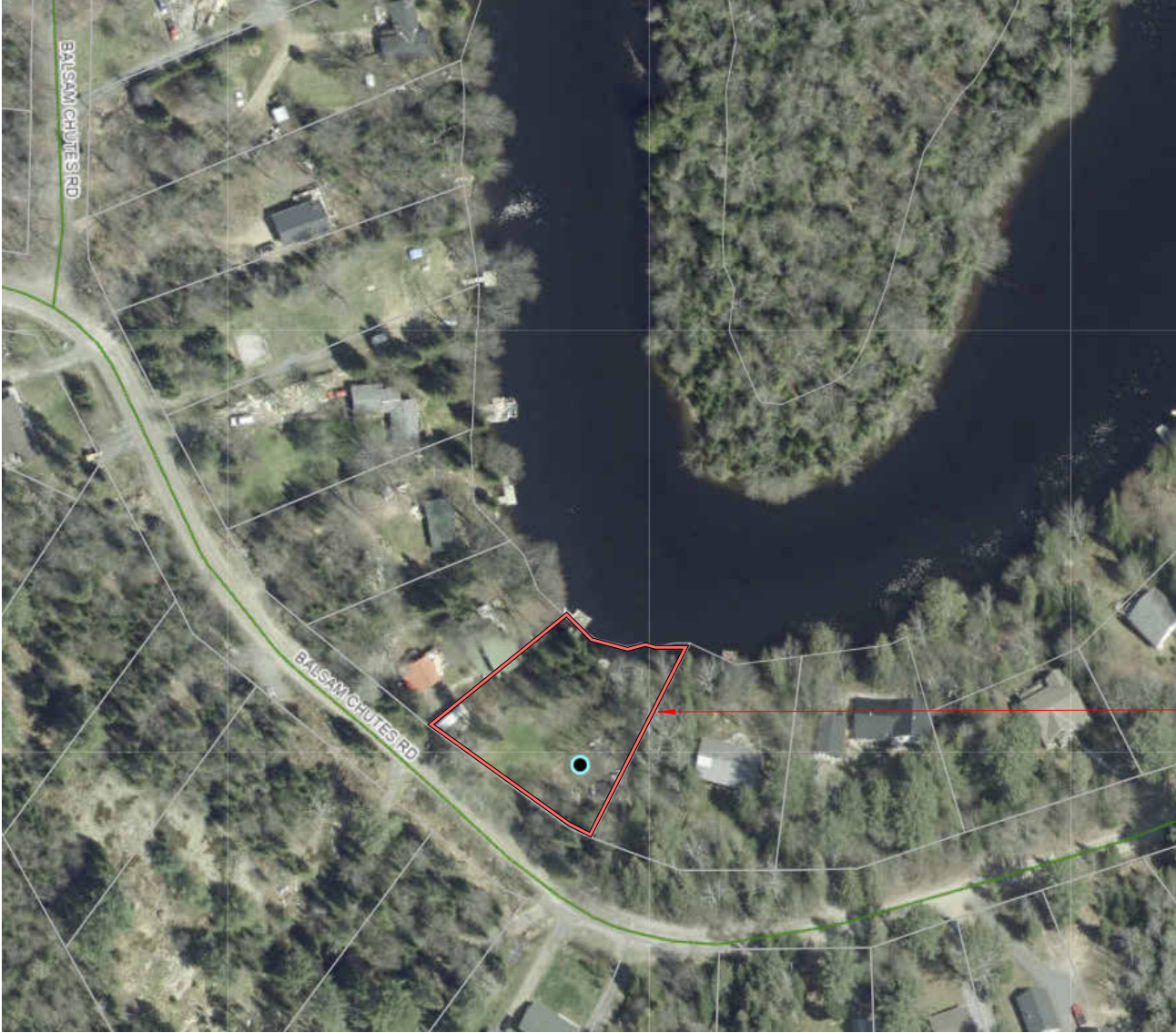


KEY PLAN

N.T.S.

