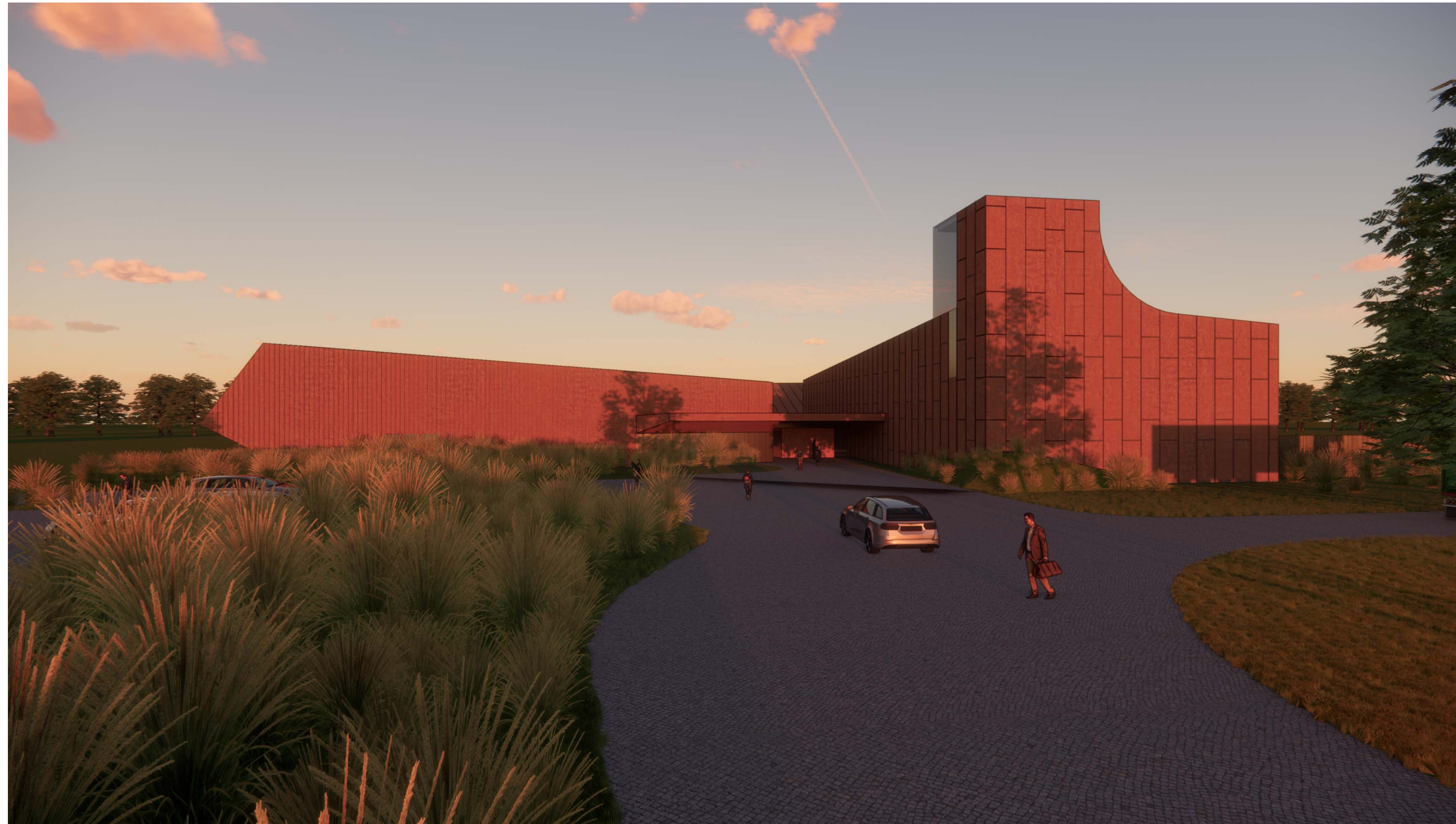


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CONSULTANTS:

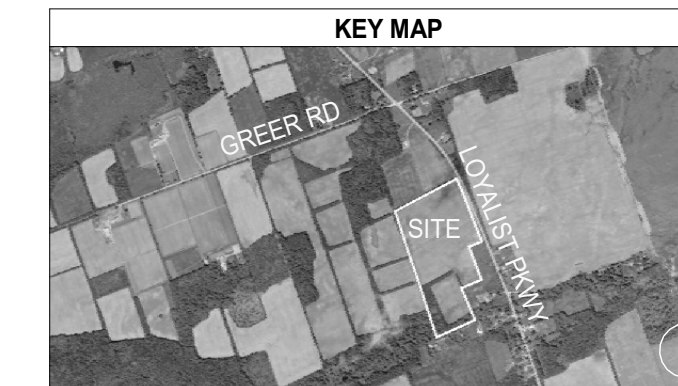
ARCHAEOLOGICAL CONSULTANT	AS&G ARCHAEOLOGICAL CONSULTING 34 LEITH HILL RD, SUITE 805 NORTH YORK, ONTARIO M2J 1Z4
CIVIL ENGINEER	HALLEX ENGINEERING LTD. 499 VICTORIA AVENUE NIAGARA FALLS, ONTARIO L2E 4C9 745 SOUTH SERVICE ROAD, UNIT 301B STONEY CREEK, ONTARIO L8E 5Z2
CODE CONSULTANT	NSP CONSULTANT INC. 64 HAMMERSMITH AVENUE TORONTO, ONTARIO M4E 2W4
ENVIRONMENTAL, GEOTECHNICAL, AND HYDROGEOLOGICAL	CAMBIUM INC. 625 FORTUNE CRESCENT KINGSTON, ONTARIO K7P 0L5
LANDSCAPE ARCHITECT	JANET ROSENBERG & STUDIO 148 KENWOOD AVENUE TORONTO, ONTARIO M6C 2S3
MECHANICAL & ELECTRICAL ENGINEER	HALLEX ENGINEERING LTD. 499 VICTORIA AVENUE NIAGARA FALLS, ONTARIO L2E 4C9 745 SOUTH SERVICE ROAD, UNIT 301B STONEY CREEK, ONTARIO L8E 5Z2
PLANNING CONSULTANT	RFA PLANNING CONSULTANT INC. 211 DUNDAS STREET EAST, SUITE 202 BELLEVILLE, ONTARIO K8N 1E2
STRUCTURAL ENGINEER	BLACKWELL STRUCTURAL ENGINEERS 134 PETER STREET, SUITE 1301 TORONTO, ONTARIO M5V 2H2
SURVEYOR	J.D.BARNES 411 RICHMOND STREET EAST, SUITE 107 TORONTO, ONTARIO M5A 3S5
TRAFFIC CONSULTANT	GREER GALLOWAY 1620 WALLBRIDGE LOYALIST ROAD BELLEVILLE, ONTARIO K8N 4Z5



CONCEPT PLAN

DRAWINGS:

A-0.00	COVER SHEET
A-0.02	BOUNDARY SURVEY
A-0.03	TOPOGRAPHIC SURVEY
A-0.10	EXISTING SITE PLAN
A-0.11	SITE PLAN & STATISTICS
A-0.12	ENLARGED SITE PLAN
A-1.01	BASEMENT FLOOR PLAN
A-1.02	GROUND FLOOR PLAN
A-1.03	WINERY MEZZANINE PLAN
A-1.04	WINERY ROOFTOP ACCESS
A-1.05	ROOF PLAN
A-2.01	AGRICULTURAL COMPLEX ELEVATIONS
A-2.02	AGRICULTURAL COMPLEX ELEVATIONS
A-2.03	GATE AND AUXILIARY STORAGE ELEVATIONS



3	THIRD SPA SUBMISSION	2024-11-29
2	SPA SUBMISSION	2024-08-26
1	ZBASPA SUBMISSION	2023-08-24

No.	Description	Date
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EDWARD COUNTY, ONTARIO

SHEET TITLE

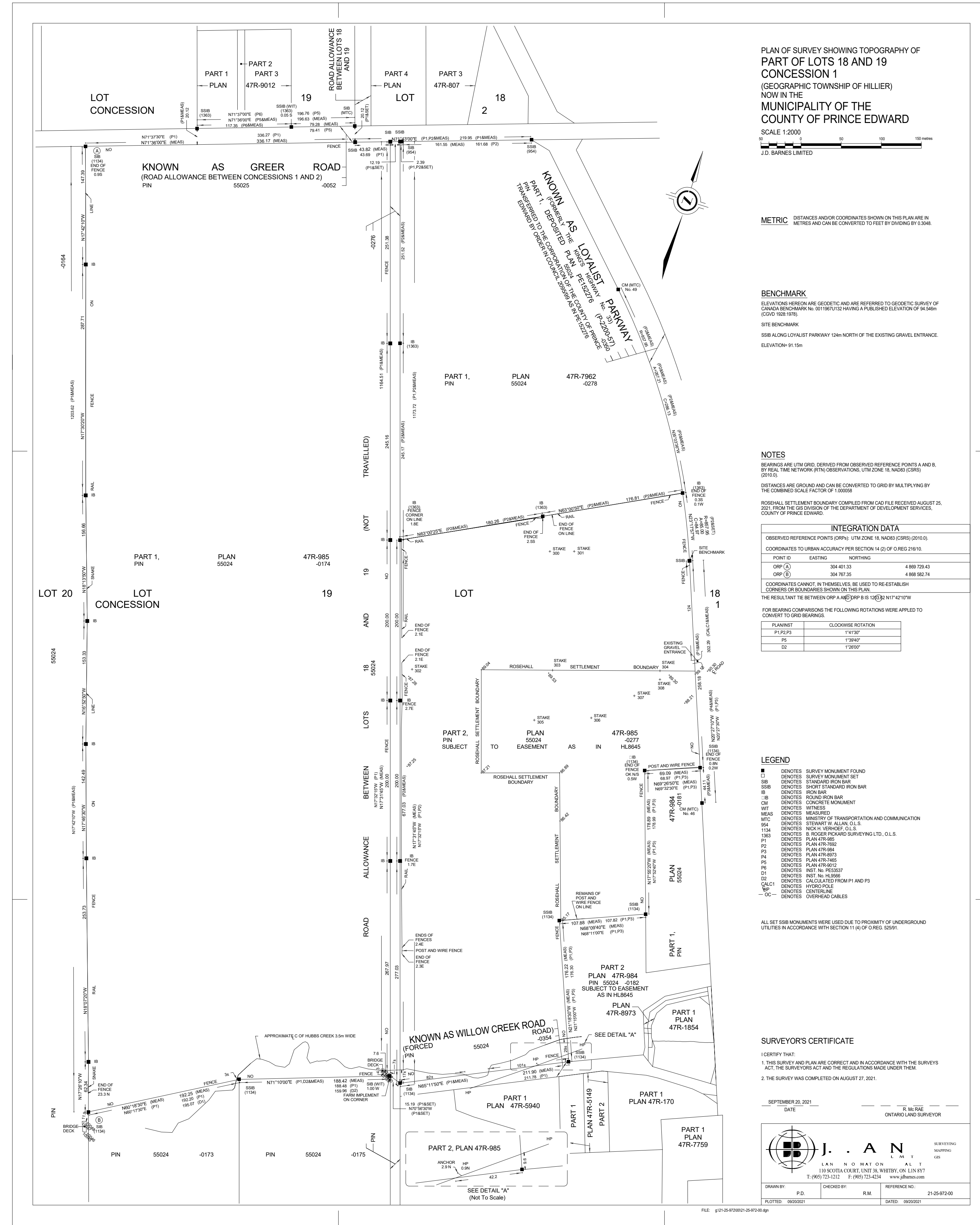
COVER SHEET

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2	SPA SUBMISSION	2024-08-26
1	ZBA/SPA SUBMISSION	2023-08-24

