

Roll No. 101-000-40900-0000

Name and Address 1162

DELL, GARY DOUGLAS
DELL, Verna MARLENE
6414 MONROE ST
NIAGARA FALLS ON L2G 2G8
CA

Municipal Address/Legal Description

1096 RUTHVEN RD
CON 5 PT LOT 25 RP 19R3462
PART 2

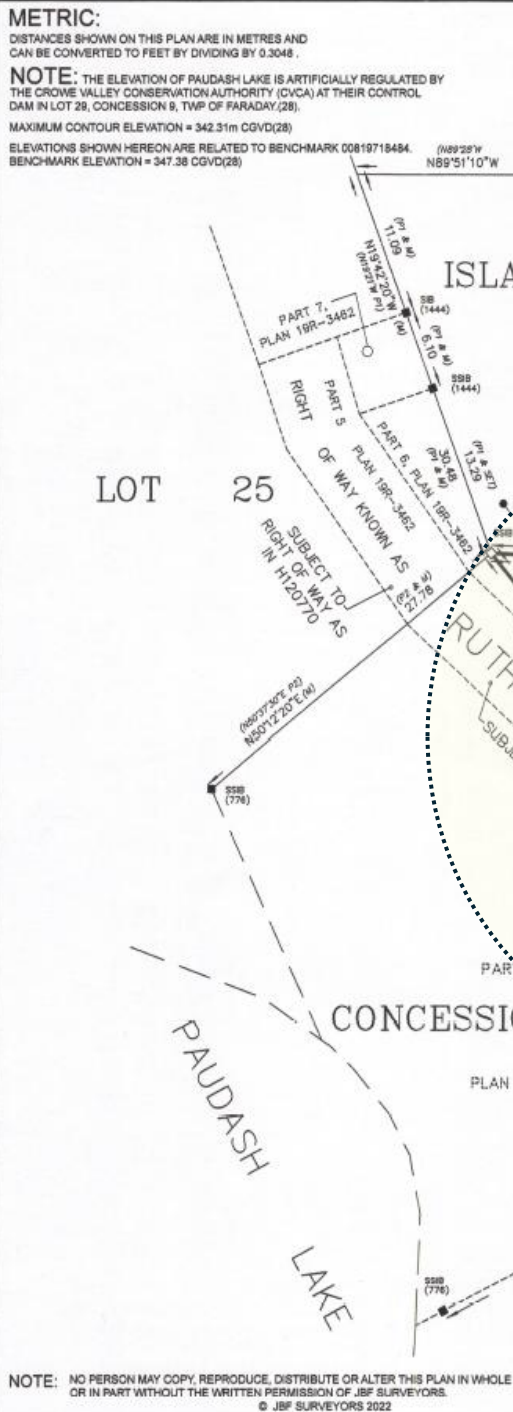
Highlands East

Dell Property
Proposed Cottage
Replacement Project
1096 Ruthven Rd., Highlands East
on Paudash Lake

Agent: Joan Phillips

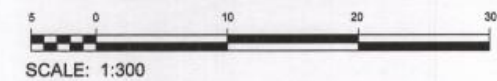
Current Zoning:
LSR

Updated July 2025



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF
PART OF AN ISLAND OPPOSITE LOT 25 & LOT 26
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CARDIFF
MUNICIPALITY OF HIGHLANDS EAST
COUNTY OF HALIBURTON



PART 2 - REPORT SUMMARY

THIS PLAN HAS BEEN PREPARED FOR THE USE OF:
WADDELL CUSTOM HOMES ON BEHALF
VERNA & GARY DELL

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:
TOGETHER WITH A RIGHT OF WAY OVER PART 3, PLAN 19R-3462 AND LANDS
DESCRIBED IN R158243

NOTABLE FEATURES:
BOARD FENCE SOUTH OF SOUTHERLY LIMIT
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
NOT CERTIFIED BY THIS REPORT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND ARE
IN ACCORDANCE WITH THE SURVEYS ACT, THE
SURVEYORS ACT AND THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON 2 NOVEMBER, 2021

SIGNED AT LAKEFIELD, ONTARIO
THIS 20th DAY OF APRIL, 2022

CHRISTOPHER E. MUSCLOW
ONTARIO LAND SURVEYOR

LEGEND

- DENOTES SURVEY MONUMENT, FOUND
- DENOTES SURVEY MONUMENT, PLANTED
- WIT DENOTES WITNESS
- 776 DENOTES M.J. McALPINE, O.L.S.
- 1444 DENOTES P.J. STRINGER, O.L.S.
- P1 DENOTES PLAN 19R-3462
- P2 DENOTES PLAN 19R-5374
- P3 DENOTES PLAN OF SURVEY BY M.J. McALPINE, O.L.S.
DATED 4 APRIL, 1984
- (M) DENOTES MEASURED
- CGVD(28) DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928

BEARINGS SHOWN HEREON ARE ASTRONOMIC DERIVED FROM THE
EASTERLY SHORELINE TRAVERSE OF PART 2, PLAN 19R-3462, HAVING
A BEARING OF N25°01'30"W.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-25021

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 28(3).

