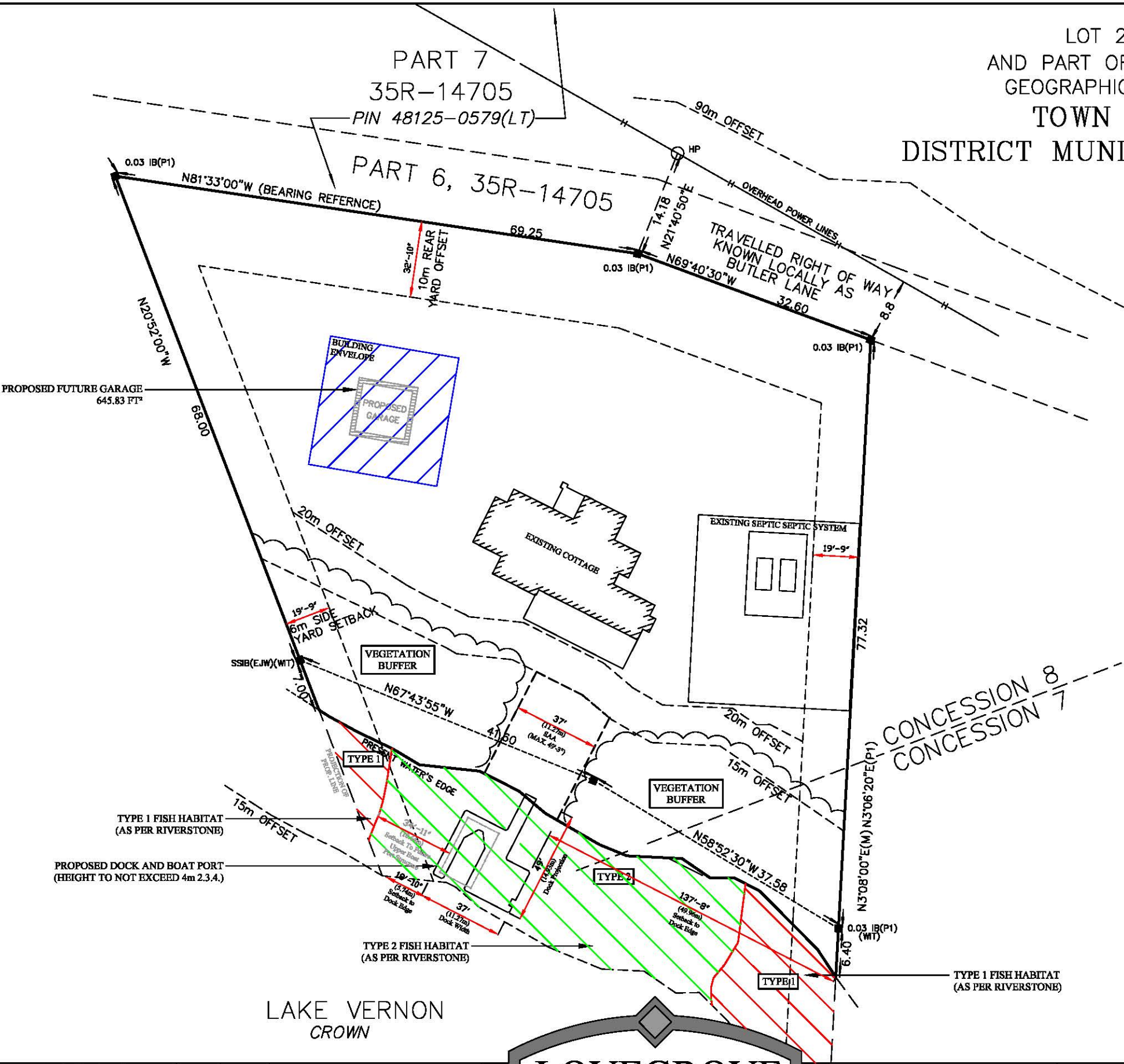


LOT 29, CONCESSION 7
AND PART OF LOT 29, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF STISTED
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA



- 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 into areas of dense vegetation to the east or west;
- Construction of the dock and boathouse will be completed by barge. Timing of the in water works (i.e. placement of piles), will be completed outside of the warmwater spawning period for northern pike, largemouth bass and other warmwater species, being March 15th to July 15th;
- All in-water habitat features, including aquatic vegetation, natural woody debris, and boulders will be left in their current locations in the nearshore area unless removal/movement is permitted through application to the MNRF;
- Low Impact Development (LID) measures (permeable and limited pathways) where feasible, will be included in the development design to decrease any potential impact to the surrounding natural features and promote infiltration;
- Existing vegetation in the shoreline setback outside of the building envelope and activity area, will be left in a natural state and not be impacted by construction. In order to achieve this protection, the edge of the construction area will be demarcated with fencing prior to the heavy equipment arriving on site.
- The fencing noted above will also function as a sediment and erosion control barrier, installed and maintained as follows:
 - Sediment and erosion control work, in the form of heavy-duty sediment fencing, will be positioned along the downgradient edge of construction adjacent to the shoreline. Sediment fencing will be held up by solid posts to ensure its integrity. It will also be properly installed (trenched in where possible) to maintain rigidity during inclement weather events.
 - Temporary storage locations of aggregate materials used in construction will be located outside the setback and contained by heavy-duty sediment fencing.
 - Additional sediment fencing and erosion control measures (e.g., straw bales) will be stockpiled on site so that any breach can be immediately repaired and allow the installation of check dams if necessary.
 - Regular inspection and monitoring will occur 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).
 - Inspections of sediment and erosion control measures will be completed within 24 hours of the onset of a storm event.
- *All lighting to be Dark Sky Compliant in accordance with Town of Huntsville Outdoor Lighting By-law 2016-3, as amended.*

LOT STATISTICS - ZONED WR2-120

LOT AREA (Within 90M of shoreline)	= 66,393.54 FT ²
PERMITTED PRINCIPAL LOT COVERAGE =5%	= 3,319.68 FT ²
PERMITTED ACCESSORY LOT COVERAGE =5%	= 3,319.68 FT ²
EXISTING PRINCIPAL LOT COVERAGE	
EXISTING COTTAGE AND DECKS	= 3,491.41 FT ²
PERCENTAGE	= 5.26 %
PROPOSED ACCESSORY LOT COVERAGE	
PROPOSED FUTURE DETACHED GARAGE	= 645.83 FT ²
PROPOSED DOCK	= 656.44 FT ²
PROPOSED BOAT PORT	= 425.41 FT ²
TOTAL PERCENTAGE	= 1,727.68 FT ²
TOTAL PERCENTAGE	= 2.60 %
TOTAL PERCENTAGE	= 7.86 %

GENERAL NOTES	3) Any discrepancies in the drawings must be immediately reported in writing to the designer.	REV#	DATE	DESCRIPTION	DESCRIPTION	DATE	SHEET NUMBER
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.				McGinnis - 169 Butler Lane - Huntsville	August 2026	SITE-2
2) Do not scale drawings					PRODUCT	CHECKED	
					Proposed Site Plan	NTS	

LOVEGROVE
DESIGN • BUILD • MAINTAIN
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