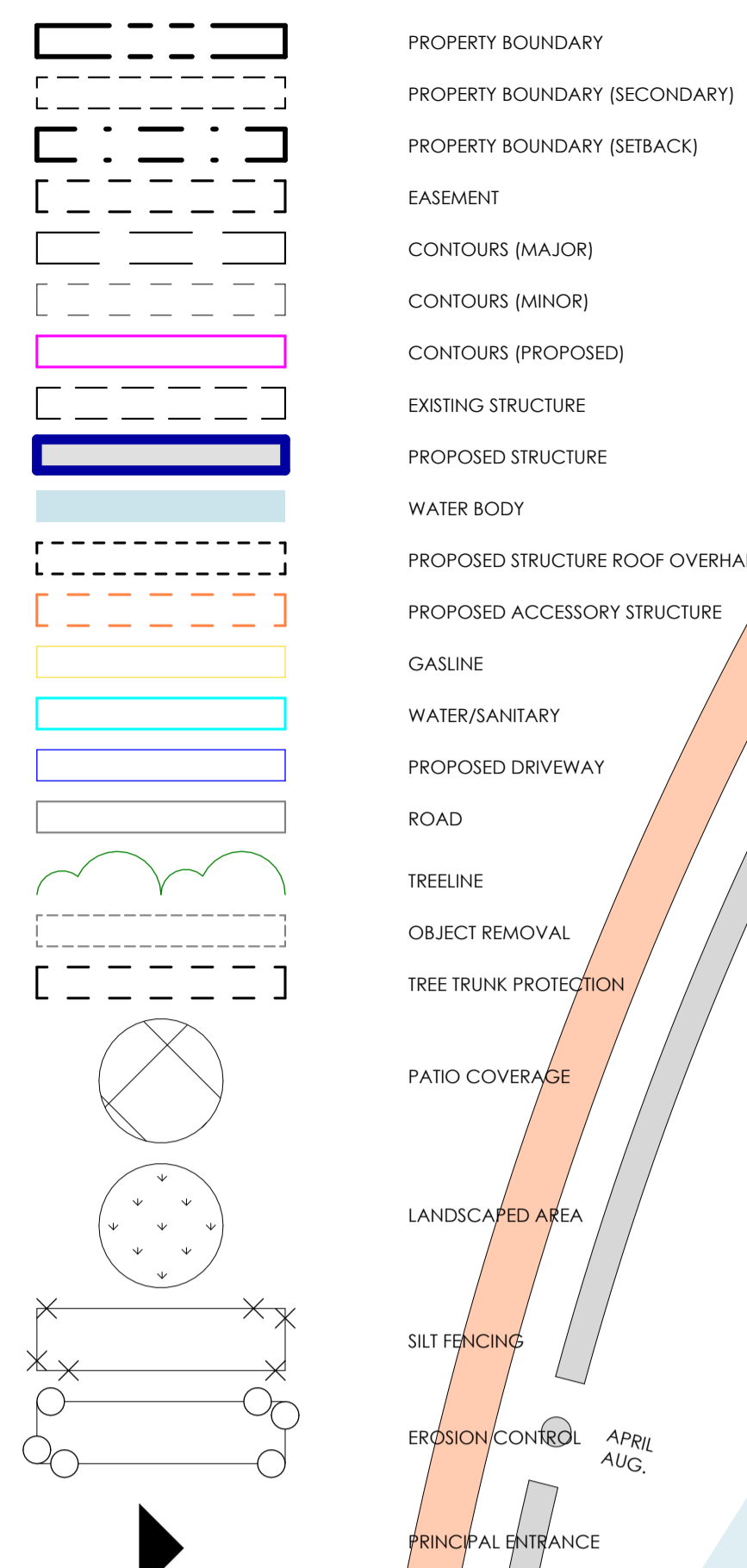


SITE PLAN LEGEND



LOT #2

CURRENT BY-LAW

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR5
SUBJECT TO SITE PLAN CONTROL	= YES
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 249'-3" (75.97 m)
DOCK	
DOCK MAX. LENGTH	= 20.1 m. (66'-0")
DOCK MAX. WIDTH	= 25% OF S.L.F. (MAX 75'-0")
	= 18.99 m. (62'-3")
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
MAX. WIDTH (1ST FLOOR)	= 37'-10"
	= 13% OF S.L.F. (MAX 75'-0")
MAX. WIDTH (2ND FLOOR)	= 0'-0"
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
2ND STOREY SIDE YARD SETBACK	= 13.7 m. (45'-0")
UPPER LEVEL ALLOWED	
MAX. SLEEPING CABIN AREA	= NO
UPPER COVERED AREA	= 60.4 SQ. M. (650 SQ. FT.)
ALLOWED	= YES
MAX COVERED AREA	= 23.2 SQ. M. (250 SQ. FT.)
HEIGHT LIMIT	= 7.6 m. (25'-0")

COTTAGE	
MAX. LOT COVERAGE	= 10%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= 750 SQ. FT.
MAX. HABITABLE FLOOR AREA	= 7,500 SQ. FT.
ACCESSORY BUILDING	
HEIGHT LIMIT	= 6.1 m. (20'-0")

SITE INFORMATION (EXISTING)

LOT AREA (TOTAL)	= 68,970.04 SQ. FT. (6,407.52 m ²)
MAX. LOT COVERAGE	= 6,897.00 SQ. FT. (640.75 m ²)
LOT AREA (WITHIN 200 FT OF SHORELINE)	= 66,314.14 SQ. FT. (6,760.78 m ²)
MAX. LOT COVERAGE (WITHIN 200 FT OF SHORELINE)	= 6,631.41 SQ. FT. (616.07 m ²)

