

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: A-31/26

Roll No.: 7-8-067

Owners:	John & Nicole McCullough		
Address:	1069 Trafalgar Bay Road		
Description:	Part of Lot 12, Concession C, (Medora)		
Zoning:	Waterfront Residential – No Constraints (WR1) Moon River (Category 2 Lake)		Schedule: 41
Hearing Date: Monday September 14th, 2026 at 9:00 a.m.			



Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing 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 Hearing 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:

The applicant proposes to reconstruct a portion of the existing dwelling and recognize an as-built shed on an undersized lot. The dwelling is increasing in height within the interior side yard. The shed was constructed without building permits. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.4.1 e.	Lot Area	15,000 sq. ft.	14,832 sq. ft.	-	To Permit a Partial Dwelling Reconstruction and Recognize an As-Built Shed on an Undersized Lot
		Lot Frontage	100 ft.	98 ft.		
B	4.1.3 & 4.1.3.6	Maximum Permitted Lot	8% (1,187 sq. ft.)	8.7% (1,290 sq. ft.)	103 sq. ft.	To Permit a Partial Dwelling



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
		Coverage on the Entire Lot				Reconstruction and Recognize Lot Coverage of Building (as-built)
C	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 Feet of the High Water Mark	8% (1,187 sq. ft.)	8.7% (1,290 sq. ft.)	103 sq. ft.	
D	4.1.3	Minimum Interior Side Yard Setback	15 ft.	5 ft.	10 ft.	To Permit a Partial Dwelling Reconstruction
E				13 ft.	2 ft.	Recognize an As-Built Shed

A key map of the subject property and the applicants' site plan and any drawings 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: **September 9, 2026.**

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Hearing 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 Hearing Online



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

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing 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.

DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as defined by the Planning Act 1(1)), and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make a written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

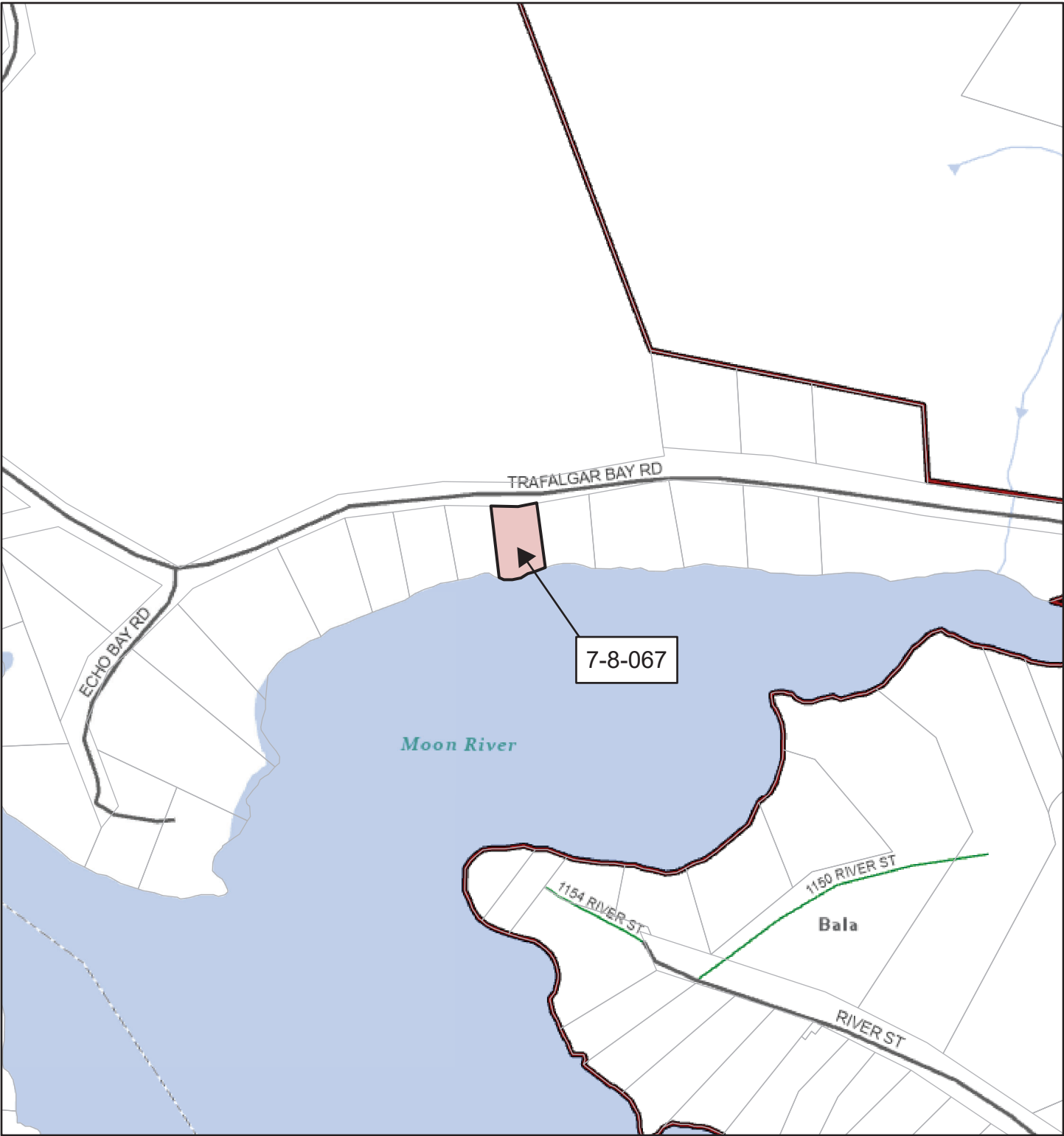
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 2nd day of September, 2026.