JBF SURVEYORS
3177 LAKEFIELD RD., BOX 70
LAKEFIELD, ON K0L 2H0
PHONE: 705-852-6198
INFO@JBFSURVEYORS.COM
WWW.JBFSURVEYORS.COM

PROJ. # 8143

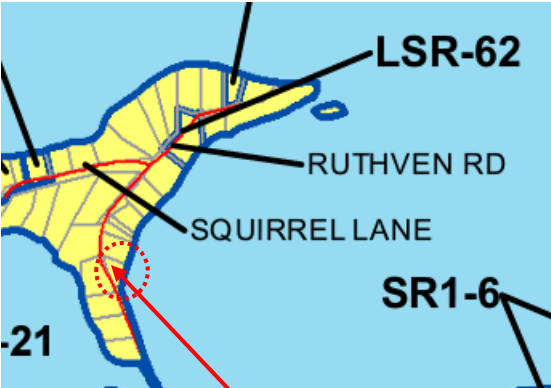
Proposed Project Overview:

- The property owners' parents have rented on Ruthven Road, Paudash Lake since 1951 and eventually purchased this property in 1968; Gary & Verna Dell purchased it in 1988, hence there is much history and nostalgia to this piece of cottage property that they call their paradise!
- The lot is quite small, and they have an existing older 3 season 60's/70's cottage has served them well, albeit cramped, especially in the early years when Gary and Verna, and their three (3) young children visiting for summer. Currently the Dell's along with their three (3) children, now have partners along with and 4 grand children, they are simply seeking space for their expanded family.
- They are proposing only a slightly larger footprint of 750 sf. vs. the existing 687.31sf., they are proposing 2.5 levels – full walkout basement, main floor and half loft space which equates to 1875 square fee of habitable living space.
- The Dell's currently don't have a septic system (Privy only at present) and due to the smaller size of the lot, they are proposing to install a new gray water system w/septic holding tank that would be pumped regularly to a specified/determined schedule as required based on occupancy. If approved by CVCA – moving forward the Dell's would have this proposed new gray water/septic holding tank be designed and calculated by a qualified septic contractor/installer with BCIN.
- Also important to the Dells, as they age and the family grows, they really would appreciate some 4-season comfort, nothing over the top - an inside washroom, properly insulated home with on-demand heating and cooling.
- This proposed new cottage would be no closer to shoreline , nor the road than the existing cottage. Other setbacks to side-lot lines are similar to existing.
- As per the initial site visit by CVCA, it was requested that a Slope Stability Study/Report be undertaken by a qualified professional, which was conducted/completed by Cambium Inc. and report provided to CVCA during the initial stage of the permit process. The conclusion of the slope stability study supported the proposed development and recommendations would be followed. At this point conceptual plans/rendering have been provided as part of this submission - if this proposal is approved by CVCA – moving forward for permit, the Dells would have qualified engineering stamped drawings completed for the foundation, taking into recommendations of the Slope Stability Report as well as qualified and stamped (BCIN) architectural drawings for the proposed dwelling.
- In conclusion we are hoping that CVCA will approve this development request as the footprint of 750 square feet is only slightly larger than the existing footprint. **We sincerely appreciate the CVCA Watershed Advisory Board's review, time and consideration of this proposal.**

