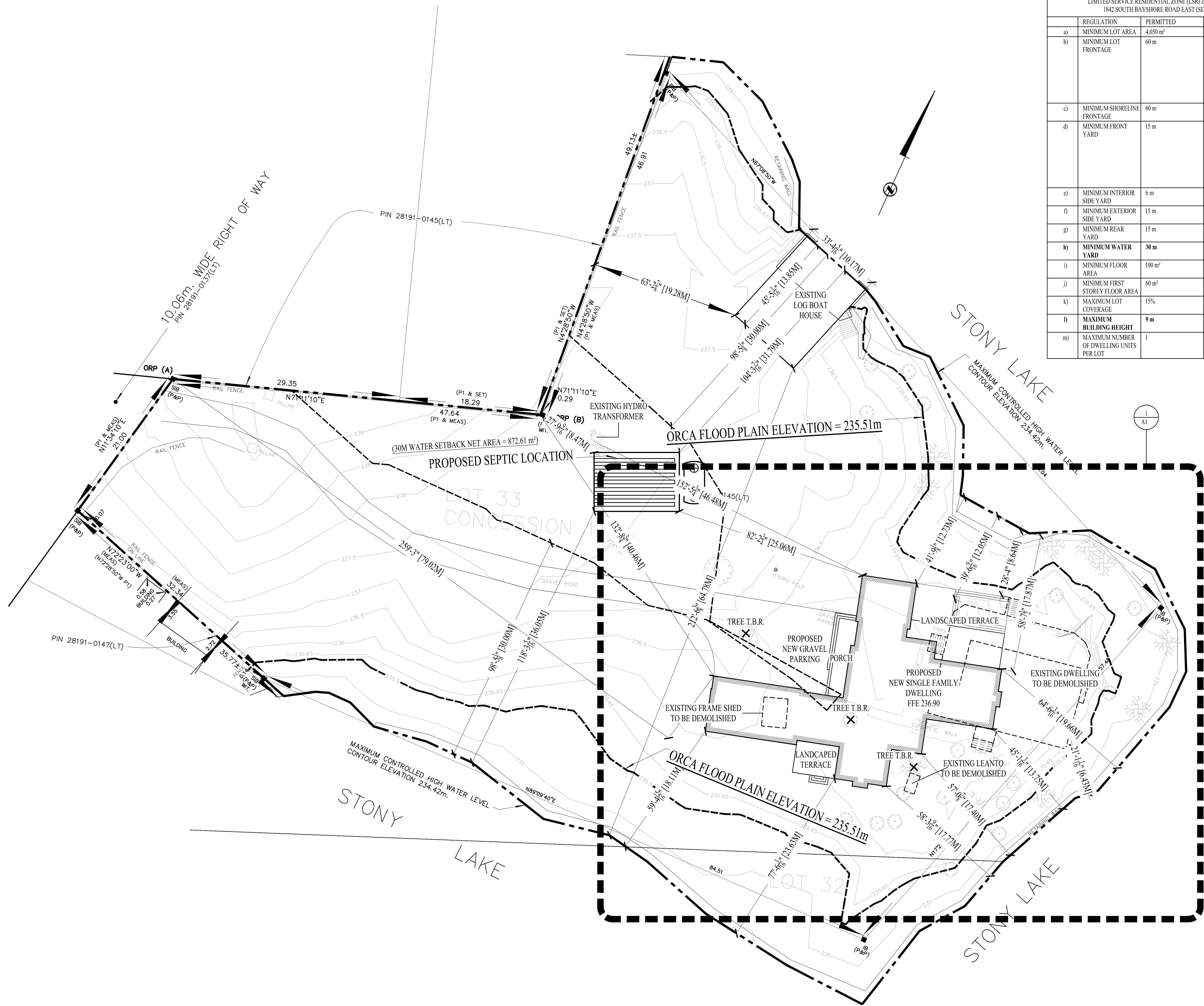
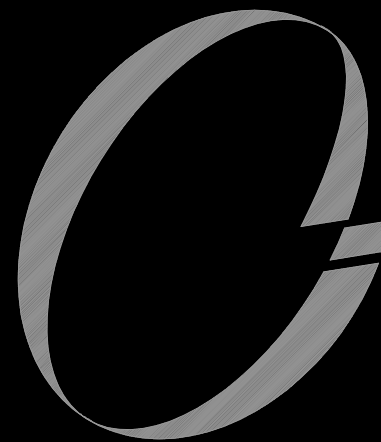




LIMITED SERVICE RESIDENTIAL ZONE (LSR) ZONING COMPLIANCE TABLE FOR 1842 SOUTH BAYSHORE ROAD EAST (SECTION 7.2.1 a) THROUGH m)				
	REGULATION	PERMITTED	PROPOSED	COMPLIES
a)	MINIMUM LOT AREA	4,050 m ²	7,952.84 m ²	Y
b)	MINIMUM LOT FRONTAGE	60 m	N/A 22.130.1 IN CASE OF A STANDARD WATERFRONT LOT, THE SHORELINE SHALL BE DEEMED TO BE THE FRONT LOT LINE.	Y
c)	MINIMUM SHORELINE FRONTAGE	60 m	236.03 m	Y
d)	MINIMUM FRONT YARD	15 m	N/A 22.130.1 IN CASE OF A STANDARD WATERFRONT LOT, THE SHORELINE SHALL BE DEEMED TO BE THE FRONT LOT LINE.	Y
e)	MINIMUM INTERIOR SIDE YARD	6 m	N/A	Y
f)	MINIMUM EXTERIOR SIDE YARD	15 m	N/A	Y
g)	MINIMUM REAR YARD	15 m	46.48 m	Y
h)	MINIMUM WATER YARD	30 m	13.75 m	N
i)	MINIMUM FLOOR AREA	100 m ²	274.70 m ²	Y
j)	MINIMUM FIRST STOREY FLOOR AREA	60 m ²	282.04 m ²	Y
k)	MAXIMUM LOT COVERAGE	15%	5.69%	Y
l)	MAXIMUM BUILDING HEIGHT	9 m	9.21 m	N
m)	MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1	1	Y



