



LEGAL DESCRIPTION:

PIN 48100-0404(LT)
LOT 1, REGISTERED PLAN 2, PART OF LOT 28, CONCESSION 2 (BRUNEL) AS IN DM203511 (SECONDLY) EXCEPT PARTS 1 TO 11 PLANS 35R-19754, S/T DM203511, T/W DM347053, DM347054 GEOGRAPHIC OF TOWNSHIP OF BRUNEL NOW IN THE TOWN OF HUNTSVILLE THE DISTRICT MUNICIPALITY OF MUSKOKA

PROJECT STATISTICS					
PROJECT NAME	LAWRENCE				
ADDRESS	3385 SOUTH PORTAGE RD.				
TOWNSHIP	HUNTSVILLE				
LAKE / CATEGORY	LAKE OF BAYS				
LOT / CON	LOT 28, CONCESSION 2				
ZONING DESIGNATION	WR2				
EXISTING LOT STATISTICS		AREAS			
LOT AREA WITHIN 90m	102472.43	ft²	9520±	m²	
LOT FRONTAGE (IRREG)	350±	ft	106.7±	m	
LOT FRONTAGE (SLF)	300±	ft	91.5±	m	
MAX DWELLING COVERAGE PERMITTED (5% WITHIN 90m)	5124	ft²	476.04	m²	5%
MAX ACCESSORY COVERAGE PERMITTED (5% WITHIN 90m)	5124	ft²	476.04	m²	5%
1 STOREY COTTAGE W/ STEPS & LANDINGS	947.85	ft²	88.06	m²	0.92%
SHED	162.70	ft²	15.12	m²	0.16%
OUTHOUSE	31.51	ft²	2.93	m²	0.03%
EXISTING LOT COVERAGE (WITHIN 90m)	1142.06	ft²	106.10	m²	1.11%
PROPOSED LOT STATISTICS		AREAS			
1 STOREY COTTAGE W/ COVERED PORCHES	5120	ft²	475.66	m²	5%
DOCK	945	ft²	87.79	m²	0.92%
1 STOREY BOATHOUSE	1100	ft²	102.19	m²	1.07%
2 STOREY GARAGE / BUNKIE	645	ft²	59.92	m²	0.63%
PROPOSED ACCESSORY LOT COVERAGE (WITHIN 90m)	2690	ft²	249.91	m²	2.63%
PROPOSED LOT COVERAGE (WITHIN 90m)	7810	ft²	725.57	m²	7.62%

