

SITE INFORMATION + STATISTICS

LOT AREA: 56.89 HECTARES (140.57 ACRES)
 FEATURE + BUFFER AREA: 13.87 HECTARES (34.28 ACRES)
 NET DEVELOPMENT AREA: 43.01 HECTARES (106.29 ACRES)
 SITE COVERAGE: 2.44%
 FRONTAGE: 1574 M (5,164 FT)

SETBACKS
 NORTH: 191 M (626.6 FT)
 SOUTH: 738 M (2,421.3 FT)
 EAST: 8 M (26.2 FT)
 WEST: 9 M (29.5 FT)

MIN. BUILDING SEPARATION: 6.4M

GFA BY USE
 HOTEL/VILLA (134 UNITS): 5,995 SQ.M (64,098 SQ.FT)
 HOTEL ANCILLARY BLDGS: 319.8 SQ.M (3,436 SQ.FT)
 WINERY/RESTAURANT: 1,438.1 SQ.M (15,480 SQ.FT)
 RECREATION: 266 SQ.M (2864 SQ.FT)
 PRODUCTION/BACK OF HOUSE: 1,816.2 SQ.M (19,549 SQ.FT)

PROPOSED VEHICLE PARKING: 331 (TOTAL)
 DAYTIME GUEST: 144
 OVERNIGHT GUEST: 182
 STAFF PARKING: 5

USE	GFA (SQ.M)	PARKING SPACE RATE	REQUIRED SPACES
RESTAURANT / WINERY	417	1 / 9 SQ.M	47
RETAIL	36.1	1 / 20 SQ.M	2
HOTEL	148 BEDROOMS	1 / BEDROOM	148
LOBBY	136.9	NOT INCLUDED	0
EVENT SPACE	299.7	1 / 10 SQ.M	23
FUTURE PHASE	N/A	N/A	N/A
TOTAL REQUIRED			220
BARRIER-FREE 2% OF THE TOTAL REQUIRED PARKING SPACES (201-1000 SPACES)			TYPE A: 3 TYPE B: 3
TOTAL PROPOSED			331
TOTAL PROPOSED			TYPE A: 33
BARRIER-FREE SPACES			TYPE B: 1

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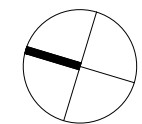
NO.	DATE	ISSUED FOR
1	2025-05-26	SPCA
2	2025-09-15	SPCA R1
3	2025-12-17	SPCA R1 - ADDENDUM 1
4	2026-03-26	SPCA R2

NOT FOR CONSTRUCTION

LEGEND

EXISTING
 PROPOSED

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 625 Church Street, Suite 600
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E.R.A. Architects Inc.



Overall Site Plan 1
 1:5000 SPCA-3.1

LEGEND

- PROPERTY LINE
- EXISTING WATERCOURSE
- EXISTING VINEYARD
- EXISTING WETLANDS
- EXISTING WOODLAND/HEDGE ROW
- PROPOSED HEDGE ROW
- ENVIRONMENTAL BUFFERS
- +10M WOODLAND BUFFER
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED TREE
- PROPOSED SEPTIC SYSTEM
- FENCE, REFER TO NOTES
- PROPOSED SITE LIGHTING
- PROPOSED NATURALIZED ACOUSTIC BERM (HT: 2.5M)
- PROPOSED PEDESTRIAN TRAIL (WIDTH: 2.1M) - AODA COMPLIANT GRANULAR SURFACE
- PROPOSED PEDESTRIAN TRAIL (WIDTH: 2.1M) - AODA COMPLIANT TIMBER BOARDWALK

Project
Redtail East Hotel and Nordic Spa
 Address Con. 3, Loyalist Pkwy., Conseccon, ON
 For Blocknote Canada Inc.
 Project no. 21-114
 Scale at 11x17 1 : 5000
 Drawn by KK, SC, JW
 Reviewed by KK, SL, RF
 Drawing title

