



Box 129, Port Carling, ON, POB 1JO
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
PLANNING COMMITTEE

**NOTICE OF COMPLETE APPLICATION
AND
NOTICE OF PUBLIC MEETING**

This notice has been sent to you for your information and does not require any response unless you wish to make one.

TAKE NOTICE THAT the Council for The Corporation of the Township of Muskoka Lakes will be considering the following proposed Amendment to Zoning By-Law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

Public Meeting Date: December 14, 2023 at 9:00 a.m.

File and By-law #.: ZBA-32/23, By-law 2023-121

Roll #: 4-28-082

Civic Address: 152 Island R60 (Tobins Island)

Owner: Edward Swerhone and Christine Finley, 205 Wanless Ave., Toronto ON, M4N 1W5

Legal Description: Part of Lot 2, Concession A, Tobins Island, Part 1, Plan 35R-14287, Parts 1, 3, and 5, Plan 35R-25776, (Medora)

Lake/River: Lake Rosseau

Zoning: Waterfront Residential (WR3) & Open Space - Private (OS2)

Zoning Schedule: 22

EXPLANATION OF THE PURPOSE AND EFFECT: A Zoning By-law Amendment Application has been submitted to permit a land-based sleeping cabin with a floor area of 850 square feet. Please note that the existing two storey boathouse on the subject property contains an upper level dwelling.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	4.1.6 ii.	Maximum Floor Area – Sleeping Cabin	650 sq. ft.	850 sq. ft.

A key map of the property, the applicant’s site plan and any drawings, and a draft of By-law 2023-121 are included in this notice.

TAKE FURTHER NOTICE THAT this public meeting will be held in a hybrid forum with both electronic participation via ZOOM, and in-person participation for those wishing to attend in person. **The meeting will be held in the Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario and will commence at 9:00 a.m.** More information about viewing and/or participating via ZOOM is included in this Notice and can be found on our website at www.muskokalakes.ca. Members of the public may

also observe the proceedings by accessing the live webcast at www.muskokalakes.ca. If the live webcast fails, the meeting recording will be posted at <https://muskokalakes.civicweb.net/Portal/>.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Application is available from 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, by Fax at (705) 765-6755, or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

Please quote the file number noted above.

ANY PERSON may make verbal representation by participating either in person or via the ZOOM meeting and/or may make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed zoning by-law amendment. Comments can be submitted by emailing planning@muskokalakes.ca or by regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 1 Bailey St., Port Carling.

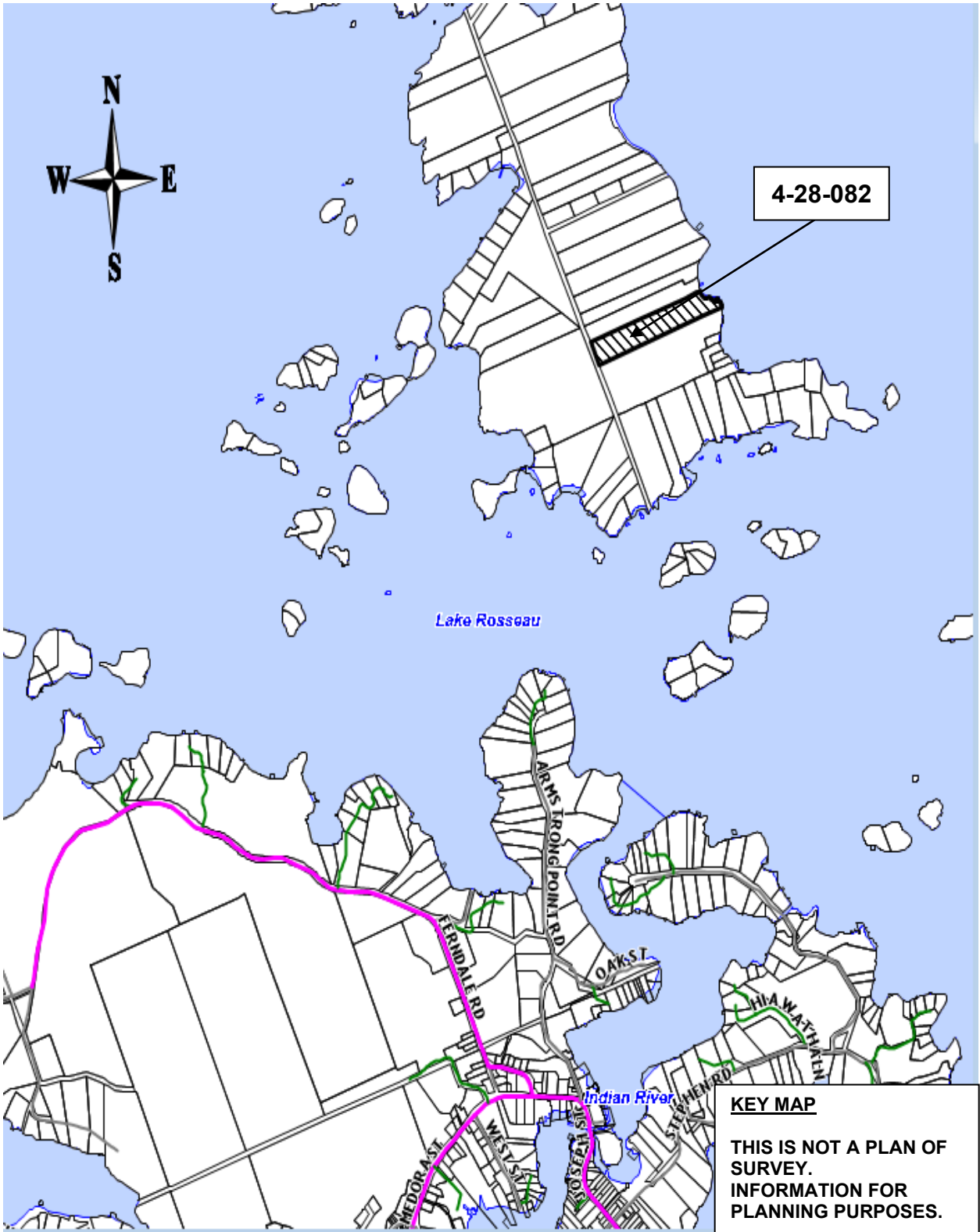
IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes 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.

NOTICE OF PASSING: If you wish to be notified of the decision of Council on the proposed zoning by-law amendment, you must make a written request to the Township of Muskoka Lakes.

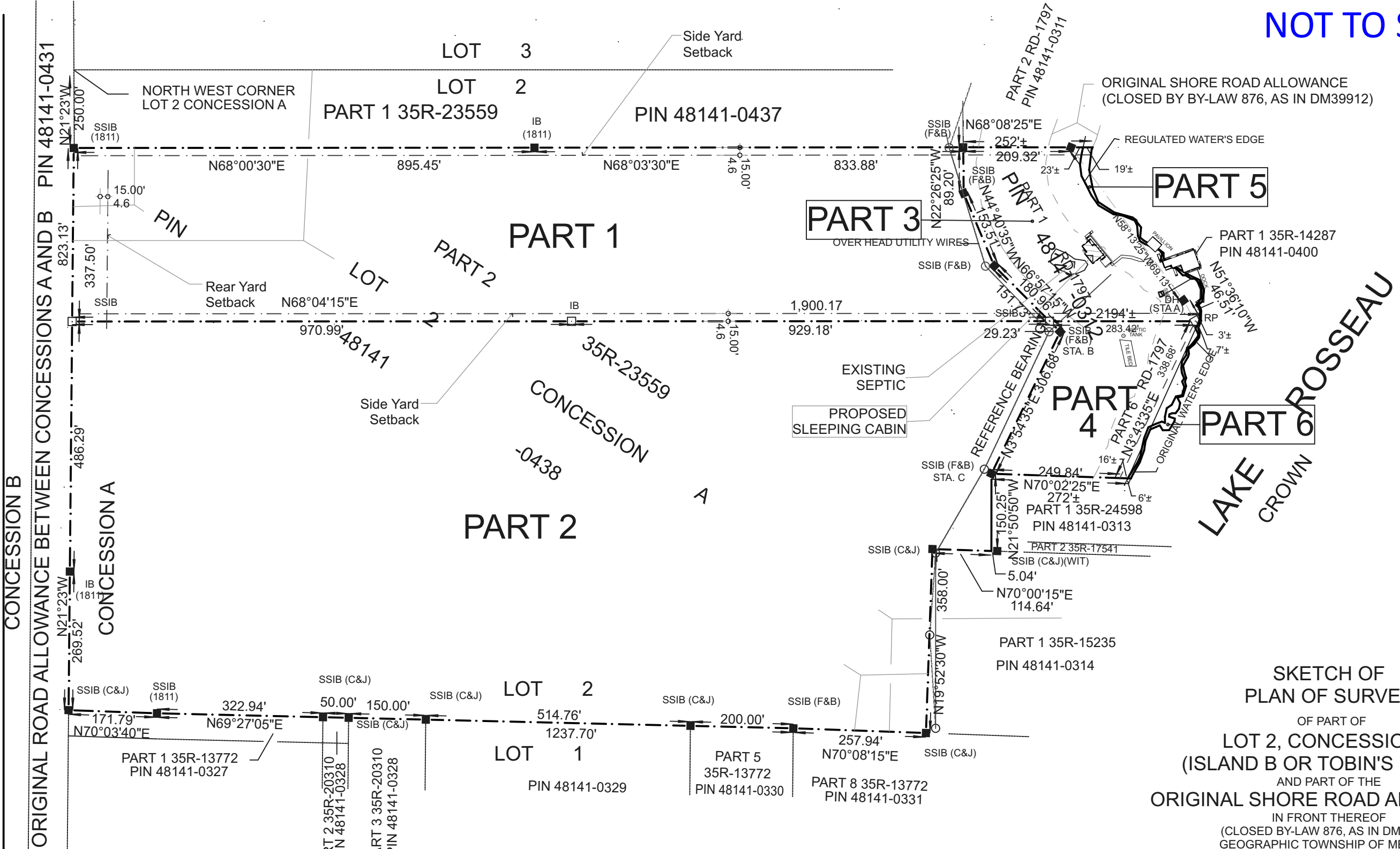
DATED at the Corporation of the Township of Muskoka Lakes this 23rd day of November, 2023.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

