

ZONING BY-LAW No. 1816-2006 - CC-1 ZONE				
ZONING REGULATION - SECTION 18.3 BY-LAW 100-2022				
ZONE PROVISION - SECTION 9	CC-1 ZONE	PROPOSED		
MINIMUM EXTERIOR SIDE YARD	0.0m	0.0m		
MINIMUM INTERIOR SIDE YARD	0.0m	0.0m		
i. ABUTTING ANOTHER COMMERCIAL OR INDUSTRIAL ZONE	1.0m	1.1m		
ii. ABUTTING ANY OTHER ZONE	1.0m	2.0m		
MINIMUM REAR YARD	1.0m	2.0m		
MAXIMUM LOT COVERAGE	60.0%	21.0%		
MAXIMUM HEIGHT OF BUILDINGS	12.0m	7.7m		
EXISTING BUILDING LINE	TO BE MAINTAINED (3.8m)	AS SHOWN		
MINIMUM LOT FRONTAGE	14.6m	20.1m		
MINIMUM PARKING AREA REQUIREMENT	1 SPACE PER 65.0m ² OF G.F.A.	REFER TO CHART BELOW		
MINIMUM PARKING SPACE AREA *	14.8m ²	14.8m ²		
TOTAL SITE AREA = 6870.1m ²				
* EXISTING DRIVE AISLE AT MIDTOWN BREWERY (266 MAIN STREET) IS 5.7m				
ZONING BY-LAW 1816-2006 - PARKING REQUIREMENTS - SECTION 5.1.1(ii)				
SITES	USES	GFA & GUEST ROOMS	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
DRAKE MOTOR INN	GUEST ROOMS	12 ROOMS	12 SPACES	12 SPACES
MIDTOWN BREWERY	RETAIL MARKET	88.7m ²	5 SPACES	16 SPACES
	SEATING LOUNGE	88.4m ²	10 SPACES	
PARKING REQUIREMENT FOR MOTEL - 1 SPACE/GUEST ROOM				
PARKING REQUIREMENT FOR RESTAURANT - 1 SPACE FOR EVERY 9.0m ² OF GFA OR PORTION THEREOF				
PARKING REQUIREMENT FOR RETAIL COMMERCIAL USE - 1 SPACE FOR EVERY 18.0m ² OF GFA OR PORTION THEREOF				

