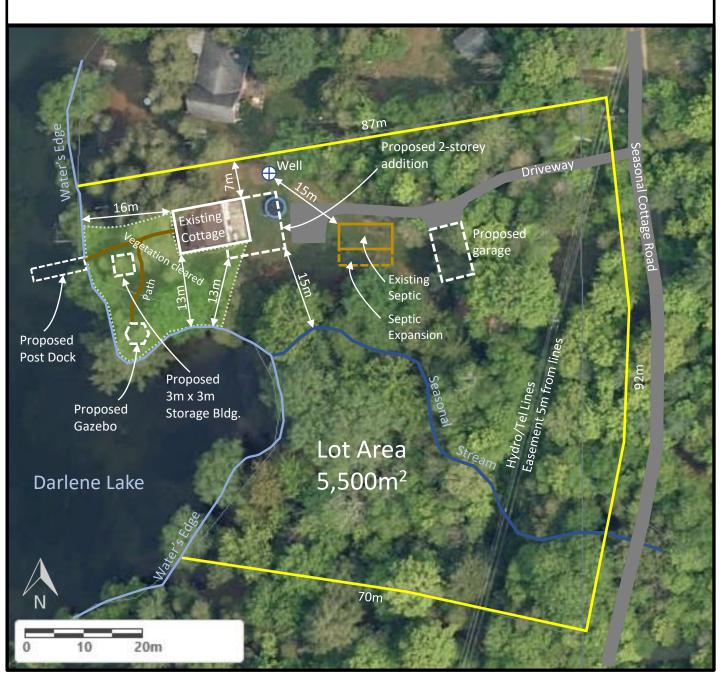
# Scenario 1 – Expansion of Legal Non-complying Structure

### Existing

- 5,500m<sup>2</sup> Lot created in 1960
- 98m<sup>2</sup> cottage built in late 1960s
- Two bedroom and single bath
- Used seasonally mostly summer
- Small sewage system with questionable maintenance
- Building site roughly 10m above lake, with steepest grades within 5m of water's edge

### Proposed

- 280m<sup>2</sup> dwelling as principal residence
- Four bedroom and three baths
- Small sewage system to be enlarged
- Shore activity area to include marine storage building, vegetation already cleared for views, 8m post dock, path and gazebo
- 54m<sup>2</sup> garage for boat storage



# Scenario 2 – Development of Undersized Vacant Lot

#### Existing

- Vacant 2,150m<sup>2</sup> lot created in 1955
- 32m of lake frontage
- Surrounded by small lots being redeveloped with large homes
- Hardwoods near shore and cedars closer to road
- Generally level with slight drop near shore
- Evidence of natural erosion at the shore

### Proposed

- 380m<sup>2</sup> 2-storey dwelling
- Five bedroom and three baths
- Attached garage
- 294m<sup>2</sup> total footprint
- Advanced treatment sewage disposal system
- Shore area to include marine storage building, vegetation clearing, and post & floating docks
- Paved driveway