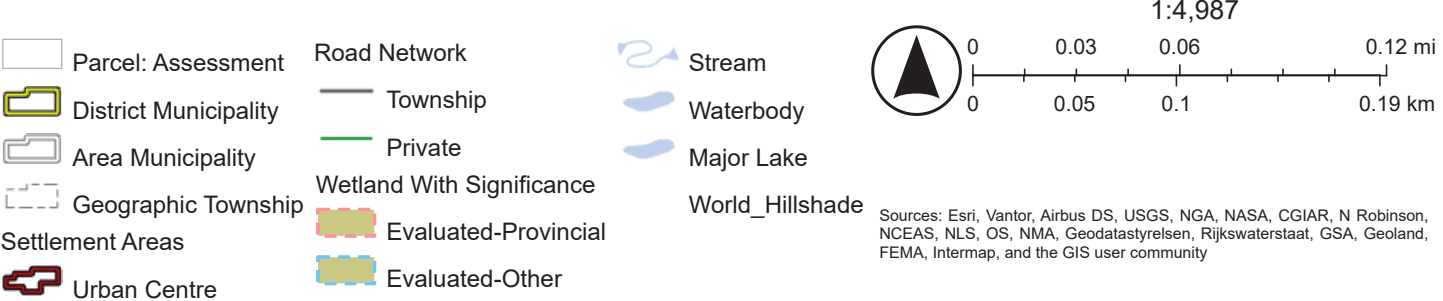
Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



KEY MAP (A-31/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

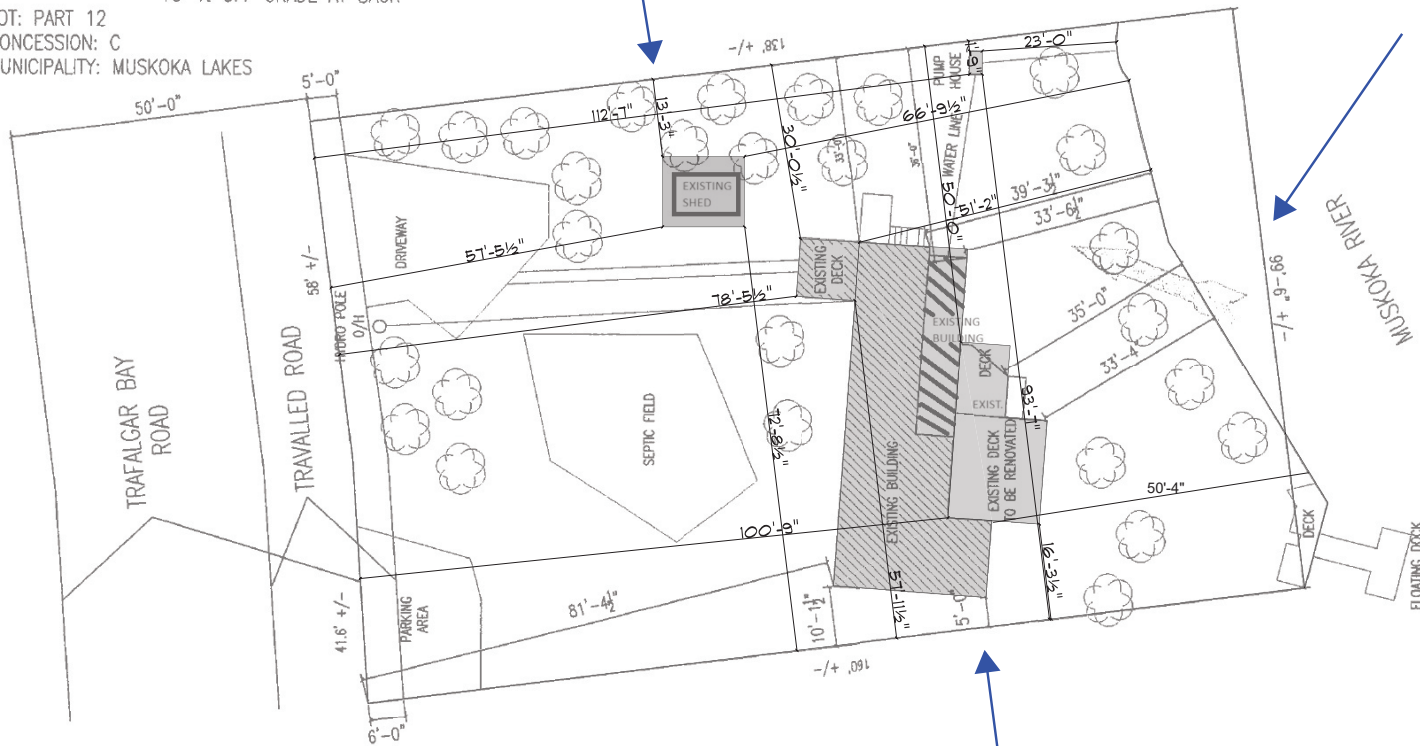


SITE PLAN

SITE DATA
ZONING: RESIDENTIAL
LOT AREA: 14832 sq.ft
TOTAL BUILDING AREA:
TOTAL DECK AREA:

BUILDING HEIGHT: -23'6" ft OFF GRADE AT FRONT
-16' ft OFF GRADE AT BACK

LOT: PART 12
CONCESSION: C
MUNICIPALITY: MUSKOKA LAKES



TRUE NORTH

SITE PLAN

SCALE 1"=20'

NOT TO SCALE



HALIBURTON, ONTARIO
(705) 457-5085
info@highlanddesign.ca

GENERAL NOTES:

1. ALL DRAWINGS, DIMENSIONS TO BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.
2. THESE DRAWINGS ARE NOT TO BE SCALED, AND REMAIN THE PROPERTY OF HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE BY ANY MEANS.

