



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for consent for a proposed land severance pursuant to Section 53 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: B/15/16/24/ML
Roll No.: 4-7-052 and 4-7-052-01

Owner:	Victor D'Souza, 1117 Buckeye Road, Unit #4, Mac Tier, ON P0C 1H0		
Addresses & Description:	Part Lots 1 and 2, Concession 12, Parts 1-3, Plan 35R-11940, (Medora), Civic Address: 1117 Buckeye Road, Unit #4 Part Lots 1 and 2, Concession 12, Parts 1-3, Plan 35R-11719, (Medora), Civic Address: Not Assigned		
Zoning:	Waterfront Residential (WR4)	Stewart Lake (Category 4 Lake)	Schedule: 26
Hearing Date: Monday, June 10th, 2024 at 9:00 a.m.			

Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

Two Severance/Consent Applications B/15/16/24/ML have been made by the applicant to sever and add land to abutting lots.

In Application B/15/24/ML, the applicant proposes to sever a portion of property (Severed Lot) and add it to an abutting lot (Benefitting Lot) to the south in the ownership of Victor D'Souza. The Retained Lot contains a sleeping cabin and the Severed Lot is vacant. The Benefitting Lot contains a dwelling and accessory buildings and structures.

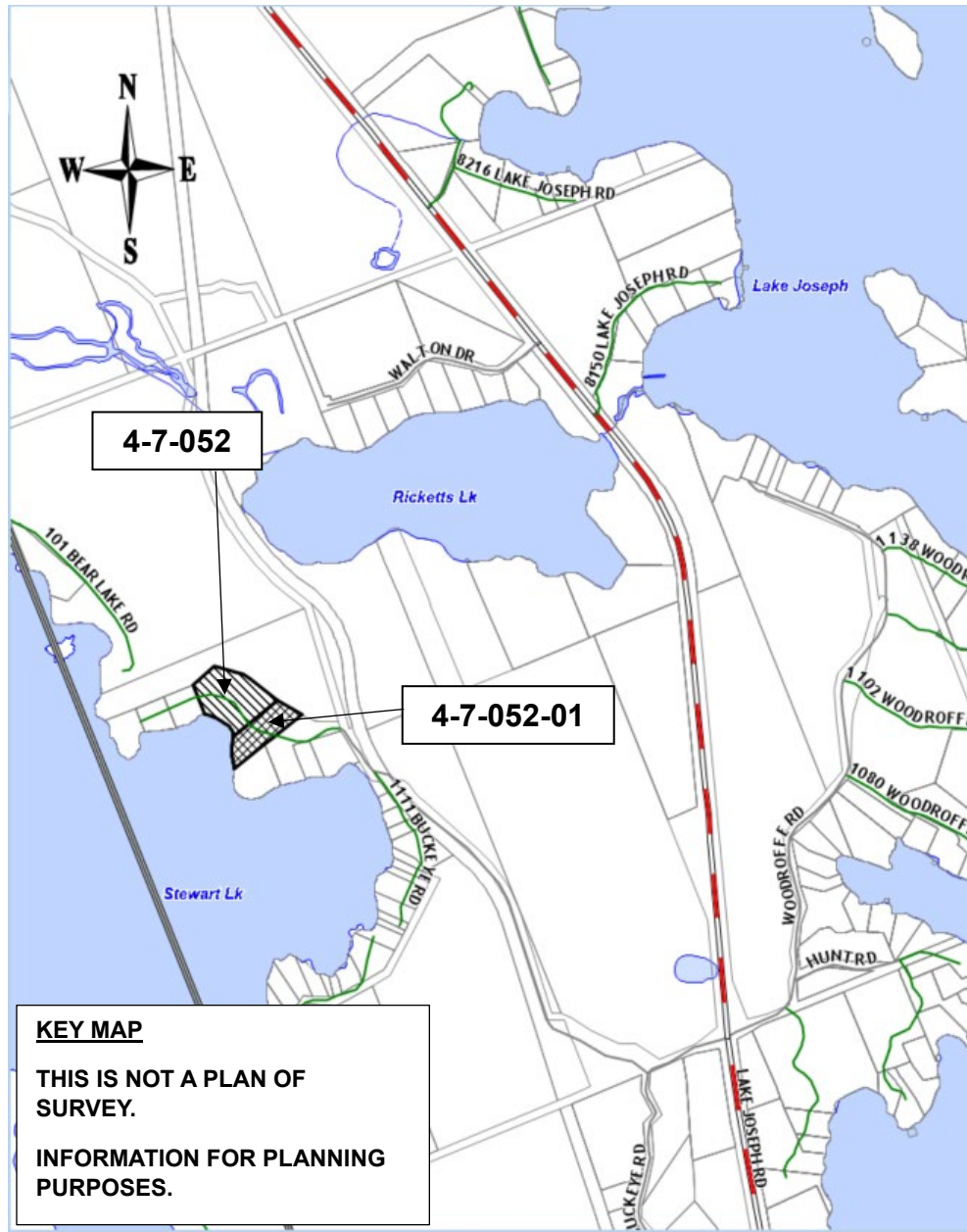
In Application B/16/24/ML, the applicant proposes to sever a portion of property (Severed Lot) and add it to an abutting lot (Benefitting Lot) to the south in the ownership of Victor D'Souza. The Retained Lot contains a sundeck, the Severed Lot is vacant, and the Benefitting Lot contains a sleeping cabin.

