1 Bailey Street
Port Carling, ON P0B 1J0
E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

PLANNING COMMITTEE
NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: ZBA-25/26
Roll No.: 4-2-038-05
By-law No.: To Be Assigned

Owner:	J Neinstein Holdings Inc.
Address:	1153 Roberts Bay Road, Unit #11
Description:	Part of Lot 11, Concession 8, Parts 10 to 12, Plan 35R-16762, (Medora)
Zoning:	Waterfront Residential (WR4) Lake: Lake Joseph (Category 1 Lake) Schedule: 27
Meeting Date: Thursday, December 17th, 2026 at 9:00 a.m.	

Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit https://www.muskokalakes.ca/planning-notices/ or scan the QR code. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:
A Zoning By-law Amendment Application has been submitted to construct a two storey garage, a sport court, a dock and a single storey boathouse.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3 & 4.1.3.6	Lot Coverage	10%/857.6 m sq. (9,231 sq. ft.)	10.2%/872.1 m sq. (9,387.5 sq. ft.)	0.2%/14.5 m sq. (156.1 sq. ft.)	Permit the construction of a two storey garage and single storey boathouse
B	4.1.3, 4.1.3.6 & 4.1.3.7	Lot Coverage within 61 m (200 ft.) of the High Water Mark	10%/804.4 m sq. (8,659 sq. ft.)	10.8%/872.1 m sq. (9,387.5 sq. ft.)	0.8%/70.7 m sq. (761 sq. ft.)	
C	3.23.3	Setback from High Water	61 m (200 ft.)	53 m (174 ft.)	8 m (26 ft.)	Permit the construction

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
		Mark – Sport Court				of a sport court
D	4.1.7 & 4.1.7.12 b)	Maximum Cumulative Dock & Boathouse Width on a Property that Abuts the High Water Mark in More Than One Location	Maximum Permitted Cumulative Dock & Boathouse Width is Based on the Longest Frontage (i.e. north frontage) Along the High Water Mark	Permit a Maximum Cumulative Dock Width of 25% and a Maximum Cumulative Single Storey Boathouse Width of 16% on both the Northern and Southern Frontages		

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law are included in this notice.

For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



If you wish to provide a response to this application, please submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: **December 10th, 2026.**

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

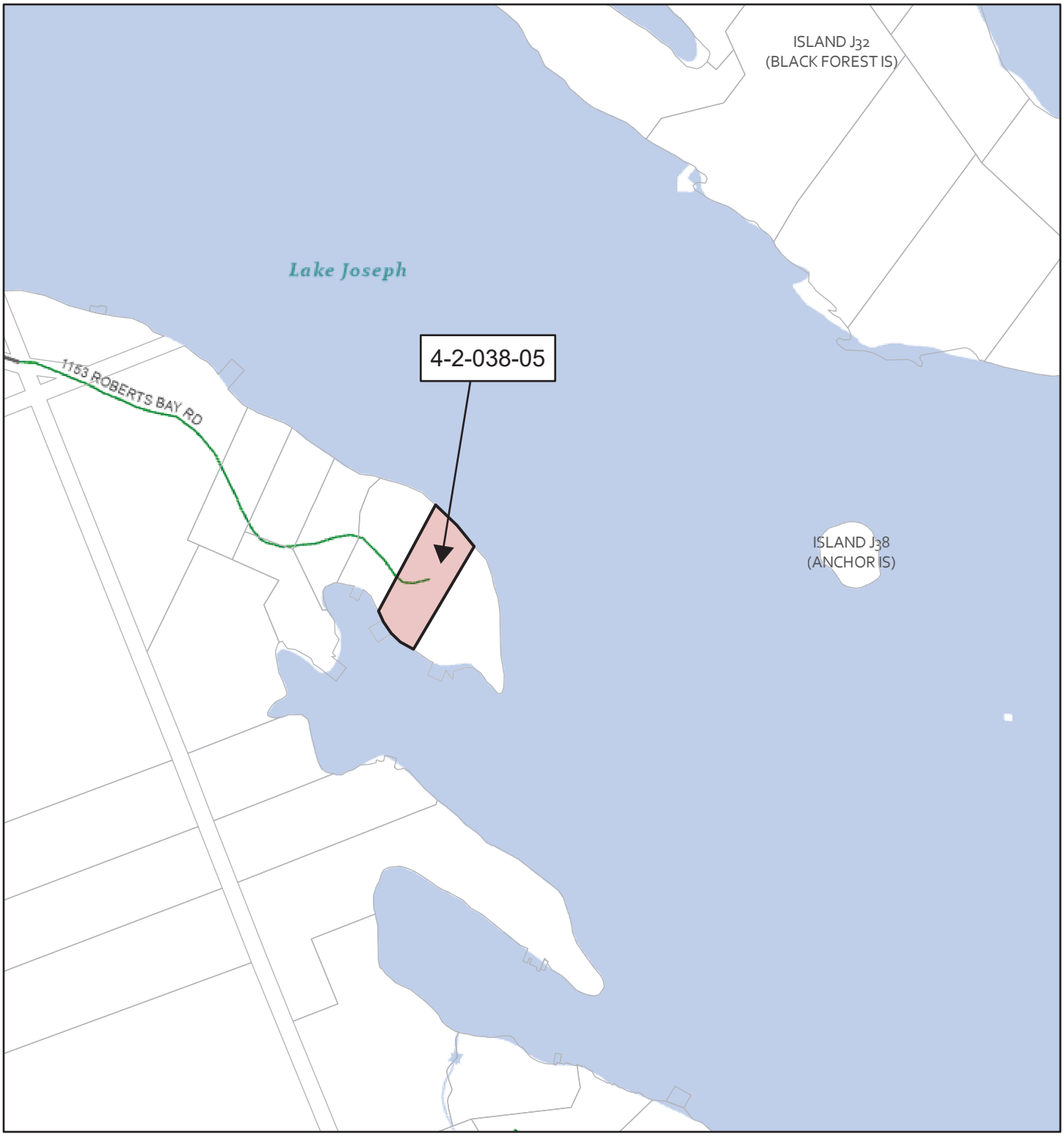
Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 19th day of November, 2026.

