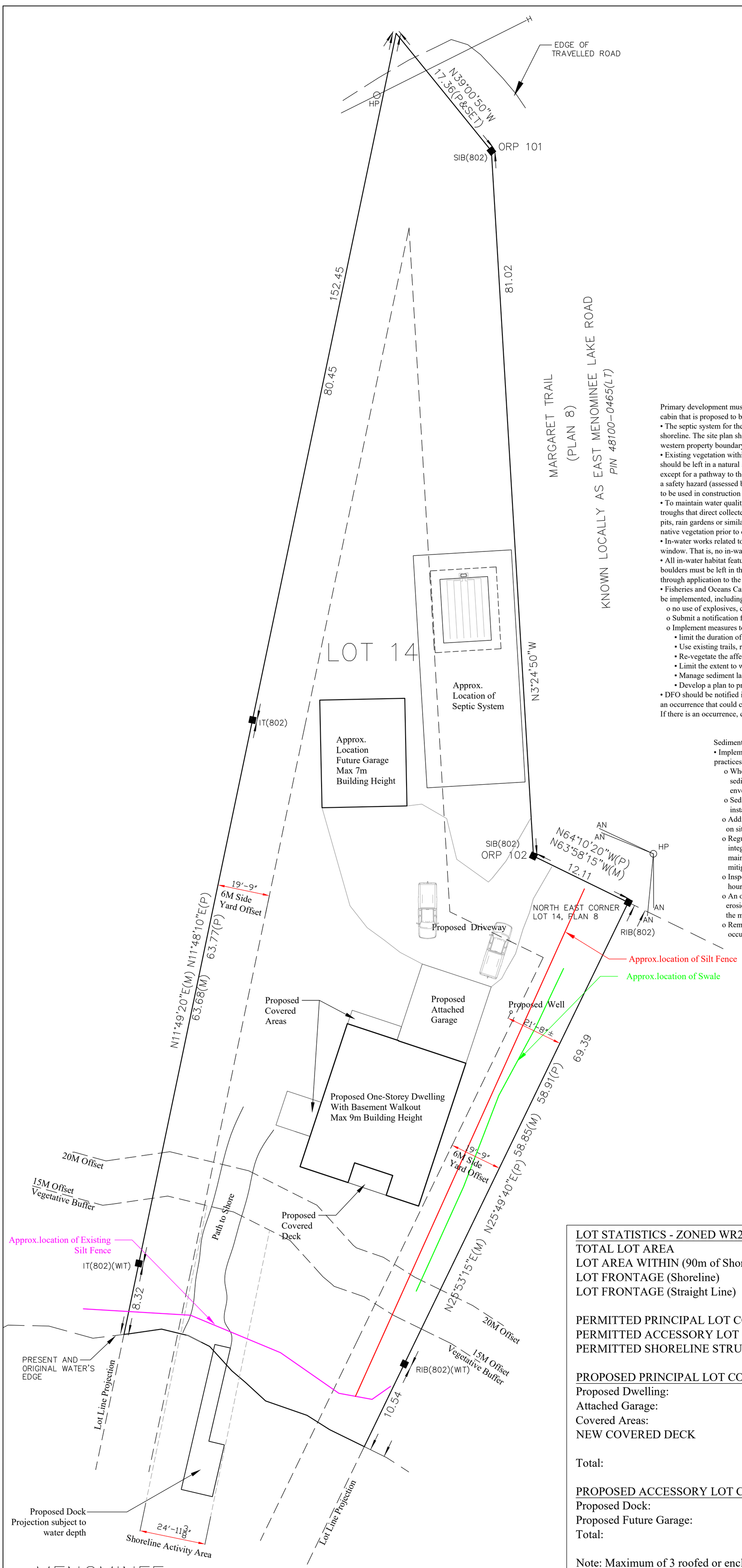
PLAN OF LOTS 14, PLAN 8

GEOGRAPHIC TOWNSHIP OF BRUNEL
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA





Primary development must be set back 20 m from the shoreline, which is beyond the existing cabin that is proposed to be removed.

