

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)	414m (1358ft)
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%	93.2%
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		
THE MINIMUM NUMBER OF PARKING SPACES REQUIRED IS 72 SPACES, REFER TO BY-LAW 192-2023, APPROVED NOVEMBER 28, 2023		
TOTAL	REQUIRED	PROVIDED
TOTAL PARKING SPACES	72	72
TOTAL ACCESSIBLE PARKING SPACES (INCLUDED IN TOTAL PARKING):	4	4
TYPE A	2	2
TYPE B	2	2

LOADING				
BUILDING	TYPE OF USE	GFA	REQUIRED	PROVIDED
BUILDING 1: HOSPITALITY PAVILION				
PROPOSED ADMIN, RETAIL, & STORAGE BUILDING	COMMERCIAL	995.8m ²	1 LOADING SPACE FOR COMMERCIAL BUILDINGS 186m ² TO 2350m ²	1
PROPOSED RESTAURANT BUILDING				
PROPOSED INTERIOR COURTYARD				
BUILDING 2: WINERY				
PROPOSED WINERY BUILDING	INDUSTRIAL	798.6m ²	2 LOADING SPACES FOR INDUSTRIAL BUILDINGS 281m ² TO 2350m ²	2

SITE STATISTIC DETAILS		AREA
LOT AREA:		211,308.5m ² (2,274,505.6ft ²) TOTAL
AGRICULTURAL DESIGNATION		158,075.5m ² (1,701,510.8ft ²)
HAMLET DESIGNATION		53,233.0m ² (572,994.8ft ²)

PLANTED VINES AND ORCHARD:	86,241.1m ² (928,291.6ft ²)
PARKING / VEHICULAR ACCESS:	9095.5m ² (97,903.0ft ²)
SWM POND	1925.3m ² (20,724.2ft ²)
LANDSCAPED OPEN SPACE (INCLUDING PLANTED VINES, ORCHARD, EXISTING SOFTSCAPE, AND PROPOSED LANDSCAPING):	196,993.1m ² (2,120,416.1ft ²)

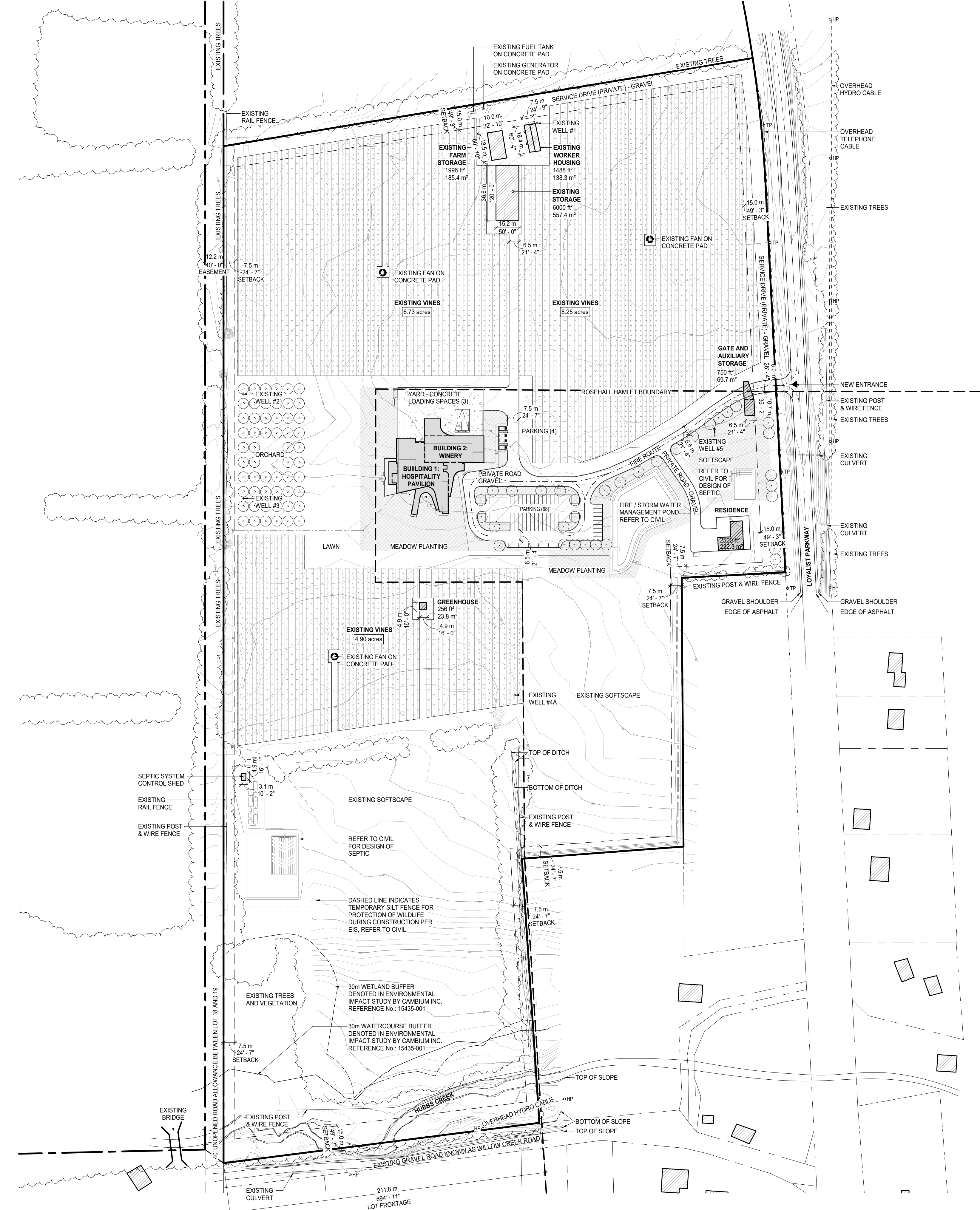
PROPOSED BUILDINGS (AREA INDICATES BUILDING FOOTPRINT):	1963.2m ² TOTAL (21,131.4ft ²) TOTAL
PROPOSED ADMIN, RETAIL, & STORAGE BUILDING	219.1m ² (2358.2ft ²)
PROPOSED RESTAURANT BUILDING	456.8m ² (4916.7ft ²)
PROPOSED INTERIOR COURTYARD	350.5m ² (3772.6ft ²)
PROPOSED WINERY BUILDING	704.6m ² (7583.9ft ²)
PROPOSED RESIDENCE (FUTURE)	232.3m ² (2500.0ft ²)

