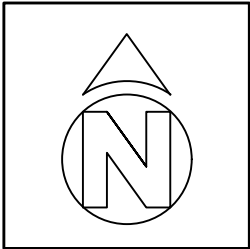
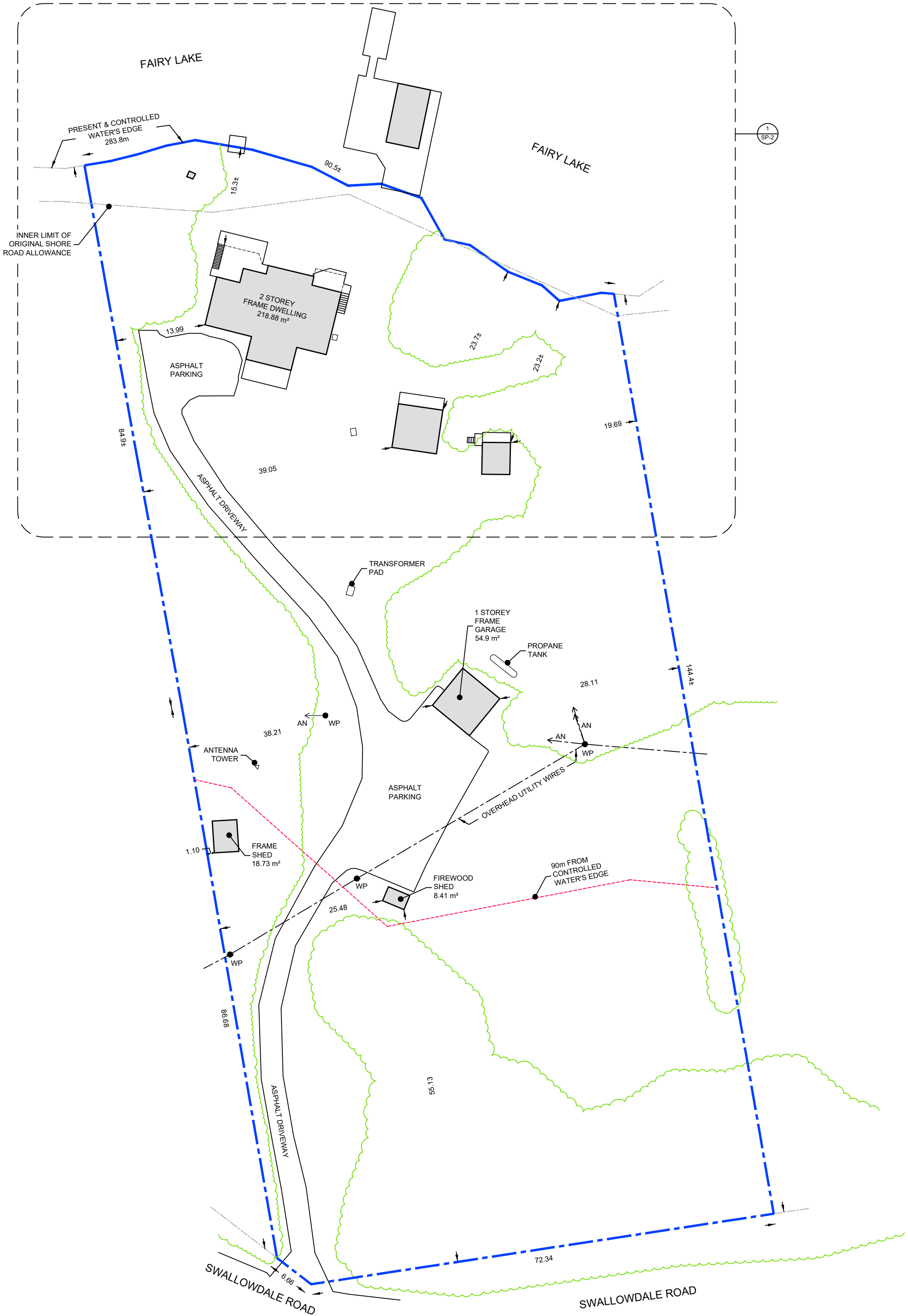