LOT #1

CURRENT BY-LAW

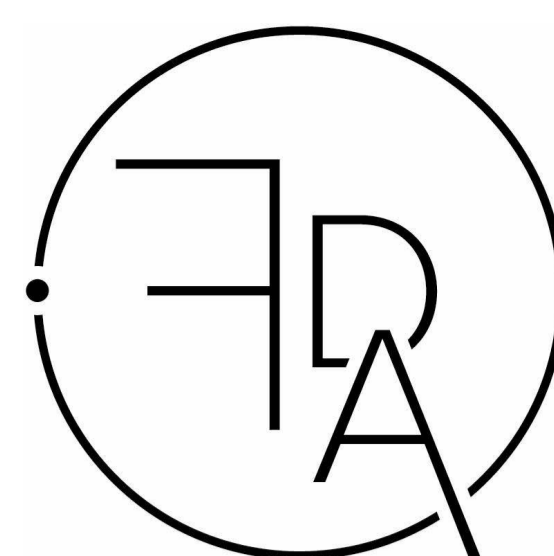
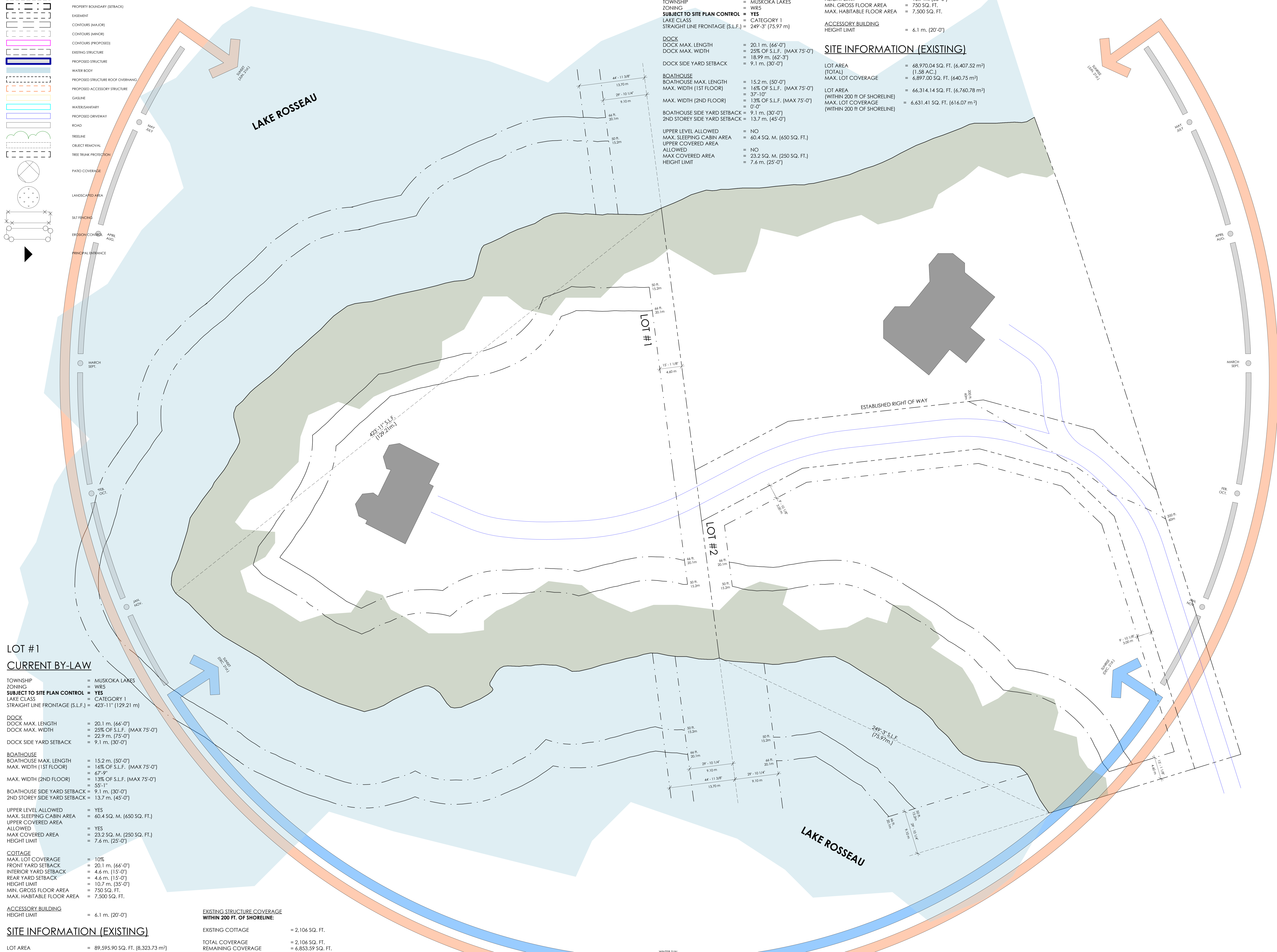
TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR5
SUBJECT TO SITE PLAN CONTROL	= YES
LAKE CLASS	= CATEGORY 1
STRAIGHT LINE FRONTAGE (S.L.F.)	= 423'-11" (129.21 m)
DOCK	
DOCK MAX. LENGTH	= 20.1 m. (66'-0")
DOCK MAX. WIDTH	= 25% OF S.L.F. (MAX 75'-0")
	= 22.9 m. (75'-0")
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
MAX. WIDTH (1ST FLOOR)	= 16% OF S.L.F. (MAX 75'-0")
	= 67'-9"
MAX. WIDTH (2ND FLOOR)	= 13% OF S.L.F. (MAX 75'-0")
	= 55'-11"
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
2ND STOREY SIDE YARD SETBACK	= 13.7 m. (45'-0")
UPPER LEVEL ALLOWED	
MAX. SLEEPING CABIN AREA	= YES
UPPER COVERED AREA	= 60.4 SQ. M. (650 SQ. FT.)
ALLOWED	= YES
MAX COVERED AREA	= 23.2 SQ. M. (250 SQ. FT.)
HEIGHT LIMIT	= 7.6 m. (25'-0")
COTTAGE	
MAX. LOT COVERAGE	= 10%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= 750 SQ. FT.
MAX. HABITABLE FLOOR AREA	= 7,500 SQ. FT.
ACCESSORY BUILDING	
HEIGHT LIMIT	= 6.1 m. (20'-0")

SITE INFORMATION (EXISTING)

LOT AREA (TOTAL)	= 89,595.90 SQ. FT. (8,323.73 m ²)
MAX. LOT COVERAGE	= 8,959.59 SQ. FT. (832.37 m ²)
LOT AREA (WITHIN 200 FT OF SHORELINE)	= 89,595.90 SQ. FT. (8,323.73 m ²)
MAX. LOT COVERAGE (WITHIN 200 FT OF SHORELINE)	= 8,959.59 SQ. FT. (832.37 m ²)

