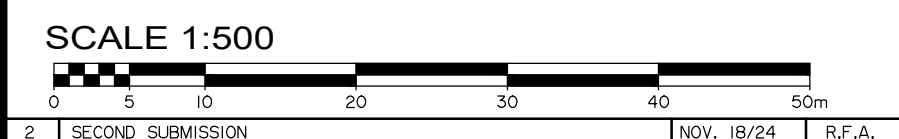


CONCESSION SOUTH EAST OF WEST LAKE
EXISTING TOURIST COMMERCIAL
(TC ZONE)



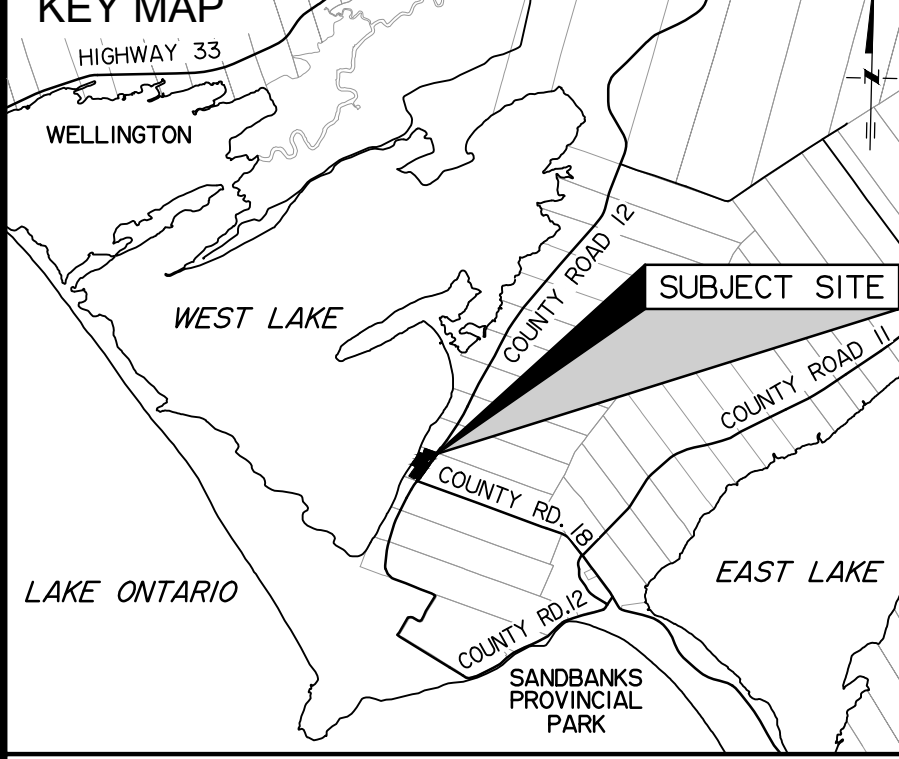
THE DUNES LOOKOUT RESORT - DEVELOPMENT SITE PLAN

1874 COUNTY ROAD No. 12
PARTS 2 & 4, PLAN 47R-290
CONCESSION SOUTH EAST SIDE OF WEST LAKE
TOWNSHIP OF HALLOWELL,
MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD



2	SECOND SUBMISSION	NOV. 18/24	R.F.A.
1	FIRST SUBMISSION	AUG. 12/24	R.F.A.
No.	REVISION	DATE	APPRD.

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



LEGEND

- EXISTING VEGETATION TO REMAIN WHERE POSSIBLE
- SITE PLAN PROPERTY BOUNDARY
- EXISTING HYDRO POLES AND OVERHEAD LINES
- EXISTING WATER EASEMENT

LAND USE LEGEND - WITHIN THE PROPERTY BOUNDARY

LAND USE	AREA(m ²)	AREAS	UNITS
BUNGALOW VILLAS - 2 BEDROOM, 107.6sq.m. (1159sq.ft.) PER STRUCTURE (MINIMUM)	2187.0	5.3	20
GUEST AMENITY BUILDING 74.3sq.m.(800sq.ft)	145.8	0.3	
PORCHES, PATIOS, DOCK AND DECKS	726.5	1.7	
FUTURE BIKE CAFE & STORAGE (EX. STRUCTURES)	252.0	0.6	
6.0m INTERNAL ROAD, VILLA PARKING AND OFFICE/CAFE & DWELLING PARKING	4520.5	10.9	
LANDSCAPED OPEN SPACE - INCLUDING SEPTIC, SIDEWALKS, LANDSCAPE BUFFERS AND EX. DRIVEWAY	31363.5	75.5	
MAYNE LANE	2356.3	5.7	
SITE TOTAL	41551.6m²	100.0%	20

ZONING SUMMARY - TC ZONE

BY-LAW No. 1816-2006 - SECTION 22.3

ZONE PROVISION	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	0.8ha.	4.15ha.
22.3.1 (a) PRIVATE WATER SUPPLY AND SEWAGE SERVICE		
LOT FRONTAGE (MINIMUM)	60.0m	275.8m
22.3.2 (a) PRIVATE WATER SUPPLY AND SEWAGE SERVICE		
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%	6.2%
LANDSCAPED OPEN SPACE (MINIMUM)	30.0%	77.2%
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 9.0m ² GROSS FLOOR AREA OF PUBLIC USE AREA OR PORTION THEREOF, PLUS 1 SPACE FOR DWELLING (INCLUDES 2 BARRIER FREE SPACE)	16	23
	TOTAL= 63 SPACES	

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AS & G ARCHAEOLOGICAL CONSULTANTS INC.
(ARCHAEOLOGICAL ASSESSMENT - SEPTEMBER 2023)
10.0m BUFFER AND BOUNDARY OF ARCHAEOLOGICAL SITE



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.