Key Plan and Site Statistics

Sheet no.
SPCA-3.1

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 PLOT DATE: March 27, 2028



LEGEND

---	PROPERTY LINE	→	EXISTING WATERCOURSE	□	PROPOSED SEPTIC SYSTEM
---	ENVIRONMENTAL BUFFERS	---	EXISTING VINEYARD	---	FENCE, REFER TO NOTES
---	+10M WOODLAND BUFFER	---	EXISTING WETLANDS	⦿	PROPOSED SITE LIGHTING
---	EXISTING STRUCTURE	---	REGULATORY FLOOD PLAIN	▨	PROPOSED NATURALIZED ACOUSTIC BERM (HT: 2.5M)
---	PROPOSED STRUCTURE	---	EXISTING WOODLAND/HEDGE ROW	---	PROPOSED PEDESTRIAN TRAIL (WIDTH: 2.1M) - AODA COMPLIANT GRANULAR SURFACE
○	PROPOSED TREE	---	PROPOSED HEDGE ROW	---	PROPOSED PEDESTRIAN TRAIL (WIDTH: 2.1M) - AODA COMPLIANT TIMBER BOARDWALK

Overall Site Plan 1
 1:2500 SPCA-3.2

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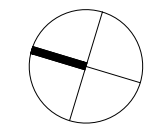
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---	PROPOSED

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Project

Redtail East Hotel and Nordic Spa

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Project no. 21-114

Scale at 11x17 1:2500

Drawn by KK, SC, JW

Reviewed by KK, SL, RF

Drawing title

Overall Site Plan - Proposed

Sheet no.

SPCA-3.2

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PLOT DATE: March 27, 2026



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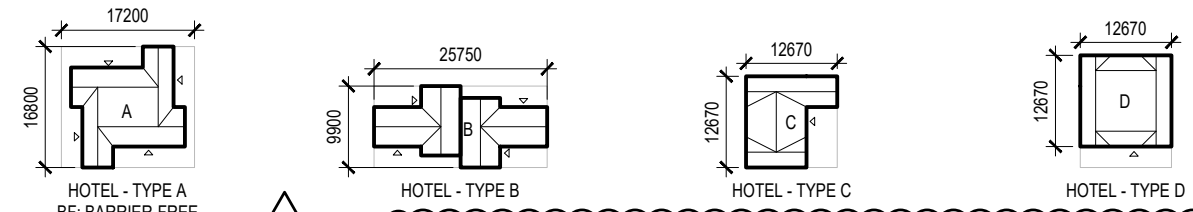
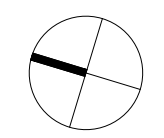
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Toronto, ON, Canada, M4Y 2G1



LEGEND

	PROPERTY LINE		FIRE ACCESS ROUTE		TURN-AROUND FACILITY		ASPHALT SURFACE
	ENVIRONMENTAL BUFFERS		EXISTING WATERCOURSE		PROPOSED SEPTIC SYSTEM		SOD / PLANTING BED
	+10M WOODLAND BUFFER		EXISTING VINEYARD		FENCE, REFER TO NOTES		MEADOW
	EXISTING STRUCTURE		REGULATORY FLOOD PLAIN		PROPOSED SITE LIGHTING		GRANULAR SURFACE
	PROPOSED STRUCTURE		EXISTING WOODLAND/HEDGE ROW		PROPOSED NATURALIZED ACOUSTIC BERM (HT: 2.5M)		PROPOSED PEDESTRIAN TRAIL (WIDTH: 2.1M) - AODA COMPLIANT GRANULAR SURFACE
	PROPOSED TREE		PROPOSED HEDGE ROW		PROPOSED PEDESTRIAN TRAIL (WIDTH: 2.1M) - AODA COMPLIANT TIMBER BOARDWALK		

