



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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 Amendment to Zoning By-law 2014-14 pursuant to Section 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.**

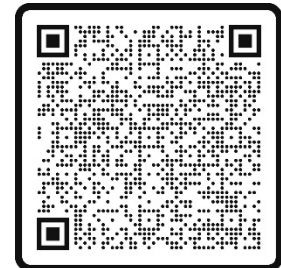
**File No.: ZBA-30/24**

**Roll No.: 6-24-069-04**

**By-law No.: To Be Assigned**

<b>Owner:</b>	2633151 Ontario Inc., 3 Lee Valley Drive, Unit #5, RR 1, Port Carling, ON, P0B 1J0		
<b>Address &amp; Description:</b>	1181 Eveleigh Road Part of Lot 23, Concession 1, Part 4, Plan 35R-25215		
<b>Zoning:</b>	Rural – Commercial Industrial (RUC6)	Lake Category: Not Applicable	Schedules: 35 & 36
<b>Meeting Date: Thursday, August 15<sup>th</sup>, 2024 at 9:00 a.m.</b>			

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:

A Zoning By-law Amendment Application has been submitted to recognize several as-built storage buildings/structures and to construct a new building for use as part of a contractor's yard.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief
A	3.24.1 c. and d.	Building Setback from a Property Line Containing Municipal Sanitary Sewage Facilities	1,310 ft.	<1,310 ft.	Recognize As-Built Buildings/Structures and Permit a New Storage Building Within 1,310 ft. of the Medora Lagoons
B	6.2.3	Minimum Interior Side Yard Setback for	100 ft.	67 ft.	33 ft.



Notice of Public Meeting  
ZBA-30/24, 2633151 Ontario Inc.

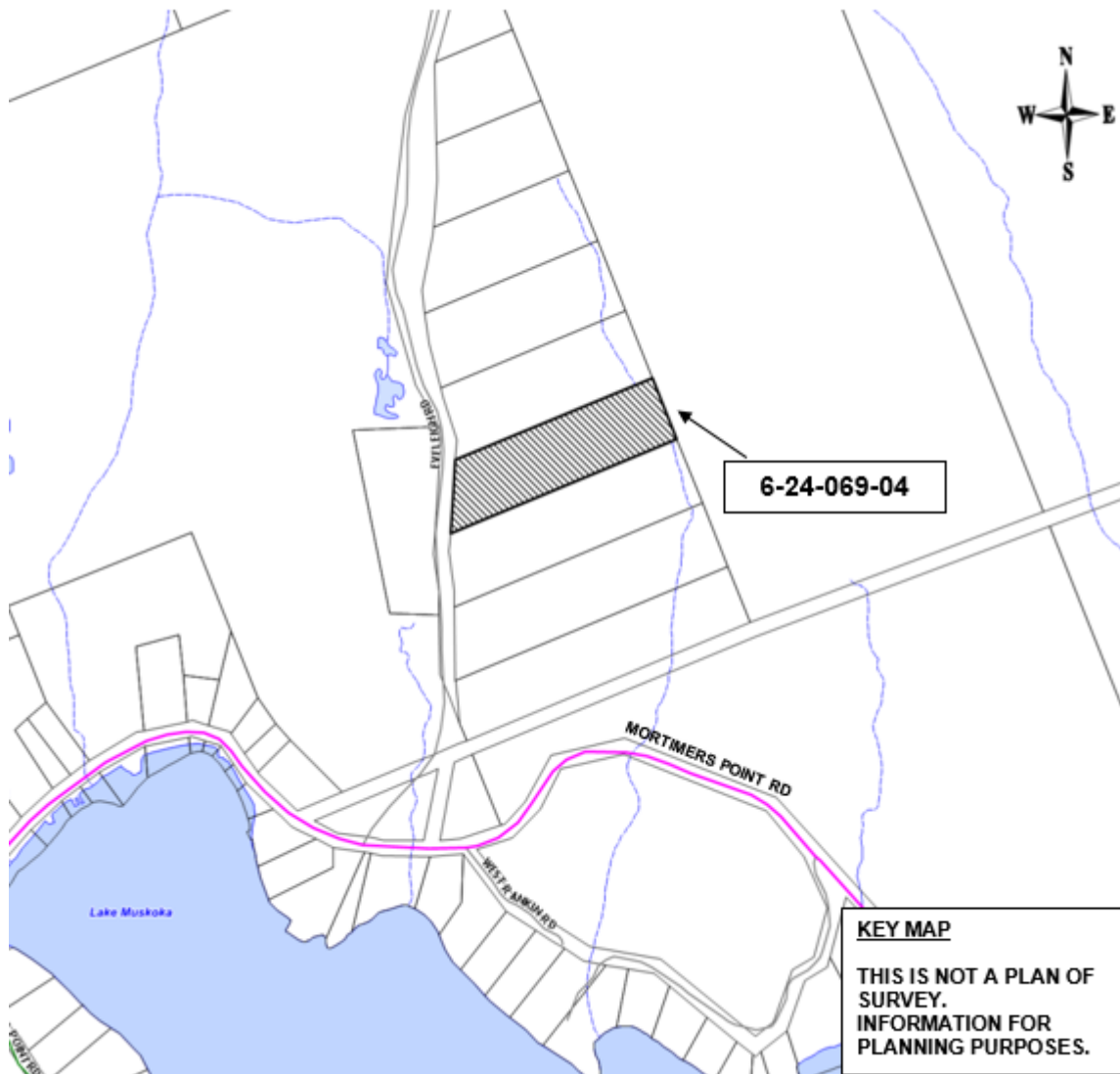
		Westerly Shipping Container #1			
		Minimum Interior Side Yard Setback for Southerly Storage Shed #2		42 ft.	58 ft.
		Minimum Interior Side Yard Setback for Northerly Shipping Containers and Fabric Hoop Cover #3		64 ft.	36 ft.
		Minimum Interior Side Yard Setback for Southwesterly Shipping Containers and Fabric Hoop Cover #4		16 ft.	84 ft.
		Minimum Interior Side Yard Setback for Southeasterly Shipping Containers and Fabric Hoop Cover #5		12 ft.	88 ft.
		Minimum Interior Side Yard Setback for Open Storage Bulk Sheds #6		52 ft.	48 ft.
		Minimum Interior Side Yard Setback for Northerly Storage Shed #7		16 ft.	84 ft.

A key map of the subject property, the applicant's zoning sketch, any drawings, and a draft By-law are included in this notice.



## KEY MAP

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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](mailto: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](mailto: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.

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### **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](http://www.muskokalakes.ca/zoom)

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled meeting.

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### **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](http://www.muskokalakes.ca)

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**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 PASSING & APPEALS:** If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca).

Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes 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.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

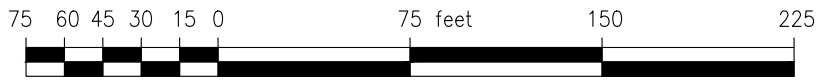
Dated at the Township of Muskoka Lakes this 26<sup>th</sup> of July, 2024.

Crystal Paroschy, Clerk  
Corporation of the Township of Muskoka Lakes



PART OF LOT 23, CONCESSION 1  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 75'



2633151 ONTARIO INC. PROPERTY  
 1181 EVELEIGH ROAD  
 PART 4 OF PLAN 35R-25215  
 Roll# 4453-060-024-06904  
 Zoning: RUC6  
 PIN: 48151-0491

**ZONING SKETCH**



EXAMPLE OF FULL CUT OFF FIXTURE  
 TO BE USED AT SHOWN LOCATIONS.  
 4 LIGHTS TOTAL. TO ILLUMINATE STRUCTURE EXITS.  
 TO COMPLY WITH MUSKOKA LAKES BY-LAW 2023-009

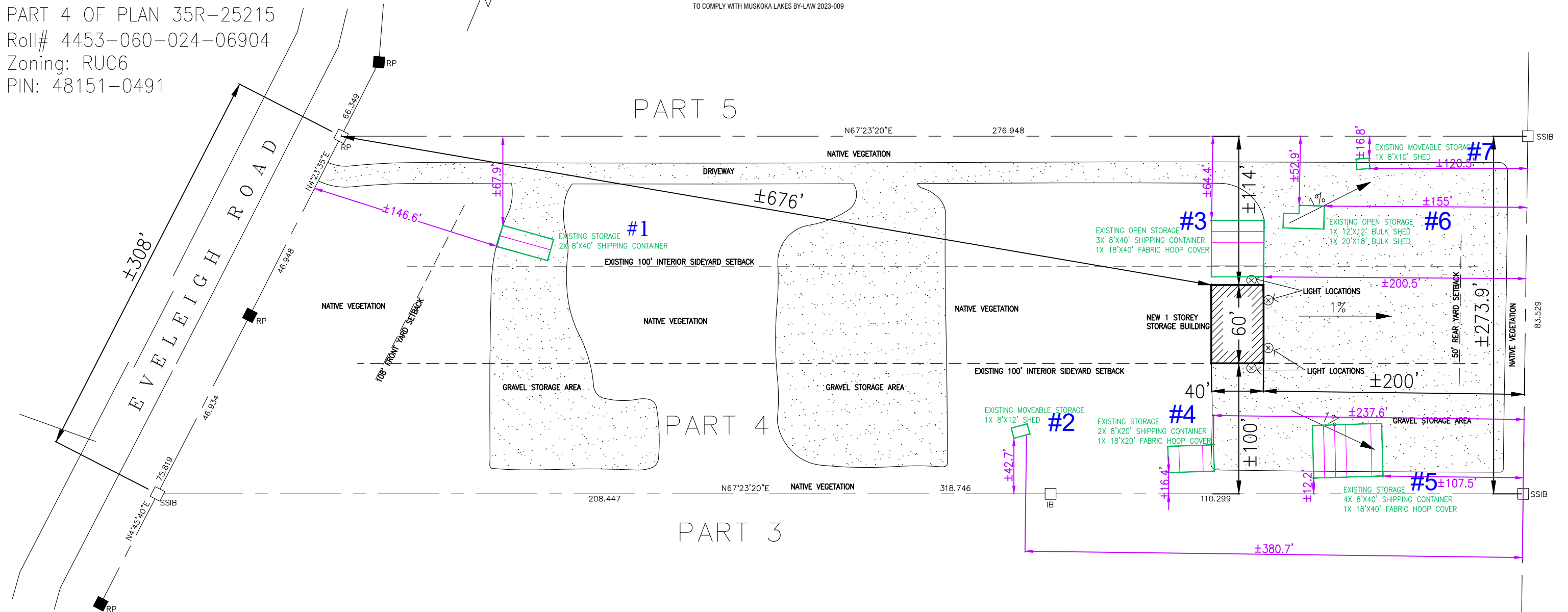
NOT TO SCALE

**AREA ANALYSIS**

TOTAL SITE AREA:	267540 S.F.	6.14 Ac
STORAGE BUILDING COVERAGE AREA:	2400 S.F.	
TOTAL LOT COVERAGE:	2400 S.F.	
PERCENT LOT COVERAGE	0.90%	

**NOTES**

- TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS OF THE TOWNSHIP OF MUSKOKA LAKES.
- ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.



