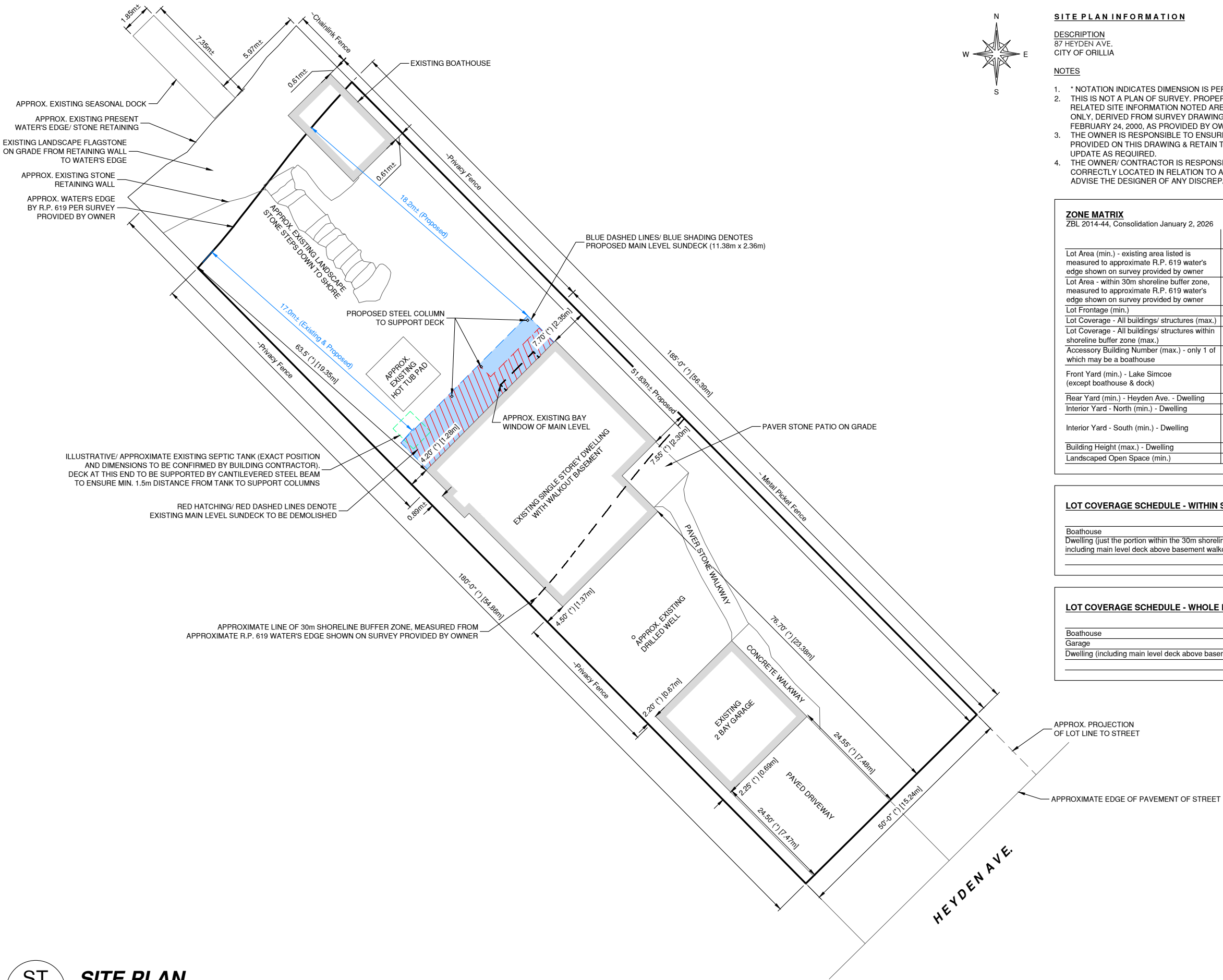




SITE PLAN INFORMATION

DESCRIPTION
87 HEYDEN AVE.
CITY OF ORILLIA

NOTES

- * NOTATION INDICATES DIMENSION IS PER SURVEY DRAWING PROVIDED BY OWNER.
- THIS IS NOT A PLAN OF SURVEY. PROPERTY LINES, DIMENSIONS, BUILDING POSITIONS & RELATED SITE INFORMATION NOTED ARE APPROXIMATE, FOR GENERAL REFERENCE ONLY, DERIVED FROM SURVEY DRAWING PREPARED BY DEARDEN & STANTON, DATED FEBRUARY 24, 2000, AS PROVIDED BY OWNER & CURRENT SITE OBSERVATION.
- THE OWNER IS RESPONSIBLE TO ENSURE THE ACCURACY OF THE SITE INFORMATION PROVIDED ON THIS DRAWING & RETAIN THE SERVICES OF A REGISTERED O.L.S. TO UPDATE AS REQUIRED.
- THE OWNER/ CONTRACTOR IS RESPONSIBLE TO ENSURE NEW CONSTRUCTION IS CORRECTLY LOCATED IN RELATION TO ALL BOUNDARIES & SETBACK REQUIREMENTS & ADVISE THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ZONE MATRIX

ZBL 2014-44, Consolidation January 2, 2026

	R1 Zone (Exception 3)	Existing R1 Zone	Proposed R1 Zone
Lot Area (min.) - existing area listed is measured to approximate R.P. 619 water's edge shown on survey provided by owner	550.0m ²	848.3m ² ±	As existing
Lot Area - within 30m shoreline buffer zone, measured to approximate R.P. 619 water's edge shown on survey provided by owner	-	457.2m ² ±	As existing
Lot Frontage (min.)	15m	15.24m	As existing
Lot Coverage - All buildings/ structures (max.)	45%	26.3%±	27.0%
Lot Coverage - All buildings/ structures within shoreline buffer zone (max.)	25%	34.8%±	36.0%
Accessory Building Number (max.) - only 1 of which may be a boathouse	3	2	2
Front Yard (min.) - Lake Simcoe (except boathouse & dock)	30m	17.0m± (Deck) 19.35m± (Dwelling)	As existing
Rear Yard (min.) - Heyden Ave. - Dwelling	7.5m	23.38m±	As existing
Interior Yard - North (min.) - Dwelling	1.2m	2.3m	As existing