GENERAL NOTES:
-ALL EXTERIOR LIGHTING TO BE DARK-SKY COMPLIANT IN ACCORDANCE IN COMPLIANCE WITH BY-LAW 2016-3

-SHORELINE BUFFER TO BE MAINTAINED IN NATURAL VEGETATED STATE

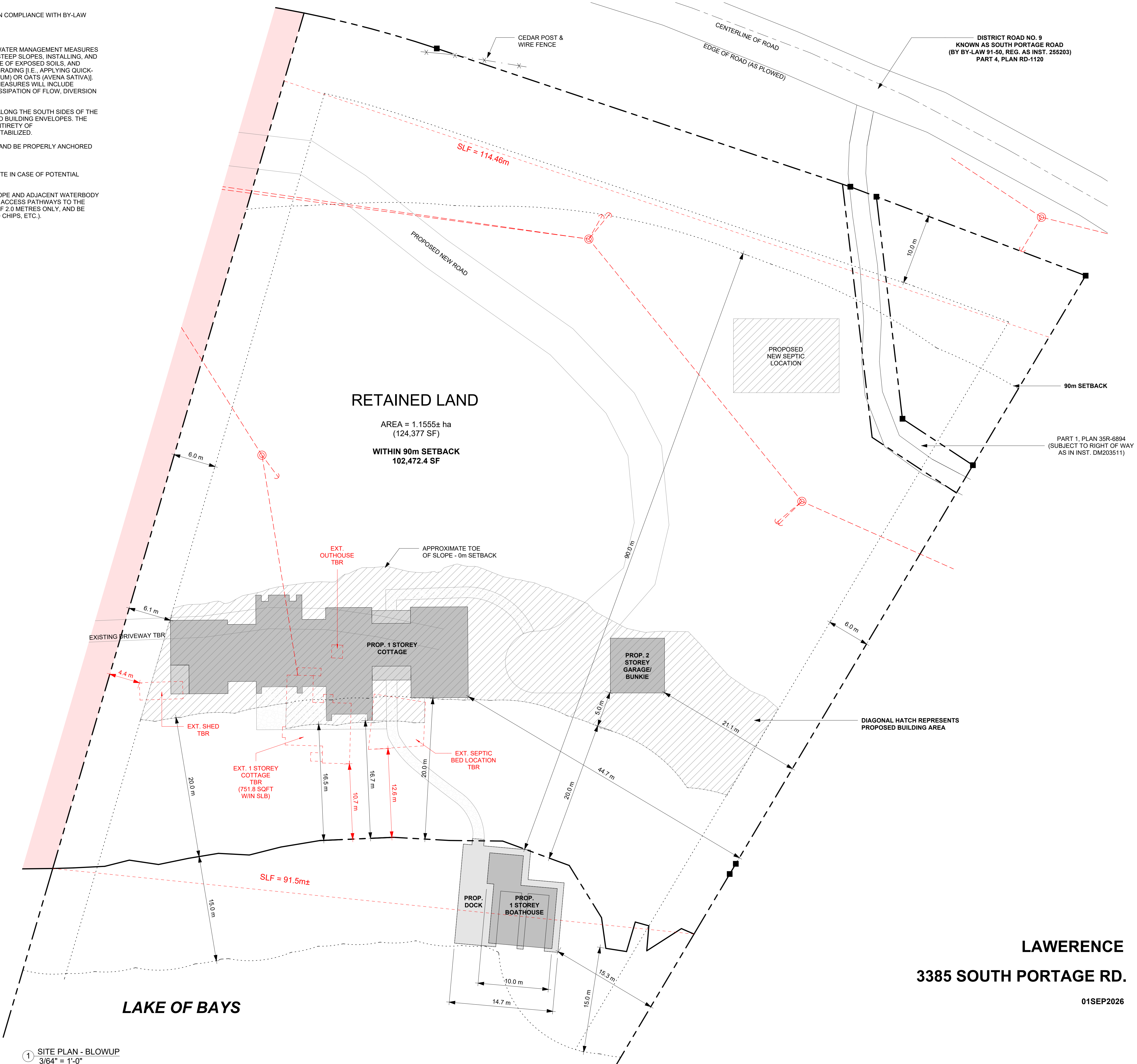
- DURING THE CONSTRUCTION PHASE, THE IMPLEMENTATION OF STORMWATER MANAGEMENT MEASURES WILL INCLUDE TECHNIQUES SUCH AS MINIMIZING GRADING IN AREAS OF STEEP SLOPES, INSTALLING, AND MAINTAINING SEDIMENT AND EROSION CONTROL MEASURES DOWN SLOPE OF EXPOSED SOILS, AND VEGETATING EXPOSED SOILS AS SOON AS POSSIBLE FOLLOWING FINAL GRADING (I.E., APPLYING QUICK-GROWING SEED MIXES SUCH AS ANNUAL RYE GRASS (LOLIUM MULTIFLORUM) OR OATS (AVEENA SATIVA)). FOLLOWING CONSTRUCTION, ADDITIONAL STORMWATER MANAGEMENT MEASURES WILL INCLUDE DISCHARGING OF ROOF LEADERS INTO WELL VEGETATION AREAS FOR DISSIPATION OF FLOW, DIVERSION OF FLOW AWAY FROM STEEP SLOPES, AND USE OF SOAK AWAY PITS.

- SEDIMENT AND EROSION CONTROL (ESC) FENCING WILL BE INSTALLED ALONG THE SOUTH SIDES OF THE PROPOSED SEPTIC AND TILE AREAS AND SOUTH SIDES OF THE PROPOSED BUILDING ENVELOPES. THE FENCING WILL BE MAINTAINED IN GOOD WORKING ORDER DURING THE ENTIRETY OF CONSTRUCTION AND UNTIL THE EXPOSED SOIL HAS BEEN ADEQUATELY STABILIZED.

- ANY SILT FENCING WILL BE CONSTRUCTED OF HEAVY-DUTY MATERIALS AND BE PROPERLY ANCHORED AND TRENCHED TO MAINTAIN ITS INTEGRITY DURING INCLEMENT WEATHER EVENTS.

- ADDITIONAL PROTECTION MATERIALS WILL BE READILY AVAILABLE ON SITE IN CASE OF POTENTIAL BREACHES IN THE EXISTING SILT AND EROSION CONTROL WORKS.

- WITHIN THE BUFFER AREAS BETWEEN THE PROPOSED BUILDING ENVELOPE AND ADJACENT WATERBODY (I.E., MARY LAKE), DISTURBANCE WILL BE MINIMIZED. THE PROVISION FOR ACCESS PATHWAYS TO THE SHORELINE WILL BE ALLOWED AND IT SHOULD HAVE A MAXIMUM WIDTH OF 2.0 METRES ONLY, AND BE CONSTRUCTED OF PERMEABLE SUBSTANCES (I.E., CLEAN GRAVEL, WOOD CHIPS, ETC.).



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