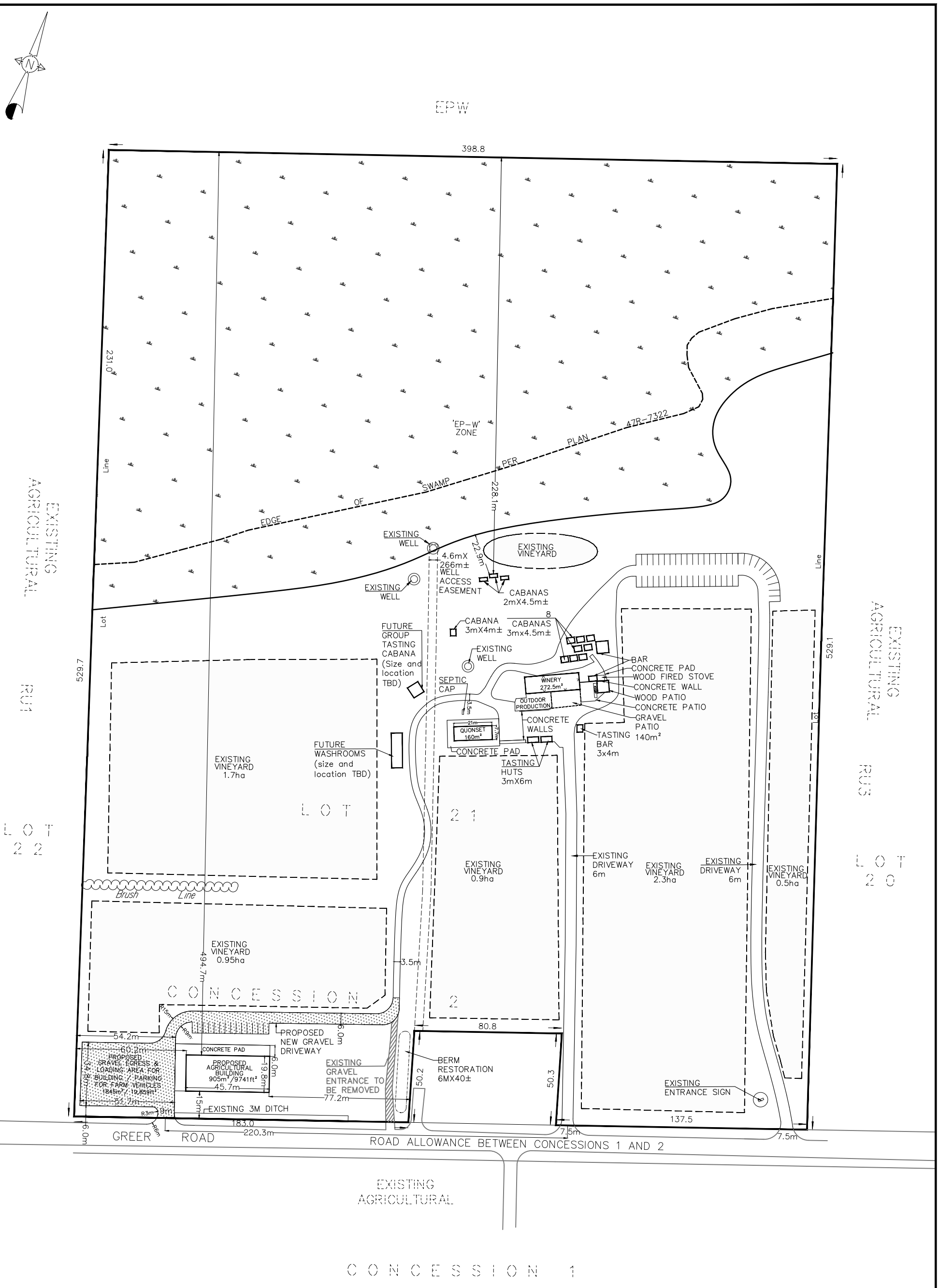

SITE PLAN

NORMAN HARDIE WINERY
1152 GREER ROAD
PART OF LOT 21, CONCESSION 2
TOWNSHIP OF HILLIER
NOW IN THE MUNICIPALITY OF
THE COUNTY OF PRINCE EDWARD

SCALE = 1:2000 METRIC

0 5 10 15 20 25 100M 100M

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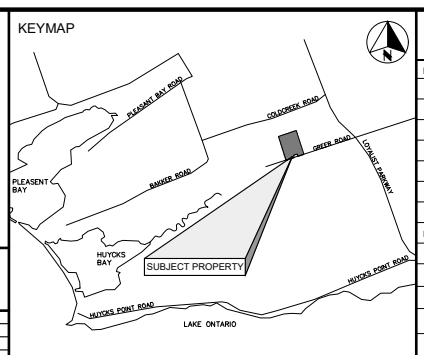
REVISION	DATE	APPR'D

DRAWN BY: F.M | CHECKED BY: R.F.A. | DATE: Nov 1, 2023 | SCALE: 1:2,000

KEYMAP



ZONING SUMMARY
ZONING BY-LAW NO. 1816-2006

PROVISION	REQ'D	PROPOSED
LOT AREA (min)	10.1ha	20.7ha
LOT FRONTAGE (min)	75m	320.5m
LOT COVERAGE (max)	10%	1.4%
FRONT YARD (min)	15m	15m
REAR YARD (min)	40m	228.1m
INTERIOR SIDE YARD (min)	7.5m	60.2m
EXTERIOR SIDE YARD (min)	15m	N/A
LANDSCAPED OPEN SPACE (min)	30%	98.6%
BUILDING HEIGHT (max)	10m	10m
NUMBER OF PARKING SPACES	60	60
NUMBER OF DWELLINGS PER LOT (max)	2	0
NUMBER OF ACCESSORY FARM ACCOMMODATION UNITS (max)	2	0

LEGEND

- PROPERTY BOUNDARY
- EXISTING VINEYARD
- EXISTING DRIVEWAY / PARKING
- PROPOSED DRIVEWAY / PARKING
- PORTION OF DRIVEWAY TO BE REMOVED
- EXISTING BUILDINGS / STRUCTURES
- ENVIRONMENTAL PROTECTION (EP-W) ZONE
- BRUSH LINE
- EXISTING WELL LOCATION
- RESTORED BERM
- RESTORED BERM

LAND USE SUMMARY

LANDUSE	AREA (m²)	AREA (%)
GRAVEL DRIVEWAYS & PARKING	10,436	5
CONCRETE WALKWAY AREA	154.6	0.1
TASTING ROOM / RESTAURANT	510.4	0.2
WINERY (GROUND FLOOR ONLY)	204.2	0.1
WAREHOUSE	1,065	0.5
OUTDOOR PRODUCTION/STORAGE	864.9	0.4
LANDSCAPED OPEN SPACE	194,327.2	93.7
TOTAL SITE AREA	207,562.3m²	100.0%

JOB No. 831

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