

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-20/25

Roll No.: 7-7-030

Owners:	Daril & Ingrid Beam, 55 Bailey Crescent, P.O. Box 281, Tiny, ON, L0L 2T0		
Address & Description:	1549 Moon River Road Lot 9, Concession C, Lots 5 & 5A, Plan M232, (Medora)		
Zoning:	Waterfront Residential (WR1-7)	Moon River (Category 2 River)	Schedule: 41
Hearing Date: Monday, August 11th, 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 applicants propose to construct a two-storey addition to an existing single-storey dwelling. The applicant proposes to remove an existing sleeping cabin, screened porch, covered deck, and a portion of the existing dwelling containing a laundry room. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3 & 4.1.3.6	Maximum Permitted Lot Coverage Over the Area of the Entire Lot	8% (1,252 sq. ft)	10.5% (1,387.5 sq. ft)	2.5% (135.5 sq. ft)	Construct a Two-Storey Addition to an Existing Single-Storey Dwelling
B	4.1.3 & 4.1.3.7	Maximum Permitted Lot Coverage Within 200 ft. of the High Water Mark	8% (1,252 sq. ft)	10.5% (1,387.5 sq. ft)	2.5% (135.5 sq. ft)	Construct a Two-Storey Addition to an Existing Single-Storey Dwelling

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: **August 6, 2025.**

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 30th day of July, 2025.

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



Key Map, A-20/25 (BEAM)



3/11/2025, 11:09:42 AM

NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:8,004

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

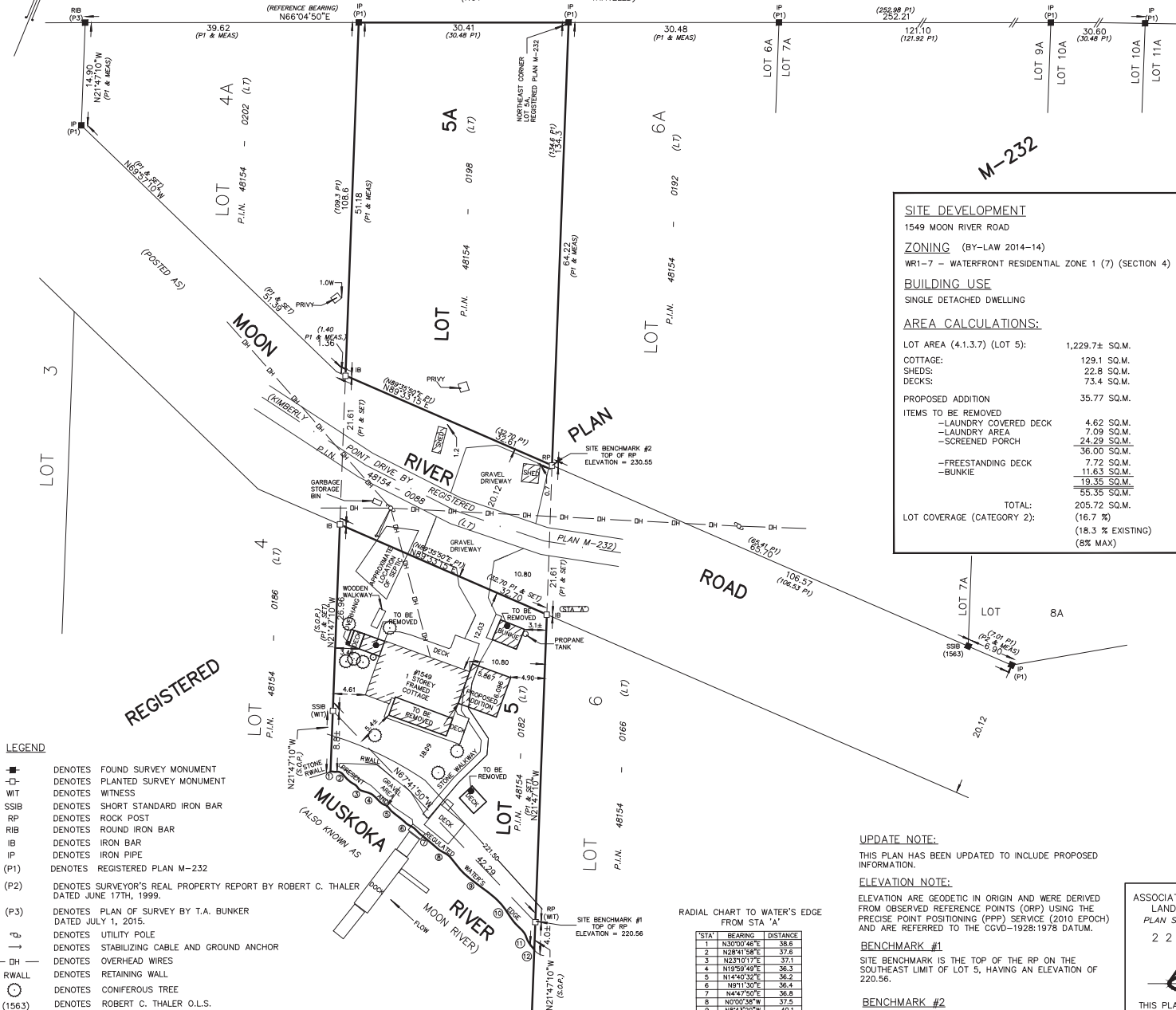


0 0.05 0.1 0.19 mi
0 0.07 0.15 0.3 km

Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

SITE PLAN

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS C AND D



- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - WT DENOTES WITNESS
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - RP DENOTES ROCK POST
 - RIB DENOTES ROUND IRON BAR
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - (P1) DENOTES REGISTERED PLAN M-232
 - (P2) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ROBERT C. THALER DATED JUNE 17TH, 1999.
 - (P3) DENOTES PLAN OF SURVEY BY T.A. BUNKER DATED JULY 1, 2015.
 - ⚡ DENOTES UTILITY POLE
 - DENOTES STABILIZING CABLE AND GROUND ANCHOR
 - DH — DENOTES OVERHEAD WIRES
 - RWALL — DENOTES RETAINING WALL
 - DENOTES CONIFEROUS TREE
 - (1563) DENOTES ROBERT C. THALER O.L.S.
 - S.O.P. DENOTES SET ON PRODUCTION

RADIAL CHART TO WATER'S EDGE FROM STA 'A'

STA	BEARING	DISTANCE
1	N30°00'46"E	38.6
2	N28°41'58"E	37.6
3	N23°10'17"E	37.1
4	N19°59'49"E	36.3
5	N14°40'12"E	36.2
6	N8°11'30"E	36.4
7	N4°47'50"E	36.8
8	N0°00'30"W	37.5
9	N8°43'20"W	40.1
10	N15°39'21"W	42.9
11	N20°33'39"W	47.3
12	N21°47'48"W	48.5

UPDATE NOTE:
THIS PLAN HAS BEEN UPDATED TO INCLUDE PROPOSED INFORMATION.

