

VERNON SHORES BOULEVARD
(BY REGISTERED PLAN M-456)

SKETCH FOR SITE PLAN PURPOSES

PREPARED FOR: IAN SOMERVILLE

SCALE = 1 : 300



THE INTENDED PLOT SIZE OF THIS PLAN IS 559mm IN WIDTH BY 432mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 300

LEGEND:

- DENOTES WOOD POLE
- DENOTES GUY LINE ANCHOR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES BUSHLINE
- DENOTES STANDARD IRON BAR
- DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON BAR

METRIC:

DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

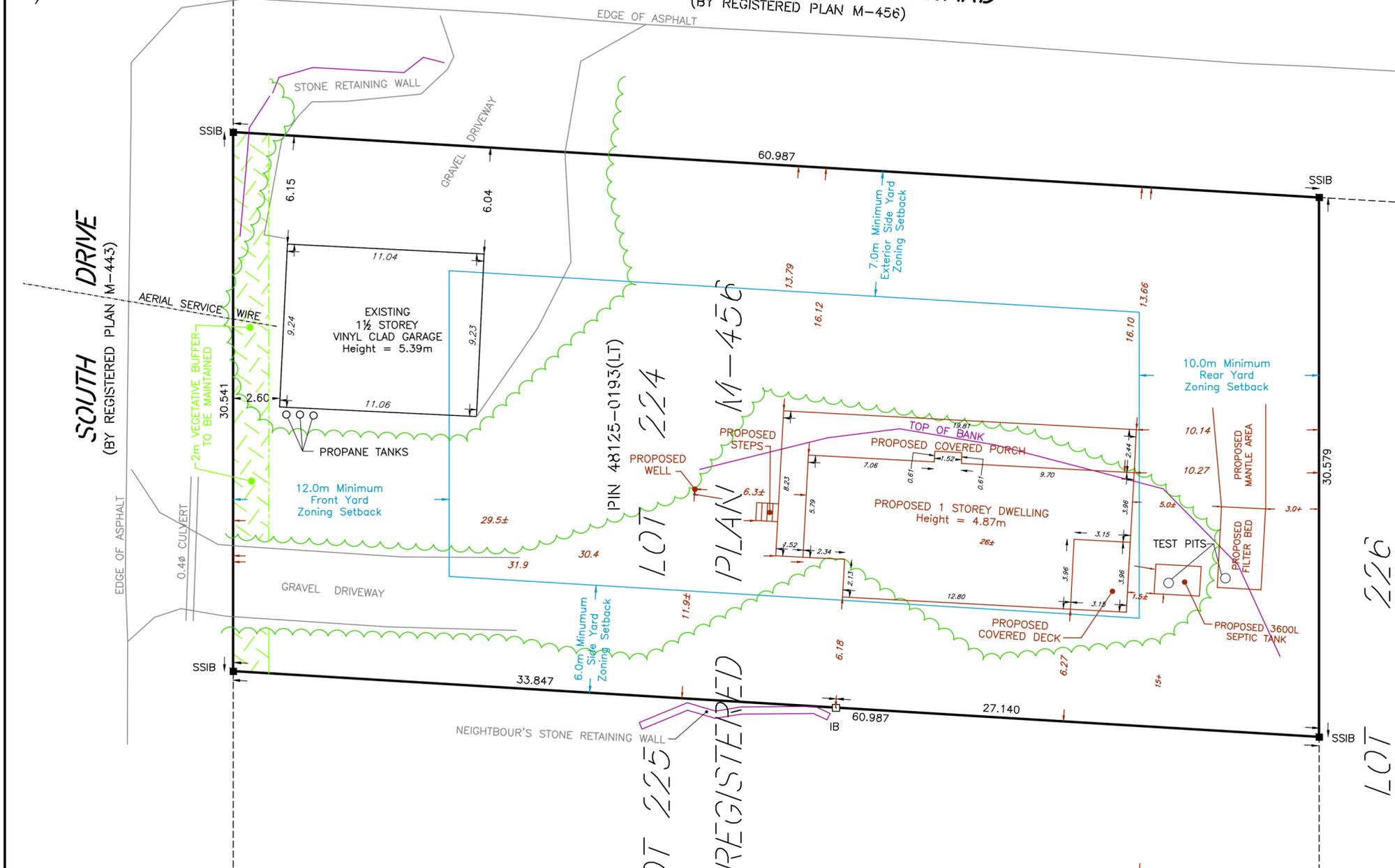
INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED ON JULY 23, 2024.

PRECINCT: WATERFRONT RESIDENTIAL - 60m (WR1)

MUNICIPAL ADDRESS: 162 SOUTH DRIVE

LEGAL DESCRIPTION:

PIN. 48125-0193(LT)
LOT 224, REGISTERED PLAN M-456
TOWN OF HUNTSVILLE
THE DISTRICT MUNICIPALITY OF MUSKOKA
SUBJECT TO RIGHT TO FLOOD AS IN 50901, AND LT51708



No.	REVISION	DATE	APPROVED
5	REVISE PROPOSED SEPTIC	DECEMBER 3, 2025	PNA
4	REVISIONS PER TOWN'S NOTES, ADD PROPOSED SEPTIC, WELL, AND COVERED DECK	NOVEMBER 28, 2025	PNA
3	REMOVE COVERED DECK, REVISE AREAS	OCTOBER 22, 2025	PNA
2	REVISE PROPOSED DWELLING	OCTOBER 21, 2025	PNA
1	RELEASED FOR COMMENT	JULY 26, 2024	PNA

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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LOT STATISTICS	EXISTING	PROPOSED
FEATURE	AREA (SQUARE METRES)	AREA (SQUARE METRES)
PIN 48125-0193(LT)	1861	1861
1 1/2 STOREY GARAGE	102	102
PROPOSED DWELLING	-	128.4
PROPOSED DECK, PORCH AND STAIRS	-	70.0
ACCESSORY LOT COVERAGE	5.5%	9.2%
PRIMARY LOT COVERAGE	-	6.9%
TOTAL LOT COVERAGE	5.5%	16.2%

NOTES:
 -EXISTING VEGETATION TO BE MAINTAINED IN A NATURALLY VEGETATED STATE
 -ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT IN ACCORDANCE WITH THE TOWN OF HUNTSVILLE'S OUTDOOR LIGHTING BY-LAW, AS AMENDED FROM TIME TO TIME
 -APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BE STABILIZED
 -ALL DISTURBED AREAS TO BE STABILIZED AND RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF WORKS
 -STONE RETAINING WALLS ARE TO REMAIN AS SHOWN
 -ALL PROPOSED SEPTIC AND WELL LOCATIONS ARE SUPPLIED BY CLIENT



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