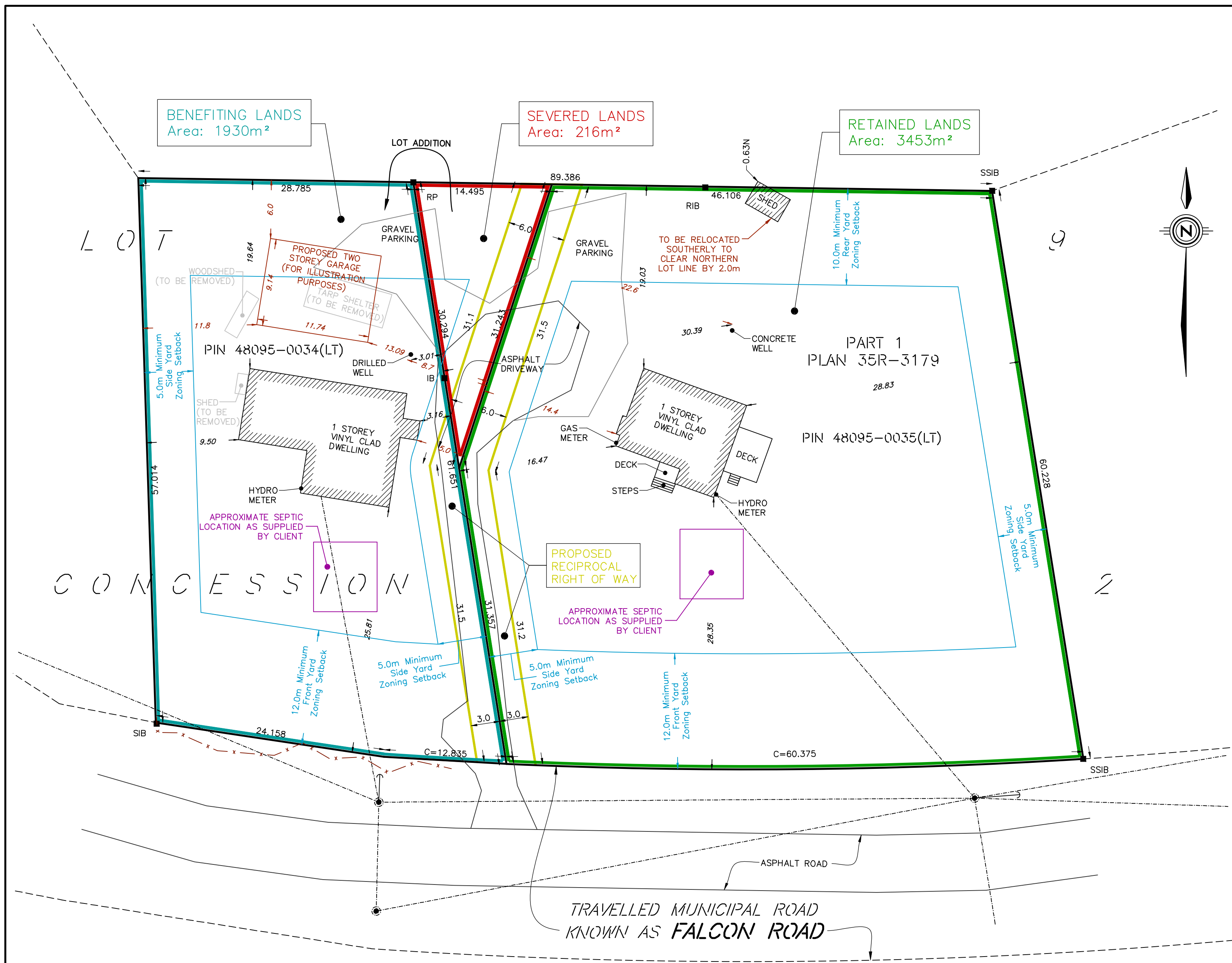




SKETCH FOR SEVERANCE APPLICATION PURPOSES

PREPARED FOR 1545928 ONTARIO INC.
SCALE = 1 : 300
THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 300

- LEGEND:
- WOOD POLE
 - GUY LINE ANCHOR
 - AERIAL SERVICE WIRE
 - SURVEY MONUMENT FOUND
 - SURVEY MONUMENT PLANTED
 - BUSHLINE
 - STANDARD IRON BAR
 - SHORT STANDARD IRON BAR
 - IRON BAR
 - ROUND POST
 - ROUND IRON BAR
 - CEDAR RAIL FENCE
 - PROPOSED SEVERED LANDS
 - PROPOSED RETAINED LANDS
 - PROPOSED BENEFITING LANDS
 - PROPOSED RIGHT OF WAY
 - PROPOSED DIMENSIONS

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 MAY 21, 2025

PRECINCT: RURAL RESIDENTIAL (RR)

MUNICIPAL ADDRESS: 378 & 382 FALCON ROAD

LEGAL DESCRIPTION:
PIN 48095-0034(LT)
-PART OF LOT 9, CONCESSION 2 AS IN DM177189
AND PIN 48095-0035(LT)
-PART OF LOT 9, CONCESSION 2, BEING PART 1 ON PLAN 35R-3179
-GEOGRAPHICAL TOWNSHIP OF CHAFFEY
-NOW IN THE TOWN OF HUNTSVILLE
-DISTRICT MUNICIPALITY OF MUSKOKA

5	LABEL SHED TO BE REMOVED	SEPTEMBER 23, 2025	EJW
4	REVISE GARAGE DIMENSIONS	SEPTEMBER 22, 2025	EJW
3	ADD EXISTING WOODSHED, REVISE RIGHT OF WAY, REVISE GARAGE LOCATION	SEPTEMBER 18, 2025	EJW
2	REVISE LOT STATISTICS, REVISE PROPOSED GARAGE LOCATION, ADD SEPTIC LOCATIONS	SEPTEMBER 5, 2025	EJW
1	RELEASED FOR COMMENT	JULY 9, 2025	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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BENEFITING LANDS		
LOT STATISTICS	EXISTING	PROPOSED
FEATURE	AREA (SQUARE METRES)	AREA (SQUARE METRES)
PIN 48095-0034(LT)	1930	1930
LOT ADDITION		216
1 STOREY VINYL CLAD DWELLING	171.9	171.9
PRIMARY LOT COVERAGE	8.9%	8.0%
SHED (TO BE REMOVED)	2.3	
WOODSHED (TO BE REMOVED)	7.1	
PROPOSED TWO STOREY GARAGE (FOR ILLUSTRATION PURPOSES)		107.3
ACCESSORY LOT COVERAGE	0.5%	5.0%
TOTAL LOT COVERAGE	9.4%	13.3%

RETAINED LANDS		
LOT STATISTICS	EXISTING	PROPOSED
FEATURE	AREA (SQUARE METRES)	AREA (SQUARE METRES)
PIN 48095-0035(LT)	3669	3453
1 STOREY VINYL CLAD DWELLING, DECKS, AND STEPS	131.6	131.6
PRIMARY LOT COVERAGE	3.6%	3.8%
SHED	10.4	10.4
ACCESSORY LOT COVERAGE	0.3%	0.3%
TOTAL LOT COVERAGE	3.9%	4.1%



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