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M9P 2N9
CANADA

1842 SOUTH BAYSHORE RD E
ONTARIO
CANADA

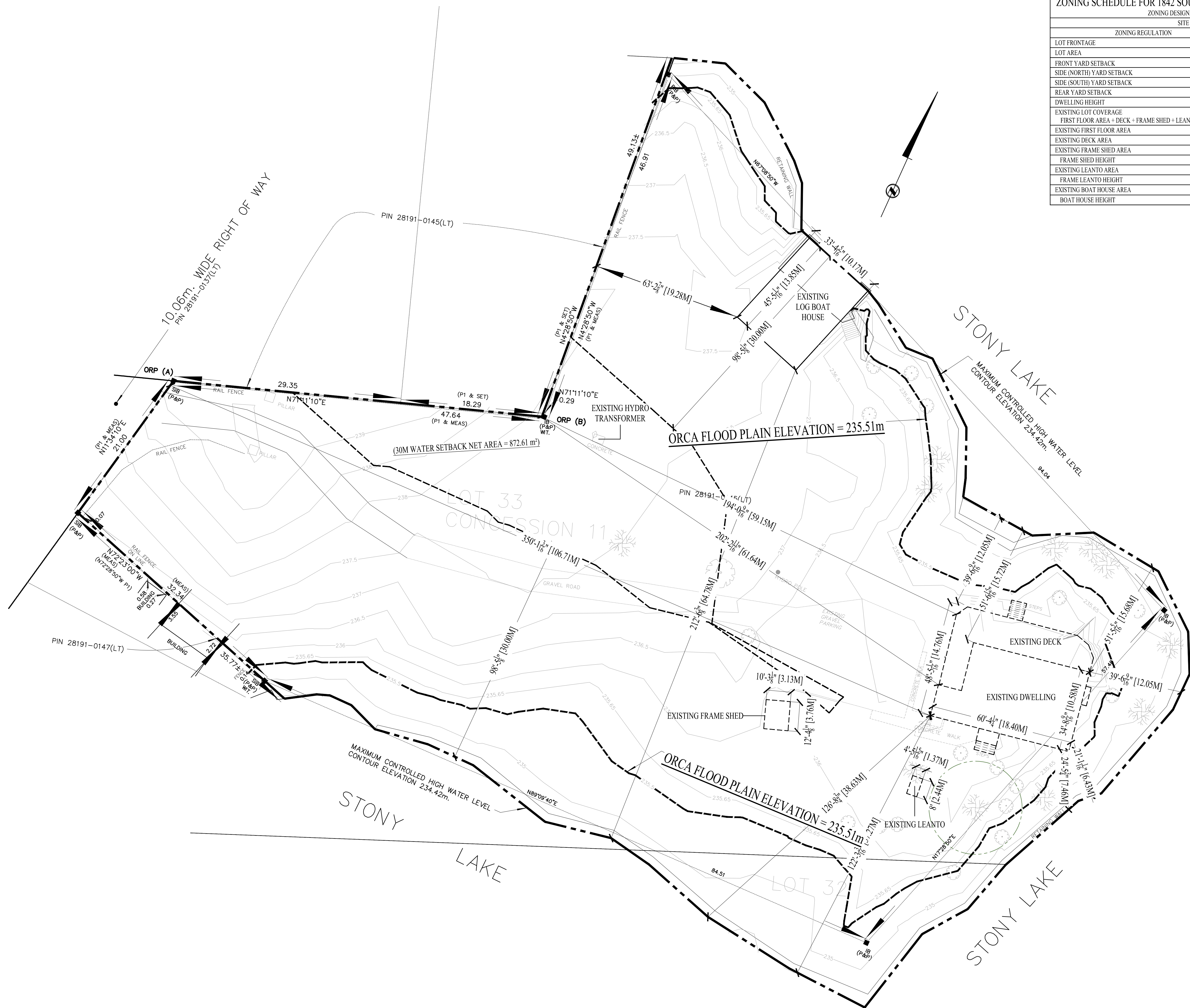
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5	OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT RESUBMISSION	12/15/25
4	REISSUED FOR COORDINATION	12/04/25
3	ZONING REVIEW SUBMITTAL	07/16/25
2	FOOTPRINT RELOCATED	05/29/25
1	ZONING REVIEW SUBMITTAL	11/13/24
NO.	REVISIONS	DATE

SHEET TITLE:

PROPOSED KEY
SITE PLAN

DRAWN BY: M.V.	CHECKED BY: J.C.
DATE: 11/13/2024	SCALE: 1:250
PROJECT NO.:	DRAWING NO.:

