SKETCH FOR SEVERANCE APPLICATION PURPOSES

PREPARED FOR HLD MUSKOKA (S. PORTAGE)

SCALE = 1 : 400

5 2.5 0 5 10 15 20 25 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 400

KNOWN AS SOUTH PORTAGE ROAD

DISTRICT ROAD NO. 9 (BY BY-LAW 91-50, REG AS INST. 255203)

PART 4, PLAN RD-1120

ROAD WIDENING
AREA=0.046ha

Centreline of Road

Edge of Road (As Plowed)

PART 12, PLAN 35R-19754

PART 11, PLAN 35R-19754

EXISTING RIGHT OF WAY TO BE REMOVED

PART 8, PLAN 35R-19754 (SUBJECT TO RIGHT OF WAY AS IN INST. DM347053 & DM347054)

PART 6, PLAN 35R-19754

PART 5, PLAN 35R-19754

SEVERED LAND
AREA=1.527±ha
(INCLUDING DRY LAND PORTION OF ORIGINAL SHORE ROAD ALLOWANCE)

RETAINED LAND
AREA=1.155±ha
(INCLUDING DRY LAND PORTION OF ORIGINAL SHORE ROAD ALLOWANCE)

PIN 48100-0404(LT)

PROPOSED SEVERANCE LINE

APPROXIMATE LOCATION OF PROPOSED RIGHT OF WAY

SLF = 150.100

SLF = 114.455

SLF = 95.2±

SLF = 91.5±

10.0m MINIMUM SHORE YARD ZONING SETBACK

90m SHORE YARD ZONING SETBACK

6.0m MINIMUM SIDE YARD ZONING SETBACK

40m Creek Setback

DRAINAGE COURSE

DITCH (TYP.)

PRECINCT: WR1

PRECINCT: WR2

CONCESSION 2

LOT 28

PART 1, PLAN 35R-6894 (SUBJECT TO RIGHT OF WAY AS IN INST. DM203511)

35R-6544

PART 1, PLAN 35R-2435

LOT 1 REG'D PLAN 2

PART 2, PLAN 35R-2435

PART 3, PLAN 35R-2435

PART 4, PLAN 35R-2435 (SUBJECT TO RIGHT OF WAY AS IN INST. DM203511)

LOT 2 REGISTERED PLAN 2

PART 1, PLAN 35R-6544

Cedar Post & Wire Fence

Frame Shed

Outhouse (TBR)

1 Storey Frame

Frame Cottage #1 (TBR)

Frame Cottage #2 (TBR)

Frame Cottage #3 (TBR)

Frame Steps

Frame Landing

Deck

Possible Septic Bed (TBR)

Driveway (TBR)

Gravel Parking

TOP OF SSIB ELEVATION= 316.05m(CGVD28:78)

0.5ø Culverts

FLOODED LANDS

Controlled Water's Edge Elevation of Contour = 315.358m (CGVD28:78)

Original Water's Edge Elevation of Contour = 314.139m (CGVD28:78)

ORIGINAL SHORE ROAD ALLOWANCE

DRY LAND PORTION OF ORIGINAL SHORE ROAD ALLOWANCE TO BE CLOSED AND PURCHASED BY UPLAND OWNER AREA: 1770±m²

15.0m MAX. DOCK PROJECTION SETBACK

PROJECTION OF LOT LINE

LAKE OF BAYS (CROWN)

TYPE 1 FISH HABITAT

NOTE: AREAS OF PROPOSED DWELLINGS & ACCESSORY STRUCTURES HAVE BEEN PROVIDED BY CLIENT

LOT STATISTICS	BUILDING HEIGHT	EXISTING	PROPOSED
FEATURE	(METRES)	AREA (SQUARE METRES)	AREA (SQUARE METRES)
PIN 48100-0404(LT) TO 90m SETBACK		18640±	20410±
LOT COVERAGE (WITHIN 90m OF FRONT LOT LINE)		2.0%	
RETAINED LANDS TO 90m SETBACK			9520±
SEVERED LANDS TO 90m SETBACK			10890±

FEATURE	AREA (SQUARE METRES)
DRY LAND PORTION OF ORIGINAL SHORE ROAD ALLOWANCE TO BE CLOSED AND PURCHASED BY UPLAND OWNER	1770±

EXISTING VEGETATION TO BE MAINTAINED IN A NATURALL VEGETATED STATE.

ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT IN ACCORDANCE WITH THE TOWN OF HUNTSVILLE'S OUTDOOR LIGHTING BY-LAW, AS AMENDED FROM TIME TO TIME.

APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

ALL DISTURBED AREAS TO BE STABILIZED AND RESTORES TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF WORKS.

LEGEND:

- DENOTES WOOD POLE
- DENOTES GUY LINE ANCHOR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES BUSHLINE
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CGVD28:78 DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928, ADJUSTMENT 1978
- DENOTES SITE BENCHMARK LOCATION
- RP DENOTES ROCK POST
- RIB DENOTES ROUND IRON BAR
- SLF DENOTES STRAIGHT LINE FRONTAGE
- WIT DENOTES WITNESS
- TBR DENOTES TO BE REMOVED
- DENOTES DRY LAND PORTION OF ORIGINAL SHORE ROAD ALLOWANCE TO BE CLOSED AND PURCHASED BY UPLAND OWNER
- DENOTES COMPILED BOUNDARY
- DENOTES SURVEYED BOUNDARY
- DENOTES RETAINED LANDS
- DENOTES SEVERED LANDS
- DENOTES LANDS SUBJECT TO RIGHT OF WAY

ELEVATIONS ARE REFERRED TO A CUT CROSS ON THE BRIDGE OVER THE BOYNE RIVER IN DWGHT, BEING AT THE ELEVATION OF 317.099m (CGVD28: 78)

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

INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED FEBRUARY 11, 2026 AND COMPILED FROM REGISTRY OFFICE SEARCH DOCUMENTS

PRECINCT: WATERFRONT RESIDENTIAL – 120m (WR2)

MUNICIPAL ADDRESS: 3385 SOUTH PORTAGE ROAD

LEGAL DESCRIPTION:
PIN 48100-0404(LT)
LOT 1, REGISTERED PLAN 2; PART OF LOT 28, CONCESSION 2 (BRUNEL) AS IN DM203511(SECONDLY) EXCEPT PARTS 1 TO 11 PLAN35R-19754; S/T DM203511; T/W DM347053, DM347054
GEOGRAPHIC OF TOWNSHIP OF BRUNEL
NOW IN THE TOWN OF HUNTSVILLE
THE DISTRICT MUNICIPALITY OF MUSKOKA

No.	REVISION	DATE	APPROVED
10	REMOVE PROPOSED STRUCTURES	JUNE 17, 2026	PNA
9	UPDATE SEVERED AND RETAINED AREAS	MAY 13, 2026	PNA
8	GROUND FEATURE EDIT	MAY 11, 2026	PNA
7	ROAD WIDENING, GARAGE SITING	MAY 8, 2026	PNA
6	DOCK SETBACKS	MAY 6, 2026	PNA
5	ADD PROPOSED STRUCTURES, REVISE LOT STATISTICS CHART, ADD AREA OF STEEP SLOPES	MAY 5, 2026	PNA
4	UPDATE SEVERANCE CONFIGURATION	MARCH 11, 2026	PNA
3	PROPOSED SEVERANCE LIMIT	MARCH 10, 2026	PNA
2	ADD HATCH ON SHORE ROAD ALLOWANCE	FEBRUARY 19, 2026	PNA
1	RELEASED FOR COMMENT	FEBRUARY 13, 2026	PNA

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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