

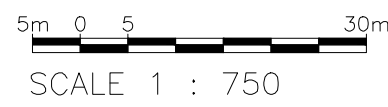
MP Planning Notes

Lot Requirements – Urban Business Employment

	Required	Proposed
Maximum Lot Coverage	50%	1.3%
Minimum Front Yard Setback	6m	227.4m
Minimum Interior Side Yard Setback	5m	24.6m
Minimum Exterior Side Yard Setback	6m	70.2m
Minimum Rear Yard Setback	6m	82.4m
Maximum Building Height	11m	4.9m
Setback From Toe of Steep Slope	5m	8m
Setback From Highway 11	–	70.2m

PLAN OF SURVEY OF
PART OF LOTS 6 AND 7, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA
KPK SURVEYING INC.
2026

5m 0 5 30m
SCALE 1 : 750



TOTAL AREA = 4.3 ha
PART 39, 35R-8812
PIN 48097- 0500

FEATURE COORDINATE TABLE		
WOOD POLE		
WP#	NORTHING	EASTING
1	5019127.9	637451.4
2	5019072.3	637460.5
3	5019009.0	637470.3

NOTE:
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

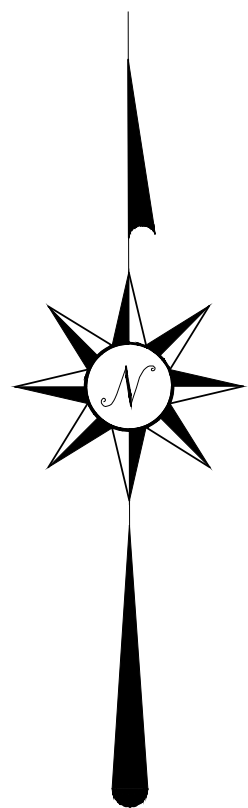
NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND REFERRED TO
CANADIAN GEODETIC VERTICAL DATUM (CGVD28)(HTv2.0) DERIVED
FROM THE PRECISE POINT POSITIONING (PPP) SERVICE.

CONTOUR INTERVAL: 1.0m

NOTE:
CONTOURS ARE DERIVED FROM THE MUSKOKA DATASET OF
ONTARIO DTM LIDAR DERIVED TILE INDEX 2023 CGVD 28,
AND WERE GROUND TRUTHED AGAINST SPOT ELEVATIONS
COLLECTED IN THE FIELD ON MARCH 25, 2026.

LEGEND:

■	DEMOTES FOUND MONUMENT
□	DEMOTES PLANTED MONUMENT
SIB	DEMOTES STANDARD IRON BAR
SSIB	DEMOTES SHORT STANDARD IRON BAR
IB	DEMOTES IRON BAR
RP	DEMOTES ROCK POST
CP	DEMOTES CONCRETE PIN
MTC	DEMOTES MINISTRY OF TRANSPORTATION AND COMMUNICATIONS
C&J	DEMOTES COOTE & JACKSON LIMITED, O.L.S.
WJ	DEMOTES JOHN E. JACKSON SURVEYING LIMITED, O.L.S.
P1	DEMOTES PLAN 35R-68-12
P1	DEMOTES PLAN 35R-24506
● WP1	DEMOTES WOOD POLE AND NUMBER



LEGEND

- Proposed Lighting, Refer to Lighting Plan and Details
- Concrete Sidewalk – 86.3m²
- Concrete Ramps/Pad – 24.88m²
- Gravel Parking Area – 267.71m²
- Landscaped Area – 16.3m², Refer to Landscaping Plan

-  Outline of Existing Vegetation to be Maintained in a Naturally Vegetated State
 Setback From Steep Slope
 Site Boundary

PARKING REQUIREMENTS

Required Parking:	Proposed Parking:
1 Space Per 100m2 Floor Area (minimum 6 spaces required)	14 Parking Spaces Total
1 Accessible Parking Space When Total Number of Parking Spaces is 1-25 (minimum 1 required)	1 Accessible Parking Space
20% of Required Parking Spaces To Have A Minimum Width of 3m (minimum 2 required)	Four 3m Width Parking Spaces

PLANNING NOTES

Lot boundary determined by KPK Survey.

Contours shown depict existing contours, determined by the KPK survey. Refer to Stormwater Management Plan for proposed grading and details of the proposed drainage system.

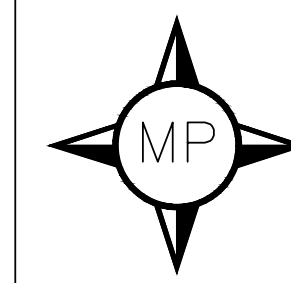
Site Plan

38 Bickley Country Dr.

Owner: Taylor & Addison Van Boekel
(1001396369 Ontario LTD.)

August 17, 2026

Rev. #: 4



MP PLANNING INC.

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