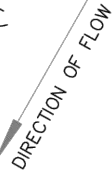


MUSKOKA RIVER (NORTH BRANCH)



BOAT PORT HEIGHT 4.87M FROM TOP OF DOCK TO TOP OF RAILING

AREA TO BE REVEGETATED
~130m² (~1,400ft²)
AS PER RIVERSTONE ENVIRONMENTAL
SOLUTIONS INC. FISH HABITAT ASSESSMENT
DATE JULY 14, 2021

SILT FENCING TO BE
INSTALLED DURING
CONSTRUCTION

SHED 'B' TO BE REMOVED

15m SHORELINE BUFFER OFFSET

proposed stone steps

PART 7, PLAN RD-365
PIN 48099-0777 (LT)

AREA TO BE REVEGETATED
~47m² (~505ft²)
AS PER RIVERSTONE ENVIRONMENTAL
SOLUTIONS INC. FISH HABITAT ASSESSMENT
DATE JULY 14, 2021

ORIGINAL WATER'S EDGE OF MUSKOKA RIVER
CONTOUR OF ELEVATION 282.76 (CGVD28:78)

PRESENT WATER'S EDGE OF MUSKOKA RIVER
CONTOUR OF ELEVATION 283.53 (CGVD28:78)

PARCEL SIDELINE PROLONGATION

- ALL OUTDOOR LIGHTING SHALL BE DARK-SKY FRIENDLY AND IN COMPLIANCE WITH OUTDOOR LIGHTING BY-LAW 2016-1
- EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED USING SILT FENCING DURING THE CONSTRUCTION PROCESS
- MATERIAL STOCK PILES LOCATED AWAY FROM WATER
- VEGETATION TO REMAIN IN NATURAL STATE
- TAKE MEASURES TO MINIMIZE HARM TO FISH
- REPLANTING AS PER RIVERSTONE REPORT

LOT FRONTAGE	= 48.6
LOT AREA	= 1713m ²
LOT COVERAGE (PRINCIPAL)	
DWELLING	= 193.2m ²
ATTACHED DECK	= 45m ²
MUSKOKA ROOM	= 19m ²
TOTAL	= 257.2m ² (15%)
LOT COVERAGE (ACCESSORY)	
SHED 'A'	= 16.7m ²
DOCK	= 123.5m ²
TOTAL	= 140.2m ² (8.2%)

RIVER ROCK SWALE FOR DRAINAGE PURPOSES

PART 6, PLAN RD-365
PIN 48099-0776 (LT)

DATE: 2025-02-04

SCALE: 1:250

FILE NO.:

FILE NAME:



LEGAL DESCRIPTION:
PART OF LOT 14, CONCESSION 13, BRUNEL
now in the TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA

LOCATION: 435 BY-LOOK ACRES ROAD, HUNTSVILLE

SITE PLAN

DECOURCY

PROJECT:

CLIENT: