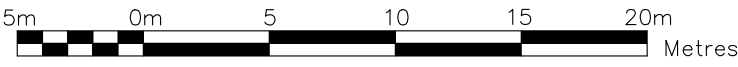


PLAN OF SURVEY AND SITE PLAN OF ALL OF
LOT 6
REGISTERED PLAN M-247
(GEOGRAPHIC TOWNSHIP OF BRUNEL)
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 300



RAIKES GEOMATICS INC.
2025

METRIC

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

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99982

BEARING ROTATION

FOR BEARING COMPARISONS, A ROTATION OF 0°05'25" CLOCKWISE WAS APPLIED TO P1.

BEARING NOTE

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W IN ZONE 17 BASED ON NAD83 (CSRS) (2010 EPOCH).

LEGEND

- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- (818) IDENTIFIES J.R. HILEY, OLS.
- (1332) IDENTIFIES T.L. GLASSFORD, OLS.
- (1841) IDENTIFIES RAIKES GEOMATICS INC.
- (C&L) IDENTIFIES COOTE, JACKSON, HILEY & JEWETT LTD.
- (EWJ) IDENTIFIES E.J. WILLIAMS SURVEYING LIMITED.
- (F&B) IDENTIFIES FITZMAURICE & BOYER OLS.
- (KPK) IDENTIFIES KPK SURVEYING INC.
- Wit. DENOTES WITNESS
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- P1 DENOTES REGISTERED PLAN M-247
- P2 DENOTES PLAN 35R-27438
- Meas. DENOTES MEASURED
- BF DENOTES BOARD FENCE
- GUY DENOTES GUY WIRE
- LS DENOTES LIGHT STANDARD
- RF DENOTES RAIL FENCE
- SRW DENOTES STONE RETAINING WALL
- UP DENOTES UTILITY POLE
- OH- DENOTES OVERHEAD SERVICES

WATER NOTE

LAKE OF BAYS IS ARTIFICIALLY REGULATED TO A SUMMER ELEVATION OF 315.22 CGVD28 (HTV2.0) SEE TOWNSHIP OF LAKE OF BAYS COMMUNITY PLANNING PERMIT BY-LAW 2021-111.

NOTE

BUILDING TIES TO EXTERIOR OF BUILDING.

NOTES

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.

EXISTING VEGETATION TO REMAIN IN NATURAL STATE

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

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

EXISTING PRINCIPAL LOT COVERAGE

1 STOREY DWELLING	=	84.1 Sq.m
-UPPER DECK	=	38.2 Sq.m
-WOOD PLATFORM	=	3.5 Sq.m
-STAIRS	=	1.4 Sq.m
TOTAL	=	127.2 Sq.m

LOT AREA - WITHIN 90 METRES OF REGULATED WATER'S EDGE = 6368 Sq.m

LOT COVERAGE = 2.0 %

EXISTING ACCESSORY LOT COVERAGE

GARAGE/WORKSHOP	=	62.4 Sq.m
-COVERED ENTRANCE	=	2.3 Sq.m
-STAIRS	=	2.2 Sq.m
-COVERED DECK	=	4.3 Sq.m
-STAIRS	=	1.3 Sq.m
DOCK (PORTION OVER LAND)	=	5.2 Sq.m
DOCK (PORTION OVER WATER)	=	37.3 Sq.m
DOCK (RELOCATED PORTION)	=	36.8 Sq.m
TOTAL	=	151.8 Sq.m

