

5 HANES ROAD, HUNTSVILLE, ONTARIO
DISTRICT MUNICIPALITY OF
MUSKOKA LAKES

ZONE REQUIREMENTS	
Zoning Description:	UR3
Lot Area:	130,663 SF (1.21 ha)
Lot Area (Within 60m):	N/A
Lot Frontage:	---
Maximum Lot Coverage % (Total Lot):	40% (52,245 SF)
Maximum Lot Coverage % (Within 20m):	N/A

YARD SETBACKS (PROPOSED BUILDING - TOWNSHIP REQUIREMENTS)	
	FEET METERS
Front Yard Setback (Min):	22.96 7.0
Interior Side Setback (Min):	4.92 1.5
Exterior Side Setback (Min):	9.84 3.0
Rear Yard Setback (Min):	24.61 7.5

BUILDING HEIGHT (TOWNSHIP REQUIREMENTS)	
Height (Max):	36.09 11

PROPOSED BUILDING LOT STATS	
	%
PROPOSED BUILDING AREA & COVERAGE 32,650 SF	24.98
PROPOSED BUILDING HEIGHT	
HEIGHT TO TOP OF FLAT ROOF	18.0 m
HEIGHT TO TOP OF PARAPET WALL	18.15 m
HEIGHT TO TOP OF ELEVATOR MECH ROOM (ABOVE THE ROOF LEVELS)	TBD
PARKING SUPPLIED (CPP BYLAW)	158 (153 Standard, 5 accessible)
PARKING SPACES SUPPLIED	

- Development Summary:**
- Residential Floor:**
 - Total number of units per residential level: 25
 - Total number of residential levels: 4
 - Total residential units: 100 (Allowable is 72.6 units)
 - 16 of which are affordable
 - 84 of which are standard
 - Unit mix per floor:
 - 3 (Studio, 419 SF)
 - 4 (1 Bed, 598 SF)
 - 8 (1 Bed + 699 SF)
 - 3 (1 Bed + 772 SF)
 - 7 (2 Bed, 911 SF)
 - Commercial Floor:**
 - Total Commercial GFA = 1450 sqm
 - Parking Requirements (CPP Bylaw):**
 - Residential Parking Requirements:
 - 12 parking spaces - affordable units (0.75:1)
 - 84 for standard units (1:1)
 - 20 Visitor Spaces (1 P.S. per 5 units 100/5=20)
 - TOTAL REQUIRED = 20+84+12=116
 - Commercial Parking Requirements: 1 parking spaces for each 25 m² of floor area
 - Total commercial area = 1450
 - Required = 1450/25 = 58 spaces
 - 5 accessible parking spaces
 - 0.6 enlarged of 3.0m
 - All 2 additional parking spaces are within the 1.4m MTO setback for a total 167 spaces
 - Parking Supplied (CPP Bylaw):**
 - Effective Parking Spaces Supplied = 158 spaces
 - Of which 153 are standard parking spaces
 - 5 are accessible parking spaces
 - 0.6 enlarged of 3.0m
 - All 2 additional parking spaces are within the 1.4m MTO setback for a total 167 spaces

OBC MATRIX	
1. Project description: Construct new 4 storey mixed use building. Main floor to consist of commercial spaces (Group D), Floors 2,3 & 4 to consist of residential occupancy only.	
2. Building is a Part 3 Designation	
3. Building Major Occupancy - Group A, Div. 2	
4. Main Floor Major Occupancy - Group A, Div. 2	
5. 2nd Floor Major Occupancy - Group C	
6. 3rd Floor Major Occupancy - Group C	
7. 4th Floor Major Occupancy - Group C	
8. Building Area as shown in site plan	
9. No Mezzanine	
10. Building height as shown in elevation views.	
11. Building is not a high building	
12. Number of streets (firefighter access) = TBD	
13. Building Classification - 3.2.2.24, Group A, Division 2, up to 4 storeys, Any Area, Sprinklered	
14. Noncombustible construction	
15. Sprinkler Required, Entire building	
16. Standpipe Required, closest hydrant is more than 30m from the building.	

