

LOT STATISTICS	EXISTING	PROPOSED
FEATURE	AREA (SQUARE METRES)	AREA (SQUARE METRES)
PIN 48125-0670 (LT)	22,740±	22,740±
PIN 48125-0670 (LT) within 90m Shoreline Buffer	7190±	7190±
Bunkie	12.0	12.0
Deck attached to Bunkie	3.9	3.9
Privy	1.4	1.4
Floating Decks	33.9	33.9
Dock	11.1	11.1
Proposed Dwelling & Muskoka Room		87.9
Proposed Decks & Steps attached to Dwelling		24.4±
Proposed Storage Shed		9.3
TOTAL LOT COVERAGE	0.9%	2.6%
PRIMARY COVERAGE (DWELLING & ATTACHED DECK)	0.0%	1.6%
ACCESSORY COVERAGE	0.9%	0.9%

SKETCH FOR SITE PLAN PURPOSES

PREPARED FOR LINDSAY BRENT

SCALE = 1 : 750



LEGEND:

- SLF DENOTES STRAIGHT LINE FRONTAGE
- CGVD28: 78 DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928, ADJUSTMENT 1978
- ⊙ DENOTES SITE BENCHMARK LOCATION
- DENOTES COMPILED BOUNDARY FROM PLAN

METRIC:

DISTANCES AND ELEVATIONS 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 JUNE 11, 2021 AND COMPILED FROM INFORMATION PROVIDED BY CLIENT

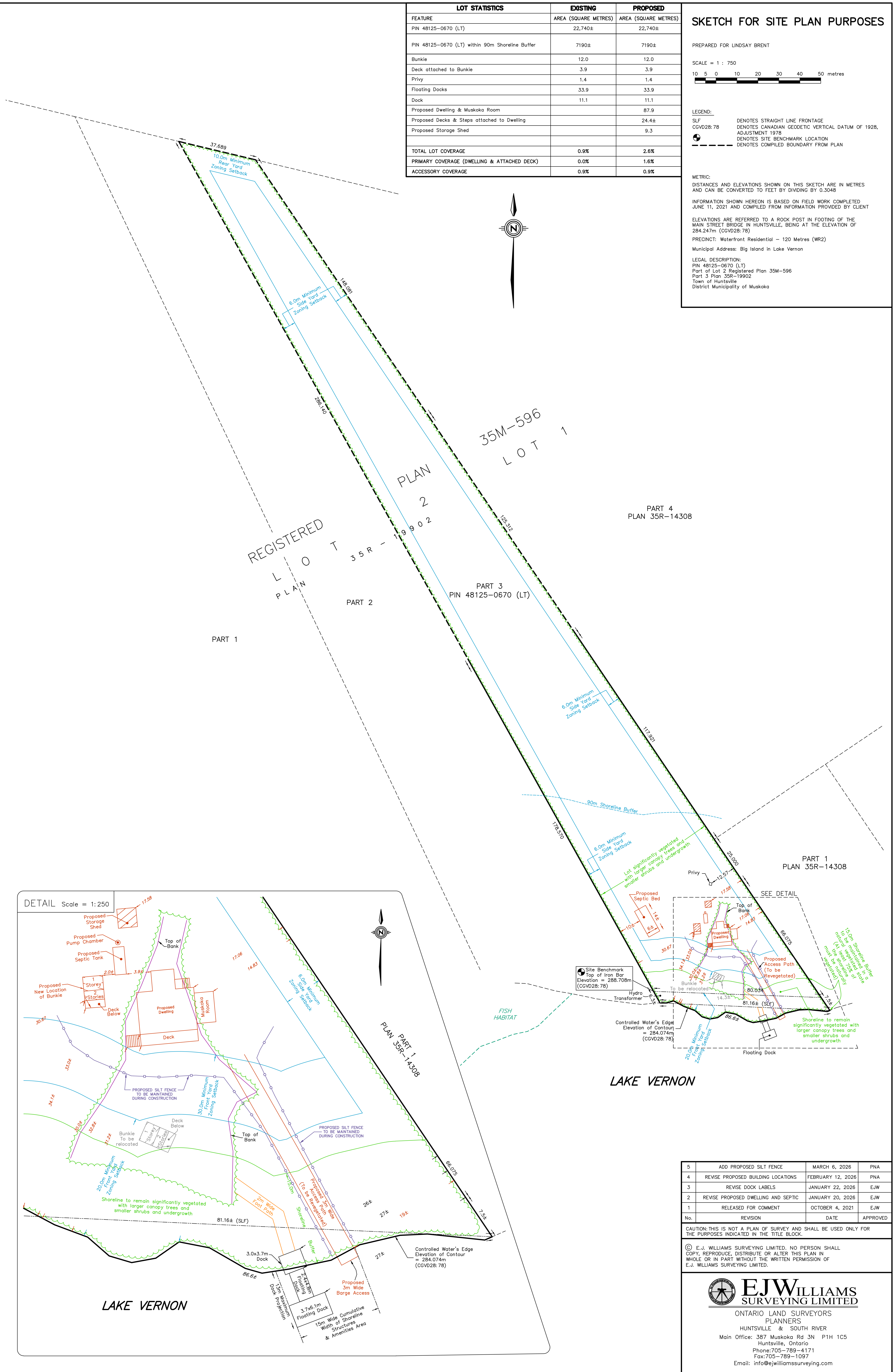
ELEVATIONS ARE REFERRED TO A ROCK POST IN FOOTING OF THE MAIN STREET BRIDGE IN HUNTSVILLE, BEING AT THE ELEVATION OF 284.247m (CGVD28:78)