A0



ZONING SCHEDULE FOR 1842 SOUTH BAY SHORE EAST (EXISTING)	
ZONING DESIGNATION: LSR	
SITE DATA	
ZONING REGULATION	EXISTING
LOT FRONTAGE	236.03 m
LOT AREA	7952.84 m²
FRONT YARD SETBACK	6.43 m
SIDE (NORTH) YARD SETBACK	12.05 m
SIDE (SOUTH) YARD SETBACK	38.63 m
REAR YARD SETBACK	59.15 m
DWELLING HEIGHT	6.5 m
EXISTING LOT COVERAGE	5.34%
FIRST FLOOR AREA + DECK = FRAME SHED + LEANTO + BOAT HOUSE	(424.56 m²)
EXISTING FIRST FLOOR AREA	174.74 m²
EXISTING DECK AREA	94.06 m²
EXISTING FRAME SHED AREA	11.78 m²
FRAME SHED HEIGHT	3 m
EXISTING LEANTO AREA	3.34 m²
FRAME LEANTO HEIGHT	2.1 m
EXISTING BOAT HOUSE AREA	140.64 m²
BOAT HOUSE HEIGHT	3.6 m

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CANADA

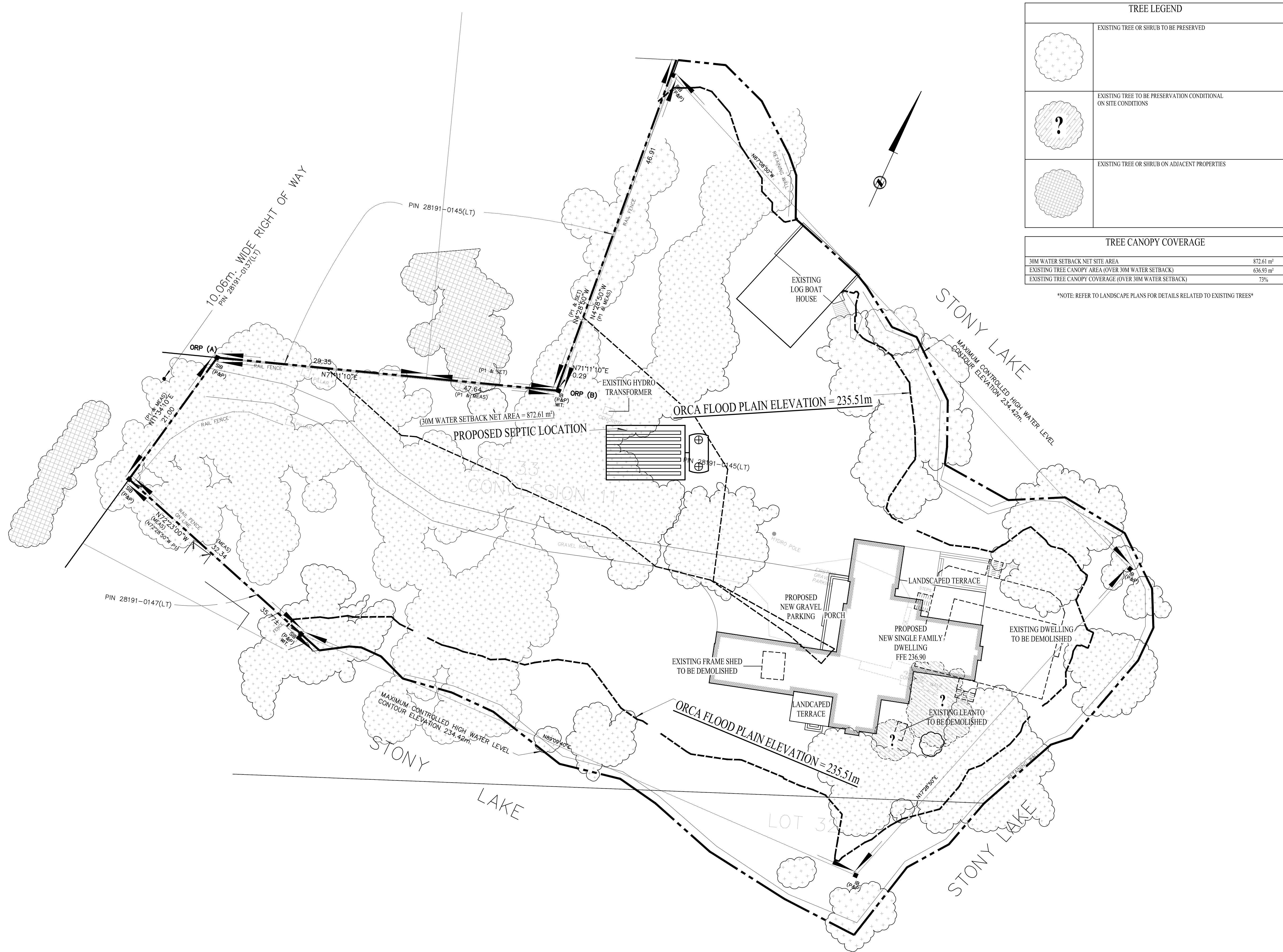
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5	OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT RESUBMISSION	12/15/25	
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1	ZONING REVIEW SUBMITTAL	11/13/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

EXISTING KEY
SITE PLAN

DRAWN BY: M.V.	CHECKED BY: J.C.
DATE: 11/13/2024	SCALE: 1:250
PROJECT NO.:	DRAWING NO.:

A0.1



TREE CANOPY COVERAGE	
30M WATER SETBACK NET SITE AREA	872.61 m ²
EXISTING TREE CANOPY AREA (OVER 30M WATER SETBACK)	636.93 m ²
EXISTING TREE CANOPY COVERAGE (OVER 30M WATER SETBACK)	73%