KEY MAP

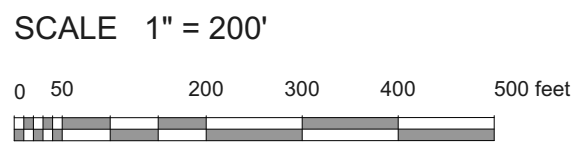


NOT TO SCALE



SITE INFORMATION:

Zone:	WR3 & OS2
Total Site Area:	700,515 sf. +/- (16.1 acre)(65,080 m2)
Total Site Area 200' from the Water's Edge:	87,350 sf. +/- (2.01 acre)(8,115 m2)
Allowable Coverage (10%):	8,735 sf. (811.5 m2)
Ext'g. Boathouse Coverage:	1,916 sf. (178.0 m2)
Ext'g. Pavillion Coverage:	410 sf. (38.1 m2)
Ext'g. Shed Coverage:	42 sf. (3.9 m2)
Total Existing Coverage:	2,368 sf. (220.0 m2)(2.7%)
Max. Building Hgt.:	35 ft. (10.7 m)
Existing Boathouse Hgt.:	22.89 ft. (6.98 m)
Max. Accessory Building Hgt.:	20 ft. (6.1 m)
Proposed Sleeping Cabin Coverage:	850.0 sf. (78.97 m2)
Proposed Sleeping Cabin Hgt.:	19.92 ft. (6.07 m)
Total Proposed Coverage:	3,218.0 sf. (299.0 m2)(3.7%)



DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SKETCH OF
PLAN OF SURVEY
OF PART OF
LOT 2, CONCESSION A
(ISLAND B OR TOBIN'S ISLAND)
AND PART OF THE
ORIGINAL SHORE ROAD ALLOWNACE
IN FRONT THEREOF
(CLOSED BY-LAW 876, AS IN DM39912)
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE: 1"=200'

INFORMATION TAKEN FROM
CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
SEPTEMBER 2018 & AUGUST 2022

CONCESSION B

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS A AND B PIN 48141-0431

CONCESSION A

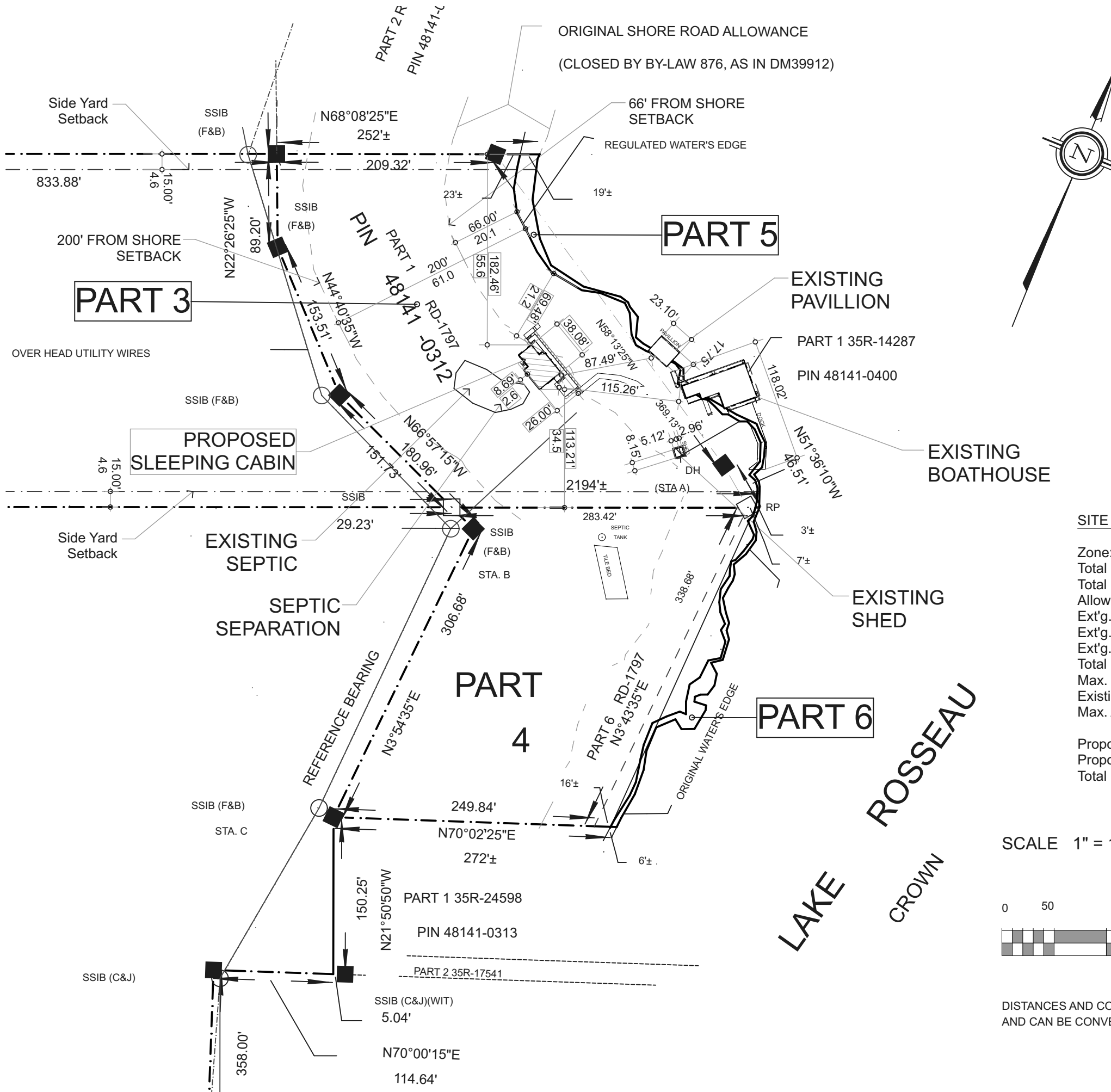
DATE	2023-08-10
------	------------

DRAWING TITLE:	Site Plan Overall, Option Br3-MV
PROJECT:	Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON
PROJECT No.:	22109
SCALE:	AS NOTED

All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.
Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

Garniss Designs
Clinton Garniss, Arch. Designer
228 Meltran Dr.
Cambridge, ON, N3C 4E5
Ph. 519-249-1002
Email: cgarniss@gmail.com
BCIN DESIGNER # 26228
BCIN FIRM # 120066

SK1



**SKETCH OF
PLAN OF SURVEY**
OF PART OF
**LOT 2, CONCESSION A
(ISLAND B OR TOBIN'S ISLAND)**
AND PART OF THE
ORIGINAL SHORE ROAD ALLOWNACE
IN FRONT THEREOF
(CLOSED BY-LAW 876, AS IN DM39912)
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

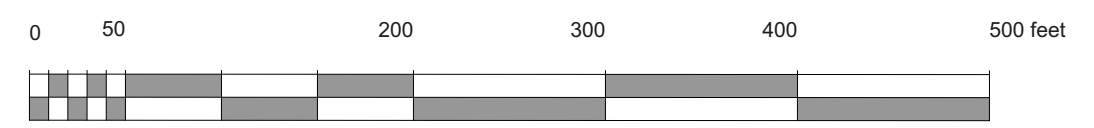
SCALE: 1"=100'

INFORMATION TAKEN FROM
CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
SEPTEMBER 2018 & AUGUST 2022

SITE INFORMATION:

Zone:	WR3 & OS2
Total Site Area:	700,515 sf.+/- (16.1 acre)(65,080 m2)
Total Site Area 200' from the Water's Edge:	87,350 sf.+/- (2.01 acre)(8,115 m2)
Allowable Coverage (10%):	8,735 sf. (811.5 m2)
Ext'g. Boathouse Coverage:	1,916 sf. (178.0 m2)
Ext'g. Pavillion Coverage:	410 sf. (38.1 m2)
Ext'g. Shed Coverage:	42 sf. (3.9 m2)
Total Existing Coverage:	2,368 sf. (220.0 m2)(2.7%)
Max. Building Hgt.:	35 ft. (10.7 m)
Existing Boathouse Hgt.:	22.89 ft. (6.98 m)
Max. Accessory Building Hgt.:	20 ft. (6.1 m)
Proposed Sleeping Cabin Coverage:	850.0 sf. (78.97 m2)
Proposed Sleeping Cabin Hgt.:	19.92 ft. (6.07 m)
Total Proposed Coverage:	3,218.0 sf. (299.0 m2)(3.7%)

SCALE 1" = 100'



DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET
AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

NOT TO SCALE

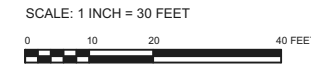
DATE	2023-08-10
DRAWING TITLE:	Site Plan Partial, Option Br3-MV
PROJECT:	Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON
PROJECT NO.:	22109
SCALE:	AS NOTED

All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.
Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

Garniss Designs

Clinton Garniss, Arch. Designer
 228 Melran Dr.
 Cambridge, ON, N3C 4E5
 Ph. 519-249-1002
 Email: cgarniss@gmail.com
 BCIN DESIGNER # 26228
 BCIN FIRM # 120066