Interior Yard - South (min.) - Dwelling	1.2m	1.28m (Dwelling) 0.89m± (Chimney)	As existing
Building Height (max.) - Dwelling	11m	5.7m±	As existing
Landscaped Open Space (min.)	30%	65%±	64%±

LOT COVERAGE SCHEDULE - WITHIN SHORELINE BUFFER ZONE

	Existing	Proposed
Boathouse	22.15m ² ±	As existing
Dwelling (just the portion within the 30m shoreline buffer zone, including main level deck above basement walkout)	137m ² ±	142.2m ² ±
Total	159.15m ² ±	164.35m ² ±

LOT COVERAGE SCHEDULE - WHOLE LOT

	Existing	Proposed
Boathouse	22.15m ² ±	As existing
Garage	46.2m ² ±	As existing
Dwelling (including main level deck above basement walkout)	154.9m ² ±	160.1m ² ±
Total	223.25m ² ±	228.45m ² ±

General Notes

These notes apply to all drawings

- Do not scale drawings. Use only noted dimensions.
- Contractor shall verify all dimensions prior to commencing any work and shall report any discrepancies to designer prior to proceeding.
- All work shall be performed in accordance with the latest revised version of the Ontario Building Code.
- These drawings are the property of the designer and may not be copied without the designer's approval and are subject to return upon request.
- Contractor shall ensure that the building is located correctly in relation to all boundaries, setback lines and other municipal requirements.
- Contractor shall ensure that any/all necessary soil/ site inspections which may affect noted specifications are completed and report any discrepancies to designer prior to proceeding.
- These drawings shall not be used for construction without approval by local building authorities.
- All specifications which do not fall clearly within the bounds of the latest revised version of the Ontario Building Code, Part 9, shall be designed by a qualified Professional Engineer.

