



1 Bailey Street
Port Carling, ON P0B 1J0

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

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 34 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.**

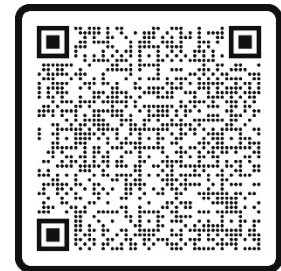
File No.: B/59/60/22/ML & ZBA-15/24

Roll No.: 4-15-035

By-law: To be Assigned

Owners:	Bluff Road Point Corporation, Suite 200, 1701 Avenue Road, North York, ON, M5M 3Y3		
Address & Description:	1227 Lake Rosseau Shore Part of Lot 31, Concession 11, Parts 1-7, Plan 35R-15875, Parts 5-8 and 11, Plan 35R-24358, Part 1, Plan 35R-23752, Parts 4, 6, and 8, Plan 35R-26185, (Medora)		
Zoning:	Waterfront Residential (WR1)	Lake Rosseau (Category 1 Lake)	Schedule: 21
Meeting Date: Thursday, June 13th, 2024 at 9:00 a.m.			

Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting 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 Public Meeting 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 Consent/Severance Applications (B/59/60/22/ML) have been submitted by Bluff Point Road Corporation.

In Application B/59/22/ML, the applicant proposes to sever a portion of their property (Severed Lot 1) and to add it to an abutting property to the south (Benefitting Lot) currently in the ownership of Hemlock Court Holdings Corporation. A storage building is proposed on the Resultant Lot (i.e. Severed Lot 1 together with the Benefitting Lot) in future.

In Application B/60/22/ML, the applicant proposes to create one new lot (Severed Lot 2). Severed Lot 2 contains two dwellings (Dwelling 1 and 2), a shed, a pumphouse, a dock and an associated boathouse. Dwellings 1 and 2, and the dock with an associated boathouse are to be removed. A



Notice of Public Meeting
B/59/60/22/ML, ZBA-15/24
Bluff Point Road Corporation

new dwelling, a land-based sleeping cabin, and a dock and associated two storey boathouse with an upper level sleeping cabin are proposed in the future.

A Zoning By-law Amendment Application (ZBA-15/24) has been submitted by Bluff Point Road Corporation to rezone Severed Lot 1 from Waterfront Residential (WR1) to Waterfront Residential (WR5) to maintain consistent zoning over the Resultant Lot in Application B/59/22/ML. The permitted waterfront residential uses between the WR1 and WR5 zones are the same.

ZBA-15/24 has also been submitted to, on Severed Lot 2 in Application B/60/22/ML, permit a dwelling and two sleeping cabins. Please note that architectural/design details for the proposed dwelling and sleeping cabins have not yet been determined and thus none of the proposed buildings have been indicated on the submitted consent/severance sketch.

ZBA-15/24 has also been submitted to, on the Retained Lot in Application B/60/22/ML, recognize the cumulative width of existing shoreline structures.

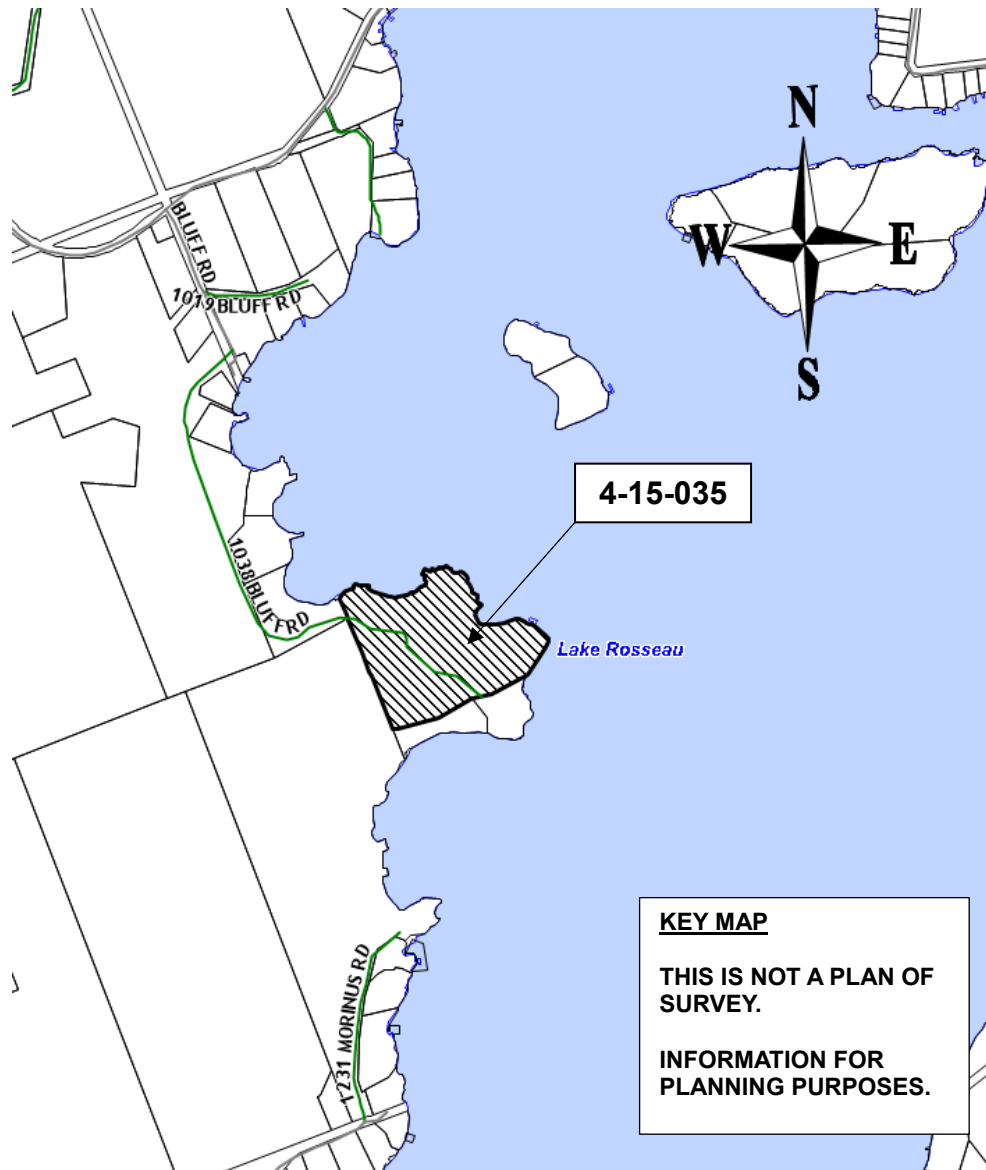
The requested exemptions are summarized as follows:

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.45	Maximum Number of Habitable Buildings on a Lot	2 (One Dwelling and One Sleeping Cabin)	Severed Lot 2: 3 (One Dwelling and Two Sleeping Cabins)	Permit 1 Dwelling and Two sleeping Cabins on Severed Lot 2
B	4.1.3 & 4.1.6 i.	Maximum Number of Sleeping Cabins Per Lot	1 Sleeping Cabin	Severed Lot 2: 2 Sleeping Cabins	Permit Two Sleeping Cabins on Severed Lot 2
C	4.1.7 & 4.1.7.12 a.	Maximum Cumulative Dock Width on the Retained Lot in Application B/60/22/ML	75 ft.	272.5 ft.	197.5 ft.
D	4.1.7 & 4.1.7.12 c.	Maximum Cumulative Single Storey Boathouse Width on the Retained Lot in Application B/60/22/ML	75 ft.	157 ft.	82 ft.

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law 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 Public Meeting 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 meetings are held at 9:00 a.m. on the above-noted meeting 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 Planning Committee at the meeting by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled meeting.

Watch the Meeting Online



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

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting 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.

NOTICE OF DECISION: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent or zoning by-law amendment, you must submit a written request to the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

ZONING AMENDMENT: If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of



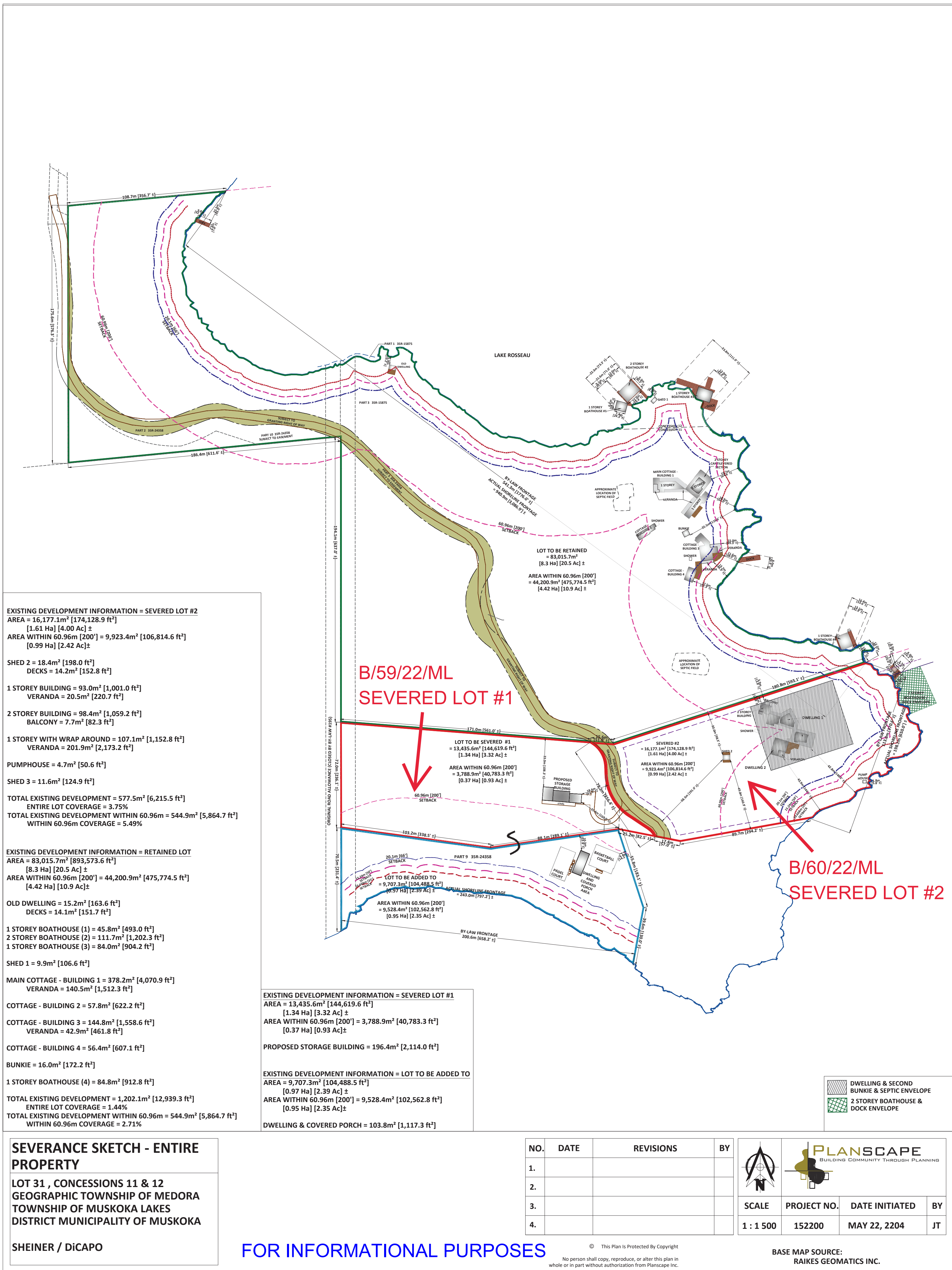
Notice of Public Meeting
B/59/60/22/ML, ZBA-15/24
Bluff Point Road Corporation