NOT TO SCALE



LEGEND
 ▲ DENOTES BENCHMARK.
 --- DENOTES CONTOUR.
 ~~~ DENOTES TREE LINE EDGE.

**SITE INFORMATION:**

Zone: WR3 & OS2  
 Total Site Area: 700,515 sf. +/- (16.1 acre)(65,080 m<sup>2</sup>)  
 Total Site Area 200' from the Water's Edge: 87,350 sf. +/- (2.01 acre)(8,115 m<sup>2</sup>)  
 Allowable Coverage (10%): 8,735 sf. (811.5 m<sup>2</sup>)  
 Ext'g. Boathouse Coverage: 1,916 sf. (178.0 m<sup>2</sup>)  
 Ext'g. Pavillion Coverage: 410 sf. (38.1 m<sup>2</sup>)  
 Ext'g. Shed Coverage: 42 sf. (3.9 m<sup>2</sup>)  
 Total Existing Coverage: 2,368 sf. (220.0 m<sup>2</sup>)(2.7%)  
 Max. Building Hgt.: 35 ft. (10.7 m)  
 Existing Boathouse Hgt.: 22.89 ft. (6.98 m)  
 Max. Accessory Building Hgt.: 20 ft. (6.1 m)

Proposed Sleeping Cabin Coverage: 850.0 sf. (78.97 m<sup>2</sup>)  
 Proposed Sleeping Cabin Hgt.: 19.92 ft. (6.07 m)  
 Total Proposed Coverage: 3,218.0 sf. (299.0 m<sup>2</sup>)(3.7%)

**TOPOGRAPHIC SKETCH**

OF PART OF  
**LOT 2, CONCESSION A**  
 (ISLAND B OR TOBIN'S ISLAND)  
 AND PART OF THE  
**ORIGINAL SHORE ROAD ALLOWNACE**  
 IN FRONT THEREOF  
 (CLOSED BY-LAW 876, AS IN DM39912)  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
**TOWNSHIP OF MUSKOKA LAKES**  
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE: 1"=30'

INFORMATION TAKEN FROM  
 CHAPPLE, GALBRAITH SURVEYORS LTD.  
 ONTARIO LAND SURVEYORS  
 AUGUST 2022

DATE  
 2023-08-10

SK3

DRAWING TITLE:  
 Site Plan Topographic, Option Br3-MV

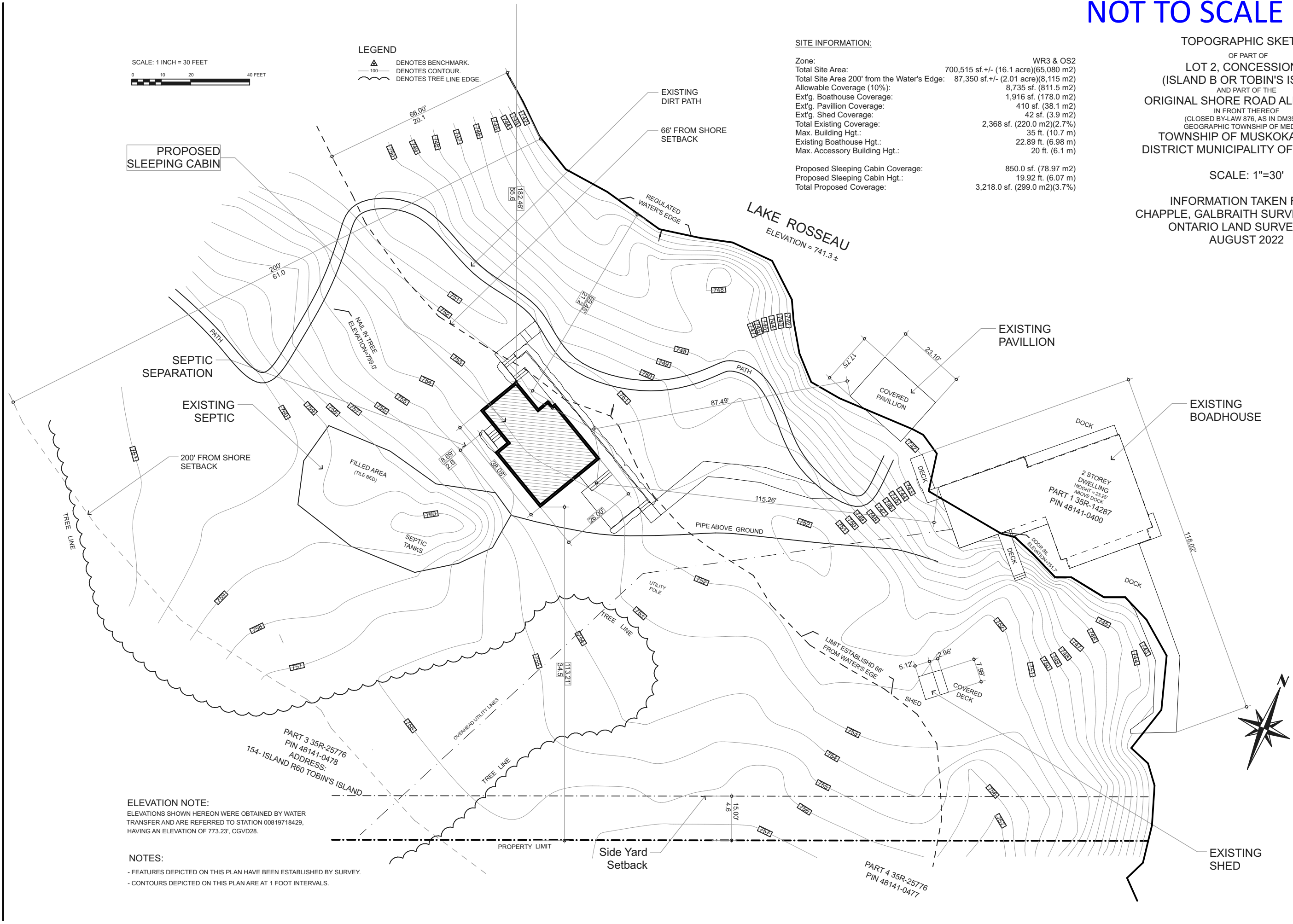
PROJECT:  
 Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON

SCALE:  
 AS NOTED

All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.

Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

**Garniss Designs**  
 Clinton Garniss, Arch. Designer  
 228 Melran Dr.  
 Cambridge, ON, N3C 4E5  
 Ph. 519-249-1002  
 Email: cgarniss@gmail.com  
 BCIN DESIGNER # 26228  
 BCIN FIRM # 120066



**PROPOSED SLEEPING CABIN**

**SEPTIC SEPARATION**

**EXISTING SEPTIC**

**200' FROM SHORE SETBACK**

**FILLED AREA (TILE BED)**

**SEPTIC TANKS**

**EXISTING DIRT PATH**

**66' FROM SHORE SETBACK**

**LAKE ROSSEAU**  
 ELEVATION = 741.3 ±

**EXISTING PAVILLION**

**EXISTING BOATHOUSE**

**2 STOREY DWELLING**  
 HEIGHT = 23.25' ABOVE DOCK  
 PART 1 35R-14287  
 PIN 48141-0400

**DOCK**

**UTILITY POLE**

**TREE LINE**

**LIMIT ESTABLISHED 66' FROM WATER'S EDGE**

**TREE LINE**

**OVERHEAD UTILITY LINES**

**PROPERTY LIMIT**

**Side Yard Setback**

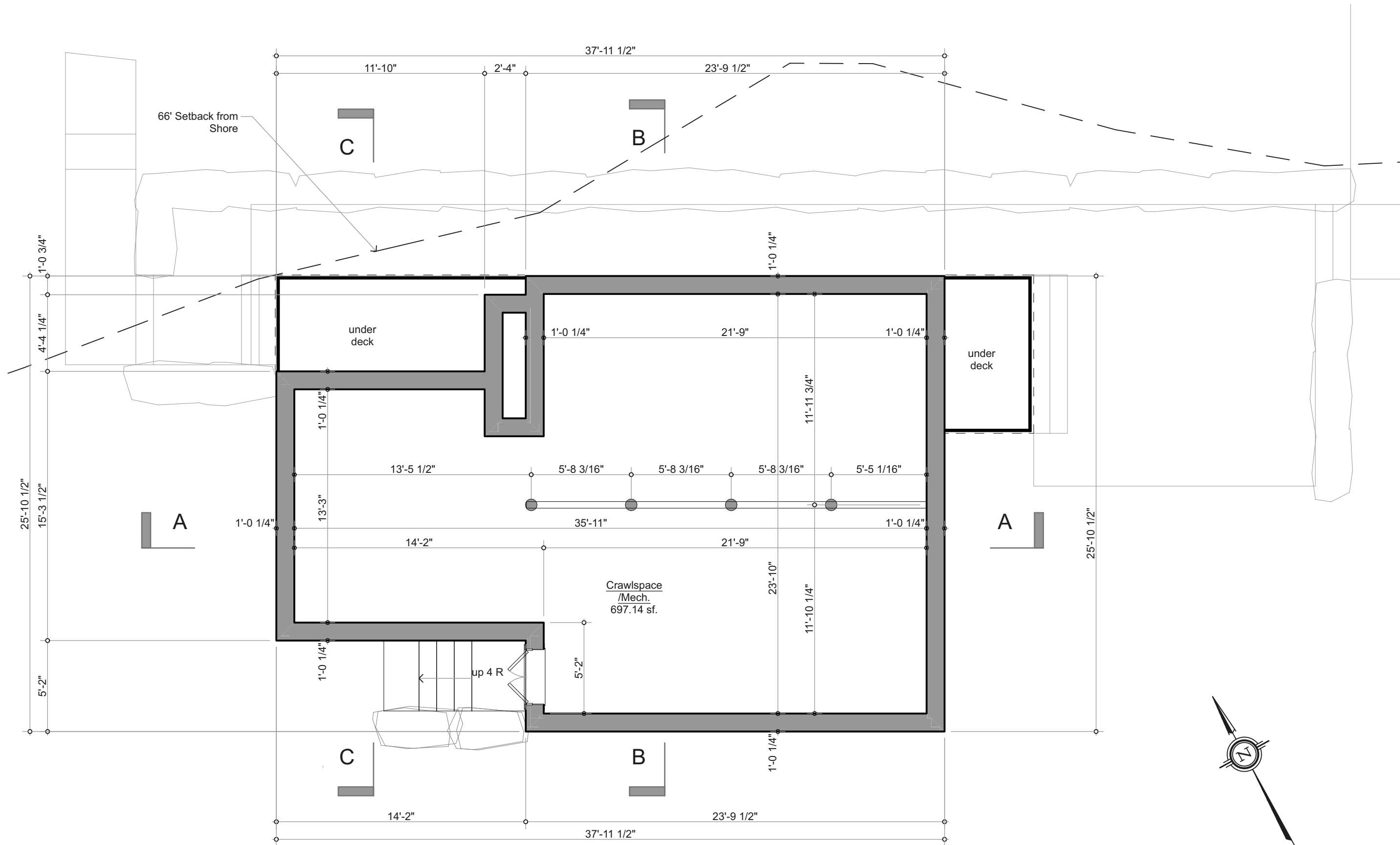
**EXISTING SHED**

**ELEVATION NOTE:**  
 ELEVATIONS SHOWN HEREON WERE OBTAINED BY WATER TRANSFER AND ARE REFERRED TO STATION 00819718429, HAVING AN ELEVATION OF 773.23', CGVD28.

**NOTES:**  
 - FEATURES DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BY SURVEY.  
 - CONTOURS DEPICTED ON THIS PLAN ARE AT 1 FOOT INTERVALS.



# FOR INFORMATIONAL PURPOSES ONLY

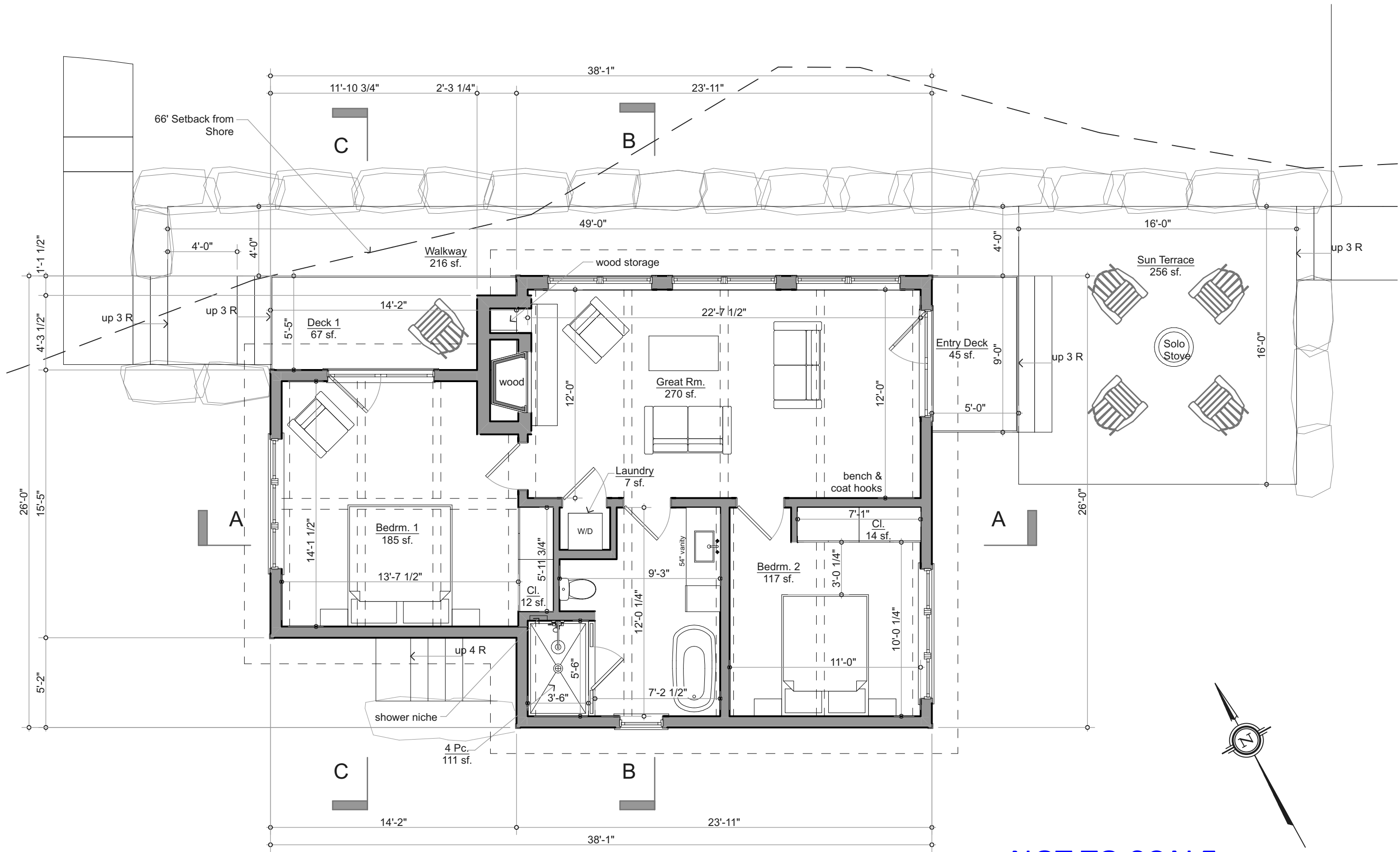


**Crawlspace Plan**  
3/16"=1'-0"

**NOT TO SCALE**

|                                                                                                                                                                                                                     |                                                                                                                       |                                                                                            |                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------|