ELEVATION NOTE:
ELEVATION ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE PRECISE POINT POSITIONING (PPP) SERVICE (2010 EPOCH) AND ARE REFERRED TO THE CGVD-1928:1978 DATUM.

BENCHMARK #1
SITE BENCHMARK IS THE TOP OF THE RP ON THE SOUTHEAST LIMIT OF LOT 5, HAVING AN ELEVATION OF 220.55.

BENCHMARK #2
SITE BENCHMARK IS THE TOP OF THE RP AT THE SOUTHEAST CORNER OF LOT 5A, HAVING AN ELEVATION OF 230.55.

SITE DEVELOPMENT
1549 MOON RIVER ROAD

ZONING (BY-LAW 2014-14)
WR1-7 - WATERFRONT RESIDENTIAL ZONE 1 (7) (SECTION 4)

BUILDING USE
SINGLE DETACHED DWELLING

AREA CALCULATIONS:

LOT AREA (4.1.3.7) (LOT 5):	1,229.74 SQ.M.
COTTAGE:	129.1 SQ.M.
SHEDS:	22.8 SQ.M.
DECKS:	73.4 SQ.M.
PROPOSED ADDITION	35.77 SQ.M.
ITEMS TO BE REMOVED	
-LAUNDRY COVERED DECK	4.62 SQ.M.
-LAUNDRY AREA	7.09 SQ.M.
-SCREENED PORCH	24.29 SQ.M.
	36.00 SQ.M.
-FREESTANDING DECK	7.72 SQ.M.
-BUNKIE	11.63 SQ.M.
	19.35 SQ.M.
	55.35 SQ.M.
TOTAL:	205.72 SQ.M.
LOT COVERAGE (CATEGORY 2):	(16.7 %)
	(18.3 % EXISTING)
	(8% MAX)

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
ALL OF LOTS 5 AND 5A
REGISTERED PLAN M-232
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 400
RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 26TH DAY OF APRIL, 2024.

JULY 4, 2025
DATE
AARON PARRY
ONTARIO LAND SURVEYOR

CAUTION
ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

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

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM OBSERVED REFERENCE POINTS, HAVING A BEARING OF N66°04'50"E, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (GSR) (2010 EPOCH).
FOR BEARING COMPARISONS, A ROTATION OF 00°55'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1.

**SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY**

Description of Land	ALL OF LOTS 5 AND 5A GEOGRAPHIC TOWNSHIP OF MEDORA TOWNSHIP OF MUSKOKA LAKES DISTRICT MUNICIPALITY OF MUSKOKA
Registered easements and/or Right-of-Ways	PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 48154-0182 (LT) AND P.I.N. 48154-0198 (LT).
NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN.	
NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.	
Boundary Issues	NONE.
Compliance with Municipal Zoning By-Laws	Not certified by this Report.
Additional Remarks	NOTE LOCATION OF APPROXIMATE AREA OF SEPTIC BED, DRIVEWAY, GARBAGE BINS, OVERHEAD WIRES, RETAINING WALLS, DOCKS, AND SHEDS.

THIS REPORT WAS PREPARED FOR INGRID & DARIL BEAM AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 1 2 1 7 5

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
in accordance with Regulation 1029, Section 29(3).

RUDY MAK SURVEYING LTD.
ONTARIO LAND SURVEYORS



32 PORT SEVERN RD N
PORT SEVERN, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAILMUSKOKA@MAKSURVEYING.COM

DRAWN BY: EL CHECK BY: GM FILE No. 16537

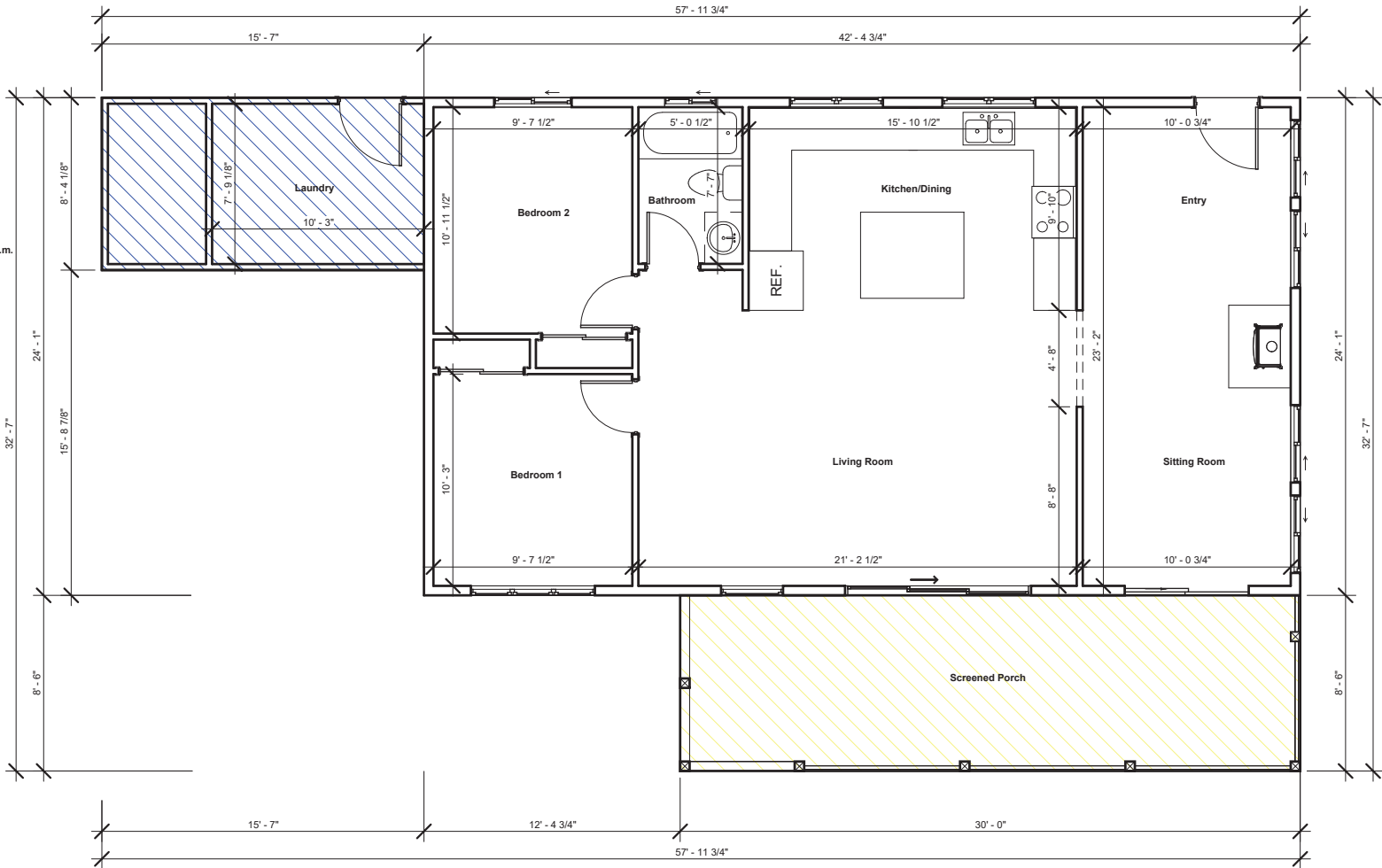
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EXISTING
EXISTING GROSS FLOOR AREA: 1389.62 sq.ft. / 129.1 sq.m.
EXISTING MAIN FLOOR: 1021.03 sq.ft. / 94.86 sq.m.
EXISTING LAUNDRY: 76.32 sq.ft. / 7.09 sq.m.
EX. LAUNDRY COVERED DECK: 49.73 sqft / 4.62 sq.m.
EXISTING SCREEN PORCH: 261.46 sq.ft. / 24.29 sq.m.
EXISTING GFA TO BE REMOVED: 387.50 sq.ft. / 36.00 sq.m.