- The septic system for the property is to be setback a minimum of 30 m from the lake shoreline. The site plan shows a location approximately 45 m from the shoreline along the western property boundary which is appropriate and exceeds the 30 m recommendation.
- Existing vegetation within the shoreline buffer (15m) and outside the shoreline activity area, should be left in a natural state to provide a vegetated buffer adjacent to the shoreline, except for a pathway to the shoreline. Trees will not be cut within the buffer unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the buffer.
- To maintain water quality, the design of the dwelling should incorporate roof leaders/eaves troughs that direct collected water to the rear of the dwelling and discharge into soak away pits, rain gardens or similar, to direct overland flow to where it will infiltrate or through native vegetation prior to draining toward the lake.
- In-water works related to construction of the dock should adhere to the warm water timing window. That is, no in-water works between May 15 and July 15.
- All in-water habitat features, including aquatic vegetation, natural woody debris, and boulders must be left in their current locations in the near shore area unless permitted through application to the MNRF.
- Fisheries and Oceans Canada (DFO) Code of Practice for Boathouses, Docks and Moorings be implemented, including the following;
  - o no use of explosives, construction of cribs, use of impact hammer or placing of fill/grading below the high water mark.
  - o Submit a notification form to DFO in advance of construction.
  - o Implement measures to protect fish and fish habitat, including;
    - ▪ limit the duration of in-water works, undertakings and activities
    - ▪ Use existing trails, roads, access points or cut lines
    - ▪ Re-vegetate the affected riparian zone with native species suitable for the project site
    - ▪ Limit the extent to which the structure covers aquatic vegetation
    - ▪ Manage sediment laden water flowing onto or through the site during all phases of the project
    - ▪ Develop a plan to prevent deleterious substances from entering a watercourse or water body, including sediment.
- DFO should be notified immediately if a situation occurs or if there is imminent danger of an occurrence that could cause harmful alteration disruption or destruction of fish habitat. If there is an occurrence, corrective measures must be implemented

Sediment and Erosion Control

- Implement sediment and erosion control measures as per applicable best management practices to isolate the development footprint, generally including the following measures:
  - o When native soil is exposed, sediment and erosion control in the form of heavy-duty sediment fencing, must be positioned along the downgradient edge of any construction envelopes adjacent to the shoreline.
  - o Sediment fencing must be constructed of heavy material and solid posts and be properly installed (trenched in) to maintain its integrity during inclement weather events.
  - o Additional sediment fencing and appropriate control measures must be available on site so that any breach can be immediately repaired through construction of check dams.
  - o Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., proper installation is not the only action necessary to satisfy the mitigation requirements).
  - o Inspections of sediment and erosion control measures be completed within 24 hours of the onset of a storm event.
  - o An on-site supervisor should be responsible for inspections of the sediment and erosion control measures and record the time and date of inspections, the status of the mitigation measures, and any repairs undertaken.
  - o Removal of non-biodegradable erosion and sediment control materials should occur once construction is complete, and the site is stabilized.

LOT STATISTICS - ZONED WR2-120

TOTAL LOT AREA	= 48,460.38 FT²
LOT AREA WITHIN (90m of Shoreline)	= 36,618.36 FT²
LOT FRONTAGE (Shoreline)	= 104'-2"
LOT FRONTAGE (Straight Line)	= 99'-10"
PERMITTED PRINCIPAL LOT COVERAGE =10%	= 3,661.83 FT²
PERMITTED ACCESSORY LOT COVERAGE = 5%	= 1,830.91 FT²
PERMITTED SHORELINE STRUCTURE WIDTH = 25%	= 24.95 Lin FT

PROPOSED PRINCIPAL LOT COVERAGE

Proposed Dwelling:	= 2,545.83 FT²
Attached Garage:	= 827.90 FT²
Covered Areas:	= 286.69 FT²
NEW COVERED DECK	= 118.48 FT²
Total:	= 3,778.90 FT² (10.32%)

PROPOSED ACCESSORY LOT COVERAGE

Proposed Dock:	= 516.00 FT² ±
Proposed Future Garage:	= 1,314.91 FT² ±
Total:	1,830.91 FT² (5%)

Note: Maximum of 3 roofed or enclosed accessory structures permitted

GENERAL NOTES	3) Any discrepancies in the drawings must be immediately reported in writing to the designer.
1) All work shall be performed in accordance to the latest revised version of the Ontario Building Code	4) The drawings are the property of the designer and may not be copied without the designers written approval and are subject to return upon request.
2) Do not scale drawings	

REVISION #	DATE	DESCRIPTION

LOVEGROVE
DESIGN ● BUILD ● MAINTAIN
(705) 789-6286

Survey shown derived from file
2025-29 RMCD by
Robert M. Mcdermott
Surveying Limited
Ontario Land Surveyors

