

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

File No.: A-27/25

Roll No.: 9-5-014

Owner:	Andrew Macdonald, 1515 16 th Avenue, San Francisco, California, 94122-3524, United States		
Address & Description:	1184 Leonard Lake 1 Road, Unit #3 Lot 19, Concession 8, Lot 25, Plan M330, Part 3, Plan BR269, (Monck)		
Zoning:	Waterfront Residential – Highly Sensitive or Over Threshold Lakes (WR4)	Leonard Lake (Category 4 Lake)	Schedule: 38
Hearing Date: Monday, July 14th, 2025 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.



Explanation of the Purpose and Effect:

The applicant proposes to demolish an existing two-storey dwelling with an attached sundeck and an existing pumphouse, and to construct a new two-storey dwelling with an attached sundeck, stairs/landings, and a new sleeping cabin. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Interior Side Yard Setback for Stairs/Landing	15 Feet	0 Feet	15 Feet	Construct New Stairs/Landings Within the Required Westerly Interior Side Yard Setback
B	4.1.3.6 & 4.1.3.7	Maximum Lot Coverage (Within 200 Feet of the High Water Mark)	8% (1,524 sq. ft.)	8.8% (1,677 sq. ft.)	0.8% (153 sq. ft.)	Construct a New Dwelling Exceeding the Maximum Permitted Lot Coverage Within 200 Feet of the High Water Mark of Leonard Lake

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



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: July 9, 2025. **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 hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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 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.

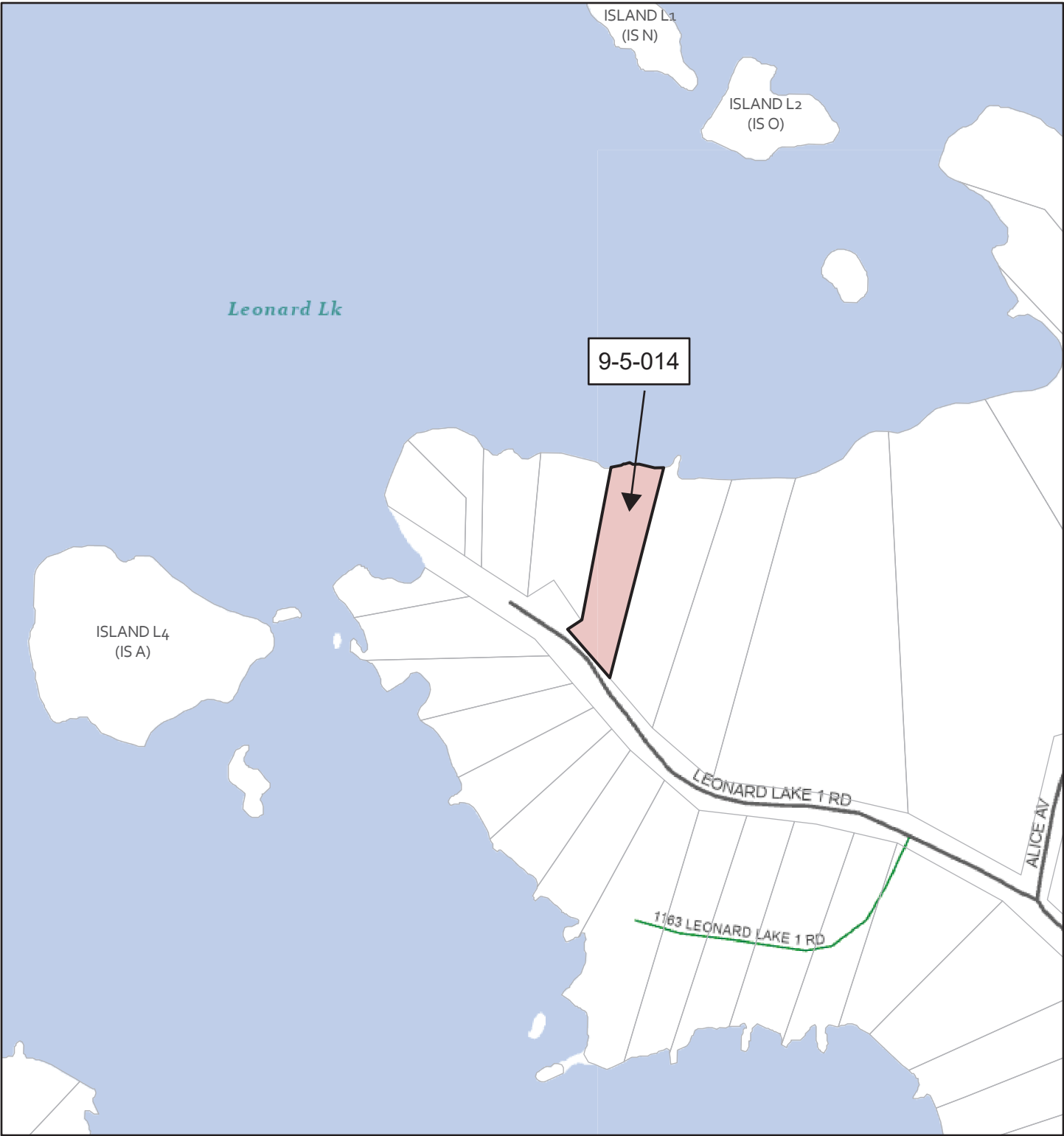
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 20th day of June, 2025.

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

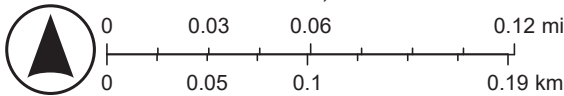


Key Map, A-27/25 (MACDONALD)



3/31/2025, 9:51:17 AM

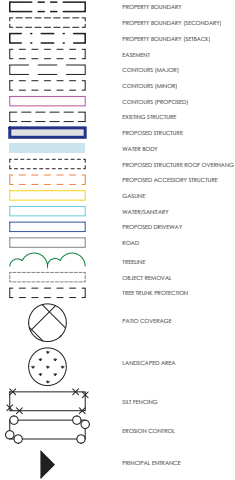
- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Road Network
- Township
- Private
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade



Sources: NRCan, Esri, Canada, and Canadian Community Maps contributors., Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

SITE PLAN LEGEND



CURRENT BY-LAW

TOWNSHIP	= MUSKOKA LAKES
ZONING	= WR4
LAKE CLASS	= CATEGORY 4
STRAIGHT LINE FRONTAGE (S.L.F.)	= 100'-6" (30.64 m)
DOCK	
DOCK MAX. LENGTH	= 20.1 m. (66'-0")
DOCK MAX. WIDTH	= 15% OF S.L.F.
	= 15'-1"
DOCK SIDE YARD SETBACK	= 9.1 m. (30'-0")
BOATHOUSE	
BOATHOUSE MAX. LENGTH	= 15.2 m. (50'-0")
BOATHOUSE MAX. WIDTH	= 12% OF S.L.F.
	= 12'-1"
BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
UPPER LEVEL ALLOWED	= NO
UPPER LEVEL MAX. WIDTH	= N/A
HEIGHT LIMIT	= 4.9 m. (16'-0")
COTTAGE	
MAX. LOT COVERAGE	= 8%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= 69.7 m ² (750 SQ. FT.)
MAX. HABITABLE FLOOR AREA	= 696.8 m ² (7,500 SQ. FT.)
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m. (25'-3")

SITE INFORMATION (EXISTING)

LOT AREA (TOTAL)	= 3,498.00 m ² (37,651.28 SQ. FT.)
MAX. LOT COVERAGE	= 10.86 AC.
LOT AREA (WITHIN 200' OF SHORELINE)	= 279.84 m ² (3,012.10 SQ. FT.)
MAX. LOT COVERAGE (WITHIN 200' OF SHORELINE)	= 1,770.00 m ² (19,051.32 SQ. FT.)
LOT AREA (WITHIN 200' OF SHORELINE)	= 141.60 m ² (1,524.10 SQ. FT.)

