

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

<u>PROPERTY INFORMATION</u>	<u>REQUIRED</u>	<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)	7M	(22.9 FT)

BUILDING HEIGHT (MAX): 11M (36.08 FT)

MAX. NUMBER OF ENCLOSED OR
ROOFED ACCESSORY BUILDINGS
OR STRUCTURES ON A LOT:

SITE AREA:

SITE OVERALL	69243.1 SM
SITE WITHIN 90M	21180.4 SM

EXISTING PRIMARY LOT COVERAGE WITHIN 90M:

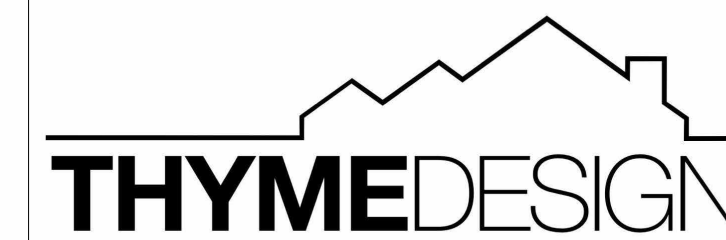
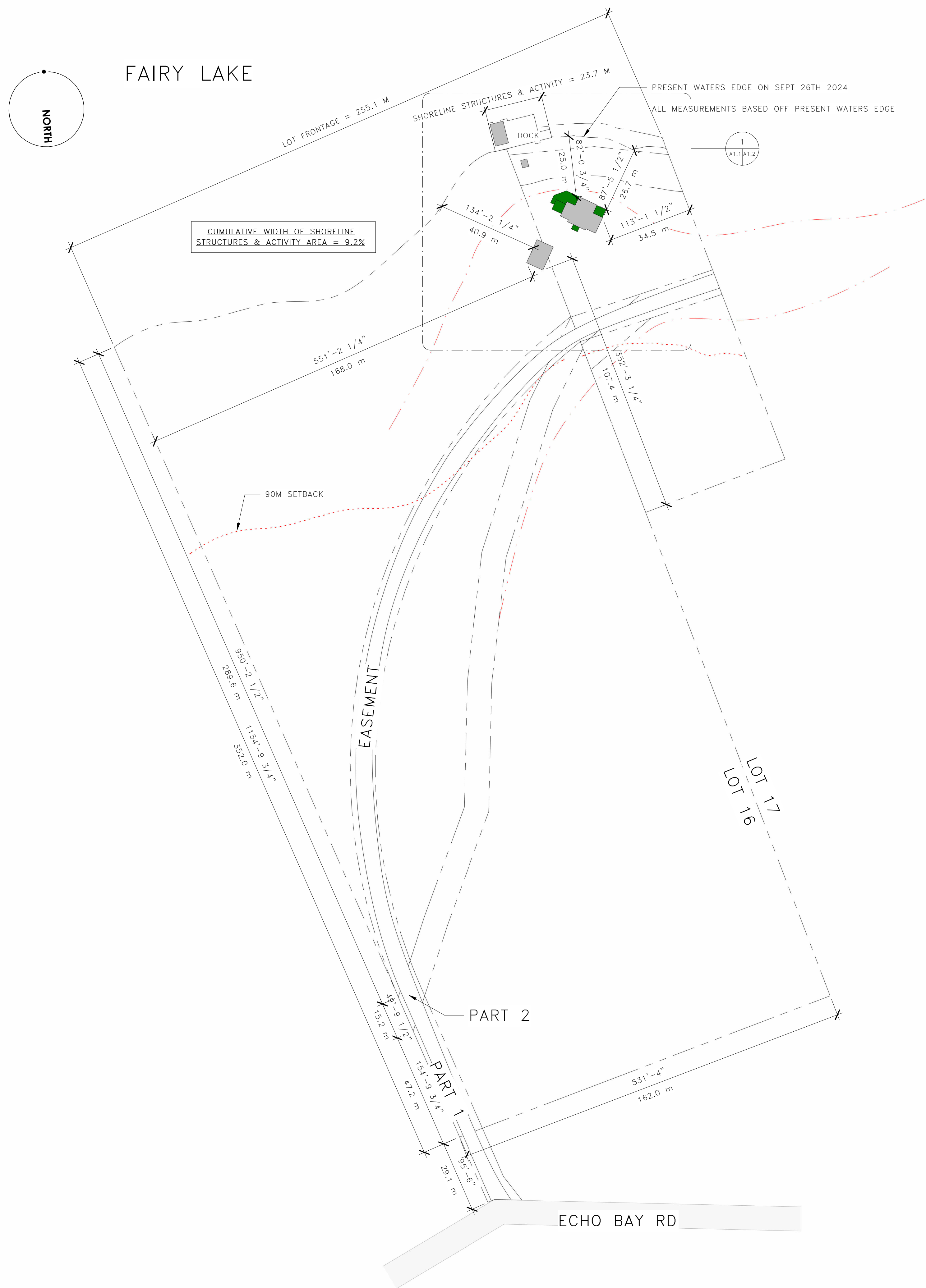
EXISTING	COTTAGE	144	SM	(1550 SF)
EXISTING	MUSKOKA ROOM	18.2	SM	(196 SF)
EXISTING	ATTACHED DECK	14.4	SM	(155 SF)
EXISTING	ATTACHED DECK	40.1	SM	(432 SF)
EXISTING	ATTACHED PORCH	5.38	SM	(58 SF)