Crystal Best-Sararas, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP (ZBA-25/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:9,587

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

Road Network
- Township
- Private

Wetland With Significance
- Evaluated-Provincial
- Evaluated-Other

- Stream
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade

Teranet / MPAC, District Municipality of Muskoka, https://www.ontario.ca/page/open-government-licence-ontario, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

SITE INFORMATION

LOT COVERAGE DEFINITION (TAKEN FROM BY LAW)

Shall mean that percentage of area covered by *buildings* and *structures* including *accessory buildings* and *structures* on the lot inclusive of any such area covered on lands adjacent to the lot in a WOS Zone and excluding non-roofed *structures* and *docks*. *Lot coverage* shall be calculated using the exterior faces of the exterior walls. If there are no walls, *lot coverage* shall be calculated using the exterior faces of the supporting posts. Where roof overhangs exceed 1.2 m (4 ft.) the portions exceeding 1.2 m (4 ft.) will be included in *lot coverage*.

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR4
LAKE	= LAKE JOSEPH (CATEGORY 1)
MAX. LOT COVERAGE	= 10%
MAX. LOT COVERAGE WITHIN 60m	= 10% (OF 60M)
STRAIGHT LINE FRONTAGE(NORTH)	= 220 FT
STRAIGHT LINE FRONTAGE(SOUTH)	= 201 FT

SITE INFORMATION

LOT AREA	= 92,310 FT2
LOT AREA WITHIN 60M	= 86,590 FT2
MAX LOT COVERAGE (OVERALL)	= 9,231 FT2
MAX LOT COVERAGE (WITHIN 60M OF SHORELINE)	= 8,659 FT2

STRUCTURE COVERAGE (EXISTING)

EXISTING 1.5 STOREY CABIN (SOUTH)	= 913	FT2
EXISTING COVERED UPPER DECK (SOUTH)	= 288	FT2
EXISTING 2 STOREY BOATHOUSE (SOUTH)	= 1,639	FT2
COMBINED SOUTH:	**= 2,840**	**FT2**
PERMITTED COTTAGE RENOVATION(NORTH)	= 1,577	FT2
PERMITTED DWELLING ADDITION(NORTH)	= 2,913	FT2
GARAGE WITHIN 200FT(NORTH)	= 522	FT2
COMBINED NORTH EXISTING(200FT):	**= 5,012**	**FT2**
(TOTAL LOT):		
PERMITTED COTTAGE RENOVATION	= 1,577	FT2
PERMITTED DWELLING ADDITION	= 2,913	FT2
GARAGE	= 1,237.5	FT2
COMBINED PROPOSED:	**= 5,727.5**	**FT2**