1181 EVELEIGH ROAD  
 MUSKOKA LAKES  
 SITE PLAN  
 2024-03-25

**SP 1.0**

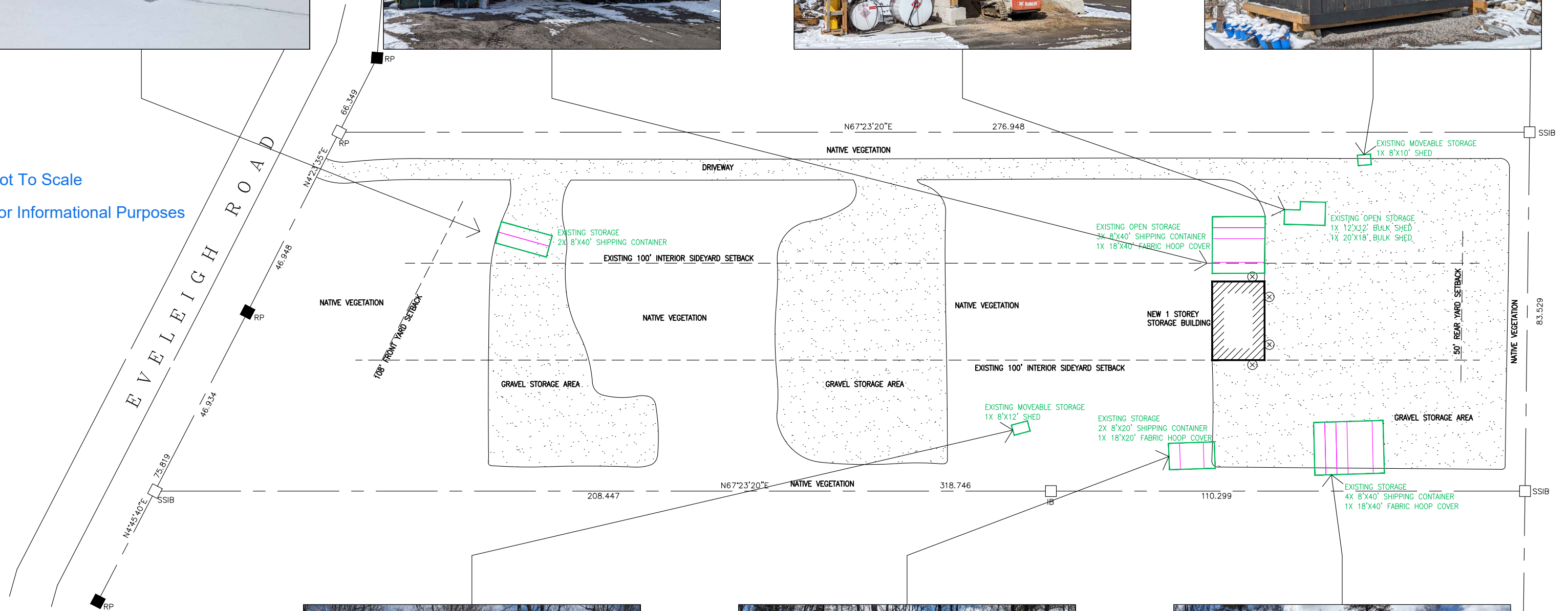
FOR INFORMATIONAL PURPOSES



**ZONING SKETCH**



Not To Scale  
For Informational Purposes



1181 EVELEIGH ROAD  
MUSKOKA LAKES  
SITE PLAN - IMAGES  
2024-03-25  
**SP 1.1**





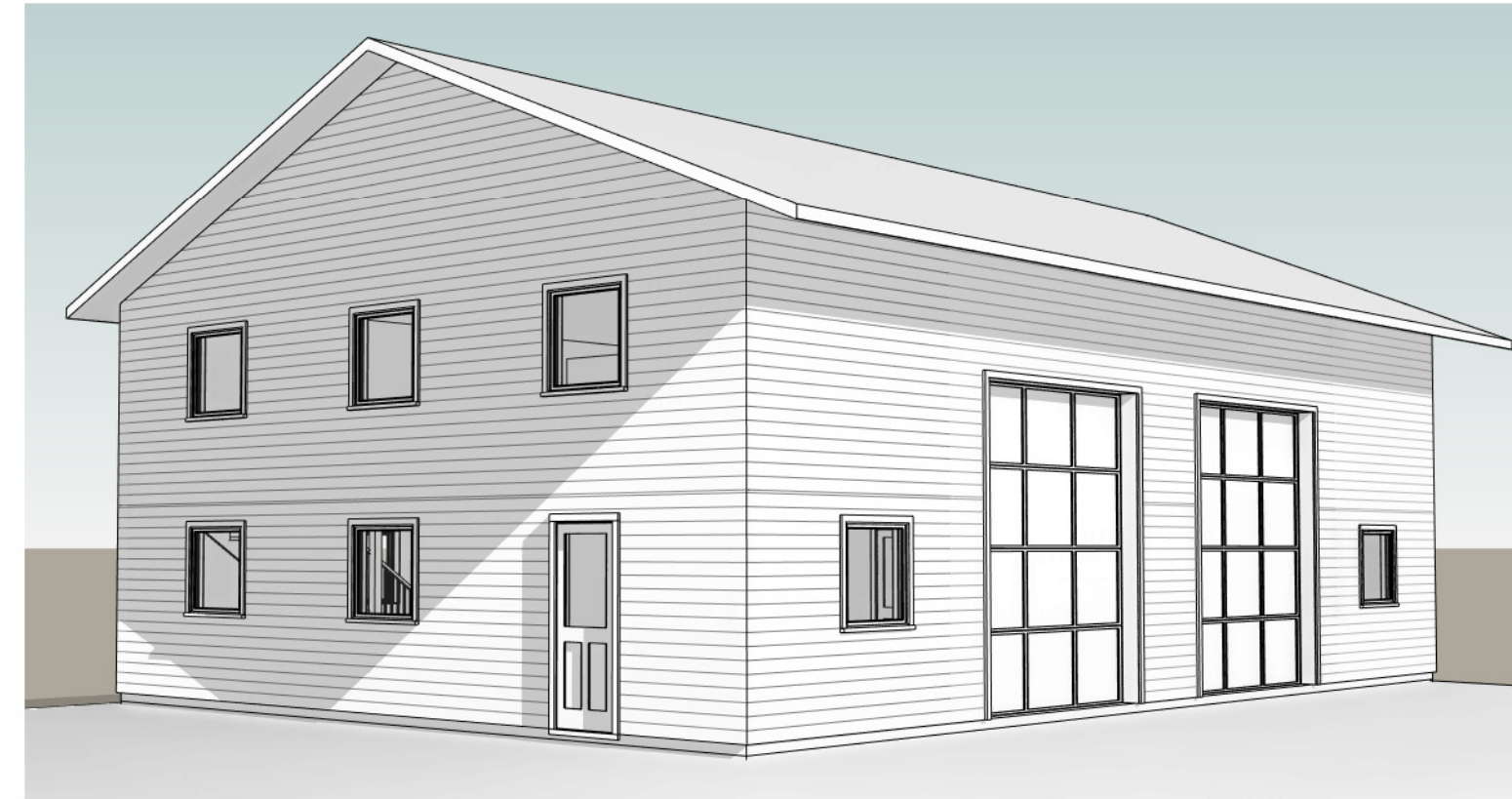
# New GARAGE for Muskoka Landscapers/ Granite Warehouse

## 1811 EVELEIGH RD.

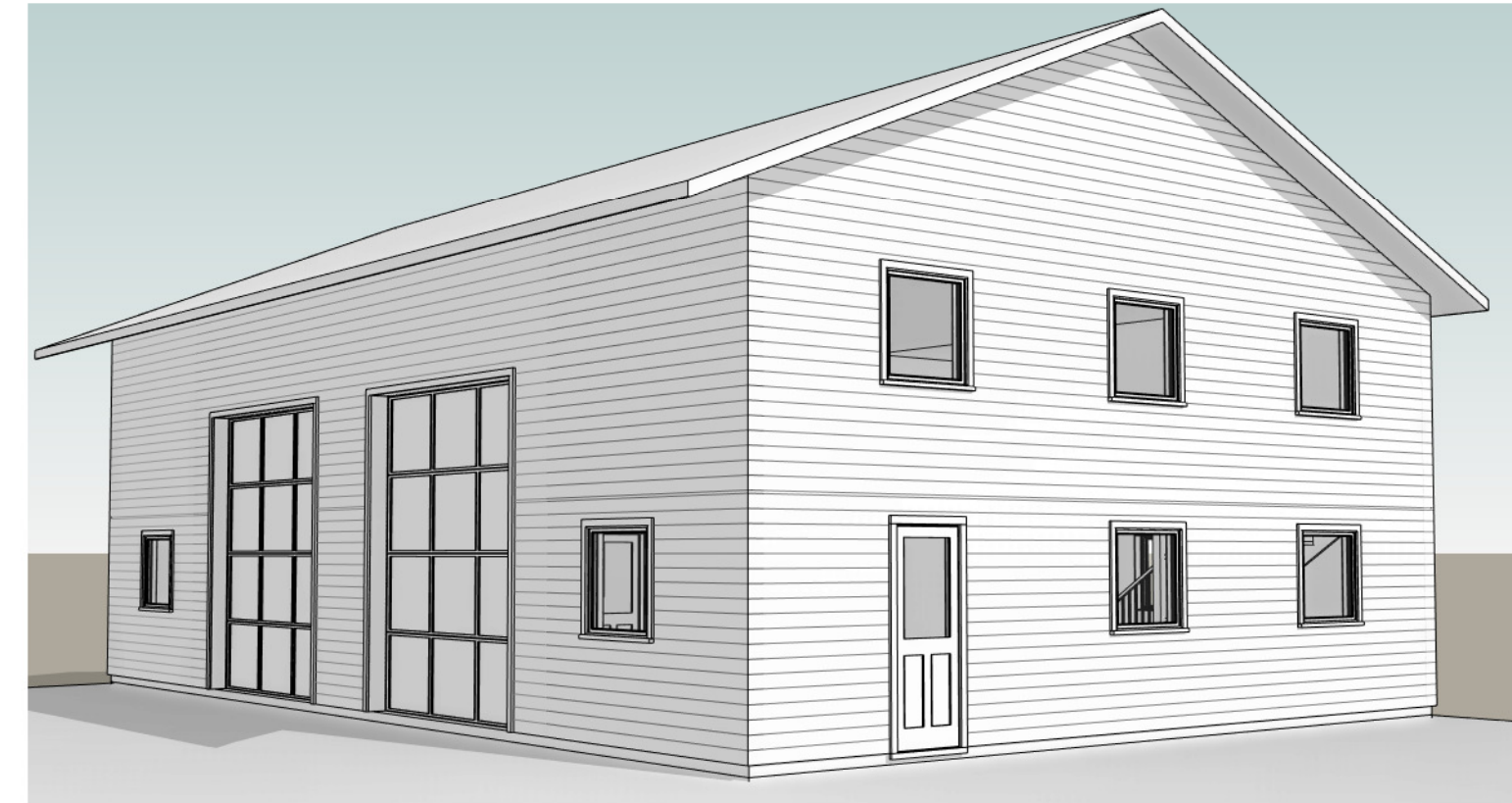


**ABBREVIATIONS**

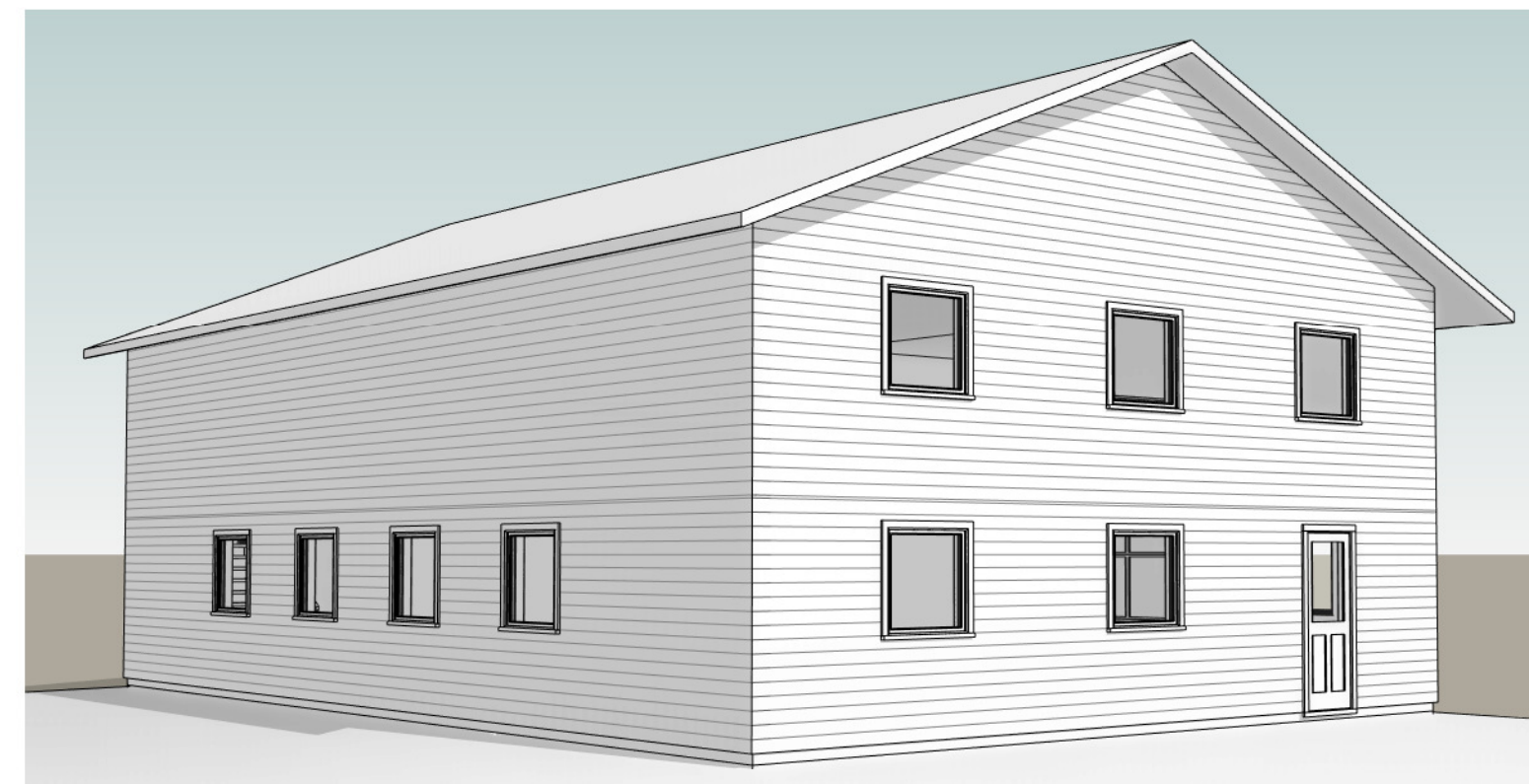
#	LBS (Factored Loads)
A.F.F.	Above finished floor
A.F.U.E.	annualized fuel utilization efficiency
B.U.	Built Up
Cant	Camblever
Cl	continuous insulation
CL	Centre Line
CO	carbon monoxide / smoke detector
conc.	Concrete
Cont.	continuous
c/w	Complete with
D.Fir	Douglas Fir
Dia.	Diameter
D.O.	Do over (ditto)
EEDS	energy efficiency design standard
Equiv.	equivalent
ER	Energy rating (windows)
ERV	energy recovery ventilation
exist.	Existing
E.W.	Each way
E/S	Each side
Horiz.	Horizontal
HRV	Heat recovery ventilator
HSS	Hollow Structural Section
ICF	Insulated Concrete Forms
kPa	kilopascals
LSL	Laminated Strand Lumber
LVL	Laminated veneer lumber
max.	maximum
min.	minimum
MPa	megapascals
N.T.S.	Not to Scale
OBC	Ontario building code
O.C.	on centre
OWJ	Open web joist
P.A.	point load above
PSL	Parallel Strand Lumber
P.T.	pressure treated
RS	reinforced
RSO	rough stud opening
SB-12	OBC Energy Efficiency standard
SF	square feet
SHGC	Solar heat gain coefficient
Sm	square metre
SPF	Spruce-Pine-Fir
T.O.	Top of
Twp	Township
Typ.	Typical
U.N.O.	Unless noted otherwise
U.S.	Underside
U value	Insulation Value (windows)
Vert.	Vertical
w/	with
w/o	without
W.C.	Water Closet
W.I.C.	Walk in Closet
Wood-I	Engineered Wood I-Joist