Existing Site Survey

Real Property Report

LSR Limited Service Residential



1096 Ruthven Rd.,
Highlands East

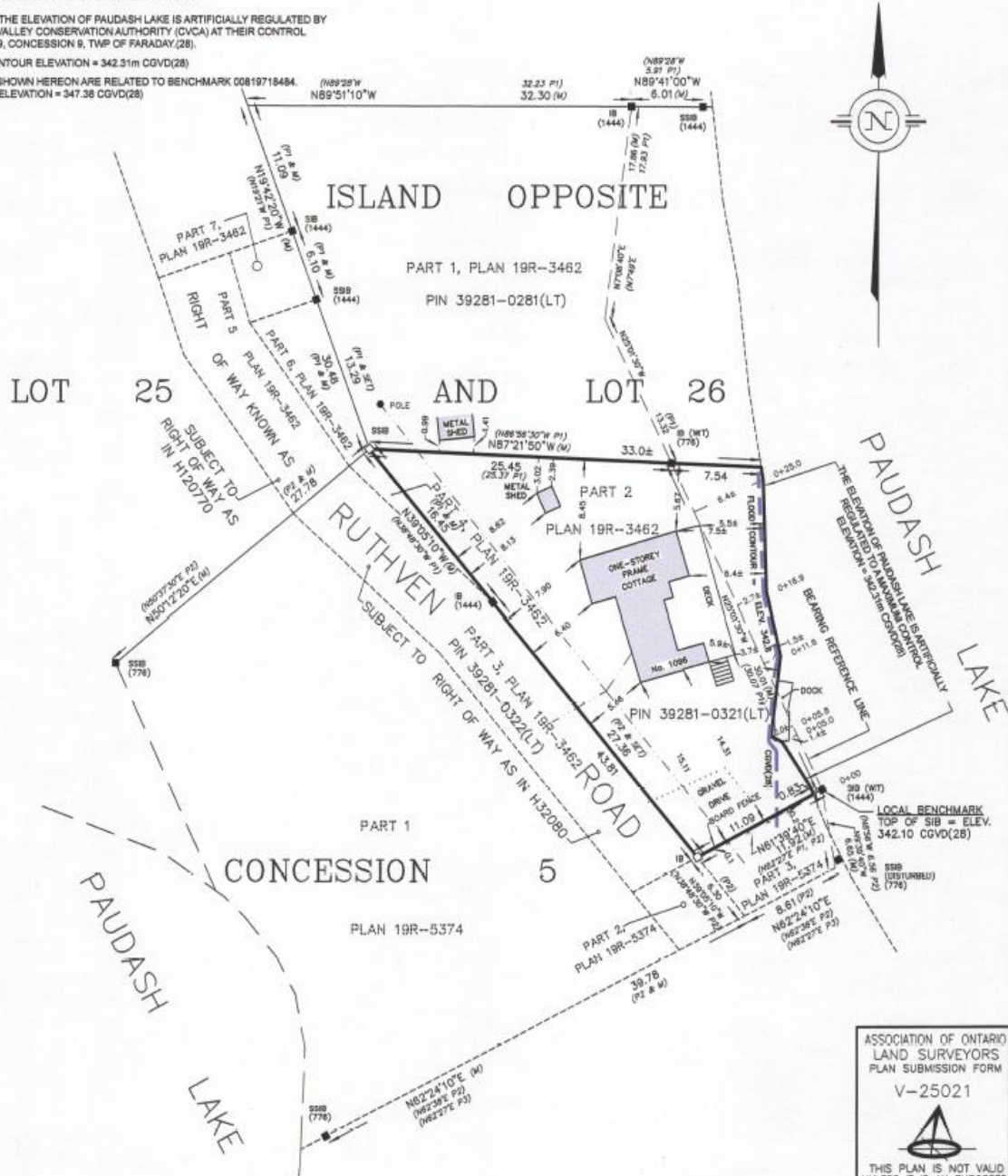
Updated July 2025

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

NOTE: THE ELEVATION OF PAUDASH LAKE IS ARTIFICIALLY REGULATED BY
THE CROWE VALLEY CONSERVATION AUTHORITY (CVCA) AT THEIR CONTROL.
DAM IN LOT 29, CONCESSION 5, TWP OF FARADAY (28).

MAXIMUM CONTOUR ELEVATION = 342.31m CGVD(28)

ELEVATIONS SHOWN HEREON ARE RELATED TO BENCHMARK 00819718484.
BENCHMARK ELEVATION = 347.38 CGVD(28)



NOTE: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE
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5 0 10 20 30
SCALE: 1:300

