



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 = WATER'S EDGE
- DENOTES = FLOOD PLAIN ELEV. LINE

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  
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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  
LANDSDOWNE, ON  
KOE 1LO

PROJECT TITLE  
**PROPOSED WALKOUT BUNGALOW**

DRAWING TITLE  
**SKETCH SITE PLAN**

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

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