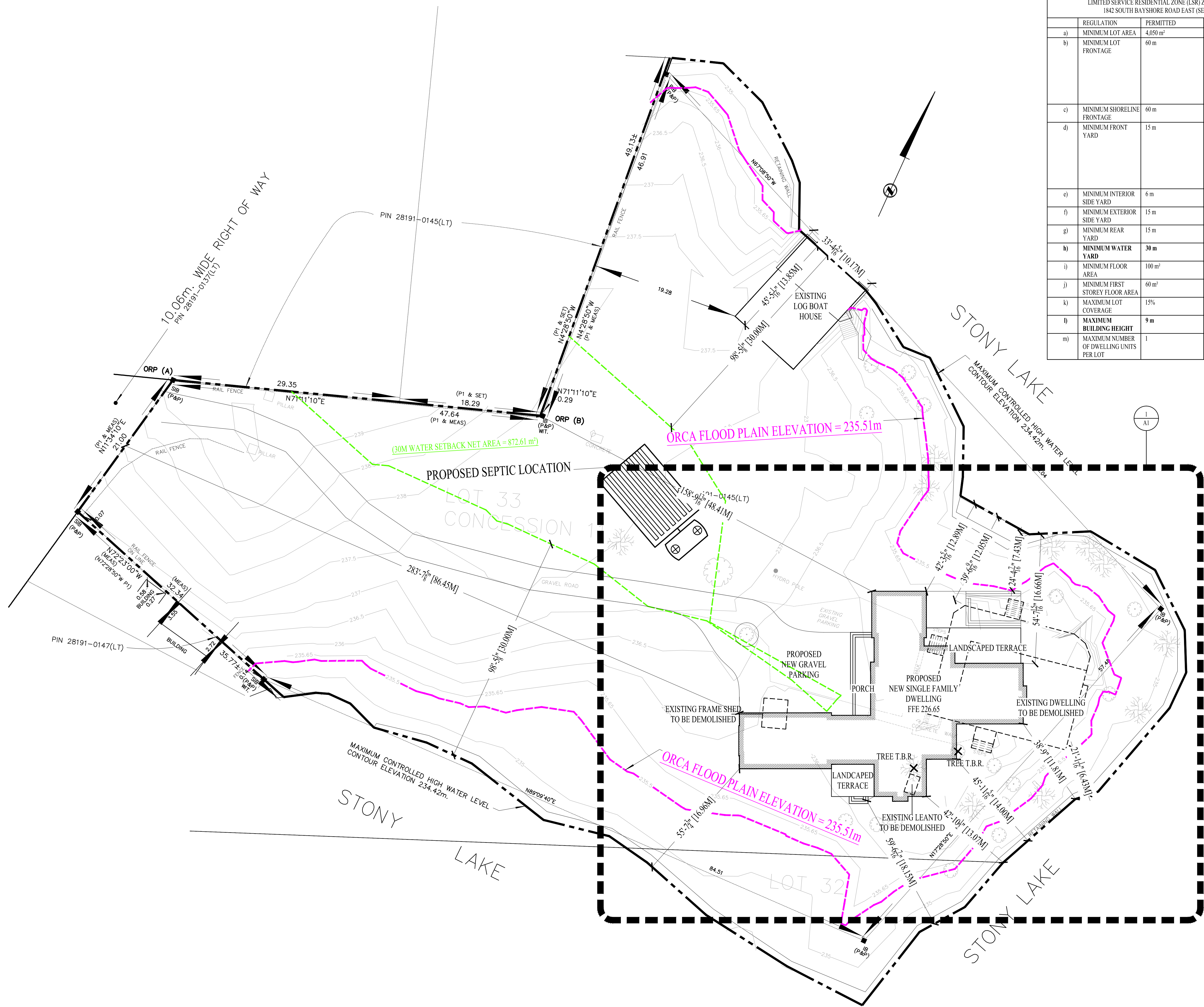




LIMITED SERVICE RESIDENTIAL ZONE (LSR) ZONING COMPLIANCE TABLE FOR 1842 SOUTH BAYSHORE ROAD EAST (SECTION 7.2.1 a) THROUGH m)				
	REGULATION	PERMITTED	PROPOSED	COMPLIES
a)	MINIMUM LOT AREA	4,050 m ²	7,952.84 m ²	Y
b)	MINIMUM LOT FRONTAGE	60 m	N/A 22.130.1 IN CASE OF A STANDARD WATERFRONT LOT, THE SHORELINE 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	48.41 m	Y
