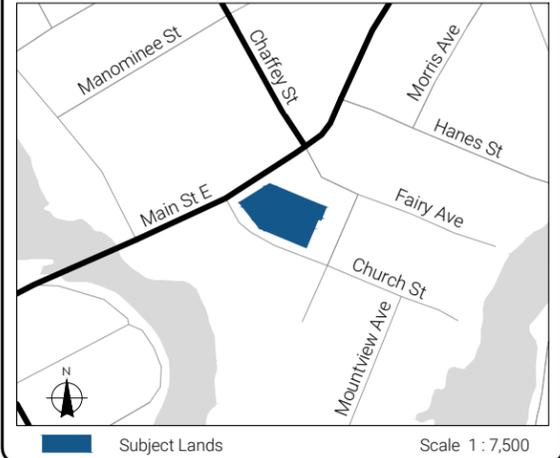




## BOUNDARY ADJUSTMENT SKETCH

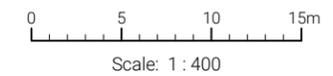
**4, 6 & 8 Church Street**  
 Lot 15 Con 1 Chaffey  
 Town of Huntsville, District of Muskoka



### LEGEND

- Parcel 'A'  
 Ex. Lot Area: ±0.117ha (0.29ac)  
 Prop. Lot Area: ±0.202ha (0.50ac)  
 Ex. Lot Frontage: ±32.4m (Main St)  
 Prop. Lot Frontage: ±38.9m (Church St)
- Parcel 'B'  
 Ex. Lot Area: ±0.218ha (0.54ac)  
 Prop. Lot Area: ±0.133ha (0.33ac)  
 Ex. Lot Frontage: ±40.9m (Church St)  
 Prop. Lot Frontage: ±29.8m (Church St)
- Lands to be Transferred from Parcel 'B' to Parcel 'A'  
 Area: ±0.085ha (0.21ac)

DRAFT



Note: This drawing is for discussion purposes only.  
 Boundary to be verified by an O.L.S.

Source: District of Muskoka Interactive map.

Drawn By: A.M.    Date: December 15, 2025    File No: 1596



Phone: (705) 327-1873    Website: morganplanning.ca  
 101-21 Matchedash Street South, Orillia, ON, L3V 4W4

Zone Matrix ZBL 2022-97	Urban Residential High (UR3) Zone	Parcel 'A'	Parcel 'B'
Lot Area (min)	-	±0.202ha	±0.133ha
Lot Frontage (min)	15.0m	±38.9m	±29.8m
Lot Coverage (min)	40%	±23.8%	±28.1%
Density (max)	60 u/ha	±59.3 u/ha	±30.1 u/ha
Front Yard (min)	7m	±5.9m (existing)	±4.2m (existing)
Interior Side Yard (min)	6.0m	±2.0m (existing)	±2.9m
Exterior Side Yard (min)	9.0m	±3.5m (existing)	n/a
Rear Yard (min)	7.5m	±3.8m	±19.9m
Building Height (max)	11.0m	<9m (2 Storeys)	<9m (2 Storeys)
Parking Space (min)	1.25 / unit + 1 visitor / 5 units	14	5
Barrier Free (min)	1 / lot	1	1
Drive Aisle Width (min)	6.7m	6.7m	n/a
Parking Setback (min)	3m from street	±13.3m	0m (existing)
Parking Coverage (max)	50% front yard	n/a	±36.0%
Balcony Setback (min)	1.0m	1.0m	n/a
<b>Secondary Residential Dwelling Units</b>			
No. of Units (max)	2	n/a	1
Gross Floor Area (max)	75.0m <sup>2</sup>	n/a	±36.0m <sup>2</sup>
Height (max)	6.0m	n/a	<6.0m
Interior Side Yard (min)	7.0m	n/a	±2.4m
Rear Yard (min)	5.0m	n/a	±6.7m
Distance to Dwelling (min)	5.5m	n/a	±7.7m