*NOTE: REFER TO LANDSCAPE PLANS FOR DETAILS RELATED TO EXISTING TREES



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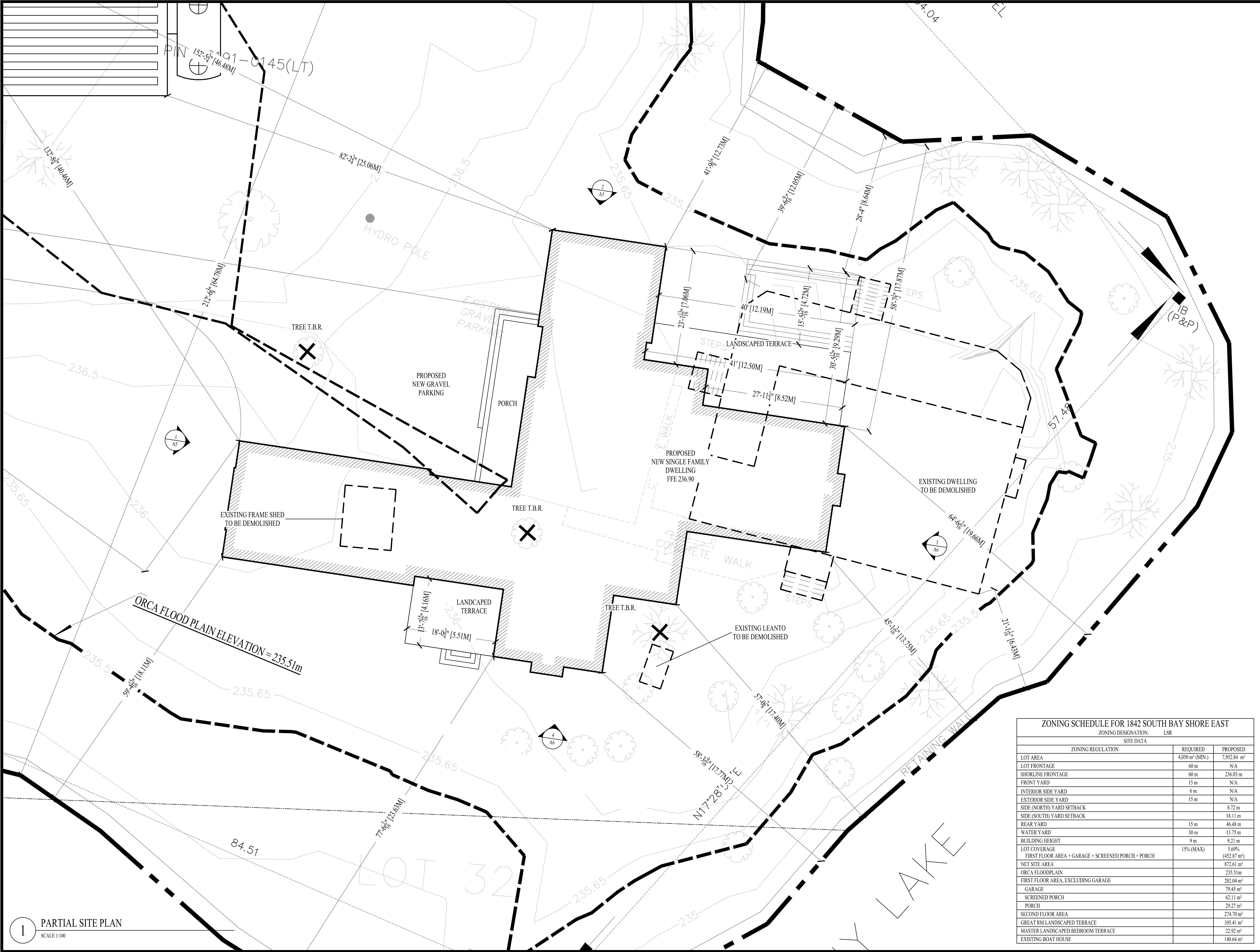
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1	ZONING REVIEW SUBMITTAL	11/13/24	
NO.	REVISIONS	DATE	

SHEET TITLE

SITE PLAN TREE CANOPY

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A0.2



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1842 SOUTH BAYSHORE RD E			
ONTARIO			
CANADA			
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2	FOOTPRINT RELOCATED	05/29/25	
1	ZONING REVIEW SUBMITTAL	11/13/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

PARTIAL
SITE PLAN

DRAWN BY:
M.V.

CHECKED BY:
J.C.

DATE:
11/13/2024

SCALE:
1:100

PROJECT NO.:

DRAWING NO.:

A1

ZONING SCHEDULE FOR 1842 SOUTH BAY SHORE EAST		
ZONING DESIGNATION: LSR		
SITE DATA		
ZONING REGULATION	REQUIRED	PROPOSED
LOT AREA	4050 m ² (MIN.)	7,952.84 m ²
LOT FRONTAGE	60 m	N/A
SHORLINE FRONTAGE	60 m	236.03 m
FRONT YARD	15 m	N/A
INTERIOR SIDE YARD	6 m	N/A
EXTERIOR SIDE YARD	15 m	N/A
SIDE (NORTH) YARD SETBACK		8.72 m
SIDE (SOUTH) YARD SETBACK		18.11 m
REAR YARD	15 m	46.48 m
WATER YARD	30 m	13.75 m
BUILDING HEIGHT	9 m	9.21 m
LOT COVERAGE	15% (MAX)	5.69%
FIRST FLOOR AREA + GARAGE + SCREENED PORCH + PORCH		(452.87 m ²)
NET SITE AREA		872.61 m ²
ORCA FLOODPLAIN		235.51m
FIRST FLOOR AREA, EXCLUDING GARAGE		282.04 m ²
GARAGE		79.45 m ²
SCREENED PORCH		62.11 m ²
PORCH		29.27 m ²
SECOND FLOOR AREA		274.70 m ²
GREAT RM LANDSCAPED TERRACE		105.41 m ²
MASTER LANDSCAPED BEDROOM TERRACE		22.92 m ²
EXISTING BOAT HOUSE		140.64 m ²



1842 SOUTH BAYSHORE RD E
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CANADA

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5	OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT RESUBMISSION	12/15/25
4	REISSUED FOR COORDINATION	12/04/25
3	ZONING REVIEW SUBMITTAL	07/16/25
2	FOOTPRINT RELOCATED	05/29/25
1	ZONING REVIEW SUBMITTAL	11/13/24
NO.	REVISIONS	DATE

SHEET TITLE:

FIRST
FLOOR PLAN

DRAWN BY:
M.V.