the Township of Muskoka Lakes in respect of the proposed consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes





EXISTING DEVELOPMENT INFORMATION = SEVERED LOT #2
 AREA = 16,177.1m² [174,128.9 ft²]
 [1.61 Ha] [4.00 Ac] ±
 AREA WITHIN 60.96m [200'] = 9,923.4m² [106,814.6 ft²]
 [0.99 Ha] [2.42 Ac] ±

SHED 2 = 18.4m² [198.0 ft²]
 DECKS = 14.2m² [152.8 ft²]

1 STOREY BUILDING = 93.0m² [1,001.0 ft²]
 VERANDA = 20.5m² [220.7 ft²]

2 STOREY BUILDING = 98.4m² [1,059.2 ft²]
 BALCONY = 7.7m² [82.3 ft²]

1 STOREY WITH WRAP AROUND = 107.1m² [1,152.8 ft²]
 VERANDA = 201.9m² [2,173.2 ft²]

PUMPHOUSE = 4.7m² [50.6 ft²]

SHED 3 = 11.6m² [124.9 ft²]

TOTAL EXISTING DEVELOPMENT = 577.5m² [6,215.5 ft²]
 ENTIRE LOT COVERAGE = 3.75%
 TOTAL EXISTING DEVELOPMENT WITHIN 60.96m = 544.9m² [5,864.7 ft²]
 WITHIN 60.96m COVERAGE = 5.49%

EXISTING DEVELOPMENT INFORMATION = RETAINED LOT
 AREA = 83,015.7m² [893,573.6 ft²]
 [8.3 Ha] [20.5 Ac] ±
 AREA WITHIN 60.96m [200'] = 44,200.9m² [475,774.5 ft²]
 [4.42 Ha] [10.9 Ac] ±

OLD DWELLING = 15.2m² [163.6 ft²]
 DECKS = 14.1m² [151.7 ft²]

1 STOREY BOATHOUSE (1) = 45.8m² [493.0 ft²]
 2 STOREY BOATHOUSE (2) = 111.7m² [1,202.3 ft²]
 1 STOREY BOATHOUSE (3) = 84.0m² [904.2 ft²]

SHED 1 = 9.9m² [106.6 ft²]

MAIN COTTAGE - BUILDING 1 = 378.2m² [4,070.9 ft²]
 VERANDA = 140.5m² [1,512.3 ft²]

COTTAGE - BUILDING 2 = 57.8m² [622.2 ft²]

COTTAGE - BUILDING 3 = 144.8m² [1,558.6 ft²]
 VERANDA = 42.9m² [461.8 ft²]

COTTAGE - BUILDING 4 = 56.4m² [607.1 ft²]

BUNKIE = 16.0m² [172.2 ft²]

1 STOREY BOATHOUSE (4) = 84.8m² [912.8 ft²]

TOTAL EXISTING DEVELOPMENT = 1,202.1m² [12,939.3 ft²]
 ENTIRE LOT COVERAGE = 1.44%
 TOTAL EXISTING DEVELOPMENT WITHIN 60.96m = 544.9m² [5,864.7 ft²]
 WITHIN 60.96m COVERAGE = 2.71%

EXISTING DEVELOPMENT INFORMATION = SEVERED LOT #1
 AREA = 13,435.6m² [144,619.6 ft²]
 [1.34 Ha] [3.32 Ac] ±
 AREA WITHIN 60.96m [200'] = 3,788.9m² [40,783.3 ft²]
 [0.37 Ha] [0.93 Ac] ±

PROPOSED STORAGE BUILDING = 196.4m² [2,114.0 ft²]

EXISTING DEVELOPMENT INFORMATION = LOT TO BE ADDED TO
 AREA = 9,707.3m² [104,488.5 ft²]
 [0.97 Ha] [2.39 Ac] ±
 AREA WITHIN 60.96m [200'] = 9,528.4m² [102,562.8 ft²]
 [0.95 Ha] [2.35 Ac] ±

DWELLING & COVERED PORCH = 103.8m² [1,117.3 ft²]