PROPOSED
MAIN FLOOR ADDITION AREA: 385.00 sq.ft. / 35.77 sq.m.
PROPOSED TOTAL GFA: 1387.12 sq.ft. / 128.87 sq.m.
(INCLUDING EXISTING)
PROPOSED OPEN DECK: 261.46 sq.ft. / 24.29 sq.m.
NEW BLDG FOOTPRINT: 1387.12 sq.ft. / 128.87 sq.m.
(INCLUDING EXISTING)

 AREA TO BE REMOVED = 130 sq.ft. / 12.07 sq.m.
 ROOF & WALLS TO BE REMOVED = 255.00 sq.ft. / 23.69 sq.m.
(DECK TO REMAIN)

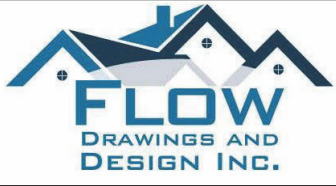
EXISTING FLOOR PLAN



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

① Existing First Floor
3/16" = 1'-0"



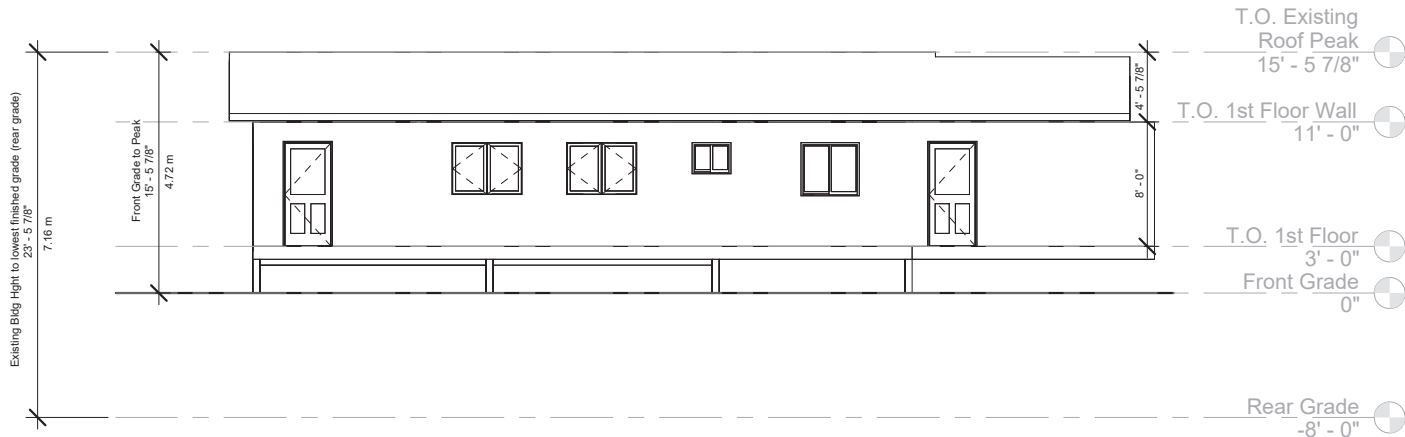
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006, OREGON 2006A. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT AND DISCREPANCIES TO FLOOR DRAWINGS AND DESIGN INC. BEFORE PROCEEDING THE WORK. ALL THE DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOOR DRAWINGS AND DESIGN INC. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006, OREGON 2006A. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT AND DISCREPANCIES TO FLOOR DRAWINGS AND DESIGN INC. BEFORE PROCEEDING THE WORK. ALL THE DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOOR DRAWINGS AND DESIGN INC.

No.	Description	Date

Beam Addition	
Existing Bldg Layout	
Address	1549 Moon River Rd., Muskoka Lakes
Contractor	
Property Owner	Daril & Ingrid Beam

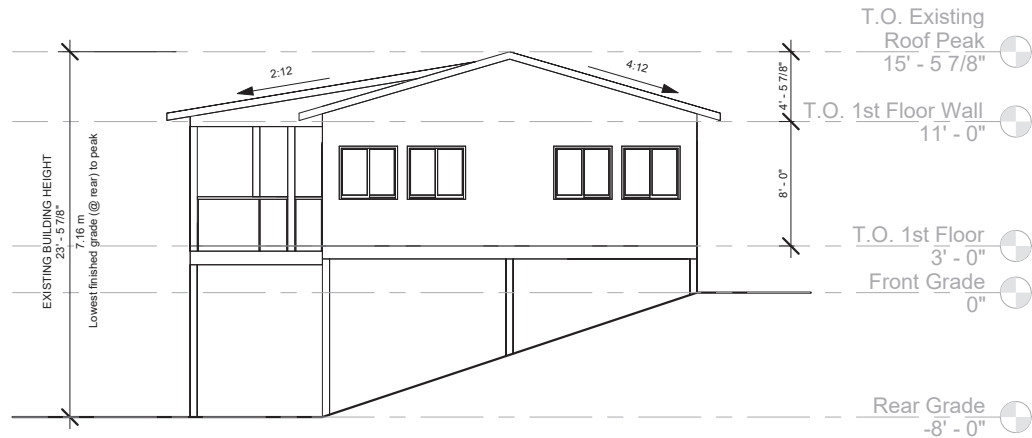
Date		2025-06-13
Drafted by	Allyson Beaton	B101
Designer Review	Victoria Hoffmann	
Designer BCIN	47130	Scale As indicated
Company BCIN	104360	

