

25 LORNE ST. S.  
 HUNTSVILLE, ON  
 ALL OF LOTS 216 & 217  
 REGISTERED PLAN NO. 18  
 TOWN OF HUNTSVILLE  
 DISTRICT MUNICIPALITY OF MUSKOKA

SITE PLAN TAKEN FROM ORIGINAL SURVEY  
 BY KEVIN P. KUJALA SURVEYING INC.  
 SEPTEMBER 17, 2021

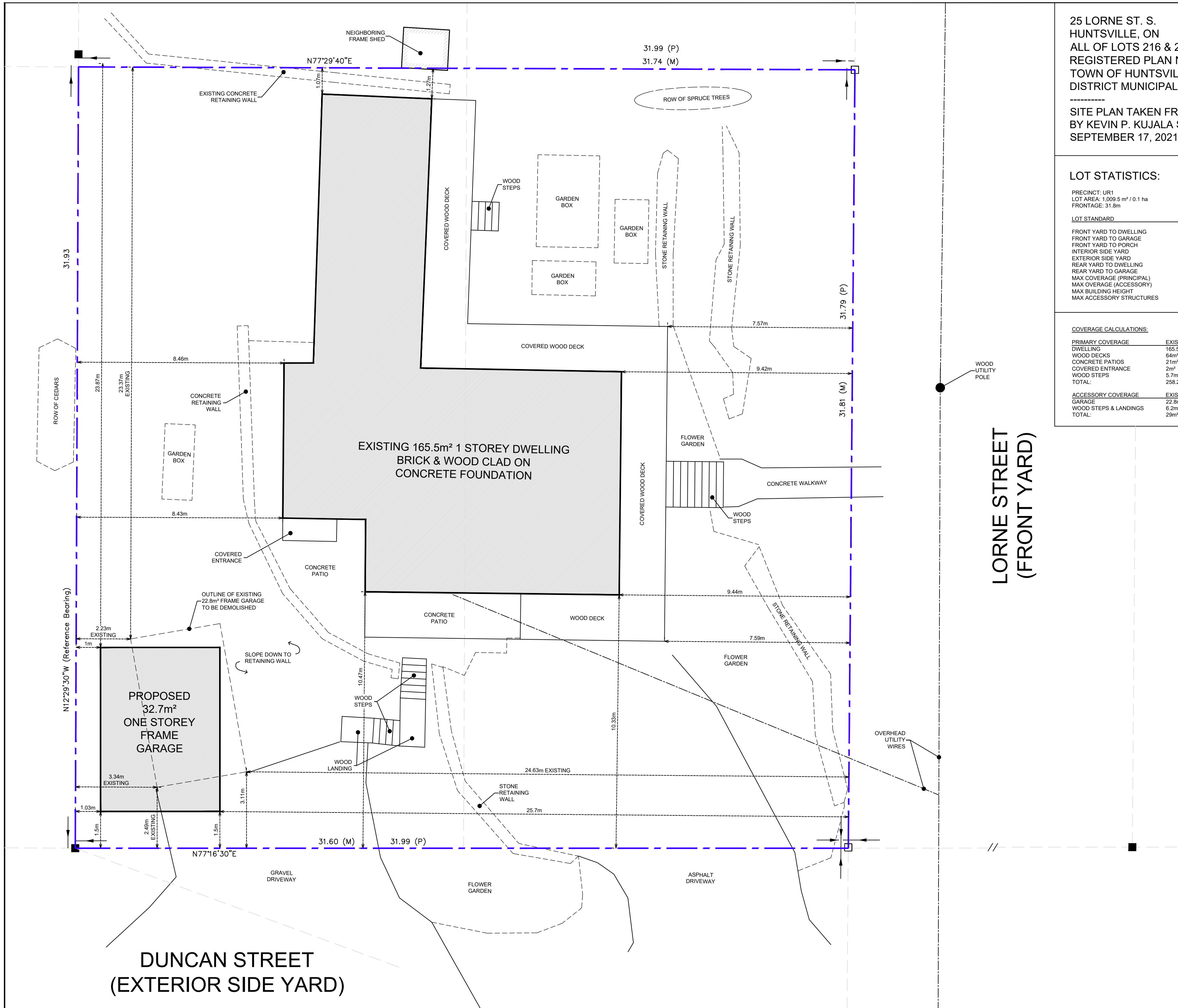
**LOT STATISTICS:**

PRECINCT: UR1  
 LOT AREA: 1,009.5 m<sup>2</sup> / 0.1 ha  
 FRONTAGE: 31.8m

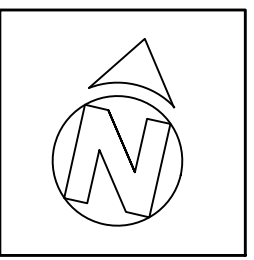
LOT STANDARD	PERMITTED	EXISTING	PROPOSED
FRONT YARD TO DWELLING	4m	9.42m	9.42m
FRONT YARD TO GARAGE	7m	24.63m	25.7m
FRONT YARD TO PORCH	2m	7.57m	7.57m
INTERIOR SIDE YARD	1.5m	23.37m	23.87m
EXTERIOR SIDE YARD	3m	2.49m	1.5m
REAR YARD TO DWELLING	7.5m	8.43m	8.43m
REAR YARD TO GARAGE	3m	2.23m	1m
MAX COVERAGE (PRINCIPAL)	35%	25.6%	25.6%
MAX COVERAGE (ACCESSORY)	5%	2.9%	3.9%
MAX BUILDING HEIGHT	9m	6m	6m
MAX ACCESSORY STRUCTURES	2	1	1

**COVERAGE CALCULATIONS:**

PRIMARY COVERAGE	EXISTING	PROPOSED
DWELLING	165.5m <sup>2</sup>	165.5m <sup>2</sup>
WOOD DECKS	64m <sup>2</sup>	64m <sup>2</sup>
CONCRETE PATIOS	21m <sup>2</sup>	21m <sup>2</sup>
COVERED ENTRANCE	2m <sup>2</sup>	2m <sup>2</sup>
WOOD STEPS	5.7m <sup>2</sup>	5.7m <sup>2</sup>
TOTAL:	258.2m <sup>2</sup>	258.2m <sup>2</sup>
ACCESSORY COVERAGE	EXISTING	PROPOSED
GARAGE	22.8m <sup>2</sup>	32.7m <sup>2</sup>
WOOD STEPS & LANDINGS	6.2m <sup>2</sup>	6.2m <sup>2</sup>
TOTAL:	29m <sup>2</sup>	38.9m <sup>2</sup>



LORNE STREET  
 (FRONT YARD)



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THE DESIGNER HAS REVIEWED  
 AND TAKES RESPONSIBILITY FOR  
 THE DESIGN ACTIVITIES RELATING  
 TO THESE DOCUMENTS

**MARDLIN GARAGE**  
 25 LORNE ST. S, HUNTSVILLE

**REVISIONS:**

1.	11/27/23	FOR CLIENT REVIEW
2.	12/11/23	FOR CLASS 3 CFP
3.	01/17/24	ADDED COVERAGE CALCS

SCALE: 1:100

SITE PLAN  
 SP-1