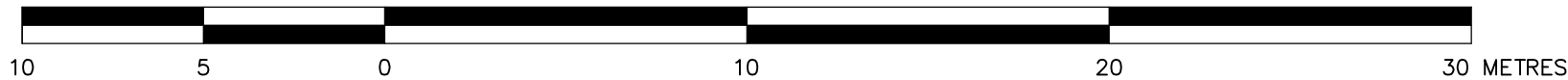


**COMBINED EXISTING AND PROPOSED SITE PLAN OF  
PART OF LOT 19, CONCESSION 11 AND  
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE  
IN FRONT OF LOT 19, CONCESSION 11  
CLOSED BY BY-LAW No. 21-99 REGISTERED AS INST. H224365  
GEOGRAPHIC TOWNSHIP OF LUTTERWORTH  
TOWNSHIP OF MINDEN HILLS  
COUNTY OF HALIBURTON**

FOR CONSTRUCTION AND PLANNING  
PURPOSES ONLY

SCALE 1 : 200 METRIC



**RODNEY GEYER O.L.S.**

METRIC: DISTANCES AND COORDINATES ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**OWNER INFORMATION**

OWNERS ON TITLE: NUBEY AND JOSEPH FIERRO  
CONTACT EMAIL: NUBEY.FIERRO@SYMPATICO.CA  
ROLL #: 46160520052900  
PARCEL MUN. ADDRESS: 1094 FORSTER'S ROAD, MINDEN  
HILLS, ON. K0M 2K0

**PROPOSED AND EXISTING SETBACKS**

SETBACK DESCRIPTION	EXISTING	PROPOSED
NORTHWEST CORNER OF DWELLING TO WEST SIDE YARD (NEAREST INTERIOR SETBACK)	6.31	6.31
NORTHWEST CORNER OF DWELLING TO FORESTER'S ROAD (NEAREST REAR SETBACK)	9.27	9.27
SOUTHWEST CORNER OF DWELLING TO WEST SIDE YARD (INTERIOR SETBACK)	7.23	7.14
SOUTHWEST CORNER OF DWELLING TO HIGH WATER MARK (FRONT SETBACK)	4.2±	4.7± (NOT SHOWN)
NEAREST POINT OF DWELLING TO HIGH WATER MARK (FRONT SETBACK)	4.2±	4.5±
SOUTHEAST CORNER OF DWELLING TO EAST SIDE YARD (NEAREST INTERIOR SETBACK)	28.56	28.56
SOUTHEAST CORNER PROPOSED SCREENED PORCH (EASTERLY INTERIOR SETBACK)	---	24.02
NORTHEAST CORNER PROPOSED SCREENED PORCH (NEAREST REAR SETBACK)	---	9.87
SOUTHWEST CORNER FRONT DECK (NEAREST FRONT SETBACK)	2.5±	2.5±
SOUTHWEST CORNER FRONT DECK (NEAREST INTERIOR SETBACK)	7.45	7.45

**SETBACK TIES NOTE:**

BUILDINGS TIES SHOWN HEREON MAY BE LABELLED "PR." (PROPOSED) AND/OR "EX." (EXISTING) AS DENOTED IN THE LEGEND. TIES WHERE BOTH "PR." AND "EX." LABELS ARE PRESENT INDICATE THAT THE PROPOSED STRUCTURE SETBACK IS TO MATCH THAT OF THE EXISTING/ORIGINAL STRUCTURE.

**LOT COVERAGE INFORMATION**

TOTAL LOT AREA: 1117.0 SQ. m (PIN 39256-0028 (LT), ADJACENT LANDS OWNED BY APPLICANT = 6030.88 sq. m)	AREA (sq. m)	LOT PERCENTAGE
EXISTING ACCESSORY STRUCTURE (TO REMAIN)	14.34	1.3%
EXISTING DWELLING (TBR)	87.38	7.8%
EXISTING DECKS (TBR)	22.51	2.0%
TOTAL EXISTING STRUCTURES	124.23	11.1%
PROPOSED DWELLING	84.82	7.6%
PROPOSED DECK	35.02	3.1%
PROPOSED SCREENED PORCH	32.71	2.9%
PROPOSED COVERED ENTRY	1.18	0.1%
TOTAL STRUCTURE AREA (PROPOSED AND EXISTING TO REMAIN)	171.67	14.9%