SITE LOCATION:
ADD: 1069 TRAFALGAR BAY RD
BALA

ZONE:

ЗНАТОС

[illegible]

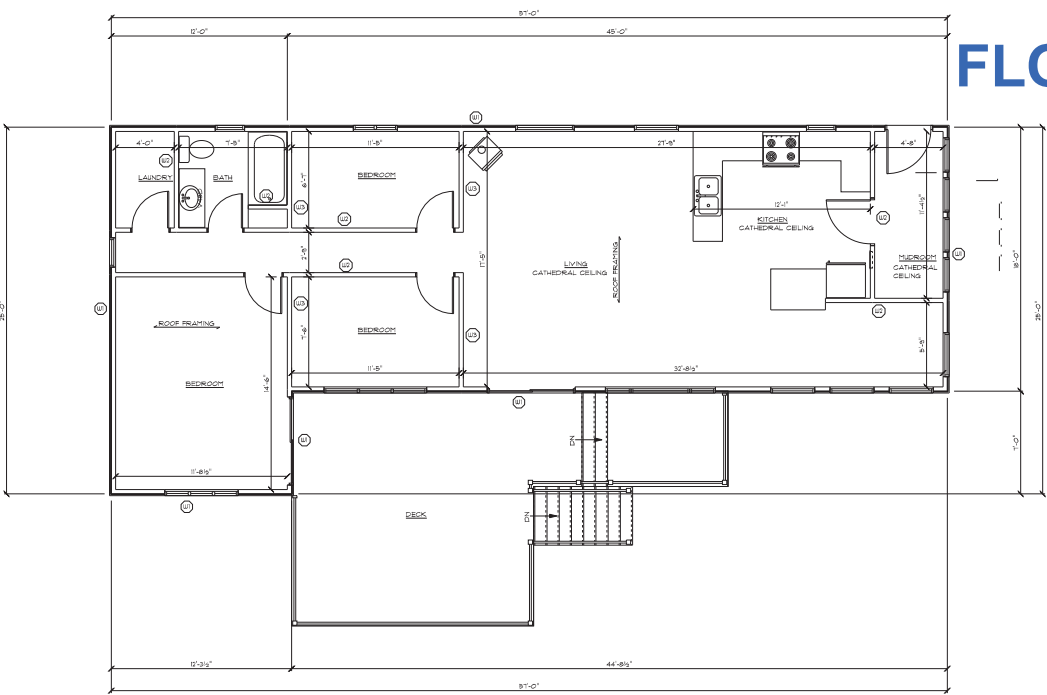
REGISTERED DESIGNER PROVINCE OF ONTARIO BEN DECARLO BCIN: 36522	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO HIGHLAND DESIGN BCIN: 47599
DATE: _____ SIG: _____	THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.

CUSTOMER NAME: MCCULLOUGH

CONTACT INFO:

SCALE:		DRAWING NUMBER: S1
DWG. DATE	2026-05-01	
DRAWN BY:		
CHK BY:	B. DECARLO	

FLOOR PLANS



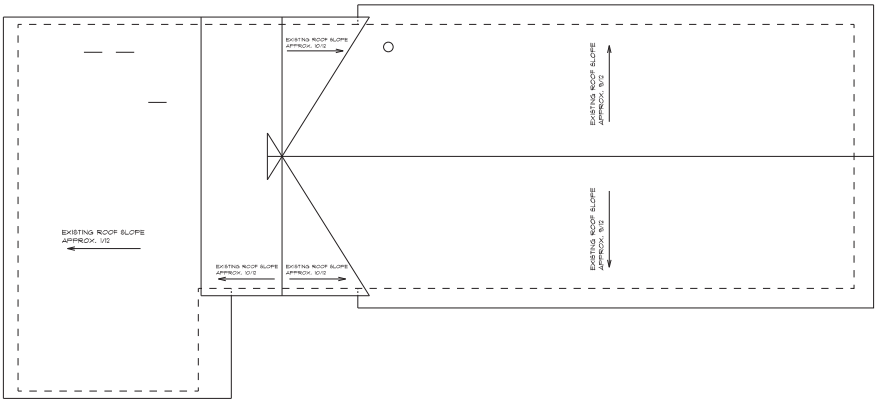
- NOTES:**
- 1. STAIR OPENING HAS BEEN CALCULATED ON THE BASIS OF A 10" RUN (1" TREAD DEPTH). THE STAIR RISE IS BASED ON THE FLOOR HEIGHTS SHOWN AND EQUALLY DIVIDED AMONGST THE RISERS AS PER O.B.C. PART 1.6.
 - 2. HEADERS & TRIMMERS AT STAIR OPENING DESIGNED B.O.
 - 3. SEE FLOOR TRUSS LAYOUT FOR STAIR PLATING DETAILS.
 - 4. MAINTAIN A MINIMUM 6'-8" HEADROOM AT STAIRWAY AS PER O.B.C. 9.8.3.3.
- GENERAL NOTES:**
- 1. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - 2. CHIMNEY, VENT PIPES & OTHER PENETRATIONS THROUGH THE ROOF MAY BE REQUIRED TO BE EXTENDED TO ENSURE THAT THE REQUIRED CLEARANCES ARE MET AS PER O.B.C.
 - 3. TRUSS ROIDS TO BE VERIFIED AT TYPE OF BUILDING TO ALLOW THE HANGING OF NEW TO OLD ROOF, SORTI & PARCA.
 - 4. OVERALL OUTSIDE DIMENSIONS MAY BE REQUIRED TO BE ADJUSTED DUE TO REG'D STRAPPING OR CLADDING.