CHECKED BY:
J.C.

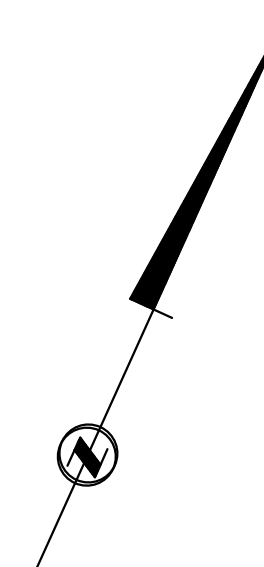
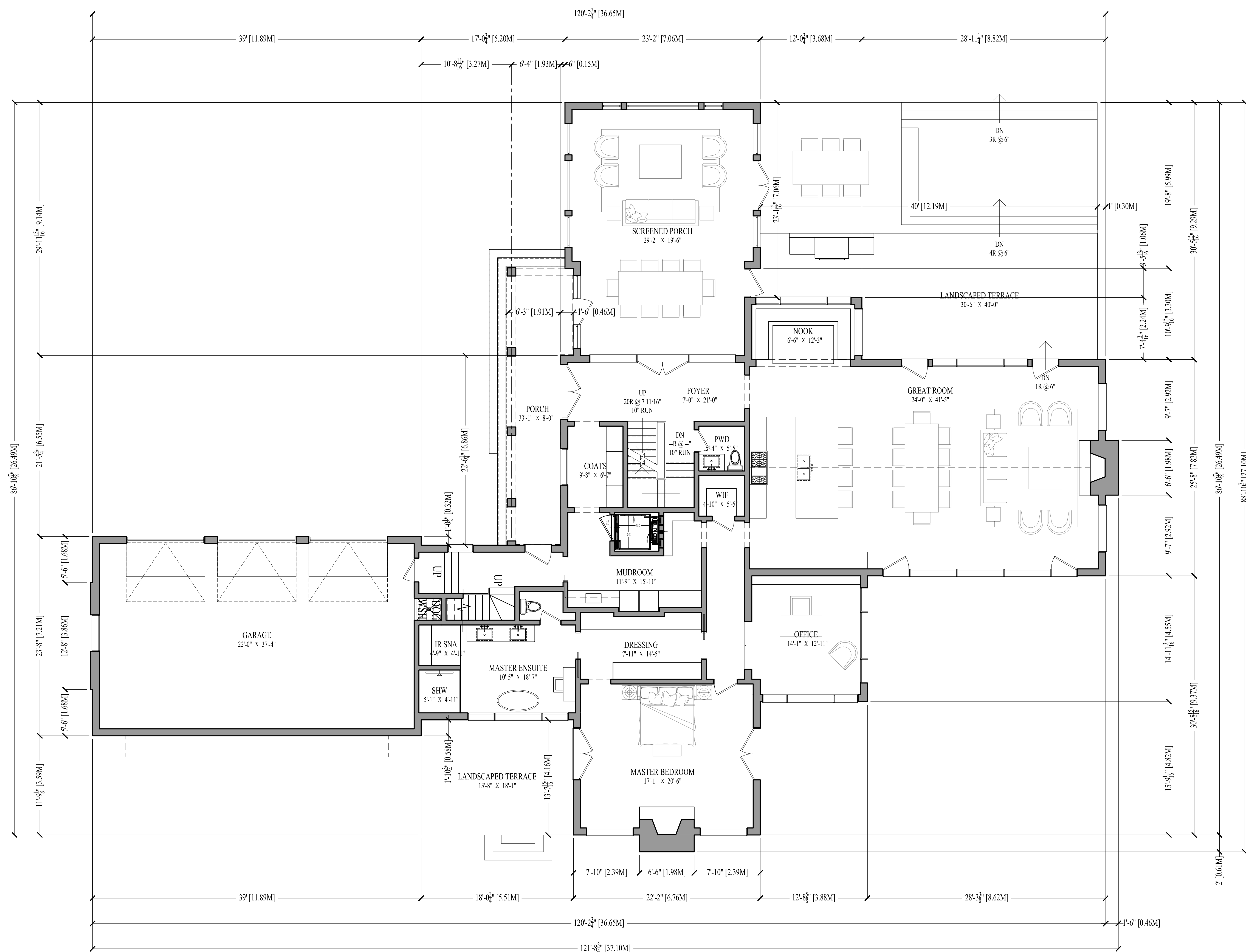
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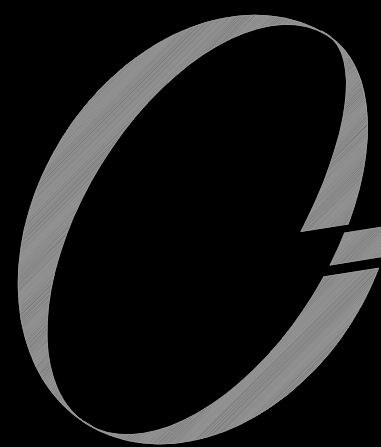
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A2