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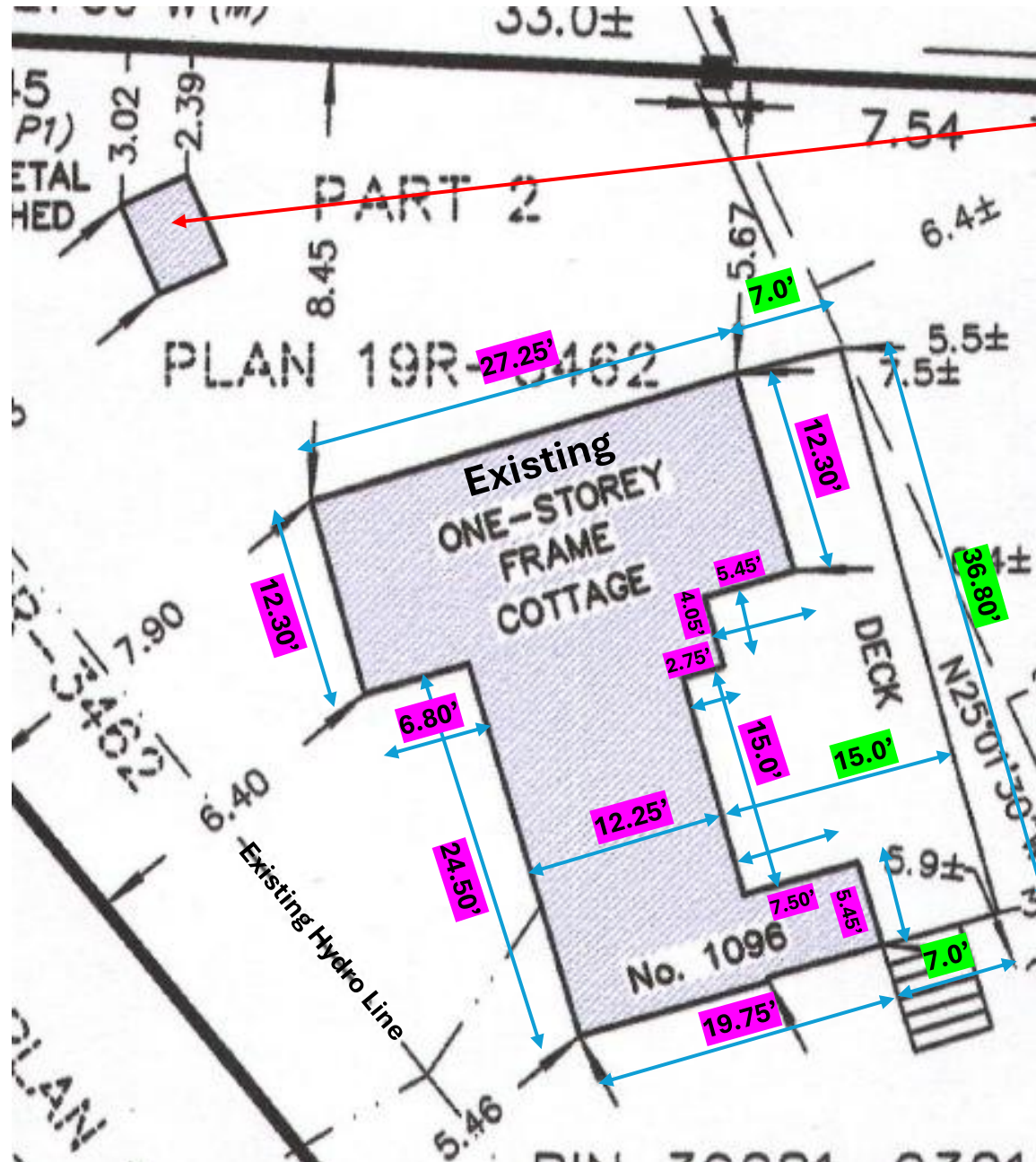
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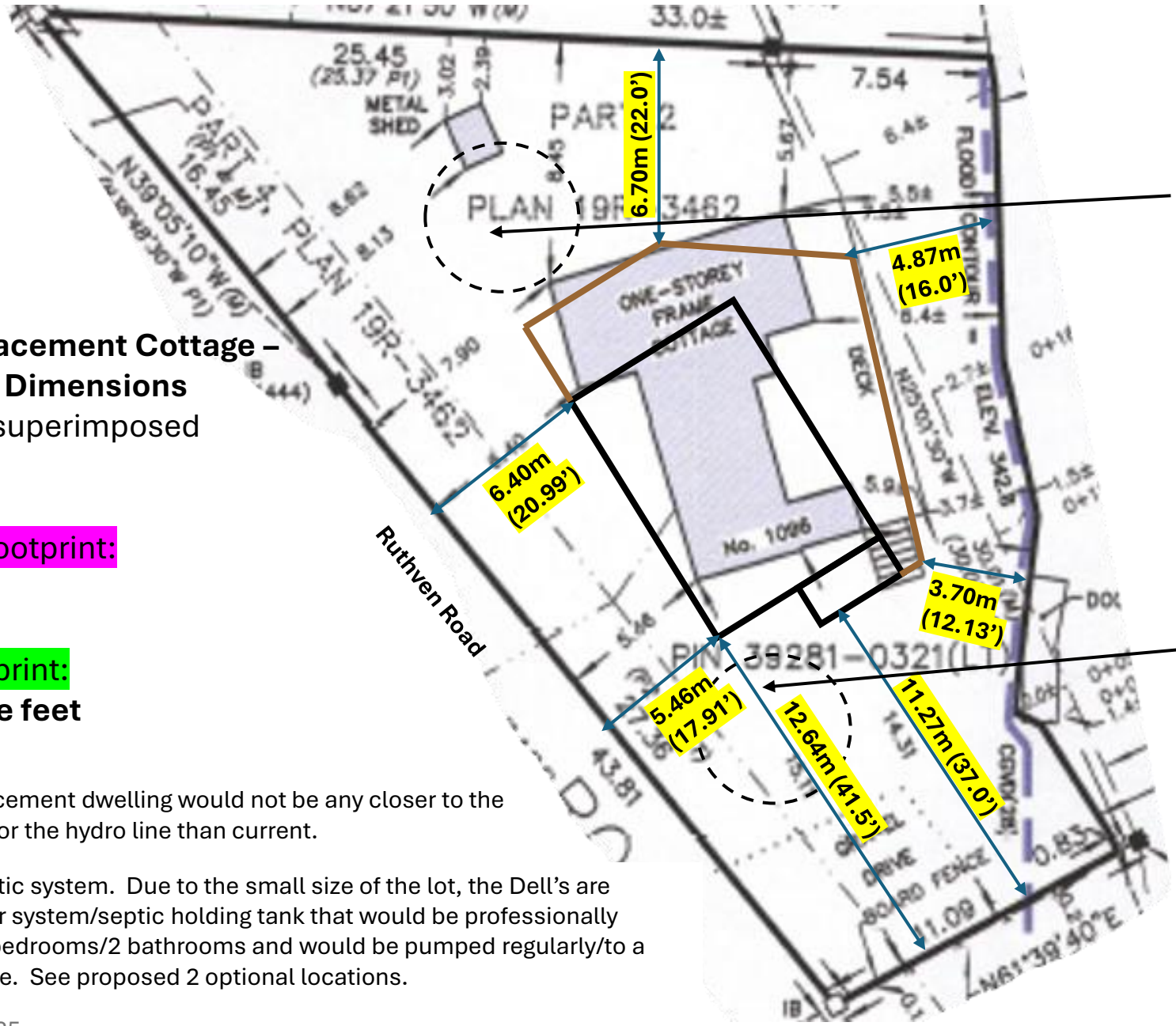
Dell Existing Cottage & Decks

