MUNICIPALITY: TOWNSHIP OF HUNTSVILLE

SITE ADDRESS: 192 ECHO BAY RD, HUNTSVILLE, ONTARIO, P1H 1R5

ZONING TYPE: WB - WATERFRONT BACKLOT

ROLL NUMBER: 444206001601100

LEGAL DESCRIPTION: LOT 17 CON 14 BRUNEL, LOT 16 CON 14 BRUNEL

## PLAN: 35R-14199

PROPERTY INFORMATION	REQUIRED		<u>EXISTING</u>	
LOT AREA (MIN):	9.88 ac	(4 ha)	17.11 ac	(6.9 ha)
LOT FRONTAGE (MIN):	134M	(439.6 FT)	255.1M	(837.08 FT
LOT COVERAGE (MAX):	10%			
REQUIRED YARD SETBACKS:				
FRONT YARD (MIN)	15M	(49.2 FT)		
REAR YARD (MIN)	10M	(32.8 FT)		
INTERIOR SIDE YARD (MIN)	6.0M	(19.68 FT)		
EXTERIOR SIDE YARD (MIN)	7 M	(22.9 FT)		
BUILDING HEIGHT (MAX):	11M	(36.08 FT)		
MAX. NUMBER OF ENCLOSED OR				
ROOFED ACCESSORY BUILDINGS				
OR STRUCTURES ON A LOT:	3			

(3390 SF)

314.9 SM

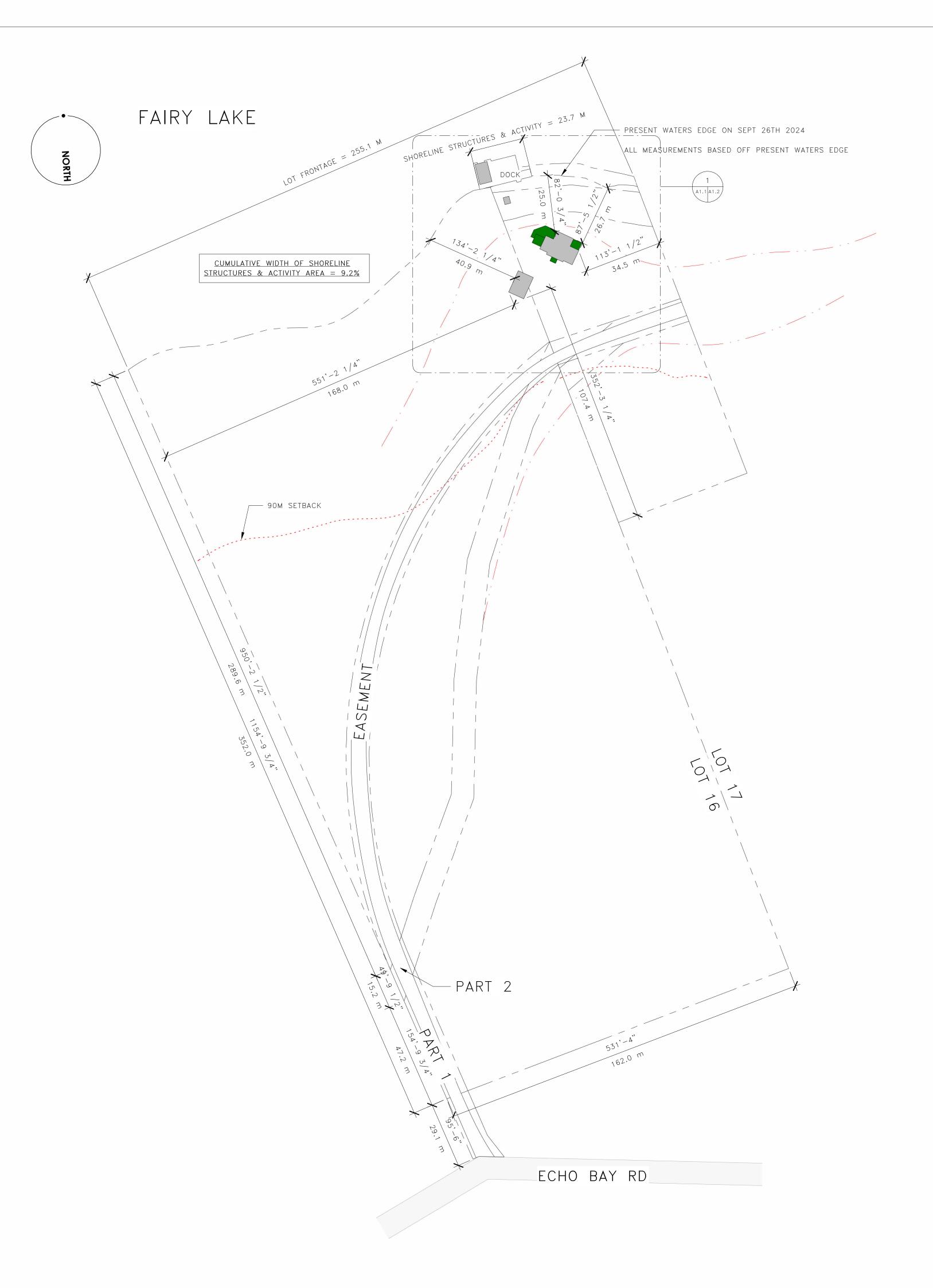
## SITE AREA:

SITE	OVERAL	L	69243.1	S
SITE	WITHIN	90M	21180.4	S

## EXISTING PRIMARY LOT COVERAGE WITHIN 90M:

TOTAL LOT COVERAGE WITHIN 90M

EXISTING COTTAGE EXISTING MUSKOKA ROOM EXISTING ATTACHED DECK EXISTING ATTACHED DECK EXISTING ATTACHED PORCH	144 SM 18.2 SM 14.4 SM 40.1 SM 5.38 SM	(1550 SF) (196 SF) (155 SF) (432 SF) (58 SF)
TOTAL TOTAL LOT COVERAGE WITHIN 90M	222.08 SM 1.04%	(2391 SF)
EXISTING ACCESSORY LOT COVERAGE \	WITHIN 90M:	
EXISTING TWO STOREY GARAGE EXISTING SHED EXISTING BOATPORT EXISTING DOCK	75.8 SM 8.3 SM 50.2 SM 180.6 SM	(816 SF) (90 SF) (540 SF) (1944 SF)





753 Williamsport Road Huntsville, Ontario, Canada

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NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	27-09-24
2	ISSUED FOR REVIEW	01-03-25
3	ISSUED FOR REVIEW 2	22-03-25
4	ISSUED FOR CPP	06-07-25

192 ECHO BAY
GARAGE ADDITION

DRAWN BY

PROJECT NUMBER 2406-0192

SHEET NAME
SITE PLAN —

EXISTING OVERALL

DATE

08-07-25

1" = 80'-0"

SCALE

SHEET NUMBER

## SITE ADDRESS: 192 ECHO BAY RD, HUNTSVILLE, ONTARIO, P1H 1R5

ZONING TYPE: WB - WATERFRONT BACKLOT

ROLL NUMBER: 444206001601100

LEGAL DESCRIPTION: LOT 17 CON 14 BRUNEL, LOT 16 CON 14 BRUNEL

#### PLAN: 35R-14199

PROPERTY INFORMATION LOT AREA (MIN): LOT FRONTAGE (MIN): LOT COVERAGE (MAX): REQUIRED YARD SETBACKS:	REQUIRED 9.88 ac 134M 10%	(4 ha) (439.6 FT
FRONT YARD (MIN) REAR YARD (MIN) INTERIOR SIDE YARD (MIN) EXTERIOR SIDE YARD (MIN)	15M 10M 6.0M 7M	(49.2 FT) (32.8 FT) (19.68 FT (22.9 FT)
BUILDING HEIGHT (MAX):	1 1 M	(36.08 FT
MAX. NUMBER OF ENCLOSED ROOFED ACCESSORY BUILDING OR STRUCTURES ON A LOT:		

## SITE AREA:

EXISTING COTTAGE

EXISTING BOATPORT

TOTAL LOT COVERAGE WITHIN 90M

EXISTING DOCK

TOTAL

SITE	OVERAL	L	69243.1	SM
SITE	WITHIN	90M	21180.4	SM

## EXISTING PRIMARY LOT COVERAGE WITHIN 90M:

EXISTING MUSKOKA ROOM EXISTING ATTACHED DECK EXISTING ATTACHED DECK EXISTING ATTACHED PORCH	18.2 SM 14.4 SM 40.1 SM 5.38 SM	(196 SF) (155 SF) (432 SF) (58 SF)
TOTAL TOTAL LOT COVERAGE WITHIN 90M	222.08 SM 1.04%	(2391 SF)
EXISTING ACCESSORY LOT COVERAGE WI	THIN 90M:	
EXISTING TWO STOREY GARAGE EXISTING SHED	75.8 SM 8.3 SM	(816 SF) (90 SF)

