

MUNICIPALITY: TOWN OF HUNTSVILLE

SITE ADDRESS: 89 BRUNEL RD, HUNTSVILLE, P1H 1G8

ZONING TYPE: URBAN RESIDENTIAL – LOW

ROLL NUMBER: 444202000411200

LEGAL DESCRIPTION: CON 11 PT LOT 6 PLAN 526 LOT - 15

PROPERTY INFORMATION	REQUIRED	
LOT AREA (MIN):	345 SM	(0.08 AC)
LOT FRONTAGE (MIN):	15M	(49.2 FT)
LOT COVERAGE (MAX):	35%	

REQUIRED YARD SETBACKS:

FRONT YARD (MIN)	GARAGE	7.0M	(22.9 FT)
FRONT YARD (MIN)	DWELLING	4.0M	(13.12 FT)
FRONT YARD (MIN)	PORCH	2.0M	(6.56 FT)
INTERIOR SIDE YARD (MIN)		1.5M	(4.92 FT)
EXTERIOR SIDE YARD (MIN)		3.0M	(9.84 FT)
REAR YARD (MIN)		7.5M	(24.6 FT)

BUILDING HEIGHT (MAX):	9M	(29.52 FT)
MAX. ROOFED ACCESSORY BLDGS:	2	

SITE AREA:

SITE OVERALL 3912.9 SM (0.96 AC)

EXISTING PRIMARY LOT COVERAGE:

EXISTING TWO STOREY DWELLING	71.1 SM	(766 SF)
EXISTING DECKS	32.4 SM	(349 SF)

TOTAL	103.5 SM	(1114 SF)
TOTAL LOT COVERAGE:	2.6%	

EXISTING ACCESSORY LOT COVERAGE:

EXISTING SHED	7.4 SM	(80 SF)
EXISTING SAUNA	3.3 SM	(36 SF)

TOTAL	10.7 SM	(116 SF)
TOTAL LOT COVERAGE:	0.002%	

PROPOSED PRIMARY LOT COVERAGE:

EXISTING TWO STOREY DWELLING	71.1 SM	(766 SF)
EXISTING DECKS	32.4 SM	(349 SF)

TOTAL	103.5 SM	(1115 SF)
TOTAL LOT COVERAGE:	2.6%	

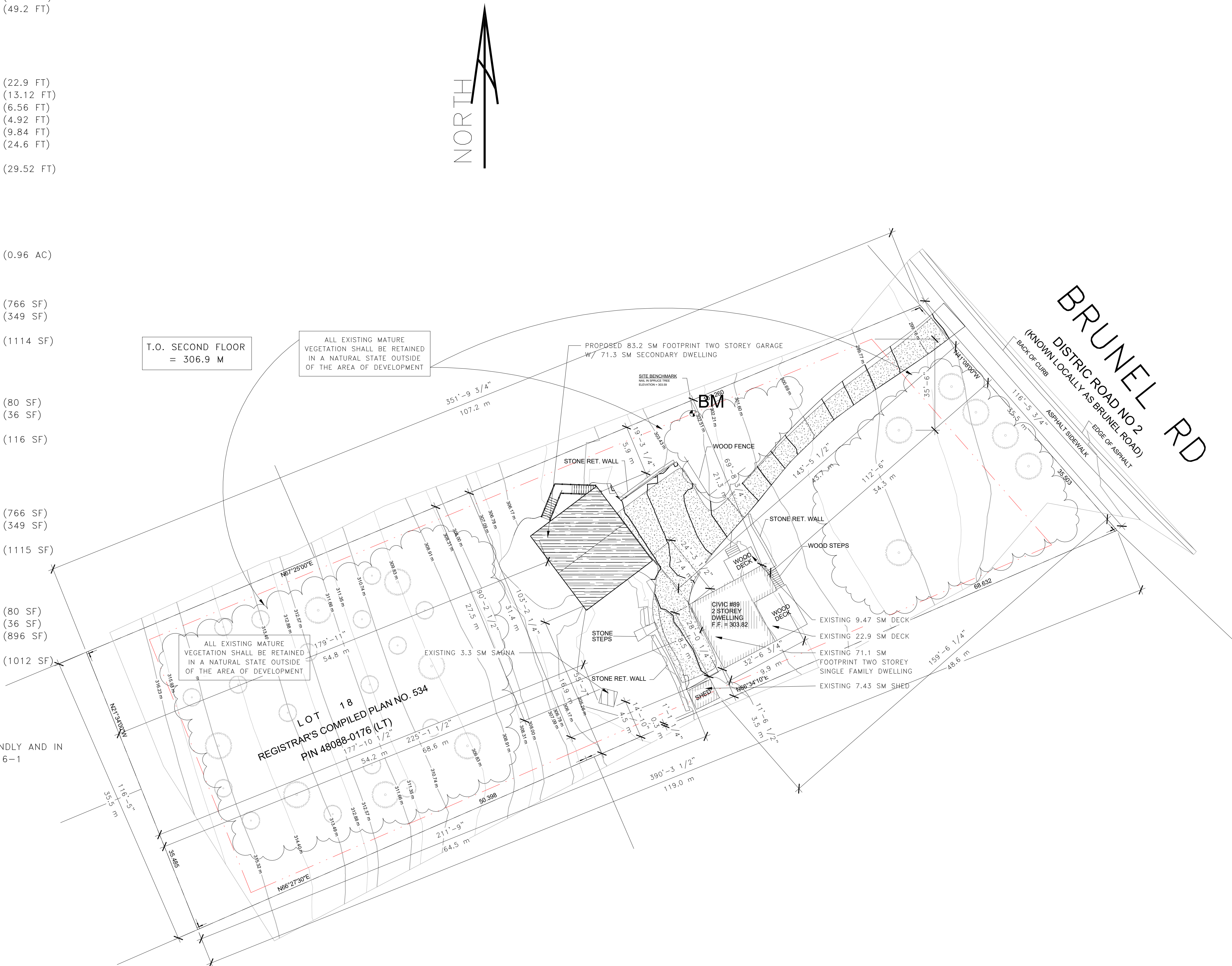
PROPOSED ACCESSORY LOT COVERAGE:

EXISTING SHED	7.4 SM	(80 SF)
EXISTING SAUNA	3.3 SM	(36 SF)
PROPOSED TWO STOREY GARAGE	83.2 SM	(896 SF)

TOTAL	93.9 SM	(1012 SF)
TOTAL LOT COVERAGE:	2.4%	

NOTES:

- ALL OUTDOOR LIGHTING SHALL BE DARK-SKY FRIENDLY AND IN COMPLIANCE WITH OUTDOOR LIGHTING BY-LAW 2016-1



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## 89 BRUNEL GARAGE

DRAWN BY  
MG

PROJECT NUMBER 2504-0089

SHEET NAME  
SITE PLAN

DATE 11-12-25

SCALE 1" = 20'-0"

SHEET NUMBER

# A1.1