**B/59/22/ML
 SEVERED LOT #1**

**B/60/22/ML
 SEVERED LOT #2**

SEVERANCE SKETCH - ENTIRE PROPERTY

LOT 31, CONCESSIONS 11 & 12
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SHEINER / DiCAPO

FOR INFORMATIONAL PURPOSES

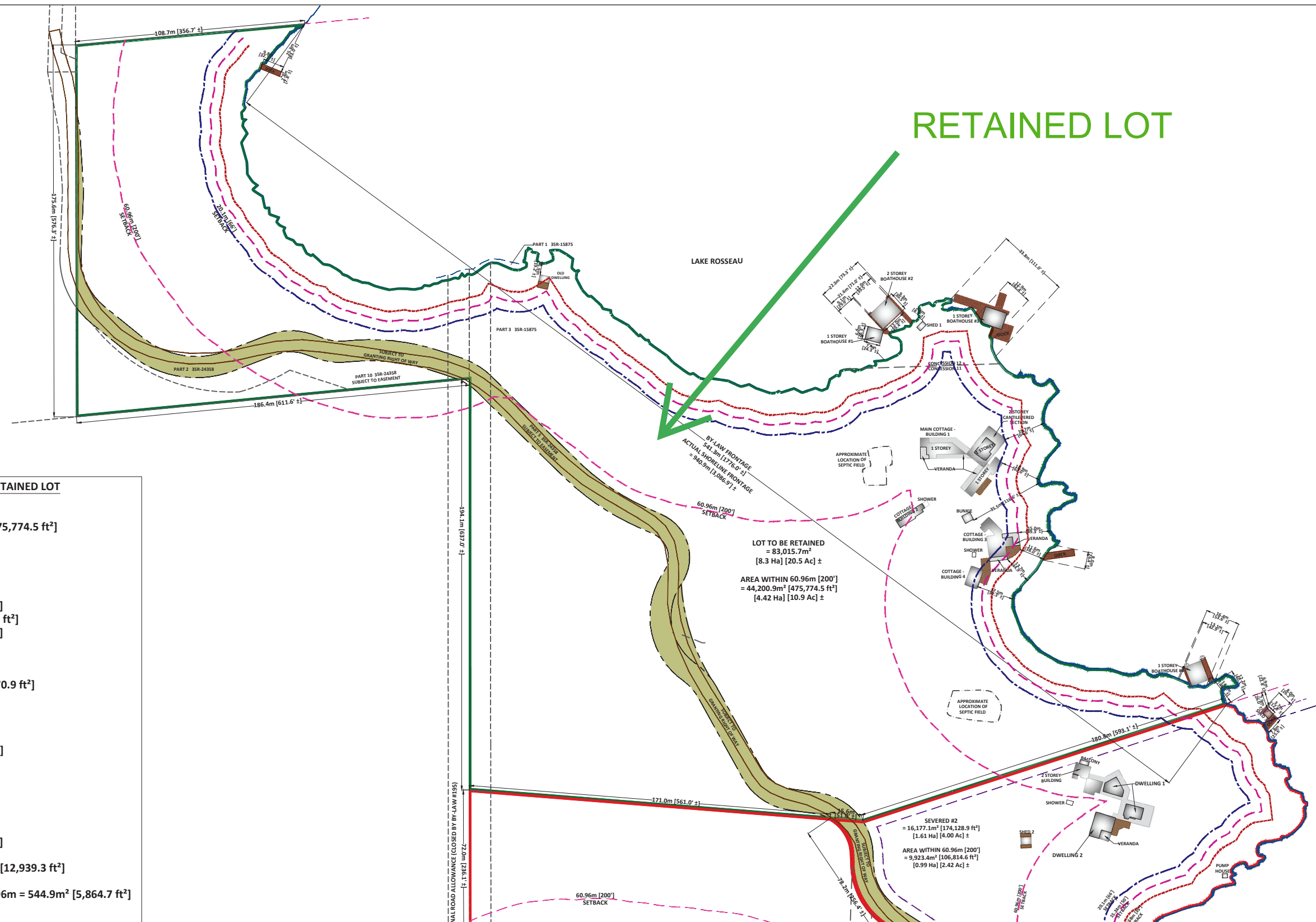
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PLANSCAPE
 BUILDING COMMUNITY THROUGH PLANNING

SCALE: 1 : 1 500
 PROJECT NO.: 152200
 DATE INITIATED: MAY 22, 2204
 BY: JT

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BASE MAP SOURCE:
 RAIKES GEOMATICS INC.



EXISTING DEVELOPMENT INFORMATION - RETAINED LOT
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PROPERTY INFORMATION
 SKETCH - RETAINED LOT

LOT 31, CONCESSIONS 11 & 12
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SHEINER / DiCAPO

