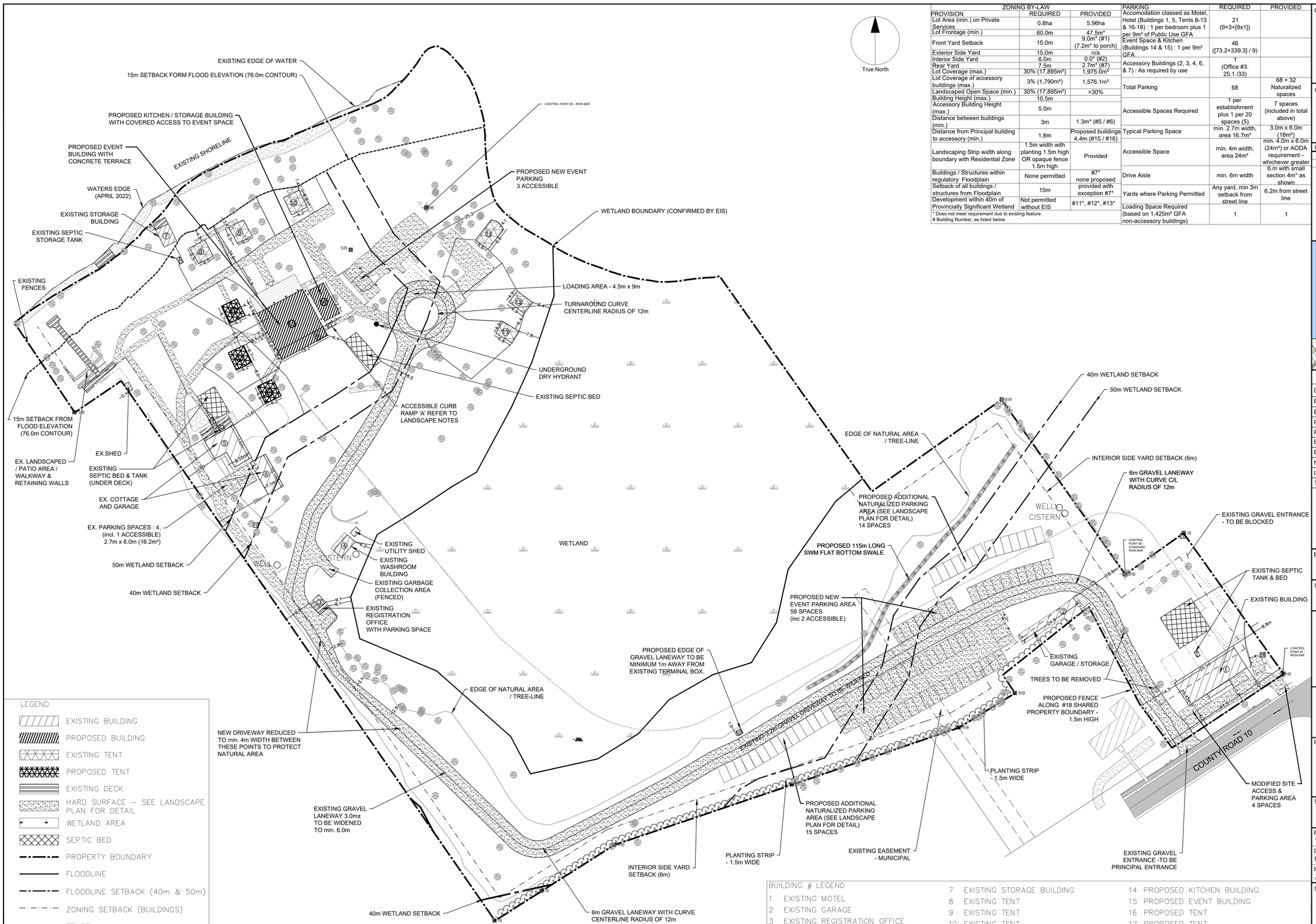

ZONING BY-LAW		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.) on Private Services	0.8ha	5.96ha
Lot Frontage (min.)	60.0m	47.5m*
Front Yard Setback	15.0m	9.0m* (#1) (7.2m* to porch)
Exterior Side Yard	15.0m	n/a
Interior Side Yard	6.0m	0.0* (#2)
Rear Yard	7.5m	2.7m* (#7)
Lot Coverage (max.)	30% (17,895m²)	1,975.0m²
Lot Coverage of accessory buildings (max.)	3% (1,790m²)	1,576.1m²
Landscaped Open Space (min.)	30% (17,895m²)	>30%
Building Height (max.)	10.5m	
Accessory Building Height (max.)	5.0m	
Distance between buildings (min.)	3m	1.3m* (#5 / #6)
Distance from Principal building to accessory (min.)	1.8m	Proposed buildings 4.4m (#15 / #16)
Landscaping Strip width along boundary with Residential Zone	1.5m width with planting 1.5m high OR opaque fence 1.5m high	Provided
Buildings / Structures within regulatory Floodplain	None permitted	#7* none proposed
Setback of all buildings / structures from Floodplain	15m	provided with exception #7*
Development within 40m of Provincially Significant Wetland	Not permitted without EIS	#11*, #12*, #13*