**SETBACK INFORMATION**

MINIMUM SETBACKS: SR ZONES (PRE 2005) MAIN BUILDING

FROM MAXIMUM CONTROLLED WATER'S EDGE	23m (75'5.5")
FROM INTERIOR SIDE PROPERTY LINE	4.5m (14'9")
FROM EXTERIOR SIDE PROPERTY LINE	6m (19'8")
FROM REAR PROPERTY LINE	12m (39'4")

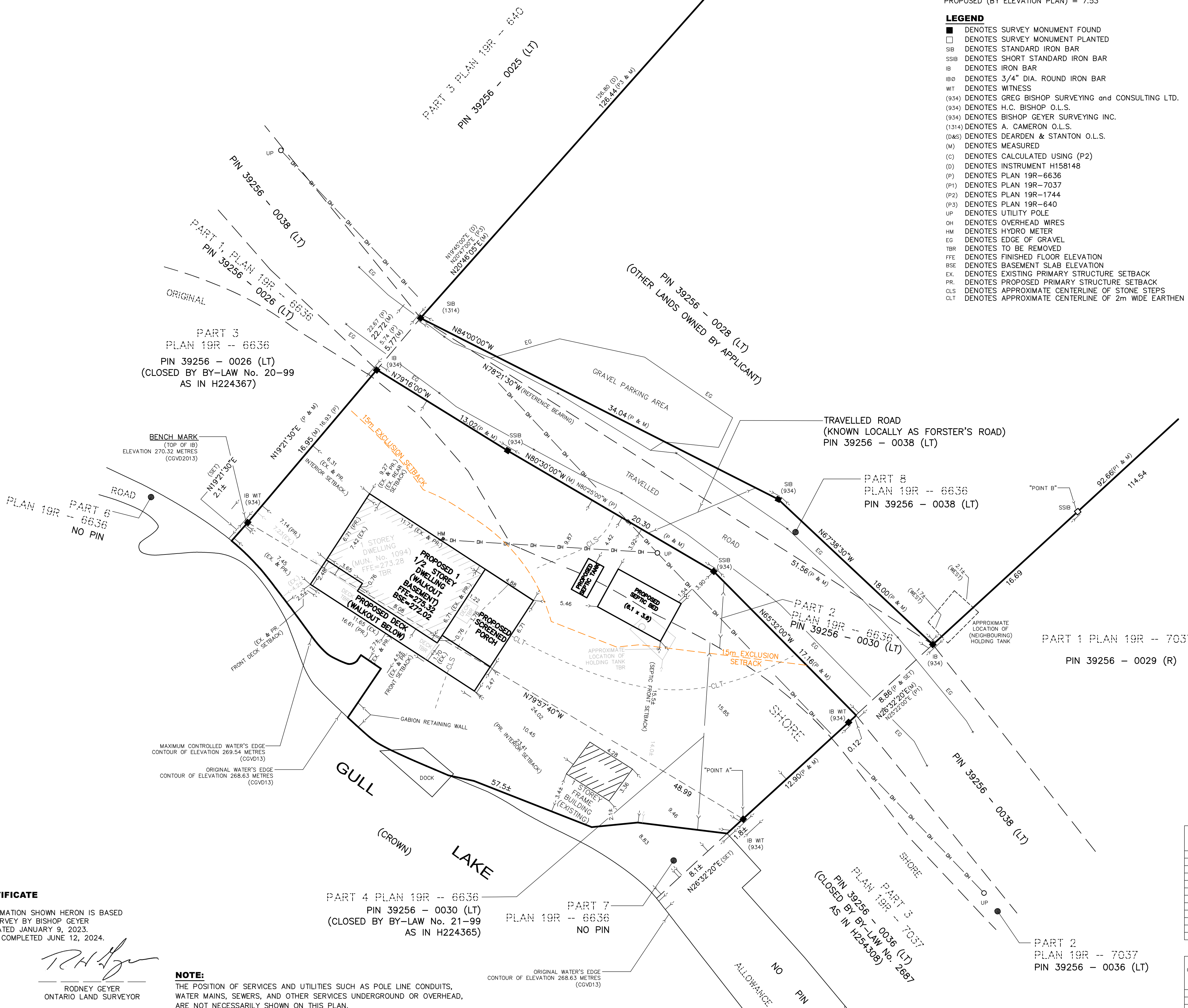
BYLAW SETBACKS (SAVE 15m SHORELAND EXCLUSION ZONE) NOT CONVEYED AS ENTIRE PROPOSED STRUCTURE LANDS WITHIN 23M MAXIMUM CONTROLLED WATER'S EDGE SETBACK.  
PROPOSED DWELLING AND DECK SETBACKS TO MATCH EXISTING ON ROAD, WATER AND WEST PROPERTY BOUNDARIES