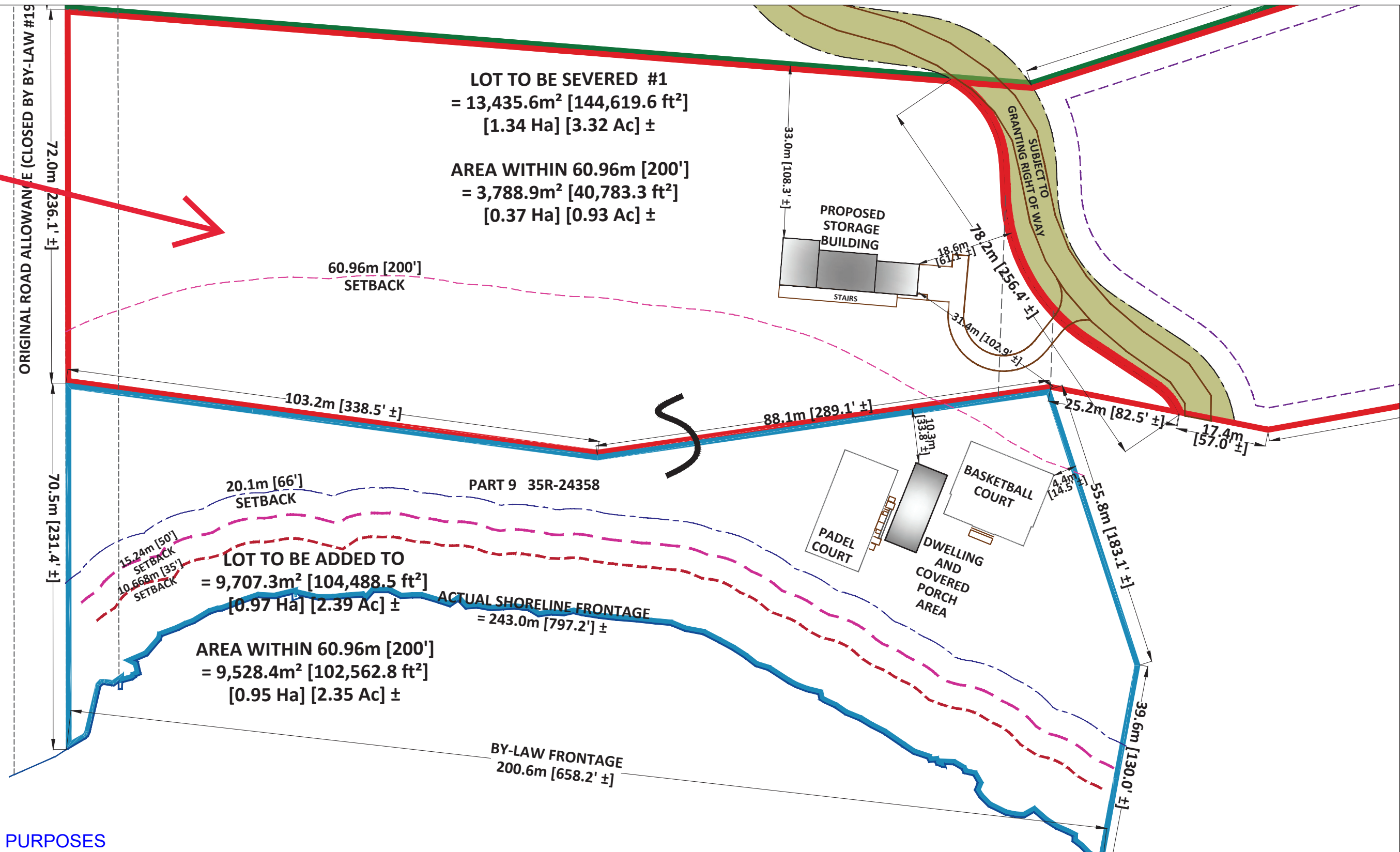
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	SCALE	PROJECT NO.	DATE INITIATED
1 : 2 000	152200	DECEMBER 19, 2023	BY
			JT

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**B/59/22/ML
SEVERED
LOT #1**



FOR INFORMATIONAL PURPOSES

PROPERTY INFORMATION SKETCH - SEVERED LOT 1

LOT 31, CONCESSIONS 11 & 12
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SHEINER / DiCAPO

EXISTING DEVELOPMENT INFORMATION = SEVERED LOT #1

AREA = 13,435.6m² [144,619.6 ft²]
[1.34 Ha] [3.32 Ac] ±

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[0.37 Ha] [0.93 Ac] ±

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EXISTING DEVELOPMENT INFORMATION = LOT TO BE ADDED TO

AREA = 9,707.3m² [104,488.5 ft²]
[0.97 Ha] [2.39 Ac] ±

AREA WITHIN 60.96m [200'] = 9,528.4m² [102,562.8 ft²]
[0.95 Ha] [2.35 Ac] ±

DWELLING & COVERED PORCH = 103.8m² [1,117.3 ft²]

NO.	DATE	REVISIONS	BY
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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE: 1 : 750

