

SITE STATISTICS

444204000109503

ZONING DESIGNATION - RURAL

LOT AREA - ±45,630.0 M2 / 491,173.3 S.F. / ±11.275 HA / ±4.563 AC

LOT FRONTAGE (ROAD) - ±146.04 M / ±479.121'

REAR LOT FRONTAGE - ±130.37 M / ±427.72'

LOT DEPTH - (NORTH) - ±316.92 M / ±1,039.76'

LOT DEPTH - (SOUTH) - ±380.36 M / ±1,247.90'

PROPOSED SETBACKS (TO PROPOSED ACCESSORY STRUCTURE)

FRONT YARD ± 38.7 M (127.0') / 12.0 M MIN. (39.4')

NORTH SIDE YARD ± 71.8 M (315.7') / 5.0 M MIN. (32.8')

SOUTH SIDE YARD ± 43.0 M (140.9') / 5.0 M MIN. (16.4')

REAR YARD ± 306.0 M (1,003.9') / 10.0 M MIN. (32.8')

SETBACK TO WATERCOURSE ± 16.8 M (55.0')

EXISTING COVERAGE		
MAIN DWELLING	170.0 M2	(1,829.8 S.F.)
ATTACHED COVERED PORCH	18.8 M2	(202.5 S.F.)
ATTACHED OPEN DECK @ FRONT	15.5 M2	(166.6 S.F.)
ATTACHED OPEN DECK @ REAR	57.0 M2	(613.8 S.F.)
GARAGE	127.8 M2	(1,375.2 S.F.)
TOTAL	389.1 M2	(4,187.9 S.F.)

EXISTING COVERAGE - 389.1 M2 / 45,630.0 M2= 0.85%

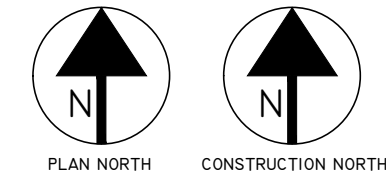
PROPOSED COVERAGE		
MAIN DWELLING	170.0 M2	(1,829.8 S.F.)
ATTACHED COVERED PORCH	18.8 M2	(202.5 S.F.)
ATTACHED OPEN DECK @ FRONT	15.5 M2	(166.6 S.F.)
ATTACHED OPEN DECK @ REAR	57.0 M2	(613.8 S.F.)
GARAGE	127.8 M2	(1,375.2 S.F.)
PROPOSED CARPORT (ATT. TO EXIST. GARAGE)	80.9 M2	(870.9 S.F.)
TOTAL	470.0 M2	(5,058.8 S.F.)

PROPOSED COVERAGE - 470.0 M2 / 45,630.0 M2= 1.0%
- NOT TO EXCEED 5.0%

PROPOSED BUILDING HEIGHT - ± 4.9 M (16.1') MAX. 8.8 M (28.87')

NOTES:

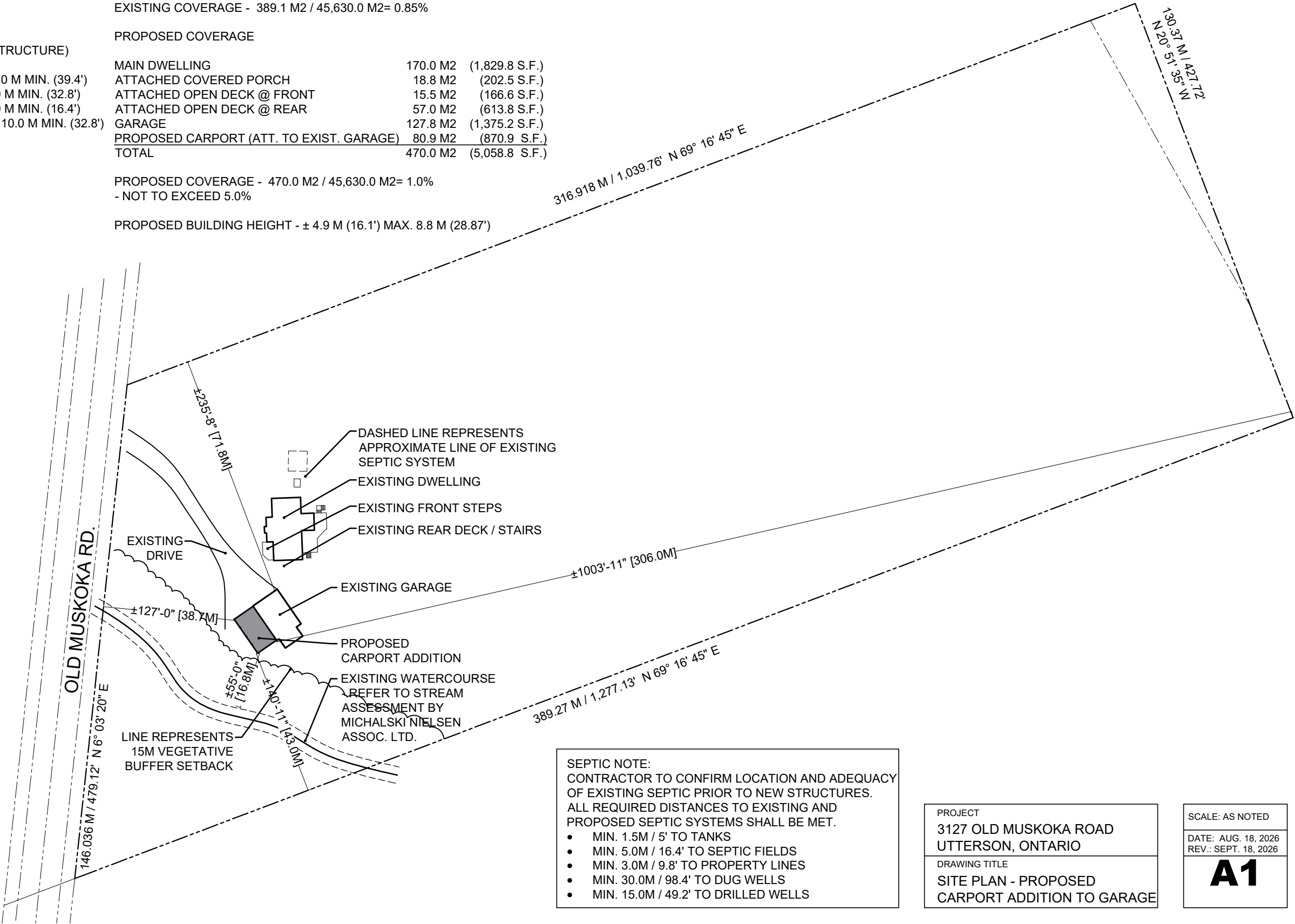
ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT IN ACCORDANCE WITH THE TOWN OF HUNTSVILLE'S OUTDOOR LIGHTING BY-LAW AS AMENDED FROM TIME TO TIME.



SURVEY CREDIT

SITE PLAN INFORMATION TAKEN FROM PLAN AND FIELD NOTES OF SURVEY OF PART OF LOTS 11 AND 12, CONCESSION 4, TOWNSHIP OF STEPHENSON, NOW IN THE TOWN OF HUNTSVILLE, DISTRICT MUNICIPALITY OF MUSKOKA. PREPARED BY N. P. LYNDON O.L.S., DATED JULY 16, 1982. ADDITIONAL INFORMATION SUPPLIED BY OWNER.

THIS IS NOT A LEGAL SURVEY



SEPTIC NOTE:
CONTRACTOR TO CONFIRM LOCATION AND ADEQUACY OF EXISTING SEPTIC PRIOR TO NEW STRUCTURES. ALL REQUIRED DISTANCES TO EXISTING AND PROPOSED SEPTIC SYSTEMS SHALL BE MET.

- MIN. 1.5M / 5' TO TANKS
- MIN. 5.0M / 16.4' TO SEPTIC FIELDS
- MIN. 3.0M / 9.8' TO PROPERTY LINES
- MIN. 30.0M / 98.4' TO DUG WELLS
- MIN. 15.0M / 49.2' TO DRILLED WELLS

PROJECT
3127 OLD MUSKOKA ROAD
UTTERSON, ONTARIO

DRAWING TITLE
SITE PLAN - PROPOSED
CARPORT ADDITION TO GARAGE

SCALE: AS NOTED

DATE: AUG. 18, 2026
REV.: SEPT. 18, 2026

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