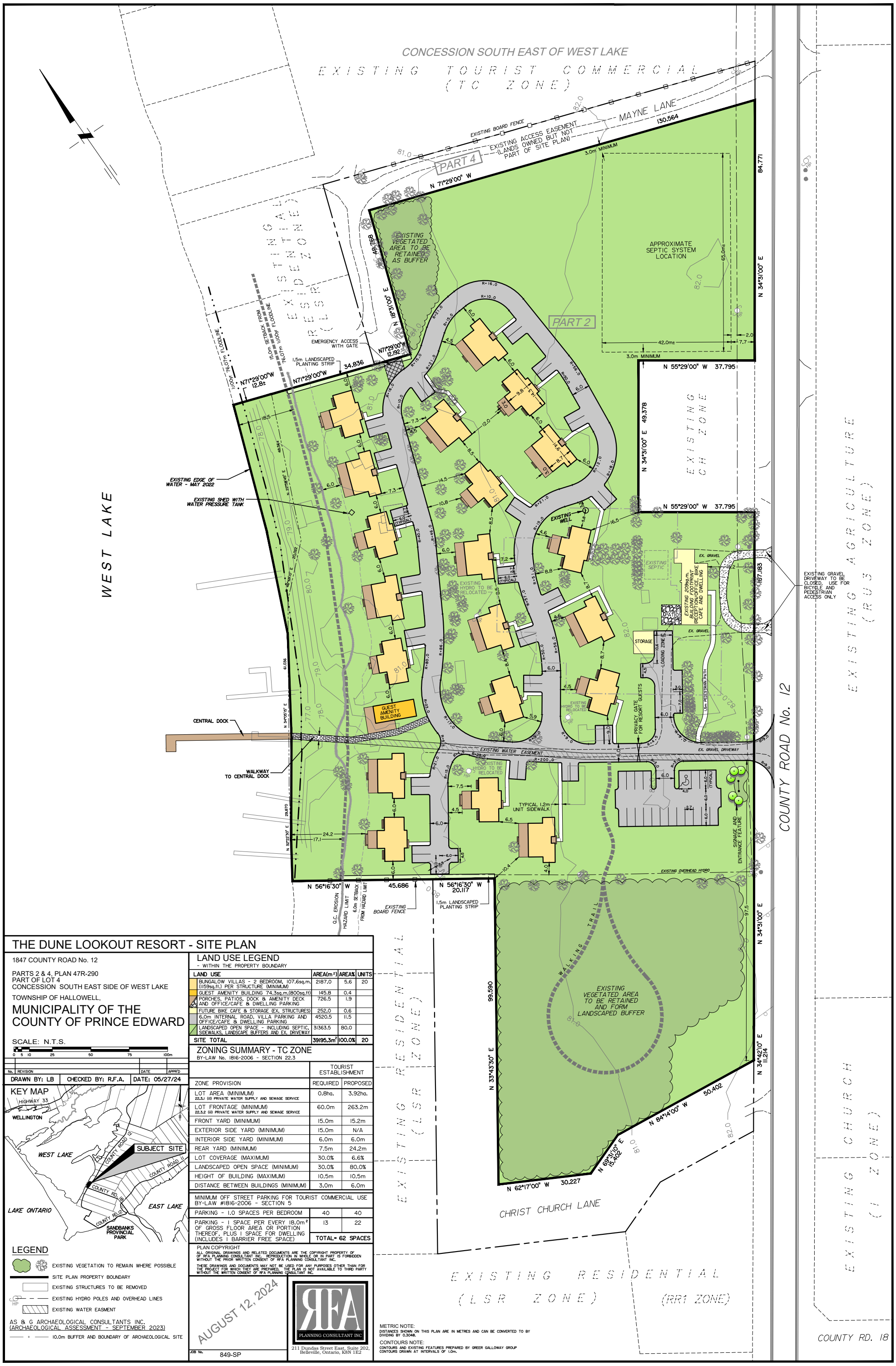

THE DUNE LOOKOUT RESORT - SITE PLAN

1847 COUNTY ROAD No. 12

PARTS 2 & 4, PLAN 47R-290
PART OF LOT 4
CONCESSION SOUTH EAST SIDE OF WEST LAKE

TOWNSHIP OF HALLOWELL,

MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD

SCALE: N.T.S.