Please note that these applications constitute a change in common lot lines. No new lots are being created.



A key map of the subject property and the applicants' consent sketch are included in this notice.

KEY MAP



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**



How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.

Watch the Hearing Online



You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. **No one other than** the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed consent. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 24th day of May, 2024.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



Existing Site Plan

ZONING DETAILS:	
TOWNSHIP OF MUSKOKA LAKES	
ZONING	WR4
MIN. LOT AREA	Existing when by-law passed.
MIN. LOT FRONTAGE	Existing when by-law passed.
MAX. LOT COVERAGE	8%
MIN. FRONT YARD SETBACK	20.1 M (66 FT)
MIN. INT. SIDE YARD SETBACK	4.6 M (15 FT)
MIN. EXT. SIDE YARD SETBACK	9.1 M (30 FT)
MIN. REAR YARD SETBACK	4.6 M (15 FT)
MAX. HEIGHT	10.7 M (35 FT)
MAX. HEIGHT ACCESSORY	6.1 M (20 FT)
MIN. GROSS FLOOR AREA	69.7M ² (750 FT ²)

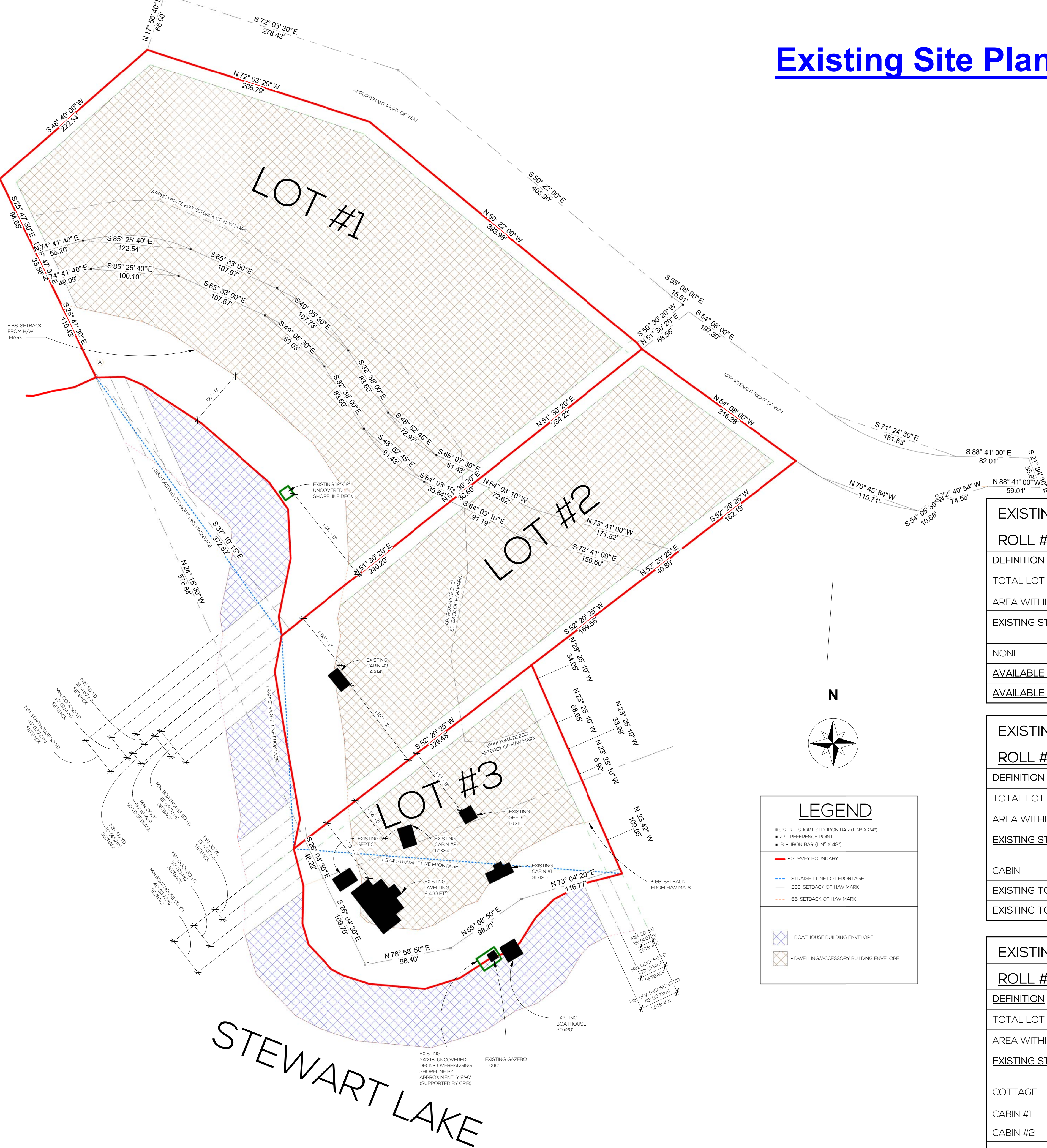
DKG
dekoninggroup.com

Mail: 36 Beach Road, Utterson, Ontario POB 1M0
Office: 3 Armstrong Point Rd., Port Carling, Ontario POB 1J0