Hotel East Enlarged Site Plan - Proposed
1
1:1000
SPCA-3.3

DAYTIME GUEST PARKING DIMENSIONS & QUANTITIES

	SURFACE	DIMENSIONS	QUANTITY (DAYTIME)
AUTOMOBILE SPOT	PERMEABLE PAVER OR EQUIVALENT	2.8M X 6M	132
ACCESSIBLE PARKING SPOT (TYPE A)	PERMEABLE PAVER OR EQUIVALENT	3.4M X 6M; 1.5M ACCESS AISLE	8
ACCESSIBLE PARKING SPOT (TYPE B)	PERMEABLE PAVER OR EQUIVALENT	2.8M X 6M; 1.5M ACCESS AISLE	0
DRIVE AISLE	GRANULAR		

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For
Blocknote Canada Inc.
Project no.
21-114
Scale at 11x17
1:1000
Drawn by
KK, SC, JW
Reviewed by
KK, SL, RF
Drawing title
Hotel East Enlarged Site Plan - Proposed
Sheet no.

SPCA-3.3

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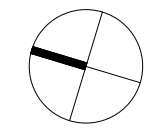
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4	2026-03-26	SPCA R2

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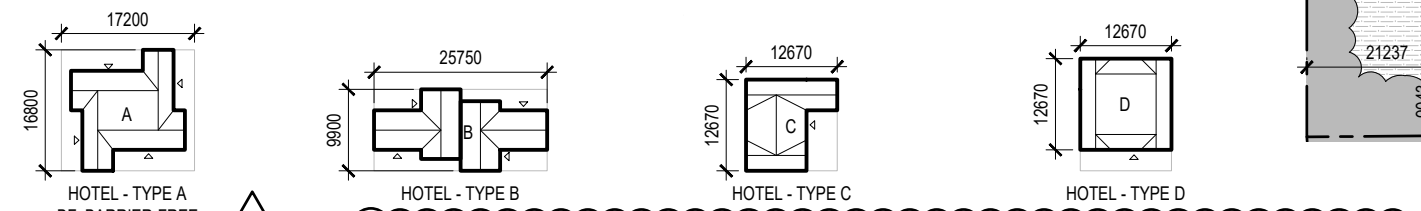
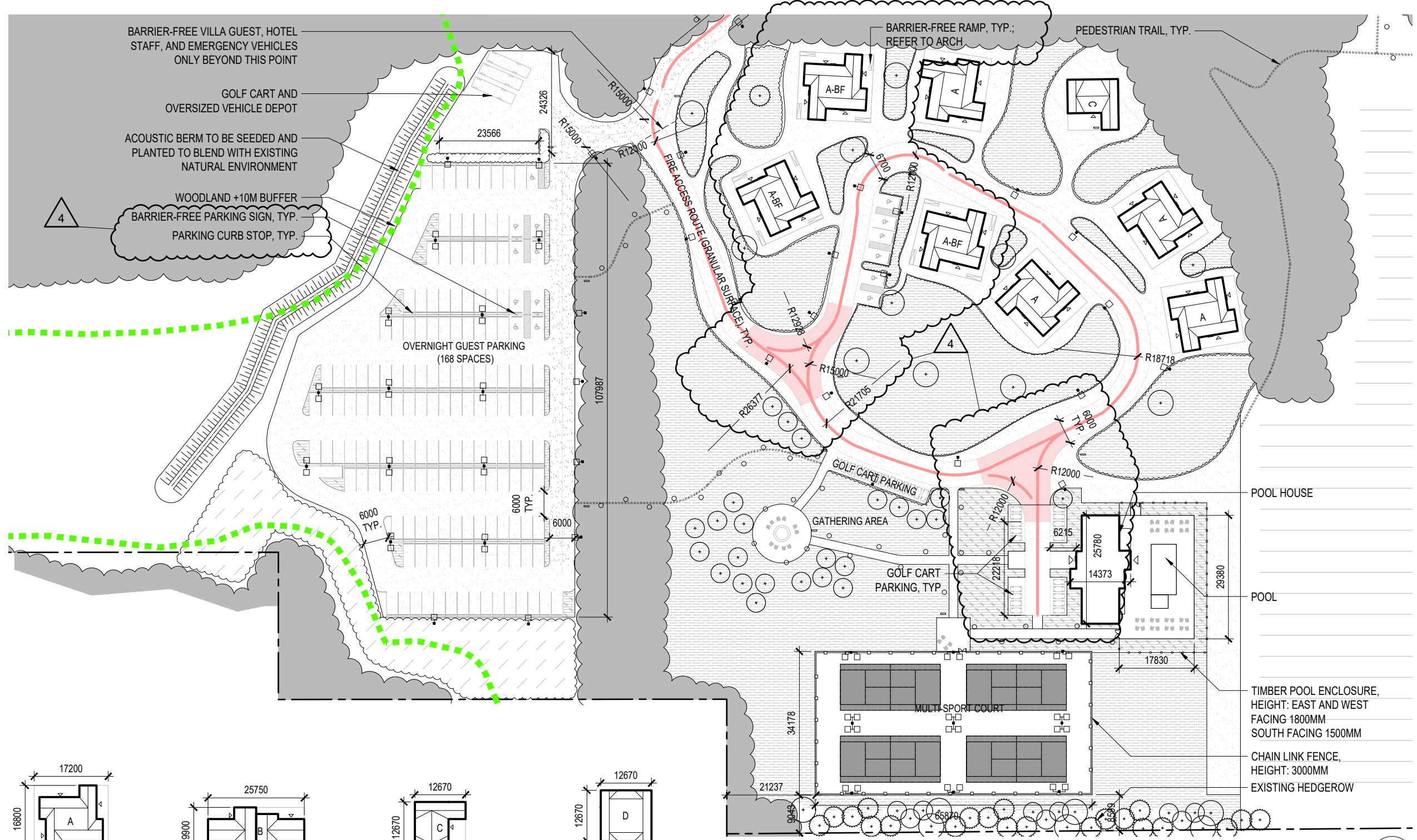
Project
Retail East Hotel and Nordic Spa