No.	Description	Date
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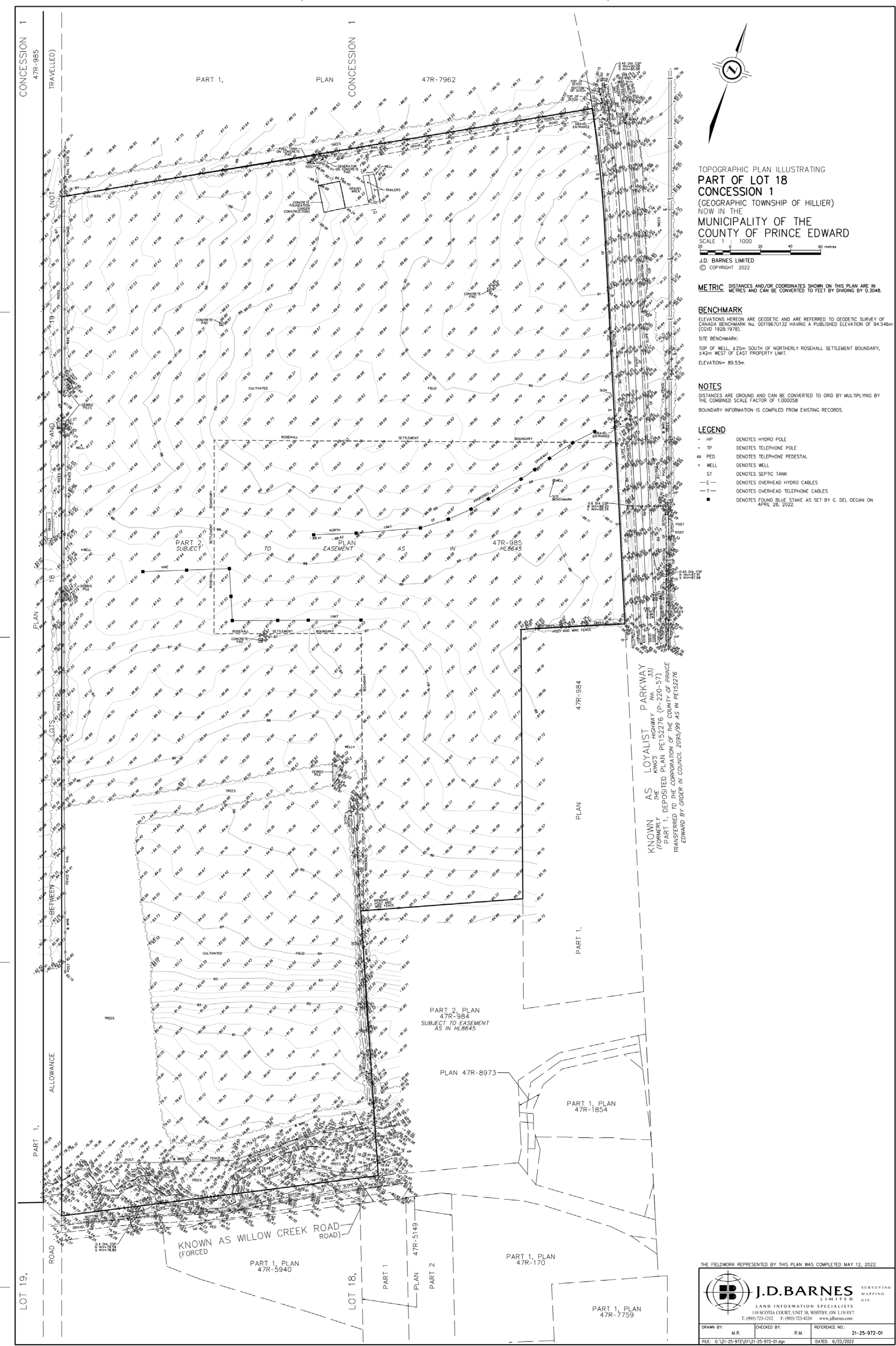
BOUNDARY SURVEY

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SHEET NUMBER	-

A-0.02

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2	SPA SUBMISSION	2024-08-26
1	ZBA/SPA SUBMISSION	2023-08-24

No.	Description	Date
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SHEET TITLE

TOPOGRAPHIC SURVEY

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SHEET NUMBER	-

A-0.03

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NOTES

1. PARKING SPACES SHOWN ARE A MINIMUM SIZE OF 2.7M X 6.0M.

SITE LEGEND

- PROPERTY LINE
- - - SETBACK
- - - ROSEHALL HAMLET BOUNDARY
- - - PROPOSED PRIVATE DRIVE & ROAD NETWORK
- ▨ PARKING
- - - FIRE ROUTE
- ▨ EXISTING BUILDINGS
- ▨ PROPOSED BUILDINGS
- ▨ PLANTED VINES
- HP EXISTING HYDRO POLE
- TP EXISTING TELEPHONE POLE
- ⊙S.F. POLE MOUNTED LIGHT FIXTURE

KEY MAP



3	THIRD SPA SUBMISSION	2024-11-29
2	SPA SUBMISSION	2024-08-26
1	ZBASPA SUBMISSION	2023-08-24

No.	Description	Date
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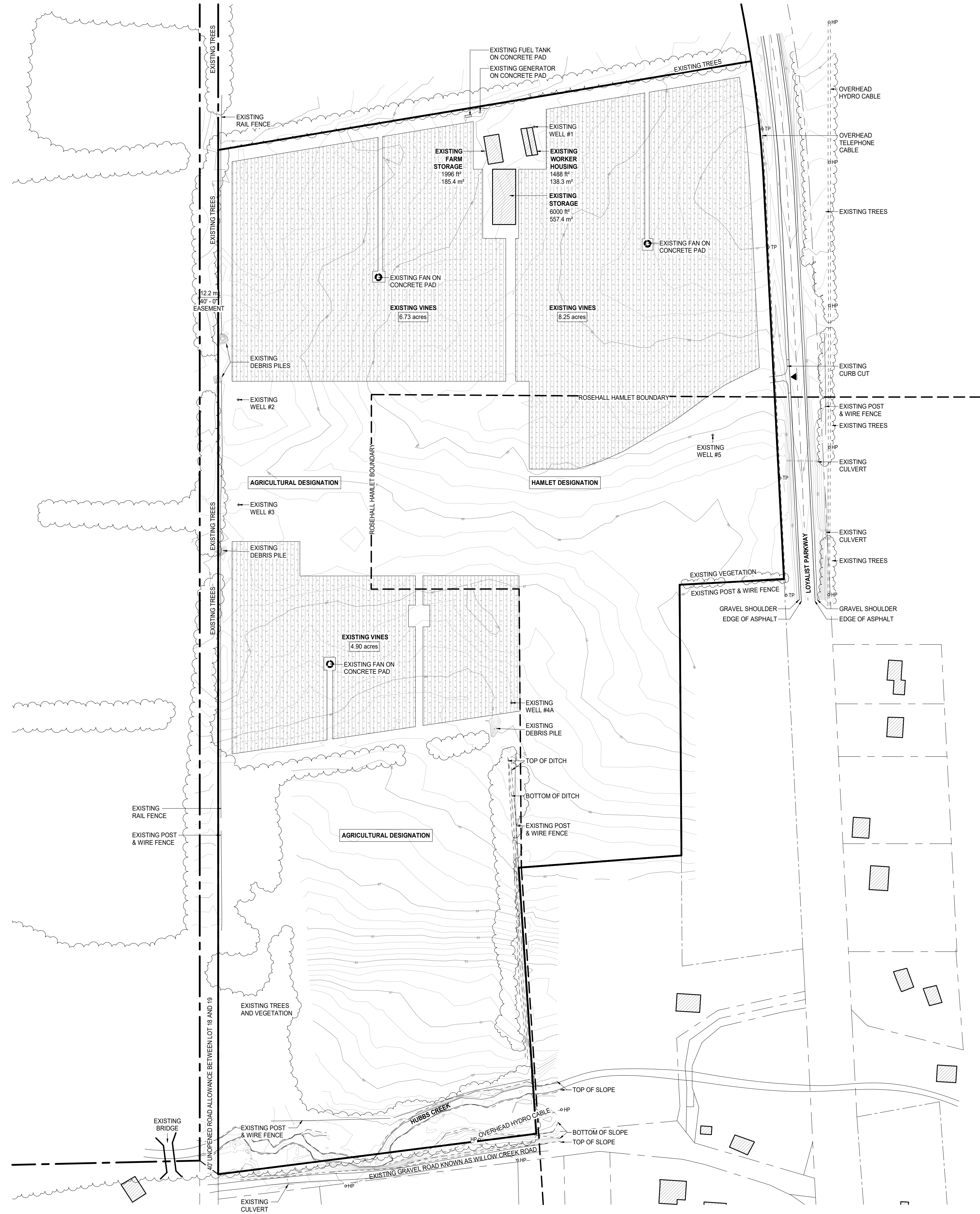
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SHEET TITLE

EXISTING SITE PLAN

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PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

A-0.10



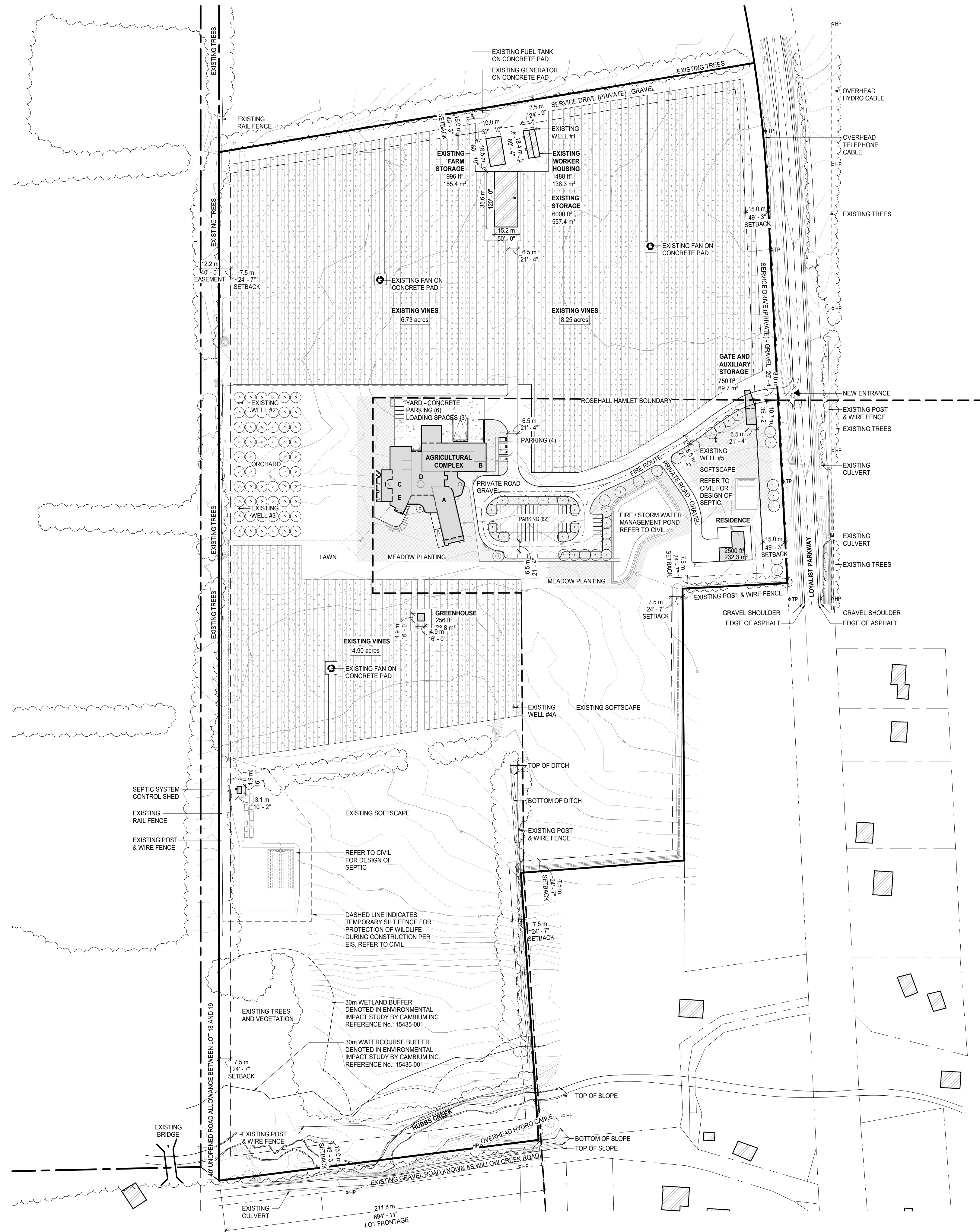
1 LOT 18 - EXISTING SITE PLAN
A-0.10 / 1:1500

SITE STATISTICS: RURAL 2 (RU2) ZONE		REQUIRED	PROVIDED
MINIMUM LOT AREA	20ha (50ac)	21.1ha (52.2ac)	
MINIMUM LOT FRONTAGE	75m (250ft)	212m (696ft)	
MINIMUM FRONT YARD	15m (50ft)	399m (1308ft)	
MINIMUM EXTERIOR SIDE YARD	15m (50ft)	15m (50ft)	
MINIMUM INTERIOR SIDE YARD	7.5m (25ft)	16.5m (54ft)	
MINIMUM REAR YARD	15m (50ft)	19m (62ft)	
MAXIMUM LOT COVERAGE (ALL BUILDINGS AND STRUCTURES)	10%	2.0%	
MINIMUM LANDSCAPED OPEN SPACE	30%	93.0%	
MAXIMUM HEIGHT OF BUILDINGS	10m (33ft)		
AGRICULTURAL COMPLEX		9m (30ft)	
SILO-INSPIRED ARCHITECTURAL FEATURE (REFER TO BY-LAW 192-2023)		16.5m (54ft)	
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	2	1	
MINIMUM DWELLING UNIT AREA REQUIREMENT	90m ² (970ft ²)	232.3m ² (2500ft ²)	
MAXIMUM NUMBER OF ACCESSORY FARM ACCOMMODATION UNITS	2	1	

PARKING		REQUIRED	PROVIDED
THE MINIMUM NUMBER OF PARKING SPACES REQUIRED IS 72 SPACES, REFER TO BY-LAW 192-2023, APPROVED NOVEMBER 28, 2023			
TOTAL			
TOTAL PARKING SPACES		72	72
TOTAL ACCESSIBLE PARKING SPACES (INCLUDED IN TOTAL PARKING):		4	4
TYPE A		2	2
TYPE B		2	2

LOADING		REQUIRED	PROVIDED
BUILDING	TYPE OF USE	GFA	
A PROPOSED ADMIN, RETAIL, & STORAGE BUILDING	COMMERCIAL	1361.5m ² TOTAL	1 LOADING SPACE FOR COMMERCIAL BUILDINGS
C PROPOSED RESTAURANT BUILDING			186m ² TO 2350m ²
D PROPOSED INTERIOR COURTYARD			
E PROPOSED SOLARIUM / MUSIC ROOM			
B PROPOSED WINERY BUILDING	INDUSTRIAL	992.5m ² TOTAL	2 LOADING SPACES FOR INDUSTRIAL BUILDINGS
			281m ² TO 2350m ²

SITE STATISTIC DETAILS		AREA
LOT AREA:		211,308.5m ² TOTAL (2,274,505.6R ² TOTAL)
AGRICULTURAL DESIGNATION		158,075.5m ² (1,701,510.8R ²)
HAMLET DESIGNATION		53,233.0m ² (572,994.8R ²)
PLANTED VINES AND ORCHARD:		86,241.1m ² (928,291.6R ²)
PARKING / VEHICULAR ACCESS:		8853.6m ² (95,299.2R ²)
SWM POND		1925.3m ² (20,724.2R ²)
LANDSCAPED OPEN SPACE (INCLUSIVE OF PLANTED VINES, ORCHARD, EXISTING SOFTSCAPE, AND PROPOSED LANDSCAPING):		196,621.6m ² (2,116,417.0R ²)
PROPOSED BUILDINGS (AREA INDICATES BUILDING FOOTPRINT):		2421.7m ² TOTAL (26,066.7R ² TOTAL)
A PROPOSED ADMIN, RETAIL, & STORAGE BUILDING		453.1m ² (4877.5R ²)
B PROPOSED WINERY BUILDING		774.2m ² (8333.2R ²)
C PROPOSED RESTAURANT BUILDING		400.1m ² (4306.4R ²)
D PROPOSED INTERIOR COURTYARD		397.2m ² (4275.3R ²)
E PROPOSED SOLARIUM / MUSIC ROOM		164.8m ² (1774.2R ²)
RESIDENCE		232.3m ² (2500.0R ²)
EXISTING ACCESSORY BUILDINGS (AREA INDICATES BUILDING FOOTPRINT):		881.1m ² TOTAL (9484.3R ² TOTAL)
FARM STORAGE		185.4m ² (1995.8R ²)
WORKER HOUSING		138.3m ² (1488.5R ²)
STORAGE		557.4m ² (6000.0R ²)
PROPOSED ACCESSORY BUILDINGS (AREA INDICATES BUILDING FOOTPRINT):		108.7m ² TOTAL (1169.8R ² TOTAL)
GREENHOUSE		23.8m ² (255.8R ²)
GATE AND AUXILIARY STORAGE		69.7m ² (750.0R ²)
SEPTIC SYSTEM CONTROL SHED		15.2m ² (164.0R ²)



1 LOT 18 - PROPOSED SITE PLAN
A-0.11 1:1500

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NOTES

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SITE LEGEND

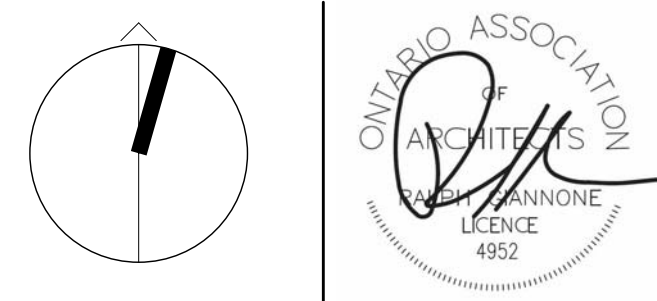
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- - - SETBACK
- - - ROSEHALL HAMLET BOUNDARY
- - - PROPOSED PRIVATE DRIVE & ROAD NETWORK
- ▨ PARKING
- FIRE ROUTE
- ▨ EXISTING BUILDINGS
- ▨ PROPOSED BUILDINGS
- ▨ PLANTED VINES
- HP EXISTING TELEPHONE POLE
- TP EXISTING TELEPHONE POLE
- ⊙SLF POLE MOUNTED LIGHT FIXTURE

KEY MAP



No.	Description	Date
3	THIRD SPA SUBMISSION	2024-11-20
2	SPA SUBMISSION	2024-08-26
1	ZBASPA SUBMISSION	2023-08-24

No. Description Date



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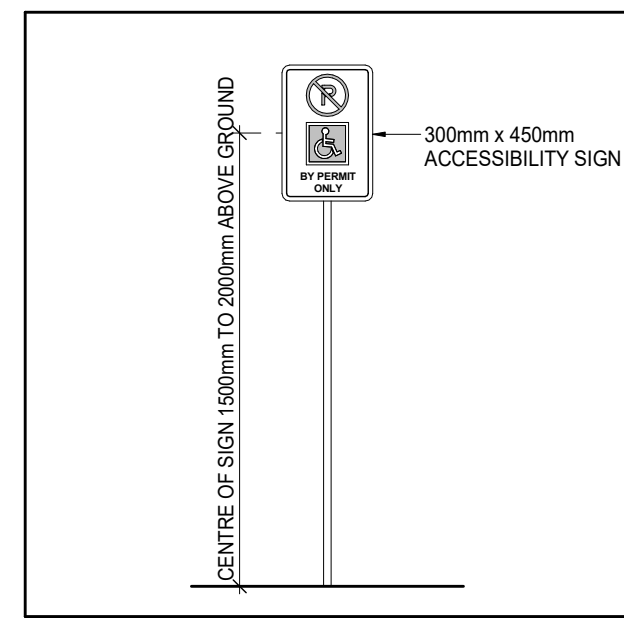
VOLTA ESTATE WINERY
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SHEET TITLE

SITE PLAN & STATISTICS

DRAWN BY	AB
CHECKED BY	AV
PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

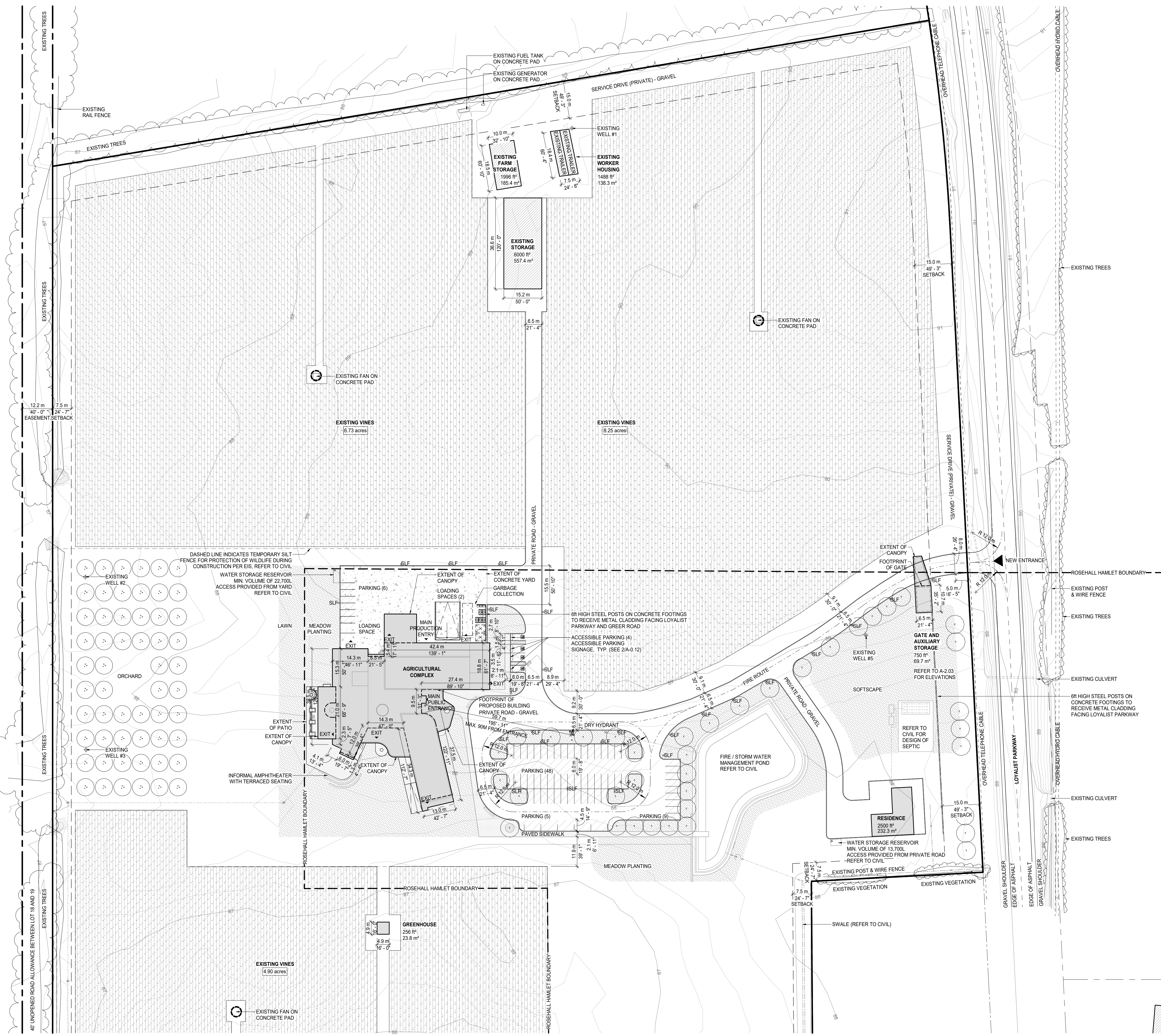
A-0.11



NOTE: ACCESSIBLE PARKING SPACES IDENTIFIED BY SIGNAGE

2 ACCESSIBLE PARKING SIGNAGE
A-0.12 1:25

1 ENLARGED SITE PLAN
A-0.12 1:750

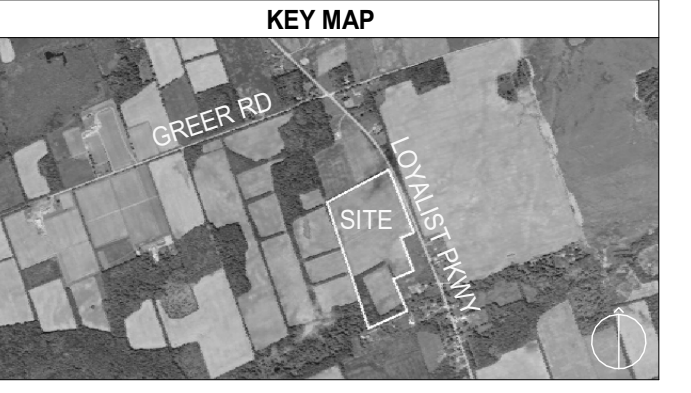


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- SITE LEGEND**
- PROPERTY LINE
 - - - SETBACK
 - - - ROSEHALL HAMLET BOUNDARY
 - - - PROPOSED PRIVATE DRIVE & ROAD NETWORK
 - ▨ PARKING
 - FIRE ROUTE
 - ▨ EXISTING BUILDINGS
 - ▨ PROPOSED BUILDINGS
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 - TP EXISTING TELEPHONE POLE
 - ⊙SLF POLE MOUNTED LIGHT FIXTURE



3	THIRD SPA SUBMISSION	2024-11-29
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1	ZBASPA SUBMISSION	2023-08-24

No.	Description	Date
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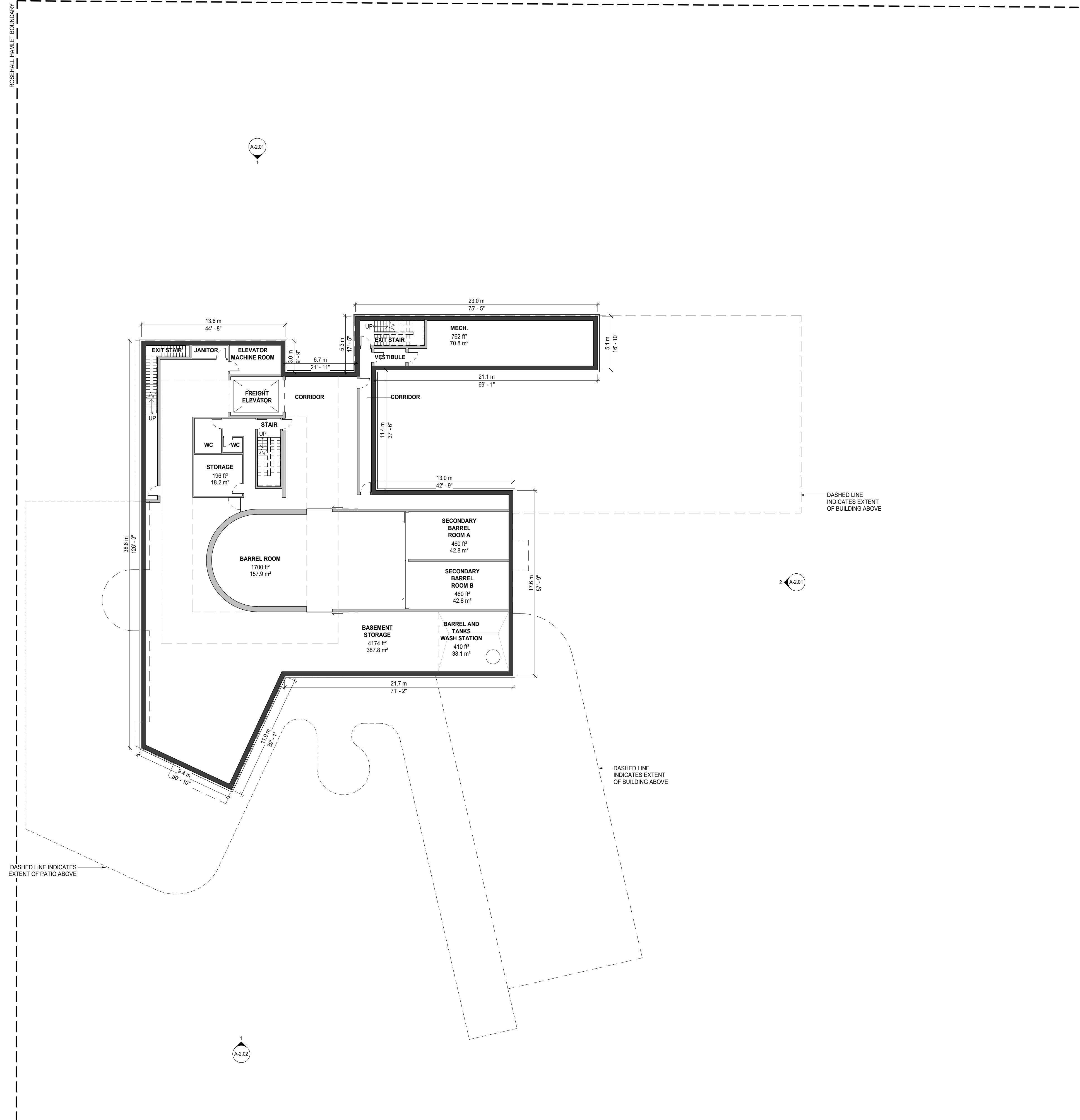
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DRAWN BY	AB
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PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

