

Scenario 1 – Expansion of Legal Non-complying Structure

Existing

- 5,500m² Lot created in 1960
- 98m² 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

- 280m² 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
- 54m² garage for boat storage



Scenario 2 – Development of Undersized Vacant Lot

Existing

- Vacant 2,150m² 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

- 380m² 2-storey dwelling
- Five bedroom and three baths
- Attached garage
- 294m² total footprint
- Advanced treatment sewage disposal system
- Shore area to include marine storage building, vegetation clearing, and post & floating docks
- Paved driveway

