

SITE INFORMATION:

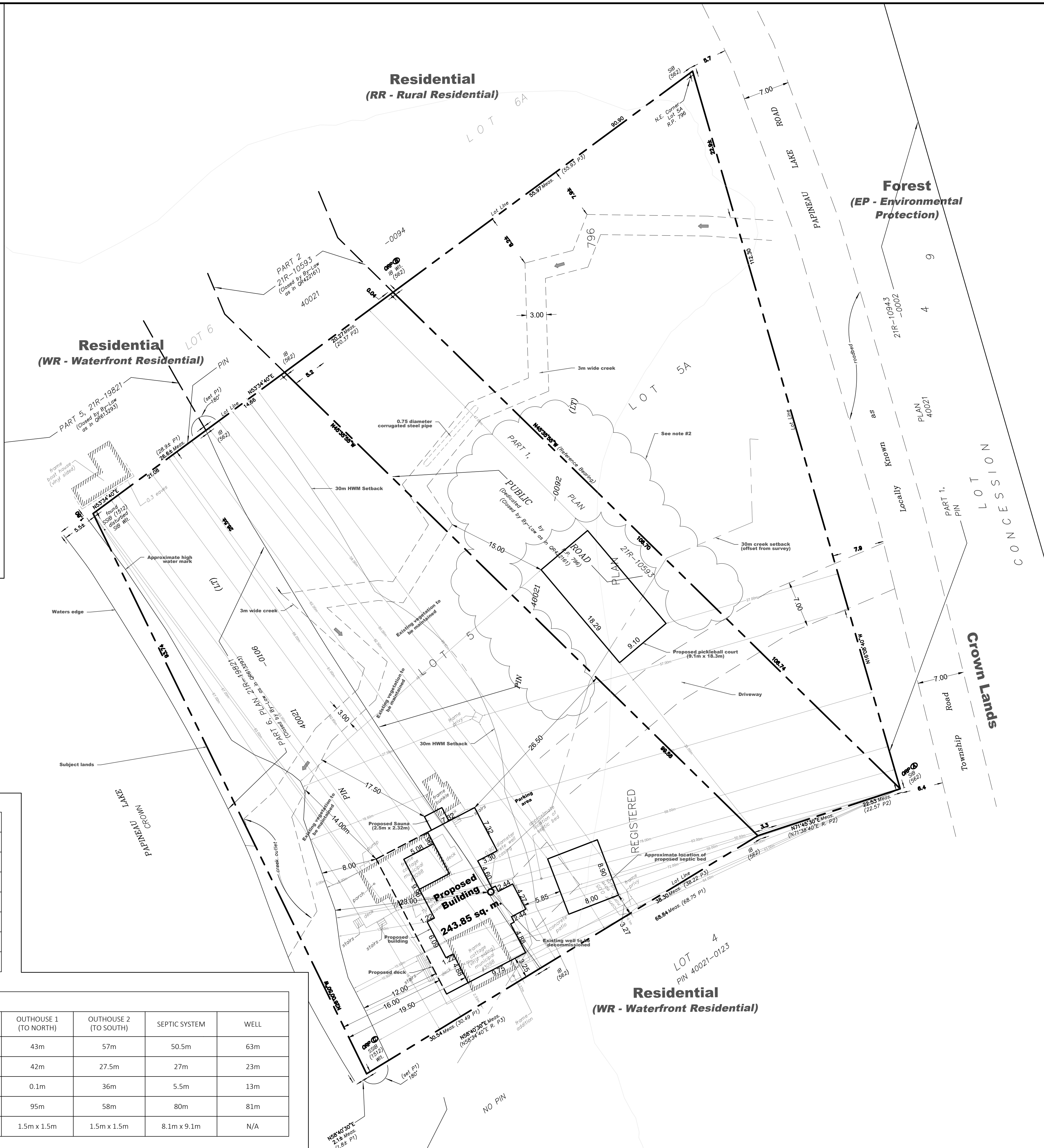
LEGAL DESCRIPTION: PART OF LOT 4, CONCESSION 9 GEOGRAPHIC TOWNSHIP OF BANGOR MUNICIPALITY OF HASTINGS HIGHLANDS COUNTY OF HASTINGS

INFORMATION TAKEN FROM: P. A. MILLER SURVEYING LTD. SURVEYORS REAL PROPERTY REPORT REF 24-11944

SUBJECT LANDS ZONING: MUNICIPALITY OF HASTINGS HIGHLANDS BYLAW 2004-035 COMPREHENSIVE ZONING BYLAW
ROLL# WATERFRONT RESIDENTIAL (WR) RURAL RESIDENTIAL (RR)

ZONING INFORMATION:

WR WATERFRONT RESIDENTIAL		
LOT AREA	MIN. 4,000 sq.m.	ACTUAL - 4972.93 sq.m.
ROAD FRONTAGE	MIN. 46.0 m.	ACTUAL - 99.59 m.
WATER FRONTAGE	MIN. 46.0 m.	ACTUAL - 93.75 m.
FRONT YARD SETBACK	MIN. 20.0 m.	ACTUAL - > 20m.
REAR YARD	MIN. 30.0 m.	ACTUAL - 16.00 m.
INTERIOR SIDE YARD	MIN. 3.0 m.	ACTUAL - 3.0 m.
EXTERIOR SIDE YARD	MIN. 20.0 m.	ACTUAL - N/A
GROSS FLOOR AREA	MIN. 74.3 sq. m.	ACTUAL - > 74.3 sq. m.
LOT COVERAGE	MAX. 30.0 %	ACTUAL - < 30%
BUILDING HEIGHT	MAX. 11.0 m.	ACTUAL - < 11.0m
RR RURAL RESIDENTIAL		
LOT AREA	MIN. 4,000 sq.m.	ACTUAL - 2948.88 sq.m.
LOT FRONTAGE	MIN. 45.7 m.	ACTUAL - 112.34 m.
FRONT YARD SETBACK	MIN. 20.0 m.	ACTUAL - N/A
REAR YARD	MIN. 10.0 m.	ACTUAL - N/A
INTERIOR SIDE YARD	MIN. 3.0 m.	ACTUAL - N/A
EXTERIOR SIDE YARD	MIN. 20.0 m.	ACTUAL - N/A
LOT COVERAGE	MAX. 30.0 %	ACTUAL - < 30%
BUILDING HEIGHT	MAX. 11.0 m.	ACTUAL - < 11.0m



