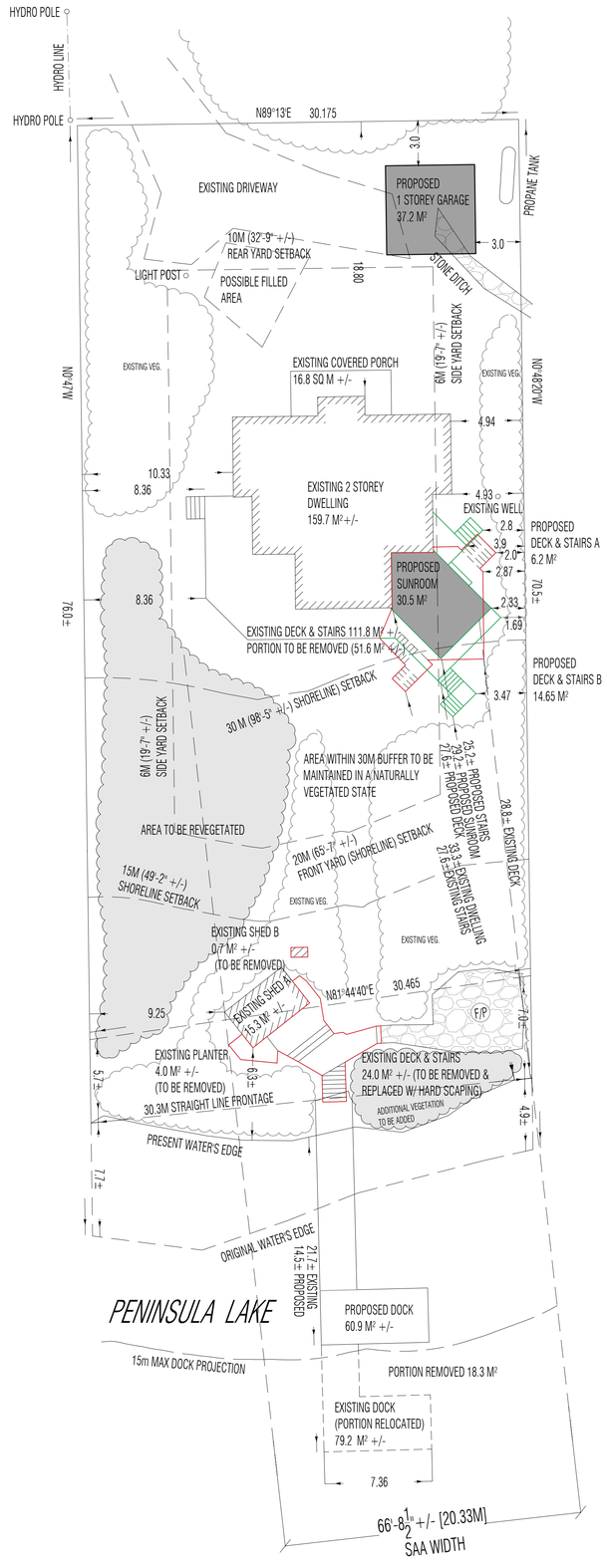


SITE PLAN

PART OF LOT 35, CONCESSION 1

GEOGRAPHIC TOWNSHIP OF CHAFFEY

TOWN OF HUNTSVILLE

DISTRICT MUNICIPALITY OF MUSKOKA

PRECINCT REGULATIONS FOR WR2 PROPERTY

LOT COVERAGE		
LOT AREA TOTAL	=	2068 M² ±
LOT AREA WITHIN 90M	=	2068 M² ±
ALLOWABLE LOT COVERAGE (PRIMARY)	=	206.8 M² ± (10%)
ALLOWABLE LOT COVERAGE (ACCESSORY)	=	103.4 M² ± (5%)
EXISTING LOT COVERAGE (PRIMARY)	=	288.3 M² ± (13.9%)
EXISTING LOT COVERAGE (ACCESSORY)	=	123.2 M² ± (5.9%)
PROPOSED LOT COVERAGE (PRIMARY)	=	288.05 M² ± (13.9%)
PROPOSED LOT COVERAGE (ACCESSORY)	=	113.4 M² ± (5.5%)
EXISTING DWELLING	=	159.7 M² ±
EXISTING COVERED PORCH	=	16.8 M² ±
EXISTING DECK & STAIRS	=	111.8 M² ±
PORTION OF DECK TO BE REMOVED	=	(51.6 M² ±)
EXISTING SHED A	=	15.3 M² ±
EXISTING SHED B (TO BE REMOVED)	=	(0.7 M² ±)
EXISTING SHORELINE DECK & BOARDWALK		
(TO BE REMOVED)	=	(24.0 M² ±)
EXISTING DOCK	=	79.2 M² ±
PORTION OF DOCK REMOVED	=	(18.3 M² ±)
EXISTING PLANTER (TO BE REMOVED)	=	(4.0 M² ±)
PROPOSED SUNROOM	=	30.5 M²
PROPOSED DECK & STAIRS A	=	6.2 M²
PROPOSED DECK & STAIRS B	=	14.65 M²
PROPOSED 1 STOREY GARAGE	=	37.2 M²
SIDE YARD SETBACK	=	6 M
REAR YARD SETBACK	=	10 M
FRONT YARD (SHORELINE) SETBACK	=	20 M
STRAIGHT LINE FRONTAGE	=	30.3 M
ALLOWABLE SAA WIDTH	=	7.6 M (25%)
PROPOSED SAA WIDTH	=	20.33 M (67.1%)

NOTES:

DRAWING IS FOR REFERENCE ONLY; THE MEASUREMENTS PROVIDED ARE BASED ON ORIGINAL SURVEY. LOCATIONS OF BUILDINGS AND PATHWAYS MAY HAVE BEEN MODIFIED TO ILLUSTRATE PROPOSED DEVELOPMENT. THIS DOCUMENT HAS NOT BEEN PREPARED BY A REGISTERED ONTARIO LAND SURVEYOR.

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NOTES:

CONCEPTUAL ONLY

REDEKOPP ADDITION

SITE PLAN

Address:

407 GRASSMERE RESORT RD
HUNTSVILLE, ON

Project Number:	26-24
Date:	NOV 10, 2026
Drawn By:	JC

SP1

Scale:	1/16" = 1'-0"
REV:	1