Address Con. 3, Loyalist Pkwy., Consec, ON
 For Blocknote Canada Inc.
 Project no. 21-114
 Scale at 11x17 1:1000
 Drawn by KK, SC, JW
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 Drawing title

Hotel West Enlarged Site Plan - Proposed

Sheet no.

SPCA-3.4



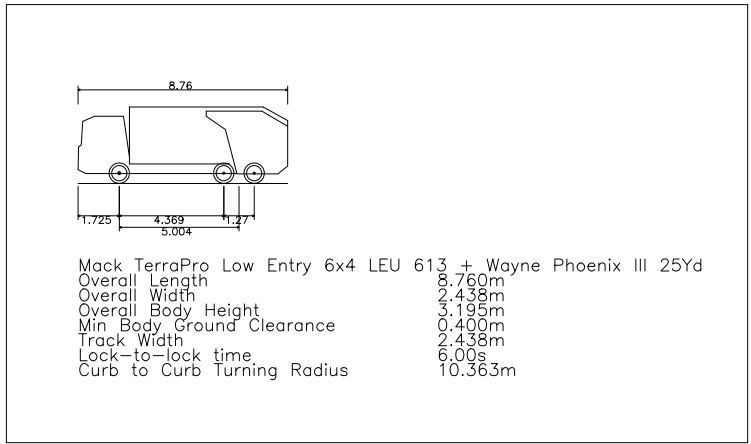
LEGEND

	PROPERTY LINE		FIRE ACCESS ROUTE		TURN-AROUND FACILITY		ASPHALT SURFACE
	ENVIRONMENTAL BUFFERS		EXISTING WATERCOURSE		PROPOSED SEPTIC SYSTEM		SOD / PLANTING BED
	+10M WOODLAND BUFFER		EXISTING WETLANDS		FENCE, REFER TO NOTES		MEADOW
	EXISTING STRUCTURE		REGULATORY FLOOD PLAIN		PROPOSED SITE LIGHTING		GRANULAR SURFACE
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	PROPOSED TREE		PROPOSED HEDGE ROW		PROPOSED PEDESTRIAN TRAIL (WIDTH: 2.1M) - AODA COMPLIANT TIMBER BOARDWALK		