LOT AREA - WITHIN 90 METRES OF REGULATED WATER'S EDGE = 6368 Sq.m

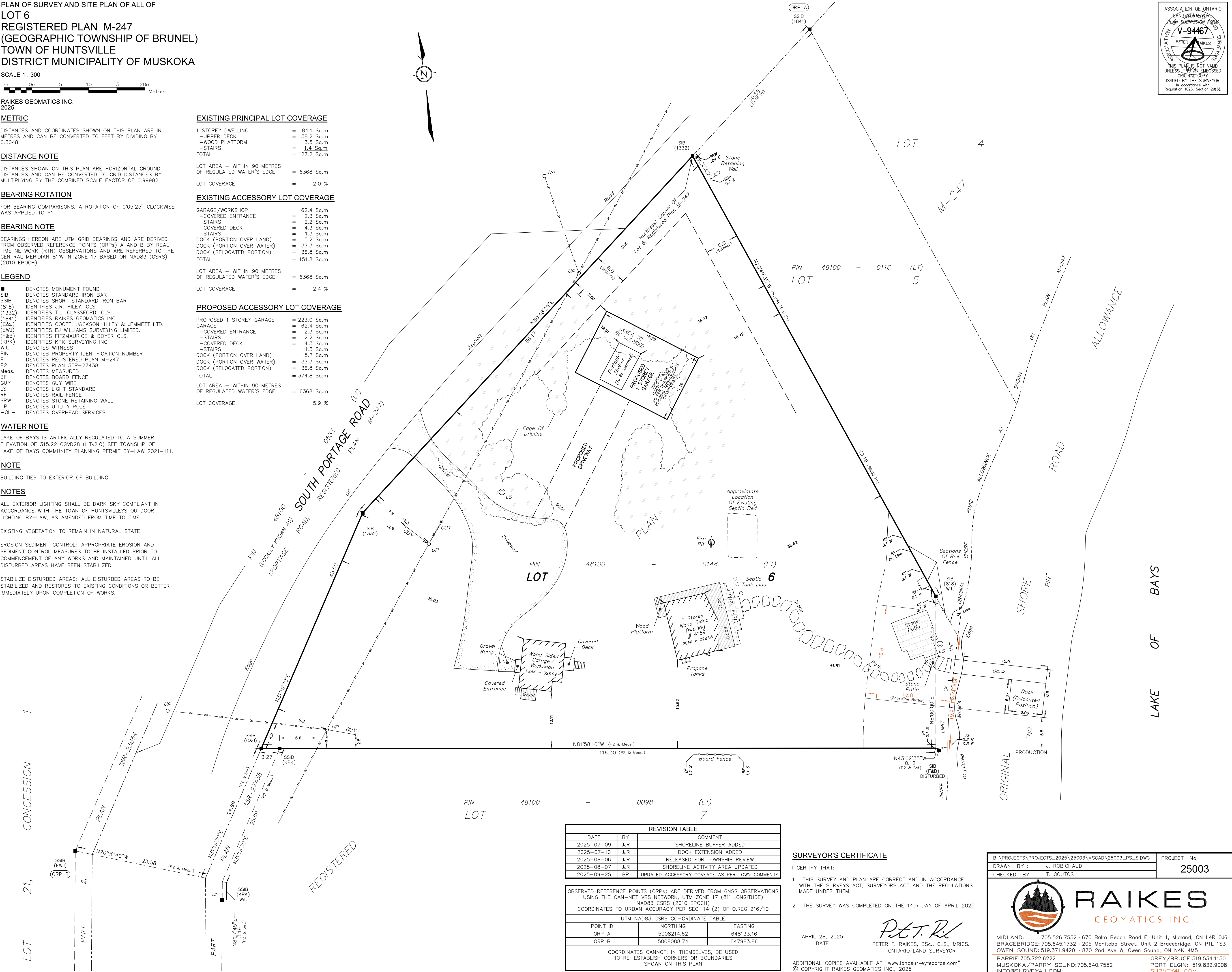
LOT COVERAGE = 2.4 %

PROPOSED ACCESSORY LOT COVERAGE

PROPOSED 1 STOREY GARAGE	=	223.0 Sq.m
GARAGE	=	62.4 Sq.m
-COVERED ENTRANCE	=	2.3 Sq.m
-STAIRS	=	2.2 Sq.m
-COVERED DECK	=	4.3 Sq.m
-STAIRS	=	1.3 Sq.m
DOCK (PORTION OVER LAND)	=	5.2 Sq.m
DOCK (PORTION OVER WATER)	=	37.3 Sq.m
DOCK (RELOCATED PORTION)	=	36.8 Sq.m
TOTAL	=	374.8 Sq.m

LOT AREA - WITHIN 90 METRES OF REGULATED WATER'S EDGE = 6368 Sq.m

LOT COVERAGE = 5.9 %



REVISION TABLE		
DATE	BY	COMMENT
2025-07-09	JJR	SHORELINE BUFFER ADDED
2025-07-10	JJR	DOCK EXTENSION ADDED
2025-08-06	JJR	RELEASED FOR TOWNSHIP REVIEW
2025-08-07	JJR	SHORELINE ACTIVITY AREA UPDATED
2025-09-25	BP	UPDATED ACCESSORY COVEAGE AS PER TOWN COMMENTS

OBSERVED REFERENCE POINTS (ORPs) ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81° LONGITUDE) NAD83 CSRS (2010 EPOCH) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10		
UTM NAD83 CSRS CO-ORDINATE TABLE		
POINT ID	NORTHING	EASTING
ORP A	5008214.62	648133.16
ORP B	5008088.74	647983.86
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 14th DAY OF APRIL 2025.

APRIL 28, 2025
DATE

Peter T. Raikes
PETER T. RAIKES, BSc., CLS., MRICS.
ONTARIO LAND SURVEYOR

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DRAWN BY : J. ROBICHAUD
CHECKED BY : T. GOUTOS

PROJECT No.
25003

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