| <p><b>Garniss Designs</b><br/>Clinton Garniss, Arch. Designer<br/>228 Melran Dr.<br/>Cambridge, ON, N3C 4E5<br/>Ph. 519-249-1002<br/>Email. egarniss@gmail.com<br/>BCIN DESIGNER # 26228<br/>BCIN FIRM # 120066</p> | <p>All work performed &amp; materials supplied shall comply with the latest edition of the Ontario Building Code.</p> | <p>DRAWING TITLE:<br/><b>Crawlspace Plan, Option Br3-MV</b></p>                            | <p>DATE:<br/>2023-08-10</p> |
|                                                                                                                                                                                                                     | <p>Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.</p>          | <p>PROJECT:<br/><b>Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON</b></p> | <p>SCALE:<br/>AS NOTED</p>  |

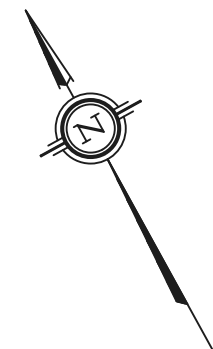
# FOR INFORMATIONAL PURPOSES ONLY



First Floor Plan  
3/16"=1'-0"

G.F.A = 849.98 sf.

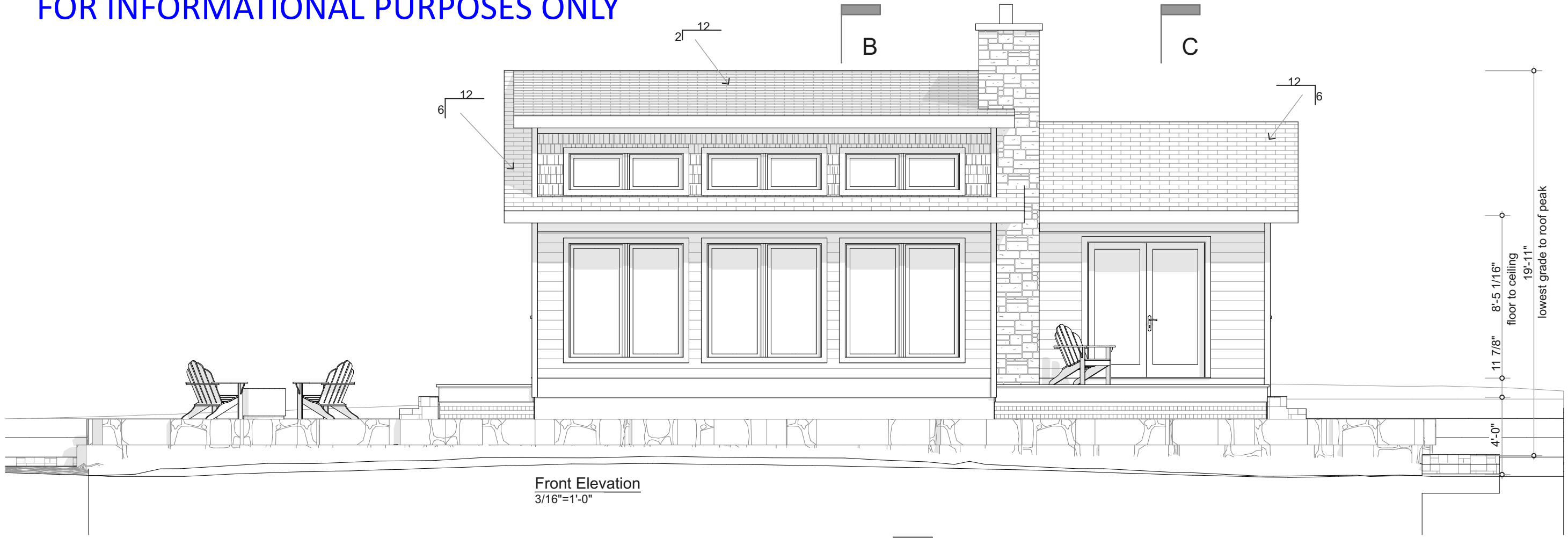
NOT TO SCALE



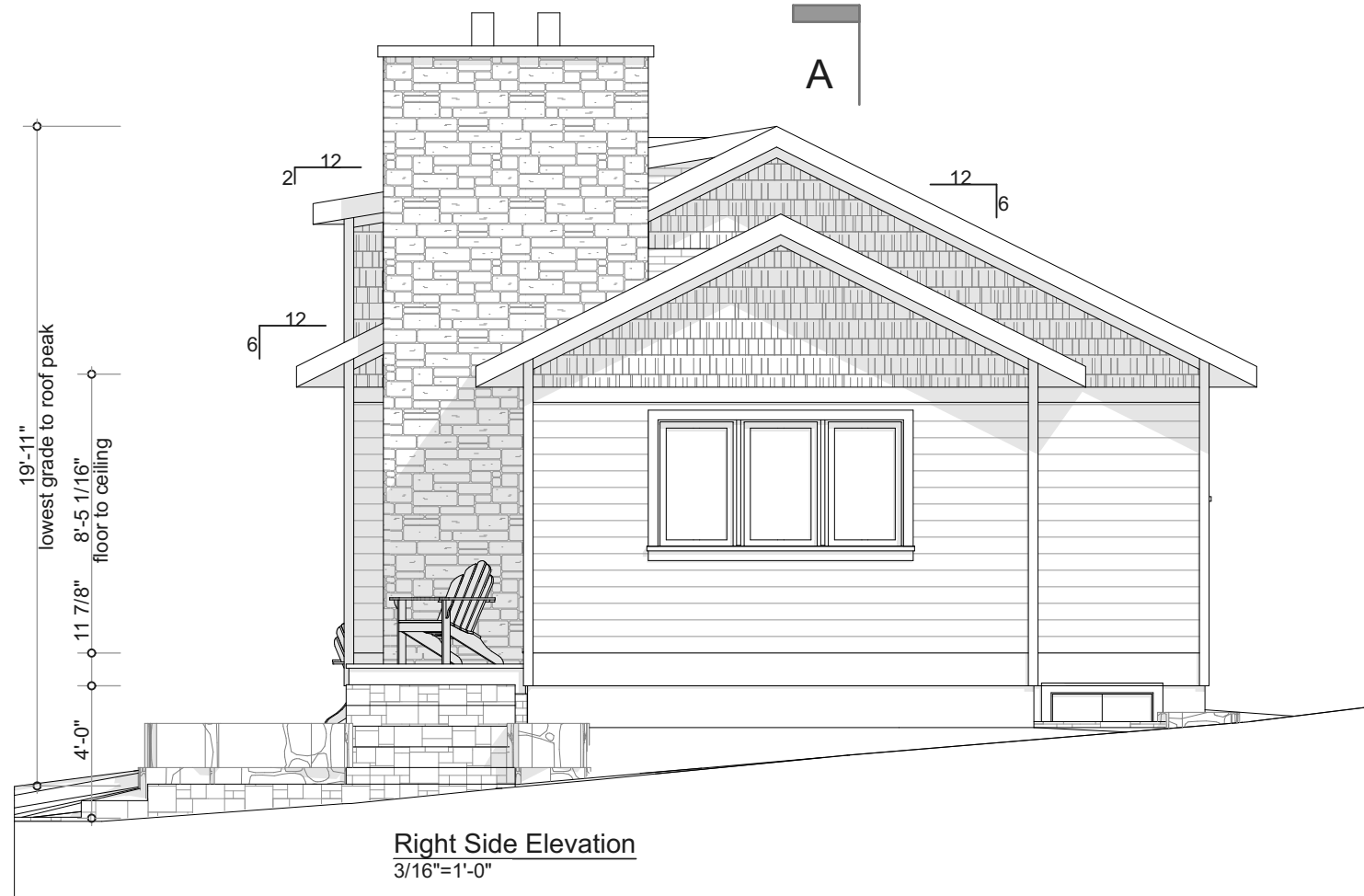
|                                                                                                                                                                                                       |                                                                                                                                                                                                                     |                                                          |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------|
| <b>Garniss Designs</b><br>Clinton Garniss, Arch. Designer<br>228 Melran Dr.<br>Cambridge, ON, N3C 4E5<br>Ph. 519-249-1002<br>Email: cgarniss@gmail.com<br>BCIN DESIGNER # 26228<br>BCIN FIRM # 120066 | All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.<br>Contractor to confirm all existing measurements on site and inform the designer of any discrepancies. | DRAWING TITLE:<br><b>First Floor Plan, Option Br3-MV</b> | DATE:<br>2023-08-10 |
|                                                                                                                                                                                                       | PROJECT:<br><b>Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON</b>                                                                                                                                  | SCALE:<br>AS NOTED                                       | PROJECT No.: 22109  |



FOR INFORMATIONAL PURPOSES ONLY



Front Elevation  
3/16"=1'-0"



Right Side Elevation  
3/16"=1'-0"

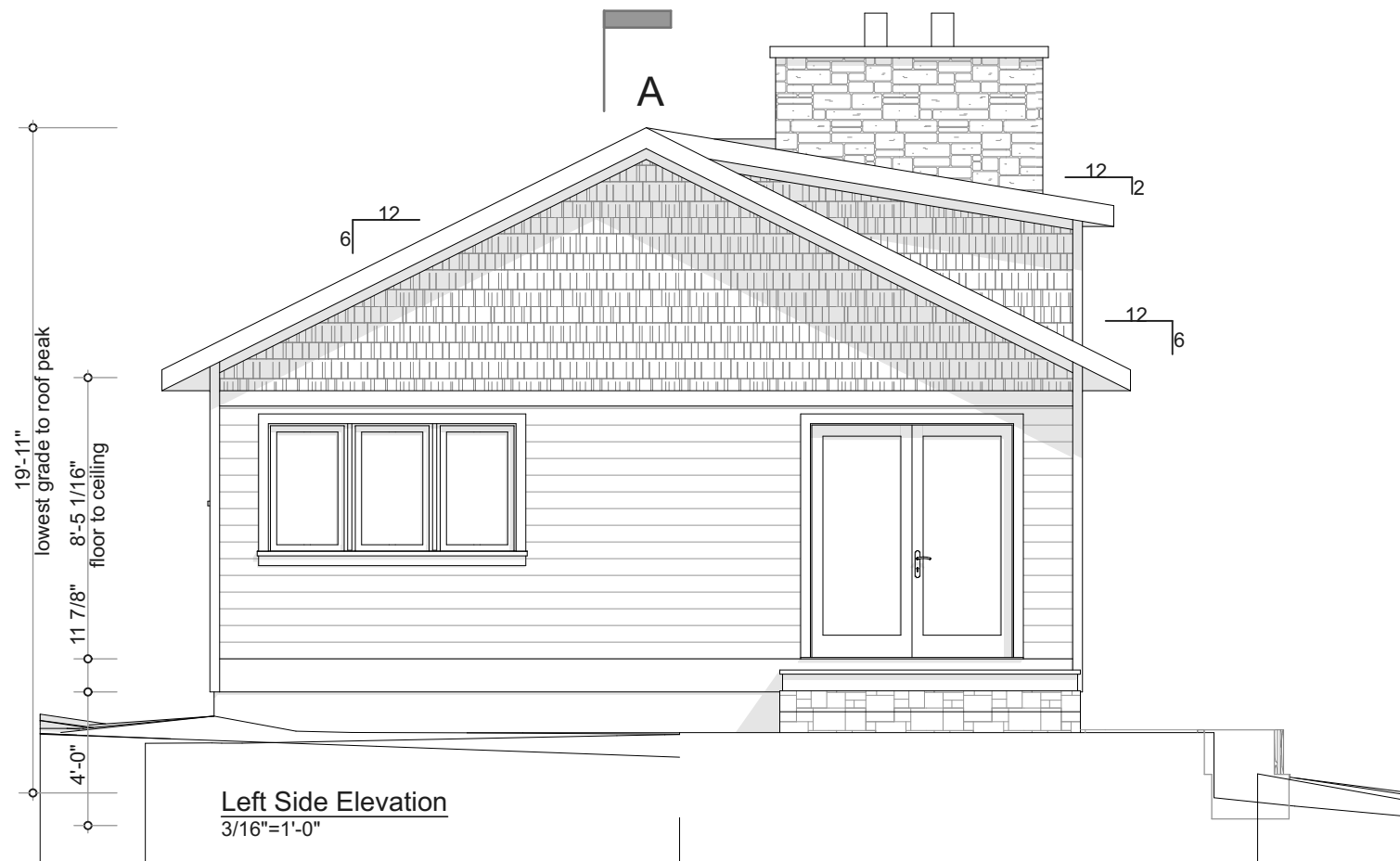
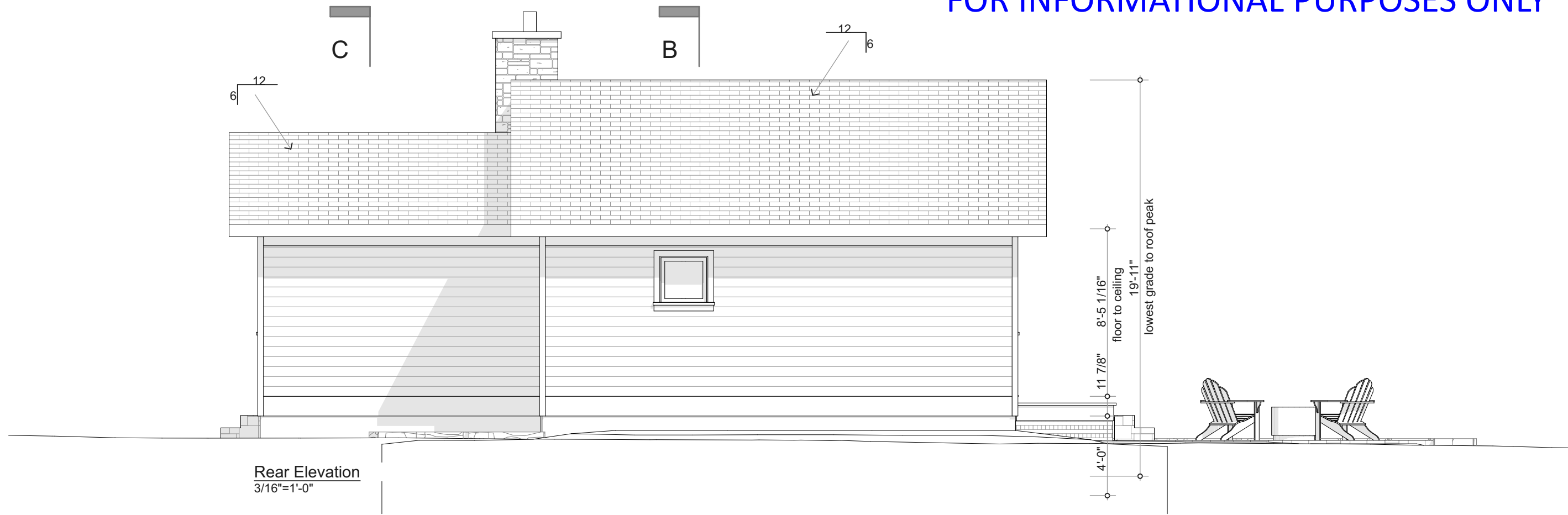
NOT TO SCALE

|                                                                                                                                                                                                                     |                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <p><b>Garniss Designs</b><br/>Clinton Garniss, Arch. Designer<br/>228 Melran Dr.<br/>Cambridge, ON. N3C 4E5<br/>Ph. 519-249-1002<br/>Email. cgarniss@gmail.com<br/>BCIN DESIGNER # 26228<br/>BCIN FIRM # 120066</p> | <p>DATE<br/>2023-08-10</p>                                                 |