* Does not meet requirement due to existing feature
\# Building Number, as listed below

PARKING	REQUIRED	PROVIDED
Accomodation classed as Motel, Hotel (Buildings 1, 5, Tents 8-13 & 16-18) : 1 per bedroom plus 1 per 9m² of Public Use GFA	21 (9+3+[9x1])	
Event Space & Kitchen (Buildings 14 & 15) : 1 per 9m² GFA	46 ([73.2+339.3] / 9)	
Accessory Buildings (2, 3, 4, 6, & 7) : As required by use	1 (Office #3: 25.1 /33)	
Total Parking	68	68 + 32 Naturalized spaces
Accessible Spaces Required	1 per establishment plus 1 per 20 spaces (5)	7 spaces (included in total above)
Typical Parking Space	min. 2.7m width, area 16.7m²	3.0m x 6.0m (18m²)
Accessible Space	min. 4m width, area 24m²	min. 4.0m x 6.0m (24m²) or AODA requirement - whichever greater
Drive Aisle	min. 6m width	6.m with small section 4m* as shown
Yards where Parking Permitted	Any yard, min 3m setback from street line	6.2m from street line
Loading Space Required (based on 1,425m² GFA non-accessory buildings)	1	1

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING TENT
- PROPOSED TENT
- EXISTING DECK
- HARD SURFACE – SEE LANDSCAPE PLAN FOR DETAIL
- WETLAND AREA
- SEPTIC BED
- PROPERTY BOUNDARY
- FLOODLINE
- FLOODLINE SETBACK (40m & 50m)
- ZONING SETBACK (BUILDINGS)
- FENCE
- TELEPHONE TERMINAL BOX
- ACCESSIBLE PARKING SPACE

BUILDING # LEGEND

1	EXISTING MOTEL	7	EXISTING STORAGE BUILDING	14	PROPOSED KITCHEN BUILDING
2	EXISTING GARAGE	8	EXISTING TENT	15	PROPOSED EVENT BUILDING
3	EXISTING REGISTRATION OFFICE	9	EXISTING TENT	16	PROPOSED TENT
4	EXISTING WASHROOM	10	EXISTING TENT	17	PROPOSED TENT
5	EXISTING COTTAGE	11	EXISTING TENT	18	PROPOSED TENT
6	EXISTING GARAGE	12	EXISTING TENT		
		13	EXISTING TENT		

CLIENT

BLANDING INC.

SP-04-24

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Arcadis Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	PREPARED FOR SUBMISSION 2	2025-02-14

LAND USE

DESCRIPTION	AREA (ha)
EX. BUILDINGS (TO REMAIN)	0.0673
EX. TENTS	0.0237
PROPOSED BUILDINGS	0.0412
PROPOSED TENTS	0.0171
EX. DECKS (TO REMAIN)	0.0176
EX. GRAVEL TRAILS (TO REMAIN)	0.1419
NEW DRIVEWAY / PARKING	0.5290
LANDSCAPED AREAS	5.1273
TOTAL	5.9651

BENCHMARK

CP#1 IRON BAR - ELEVATION 87.92
N= 4867022.4821
E = 327093.1357

SOURCE

BASE PLAN PROVIDED BY
GREER GALLOWAY CONSULTING ENGINEERS

ARCADIS
61 Hyperion Court - Suite 6
Kingston ON K7K 7K7 Canada
tel 613 531 4440
www.arcadis.com

PROJECT

89 SANDY LANE &
4 COUNTY ROAD 18
PART OF LOTS 2-3, CONCESSION 1, SOUTH SIDE OF EAST LAKE (ATHOL)

SCALE

10 5 0 10 20 30
1 : 600 (m)

PROJECT NO: 143651

DRAWN BY:	CHECKED BY:
E.T.	K.M.
PROJECT MGR:	APPROVED BY:
J.D.	

SHEET TITLE

SITE PLAN

SHEET NUMBER	ISSUE
01	01

SCALE CHECK 10mm 1 in

File Location: T:\143651_89SandyLn\7.0_Production\7.03_Design\7_Planning\Content\143651-COMB_SP_ZBA.dwg Last Saved: February 27, 2025, by tilleye8881 Plotted: February 27, 2025 10:56:23 AM by Tilley, Emma