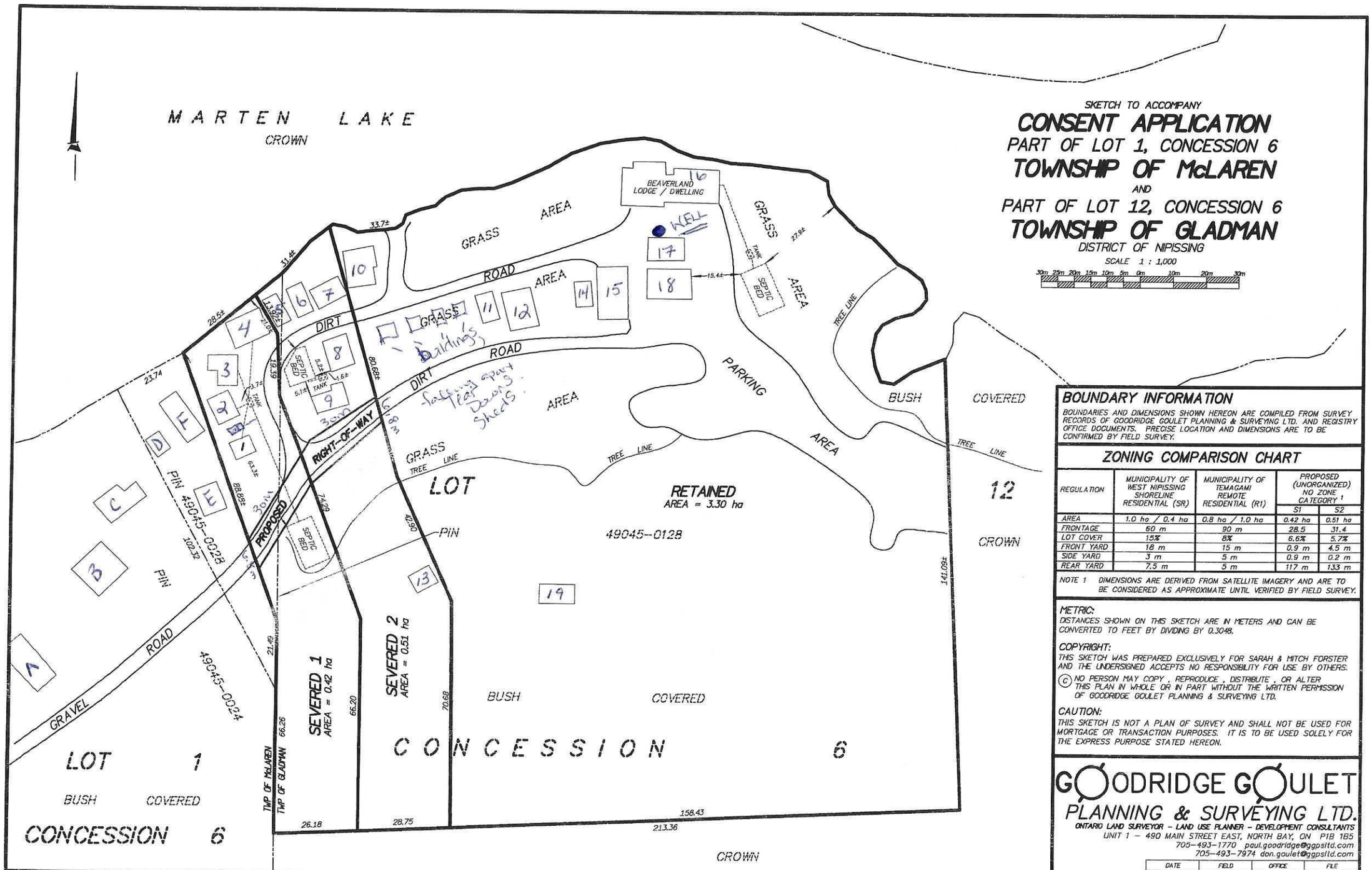

SKETCH TO ACCOMPANY

CONSENT APPLICATION

PART OF LOT 1, CONCESSION 6

TOWNSHIP OF McLAREN

AND

PART OF LOT 12, CONCESSION 6

TOWNSHIP OF GLADMAN

DISTRICT OF NIPISSING

SCALE 1 : 1,000

30m 25m 20m 15m 10m 5m 0m 10m 20m 30m

BOUNDARY INFORMATION

BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE COMPILED FROM SURVEY RECORDS OF GOODRIDGE GOULET PLANNING & SURVEYING LTD. AND REGISTRY OFFICE DOCUMENTS. PRECISE LOCATION AND DIMENSIONS ARE TO BE CONFIRMED BY FIELD SURVEY.

ZONING COMPARISON CHART

REGULATION	MUNICIPALITY OF WEST NIPISSING SHORELINE RESIDENTIAL (SR)	MUNICIPALITY OF TEMAGAMI REMOTE RESIDENTIAL (R1)	PROPOSED (UNORGANIZED) NO ZONE CATEGORY 1	
			S1	S2
AREA	1.0 ha / 0.4 ha	0.8 ha / 1.0 ha	0.42 ha	0.51 ha
FRONTAGE	60 m	90 m	28.5	31.4
LOT COVER	15%	8%	6.6%	5.7%
FRONT YARD	18 m	15 m	0.9 m	4.5 m
SIDE YARD	3 m	5 m	0.9 m	0.2 m
REAR YARD	7.5 m	5 m	117 m	133 m

NOTE 1 DIMENSIONS ARE DERIVED FROM SATELLITE IMAGERY AND ARE TO BE CONSIDERED AS APPROXIMATE UNTIL VERIFIED BY FIELD SURVEY.

METRIC:
DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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CAUTION:
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. IT IS TO BE USED SOLELY FOR THE EXPRESS PURPOSE STATED HEREON.

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DATE	FIELD	OFFICE	FILE
04/21/2025	N/A	K.PHILIPSON	1888-24