



NOTE:
THIS SITE PLAN IS NOT A PLAN OF SURVEY
AND IS ONLY TO BE REFERENCED FOR
INFORMATION PURPOSES. ALL
MEASUREMENTS ARE APPROXIMATE (+/-)

EXISTING STRUCTURES

FRAME COTTAGE : +/- 105 m²
FRAME GARAGE: +/- 65.71m²

TOTAL: 170.71m²

LOT COVERAGE (SQ.M)

COTTAGE: 169.45m²
PORCHES: 31.22 m²
EX. FRAME GARAGE: +/- 65.71m²

TOTAL: 266.38m²

LOT AREA: 8567.53m² +/-

COVERAGE: 3.1%

***SEPTIC LOCATION AND ILLUSTRATION FOR
REFERENCE ONLY -TO BE DESIGNED BY
OTHERS**

SITE INFORMATION

SITE: PART OF LOT 28, CONCESSION 2 ON,
WATERBODY: GOLD LAKE
ZONING: SR-PA

SETBACKS

	REQ'D	PROPOSED
FRONT YARD:	12m	+/- 9.26m
REAR YARD:	4.5m	+/- 112.1m
EXTR. SIDE YARD:	6.0m	+/- 10.95
INTR. SIDE YARD:	4.5m	+/- 26.1m/ +/-28.29m
MAX. HEIGHT:	11m	+/- 7m

ZONING BY-LAW 4.30.3.

- b) Where the ground floor area of an existing dwelling is less than 112 square metres, the expansion or replacement building shall not result in an increase to the existing ground floor area of more than 50%;
- d) Where a dwelling is located within 10 metres of the high water mark, the height of the expanded or replacement dwelling shall not increase more than 1.22 metres;
- e) The building footprint of a replacement or relocated dwelling shall occupy the majority of the existing building footprint;

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**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

FLOOR AREAS (sq.ft.)

LIVING AREAS

MAIN FLOOR	1,824
UPPER FLOOR	626
	2,450 ft²

PORCHES & DECKS

COVERED PORCH	384
	384 ft²
	2,834 ft²



Project:
CUSTOM DREAM HOME

Client:
Chris & Bethany Kondracki

Drawn By:	Sales Rep.:	Project No:	Revision:
MA	BD	20-017	Q-REV

Date:
Thursday, March 13, 2025

Ground Snow Load:	Pg No:
kPa	6 of 6

SITE PLAN (METRIC)

SCALE: 1:500

