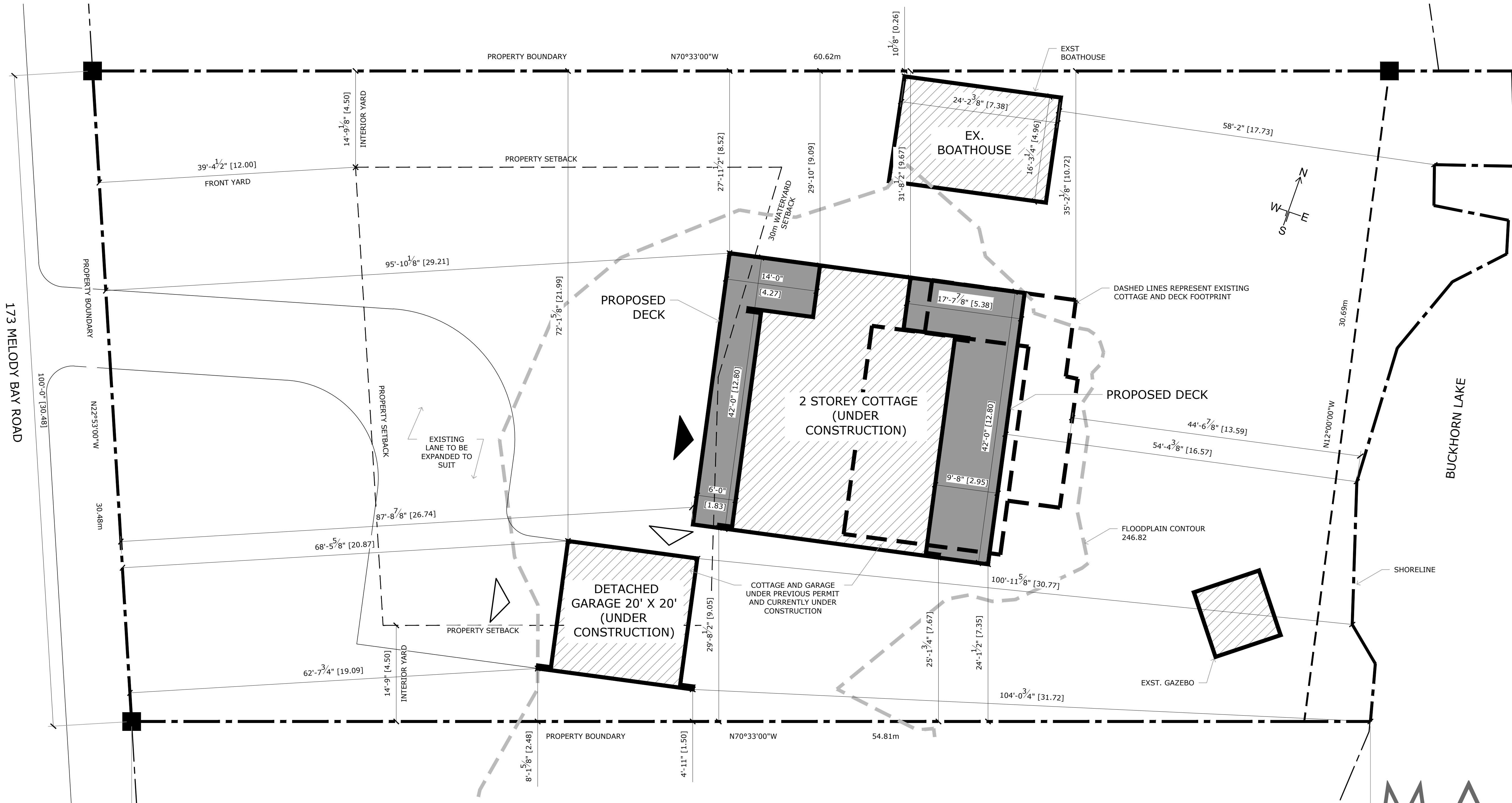


ZONING STATISTICS - COTTAGE/ DECK				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONING DESIGNATION	SHORELINE RESIDENTIAL (SR)	SHORELINE RESIDENTIAL (SR)	SHORELINE RESIDENTIAL (SR)	EXISTING TO REMAIN
SERVICES	PRIVATE WATER & SEPTIC	PRIVATE WATER & SEPTIC	PRIVATE WATER & SEPTIC	EXISTING TO REMAIN
MIN. LOT AREA	1 ac	0.46 ac	0.46 ac	EXISTING TO REMAIN
MIN. LOT FRONTAGE	147.6 ft	100 ft	100 ft	EXISTING TO REMAIN
MIN. SHORELINE FRONTAGE	147.6 ft	100 ft	102.2 ft	EXISTING TO REMAIN
FRONT YARD SETBACK	39.4 ft	110.7 ft	87.75 ft	COMPLIANT
EXTERIOR SIDE YARD SETBACK	19.7 ft	N/A	N/A	N/A
INTERIOR SIDE YARD SETBACK	14.8 ft	32.1 ft/ 25.6 ft	27.9 ft/ 24.1 ft	COMPLIANT
REAR YARD SETBACK	29.5 ft	N/A	N/A	N/A
WATER YARD SETBACK	98.4 ft	44.5 ft	54.3 ft	COMPLIANT
MAX. LOT COVERAGE	20%	8.3%	15%	COMPLIANT
DWELLING FOOTPRINT	EXST + 50%	781 ft ²	1024 ft ²	COMPLIANT
DECK FOOTPRINT	-	366 ft ²	782 ft ²	ZBA APPROVAL

ZONING STATISTICS - GARAGE			
	REQUIRED	PROPOSED	COMPLIANCE
ZONING DESIGNATION	SHORELINE RESIDENTIAL (SR)	SHORELINE RESIDENTIAL (SR)	EXISTING TO REMAIN
SERVICES	PRIVATE WATER & SEPTIC	PRIVATE WATER & SEPTIC	EXISTING TO REMAIN
MIN. LOT AREA	1 ac	0.46 ac	EXISTING TO REMAIN
MIN. LOT FRONTAGE	147.6 ft	100 ft	EXISTING TO REMAIN
MIN. SHORELINE FRONTAGE	147.6 ft	102.2 ft	EXISTING TO REMAIN
FRONT YARD SETBACK	39.4 ft	62.65 ft	COMPLIANT
EXTERIOR SIDE YARD SETBACK	19.7 ft	N/A	N/A
INTERIOR SIDE YARD SETBACK	4.92 ft	72.14 ft/ 4.92 ft	COMPLIANT
REAR YARD SETBACK	29.5 ft	N/A	N/A