PROJECT NO.: 152200

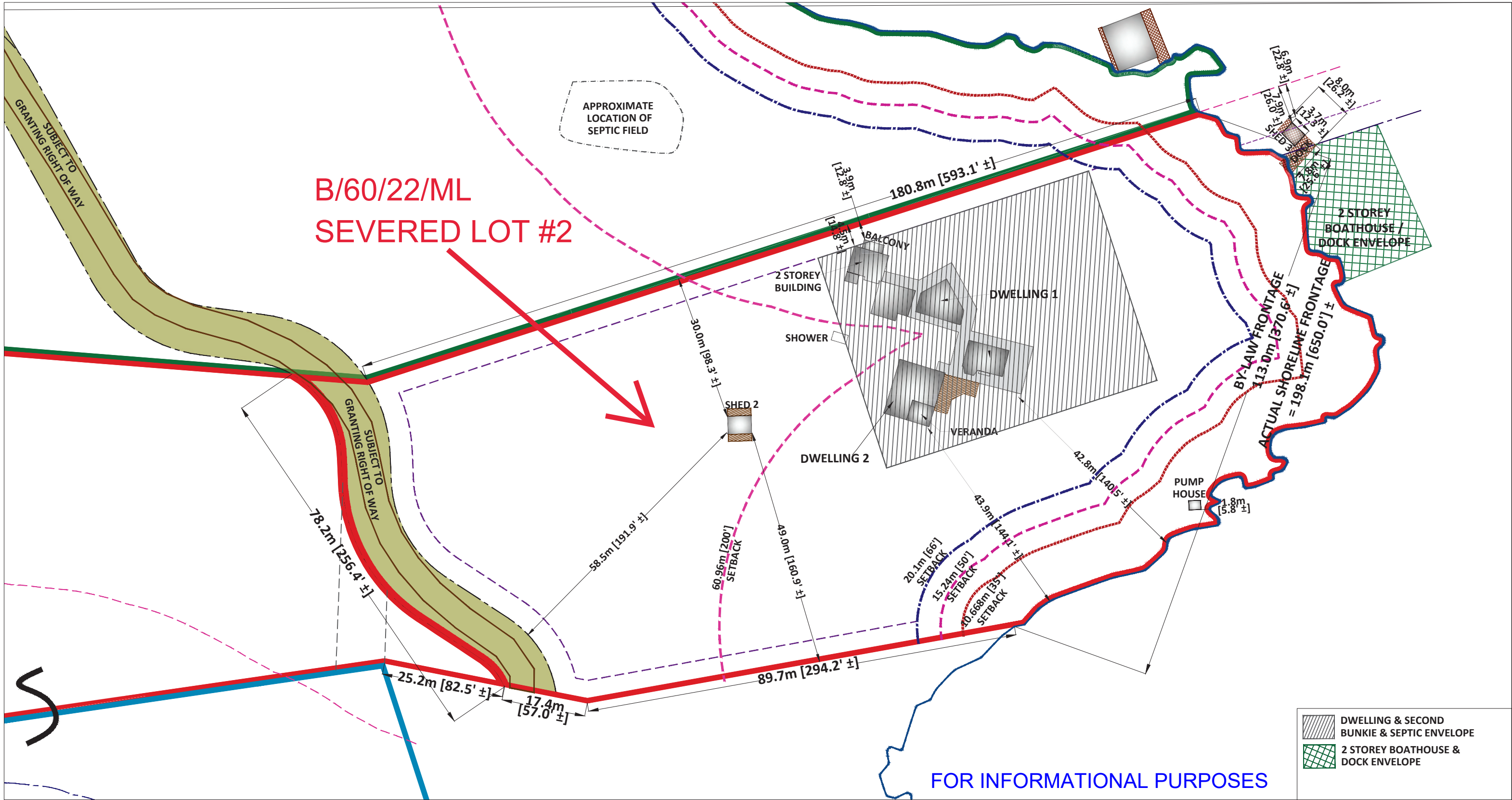
DATE INITIATED: MAY 22, 2024

BY: JT

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CONSENT/ZONING SKETCH - SEVERED LOT 2 ENLARGED

NOT TO SCALE



- DWELLING & SECOND BUNKIE & SEPTIC ENVELOPE
- 2 STOREY BOATHOUSE & DOCK ENVELOPE

PROPERTY INFORMATION SKETCH - SEVERED LOT 2

LOT 31, CONCESSIONS 11 & 12
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SHEINER / DiCAPO

EXISTING DEVELOPMENT INFORMATION = SEVERED LOT #2

AREA = 15,366.1m² [165,076.4 ft²]
[1.53 Ha] [3.78 Ac] ±

AREA WITHIN 60.96m [200'] = 9,923.4m² [106,814.6 ft²]
[0.99 Ha] [2.42 Ac]±

SHED 2 = 18.4m² [198.0 ft²]
DECKS = 14.2m² [152.8 ft²]

1 STOREY BUILDING = 93.0m² [1,001.0 ft²]
VERANDA = 20.5m² [220.7 ft²]

DWELLING 2 = 98.4m² [1,059.2 ft²]
BALCONY = 7.7m² [82.3 ft²]

DWELLING 1 WITH WRAP AROUND = 107.1m² [1,152.8 ft²]
VERANDA = 201.9m² [2,173.2 ft²]

PUMPHOUSE = 4.7m² [50.6 ft²]

SHED 3 = 11.6m² [124.9 ft²]

TOTAL EXISTING DEVELOPMENT = 577.5m² [6,215.5 ft²]
ENTIRE LOT COVERAGE = 3.75%

TOTAL EXISTING DEVELOPMENT WITHIN 60.96m = 544.9m² [5,864.7 ft²]
WITHIN 60.96m COVERAGE = 5.49%

NO.	DATE	REVISIONS	BY
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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE: 1 : 750

PROJECT NO.	DATE INITIATED	BY
152200	MAY 22, 2024	JT

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BASE MAP SOURCE: RAIKES GEOMATICS INC.