**Existing Cottage Footprint:
687.31 square feet**

Existing Deck Footprint:
389.33 square feet



Existing
Outhouse/
Privy



**Dell Proposed Replacement Cottage –
Site Plan & Setback Dimensions**
(& Current Site Plan superimposed
underneath)

Proposed Cottage Footprint:
750.0 square feet

Proposed Deck Footprint:
450.0 > 475.0 square feet

- Notes:**
1. The proposed new replacement dwelling would not be any closer to the lake/HWM than currently nor the hydro line than current.
 2. Currently there is no septic system. Due to the small size of the lot, the Dell’s are proposing a new gray water system/septic holding tank that would be professionally designed/calculated for 4 bedrooms/2 bathrooms and would be pumped regularly/to a specific /agreed to schedule. See proposed 2 optional locations.

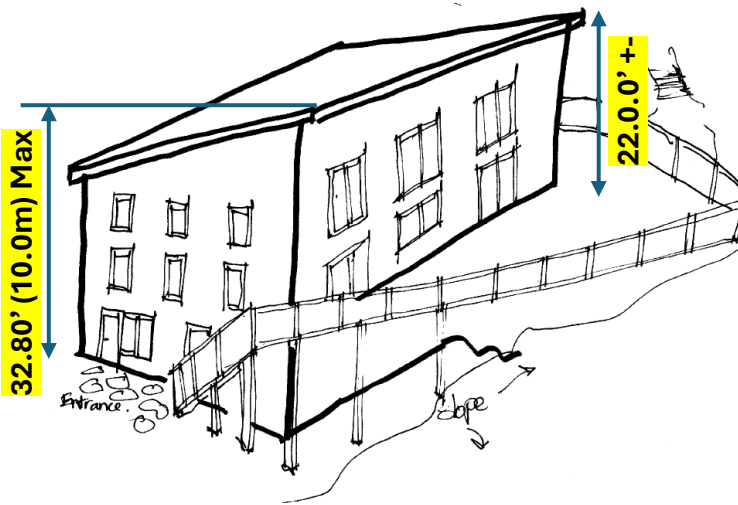
Dell Proposed Cottage – Walk-out Basement / Main Floor & Decks (w/dimensions)

Proposed Cottage Footprint:

750.0 square feet
(2.5 Levels = 1875 square feet)