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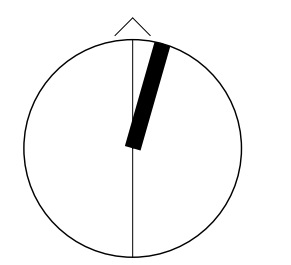
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SHEET TITLE

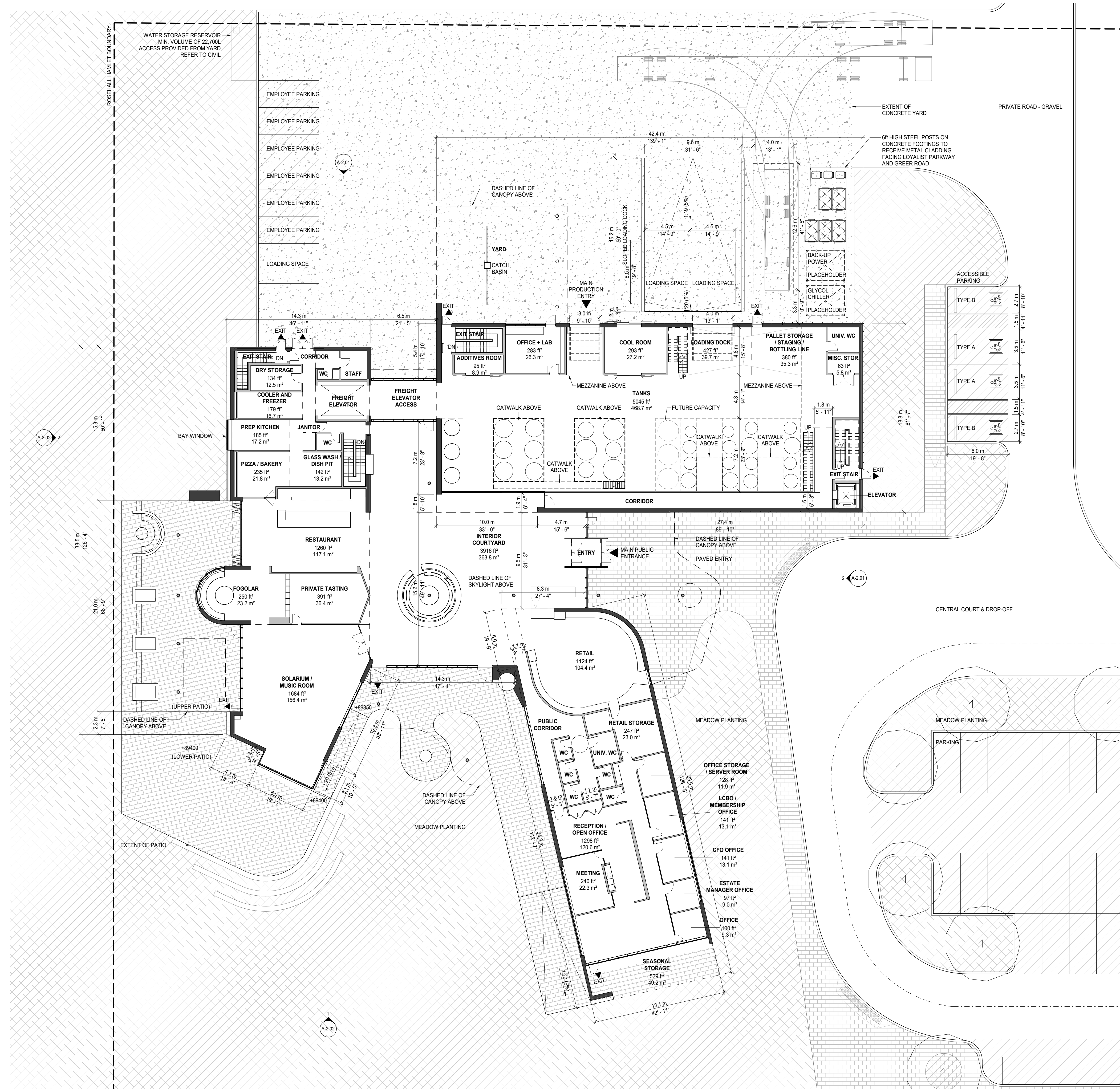
BASEMENT FLOOR PLAN

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PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

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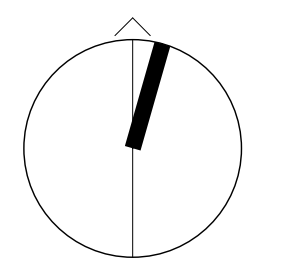
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SHEET TITLE

GROUND FLOOR PLAN

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PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

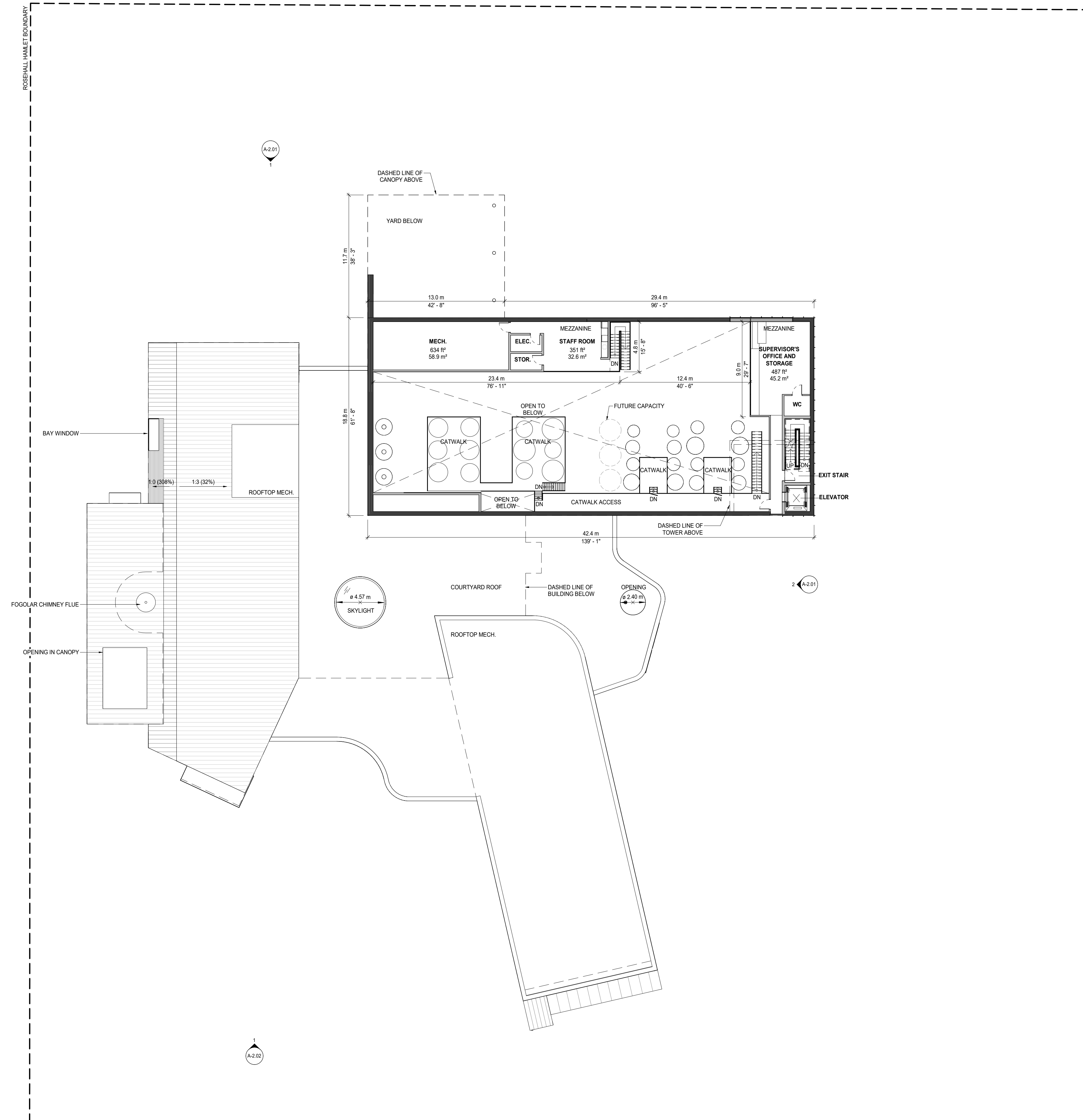
A-1.02

PLOT DATE: 2024-11-29 3:27:46 PM

1 GROUND FLOOR PLAN
A-1.02 1:200

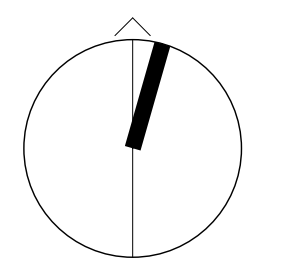
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SHEET TITLE

