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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES  
1 BAILEY STREET, P.O. BOX 129, PORT CARLING, ONTARIO P0B 1J0

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**TOWNSHIP OF MUSKOKA LAKES**  
**SITE PLAN REQUIREMENTS**

The following items are required:

- i) **All plans and signatures in black ink.**
- ii) Title, location, and name of owner.
- iii) A north arrow and scale (preferably at a scale of 1"=50' or larger).
- iv) An accurate plan of the entire property drawn to scale with no survey bars (not a plan of survey) based on a legal survey. Any drawings exceeding 11" x 17" or Studies / Reports are required to be submitted in digital format in addition to hard copy.
- v) Dimensions of the entire property; if large property, show enlargement of area to be developed (with dimensions of enlarged area).
- vi) Location and size of existing buildings/docks and distances from buildings to adjacent buildings, streets and property boundaries.
- vii) Location and size of proposed buildings/docks and distances from buildings to adjacent buildings, streets and property boundaries.
- viii) Signatures of all owners are required on the two (2) signing pages provided. Signatures must be witnessed and the witness must print their name below the signature.
- ix) A photo copy of the transfer of deed of land (first page of deed) or accurate registerable legal description of the subject property.
- x) Securities in the form of a Letter of Credit from a Chartered Bank or a certified cheque to cover the costs of all items of a public interest.

The following items are required where applicable:

**Residential:**

- i) Location and dimensions of all access driveways.
- ii) Parking and landing spaces and their dimensions.
- iii) Type of ground treatment for parking areas and entranceways.
- iv) Widths of traffic flow areas.
- v) Locations of existing rights-of-way or easements.
- vi) Location of watercourses and extent of floodplain (including flood elevation where applicable).
- vii) Proposed drainage patterns.
- viii) Location of existing trees and forested areas including shrubs or groupings thereof.
- ix) Location, extent, and type of proposed plantings.
- x) Location and extent of Shoreline Vegetative Buffer including a label stating "All Vegetation between the dwelling and the high water mark shall remain in its natural state."
- xi) Existing and proposed elevation where there will be a significant alteration to the existing grade or stormwater management plan is required.
- xii) Location of area for septic system and well.
- xiii) Proposed snow storage areas.
- xiv) Garbage storage location and type.
- xv) Location and height of exterior lighting including orientation. All lighting must be Dark Sky Compliant.



(Drawing Revised September 17, 2003)  
 (Drawing Revised October 23, 2003)

**Proposed  
 Site Plan  
 for**

**Joe River,  
 Muskoka**

<ul style="list-style-type: none"> <li>1. All work to be done in accordance with the Ontario Building Code.</li> <li>2. All work to be done in accordance with the Ontario Fire Code.</li> <li>3. All work to be done in accordance with the Ontario Electrical Code.</li> <li>4. All work to be done in accordance with the Ontario Plumbing Code.</li> <li>5. All work to be done in accordance with the Ontario Mechanical Code.</li> <li>6. All work to be done in accordance with the Ontario Land Use Act.</li> <li>7. All work to be done in accordance with the Ontario Planning Act.</li> <li>8. All work to be done in accordance with the Ontario Municipal Act.</li> <li>9. All work to be done in accordance with the Ontario Environmental Protection Act.</li> <li>10. All work to be done in accordance with the Ontario Parks and Conservation Act.</li> <li>11. All work to be done in accordance with the Ontario Heritage Act.</li> <li>12. All work to be done in accordance with the Ontario Access to Information Act.</li> <li>13. All work to be done in accordance with the Ontario Freedom of Information Act.</li> <li>14. All work to be done in accordance with the Ontario Access to Information Act.</li> <li>15. All work to be done in accordance with the Ontario Freedom of Information Act.</li> </ul>
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Date: September 2003  
 Drawn by: Mark Jones  
 Scale: 1" = 200'-0"

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