|                                                                                                                                                                                                                     | <p>DRAWING TITLE:<br/>Front &amp; Right Side Elevations, Option Br3-MV</p> |
| <p>PROJECT:<br/>Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON</p>                                                                                                                                 | <p>SCALE:<br/>AS NOTED</p>                                                 |
| <p>PROJECT No: 22109</p>                                                                                                                                                                                            | <p>SK6</p>                                                                 |

All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.

Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

FOR INFORMATIONAL PURPOSES ONLY

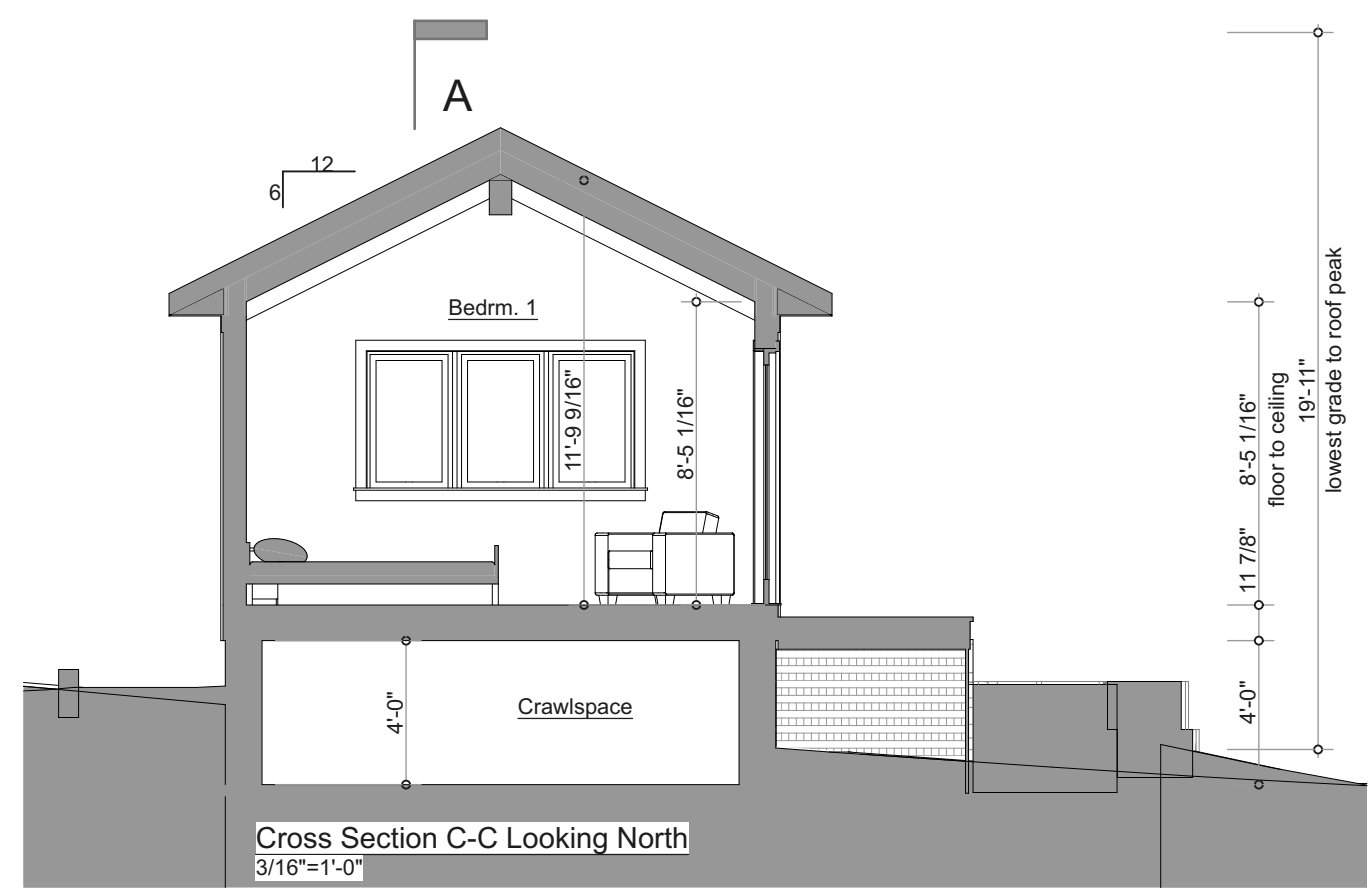
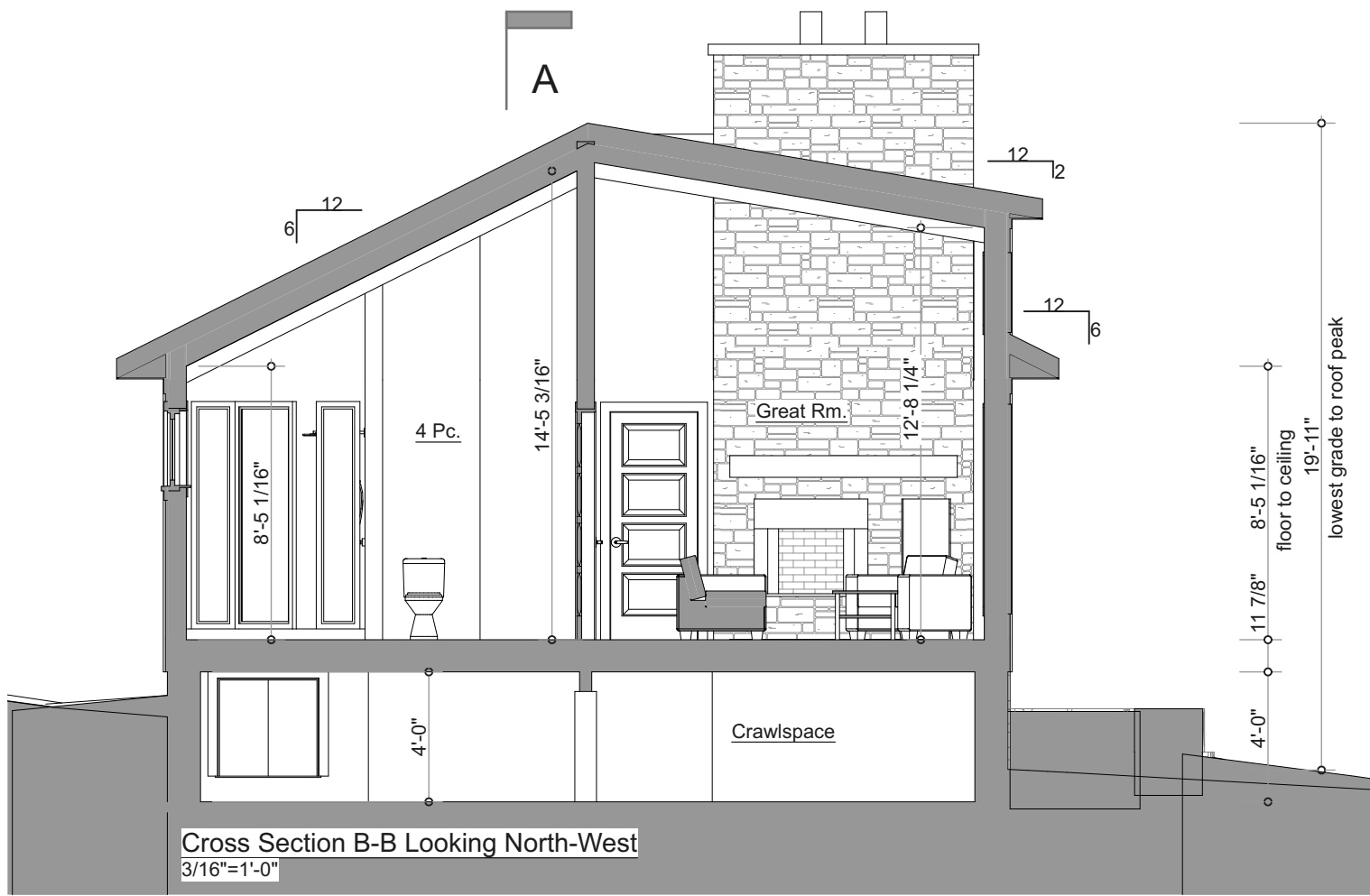
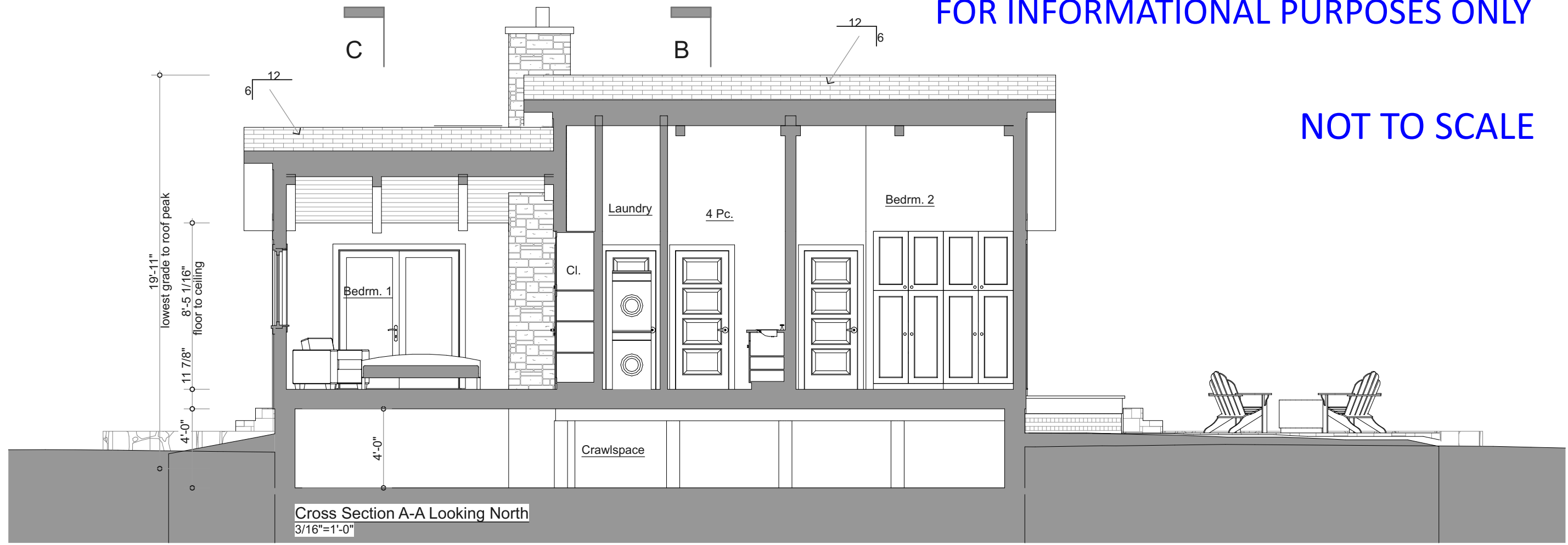


NOT TO SCALE

|                                                                                                                                                                                                       |                                                                                                                                                                                                                     |                                                                         |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------|
| <b>Garniss Designs</b><br>Clinton Garniss, Arch. Designer<br>228 Melran Dr.<br>Cambridge, ON. N3C 4E5<br>Ph. 519-249-1002<br>Email. cgarniss@gmail.com<br>BCIN DESIGNER # 26228<br>BCIN FIRM # 120066 | All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.<br>Contractor to confirm all existing measurements on site and inform the designer of any discrepancies. | DRAWING TITLE:<br><b>Rear &amp; Left Side Elevations, Option Br3-MV</b> | DATE:<br>2023-08-10 |
|                                                                                                                                                                                                       | PROJECT:<br><b>Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON</b>                                                                                                                                  | SCALE:<br>AS NOTED                                                      | PROJECT No: 22109   |

FOR INFORMATIONAL PURPOSES ONLY

NOT TO SCALE



|                                                                                                                                                                                                       |                                                                                                                                                                                                                     |                                                        |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------|