- SILT FENCE INSTALLATION**
- Install silt fencing during the construction and development period to prevent runoff and to protect the land from soil erosion.
 - All silt fencing shall be constructed of heavy material and be put in place prior to any site alteration or construction.
 - The fence shall be properly tensioned in to the ground.
 - Fence must be maintained in good working order, inspected regularly and repaired as needed.
 - The fencing should not be removed until all works have been completed.
 - Mark out the path for the silt fence, ensure path encloses the area of construction, while providing adequate construction allowance for materials and site workers.
 - At the proposed silt fence location, excavate a whapped trench, a minimum of 8" below grade. Install silt fencing within the excavation. Stakes to be secured into the trench at approx. 8' o.c. Backfill the trench and tamp the soil to ensure silt fence stability.
 - Inspect and maintain the silt fence to ensure soil erosion is being controlled.

LEGEND OF SITE COMPONENTS	
	= Hydro Pole
	= Over Head Wires
	= Existing
	= To Be Demolished
	= Existing Tree
	= Proposed Tree
	= Ex. Structure
	= Prop. Structure
	= Road/Driveway
	= Pr. Planting Bed
	= Ex. Demolished Structure
	= Property Line
	= Setback Line
	= Frontage Line
	= Utility Line
	= Generic Fence Line
	= Wood Fence Line

VARIANCE REQUESTS & DEVIATION FROM CPP BYLAW	
UR-1, Urban Residential Low has a maximum unit density of 25 units/ha. UR-2, Urban Residential Medium has a maximum unit density of 40 units/ha. Urban Residential Medium has a maximum unit density of 60 units/ha. Current Total ha area = 1.2. Number of units requested for this design exceeds allowable parameters. Building H, exceeds bylaw.	

