TOWNSHIP OF
CARLING

2 West Carling Bay Road, Nobel ON P0G 1GO
Ryan Snowball, Director of Planning and Development
Email: planning@carling.ca
Phone: 705-342-5856 ext. 9183
Fax: 705-342-9527

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING
Application for a Zoning By-law Amendment
Application No. Z/2026/01 (Beggs/John Jackson Planner Inc. – 8 Bayview Drive)

TAKE NOTICE that the Corporation of the Township of Carling has received an application for a site-specific Zoning By-law Amendment application filed by John Jackson Planner Inc. on behalf of Diane Beggs for the lands located on Part of Lot 13, Concession D being Part 17 Plan PSR-1136, known locally as 8 Bayview Drive. The application was deemed "Complete" by the Township of Carling on February 20, 2026.

TAKE NOTICE that the Council of the Corporation of the Township of Carling will hold a Public Meeting with respect to the proposed zoning by-law amendment pursuant to Section 34(12) a) ii) of the *Planning Act, R.S.O. 1990, c. P.13* in order to give the public an opportunity to make representations in respect of the proposed zoning by-law amendment.

Date of Public Meeting: Tuesday, March 24th, 2026
Time of Public Meeting: 9:00 a.m.
Location: Council Chambers at 2 West Carling Bay Road, Nobel, ON P0G 1G0 or virtually through the GoTo Meeting Application.

If you wish to attend the Public Meeting virtually through the GoTo Meeting Application, please email planning@carling.ca in advance of the scheduled Public Meeting date to confirm your attendance and obtain log-in credentials.

THE PURPOSE of the proposed Zoning By-law Amendment is to rezone Part of Lot 13, Concession D being Part 17 Plan PSR-1136, (8 Bayview Drive) from the Waterfront Residential (WF1) zone to a Waterfront Residential Exception (WF1-x) zone.

THE EFFECT of the proposed zoning by-law amendment is to permit four shipping containers to be located on the subject land. Pursuant to section 5.01 i) and 5.47 d) of zoning By-law C500-2011. Shipping containers are prohibited in the WF1 zone.

THE KEY MAP included in this notice illustrates the location of the lands subject to the application.

IF YOU WISH to be notified of the decision of the Township of Carling on the proposed Zoning By-law Amendment, you must make a written request to the Township of Carling at the following address:

Township of Carling
Attn: Ryan Snowball, Director of Planning and Development
2 West Carling Bay Road
Nobel, ON P0G 1G0
planning@carling.ca

IF A PERSON or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Carling to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Carling before the by-law is passed, the person or public body is not entitled to appeal the decision.

