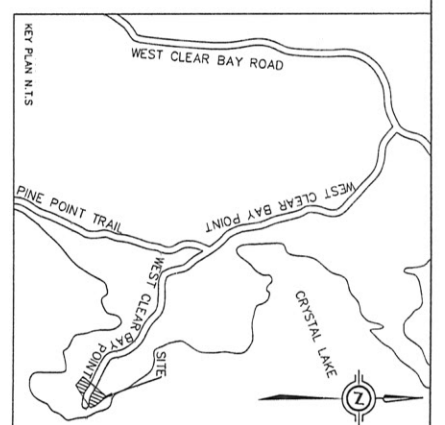
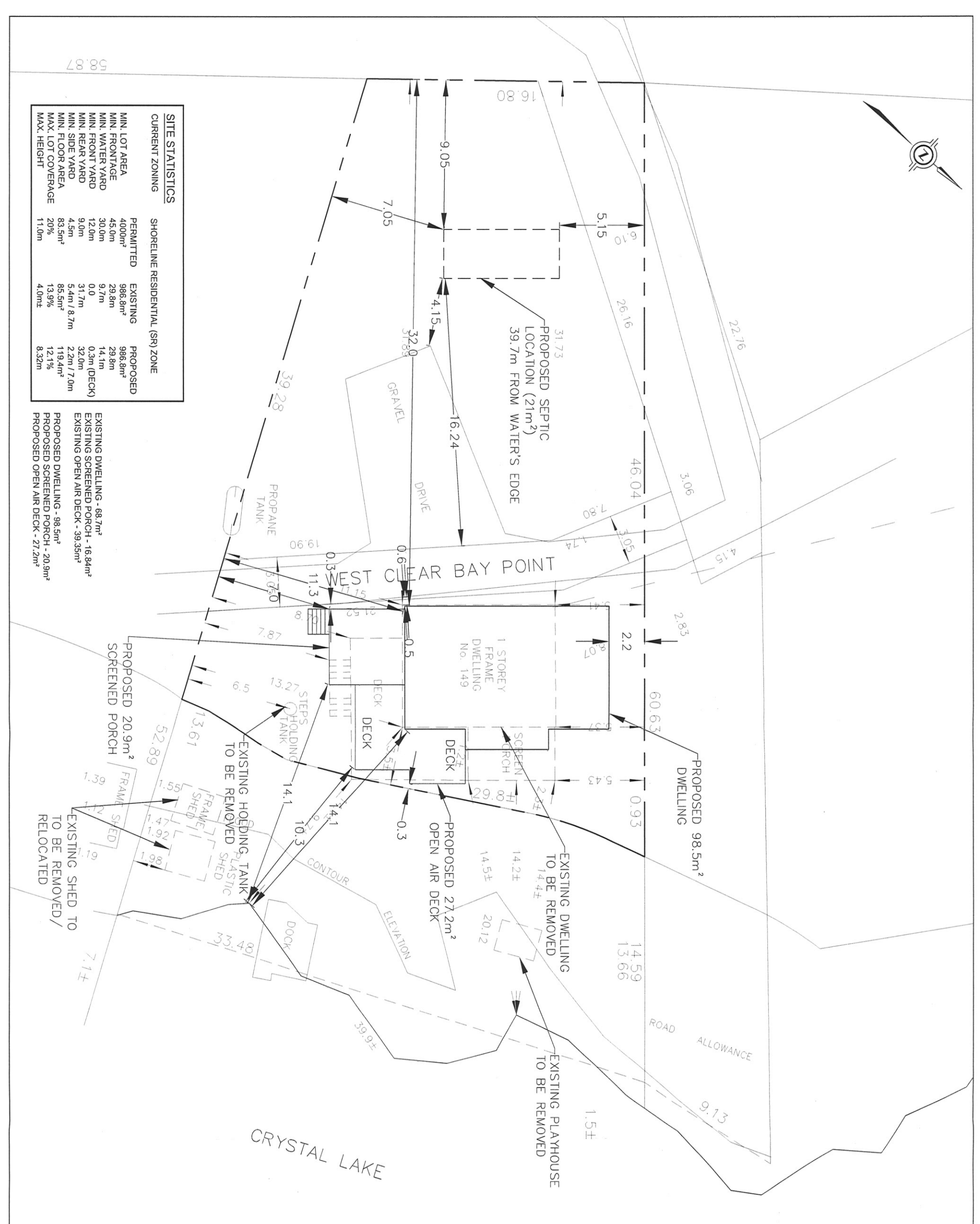


SITE STATISTICS		
CURRENT ZONING	SHORELINE RESIDENTIAL (SR) ZONE	
MIN. LOT AREA	PERMITTED	EXISTING
4000m ²	986.8m ²	986.8m ²
MIN. FRONTAGE	45.0m	29.8m
MIN. WATER YARD	30.0m	9.7m
MIN. FRONT YARD	12.0m	0.0
MIN. REAR YARD	9.0m	31.7m
MIN. SIDE YARD	4.5m	5.4m / 8.7m
MIN. FLOOR AREA	83.5m ²	85.5m ²
MAX. LOT COVERAGE	20%	13.9%
MAX. HEIGHT	11.0m	4.0m±

EXISTING DWELLING - 68.7m²
 EXISTING SCREENED PORCH - 16.84m²
 EXISTING OPEN AIR DECK - 39.35m²
 PROPOSED DWELLING - 98.5m²
 PROPOSED SCREENED PORCH - 20.9m²
 PROPOSED OPEN AIR DECK - 27.2m²



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 PROJ. # 8645

PROJECT TITLE:
**149 WEST CLEAR BAY POINT
 TRENT LAKES, ONTARIO L1M 1E3
 PART OF LOT 26 CONCESSION 11**

DRAWING TITLE:
PROPOSED SITE PLAN

DATE	DESCRIPTION	BY

DRIVER INFORMATION PROVIDED BY:
JBF SURVEYORS

DATE: JAN 2024
 SCALE: 1:100
 DRAWING NO.: SP-2

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PROJECT NO.:
023-921