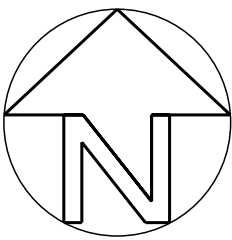




RS - PERMITTED USES - SINGLE  
DETACHED DWELLING



ZONE PROVISIONS	REQ.D	EXISTING
LOT AREA	1.0 ha (min.)	0.0988 ha
LOT FRONTAGE	60.0m (min.)	18.0m
YARD REQ.		
FRONT	30.0m (min.)	15.56m
EXTERIOR SIDE	7.5m (min.)	N/A
INTERIOR SIDE	3.0m (min.)	2.59m
REAR	7.5m (min.)	6.77m
BUILDING HEIGHT	12m (max.)	4.87 +/-
LOT COVERAGE	10% (max.)	8.45%
DWELLINGS PER LOT	1 (max.)	1
SLEEPING CABIN PER LOT	1 (max.)	0

NOTE:  
THIS SITE PLAN IS NOT A LEGAL SURVEY,  
ALL LEGAL INFORMATION TAKEN FROM  
JORDAN BENNETT GEOMATICS  
FILE NO. 180124 DATED AUG. 27, 2018  
AND HOPKINS CHITTY LAND  
SURVEYORS INC. FILE NO. 2023-0725  
DATED JAN. 10, 2024 AS WELL AS  
ONLINE MAPPING AS AVAILABLE

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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

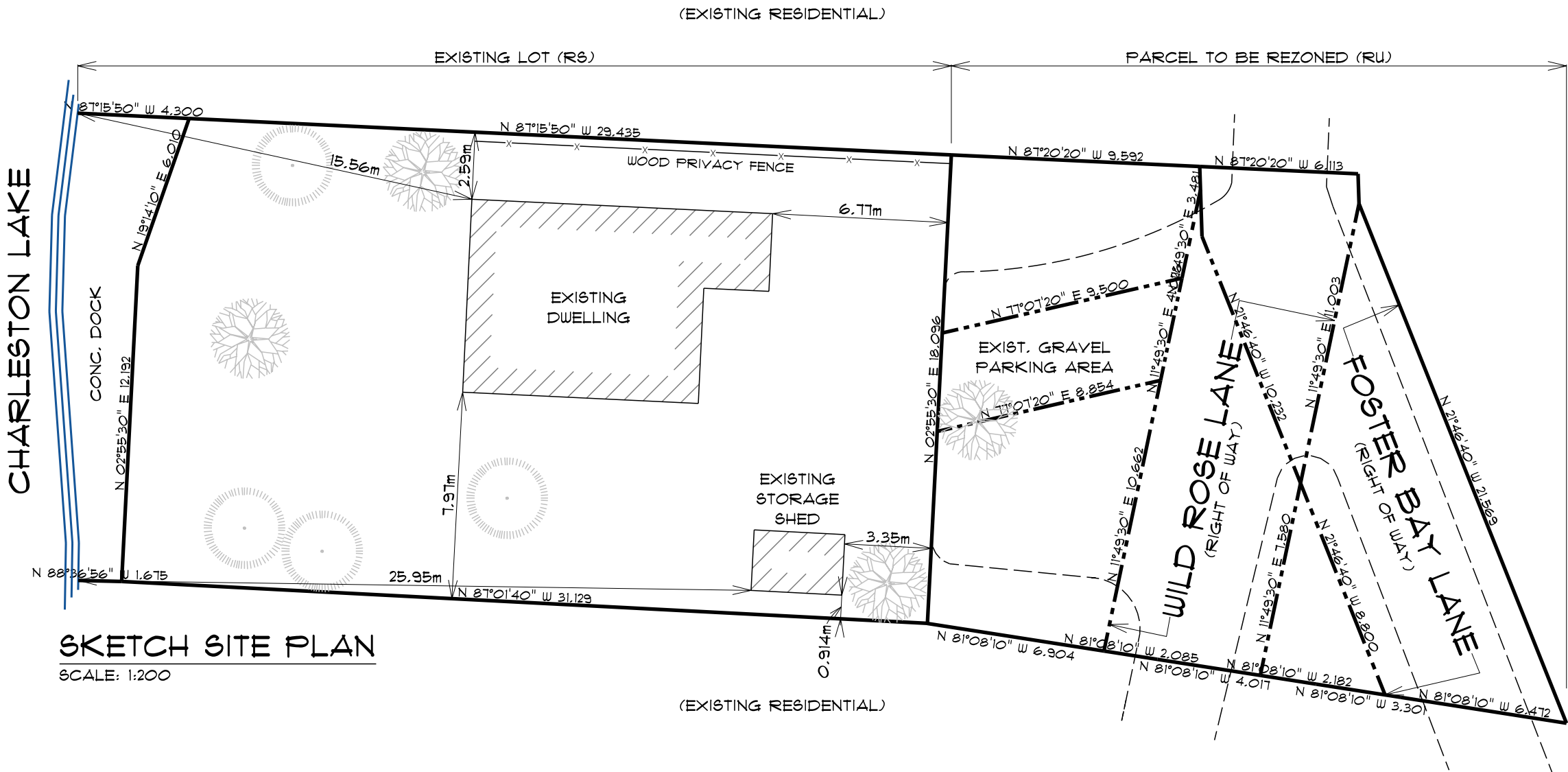
REVISIONS:		
1	24/01/25	FOR REVIEW
2	24/01/25	FOR SUBMISSION

RESIDENCE FOR  
**McCANN**  
**COTTAGE**  
901 WILD ROSE LANE  
ATHENS, ON  
KOE IBO

PROJECT TITLE  
**PROPOSED  
ZONING AMND.**

DRAWING TITLE  
**SKETCH  
SITE PLAN**

DATE: JAN., 2024	APPROVED:
DRAWN BY: W.D.	SCALE: AS SHOWN
PROJECT No.: 24-McCann Zoning	



**SEAWAY DESIGN**  
Group

UNIT 10 - 4503 SOUTH AVENUE,  
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**S1**

January 25, 2024