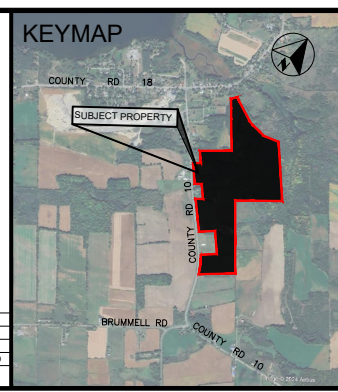


SITE PLAN

PART OF LOTS 1 AND 2
CONCESSION 1, SOUTH SIDE OF EAST LAKE
PART OF LOT 2
CONCESSION 2, SOUTH SIDE OF EAST LAKE
PART 1, PLAN 47R-7446
TOWNSHIP OF ATHOL
NOW IN THE MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD

SCALE = 1:5,500 METRIC

REVISION
DRAWN BY: F.M. CHECKED BY: D.E. DATE: May 20th, 2025 SCALE: 1:5,500



ZONING SUMMARY - RU2-53 ZONING BY-LAW NO #1816-2006

PROVISION	REQD	PROPOSED
LOT AREA (min)	20 ha	50.9 ha
LOT FRONTAGE (min)	75m	595m
FRONT YARD (min)	15m	12.2m
EXTERIOR SIDE YARD (min)	15m	N/A
INTERIOR SIDE YARD (min)	7.5m	33.8m
REAR YARD (min)	15m	17.4m
LOT COVERAGE (max)	10%	0.5%
LANDSCAPED OPEN SPACE (min)	30%	97%
BUILDING HEIGHT (max)	10m	10m
NUMBER OF DWELLING UNITS PER LOT (min)	2	1
NUMBER OF ACCESSORY FARM ACCOMMODATION UNITS (min)	2	0
OFDU PARKING AND LOADING (min)	77	79
PROPOSED SPECIAL PROVISIONS		

LEGEND

- SUBJECT PROPERTY BOUNDARY
- EXISTING FENCE
- EXISTING STONE RETAINING WALL
- OFDU LANDSCAPED AREA
- AGRICULTURAL BUILDINGS / STRUCTURES
- EXISTING OFDU BUILDINGS / STRUCTURES
- EXISTING RESIDENTIAL DWELLING
- EXISTING 2ND FLOOR ACCOMMODATION
- NEW OFDU BUILDINGS
- EXISTING OFDU AGRICULTURAL & RESIDENTIAL DRIVEWAY
- EXISTING OFDU ONLY DRIVEWAY
- EXISTING PARKING AREA
- EXISTING POND
- EXISTING WALKWAYS
- EXISTING SEPTIC & CISTERN
- EXISTING OPEN SPACE & FIELDS
- EXISTING WELL LOCATION

NOTES

- * DRIVEWAY IS FOR OFDU USE ONLY
- ** DRIVEWAY FOR AGRICULTURAL/RESIDENTIAL USE ONLY

LAND USE SUMMARY - OFDU

LANDUSE	TOTAL (m ²)	TOTAL (%)	OFDU (m ²)	OFDU (%)
EXISTING GRAVEL DRIVEWAY/PARKING	3,494.8	0.686	1,748.3	0.343
SHARED USE (50% DISCOUNTED)	3,334.1	0.664	1,667.0	0.327
OFDU UNSHARED USE (NO DISCOUNT)**	3,618.3	0.710	0.00	0.00
UNSHARED USE (FULL DISCOUNT)**	413.0	0.081	413.0	0.040
EXISTING ACCOMMODATION UNITS & ACCESSORY OFFICE + STORAGE	20.8	0.006	20.8	0.006
WASHROOMS	32.1	0.006	32.1	0.003
EXISTING EVENT STORAGE	580.0	0.113	580.0	0.113
TENT / EVENT SPACE	1,354.6	0.265	1,354.6	0.265
EXISTING LANDSCAPING				
OFDU SUBTOTAL	12,847.7m ²	2.5	5,815.8m ²	1.14%
AGRICULTURAL USE STRUCTURES, RESIDENTIAL DWELLING & FIELDS*	496,565.29m ²	97.5		
TOTAL SITE AREA	509,412.99m ²	100.0%		

May 20, 2025

JOB No. 1011

RPA PLANNING CONSULTANTS INC.

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