

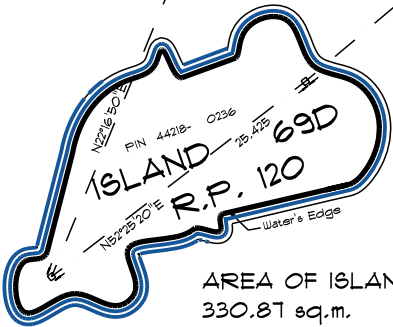
RS - PERMITTED USES - DETACHED ACCESSORY BUILDING

ZONE PROVISIONS	REQ.D	EXISTING	PROPOSED
LOT AREA	1.0 ha (min.)	0.6274 ha.	0.6274 ha.
LOT AREA (WITHIN FP)		0.3582 ha.	0.3582 ha.
LOT FRONTAGE	60.0m (min.)	298.0m	298.0m
YARD REQ.			
FRONT	30m (min.)	41.6m	41.6m
EXTERIOR SIDE	7.5m (min.)	29.1m	27.2m
INTERIOR SIDE	3.0m (min.)	49.0m	49.0m
REAR	7.5m (min.)	21.26m	21.26m
BUILDING HEIGHT	12m (max.)	9.17m	9.9m
LOT COVERAGE	10% (max.)	7.13%	7.43%
LOT COV. (WITHIN FP)		12.49%	12.9%
DWELLINGS PER LOT	1 (max.)	1	1

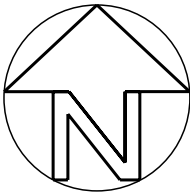
EXIST. DWELLING	337.88 sq.m.
EXIST. GARAGE	109.53 sq.m.
EXIST. GARAGE SECOND FLR.	38.24 sq.m.

PROP. GARAGE 2nd FLOOR	71.29 sq.m.
PROP. GARAGE COVERED STAIR	14.72 sq.m.
PROP. GATE HOUSE	4.46 sq.m.

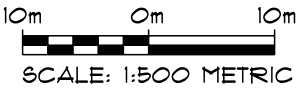
- DENOTES = PROPOSED STRUCTURE
- DENOTES = WATERS EDGE
- DENOTES = FLOOD PLAIN ELEV. LINE
- DENOTES = UNEVALUATED WETLAND
- DENOTES = EVALUATED PSW



AREA OF ISLAND 69D = 330.87 sq.m.



NOTE:
THIS SITE PLAN IS NOT A LEGAL SURVEY
ALL BOUNDARY INFORMATION TAKEN
FROM HOPKINS CHITTY LAND
SURVEYORS INC FILE NO. 2024-0547
DATED DEC. 18, 2024



SKETCH SITE PLAN
SCALE: 1:600

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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.	25/01/09	FOR FINAL REVIEW
2.	25/02/07	REMOVED CARPORT
3.	25/04/28	REMOVED BRIDGE & UPDATED GATE HOUSE SETBACKS

RESIDENCE FOR

TIPPIN
RESIDENCE
91 SHIPMAN LANE

PROJECT TITLE

PROPOSED
WALKOUT
BUNGALOW

DRAWING TITLE

SKETCH
SITE PLAN

DATE:	SCALE:
JAN. 2025	AS SHOWN
DRAWN BY:	APPROVED:
W.D.	A.M.W.
PROJECT No.:	
24-Tippin Residence	

SEAWAY DESIGN
Group