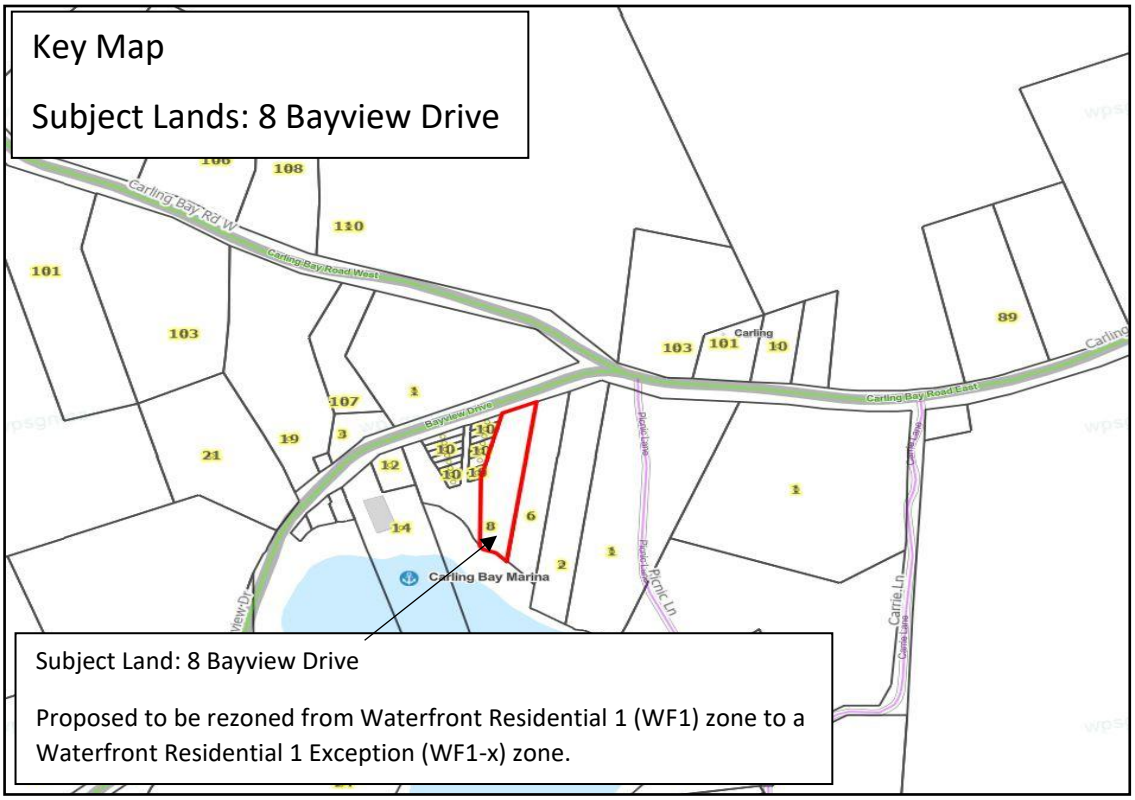
IF A PERSON or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Carling before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION and material about the proposed Zoning By-law Amendment is available to the public for inspection at the Township of Carling Municipal Office, located at 2 West Carling Bay Road, Nobel, ON P0G 1G0 between the hours of 8:00a.m. and 4:00p.m. or on the Township's website at https://carling.ca/business-in-carling/planning-and-zoning

FOR MORE information about this matter, including information about appeal rights, please contact Ryan Snowball, Director of Planning and Development at planning@carling.ca.

This notice is dated the 20th day of February, 2026.

Kevin McLlwain,
CAO/Clerk



THE TOWNSHIP OF CARLING
APPLICATION FOR A ZONING BY-LAW AMENDMENT

Information for Applicants

The Township strongly encourages applicants to consult staff in the Township's Planning Department prior to submission of an application. The Planner can be reached by phone at 705-996-9183 or by email at planning@carling.ca

Applications will be considered by Council at a regularly scheduled, monthly meeting generally held on the second Tuesday of each month. A complete application must be submitted a minimum of four weeks prior to the Council meeting at which the application could first be considered. Due to the complexity of some applications, Planning staff require sufficient time to undertake a review of the application, conduct a site visit, prepare a Planning report to Council and to fulfill the requirements of the Planning Act with respect to the giving of Notice of a Public Meeting.

Township staff may conduct a site inspection of your property. By submitting this application, you are authorizing the Township to access your property for the purpose of conducting a site inspection. Please note that staff may be unable to perform site visits during the winter months on properties which are accessed by water or by seasonally maintained municipal or private roads. As such, consideration by Council may be delayed until such time as safe access to the property can be obtained.

Notice of Public Meeting will be circulated at least 20 days prior to the date of the scheduled Public Meeting, to all properties within 120 metres of the subject property and in compliance with the notice requirements of the Planning Act.

In compliance with Provincial legislation and planning practices, some studies may be required of the subject property to ensure the protection of the environment, protection of health and safety for residents or to determine mitigation measures prior to or as a condition of the request.