CLIENT LOGO

DISCLAIMER NOTES

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ISSUES/PROBLEMS WHICH MAY OCCUR AS A RESULT OF A FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY.
- WHERE THERE ARE ALLEGED ERRORS, OMISSIONS, INCONSISTENCIES OR AMBIGUITIES PRESENT IN THE CONTRACT DOCUMENTS, THE CONTRACTOR MUST SEEK CLARIFICATION FROM JP2G. ANY COSTS OR SCHEDULE DELAYS WHICH RESULT AS A FAILURE TO CONTACT JP2G FOR CLARIFICATION SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS. REFER ANY DIMENSIONAL CLARIFICATIONS AND/OR POSSIBLE TRADE INTERFERENCE/CONFLICTS TO JP2G FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBTRADES AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ITEMS PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM JP2G.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOTES:

- ALL EXISTING BUILDINGS TO BE DEMOLISHED
- A COMBINATION OF NATIVE GRASSES, HERBACEOUS PLANTS AND SHRUBS WILL BE PLANTED IN THE AREA OF THE PICKLEBALL COURT. SOME EXAMPLES INCLUDE: CANADA WILD RYE, BIGLITTLE BLUESTEM, TUFTED HAIRGRASS, WILD COLUMBINE, BUTTERFLY WEED, WHITE TURTLEHEAD, SHOWY TICK-TREFOIL, ETC... NATIVE PLANTS TO BE INCORPORATED WHERE POSSIBLE. EXISTING VEGETATION TO BE MAINTAINED WHERE POSSIBLE.

NOT FOR CONSTRUCTION

1	2024-09-05	PL	REVISION TO PICKLEBALL COURT AND SAUNA, UPDATED HIGH WATER MARK
No.	YYYY-MM-DD	BY	DESCRIPTION

STAMP

PROJECT: **LAROSE ENVIRONMENTAL IMPACT ASSESSMENT**
 3098A PAPINEAU LAKE ROAD, HASTINGS HIGHLANDS, ONTARIO

DRAWING: **SITE PLAN**
 PERMISSION/MINOR VARIANCE APPLICATION

Jp2g Consultants Inc.
 ENGINEERS • PLANNERS • PROJECT MANAGERS

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JP2G PROJECT No.: 24-7048A

NORTH

CLIENT No.:
 DRAFTED: KL
 DESIGNED: BK
 REVIEWED: PL
 APPROVED: AH

SCALE: 1:300
 0 m 5 10 15 m

SHEET # **SP-1A**

PROPOSED DISTANCES / DIMENSIONS

BUILDING	COTTAGE	DECK	SEPTIC SYTEM	WELL	PICKLEBALL COURT
FRONT LOT LINE SETBACK	59m	71m	45m	>20m	27m
REAR LOT LINE SETBACK	13.50m	8m	34m	>7.5m	48m
SOUTH SIDE LOT LINE SETBACK	>3m	>3m	>3m	>3m	33m
NORTH SIDE LOT LINE SETBACK	66m	67m	82.5m	>60m	47m
DIMENSIONS	14.0m x 25.2m	3.6m x 22.8m	8m x 9m	N/A	6.9m x 13.1m
PROPOSED DATE TO BE CONSTRUCTED	2025	2025	2025	2025	2025

EXISTING DISTANCES / DIMENSIONS

BUILDING	COTTAGE 1 (TO SOUTH)	DECK 1 (TO SOUTH)	COTTAGE 2 (TO NORTH)	DECK 2 (TO NORTH)	SHED	OUTHOUSE 1 (TO NORTH)	OUTHOUSE 2 (TO SOUTH)	SEPTIC SYSTEM	WELL
FRONT LOT LINE SETBACK	64m	72m	68m	78m	64m	43m	57m	50.5m	63m
REAR LOT LINE SETBACK	15.5m	10.5m	5m	2m	18.5m	42m	27.5m	27m	23m
SOUTH SIDE LOT LINE SETBACK	0.37m	2m	19m	18m	25m	0.1m	36m	5.5m	13m
NORTH SIDE LOT LINE SETBACK	83m	83m	67m	67m	62m	95m	58m	80m	81m
DIMENSIONS	74m X 10m	4.3m x 8.6m	7.4m x 12m	3.1m x 8.8m	8.1m x 3.8m	1.5m x 1.5m	1.5m x 1.5m	8.1m x 9.1m	N/A

FILE NAME: J:\P\ADMIN\2024\24-11944 - LAROSE ENVIRONMENTAL IMPACT ASSESSMENT\DRAWINGS\SP-1A - SITE PLAN.dwg; DATE PLOTTED: 2024-09-05 10:28:48 AM; PLOTTER: HP DesignJet T1100e; PLOT SCALE: 1:300