705.640.3800
info@dekoninggroup.com

PROFESSIONAL ENGINEER

NOT TO SCALE
FOR INFORMATIONAL PURPOSES ONLY



EXISTING LOT AREA STATISTICS		ADDRESS: NO CIVIC ADDRESS		ZONING: WR4	
ROLL #: 445304000705200		LEGAL: LOT 1 & 2 CON 12 MEDORA		LOT NICKNAME: LOT #1	
DEFINITION	AREA (ft ²) (m ²)	STRAIGHT LINE FRONTAGE	LOT NICKNAME:		
TOTAL LOT AREA	234,733.1 ft ² (21,807.4 m ²)	360' (110 m)±	LOT #1		
AREA WITHIN 60m OF H/W MARK	107,206.5 ft ² (9959.8 m ²)	MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (S53) + 54'	MAX. BOATHOUSE WIDTH (S25) + 43.2'		
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)
NONE	MAXIMUM AVAILABLE	8.0%			REAR YARD SETBACK
AVAILABLE TOTAL W/IN 200' *	8,576.5 ft ² (796.8 m ²)				
AVAILABLE TOTAL ENTIRE LOT	18,778.6 ft ² (1,8778.6 m ²)				

EXISTING LOT AREA STATISTICS		ADDRESS: NO CIVIC ADDRESS		ZONING: WR4	
ROLL #: 445304000705201		LEGAL: LOT 1 & 2 CON 11 MEDORA, LOT 1 & 2 CON 12 MEDORA		LOT NICKNAME: LOT #2	
DEFINITION	AREA (ft ²) (m ²)	STRAIGHT LINE FRONTAGE	LOT NICKNAME:		
TOTAL LOT AREA	126,545 ft ² (11,756.4 m ²)	242' (73.76 m)±	LOT #2		
AREA WITHIN 60m OF H/W MARK	50,172.4 ft ² (4,661.2 m ²)	MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (S53) + 36.3'	MAX. BOATHOUSE WIDTH (S25) + 29.04'		
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)
CABIN	336 ft ² (31.22 m ²)				REAR YARD SETBACK
EXISTING TOTAL W/IN 200' *	336 ft ² (31.22 m ²)	0.27%			
EXISTING TOTAL ENTIRE LOT	336 ft ² (31.22 m ²)	0.6%			

EXISTING LOT AREA STATISTICS		ADDRESS: 1117 BUCKEYE RD., UNIT #4		ZONING: WR4	
ROLL #: 445304000705202		LEGAL: LOT 1 CON 11 MEDORA LOT 1 CON 12 MEDORA		LOT NICKNAME: LOT #3	
DEFINITION	AREA (ft ²) (m ²)	STRAIGHT LINE FRONTAGE	LOT NICKNAME:		
TOTAL LOT AREA	78,604.4 ft ² (7,302.6 m ²)	374' (114 m)±	LOT #3		
AREA WITHIN 60m OF H/W MARK	73,711.4 ft ² (6,848 m ²)	MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (S53) + 56.1'	MAX. BOATHOUSE WIDTH (S25) + 44.9'		
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)
COTTAGE	2,400 ft ² (222.97 m ²)		??' (??m)±	??' (??m)±	??' (??m)±
CABIN #1	408 ft ² (37.90 m ²)		??' (??m)±	??' (??m)±	??' (??m)±
CABIN #2	387.5 ft ² (36.00 m ²)		??' (??m)±	??' (??m)±	??' (??m)±
SHED	256 ft ² (23.78 m ²)		??' (??m)±	??' (??m)±	??' (??m)±
BOATHOUSE	400 ft ² (37.16 m ²)				
EXISTING TOTAL W/IN 200' *	3,851.5 ft ² (357.81 m ²)	5.2%			
EXISTING TOTAL ENTIRE LOT	3,851.5 ft ² (357.81 m ²)	4.90%			

1117 BUCKEYE RD
1117 BUCKEYE RD.,
MACTIER, ON POC 1H0
TOWNSHIP OF MUSKOKA LAKES

REV.	DESCRIPTION	DATE
1	REVIEW	2022.09.20
2	REVIEW	2022.09.29
3	REVIEW	2022.10.19
4	REVIEW	2023.02.07
5	REVIEW	2023.03.21
6	REVIEW	2023.04.14