EXISTING ACCESSORY BUILDINGS (AREA INDICATES BUILDING FOOTPRINT):	881.1m ² TOTAL (9484.3ft ²) TOTAL
EXISTING FARM STORAGE	185.4m ² (1995.8ft ²)
EXISTING WORKER HOUSING	138.3m ² (1488.5ft ²)
EXISTING STORAGE	557.4m ² (6000.0ft ²)

PROPOSED ACCESSORY BUILDINGS (AREA INDICATES BUILDING FOOTPRINT):	108.7m ² TOTAL (1169.8ft ²) TOTAL
PROPOSED GREENHOUSE (FUTURE)	23.8m ² (255.8ft ²)
PROPOSED GATE AND AUXILIARY STORAGE (FUTURE)	69.7m ² (750.0ft ²)
SEPTIC SYSTEM CONTROL SHED	15.2m ² (164.0ft ²)

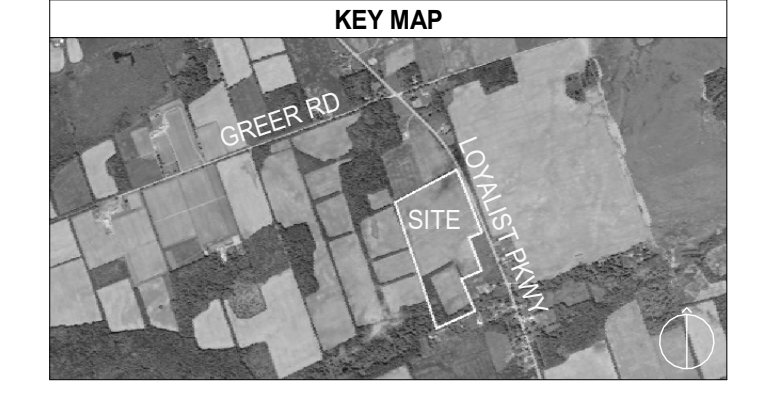
SITE LEGEND	
	PROPERTY LINE
	SETBACK
	ROSEHALL HAMLET BOUNDARY
	PROPOSED PRIVATE DRIVE & ROAD NETWORK
	PARKING
	FIRE ROUTE
	EXISTING BUILDINGS
	PROPOSED BUILDINGS
	FUTURE BUILDINGS UNDER SEPARATE PERMIT APPLICATION
	PLANTED VINES
	EXISTING HYDRO POLE
	EXISTING TELEPHONE POLE
	POLE MOUNTED LIGHT FIXTURE

NOTES	
1.	PARKING SPACES SHOWN ARE A MINIMUM SIZE OF 2.7m x 6.0m.



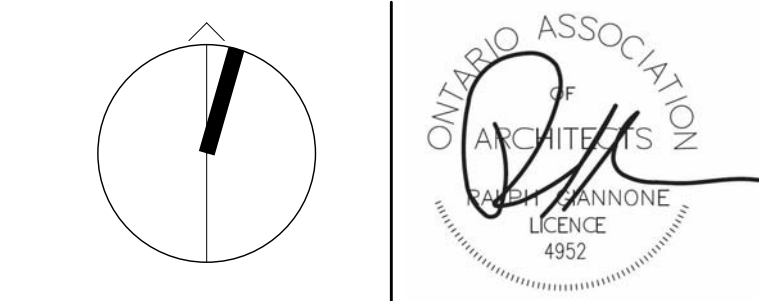
1 LOT 18 - PROPOSED SITE PLAN
A-0.11 1:1500

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4	REVISION 2 TO THIRD SPA SUBMISSION	2025-06-12
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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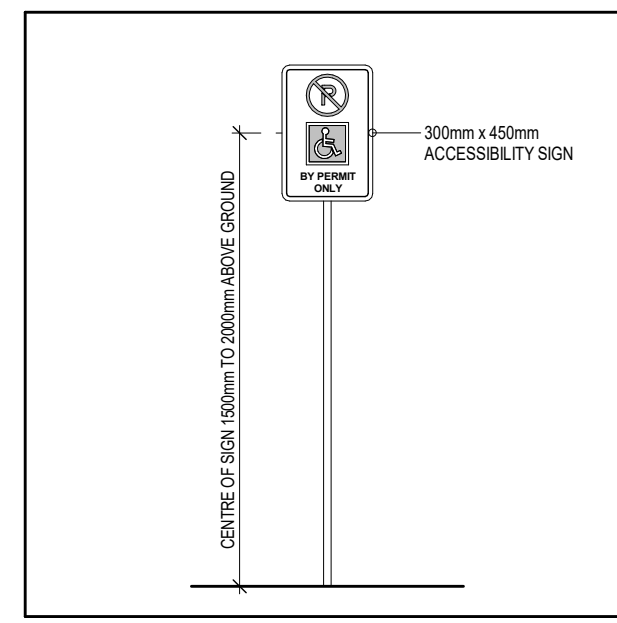
VOLTA ESTATE WINERY
 17945 LOYALIST PARKWAY, ROSEHALL, PRINCE EDWARD COUNTY, ONTARIO