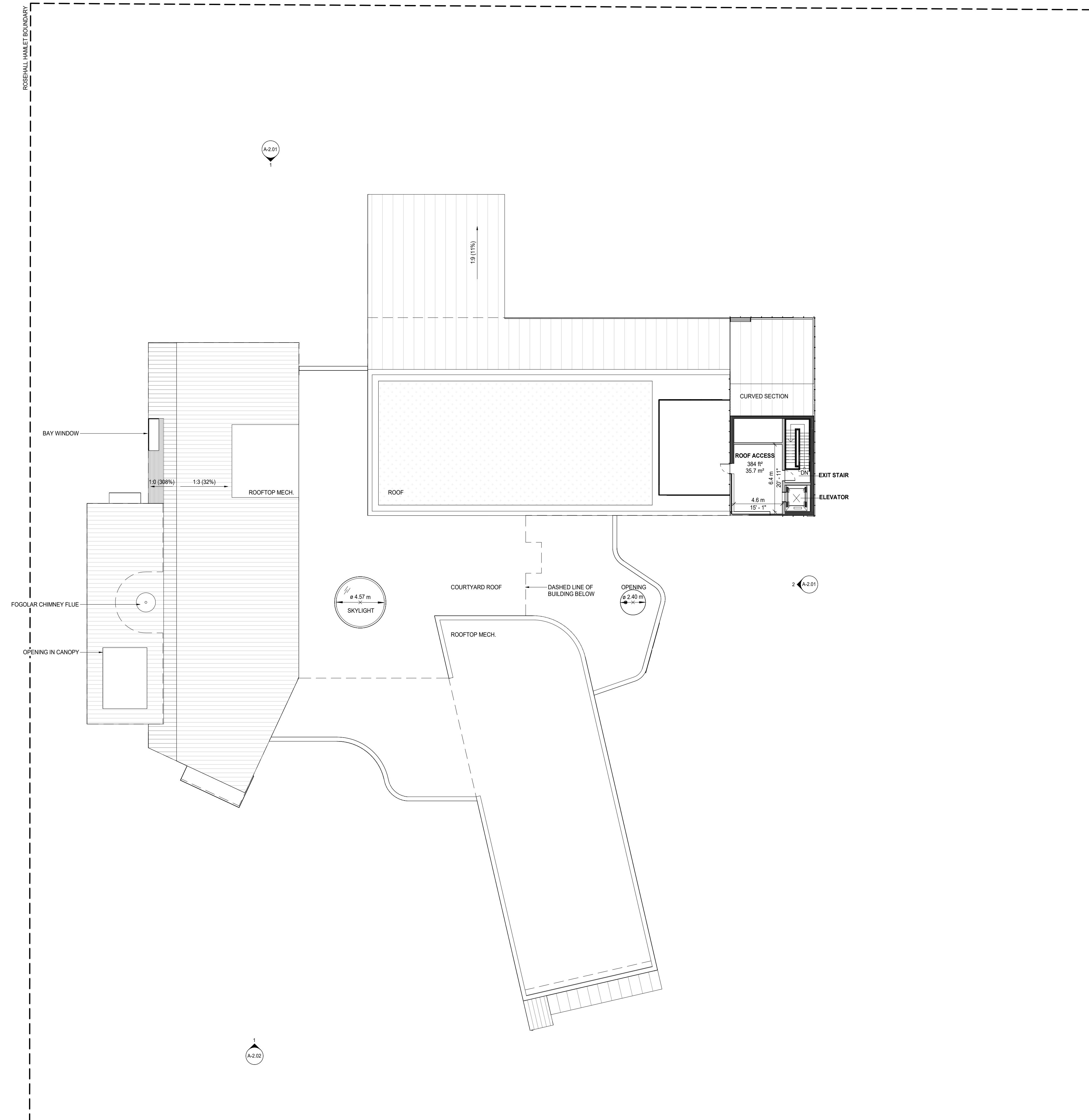
WINERY MEZZANINE PLAN

DRAWN BY	AB
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PROJECT START DATE	2021-11-10
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SHEET NUMBER	

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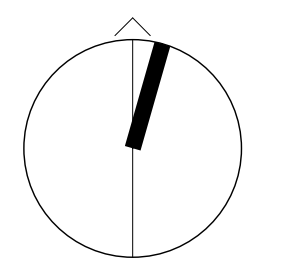
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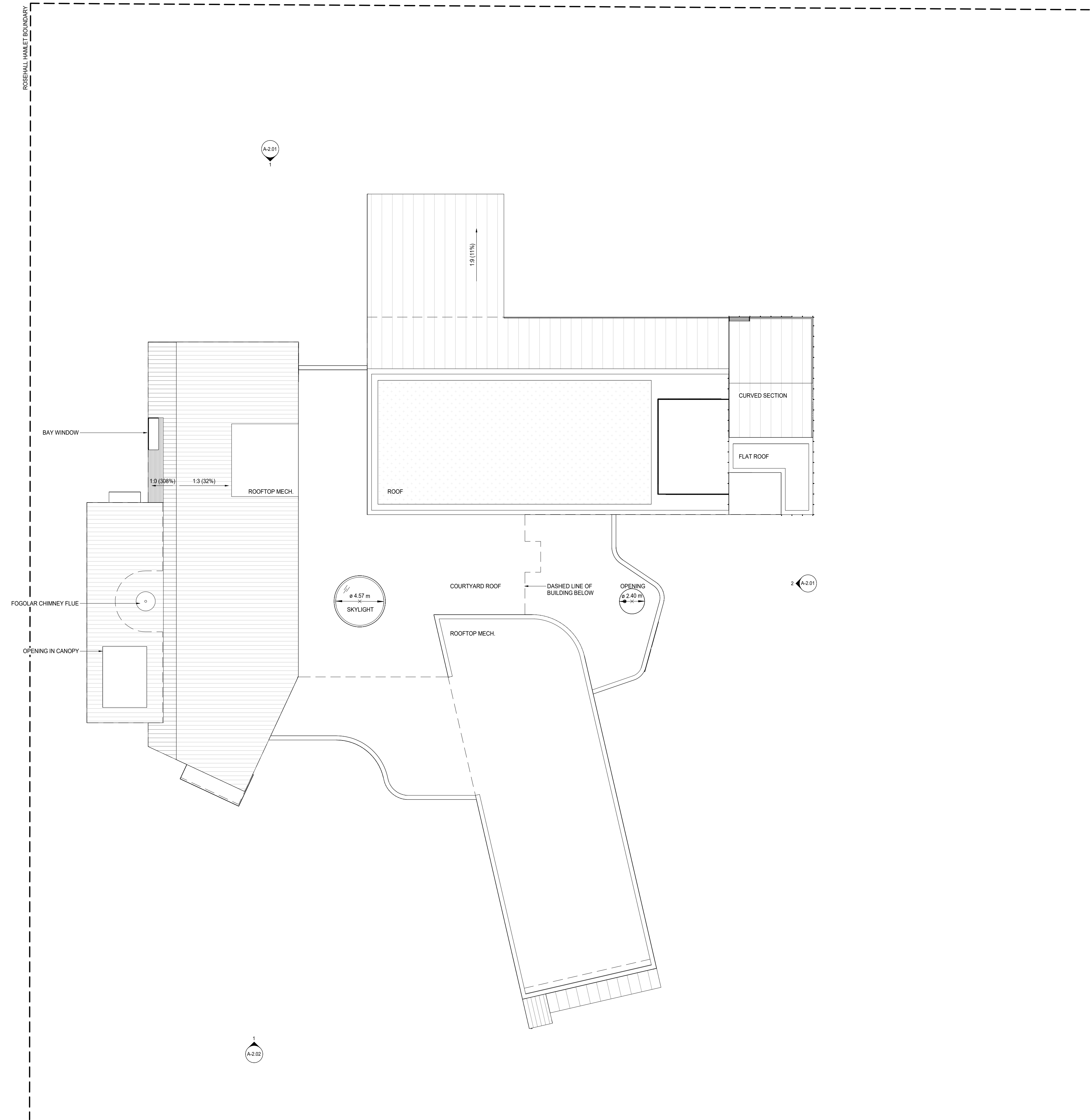
WINERY ROOFTOP ACCESS

DRAWN BY	AB
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PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

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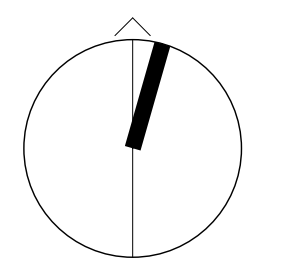
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SHEET TITLE

ROOF PLAN

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PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