SITE PLAN - EXISTING

P/N: 22-255-01
Project Date: SEPT 2022
Drawn / Checked: RMD / NdK

SP1.0
Scale: As indicated

DESIGNSET: 2022.09.15

Site Plan

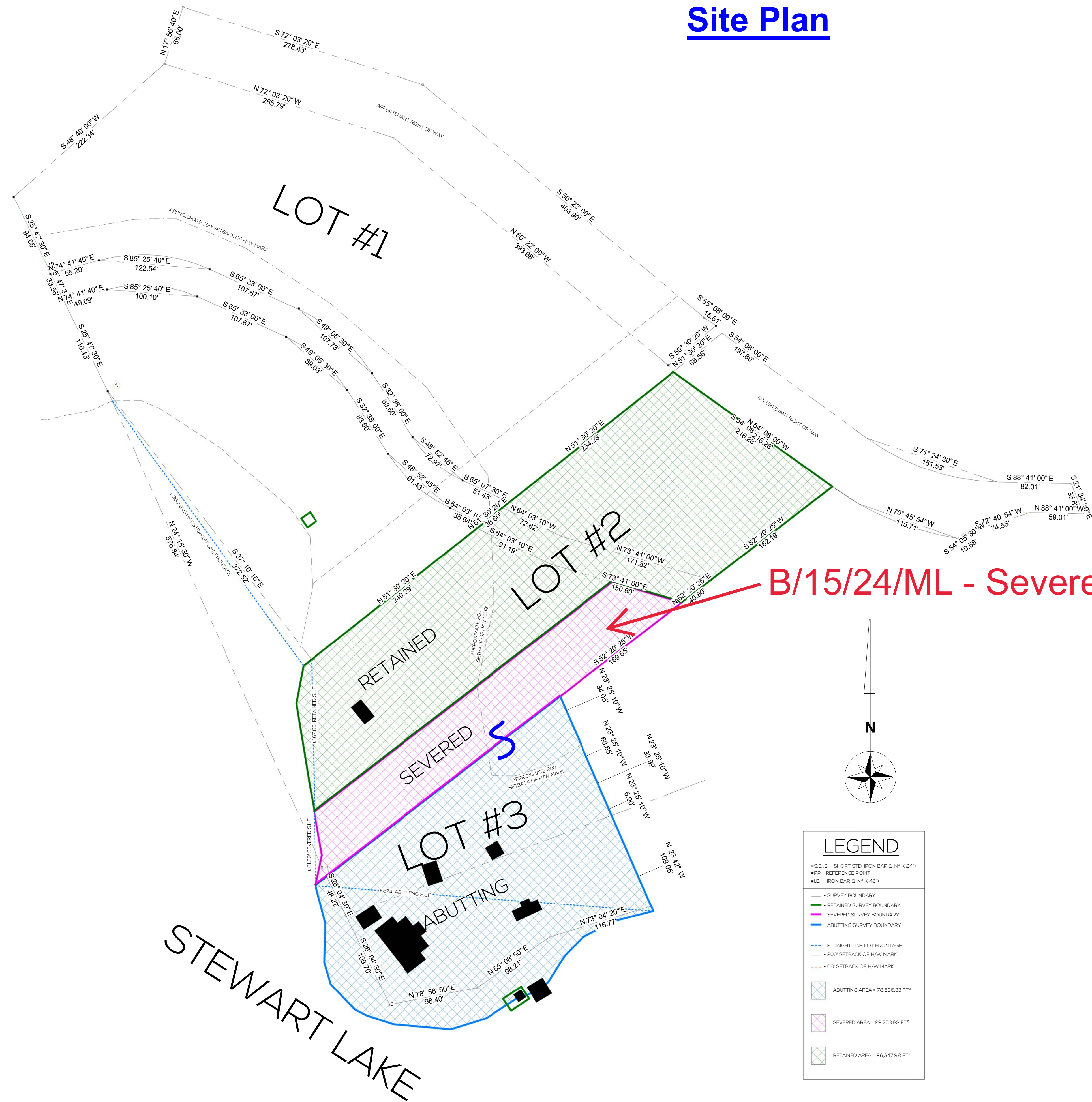


Mail: 36 Beach Road, Utterson, Ontario POB 1M0
Office: 3 Armstrong Point Rd., Port Carling, Ontario POB 1J0

705.640.3800
info@dekoningsgroup.com

PROFESSIONAL ENGINEER

NOT TO SCALE



SEVERED LOT #2

1117 BUCKEYE RD

1117 BUCKEYE RD.
MACTIER, ON POC 1H0
TOWNSHIP OF MUSKOKA LAKES

Client:
VICTOR D'SOUZA

REV.	DESCRIPTION	DATE
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1	REVIEW	2022.09.20
2	REVIEW	2022.09.29
3	REVIEW	2022.10.19
4	REVIEW	2023.02.07
5	REVIEW	2023.03.21
6	REVIEW	2023.04.14