EXISTING STRUCTURE COVERAGE

WITHIN 200 FEET:	
COTTAGE	= 1,093.42 SQ. FT.
PUMP HOUSE	= 67.38 SQ. FT.

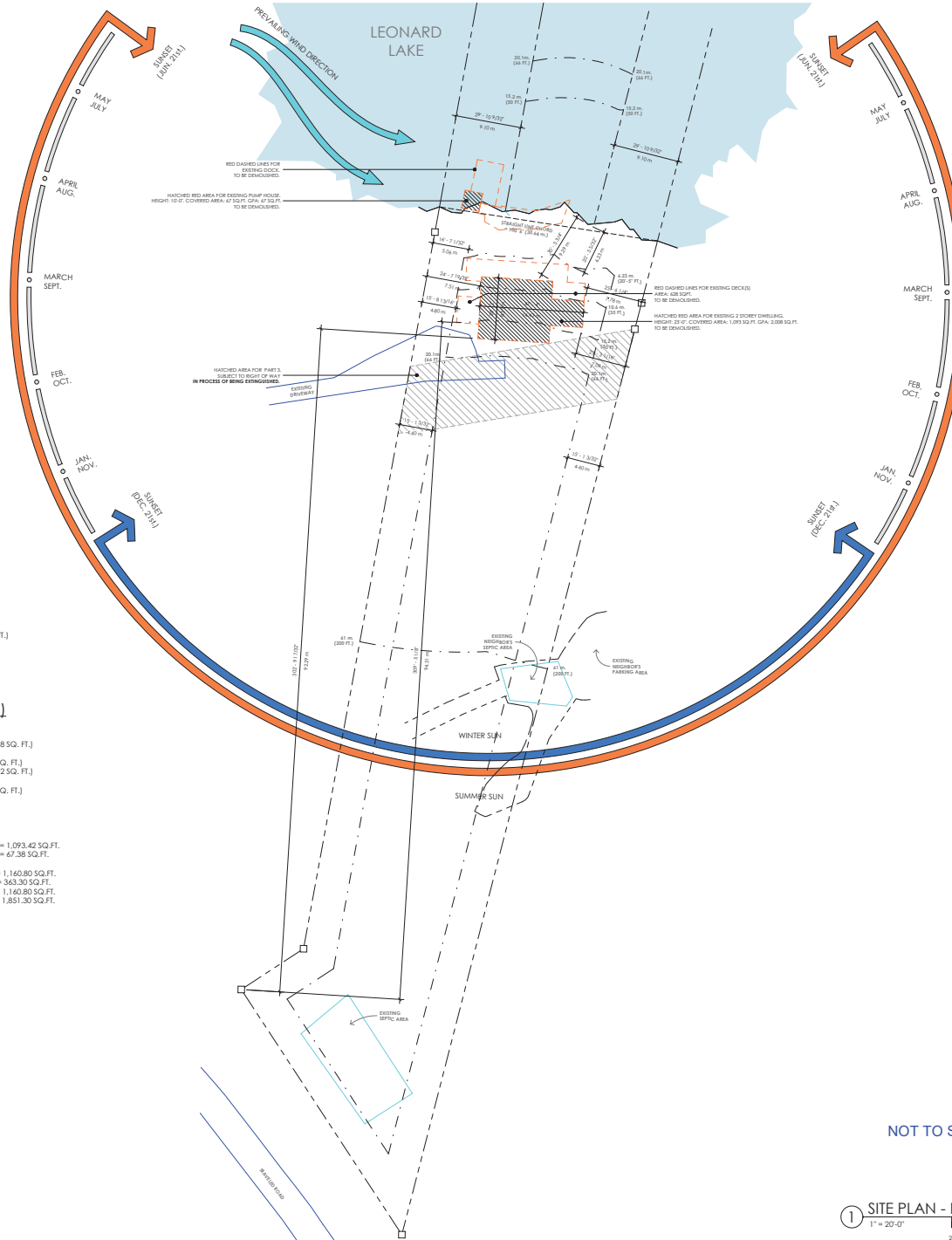
CURRENT LOT COVERAGE (WITHIN 200' OF SHORELINE)	= 1,160.80 SQ. FT.
REMAINING COVERAGE (WITHIN 200' OF SHORELINE)	= 363.30 SQ. FT.
CURRENT LOT COVERAGE (TOTAL)	= 1,160.80 SQ. FT.
REMAINING COVERAGE (TOTAL)	= 1,851.30 SQ. FT.

GENERAL NOTES:

- INFORMATION TAKEN FROM CHAPLE, GALBRAITH SURVEYORS LTD. - DATE: OCT. 12TH, 2023

- SITE WORK IS NOT INCLUDED IN OUR SCOPE/DESIGN PACKAGE

SITE PLAN - EXISTING



NOT TO SCALE

1 SITE PLAN - EXISTING
1" = 20'-0"



**FORESHIEW
DESIGN
ASSOCIATES**

3 Lee Valley Drive, Unit 2
Port Colborne, Ontario, Canada
P0B 1J0

705-641-1762
design@foreshiewda.com

www.foreshiewda.com
PROFESSIONAL ENGINEER

MACDONALD & GRAY COTTAGE
3-1184 LEONARD LAKE
BRACEBRIDGE, ON

ISSUE: DATE: ISSUED:

DRAWN BY
AP
PROJECT NUMBER 22032
SHEET NAME
SITE PLAN (EXISTING)

SHEET NUMBER
A1-0

REVISED ACCENT SCREEN SET: 06/17/2025

	PROPERTY BOUNDARY
	PROPERTY BOUNDARY (SECONDARY)
	PROPERTY BOUNDARY (SETBACK)
	EASEMENT
	CONTOUR (MOUND)
	CONTOUR (TRENCH)
	CONTOUR (PROPOSED)
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	WATER BODY
	PROPOSED STRUCTURE ROOF OVERHANG
	PROPOSED ACCESSORY STRUCTURE
	GASLINE
	WATER/SEWER LINE
	PROPOSED DRIVEWAY
	ROAD
	TREELINE
	OBJECT REMOVAL
	TREE TRUNK PROJECTION
	PATIO COVERAGE
	LANDSCAPED AREA
	SIGN
	SILT FENCING
	EROSION CONTROL
	PRINCIPAL ENTRANCE

LOT AREA	=	3,498.00 m ² (37,651.28 SQ. FT.)
(TOTAL)		(0.86 AC.)
MAX. LOT COVERAGE	=	279.84 m ² (3,012.10 SQ. FT.)
LOT AREA	=	1,770.00 m ² (19,051.32 SQ. FT.)
(WITHIN 200ft OF SHORELINE)		
MAX. LOT COVERAGE	=	168.15 m ² (1,524.10 SQ. FT.)
(WITHIN 200ft OF SHORELINE)		
MINOR VARIANCE + 0.8%	=	159.3 m ² (1,677.00 SQ. FT.)

<u>PROPOSED STRUCTURE COVERAGE</u>	
WITHIN 200 FEET:	
COTTAGE	= 1,677.00 SQ.FT.
REMAINING COVERAGE (WITHIN 200ft.)	= 0.00 SQ.FT.
PROPOSED LOT COVERAGE (TOTAL)	= 1,877.00 SQ.FT.
REMAINING COVERAGE (TOTAL)	= 1,135.10 SQ.FT.

- INFORMATION TAKEN FROM **CHAPPLE, GALBRAITH
SURVEYORS LTD.** - DATE: OCT. 12TH, 2023

- SITE WORK IS NOT INCLUDED IN OUR
SCOPE/DESIGN PACKAGE

TOWNSHIP = MUSKOKA LAKES
ZONING = WR4
LAKE CLASS = CATEGORY 4
STRAIGHT LINE FRONTAGE (S.L.F.) = 100'-6" (30.64 m.)