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CANADA

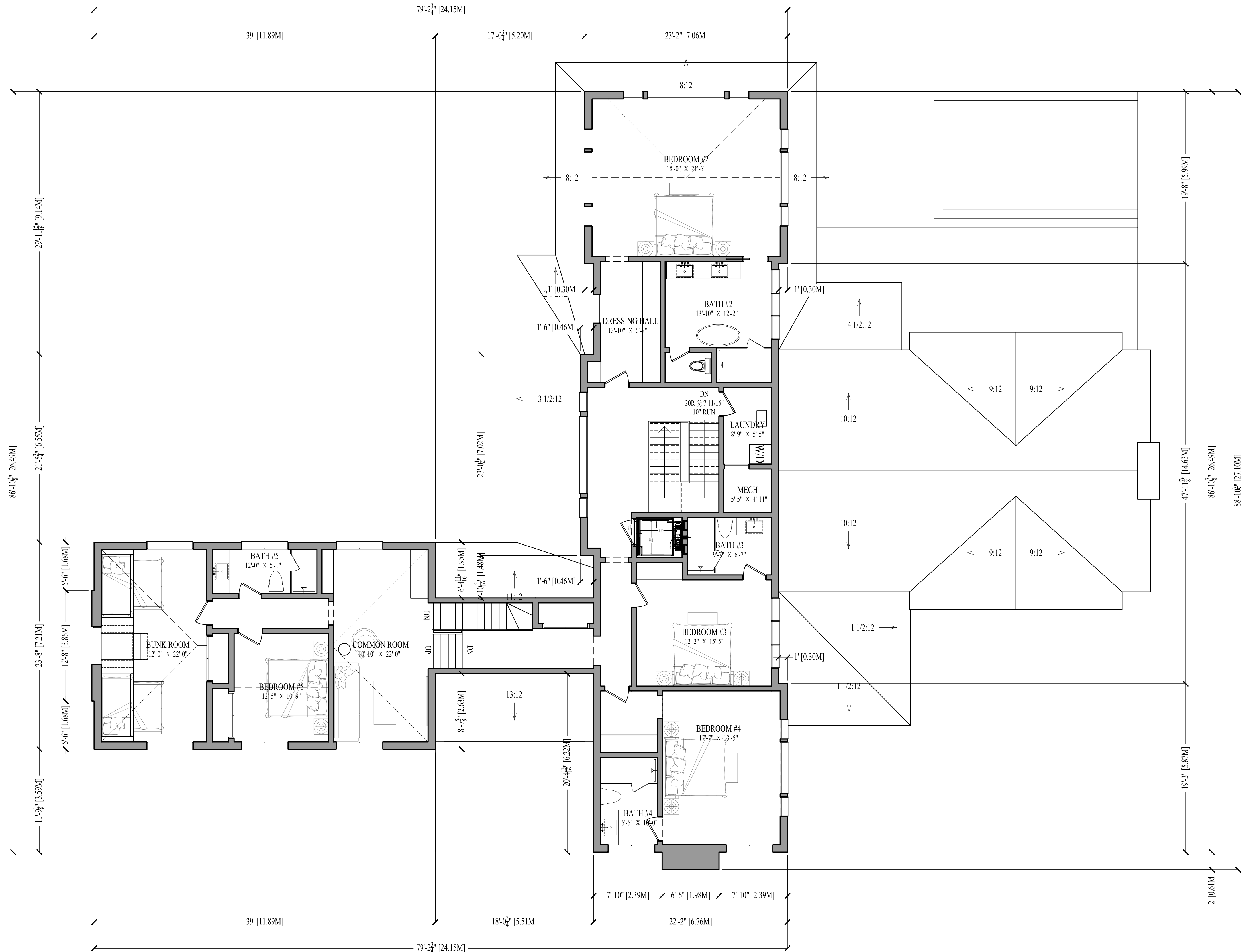
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NO.	REVISIONS	DATE	

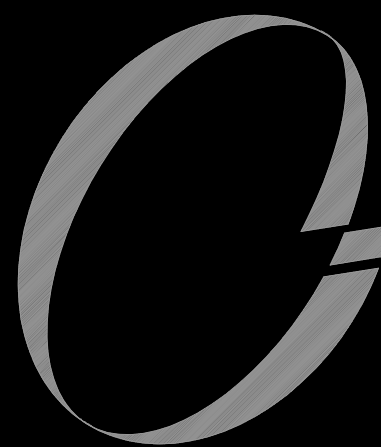
SHEET TITLE:

SECOND FLOOR PLAN

DRAWN BY: M.V.	CHECKED BY: J.C.
DATE: 11/13/2024	SCALE: 1:250
PROJECT NO.:	DRAWING NO.:

A3





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1	ZONING REVIEW SUBMITTAL	11/13/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

ROOF PLAN

DRAWN BY:
M.V.

CHECKED BY:
J.C.

