


SITE PLAN NOTES:

1. ALL EXISTING LIGHTING TO BE DARK SKY COMPLIANT IN ACCORDANCE WITH TOWN BYLAW 2016-3.
2. AS NOTED IN THE 2017 "SCOPED ENVIRONMENTAL IMPACT STUDY" FOR 43 SKYHILLS ROAD, THE PROPOSED BUILDING ENVELOPE OCCURS OUTSIDE OF BOBOLINK HABITAT. ACCESS TO THE BUILDING ENVELOPE OCCURS MOSTLY ALONG AN EXISTING GRAVEL LANEWAY & CONSEQUENTLY HAS A LOW IMPACT ON EXISTING VEGETATION & SPECIES. THE BIG EAST DELTA PSW 30m BUFFER IS LOCATED MORE THAN 200' AWAY FROM ANY CONSTRUCTION ENVELOPE.
3. A BOBOLINK MANAGEMENT PLAN IS NOT REQUIRED FOR THIS SPECIFIC PROPERTY AS IT WAS IDENTIFIED IN THE ENVIRONMENTAL STUDY THAT NO SIGNIFICANT REMOVAL OF BOBOLINK HABITAT WAS TO OCCUR AND CONSEQUENTLY NO REPLACEMENT OF HABITAT IS REQUIRED FOR THIS LOT.
4. HOWEVER, IN ORDER TO MINIMIZE ANY IMPACT OR DISRUPTION TO EXISTING VEGETATION & SPECIES THAT EXIST ON THE SUBJECT PROPERTY, THE FOLLOWING RECOMMENDATIONS FROM THE SEIS REPORT ARE TO BE IMPLEMENTED:
 - i) EROSION & SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS & MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED AND CONSTRUCTION ACTIVITY COMPLETED.
 - ii) MINIMIZE REMOVAL OF EXISTING TREES AND VEGETATION AROUND THE CONSTRUCTION ENVELOPE AND NEW LANEWAYS.
 - iii) BEFORE COMMENCING ACTIVITY, THE PROPOONENT MUST FORMALLY INFORM THE MINISTRY OF NATURAL RESOURCES AND FORESTRY BY SUBMITTING A "NOTICE OF ACTIVITY FORM" WHICH IS AVAILABLE ON THE MNRF'S ESA REGISTRY. (SEE SECTION 8.2.1. OF THE REFERENCE STUDY FOR FULL DETAILS).
 - iv) THE FIELDS SHALL NOT BE HARVESTED OR MOWED BETWEEN APRIL 1st AND JULY 31st.
 - v) ONGOING HABITAT MANAGEMENT IS TO INCLUDE THE REMOVAL OF WOODY VEGETATION AND INVASIVE SPECIES.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK ON THE ATTACHED DOCUMENTS.			
QUALIFICATION INFORMATION	SHEA GREENLEAF Name		21499 BCIN
REGISTRATION INFORMATION	GREENLEAF TECHNICAL SOLUTIONS Firm Name		102937 BCIN

PROJECT STATUS		
#	DATE	REMARKS
1		
2		
3		

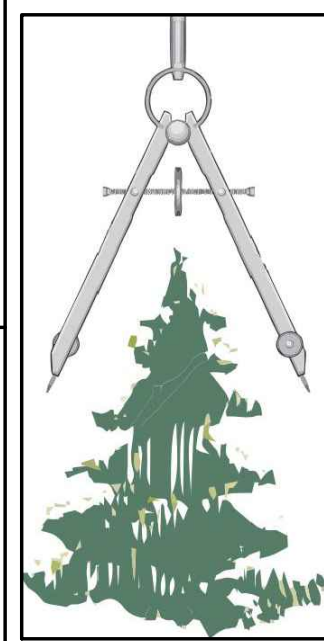
REVISION SCHEDULE		
#	DATE	REMARKS
1	APR.20, 2024	ADDED FIRE ACCESS ROUTE DETAILS
2	MAY 28, 2024	REVISED BLDG LOCATION & PARKING
3	SEPT.30, 2024	ADDED DETACHED GARAGE

PROJECT
NEW RESIDENCE & GARAGE
for CATHERINE ZACAL & DAVID NICHOLS
129 SKYHILLS RD, HUNTSVILLE

TITLE

SITE PLAN

PROJECT NORTH



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DWN. BY SG	DATE MAR.27, 2024	PROJ # 24001
CHK'D SG	SCALE 1"=110'	DWG # C100r3