PART OF LOT 24, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

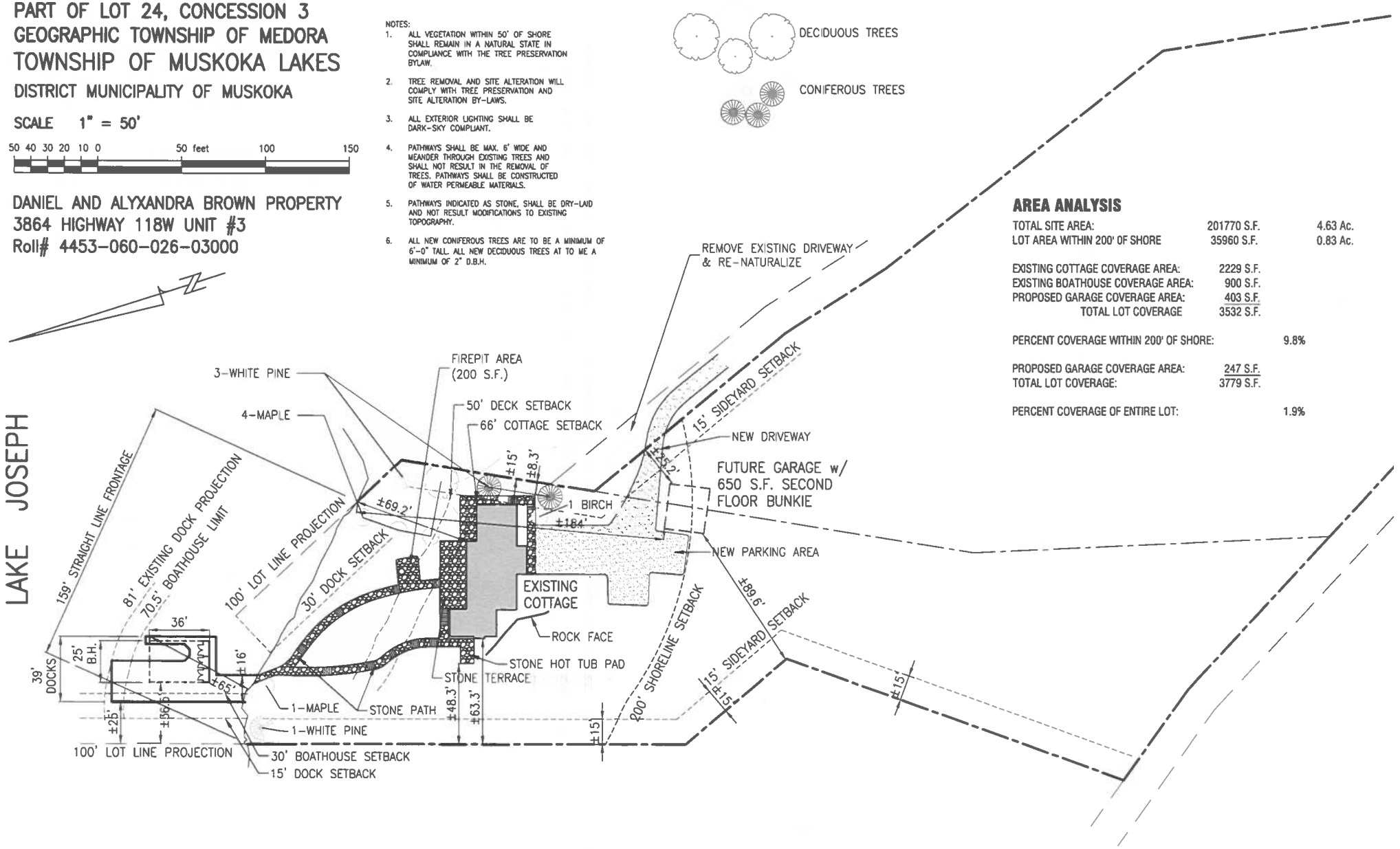
SCALE 1" = 50'

50 40 30 20 10 0 50 feet 100 150

DANIEL AND ALYXANDRA BROWN PROPERTY
3864 HIGHWAY 118W UNIT #3
Roll# 4453-060-026-03000

NOTES:
1. ALL VEGETATION WITHIN 50' OF SHORE SHALL REMAIN IN A NATURAL STATE IN COMPLIANCE WITH THE TREE PRESERVATION BYLAW.
2. TREE REMOVAL AND SITE ALTERATION WILL COMPLY WITH TREE PRESERVATION AND SITE ALTERATION BY-LAWS.
3. ALL EXTERIOR LIGHTING SHALL BE DARK-SKY COMPLIANT.
4. PATHWAYS SHALL BE MAX. 6' WIDE AND MEANDER THROUGH EXISTING TREES AND SHALL NOT RESULT IN THE REMOVAL OF TREES. PATHWAYS SHALL BE CONSTRUCTED OF WATER PERMEABLE MATERIALS.
5. PATHWAYS INDICATED AS STONE, SHALL BE DRY-LAID AND NOT RESULT MODIFICATIONS TO EXISTING TOPOGRAPHY.
6. ALL NEW CONIFEROUS TREES ARE TO BE A MINIMUM OF 6'-0" TALL. ALL NEW DECIDUOUS TREES AT TO ME A MINIMUM OF 2" D.B.H.

DECIDUOUS TREES
CONIFEROUS TREES

AREA ANALYSIS

TOTAL SITE AREA:	201770 S.F.	4.63 Ac.
LOT AREA WITHIN 200' OF SHORE	35960 S.F.	0.83 Ac.
EXISTING COTTAGE COVERAGE AREA:	2229 S.F.	
EXISTING BOATHOUSE COVERAGE AREA:	900 S.F.	
PROPOSED GARAGE COVERAGE AREA:	403 S.F.	
TOTAL LOT COVERAGE	3532 S.F.	
PERCENT COVERAGE WITHIN 200' OF SHORE:		9.8%
PROPOSED GARAGE COVERAGE AREA:	247 S.F.	
TOTAL LOT COVERAGE:	3779 S.F.	
PERCENT COVERAGE OF ENTIRE LOT:		1.9%