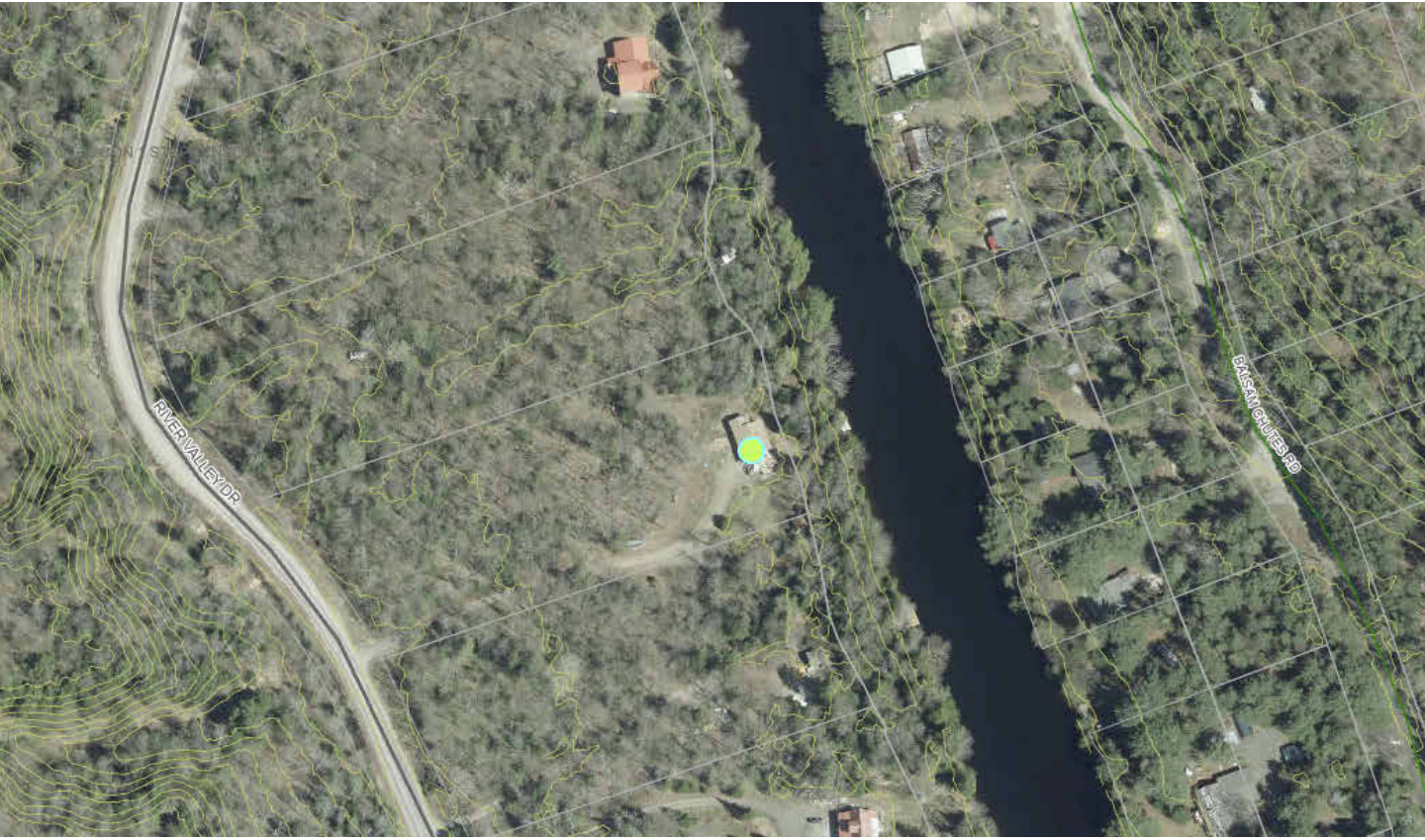


KEY PLAN - N.T.S.



ZONING MAP - N.T.S.

