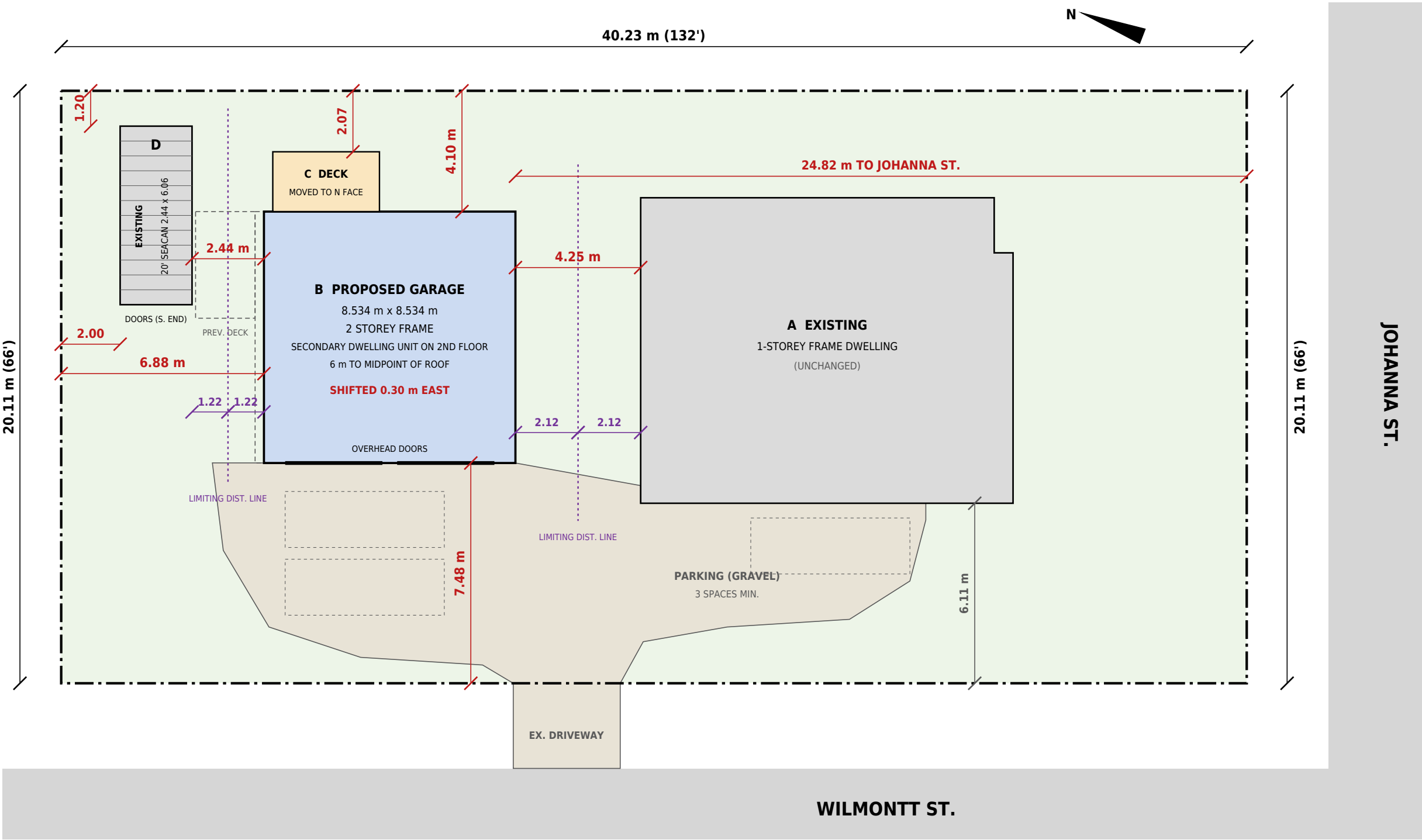




SITE PLAN
REVISED - OPTION A

PROPERTY
10 JOHANNA ST.
Huntsville, Ontario
Corner of Johanna St. & Wilmontt St.
Precinct: UR1 - Urban Residential Low
Lot area: 809.37 m2 +/-

PROPOSAL
2-storey detached garage with a secondary residential dwelling unit on the second floor (B), with deck (C). Existing dwelling (A) and existing seacan (D) unchanged.

PREPARED BY
Chris Bennett, owner
Based on site plan dated 2026-10-01.
Not a legal survey. Dimensions in metres.

REV.	DATE	DESCRIPTION
0	2026-10-01	Proposed site plan
1	2026-10-09	Deck to N face; garage 0.30 m E

SCALE
1:150
on 11x17 - use the scale bar

DATE
2026-10-09

#	DESCRIPTION	AREA (m2)	STATUS
A	Dwelling	129.971	Existing
B	Garage (2-storey, sec. unit above)	72.836	Proposed
C	Deck (relocated to N face)	7.339	Proposed
D	Seacan / storage	14.864	Existing
Lot area		809.37	
Accessory coverage (B + C + D)		95.04 = 11.74%	Variation
Total lot coverage		225.01 = 27.80%	

FROM	TO	DIST.
Garage B	West lot line	6.88
Garage B	North lot line	4.10
Garage B	Wilmontt St. lot line	7.48
Garage B	Johanna St. lot line	24.82
Deck C	North lot line	2.07
Seacan D	West / north lot lines	2.00 / 1.20
Seacan D	Garage B (clear)	2.44
Garage B	Dwelling A (clear)	4.25

- NOTES**
- Revised from the 2026-10-01 plan: deck C moved from the west face to the north face of the garage; garage B shifted 0.30 m east. Areas unchanged. Dwelling A and seacan D are existing and stay where they are.
 - Variation requested for accessory lot coverage: 11.74% proposed vs. 10% permitted.
 - Spatial separation (OBC 9.10.15): limiting distance lines set midway between buildings. Garage west face 1.22 m - no deck door on that wall, openings limited, wall construction to suit the limiting distance as confirmed by the Building Department. Seacan is steel with no openings facing the garage. Garage east face / dwelling west face 2.12 m.
 - Existing seacan D and proposed garage B remain separate buildings.
 - Parking: 3 spaces on the existing gravel driveway; existing entrance from Wilmontt St. unchanged.

- LEGEND**
- Proposed building / structure
 - Existing building
 - Previous position (2026-10-01)
 - Dimension (m)
 - OBC limiting distance line
 - Property line

SHEET TITLE
**PROPOSED SITE PLAN
OPTION A**

SHEET

SP-1