Complete Application

All applicable information requested on the application form and the required application fee and deposit must be provided before the application will be considered complete and can be scheduled to be considered by Council. The Township will return the application or refuse to further consider the application until the required information has been provided. In the absence of this information, the application may be deemed to be incomplete and it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Costs

Application for an amendment to the Comprehensive Zoning By-law shall be subject to the Township's Fees By-law 2018-01 as follows:

i)	Zoning By-law Amendment Application Fee: Major	$1,219.00
ii)	Zoning By-law Amendment Application Fee: Minor (submitted as a condition of an approved application for consent)	$610.00
iii)	Application for the removal of Holding "H" Symbol	$560.00
iv)	Zoning By-law Amendment: Deposit	$500.00

The required application fee and deposit shall be submitted to the Township in advance of the Township's review or consideration of the application. Please note: an application is only considered "minor" if it is being applied for as a condition of an approved application for consent. All other applications to amend the Comprehensive Zoning By-law are considered "major".

The application fee does not include any costs which may be incurred for additional public meetings, the processing of objections or any functions relating to an Ontario Land Tribunal (OLT) Hearing.

Costs incurred by the Township for the engagement of professional services in respect of an application, including the time spent processing the application by the Township's Planner and other municipal staff, outside planning consultants, environmental consultants, lawyers, surveyors, draftsmen and engineers are not covered by the application fee. These fees are charged against the original deposit submitted with the application. Applicants will be invoiced for the full amount of any accounts rendered by such professionals for the provision of their services, unless at the discretion of the Planner, such an account or any portion thereof is deemed to be an expense of the Township.

Should the costs of professional services incurred exceed that of the original deposit submitted, applicants will be invoiced for the remaining balance. Should the original deposit cover all professional costs, the remaining balance will be refunded to the applicants at the conclusion of the process.

D Beggs

The Corporation of
the Township of Carling

2 West Carling Bay Road
Nobel, ON P0G 1G0
705-342-5856
rsnowball@carling.ca

Application for Amendment to the Comprehensive Zoning By-law

under Section 34 of the Planning Act
R.S.O. 1990, c.P. 13, as amended

OFFICE USE ONLY

Date Received: _____ Complete Application ☐Yes ☐No Application No. _____

Date Accepted: _____ Applicable Fee Paid ☐Yes ☐No

1. Date of Application to the Township of Carling: January 14, 2026

2. **Applicant / Agent Information**

Name of Applicant / Agent

John Jackson Planner Inc.

Address

2-1 Mall Drive

City Parry Soiund Province / State Ontario Postal / Zip Code P2A 3A9

Home Phone No._____ Business Phone No. 705-746-5667 Email JJPlan@vianet.ca

3. **Owner(s) Information**

Name of Owner(s)

DIANE BEGGS

Address
8 BAYVIEW DR RR 1

City NOBEL Province / State Ontario Postal / Zip Code P0G 1G0

Home Phone No.705-746-0014 Business Phone No. _____ Email beggs.diane@yahoo.ca

Please advise to whom all communication should be directed: ☑Owner ☑Applicant / Agent

If known, please provide the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.

3. **Location and Description of the Subject Land**

Assessment Roll Number: 4936 - 00000101831 Lot 13 Concession D Island No. _____

Registered Plan of Subdivision No. (if any) – Plan No. M-_____ Lot No. _____

Reference Plan No. (if any) – Plan No. 42R-PSR-1136 Part No. 17 Parcel No. 13305 S/S

Civic Address 8 BAYVIEW DR

Municipality Carling

Dimensions of Subject Property

Depth (metres) ±168 Frontage (metres) 30 Lot Area (hectares) 0.5

4. Purpose of the Application

What is the existing zoning of the subject land?

WATERFRONT RESIDENTIAL 1 (WF1)

What is the nature and extent of the rezoning being requested?

To rezone the subject land to a WF1 exception (WF1-x) zone to permit four shipping containers to be located on the subject lands.

What are the reasons for the proposed rezoning?

Muinicipality's by-law department cirtculated a notice that the existing shipping containers on the subject lands were to be removed due to a lack of compliance with the zoning by-law. Containers are necessary for storage and cannot be removed without significant damage to the property and paved surfaces.

5. Land Use

What is the current Official Plan designation of the subject land? Waterfront

How does this application conform to the policies of the Township's Official Plan?

