

PRECINCT REGULATIONS FOR WR1 PROPERTY

LOT COVERAGE

LOT AREA TOTAL	=	2279 M ² ±
LOT AREA WITHIN 90M	=	2279 M ² ±
ALLOWABLE LOT COVERAGE (PRIMARY)	=	227.9 M ² ± (10%)
ALLOWABLE LOT COVERAGE (ACCESSORY)	=	113.9 M ² ± (5%)
PROPOSED LOT COVERAGE (PRIMARY)	=	165.1 M ² ± (7.2%)
PROPOSED LOT COVERAGE (ACCESSORY)	=	101.1 M ² ± (4.4%)

EXISTING DWELLING	=	104.4 M ² ±
EXISTING DECK	=	28.3 M ² ±
EXISTING SHED	=	7.5 M ² ±
EXISTING DOCKS	=	65 M ² ±

PROPOSED ADDITION 1	=	15.8 M ²
PROPOSED ADDITION 2 & COVD PORCH	=	11.1 M ²
PROPOSED GARAGE	=	28.6 M ²
PROPOSED STAIRS	=	5.5 M ² ±

SIDE YARD SETBACK	=	6 M
REAR YARD SETBACK	=	10 M
FRONT YARD (SHORELINE) SETBACK	=	20 M

NOTES:

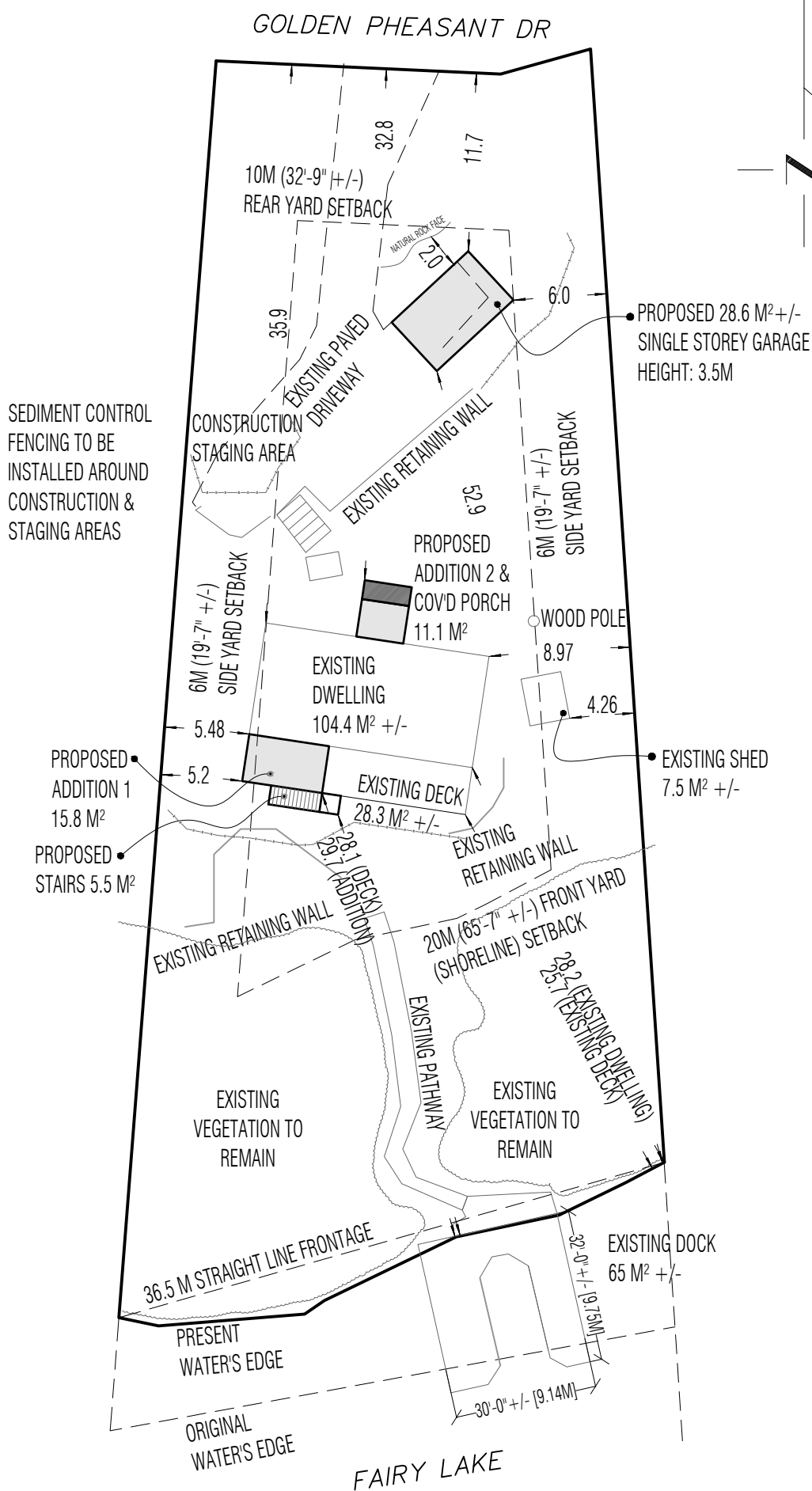
DRAWING IS FOR REFERENCE ONLY; THE MEASUREMENTS PROVIDED ARE BASED ON ORIGINAL SURVEY. LOCATIONS OF BUILDINGS AND PATHWAYS MAY HAVE BEEN MODIFIED TO ILLUSTRATE PROPOSED DEVELOPMENT. THIS DOCUMENT HAS NOT BEEN PREPARED BY A REGISTERED ONTARIO LAND SURVEYOR.

- *EROSION SEDIMENT CONTROL: APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED, INCLUDING BUT NOT LIMITED TO: TRENCHED-IN SEDIMENT CONTROL FENCING & RETENTION OF EXISTING VEGETATION, PRIOR TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED
- *STABILIZE DISTURBED AREAS: ALL DISTURBED AREAS TO BE STABILIZED AND RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF WORKS
- *EXISTING VEGETATION TO REMAIN IN A NATURAL STATE



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NOTES:



CONCEPTUAL ONLY

McANUFF ADDITION

SITE PLAN

Address:

138 GOLDEN PHEASANT DR
 HUNTSVILLE, ON

Project Number: 26-28

Date: May 12, 2026

Drawn By: KL

SP1

Scale: 1/32" = 1'-0" REV: 1