144 SM

50.2 SM

180.6 SM

314.9 SM

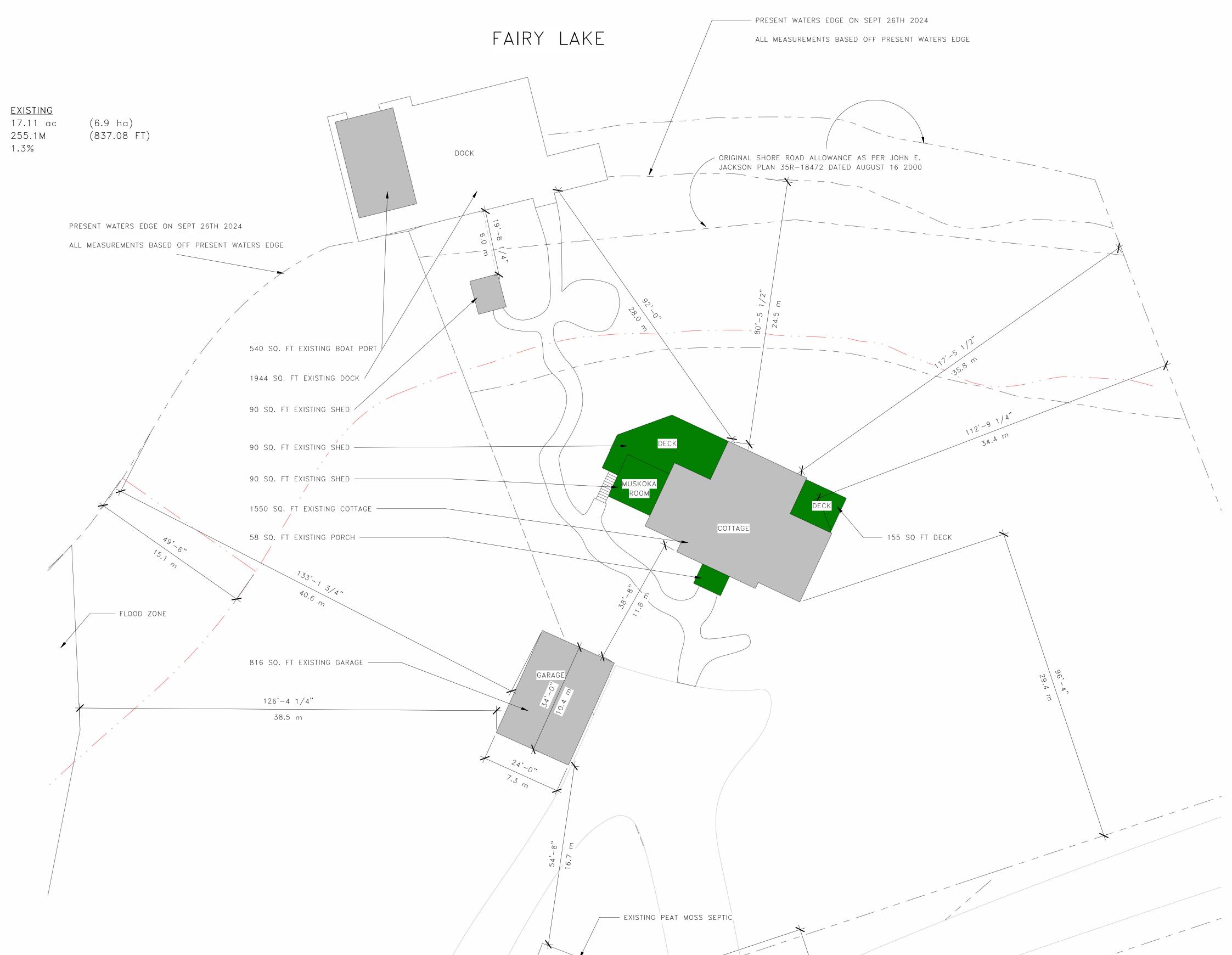
1.48%

(1550 SF)

(540 SF)

(1944 SF)

(3390 SF)





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NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	27-09-24
2	ISSUED FOR REVIEW	01-03-25
4	ISSUED FOR CPP	06-07-25

192 ECHO BAY
GARAGE ADDITION

DRAWN BY

PROJECT NUMBER 2406-0192

SHEET NAME

SITE PLAN —

DATE

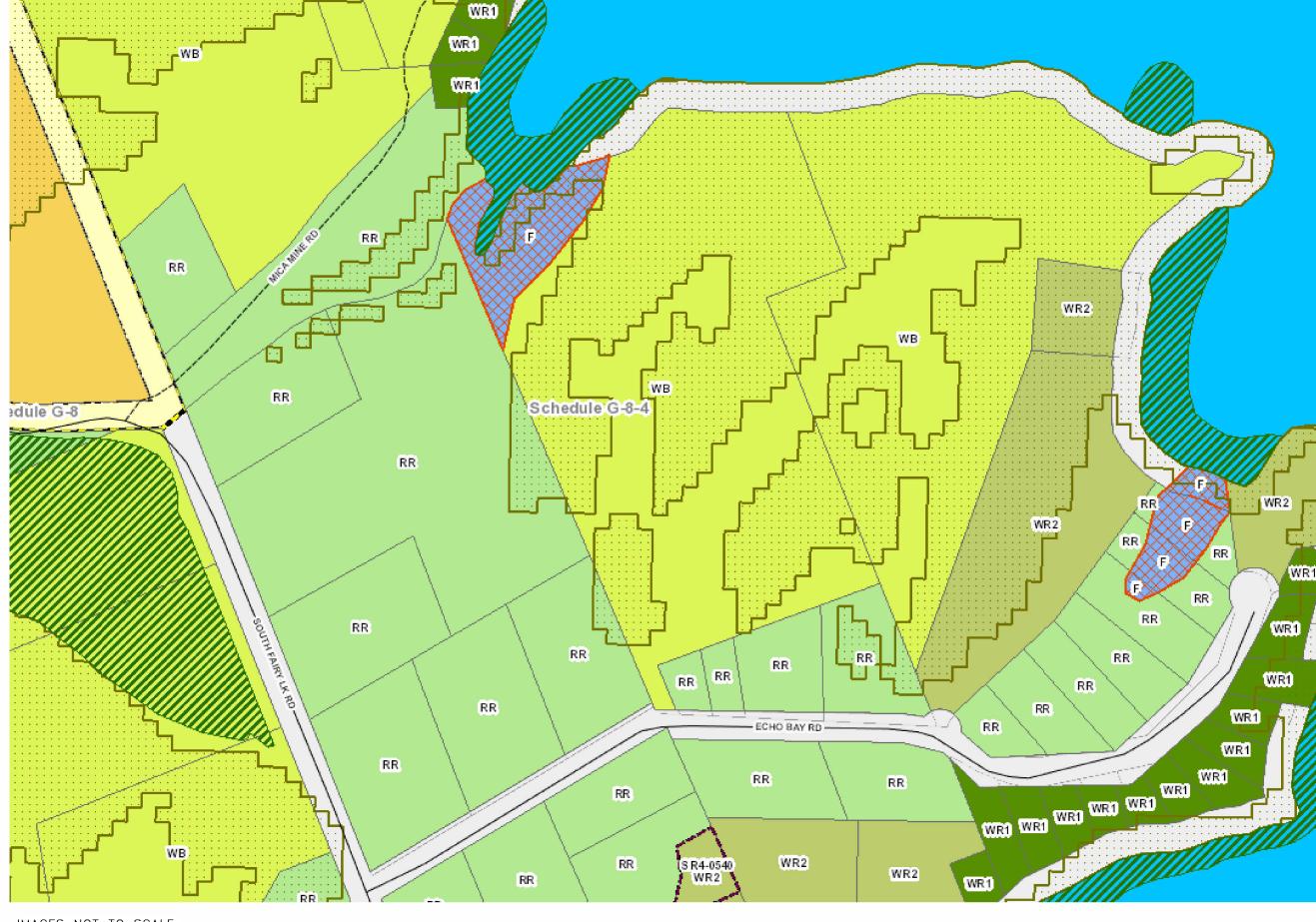
08-07-25

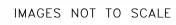
SCALE

ALE 1/16" = 1'-0"

