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NOTES:

REVISIONS		
#	Description	Date

WILLIAMS

SITE PLAN

Address: 142 HAWKES RD
 PORT SYDNEY, ON

Project Number: 25-96
 Date: DEC 9, 2025
 Drawn By: KL

SP-0

Scale: 1/32"=1'-0" REV: 1

SITE PLAN
 PART OF LOT 30, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF STEPHENSON
 TOWNSHIP OF HUNTSVILLE
 DISTRICT MUNICIPALITY OF MUSKOKA

ZONING REGULATIONS FOR WR1 PROPERTY	
LOT COVERAGE	
LOT AREA TOTAL	= 3761 M ² ±
LOT AREA TOTAL (WITHIN 90M)	= 3593 M ² ±
ALLOWABLE LOT COVERAGE	= 188.05 M ² ± (5%)
ALLOWABLE LOT COVERAGE (WITHIN 90M)	= 179.6 M ² ±
PROPOSED LOT COVERAGE TOTAL	= 179.4 M ² ± (4.8%)
PROPOSED LOT COVERAGE (WITHIN 90M)	= 179.4 M ² ± (4.9%)
EXISTING DWELLING	= 89 M ²
EXISTING DOCK	= 42.7 M ²
EXISTING SHED	= 3.9 M ²
EXISTING STORAGE & DECK	= 43 M ²
EXISTING PUMPHOUSE	= 1.9 M ²
PROPOSED ADDITION	= 20.2 M ²
PROPOSED DECK 1	= 7.9 M ²
PROPOSED DECK 2	= 13.5 M ²
SIDE YARD SETBACK	= 6 M
REAR YARD SETBACK	= 10 M
FRONT YARD (SHORELINE) SETBACK	= 20 M
STRAIGHT LINE FRONTAGE	= 37.7 M

NOTES:
 DRAWING IS FOR REFERENCE ONLY; THE MEASUREMENTS PROVIDED ARE BASED ON ORIGINAL SURVEY. LOCATIONS OF BUILDINGS AND PATHWAYS MAY HAVE BEEN MODIFIED TO ILLUSTRATE PROPOSED DEVELOPMENT. THIS DOCUMENT HAS NOT BEEN PREPARED BY A REGISTERED ONTARIO LAND SURVEYOR.