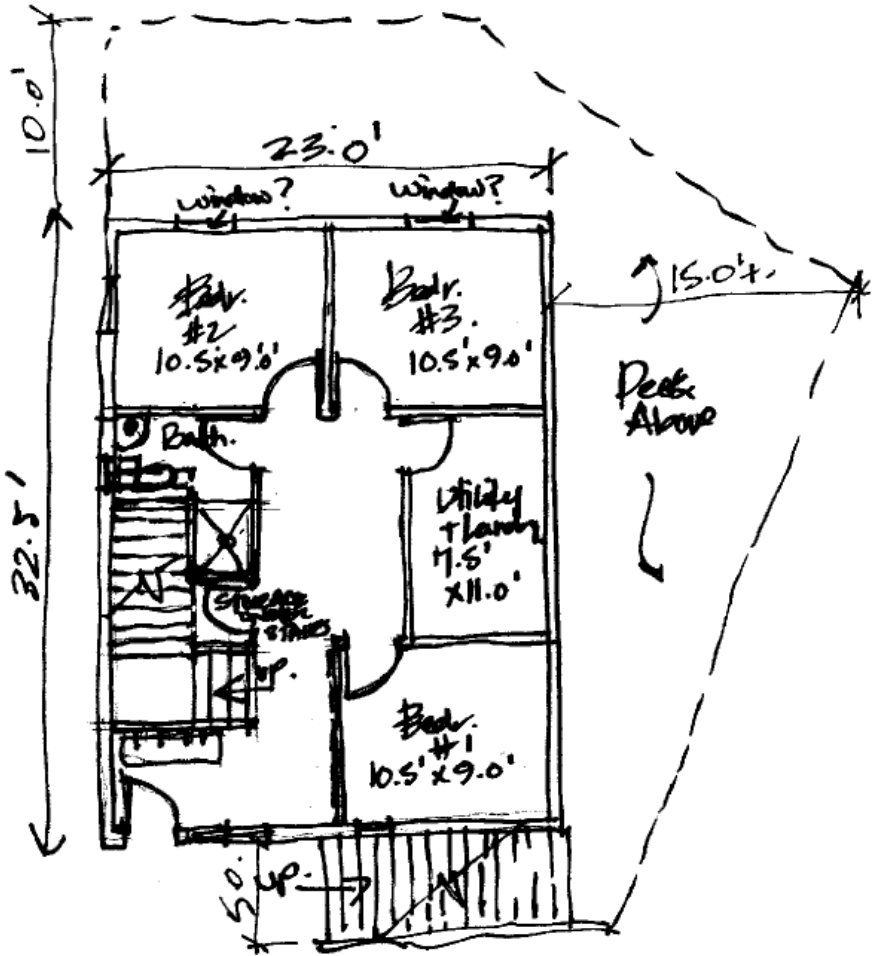
Proposed Deck Footprint:

450.0> 475.0 square feet



Design Concept 3D Sketch
Updated July 2025

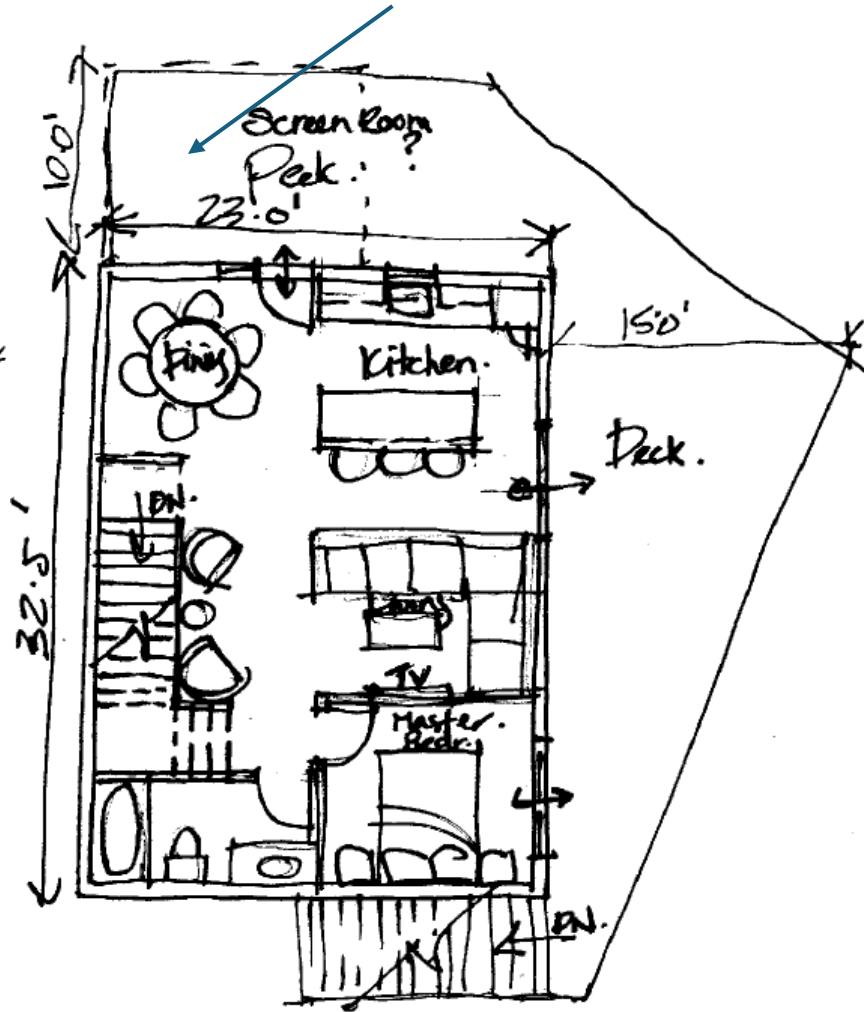
Please Note: Conceptual Plans and Rendering as indicated below. If concept/size is approved by CVCA, the property owners (Dells) would hire qualified architectural and engineering firms to design and stamp drawings as required for permit purposes.



