

NOTE:
PRIMARY LOT COVERAGE = 12.85%
ACCESSORY LOT COVERAGE = 7.59%

Note:
All exterior lighting is dark-sky compliant
in accordance with By-Law 2016-3

METRIC NOTE :
DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.

LAKE VERNON
ASSUMED ELEVATION 283.46

CROWN

STRAIGHT LINE FRONTAGE = 31.2m

NOTE:
CUMULATIVE WIDTH OF EXISTING SHORELINE
AMENITY AREA = 18.19 M (58.3%)

NOTE:
SHORELINE BUFFER
MAINTAINED IN A NATURAL
VEGETATED STATE

PART 1, 35R-7875
PIN 48097-0201

PART 1, 35R-23363
PIN 48097-0203

DWELLING
TOTAL FOOTPRINT, DWELLING,
PORCH, DECK = 199.7 Sq.M.

UTILITY SHED
20 Sq.M.

Note:
Sound mitigation measures recommended by CN Rail:
1. Forced air ventilation system with central air conditioning.
2. The exterior wall siding of building closest to the railway line to be brick
or a masonry equivalent for the exposed facades.
3. Noise sensitive rooms to be located away from the railway side.
4. Lining the outside of the foundation walls with a resilient layer.

LEGEND

BEARINGS ARE ASTRONOMIC AS SHOWN ON PLAN 35R-10912

□	DENOTES	MONUMENT PLANTED
■	DENOTES	MONUMENT FOUND
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
RP	DENOTES	ROCK POST
JJ	DENOTES	JOHN E. JACKSON SURVEYING LIMITED
C&J	DENOTES	COOTE, JACKSON, HILEY & JEMMETT LIMITED
951	DENOTES	K.I. BEACON O.L.S.
□ WS	DENOTES	WOODEN STAKE

**SITE PLAN OF
PART OF LOTS 2 & 3, CONCESSION I
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA**

SCALE - 1 : 200



JOHN E. JACKSON SURVEYING LIMITED
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Drawn by: R.M. File: 9447SITE Plan: 2-CH-1-653

PROP.DWG. & UTILITY SHED NOVEMBER 1, 2021
OCTOBER 25, 2021