

620 E WASEOSA LAKE ROAD
 ROLL# 444202002301803
 PCL 18264 SEC MUSKOKA;
 PT LT 12 CON 11 CHAFFEY PT 20 BR683;
 T/W PT 19 BR683
 EXCEPT PT 1 35R6116 AS IN LT185536;
 S/T LT42237 (SECONDLY);

SITE PLAN TAKEN FROM SURVEY BR683
 BY KEITH I. BEACOM, O.L.S., SEPTEMBER 22, 1964,
 FROM THE ORIGINAL SITE PLAN SKETCH FROM THE
 DWELLING BUILDING PERMIT,
 AND FROM GIS IMAGERY FROM MUSKOKA GEOHUB

NOTES TO THIS SHEET:

1. EXISTING VEGETATION TO BE MAINTAINED IN A NATURALLY VEGETATED STATE.
2. 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.
3. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
4. ALL DISTURBED AREAS TO BE STABILIZED AND RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF WORKS.

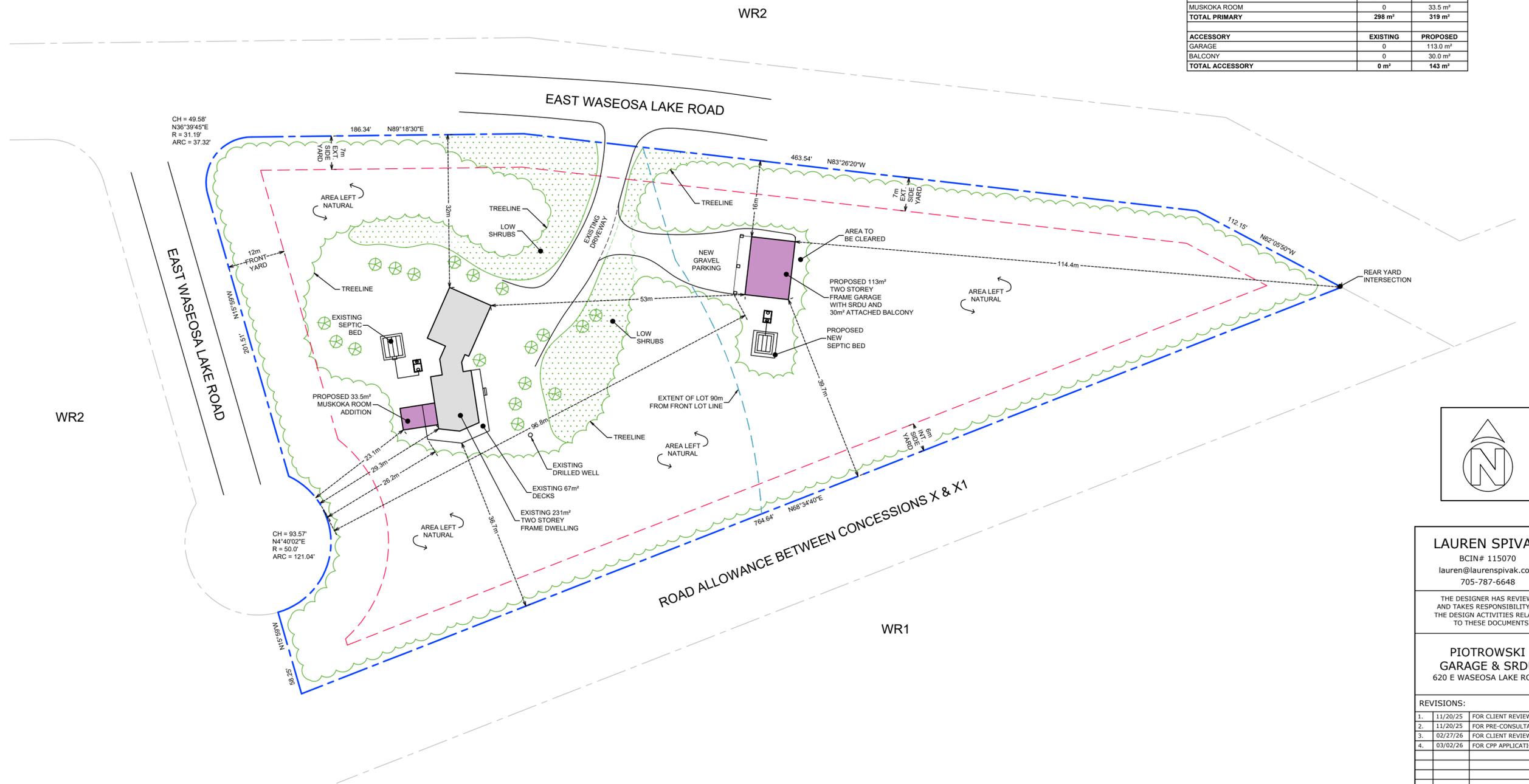
LOT STATISTICS:

ZONING:	ZONING: WB (WATERFRONT BACKLOT)		
OP DESIGNATION:	WATERFRONT & RURAL		
PROVISION	REQUIREMENT	EXISTING	PROPOSED
LOT FRONTAGE (MINIMUM)	134 m	134 m	134 m
LOT AREA	4 ha	1.5 ha	1.5 ha
LOT COVERAGE (PRIMARY) *	10%	3.2%	3.4%
LOT COVERAGE (ACCESSORY) *	5%		1%
FRONT YARD	12 m	26.2 m	23.1 m
INTERIOR SIDE YARD	6 m	36.7 m	36.7 m
EXTERIOR SIDE YARD	7 m	32 m	16 m
REAR YARD	10 m	177.5 m	114.4 m
BUILDING HEIGHT	11 m	8 m	8 m
GARAGE HEIGHT	6 m		7 m

* LOT COVERAGE IS CALCULATED ON THE AREA OF THE LOT WITHIN 90m OF THE FRONT LOT LINE

COVERAGE CALCULATIONS:

LOT AREA	15,152 m ²	1.5 ha
LOT AREA WITHIN 90m OF HWM	9,309.5 m ²	0.9 ha
PRIMARY	EXISTING	PROPOSED
DWELLING	231.0 m ²	231.0 m ²
DECKS	67.0 m ²	54.5 m ²
MUSKOKA ROOM	0	33.5 m ²
TOTAL PRIMARY	298 m²	319 m²
ACCESSORY	EXISTING	PROPOSED
GARAGE	0	113.0 m ²
BALCONY	0	30.0 m ²
TOTAL ACCESSORY	0 m²	143 m²



LAUREN SPIVAK
 BCIN# 115070
 lauren@laurenspivak.com
 705-787-6648

THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN ACTIVITIES RELATING TO THESE DOCUMENTS

PIOTROWSKI
 GARAGE & SRDU
 620 E WASEOSA LAKE ROAD

REVISIONS:

1.	11/20/25	FOR CLIENT REVIEW
2.	11/20/25	FOR PRE-CONSULTATION
3.	02/27/26	FOR CLIENT REVIEW
4.	03/02/26	FOR CPP APPLICATION

SCALE: 1:600

SITE PLAN
 SP-1