Accessory buildings are permitted uses in residential areas

Is the application consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act? ☑ Yes ☐ No

If yes, explain how:

Recreational properties are permitted in the rural area

Is the subject property within an area of land designated under any Provincial plan or plans?
☑ Yes ☐ No

If yes, explain how the application conforms to or does not conflict with said Plan(s):

Conforms with Growth Plan beacuase there are no impacts on the environment, the economy or heritage resources

Is the subject land within an area where the municipality has pre-determined the minimum and maximum density requirements or the minimum and maximum height requirements? ☑ Yes ☐ No

If yes, please provide a statement of these requirements:

maximum height of accessory buildings in the WF1 Zone is 6 metres and the maximum allowable floor area of accessory buildings in the WF1 Zone is equal to 93 square metres + 1% of the lot area (up to a maximum of 390 square metres – 143 sq.m.

Is the application being filed to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? ☐ Yes ☑ No

If yes, please provide the details of the official plan or official plan amendment that deals with the matter:

Is the application being filed to remove land from an area of employment? ☐ Yes ☑ No

If yes, provide the details of the official plan or official plan amendment that deals with this matter:

Is the subject land within an area where zoning with conditions may apply? ☐ Yes ☑ No

If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

What are the existing uses of the subject land? Residential

How long have the existing uses continued? 1985

What are the proposed uses of the subject land? Residential with 4 shipping containers as accessory structures.

6. History of Land

When was the subject land acquired by the current owner? November 3, 1994

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? ☐ Yes ☑ No

If yes, and if known, provide the application number and the status of the application.

Has the subject land ever been the subject of an application under Section 34 of the Planning Act?
☐ Yes ☐ No ☑ Unknown

If yes, provide the application number: _____

Has the subject land ever been the subject of a Minister's Zoning Order? If known, please provide the Ontario Regulation number of the Zoning Order.
☐ Yes ☑ No ☐ Unknown Ontario Regulation Number _____

7. Service Information (check appropriate box)

Access
☐ Provincial Highway ☑ Municipal road, maintained all year ☐ Municipal road, maintained seasonally
☐ Other public road ☐ Right-of-way ☐ Water access (see below)

If access to the subject land is by private road, or if by "other public road" or "right-of-way", indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

Water
☐ Privately owned and operated individual well ☑ Lake
☐ Privately owned and operated communal well ☐ Other means _____

Sewage Disposal
☑ Privately owned and operated individual septic system ☐ Privy
☐ Privately owned and operated communal septic system ☐ Other means _____

Storm Drainage

☐ Sewers ☑ Ditches ☐ Swales ☐Other means _____

Please provide a copy of the septic permit or certificate of approval for the existing septic system on the property, if applicable. Pursuant to the Planning Act, if the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant may be requested to provide the Township with a servicing options report and a hydrogeological report.

8. <u>Buildings and Structures</u> (on or proposed for the subject land)

EXISTING – List all existing buildings and structures					**DISTANCE FROM LOT LINES (metres)**			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m^2)	Total Floor Area (m^2)	Front	Rear	Side	Side
Dwelling	1987	1/6m	202	247	42	100	0.5	4.2
Garage	2004	1/4m	75	75	113	30	6	18
Shed	1985	1/4m	5.9	5.9	106	61	27	2.5

PROPOSED – List all proposed buildings and structures					**DISTANCE FROM LOT LINES (metres)**			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m^2)	Total Floor Area (m^2)	Front	Rear	Side	Side
Container	Prior to 2016	1/2.6m	29.7	29.7	101	43	6.5	23
Container	Prior to 2016	1/2.6m	29.7	29.7	126	27.5	4.5	13.5
Container	Prior to 2016	1/2.6m	14.9	14.9	129	25	4.5	18.6
Container	Prior to 2016	1/2.6m	14.9	14.9	131	21.5	4.5	18.6

9. <u>Plans</u> (to assist in the preparation of plans, please refer to the attached sample sketch)

Please include a site plan of the property drawn to an appropriate scale based on a true survey showing:

i) the boundaries and dimensions of the subject lands;

ii) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines;

iii) the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;

iv) the current uses on land that is adjacent to the subject land;

v) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;

vi) if access to the subject land is by water only, the location of the parking and docking facilities to be used;

vii) the location and nature of any easement affecting the subject land.

