[DWELLING F	[ACCESSORY STRUC			
ADDRESS: 738 RIVERLEA ROAD	ZONING: WR1 + F			
STANDARDS	PERMITTED	PROVIDED	STANDARDS	
LOT AREA, FROM PROPERTY LINES [MIN.]	1.0 HA	0.24 HA (2,441.79 SQ.M.)	LOT AREA, FROM PROPERTY LINES [MIN.]	
LOT AREA, NOT WITHIN FLOODWAY		0.13 HA (1,307.85 SQ.M.)	LOT AREA, NOT WITHIN FLOODWAY	
LOT FRONTAGE [MIN.]	60.00 M	44.82 M	FRONT YARD SETBACK [MIN.]	
FRONT YARD SETBACK [MIN.]	20.00 M	27.01 M	INTERIOR SIDE YARD SETBACK [MIN.]	
INTERIOR SIDE YARD SETBACK	6.00 M	5.34 M [EXISTING]	INTERIOR SIDE YARD SETBACK [MIN.]	
INTERIOR SIDE YARD SETBACK	6.00 M	4.31 M [EXISTING]	REAR YARD SETBACK [MIN.]	
INTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	9.38 M [PROPOSED]	FLOOR AREA [PROPOSED]	
INTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	7.57 M [PROPOSED]	LOT COVERAGE, FROM PROPERTY LINES [MAX.]	
REAR YARD SETBACK [MIN.]	10.00 M	38.60 M		
LOT COVERAGE, FROM PROPERTY LINES [MAX.]	10.00 %	7.73 % [EXISTING]	LOT COVERAGE, NOT WITHIN FLOODWAY [MAX.]	
		1.10 % [PROPOSED]		
LOT COVERAGE, NOT WITHIN FLOODWAY [MAX.]	10.00 %	14.44 % [EXISTING]	BUILDING HEIGHT [PROPOSED]	
		2.05 % [PROPOSED]		
BUILDING HEIGHT [MAX.]	9.00 M	5.99 M		
			NIGHT ADD EVICTING AND DOODGOOD LOT COVEDA	

[PRECINCT LEGEND]				[PROJECT AREAS]				
	[ACCECCODY CTDL	ICTUDE DECUIDE	AFRITC 1	AREA NAME	STRUCTURE TYPE	SQ.FT.	SQ.M.	
	[ACCESSORY STRUCTURE REQUIREMENTS]			EXISTING DWELLING FOOTPRINT PROPOSED DETACHED GARAGE	DWELLING ACCESSORY	1706.26 SF 660.00 SF	158.52 SQM 61.32 SQM	-
				PROPOSED SUNROOM 1 FOOTPRINT	DWELLING	143.92 SF	13.37 SQM	1
/IDED	STANDARDS	PERMITTED	PROVIDED	PROPOSED SUNROOM 2 FOOTPRINT	DWELLING	145.58 SF	13.52 SQM	
IA (2 444 70 CO M)	LOT AREA FROM PROPERTY LINES (MIN.)	10114	0.24 14. (2.444 70.60 M)	EXISTING DECK FOOTPRINT	DWELLING	326.49 SF	30.33 SQM	
HA (2,441.79 SQ.M.)	LOT AREA, FROM PROPERTY LINES [MIN.]	1.0 HA	0.24 HA (2,441.79 SQ.M.)	EXISTING SHED	ACCESSORY	98.77 SF	9.18 SQM	
HA (1,307.85 SQ.M.)	LOT AREA, NOT WITHIN FLOODWAY		0.13 HA (1,307.85 SQ.M.)	EXISTING COVERED WOOD STORAGE	ACCESSORY	91.37 SF	8.49 SQM	1
? M	FRONT YARD SETBACK [MIN.]	20.00 M	60.66 M	EXISTING DOCK	ACCESSORY	155.67 SF	14.46 SQM	1
М	INTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	3.93 M					_
M [EXISTING]	INTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	7.20 M					
M [EXISTING]	REAR YARD SETBACK [MIN.]	6.00 M (AS PER 2.3.13.2)	8.75 M					

61.32 SQ.M.

4.49 M

5.00 %

5.00 %

7.00 M

NOTE: ADD EXISTING AND PROPOSED LOT COVERAGES TOGETHER IN ORDER TO ACHIEVE TOTALS.