PROPOSED
SEVERANCE #1

P/N: 22-255-01
Project Date: SEPT 2022
Drawn / Checked: RMD / NdK

SP3.0

Scale: As indicated

DESIGNSET: 2022.09.15

Site Plan

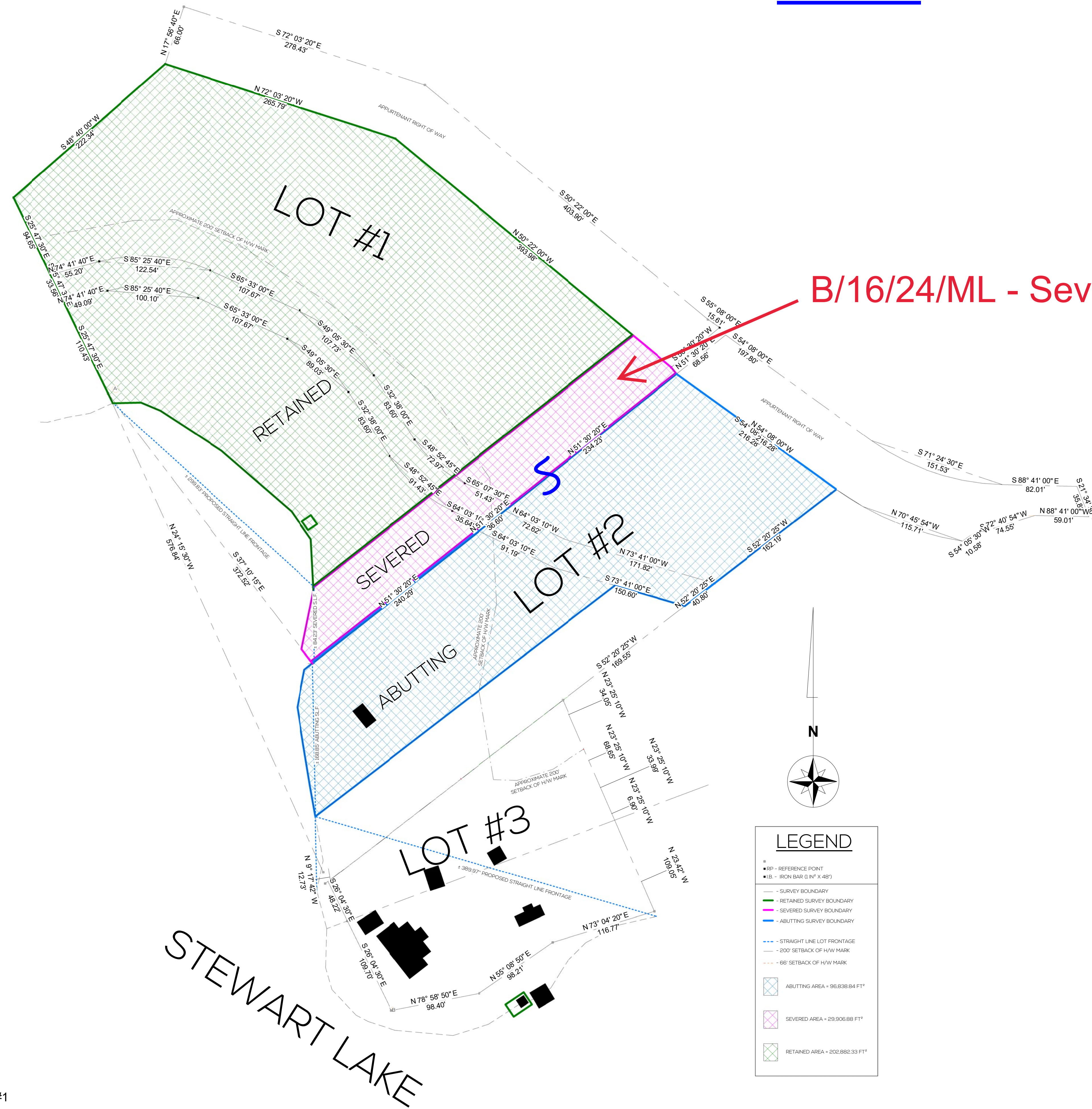


Mail 36 Beach Road
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PROFESSIONAL ENGINEER

NOT TO SCALE



1117 BUCKEYE RD
 1117 BUCKEYE RD.
 MACTIER, ON POC 1H0
 TOWNSHIP OF MUSKOKA LAKES

Client:
 VICTOR D'SOUZA

REV.	DESCRIPTION	DATE
1	REVIEW	2022.09.20
2	REVIEW	2022.09.29
3	REVIEW	2022.10.19
4	REVIEW	2023.02.07
5	REVIEW	2023.03.21
6	REVIEW	2023.04.14

