

**1**  
A1.0 **OVERALL SITE PLAN**

1" = 200'-0"

**SITE NOTES:**

- 1) MATERIAL, SYSTEMS, APPLICATIONS AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE CURRENT EDITION OF THE O.B.C.
- 2) THE AUTHORITIES HAVING JURISDICTION SHALL BE CONSULTED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR MATERIAL ALTERATION
- 3) THIS SITE PLAN IS NOT A LEGAL SURVEY. IT HAS BEEN CREATED BASED ON ONLINE IMAGERY PROVIDED BY THE MUNICIPALITY OF MISSISSIPPI MILLS. VALLEY D&D DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACTUAL PLACEMENT OF THE BUILDINGS.
- 4) ALL DIMENSIONS ARE APPROXIMATE
- 5) DO NOT SCALE DRAWINGS

**ACCESSORY BUILDING LEGEND:**

BUILDING NUMBER:	DESCRIPTION:	APPROX. AREA:	USE:
1	DETACHED OFFICE BUILDING	39.6m <sup>2</sup> / 426.6 ft <sup>2</sup>	TO BE REMOVED
2	DETACHED SHOP WITH LEAN-TO	190.5m <sup>2</sup> / 2051.0 ft <sup>2</sup>	HOME-BASED BUSINESS
3	ACCESSORY STORAGE BUILDING	37.2m <sup>2</sup> / 400.0 ft <sup>2</sup>	RESIDENTIAL STORAGE
4	DETACHED SHOP OFFICE TRAILER	44.1m <sup>2</sup> / 474.3 ft <sup>2</sup>	HOME-BASED BUSINESS
5	ACCESSORY STORAGE BUILDING	71.2m <sup>2</sup> / 765.9 ft <sup>2</sup>	HOME-BASED BUSINESS
6 (EXISTING)	EXISTING DETACHED GARAGE	100.3m <sup>2</sup> / 1080.0 ft <sup>2</sup>	RESIDENTIAL STORAGE
7 (EXISTING)	EXISTING STORAGE BARN	265.3m <sup>2</sup> / 2856.0 ft <sup>2</sup>	RESIDENTIAL STORAGE