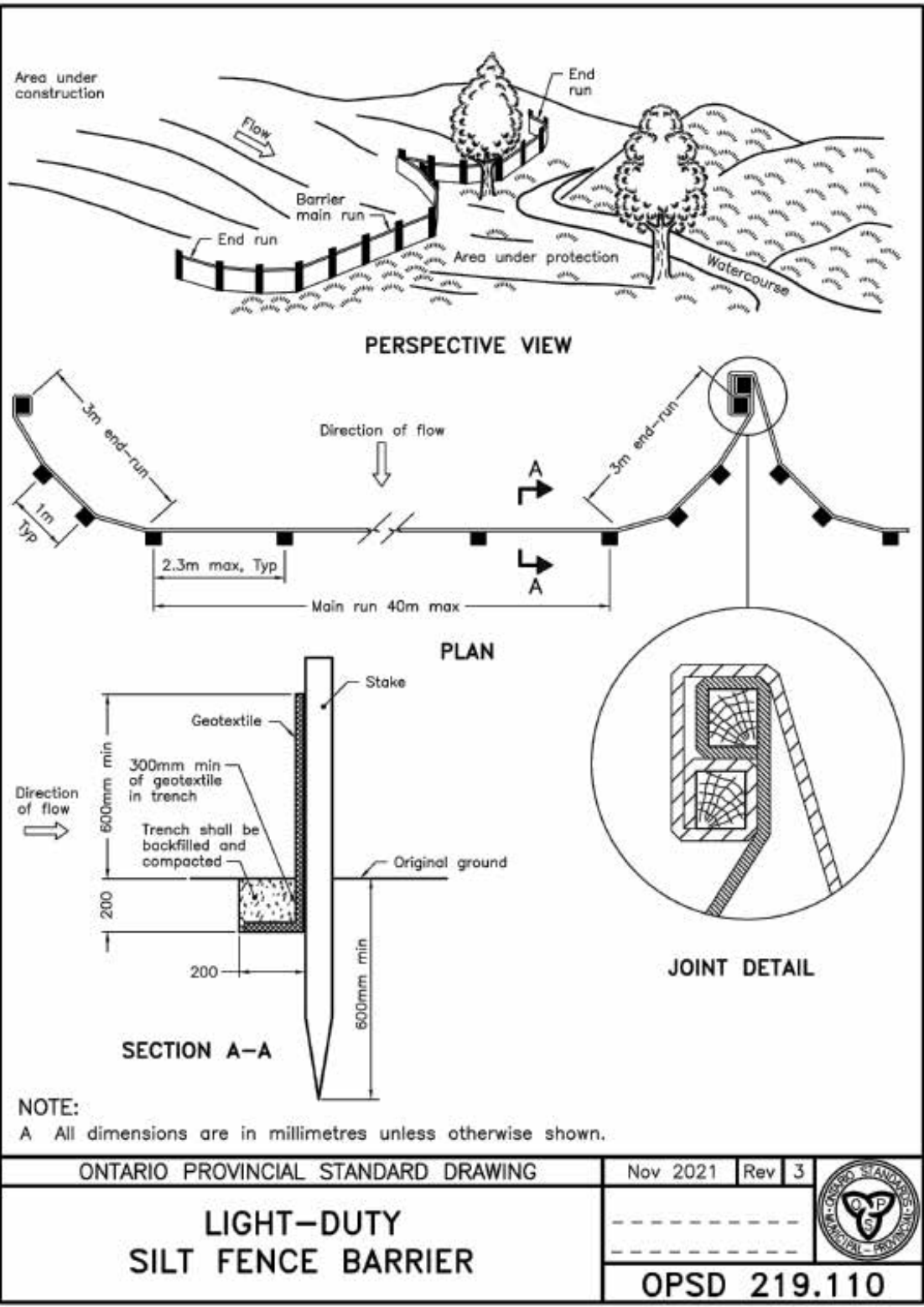


SUBJECT PROPERTY

EROSION CONTROL NOTES:

1. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY GRADING OR EXCAVATION.
2. EROSION CONTROL FENCING TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES.
4. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES AS DIRECTED BY THE DESIGNER.
5. CONTRACTOR TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO MUNICIPAL REQUIREMENTS. SHOULD THERE BE A DEFICIENCY WITHIN THOSE MEASURES COMMUNICATION SHALL BE GIVEN TO THE TOWN ON THE NATURE OF THE DEFICIENCY AND WHAT ACTIONS WERE TAKEN TO RECTIFY IT
6. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY.
7. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/2 THE HEIGHT OF THE FENCE.
8. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND HAVE BEEN RE-STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
9. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGNER
10. AND THE TOWNSHIP OF HUNTSVILLE DEPARTMENT OF PUBLIC WORKS.
11. CONTRACTOR IS RESPONSIBLE FOR MUNICIPAL ROADWAY TO BE CLEARED OF SEDIMENT FROM VEHICULAR TRACKING ETC. AT THE END OF EACH DAY.