EXISTING STRUCTURE COVERAGE WITHIN 200 FT. OF SHORELINE:

EXISTING COTTAGE	= 2,106 SQ. FT.
TOTAL COVERAGE	= 2,106 SQ. FT.
REMAINING COVERAGE	= 6,853.59 SQ. FT.
OVER 200 FT. OF SHORELINE:	
N/A	= 0 SQ. FT.
OVERALL COVERAGE	= 2,106 SQ. FT.
OVERALL REMAINING COVERAGE	= 6,853.59 SQ. FT.



FORESHIEW DESIGN ASSOCIATES INC.

3 Lee Valley Drive, Unit 2
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PROFESSIONAL ENGINEER

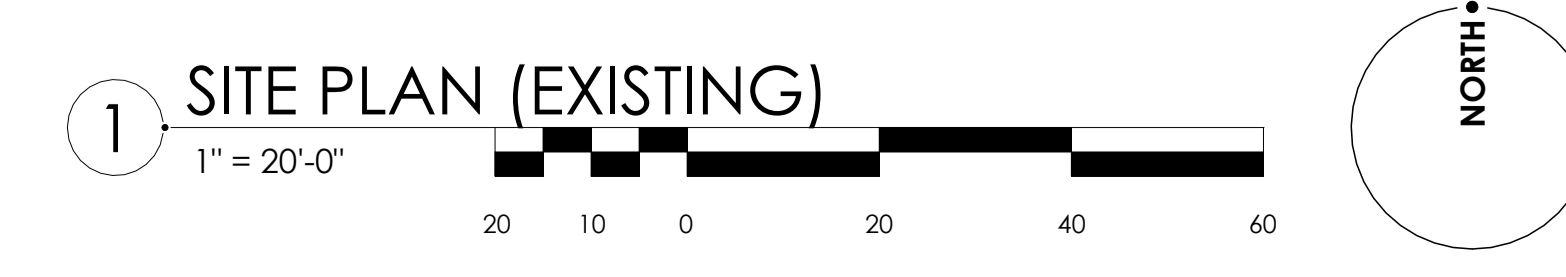
PLANNING SET
1226 ROSSEAU LAKE ROAD #3
PORT CARLING, ONTARIO

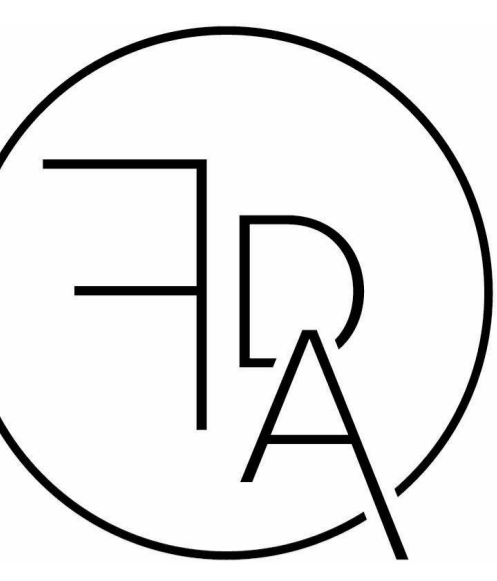
REV.	DESCRIPTION	DATE
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DRAWN BY
ACF
PROJECT NUMBER
FDA26015
SHEET NAME
SITE PLAN (EXISTING)