1	Issued for minor variance application	08.07.26
No.	Revision/Issue	Date
Drawn by:	P.R.	
Chkd. by:	P.R.	

Firm Name and Address

PHIL RADFORD
ARCHITECTURAL DRAFTING

BCIN 100526
3973 Joyland Drive
Ramara, ON L3V 0S2
Phone 705 326 4441
Email phil@pradford.com

Project Name and Address

LEITCH
RESIDENCE
- SUNDECK

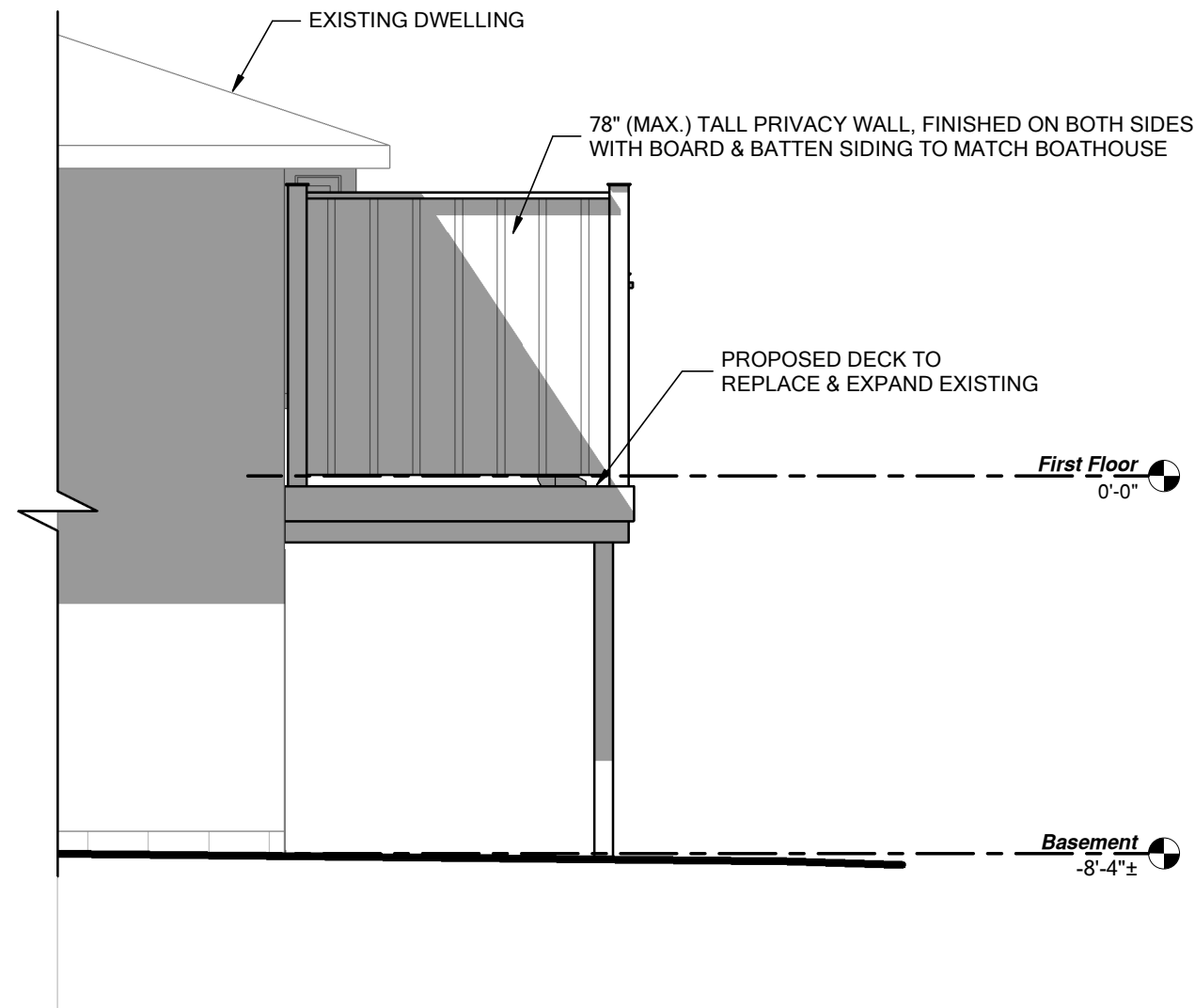
87 Heyden Ave., Orillia

Project	Sheet
Date	AUG 2026
Scale	As Noted
ST1	

ST
1

SITE PLAN
Scale 1:250

CONCEPTUAL SKETCH
For Review Only - Not For Construction
or Material Ordering Purposes
August 7, 2026