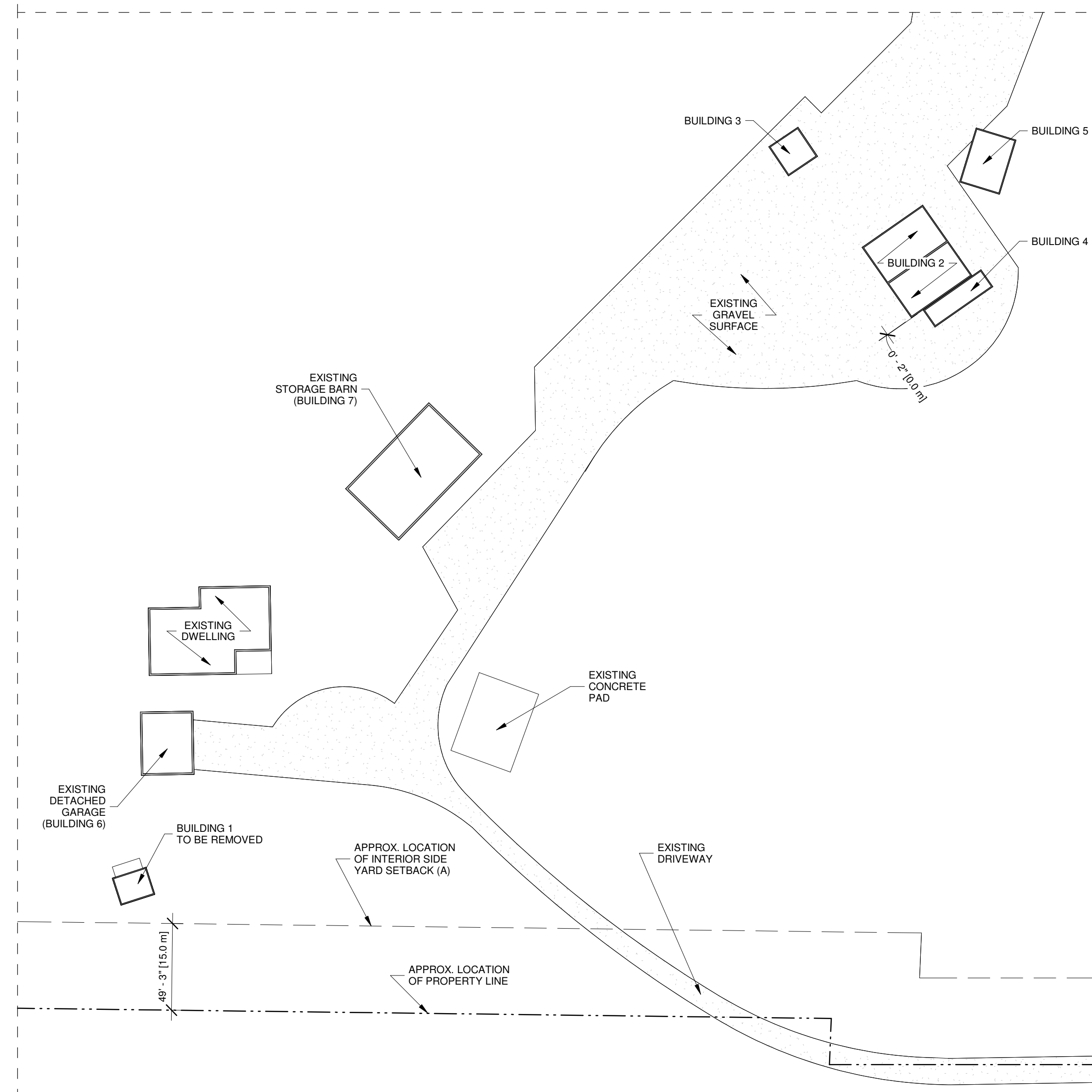
**ZONING INFORMATION:**

**ZONE: RURAL (RU) - ACCESSORY BUILDINGS & HOME-BASED BUSINESS REQUIREMENTS**

APPLICABLE ZONE:	REQUIRED	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7
FRONT YARD SETBACK	15m/49'-3"(MIN)	N/A	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"
EXTERIOR SIDE YARD SETBACK	15m/49'-3"(MIN)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
INTERIOR SIDE YARD SETBACK (A)	15m/49'-3"(MIN)	N/A	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"
INTERIOR SIDE YARD SETBACK (B)	15m/49'-3"(MIN)	N/A	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"
REAR YARD SETBACK	15m/49'-3"(MIN)	N/A	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"	≥15m/49'-3"
BUILDING HEIGHT	10m/32'-10"(MAX)	N/A	6.9m/22'-9"	4.8m/15'-9"	3.3m/10'-10"	3.9m/12'-10"	N/A	N/A
MIN SEPARATION FROM ADJACENT BUILDINGS	1.2m/3'-11"(MIN)	N/A	<1.0m/0'-2"	≥1.2m/3'-11"	<1.0m/0'-2"	≥1.2m/3'-11"	≥1.2m/3'-11"	≥1.2m/3'-11"
MIN COMMERCIAL BUILDING & SURROUNDING DWELLING UNIT SEPARATION	70m/229'-8"(MIN)	N/A	≥70m/229'-8"	≥70m/229'-8"	≥70m/229'-8"	≥70m/229'-8"	≥70m/229'-8"	≥70m/229'-8"

NOTE: BUILDING 1 (DETACHED OFFICE BUILDING) IS TO BE REMOVED AND IS NOT INCLUDED IN ANY OF THE CALCULATIONS PROVIDED

APPLICABLE ZONE:	REQUIRED	PROVIDED
MAX NUMBER OF ACCESSORY BUILDINGS	3	6
LOT COVERAGE	5% (MAX)	0.24%
MAX FLOOR AREA USED FOR HOME-BASED BUSINESS	100.0 m <sup>2</sup> / 1076.4 ft <sup>2</sup>	305.8m <sup>2</sup> / 3291.3 ft <sup>2</sup>



**2**  
A1.0 **ZOOM IN ON BUILDINGS SITE PLAN**

1" = 50'-0"



**VALLEY DRAFTING + DESIGN**  
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**GENERAL NOTES**

- 1) MATERIAL, SYSTEMS, APPLICATIONS AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE CURRENT EDITION OF THE O.B.C.
- 2) THE AUTHORITIES HAVING JURISDICTION SHALL BE CONSULTED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR MATERIAL ALTERATION
- 3) DO NOT SCALE DRAWINGS
- 4) ANY DISCREPANCIES ARE TO BE REVIEWED WITH VALLEY DESIGN + DRAFTING PRIOR TO CONSTRUCTION
- 5) REFER TO SHEET A4.1 FOR ALL NOTES, LEGENDS & SCHEDULES

**REVISIONS**

ITEM	DATE	#
PRELIM 1 - ISSUED FOR CLIENT REVIEW	26/01/08	1
ISSUED FOR MINOR VARIANCE APPLICATION	26/04/08	2

**CLIENT**  
DAVEY DRUMMOND

**PROJECT**  
5 BUILDING RETROACTIVE PERMITS  
1455 RAMSAY CONC. 8,  
ALMONTE, ON, K0A 1A0

**DRAWING TITLE**  
SITE PLAN

**SCALE**  
AS NOTED

**DATE**  
SEPT 9, 2025

**FILE NUMBER**  
2535

**SHEET**  
A1.0