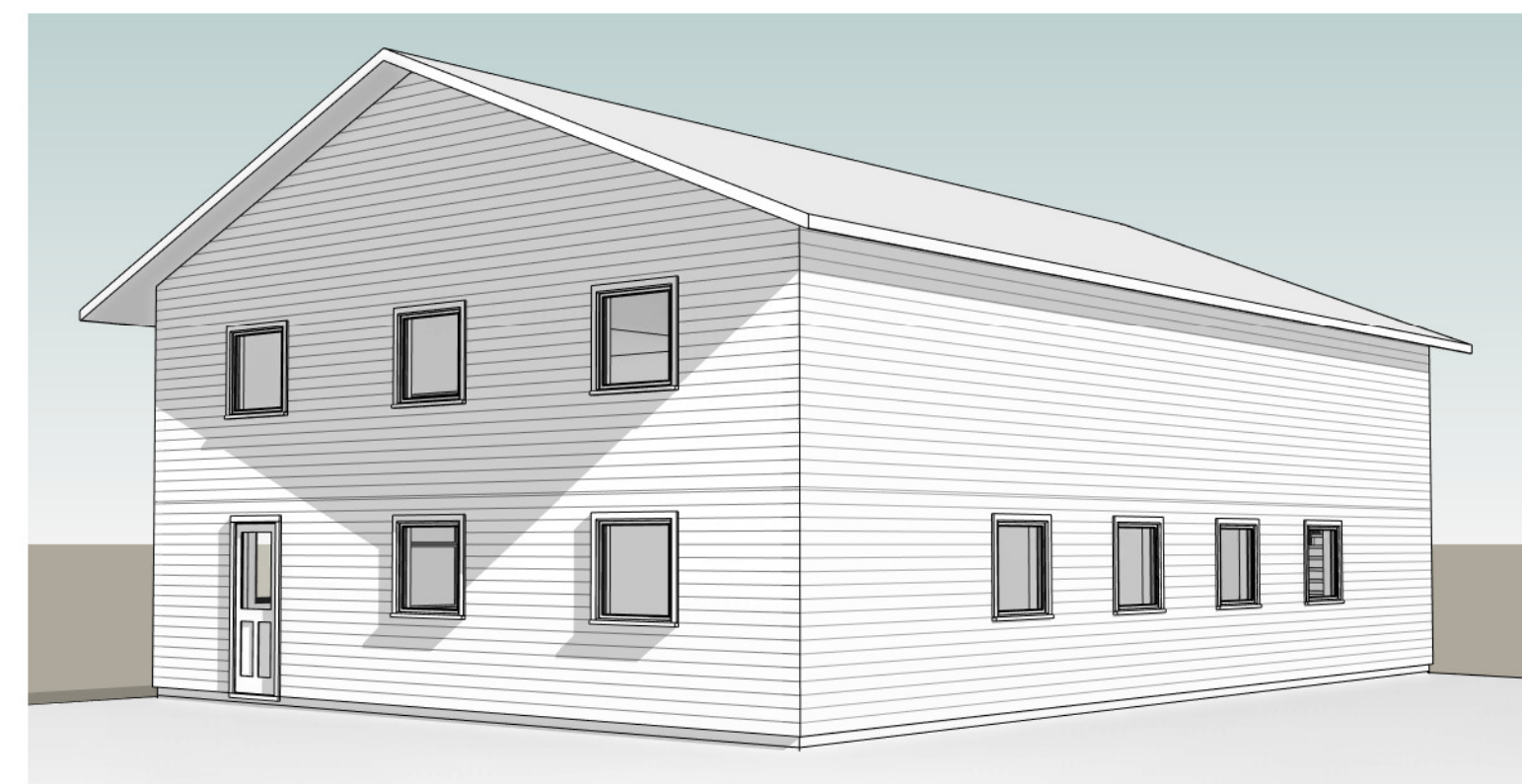
1 FRONT LEFT  
A0



2 FRONT RIGHT  
A0



3 REAR LEFT  
A0



4 REAR RIGHT  
A0

**AREA ANALYSIS:**

GARAGE COVERAGE AREA: 2400.0 S.F.

**GENERAL TRUSS NOTES:**

DESIGN LOCATION: MUSKOKA LAKES, ON  
GROUND SNOW LOAD: 64.75 PSF (3.1 kPa)  
RAIN LOAD: 8.95 PSF (0.4 kPa)  
WIND LOAD (1/50): 7.31 PSF (0.35 kPa)  
BUILDING TYPE: PART 9 RESIDENTIAL

- PRE-ENGINEERED TRUSSES (WHERE SHOWN) ARE FOR REFERENCE ONLY. TRUSS LAYOUT TO BE CONFIRMED BY TRUSS MANUFACTURE PRIOR TO START OF CONSTRUCTION
- PRE-ENGINEERED TRUSSES ARE TO BE INSTALLED, BRACED, AND CONNECTED PER MANUFACTURE'S SPECIFICATIONS
- NEVER CUT, NOTCH OR DRILL PRE-ENGINEERED TRUSSES UNLESS ACCOMMODATED IN THE MANUFACTURE'S DESIGN
- ON TRUSS SPACING GREATER THAN 16" O.C. SHEATHING EDGES PARALLEL TO ROOF RIDGES ARE TO BE SUPPORTED BY METAL 1" CLIPS IN EACH TRUSS SPACE
- ROOF TRUSS MANUFACTURE'S LAYOUT IS TO BE PROVIDED FOR REVIEW TO THE BUILDING DEPARTMENT BEFORE TRUSSES ARE INSTALLED ON THE BUILDING STRUCTURE

**GENERAL NOTES:**

- ALL INTERIOR LINTELS WITHIN LOAD BEARING WALLS THIS FLOOR SHALL BE 2-2x10 SPF #2 OR BETTER, UNLESS NOTED OTHERWISE ON PLAN.
- ALL EXTERIOR LINTELS TO MAX SPAN OF 8'-0" THIS FLOOR SHALL BE 2-2x10 SPF #2 OR BETTER, UNLESS NOTED OTHERWISE ON PLAN.
- ALL LVL MATERIAL SHALL BE GRADED 2.0e 3100b AND 1 3/4" THICK / PLY UNLESS NOTED OTHERWISE. ALL LVL LINTELS REQUIRE 2 SPF JACK STUDS UNLESS NOTED OTHERWISE
- PROVIDE SOLID BLOCKING WITHIN JOIST SPACE UNDER ALL CONCENTRATED LOAD LOCATIONS
- ALL ELECTRICAL WORK SHALL BE COMPLETED AS PER OBC SECTION 9.34. (ELECTRICAL FACILITIES).
- WHERE BEAMS ARE INDICATED TO BE FLUSH, THEY ARE TO BE INSTALLED FLUSH TO THE UNDERSIDE OF THE FLOOR FRAMING IN AREAS WHERE THIS WILL CONFLICT WITH FLOOR SYSTEM ABOVE. POSITION TOP OF FLUSH BEAM TO US OF SUBFLOOR

**CONSTRUCTION ASSEMBLIES:**

**FLOOR ASSEMBLIES:**

**GARAGE FLOOR ASSEMBLY:**  
-5" THK. CONCRETE FLOOR SLAB c/w  
-32mpa CONC. w/ 5-8% AIR-ENTRAINMENT  
SLOPED TO GARAGE DOORS ON  
-6" COMPACTED GRANULAR FILL

**UPPER FLOOR ASSEMBLY:**

-3/4" T&G PLYWOOD SUBFLOOR ON  
-2x12 SPF FLOOR JOIST AT 16" O.C. ON  
-INTERIOR CEILING FINISH (per CLIENT)

**WALL ASSEMBLIES:**

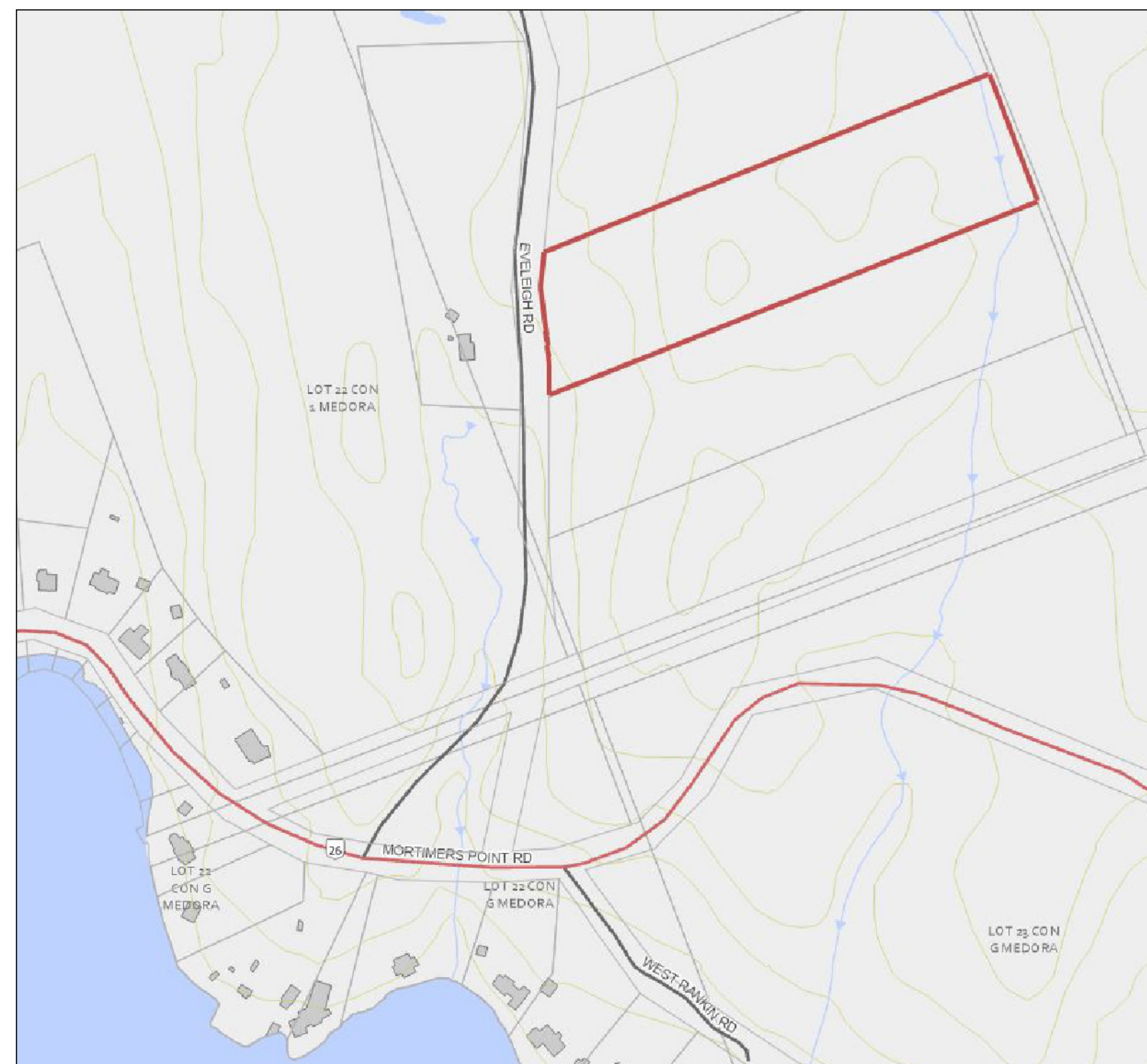
**EXTERIOR WALL w/ SIDING ASSEMBLY:**

-HORIZONTAL WOOD SIDING ON  
-VERTICAL STRAPPING PER MANUF. ON  
-TYVEK AIR BARRIER MEMBRANE ON  
-1/2" PLYWOOD SHEATHING ON  
-2x6 STUDS AT 16" O.C. c/w  
-INSULATION (per CLIENT)  
-2x4 SOLID BLOCKING AT 36" O.C. ON  
-6 MIL POLY VAPOUR BARRIER ON  
-INTERIOR WALL FINISH (per CLIENT)

