



CLIENT
ROSSEAU SPRINGS LIMITED

APPROVED
**ISSUED FOR REVIEW
NOT FOR
CONSTRUCTION**

PROJECT
26-391-01
DATE: MARCH 2026
DESIGNED: BK
REVIEWED: NKR
SCALE: AS SHOWN
SHEET:
SP1

PROJECT
**MAPLEHURST ROAD
0 MAPLEHURST ROAD
SEGUN TOWNSHIP
PROPERTY # 49030100022802**

DRAWING
SITE PLAN

ZONING DETAILS (SR3-171)	
ZONING	SR3-171
LOT AREA	67,860 SF
AREA WITHIN 200' OF HW MARK	27,803 SF
LOT FRONTAGE	364.25' (111m)
MAX. LOT COVERAGE	6.25%
MIN. FRONT YARD SETBACK	65.6' (20m)
MIN. INT. SIDE YARD SETBACK	16.4' (5m)
MIN. EXT. SIDE YARD SETBACK	32.8' (10m)
MIN. REAR YARD SETBACK	32.8' (10m)
MAX. HEIGHT	32.8' (10m)

ZONING DETAILS (TOTAL)	
LOT AREA	520,428 SF
AREA WITHIN 200' OF HW MARK	110,091 SF
LOT FRONTAGE	364.25' (111m)

FUTURE LOT AREA STATS (TOTAL)		
DEFINITION	AREA (SF)	% COVERAGE
TOTAL LOT AREA	520,428	-
AREA WITHIN 200' OF HW MARK	110,091	-
EXISTING STRUCTURES		
FUTURE COTTAGE	6,000	1.2%
FUTURE GARAGE	1,900	0.4%
FUTURE TOTAL	7,900	1.6%
FUTURE TOTAL (200' OF HW MARK)	6,000	5.5%

ZONING DETAILS (EP)	
ZONING	EP
LOT AREA	452,568 SF
AREA WITHIN 200' OF HW MARK	82,188 SF
MAX. LOT COVERAGE	0%
MIN. FRONT YARD SETBACK	29.5' (9m)
MIN. INT. SIDE YARD SETBACK	19.7' (6m)
MIN. EXT. SIDE YARD SETBACK	29.5' (9m)
MIN. REAR YARD SETBACK	29.5' (9m)
MAX. HEIGHT	26.2' (8m)

LEGEND	
HATCH	ZONING
[Hatched Box]	EP
[White Box]	SR3-171



SITE PLAN
SCALE: 1/8" = 1'-0"

*NOTE: DRAWING TO BE READ IN CONJUNCTION WITH MTE ONTARIO LAND SURVEYORS LTD. FILE NUMBER 54662-100 SURVEY DATED DEC 5 2024.