1.32 % [EXISTING]

2.51 % [PROPOSED]

2.46 % [EXISTING] 4.69 % [PROPOSED]

	FLOODLINE FLOODWAY
	98'-5 1/8" 98'-5 1/8"
	32'-0" (32'-0") (32'-
	[9.75 m]
· Billing in the second of the	131.46 ml OS TREENEGETATION EXISTING 28' X 6' DOCK OC STATION LINE LINE (1881)
	08 2 LINE (8.53 X 1.83 M)
	3.64 · · · · · · · · · · · · · · · · · · ·
	107', 55/8' DEXISTING 145.0"
19.1 16.00 ml	Tale of the state
0,0 1/8 1 0,0 1/	MUSKOKAPED FIREPIT OF A STATE OF
28'-8 1/2"	POND TO THE TIME T
PROPOSED 1 STOREY DETACHED GARAGE	Gradient Control of State of S
LEA132 SO M. I.	EXISTING STONE LANDSCAPING AREA TO A COLOR
	TREENEGETATION LINE
EXISTING ASPHALT DRIVEWAY	
7.7.0 m]	Q Q X 120.9 3/8"
0 8 0 0 8 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1	[36.81 m] W G G G G G G G G G G G G G G G G G G
	129'-4 1/8" Sign Sig
्ट ^{ेंड} - _{दे}	181.60; 155 181.60; 155 181.6
्र ^{हे} र _े	155.36 m] (2.82 y 2)
SITE NOTES:	0000 0000 0000 0000 0000 0000 0000 0000 0000
TOPOGRAPHY SHOWN HEREIN SHOW THE EXISTING CONDITIONS OF THE PROPERTY. THE PROPERTY'S AREA IS TAKEN FROM THE PERIMETER OF ALL	136.40' [41.57 m]
PROPERTY LINES. EXISTING VEGETATION IS TO REMAIN IN A NATURALLY VEGETATED STATE.	SHORELINE ACTIVITY AREA CALCULATION:
ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT IN ACCORDANCE WITH TOWN OF HUNTSVILLE OUTDOOR LIGHTING BY-LAW 2016-3, AS AMENDED.	SHORELINE LOT FRONTAGE = 147' - 0 3/4" [44.82 M] MAXIMUM WIDTH OF SHORELINE STRUCTURES PERMITTED = 25% [11.20 M]
APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL	WIDTH OF EXISTING SHORELINE STRUCTURES & ACTIVITY AREAS (FIREPIT, DOCK, CLEARED AREA) = 39.74 % [17.81 M]
ALL DISTURBED AREAS HAVE BEEN STABILIZED. THE FENCING IS TO REMAIN IN PLACE AND IN GOOD CONDITION FOR THE DURATION OF CONSTRUCTION.	NOTE: THE SHORELINE ACTIVITY AREA COMPILES OF EXISTING STRUCTURES AND CLEARED AREAS AND IS NOT TO BE ENLARGED BY THIS PROPOSED APPLICATION
ALL DISTURBED AREAS BE STABILIZED AND RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF THE WORKS.	BY THIS PROPOSED APPLICATION. THE 15M SHORELINE BUFFER SHALL BE MAINTAINED IN A NATURALLY VEGETATED STATE, AND THE SHORELINE ACTIVITY NATURALLY SECRETATED STATE, AND THE SHORELINE ACTIVITY
	AREA IS PROPOSED TO BE REDUCED AS MUCH AS POSSIBLE TO ALIGN CLOSER TO THE ALLOWED 11.20M BY THE RE-PLANTING OF NATIVE VEGETATION.



JUSTIN SHERRY DESIGN STUDIO

17 POYNTZ STREET BARRIE, ONTARIO, L4M 3N6

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

ISSUED FOR CLASS 3 CPP 05.22.2025





GENERAL NOTES

[1] DRAWINGS ARE TO BE READ NOT

[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 CONSTUCTION 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 [SIGNATURE]

[B.C.I.N.]

43529

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]

[SCALE] As indicated

[PROJECT NO.]

JUSTIN SHERRY

2024-061

738 RIVERLEA ROAD HUNTSVILLE, ONTARIO, P1H 1S5

[PAGE NO.]