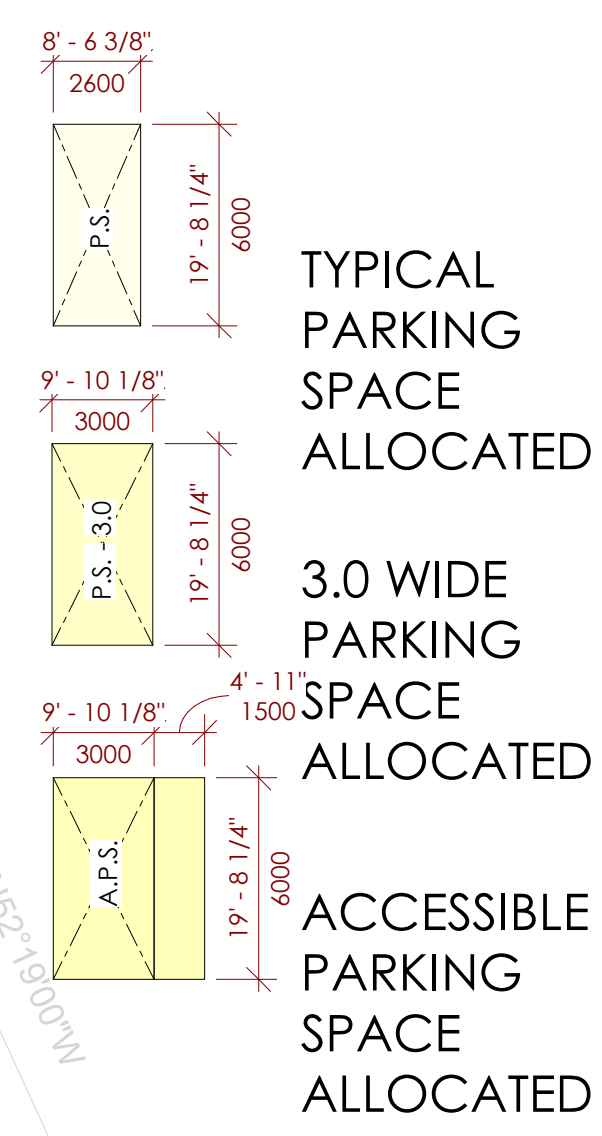
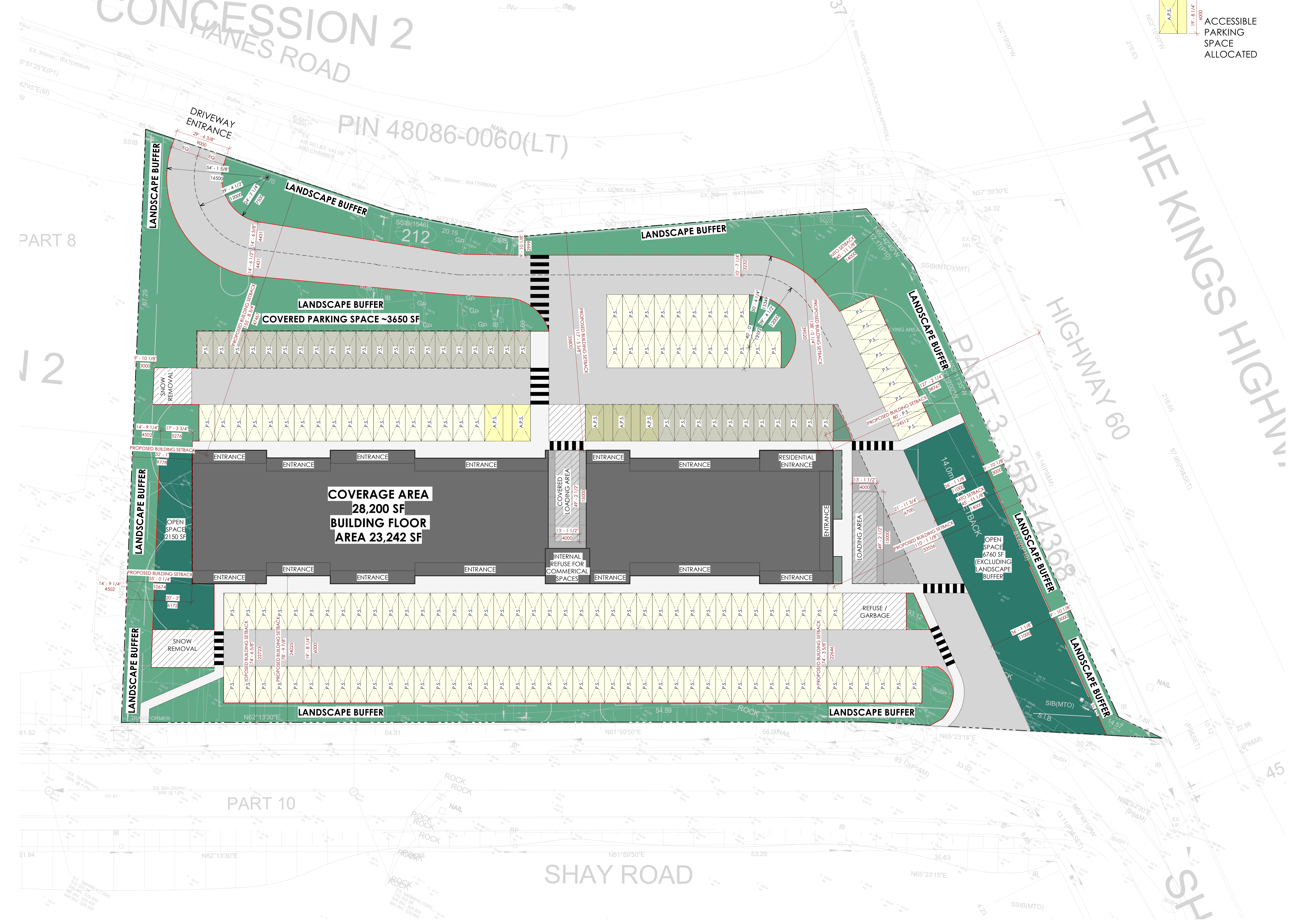
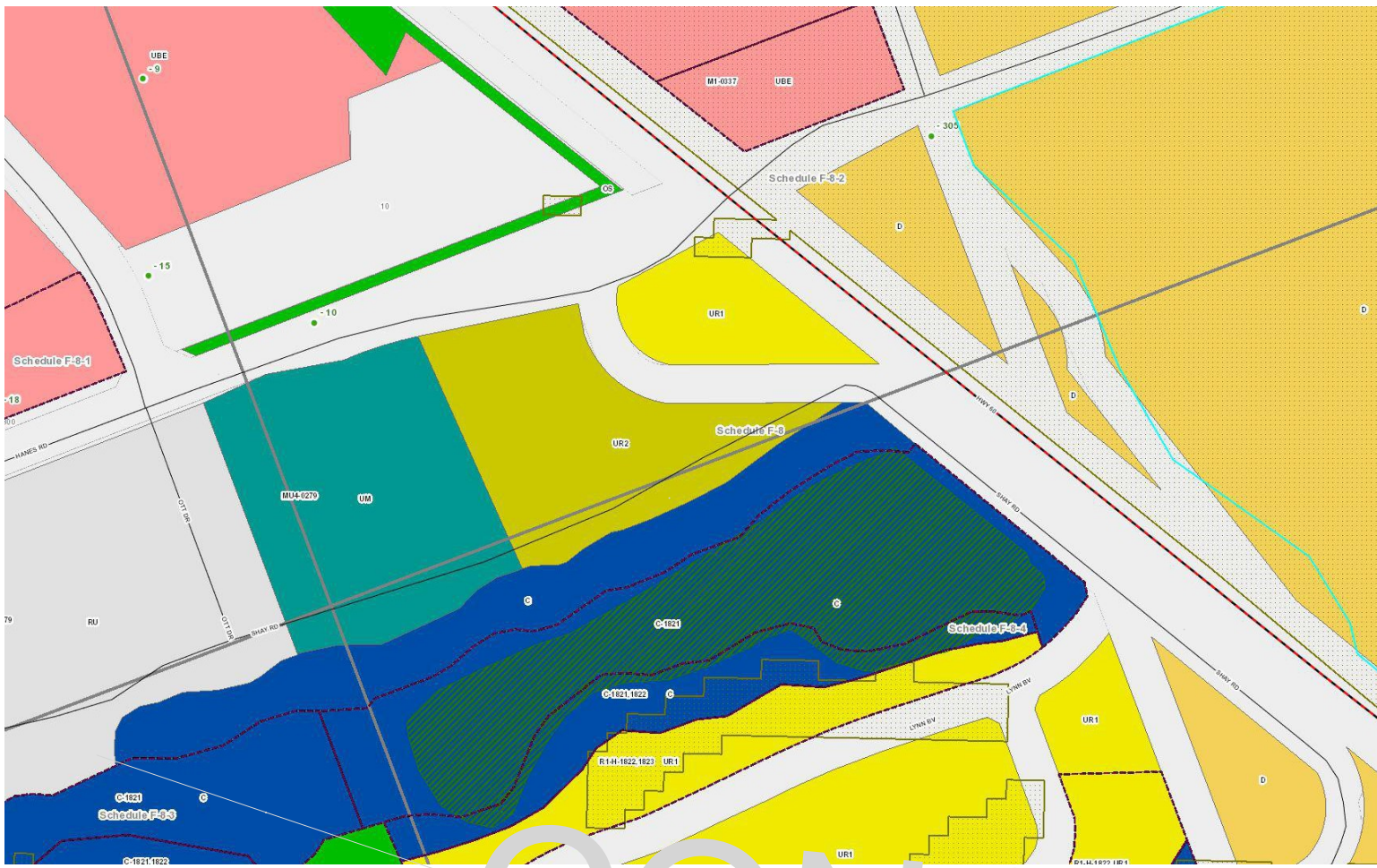
LOADING AND UNLOADING	
3.7.1 The owner of any building or structure used or erected for any purpose involving the receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials, other than a farm, shall provide and maintain on the same lot, facilities comprising one or more loading spaces in accordance with the following provisions:	
a) one space for a floor area between 300 m ² and 2,300 m ² ;	
b) two spaces for a floor area of 2,300 m ² to 7,360 m ² ; or	
c) one additional space for each floor area increment of 9,200 m ² (or part thereof) over 7,360 m ² .	
3.7.2 No loading or unloading may take place within 4 m of the boundary of any residential Precinct.	

