

**1049 SAGAMO BLVD
LOT 35 CON 12 GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES**

ZONE REQUIREMENTS		
Zoning Description	WR-1	
Lot Area	41,313.50 SF	
Lot Area (Within 60m)	41,255.80 SF	
Lot Frontage	207' 6"	
Maximum Lot Coverage % (Total Lot)	10% (4131.35 SF)	
Maximum Lot Coverage % (Within 60m)	10% (4125.58 SF)	
YARD SETBACKS (PROPOSED BUILDING)		
	FEET	METERS
Front Yard Setback (Min):	66	20.1
Inferior Side Setback (Min):	15	4.6
Exterior Side Setback (Min):	30	9.1
Rear Yard Setback (Min):	15	4.6
BUILDING HEIGHT (PROPOSED BUILDING)		
Height (Max):	35	10.7

AREAS OF EXISTING STRUCTURES		
	SQFT.	SQM.
EXISTING COTTAGE	1251	116.22
EXISTING BOATHOUSE	1034	96.06
EXISTING SHED	81	7.52
EXISTING WOOD SHED	28	2.60
TOTAL AREA OF EXISTING STRUCTURES	2394	222.41

LOT COVERAGE CALCULATIONS	
EXISTING LOT COVERAGE WITHIN 60M/ ENTIRE LOT	%
	5.80 % / 5.79%

ALLOWABLE CONSTRUCTION
1 STOREY BH WITH SUNDECK, MAX WIDTH 33' 5", MAX PROJECTION 50'
SINGLE FAMILY DWELLING
GARAGE, WITH SECOND STOREY SLEEPING CABIN

SITE PLAN CONTROL & CONSERVATION
A separate Site plan control application will be required for this site due to the WATERFRONT RESIDENTIAL designation.

