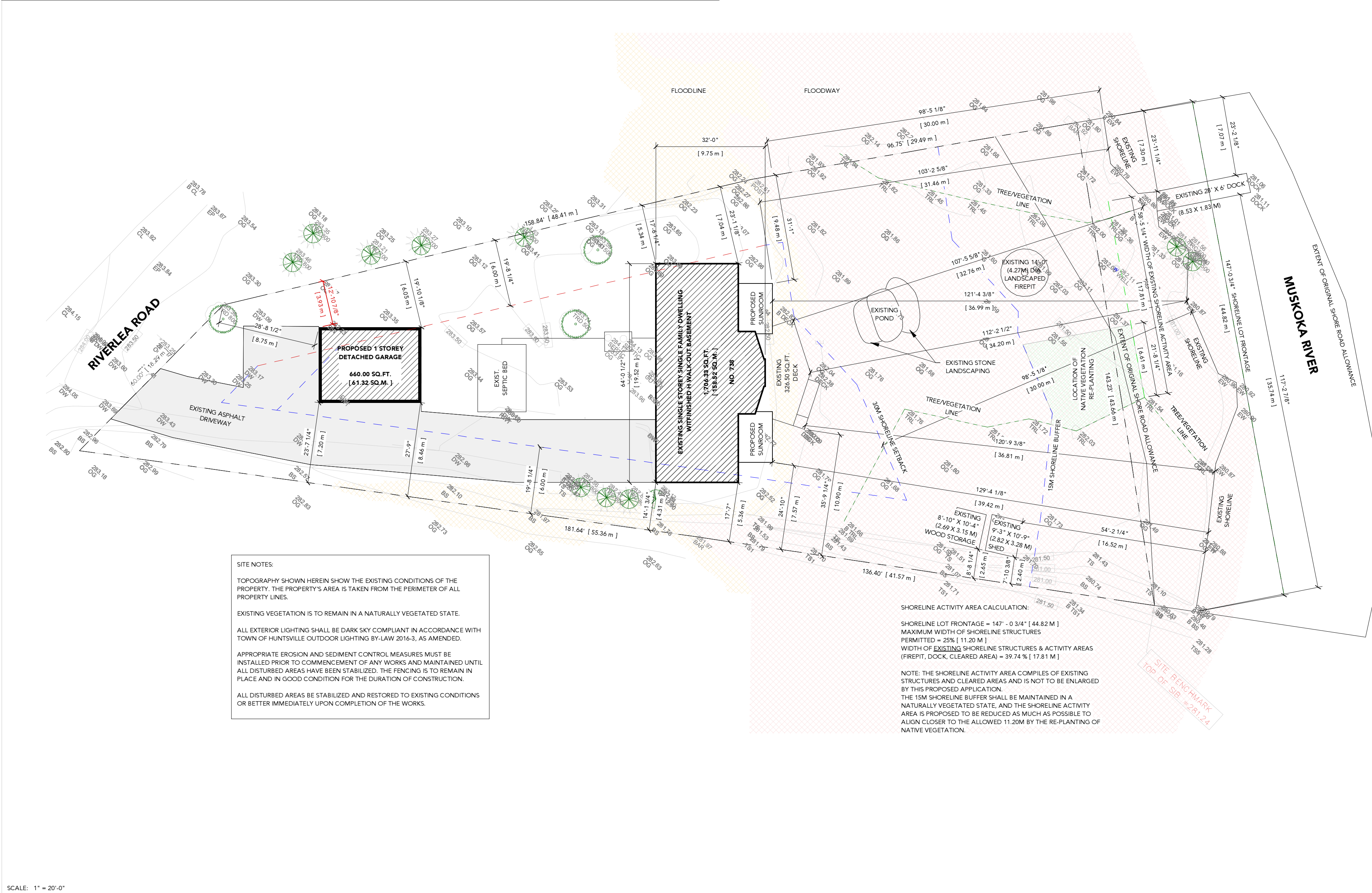


[DWELLING REQUIREMENTS]				[ACCESSORY STRUCTURE REQUIREMENTS]		
ADDRESS: 738 RIVERLEA ROAD		ZONING: WR1 + F				
STANDARDS	PERMITTED	PROVIDED		STANDARDS	PERMITTED	PROVIDED
LOT AREA, FROM PROPERTY LINES [MIN.]	1.0 HA	0.24 HA (2,441.79 SQ.M.)		LOT AREA, FROM PROPERTY LINES [MIN.]	1.0 HA	0.24 HA (2,441.79 SQ.M.)
LOT AREA, NOT WITHIN FLOODWAY		0.13 HA (1,307.85 SQ.M.)		LOT AREA, NOT WITHIN FLOODWAY		0.13 HA (1,307.85 SQ.M.)
LOT FRONTAGE [MIN.]	60.00 M	44.82 M		FRONT YARD SETBACK [MIN.]	20.00 M	60.66 M
FRONT YARD SETBACK [MIN.]	20.00 M	27.01 M		INTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	3.93 M
INTERIOR SIDE YARD SETBACK	6.00 M	5.34 M [EXISTING]		INTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	7.20 M
INTERIOR SIDE YARD SETBACK	6.00 M	4.31 M [EXISTING]		REAR YARD SETBACK [MIN.]	6.00 M (AS PER 2.3.13.2)	8.75 M
INTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	9.38 M [PROPOSED]		FLOOR AREA [PROPOSED]		61.32 SQ.M.
INTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	7.57 M [PROPOSED]		LOT COVERAGE, FROM PROPERTY LINES [MAX.]	5.00 %	1.32 % [EXISTING]
REAR YARD SETBACK [MIN.]	10.00 M	38.60 M				2.51 % [PROPOSED]
LOT COVERAGE, FROM PROPERTY LINES [MAX.]	10.00 %	7.73 % [EXISTING]		LOT COVERAGE, NOT WITHIN FLOODWAY [MAX.]	5.00 %	2.46 % [EXISTING]
		1.10 % [PROPOSED]				4.69 % [PROPOSED]
LOT COVERAGE, NOT WITHIN FLOODWAY [MAX.]	10.00 %	14.44 % [EXISTING]		BUILDING HEIGHT [PROPOSED]	7.00 M	4.49 M
		2.05 % [PROPOSED]				
BUILDING HEIGHT [MAX.]	9.00 M	5.99 M		NOTE: ADD EXISTING AND PROPOSED LOT COVERAGES TOGETHER IN ORDER TO ACHIEVE TOTALS.		

[PROJECT AREAS]			
AREA NAME	STRUCTURE TYPE	SQ.FT.	SQ.M.