HEIGHT means, with reference to a building, the vertical distance measured from the average finished grade on the side of the building facing the front lot line or exterior side lot line, whichever results in the greater height measurement of the building or from the side of the building facing the shoreline on a lot that abuts a watercourse to:

- a) in the case of a flat roof or shed-style roof, the highest point of the roof surface, or the parapet, but not including grass railings, whichever is the greater;
- b) in the case of the mansard roof, the roof deck line;
- c) in the case of a gable, hip or gambrel roof, the mean heights between the eaves and ridge, but in calculating the height of a building, any construction used as ornament or for the mechanical operation of the building such as a mechanical penthouse or a chimney, tower, cupola or steeple is not to be included;
- d) 75% of the height of the roof ridge of an A-framed structure. For the purposes of the By-law, A-frame refers to the roof extending from the peak to where it meets the ground (finished grade).
- e) With reference to a structure partially or entirely on or over the water, height shall be measured from the elevation of the high water mark.

- SITE PLAN NOTES**
- All construction activities are restricted from the shoreline buffer. All native tree, shrub and grass species shall be maintained. All new plantings shall be maintained and preserved or replanted in the event of damage or deterioration.
 - All dimensions on site plan are listed in imperial unless otherwise noted.
 - The owner agrees to preserve all natural vegetation and healthy trees and any natural water courses. All vegetation between the dwelling and the high water mark shall remain in its natural state.
 - All tree removal and grading/filling must comply with the tree preservation and site alteration by-laws.
 - All site drainage shall be slope away from proposed construction by a minimum of 2%.
 - All construction activities are restricted from the shoreline buffer.
 - Install silt fencing during the construction and development period.
 - Silt fencing shall be constructed of heavy material to prevent sediment runoff and to protect and prevent the land from soil erosion and the creation of sedimentation into nearby waterbodies.
 - The fence shall be properly tensioned in to the ground. Fence must be maintained in good working order, inspected regularly and repaired as needed.
 - All external lighting shall be dark sky by-law compliant.

- NOTES**
- Existing driveway to be used as Construction Access. Following construction, driveway to be reinstated for use. Any disturbed areas as a result of construction are to be rehabilitated.
 - Any pathways constructed within the shoreline buffer, shall be max. 6' wide.
 - The path shall meander and be constructed of permeable substances.
 - No trees or riparian vegetation shall be removed.
 - Hardscape made of flagstone must be Dry Laid, placed on a bed of gravel and sand, any gaps between flagstone shall consist of permeable material such as pebbles, sand, mulch, or ground cover plantings.
 - All native trees, shrubs and grass species shall be maintained within 50 feet of the shoreline. Tree removal and site alteration shall comply with the Township's Tree Conservation and Site Alteration By-laws.
 - All proposed plantings shall be native species.
 - Coniferous trees shall be a min. 6 ft. in height.
 - Deciduous trees shall have a min. 1.5" caliper at chest height.



00. A Site Plan
1:225

No.	Description	Date
A-001	Site Plan & Lot Statistics	
A-002	Sweep Path Analysis	
A-003	Conceptual Landscaping Plan - Key Plan	
A-004	Conceptual Landscaping Plan	
A-005	Conceptual Landscaping Plan	

Client Name	Norterra
Address	5 Hanes Road, Huntsville, Ontario

Design Criteria:	
Ground Snow Load (S _g):	
Associated Rain Load (S _r):	
Specified Snow Load:	
Base Wind Pressure (q/150):	

Designer	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATIONS INFORMATION	Required unless design is exempt under 2.17.5.1 of the building code.
NM	
NAME	SIGNATURE
BCIN	

Engineer Seal	
REGISTRATION INFORMATION	Required unless design is exempt under 2.17.4.1 of the building code.
Spencer Douglas LTD	
FIRM NAME	FIRM BCIN

Sheet Name	Site Plan & Lot Statistics
Project Number	SD25-0612 Northern Ldg
Date	2024-01-09 5:47:51 PM
Drawn By	NM
Checked By	NM
A-001	
Scale	As indicated