EXISTING COTTAGE

SHEET NUMBER







IMAGES NOT TO SCALE



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NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	27-09-24
2	ISSUED FOR REVIEW	01-03-25
4	ISSUED FOR CPP	06-07-25
<del></del>		

# 192 ECHO BAY GARAGE ADDITION

DRAWN BY

PROJECT NUMBER 2406-0192

SHEET NAME

SITE PLAN —
INFORMATION

DATE

08-07-25

1" = 80'-0"

SCALE

SHEET NUMBER

MUNICIPALITY: TOWNSHIP OF HUNTSVILLE

SITE ADDRESS: 192 ECHO BAY RD, HUNTSVILLE, ONTARIO, P1H 1R5

ZONING TYPE: WB - WATERFRONT BACKLOT

ROLL NUMBER: 444206001601100

LEGAL DESCRIPTION: LOT 17 CON 14 BRUNEL, LOT 16 CON 14 BRUNEL

## PLAN: 35R-14199

PROPERTY INFORMATION LOT AREA (MIN): LOT FRONTAGE (MIN): LOT COVERAGE (MAX): REQUIRED YARD SETBACKS:	REQUIRED  9.88 ac  134M  10%	(4 ha) (439.6 FT)	EXISTING 17.11 ac 255.1M	(6.9 ha) (837.08 FT)
FRONT YARD (MIN) REAR YARD (MIN) INTERIOR SIDE YARD (MIN) EXTERIOR SIDE YARD (MIN)	15M 10M 6.0M 7M	(49.2 FT) (32.8 FT) (19.68 FT) (22.9 FT)		
BUILDING HEIGHT (MAX):	1 1 M	(36.08 FT)		
MAX. NUMBER OF ENCLOSED OR ROOFED ACCESSORY BUILDINGS OR STRUCTURES ON A LOT:	3			

(1550 SF)

## SITE AREA:

EXISTING COTTAGE

SITE	OVERALL	69243.1	SN
SITE	WITHIN 90M	21180.4	SN

## EXISTING PRIMARY LOT COVERAGE WITHIN 90M:

EXISTING MUSKOKA ROOM	18.2 SM	(196 SF)
EXISTING ATTACHED DECK EXISTING ATTACHED DECK	14.4 SM 40.1 SM	(155 SF) (432 SF)
EXISTING ATTACHED DECK EXISTING ATTACHED PORCH	5.38 SM	(432 SF) (58 SF)
TOTAL	222.08 SM	(2391 SF)
TOTAL TOTAL LOT COVERAGE WITHIN 90M	1.04%	(2391 31)

## EXISTING ACCESSORY LOT COVERAGE WITHIN 90M:

EXISTING TWO STOREY GARAGE EXISTING SHED EXISTING BOATPORT EXISTING DOCK	75.8 SM 8.3 SM 50.2 SM 180.6 SM	(816 SF) (90 SF) (540 SF) (1944 SF
TOTAL TOTAL LOT COVERAGE WITHIN 90M	314.9 SM 1.48%	(3390 SF)