h)	MINIMUM WATER YARD	30 m	11.81 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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P 416-277-0179 F 416-241-8125
39 BRAYWIN DRIVE
TORONTO, ONTARIO
M9P 2N9
CANADA

1842 SOUTH BAYSHORE RD E
ONTARIO
CANADA

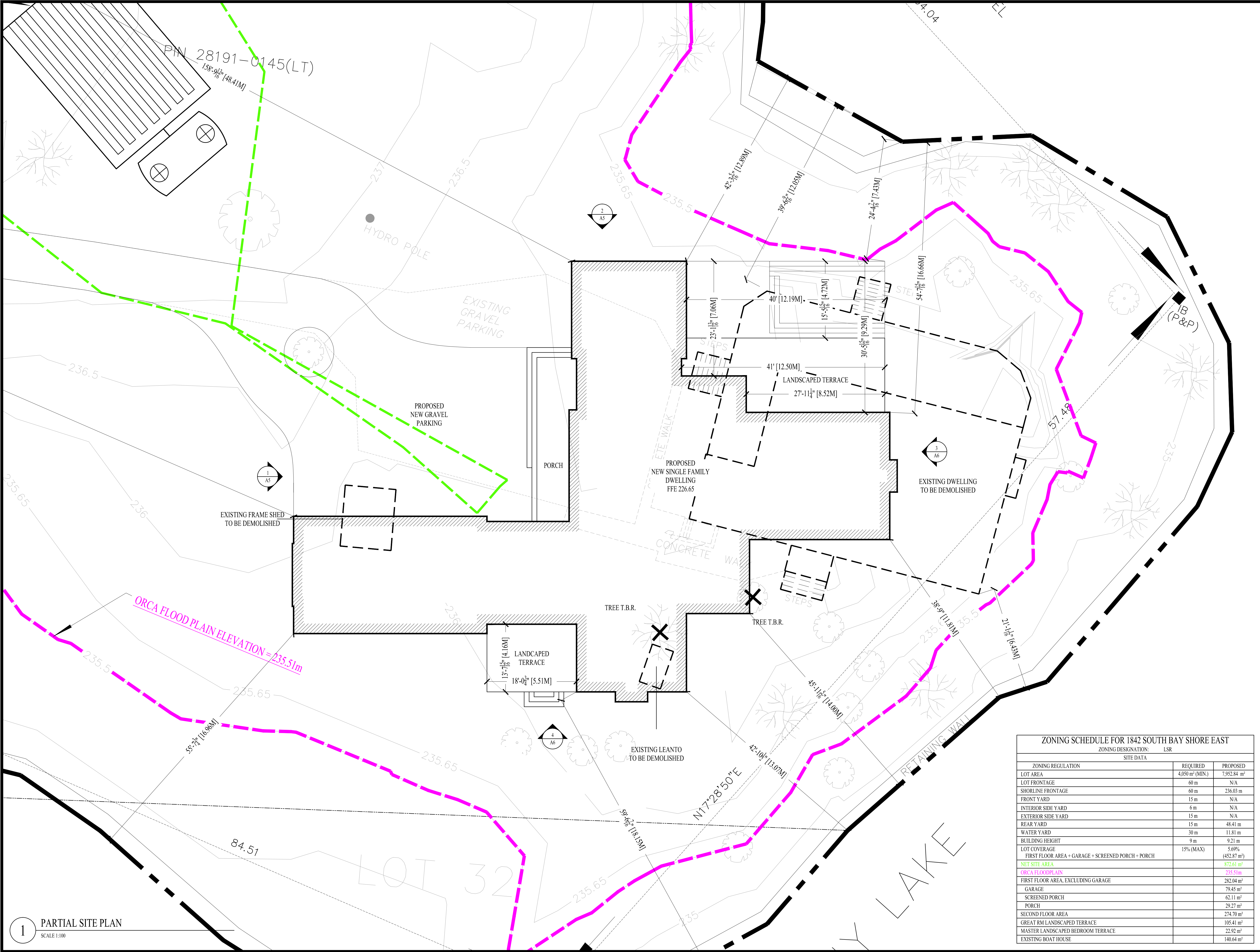
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3	ZONING REVIEW SUBMITTAL	07/16/25	
2	FOOTPRINT RELOCATED	05/29/25	
1	ZONING REVIEW SUBMITTAL	11/13/24	
NO.	REVISIONS	DATE	