376 SWALLOWDALE ROAD
HUNTSVILLE, ONTARIO

ROLL #444206001709800
PT LT 26 CON 14 BRUNEL
PT 1 35R4088; HUNTSVILLE ;
THE DISTRICT MUNICIPALITY OF MUSKOKA

SITE PLAN TAKEN FROM SKETCH
BY TULLOCH GEOMATICS, 2022



LAUREN SPIVAK

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705-787-6648

THE DESIGNER HAS REVIEWED
AND TAKES RESPONSIBILITY FOR
THE DESIGN ACTIVITIES RELATING
TO THESE DOCUMENTS

CAPEREN RESIDENCE
376 SWALLOWDALE ROAD
HUNTSVILLE, ON

REVISIONS:

1.	02/26/26	FOR CLIENT REVIEW
2.	02/27/26	FOR PRE CONSULTATION
3.	08/25/26	FOR CLIENT REVIEW
4.	09/03/26	FOR CPP APPLICATION

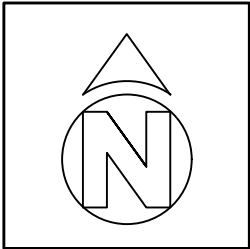
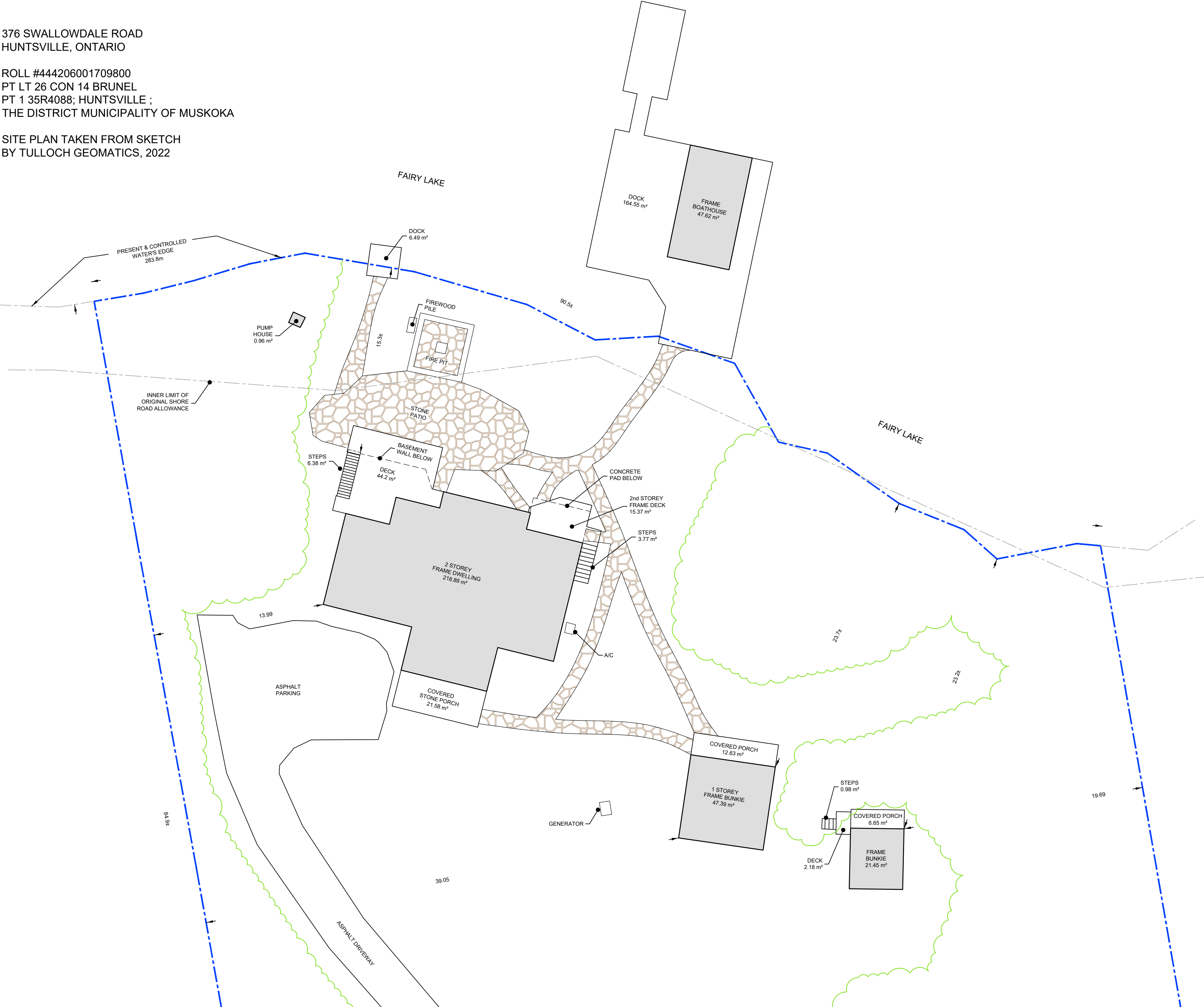
SCALE: 1:500

