



SKETCH FOR SEVERANCE CONSENT PURPOSES

PREPARED FOR DARREN TRAVES
 SCALE = 1 : 1000
 10 5 0 10 20 30 40 50 metres
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 559mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 1000

- LEGEND:**
- DENOTES WOOD POLE
 - DENOTES GUY LINE ANCHOR
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES BUSHLINE
 - DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES IRON BAR
 - DENOTES AERIAL SERVICE WIRE
 - DENOTES SEVERED LANDS
 - DENOTES RETAINED LANDS
 - DENOTES BENEFITING LANDS
 - DENOTES COMPILED BOUNDARY
 - DENOTES SURVEYED BOUNDARY
 - DENOTES STEEP SLOPES (NATURAL CONSTRAINTS 2) PER THE TOWN OF HUNTSVILLE ZONING MAP

METRIC:
 DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED SEPTEMBER 12, 2025 AND COMPILED FROM PLAN 35R-8864 & PLAN 35R-6638 AND SATELLITE IMAGERY

CPP PRECINCT: RURAL RESIDENTIAL (RR),
 SUBJECT TO NATURAL CONSTRAINTS 2

BENEFITING LANDS:
 LEGAL DESCRIPTION:
 PIN 48121-1163(LT)
 -PART OF LOT 26, CONCESSION 3, DESIGNATED AS PART 1, PLAN 35R-8864

GEOGRAPHIC TOWNSHIP OF STEPHENSON
 NOW IN THE TOWN OF HUNTSVILLE
 DISTRICT MUNICIPALITY OF MUSKOKA
 MUNICIPAL ADDRESS: 492 DEER LAKE ROAD

RETAINED LANDS:
 LEGAL DESCRIPTION:
 PIN 48121-1162(LT)
 -PART OF LOT 26, CONCESSION 3, DESIGNATED AS PART 2, PLAN 35R-8864

GEOGRAPHIC TOWNSHIP OF STEPHENSON
 NOW IN THE TOWN OF HUNTSVILLE
 DISTRICT MUNICIPALITY OF MUSKOKA
 MUNICIPAL ADDRESS: 538 DEER LAKE ROAD

3	ADD CPP SETBACKS, ADD LOT COVERAGE	MAY 7, 2026	PNA
2	ADD PIN DESCRIPTION FOR RETAINED LAND	MARCH 10, 2026	PNA
1	RELEASED FOR COMMENT	FEBRUARY 24, 2026	PNA
No.	REVISION	DATE	APPROVED

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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LOT STATISTICS	BUILDING HEIGHT	EXISTING	PROPOSED RETAINED
FEATURE	(METRES)	AREA (SQUARE METRES)	AREA (SQUARE METRES)
PIN 48212-1162(LT)		13,000±	11,000±
FRAME DWELLING	6±	80±	80±
FRAME BUILDING 'A'	3±	35±	35±
FRAME BUILDING 'B'	3±	50±	50±
LOT COVERAGE		1.3%	1.5%

LOT COVERAGE AND BUILDING HEIGHT NOTE:
 -LOT COVERAGE HAS BEEN CALCULATED FROM SATELLITE IMAGERY AND HAVE NOT BEEN CONFIRMED BY FIELD MEASUREMENT.
 -BUILDING HEIGHTS ARE APPROXIMATE AND HAVE NOT BEEN CONFIRMED BY FIELD MEASUREMENT



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