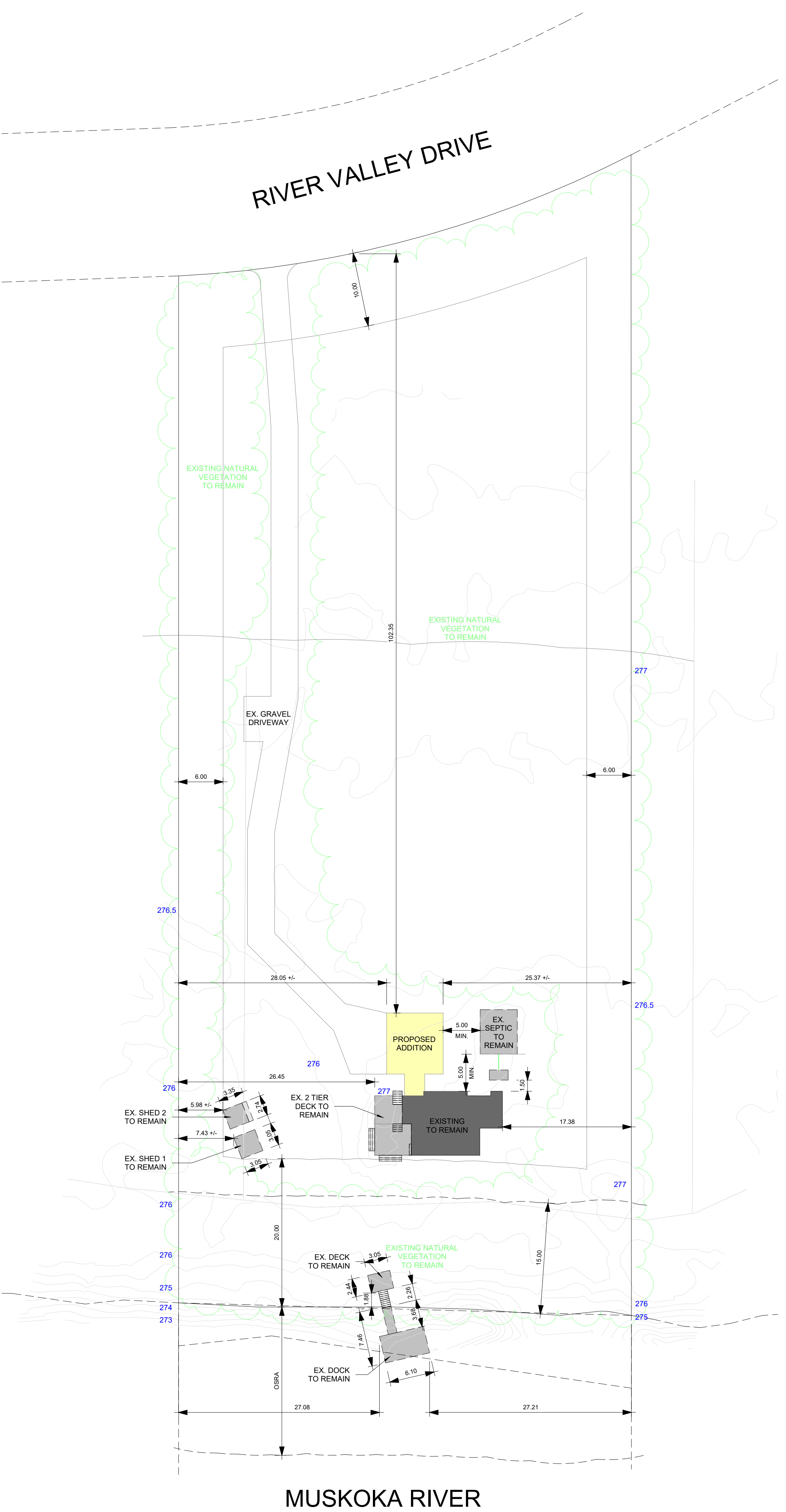


SITE PLAN OF
LOT 15 CON 1,
GEOGRAPHIC TOWNSHIP OF STEPHENSON
NOW IN THE TOWNSHIP OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA

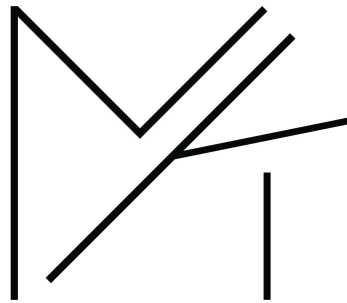
95 RIVER VALLEY DRIVE

PROJECT STATISTICS					
PROJECT NAME	SIMONE - GARAGE ADDITION				
ADDRESS	95 RIVER VALLEY DRIVE				
TOWNSHIP	HUNTSVILLE				
WATERBODY	MUSKOKA RIVER				
LOT / CON	LOT 15 CON 1, STEPHENSON				
ZONING DESIGNATION	WR1				
DATE	October 13, 2025				
LOT AREA WITHIN 90	59060.68	ft²	5486.92	m²	<u>1.36</u> ACRES
LOT FRONTAGE (IRREG)	203.41	ft	62.00	m	
LOT FRONTAGE (SLF)	200.00	ft	60.96	m	
LOT DEPTH	545.48	ft	166.26	m	
LOT COVERAGE EXISTING (PRIMARY)					
DWELLING	1041.00	ft²	96.71	m²	1.76%
ATTACHED DECKS	360.00	ft²	33.45	m²	0.61%
TOTAL	1401.00	ft²	130.16	m²	<u>2.37%</u>
LOT COVERAGE EXISTING (SECONDARY)					
SHORELINE DECK & DOCK	368.00	ft²	34.19	m²	0.62%
SHED 1	100.00	ft²	9.29	m²	0.17%
SHED 2	100.00	ft²	9.29	m²	0.17%
TOTAL	568.00	ft²	52.77	m²	<u>0.96%</u>
LOT COVERAGE PROPOSED (PRIMARY)					
PROP. DWELLING	1041.00	ft²	96.71	m²	1.76%
ATTACHED DECKS	360.00	ft²	33.45	m²	0.61%
PROP. GARAGE ADDITION	800.00	ft²	74.32	m²	1.35%
TOTAL	2201.00	ft²	204.48	m²	<u>3.73%</u>
LOT COVERAGE PROPOSED (SECONDARY)					
SHORELINE DECK & DOCK	368.00	ft²	34.19	m²	0.62%
SHED 1	100.00	ft²	9.29	m²	0.17%
SHED 2	100.00	ft²	9.29	m²	0.17%
TOTAL	568.00	ft²	52.77	m²	<u>0.96%</u>

***SITE PLAN IS DERIVED FROM SURVEY PLAN (35M-635) COMPLETED ON OCT 18, 1991 BY COOTE, JACKSON & HILEY LIMITED ***



1 SITE PLAN
1" = 30'-0"



MK Design & Drafting
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ISSUED FOR REVIEW

ISSUE DATE	7 OCT 2025	
NO.	DESCRIPTION	DATE
	ISSUED FOR COORDINATION	28SEPT25

SIMONE

95 RIVER VALLEY DRIVE

SITE PLAN

DATE	7 OCT 2025
DRAWN BY	KM
REVIEWED BY	

A0.10

SCALE As indicated