219 SOUTH DRIVE, HUNTSVILLE
ROLL #444203000901600
PCL 22472 SEC MUSKOKA;
LT 16 PL M443 STISTED
S/T SD901 & LT51708

SITE PLAN TAKEN FROM ORIGINAL SURVEY BY TULLOCH GEOMATICS INC., DATED JAN 26, 2024

SEPTIC CLEARANCES:

FOR RAISED FILTER BED, INCREASE DISTRIBUTION PIPE SETBACKS BY TWICE THE HEIGHT THAT THE FILTER BED IS RAISED ABOVE ORIGINAL GRADE.

MIN. CLEARANCES FROM DISTRIBUTION PIPING:
STRUCTURES: 5m
WELLS W/ WATER TIGHT CASING TO A DEPTH OF 6m: 15m
ANY OTHER WELLS: 30m
LAKES, STREAMS, PONDS AND RIVERS: 15m
PROPERTY LINES: 3m
HYDRO LINES UP TO 750V: 1m + SWING (1.8m) = 2.8m
HYDRO LINES 750V - 46 kV: 3m + SWING (1.8m) = 4.8m

MIN. CLEARANCES FROM SEPTIC TANK:
STRUCTURES: 1.5m
WELLS W/ WATER TIGHT CASING TO A DEPTH OF 6m: 15m
LAKES, STREAMS, PONDS AND RIVERS: 15m
PROPERTY LINES: 3m
HYDRO LINES UP TO 750V: 1m + SWING (1.8m) = 2.8m
HYDRO LINES 750V - 46 KV: 3m + SWING (1.8m) = 4.8m

COVERAGE CALCULATIONS:

LOT AREA	1,917.6 m²	0.19 ha
LOT AREA WITHIN 90m OF HWM	1,917.6 m²	0.19 ha
PRIMARY	**EXISTING**	**PROPOSED**
DWELLING	98.6 m²	98.6 m²
FRAME DECK	32.3 m²	0.0 m²
FRAME DECK	4.2 m²	0.0 m²
DWELLING ADDITION	0.0 m²	19.4 m²
DWELLING ADDITION	0.0 m²	13.7 m²
PORCH	0.0 m²	12.7 m²
DECK	0.0 m²	11.3 m²
DECK	0.0 m²	4.5 m²
PORCH	0.0 m²	10.7 m²
TOTAL PRIMARY	**135.1 m²**	**170.9 m²**
ACCESSORY	**EXISTING**	**PROPOSED**
GARAGE	54.5 m²	81.5 m²
CRIB DOCK	14.4 m²	14.4 m²
FLOATING DOCK	19.2 m²	19.2 m²
FRAME RAMP 1	2.3 m²	2.3 m²
FRAME RAMP 2	3.6 m²	3.6 m²
FRAME DECK	8.3 m²	0.0 m²
METAL SHED	2.4 m²	0.0 m²
SHED DECK	1.4 m²	0.0 m²
FRAME DECK	0.8 m²	0.0 m²
DRYLAND BOATHOUSE	0.0 m²	13.0 m²
TOTAL ACCESSORY	**106.9 m²**	**134 m²**

LOT STATISTICS:

ZONING:	WR1 (WATERFRONT RESIDENTIAL 60M)		
LOT FRONTAGE:	31.5 m		
PROVISION	**REQUIREMENT**	**EXISTING**	**PROPOSED**
LOT FRONTAGE (MINIMUM)	60 m	31.5 m	31.5 m
LOT AREA	1 ha	0.2 ha	0.2 ha
LOT COVERAGE (PRIMARY) *	10%	7%	8.9%
LOT COVERAGE (ACCESSORY) *	5%	5.6%	7%
FRONT YARD	20 m	27.8 m	27.2 m
INTERIOR SIDE YARD	6 m	4 m	4 m
REAR YARD	10 m	10.2 m	10.2 m
BUILDING HEIGHT	9 m	6.4 m	8 m
SAA WIDTH	25% (7.9m)	45.4% (14.3m)	25% (7.9m)
* LOT COVERAGE IS CALCULATED ON THE AREA OF THE LOT WITHIN 90M OF THE FRONT LOT LINE			

FISH HABITAT & STREAMS:

- DEVELOPMENT SHOULD BE SET BACK FROM THE SHORELINE AND TYPE 1 FISH HABITAT TO THE EXTENT POSSIBLE, WITH NEW DEVELOPMENT RESTRICTED TO AREAS AS SHOWN ON SP-2.
- NO NEW TREE REMOVAL SHOULD OCCUR WITHIN THE SETBACK UNLESS THEY ARE A SAFETY HAZARD AS ASSESSED BY A CERTIFIED ARBORIST. THE FINAL LOCATION OF THE DRYLAND BOATHOUSE SHOULD BE ADJUSTED TO AVOID TREE REMOVAL AND/OR DAMAGE. DEBRIS FROM CLEARING OR MATERIALS TO BE USED IN CONSTRUCTION WILL NOT BE PLACED WITHIN THE SETBACK.
- TO ENSURE THAT WATER QUALITY IS NOT NEGATIVELY IMPACTED BY STORMWATER RUNOFF DURING CONSTRUCTION ACTIVITIES (E.G., LAND CLEARING, GRADING, AND GENERAL CONSTRUCTION), RIVERSTONE RECOMMENDS THE FOLLOWING MEASURES RELATED TO SEDIMENT AND EROSION CONTROL BE INCLUDED IN THE ENVIRONMENTAL PLANS:
  - INSTALL AND INSPECT SEDIMENT AND EROSION CONTROL FENCING PRIOR TO DEMOLITION OF ON-SITE STRUCTURES OR DISTURBANCE TO NATIVE SOILS.
  - FENCING BE POSITIONED ALONG THE DOWNGRADIENT EDGE OF ANY CONSTRUCTION ENVELOPES ADJACENT TO THE SHORELINE.
  - 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.
  - ADDITIONAL SEDIMENT FENCING AND APPROPRIATE CONTROL MEASURES MUST BE AVAILABLE ON SITE SO THAT ANY BREACH CAN BE IMMEDIATELY REPAIRED.
  - 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).
  - REMOVAL OF NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL MATERIALS SHOULD OCCUR ONCE CONSTRUCTION IS COMPLETE, AND THE SITE IS STABILIZED.
  - MACHINERY SHOULD ARRIVE ON SITE IN CLEAN CONDITION AND BE CHECKED AND MAINTAINED FREE OF FLUID LEAKS.
  - MACHINERY MUST BE REFUELED, WASHED, AND SERVICED WITHIN THE AREA ISOLATED BY SEDIMENT FENCING.
  - LOCATE ALL FUEL AND OTHER POTENTIALLY DELETERIOUS SUBSTANCES WITHIN THE AREA ISOLATED BY SEDIMENT FENCING, A MINIMUM OF 30 M FROM THE SHORELINE.
  - TEMPORARY STORAGE LOCATIONS OF AGGREGATE/FILL MATERIAL (WHERE REQUIRED) SHOULD BE LOCATED WITHIN THE AREA ISOLATED BY SEDIMENT FENCING. THIS MATERIAL IS TO BE CONTAINED BY HEAVY-DUTY SEDIMENT FENCING, A MINIMUM OF 30 M FROM THE SHORELINE.
  - OFFLOADING OF CONSTRUCTION AND AGGREGATE/FILL MATERIALS (WHERE REQUIRED) SHOULD BE COMPLETED DURING FAIR WEATHER CONDITIONS, A MINIMUM OF 30 M FROM THE SHORELINE.
  - ALL STOCKPILED TOPSOIL/OVERBURDEN (WHERE REQUIRED) SHOULD BE PILED IN LOW PILES AND STABILIZED AS QUICKLY AS POSSIBLE (E.G., EROSION-PRONE AREAS COVERED WITH TEXTILE) TO MINIMIZE THE POTENTIAL FOR RUNOFF AND WIND EROSION.
- BEST MANAGEMENT PRACTICES SHOULD BE UTILIZED WITH ALL MACHINERY AND FILL BEING IMPORTED TO THE SUBJECT PROPERTY TO ENSURE THAT MATERIAL AND TRACKS ARE FREE FROM INVASIVE SPECIES (PHRAGMITES AUSTRALIS, ETC.).