Walk-out Basement
(750 sq.ft. Footprint)

Note: Plus see Upper Half Loft on next page 6

Note: Optional Screen Room, 150sf.) and/or open deck

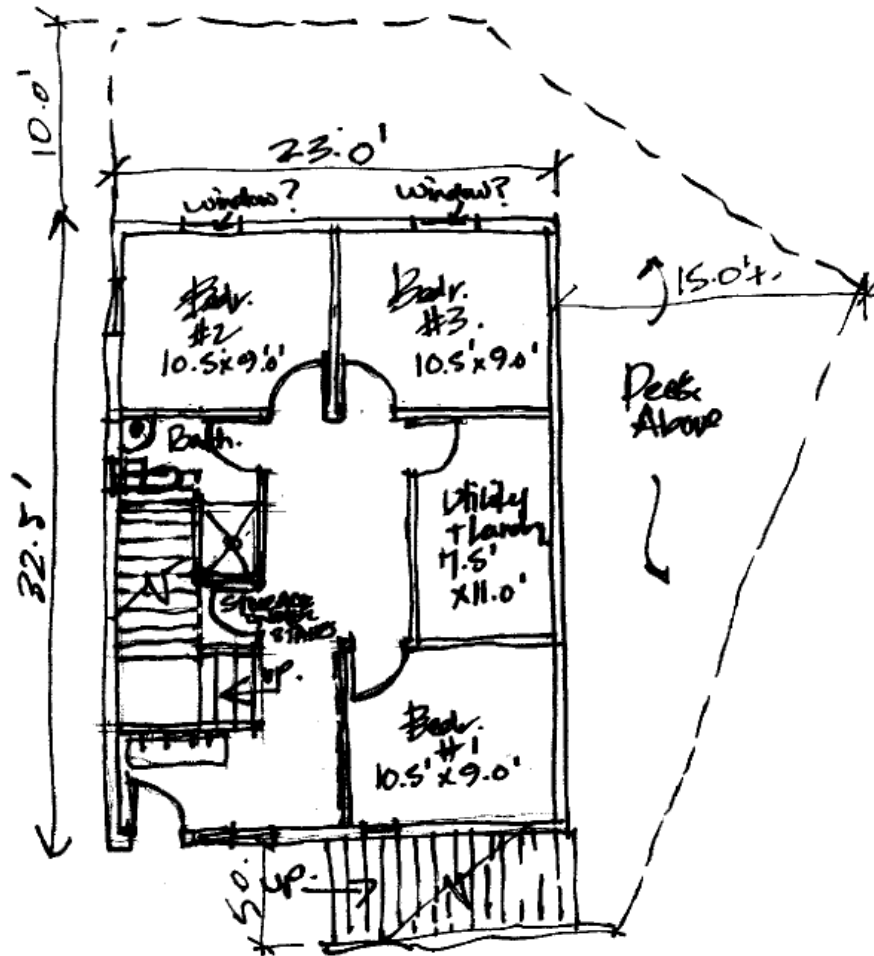


Main Floor
(750 sq.ft. Footprint)