TOTAL	222.08 SM	(2391 SF)
TOTAL LOT COVERAGE WITHIN 90M	1.04%	

EXISTING ACCESSORY LOT COVERAGE WITHIN 90M:

EXISTING TWO STOREY GARAGE	75.8 SM	(816 SF)
EXISTING SHED	8.3 SM	(90 SF)
EXISTING BOATPORT	50.2 SM	(540 SF)
EXISTING DOCK	180.6 SM	(1944 SF)

TOTAL	314.9 SM	(3390 SF)
TOTAL LOT COVERAGE WITHIN 90M	1.48%	



753 Williamsport Road
Huntsville, Ontario, Canada

705.783.9563
www.thyme-design.com

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[illegible]

192 ECHO BAY
GARAGE ADDITION

DRAWN BY
MG

PROJECT NUMBER 2406-0192

SHEET NAME
SITE PLAN –
EXISTING OVERALL

DATE 08-07-25

SCALE $1'' = 80'-0''$

SHEET NUMBER

A1.1

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

<u>PROPERTY INFORMATION</u>	<u>REQUIRED</u>	<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%	1.3%
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)	7M	(22.9 FT)

BUILDING HEIGHT (MAX): 11M (36.08 FT)

MAX. NUMBER OF ENCLOSED OR
ROOFED ACCESSORY BUILDINGS
OR STRUCTURES ON A LOT:

SITE AREA:

SITE OVERALL	69243.1 SM
SITE WITHIN 90M	21180.4 SM

EXISTING PRIMARY LOT COVERAGE WITHIN 90M:

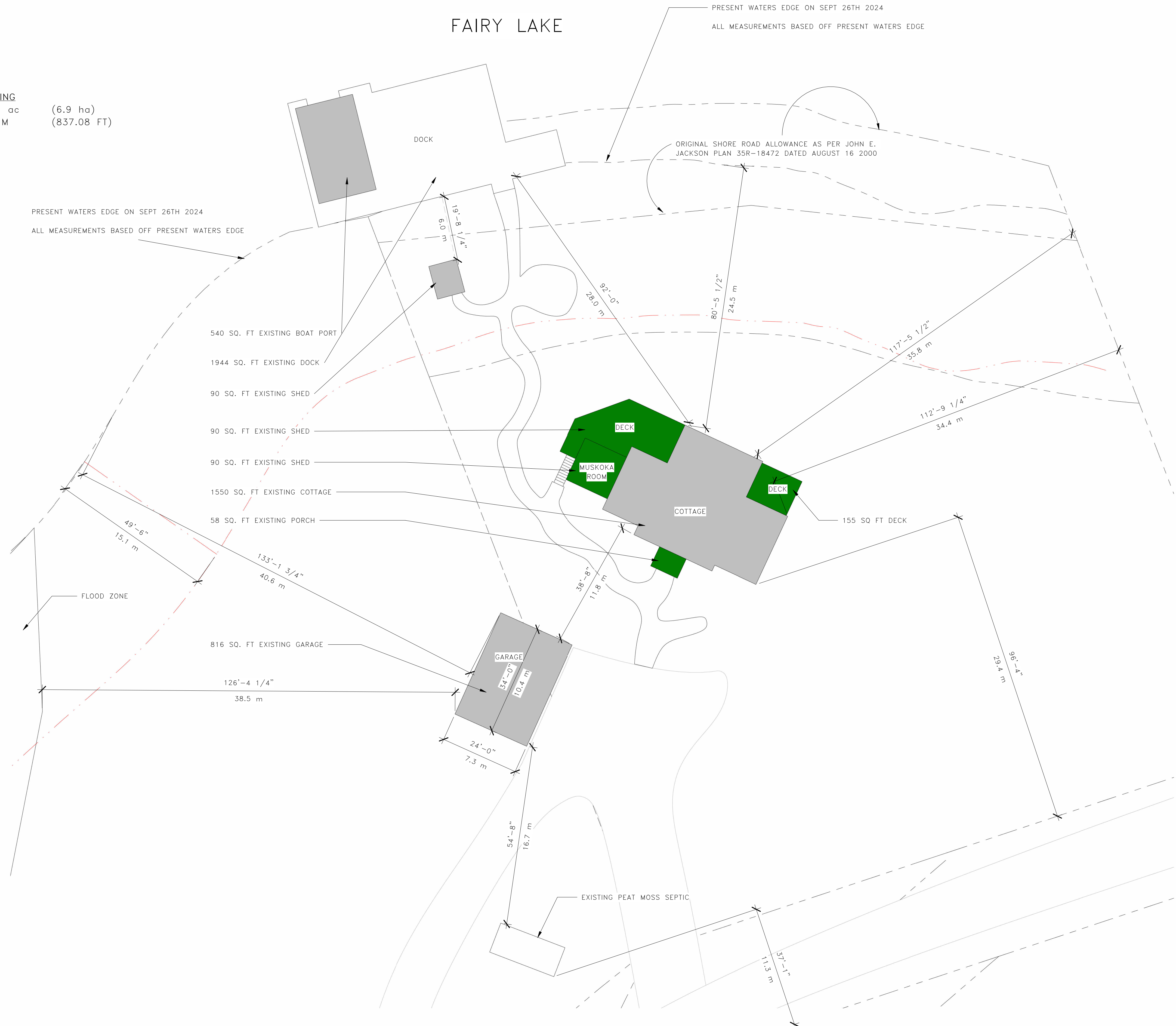
EXISTING COTTAGE	144 SM	(1550 SF)
EXISTING MUSKOKA ROOM	18.2 SM	(196 SF)
EXISTING ATTACHED DECK	14.4 SM	(155 SF)
EXISTING ATTACHED DECK	40.1 SM	(432 SF)
EXISTING ATTACHED PORCH	5.38 SM	(58 SF)

TOTAL	222.08 SM	(2391 SF)
TOTAL LOT COVERAGE WITHIN 90M	1.04%	

EXISTING ACCESSORY LOT COVERAGE WITHIN 90M:

EXISTING TWO STOREY GARAGE	75.8 SM	(816 SF)
EXISTING SHED	8.3 SM	(90 SF)
EXISTING BOATPORT	50.2 SM	(540 SF)
EXISTING DOCK	180.6 SM	(1944 SF)

TOTAL	314.9 SM	(3390 SF)
TOTAL LOT COVERAGE WITHIN 90M	1.48%	



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[illegible]

