

[PRECINCT LEGEND]

[DWELLING REQUIREMENTS]

| ADDRESS: 738 RIVERLEA ROAD | ZONING: WR1 + F | |
|--|-----------------|--------------------------|
| STANDARDS | PERMITTED | PROVIDED |
| LOT AREA, FROM PROPERTY LINES [MIN.] | 1.0 HA | 0.24 HA (2,441.79 SQ.M.) |
| LOT AREA, NOT WITHIN FLOODWAY | | 0.13 HA (1,307.85 SQ.M.) |
| LOT FRONTAGE [MIN.] | 60.00 M | 44.82 M |
| FRONT YARD SETBACK [MIN.] | 20.00 M | 30.56 M |
| INTERIOR SIDE YARD SETBACK | 6.00 M | 5.34 M [EXISTING] |
| INTERIOR SIDE YARD SETBACK | 6.00 M | 4.31 M [EXISTING] |
| INTERIOR SIDE YARD SETBACK [MIN.] | 6.00 M | 7.80 M [PROPOSED] |
| INTERIOR SIDE YARD SETBACK [MIN.] | 6.00 M | 6.01 M [PROPOSED] |
| REAR YARD SETBACK [MIN.] | 10.00 M | 38.60 M |
| LOT COVERAGE, FROM PROPERTY LINES [MAX.] | 10.00 % | 7.73 % [EXISTING] |
| | | 1.56 % [PROPOSED] |
| LOT COVERAGE, NOT WITHIN FLOODWAY [MAX.] | 10.00 % | 14.44 % [EXISTING] |
| | | 2.91 % [PROPOSED] |
| BUILDING HEIGHT [MAX.] | 9.00 M | 5.99 M |

[ACCESSORY STRUCTURE REQUIREMENTS]

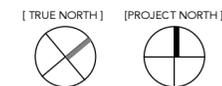
| STANDARDS | PERMITTED | PROVIDED |
|--|--------------------------|--------------------------|
| LOT AREA, FROM PROPERTY LINES [MIN.] | 1.0 HA | 0.24 HA (2,441.79 SQ.M.) |
| LOT AREA, NOT WITHIN FLOODWAY | | 0.13 HA (1,307.85 SQ.M.) |
| FRONT YARD SETBACK [MIN.] | 20.00 M | 62.88 M |
| INTERIOR SIDE YARD SETBACK [MIN.] | 6.00 M | 1.50 M |
| INTERIOR SIDE YARD SETBACK [MIN.] | 6.00 M | 9.76 M |
| REAR YARD SETBACK [MIN.] | 6.00 M (AS PER 2.3.13.2) | 7.69 M |
| FLOOR AREA [PROPOSED] | | 61.32 SQ.M. |
| LOT COVERAGE, FROM PROPERTY LINES [MAX.] | 5.00 % | 2.49 % [EXISTING] |
| | | 2.51 % [PROPOSED] |
| LOT COVERAGE, NOT WITHIN FLOODWAY [MAX.] | 5.00 % | 4.64 % [EXISTING] |
| | | 4.69 % [PROPOSED] |
| BUILDING HEIGHT [PROPOSED] | 7.00 M | 4.31 M |
| DOCK PROJECTION [MAX.] | 10.00 M | 12.80 M [PREV. APPROVED] |

NOTE: ADD EXISTING AND PROPOSED LOT COVERAGES TOGETHER IN ORDER TO ACHIEVE TOTALS.

[PROJECT AREAS]

| AREA NAME | STRUCTURE TYPE | SQ.FT. | SQ.M. |
|-------------------------------|----------------|------------|------------|
| EXISTING DWELLING FOOTPRINT | DWELLING | 1706.33 SF | 158.52 SQM |
| PROPOSED DETACHED GARAGE | ACCESSORY | 660.00 SF | 61.32 SQM |
| PROPOSED SUNROOM 1 FOOTPRINT | DWELLING | 154.80 SF | 14.38 SQM |
| PROPOSED SUNROOM 2 FOOTPRINT | DWELLING | 154.80 SF | 14.38 SQM |
| EXISTING DECK FOOTPRINT | DWELLING | 340.21 SF | 30.33 SQM |
| EXISTING SHED | ACCESSORY | 98.77 SF | 9.18 SQM |
| EXISTING COVERED WOOD STORAGE | ACCESSORY | 91.37 SF | 8.49 SQM |
| EXISTING DOCK | ACCESSORY | 462.89 SF | 43.00 SQM |
| PROP. DECK 1 FOOTPRINT | DWELLING | 50.39 SF | 4.68 SQM |
| PROP. DECK 2 FOOTPRINT | DWELLING | 50.27 SF | 4.67 SQM |

| PREVIOUSLY APPROVED CPP/62/2025/HTE LOT COVERAGE PERCENTAGES: | NEW CPP APPLICATION PROPOSED LOT COVERAGE PERCENTAGES: |
|---|--|
| PRIMARY LOT COVERAGE: 16.50% | PRIMARY LOT COVERAGE: 17.35% |
| ACCESSORY LOT COVERAGE: 9.5% | ACCESSORY LOT COVERAGE: 9.5% |



GENERAL NOTES

- [1] DRAWINGS ARE TO BE READ NOT SCALED.
- [2] DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED.
- [3] UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
- [4] ALL DESIGN AND CONSTRUCTION DOCUMENTATION IS FINAL UNLESS REVISED BY THE DESIGNER.
- [5] IF ANY DISCREPANCIES ARE DISCOVERED HEREIN, THE DESIGNER SHALL BE NOTIFIED.
- [6] THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

ENGINEER'S SEAL

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JUSTIN SHERRY 43529
[SIGNATURE] [B.C.I.N.]

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION 3.2.4 OF THE ONTARIO BUILDING CODE

JUSTIN SHERRY DESIGN STUDIO 124208
[FIRM NAME] [B.C.I.N.]

REVISIONS

SITE PLAN

[DRAWN BY] DANIELLE BILODEAU
[CHECKED BY] JUSTIN SHERRY
[SCALE] As indicated
[PROJECT NO.] 2024-061

738 RIVERLEA ROAD
HUNTSVILLE, ONTARIO

[PAGE NO.]