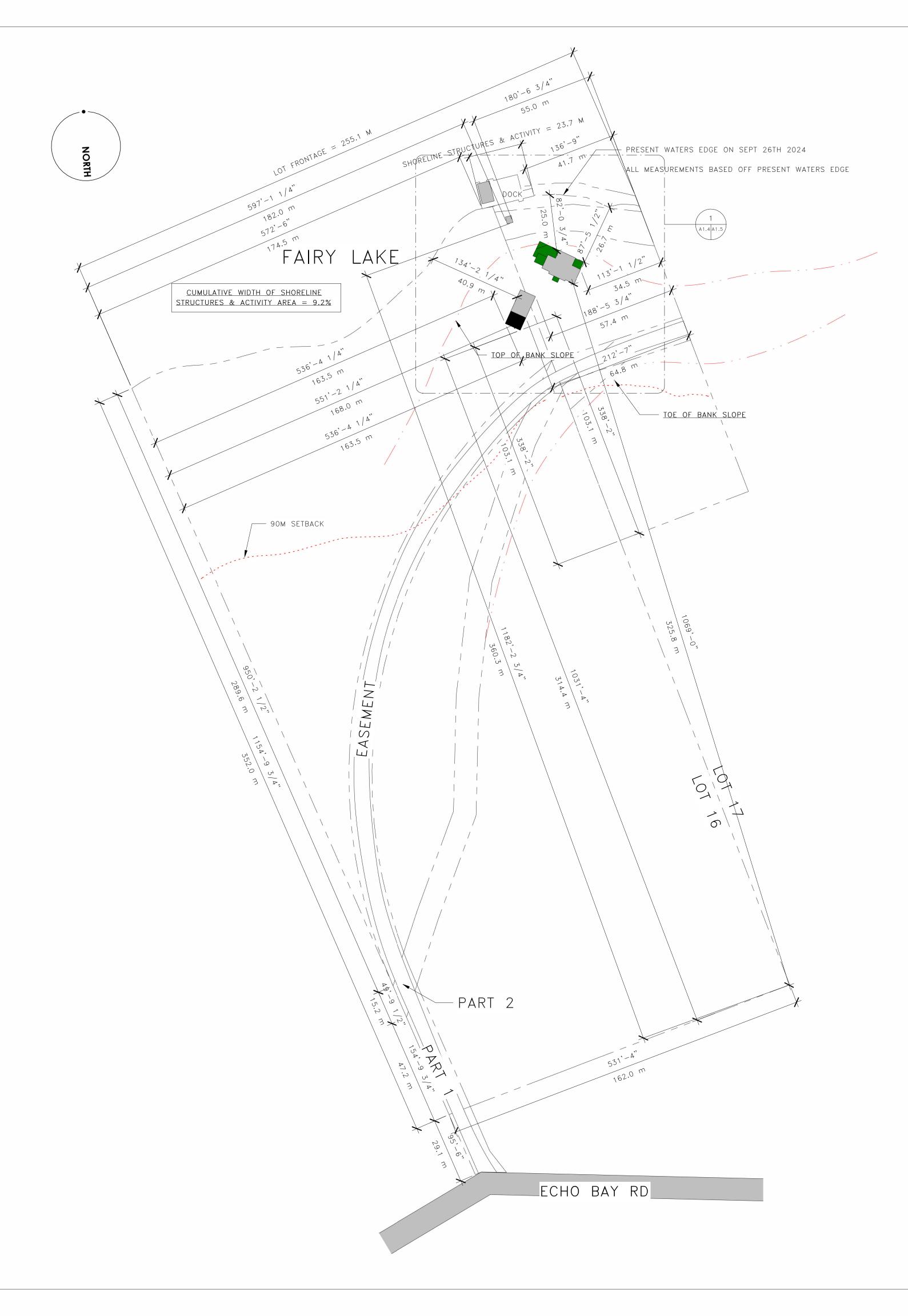
## PROPOSED PRIMARY LOT COVERAGE WITHIN 90M:

EXISTING COTTAGE EXISTING MUSKOKA ROOM PROPOSED ATTACHED DECK EXISTING ATTACHED PORCH	144 SM 18.2 SM 47.3 SM 5.38 SM	(1550 SF (196 SF) (510 SF) (58 SF)
TOTAL TOTAL LOT COVERAGE WITHIN 90M	214.9 SM 1.01%	(2314 SF

PROPOSED ACCESSORY LOT COVERAGE	WITHIN 90M:	
EXISTING TWO STOREY GARAGE PROP. TWO STOREY GARAGE ADDITION EXISTING SHED EXISTING BOATPORT EXISTING DOCK	75.8 SM 44.6 SM 8.3 SM 50.2 SM 180.6 SM	(816 SF) (480 SF) (90 SF) (540 SF) (1944 SF)
TOTAL TOTAL LOT COVERAGE WITHIN 90M	359.5 SM 1.69%	(3870 SF)

## NOTES:

- ALL OUTDOOR LIGHTING SHALL BE DARK-SKY FRIENDLY AND IN COMPLIANCE WITH OUTDOOR LIGHTING BY-LAW 2016-1
- 15m Shoreline Buffer Must be maintained in a naturally vegetated state. 75% of the Lots shoreline frontage must be naturally vegetated. The maximum cumulative width of all shoreline structures and amenity areas will be re-established with trees, shrubs and woody groundcover.