Additional information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Township.

10. Public Consultation

Describe your proposed strategy for consulting with the public with respect to the application.

Required municipal circulation and statutory public meeting

11. Other Information

Is there any other information that you think may be useful to the Township in reviewing this application? If so, explain below or attach a separate page.

12. Affidavit or Sworn Declaration

Dated at the town of Parry Sound this 13th day of January, 2026

I, John Jackson of the Municipality of McDougall in the

County/District/Regional Municipality of Parry Sound solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**

DECLARED BEFORE ME at the Town of Parry Sound

in the District of Parry Sound this 13th day of January, 2026.

**Patrick James Christie, a Commissioner, etc.,
Province of Ontario, for
Parry Sound Area Property Consulting Inc.
Expires September 4, 2027**

A Commissioner of Oaths

Signature of Owner or Authorized Applicant / Agent

13. Authorizations

Authorization of Owner(s) for Agent to Make the Application

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to make this application, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be provided by all registered owners of the subject property.

I/We, Diane Beggs, am/are the owner(s) of the land

that is the subject of this application and I/we authorize John Jackson Planner Inc

to make this application on my/our behalf.

Date January 13, 2026 Signature of Owner DBeggs

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Authorization of Owner(s) for Agent to Provide Personal Information

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to provide personal information, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be given by all registered owners of the subject property.

I/We, Diane Beggs, am/are the owner(s) of the land

that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize John Jackson Planner Inc. as my/our agent for this application

to provide any of my/our personal information that will be included in this application or collected during

the process of the application.

Date January 13, 2026 Signature of Owner DBeggs

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

14. Consent of the Owner(s) to the Use and Disclosure of Personal Information

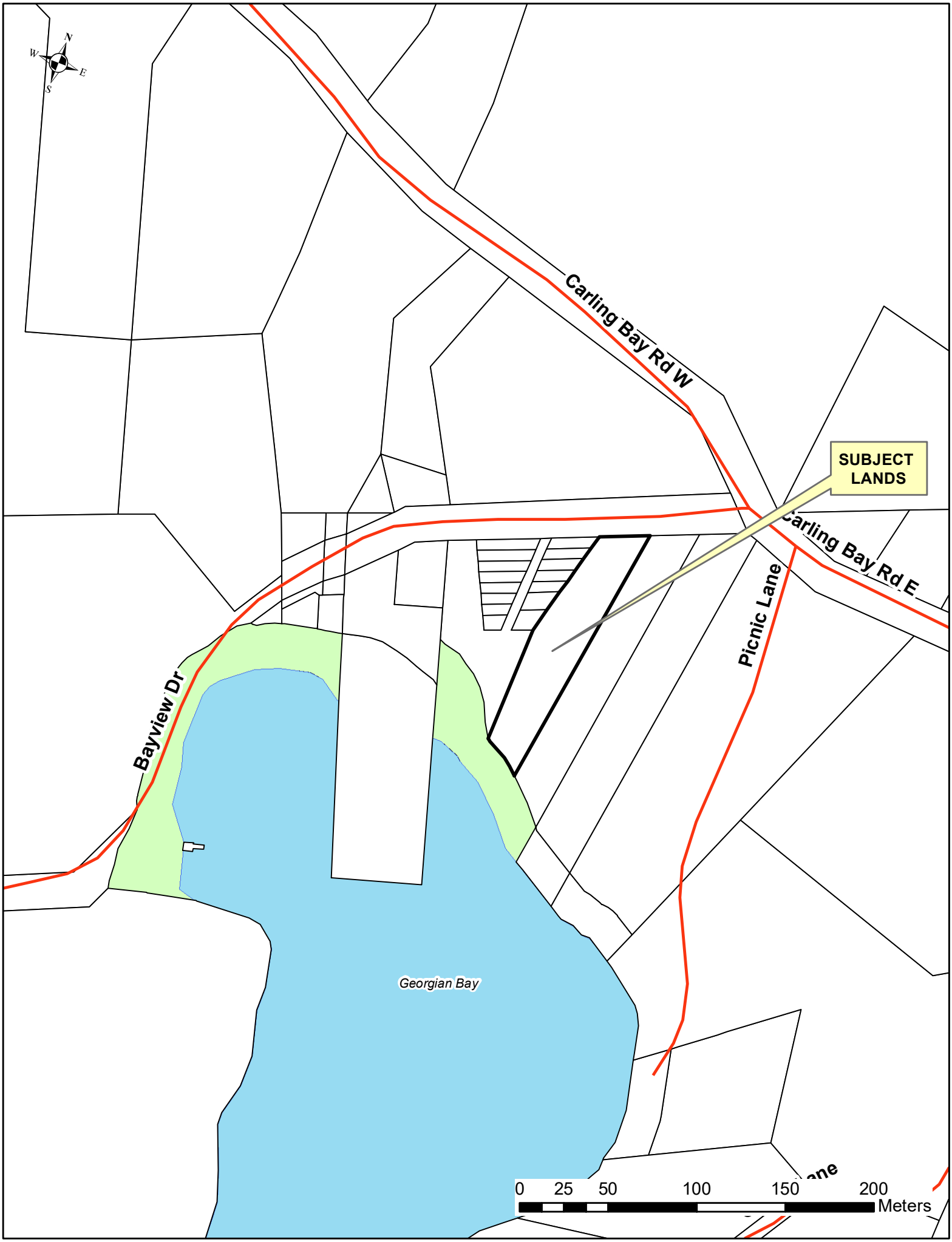
All registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