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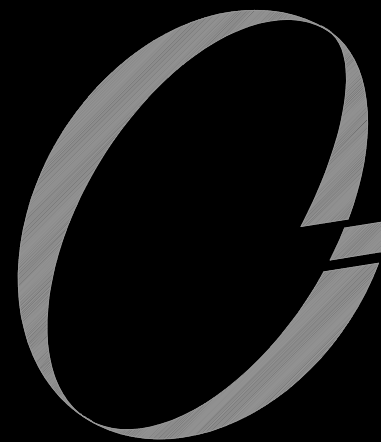
KEY
SITE PLAN

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

A0



1 PARTIAL SITE PLAN
SCALE 1:100



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NO.	REVISIONS	DATE	

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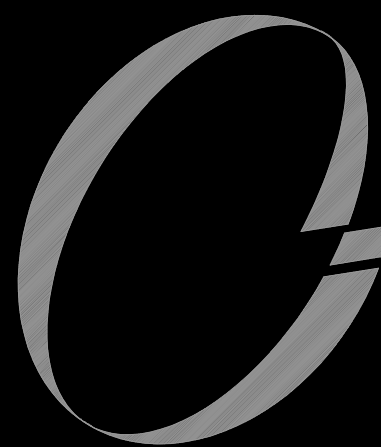
PARTIAL
SITE PLAN

DRAWN BY: M.V.	CHECKED BY: J.C.
DATE: 11/13/2024	SCALE: 1:100

PROJECT NO.:	DRAWING NO.:
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A1

ZONING SCHEDULE FOR 1842 SOUTH BAY SHORE EAST		
ZONING DESIGNATION: LSR		
SITE DATA		
ZONING REGULATION	REQUIRED	PROPOSED
LOT AREA	4,050 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
REAR YARD	15 m	48.41 m
WATER YARD	30 m	11.81 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



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

SHEET TITLE:

FIRST FLOOR PLAN

DRAWN BY:
M.V.

CHECKED BY:
J.C.