**ROOF ASSEMBLIES:**

**TRUSS ROOF ASSEMBLY:**

-ASPHALT SHINGLE ROOFING w/  
-SELF-ADHESIVE RUBBER EAWE AND VALLEY  
PROTECTION MEMBRANE ON  
-1/2" PLYWOOD SHEATHING w/ H-CLIPS ON  
-PRE-ENG. ROOF TRUSSES AT 24" O.C. w/  
-INSULATION (per CLIENT)  
-6 MIL POLY VAPOUR BARRIER MEMBRANE ON  
-INTERIOR WALL FINISH (per CLIENT)



Sheet List	
A0	COVER PAGE
A1	FOUNDATION PLAN
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS & SECTION
A6	ELEVATIONS
A7	GARAGE DETAILS

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION





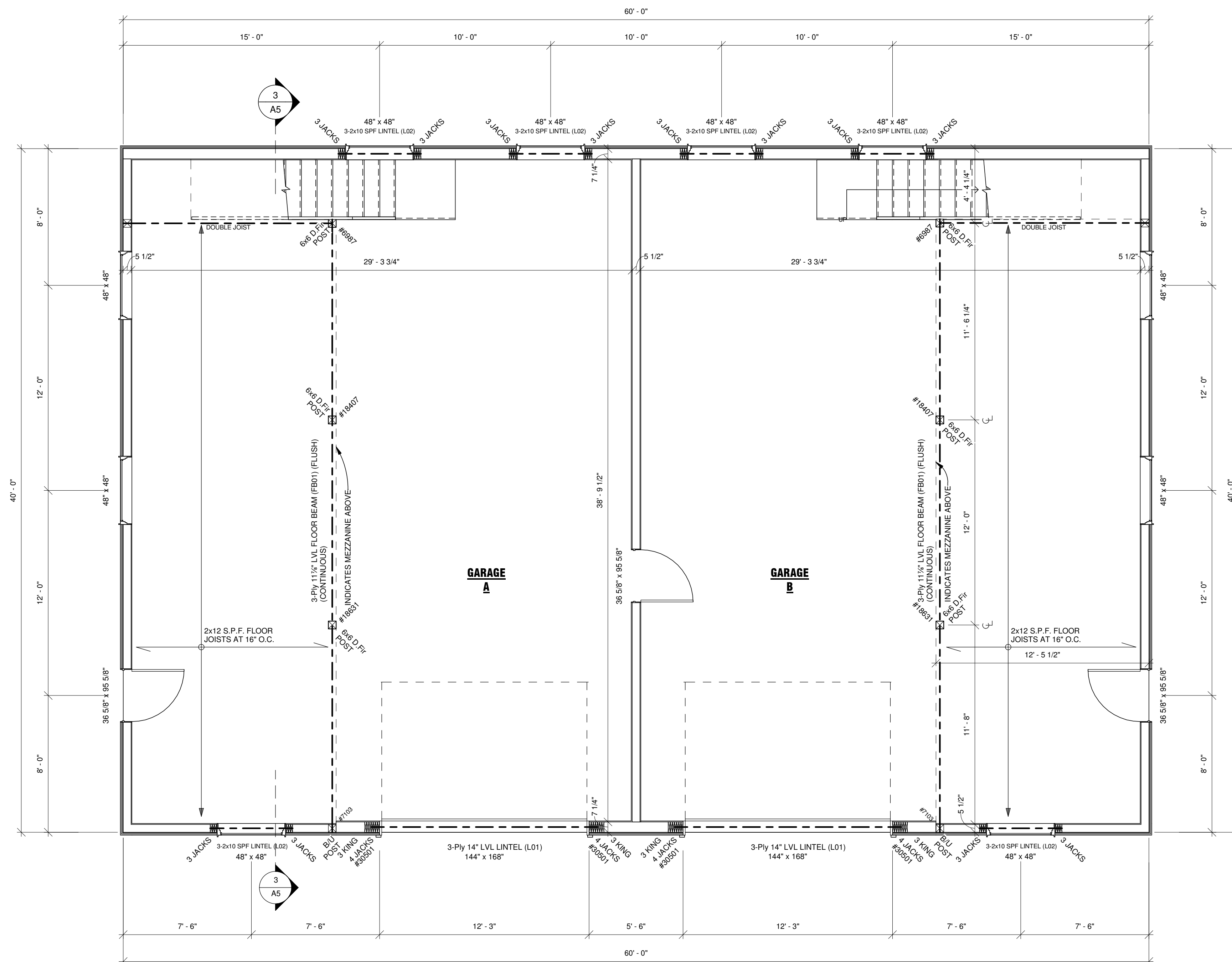
ARCHITECTURAL DESIGN SERVICES  
3607 Muskoka Road 118 West  
Port Carling, ON, P0B 1J0  
Tel: (705) 789-5105

THESE DRAWINGS REMAIN THE PROPERTY OF MUSKOKA LUMBER BUILDING SUPPLIES CENTRE LIMITED. LICENSE IS GRANTED FOR THE CONSTRUCTION OF ONE ONLY OF THE PROJECTS REPRESENTED HERE IN. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND REPORT ANY AND ALL ERRORS AND OMISSIONS TO THE DESIGNER IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DO NOT SCALE DRAWINGS.

CONTRACTOR TO VERIFY ROUGH STUD OPENINGS (R.O.) SIZES FROM WINDOW ORDER CONFIRMATION PRIOR TO CONSTRUCTION

NOTE:

ALL INTERIOR LINTELS WITHIN LOAD BEARING WALLS THIS FLOOR SHALL BE 2-2x10 SPF #2 OR BETTER, UNLESS NOTED OTHERWISE ON PLAN.  
ALL EXTERIOR LINTELS TO MAX SPAN OF 6'-0" THIS FLOOR SHALL BE 2-2x10 SPF #2 OR BETTER, UNLESS NOTED OTHERWISE ON PLAN.



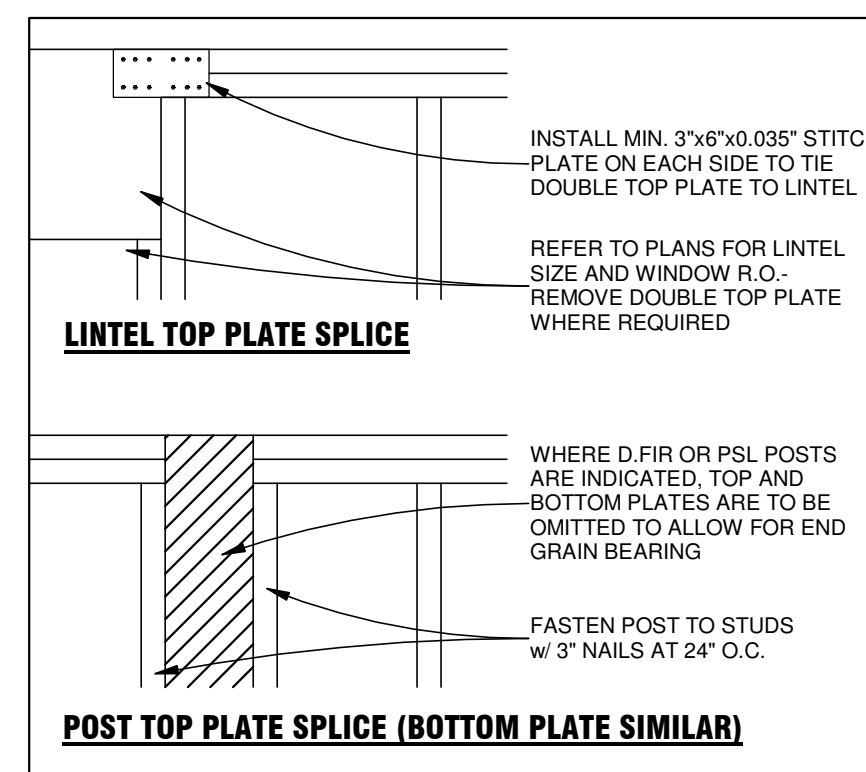
1 MAIN FLOOR PLAN  
A2 1/4" = 1'-0"

NOTE: TABLE APPLIES TO TOP LOADED MEMBERS ONLY

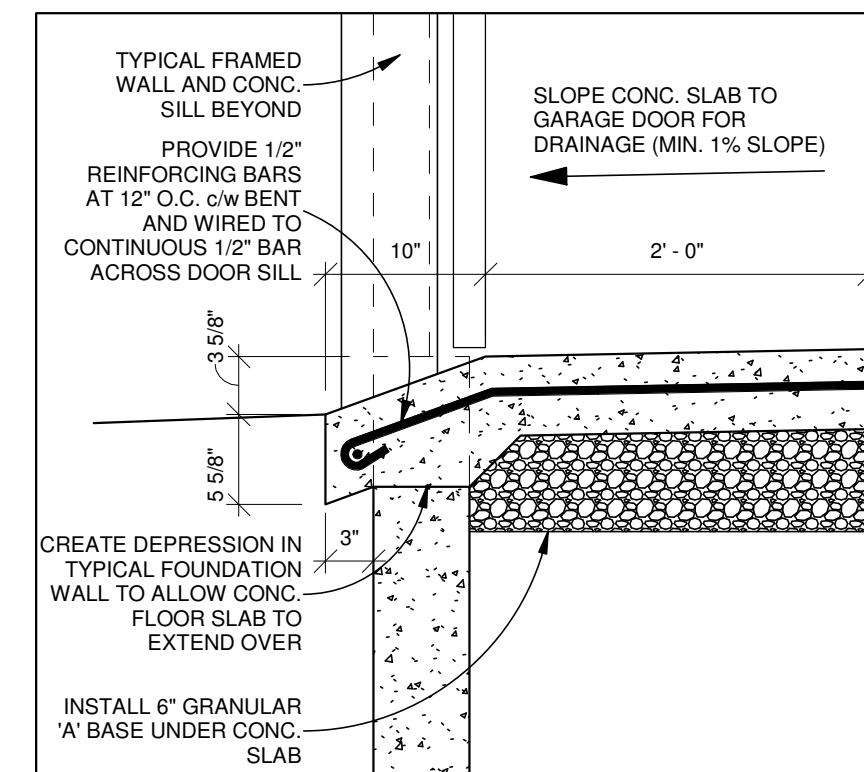
# ROWS AT 24" O.C.	DEPTH RANGE	PLY		
		2 ply	3 ply	4 ply
2	7 1/4" TO 11 7/8"	SDW22338	SDW22500	SDW22634
3	14" TO 18"	SDW22338	SDW22500	SDW22634
4	18" AND UP	SDW22338	SDW22500	SDW22634

NOTE:  
REFER TO PROJECT DESIGNER FOR FACE MOUNT CONNECTIONS

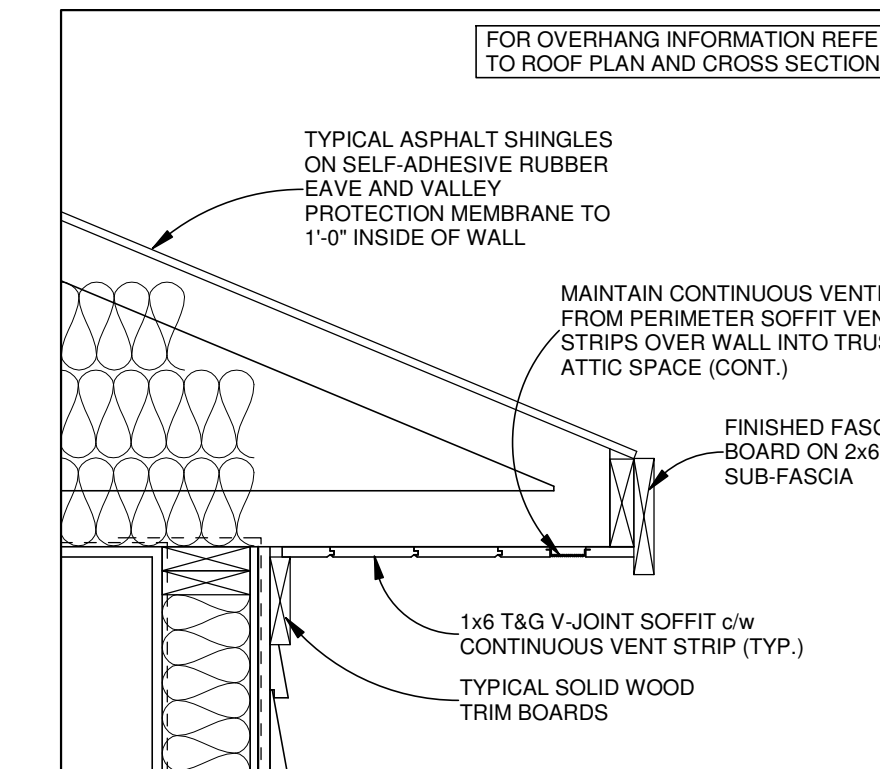
2 LVL FASTENING TABLE  
A2 1" = 1'-0"