192 ECHO BAY
GARAGE ADDITION

DRAWN BY
MG

PROJECT NUMBER 2406-0192

SHEET NAME
SITE PLAN –
EXISTING COTTAGE

DATE 08-07-25

SCALE 1/16" = 1'-0"

SHEET NUMBER

A1.2



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[illegible]

192 ECHO BAY
GARAGE ADDITION

DRAWN BY
MG

PROJECT NUMBER 2406-0192

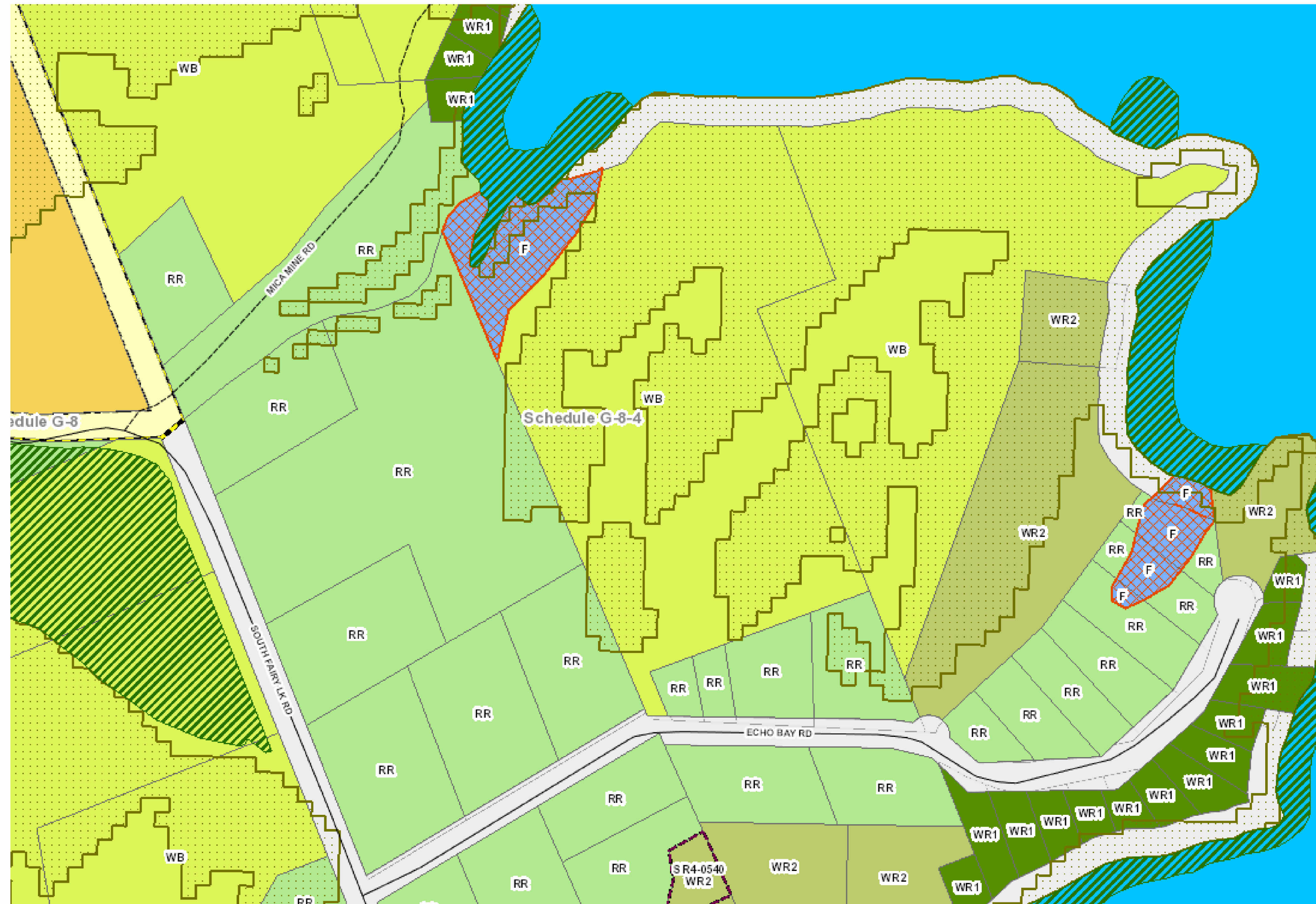
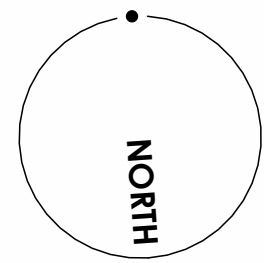
SHEET NAME
SITE PLAN –
INFORMATION