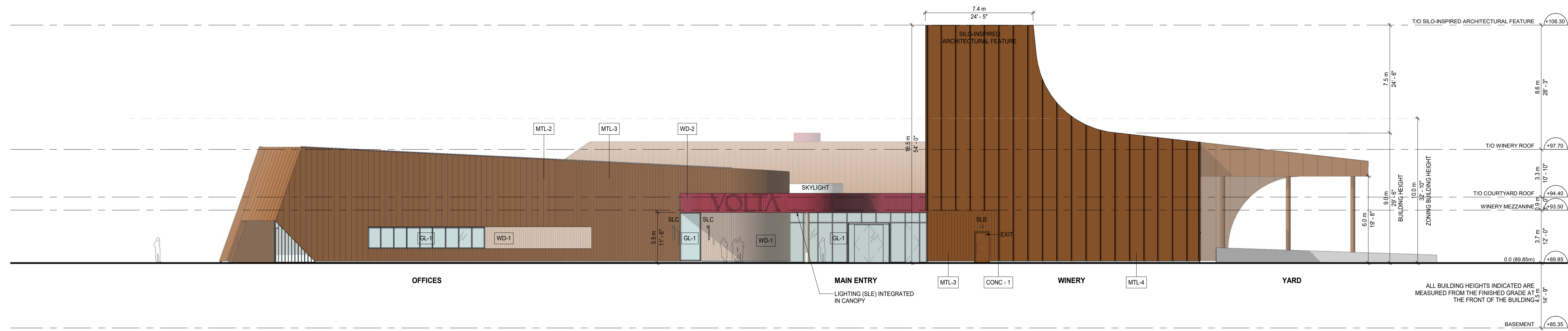
A-1.05

1 ROOF PLAN
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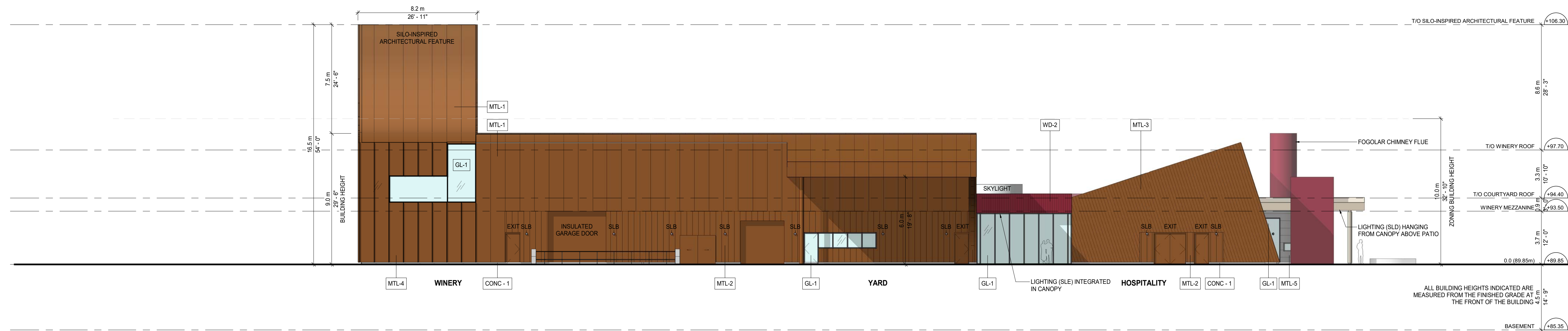
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SLB	WALL-MOUNTED LIGHT FIXTURE	MTL-1	METAL PANEL
SLC	WALL-MOUNTED LIGHT FIXTURE	MTL-2	METAL SIDING
SLD	PENDANT LIGHTING HUNG FROM FINISHED SOFFIT	MTL-3	METAL SIDING
SLE	ROUND DOWNLIGHT, RECESSED WITHIN FINISHED SOFFIT	MTL-4	METAL PANEL
		MTL-5	METAL SIDING
		GL-1	ALUMINUM FRAMED WINDOW SYSTEM
		WD-1	WOOD CLADDING
		WD-2	CANOPY WITH WOOD CLADDING
		CONC-1	CONCRETE

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NOT FOR CONSTRUCTION



2 EAST ELEVATION
A-2.01 1: 150



1 NORTH ELEVATION
A-2.01 1: 150

3	THIRD SPA SUBMISSION	2024-11-29
2	SPA SUBMISSION	2024-08-26
1	ZBASPA SUBMISSION	2023-08-24

No.	Description	Date
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VOLTA ESTATE WINERY
17945 LOYALIST PARKWAY, ROSEHALL, PRINCE
EDWARD COUNTY, ONTARIO

SHEET TITLE

**AGRICULTURAL COMPLEX
ELEVATIONS**

DRAWN BY	AB
CHECKED BY	AV
PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

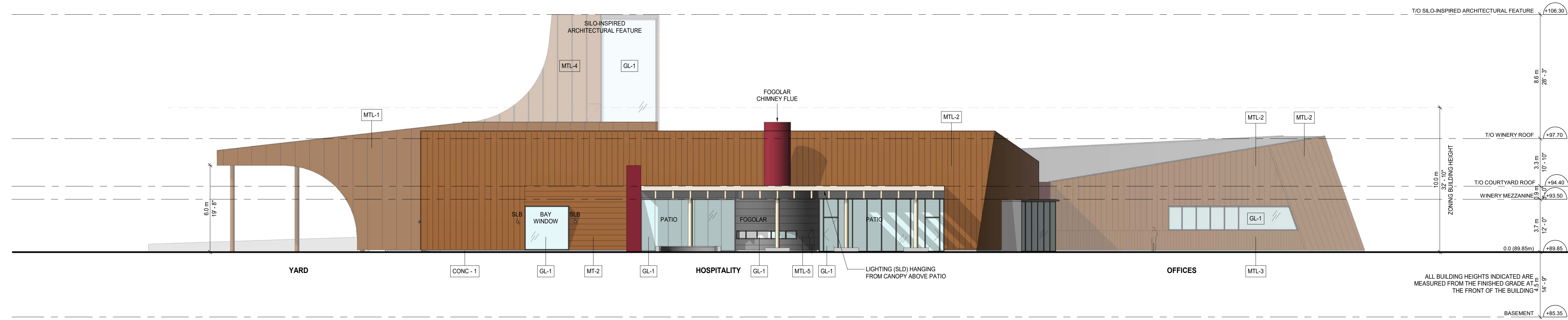
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LIGHTING LEGEND	
TAG	DESCRIPTION
SLB	WALL-MOUNTED LIGHT FIXTURE
SLC	WALL-MOUNTED LIGHT FIXTURE
SLD	PENDANT LIGHTING HUNG FROM FINISHED SOFFIT
SLE	ROUND DOWNLIGHT, RECESSED WITHIN FINISHED SOFFIT

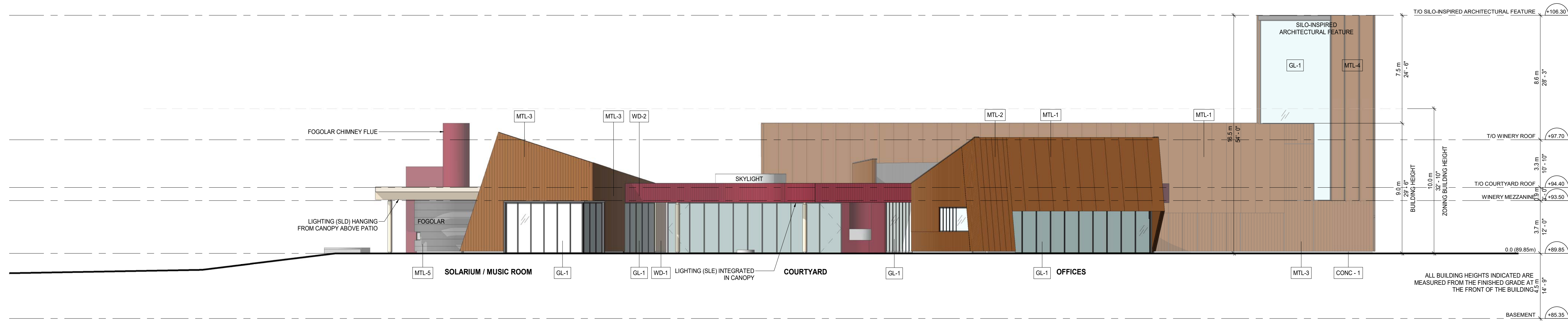
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TAG	DESCRIPTION
MTL-1	METAL PANEL
MTL-2	METAL SIDING
MTL-3	METAL SIDING
MTL-4	METAL PANEL
MTL-5	METAL SIDING
GL-1	ALUMINUM FRAMED WINDOW SYSTEM
WD-1	WOOD CLADDING
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CONC-1	CONCRETE

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2 WEST ELEVATION
A-2.02 1:150



1 SOUTH ELEVATION
A-2.02 1:150

No.	Description	Date
3	THIRD SPA SUBMISSION	2024-11-29
2	SPA SUBMISSION	2024-08-26
1	ZBASPA SUBMISSION	2023-08-24

No. Description Date



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PROJECT START DATE	2021-11-10
PROJECT NUMBER	21109
SHEET NUMBER	

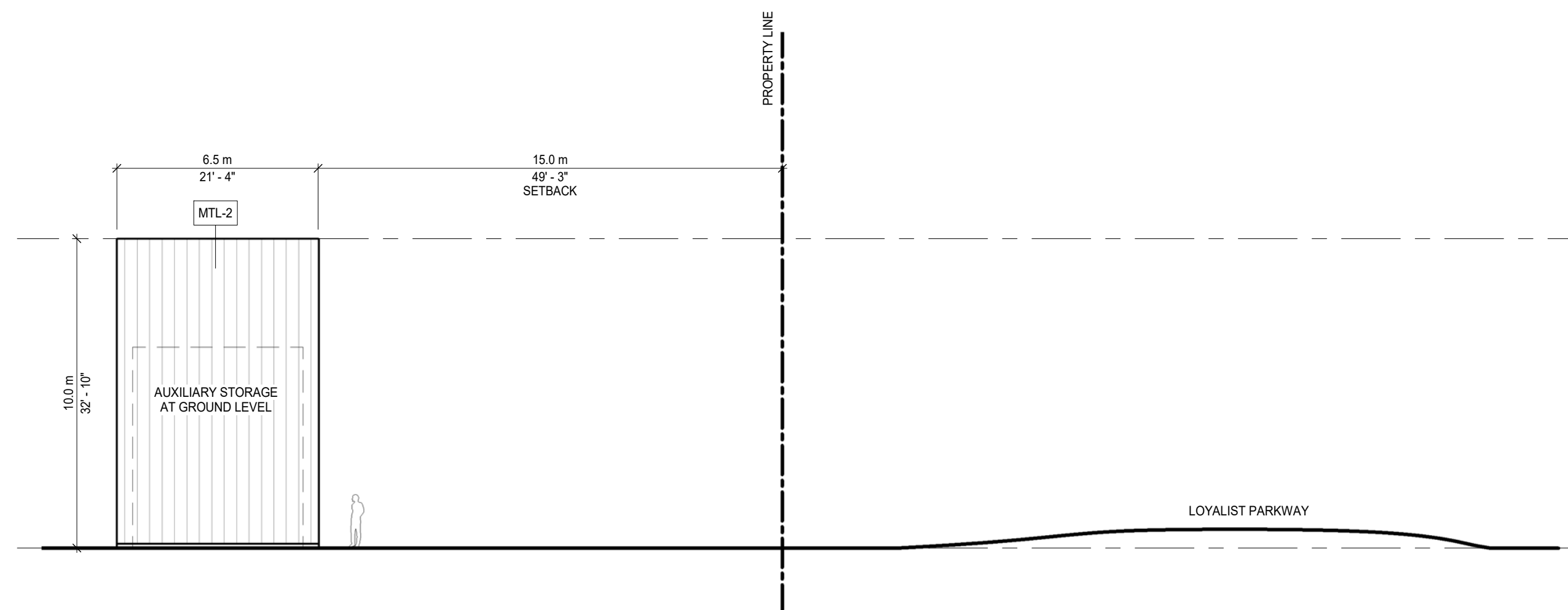
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LIGHTING LEGEND	
TAG	DESCRIPTION
SLB	WALL-MOUNTED LIGHT FIXTURE
SLC	WALL-MOUNTED LIGHT FIXTURE
SLD	PENDANT LIGHTING HUNG FROM FINISHED SOFFIT
SLE	ROUND DOWNLIGHT, RECESSED WITHIN FINISHED SOFFIT