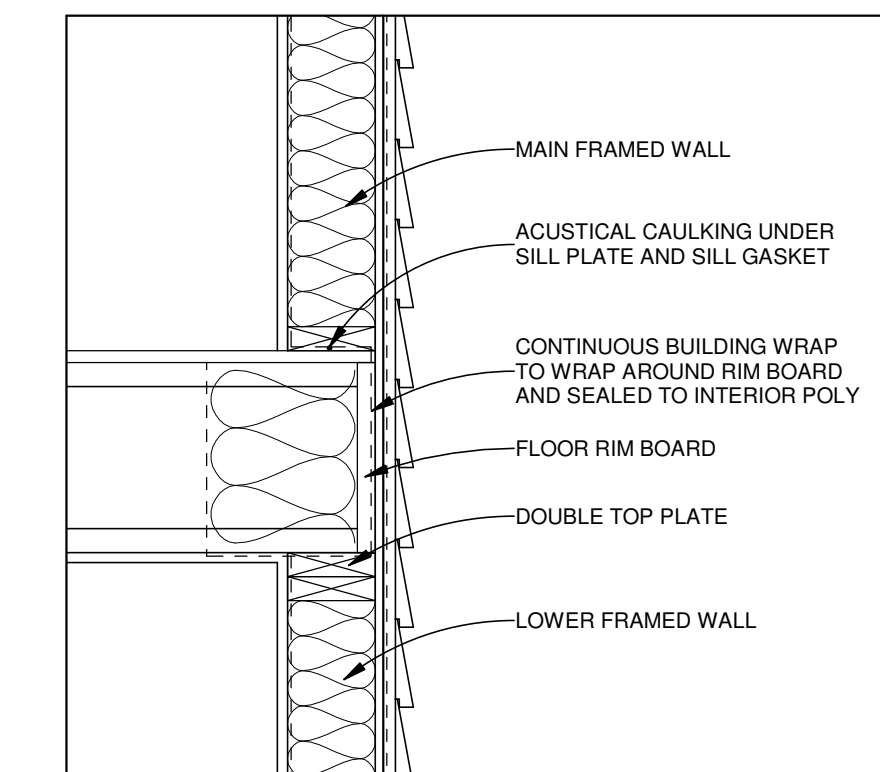
3 TOP PLATE OMITTED  
A2 1" = 1'-0"



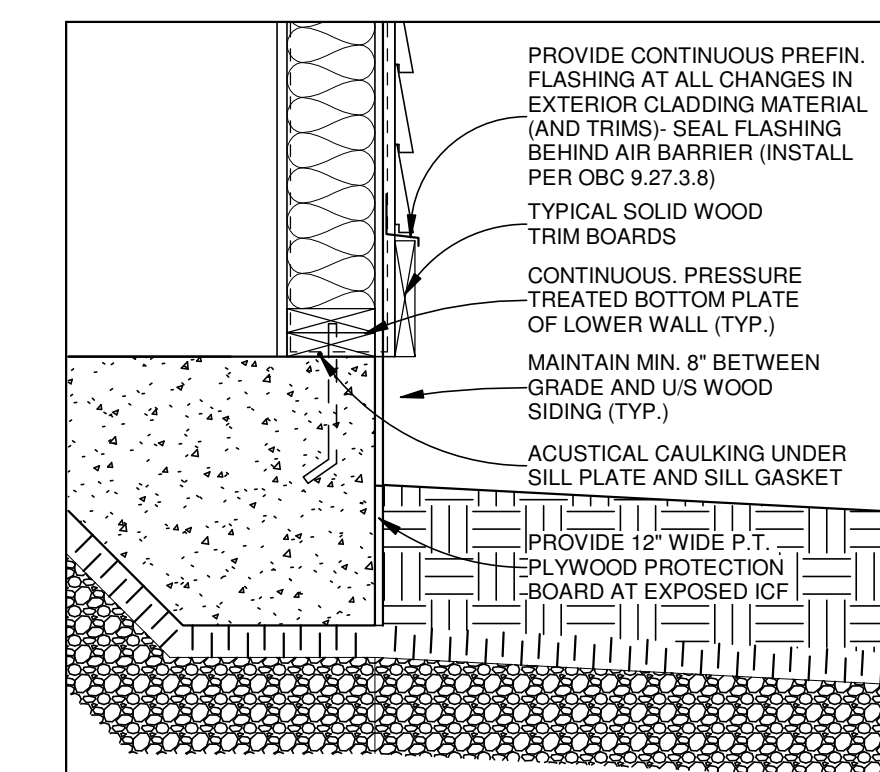
4 GARAGE DOOR SLAB  
A2 1" = 1'-0"



5 TRUSS ROOF EAVE OVERHANG  
A2 1" = 1'-0"



6 FRAMED WALLS AT FRAMED FLOOR  
A2 1" = 1'-0"



7 FRAMED WALL AT SLAB  
A2 1" = 1'-0"

2	ISSUED FOR TRUSSES/ PRICING	JAN 11/24
1	CLIENT REVIEW	SEPT 27/23
No.	Issued for	Date

PROJECT  
New GARAGE for Muskoka Landscapers/ Granite Warehouse  
1811 EVELEIGH RD.

DRAWING  
MAIN FLOOR PLAN

FOLDER & FILE LOCATION T:\Drawing\MUSKOKA LANDSCAPERS\1811 Eveleigh Rd\Garage\MuskokaLandscapers\Garage.rvt	DRAWN JSM: TVK
DATE January 2024	SCALE 1/4" = 1'-0" U.S.

Sheet No.

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION

A2



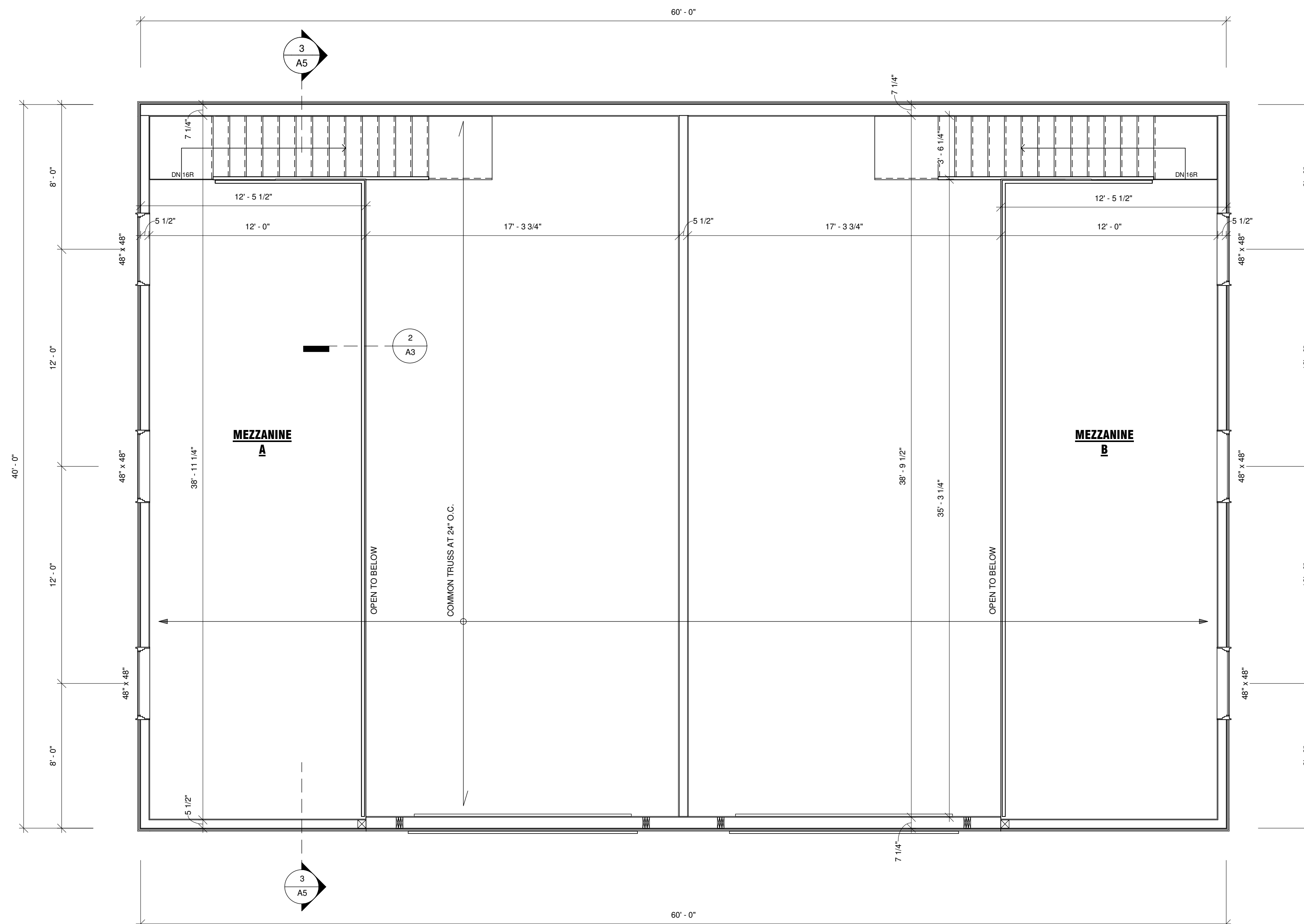


ARCHITECTURAL DESIGN SERVICES  
3607 Muskoka Road 118 West  
Port Carling, ON, P0B 1J0  
Tel: (705) 795-3105

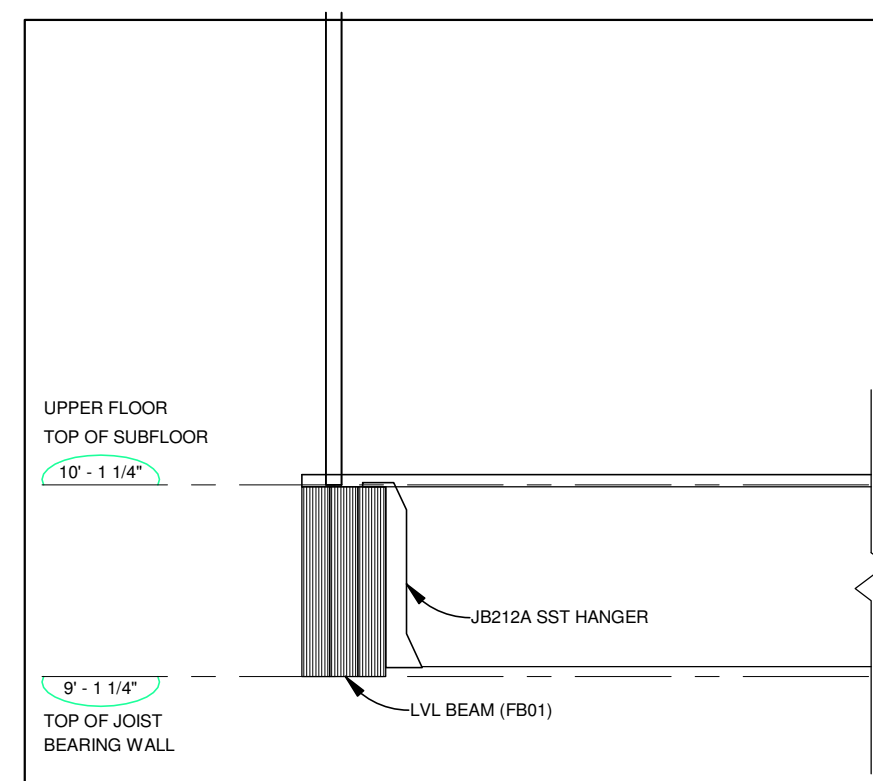
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CONTRACTOR TO VERIFY ROUGH STUD OPENINGS (R.O.) SIZES FROM WINDOW ORDER CONFIRMATION PRIOR TO CONSTRUCTION

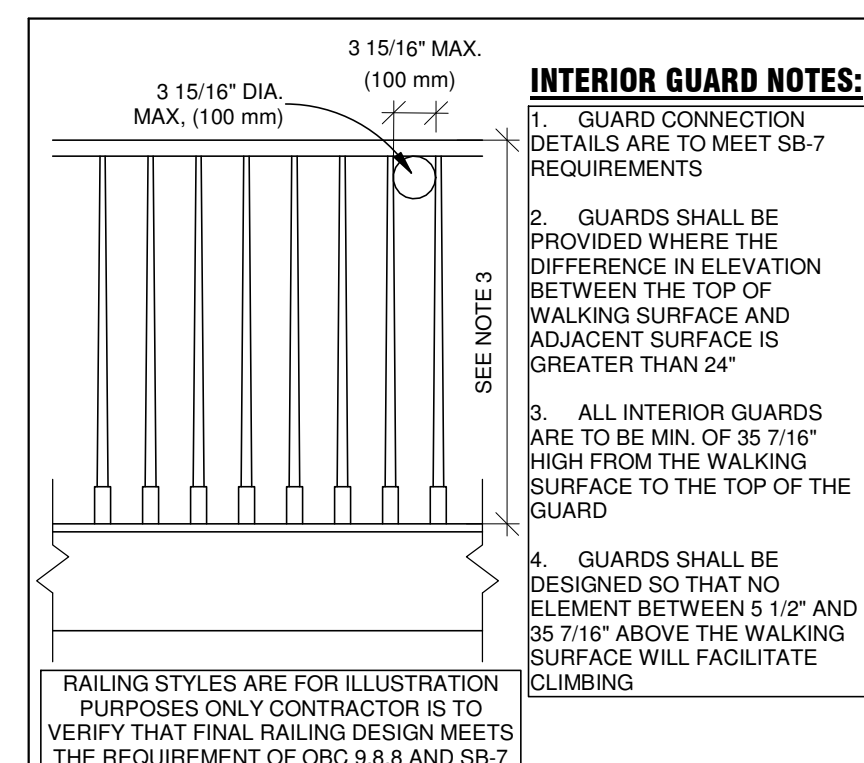
NOTE:  
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ALL EXTERIOR LINTELS TO MAX SPAN OF 6'-0" THIS FLOOR SHALL BE 2-2x10 SPF #2 OR BETTER, UNLESS NOTED OTHERWISE ON PLAN.