WALL SCHEDULE	
1	EXISTING FRAMED EXTERIOR WALL: WOOD EXTERIOR SIDS TYPAR HOUSE WRAP 1/8" O.B.S. 2"x4" STUDS@16" O.C. R2 INSULATION 6MIL VAPOUR BARRIER NT FINISH
2	EXISTING PARTITION WALL: 1/2" DRYWALL STUDS@16" O.C.
3	EXISTING L.B. PARTITION WALL: 1/2" DRYWALL STUDS@16" O.C.
4	NEW TYPICAL 4" PARTITION WALL: 1/2" DRYWALL 2"x4" STUDS@16" O.C. 5/8" BEDS@16" O.C.
5	NEW TYPICAL 6" PARTITION WALL: 1/2" DRYWALL 2"x6" STUDS@16" O.C. 5/8" BEDS@16" O.C.
6	NEW TYPICAL L.B. PARTITION WALL: 1/2" DRYWALL 2"x6" STUDS@16" O.C. 5/8" BEDS@16" O.C.
7	NEW FRAMED EXTERIOR WALL: WOOD EXTERIOR SIDS 1"x4" STRAPPING@16" O.C. TYPAR HOUSE WRAP 1/8" O.B.S. 2"x4" STUDS@16" O.C. BLOCS@16" O.C. VENT. WHEN WALL HEIGHT IS ABOVE 10'-0"

1
A3
EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
MAIN FLOOR AREA - 1112 SQ. FT.

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



2
A3
EXISTING ROOF SLOPE PLAN
SCALE: 1/4" = 1'-0"



HALIBURTON, ONTARIO
(705) 451-0085
info@highlanddesign.ca

REV.	DATE	REVISION
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REGISTERED DESIGNER
PROVINCE OF ONTARIO
BEN DECARLO
BCO# 36550
DATE: _____
SIGNED: _____

REGISTERED DESIGN FIRM
PROVINCE OF ONTARIO
BATHS ONT. LTD.
C/O HIGHLAND DESIGN
BCO# 36550
THESE DRAWINGS ARE NOT
CERTIFIED FOR EXISTENCE
OR CONSTRUCTION UNLESS
SIGNED AND DATED.

PROJECT INFORMATION:		
BB-3 SPECIFICATION MATRIX		
COMPLIANCE PACKAGE -		
INSULATION COMPONENT		N. Y. VALUE
CEILING INSULATION SPACE		
CEILING WITHOUT ATTIC SPACE		
EXISTING FLOOR		
WALLS ABOVE GRADE		
BASEMENT WALLS		
GLASS		
1. ROOM BELOW GRADE		
HEATING OR COOLING B.S.		
EDGE (V. ROOM B.S.)		
UNDOUBT DOORS		
EXTERIOR		
SPACE HEATING EQUIP. (N)		
REV. (N)		
DRIVE HEATER (EP)		
DRIVE (N)		
REINFORCEMENT CALC.		
AS PER BB-3		
REINFORCEMENT AREA		
TOTAL N. OF WALL AREA		

DESIGN CRITERIA

BB-1 DESIGN DATA - BRACE/BRIDGE

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 10 PSF

ROOF LOADS: ROOF LIVE LOAD - 44 PSF
ROOF DEAD LOAD - 10 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME: MCCULLOUGH

PROJECT NUMBER: _____

PROJECT TYPE: RENO

SITE LOCATION: 1069 TRAFALGAR BAY RD
BALA

SCALE: 1/4" = 1'-0"