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① Existing Front Elevation
1/8" = 1'-0"

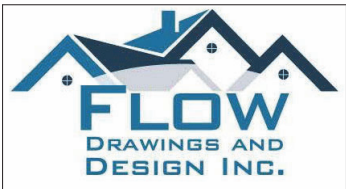
EXISTING ELEVATIONS



② Existing Left Elevation
1/8" = 1'-0"

NOT TO SCALE

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ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006, OREGON 1920A. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT AND DISCREPANCIES TO FLOW DRAWINGS AND DESIGN INC. BEFORE PROCEEDING THE WORK. ALL THE DIMENSIONS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN INC. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006, OREGON 1920A. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT AND DISCREPANCIES TO FLOW DRAWINGS AND DESIGN INC. BEFORE PROCEEDING THE WORK. ALL THE DIMENSIONS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN INC.

No.	Description	Date

Beam Addition

Existing Elevations

Address	1549 Moon River Rd., Muskoka Lakes
Contractor	
Property Owner	Daril & Ingrid Beam

Date

2025-06-13

Drafted by	Allyson Beaton
Designer Review	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

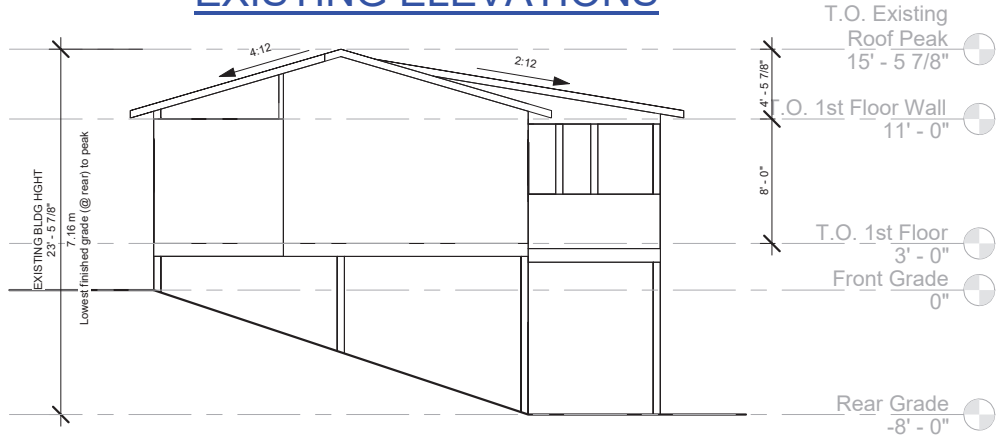
B201

Scale 1/8" = 1'-0"



① Existing Rear Elevation
1/8" = 1'-0"

EXISTING ELEVATIONS



② Existing Right Elevation
1/8" = 1'-0"

NOT TO SCALE

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No.	Description	Date

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Existing Elevations	
Address	1549 Moon River Rd., Muskoka Lakes
Contractor	
Property Owner	Daril & Ingrid Beam

Date		2025-06-13
Drafted by	Allyson Beaton	B202
Designer Review	Victoria Hoffmann	
Designer BCIN	47130	Scale 1/8" = 1'-0"
Company BCIN	104360	

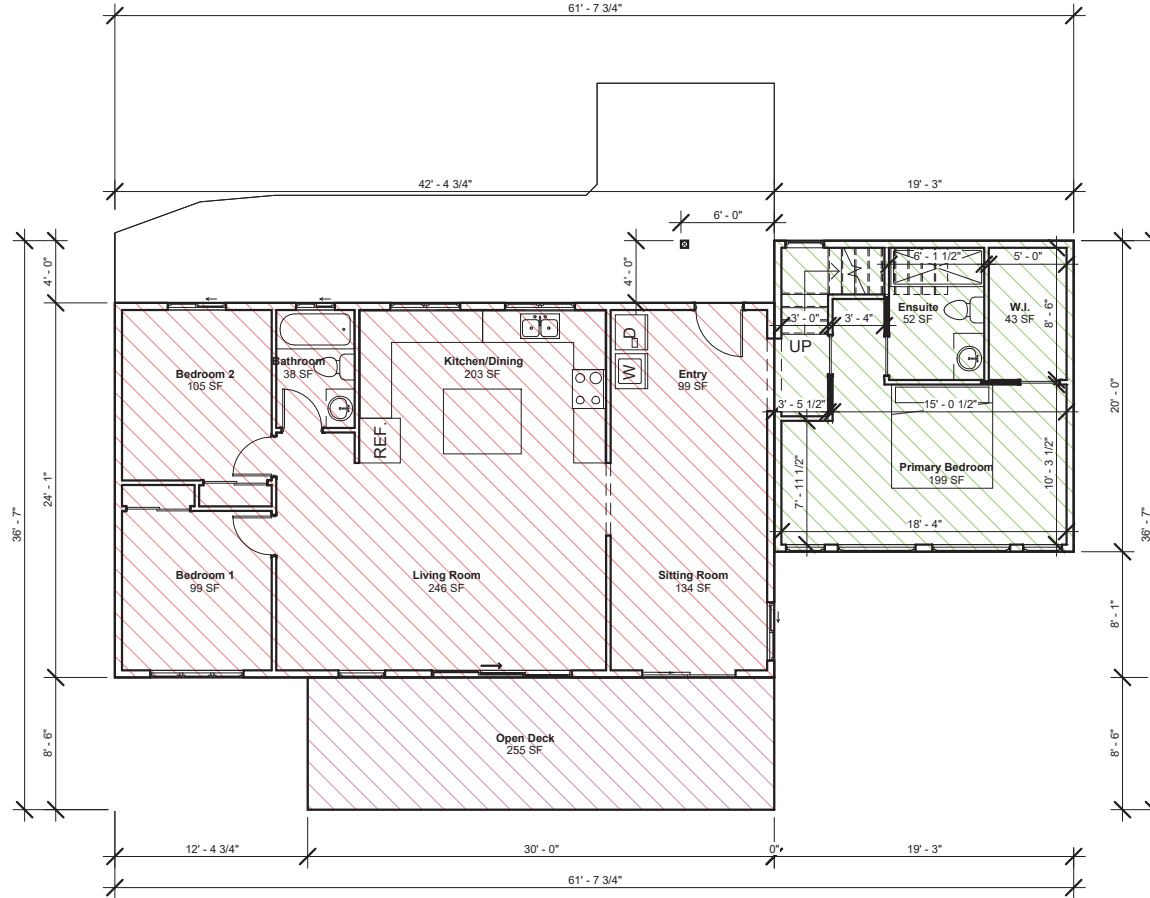
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PROPOSED FLOOR PLAN