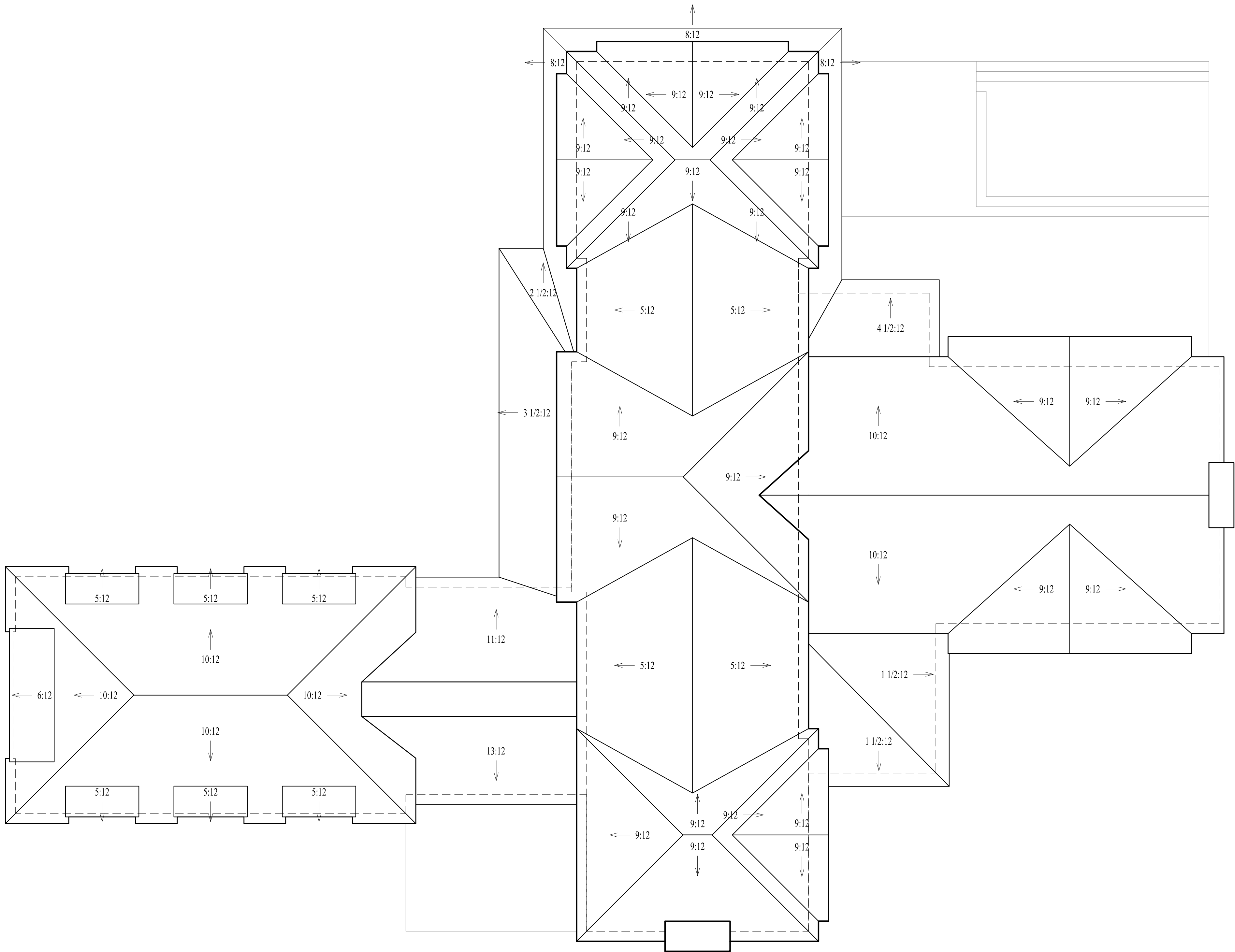
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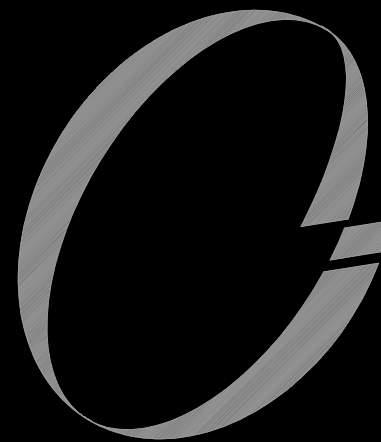
SCALE:
1:75

PROJECT NO.:

DRAWING NO.:

A4





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39 BRAYWIN DRIVE
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CANADA

