

SITE PLAN DATA

PIN: 48082-0559 (LT)
ROLL: 444202001210200
LEGAL: Lot 25, Pt Lot 23, 24, RP 5; Pt Lot 35, Concession I
Part 14, 35R-25128
T/W Easement as in DM240862
T/W Easement over Pts 4-6,9,10, 35R-25128 as in MT176247
Geographic Township of Chaffey, Now in Town of Huntsville
District Municipality of Muskoka

CPP Precinct: WR1 (SR-0286)

USE OF BUILDING:

	REQUIRED	PROVIDED
LOT AREA:	MIN 1ha	1.12ha± (existing)
(within 90m of Shoreline)		0.57ha±
Note: Development permitted as per §2.7		

LOT FRONTAGE:	MIN 60m	62.48m±
LOT COVERAGE:	MAX 5% (285m²±)	6.5%± (372m²±)
ACCESSORY COV:	MAX 5% (285m²±)	4.4%± (248.6m²±)
BUILDING HEIGHT:	MAX 9m	As Existing

SETBACKS		
SHORELINE BUFFER:	30m	30m
DEPTH (from At-capacity lake)		
SHORELINE YARD:	20m	20m

INTERIOR YARD:	6m
REAR YARD:	10m

SHORELINE STRUCTURES		
CUMULATIVE WIDTH	MAX 15m	15m
DOCK PROJECTION	MAX 15m	20.0m±
BOATHOUSE AREA	MAX 100m2	71.2m2±
BOATHOUSE WIDTH	MAX 10m	7.3m±
BOATHOUSE HEIGHT	MAX 4m	3.89m±
BOATHOUSE PROJECTION	MAX 15m	16.2m±

COVERAGE CALCULATIONS

PRINCIPAL COVERAGE:
DWELLING w/ATT. GARAGE, DECKS AND PORCHES: 372m²±(6.5%)
n.b. DWELLING IS LEGAL NON-COMPLYING, CONSTRUCTED UNDER ZBL
2008-66P

ACCESSORY COVERAGE:	
BOATHOUSE	71.2m²±
DOCK	163.3m²±
FRAME SHED/DRY BH	9.8m²±
CANOE RACK	4.3m²±
TOTAL:	248.6m²±(4.4%)

GENERAL NOTES:

DRAWINGS ARE TO THE SCALES NOTED
WHEN PLOTTED AT 11x17

ALL OUTDOOR LIGHTING TO BE DARK SKY COMPLIANT IN ACCORDANCE WITH OUTDOOR
LIGHTING BYLAW

SHORELINE BUFFER TO BE MAINTAINED IN A NATURALLY VEGETATED STATE

APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR
TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL ALL DISTURBED AREAS
HAVE BEEN STABILIZED

ALL DISTURBED AREAS SHALL BE STABILIZED AND RESTORED TO EXISTING CONDITIONS
OR BETTER IMMEDIATELY UPON COMPLETION OF THE WORKS

ALL IN-WATER HABITAT FEATURES, INCLUDING AQUATIC VEGETATION, NATURAL
WOODY DEBRIS, AND BOULDERS SHOULD BE LEFT IN THEIR CURRENT LOCATIONS
IN THE NEARSHORE AREA.

THE MODERATELY STEEP SLOPE OF THE LAND DOWN TO THE SHORELINE IS AT
RISK OF EROSION IF THE LAND IS DISTURBED, THEREFORE NO VEGETATION
REMOVAL ON THIS SLOPE OR IN THE NEARSHORE AREA SHOULD OCCUR.

REFER TO APPENDIX 1 FOR SPECIES AT RISK SPECIFIC MITIGATION MEASURES
FOR BOTH TERRESTRIAL AND AQUATIC FLORA AND FAUNA. AS SNAPPING TURTLE
IS THE ONLY SAR NOTED IN THE AREA, IN-WATER WORK SHOULD BE COMPLETED
IN THE SUMMER WHEN TURTLES ARE ABLE TO MOVE OUT OF THE WAY.