SHEET TITLE

SITE PLAN & STATISTICS

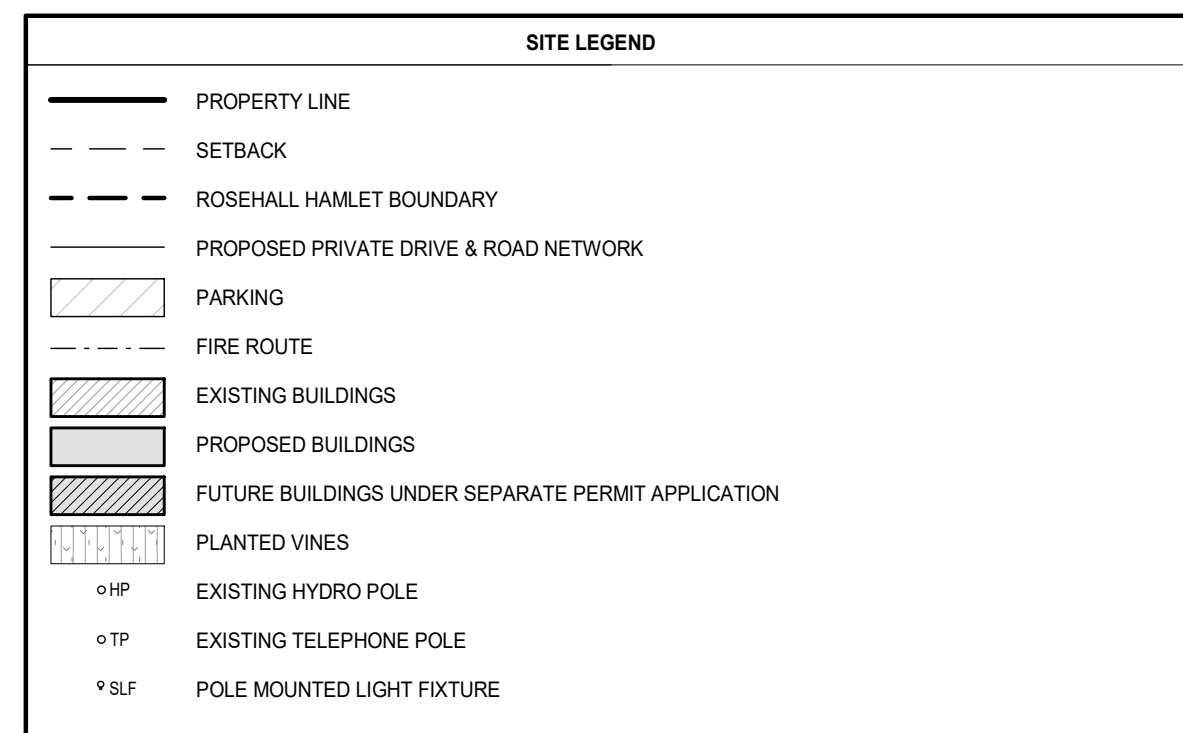
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PROJECT NUMBER	21109
SHEET NUMBER	

A-0.11



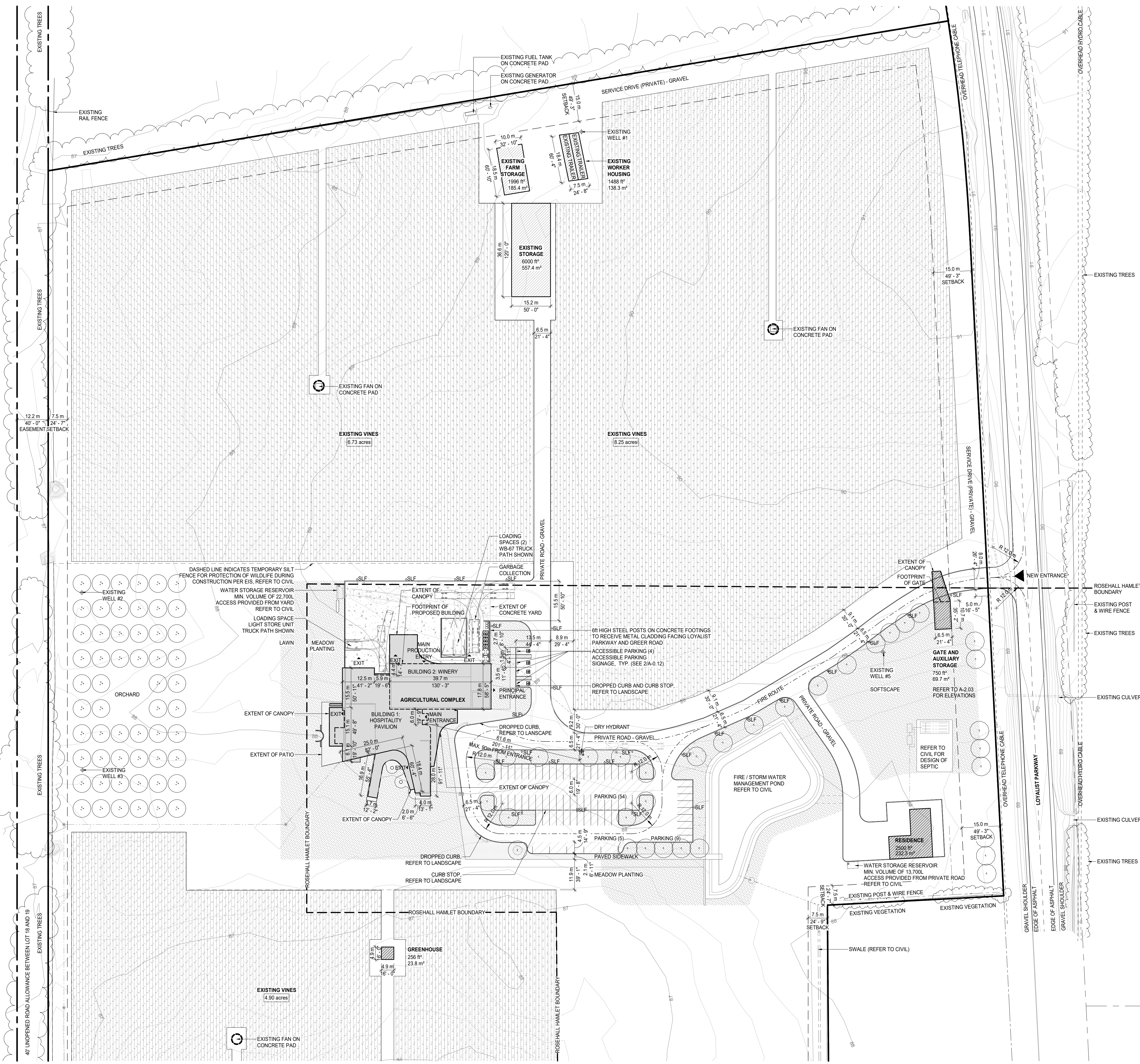
NOTE: ACCESSIBLE PARKING SPACES IDENTIFIED BY SIGNAGE

2 ACCESSIBLE PARKING SIGNAGE
A-0.12 1:25



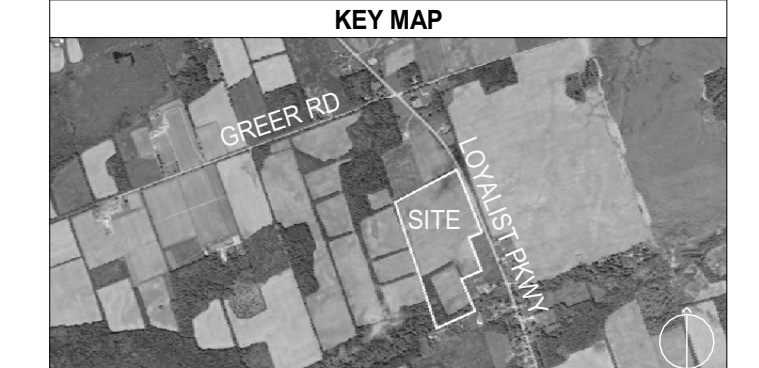
NOTES

1. PARKING SPACES SHOWN ARE A MINIMUM SIZE OF 2.7m x 6.0m.



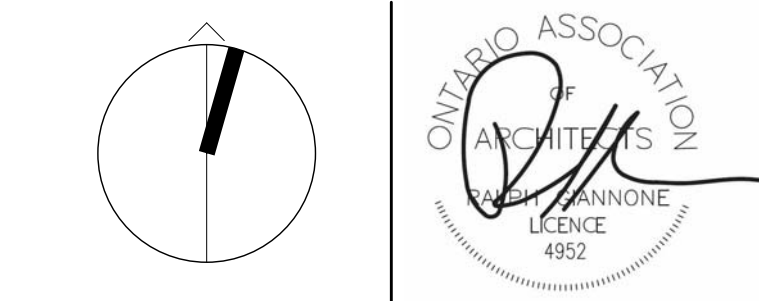
1 ENLARGED SITE PLAN
A-0.12 1:750

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No.	Description	Date
5	REVISION 2 TO THIRD SPA SUBMISSION	2025-06-12
4	REVISION TO THIRD SPA SUBMISSION	2025-02-21
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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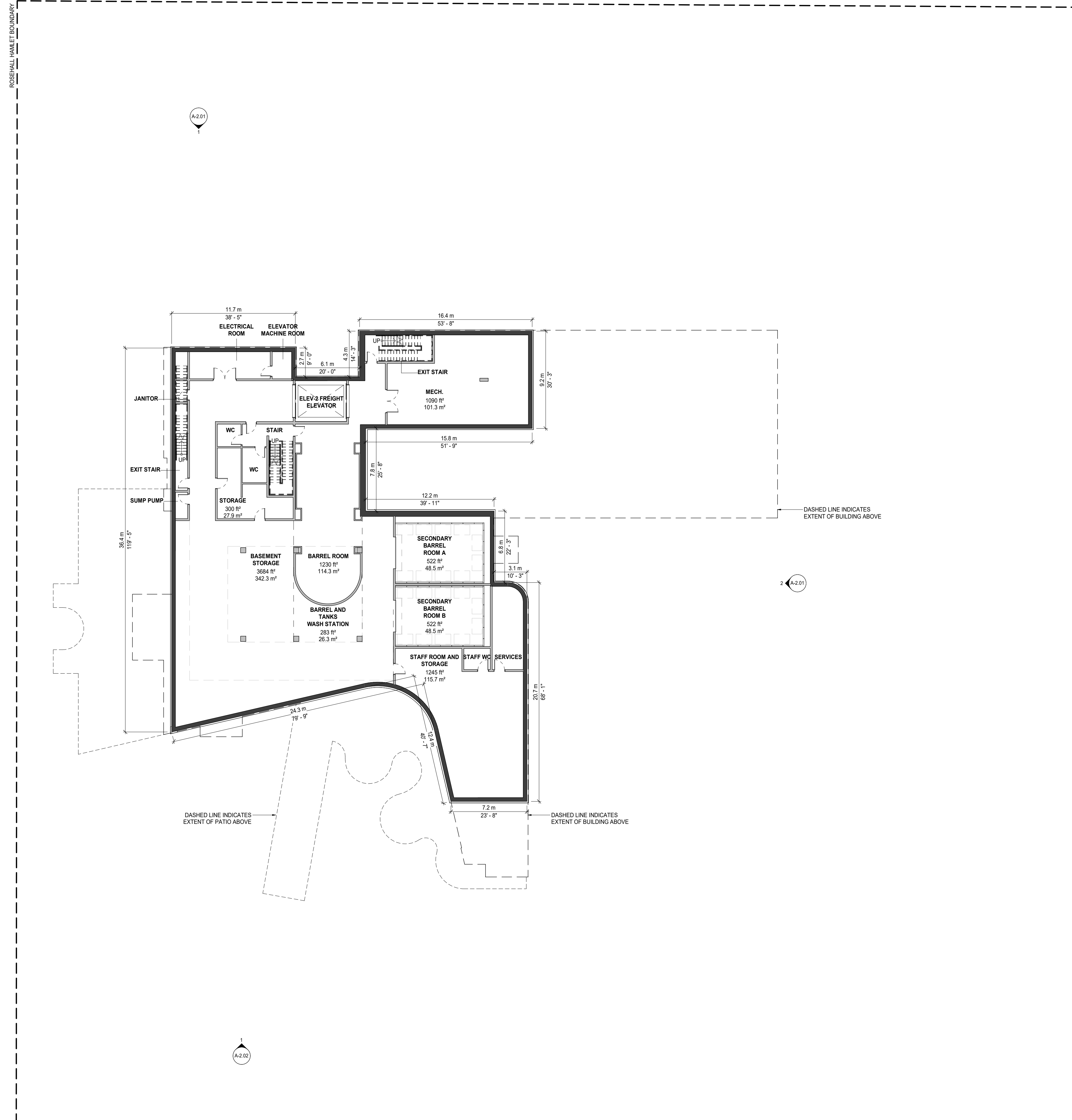
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ENLARGED SITE PLAN

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PROJECT NUMBER	21109
SHEET NUMBER	

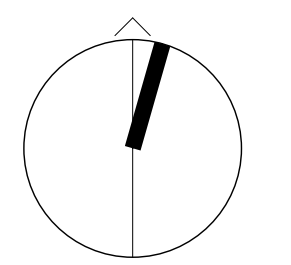
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4	REVISION 2 TO THIRD SPA SUBMISSION	2025-06-12
3	THIRD SPA SUBMISSION	2024-11-29
2	SPA SUBMISSION	2024-08-26
1	ZBASPA SUBMISSION	2023-08-24

No.	Description	Date
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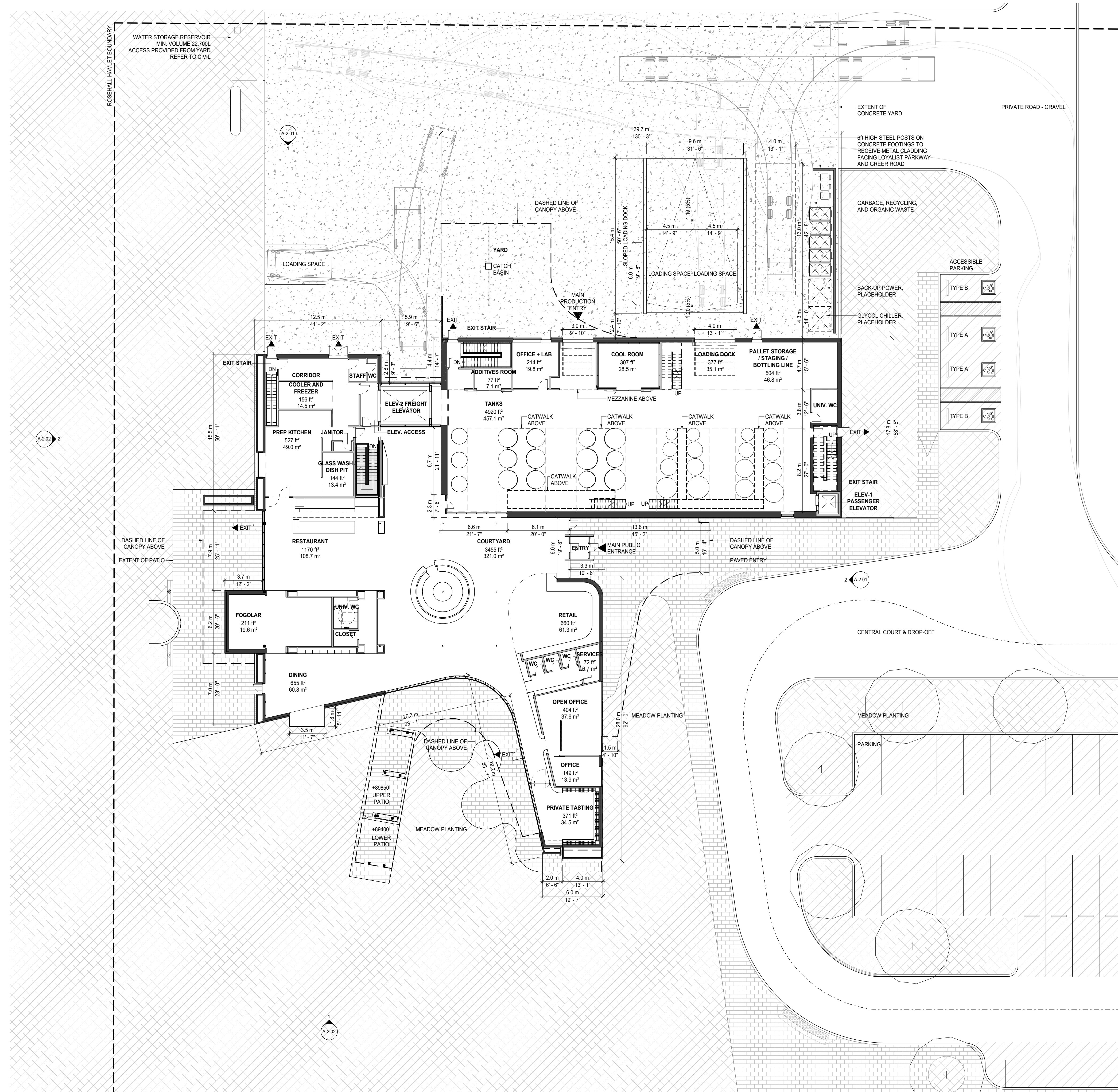
BASEMENT FLOOR PLAN

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PROJECT NUMBER	21109
SHEET NUMBER	

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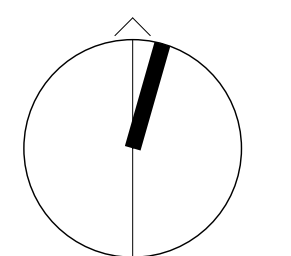
1 BASEMENT FLOOR PLAN
 A-1.01 1:200