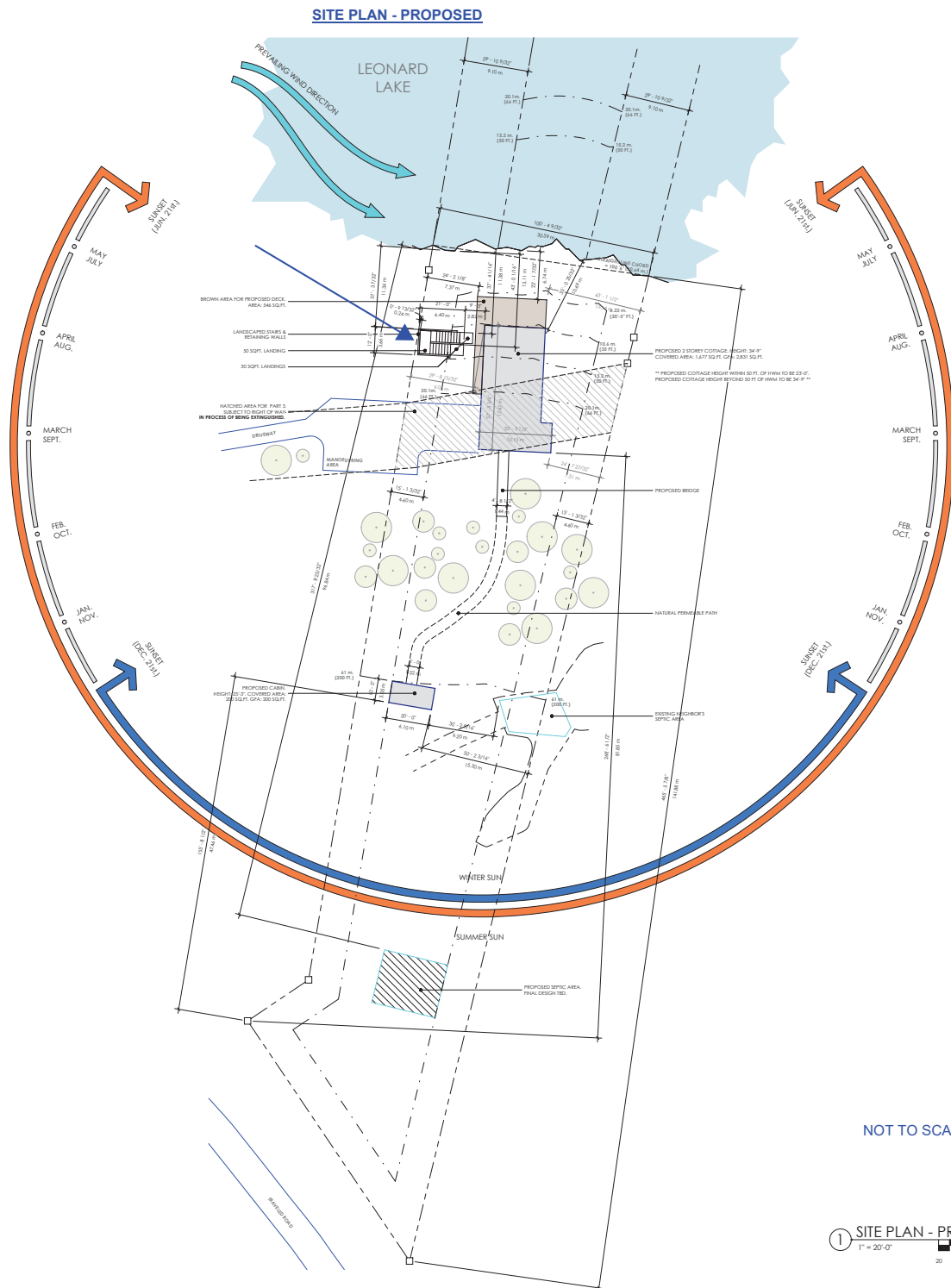
DOCK
DOCK MAX. LENGTH = 20.1 m. (66'-0")
DOCK MAX. WIDTH = 15% OF S.I.F.
DOCK SIDE YARD SETBACK = 9.1 m. (30'-0")

BOATHOUSE
BOATHOUSE MAX. LENGTH = 15.2 m. [50'-0"]
BOATHOUSE MAX. WIDTH = 12% OF S.L.F.
= 10' 3"

BOATHOUSE SIDE YARD SETBACK	= 9.1 m. (30'-0")
UPPER LEVEL ALLOWED	= NO
UPPER LEVEL MAX. WIDTH	= N/A
HEIGHT LIMIT	= 4.9 m. (16'-0")

COTTAGE

MAX. LOT COVERAGE	= 8%
FRONT YARD SETBACK	= 20.1 m. (66'-0")
INTERIOR YARD SETBACK	= 4.6 m. (15'-0")
REAR YARD SETBACK	= 4.6 m. (15'-0")
HEIGHT LIMIT	= 10.7 m. (35'-0")
MIN. GROSS FLOOR AREA	= 69.7 m ² (750 SQ. FT.)
MAX. HABITABLE FLOOR AREA	= 696.8 m ² (7,500 SQ. FT.)
ACCESSORY BUILDING	
HEIGHT LIMIT	= 7.7 m. (25'-3")



NOT TO SCALE

1 SITE PLAN - PROPOSED
1" = 20'-0"



**FORESHEW
DESIGN
ASSOCIATES^{LLC}**

3 Lee Valley Drive, Unit 2
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PROFESSIONAL ENGINEER

MACDONALD & GRAY COTTAGE
3 - 1184 LEONARD LAKE
BRACEBRIDGE, ON

ISSUE: DATE: ISSUED

DRAWN BY
AP

PROJECT NUMBER 23032

SHEET NAME
SITE PLAN (PROPOSED)