WATER YARD SETBACK	98.4 ft	100.97' ft	COMPLIANT
MAX. LOT COVERAGE ⁽¹⁾	20%	14%	COMPLIANT
GARAGE FOOTPRINT	-	400 ft ²	COMPLIANT

1. LOT COVERAGE CALCULATION INCLUDES COTTAGE, DECKS, BOATHOUSE AND PROPOSED GARAGE



1.0 DRAWINGS ARE PROVIDED AS AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF MARSHALL DESIGN STUDIO. ALL COPYRIGHT CONDITIONS ARE RESERVED BY THE DESIGNER WITH RESPECT TO THESE DOCUMENTS. THESE DOCUMENTS SHALL NOT BE DUPLICATED OR USED FOR OTHER THAN THE PURPOSE FOR WHICH THEY WERE ISSUED.

2.0 THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS FOR THE WORK AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

3.0 DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.

4.0 THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, ELECTRICAL, MECHANICAL ETC. INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANTS DRAWINGS BEFORE PROCEEDING WITH THE WORK.

5.0 CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

6.0 NO CHANGES SHALL BE MADE TO THE WORK
DESCRIBED IN THESE DRAWINGS WITHOUT THE
EXPRESSED WRITTEN CONSENT OF THE DESIGNER.

I, JASON MARSHALL, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES UNDER DIVISION C SECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES:

Jason Marshall 

TITLE: PROPOSED SITE PLAN - ZBA DECKS

ADDRESS: 173 MELODY BAY ROAD
TRENT LAKES, ON.
DATE: 2025-11-26
PROJECT: SCHAUFELBERGER RESIDENCE
PROJECT No:
REVISION:

1.0 2025-11-26 FOR ZBA
DRAWN BY: J.M.
SCALE: 1:100
PAGE No: ZBA-000

M A R S H A L L



D E S I G N S T U D I O