



**SITE STATISTICS**

CURRENT ZONING	SHORELINE RESIDENTIAL (SR)		
	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	5000m <sup>2</sup>	2891.1m <sup>2</sup> ±	2891.1m <sup>2</sup> ±
MIN. FRONTAGE	46m	36.9m ±	36.9m ±
MIN. WATER YARD	30m	18.3m ±	26.7m* / 22.4m (DECK)
MIN. REAR YARD	9m	121.8m	111.7m
MIN. SIDE YARD	4.5m	3.7m / 12.1m	4.5m / 7.2m
MIN. FLOOR AREA	45m <sup>2</sup>	118.7m <sup>2</sup>	188.0m <sup>2</sup>
MAX. LOT COVERAGE	10%	4.1%	6.8%
MAX. HEIGHT	7.6m	5m ±	9.2m*

\* ZBA REQUIRED

**SITE STATISTICS FOR ACCESSORY**

CURRENT ZONING	SHORELINE RESIDENTIAL (SR)		
	PERMITTED	EXISTING	PROPOSED
MIN. SIDE YARD	4.5m	1.5m / 3.8m	4.0m* / 10.9m
MIN. REAR YARD	6m	152.3m	96.3m
MAX. LOT COVERAGE	5%	3.1%	5.7%*
MAX. HEIGHT	7.3m	5m ±	7.2m
MAX. STOREY	1.5	0	1.5

**NOTE**

- PROPOSED DWELLING DECK AREA : 55.0m<sup>2</sup>
- PROPOSED DWELLING PORCH AREA : 7.4m<sup>2</sup>
- PROPOSED DWELLING AREA : 134.82m<sup>2</sup>
- TOTAL AREA INCLUDING DECK AND PORCH : 197.22m<sup>2</sup>
- LOT COVERAGE : 6.8%

**LEGEND**

NO DEVELOPMENT ZONE ACCORDING TO CVCA

**NOTE**

- EXISTING BOATHOUSE AREA INCLUDING DECK : 88.7m<sup>2</sup>
- PROPOSED GARAGE AREA : 75.8m<sup>2</sup>

SURVEY INFORMATION PROVIDED BY:

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 PROJ. # 8746 SITE PLAN

№:	DATE	DESCRIPTION	BY
REVISIONS			

PROJECT TITLE:  
**20 HAWKS BAY LANE**  
 ROLL#153601010007500

DRAWING TITLE:  
**PROPOSED SITE PLAN**

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DRAWN BY: DT	PROJECT Nº:	<b>024-1002</b>
DESIGNED BY: TD		
APPROVED BY: TD	DRAWING Nº:	<b>SP-2</b>
DATE: MAY 2024	SCALE: 1:200	