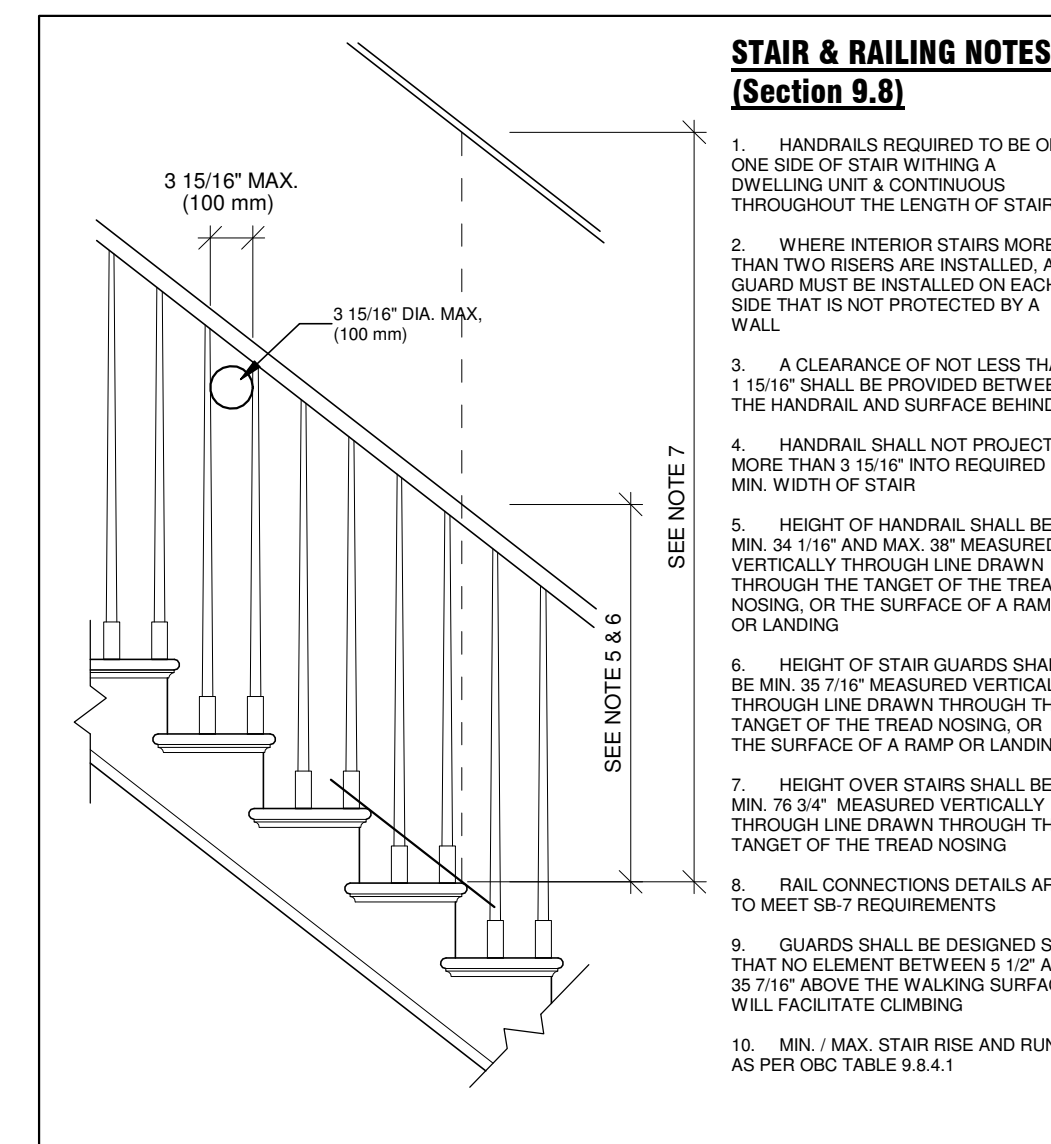
1 UPPER FLOOR PLAN  
A3 1/4" = 1'-0"



2 FB01 FLOOR BEAM DETAIL  
A3 1" = 1'-0"



3 INTERIOR GUARD  
A3 1" = 1'-0"



4 STAIR RAILING  
A3 1" = 1'-0"

**STAIR & RAILING NOTES:**  
**(Section 9.8)**

- HANDRAILS REQUIRED TO BE ON ONE SIDE OF STAIR WITHIN A DWELLING UNIT & CONTINUOUS THROUGHOUT THE LENGTH OF STAIR
- WHERE INTERIOR STAIRS MORE THAN TWO RISERS ARE INSTALLED, A GUARD MUST BE INSTALLED ON EACH SIDE THAT IS NOT PROTECTED BY A WALL
- A CLEARANCE OF NOT LESS THAN 1 15/16" SHALL BE PROVIDED BETWEEN THE HANDRAIL AND SURFACE BEHIND IT
- HANDRAIL SHALL NOT PROJECT MORE THAN 3/16" INTO REQUIRED MIN. WIDTH OF STAIR
- HEIGHT OF HANDRAIL SHALL BE MIN. 34 1/8" AND MAX. 38" MEASURED VERTICALLY THROUGH LINE DRAWN THROUGH THE TANGENT OF THE TREAD NOSING, OR THE SURFACE OF A RAMP OR LANDING
- HEIGHT OF STAIR GUARDS SHALL BE MIN. 35 7/16" MEASURED VERTICALLY THROUGH LINE DRAWN THROUGH THE TANGENT OF THE TREAD NOSING, OR THE SURFACE OF A RAMP OR LANDING
- HEIGHT OVER STAIRS SHALL BE MIN. 76 3/4" MEASURED VERTICALLY THROUGH LINE DRAWN THROUGH THE TANGENT OF THE TREAD NOSING
- RAIL CONNECTIONS DETAILS ARE TO MEET SB-7 REQUIREMENTS
- GUARDS SHALL BE DESIGNED SO THAT NO ELEMENT BETWEEN 5 1/2" AND 35 7/16" ABOVE THE WALKING SURFACE WILL FACILITATE CLIMBING
- MIN. / MAX. STAIR RISE AND RUN AS PER OBC TABLE 9.8.4.1

2	ISSUED FOR TRUSSES/ PRICING	JAN 11/24
1	CLIENT REVIEW	SEPT 27/23
No.	Issued for	Date

PROJECT	Orientation
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New GARAGE for Muskoka Landscapers/ Granite Warehouse  
1811 EVELEIGH RD.

UPPER FLOOR PLAN

FOLDER & FILE LOCATION T:\Drawing\MUSKOKA LANDSCAPERS\1181 Eveleigh Rd\Garage\MuskokaLandscapers\Garage.rvt	DRAWN JSM: TWK
DATE January 2024	SCALE 1/4" = 1'-0" U.S.

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION

A3



ARCHITECTURAL DESIGN SERVICES  
3607 Muskoka Road 118 West  
Port Carling, ON, P0B 1J0  
Tel: (705) 789-5105

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CONTRACTOR TO VERIFY ROUGH STUD OPENINGS (R.O.) SIZES FROM WINDOW ORDER CONFIRMATION PRIOR TO CONSTRUCTION

TOP OF TRUSS BEARING PLATE  
18' - 2 1/2"

OVERALL BUILDING HEIGHT  
40' - 0"

UPPER FLOOR TOP OF SUBFLOOR  
10' - 1 1/4"

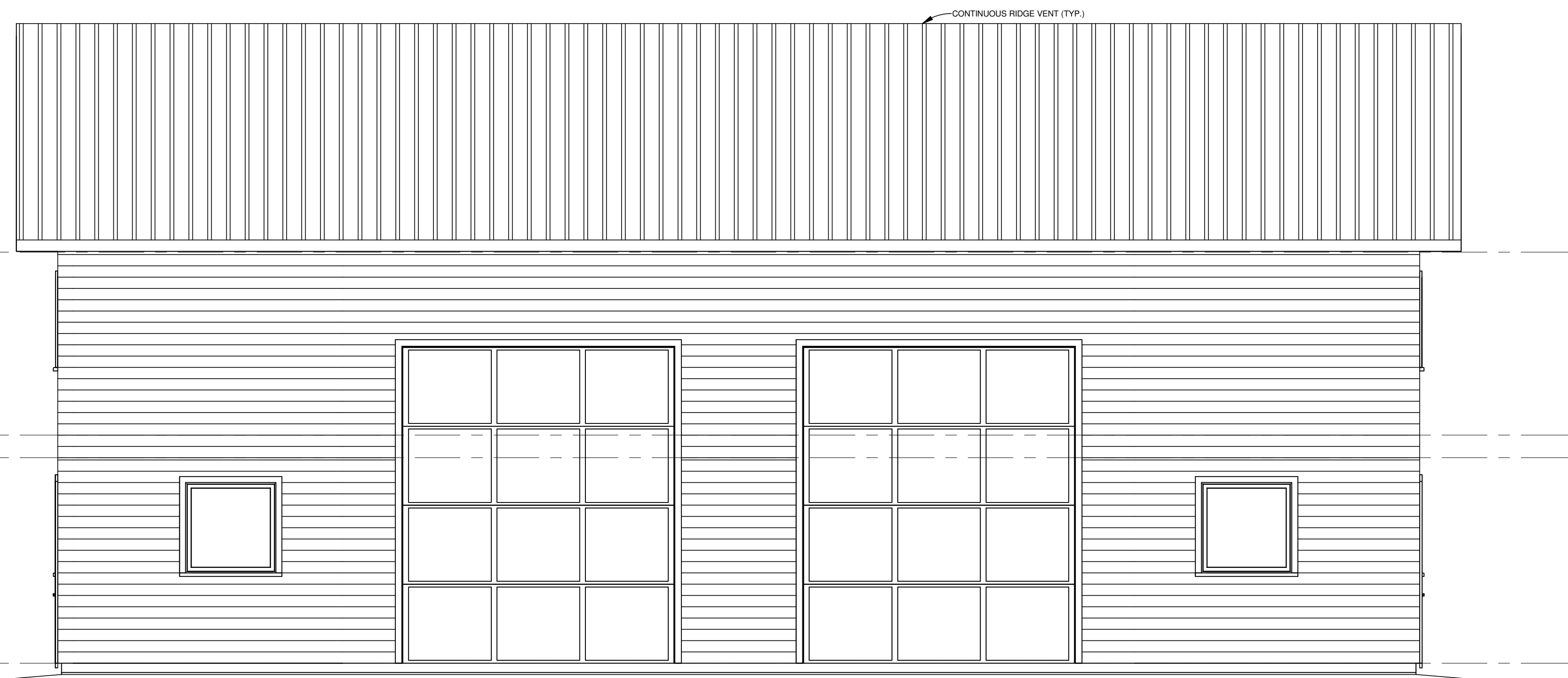
TOP OF JOIST BEARING WALL  
9' - 1 1/4"

MAIN FLOOR TOP OF SUBFLOOR  
0"

8' - 1 1/4"

1' - 0"

8'



1 FRONT ELEVATION  
A5 1/4" = 1'-0"

AS RELAYED BY OWNER, THE BUILDING IS PROPOSED TO BE 24 FEET IN HEIGHT FROM THE LOWEST FINISHED GRADE TO THE HIGHEST PEAK.