SHEET NUMBER

A1-1

REVISED ACCENT SCREEN SET: 06/17/2025

	W20 - 24 INCH RA - POURED BOARD FORM CONCRETE WALL	
	INTERIOR	
	IF POURED BOARD FORM CONCRETE WALL (REFER TO DETAILS)	
	W20 - 24 INCH WALL	
	W/20 - 24 INCH WALL W/ INTEGRATED SCREEN, RA EXTERIOR INSULATION, VERTICAL SCHEDING	
	INTERIOR	
	1) VERTICAL SCHEDING (FRONT SIDE)	
	2) 1/2" DIA. HORIZONTAL A/C 1/2" HORIZONTAL STRAPPING	
	3) BRING SCHEDING OUT TO JACK PANELS (2 1/2" A/C WALL BE 1/4" FAST)	
	4) 1/2" DIA. HORIZONTAL A/C 1/2" HORIZONTAL STRAPPING	
	5) SCREEN HOOKS SEALED WITH MANUFACTURER	
	6) APPROVED FLASHING TAPE	
	7) METAL EDGE FLASHING INCORPORATED UNDER SEAMING	
	24 PT RFL 1/2 IN.2 TRIMMED WALL 16" O.C.	
	24 PT RFL 1/2 IN.2 TRIMMED WALL 16" O.C. (POCKET)	
	IF 24 IN. A/C WALL 2.8" CLOSED CELL SPRAY FOAM INSULATION	
	24 PT RFL 1/2 IN.2 TRIMMED WALL TO 2" DIM. (C)	
	INTERIOR	
	W20 - 24 IN. ALUMINUM COMBINATION METAL A/C (A/C)	
	INTERIOR	
	1) HORIZONTAL SCHEDING (FRONT SIDE)	
	2) 1/2" DIA. HORIZONTAL A/C 1/2" HORIZONTAL STRAPPING	
	3) BRING SCHEDING OUT TO JACK PANELS (2 1/2" A/C WALL BE 1/4" FAST)	
	4) 1/2" DIA. HORIZONTAL A/C 1/2" HORIZONTAL STRAPPING	
	5) SCREEN HOOKS SEALED WITH MANUFACTURER	
	6) APPROVED FLASHING TAPE	
	7) METAL EDGE FLASHING INCORPORATED UNDER SEAMING	
	24 PT RFL 1/2 IN.2 TRIMMED WALL 16" O.C.	
	24 PT RFL 1/2 IN.2 TRIMMED WALL 16" O.C. (POCKET)	
	IF 24 IN. A/C WALL 2.8" CLOSED CELL SPRAY FOAM INSULATION	
	24 PT RFL 1/2 IN.2 TRIMMED WALL TO 2" DIM. (C)	
	INTERIOR	
	W20 - 24 IN. RA EXTERIOR INSULATION, HORIZONTAL SCHEDING	
	INTERIOR	
	1) HORIZONTAL SCHEDING (FRONT SIDE)	
	2) 1/2" DIA. HORIZONTAL A/C 1/2" HORIZONTAL STRAPPING	
	3) BRING SCHEDING OUT TO JACK PANELS (2 1/2" A/C WALL BE 1/4" FAST)	
	4) 1/2" DIA. HORIZONTAL A/C 1/2" HORIZONTAL STRAPPING	
	5) SCREEN HOOKS SEALED WITH MANUFACTURER	
	6) APPROVED FLASHING TAPE	
	7) METAL EDGE FLASHING INCORPORATED UNDER SEAMING	
	24 PT RFL 1/2 IN.2 TRIMMED WALL 16" O.C.	
	24 PT RFL 1/2 IN.2 TRIMMED WALL 16" O.C. (POCKET)	
	IF 24 IN. A/C WALL 2.8" CLOSED CELL SPRAY FOAM INSULATION	
	24 PT RFL 1/2 IN.2 TRIMMED WALL TO 2" DIM. (C)	
	INTERIOR	
	W20 - 24 POCKET WALL W/ INTEGRATED SCREEN, RA EXTERIOR INSULATION, VERTICAL SCHEDING	
	INTERIOR	
	1) VERTICAL SCHEDING (FRONT SIDE)	
	2) 1/2" DIA. HORIZONTAL A/C 1/2" HORIZONTAL STRAPPING	
	3) BRING SCHEDING OUT TO JACK PANELS (2 1/2" A/C WALL BE 1/4" FAST)	
	4) 1/2" DIA. HORIZONTAL A/C 1/2" HORIZONTAL STRAPPING	
	5) SCREEN HOOKS SEALED WITH MANUFACTURER	
	6) APPROVED FLASHING TAPE	
	7) METAL EDGE FLASHING INCORPORATED UNDER SEAMING	
	24 PT RFL 1/2 IN.2 TRIMMED WALL 16" O.C.	
	24 PT RFL 1/2 IN.2 TRIMMED WALL 16" O.C. (POCKET)	
	IF 24 IN. A/C WALL 2.8" CLOSED CELL SPRAY FOAM INSULATION	
	24 PT RFL 1/2 IN.2 TRIMMED WALL TO 2" DIM. (C)	
	INTERIOR	
	W20 - 12 INCH (1/2" POURED BOARD FORM CONCRETE WALL)	
	INTERIOR	
	IF POURED BOARD FORM CONCRETE WALL (REFER TO DETAILS)	
	W20 - 24 INCH PARTITION (OFSHAM FINISH - 1 SIDE)	
	INTERIOR	
	1) 24 IN. A/C 1/2 IN.2 SPT 16" O.C.	
	2) 1/2" OFSHAM BOARD FINISH (REFER TO DIM. C)	
	INTERIOR	
	W20 - 24 INCH PARTITION (OFSHAM FINISH - 2 SIDE)	
	INTERIOR	
	1) 1/2" OFSHAM BOARD FINISH (REFER TO DIM. C)	
	2) 24 IN. A/C 1/2 IN.2 SPT 16" O.C.	
	3) 1/2" OFSHAM BOARD FINISH (REFER TO DIM. C)	
	INTERIOR	
	W20 - 24 PARTITION (OFSHAM FINISH - 1 SIDE)	
	INTERIOR	
	1) 24 IN. A/C 1/2 IN.2 SPT 16" O.C.	
	2) 1/2" OFSHAM BOARD FINISH (REFER TO DIM. C)	
	INTERIOR	
	W20 - 24 PARTITION (OFSHAM FINISH - 2 SIDE)	
	INTERIOR	
	1) 1/2" OFSHAM BOARD FINISH (REFER TO DIM. C)	
	2) 24 IN. A/C 1/2 IN.2 SPT 16" O.C.	
	3) 1/2" OFSHAM BOARD FINISH (REFER TO DIM. C)	
	INTERIOR	

NOT TO SCALE

PROFESSIONAL ENGINEER

ISSUE: DATE: ISSUED:

SHEET NUMBER
A2-1

REVISÉD ACCÉNT SCREÉN SET: 06/10/2025

FLOOR PLANS - PROPOSED MAIN LEVEL



**FORESHEEW
DESIGN
ASSOCIATES**
3 Lee Valley Drive, Unit 2
Port Colborne, Ontario, Canada
P0B 1J0
705-641-1762
design@foresheewa.com
www.foresheewa.com
PROFESSIONAL ENGINEER

MACDONALD & GRAY COTTAGE
3-1184 LEONARD LAKE
BRACEBRIDGE, ON

ISSUE: DATE: ISSUE:

DRAWN BY
AP
PROJECT NUMBER 22032
SHEET NAME
MAIN LEVEL PLAN

SHEET NUMBER
A2-2

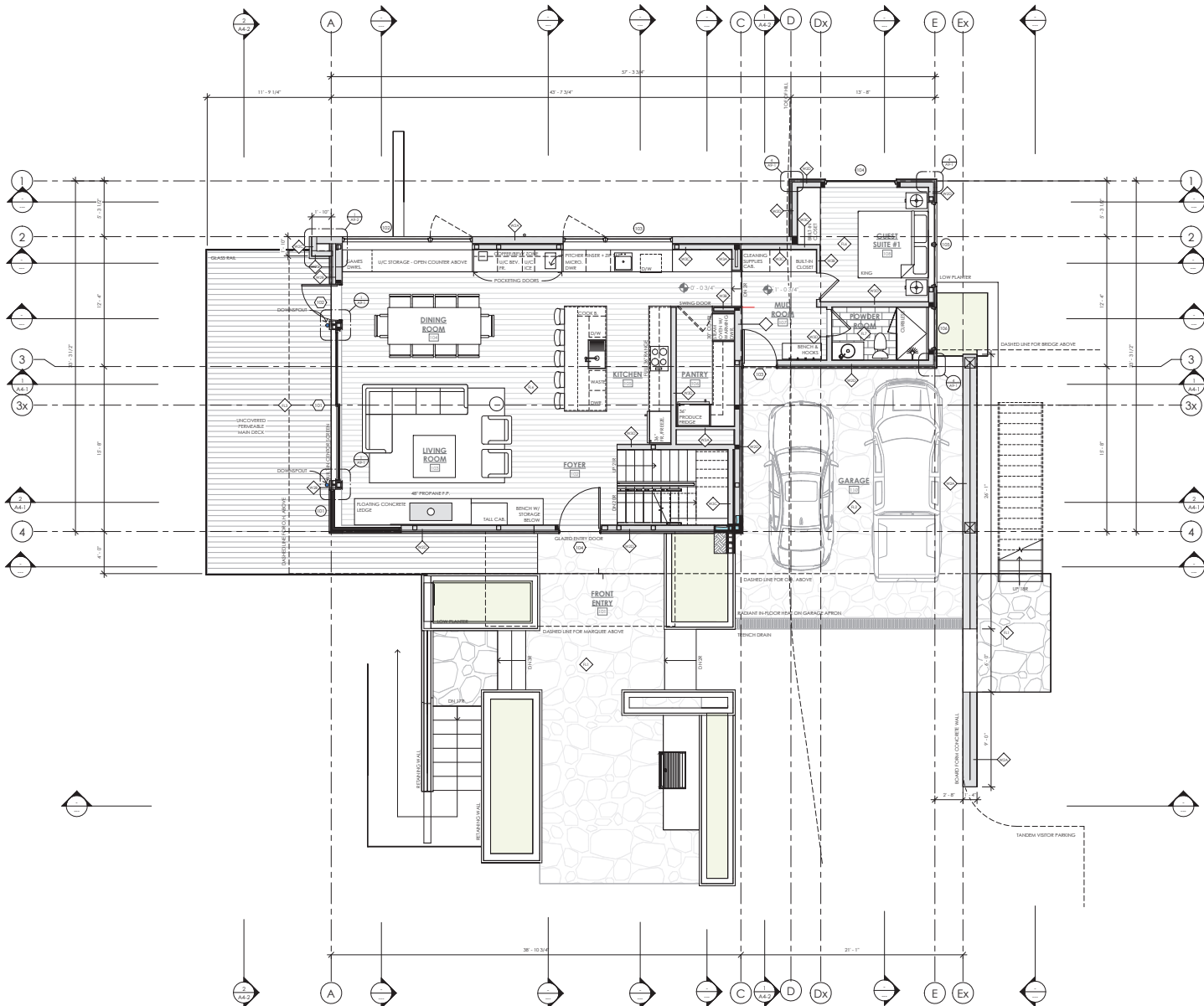
WALL SCHEDULE

- W2A - 8" POURED BOARD FORM CONCRETE WALL**
EXTERIOR
• 8" POURED BOARD FORM CONCRETE WALL (REFER TO DETAILS)
INTERIOR
- W2B - 2x8 WALL W/ RIGORATED SCREENING, R6 EXTERIOR INSULATION, VERTICAL SING**
EXTERIOR
• 1x VERTICAL SING (PINK TBC)
• 1 1/2" (3x4) VERTICAL + 1/2" HORIZONTAL STRAPPING
• TO BRING SING OUT TO A/CN PANELS @ 1/2" A/CN WALL BE 1/4" PAST
• (R6) 1/2" TIEB OF SCREENING C/N BRIDGE AND
• SCREEN HOLES SEALED WITH MANUFACTURER
• APPROVED FLASHING TAPE
• METAL DWP EDGE FLASHING INCORPORATED UNDER SHEATHING
• 2x4 SPP H/L 1/16" 2 FRAMED WALL @ 16" O.C.
• 4" (8-24 MM) 2x4 CLOSED CELL SPRAY FOAM INSULATION
• INTERIOR WALL FINISH (REFER TO DWG'S)
INTERIOR
- W2C - 2x8 WALL ALUMINUM COMPOSITE METAL (A/CN) FINISH**
EXTERIOR
• 2 1/2" (3x4) A/CN W/ RIGORATED CLIP SYSTEM (PINK COLOR TBC)
• A/CN / WATER BARRIER MEMBRANE
• 1/2" EXTERIOR GRADE TO POWDER SHEDTING (P.T. PLY FIRST LAYER)
• METAL DWP EDGE FLASHING INCORPORATED UNDER SHEATHING
• 2x4 SPP H/L 1/16" 2 FRAMED WALL @ 16" O.C.
INTERIOR
- W2D - 2x8 WALL R6 EXTERIOR INSULATION, HORIZONTAL SING**
EXTERIOR
• 1x VERTICAL SING (PINK TBC)
• 1 1/2" (3x4) VERTICAL + 1/2" HORIZONTAL STRAPPING
• TO BRING SING OUT TO A/CN PANELS @ 1/2" A/CN WALL BE 1/4" PAST
• (R6) 1/2" TIEB OF SCREENING C/N BRIDGE AND
• SCREEN HOLES SEALED WITH MANUFACTURER
• APPROVED FLASHING TAPE
• METAL DWP EDGE FLASHING INCORPORATED UNDER SHEATHING
• 2x4 SPP H/L 1/16" 2 FRAMED WALL @ 16" O.C.
• 4" (8-24 MM) 2x4 CLOSED CELL SPRAY FOAM INSULATION
• INTERIOR WALL FINISH (REFER TO DWG'S)
INTERIOR
- W2E - 2x8 WALL R6 EXTERIOR INSULATION, VERTICAL SING**
EXTERIOR
• 1x VERTICAL SING (PINK TBC)
• 1 1/2" (3x4) VERTICAL + 1/2" HORIZONTAL STRAPPING
• TO BRING SING OUT TO A/CN PANELS @ 1/2" A/CN WALL BE 1/4" PAST
• (R6) 1/2" TIEB OF SCREENING C/N BRIDGE AND
• SCREEN HOLES SEALED WITH MANUFACTURER
• APPROVED FLASHING TAPE
• METAL DWP EDGE FLASHING INCORPORATED UNDER SHEATHING
• 2x4 SPP H/L 1/16" 2 FRAMED WALL @ 16" O.C.
• 4" (8-24 MM) 2x4 CLOSED CELL SPRAY FOAM INSULATION
• INTERIOR WALL FINISH (REFER TO DWG'S)
INTERIOR
- W2F - 2x8 WALL R6 EXTERIOR INSULATION, HORIZONTAL SING**
EXTERIOR
• 1x VERTICAL SING (PINK TBC)
• 1 1/2" (3x4) VERTICAL + 1/2" HORIZONTAL STRAPPING
• TO BRING SING OUT TO A/CN PANELS @ 1/2" A/CN WALL BE 1/4" PAST
• (R6) 1/2" TIEB OF SCREENING C/N BRIDGE AND
• SCREEN HOLES SEALED WITH MANUFACTURER
• APPROVED FLASHING TAPE
• METAL DWP EDGE FLASHING INCORPORATED UNDER SHEATHING
• 2x4 SPP H/L 1/16" 2 FRAMED WALL @ 16" O.C.
• 4" (8-24 MM) 2x4 CLOSED CELL SPRAY FOAM INSULATION
• INTERIOR WALL FINISH (REFER TO DWG'S)
INTERIOR
- W2G - 12 1/4" POURED BOARD FORM CONCRETE WALL**
EXTERIOR
• 12 1/4" POURED BOARD FORM CONCRETE WALL (REFER TO DETAILS)
INTERIOR
- W2H - 2x4 PARTITION (GYPSUM FINISH - 1 SIDE)**
EXTERIOR
• 2x4 H/L 1/16" 2 SPP @ 16" O.C.
• 1/2" GYPSUM BOARD FINISH (REFER TO DWG'S)
INTERIOR
- W2I - 2x4 PARTITION (GYPSUM FINISH - 2 SIDES)**
EXTERIOR
• 1/2" GYPSUM BOARD FINISH (REFER TO DWG'S)
• 2x4 H/L 1/16" 2 SPP @ 16" O.C.
• 1/2" GYPSUM BOARD FINISH (REFER TO DWG'S)
INTERIOR
- W2J - 2x4 PARTITION (GYPSUM FINISH - 1 SIDE)**
EXTERIOR
• 2x4 H/L 1/16" 2 SPP @ 16" O.C.
• 1/2" GYPSUM BOARD FINISH (REFER TO DWG'S)
INTERIOR
- W2K - 2x4 PARTITION (GYPSUM FINISH - 2 SIDES)**
EXTERIOR
• 1/2" GYPSUM BOARD FINISH (REFER TO DWG'S)
• 2x4 H/L 1/16" 2 SPP @ 16" O.C.
• 1/2" GYPSUM BOARD FINISH (REFER TO DWG'S)
INTERIOR