0 5 10 25 50 75 100m

No.	REVISION	DATE	APPR'D

DRAWN BY: LB | CHECKED BY: R.F.A. | DATE: 05/27/24

KEY MAP

LEGEND

- EXISTING VEGETATION TO REMAIN WHERE POSSIBLE
- SITE PLAN PROPERTY BOUNDARY
- EXISTING STRUCTURES TO BE REMOVED
- EXISTING HYDRO POLES AND OVERHEAD LINES
- EXISTING WATER EASMENT

AS & G ARCHAEOLOGICAL CONSULTANTS INC.
(ARCHAEOLOGICAL ASSESSMENT - SEPTEMBER 2023)

- 10.0m BUFFER AND BOUNDARY OF ARCHAEOLOGICAL SITE

LAND USE LEGEND
- WITHIN THE PROPERTY BOUNDARY

LAND USE	AREA(m²)	AREA%	UNITS
BUNGALOW VILLAS - 2 BEDROOM, 107.6sq.m. (1159sq.ft.) PER STRUCTURE (MINIMUM)	2187.0	5.6	20
GUEST AMENITY BUILDING 74.3sq.m.(800sq.ft)	145.8	0.4	
PORCHES, PATIOS, DOCK & AMENITY DECK AND OFFICE/CAFE & DWELLING PARKING	726.5	1.9	
FUTURE BIKE CAFE & STORAGE (EX. STRUCTURES)	252.0	0.6	
6.0m INTERNAL ROAD, VILLA PARKING AND OFFICE/CAFE & DWELLING PARKING	4520.5	11.5	
LANDSCAPED OPEN SPACE - INCLUDING SEPTIC, SIDEWALKS, LANDSCAPE BUFFERS AND EX. DRIVEWAY	31363.5	80.0	
SITE TOTAL	39195.3m²	100.0%	20

ZONING SUMMARY - TC ZONE
BY-LAW No. 1816-2006 - SECTION 22.3

ZONE PROVISION	TOURIST ESTABLISHMENT REQUIRED	PROPOSED
LOT AREA (MINIMUM) 22.3.1 (ii) PRIVATE WATER SUPPLY AND SEWAGE SERVICE	0.8ha.	3.92ha.
LOT FRONTAGE (MINIMUM) 22.3.2 (ii) PRIVATE WATER SUPPLY AND SEWAGE SERVICE	60.0m	263.2m
FRONT YARD (MINIMUM)	15.0m	15.2m
EXTERIOR SIDE YARD (MINIMUM)	15.0m	N/A
INTERIOR SIDE YARD (MINIMUM)	6.0m	6.0m
REAR YARD (MINIMUM)	7.5m	24.2m
LOT COVERAGE (MAXIMUM)	30.0%	6.6%
LANDSCAPED OPEN SPACE (MINIMUM)	30.0%	80.0%
HEIGHT OF BUILDING (MAXIMUM)	10.5m	10.5m
DISTANCE BETWEEN BUILDINGS (MINIMUM)	3.0m	6.0m
MINIMUM OFF STREET PARKING FOR TOURIST COMMERCIAL USE BY-LAW #1816-2006 - SECTION 5		
PARKING - 1.0 SPACES PER BEDROOM	40	40
PARKING - 1 SPACE PER EVERY 18.0m² OF GROSS FLOOR AREA OR PORTION THEREOF, PLUS 1 SPACE FOR DWELLING (INCLUDES 1 BARRIER FREE SPACE)	13	22
	TOTAL= 62 SPACES	

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AUGUST 12, 2024

JOB No. 849-SP

RFA PLANNING CONSULTANT INC
211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.

CONTOURS NOTE:
CONTOURS AND EXISTING FEATURES PREPARED BY GREER GALLOWAY GROUP CONTOURS DRAWN AT INTERVALS OF 1.0m.