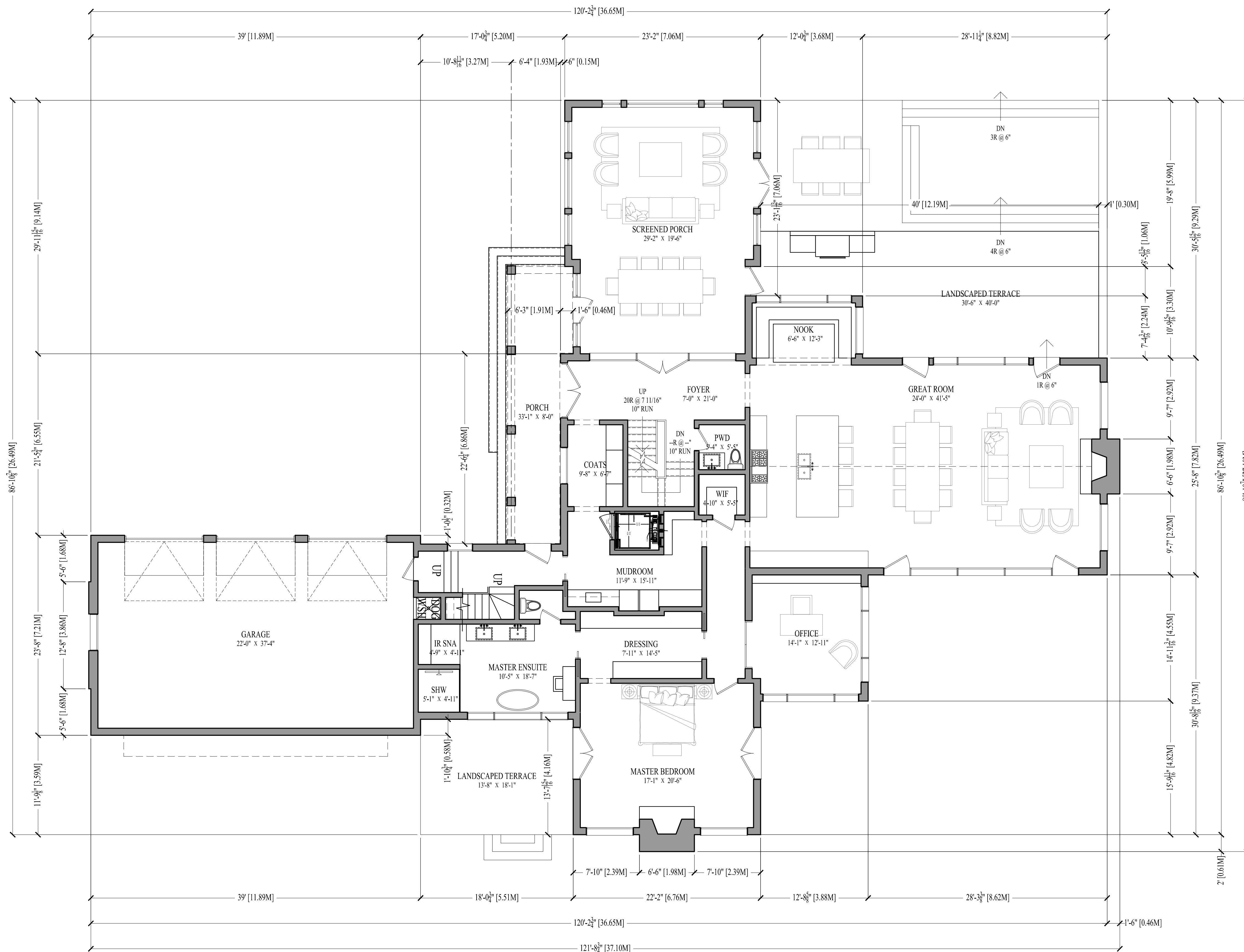
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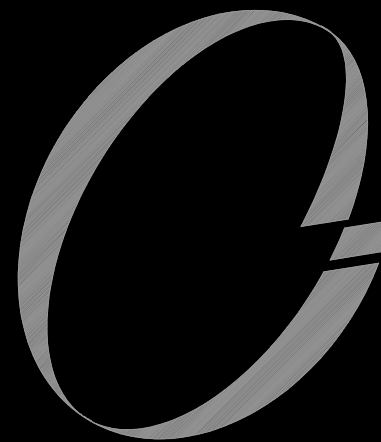
SCALE:
1:75

PROJECT NO.:

DRAWING NO.:

A2





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39 BRAYWIN DRIVE
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M9P 2N9
CANADA