OVERALL
SITE PLAN
SP-1

376 SWALLOWDALE ROAD
HUNTSVILLE, ONTARIO

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SCALE: 1:200

EXISTING SITE PLAN
ENLARGEMENT
SP-2

376 SWALLOWDALE ROAD
HUNTSVILLE, ONTARIO

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SITE PLAN TAKEN FROM SKETCH
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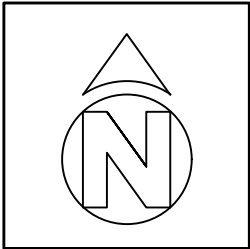
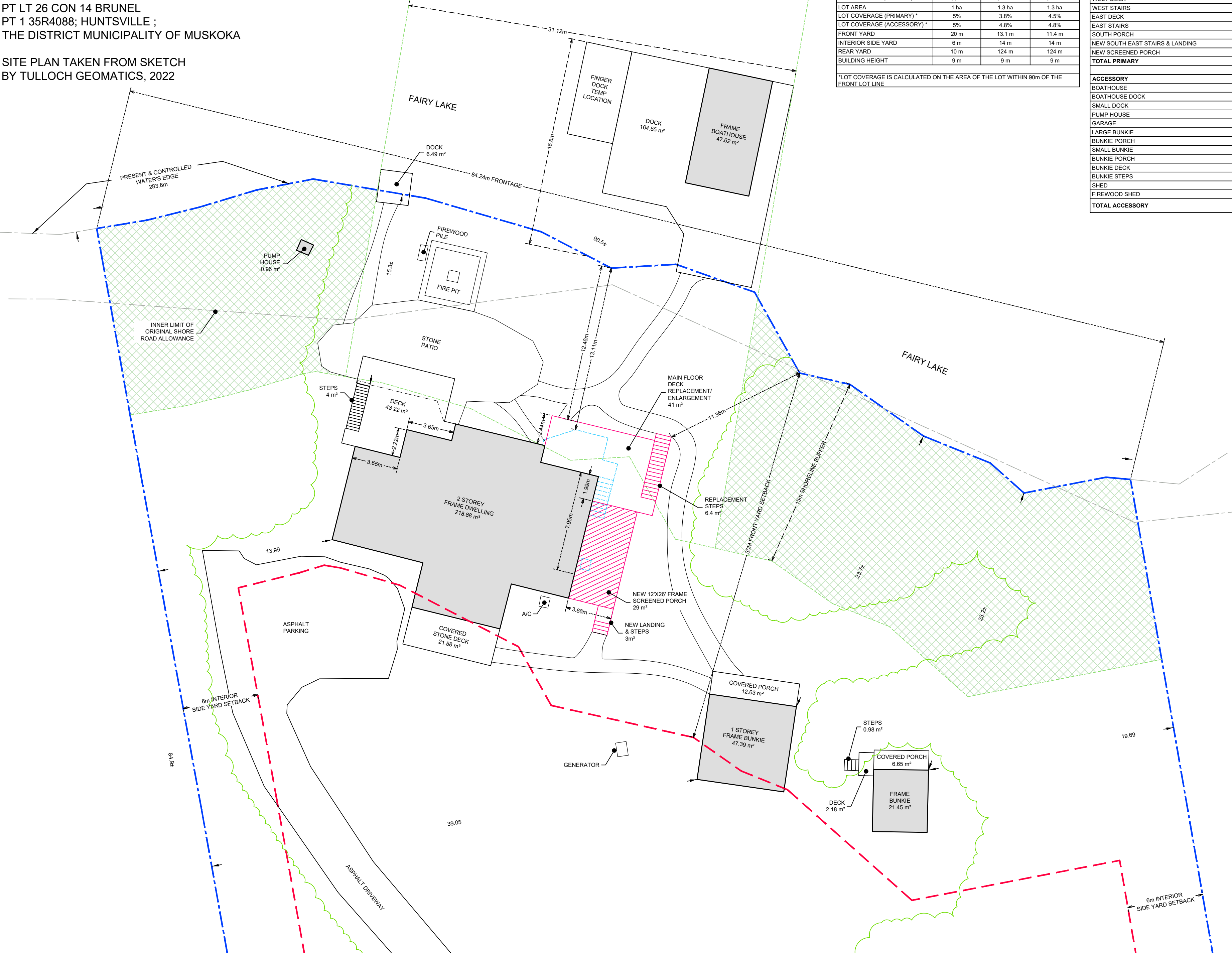
LOT STATISTICS:

ZONING:	WR1 - WATERFRONT RESIDENTIAL 60m		
LOT FRONTAGE:	84.2 m		
PROVISION	REQUIREMENT	EXISTING	PROPOSED
LOT FRONTAGE (MINIMUM)	60 m	84.2 m	84.2 m
LOT AREA	1 ha	1.3 ha	1.3 ha
LOT COVERAGE (PRIMARY) *	5%	3.8%	4.5%
LOT COVERAGE (ACCESSORY) *	5%	4.8%	4.8%
FRONT YARD	20 m	13.1 m	11.4 m
INTERIOR SIDE YARD	6 m	14 m	14 m
REAR YARD	10 m	124 m	124 m
BUILDING HEIGHT	9 m	9 m	9 m

*LOT COVERAGE IS CALCULATED ON THE AREA OF THE LOT WITHIN 90m OF THE FRONT LOT LINE

COVERAGE CALCULATIONS:

LOT AREA	12,672.51 m²	1.3 ha
LOT AREA WITHIN 90m OF HWM	8,201.98 m²	0.8 ha
PRIMARY	EXISTING	PROPOSED
DWELLING	218.89 m²	218.89 m²
WEST DECK	44.20 m²	44.20 m²
WEST STAIRS	4.00 m²	4.00 m²
EAST DECK	15.37 m²	41.00 m²
EAST STAIRS	3.77 m²	6.40 m²
SOUTH PORCH	21.58 m²	21.58 m²
NEW SOUTH EAST STAIRS & LANDING	0.00 m²	3.00 m²
NEW SCREENED PORCH	0.00 m²	29.00 m²
TOTAL PRIMARY	307.81 m²	368.07 m²
ACCESSORY	EXISTING	PROPOSED
BOATHOUSE	47.62 m²	47.62 m²
BOATHOUSE DOCK	164.55 m²	164.55 m²
SMALL DOCK	6.49 m²	6.49 m²
PUMP HOUSE	0.96 m²	0.96 m²
GARAGE	54.90 m²	54.90 m²
LARGE BUNKIE	47.39 m²	47.39 m²
BUNKIE PORCH	12.63 m²	12.63 m²
SMALL BUNKIE	21.45 m²	21.45 m²
BUNKIE PORCH	6.65 m²	6.65 m²
BUNKIE DECK	2.18 m²	2.18 m²
BUNKIE STEPS	0.98 m²	0.98 m²
SHED	18.73 m²	18.73 m²
FIREWOOD SHED	8.41 m²	8.41 m²
TOTAL ACCESSORY	392.94 m²	392.94 m²



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CAPEREN RESIDENCE
376 SWALLOWDALE ROAD
HUNTSVILLE, ON

REVISIONS:

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3.	08/25/26	FOR CLIENT REVIEW
4.	09/03/26	FOR CPP APPLICATION
5.	09/22/26	ADDED SAA
6.	09/24/26	RELOCATED FINGER DOCK

