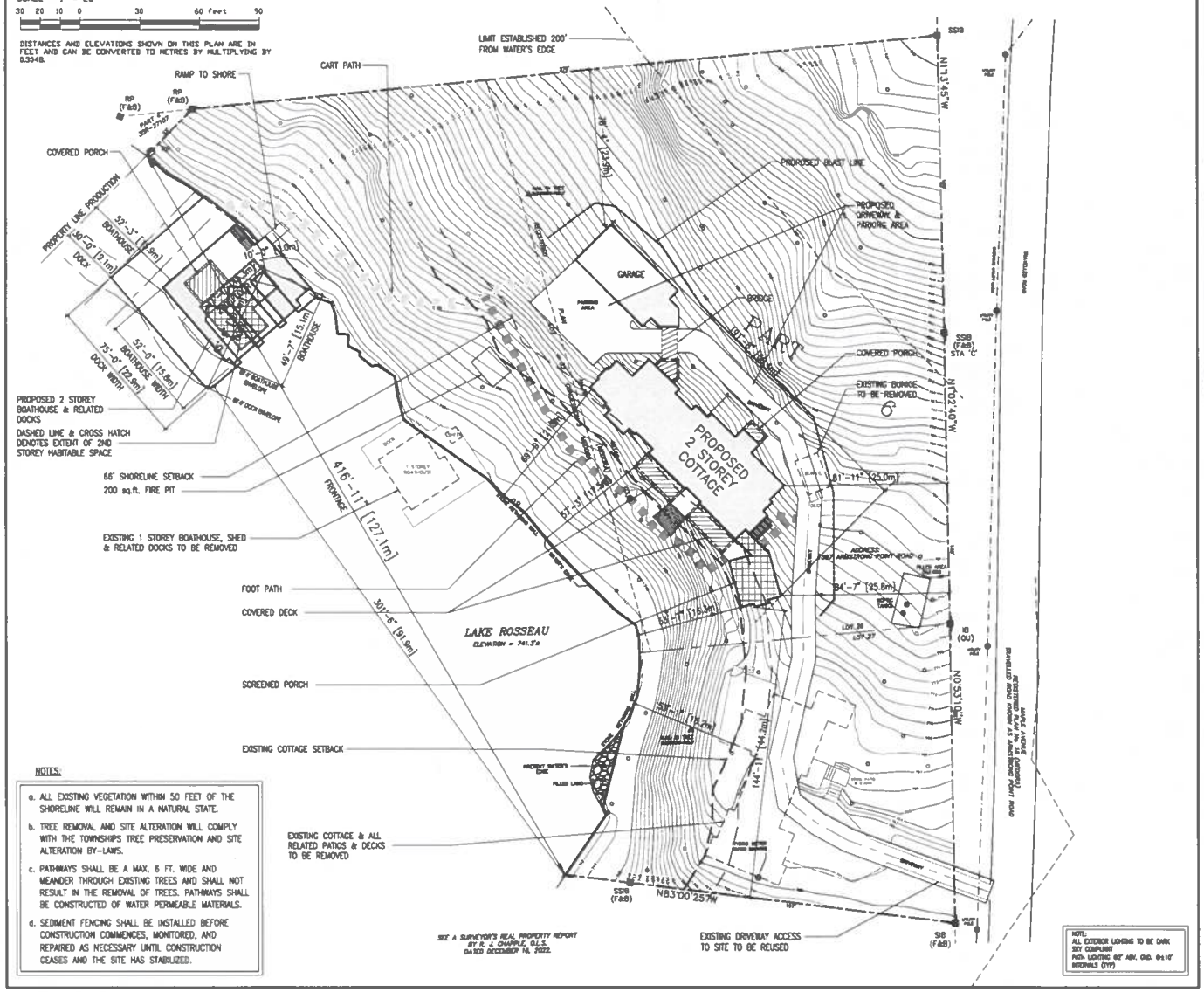
PLAN OF
PLAN 18, PART LOT 26, PART LOT 32
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 25'
30 20 10 0 30 60 Feet 90

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



3 SP-1 SITE PLAN
SCALE: 1"=25'

1 SP-1 KEY PLAN
SCALE: DNS

OWNER	ARCHITECT
Alan & Dagmar O'Hanlon	Ian Maclaren Architect Inc.
2167 Parker Dr	286 ROBINSON ST., SUITE 300
Mississauga, ON	OAKVILLE, ONTARIO L6J 1G7
L5B 1W6	ATTENTION IAN MACLAREN
(416)834-6780	PH: 905-338-1298 EXT. 225
APPLICANT OWNER'S AGENT	