1842 SOUTH BAYSHORE RD E
ONTARIO
CANADA

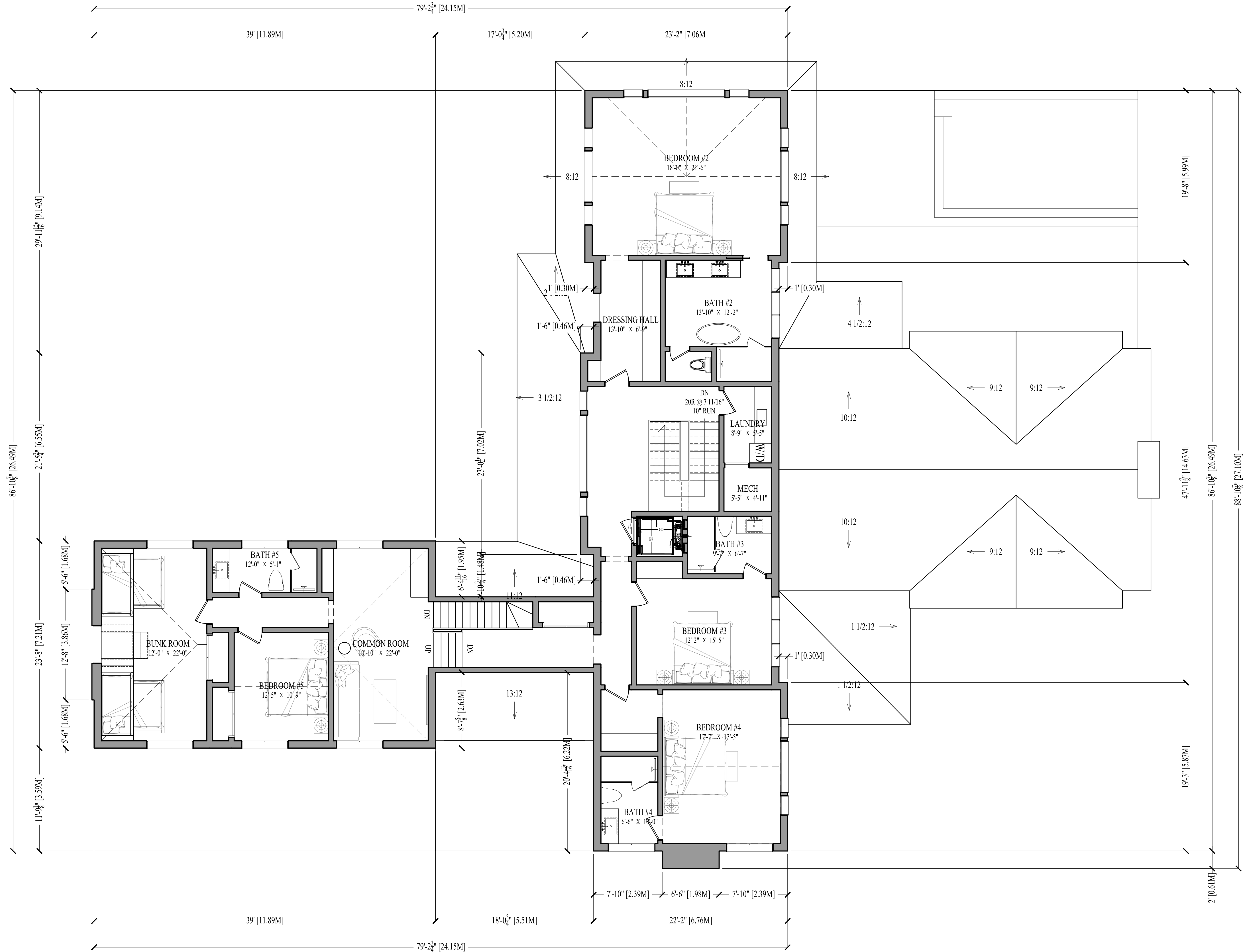
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NO.	REVISIONS	DATE	