TOP OF TRUSS BEARING PLATE  
18' - 2 1/2"

UPPER FLOOR TOP OF SUBFLOOR  
10' - 1 1/4"

TOP OF JOIST BEARING WALL  
9' - 1 1/4"

MAIN FLOOR TOP OF SUBFLOOR  
0"

8' - 1 1/4"

1' - 0"

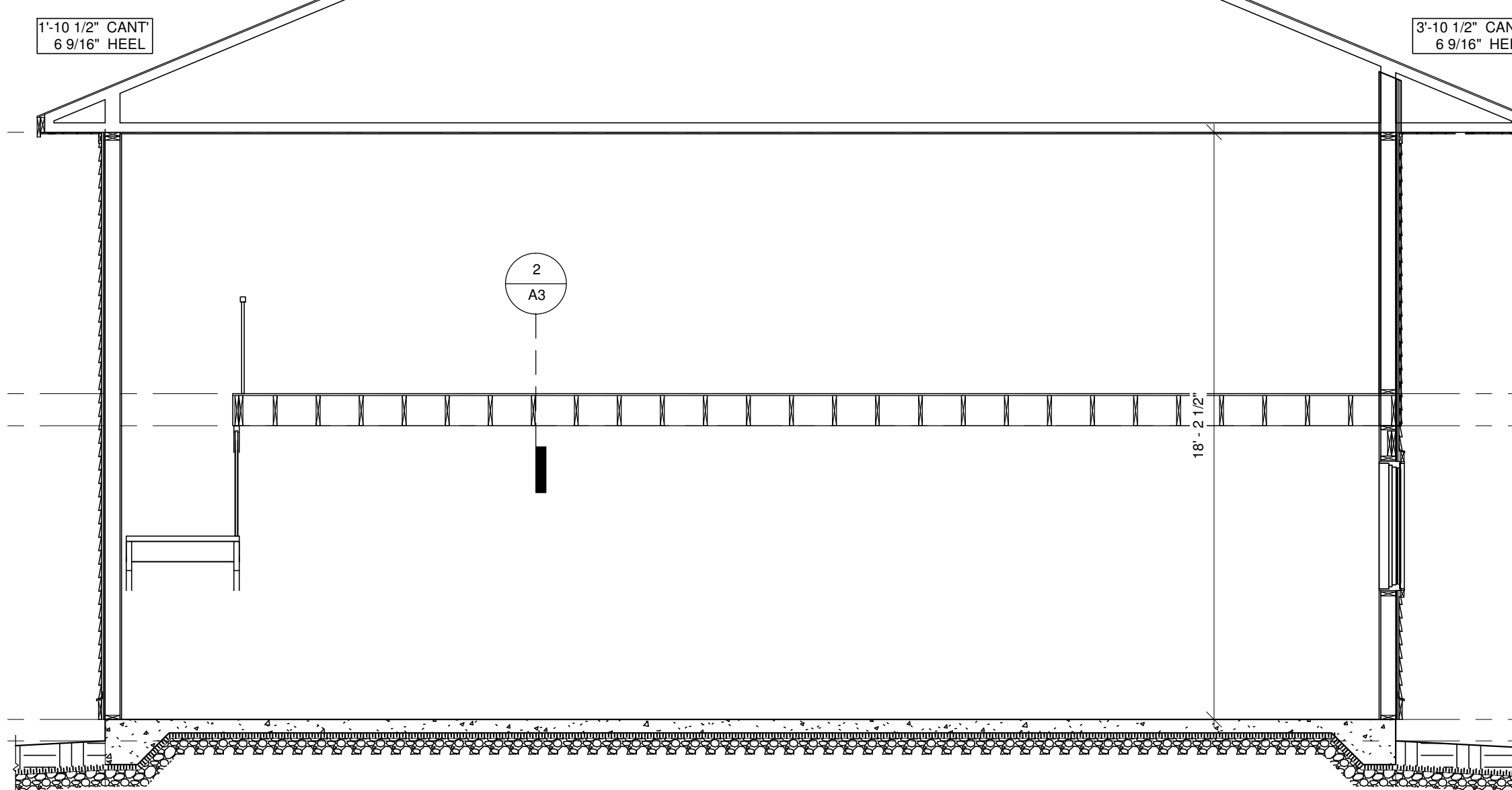
9' - 1 1/4"

5'

12'



2 RIGHT ELEVATION  
A5 1/4" = 1'-0"



3 BUILDING SECTION  
A5 1/4" = 1'-0"

2	ISSUED FOR TRUSSES/ PRICING	JAN 11/24
1	CLIENT REVIEW	SEPT 27/23
No.	Issued for	Date

PROJECT  
New GARAGE for Muskoka Landscapers/ Granite Warehouse  
1811 EVELEIGH RD.

DRAWING  
ELEVATIONS & SECTION

FOLDER & FILE LOCATION T:\Drawing\MUSKOKA LANDSCAPERS\1181 Eveleigh Rd\Garage\MuskokaLandscapersGarage.rvt	DRAWN JSM: TWK
DATE January 2024	
SCALE 1/4" = 1'-0" U.S.	
Sheet No.	

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION

A5



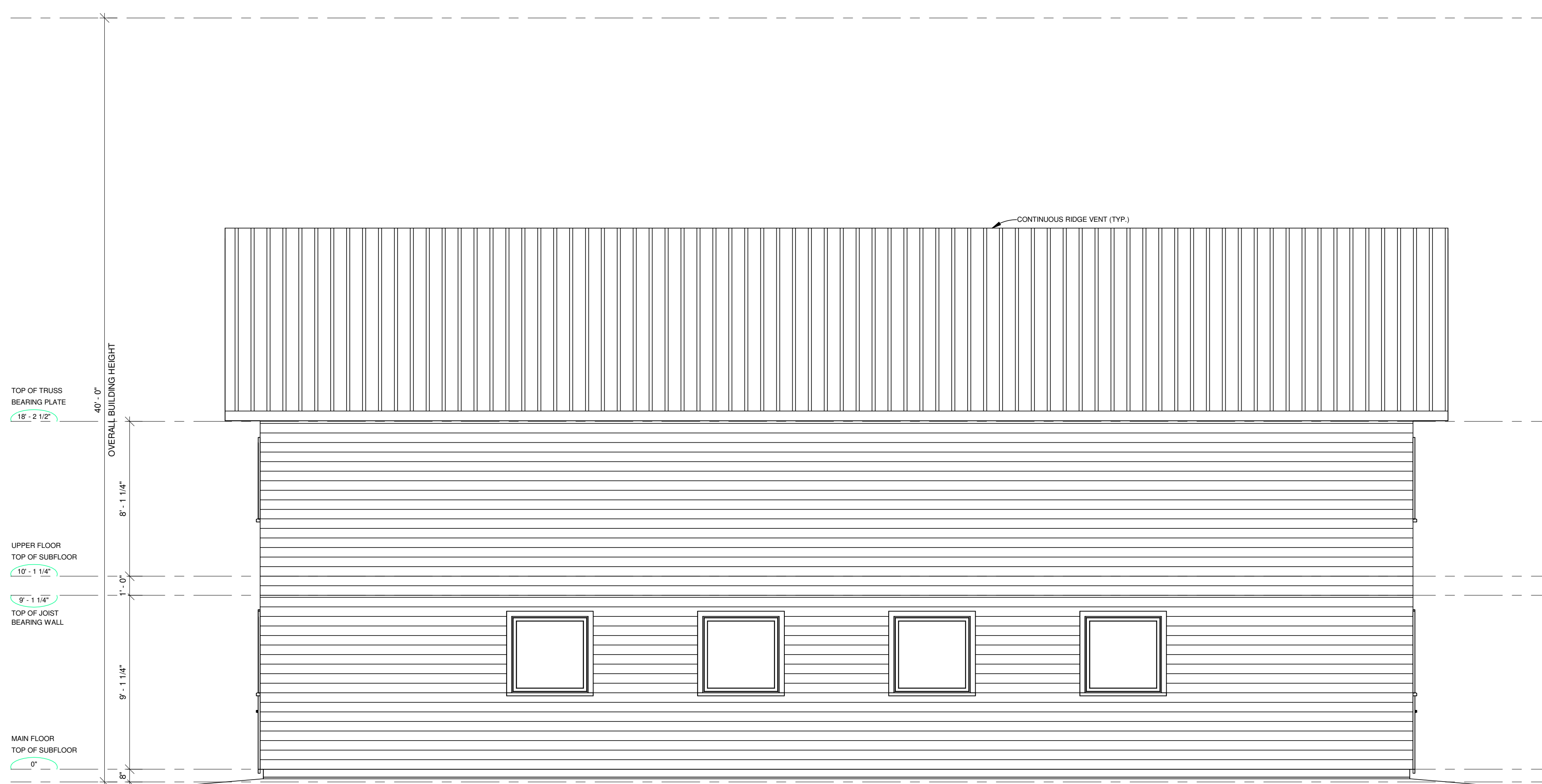
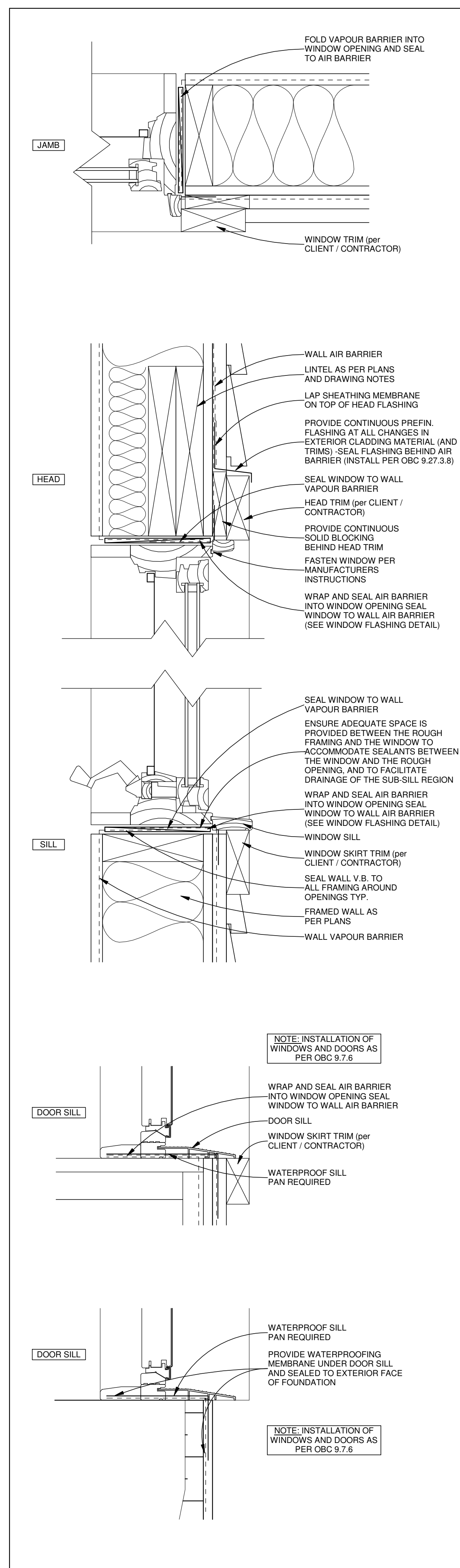


ARCHITECTURAL DESIGN SERVICES

3607 Muskoka Road 118 West  
Port Carling, ON, P0B 1J0  
Tel: (705) 789-5105

THESE DRAWINGS REMAIN THE PROPERTY OF MUSKOKA LUMBER BUILDING SUPPLIES CENTRE LIMITED. LICENSE IS GRANTED FOR THE CONSTRUCTION OF ONE ONLY OF THE PROJECTS REPRESENTED HEREIN. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND REPORT ANY AND ALL ERRORS AND OMISSIONS TO THE DESIGNER IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DO NOT SCALE DRAWINGS.

CONTRACTOR TO VERIFY ROUGH STUD OPENINGS (R.O.) SIZES FROM WINDOW ORDER CONFIRMATION PRIOR TO CONSTRUCTION



3 WINDOW TRIM DETAIL  
A6 3" = 1'-0"

2 LEFT ELEVATION  
A6 1/4" = 1'-0"

AS RELAYED BY OWNER, THE BUILDING IS PROPOSED TO BE 24 FEET IN HEIGHT FROM THE LOWEST FINISHED GRADE TO THE HIGHEST PEAK.

NOT FOR CONSTRUCTION

FINAL WINDOW SIZES TO BE VERIFIED BEFORE CONSTRUCTION

2	ISSUED FOR TRUSSES/ PRICING	JAN 11/24
1	CLIENT REVIEW	SEPT 27/23
No.	Issued for	Date

PROJECT  
New GARAGE for Muskoka Landscapers/ Granite Warehouse  
1811 EVELEIGH RD.

DRAWING  
ELEVATIONS

FOLDER & FILE LOCATION T:\Drawing\MUSKOKA LANDSCAPERS\1181 Eveleigh Rd\Garage\MuskokaLandscapers\Garage.rvt	DRAWN JSM: TWK
DATE January 2024	SCALE 1/4" = 1'-0" U.S.