EXISTING
EXISTING GROSS FLOOR AREA: 1389.62 sq.ft. / 129.1 sq.m.
EXISTING MAIN FLOOR: 1021.03 sq.ft. / 94.86 sq.m.
EXISTING LAUNDRY: 76.32 sq.ft. / 7.09 sq.m.
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(INCLUDING EXISTING)

- EXISTING BLDG
- EXISTING OPEN DECK
- PROPOSED ADDITION
- PROPOSED ENCLOSED PORCH



NOT TO SCALE

① Proposed Bldg Layout
1/8" = 1'-0"

FOR INFORMATIONAL PURPOSES ONLY



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No.	Description	Date

Beam Addition

Proposed Bldg Layout

Address 1549 Moon River Rd., Muskoka Lakes
Contractor
Property Owner Daril & Ingrid Beam

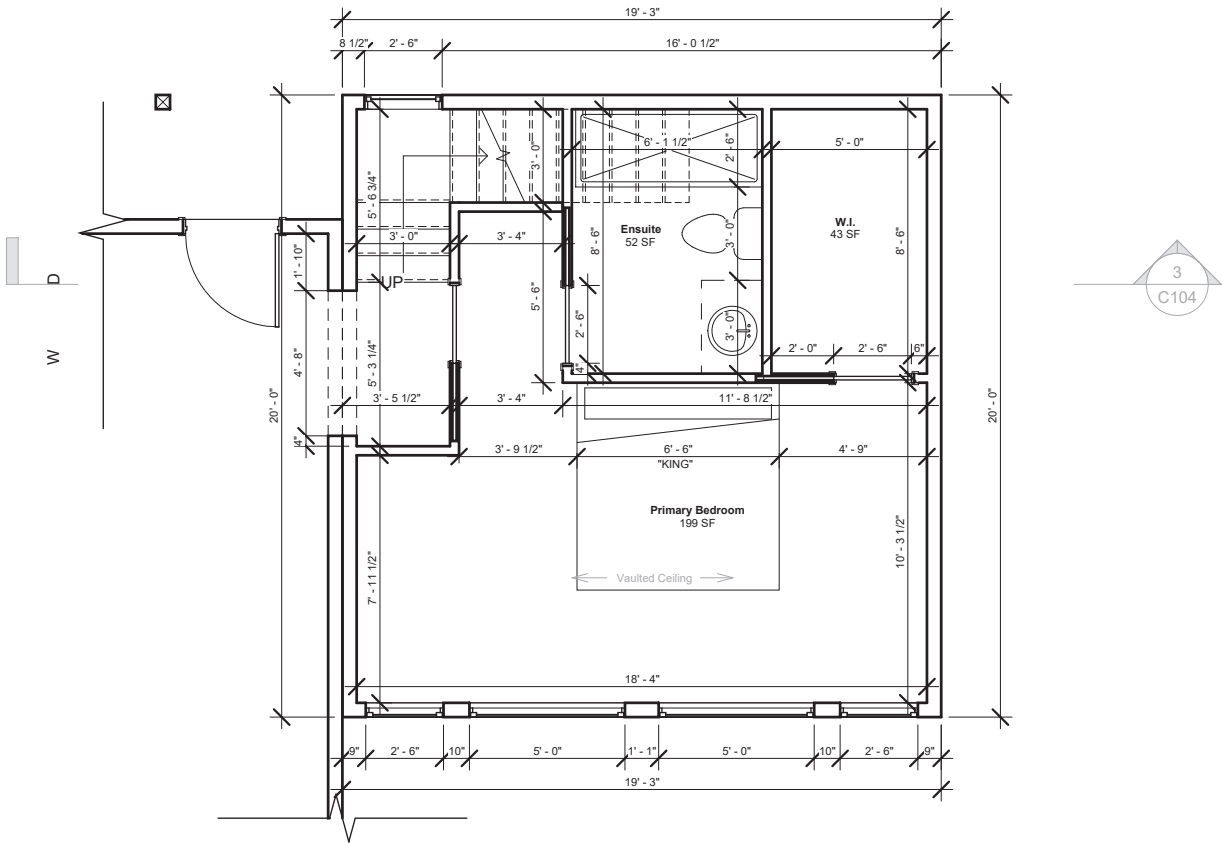
Date 2025-06-13

Drafted by	Allyson Beaton	C101
Designer Review	Victoria Hoffmann	
Designer BCIN	47130	Scale As indicated
Company BCIN	104360	

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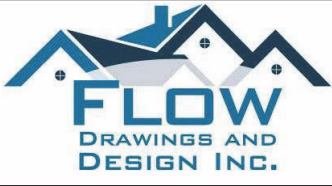
PROPOSED FLOOR PLAN



