

SKETCH FOR SITE PLAN PURPOSES

PREPARED FOR GREG & GAYLE McGINNIS

SCALE = 1 : 250



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH
BY 559mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 250

LEGEND:

- WOOD POLE
- GUY LINE ANCHOR
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- BUSHLINE
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- IRON BAR
- CANADIAN GEODETIC VERTICAL DATUM OF 1928, ADJUSTMENT 1978
- SITE BENCHMARK LOCATION
- AERIAL SERVICE WIRE
- CHAIN LINK FENCE
- SHORELINE FRONTAGE

METRIC:
DISTANCES AND ELEVATIONS 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
DECEMBER 10, 2024

PRECINCT: WATERFRONT RESIDENTIAL ONE (WR1)

MUNICIPAL ADDRESS: 197 SOUTH DRIVE

LEGAL DESCRIPTION:
PIN 48125-0155(LT)
-LOT 12 ON REGISTERED PLAN M-443
-GEOGRAPHIC TOWNSHIP OF STISED
-NOW IN THE TOWN OF HUNTSVILLE
-DISTRICT MUNICIPALITY OF MUSKOKA

GENERAL NOTES:

ALL EXTERIOR LIGHTING
TO BE NIGHT SKY COMPLIANT
AS PER PLANNING BY-LAWS

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

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

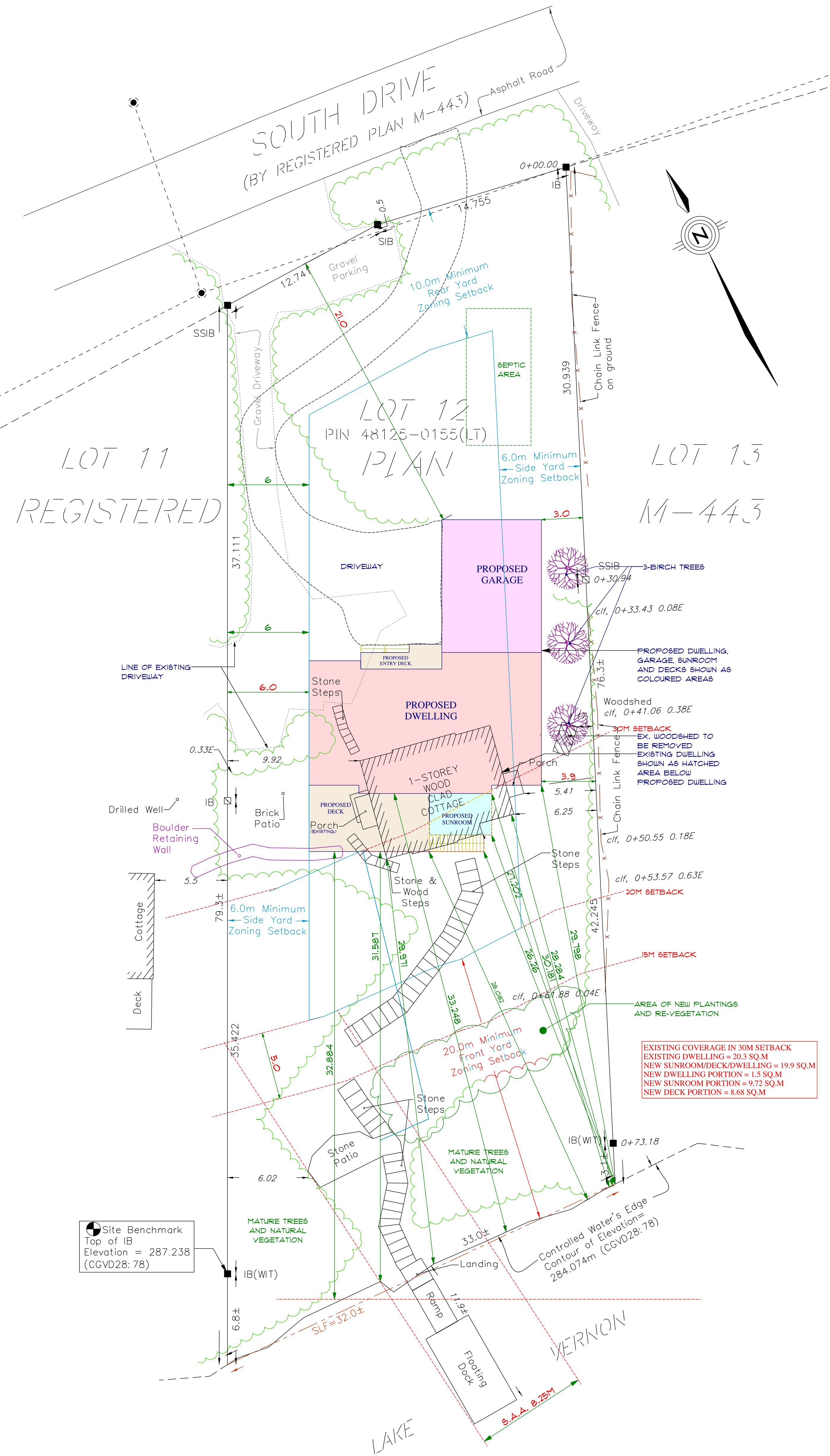
AREAS WITHIN THE 15M SHORELINE BUFFER TO BE REVEGETATED
IF REQUIRED. EXISTING SHORE IS PRESENTLY WELL VEGETATED.

3			
2			
1	RELEASED FOR COMMENT	DECEMBER 16, 2024	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.

NOTE:
THIS SURVEY HAS BEEN ALTERED
FOR PLANNING REVIEW.
ORIGIANL SURVEY BY
EJWILLIAMS SURVEYING.

THIS IS NOT A O.L.S. SURVEY



LOT STATISTICS	EXISTING
FEATURE	AREA (SQUARE METRES)
PIN 48125-0155(LT)	2145±
1-STOREY WOOD CLAD COTTAGE & PORCHES	81.8
LANDING, RAMP, & FLOATING DOCK	36.7
WOODSHED	2.7
LOT COVERAGE	5.7%

PROPOSED	
LOT AREA 2145 SQ.M.	AREA (SQ.M.)
DWELLING	161.6 (7.5%)
SUNROOM	13.9 (0.6%)
GARAGE	72.1 (3.4%)
DECKS AND STAIRS	58.4 (2.7%)
PRIMARY COVERAGE	306.0 (14.2%)
LANDING,RAMP & DOCK	36.7
ACCESSORY COVERAGE	36.7 (1.7%)