PROPOSED SEVERANCE #2

P/N 22-255-01
 Project Date SEPT 2022
 Drawn / Checked RMD / NdK

SP4.0
 Scale As indicated

DESIGNSET: 2022.09.15

SEVERED LOT #1

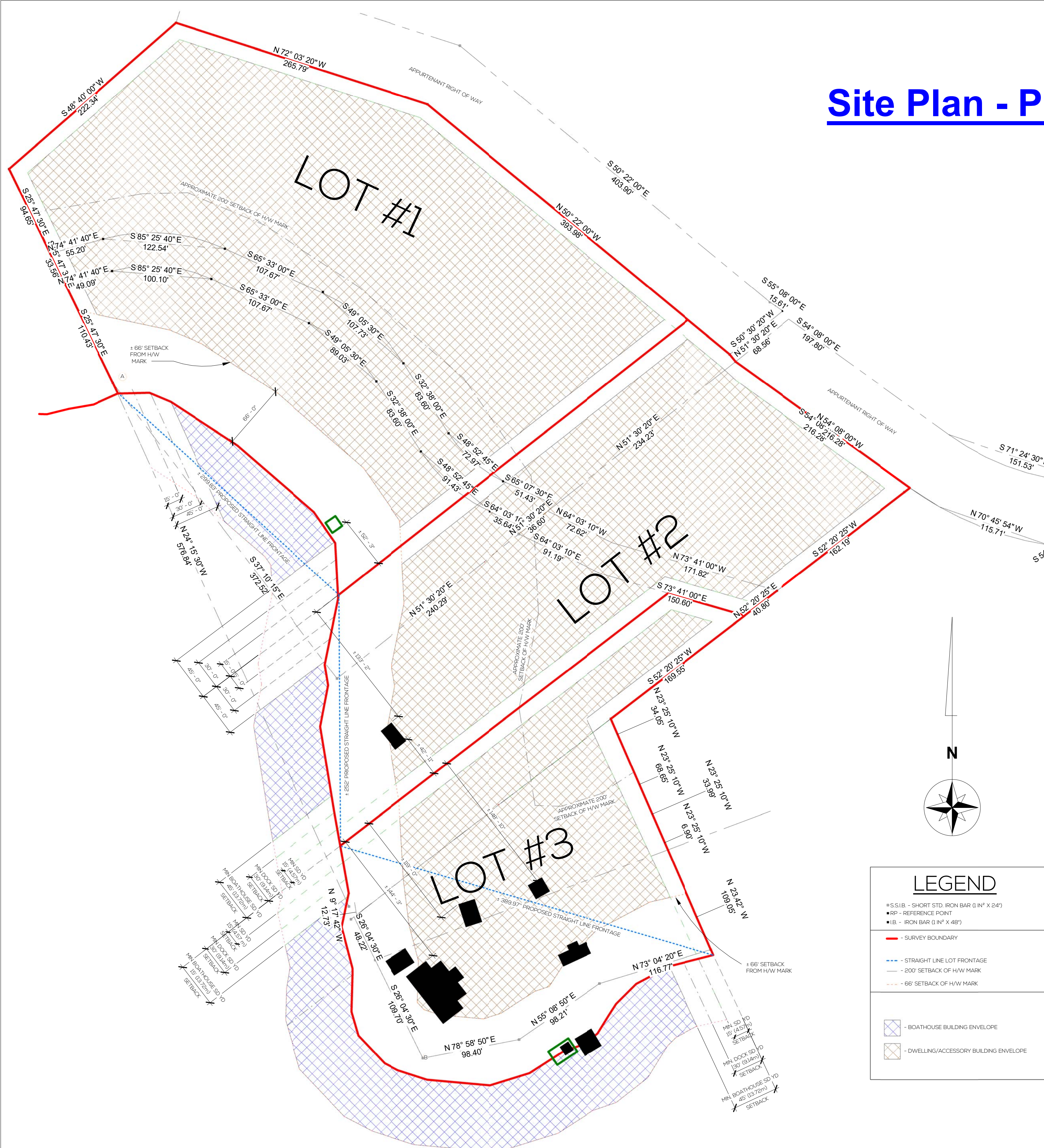
Site Plan - Proposed Resultant Lots

ZONING DETAILS:	
TOWNSHIP OF MUSKOKA LAKES	
ZONING	WR4
MIN. LOT AREA	Existing when by-law passed.
MIN. LOT FRONTAGE	Existing when by-law passed.
MAX. LOT COVERAGE	8%
MIN. FRONT YARD SETBACK	20.1 M (66 FT)
MIN. INT. SIDE YARD SETBACK	4.6 M (15 FT)
MIN. EXT. SIDE YARD SETBACK	9.1 M (30 FT)
MIN. REAR YARD SETBACK	4.6 M (15 FT)
MAX. HEIGHT	10.7 M (35 FT)
MAX. HEIGHT ACCESSORY	6.1 M (20 FT)
MIN. GROSS FLOOR AREA	69.7M ² (750 FT ²)



PROFESSIONAL ENGINEER

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RESULTANT LOT AREA STATISTICS		ADDRESS: NO CIVIC ADDRESS		ZONING: WR4	
ROLL #: 445304000705200		LEGAL: LOT 1 & 2 CON 12 MEDORA			
DEFINITION	AREA (ft ²) (m ²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:	
TOTAL LOT AREA	203,552 ft ² (18,910.6 m ²)	299.83' (91.39 m)±		LOT #1	
AREA WITHIN 60m OF H/W MARK	90,718.8 ft ² (8,428.1 m ²)	MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 47.5'			
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)
NONE	MAXIMUM AVAILABLE	8.0%			
AVAILABLE TOTAL W/IN 200' *	7,257.5 ft ² (674.2 m ²)				
AVAILABLE TOTAL ENTIRE LOT	16,284.2 ft ² (1,512.9 m ²)				

RESULTANT LOT AREA STATISTICS		ADDRESS: NO CIVIC ADDRESS		ZONING: WR4	
ROLL #: 445304000705201		LEGAL: LOT 1 & 2 CON 11 MEDORA, LOT 1 & 2 CON 12 MEDORA			
DEFINITION	AREA (ft ²) (m ²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:	
TOTAL LOT AREA	128,036.5 ft ² (11,895 m ²)	252' (76.8 m)±		LOT #2	
AREA WITHIN 60m OF H/W MARK	51,699.7 ft ² (4,803.1 m ²)	MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 37.8'			
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)
CABIN	336 ft ² (31.22 m ²)				
EXISTING TOTAL W/IN 200' *	336 ft ² (31.22 m ²)	0.27%			
EXISTING TOTAL ENTIRE LOT	336 ft ² (31.22 m ²)	0.6%			
AVAILABLE TOTAL W/IN 200' *	4,136 ft ² (384.2 m ²)	8%			
AVAILABLE TOTAL ENTIRE LOT	10,242.9 ft ² (951.6 m ²)	8%			