| <b>Garniss Designs</b><br>Clinton Garniss, Arch. Designer<br>228 Melran Dr.<br>Cambridge, ON, N3C 4E5<br>Ph. 519-249-1002<br>Email: cgarniss@gmail.com<br>BCIN DESIGNER # 26228<br>BCIN FIRM # 120066 | All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.<br>Contractor to confirm all existing measurements on site and inform the designer of any discrepancies. | DRAWING TITLE:<br><b>Cross Sections, Option Br3-MV</b> | DATE:<br>2023-08-10 |
|                                                                                                                                                                                                       | PROJECT:<br><b>Finlay-Swerhorne, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON</b>                                                                                                                                 | SCALE:<br>AS NOTED                                     | <b>SK8</b>          |
|                                                                                                                                                                                                       | PROJECT No: 22109                                                                                                                                                                                                   |                                                        |                     |

**THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES**

**BY-LAW 2023-121**

Being a By-law to amend Comprehensive Zoning By-law 2014-14, 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:**

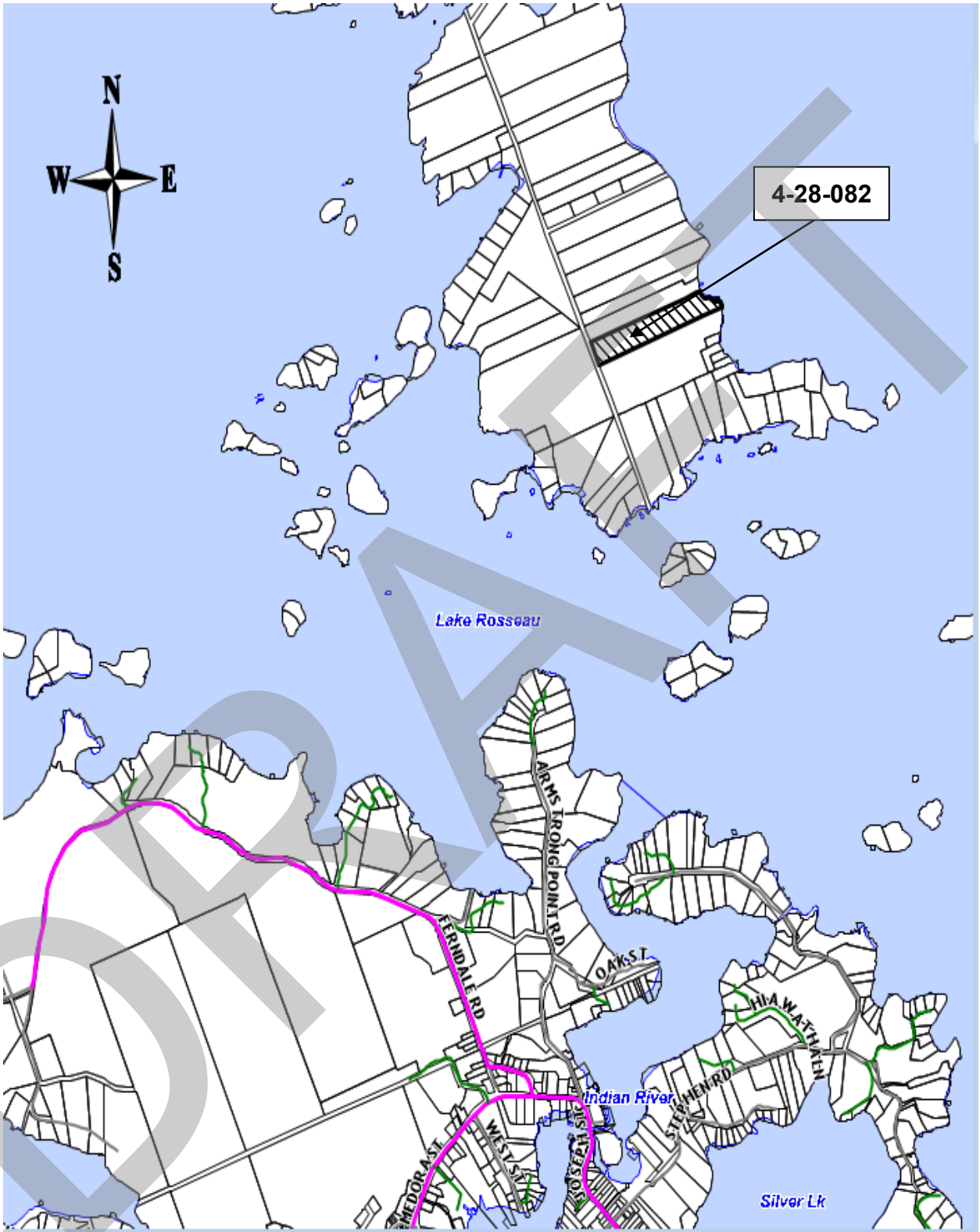
1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
  - 87-3002 i) The land affected by this amendment is described as Part of Lot 2, Concession A, Tobins Island (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 1, Plan 35R-14287, and Parts 1, 3, and 5, Plan 35R-25776, as shown hatched on Schedule I to By-law 2023-121.
  - ii) Despite the provisions of Section 4.1.6 ii. of By-law 2014-14, as amended, for those lands described above, the maximum floor area for a sleeping cabin shall be 850 square feet, as shown in the location and extent on Schedules II and III to By-law 2023-121.
2. Schedules I, II and III 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 2023-121 and By-law 2014-14, as amended, the provisions of By-law 2023-121 shall apply.

Read a **first, second and third time** and **finally passed** this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Peter Kelley, Mayor

\_\_\_\_\_  
Crystal Paroschy, Clerk

**SCHEDULE I TO BY-LAW 2023-121**



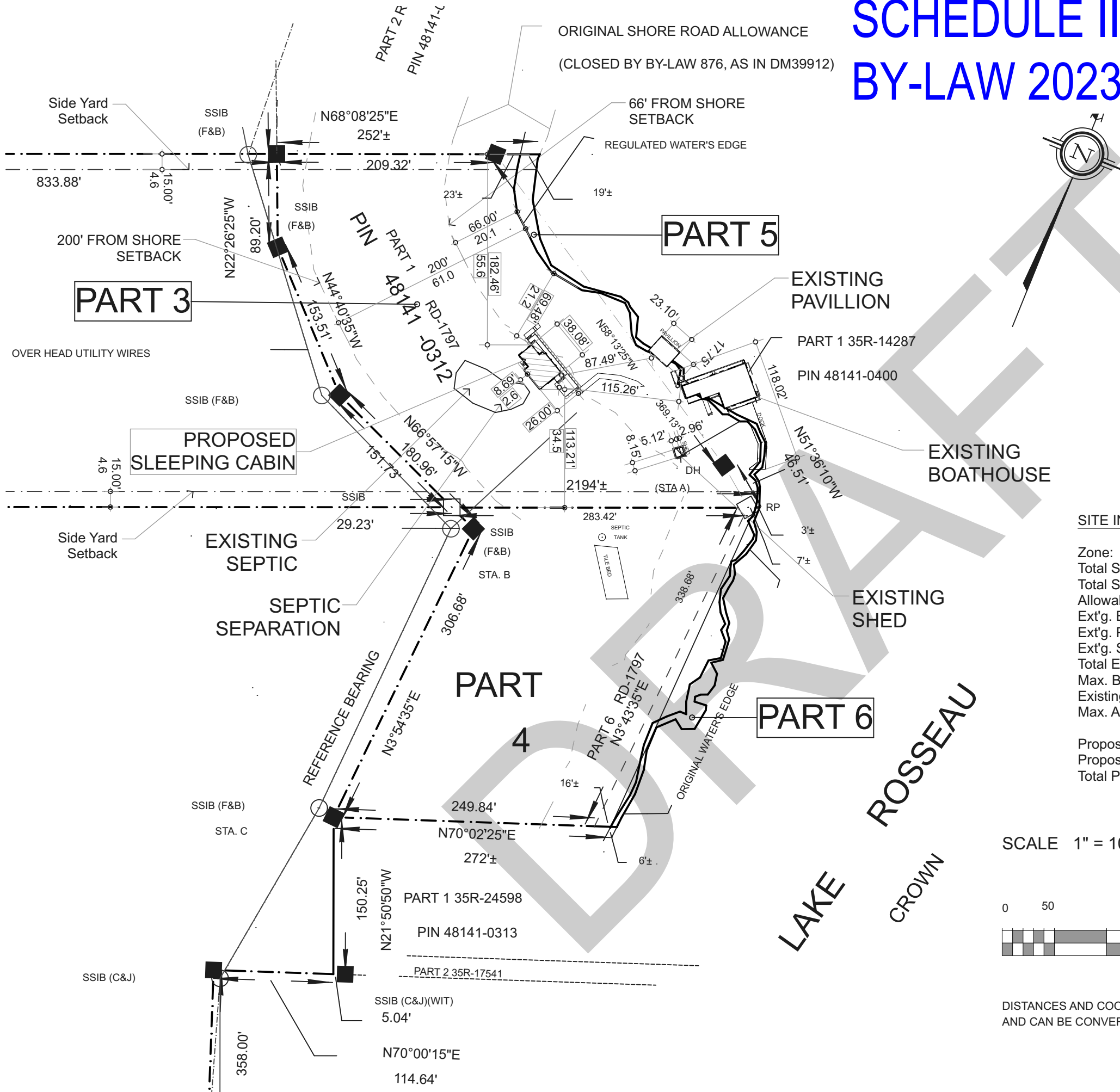
# SCHEDULE II TO BY-LAW 2023-121

## SKETCH OF PLAN OF SURVEY

OF PART OF  
**LOT 2, CONCESSION A (ISLAND B OR TOBIN'S ISLAND)**  
 AND PART OF THE  
**ORIGINAL SHORE ROAD ALLOWNACE**  
 IN FRONT THEREOF  
 (CLOSED BY-LAW 876, AS IN DM39912)  
 GEOGRAPHIC TOWNSHIP OF MEDORA  
**TOWNSHIP OF MUSKOKA LAKES**  
 DISTRICT MUNICIPALITY OF MUSKOKA

SCALE: 1"=100'

INFORMATION TAKEN FROM  
**CHAPPLE, GALBRAITH SURVEYORS LTD.**  
 ONTARIO LAND SURVEYORS  
 SEPTEMBER 2018 & AUGUST 2022

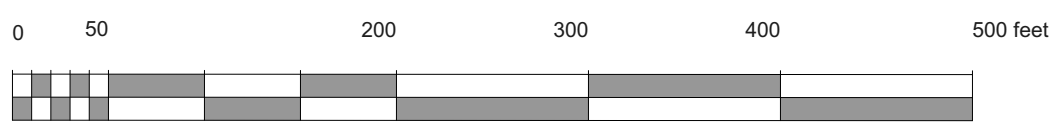


**SITE INFORMATION:**

|                                             |                                       |
|---------------------------------------------|---------------------------------------|