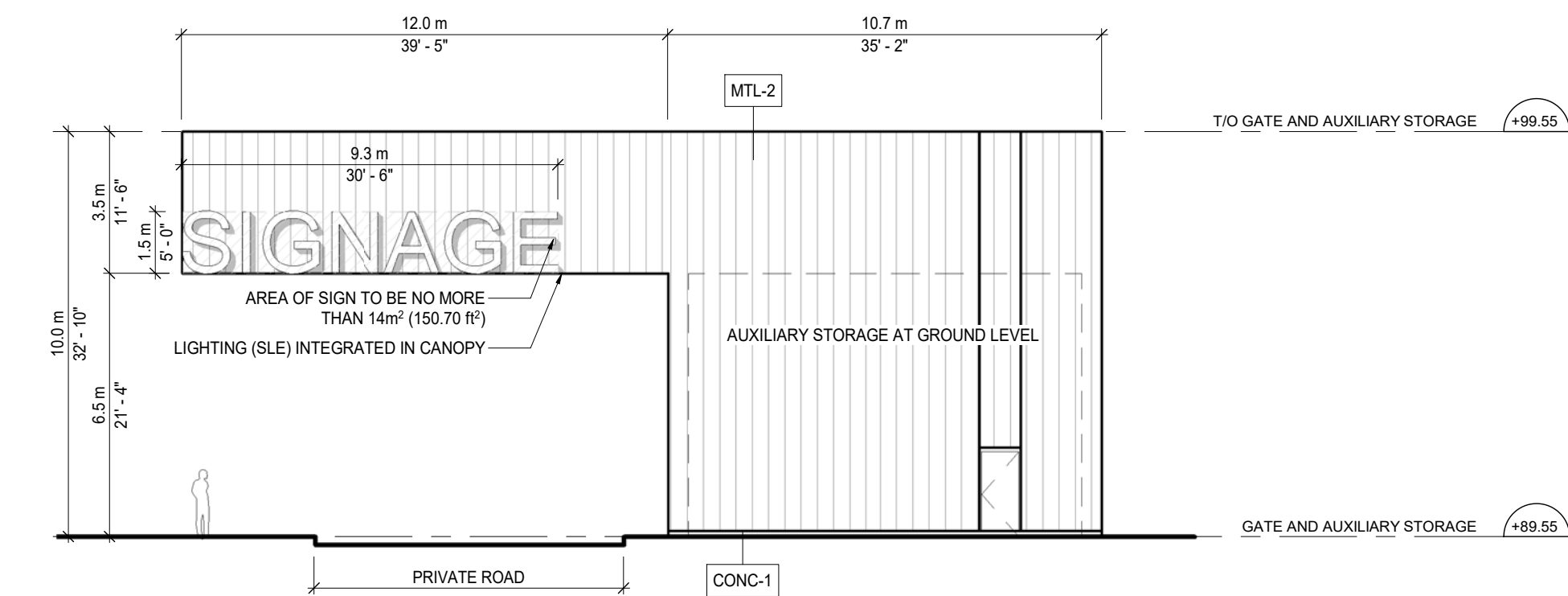
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TAG	DESCRIPTION
MTL-1	METAL PANEL
MTL-2	METAL SIDING
MTL-3	METAL SIDING
MTL-4	METAL PANEL
MTL-5	METAL SIDING
GL-1	ALUMINUM FRAMED WINDOW SYSTEM
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CONC-1	CONCRETE

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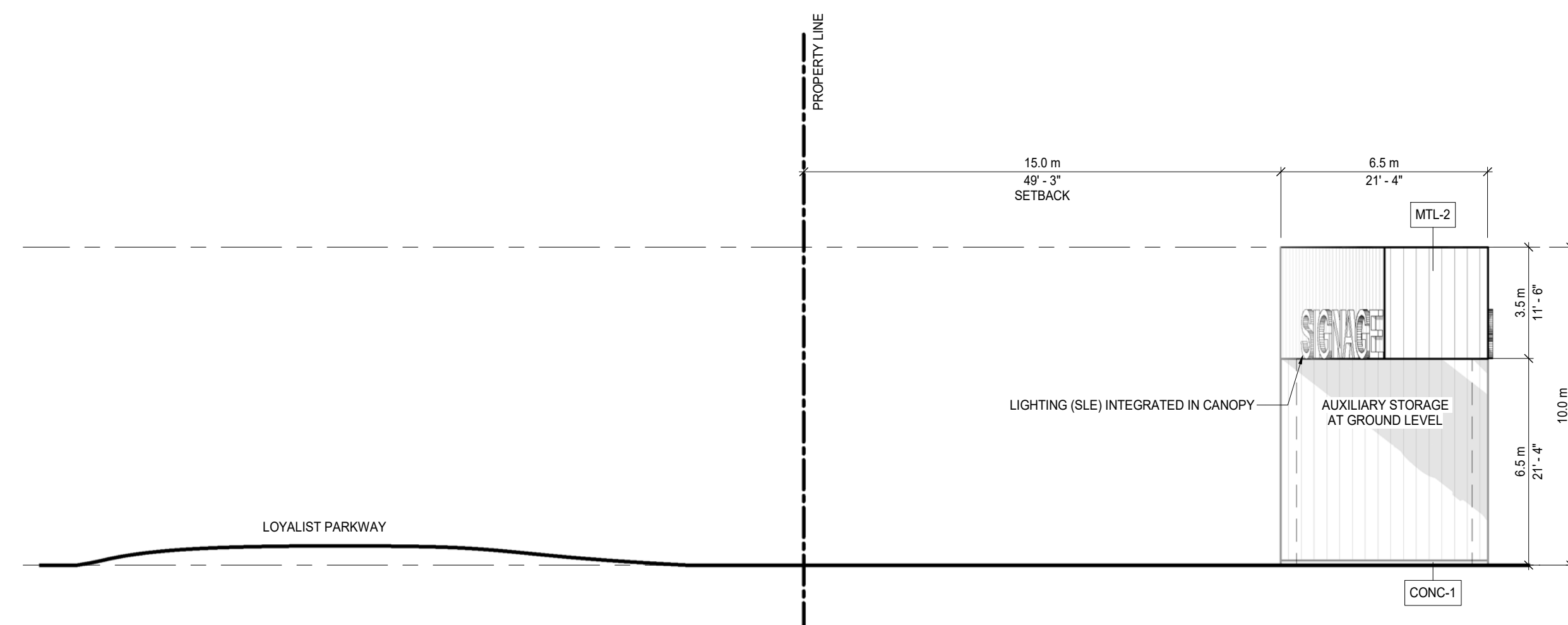
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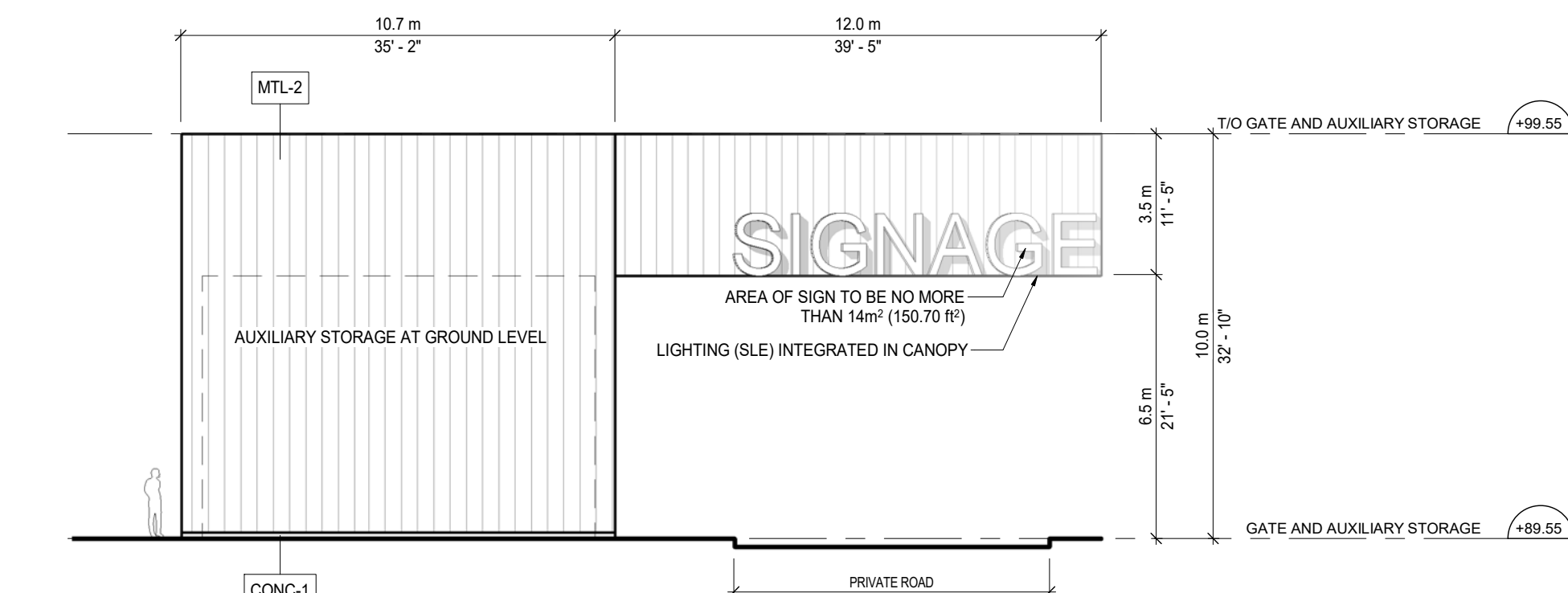
4 GATE AND AUXILIARY STORAGE - SOUTH ELEVATION
A-2.03 1:150



3 GATE AND AUXILIARY STORAGE - WEST ELEVATION
A-2.03 1:150



2 GATE AND AUXILIARY STORAGE - NORTH ELEVATION
A-2.03 1:150



1 GATE AND AUXILIARY STORAGE - EAST ELEVATION
A-2.03 1:150

No.	Description	Date
3	THIRD SPA SUBMISSION	2024-11-29
2	SPA SUBMISSION	2024-08-26
1	ZBASPA SUBMISSION	2023-08-24

No.	Description	Date
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SHEET TITLE

GATE AND AUXILIARY STORAGE ELEVATIONS

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A-2.03