NOTES:
1) ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT, IN ACCORDANCE WITH THE TOWN OF HUNTSVILLE OUTDOOR LIGHTING BYLAW 2016-3, AS AMENDED;
2) APPROPRIATE EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORK & MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED; AND
3) ALL DISTURBED AREAS SHALL BE STABILIZED AND RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATLY UPON COMPLETION OF THE WORK.



MK
MK Design & Drafting
Burks Falls, ON P0A 1C0
705.783.4252

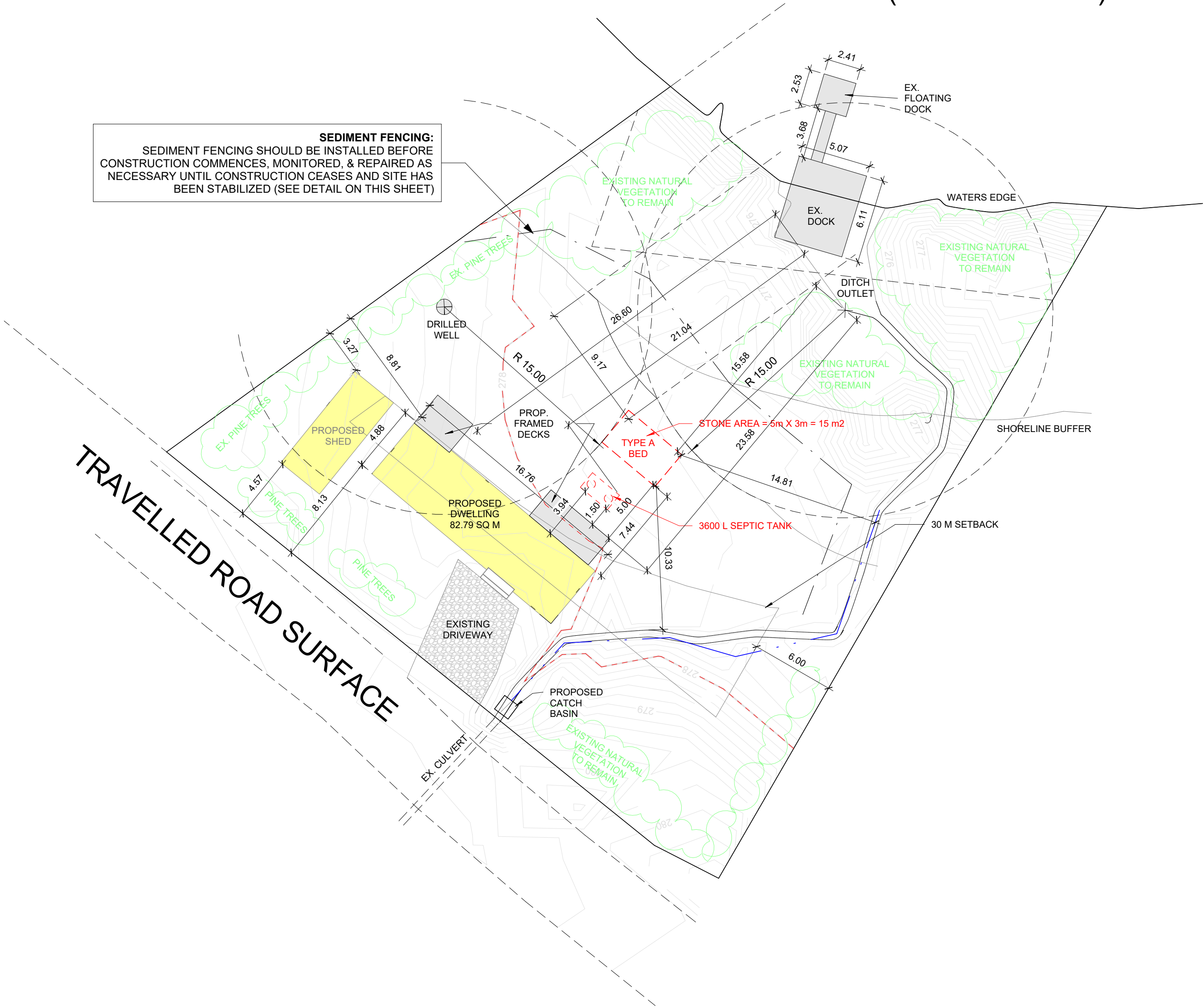
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DRAWINGS, THE DESIGN, AND THE DETAILS THEREON REMAIN THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE ALTERED, RE-USED OR REPRODUCED WITHOUT THE DESIGNER'S EXPRESS WRITTEN CONSENT.

THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MUST CONFIRM & CORRELATE ALL DETAILS WITHIN THE FULL DRAWING PACKAGE BEING RESPONSIBLE FOR SAME THROUGHOUT CONSTRUCTION, REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING THE RELEVANT WORK ALL DRAWINGS, DETAILS & SPECIFICATIONS REPRESENTED IN THE DRAWINGS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED BY THE DESIGNER AND NOTED ACCORDINGLY IN THE "ISSUE/REVISIONS" BOX HEREON.

SITE PLAN OF
LOT 1 CON 16
GEOGRAPHIC TOWNSHIP OF
NOW IN THE TOWNSHIP OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA

PROJECT STATISTICS					
PROJECT NAME	YACHUK (TAYTEN)				
ADDRESS	303 BALSAM CHUTES RD				
TOWNSHIP	HUNTSVILLE				
WATERBODY	MUSKOKA RIVER (NORTH BRANCH)				
LOT / CON	LOT 1 / CON 16 (PLAN 519 RCP LOT 45)				
ZONING DESIGNATION	WR1				
DATE	October 8, 2025				
LOT AREA	20558.05	ft ²	1909.91	m ²	<u>0.47</u> ACRES
LOT FRONTAGE (IRREG)	120.17	ft	36.63	m	
LOT FRONTAGE (SLF)	107.20	ft	32.68	m	
LOT DEPTH	183.92	ft	56.06	m	
LOT COVERAGE EXISTING (PRIMARY)					
DWELLING	0.00	ft ²	0.00	m ²	0.00%
ATTACHED DECKS	0.00	ft ²	0.00	m ²	0.00%
TOTAL	0.00	ft ²	0.00	m ²	<u>0.00%</u>
LOT COVERAGE EXISTING (SECONDARY)					
DOCK	430.99	ft ²	40.04	m ²	2.10%
SHED	102.77	ft ²	9.55	m ²	0.50%
TOTAL	533.76	ft ²	49.59	m ²	<u>2.60%</u>
LOT COVERAGE PROPOSED (PRIMARY)					
PROP. DWELLING	891.19	ft ²	82.79	m ²	4.33%
PROP. FRAMED DECKS	226.04	ft ²	21.00	m ²	1.10%
TOTAL	1117.23	ft ²	103.79	m ²	<u>5.43%</u>
LOT COVERAGE PROPOSED (SECONDARY)					
DOCK	430.99	ft ²	40.04	m ²	2.10%
PROP. SHED	329.22	ft ²	30.59	m ²	1.60%
TOTAL	760.21	ft ²	70.63	m ²	<u>3.70%</u>

MUSKOKA RIVER
(NORTH BRANCH)
(CROWN LAND)



B SITE PLAN - OPTION B
1" = 20'-0"

ISSUED FOR PERMIT

ISSUE DATE	NO.	DESCRIPTION	DATE
8OCT2025		ISSUED FOR PLANNING PERMIT	16NOV24
		RE-ISSUED FOR PLANNING PERMIT	30DEC24
		RE-ISSUED FOR PLANNING PERMIT	28JAN25
		RE-ISSUED FOR PLANNING PERMIT	19MAY25
		ISSUED FOR COORDINATION	18JUNE25
		ISSUED FOR PERMIT	24AUG25

YACHUK

303 BALSAM CHUTES RD

SITE PLAN

DATE	8OCT2025
DRAWN BY	KM
REVIEWED BY	

A0.10

SCALE As indicated