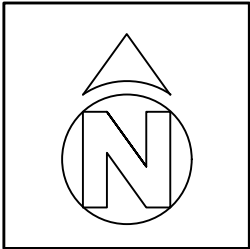
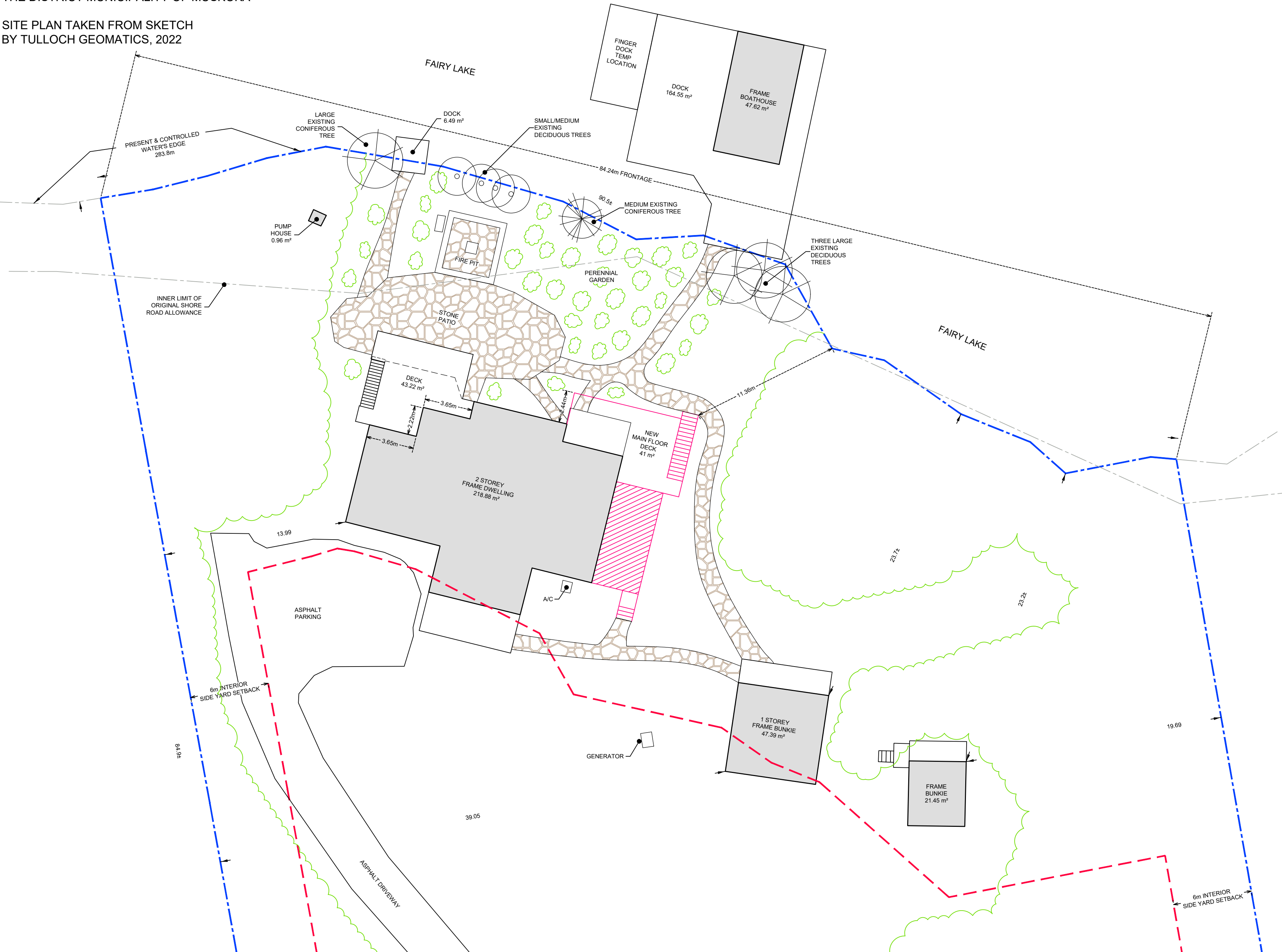
SCALE: 1:200

PROPOSED SITE PLAN
ENLARGEMENT
SP-3

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REVISIONS:

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2.	09/03/26	FOR CPP APPLICATION
3.	09/24/26	RELOCATED FINGER DOCK

SCALE: 1:200

LANDSCAPE
PLAN
SP-4