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NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	27-09-2
2	ISSUED FOR REVIEW	01-03-2
4	ISSUED FOR CPP	06-07-2
1		

192 ECHO BAY
GARAGE ADDITION

DRAWN BY

PROJECT NUMBER 2406-0192

SHEET NAME

SITE PLAN —

PROPOSED

SCALE

DATERALL 08-07-25

SHEET NUMBER

A1.4

1" = 80'-0"

MUNICIPALITY: TOWNSHIP OF HUNTSVILLE

SITE ADDRESS: 192 ECHO BAY RD, HUNTSVILLE, ONTARIO, P1H 1R5

ZONING TYPE: WB - WATERFRONT BACKLOT

#### ROLL NUMBER: 444206001601100

LEGAL DESCRIPTION: LOT 17 CON 14 BRUNEL, LOT 16 CON 14 BRUNEL

PLAN: 35R-14199

PROPERTY INFORMATION LOT AREA (MIN): LOT FRONTAGE (MIN): LOT COVERAGE (MAX): REQUIRED YARD SETBACKS:	REQUIRED 9.88 ac 134M 10%	(4 ha) (439.6 FT)
FRONT YARD (MIN) REAR YARD (MIN) INTERIOR SIDE YARD (MIN) EXTERIOR SIDE YARD (MIN)	15M 10M 6.0M 7M	(49.2 FT) (32.8 FT) (19.68 FT) (22.9 FT)
BUILDING HEIGHT (MAX):	1 1 M	(36.08 FT)

SITE AREA:

MAX. NUMBER OF ENCLOSED OR ROOFED ACCESSORY BUILDINGS

OR STRUCTURES ON A LOT:

SITE OVERALL 69243.1 SM SITE WITHIN 90M 21180.4 SM

### EXISTING PRIMARY LOT COVERAGE WITHIN 90M:

EXISTING COTTAGE EXISTING MUSKOKA ROOM EXISTING ATTACHED DECK EXISTING ATTACHED DECK EXISTING ATTACHED PORCH	144 SM 18.2 SM 14.4 SM 40.1 SM 5.38 SM	(1550 SF) (196 SF) (155 SF) (432 SF) (58 SF)	
TOTAL TOTAL LOT COVERAGE WITHIN 90M	222.08 SM 1.04%	(2391 SF)	

## EXISTING ACCESSORY LOT COVERAGE WITHIN 90M:

EXISTING TWO STOREY GARAGE EXISTING SHED EXISTING BOATPORT EXISTING DOCK	75.8 SM 8.3 SM 50.2 SM 180.6 SM	(816 SF) (90 SF) (540 SF) (1944 SF)
TOTAL TOTAL LOT COVERAGE WITHIN 90M	314.9 SM 1.48%	(3390 SF)