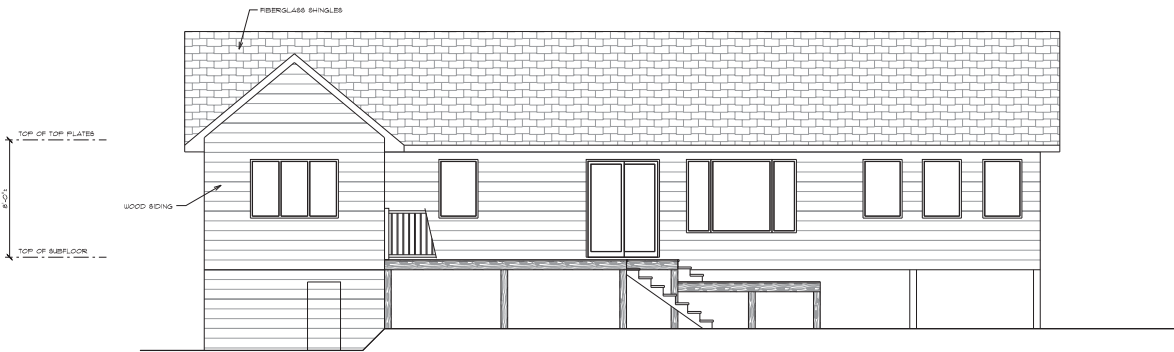
DWG. DATE: 2024-09-01

DRAWN BY: _____

CHECKED BY: B. DECARLO

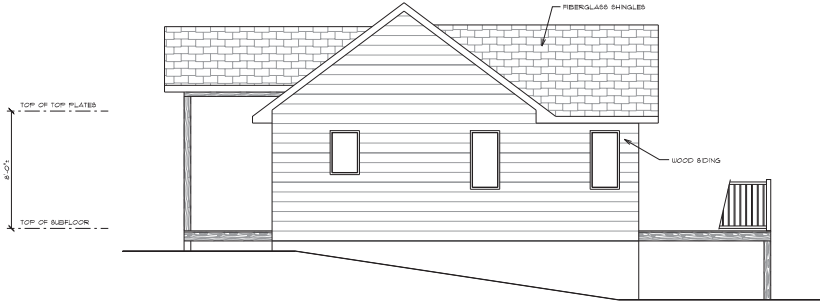
DRAWING NUMBER: A3

ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOT TO SCALE



HALIBURTON, ONTARIO
(705) 451-8085
info@highlanddesign.ca

- GENERAL NOTES:**
- ALL DRAWINGS, DIMENSIONS AND OPENING SIZES TO BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.
 - STEP FOOTINGS ARE TO HAVE A MAX. RISE OF 23 5/8" AND A MIN. RUN OF 23 5/8" PER STEP AS PER O.B.C. 9.5.3.3.
 - COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. 9.3.1.6.
 - BACKFILL HEIGHTS FOR FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE 9.3.4.2.4.
 - ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS HAVE 32"x40" UNITS UNLESS NOTED OTHERWISE. ALL OPENINGS TO HAVE R.E.G. ACCORD TO D.P.V. OPENING SIZES INCLUDE TRANSOMS.
 - ALL EQUIP. IS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
 - ALL DECK, STAIRS, LOFTS ETC ARE TO HAVE GUARDRAILS INSTALLED AS PER O.B.C. 9.1.6.1.1.
 - SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. 9.1.2.1.3.3.1.
 - VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. 9.1.3.
 - ATTICS ARE TO BE PROVIDED WITH AN INSUL. R-VALUEN 14" MIN. 2 5/8"x24".
 - ELEVATION DRAWINGS ARE BASED ON CURRENT MATERIALS INFORMATION AND FINAL APPEARANCE MAY CHANGE DUE TO SUBSTITUTIONS IN MATERIALS.
 - THESE DRAWINGS ARE NOT TO BE SCALED, AND REPAIR THE PROPERTY OF HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE BY ANY MEANS.

REV.	N	DATE	REVISION
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REGISTERED DESIGNER
PROVINCE OF ONTARIO
BEN DECARLO
BCO# 36520
DATE: _____
SIGNED: _____

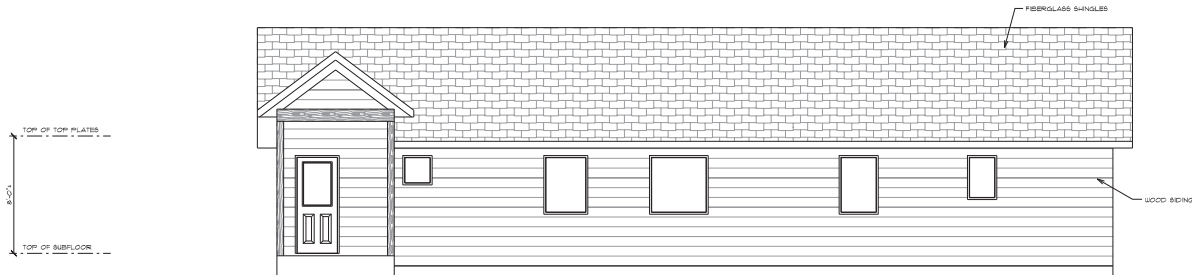
REGISTERED DESIGN FIRM
PROVINCE OF ONTARIO
3637785 ONT. LTD.
C/O HIGHLAND DESIGN
BCO# 10400
THESE DRAWINGS ARE NOT
CERTIFIED FOR PERMITS
OR CONSTRUCTION UNLESS
SIGNED AND DATED.

PROJECT INFORMATION:	
BB-2 SPECIFICATION MATRIX	
COMPLIANCE PACKAGE -	
INSULATION COMPONENT	R-VALUE
CEILING INSULATOR SPACE	-
CEILING WITHOUT ATTIC SPACE	-
EXPOSED FLOOR	-
WALLS ABOVE GRADE	-
BASEMENT WALLS	-
GLAZ	-
1 ROOM BELOW GRADE	-
HEATING OR COOLING B.G.	-
EDGE W/ ROOM B.G.	-
WINDOWS/DOORS	-
EXTERIORS	-
BRIDGE TREATING B.G. (N)	-
REV. (N)	-
DRIVE HEATER (EP)	-
DRIVE (N)	-
PERMEATION CALC. AS PER BB-2	-
WALL AREA	-
PERMEATION AREA	-
TOTAL N. OF WALL AREA	-

DESIGN CRITERIA
BB-1 DESIGN DATA - BRACEBRIDGE
FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 10 PSF
ROOF LOADS: ROOF LIVE LOAD - 44 PSF
ROOF DEAD LOAD - 10 PSF
ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

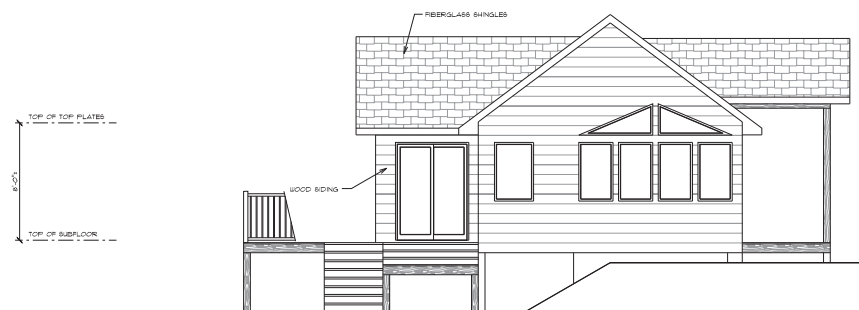
CUSTOMER NAME: MCCULLOUGH
PROJECT NUMBER:
PROJECT TYPE: RENO
SITE LOCATION: 1069 TRAFALGAR BAY RD
BALA
SCALE: 1/4" = 1'-0"
DUG. DATE: 2024-09-01
DRAWN BY:
CHECKED BY: B.DECARLO
DRAWING NUMBER: A6