NOT TO SCALE

1 Proposed First Floor
1/4" = 1'-0"

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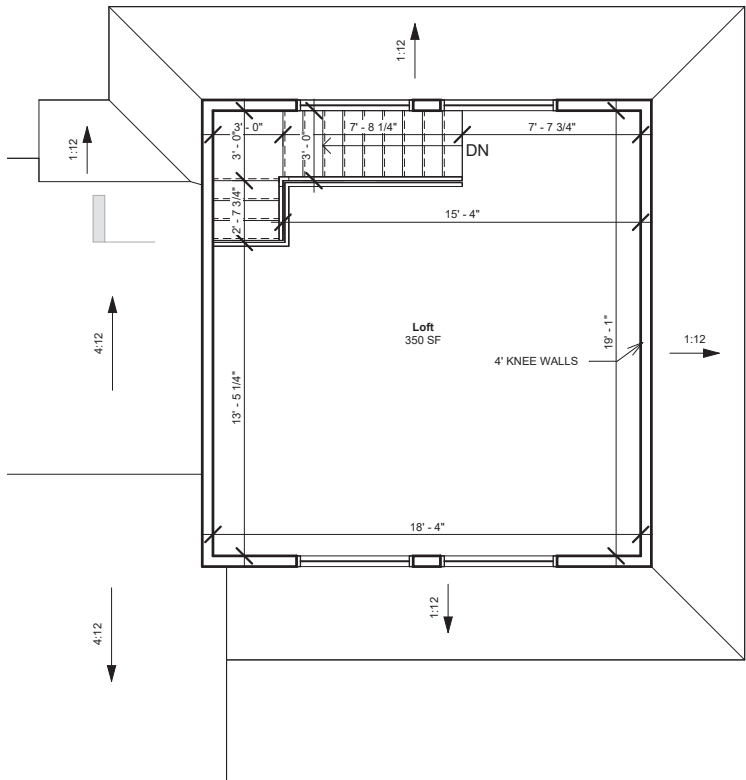
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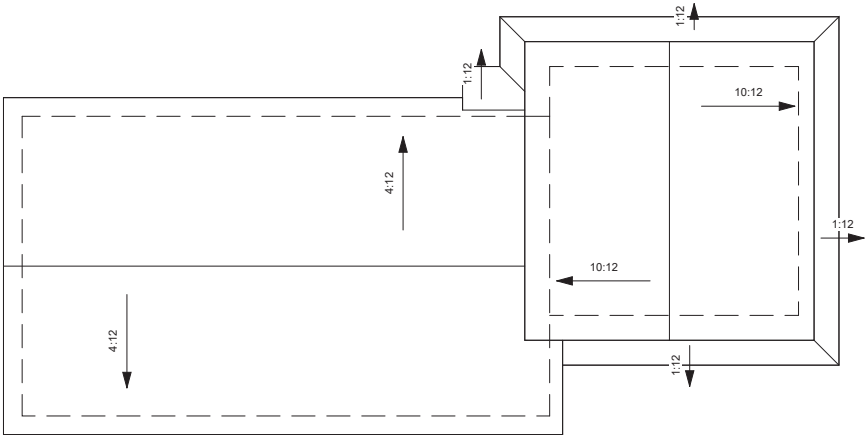
Beam Addition	
Proposed Addition Plan	
Address	1549 Moon River Rd., Muskoka Lakes
Contractor	
Property Owner	Daril & Ingrid Beam

Date		2025-06-13
Drafted by	Allyson Beaton	C102
Designer Review	Victoria Hoffmann	
Designer BCIN	47130	Scale 1/4" = 1'-0"
Company BCIN	104360	

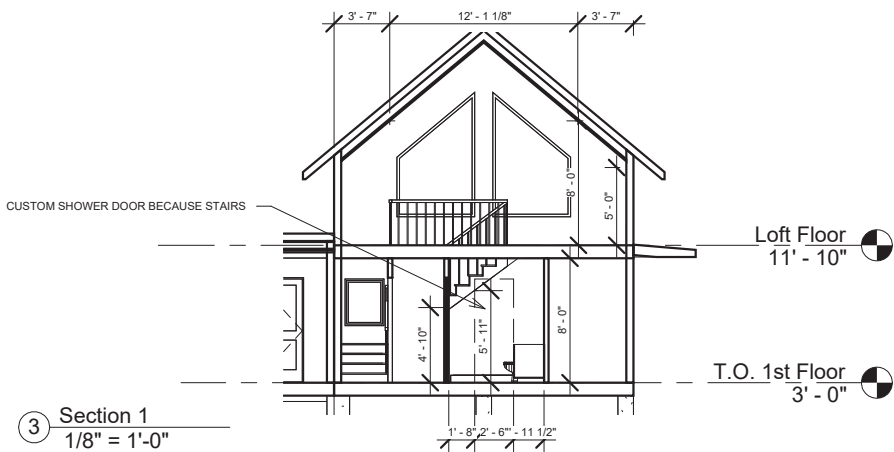
PROPOSED LOFT & ROOF PLAN



1 Proposed Second Floor
3/16" = 1'-0"



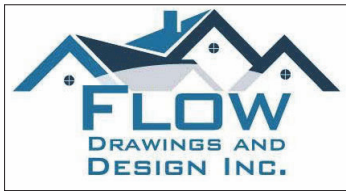
2 Proposed Roof Plan
1" = 10'-0"



3 Section 1
1/8" = 1'-0"

NOT TO SCALE

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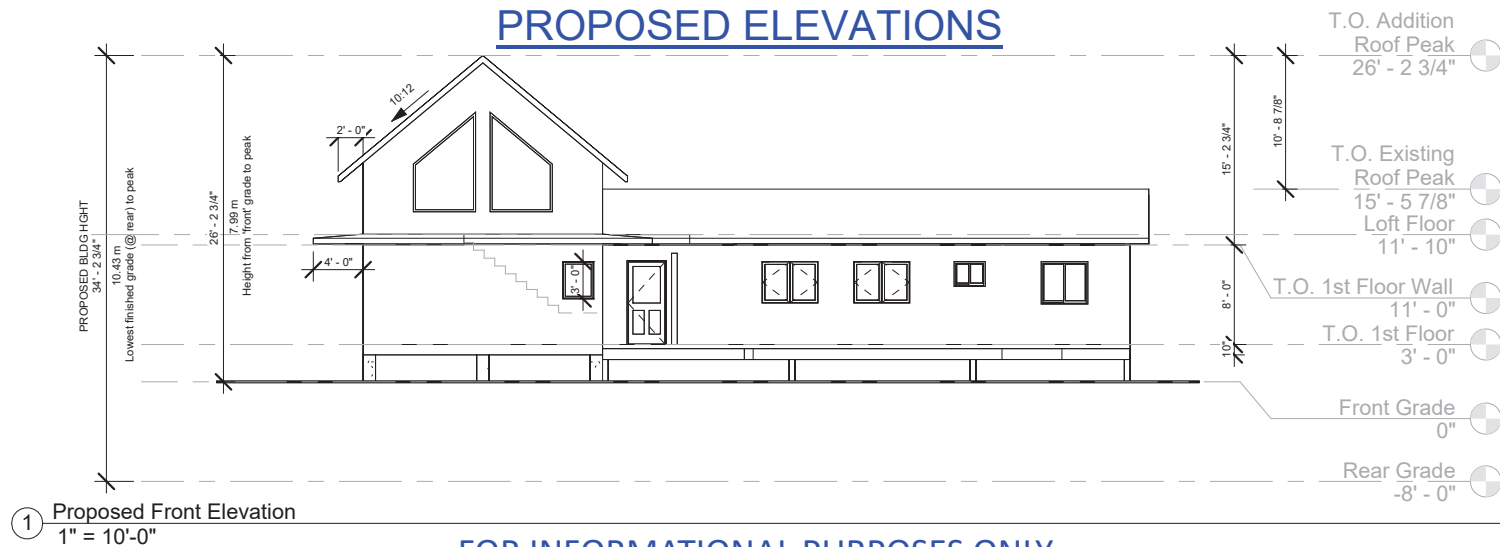


ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006, OREGON 2006. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB, REPORT AND DISCREPANCIES TO FLOW DRAWINGS AND DESIGN INC. BEFORE PROCEEDING THE WORK. ALL THE DIMENSIONS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN INC. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006, OREGON 2006. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB, REPORT ANY DISCREPANCIES TO FLOW DRAWINGS AND DESIGN INC. BEFORE PROCEEDING THE WORK. ALL THE DIMENSIONS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN INC.		
No.	Description	Date

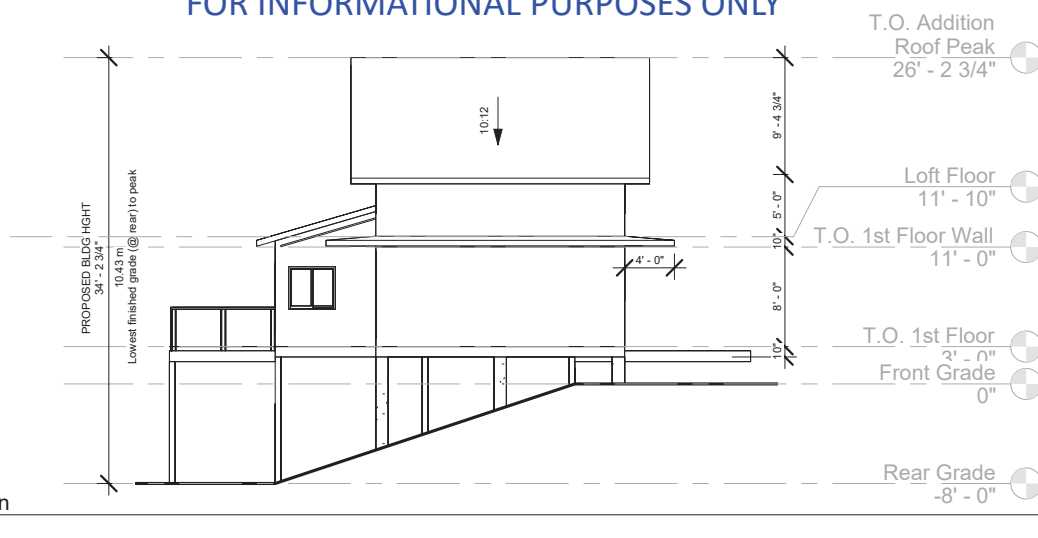
Beam Addition	
Proposed Loft & Roof Plan	
Address	1549 Moon River Rd., Muskoka Lakes
Contractor	
Property Owner	Daril & Ingrid Beam

Date		2025-06-13
Drafted by	Checker	C104
Designer Review	Victoria Hoffmann	
Designer BCIN	47130	Scale As indicated
Company BCIN	104360	

PROPOSED ELEVATIONS



FOR INFORMATIONAL PURPOSES ONLY



NOT TO SCALE



THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC) 1984. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO FLOW DRAWINGS AND DESIGN (1988)31 ONTARIO INC. BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN (1988)31 ONTARIO INC. BEFORE PROCEEDING WITH THE WORK. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO FLOW DRAWINGS AND DESIGN (1988)31 ONTARIO INC. BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN INC.

No.	Description	Date

Beam Addition

Proposed Elevations

Address	1549 Moon River Rd., Muskoka Lakes
Contractor	
Property Owner	Daril & Ingrid Beam

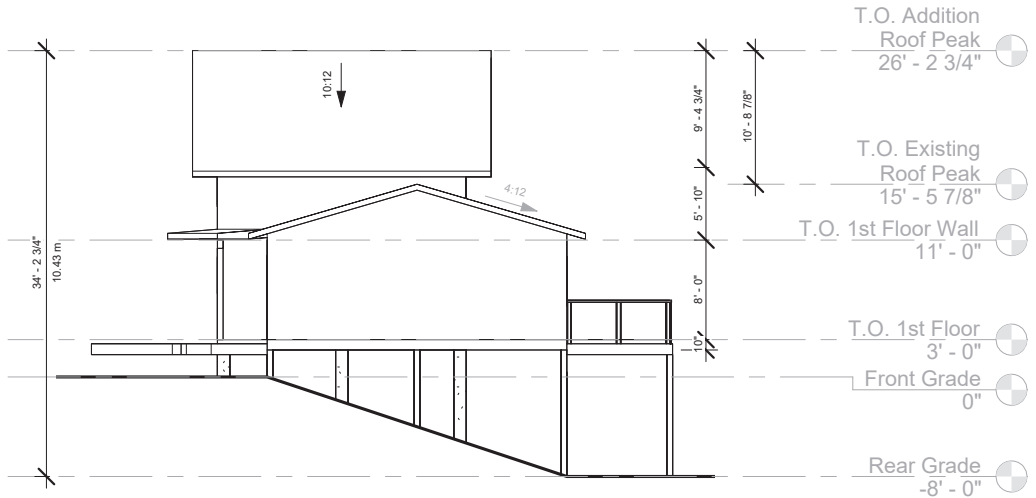
Date	2025-06-13	
Drafted by	Allyson Beaton	C201
Designer Review	Victoria Hoffmann	
Designer BCIN	47130	Scale 1" = 10'-0"
Company BCIN	104360	