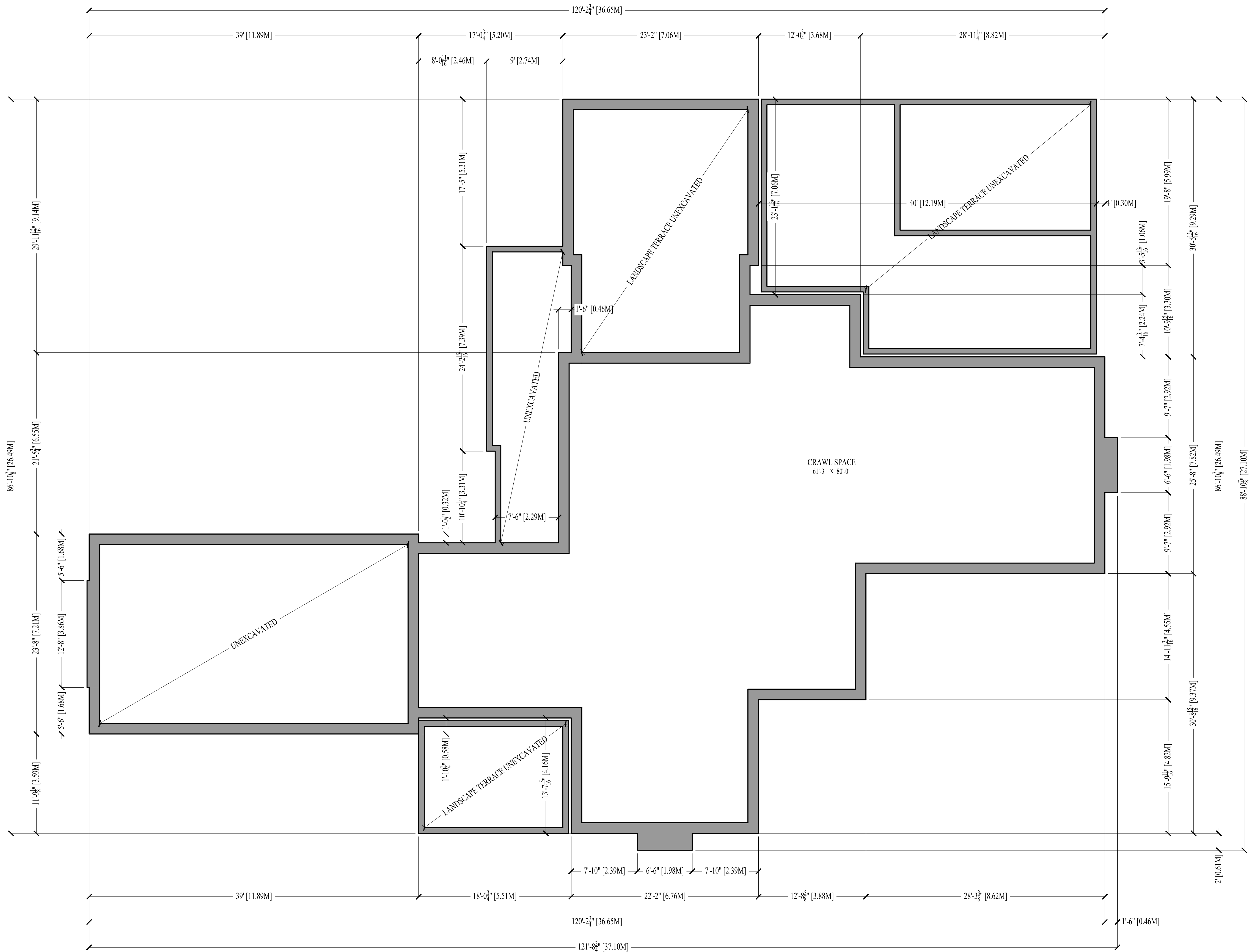
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1	ZONING REVIEW SUBMITTAL	11/13/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

FOUNDATION PLAN

DRAWN BY: M.V.	CHECKED BY: J.C.
DATE: 11/13/2024	SCALE: 1:75
PROJECT NO.:	DRAWING NO.:

A5





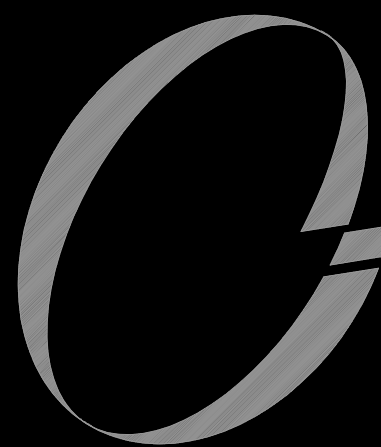
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NO.	REVISIONS	DATE	

SHEET TITLE

WEST (FRONT) &
SOUTH (RIGHT)
ELEVATIONS

DRAWN BY: M.V.	CHECKED BY: J.C.
DATE: 11/13/2024	SCALE: 1:75
PROJECT NO.:	DRAWING NO.:

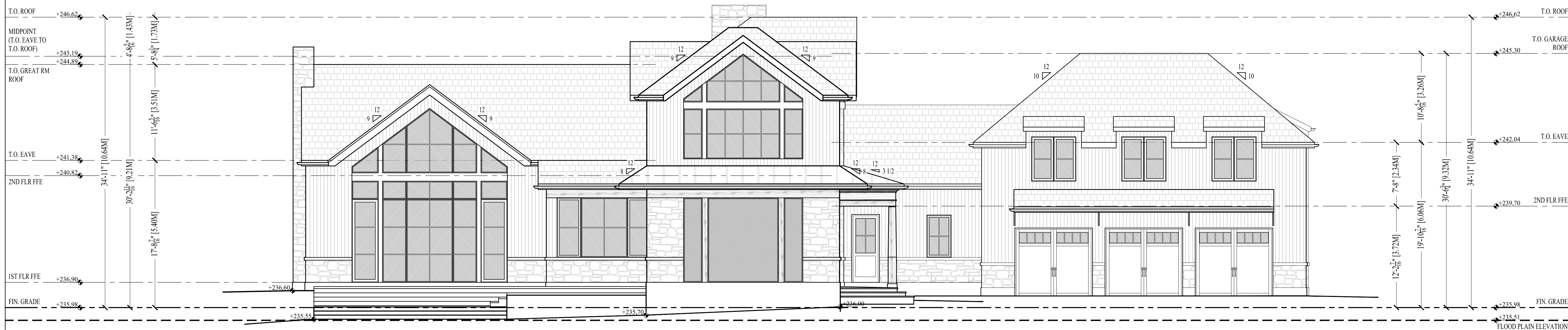
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ARCHITECTURAL DESIGN

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39 BRAYWIN DRIVE
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CANADA

1842 SOUTH BAYSHORE RD E
ONTARIO
CANADA



4

NORTH (LEFT) ELEVATION

SCALE 1:75



3

EAST (REAR) ELEVATION

SCALE 1:75

9			
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5	OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT RESUBMISSION	12/15/25	
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NO.	REVISIONS	DATE	

SHEET TITLE:

EAST (REAR) &
NORTH (LEFT)
ELEVATIONS

DRAWN BY: M.V.	CHECKED BY: J.C.
DATE: 11/13/2024	SCALE: 1:75
PROJECT NO.:	DRAWING NO.:

A7