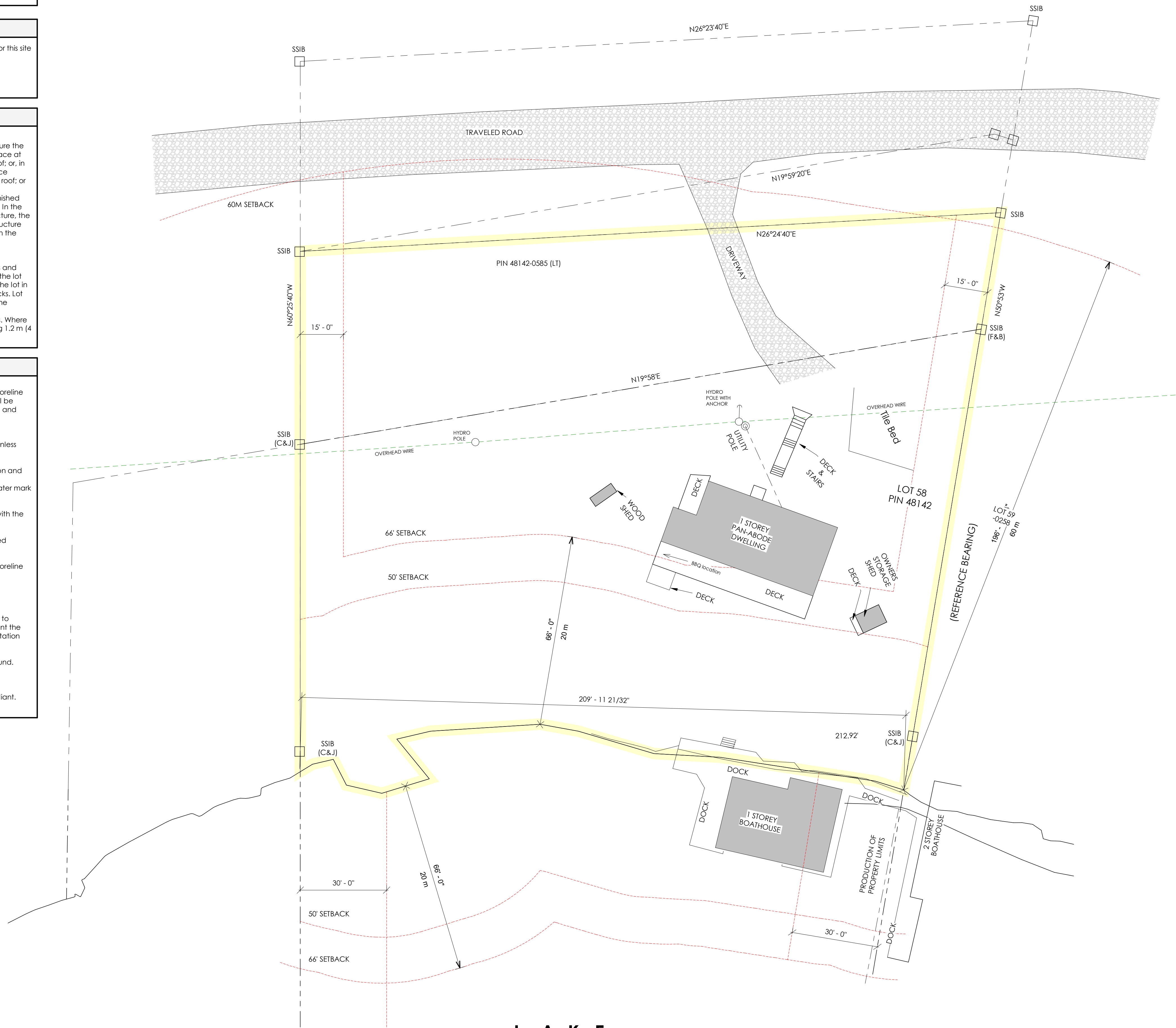
DEFINITIONS

1. HEIGHT
Shall mean, when used in reference to a building or structure the vertical distance between the lowest finished ground surface of the exterior of the building and the highest point of the roof; or, in the case of a boathouse or sun shelter, the vertical distance between the top of the dock and the highest point of the roof; or in the case of a sundeck, the vertical distance between the lowest finished ground surface adjacent to the perimeter of the sundeck. In the case where a sundeck is joined to a building or other structure, the height of the sundeck and the height of the building or structure shall be measured separately, and each shall comply with the provisions of this Bylaw.

2. LOT COVERAGE
Shall mean that percentage of area covered by buildings and structures including accessory buildings and structures on the lot inclusive of any such area covered on lands adjacent to the lot in a WQS zone and excluding non-roofed structures and docks. Lot coverage shall be calculated using the exterior faces of the exterior walls. If there are no walls, lot coverage shall be calculated using the exterior faces of the supporting posts. Where roof overhangs exceed 1.2 m (4 ft), the portions exceeding 1.2 m (4 ft.) will be included in lot coverage

SITE PLAN NOTES

- All construction activities are restricted from the shoreline buffer. All native tree, shrub and grass species shall be maintained. All new plantings shall be maintained and preserved or replanted in the event of damage or deterioration.
- All dimensions on site plan are listed in in imperial unless otherwise noted.
- The owner agrees to preserve all natural vegetation and healthy trees and any natural water courses. All vegetation between the dwelling and the high water mark shall remain in its natural state.
- All tree removal and grading/filling must comply with the tree preservation and site alteration by-laws.
- All site drainage shall be slope away from proposed construction by a minimum of 2%
- All construction activities are restricted from the shoreline buffer.
- Install silt fencing during the construction and development period.
- Silt fencing shall be constructed of heavy material to prevent sediment runoff and to protect and prevent the land from soil erosion and the creation of sedimentation into nearby waterbodies.
- The fence shall be properly trenched in to the ground. Fence must be maintained in good working order, inspected regularly and repaired as needed.
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- All external lighting shall be dark sky by-law compliant.



L A K E
R O S S E A U

① A Site Plan
1 : 225

Spencer Douglas

PLANNING ■ DESIGN

No.	Description	Date

SHEET LIST

A-001 Site Plan & Lot Statistics

Design Criteria:

Ground Snow Load (S_s):
Associated Rain Load (S_r):
Specified Snow Load:
Base Wind Pressure ($q/150$):

Client Name
Dara Howell & Steve MacDonald

1049 Sagama Blvd
Port Carling ON

Engineer Seal

Designer

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATIONS INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code.

DRAFT

XX	XXXXXX
NAME	SIGNATURE
	BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1 of the building code.

Spencer Douglas LTD	117413
FIRM NAME	FIRM BCIN

Sheet Name

Site Plan & Lot Statistics

Project Number	SD25-0305
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Date 2026-07-22 9:48:02 AM

Drawn By KC

Checked By	XX
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A-001

Scale	As indicated
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