DRAKE MOTOR INN PARKING PLAN

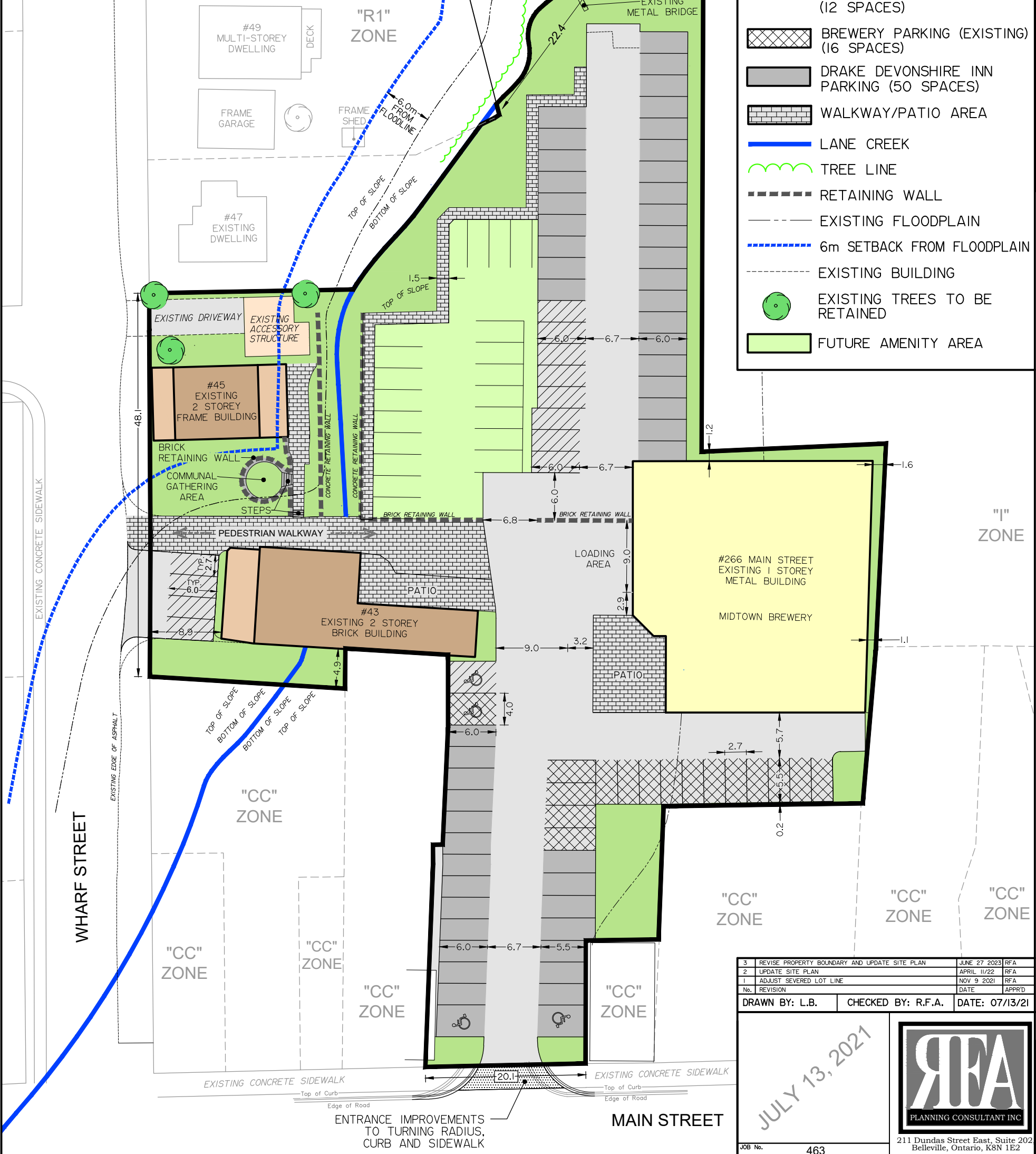
266 MAIN STREET
41 WHARF STREET
43 WHARF STREET
45 WHARF STREET

VILLAGE OF WELLINGTON
COUNTY OF PRINCE EDWARD

SCALE 1:500

LEGEND

- EXISTING COMMERCIAL BUILDING
- EXISTING TOURIST ACCOMMODATION (12 UNITS)
- EXISTING ACCESSORY STRUCTURE
- DECK AREA
- LANDSCAPED AREA / EXISTING VEGETATION
- ASPHALT AREA
- TOURIST ACCOMMODATION PARKING-DRAKE MOTOR INN (12 SPACES)
- BREWERY PARKING (EXISTING) (16 SPACES)
- DRAKE DEVONSHIRE INN PARKING (50 SPACES)
- WALKWAY/PATIO AREA
- LANE CREEK
- TREE LINE
- RETAINING WALL
- EXISTING FLOODPLAIN
- 6m SETBACK FROM FLOODPLAIN
- EXISTING BUILDING
- EXISTING TREES TO BE RETAINED
- FUTURE AMENITY AREA



3	REVISE PROPERTY BOUNDARY AND UPDATE SITE PLAN	JUNE 27 2023	RFA
2	UPDATE SITE PLAN	APRIL 11/22	RFA
1	ADJUST SEVERED LOT LINE	NOV 9 2021	RFA
No.	REVISION	DATE	APPRD

DRAWN BY: L.B. CHECKED BY: R.F.A. DATE: 07/13/21

JULY 13, 2021

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JOB No. 463