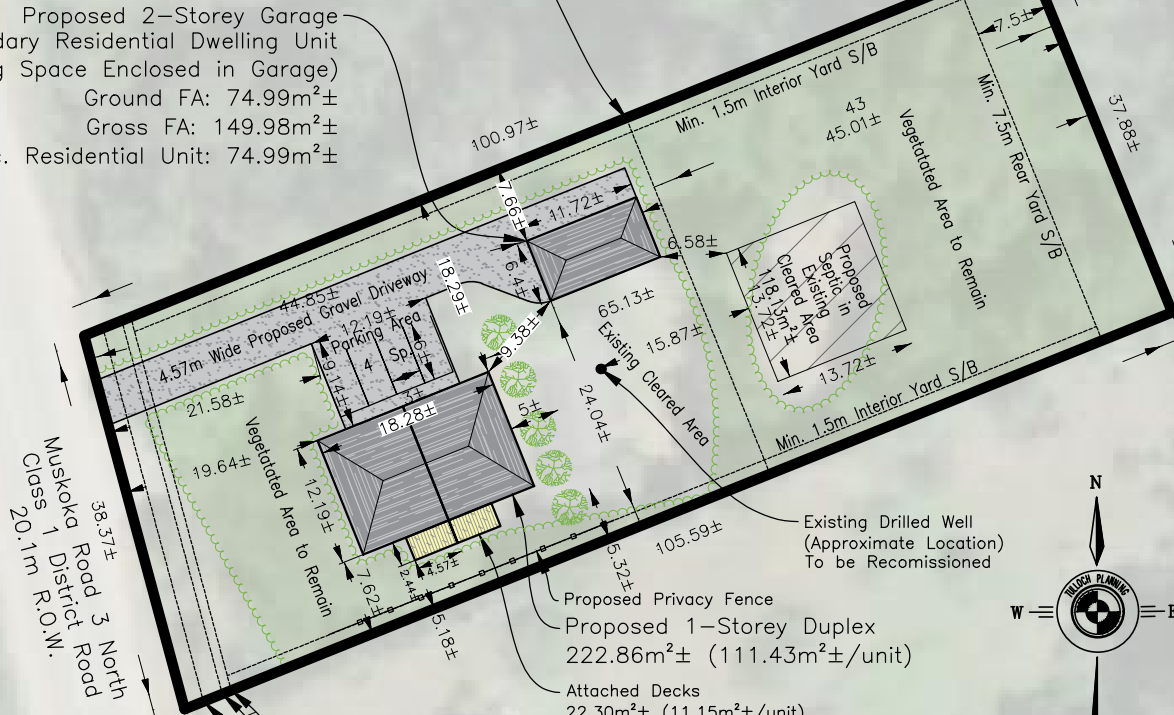


43m S/B for Sensitive Uses
Per CHG Compatibility Study

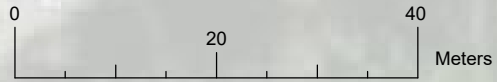
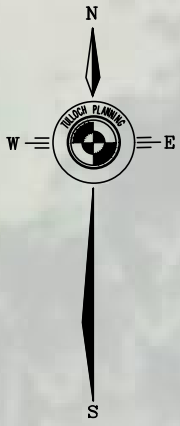
Proposed 2-Storey Garage
with Secondary Residential Dwelling Unit
(1 Parking Space Enclosed in Garage)
Ground FA: 74.99m²±
Gross FA: 149.98m²±
GFA for Sec. Residential Unit: 74.99m²±



Existing Drilled Well
(Approximate Location)
To be Recommissioned

Proposed Privacy Fence
Proposed 1-Storey Duplex
222.86m²± (111.43m²±/unit)
Attached Decks
22.30m²± (11.15m²±/unit)

Min. Front Yard S/Bs
7m (Attached Garages)
4m (Dwellings)
2m (Porches)



SITE PLAN DATA		
CPP Precinct: Urban Residential - Low Density (UR-1)		
	REQUIRED	PROVIDED
LOT AREA: (Existing Lot, Private Services)	As Existing	3934.8m ² ± As Existing
LOT FRONTAGE: (Existing Lot, Private Services)	MIN 29m (Sec. 2.7.1)	38.37m± As Existing
LOT COVERAGE: (Private Services)	MAX 20%	8.1%±
LOT COVERAGE: (Accessory Bldgs; Within Urban Area)	MAX 10%	2.5%±
BUILDING HEIGHT:	MAX 9m	<9m
GARAGE HEIGHT:	MAX 6m (§2.27.1)	<6m
# OF STRUCTURES:	MAX 2	2
GROSS FA, SEC. UNIT: IN ACC. STRUCTURE	MAX. 75m ²	74.99m ² ±
FENCE HEIGHT:	MAX 2.13m	<2.13m
SETBACKS		
FRONT YARD: Dwelling	4m	19.64±
INTERIOR YARD:	1.5m	North: 4.56m± South: 7.62m±
REAR YARD:	7.5m	45.1m±
DETACHED GARAGE (§2.3.13): Interior Rear	6m 6m	7.66m± 45.01m±
DECKS All Lot Lines	1m	5.18m± (Interior)
BUILDING SEPARATION:	5.5m	9.38m±
PARKING CALCULATIONS:		
DUPEX:	2/Unit	
SECONDRY RESIDENTIAL DWELLING UNIT:	1/Unit	
TOTAL:	5	5
S/B FROM STREET LN.	MIN. 3m	21.58m±
NOTES		
All lighting shall be installed in accordance with Town of Huntsville Outdoor Lighting By-law		
Where features are regulated by two conflicting different standards, the more restrictive is used.		

CAUTION
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN
HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE
NOT BEEN CONFIRMED.
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE
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HUNTSVILLE, ONTARIO
P1H 1W9

PROJECT:
937 Muskoka Road 3 North, Huntsville
Part of Lot 19, Con 4, Geo Twp of Chaffey

DRAWING:
**Plan for
Community Planning Permit**

1	26/04/08	MDJ	Add well, relocate septic.
No.	DATE	BY	ISSUES / REVISIONS
DRAWN BY:		CHECKED BY:	
MDJ		GH	
SCALE:		DATE:	
1:750		Mar 23, 2026	
PROJECT No. :			24-1365

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