EXISTING DWELLING FOOTPRINT	DWELLING	1706.26 SF	158.52 SQM
PROPOSED DETACHED GARAGE	ACCESSORY	660.00 SF	61.32 SQM
PROPOSED SUNROOM 1 FOOTPRINT	DWELLING	143.92 SF	13.37 SQM
PROPOSED SUNROOM 2 FOOTPRINT	DWELLING	145.58 SF	13.52 SQM
EXISTING DECK FOOTPRINT	DWELLING	326.49 SF	30.33 SQM
EXISTING SHED	ACCESSORY	98.77 SF	9.18 SQM
EXISTING COVERED WOOD STORAGE	ACCESSORY	91.37 SF	8.49 SQM
EXISTING DOCK	ACCESSORY	155.67 SF	14.46 SQM



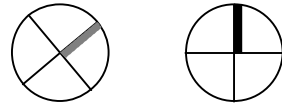
[SITE PLAN]

17 POYNTZ STREET
BARRIE, ONTARIO, L4M 3N6

[E] INFO@JUSTINSHERRY.CA
[T] [705] 300 2341

ISSUED FOR CLASS 3 CPI
05.22.2025

[TRUE NORTH] [PROJECT NORTH]



GENERAL NOTES

[1] DRAWINGS ARE TO BE READ NOT
SCALED.

[2] DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED.

[3] UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.

[4] ALL DESIGN AND CONSTRUCTION DOCUMENTATION IS FINAL UNLESS REVISED BY THE DESIGNER.

[5] IF ANY DISCREPANCIES ARE
DISCOVERED HEREIN, THE DESIGNER
SHALL BE NOTIFIED.

[6] THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

ENGINEER'S SEAL

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND
TAKES RESPONSIBILITY FOR THIS DESIGN
AS WELL AS HAVING THE QUALIFICATION
AND REQUIREMENTS MANDATED BY THE
ONTARIO BUILDING CODE TO BE A
DESIGNER

JUSTIN SHERRY 43529
[SIGNATURE] [B.C.I.N.]

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT
UNDER DIVISION 3.2.4. OF THE ONTARIO
BUILDING CODE

JUSTIN SHERRY DESIGN STUDIO 124208
[FIRM NAME] [B.C.I.N.]

REVISIONS

SITE PLAN

[DRAWN BY] DANIELLE BILODEAU

[CHECKED BY] JUSTIN SHERRY

[SCALE] As indicated

[PROJECT NO.] 2024-06

738 RIVERLEA ROAD
HUNTSVILLE, ONTARIO, P1H 1S5

[PAGE NO.]