I/We, Diane Beggs, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

Date Diane Beggs Signature of Owner DBeggs

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____


N
W
E
S
Carling Bay Rd W
SUBJECT LANDS
Carling Bay Rd E
Picnic Lane
Bayview Dr
Georgian Bay
0 25 50 100 150 200
Meters

8 BAYVIEW DRIVE
TOWNSHIP OF CARLING

EXISTING STRUCTURES

PROPOSED CONTAINERS

GARAGE REAR YARD 30m
CONTAINER 1
FRONT YARD 101m
REAR YARD 43m
CONTAINER 2
FRONT YARD 126
REAR YARD 27.5m
CONTAINER 3
FRONT YARD 129
REAR YARD 25m
CONTAINER 4
FRONT YARD 131
REAR YARD 21.5m

LOT AREA	0.5ha
FRONTAGE	30m
EXISTING G.F.A.	328 sq.m.
PROPOSED COVERAGE OF ACCESSORY BUILDINGS	89sq.m.
EXISITNG COVERAGE	6.6%
PROPOSED COVERAGE	8.3%

BAYVIEW DRIVE (PUBLIC TRAVELLED ROAD)

EDGE OF TRAVELLED ROAD

OVERHEAD SERVICE WIRES

S1B(981)

30.8m

20m

179.64'

180.21'

N67°53' E

N67°30'30"E

79.00' (M)

78.58(P)

101.21'

RP 101.05'

HP

(P)

(M)

SET

(PRF.)

(P)

S1B(981)

505.26' (42R-8744 M)

RESIDENTIAL

PART 9 PARCEL 17000 PSSS

PART 10 PARCEL 14762 PSSS

PART 11 PARCEL 16213 PSSS

PART 12 PARCEL 15544 PSSS

PART 13 PARCEL 15583 PSSS

PART 14 PARCEL 15606 PSSS

PART 15 PARCEL 16193 PSSS

PART 16 PARCEL 13225 PSSS

PART 17 PARCEL 13303 PSSS

PART 2 42R-8744 INST 86693

LOT 13 CON D

LOT 14 CON D

CONCESSION 12

CONCESSION D

N W CORNER LOT 13 CON D

N73°50'E 511.70' RESULTANT TIE CALCULATED FROM PLAN PSR-1136

NOT TO SCALE

S1B(981)

21.5

4.5

4.5

4.5

4.14.4sq.m.