BOATHOUSE IN-WATER CONSTRUCTION AND ANY ASSOCIATED IN-WATER WORKS SHOULD NOT BE COMPLETED
BETWEEN OCTOBER 1 AND JULY 15, TO AVOID DIRECT IMPACTS TO FISH DURING THE WARM AND COLD-WATER
SPAWNING SEASONS. ANY IN-WATER WORK SHOULD ONLY BE DONE BETWEEN JULY 16 AND SEPTEMBER 30. IF
IN-WATER WORK IS PROPOSED OUTSIDE OF THESE TIMING WINDOWS, AN IN-WATER SEDIMENT CURTAIN SHOULD
SURROUND THE PROPOSED DOCK AND BOATHOUSE AREA.

TO MINIMIZE FISH HABITAT DISRUPTION AND DAMAGE OF FISH HABITAT, THE LAKE BOTTOM SHOULD NOT BE
DISTURBED. THIS CAN BE ACCOMPLISHED BY CONSTRUCTING A FLOATING, CANTILEVER BOATHOUSE, OR BY USING
HELICAL (SCREW) PILES. STONE CRIBBING OR CONCRETE PILES SHOULD NOT BE USED.

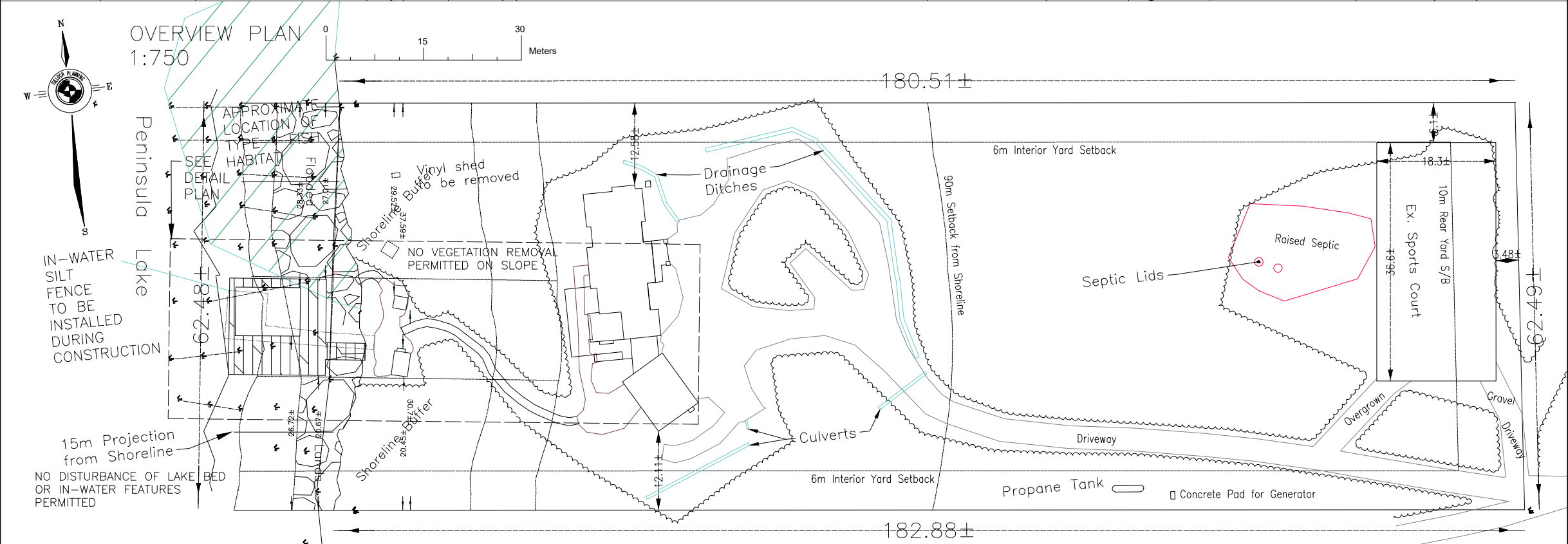
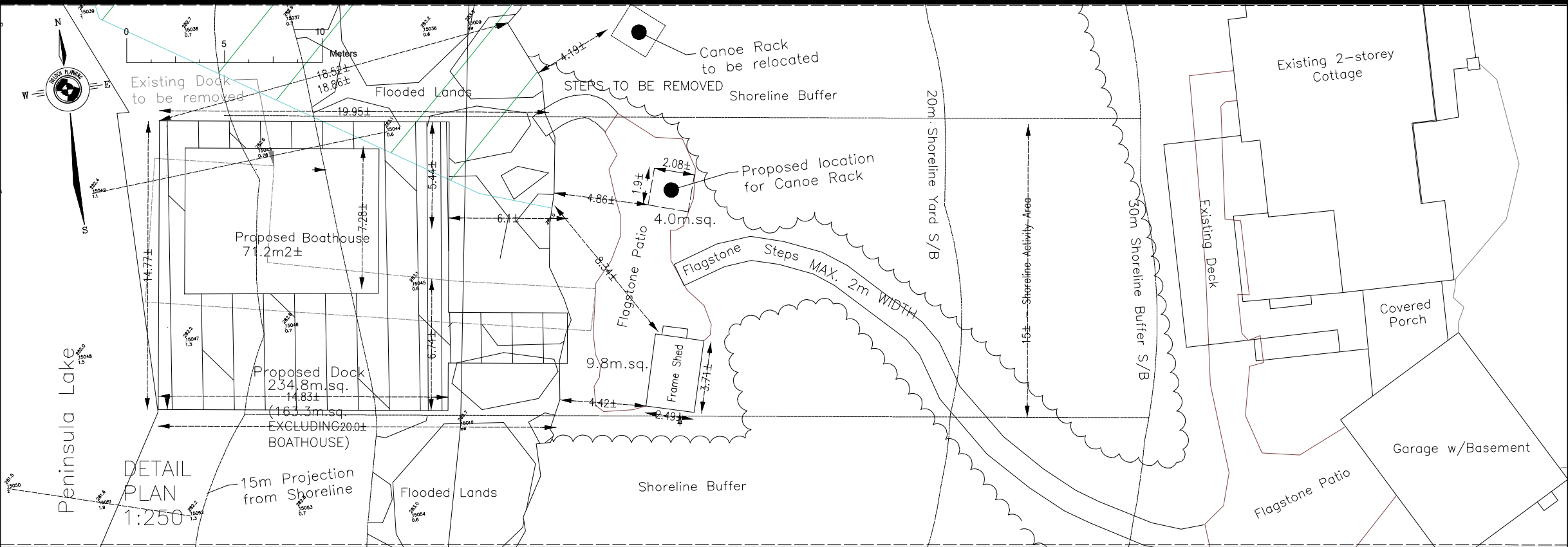
AS WINDOWS AND A GLASS DECK RAILING ARE PROPOSED AS A PART OF THE STRUCTURE, APPROPRIATE
MEASURES SHOULD BE TAKEN TO MITIGATE THE RISK OF BIRD COLLISIONS. WINDOWS POSE A SIGNIFICANT THREAT
TO BIRDS. EFFORTS SHOULD BE MADE TO MINIMIZE REFLECTION OF THE WINDOWS OR GLASS RAILINGS BY USING
FROSTED GLASS, APPLYING FROSTED FILM OR BY INSTALLING EXTERNAL SCREENS.

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN
HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE
NOT BEEN CORROBORATED.

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No.	DATE	BY	ISSUES / REVISIONS
3	26/09/25	GH	REVISED BOATHOUSE DESIGN
2	22/07/25	GH	ADDED EIS NOTATION
1	17/06/25	GH	ADDED SPORTS COURT, DIMENSIONS



T: 705-789-7851
huntsville@tulloch.ca
80 MAIN ST W
HUNTSVILLE, ONTARIO
P1H 1W9

DRAWING:

Sketch for
CPP Purposes

PROJECT:

410 Grassmere Resort Road
Huntsville

DRAWN BY:

MDJ

CHECKED BY:

GH

PROJECT No. :

24-0839-102

SCALE:

AS NOTED

DATE:

Jan 29, 2025