SITE STATISTICS

ADDRESS:	1067 ARMSTRONG POINT RD TOWNSHIP OF MUSKOKA LAKES ONTARIO		
LEGAL DESCRIPTION:	PLAN 18 PART LOTS 26 & 32 CONCESSION 5 GEOGRAPHIC TOWNSHIP OF MEDORA TOWNSHIP OF MUSKOKA LAKES		
ZONING:	WRS-7		
	%	METRIC	IMPERIAL
LOT AREA:		9 888.13	104 388.83 (2.40 acres)
WITHIN 200' OF SHORE		8 485.52	91,445.05 (2.10 acres)
LOT FRONTAGE:		27.09	416.93 (416' 11")
LOT COVERAGE			
PERMITTED (10% of lot area + 200' OF SHORE)	10.00%	643.55	9 144.51
EXISTING LOT COVERAGE (<200')			
EXISTING COTTAGE		287.53	3095.00
EXISTING BOATHOUSE		76.65	825.00
EXISTING SLEEPING CABIN		20.44	220.00
EXISTING SHED		3.72	40.00
TOTAL EXISTING LOT COVERAGE (<200')	4.57%	388.33	4180.00
PROPOSED LOT COVERAGE (<200')			
PROPOSED COTTAGE (INCL. GARAGE)		455.44	4902.29
PROPOSED MUSKOKA ROOM		55.04	592.43
PROPOSED COVERED PORCHES (INCL. BRIDGE)		74.52	802.08
PROPOSED BOATHOUSE		257.43	2770.90
TOTAL PROPOSED LOT COVERAGE (<200')	8.92%	847.42	9087.71
PROPOSED COTTAGE FLOOR AREAS			
GROUND FLOOR (INCL. MUSKOKA ROOM, EXCL. GARAGE)		387.19	4 167.56
SECOND FLOOR		333.83	3 593.29
TOTAL PROPOSED FLOOR AREA:		721.01	7760.85
PROPOSED COTTAGE ENVELOPE			
HEIGHT			
MAXIMUM ALLOWABLE HEIGHT		10.67	35.00 (35'-0")
PROPOSED HEIGHT		10.67	35.00 (35'-0")
PROPOSED BOATHOUSE FLOOR AREAS			
DOCK LEVEL		257.43	2 770.90
SECOND FLOOR		80.39	650.00
BOATHOUSE ENVELOPE SETBACKS			
BOATHOUSE DOCK LEVEL			
MAXIMUM OFFSET FROM HIGH WATER MARK		15.24	50.00 (50'-0")
PROPOSED OFFSET		15.24	50.00 (50'-0")
DOCK REQUIREMENTS:			
MAXIMUM OFFSET FROM HIGH WATER MARK		20.12	66.00 (66'-0")
PROPOSED OFFSET		20.04	65.75 (65'-9")
ALLOWABLE DOCK WIDTH		22.86	75.00 (75'-0")
TOTAL PROPOSED CUMULATIVE DOCK WIDTH		22.86	75.00 (75'-0")
ALLOWABLE CUMULATIVE BOATHOUSE WIDTH	75' OR 18%	40.23	132.00 (75'-0")
TOTAL PROPOSED BOATHOUSE WIDTH	9.30%	15.85	52.00 (52'-0")
ALLOWABLE BOATHOUSE 2ND FLOOR WIDTH	75' OR 13%	32.68	107.25 (75'-0")
PROPOSED BOATHOUSE 2ND FLOOR WIDTH	5.36%	13.49	44.25 (44'-3")
PROPOSED DOCK AREA		401.56	4 322
MAXIMUM ALLOWABLE HEIGHT		7.62	25.00 (25'-0")
PROPOSED HEIGHT		7.62	25.00 (25'-0")

2 SP-1 SITE STATISTICS
SCALE: DNS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE ACCREDITATION:

PLAN 18, PART LOTS 26 &32
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

BASE MAP SOURCE:
CHAPPLE, GALBRAITH SURVEYORS
ONTARIO LAND SURVEYORS
2022

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

SITE LEGEND:

	PROPERTY LINE
256.0	EXISTING GRADE
256.50	FINISHED GRADE
F.F.E.	FINISHED FLOOR ELEVATION
F.B.E.	FINISHED BASEMENT ELEVATION
F.D.E.	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	SURVEY MONUMENT FOUND
	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
IB	IRON BAR
IT	IRON TUBE
WIT	WITNESS
OU	ORIGIN UNKNOWN
DIA	DIAMETER
HP	HYDRO POLE
MEAS.	DENOTES MEASURED
Fd.	FOUND

REF.	DATE:	DESCRIPTION:
3	11.14.23	REVISED FOOTPRINT
2	11.09.23	REVISED FOOTPRINT
1	10.27.23	ISSUED FOR PRECONSULTATION

REVISION / ISSUANCE:

Ian MACLAREN ARCHITECT Inc

CLIENT:
O'HANLON COTTAGE

ADDRESS: ADAM'S BAY
MUNICIPALITY: MUSKOKA LAKES, ON.

DRAWING TITLE:
SITE PLAN & SITE STATISTICS

DRAWN: A.B.
DATE: NOV.2023
SCALE: AS NOTED
JOB NUMBER: 23164
SHEET NUMBER: **A1-2**