SHORELINE SITE PREPARATION & NATURALIZATION:

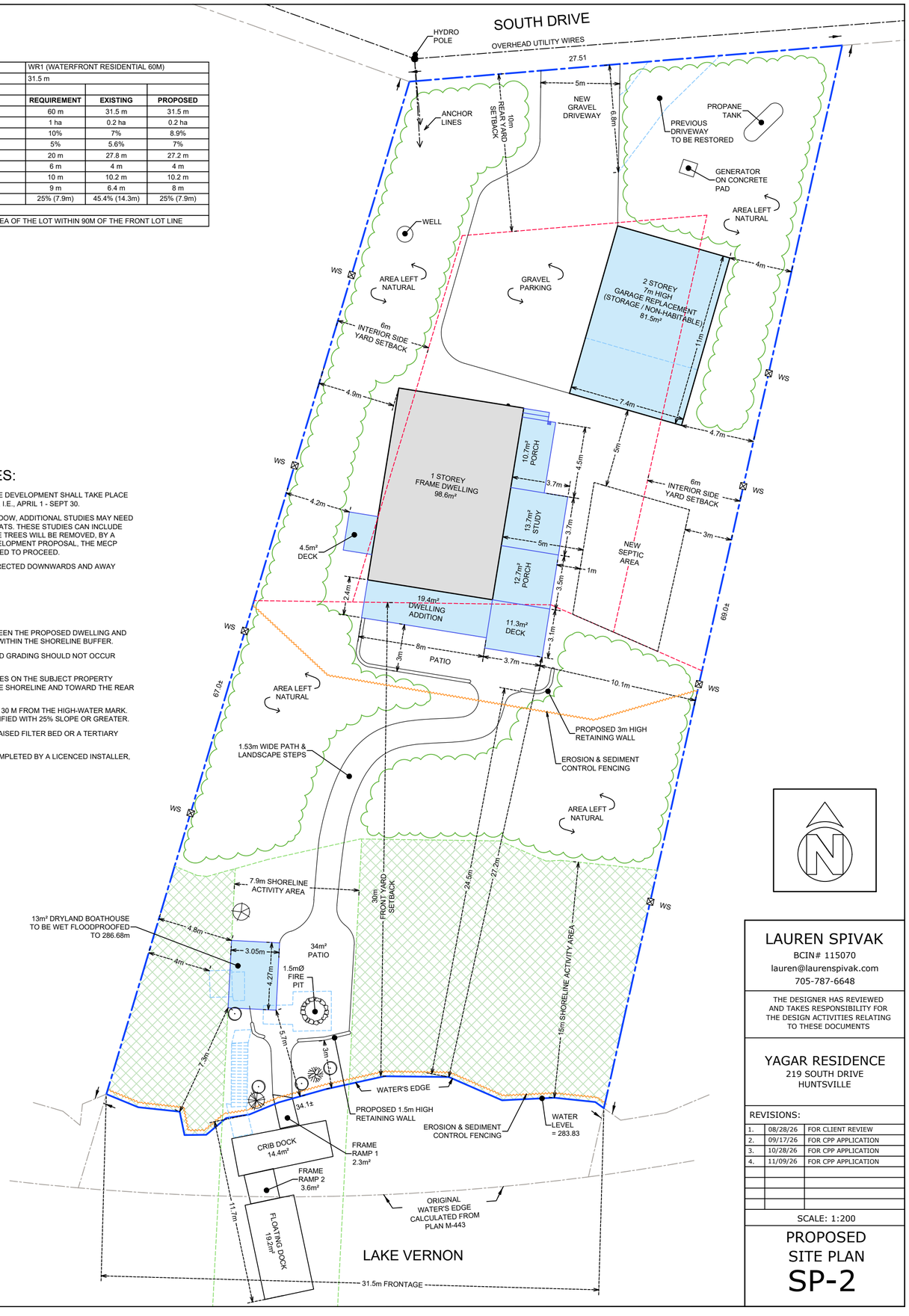
- A PROPERLY INSTALLED SEDIMENT AND EROSION CONTROL FENCE IS REQUIRED ALONG THE SHORELINE EDGE OF LAKE VERNON. IT SHOULD BE CONSTRUCTED OF HEAVY MATERIAL AND SOLID POSTS TO ENSURE INTEGRITY. IT MUST BE ERECTED PRIOR TO ANY WORK BEING DONE AND BE MAINTAINED WHILE THE RESTORATION PLAN WORK IS UNDERWAY AND UNTIL PLANTING IS COMPLETE AND THE SITE HAS GREENED UP. SEE SP-2 FOR LOCATION OF SEDIMENT AND EROSION CONTROL FENCE AND APPENDIX 6 OF THE EIS FOR INSTALLATION DETAILS AND BEST MANAGEMENT PRACTICES (TRCA, MARCH 2019). DETAILS RELATING TO SEDIMENT AND EROSION CONTROL FENCING THAT WERE PROVIDED IN SECTION 5.3 OF THE EIS SHOULD ALSO APPLY TO THE REVEGETATION PORTION OF THE PROJECT.
- SEDIMENT CONTROL MEASURES MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL VEGETATION HAS BEEN ESTABLISHED ON THE EXPOSED SOILS.
- SOIL POCKETS FOR PLANTING NATIVE TREES, SHRUBS, AND GROUNDCOVER NEED TO BE CREATED TO ALLOW FOR PROPER ROOTING OF PLANT MATERIAL.
- ANY NEW FILL MATERIAL REQUIRED MUST BE LOCALLY SOURCED NATIVE SOIL AND ROCK THAT ARE SUITABLE FOR USE IN AND NEAR WATER. COMPACTION OF THE FILL SHOULD BE AVOIDED TO PROVIDE OPTIMAL CONDITIONS FOR PLANT GROWTH OF THE EXISTING AND NEW VEGETATION.
- STOCKPILES/STORAGE OF AGGREGATE MATERIALS MUST BE LOCATED AWAY FROM THE SHORELINE DURING CONSTRUCTION. A SUITABLE AREA WOULD BE IN THE PARKING AREA OF THE SUBJECT PROPERTY. ALL STOCKPILED MATERIALS MUST BE STORED IN A FASHION THAT DOES NOT ALLOW RUN-OFF INTO THE LAKE.
- FOLLOWING INSTALLATION OF RESTORATION PLANTINGS, ANY EXPOSED SOILS SHOULD BE VEGETATED AND MULCHED IMMEDIATELY TO PREVENT EROSION.
- REVEGETATION:
  RESTORATION WITH FIFTEEN (15) NATIVE TREES, TWENTY (20) SHRUBS, AND FORTY (40) GROUNDCOVER PLANTS IS RECOMMENDED TO NATURALIZE THE SHORELINE BUFFER AND IMPROVE NEARSHORE AQUATIC AND FISH HABITAT. SPECIFIC RECOMMENDATIONS ARE PROVIDED AS FOLLOWS:
  - ALL TREE SAPLINGS SHOULD BE PLANTED 3 M APART TO INCREASE ROOTING AND PROVIDE STABILIZATION. SHRUBS AND GROUNDCOVER SHOULD BE INSTALLED BETWEEN 0.3 TO 1.5 M APART DEPENDING ON SIZE (SMALL-0.3 M, MEDIUM 0.8 M, AND LARGE 1.5 M).
  - ALL INSTALLED WOODY PLANTS (I.E., TREES AND SHRUBS) SHOULD BE NATIVE TO MUSKOKA AND SUITABLE TO SITE CONDITIONS (E.G., LIGHT REGIME, MOISTURE REGIME, ETC.). TABLES 4 & 5 OF THE EIS LIST TREE, SHRUB, AND GROUND COVER SPECIES NATIVE TO MUSKOKA.
  - ALL INSTALLED WOODY PLANTS (I.E., TREES AND SHRUBS) AND ARE TO BE FIELD FIT TO AVOID EXISTING ESTABLISHED VEGETATION.
  - ALL INSTALLED TREES ARE RECOMMENDED TO BE A MINIMUM OF 1.2 M (~4 FT) IN HEIGHT WITH A SUFFICIENTLY DEVELOPED ROOT BALL TO SUSTAIN PLANTING. SELECTING TREES OF A VARIETY OF HEIGHTS IS STRONGLY SUGGESTED.
  - ALL TREE INSTALLATIONS SHOULD INCLUDE RODENT GUARDS THAT ARE FLUSH WITH THE GROUND SURFACE.
  - ALL INSTALLED SHRUBS ARE RECOMMENDED TO CONSIST OF POTTED MATERIAL IN 1-3 GALLON POTS.
  - ANY WOODY PLANT ROOT DEFECTS (E.G., GIRDLING) SHOULD BE CORRECTED PRIOR TO INSTALLATION.
  - ALL WOODY PLANTS SHOULD BE INSTALLED SUCH THAT THE ROOT CROWN/TRUNK FLARE IS EXPOSED ABOVE THE SOIL SURFACE TO ENSURE PROPER OXYGENATION OF THE ROOTING ZONE (SEE APPENDIX 4 OF THE EIS FOR PLANTING GUIDE).
  - ALL INSTALLED WOODY PLANTS SHOULD BE WATERED (DEEP SOAKING) FOLLOWING INSTALLATION.
  - THE OPTIMAL TIME FOR WOODY PLANT INSTALLATIONS IS THE SPRING (I.E., MAY) OR FALL (I.E., MID-SEPTEMBER TO EARLY-OCTOBER).
  - GROUNDCOVER PLANTING PODS SHOULD BE PLANTED WITH RECOMMENDED SPECIES WITH A MINIMUM OF 6 PLANTS PER SQUARE METER.
  - THE RE-VEGETATED AREAS ARE TO BE PLANTED SO THAT SEASONAL MAINTENANCE IS NOT REQUIRED, AND THESE AREAS WILL BE LEFT TO NATURALIZE THROUGH SUCCESSION.
  - ONCE THE PLANTS ARE IN PLACE, AN UNDYED COMPOSTED HARDWOOD OR PINE MULCH MUST BE USED TO PROTECT ALL UNPLANTED AREAS AND PLACED TO A DEPTH OF APPROXIMATELY 3-5 CM.