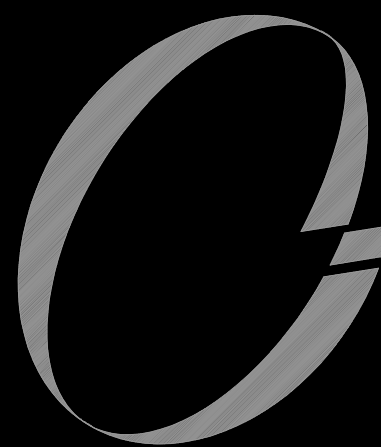
SHEET TITLE:

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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CANADA

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ONTARIO
CANADA

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2	FOOTPRINT RELOCATED	05/29/25	
1	ZONING REVIEW SUBMITTAL	11/13/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

ROOF PLAN

DRAWN BY:
M.V.

CHECKED BY:
J.C.

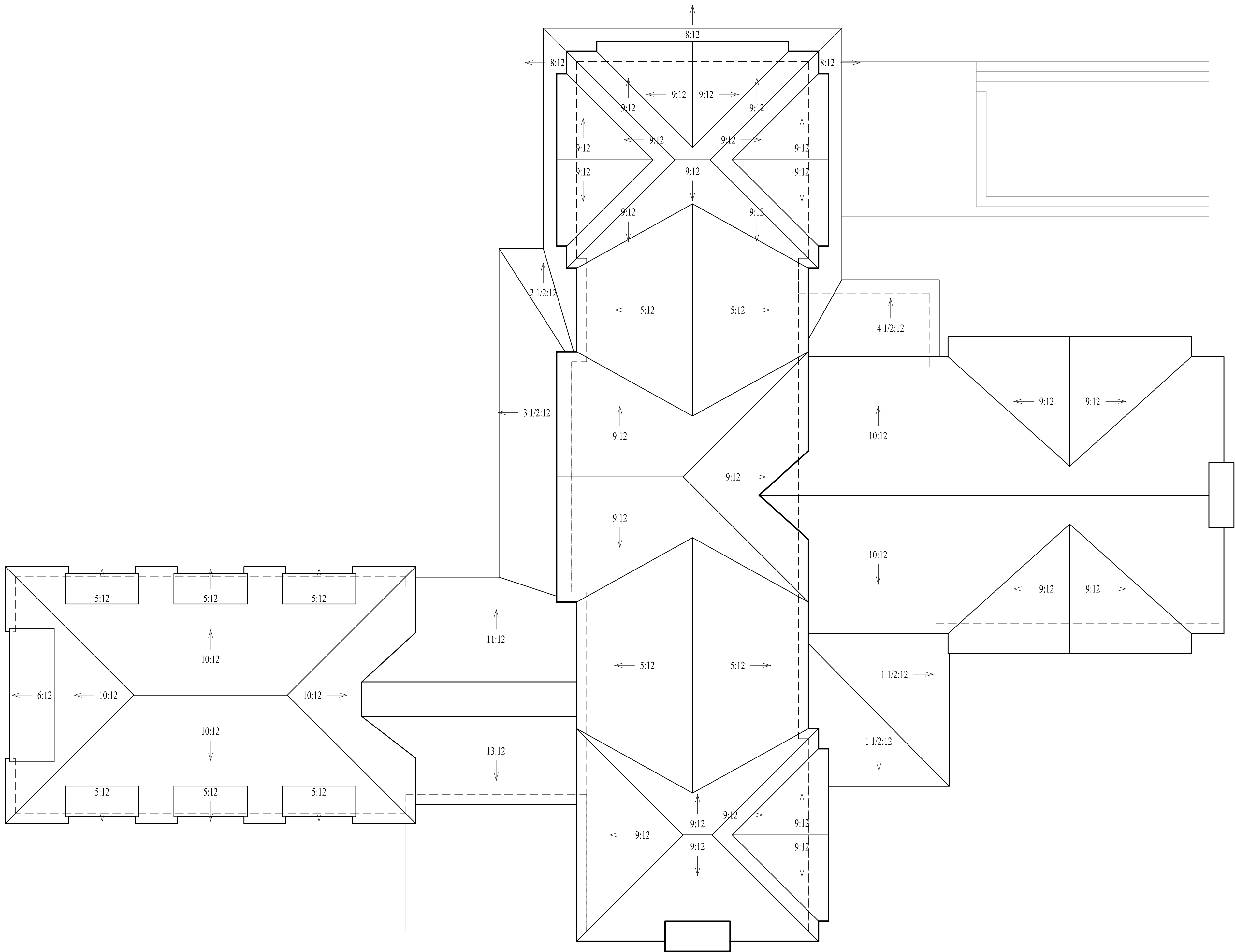
DATE:
11/13/2024

SCALE:
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PROJECT NO.:

DRAWING NO.:

A4



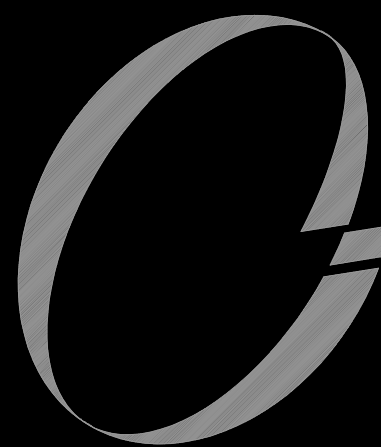