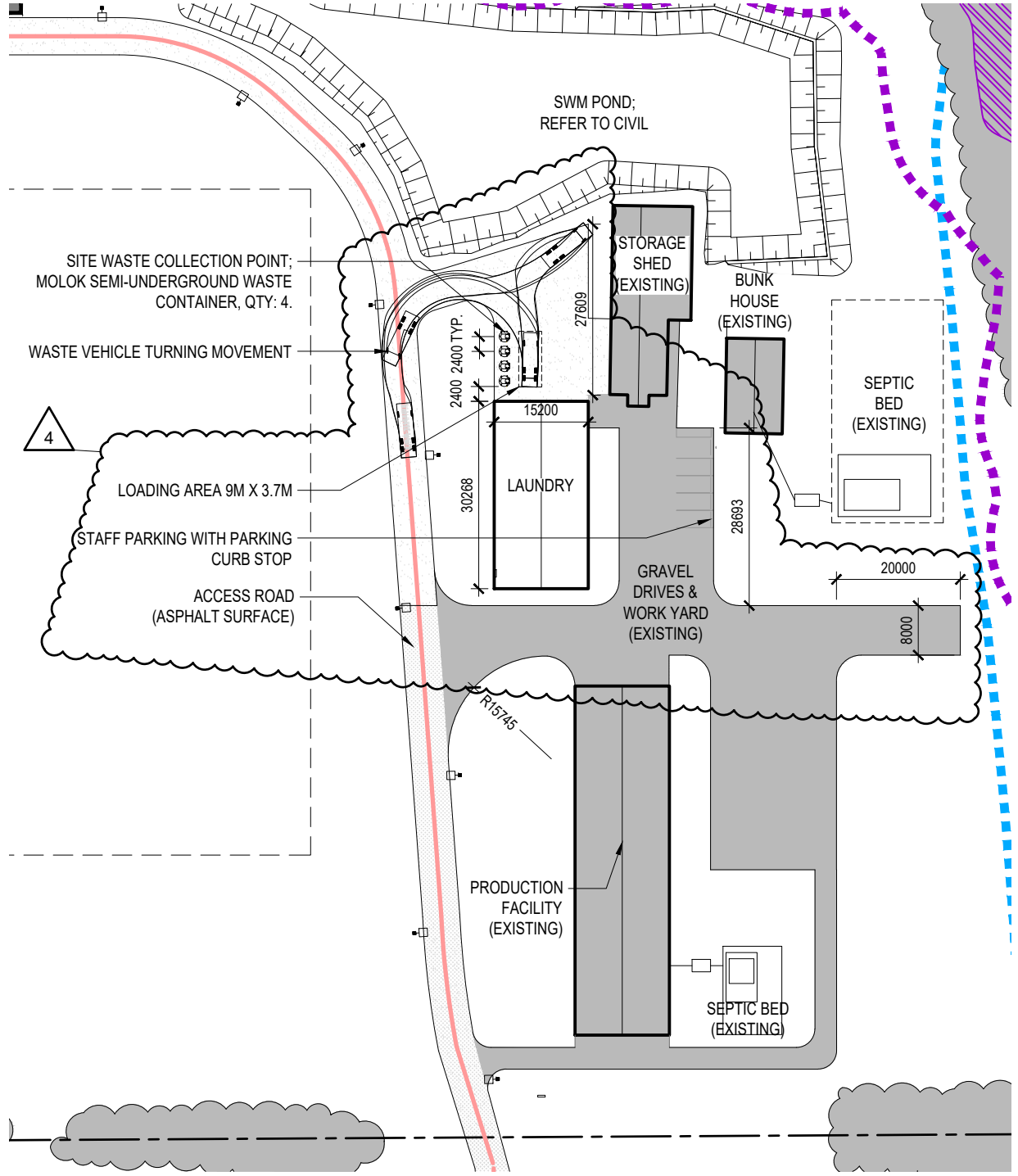
OVERNIGHT GUEST PARKING DIMENSIONS & QUANTITIES