DATE 08-07-25

SCALE 1" = 80'-0"

SHEET NUMBER

A 1.3



IMAGES NOT TO SCALE



IMAGES NOT TO SCALE

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

<u>PROPERTY INFORMATION</u>	<u>REQUIRED</u>	<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)	7M	(22.9 FT)

BUILDING HEIGHT (MAX): 11M (36.08 FT)

MAX. NUMBER OF ENCLOSED OR
ROOFED ACCESSORY BUILDINGS
OR STRUCTURES ON A LOT:

SITE AREA:

SITE OVERALL	69243.1 SM
SITE WITHIN 90M	21180.4 SM

EXISTING PRIMARY LOT COVERAGE WITHIN 90M:

EXISTING COTTAGE	144	SM	(1550 SF)
EXISTING MUSKOKA ROOM	18.2	SM	(196 SF)
EXISTING ATTACHED DECK	14.4	SM	(155 SF)
EXISTING ATTACHED DECK	40.1	SM	(432 SF)
EXISTING ATTACHED PORCH	5.38	SM	(58 SF)

TOTAL	222.08 SM	(2391 SF)
TOTAL LOT COVERAGE WITHIN 90M	1.04%	

EXISTING ACCESSORY LOT COVERAGE WITHIN 90M:

EXISTING TWO STOREY GARAGE	75.8 SM	(816 SF)
EXISTING SHED	8.3 SM	(90 SF)
EXISTING BOATPORT	50.2 SM	(540 SF)
EXISTING DOCK	180.6 SM	(1944 SF)

TOTAL	314.9 SM	(3390 SF)
TOTAL LOT COVERAGE WITHIN 90M	1.48%	

PROPOSED PRIMARY LOT COVERAGE WITHIN 90M:

EXISTING COTTAGE	144 SM	(1550 SF)
EXISTING MUSKOKA ROOM	18.2 SM	(196 SF)
PROPOSED ATTACHED DECK	47.3 SM	(510 SF)
EXISTING ATTACHED PORCH	5.38 SM	(58 SF)