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4	REVISION 2 TO THIRD SPA SUBMISSION	2025-06-12
3	THIRD SPA SUBMISSION	2024-11-29
2	SPA SUBMISSION	2024-08-26
1	ZBAS/SPA SUBMISSION	2023-08-24

No.	Description	Date
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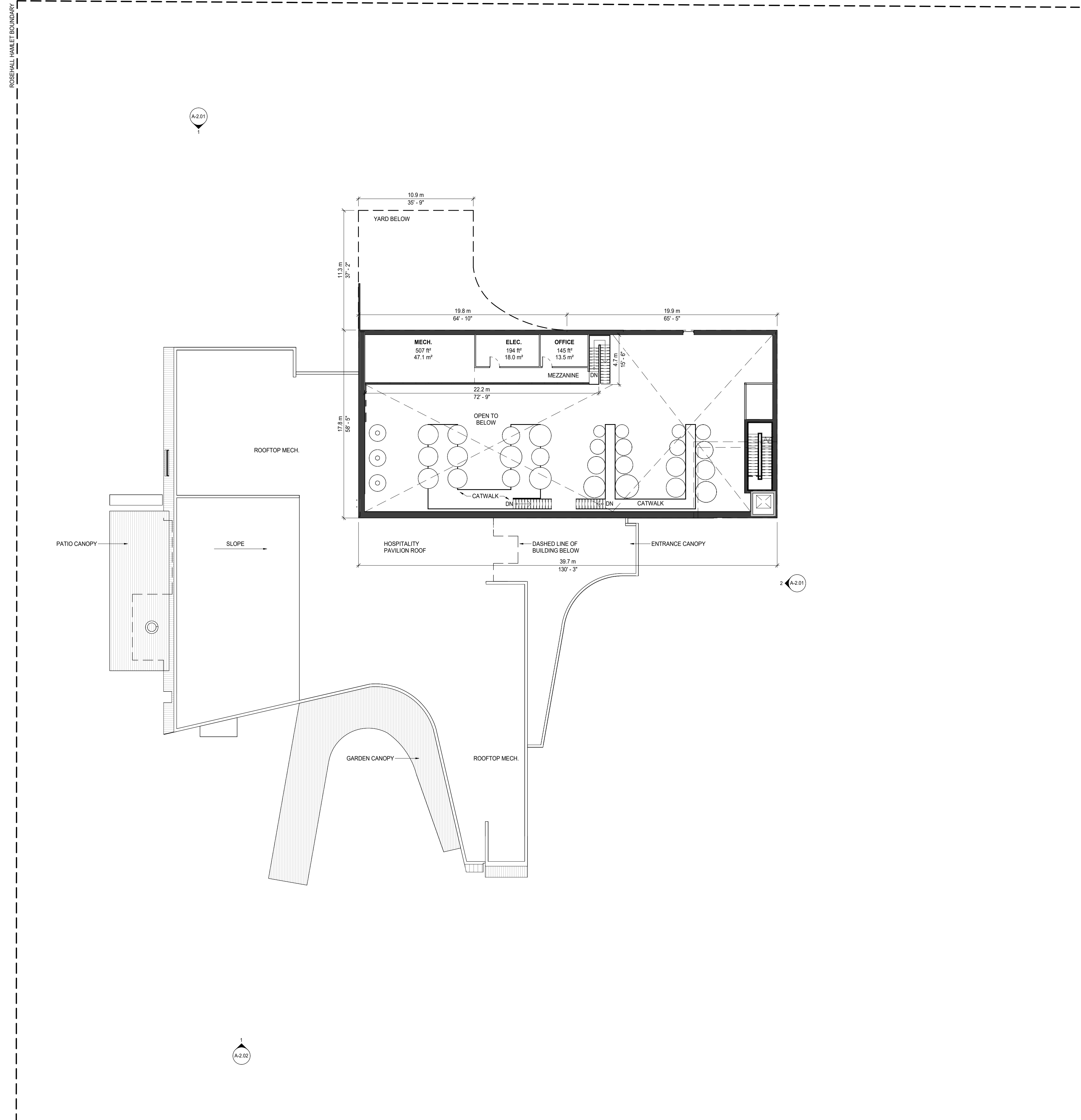
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GROUND FLOOR PLAN

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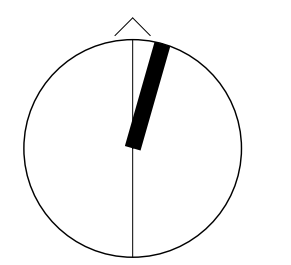
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1	ZBASPA SUBMISSION	2023-08-24