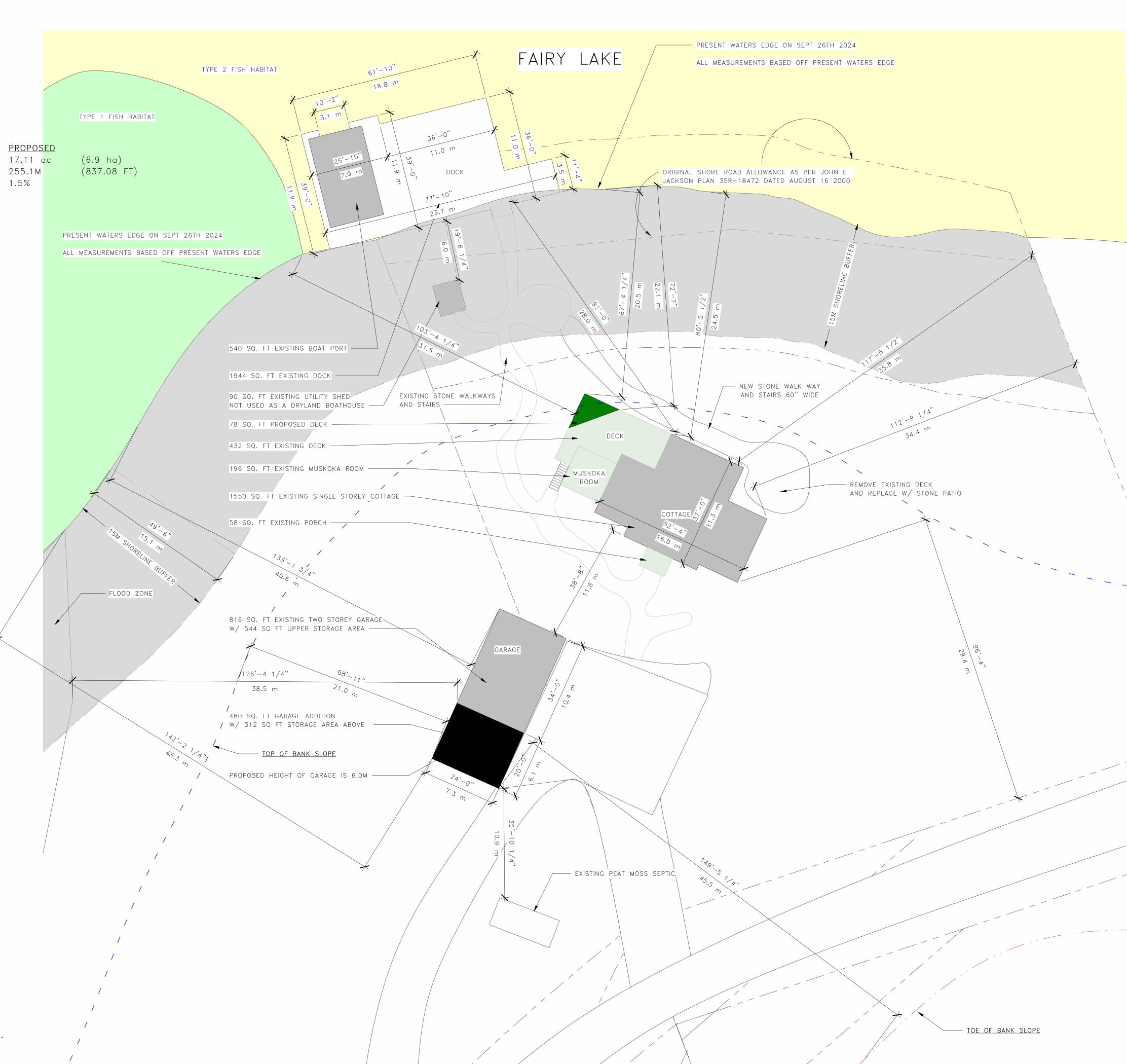
## PROPOSED PRIMARY LOT COVERAGE WITHIN 90M:

TROFOSED FRIMART EOF COVERAGE WI	TITIN SOM.	
EXISTING COTTAGE EXISTING MUSKOKA ROOM PROPOSED ATTACHED DECK EXISTING ATTACHED PORCH	144 SM 18.2 SM 47.3 SM 5.38 SM	(1550 SF) (196 SF) (510 SF) (58 SF)
TOTAL TOTAL LOT COVERAGE WITHIN 90M	214.9 SM 1.01%	(2314 SF)
PROPOSED ACCESSORY LOT COVERAGE	WITHIN 90M:	
EXISTING TWO STOREY GARAGE PROP. TWO STOREY GARAGE ADDITION EXISTING SHED EXISTING BOATPORT EXISTING DOCK	75.8 SM 44.6 SM 8.3 SM 50.2 SM 180.6 SM	(816 SF) (480 SF) (90 SF) (540 SF) (1944 SF)
TOTAL	359.5 SM	(3870 SF)

## NOTES:

TOTAL LOT COVERAGE WITHIN 90M

- ALL OUTDOOR LIGHTING SHALL BE DARK-SKY FRIENDLY AND IN COMPLIANCE WITH OUTDOOR LIGHTING BY-LAW 2016-1
- 15m Shoreline Buffer must be maintained in a naturally vegetated state. 75% of the lots shoreline frontage must be naturally vegetated. The maximum cumulative width of all shoreline structures and amenity areas will be re-established with trees, shrubs and woody groundcover.





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NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	27-09-24
2	ISSUED FOR REVIEW	01-03-25
4	ISSUED FOR CPP	06-07-25

192 ECHO BAY
GARAGE ADDITION

DRAWN BY

PROJECT NUMBER 2406-0192

SHEET NAME

SITE PLAN — PROPOSED

COLTAGE

SCALE

1/16" = 1'-0"

08-07-25

SHEET NUMBER



IMAGE NOT TO SCALE



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NO.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	27-09-2
2	ISSUED FOR REVIEW	01-03-2
4	ISSUED FOR CPP	06-07-2

# 192 ECHO BAY GARAGE ADDITION

DRAWN BY

PROJECT NUMBER 2406-0192

SHEET NAME

SITE PLAN —

EXISTING AERIAL

DATE

08-07-25

SCALE

1/16" = 1'-0"

SHEET NUMBER