TOTAL PROPOSED COVERAGE (WITHIN 60M OF SHORELINE) = 7,852.0 FT2 | **9% COVERAGE**
TOTAL PROPOSED COVERAGE (OVERALL) = 8,567.5 FT2 | **9.2% COVERAGE**

PROPOSED COVERAGE

EXISTING 1.5 STOREY CABIN (SOUTH)	= 913	FT2
EXISTING COVERED UPPER DECK (SOUTH)	= 288	FT2
EXISTING 2 STOREY BOATHOUSE (SOUTH)	= 1,639	FT2
PROPOSED GARAGE (SOUTH)	= 1237.5	FT2
PERMITTED COTTAGE RENOVATION(NORTH)	= 1,577	FT2
PERMITTED DWELLING ADDITION(NORTH)	= 2,913	FT2
PROPOSED BOATHOUSE (NORTH)	= 820	FT2
TOTAL PROPOSED COVERAGE (WITHIN 200ft OF SHORELINE)	= 9,387.5	FT2 | **10.84% COVERAGE**
TOTAL PROPOSED COVERAGE (OVERALL)	= 9,387.5	FT2 | 10.**16% COVERAGE**

Cumulative width of docks and boathouses (4.1.7.12)

a. the total *cumulative width* on a *lot* shall not exceed the limits in Table 4.1.7 or 22.9 m (75 ft.), whichever is lesser; and,

b. when a lot abuts a navigable waterbody and/or Original Shore Road Allowance in more than one location the maximum permitted *cumulative width* shall be the maximum permitted in Table 4.1.7 or 22.9 m (75 ft.), whichever is lesser. The *cumulative width* for each separate *frontage* on the *lot* shall not exceed the requirements of Table 4.1.7 for each *frontage*.

3.23 SETBACK FROM HIGH WATER MARK

a. No *building* or *structure* shall be erected within 20.1 m (66 ft.) of the **high water** mark unless a specific exemption or provision is provided for a reduced setback from the high water mark in the provisons of the applicable zone. *Sport courts* and *recreational surfaces* shall not be located within 61 m (200 feet) of the *high water mark*.

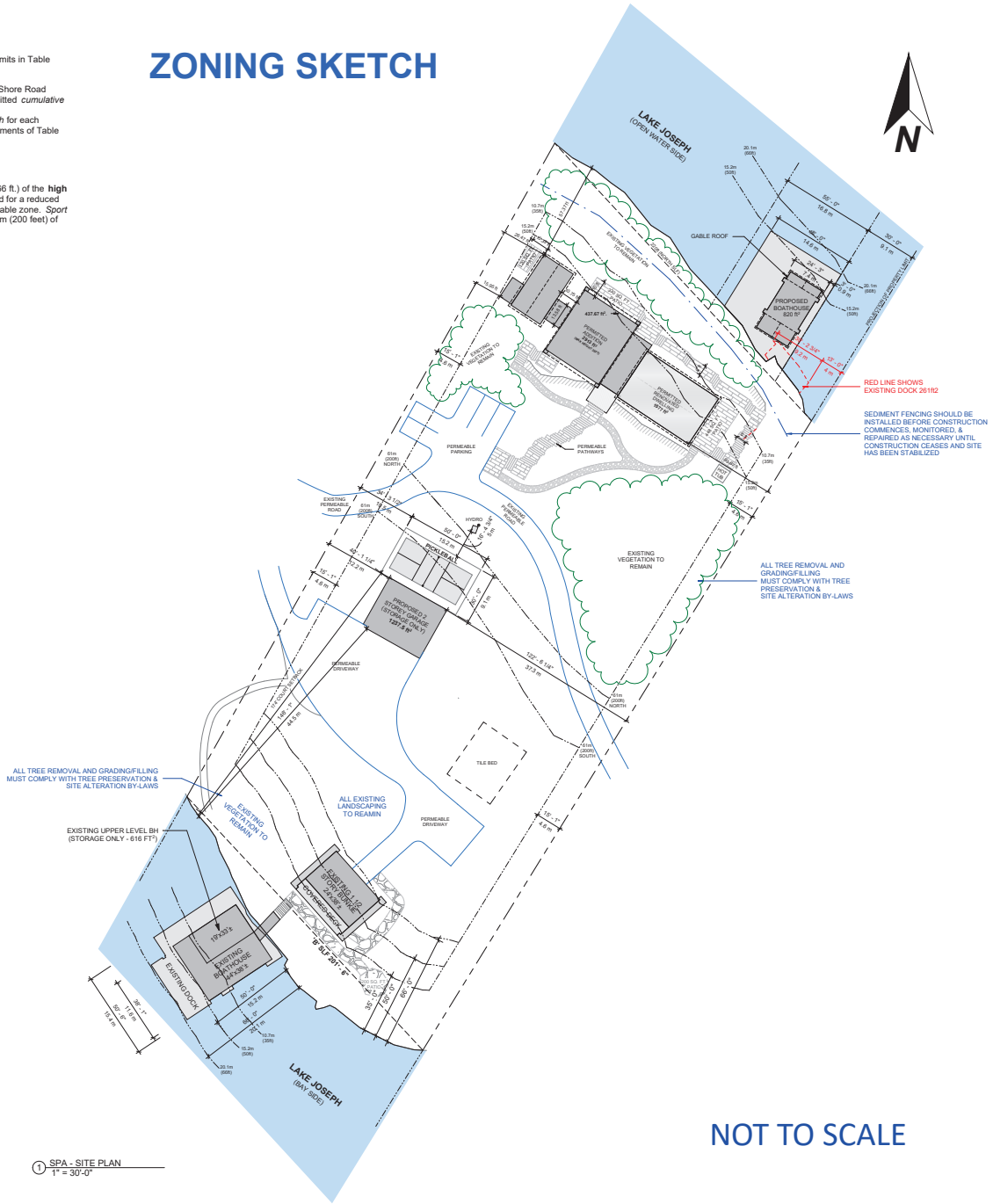
SITE PLAN CONTROL NOTES:

A. TREE REMOVAL AND SITE ALTERATION SHALL COMPLY WITH THE TREE CONSERVATION BY-LAW AND SITE ALTERATION BY-LAW OF THE TOWNSHIP OF MUSKOKA LAKES (BY-LAWS 2022-107 AND 2022-108).
B. ALL EXTERIOR LIGHTING SHALL COMPLY WITH DARK SKY BY-LAW OF THE TOWNSHIP OF MUSKOKA LAKES (BY-LAW 2023-009).
C. ANY PATHWAYS SHALL BE A MAXIMUM OF 6 FEET WIDE, SHALL MEANDER AROUND EXISTING TREES, AND SHALL BE CONSTRUCTED OF PERMEABLE MATERIAL
D. ANY PATIOS SHALL BE CONSTRUCTED OF PERMEABLE MATERIAL

EROSION CONTROL NOTES:

1. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY GRADING OR EXCAVATION.
2. EROSION CONTROL FENCING TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES AS DIRECTED BY THE DESIGNER.
4. HLD CORP. TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO MUNICIPAL REQUIREMENTS.
5. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/2 THE HEIGHT OF THE FENCE.
6. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND HAVE BEEN RE-STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
7. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY HLD CORP. AND THE TOWNSHIP OF MUSKOKA LAKES DEPORTMENT OF PUBLIC WORKS.
8. CONTRACTOR IS RESPONSIBLE FOR MUNICIPAL ROADWAY TO BE CLEARED OF SEDIMENT FROM VEHICULAR TRACKING ETC. AT THE END OF EACH DAY.

ZONING SKETCH



NOT TO SCALE

1 SPA - SITE PLAN
1" = 30'-0"

HLD MUSKOKA
50 HOWLAND DRIVE, UNIT #4
HUNTSVILLE, ONTARIO
P1H 2P9
705.788.2112
http://hldmuskoka.com

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DRAWINGS, THE DESIGN, AND THE DETAILS THEREON REMAIN THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE ALTERED, RE-USED OR REPRODUCED WITHOUT THE DESIGNER'S EXPRESS WRITTEN CONSENT.

THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MUST CONFIRM & CORRELATE ALL DETAILS WITHIN THE FULL DRAWING PACKAGE BEING RESPONSIBLE FOR SAME THROUGHOUT CONSTRUCTION, REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING THE RELEVANT WORK ALL DRAWINGS, DETAILS & SPECIFICATIONS REPRESENTED IN THE DRAWINGS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED BY THE DESIGNER AND NOTED ACCORDINGLY IN THE "ISSUE/REVISIONS" BOX HEREON.