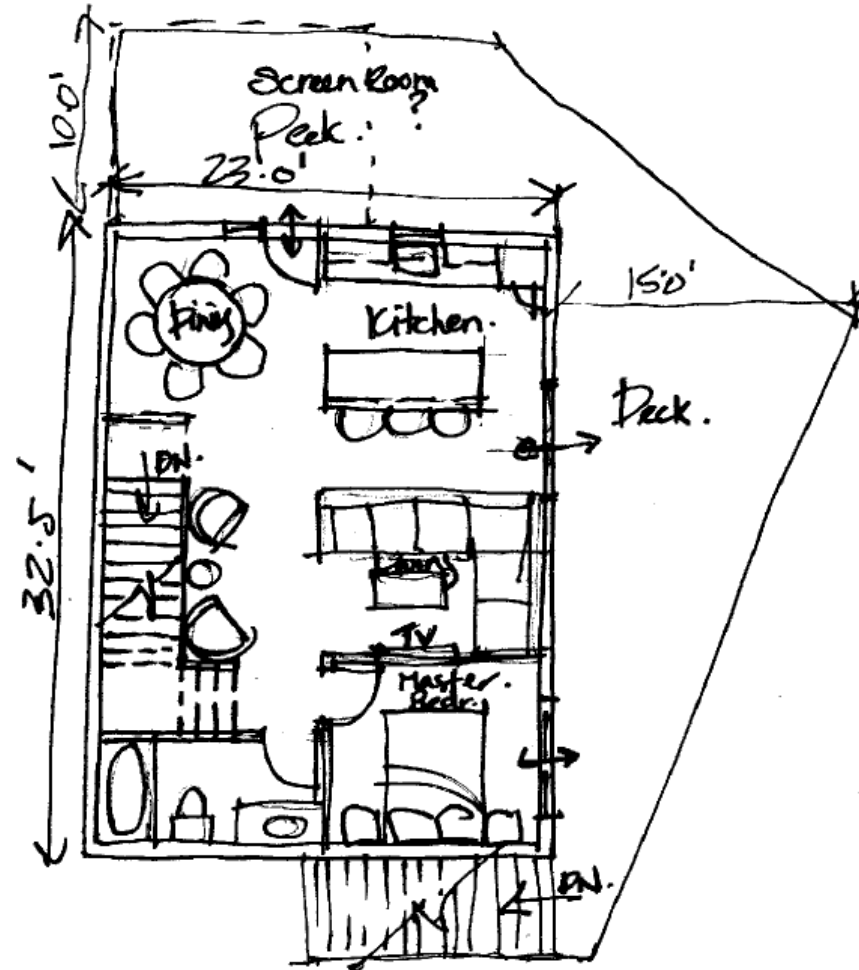
Dell Proposed Cottage – Walk-out, Basement / Main Floor / Upper Half Loft & Decks (w/dimensions)

Proposed Cottage Footprint: 750.0 square feet (1,875 sq.ft. over 2.5 levels)

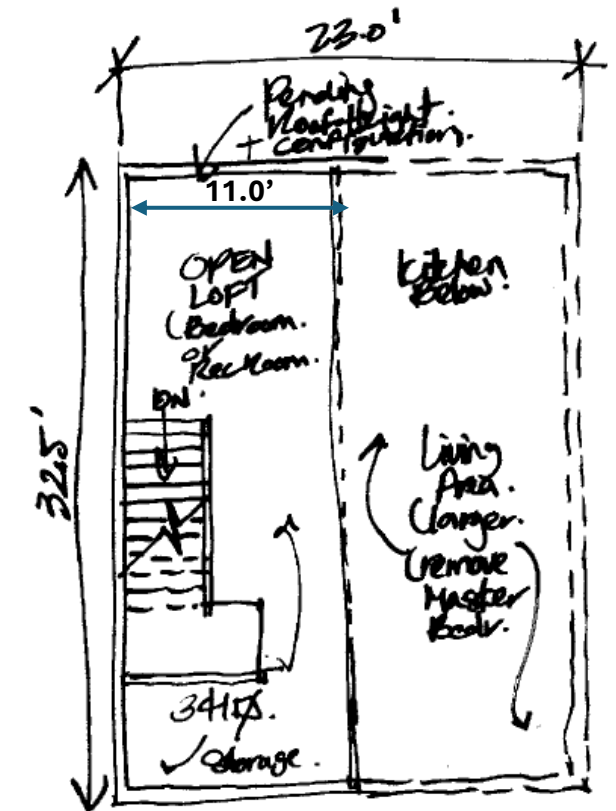
Proposed Deck Footprint: 450.0 > 475.0 square feet



Walk-out Basement
(750 sq.ft. Footprint)



Main Floor
(750 sq.ft. Footprint)



Upper Half Loft Floor
(Loft sq. footage – 375 sf. incl. stair opening) 7

Existing Conditions Pictures



Existing Conditions Pictures

