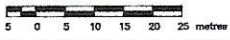


SKETCH FOR SITE PLAN PURPOSES

PREPARED FOR MUSKOKA CONSTRUCTION LTD.

SCALE 1 : 500 (Metric)



E.J. WILLIAMS SURVEYING LIMITED

LEGEND:
 ● DENOTES FOUND FLAG
 P DENOTES PLAN 35R-25122
 -x- DENOTES PROPOSED SEDIMENT AND EROSION CONTROL FENCING

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

FIELDWORK ASSOCIATED WITH THIS SKETCH WAS COMPLETED ON APRIL 29, 2024

MUNICIPAL ADDRESS: 102 CLAREN CRESCENT

LEGAL DESCRIPTION:

PN 48125-0776 (LT)

- PART OF BROKEN LOT 29, CONCESSION 3
- PART 4, PLAN 35R-25122
- TOGETHER WITH EASEMENTS AS DESCRIBED IN THE PIN
- GEOGRAPHIC TOWNSHIP OF STICED
- NOW IN THE TOWN OF HUNTSVILLE
- DISTRICT MUNICIPALITY OF MUSKOKA

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE REFERRED TO THE TOP OF A ROCK POST LOCATED AT THE MAIN STREET BRIDGE, HAVING AN ELEVATION OF 284.247 metres

LOT CALCULATIONS:

STRAIGHT LINE FRONTAGE = 108m ±
 SHORELINE ACTIVITY AREA WIDTH = 15.0m

LOT AREA WITHIN 90m OF SHORELINE = 10480m² ±
 PROPOSED DWELLING & ATTACHED PORCH AREA = 288.2m²
 PROPOSED 1-STORY GARAGE AREA = 72.8m²
 PROPOSED BUNKIE AREA = 20.1m²
 PROPOSED DOCK AREA = 68.5m²

TOTAL DWELLING LOT COVERAGE = 2.8%

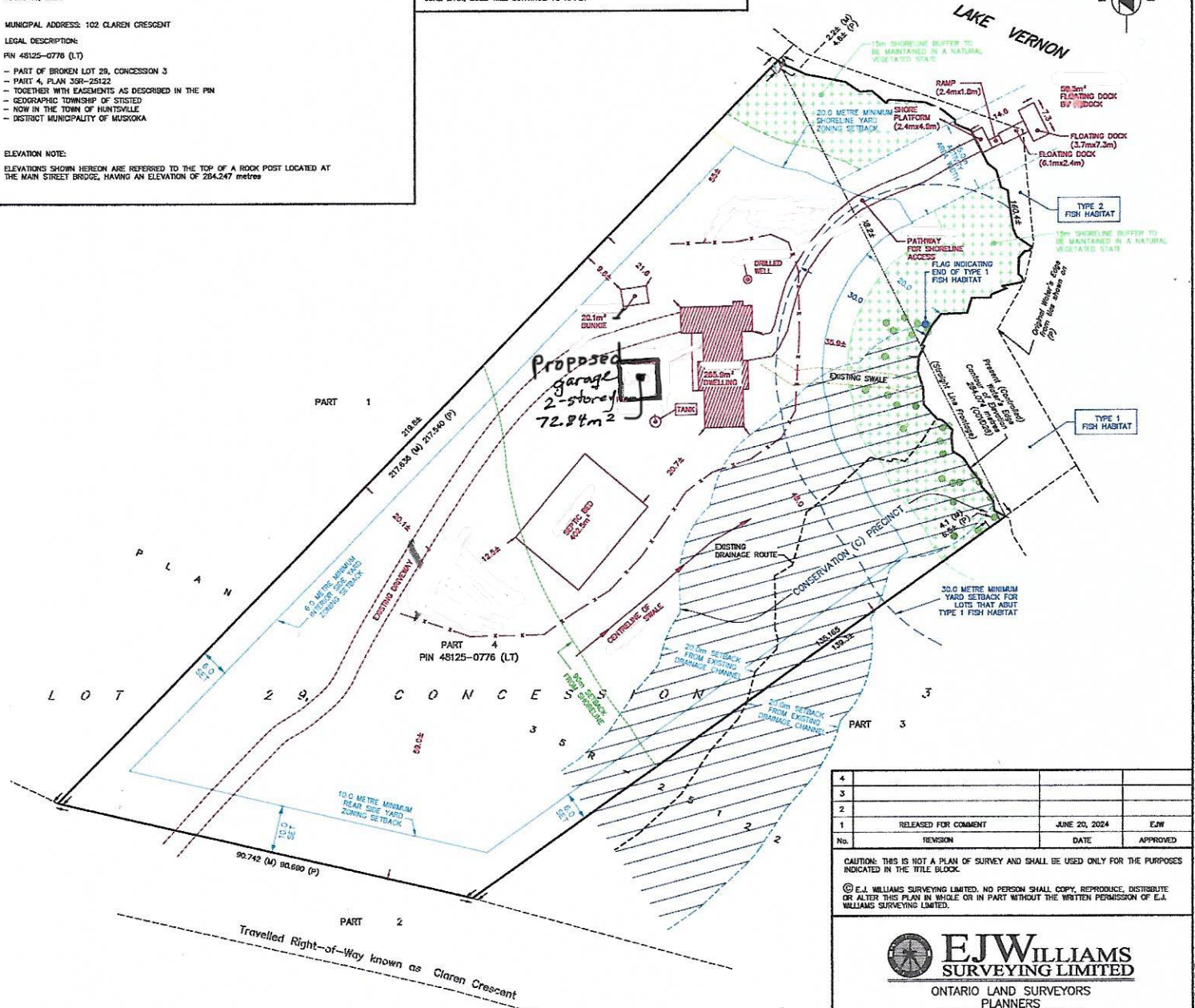
TOTAL AREA OF ACCESSORY STRUCTURES WITHIN 90m OF SHORELINE = 79.5m = 0.8%

NOTES:

ALL EXTERIOR LIGHTING TO BE DARK-SKY COMPLIANT IN ACCORDANCE WITH BY-LAW 2019-3.

PROPOSED EROSION AND SEDIMENT CONTROL FENCING TO BE CONSTRUCTED AND MAINTAINED OVER THE COURSE OF PROPOSED CONSTRUCTION

SPECIAL CONDITIONS LISTED IN PART V.9 OF SPA/52/2022/HTE DATED JUNE 24th, 2022 WILL CONTINUE TO APPLY



4			
3			
2			
1	RELEASED FOR COMMENT	JUNE 20, 2024	EJW
No.	REVISION	DATE	APPROVED

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