HABITAT OF ENDANGERED BAT SPECIES:

- ANY TREE REMOVALS REQUIRED TO ACCOMMODATE POTENTIAL FUTURE DEVELOPMENT SHALL TAKE PLACE OUTSIDE OF THE SEASON IN WHICH ENDANGERED BATS MAY BE ACTIVE, I.E., APRIL 1 - SEPT 30.
- IF TREE CLEARING MUST OCCUR WITHIN THE ABOVE-NOTED TIMING WINDOW, ADDITIONAL STUDIES MAY NEED TO BE COMPLETED TO CONFIRM THE PRESENCE OR ABSENCE OF SAR BATS. THESE STUDIES CAN INCLUDE SNAG TREE SURVEYS AND ACOUSTIC MONITORING OF THE AREA WHERE TREES WILL BE REMOVED, BY A QUALIFIED PROFESSIONAL. IF SAR BATS MAY BE IMPACTED BY THE DEVELOPMENT PROPOSAL, THE MECP SHOULD BE CONTACTED TO DETERMINE IF A PERMIT WOULD BE REQUIRED TO PROCEED.
- ANY LIGHTING INCORPORATED INTO THE FINAL DESIGNS SHOULD BE DIRECTED DOWNWARDS AND AWAY FROM THE OPEN AREAS (DARK SKY FRIENDLY).

STEEP SLOPES:

- VEGETATION SHOULD BE MAINTAINED IN THE STEEP SLOPE AREA BETWEEN THE PROPOSED DWELLING AND THE SHORELINE. NO FURTHER VEGETATION REMOVAL SHOULD OCCUR WITHIN THE SHORELINE BUFFER.
- SITE ALTERATION INCLUDING CLEARING OF TREES AND VEGETATION AND GRADING SHOULD NOT OCCUR WITHIN AREAS IDENTIFIED AS STEEP SLOPES (>40%).
- DOWNSPOUTS, ROOFTOP LEADERS, AND DRAINAGE FOR ALL STRUCTURES ON THE SUBJECT PROPERTY SHOULD BE DIRECTED TO THE REAR OF THE PROPERTY AWAY FROM THE SHORELINE AND TOWARD THE REAR OF THE LOT.
- FILTER AND AREA BEDS FOR THE SEPTIC SYSTEM SHOULD BE SET BACK 30 M FROM THE HIGH-WATER MARK. SEPTIC SYSTEMS SHOULD ALSO BE LOCATED OUTSIDE OF AREAS IDENTIFIED WITH 25% SLOPE OR GREATER.
- CLASS IV SEWAGE TREATMENT FACILITIES, EMPLOYING THE USE OF A RAISED FILTER BED OR A TERTIARY TREATMENT SYSTEM WITH AREA BED, MAY BE REQUIRED.
- THE FINAL LOCATION AND INSTALLATION OF ANY SEPTIC SYSTEM BE COMPLETED BY A LICENCED INSTALLER, RESPECTING THE CONDITIONS DESCRIBED ABOVE.



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THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN ACTIVITIES RELATING TO THESE DOCUMENTS

YAGAR RESIDENCE
219 SOUTH DRIVE
HUNTSVILLE

REVISIONS:

1.	08/28/26	FOR CLIENT REVIEW
2.	09/17/26	FOR CPP APPLICATION
3.	10/28/26	FOR CPP APPLICATION
4.	11/09/26	FOR CPP APPLICATION

SCALE: 1:200

PROPOSED SITE PLAN
SP-2