



| SITE PLAN DATA                             |          |                        | SETBACKS                                 |                              | SHORELINE PLANTING INFORMATION                          |
|--------------------------------------------|----------|------------------------|------------------------------------------|------------------------------|---------------------------------------------------------|
| CPP Area: Waterfront Residential 60m (WR1) |          |                        | FRONT YARD:                              | 20m                          | Area of Shoreline Buffer: Frontage x 15m = 461.1m²±     |
| LOT AREA:<br>Existing lots under 1ha       | REQUIRED | PROVIDED               | INTERIOR YARD:<br>(Class II Variance)    | 6m<br>4.8m                   | Existing Trees in Buffer: 4±<br>(Excl. those in S.A.A.) |
|                                            | MIN 1ha  | 1,519.7m²± As existing | REAR YARD:                               | 10m                          | Medium Trees Prop'd: 3                                  |
|                                            | MIN 60m  | 30.74m± As existing    | SHORELINE SHORELINE BUFFER FRONTAGE      | MIN 75% of Frontage = 23.06± | Shrubs Prop'd: 5                                        |
|                                            | MAX 10%  | 12.7%± (193.4m²±)      | CUMULATIVE WIDTH OF SHORELINE STRUCTURES | MAX 25% of Frontage = 7.68m± |                                                         |
| Accessory                                  | MAX 5%   | 2.1%± (31.4m²±)        | DOCK PROJECTION                          | MAX 15m                      |                                                         |
| Total                                      |          | 14.8%±                 | #OF SHORELINE STRUCTURES                 | MAX 3                        |                                                         |
| BUILDING HEIGHT:                           | MAX 9m   |                        |                                          |                              |                                                         |
| ROOFED ACCESSORY STRUCTURES                | MAX 3    | 0                      |                                          |                              |                                                         |

CAUTION

THE PROPERTY BOUNDARIES AND EXISTING FEATURES ILLUSTRATED ON THIS PLAN WERE SOURCED FROM A SITE PLAN BY JOHN E. JACKSON SURVEYING, LTD.; DATED FEBRUARY 25, 2022. TOPOGRAPHY WAS SOURCED FROM DISTRICT OF MUSKOKA GEOHUB. THE LOCATIONS OF BOUNDARIES AND FEATURES ARE APPROXIMATE AND HAVE NOT BEEN CONFIRMED.

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HUNTSVILLE, ONTARIO  
P1H 1W9

DRAWING:

**Conceptual Site Plan  
for Class II  
Community Planning  
Permit**

PROJECT:

**379 West Fox Lake Rd  
Lot 9, Registered Plan No. 5  
Geo. Twp. of Stisted, Town of Huntsville  
District Municipality of Muskoka**

DRAWN BY:

MDJ

SCALE:

1:200

CHECKED BY:

CH/SS

PLOT SIZE:

11x17

PROJECT No. :

24-1444

DATE:

July 17, 2026