DESCRIPTION
25 East Menominee Lake Road
PIN 48100-0834

PRODUCT
Proposed Site Plan

DATE
August 31 2026

DRAWN BY:

CHECKED

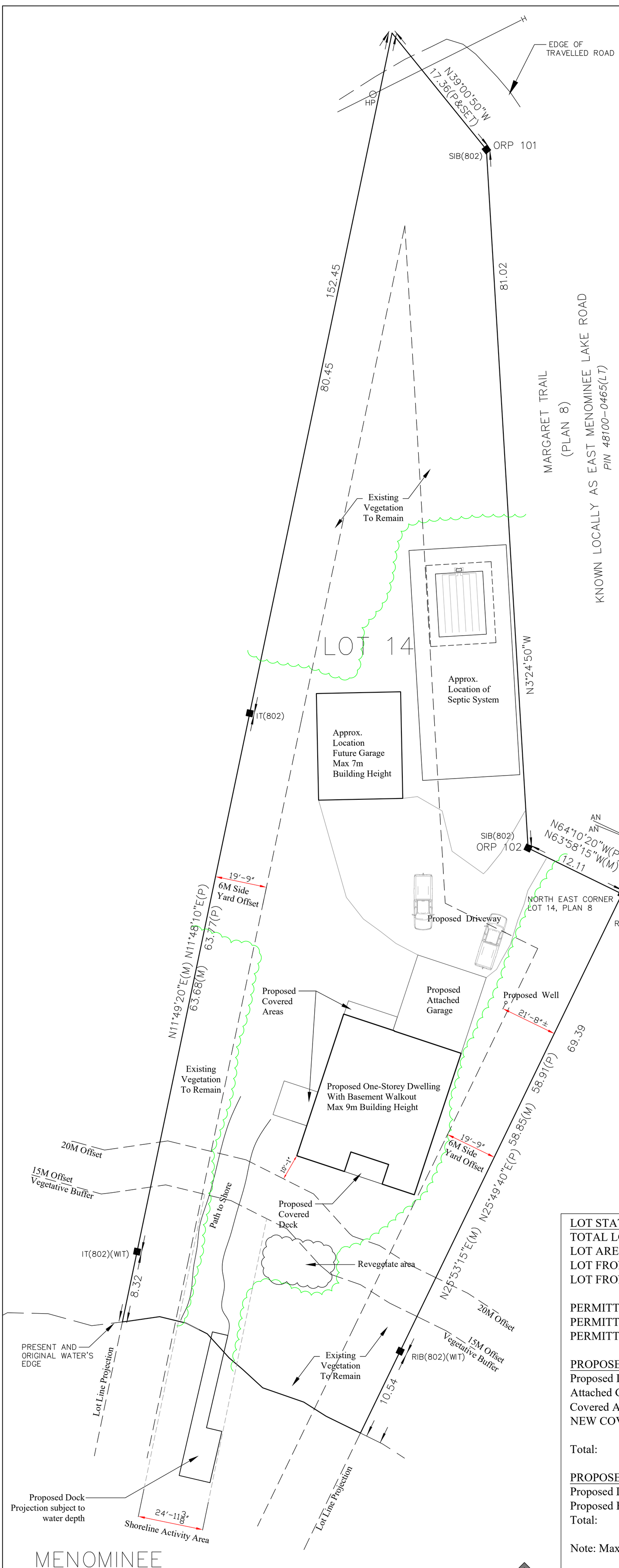
SCALE:
NTS

SHEET NUMBER
Site-2

PLAN OF LOTS 14, PLAN 8

GEOGRAPHIC TOWNSHIP OF BRUNEL
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA





Primary development must be set back 20 m from the shoreline, which is beyond the existing cabin that is proposed to be removed.