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2024-XXX

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES ENACTS AS FOLLOWS:

1. Schedule 21 of Zoning By-law 2014-14, as amended, if further amended by rezoning a portion of the lands known as Part of Lot 31, Concession 11, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 1 to 7, Plan 35R-15875, Parts 5 to 8 and 11, Plan 35R-24358, Part 1, Plan 35R-23752, Parts 4, 6, and 8, Plan 35R-26185, as shown hatched on Schedule V to By-law 2024-XXX, from Waterfront Residential (WR1) to Waterfront Residential (WR5).
2. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The land affected by this amendment is described as Part of Lot 31, Concession 11, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as, Parts 1 to 7, Plan 35R-15875, Parts 5 to 8 and 11, Plan 35R-24358, Part 1, Plan 35R-23752, Parts 4, 6, and 8, Plan 35R-26185, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 3.45 of By-law 2014-14, as amended, for those lands described above, one (1) land-based dwelling, one (1) land-based sleeping cabin, and one (1) two storey boathouse with an upper level sleeping cabin shall be permitted on Severed Lot 2 in Consent/Severance Application B/60/22/ML.
 - iii) Despite the provisions of Sections 4.1.3 and 4.1.6 i. of By-law 2014-14, as amended, for those lands described above, a total of two (2) sleeping cabins shall be permitted on Severed Lot 2 in Consent/Severance Application B/60/22/ML.
 - iv) Despite the provisions of Sections 4.1.7 and 4.1.7.12 a. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative dock width on the Retained Lot in Consent/Severance Application B/60/22/ML shall be 272.5 feet, as shown in the extent and location on Schedule II.
 - v) Despite the provisions of Sections 4.1.7 and 4.1.7.12 c. of By-law 2014-14, as amended, for those lands described above, the maximum permitted cumulative single storey boathouse width on the Retained Lot in Consent/Severance Application B/60/22/ML shall be 157 feet, as shown in the extent and location on

Schedule II.

3. Schedules I and II attached hereto are hereby made part of this By-law.
4. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XX and By-law 2014-14, as amended, the provisions of By-law 2024-XX shall apply.

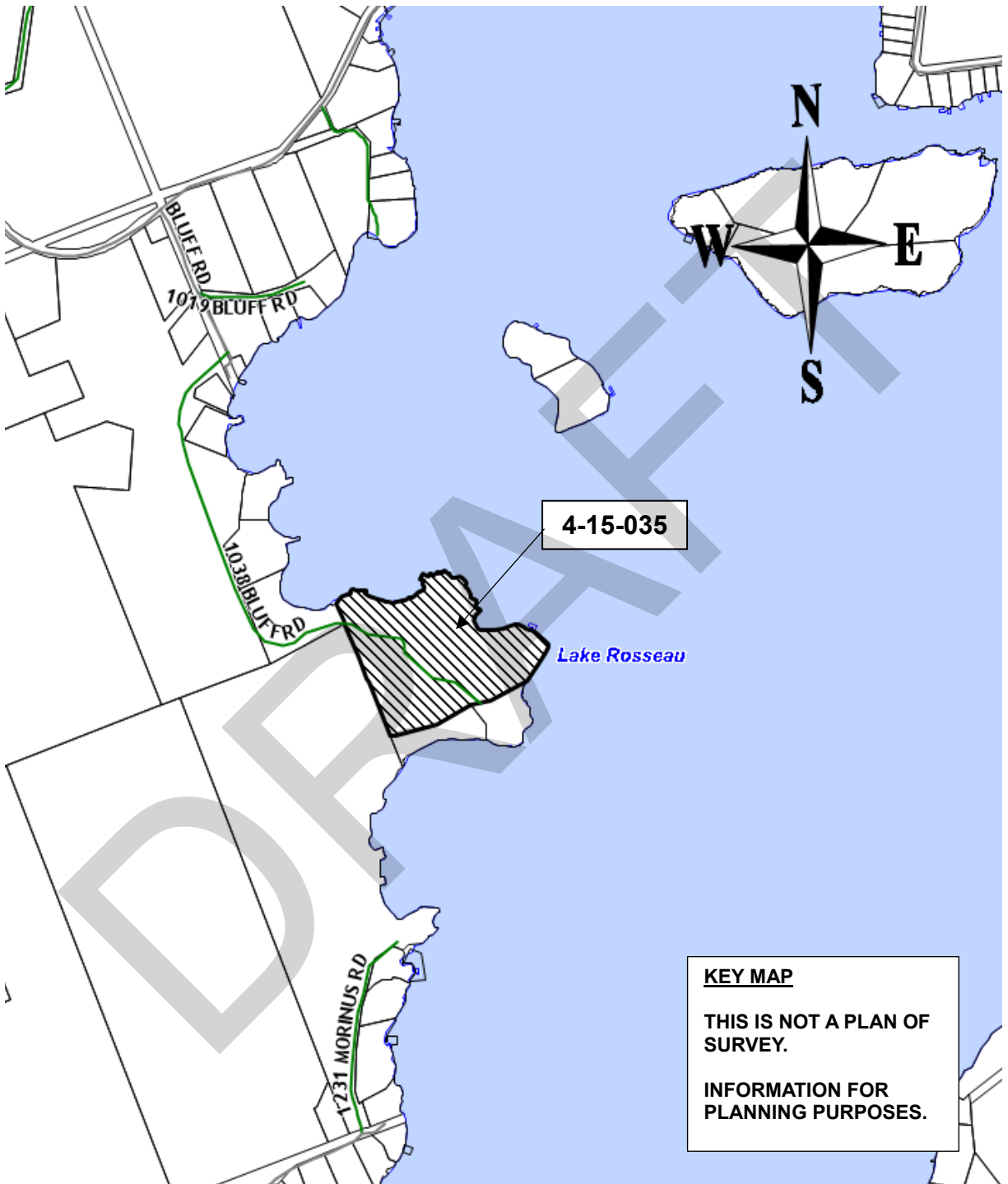
Read a **first, second and third time** and **finally passed** this _____ day of _____, **2024**.

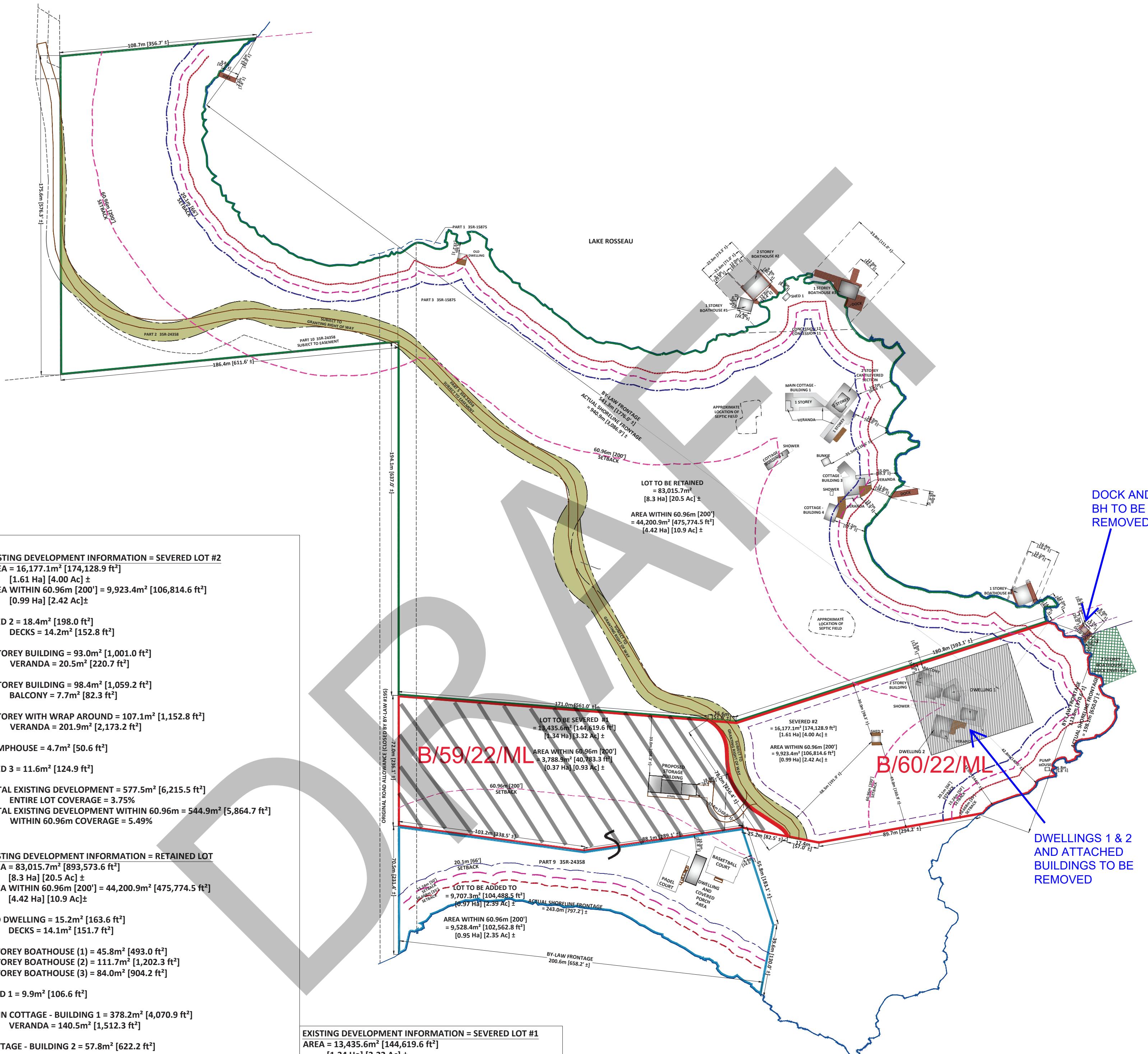
Peter Kelley, Mayor

Cheryl Hollows, Deputy Clerk

DRAFT

SCHEDULE I TO DRAFT BY-LAW 2024-XXX





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BUNKIE = 16.0m² [172.2 ft²]

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 [0.95 Ha] [2.35 Ac] ±

DWELLING & COVERED PORCH = 103.8m² [1,117.3 ft²]

DOCK AND BH TO BE REMOVED

DWELLINGS 1 & 2 AND ATTACHED BUILDINGS TO BE REMOVED

DWELLING & SECOND BUNKIE & SEPTIC ENVELOPE
 2 STOREY BOATHOUSE & DOCK ENVELOPE

SEVERANCE SKETCH - ENTIRE PROPERTY
 LOT 31, CONCESSIONS 11 & 12
 GEOGRAPHIC TOWNSHIP OF MEDORA
 TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA

SHEINER / DiCAPO

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

PLANSCAPE
 BUILDING COMMUNITY THROUGH PLANNING

SCALE: 1 : 1 500
 PROJECT NO.: 152200
 DATE INITIATED: MAY 22, 2204
 BY: JT