ELEVATIONS



1
A7 REAR ELEVATION
SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



2 RIGHT SIDE ELEVATION
A7 SCALE: $V_4' = 1'-0''$

NOT TO SCALE



HALIBURTON, ONTARIO
(705) 457-5085
Info@highlanddesign.ca

GENERAL NOTES:

ALL DRAWINGS, DIMENSIONS AND OPENING SIZES TO BE VERIFIED BY OWNER AND CONTRACTOR. ALL DIMENSIONS AND OPENING SIZES ARE TO BE REPORTED TO HIGLAND DESIGN FOR RECORD. ALL OPENINGS ARE TO BE 2" STEP FOOTINGS ARE TO HAVE A MAX. NINE OF 23 3/8" AND A MIN. NINE OF 23 3/8" AND A MIN. NINE OF 23 3/8" COMPRESSIVE STRENGTH CONCRETE TO COMPLY WITH THE FOLLOWING:

- ALL BACKFILL BEHIND FOR FOUNDATION SHALL BE 100% COMPACTED TO 95% OF A.S.T.M. 4.2.2.
- ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS SHALL BE 1/2" UNDER MINIMUM DIMENSIONS. ALL OPENINGS TO HAVE R.S.D. ADDED TO DIM. OF OPENING.
- ALL E.L.P.'S TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

REMARKS:

- ALL DECKS, BATHS, LOFTS ETC ARE TO HAVE 1/2" MIN. UNDER MINIMUM DIMENSIONS.
- SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED IN ALL ROOMS.
- VENTILATE ROOM TO RATIO OF NINE (9) CEILING AREA AS PER O.B.G. 8.11.2.
- ATTENTION TO BE GIVEN TO ALL ENCL. 1.
- ELEVATION DRAWINGS HATCH THAT ARE NOT TO BE PROTECTED BY AN ENCL. 1.

1. BASED DRAWINGS ARE BASED ON CURRENT MATERIALS INFORMATION. ALL DIMENSIONS AND OPENING SIZES ARE TO BE SUBSTITUTED IN MATERIALS. THEREFORE, THE CONTRACTOR SHALL VERIFY AND REMAIN THE PROPERTY OF HIGLAND DESIGN. NO PARTS ARE TO BE COPIED OR RETROGRADED BY ANYONE BY ANY MEANS.

REV. #	DATE:	REVISION:
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<u>REGISTERED DESIGNER</u> <u>PROVINCE OF ONTARIO</u> BEN DECARLO BCIN: 36922 DATE: _____ SIG: _____	<u>REGISTERED DESIGN FIRM</u> <u>PROVINCE OF ONTARIO</u> 263755 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 10400 THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.
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PROJECT INFORMATION:

SB-2 SPECIFICATION MATRIX	
CONTINUANCE PACKAGE	
INSULATION COMPONENT	R VALUE
CEILING WITH ATTIC SPACE	-
CEILING WITH ATTIC SPACE	-
EXPOSED FLOOR	-
WALLS ABOVE GRADE	-
BASEMENT WALLS	-
SLAB	-
1.0000 MILLION U-VALUE	-
HEATED OR COOLING R.G.	-
FLOOR < 6.0000 R.G.	-
WINDOWS/DOORS	-
SKYLIGHTS	-
SPACE HEATING EQUIP. (U)	-
HRV (U)	-
WH. HEATER (B/F)	-
DWTR (U)	-
PENETRATION CALC	
AS PER SB-2	-
WALL AREA	-
PENETRATION AREA	-
TOTAL & OIL WALL AREA	-

DESIGN CRITERIA

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF

ROOF LOADS: ROOF LIVE LOAD - 44 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME: MCCULLOUGH

PROJECT NUMBER:

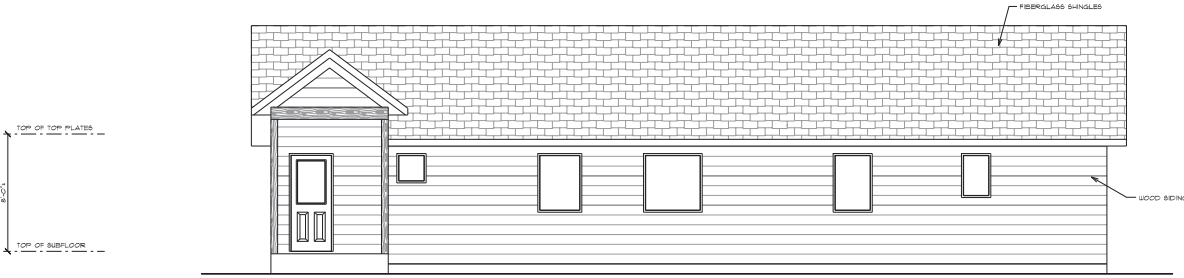
PROJECT TYPE:

RENO

SITE LOCATION:
1069 TRAFALGAR BAY RD
BALA

SCALE:	1/4" = 1'-0"	DRAWING NUMBER: A7
DWG. DATE:	2026-05-01	
DRAWN BY:		
CHECKED BY:	B. DECARLO	

ELEVATIONS



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOT TO SCALE



HALIBURTON, ONTARIO
(705) 451-8085
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- GENERAL NOTES:**
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 - STEP FOOTINGS ARE TO HAVE A MAX. RISE OF 23 5/8" AND A MIN. RUN OF 23 5/8" PER STEP AS PER O.B.C. 9.5.3.3.
 - COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. 9.3.1.6.
 - BACKFILL HEIGHTS FOR FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE 9.3.4.2A.
 - ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS HAVE 32"x40" UNITS UNLESS NOTED OTHERWISE. ALL OPENINGS TO HAVE R.E.G. ACCORD TO DRY. OPENING SIZES INCLUDE TRANSOMS.
 - ALL EQUIP. IS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
 - ALL DECK, STAIRS, LOFTS ETC. ARE TO HAVE GUARDS INSTALLED AS PER O.B.C. 9.8.1.1.
 - SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. 9.10.3.1 & 9.13.1.
 - VENTILATE ROOF TO NATO OF INSULATED CEILING AREA AS PER O.B.C. 9.13.2.
 - ATTICS ARE TO BE PROVIDED WITH AN INSUL. R-19 ACCESS 14"X14" MIN. 2 5/8"X24".
 - ELEVATION DRAWINGS ARE BASED ON CURRENT MATERIALS INFORMATION AND FINAL APPEARANCE MAY CHANGE DUE TO SUBSTITUTIONS IN MATERIALS.
 - THESE DRAWINGS ARE NOT TO BE SCALED, AND REPAIR THE PROPERTY OF HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE BUT MY TEAM.

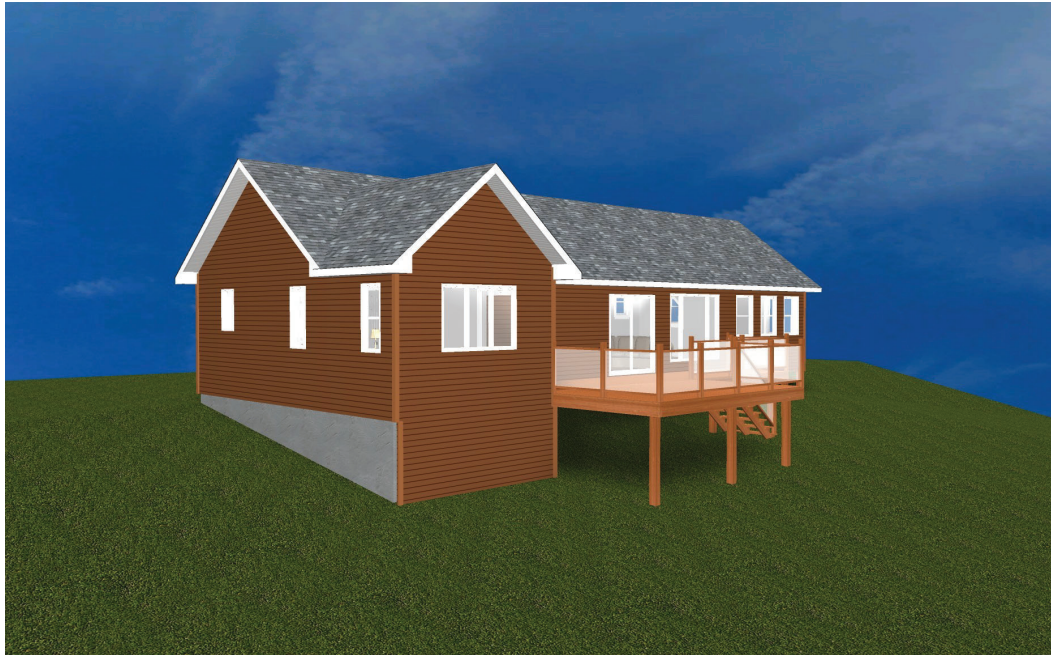
REV.	DATE	REVISION
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REGISTERED DESIGNER PROVINCE OF ONTARIO	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO
BEN DECARLO BCO# 36520	3637785 ONT. LTD. C/O HIGHLAND DESIGN BCO# 10400
DATE: _____	THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.
SIG: _____	

PROJECT INFORMATION:	
SB-2 SPECIFICATION MATRIX	
COMPLIANCE PACKAGE *	N. Y. VALUER
INSULATION COMPONENT	-
CEILING INSULATION SPACE	-
CEILING WITHOUT ATTIC SPACE	-
FOOTING FLOOR	-
WALLS ABOVE GRADE	-
BASEMENT WALLS	-
SLAB	-
1 ROOM BELOW GRADE	-
HEATING OR AIR-CONDITIONING	-
EDGE W/ ROOM B.G.	-
UNDOOR DOORS	-
EXTENSIVE	-
SPACE TREATING EQUIP. (N)	-
REV. (N)	-
DRIVE HEATER (EP)	-
DRIVE (N)	-
PERMEATION CALC.	-
AS PER SB-2	-
WALL AREA	-
PERMEATION AREA	-
TOTAL N. Y. WALL AREA	-

DESIGN CRITERIA
SB-1 DESIGN DATA - BRACKENRIDGE
FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 10 PSF
ROOF LOADS: ROOF LIVE LOAD - 44 PSF
ROOF DEAD LOAD - 10 PSF
ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:		MCCULLOUGH	
PROJECT NUMBER:			
PROJECT TYPE:			
RENO			
SITE LOCATION:			
1069 TRAFALGAR BAY RD BALA			
SCALE:	1/4" = 1'-0"		DRAWING NUMBER A7
DWG. DATE:	2026-08-28		
DRAWN BY:			
CHECKED BY:	B.DECARLO		