- The septic system for the property is to be setback a minimum of 30 m from the lake shoreline. The site plan shows a location approximately 45 m from the shoreline along the western property boundary which is appropriate and exceeds the 30 m recommendation.
- Existing vegetation within the shoreline buffer (15m) and outside the shoreline activity area, should be left in a natural state to provide a vegetated buffer adjacent to the shoreline, except for a pathway to the shoreline. Trees will not be cut within the buffer unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the buffer.
- To maintain water quality, the design of the dwelling should incorporate roof leaders/eaves troughs that direct collected water to the rear of the dwelling and discharge into soak away pits, rain gardens or similar, to direct overland flow to where it will infiltrate or through native vegetation prior to draining toward the lake.
- In-water works related to construction of the dock should adhere to the warm water timing window. That is, no in-water works between May 15 and July 15.
- All in-water habitat features, including aquatic vegetation, natural woody debris, and boulders must be left in their current locations in the near shore area unless permitted through application to the MNRF.
- Fisheries and Oceans Canada (DFO) Code of Practice for Boathouses, Docks and Moorings be implemented, including the following;
  - o no use of explosives, construction of cribs, use of impact hammer or placing of fill/grading below the high water mark.
  - o Submit a notification form to DFO in advance of construction.
  - o Implement measures to protect fish and fish habitat, including;
    - ▪ limit the duration of in-water works, undertakings and activities
    - ▪ Use existing trails, roads, access points or cut lines
    - ▪ Re-vegetate the affected riparian zone with native species suitable for the project site
    - ▪ Limit the extent to which the structure covers aquatic vegetation
    - ▪ Manage sediment laden water flowing onto or through the site during all phases of the project
    - ▪ Develop a plan to prevent deleterious substances from entering a watercourse or water body, including sediment.
- DFO should be notified immediately if a situation occurs or if there is imminent danger of an occurrence that could cause harmful alteration disruption or destruction of fish habitat. If there is an occurrence, corrective measures must be implemented

Sediment and Erosion Control

- Implement sediment and erosion control measures as per applicable best management practices to isolate the development footprint, generally including the following measures:
  - o When native soil is exposed, sediment and erosion control in the form of heavy-duty sediment fencing, must be positioned along the downgradient edge of any construction envelopes adjacent to the shoreline.
  - o Sediment fencing must be constructed of heavy material and solid posts and be properly installed (trenched in) to maintain its integrity during inclement weather events.
  - o Additional sediment fencing and appropriate control measures must be available on site so that any breach can be immediately repaired through construction of check dams.
  - o Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., proper installation is not the only action necessary to satisfy the mitigation requirements).
  - o Inspections of sediment and erosion control measures be completed within 24 hours of the onset of a storm event.
  - o An on-site supervisor should be responsible for inspections of the sediment and erosion control measures and record the time and date of inspections, the status of the mitigation measures, and any repairs undertaken.
  - o Removal of non-biodegradable erosion and sediment control materials should occur once construction is complete, and the site is stabilized.

LOT STATISTICS - ZONED WR2-120	
TOTAL LOT AREA	= 48,460.38 FT²
LOT AREA WITHIN (90m of Shoreline)	= 36,618.36 FT²
LOT FRONTAGE (Shoreline)	= 104'-2"
LOT FRONTAGE (Straight Line)	= 99'-10"
PERMITTED PRINCIPAL LOT COVERAGE =10%	= 3,661.83 FT²
PERMITTED ACCESSORY LOT COVERAGE = 5%	= 1,830.91 FT²
PERMITTED SHORELINE STRUCTURE WIDTH = 25%	= 24.95 Lin FT
PROPOSED PRINCIPAL LOT COVERAGE	
Proposed Dwelling:	= 2,545.83 FT²
Attached Garage:	= 827.90 FT²
Covered Areas:	= 286.69 FT²
NEW COVERED DECK	= 118.48 FT²
Total:	= 3,778.90 FT² (10.32%)
PROPOSED ACCESSORY LOT COVERAGE	
Proposed Dock:	= 516.00 FT² ±
Proposed Future Garage:	= 1,314.91 FT² ±
Total:	1,830.91 FT² (5%)

Note: Maximum of 3 roofed or enclosed accessory structures permitted

GENERAL NOTES

1) All work shall be performed in accordance to the latest revised version of the Ontario Building Code

2) Do not scale drawings

3) Any discrepancies in the drawings must be immediately reported in writing to the designer.

4) The drawings are the property of the designer and may not be copied without the designers written approval and are subject to return upon request

REVISION #	DATE	DESCRIPTION

LOVEGROVE
DESIGN ● BUILD ● MAINTAIN
(705) 789-6286

Survey shown derived from file 2025-29 RMCD by Robert M. Mcdermott Surveying Limited Ontario Land Surveyors

DESCRIPTION: 25 East Menominee Lake Road PIN 48100-0834

PRODUCT: Proposed Vegetation Plan

DATE: August 31 2026

DRAWN BY:

CHECKED

SCALE: NTS

SHEET NUMBER: Site-3