FOR INFORMATIONAL PURPOSES

NOT TO SCALE

1 MAIN LEVEL PLAN
1/4" = 1'-0"

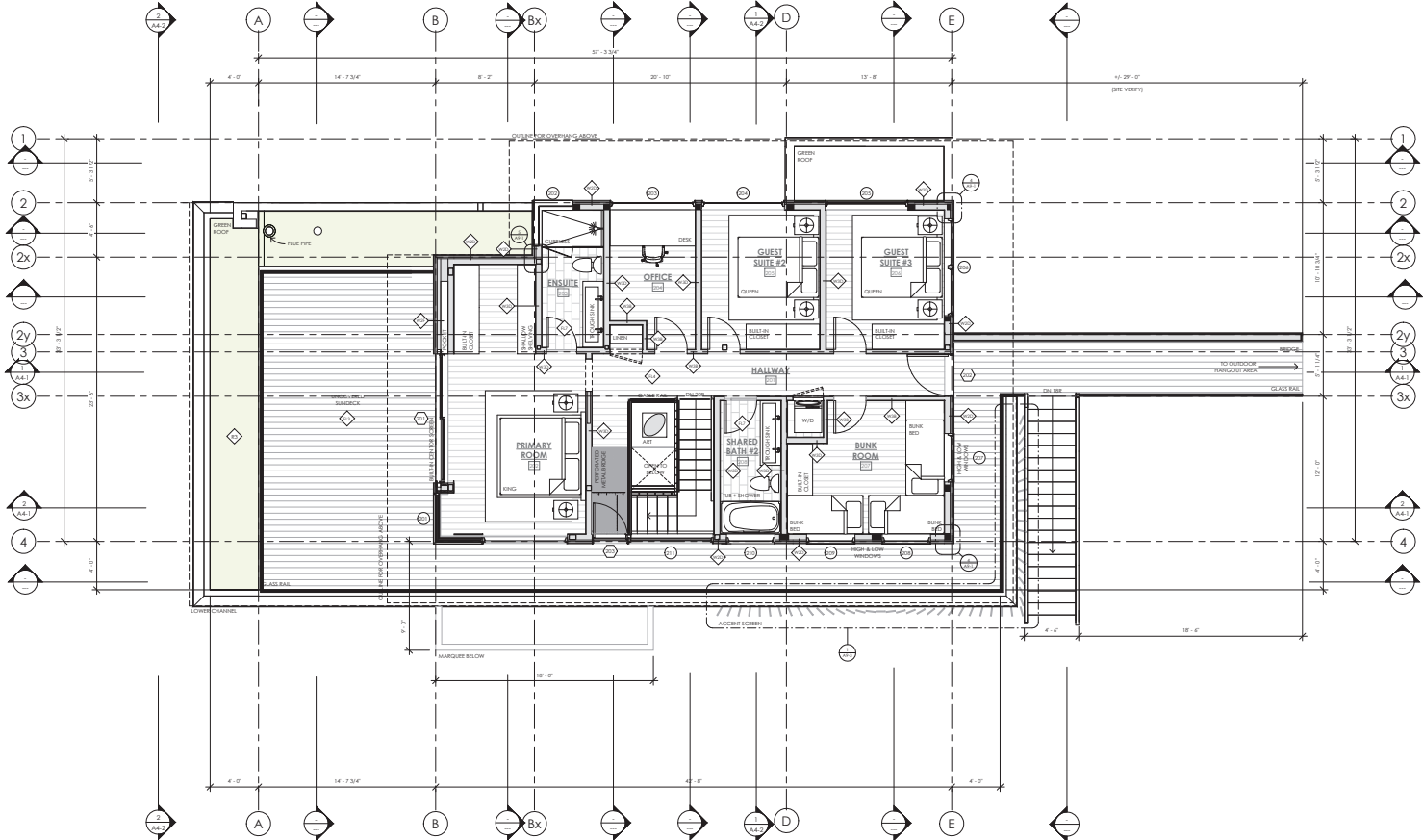


REVISED ACCENT SCREEN SET: 06/10/2025

FLOOR PLANS - PROPOSED UPPER LEVEL

WALL SCHEDULE

- W04 - 8" FOURED BOARD FORM CONCRETE WALL
EXTERIOR
IF FOURED BOARD FORM CONCRETE WALL (REFER TO DETAILS)
INTERIOR
- W05 - 2X WALL W/ INTEGRATED SCREIN, R4 EXTERIOR INSULATION, VERTICAL SINGING
EXTERIOR
1X VERTICAL SINGING (FRSH TRD)
1 1/2" DIA VERTICAL 1 1/2" HORIZONTAL DRAPING
TO BRING SINGING OUT TO ACN PANELS (2 1/2" ACN WILL BE 1 1/4" PAD)
R4 (1.5" RUBER AT SEATING C/W STANG AND
2" DRIP EDGES SINGING WITH HANDS/POCKET
APPROVED FLASHING TAPE
METAL DRIP EDGE FLASHING INCORPORATED UNDER SEATING
2X OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
4" PS-24 WALL (2X CLOSED CELL SPAY FOAM INSULATION
INTERIOR WALL FINISH (REFER TO ID DWG.)
INTERIOR
- W06 - 2X WALL ALUMINUM COMPOSITE METAL (ACM) FINISH
EXTERIOR
3 1/2" THICK ACM W/ INTEGRATED CLIP SYSTEM (PRAL COLOR TRD)
4X 1/2" RUBER BARRIER ARMATURE
1 1/2" EXTERIOR GRADE PLYWOOD SHEATHING (1.5" PLY PRESS LAYER)
METAL DRIP EDGE FLASHING INCORPORATED UNDER SEATING
2X OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
INTERIOR
- W07 - 2X WALL R4 EXTERIOR INSULATION, VERTICAL SINGING
EXTERIOR
1X VERTICAL SINGING (FRSH TRD)
1 1/2" DIA VERTICAL 1 1/2" HORIZONTAL DRAPING
TO BRING SINGING OUT TO ACN PANELS (2 1/2" ACN WILL BE 1 1/4" PAD)
R4 (1.5" RUBER AT SEATING C/W STANG AND
2" DRIP EDGES SINGING WITH HANDS/POCKET
APPROVED FLASHING TAPE
METAL DRIP EDGE FLASHING INCORPORATED UNDER SEATING
2X OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
4" PS-24 WALL (2X CLOSED CELL SPAY FOAM INSULATION
INTERIOR WALL FINISH (REFER TO ID DWG.)
INTERIOR
- W08 - 2X WALL R4 EXTERIOR INSULATION, HORIZONTAL SINGING
EXTERIOR
1X HORIZONTAL SINGING (FRSH TRD)
1 1/2" DIA HORIZONTAL 1 1/2" VERTICAL DRAPING
TO BRING SINGING OUT TO ACN PANELS (2 1/2" ACN WILL BE 1 1/4" PAD)
R4 (1.5" RUBER AT SEATING C/W STANG AND
2" DRIP EDGES SINGING WITH HANDS/POCKET
APPROVED FLASHING TAPE
METAL DRIP EDGE FLASHING INCORPORATED UNDER SEATING
2X OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
4" PS-24 WALL (2X CLOSED CELL SPAY FOAM INSULATION
INTERIOR WALL FINISH (REFER TO ID DWG.)
INTERIOR
- W09 - 2X POCKET WALL W/ INTEGRATED SCREIN, R4 EXTERIOR INSULATION, VERTICAL SINGING
EXTERIOR
1X VERTICAL SINGING (FRSH TRD)
1 1/2" DIA VERTICAL 1 1/2" HORIZONTAL DRAPING
TO BRING SINGING OUT TO ACN PANELS (2 1/2" ACN WILL BE 1 1/4" PAD)
R4 (1.5" RUBER AT SEATING C/W STANG AND
2" DRIP EDGES SINGING WITH HANDS/POCKET
APPROVED FLASHING TAPE
METAL DRIP EDGE FLASHING INCORPORATED UNDER SEATING
2X OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
4" PS-24 WALL (2X CLOSED CELL SPAY FOAM INSULATION
INTERIOR WALL FINISH (REFER TO ID DWG.)
INTERIOR
- W10 - 12 1/4" FOURED BOARD FORM CONCRETE WALL
EXTERIOR
IF FOURED BOARD FORM CONCRETE WALL (REFER TO DETAILS)
INTERIOR
- W11 - 2X PARTITION (GYPSUM FINISH - 1 SIDE)
EXTERIOR
2X 1/2" (1/2" OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
1 1/2" GYPSUM BOARD FINISH (REFER TO ID DWG.)
INTERIOR
- W12 - 2X PARTITION (GYPSUM FINISH - 2 SIDES)
EXTERIOR
1 1/2" GYPSUM BOARD FINISH (REFER TO ID DWG.)
2X 1/2" (1/2" OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
1 1/2" GYPSUM BOARD FINISH (REFER TO ID DWG.)
INTERIOR
- W13 - 2X PARTITION (GYPSUM FINISH - 1 SIDE)
EXTERIOR
2X 1/2" (1/2" OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
1 1/2" GYPSUM BOARD FINISH (REFER TO ID DWG.)
INTERIOR
- W14 - 2X PARTITION (GYPSUM FINISH - 2 SIDES)
EXTERIOR
1 1/2" GYPSUM BOARD FINISH (REFER TO ID DWG.)
2X 1/2" (1/2" OPT 1/4" (1/2" FRAMED WALL @ 16" O.C.
1 1/2" GYPSUM BOARD FINISH (REFER TO ID DWG.)
INTERIOR