RESULTANT LOT AREA STATISTICS		ADDRESS: 1117 BUCKEYE RD., UNIT #4		ZONING: WR4	
ROLL #: 445304000705202		LEGAL: LOT 1 CON 11 MEDORA LOT 1 CON 12 MEDORA			
DEFINITION	AREA (ft ²) (m ²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:	
TOTAL LOT AREA	108,392.7 ft ² (10,070 m ²)	389.97' (118.9 m)±		LOT #3	
AREA WITHIN 60m OF H/W MARK	88,571.6 ft ² (8,228.6 m ²)	MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 58.5'			
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)
COTTAGE	2,400 ft ² (222.97 m ²)		??' (??m)±	??' (??m)±	??' (??m)±
CABIN #1	408 ft ² (37.90 m ²)		??' (??m)±	??' (??m)±	??' (??m)±
CABIN #2	387.5 ft ² (36.00 m ²)		??' (??m)±	??' (??m)±	??' (??m)±
SHED	256 ft ² (23.78 m ²)		??' (??m)±	??' (??m)±	??' (??m)±
BOATHOUSE	400 ft ² (37.16 m ²)				
EXISTING TOTAL W/IN 200' *	3,851.5 ft ² (357.81 m ²)	4.3%			
EXISTING TOTAL ENTIRE LOT	3,851.5 ft ² (357.81 m ²)	3.6%			
TOTAL AVAILABLE ENTIRE LOT	8,671.4 ft ² (805.6 m ²)	8.0%			
TOTAL AVAILABLE W/IN 200' H/W	7,085.7 ft ² (658.3 m ²)	8.0%			

1117 BUCKEYE RD.
1117 BUCKEYE RD.,
MACTIER, ON POC.1H0
TOWNSHIP OF MUSKOKA LAKES

REV.	DESCRIPTION	DATE
1	REVIEW	2022.09.20
2	REVIEW	2022.09.29
3	REVIEW	2022.10.19
4	REVIEW	2023.02.07
5	REVIEW	2023.03.21
6	REVIEW	2023.04.14

SITE PLAN - RESULTANT

P/N: 22-255-01
Project Date: SEPT 2022
Drawn / Checked: RMD / NdK

SP2.0
Scale: As indicated

4 SITE - RESULTANT
1" = 60'-0"

DESIGNSET: 2022.09.15

NOT TO SCALE

EXISTING LOT STATISTICS

EXISTING LOT AREA STATISTICS		ADDRESS: NO CIVIC ADDRESS		ZONING: WR4		
ROLL #: 445304000705200		LEGAL: LOT 1 & 2 CON 12 MEDORA				
DEFINITION	AREA (ft²) (m²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:		
TOTAL LOT AREA	234,733.1 ft² (21,807.4 m²)	360' (110 m)± <small>MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 54'</small>		LOT #1		
AREA WITHIN 60m OF H/W MARK	107,206.5 ft² (9959.8 m²)	<small>MAX. BOATHOUSE WIDTH (02%) = 43.2'</small>				
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)	REAR YARD SETBACK
NONE	MAXIMUM AVAILABLE	8.0%				
AVAILABLE TOTAL W/IN 200' *	8,576.5 ft² (796.8 m²)					
AVAILABLE TOTAL ENTIRE LOT	18,778.6 ft² (1,8778.6 m²)					

EXISTING LOT AREA STATISTICS		ADDRESS: NO CIVIC ADDRESS		ZONING: WR4		
ROLL #: 445304000705201		LEGAL: LOT 1 & 2 CON 11 MEDORA, LOT 1 & 2 CON 12 MEDORA				
DEFINITION	AREA (ft²) (m²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:		
TOTAL LOT AREA	126,545 ft² (11,756.4 m²)	242' (73.76 m)± <small>MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 38.3'</small>		LOT #2		
AREA WITHIN 60m OF H/W MARK	50,172.4 ft² (4,661.2 m²)	<small>MAX. BOATHOUSE WIDTH (02%) = 29.04'</small>				
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)	REAR YARD SETBACK
CABIN	336 ft² (31.22 m²)					
EXISTING TOTAL W/IN 200' *	336 ft² (31.22 m²)	0.27%				
EXISTING TOTAL ENTIRE LOT	336 ft² (31.22 m²)	0.6%				

EXISTING LOT AREA STATISTICS		ADDRESS: 1117 BUCKEYE RD., UNIT #4		ZONING: WR4		
ROLL #: 445304000705202		LEGAL: LOT 1 CON 11 MEDORA LOT 1 CON 12 MEDORA				
DEFINITION	AREA (ft²) (m²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:		
TOTAL LOT AREA	78,604.4 ft² (7,302.6 m²)	374' (114 m)± <small>MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 56.7'</small>		LOT #3		
AREA WITHIN 60m OF H/W MARK	73,711.4 ft² (6,848 m²)	<small>MAX. BOATHOUSE WIDTH (02%) = 44.9'</small>				
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)	REAR YARD SETBACK
COTTAGE	2,400 ft² (222.97 m²)		??' (??m)±	??' (??m)±	??' (??m)±	??' (??m)±
CABIN #1	408 ft² (37.90 m²)		??' (??m)±	??' (??m)±	??' (??m)±	??' (??m)±
CABIN #2	387.5 ft² (36.00 m²)		??' (??m)±	??' (??m)±	??' (??m)±	??' (??m)±
SHED	256 ft² (23.78 m²)		??' (??m)±	??' (??m)±	??' (??m)±	??' (??m)±
BOATHOUSE	400 ft² (37.16 m²)					
EXISTING TOTAL W/IN 200' *	3,851.5 ft² (357.81 m²)	5.2%				
EXISTING TOTAL ENTIRE LOT	3,851.5 ft² (357.81 m²)	4.90%				