A6

**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**BY-LAW NUMBER 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. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-XXXX i) The lands affected by this amendment are described as Part of Lot 23, Concession 1, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 4, Plan 35R-25215, as shown hatched on Schedule I to By-law 2024-XXX.
  - ii) Despite the provisions of Section 3.24.1 c. and d. of Zoning By-law 2014-14, as amended, for those lands described above, buildings and structures shall be permitted within 1,310 feet of a property line containing municipal sanitary sewage facilities as shown in the location and extent on Schedule II to By-law 2024-XXX.
  - iii) Despite the provisions of Section 6.2.3 of Zoning By-law 2014-14, as amended, for those lands described above, the minimum permitted interior side yard setback for Building/Structure 1 through 7 shall be as follows and as shown in the location and extent on Schedule II to By-law 2024-XXX:
    - Westerly Shipping Container (1): 67 feet
    - Southerly Storage Shed (2): 42 feet
    - Northerly Shipping Containers and Fabric Hoop Cover (3): 64 feet
    - Southwesterly Shipping Containers and Fabric Hoop Cover (4): 16 feet
    - Southeasterly Shipping Containers and Fabric Hoop Cover (5): 12 feet
    - Open storage Bulk sheds (6): 52 feet
    - Northerly Storage Shed (7): 16 feet
2. Schedules I and II attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.



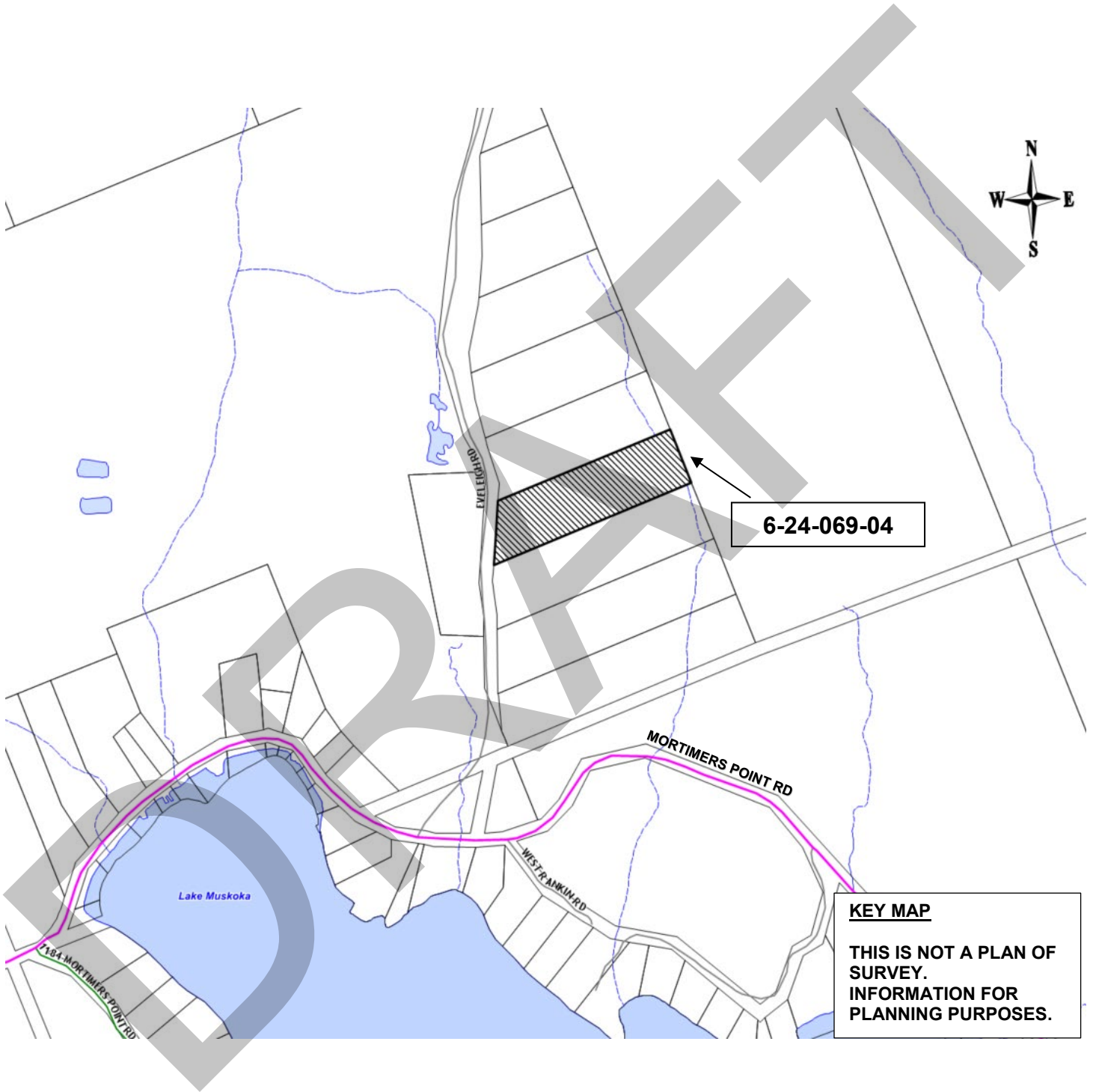
Read a **first, second** and **third time** and **finally passed** this \_\_\_\_\_day\_of \_\_\_\_\_  
\_\_\_\_\_, **2024**.

\_\_\_\_\_  
Peter Kelley, Mayor

\_\_\_\_\_  
Crystal Paroschy, Clerk

DRAFT

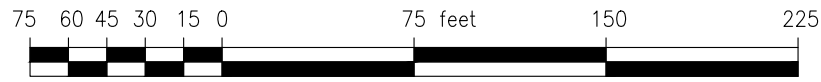
**SCHEDULE I TO DRAFT BY-LAW 2024-XXX**





PART OF LOT 23, CONCESSION 1  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 75'



2633151 ONTARIO INC. PROPERTY  
 1181 EVELEIGH ROAD  
 PART 4 OF PLAN 35R-25215  
 Roll# 4453-060-024-06904  
 Zoning: RUC6  
 PIN: 48151-0491



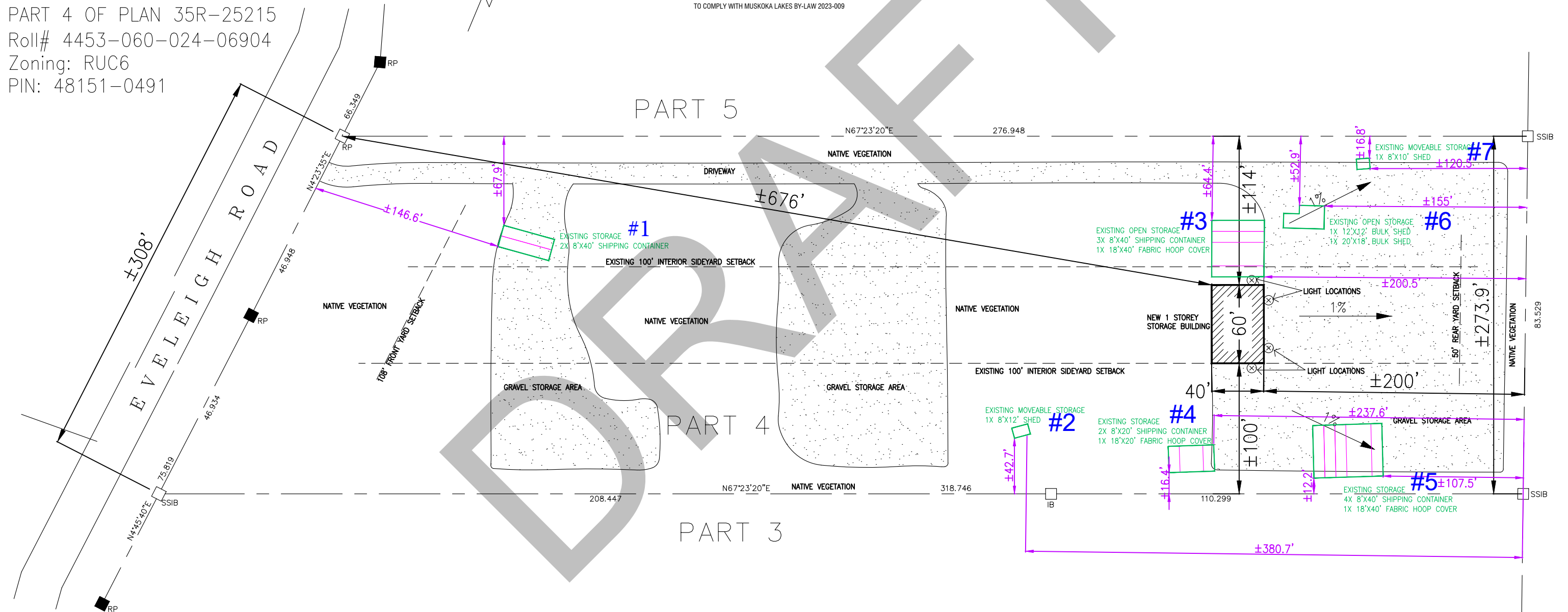
EXAMPLE OF FULL CUT OFF FIXTURE  
 TO BE USED AT SHOWN LOCATIONS.  
 4 LIGHTS TOTAL. TO ILLUMINATE STRUCTURE EXITS.  
 TO COMPLY WITH MUSKOKA LAKES BY-LAW 2023-009

**AREA ANALYSIS**

TOTAL SITE AREA:	267540 S.F.	6.14 Ac
STORAGE BUILDING COVERAGE AREA:	2400 S.F.	
TOTAL LOT COVERAGE:	2400 S.F.	
PERCENT LOT COVERAGE	0.90%	

**NOTES**

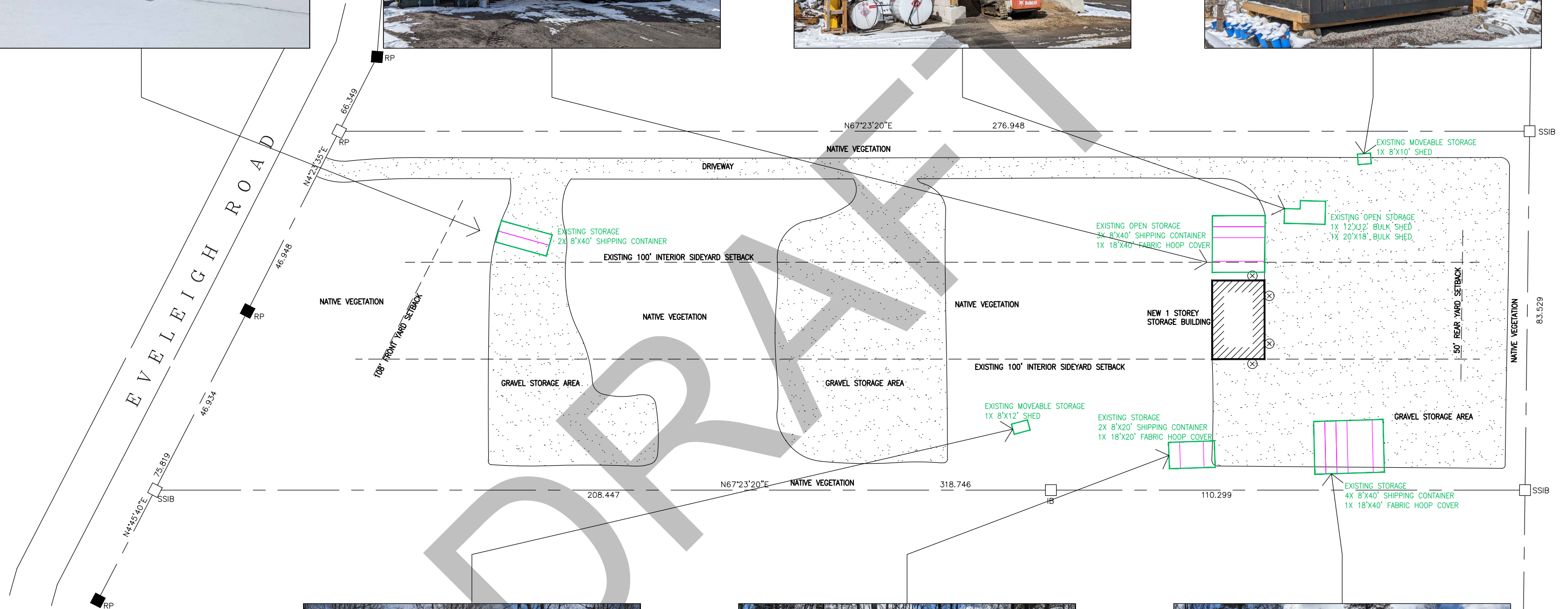
1. TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS OF THE TOWNSHIP OF MUSKOKA LAKES.
2. ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.



1181 EVELEIGH ROAD  
 MUSKOKA LAKES  
 SITE PLAN  
 2024-03-25

**SP 1.0**





1181 EVELEIGH ROAD  
 MUSKOKA LAKES  
 SITE PLAN - IMAGES  
 2024-03-25  
 SP 1.1