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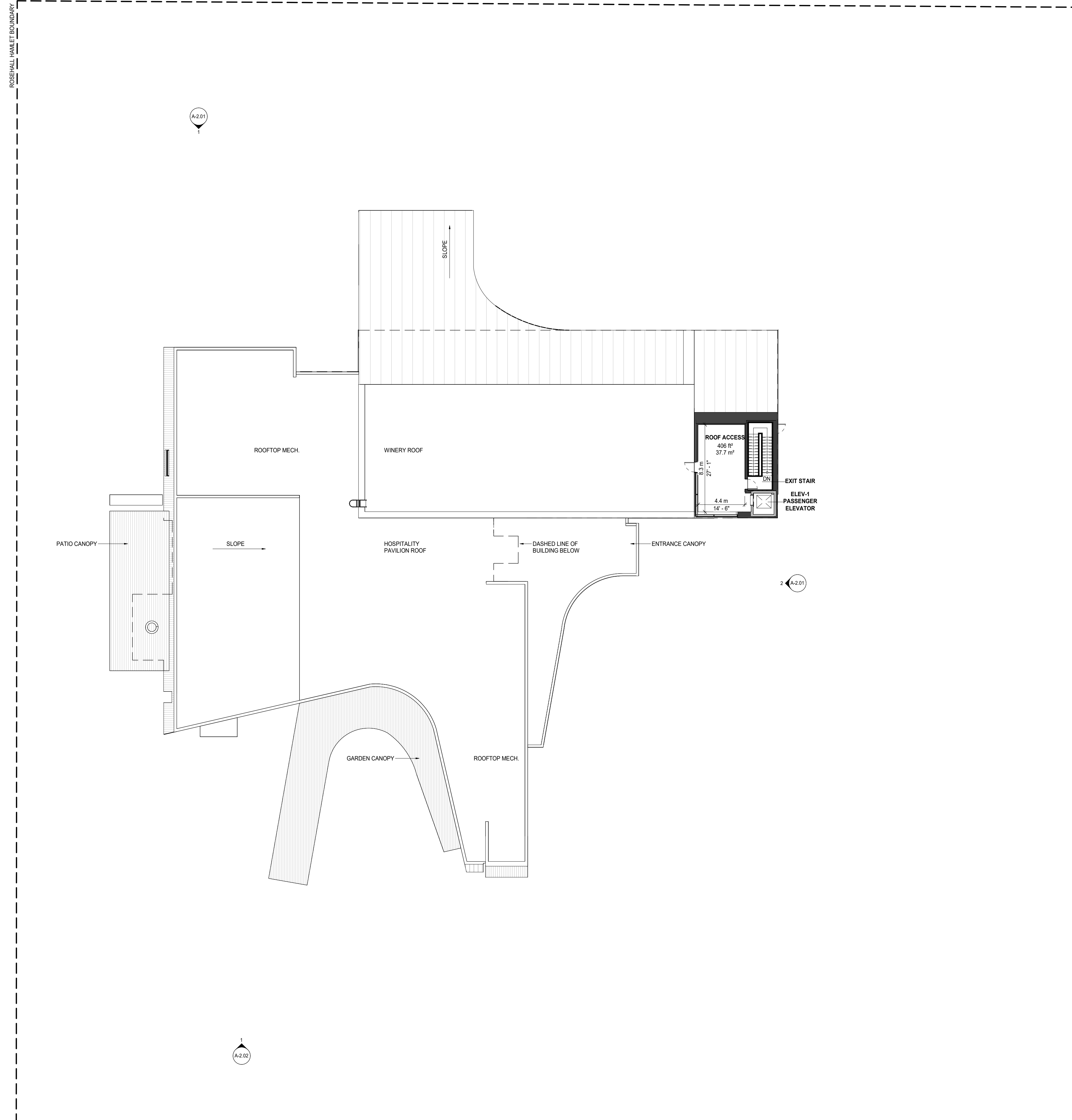
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WINERY MEZZANINE PLAN

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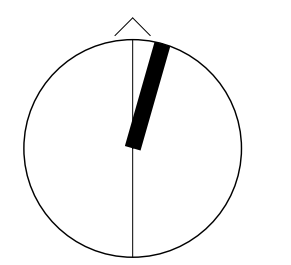
A-1.03

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

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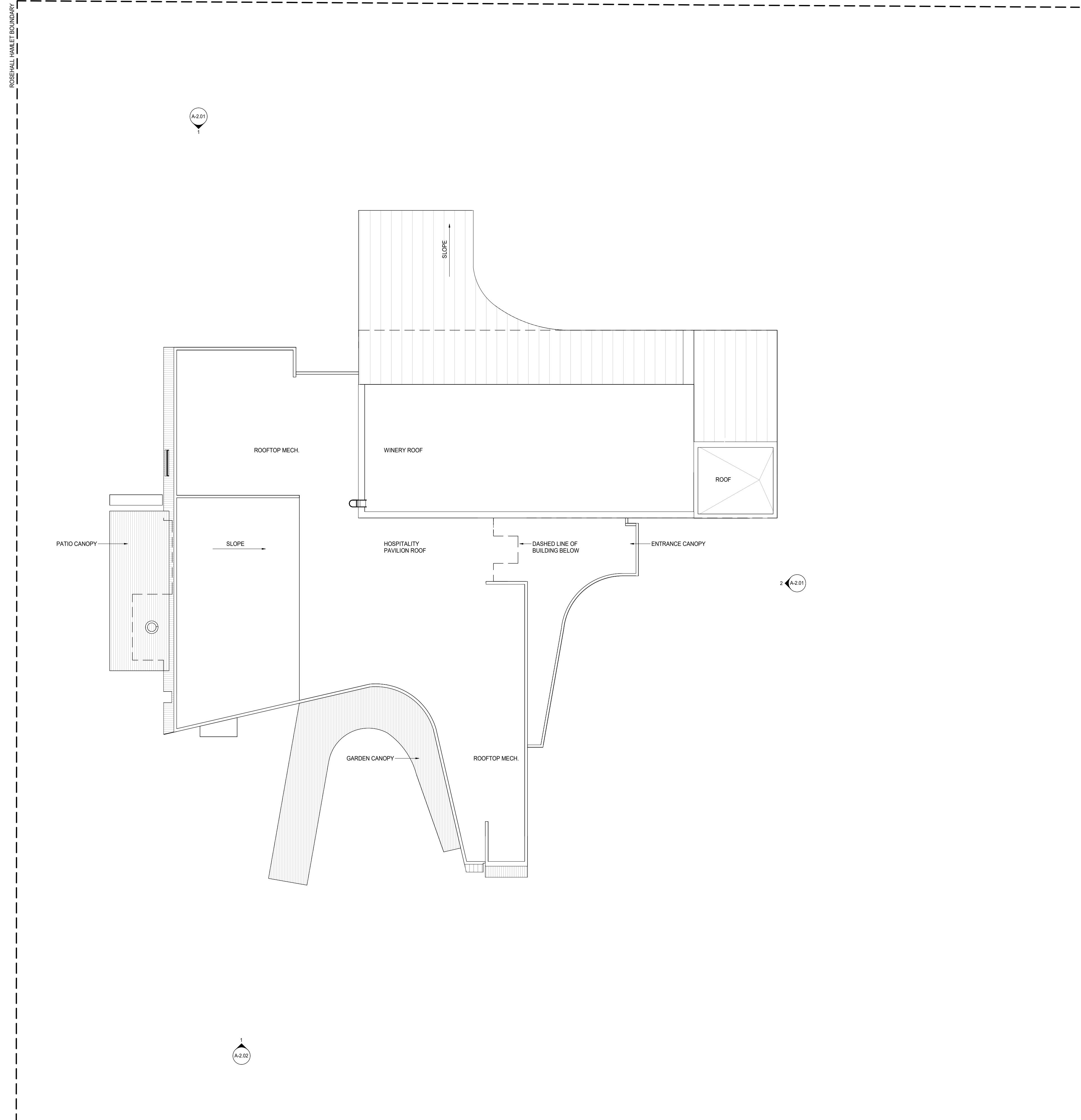
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WINERY ROOFTOP ACCESS