PROPOSED ELEVATIONS



1 Proposed Rear Elevation
1" = 10'-0"

NOT TO SCALE



2 Proposed Right Elevation
1" = 10'-0"

FOR INFORMATIONAL PURPOSES ONLY



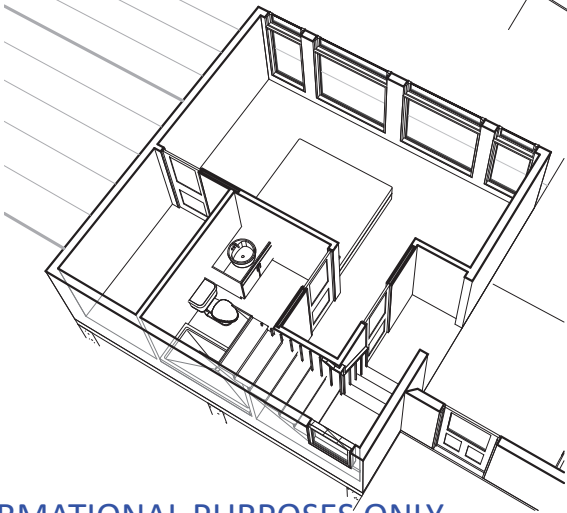
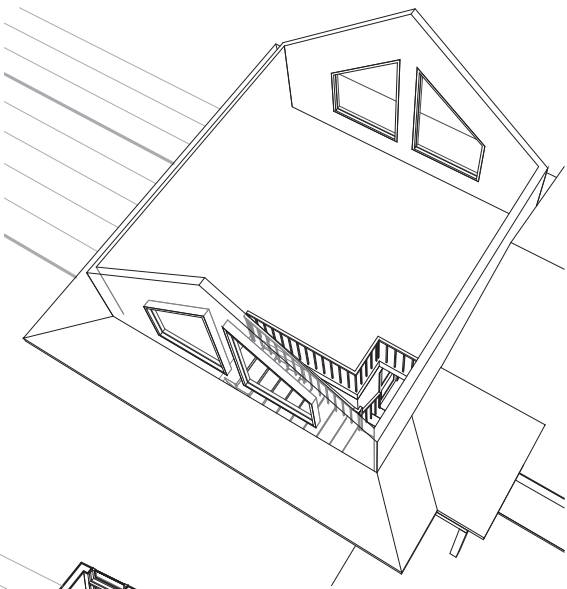
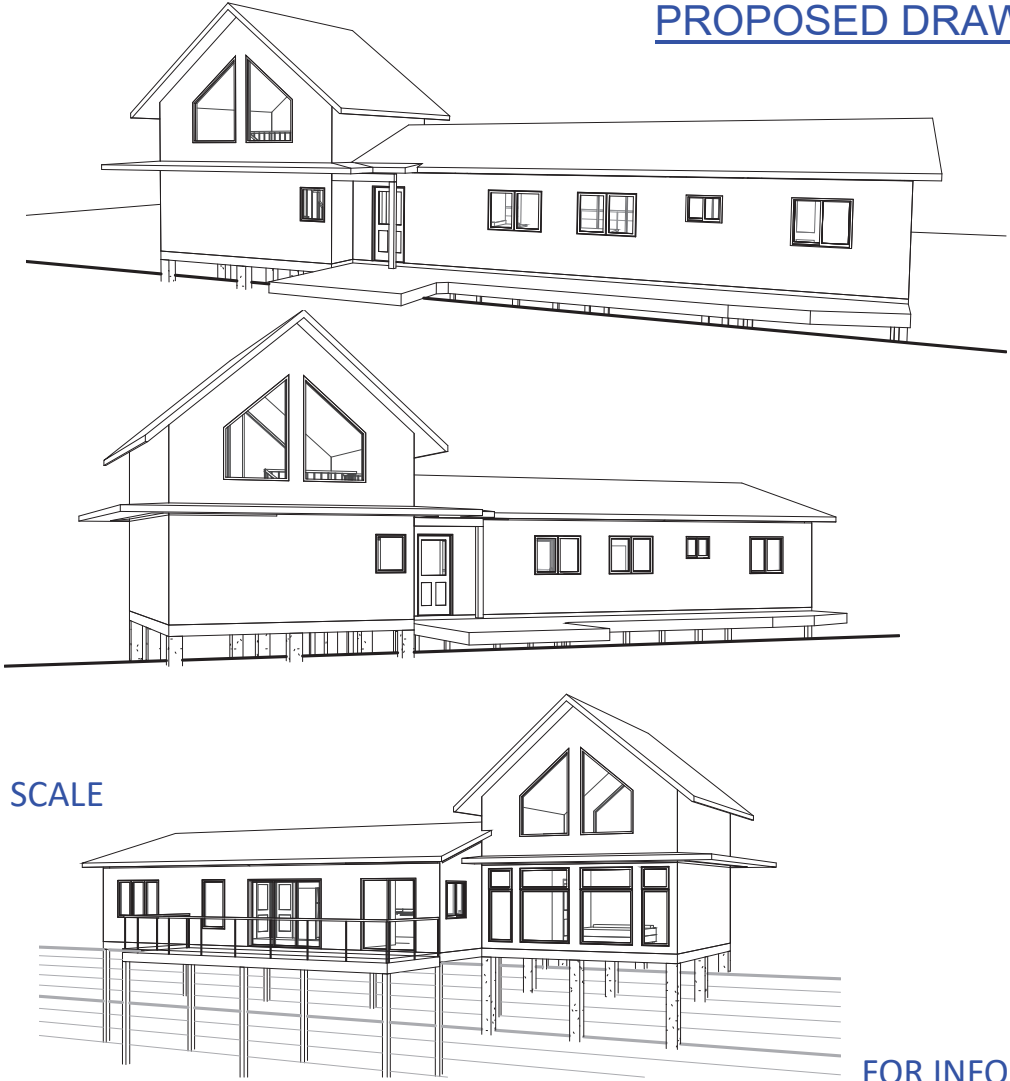
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No.	Description	Date

Beam Addition	
Proposed Elevations	
Address	1549 Moon River Rd., Muskoka Lakes
Contractor	
Property Owner	Daril & Ingrid Beam

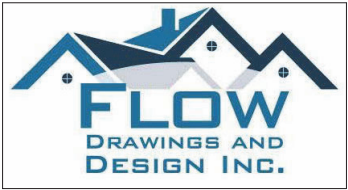
Date		2025-06-13
Drafted by	Allyson Beaton	C202
Designer Review	Victoria Hoffmann	
Designer BCIN	47130	Scale 1" = 10'-0"
Company BCIN	104360	

PROPOSED DRAWINGS



NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006, OREGON, U.S.A. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT AND DISCREPANCIES TO FLOW DRAWINGS AND DESIGN INC. BEFORE PROCEEDING THE WORK. ALL THE DIMENSIONS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN INC. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006, OREGON, U.S.A. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT AND DISCREPANCIES TO FLOW DRAWINGS AND DESIGN INC. BEFORE PROCEEDING THE WORK. ALL THE DIMENSIONS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN INC.

No.	Description	Date

Beam Addition	
3D Views	
Address	1549 Moon River Rd., Muskoka Lakes
Contractor	
Property Owner	Daril & Ingrid Beam

Date		2025-06-13
Drafted by	Allyson Beaton	C203
Designer Review	Victoria Hoffmann	
Designer BCIN	47130	Scale
Company BCIN	104360	