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3	ZONING REVIEW SUBMITTAL	07/16/25	
2	FOOTPRINT RELOCATED	05/29/25	
1	ZONING REVIEW SUBMITTAL	11/13/24	
NO.	REVISIONS	DATE	

WEST (FRONT) &
SOUTH (RIGHT)
ELEVATIONS

A6





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ARCHITECTURAL DESIGN

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ONTARIO
CANADA

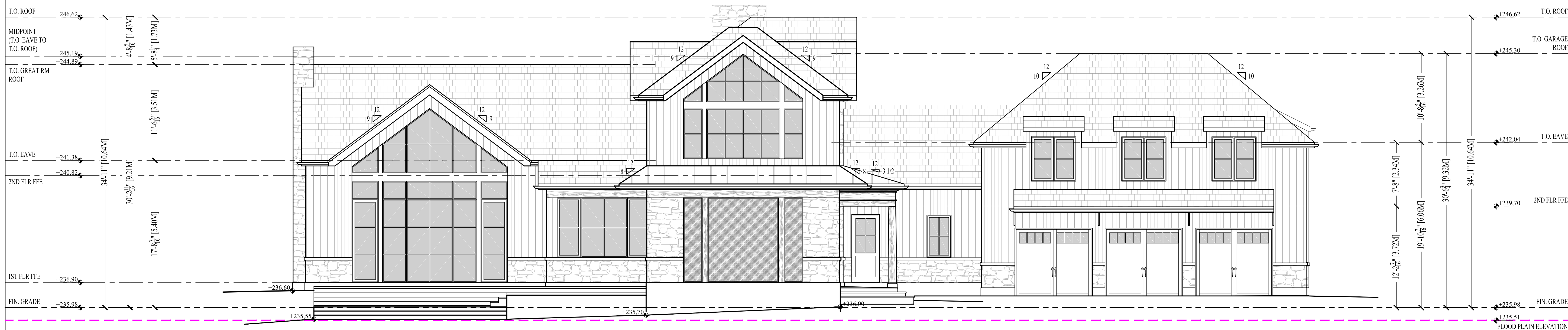
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NO.	REVISIONS	DATE	

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



BSMNT FFE

4

NORTH (LEFT) ELEVATION

SCALE 1:75



3

EAST (REAR) ELEVATION

SCALE 1:75