3.14.4sq.m.

2.28.8sq.m.

18.6

18.6

STOREY FRAME WOOD SHED ON CONCRETE PAD

DRIVEWAY

ASPHALT

64.5m

GARAGE 75 sq.m.

6.0

6.5

40.2'

13.5

61'

154m

18

HP

OVERHEAD HYDRO SERVICE

28.8sq.m.

1.

27

23

2.5

SHED 5.76sq.m.

N14°5'50"E

N14°44'20"E (M)

86.63'

PARK

SSIB (981)

APPROXIMATE LOCATION OF NOT LOCATED EASEMENT

287.63' (P & SET)

60.3m

100

101

13

106

GOAT ISLAND ACCESS LANDS

(REFERENCE BEARING) 505.63' (P)

N07°40'55"E

N08°07'E

1/36 = 1.0 AC±

Approx Septic Location

0.5

EVE CLEAR BY 0.30'±

25.5'

STOREY FRAME DWELLING 202 sq.m.

59.2'

4.2

8.4'

12.3'

23.7'

8.3'

12.1'

45.5sq.m

32.2'

28.9'

ORIGINAL SHORE ROAD ALLOWANCE

NOT CLOSED

31m

42

NO1°28'10"E

N00°53'30"E (M)

81' (P & SET)

SSIB (1311)

CONCRETE TILE WELL

ORIGINAL HIGH WATER MARK AS SHOWN ON PLAN PSR-1136

FILLED LAND

N58°11'00"W 85.10'

75.69'

68'

N07°40'55"E

APPROXIMATE LOCATION OF PRESENT WATER'S EDGE

DOCK

SIB (1311)

GEORGIAN BAY

SMITH

John Jackson Planner, Inc.
1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9
Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

Ryan Snowball/Will Lewis
2 West Carling Bay Road
Nobel, On
P0G 1G0

February 13, 2026

Dear Ryan/Will

AMENDED LETTER REPORT - 8 Bayview Drive

This is a follow-up to the letter report provided on October 2, 2025, to support a Committee of Adjustment application under Section 45(2) of the Planning Act.

The application was filed on October 10, 2025, and an E-mail response was provided by the Township on December 15, 2025. The E-mail identified deficiencies in the application and rejected the position that the matter could be dealt with pursuant to the expansion of a legal non-conformity. (see E-mail attached)

The committee of adjustment application was swapped for a rezoning application on January 13, 2026, as requested.

A further E-mail was received from the Township in response to technical deficiencies of February 12, 2026, along with a request that an amended report be provided that:

> "establishes the need for the proposed use and comments on the suitability of the lands to accommodate the proposed use"

In the earlier report, on page five, it is believed that these questions have been answered:

"The use of shipping containers is becoming more and more popular as accessory structures. They are structurally sound, quite ambulatory and inexpensive relative to built structures.

The use of shipping containers can create objection if they are placed in exposed areas or where these visual appearances adversely impacts the use of adjacent lands.

At the very least, shipping containers are treated as accessory structures and need building permits.

However, more recently, zoning by-laws have placed more restrictive regulations governing the use of shipping containers on residential/waterfront properties. In a number of municipalities, including Carling, such structures are prohibited in these areas.

> **"5.01 i) Truck, Bus, Shipping Container Use prohibited – No *person* shall, in any Residential Zone, use any truck, bus, coach, streetcar body, railway car body, railway shipping container, or similar *structure* of any kind, for the purpose of an accessory *structure*."**

This prohibition is creating a number of problems for Carling residents that have rural properties where less expensive storage structures are in high demand.

The most significant purpose of the prohibition is to eliminate any adverse visual impacts, particularly along shoreline properties.

There has always been a debate about the use or abuse of storage containers. When does such a container become a legitimate accessory structure?

