

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1 – PLAN OF SURVEY AND  
 PLAN OF TOPOGRAPHY OF  
 LOT 6, REGISTERED PLAN 7  
 (FORMER TOWNSHIP OF STISTED)  
 TOWN OF HUNTSVILLE  
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 200

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

PART 2 – REPORT

TITLE  
 THIS PLAN COMPRISES ALL OF PIN 48126-0350.  
 REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY

NONE  
 OCCUPATION NOTES

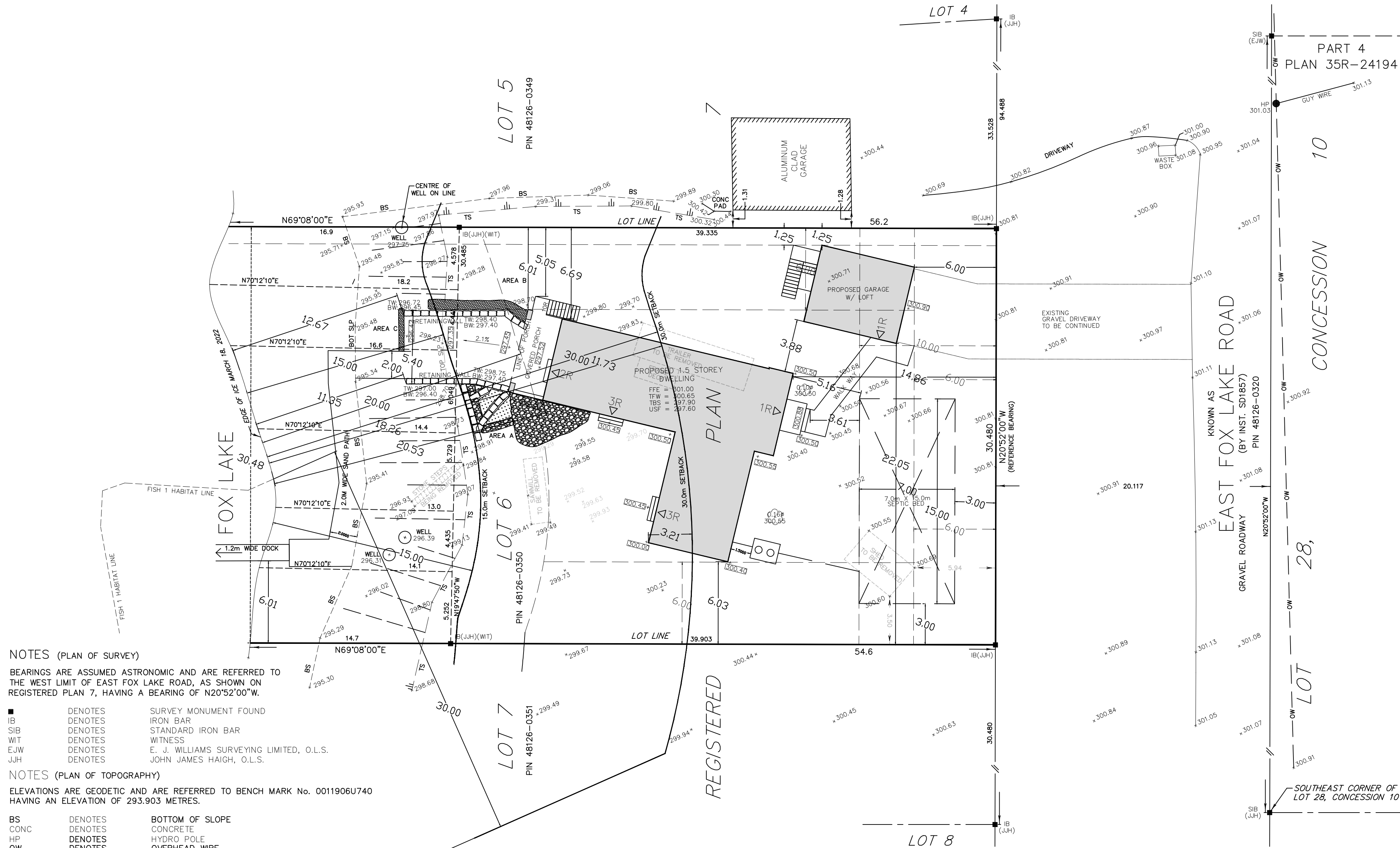
THE CENTRE OF A WELL AT THE NORTH WESTERN AREA OF SITE IS ON THE LINE.

THE EDGE OF ICE AS MEASURED ON MARCH 18, 2022 IS THE BEST AVAILABLE  
 EVIDENCE OF THE ORIGINAL WATER'S EDGE AT THE TIME OF THE ORIGINAL SURVEY OF  
 THE TOWNSHIP OF STISTED.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  
 NOT CERTIFIED BY THIS REPORT.

LOT STATISTICS:

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ZONE =	1672.47 m <sup>2</sup> existing
LOT AREA:	
BUILDING AREA	156.072 m <sup>2</sup>
PORCH AREA (FRONT)	3.530 m <sup>2</sup>
PORCH AREA (REAR)	15.979 m <sup>2</sup>
TOTAL BUILDING AREA	175.581 m <sup>2</sup>
LOT COVERAGE (Primary)	10.5 %
DETACHED GARAGE AREA	47.47 m <sup>2</sup>
LOT COVERAGE (Accessory)	2.8 %
LOT FRONTAGE:	30.48M
SETBACK: MAIN DWELLING	
FRONT YARD SETBACK (Lake)	18.26m
SIDE YARD SETBACK (North)	6.01m
SIDE YARD SETBACK (South)	6.03m
REAR YARD SETBACK (Road)	14.86m
BUILDING HEIGHT (MID-POINT)	6.86m
SETBACK: DETACHED GARAGE	
FRONT YARD SETBACK (Lake)	N/A
SIDE YARD SETBACK (North)	1.25m
SIDE YARD SETBACK (South)	22.05m
REAR YARD SETBACK (Road)	6.00m
BUILDING HEIGHT (PEAK)	7.04M



NOTES (PLAN OF SURVEY)

BEARINGS ARE ASSUMED ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF EAST FOX LAKE ROAD, AS SHOWN ON REGISTERED PLAN 7, HAVING A BEARING OF N20°52'00"W.

■	DENOTES	SURVEY MONUMENT FOUND
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
WIT	DENOTES	WITNESS
EJW	DENOTES	E. J. WILLIAMS SURVEYING LIMITED, O.L.S.
JJH	DENOTES	JOHN JAMES HAIGH, O.L.S.

NOTES (PLAN OF TOPOGRAPHY)

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO BENCH MARK No. 0011906U740 HAVING AN ELEVATION OF 293.903 METRES.

BS	DENOTES	BOTTOM OF SLOPE
CONC	DENOTES	CONCRETE
HP	DENOTES	HYDRO POLE
OW	DENOTES	OVERHEAD WIRE
TS	DENOTES	TOP OF SLOPE
○	DENOTES	DECIDUOUS TREE
○	DENOTES	ROUND
	DENOTES	TOP OF SLOPE

PROPOSED SITE PLAN

DESIGN FIRM:  
 Proposed building foot print locations  
 and lot statistics created by:

**VULCAN DESIGN INC.**

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