SHEET NUMBER
A1-1

PLANNING SET : 04/06/2026





**FORESHEW
DESIGN
ASSOCIATES**

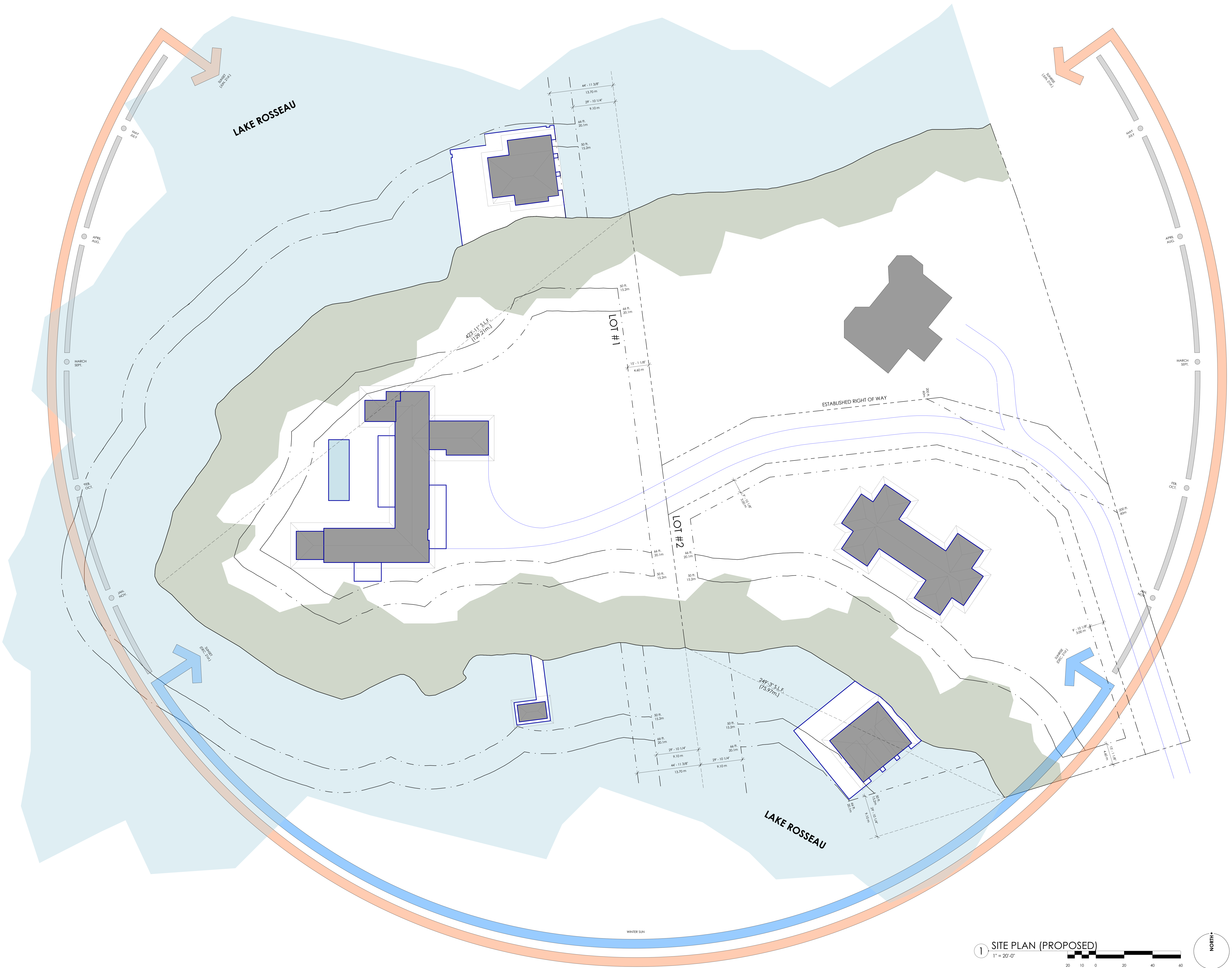
3 Lee Valley Drive, Unit 2
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PROFESSIONAL ENGINEER

**PLANNING SET
1226 ROSSEAU LAKE ROAD #3
PORT CARLING, ONTARIO**



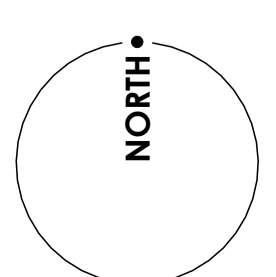
REV. DESCRIPTION DATE

DRAWN BY
ACF
PROJECT NUMBER FDA26015
SHEET NAME
SITE PLAN (PROPOSED)

SHEET NUMBER
A1-2

PLANNING SET : 04/06/2026

1 SITE PLAN (PROPOSED)
1" = 20'-0"



WINTER SUN

SUMMER SUN