**BUILDING HEIGHT**

EXISTING = 3.83m  
PROPOSED (BY ELEVATION PLAN) = 7.53

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IBØ DENOTES 3/4" DIA. ROUND IRON BAR
- WT DENOTES WITNESS
- (934) DENOTES GREG BISHOP SURVEYING and CONSULTING LTD.
- (934) DENOTES H.C. BISHOP O.L.S.
- (934) DENOTES BISHOP GEYER SURVEYING INC.
- (1314) DENOTES A. CAMERON O.L.S.
- (d&s) DENOTES DEARDEN & STANTON O.L.S.
- (M) DENOTES MEASURED
- (C) DENOTES CALCULATED USING (P2)
- (D) DENOTES INSTRUMENT H158148
- (P) DENOTES PLAN 19R-6636
- (P1) DENOTES PLAN 19R-7037
- (P2) DENOTES PLAN 19R-1744
- (P3) DENOTES PLAN 19R-640
- UP DENOTES UTILITY POLE
- OH DENOTES OVERHEAD WIRES
- HM DENOTES HYDRO METER
- EG DENOTES EDGE OF GRAVEL
- TBR DENOTES TO BE REMOVED
- FFE DENOTES FINISHED FLOOR ELEVATION
- BSE DENOTES BASEMENT SLAB ELEVATION
- EX. DENOTES EXISTING PRIMARY STRUCTURE SETBACK
- PR. DENOTES PROPOSED PRIMARY STRUCTURE SETBACK
- CLS DENOTES APPROXIMATE CENTERLINE OF STONE STEPS
- CLT DENOTES APPROXIMATE CENTERLINE OF 2m WIDE EARTHEN TRAIL



**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- ALL SURVEY INFORMATION SHOWN HEREON IS BASED ON A PLAN OF SURVEY BY BISHOP GEYER SURVEYING INC. DATED JANUARY 9, 2023.
- THIS SURVEY WAS COMPLETED JUNE 12, 2024.

*RH Geyer*  
RODNEY GEYER  
ONTARIO LAND SURVEYOR

**NOTE:**

THE POSITION OF SERVICES AND UTILITIES SUCH AS POLE LINE CONDUITS, WATER MAINS, SEWERS, AND OTHER SERVICES UNDERGROUND OR OVERHEAD, ARE NOT NECESSARILY SHOWN ON THIS PLAN.

THE ACCURACY OF THE POSITION OF NOTED UTILITIES AND STRUCTURES ARE NOT VERIFIED BY THIS PLAN.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF NOTED UTILITIES AND STRUCTURES, ASSUMING ALL LIABILITY FOR DAMAGING THEM.

BURIED SERVICES AND UTILITIES ARE NOT SHOWN AND LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATION WORK.

**BEARING NOTE:**

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTHERLY LIMIT OF PART 8 PLAN 19R-6636 HAVING A BEARING OF N78°21'30"W AS SHOWN ON PLAN 6636.

**NOTE:**

BUILDINGS TIES SHOWN HEREON ARE TO THE FRAME SIDING UNLESS NOTED OTHERWISE.

ORIGINAL WATER'S EDGE TIES FROM "POINT A"

BEARING	DISTANCE
N85°21'W	67.4
N84°18'W	55.5
N86°56'W	55.9
N81°03'W	50.0
N87°33'W	42.2
S86°46'W	38.4
S83°32'W	34.6
S77°33'W	25.3
S69°13'W	11.7
S51°28'W	11.7
S1°09'W	11.5

MAXIMUM CONTROLLED WATER'S EDGE TIES FROM "POINT A"

BEARING	DISTANCE
N81°44'W	55.2
N81°18'W	45.9
N85°56'W	42.2
N89°19'W	37.6
N88°26'W	35.4
N89°29'W	33.3
S83°46'W	34.9
S80°28'W	31.2
S77°19'W	23.1
S71°23'W	16.3
S66°03'W	12.9
S67°10'W	8.9
S31°30'E	3.5

UTILITY POLES TIES FROM "POINT B"

BEARING	DISTANCE
N86°28'W	74.3
S63°32'W	35.8
S7°04'E	33.3

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**BISHOP GEYER SURVEYING INC.**  
ONTARIO LAND SURVEYOR  
BOX 309, HALIBURTON, ONTARIO, K0M1S0  
PHONE (705) 457 - 2811

CHECKED BY:	DRAWN BY:	REV. DATE:	W.O.:	PLAN:	REV.:
CSR	AG	DECEMBER 6, 2024	2022-123	SP1	B