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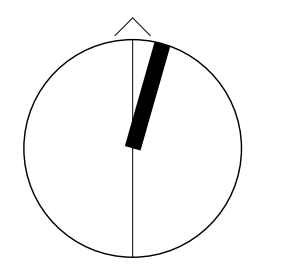
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1	ZBASPA SUBMISSION	2023-08-24

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SHEET TITLE

ROOF PLAN

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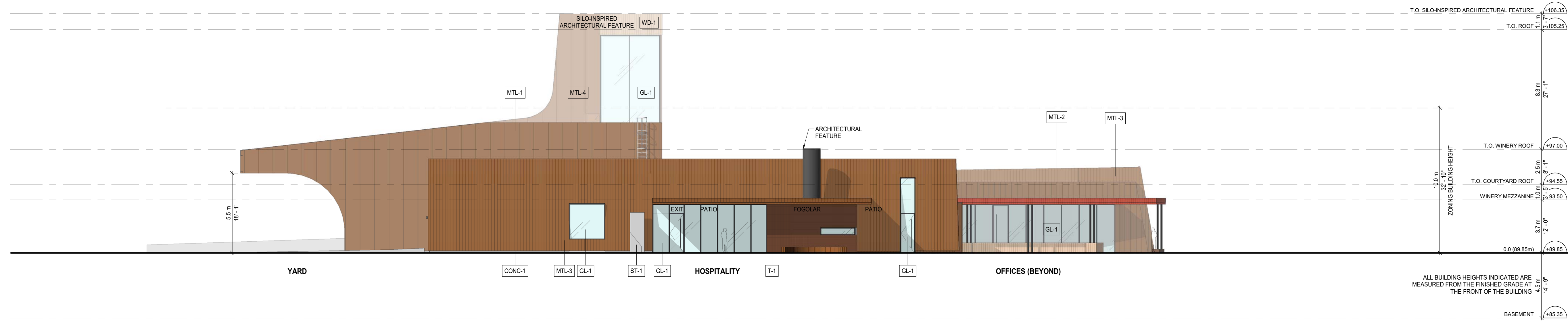
A-1.05

1 ROOF PLAN
A-1.05 1:200

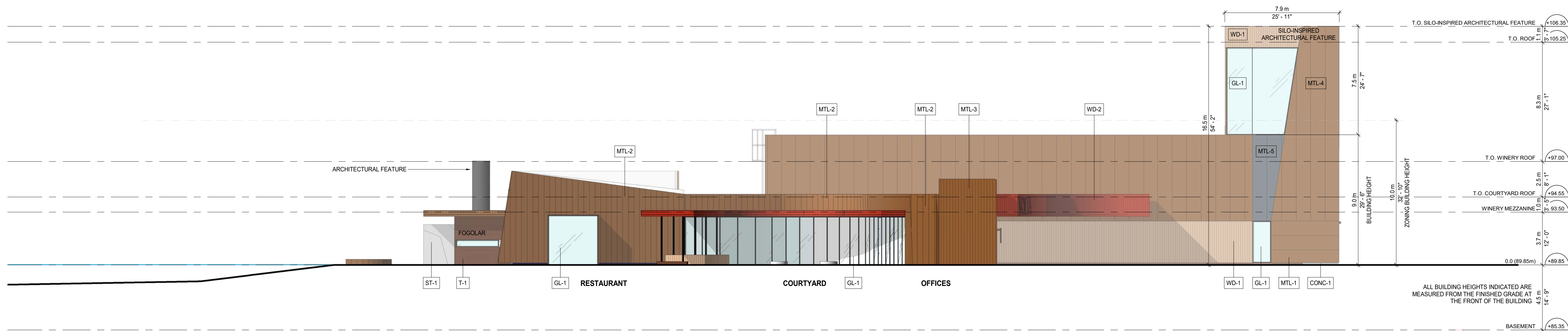
LIGHTING LEGEND	
TAG	DESCRIPTION
SLB	WALL-MOUNTED LIGHT FIXTURE
SLC	WALL-MOUNTED LIGHT FIXTURE

MATERIAL LEGEND	
TAG	DESCRIPTION
CONC-1	CIP CONCRETE
GL-1	ALUMINUM FRAMED WINDOW SYSTEM 1
GL-2	ALUMINUM FRAMED WINDOW SYSTEM 2
MTL-1	METAL PANEL 1
MTL-2	METAL PANEL 2
MTL-3	METAL PANEL 3
MTL-4	METAL PANEL 4
MTL-5	METAL PANEL 5
ST-1	STONE CLADDING
T-1	TILE CLADDING
WD-1	WOOD CLADDING 1
WD-2	WOOD CLADDING 2
WD-3	WOOD CLADDING 3

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2 WEST ELEVATION
A-2.02 1:150



1 SOUTH ELEVATION
A-2.02 1:150

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1	ZBASPA SUBMISSION	2023-08-24

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SHEET TITLE

**AGRICULTURAL COMPLEX
ELEVATIONS**

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A-2.02