LEGAL DESCRIPTION:

PLAN OF SURVEY OF PART OF LOT 11, CONCESSION 8 TOWNSHIP OF MEDORA NOW IN THE TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA

ISSUED FOR REVIEW

ISSUE DATE		18JUNE2026
NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01MAY25
	REV.1	22MAY25
	REV.2	08APR26

1153 ROBERTS BAY RD. UNIT 11

SITE PLAN - OVERALL

DATE	18JUNE2026
DRAWN BY	NW
REVIEWED BY	KM,BP,EM

SPA100

SCALE	As indicated

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

Being a by-law to amend Comprehensive Zoning By-law 2014-24, as amended, in the Township of Muskoka Lakes

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES ENACTS AS FOLLOWS:

1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

87-XXXX i) The lands affected by this amendment are described as Part of Lot 11, Concession 8, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Parts 10 to 12, Plan 35R-16762, as shown hatched on Schedule I to By-law 2026-XXX.

ii) Despite the provisions of Section 4.1.3 & 4.1.3.6 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage shall be 10.2% (872.1 m sq.) as shown in the location and extent on Schedule II to By-law 2026-XXX.

iii) Despite the provisions of Section 4.1.3, 4.1.3.6 & 4.1.3.7 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted lot coverage within 61 m of the high water mark, shall be 10.8% (872.1 sq. m) as shown in the location and extent on Schedule II to By-law 2026-XXX.

iv) Despite the provisions of Section 3.23.3 of Zoning By-law 2014-14, as amended, for those lands described above, a sport court is permitted to be 53 m from the high water mark, as shown in the location and extent on Schedule II to By-law 2026-XXX.

v) Despite the provisions of Section 4.1.7 and 4.1.7.12 b) of Zoning By-law 2014-14, as amended, for those lands described above, the northern and southern lot frontages are each permitted a maximum cumulative dock width of 25% and a maximum cumulative single storey boathouse width of 16%.

2. Schedules I and II attached hereto are hereby made part of this By-law.

3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.

4. That this by-law shall come into force and take effect _____, 2026.

Read a **first, second** and **third time** and **finally passed** this **__th day of _____, 2026.**

DRAFT

_____
Mayor Peter Kelley

_____
Crystal Best-Sararas, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:9,587

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

Road Network
- Township
- Private

Wetland With Significance
- Evaluated-Provincial
- Evaluated-Other

- Stream
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade

Teranet / MPAC, District Municipality of Muskoka, https://www.ontario.ca/page/open-government-licence-ontario, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

SITE INFORMATION

LOT COVERAGE DEFINITION (TAKEN FROM BY LAW)

Shall mean that percentage of area covered by *buildings* and *structures* including *accessory buildings* and *structures* on the lot inclusive of any such area covered on lands adjacent to the lot in a WOS Zone and excluding non-roofed *structures* and *docks*. *Lot coverage* shall be calculated using the exterior faces of the exterior walls. If there are no walls, *lot coverage* shall be calculated using the exterior faces of the supporting posts. Where roof overhangs exceed 1.2 m (4 ft.) the portions exceeding 1.2 m (4 ft.) will be included in *lot coverage*.

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR4
LAKE	= LAKE JOSEPH (CATEGORY 1)
MAX. LOT COVERAGE	= 10%
MAX. LOT COVERAGE WITHIN 60m	= 10% (OF 60M)
STRAIGHT LINE FRONTAGE(NORTH)	= 220 FT
STRAIGHT LINE FRONTAGE(SOUTH)	= 201 FT
SITE INFORMATION	
LOT AREA	= 92,310 FT2
LOT AREA WITHIN 60M	= 86,590 FT2
MAX LOT COVERAGE (OVERALL)	= 9,231 FT2
MAX LOT COVERAGE (WITHIN 60M OF SHORELINE)	= 8,659 FT2

Cumulative width of docks and boathouses (4.1.7.12)

a. the total *cumulative width* on a *lot* shall not exceed the limits in Table 4.1.7 or 22.9 m (75 ft.), whichever is lesser; and,

b. when a lot abuts a navigable waterbody and/or Original Shore Road Allowance in more than one location the maximum permitted *cumulative width* shall be the maximum permitted in Table 4.1.7 or 22.9 m (75 ft.), whichever is lesser. The *cumulative width* for each separate *frontage* on the *lot* shall not exceed the requirements of Table 4.1.7 for each *frontage*.