A shipping container can be installed almost instantly, and its current costs are about $10.00 a square foot in contrast to built storage facilities that are four to five times the amount and requires experienced contractors for their construction.

Inn the case of the subject property:

- The containers have existed for over ten years;
- They cannot be seen from neighbour properties, the road or the water;
- The area around the containers have been landscaped with stone and asphalt;
- The property abuts a non-residential property;
- The owner has no option but to leave the containers in place given the passing of her husband with a life time of materials that are being stored. "

Please see the revised sketch attached.

We look forward to the application being deemed complete and the public meeting scheduled.

Sincerely,

John Jackson

8 BAYVIEW DRIVE
TOWNSHIP OF CARLING

EXISTING STRUCTURES

PROPOSED CONTAINERS

GARAGE REAR YARD 30m
CONTAINER 1
FRONT YARD 101m
REAR YARD 43m
CONTAINER 2
FRONT YARD 126
REAR YARD 27.5m
CONTAINER 3
FRONT YARD 129
REAR YARD 25m
CONTAINER 4
FRONT YARD 131
REAR YARD 21.5m

LOT AREA	0.5ha
FRONTAGE	30m
EXISTING G.F.A.	328 sq.m.
PROPOSED COVERAGE OF ACCESSORY BUILDINGS	89sq.m.
EXISITNG COVERAGE	6.6%
PROPOSED COVERAGE	8.3%

BAYVIEW DRIVE (PUBLIC TRAVELLED ROAD)

EDGE OF TRAVELLED ROAD

OVERHEAD SERVICE WIRES

S1B(981)

30.8m

20m

179.64'

180.21'

N67°53' E

N67°30'30"E

79.00' (M)

78.58(P)

101.21'

RP 101.05'

HP

(P)

(M)

SET

(PRF.)

(P)

S1B(981)

505.26' (42R-8744 M)

RESIDENTIAL

PART 9 PARCEL 17000 PSSS

PART 10 PARCEL 14762 PSSS

PART 11 PARCEL 16213 PSSS

PART 12 PARCEL 15544 PSSS

PART 13 PARCEL 15583 PSSS

PART 14 PARCEL 15606 PSSS

PART 15 PARCEL 16193 PSSS

PART 16 PARCEL 13225 PSSS

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LOT 13 CON D

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N W CORNER LOT 13 CON D

N73°50'E 511.70' RESULTANT TIE CALCULATED FROM PLAN PSR-1136

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STOREY FRAME WOOD SHED ON CONCRETE PAD

DRIVEWAY

ASPHALT

64.5m

GARAGE 75 sq.m.

6.0

6.5

40.2'

13.5

61'

154m

18

HP

OVERHEAD HYDRO SERVICE

28.8sq.m.

1.

27

23

2.5

SHED 5.76sq.m.

N14°5'50"E

N14°44'20"E (M)

86.63'

PARK

SSIB (981)

APPROXIMATE LOCATION OF NOT LOCATED EASEMENT

287.63' (P & SET)

60.3m

100

101

13

106

GOAT ISLAND ACCESS LANDS

(REFERENCE BEARING) 505.63' (P)

N07°40'55"E

N08°07'E

1/36 = 1.0 AC±

Approx Septic Location

0.5

EVE CLEAR BY 0.30'±

25.5'

STOREY FRAME DWELLING 202 sq.m.

59.2'

4.2

8.4'

12.3'

23.7'

8.3'

12.1'

45.5sq.m

32.2'

28.9'

ORIGINAL SHORE ROAD ALLOWANCE

NOT CLOSED

31m

42

NO1°28'10"E

N00°53'30"E (M)

81' (P & SET)

SSIB (1311)

CONCRETE TILE WELL

ORIGINAL HIGH WATER MARK AS SHOWN ON PLAN PSR-1136

FILLED LAND

N58°11'00"W 85.10'

75.69'

68'

N07°40'55"E

APPROXIMATE LOCATION OF PRESENT WATER'S EDGE

DOCK

SIB (1311)

GEORGIAN BAY

SMITH