TOTAL	214.9 SM	(2314 SF)
TOTAL LOT COVERAGE WITHIN 90M	1.01%	

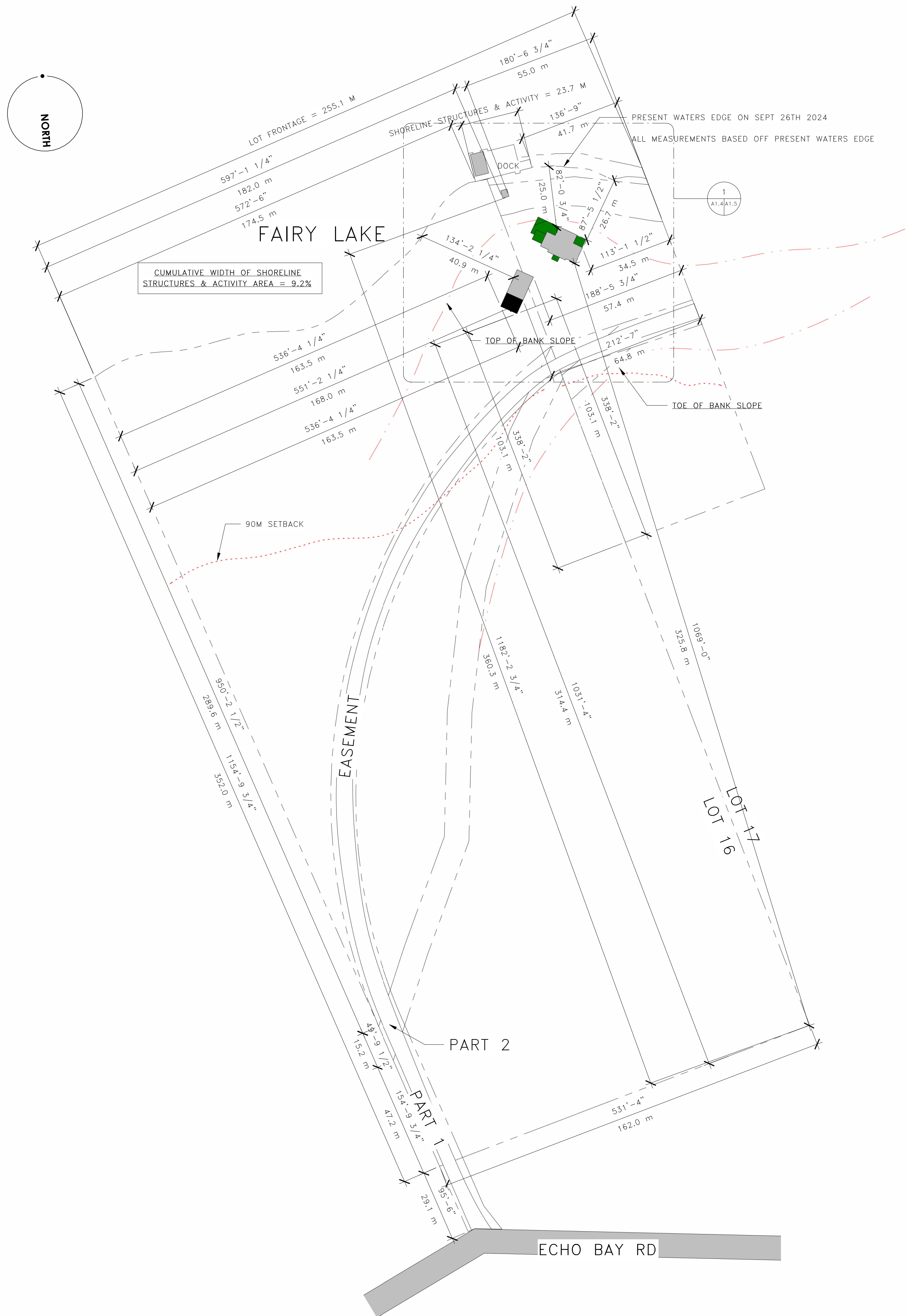
PROPOSED ACCESSORY LOT COVERAGE WITHIN 90M:

EXISTING TWO STOREY GARAGE	75.8 SM	(816 SF)
PROP. TWO STOREY GARAGE ADDITION	44.6 SM	(480 SF)
EXISTING SHED	8.3 SM	(90 SF)
EXISTING BOATPORT	50.2 SM	(540 SF)
EXISTING DOCK	180.6 SM	(1944 SF)

TOTAL	359.5 SM	(3870 SF)
TOTAL LOT COVERAGE WITHIN 90M	1.69%	

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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[illegible]

192 ECHO BAY
GARAGE ADDITION

DRAWN BY
MG

PROJECT NUMBER 2406-0192

SHEET NAME

SITE PLAN –
PROPOSED

OVERALL	08-07-25
DATE	

SCALE $1'' = 80'-0''$

SHEET NUMBER

A1.4

A1.5



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192 ECHO BAY
GARAGE ADDITION

DRAWN BY
MG

PROJECT NUMBER 2406-0192

SHEET NAME
SITE PLAN –
EXISTING AERIAL

DATE 08-07-25

SCALE $1/16" = 1'-0"$

SHEET NUMBER

A1.6



IMAGE NOT TO SCALE