| Zone:                                       | WR3 & OS2                             |
| Total Site Area:                            | 700,515 sf.+/- (16.1 acre)(65,080 m2) |
| Total Site Area 200' from the Water's Edge: | 87,350 sf.+/- (2.01 acre)(8,115 m2)   |
| Allowable Coverage (10%):                   | 8,735 sf. (811.5 m2)                  |
| Ext'g. Boathouse Coverage:                  | 1,916 sf. (178.0 m2)                  |
| Ext'g. Pavillion Coverage:                  | 410 sf. (38.1 m2)                     |
| Ext'g. Shed Coverage:                       | 42 sf. (3.9 m2)                       |
| Total Existing Coverage:                    | 2,368 sf. (220.0 m2)(2.7%)            |
| Max. Building Hgt.:                         | 35 ft. (10.7 m)                       |
| Existing Boathouse Hgt.:                    | 22.89 ft. (6.98 m)                    |
| Max. Accessory Building Hgt.:               | 20 ft. (6.1 m)                        |

|                                   |                              |
|-----------------------------------|------------------------------|
| Proposed Sleeping Cabin Coverage: | 850.0 sf. (78.97 m2)         |
| Proposed Sleeping Cabin Hgt.:     | 19.92 ft. (6.07 m)           |
| Total Proposed Coverage:          | 3,218.0 sf. (299.0 m2)(3.7%) |

SCALE 1" = 100'



DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

**NOT TO SCALE**

|                                                                                                                                                                                                                     |                                                                 |                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------|
| <b>DATE</b>                                                                                                                                                                                                         | 2023-08-10                                                      | <b>SK2</b>             |
| <b>DRAWING TITLE:</b>                                                                                                                                                                                               | Site Plan Partial, Option Br3-MV                                |                        |
| <b>PROJECT:</b>                                                                                                                                                                                                     | Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON |                        |
| <b>PROJECT NO.:</b>                                                                                                                                                                                                 | 22109                                                           | <b>SCALE:</b> AS NOTED |
| All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.<br>Contractor to confirm all existing measurements on site and inform the designer of any discrepancies. |                                                                 |                        |