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1 UPPER LEVEL PLAN
1/4" = 1'-0"

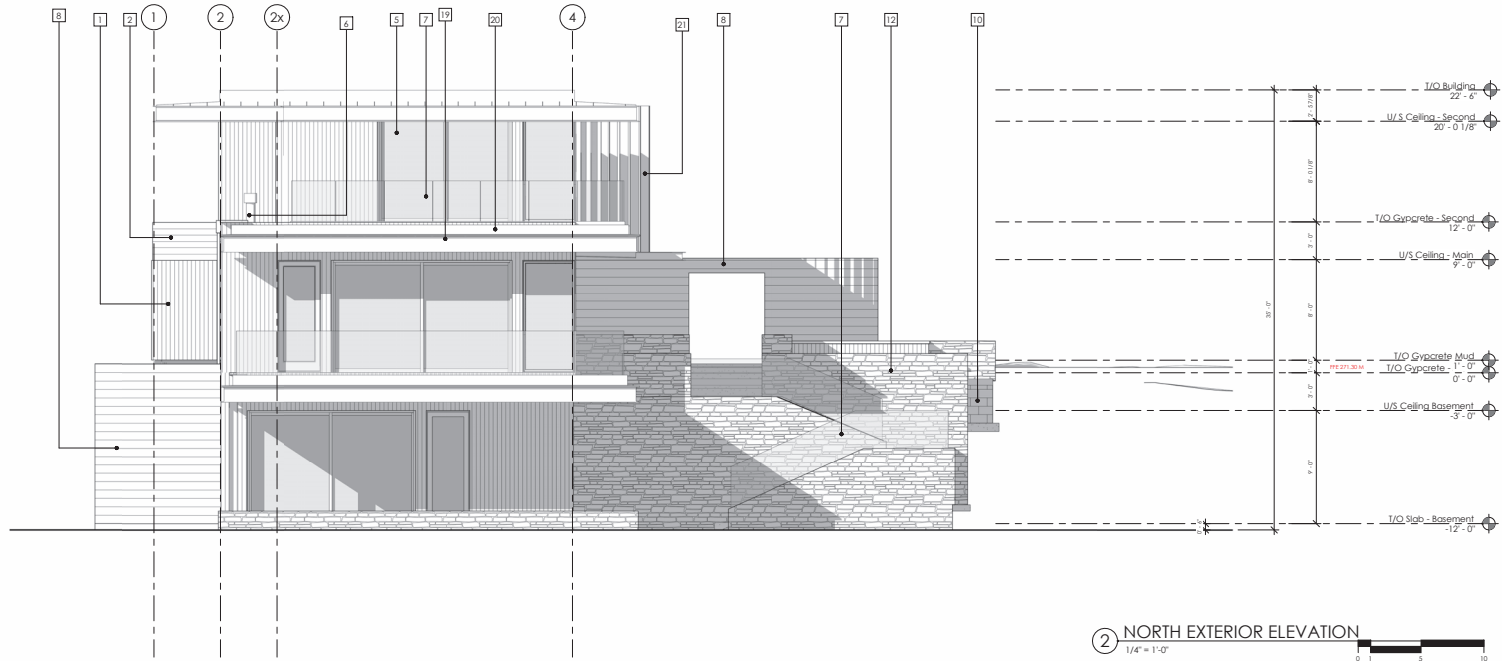


DRAWN BY
AP
PROJECT NUMBER 22032
SHEET NAME
UPPER LEVEL PLAN
SHEET NUMBER
A2-3

REVISED ACCENT SCREEN SET: 06/10/2025

ISSUE: DATE: ISSUE:

PROPOSED ELEVATION DRAWINGS - NORTH AND EAST

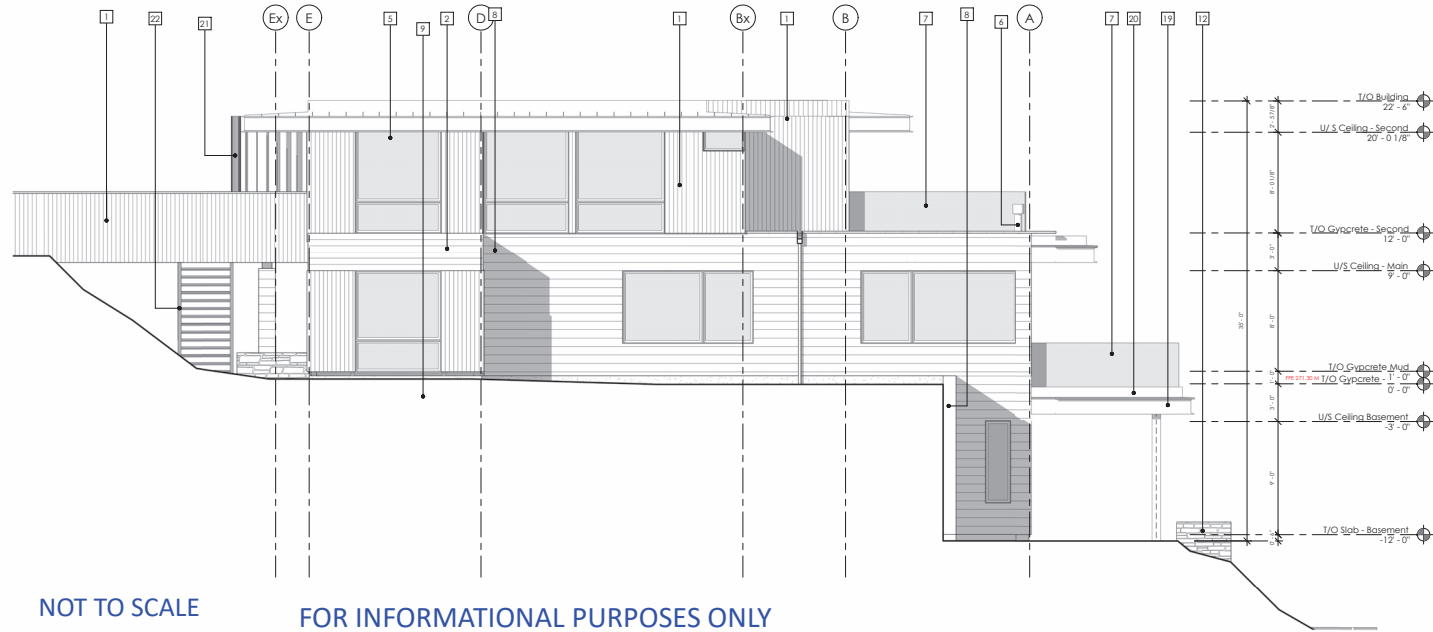


2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

KEY VALUE	KEYNOTE DESCRIPTION
1	1 x 8 VERTICAL WOOD SIDING - THERMALLY MODIFIED WESTERN HEMLOCK, CUSTOM STAIN PROCESS (REFER TO APPROVED CONTROL SAMPLE)
2	1 x 8 HORIZONTAL WOOD SIDING - THERMALLY MODIFIED WESTERN HEMLOCK, CUSTOM STAIN PROCESS (REFER TO APPROVED CONTROL SAMPLE)
3	ALUMINUM COMPOSITE METAL (ACM) PANEL, COLOR: BLACK, SUPPLIER: APOLIC (REFER TO APPROVED CONTROL SAMPLE)
5	PRE-FINISHED ALUMINUM CLAD DOORS & WINDOWS WITH, COLOR: BLACK, SUPPLIER: TBD (REFER TO APPROVED CONTROL SAMPLE)
6	PRE-FINISHED METAL CHIMNEY EXHAUST PIPE - POWDER COATED ALUMINUM TO MATCH ACM COLOUR
7	FRAMELESS TEMPERED GLASS RAILING W/ MATTE BLACK ALUMINUM SHOE AND FASTENERS (CRL : TAPER-LOC XA OR SIMILAR)
8	BOARD-FORMED CONCRETE WALL (REFER TO DETAILS)
9	CONCRETE FOUNDATION WALL C/W WATERPROOFING
10	CONCRETE MASONRY UNIT (CMU) FOUNDATION WALL C/W WATERPROOFING
11	2x8" IPE DECKING (FINAL SPEC TBD)
12	2" THICK GRANITE STONE VENEER (FINAL SPEC TBD)
13	STONE WALL CAP/COPING (FINAL SPEC TBD)
14	GRANITE STONE STEPS (REFER TO LANDSCAPE DWGS.)
15	2-PLY MODIFIED BITUMEN ROOF W/ GRAVEL BALLAST (SEE DETAILS)
16	STANDING SEAM STEEL ROOFING 1" SEAM, 16" PAN & 24 GAUGE STEEL (FINISH TO MATCH ACM)
17	EXTENSIVE SEDUM GREEN ROOF, SUPPLIER: ZINCO
18	PARAPET WALL CAP - BLACK METAL SPEC: SEE APPROVED CONTROL SAMPLE
19	EXPOSED STRUCTURAL STEEL "C" CHANNEL, COLOR: BLACK (REFER TO APPROVED CONTROL SAMPLE)
20	HEAVY GAUGE ALUMINUM FASCIA, COLOR: BLACK (REFER TO APPROVED CONTROL SAMPLE)
21	CUSTOM WOOD "WAVE" ACCENT WALL (REFER TO DETAILS & APPROVED CONTROL SAMPLES)
22	CUSTOM EXTERIOR METAL STAIRS (REFER TO DETAILS & APPROVED CONTROL SAMPLES)

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1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



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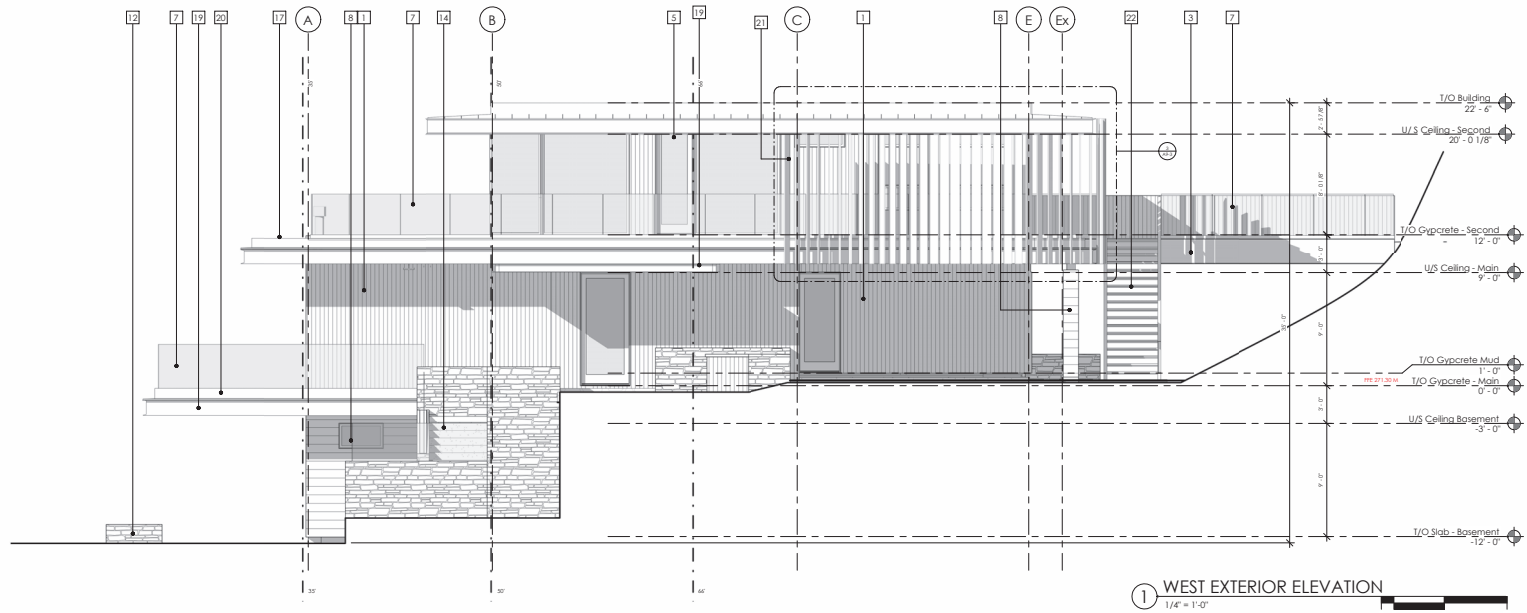
SHEET NAME
NORTH & EAST EXTERIOR
ELEVATIONS

SHEET NUMBER

A3-1

REVISED ACCENT SCREEN SET: 06/17/2025

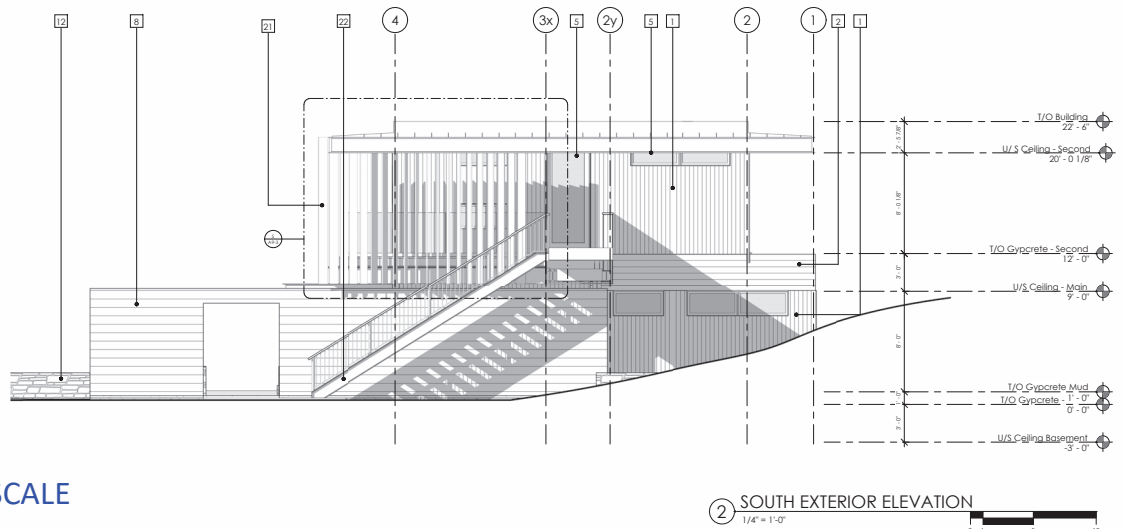
PROPOSED ELEVATION DRAWINGS - WEST AND SOUTH



MATERIAL KEYNOTE LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
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