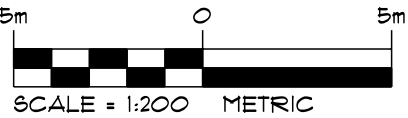
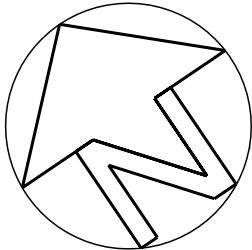


ZONE: RS - SHORELINE RESIDENTIAL
PERMITTED USES: SINGLE DETACHED DWELLING

ZONE PROVISIONS	REQUIRED	EXIST.	PROPOSED
LOT AREA	1.0 ha (min.)	844.1 sq.m	844.1 sq.m
LOT FRONTAGE	60.0m (min.)	25.5m	25.5m
YARD REQ.			
FRONT	30.0m (min.)	14.3m	8.4m
EXTERIOR SIDE	7.5m (min.)	N/A	N/A
INTERIOR SIDE	3.0m (min.)	13.7m / 0.7m	14.0m/4.0m
REAR	7.5m (min.)	9.4m	2.8m
BUILDING HEIGHT	12.0m (max.)	T.B.D.	9.0m
BUILDING AREA TWP	N/A	145.34 sq.m.	135.83 sq.m.
BUILDING AREA CRCA	1 (max.)	115.94 sq.m.	144.81 sq.m. ~25% ADDITION
DWELLINGS PER LOT	1 (max.)	1	1
SLEEPING CABINS PER LOT	0	0	0
LOT COVERAGE	10.0% (max.)	17.2%	16.1%
SHORELINE OCCUPANCY	5.09m	2.5m	6.096m

NOTE:
THIS SITE PLAN IS NOT A LEGAL SURVEY, ALL INFORMATION TAKEN FROM EXIST. SURVEY BY 'Jordan & Wiseman Surveying LTD.' (2007), 'Leeds & Grenville Public Map Viewer', & LAND OWNER.



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These plans form the basis for permit issuance and any deviations from these plans and details, including the ventilation system, heating system, woodstove, fireplaces, decks, balconies and finished basements, will require a revised drawing and clearance by the Building Department.

Engineered floor system and engineered truss system designed by others and not by designer. These systems are exempt as permitted in the OBC 3.2.5.1 (3)(h)

The undersigned has reviewed this design, has qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION INFORMATION:
Anthony Wielemaker:
Individual BCIN# 28341
Seaway Design Group:
Firm BCIN# 116151

REVISIONS:

1.	25/02/24	PRELIM. SITE
2.	25/06/04	FOR VARIANCE

RESIDENCE FOR
NOONAN RESIDENCE
9711 NEWELLS LANE

PROJECT TITLE
PROPOSED PROJECT

DRAWING TITLE
SKETCH SITE PLAN

DATE: FEB. 2025	SCALE: AS SHOWN
DRAWN BY: T.S.	APPROVED: A.M.W.
PROJECT No.: 25-Noonan 1.5 Storey	