3.23 SETBACK FROM HIGH WATER MARK

a. No *building* or *structure* shall be erected within 20.1 m (66 ft.) of the **high water** mark unless a specific exemption or provision is provided for a reduced setback from the high water mark in the provisions of the applicable zone. *Sport courts* and *recreational surfaces* shall not be located within 61 m (200 feet) of the *high water mark*.

STRUCTURE COVERAGE (EXISTING)

EXISTING 1.5 STOREY CABIN (SOUTH)	= 913	FT2
EXISTING COVERED UPPER DECK (SOUTH)	= 288	FT2
EXISTING 2 STOREY BOATHOUSE (SOUTH)	= 1,639	FT2
COMBINED SOUTH:	**= 2,840**	**FT2**
PERMITTED COTTAGE RENOVATION(NORTH)	= 1,577	FT2
PERMITTED DWELLING ADDITION(NORTH)	= 2,913	FT2
GARAGE WITHIN 200FT(NORTH)	= 522	FT2
COMBINED NORTH EXISTING(200FT):	**= 5,012**	**FT2**
(TOTAL LOT):		
PERMITTED COTTAGE RENOVATION	= 1,577	FT2
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GARAGE	= 1,237.5	FT2
COMBINED PROPOSED:	**= 5,727.5**	**FT2**

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TOTAL PROPOSED COVERAGE (OVERALL) = 8,567.5 FT2 | **9.2% COVERAGE**

PROPOSED COVERAGE

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PERMITTED DWELLING ADDITION(NORTH)	= 2,913	FT2
PROPOSED BOATHOUSE (NORTH)	= 820	FT2

TOTAL PROPOSED COVERAGE (WITHIN 200ft OF SHORELINE) = 9,387.5 FT2 | **10.84% COVERAGE**
TOTAL PROPOSED COVERAGE (OVERALL) = 9,387.5 FT2 | **10.16% COVERAGE**

SITE PLAN CONTROL NOTES:

A. TREE REMOVAL AND SITE ALTERATION SHALL COMPLY WITH THE TREE CONSERVATION BY-LAW AND SITE ALTERATION BY-LAW OF THE TOWNSHIP OF MUSKOKA LAKES (BY-LAWS 2022-107 AND 2022-108).
B. ALL EXTERIOR LIGHTING SHALL COMPLY WITH DARK SKY BY-LAW OF THE TOWNSHIP OF MUSKOKA LAKES (BY-LAW 2023-009).
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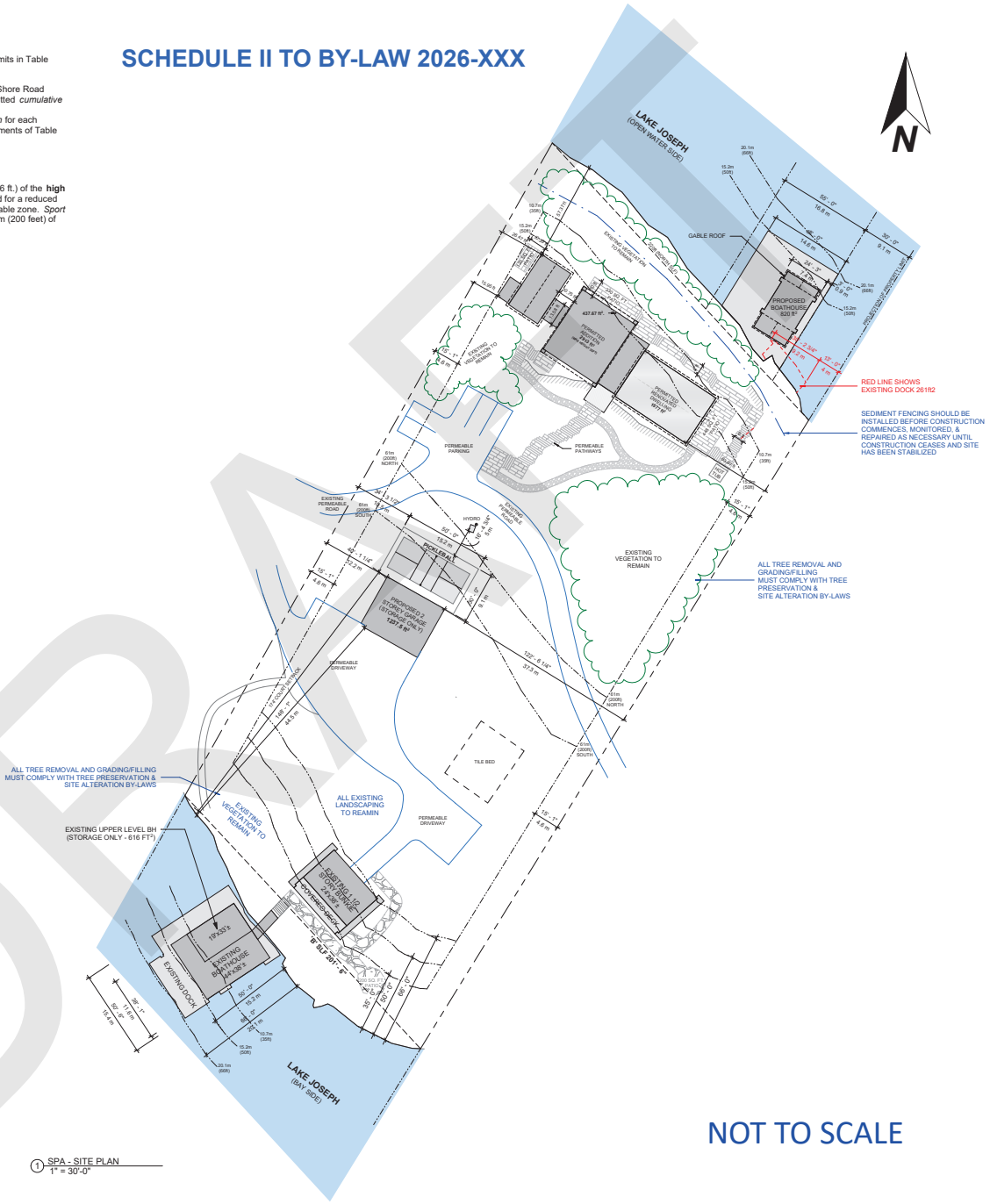
6. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND HAVE BEEN RE-STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
7. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY HLD CORP. AND THE TOWNSHIP OF MUSKOKA LAKES DEPORTMENT OF PUBLIC WORKS.
8. CONTRACTOR IS RESPONSIBLE FOR MUNICIPAL ROADWAY TO BE CLEARED OF SEDIMENT FROM VEHICULAR TRACKING ETC. AT THE END OF EACH DAY.

SCHEDULE II TO BY-LAW 2026-XXX



1 SPA - SITE PLAN
1" = 30'-0"

NOT TO SCALE

DRAFT

HLD MUSKOKA
50 HOWLAND DRIVE, UNIT #4
HUNTSVILLE, ONTARIO
P1H 2P9
705.788.2112
http://hldmuskoka.com

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DRAWINGS, THE DESIGN, AND THE DETAILS THEREON REMAIN THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE ALTERED, RE-USED OR REPRODUCED WITHOUT THE DESIGNER'S EXPRESS WRITTEN CONSENT.

THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MUST CONFIRM & CORRELATE ALL DETAILS WITHIN THE FULL DRAWING PACKAGE BEING RESPONSIBLE FOR SAME THROUGHOUT CONSTRUCTION, REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING THE RELEVANT WORK ALL DRAWINGS, DETAILS & SPECIFICATIONS REPRESENTED IN THE DRAWINGS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED BY THE DESIGNER AND NOTED ACCORDINGLY IN THE "ISSUE/REVISIONS" BOX HEREON.



LEGAL DESCRIPTION:

PLAN OF SURVEY OF PART OF LOT 11, CONCESSION 8 TOWNSHIP OF MEDORA NOW IN THE TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA

ISSUED FOR REVIEW

ISSUE DATE		18JUNE2026
NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01MAY25
	REV.1	22MAY25
	REV.2	08APR26

1153 ROBERTS BAY RD. UNIT 11

SITE PLAN - OVERALL

DATE	18JUNE2026
DRAWN BY	NW
REVIEWED BY	KM,BP,EM

SPA100

SCALE	As indicated