PHIL RADFORD ARCHITECTURAL DRAFTING

BCIN 100526
3973 Joyland Drive, Ramara, ON L3V 0S2
Phone: 705 326 4441
Email: phil@pradford.com

NORTH ELEVATION

Scale 1/4" = 1'-0"

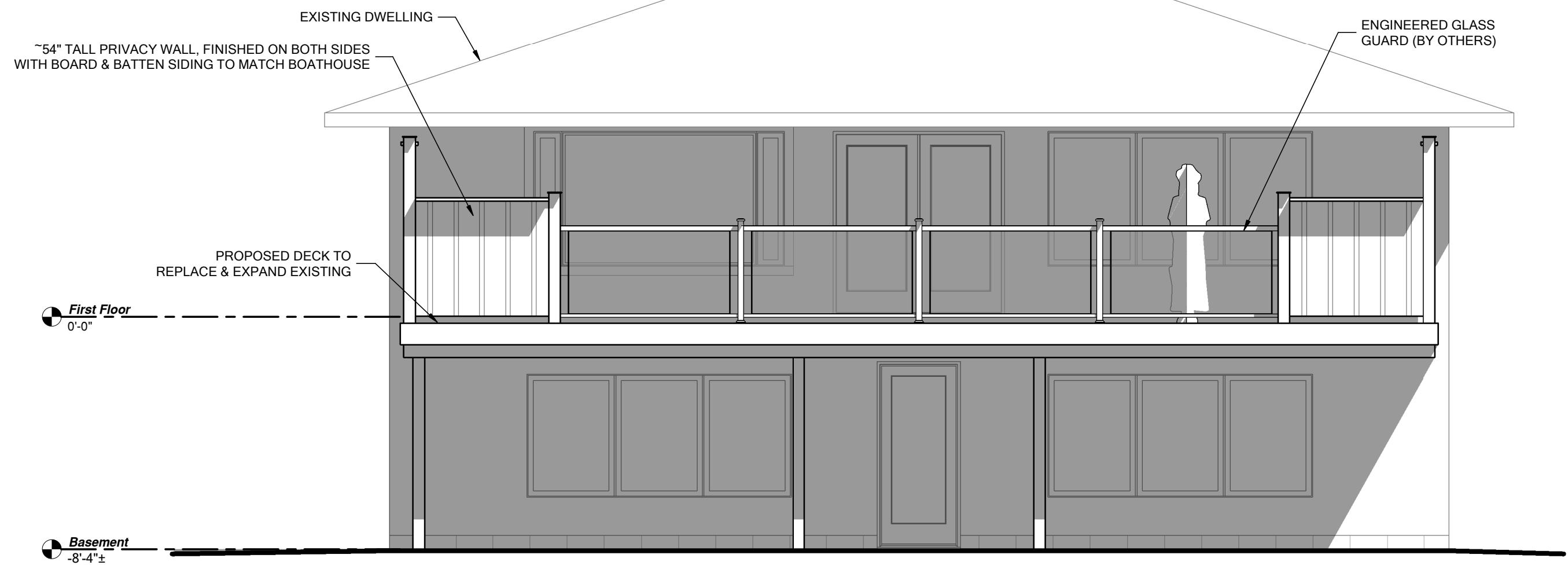
Sizes & positions approximate only

**LEITCH
SUNDECK REPLACEMENT**

Conceptual Sketch

87 Heyden Ave., Orillia
August 7, 2026

CONCEPTUAL SKETCH
For Review Only - Not For Construction
or Material Ordering Purposes
August 7, 2026



PHIL RADFORD ARCHITECTURAL DRAFTING

BCIN 100526
3973 Joyland Drive, Ramara, ON L3V 0S2
Phone: 705 326 4441
Email: phil@pradford.com

WEST ELEVATION

Scale 1/4" = 1'-0"

Sizes & positions approximate only

**LEITCH
SUNDECK REPLACEMENT**

Conceptual Sketch
87 Heyden Ave., Orillia
August 7, 2026