	SURFACE	DIMENSIONS	QUANTITY (OVERNIGHT)
AUTOMOBILE SPOT	PERMEABLE PAVER OR EQUIVALENT	2.8M X 6M	161
ACCESSIBLE PARKING SPOT (TYPE A)	PERMEABLE PAVER OR EQUIVALENT	3.4M X 6M; 1.5M ACCESS AISLE	23
ACCESSIBLE PARKING SPOT (TYPE B)	PERMEABLE PAVER OR EQUIVALENT	2.8M X 6M; 1.5M ACCESS AISLE	1
DRIVE AISLE	GRANULAR		

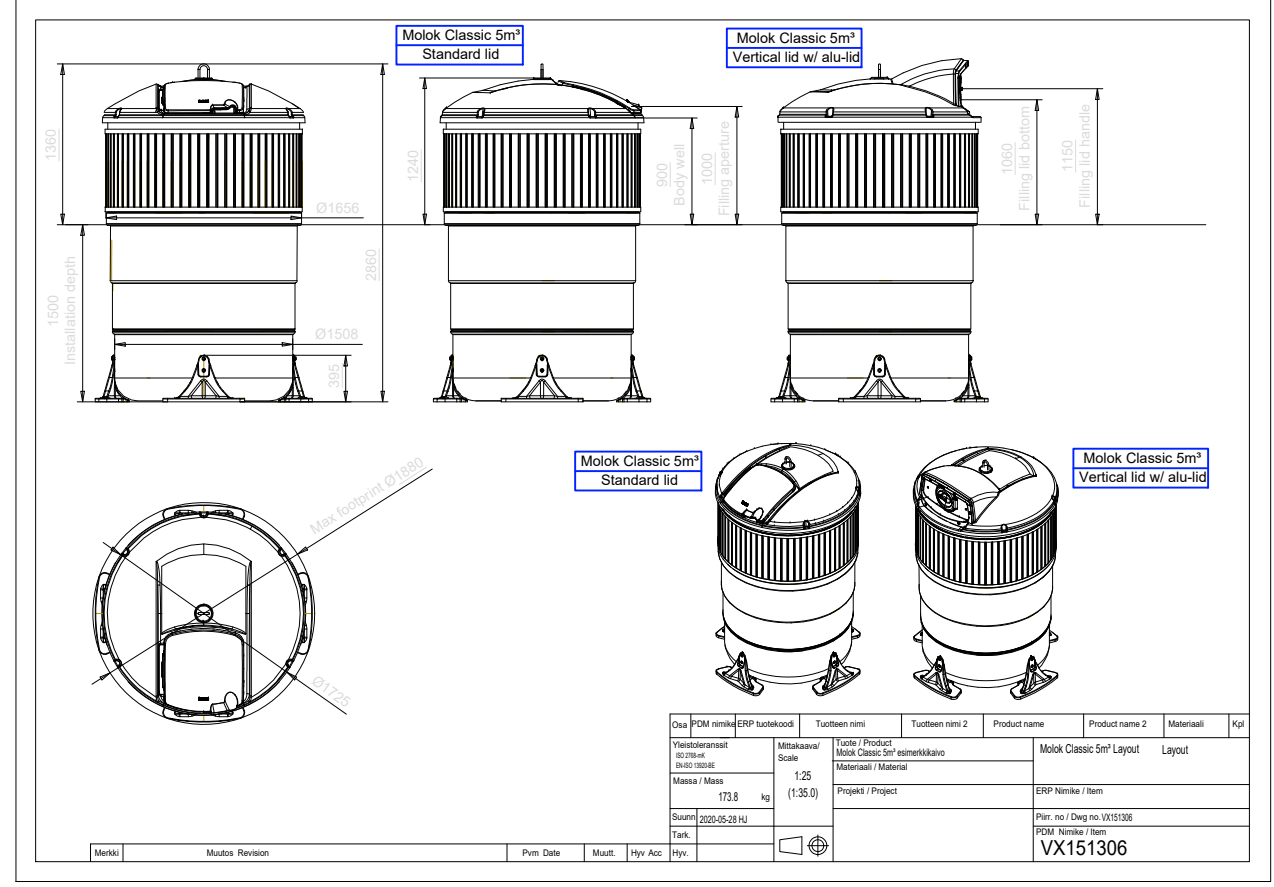
PLOT DATE: March 27, 2026
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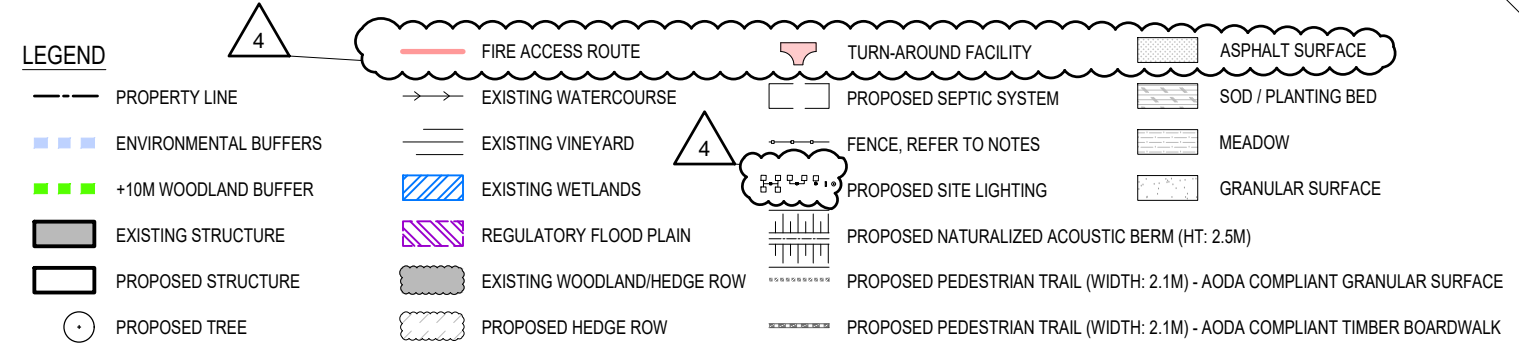
Design Vehicle 3
 NTS SPCA-3.5



Production Back-of-House Site Plan - Proposed 1
 1:1000 SPCA-3.5



Molok Waste Container Details 2
 NTS SPCA-3.5



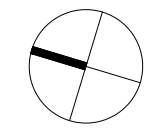
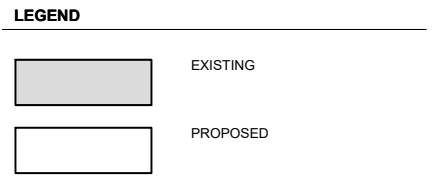
PRODUCTION BOH STAFF PARKING DIMENSIONS & QUANTITIES

	SURFACE	DIMENSIONS	QUANTITY (STAFF)
AUTOMOBILE SPOT	PERMEABLE PAVER OR EQUIVALENT	2.8M X 6M	4
ACCESSIBLE PARKING SPOT (TYPE A)	PERMEABLE PAVER OR EQUIVALENT	3.4M X 6M; 1.5M ACCESS AISLE	1
ACCESSIBLE PARKING SPOT (TYPE B)	PERMEABLE PAVER OR EQUIVALENT	2.8M X 6M; 1.5M ACCESS AISLE	0
DRIVE AISLE	GRANULAR		

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PRODUCTION BACK-OF-HOUSE ENLARGEMENT PLAN

Sheet no.
SPCA-3.5

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