PRECINCT: Waterfront Residential - 120 Metres (WR2)

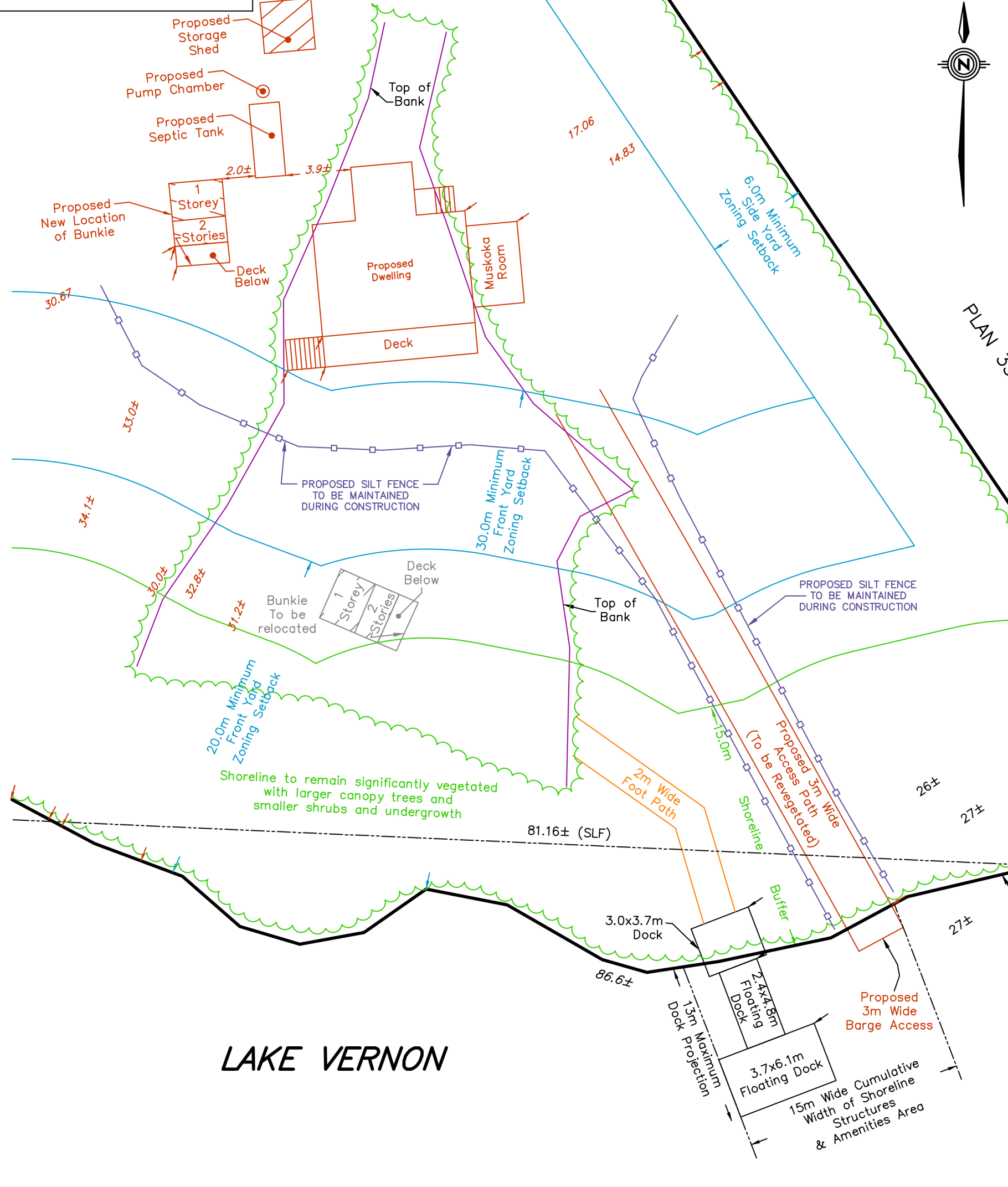
Municipal Address: Big Island in Lake Vernon

LEGAL DESCRIPTION:

PIN 48125-0670 (LT)
Part of Lot 2 Registered Plan 35M-596
Part 3 Plan 35R-19902
Town of Huntsville
District Municipality of Muskoka



DETAIL Scale = 1:250



5	ADD PROPOSED SILT FENCE	MARCH 6, 2026	PNA
4	REVISE PROPOSED BUILDING LOCATIONS	FEBRUARY 12, 2026	PNA
3	REVISE DOCK LABELS	JANUARY 22, 2026	EJW
2	REVISE PROPOSED DWELLING AND SEPTIC	JANUARY 20, 2026	EJW
1	RELEASED FOR COMMENT	OCTOBER 4, 2021	EJW
No.	REVISION	DATE	APPROVED

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

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