|                                                                                                                                                                                                                     |                                                                 |                        |
| <b>Garniss Designs</b><br>Clinton Garniss, Arch. Designer<br>228 Melran Dr.<br>Cambridge, ON, N3C 4E5<br>Ph. 519-249-1002<br>Email. cgarniss@gmail.com<br>BCIN DESIGNER # 26228<br>BCIN FIRM # 120066               |                                                                 |                        |

# SCHEDULE III TO BY-LAW 2023-121

### SITE INFORMATION:

|                                             |                                                     |
|---------------------------------------------|-----------------------------------------------------|
| Zone:                                       | WR3 & OS2                                           |
| Total Site Area:                            | 700,515 sf. +/- (16.1 acre)(65,080 m <sup>2</sup> ) |
| Total Site Area 200' from the Water's Edge: | 87,350 sf. +/- (2.01 acre)(8,115 m <sup>2</sup> )   |
| Allowable Coverage (10%):                   | 8,735 sf. (811.5 m <sup>2</sup> )                   |
| Ext'g. Boathouse Coverage:                  | 1,916 sf. (178.0 m <sup>2</sup> )                   |
| Ext'g. Pavillion Coverage:                  | 410 sf. (38.1 m <sup>2</sup> )                      |
| Ext'g. Shed Coverage:                       | 42 sf. (3.9 m <sup>2</sup> )                        |
| Total Existing Coverage:                    | 2,368 sf. (220.0 m <sup>2</sup> )(3.7%)             |
| Max. Building Hgt.:                         | 35 ft. (10.7 m)                                     |
| Existing Boathouse Hgt.:                    | 22.89 ft. (6.98 m)                                  |
| Max. Accessory Building Hgt.:               | 20 ft. (6.1 m)                                      |
| Proposed Sleeping Cabin Coverage:           | 850.0 sf. (78.97 m <sup>2</sup> )                   |
| Proposed Sleeping Cabin Hgt.:               | 19.92 ft. (6.07 m)                                  |
| Total Proposed Coverage:                    | 3,218.0 sf. (299.0 m <sup>2</sup> )(3.7%)           |

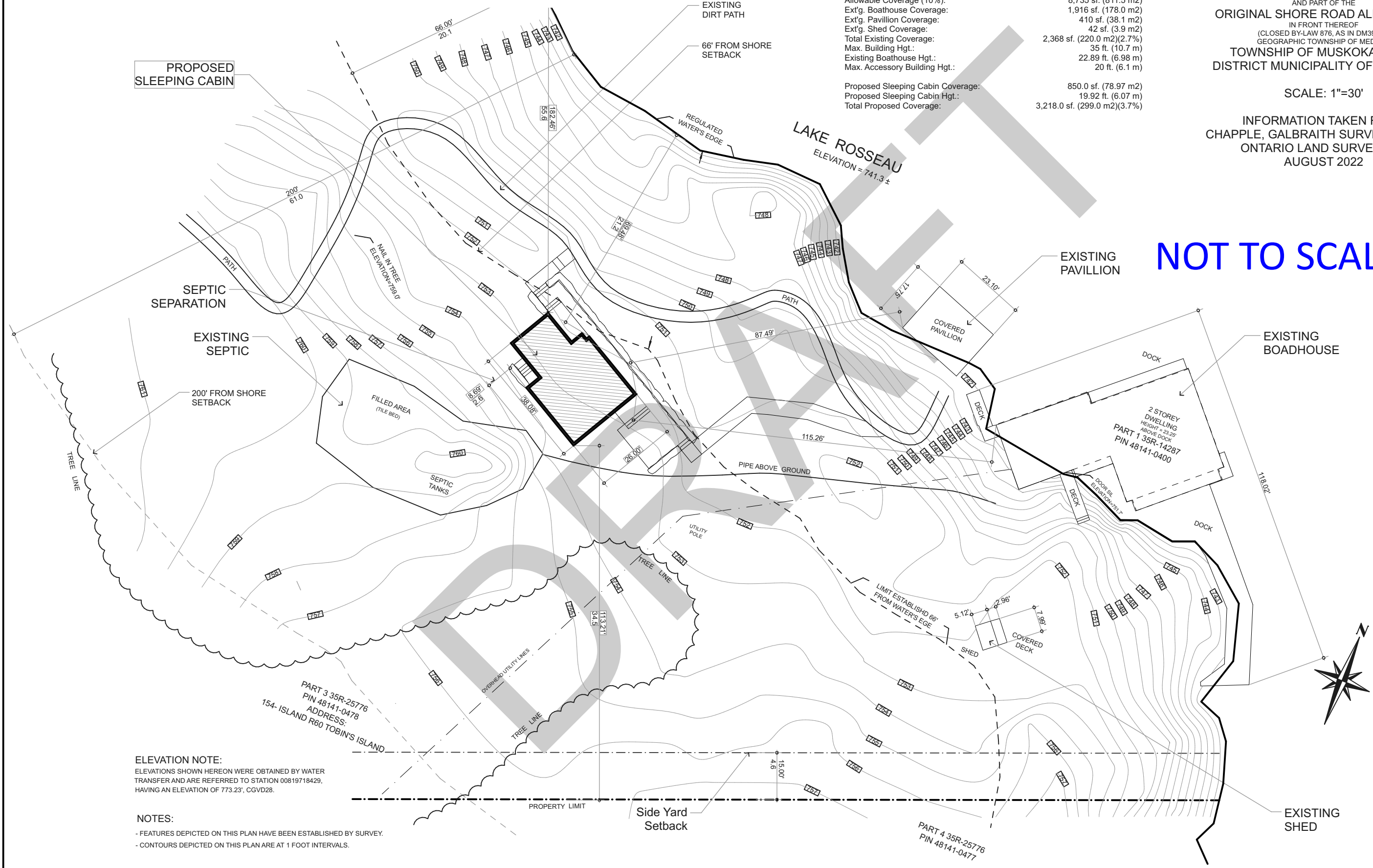
### TOPOGRAPHIC SKETCH

OF PART OF  
LOT 2, CONCESSION A  
(ISLAND B OR TOBIN'S ISLAND)  
AND PART OF THE  
ORIGINAL SHORE ROAD ALLOWNACE  
IN FRONT THEREOF  
(CLOSED BY-LAW 876, AS IN DM39912)  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE: 1"=30'

INFORMATION TAKEN FROM  
CHAPPLE, GALBRAITH SURVEYORS LTD.  
ONTARIO LAND SURVEYORS  
AUGUST 2022

## NOT TO SCALE



**ELEVATION NOTE:**  
ELEVATIONS SHOWN HEREON WERE OBTAINED BY WATER TRANSFER AND ARE REFERRED TO STATION 00819718429, HAVING AN ELEVATION OF 773.23', CGVD28.

**NOTES:**  
- FEATURES DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BY SURVEY.  
- CONTOURS DEPICTED ON THIS PLAN ARE AT 1 FOOT INTERVALS.

DATE: 2023-08-10  
SK3

DRAWING TITLE: Site Plan Topographic, Option Br3-MV  
PROJECT: Finlay-Swerhone, 154-R60 Tobin Island, TWP of Muskoka Lakes, ON  
PROJECT NO: 22109 SCALE: AS NOTED

All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.  
Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

**Garniss Designs**  
Clinton Garniss, Arch. Designer  
228 Melran Dr.  
Cambridge, ON, N3C 4E5  
Ph. 519-249-1002  
Email: cgarniss@gmail.com  
BCIN DESIGNER # 26228  
BCIN FIRM # 120066