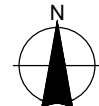
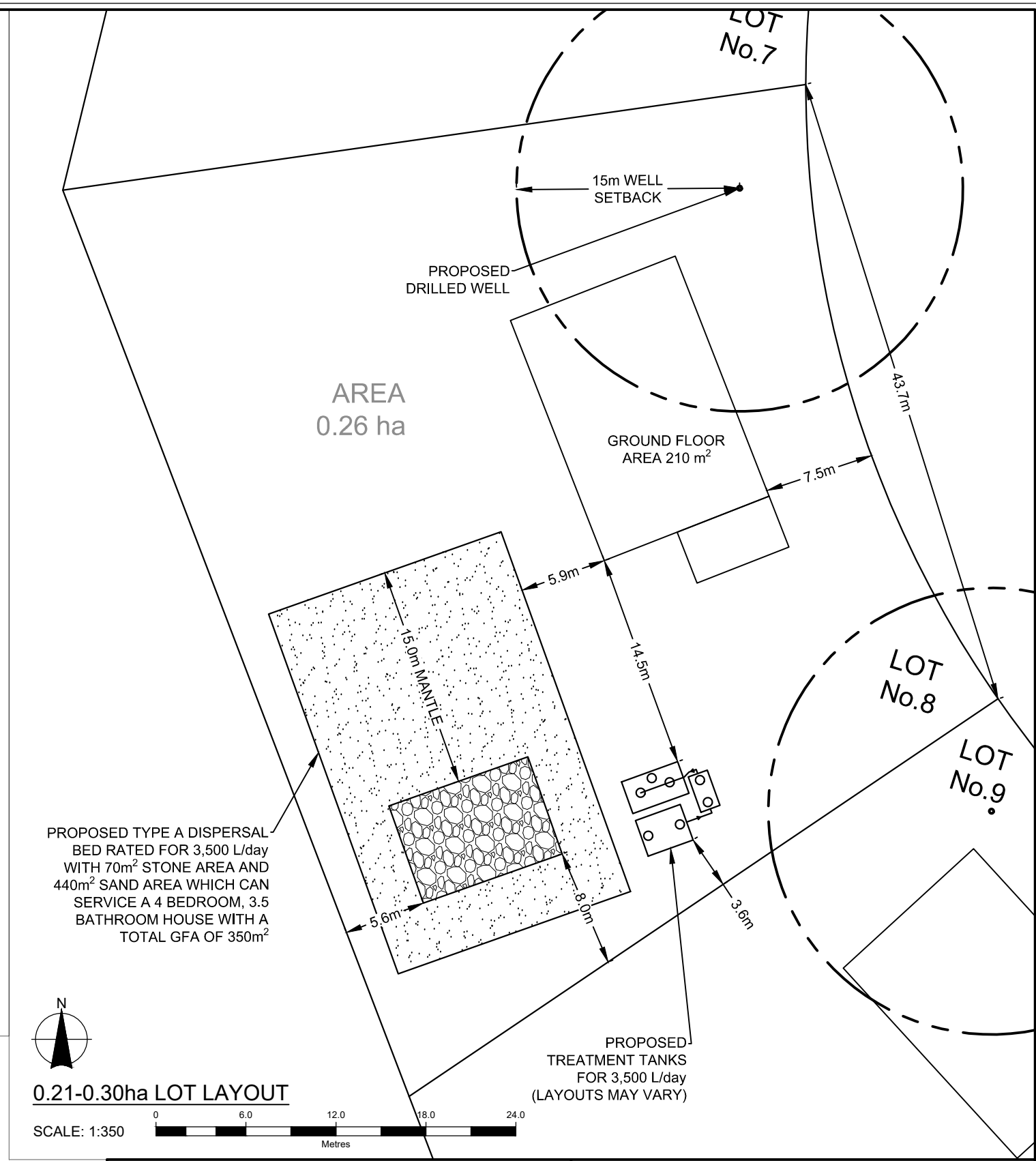
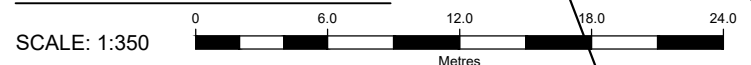


0.15-0.20ha LOT LAYOUT



0.21-0.30ha LOT LAYOUT



ZONING REGULATIONS:

- 24m LOT FRONTAGE
- 7.5m FRONT YARD
- 1.5m INTERIOR SIDE YARD
- 7.5 m EXTERIOR SIDE YARD
- 10m REAR YARD

OBC TANK MINIMUM SETBACK DISTANCES:

- 1.5m TO STRUCTURES
- 15m TO DRILLED WELLS
- 3m TO PROPERTY LINE

OBC LEACHING BED MINIMUM SETBACK DISTANCES:

- 15m FROM STONE LAYER TO DRILLED WELL
- 5m FROM STONE LAYER TO BUILDING
- 3m FROM STONE LAYER TO PROPERTY LINE
- SETBACK DISTANCES WILL BE INCREASED FOR A RAISED LEACHING BED

Lot Size	0.15-0.20 ha	0.21-0.30 ha
Sewage System Design Flow (L/day)	2,500	3,500
Max. Gross Floor Area (m ²)	250	350
Max. Ground Floor Area (m ²)	150	210

		Figure Title	
		MONTICELLO SUBDIVISION POTENTIAL LOT LAYOUTS FOR PURPOSE OF ESTABLISHING ZONING BY-LAW LIMITATIONS	
Client	Drawn	Checked	Date
	MC	JW	9/17/2024
TOWN OF GRAND VALLEY	Scale	Project No.	
	1:350	300053601.0000	
			Figure No.
			FIG 1