RESULTANT LOT STATISTICS

RESULTANT LOT AREA STATISTICS		ADDRESS: NO CIVIC ADDRESS		ZONING: WR4		
ROLL #: 445304000705200		LEGAL: LOT 1 & 2 CON 12 MEDORA				
DEFINITION	AREA (ft²) (m²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:		
TOTAL LOT AREA	203,552 ft² (18,910.6 m²)	299.83' (91.39 m)± <small>MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 47.5'</small>		LOT #1		
AREA WITHIN 60m OF H/W MARK	90,718.8 ft² (8,428.1 m²)	<small>MAX. BOATHOUSE WIDTH (05%) = 39'</small>				
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)	REAR YARD SETBACK
NONE	MAXIMUM AVAILABLE	8.0%				
AVAILABLE TOTAL W/IN 200' *	7,257.5 ft² (674.2 m²)					
AVAILABLE TOTAL ENTIRE LOT	16,284.2 ft² (1,512.9 m²)					

RESULTANT LOT AREA STATISTICS		ADDRESS: NO CIVIC ADDRESS		ZONING: WR4		
ROLL #: 445304000705201		LEGAL: LOT 1 & 2 CON 11 MEDORA, LOT 1 & 2 CON 12 MEDORA				
DEFINITION	AREA (ft²) (m²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:		
TOTAL LOT AREA	128,036.5 ft² (11,895 m²)	252' (76.8 m)± <small>MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 37.8'</small>		LOT #2		
AREA WITHIN 60m OF H/W MARK	51,699.7 ft² (4,803.1 m²)	<small>MAX. BOATHOUSE WIDTH (02%) = 30.24'</small>				
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)	REAR YARD SETBACK
CABIN	336 ft² (31.22 m²)					
EXISTING TOTAL W/IN 200' *	336 ft² (31.22 m²)	0.27%				
EXISTING TOTAL ENTIRE LOT	336 ft² (31.22 m²)	0.6%				
AVAILABLE TOTAL W/IN 200' *	4,136 ft² (384.2 m²)	8%				
AVAILABLE TOTAL ENTIRE LOT	10,242.9 ft² (951.6 m²)	8%				

RESULTANT LOT AREA STATISTICS		ADDRESS: 1117 BUCKEYE RD., UNIT #4		ZONING: WR4		
ROLL #: 445304000705202		LEGAL: LOT 1 CON 11 MEDORA LOT 1 CON 12 MEDORA				
DEFINITION	AREA (ft²) (m²)	STRAIGHT LINE FRONTAGE		LOT NICKNAME:		
TOTAL LOT AREA	108,392.7 ft² (10,070 m²)	389.97' (118.9 m)± <small>MAX. CUMULATIVE WIDTH OF SHORELINE STRUCTURES (05%) = 58.5'</small>		LOT #3		
AREA WITHIN 60m OF H/W MARK	88,571.6 ft² (8,228.6 m²)	<small>MAX. BOATHOUSE WIDTH (02%) = 46.8'</small>				
EXISTING STRUCTURES		% COVERAGE	FRONT YARD SETBACK	INT. SIDE YARD SETBACK (W)	INT. SIDE YARD SETBACK (E)	REAR YARD SETBACK
COTTAGE	2,400 ft² (222.97 m²)		??' (??m)±	??' (??m)±	??' (??m)±	??' (??m)±
CABIN #1	408 ft² (37.90 m²)		??' (??m)±	??' (??m)±	??' (??m)±	??' (??m)±
CABIN #2	387.5 ft² (36.00 m²)		??' (??m)±	??' (??m)±	??' (??m)±	??' (??m)±
SHED	256 ft² (23.78 m²)		??' (??m)±	??' (??m)±	??' (??m)±	??' (??m)±
BOATHOUSE	400 ft² (37.16 m²)					
EXISTING TOTAL W/IN 200' *	3,851.5 ft² (357.81 m²)	4.3%				
EXISTING TOTAL ENTIRE LOT	3,851.5 ft² (357.81 m²)	3.6%				
TOTAL AVAILABLE ENTIRE LOT	8,671.4 ft² (805.6 m²)	8.0%				
TOTAL AVAILABLE W/IN 200' H/W	7,085.7 ft² (658.3 m²)	8.0%				



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PROFESSIONAL ENGINEER

1117 BUCKEYE RD

1117 BUCKEYE RD.
MACTIER, ON POC 1H0
TOWNSHIP OF MUSKOKA LAKES

Client:
VICTOR D'SOUZA

REV.	DESCRIPTION	DATE
1	REVIEW	2022.09.20
2	REVIEW	2022.09.29
3	REVIEW	2022.10.19
4	REVIEW	2023.02.07
5	REVIEW	2023.03.21
6	REVIEW	2023.04.14

FOR INFORMATIONAL PURPOSES ONLY

EXISTING &
RESULTANT LOT
STATISTICS

P/N 22-255-01
Project Date SEPT 2022
Drawn / Checked RMD / NdK

A0.0

Scale 1/4" = 1'-0"

DESIGNSET: 2022.09.15