DRAWINGS



HALBURTON, ONTARIO
 (705) 451-8085
 info@highlanddesign.ca

- GENERAL NOTES:**
- ALL DRAWINGS, DIMENSIONS AND OPENING SIZES TO BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.
 - STEP FOOTINGS ARE TO HAVE A MAX. RISE OF 23 5/8" AND A MIN. RUN OF 23 5/8" PER STEP AS PER O.B.C. S.B.3.3.
 - COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. S.3.1.6.
 - BACKFILL HEIGHTS FOR FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE S.B.4.3.4.
 - ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS HAVE 32"x40" LINTLS UNLESS NOTED OTHERWISE. ALL OPENINGS TO HAVE R.E.G. ACCORD TO D.P.V. OPENING SIZES INCLUDE TRANSOMS.
 - ALL EQUIP. IS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
 - ALL DECK, STAIRS, LOFTS ETC ARE TO HAVE GUARDS INSTALLED AS PER O.B.C. S.B.4.10.1.
 - SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. S.D.10.3.1 & S.13.1.
 - VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. S.B.13.1.
 - ATTICS ARE TO BE PROVIDED WITH AN INSUL. & SEALED ACCESS HATCH 14" MIN. x 5'8" MIN.
 - ELEVATION DRAWINGS ARE BASED ON CURRENT MATERIALS INFORMATION AND FINAL APPEARANCE MAY CHANGE DUE TO SUBSTITUTIONS IN MATERIALS.
 - THESE DRAWINGS ARE NOT TO BE SCALED, AND REPRINTE THE PROPERTY OF HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE BY ANY MEANS.

REV.	N	DATE	REVISION
1			
2			
3			
4			
5			
6			

REGISTERED DESIGNER
 PROVINCE OF ONTARIO
 BEN DECARLO
 BORN: 1980
 DATE: _____
 SIG: _____

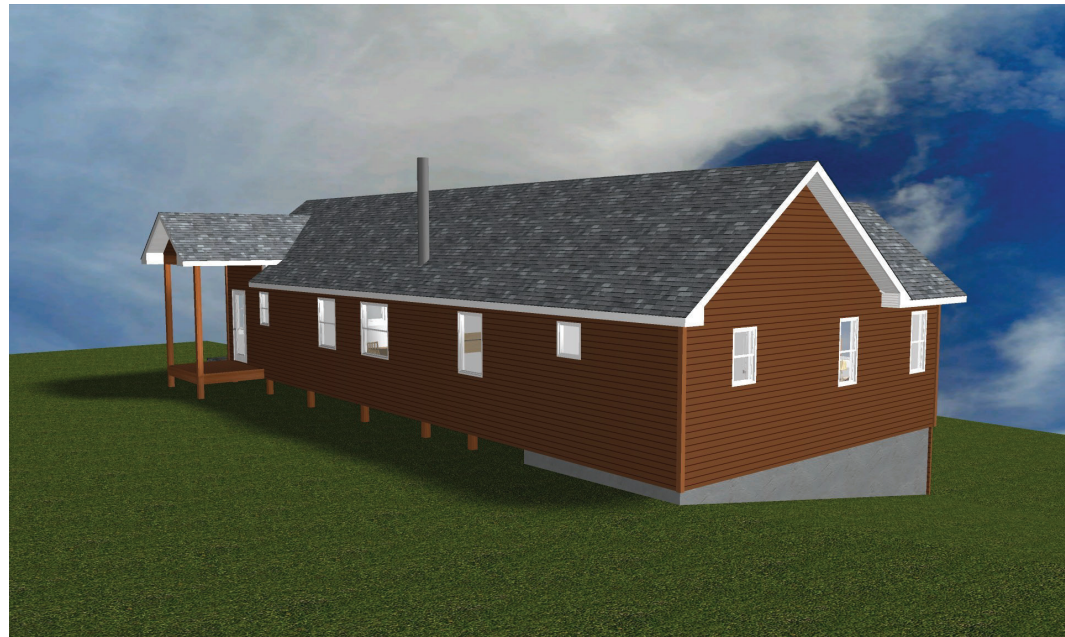
REGISTERED DESIGN FIRM
 PROVINCE OF ONTARIO
 BAYTRES ONT. LTD.
 C/O HIGHLAND DESIGN
 BORN: 1980
 THESE DRAWINGS ARE NOT
 CERTIFIED FOR PERMITS
 OR CONSTRUCTION UNLESS
 SIGNED AND DATED.

PROJECT INFORMATION:	
BB-10 SPECIFICATION MATRIX	
COMPLIANCE PACKAGE *	
INSULATION COMPONENT	SEPARATION
CEILING INSULATOR SPACE	+
CEILING WITHOUT ATTIC SPACE	+
FOOTING FLOOR	+
WALLS ABOVE GRADE	+
BASEMENT WALLS	+
SLAB	+
1st FLOOR BELOW GRADE	+
2nd FLOOR BELOW GRADE	+
EDGE W/ 1st FLOOR B.G.	+
UNDOOR DOORS	+
EXT DOORS	+
SPACE HEATING EQUIP. (N)	+
REV. (N)	+
DRIVE HEATER (EP)	+
DRIVE (N)	+
PERMEATION CALC.	+
AS PER BB-10	+
WALL AREA	+
PERMEATION AREA	+
TOTAL N. OF WALL AREA	+

DESIGN CRITERIA
 BB-1 DESIGN DATA - BRACKENRIDGE
 FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
 FLOOR DEAD LOAD - 10 PSF
 ROOF LOADS: ROOF LIVE LOAD - 44 PSF
 ROOF DEAD LOAD - 10 PSF
 ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
 DEAD LOAD - 10 PSF

CUSTOMER NAME: MCCULLOUGH
 PROJECT NUMBER:
 PROJECT TYPE: RENO
 SITE LOCATION: 1069 TRAFALGAR BAY RD
 BALA
 SCALE: 1/4" = 1'-0"
 DUG. DATE: 2024-05-01
 DRAWN BY:
 CHECKED BY: B.DECARLO
 DRAWING NUMBER: A1

FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE