



BRIGHTWOOD

1244 County Rd #2, Hillier, PEC, ON

19-067

Issued For

SPCA

June 3, 2026

ERA

CIVIL ENGINEER

Greer Galloway
1620 Wallbridge Loyalist Road, Belleville, Ontario, K8N 4Z5

DRAWING LIST

GR1 PROPOSED GRADING PLAN (SPCA-4)
GR2 PROPOSED GRADING PLAN (SPCA-4)
SRV1 SERVICING PLAN (SPCA-5)

LANDSCAPE ARCHITECT

ERA Architects Inc.
625 Church St, Suite 600, Toronto, Ontario, M4Y 2G1

DRAWING LIST

L301 SPCA-6.1 - LANDSCAPE MATERIAL PLAN
L1001 SPCA 6.2 - WASTE COLLECTION DETAIL

ARCHITECT

ERA Architects Inc.
625 Church St, Suite 600, Toronto, Ontario, M4Y 2G1

DRAWING LIST

A001 SPCA-1 - EXISTING SITE PLAN
A003 SPCA-3.1 - PROPOSED OVERALL SITE PLAN
A004 SPCA-3.2 - SITE PLAN (ACCOMMODATION PRECINCT)
A301a SPCA-9.1a - PROPOSED BUILDING PLANS - RECEPTION BUILDING
A301b SPCA-9.1b - PROPOSED BUILDING ELEVATIONS - RECEPTION BUILDING
A302 SPCA-9.2 - PROPOSED BUILDING PLANS & ELEVATIONS - INN
A303 SPCA-9.3 - PROPOSED BUILDING PLANS & ELEVATIONS - CABINS

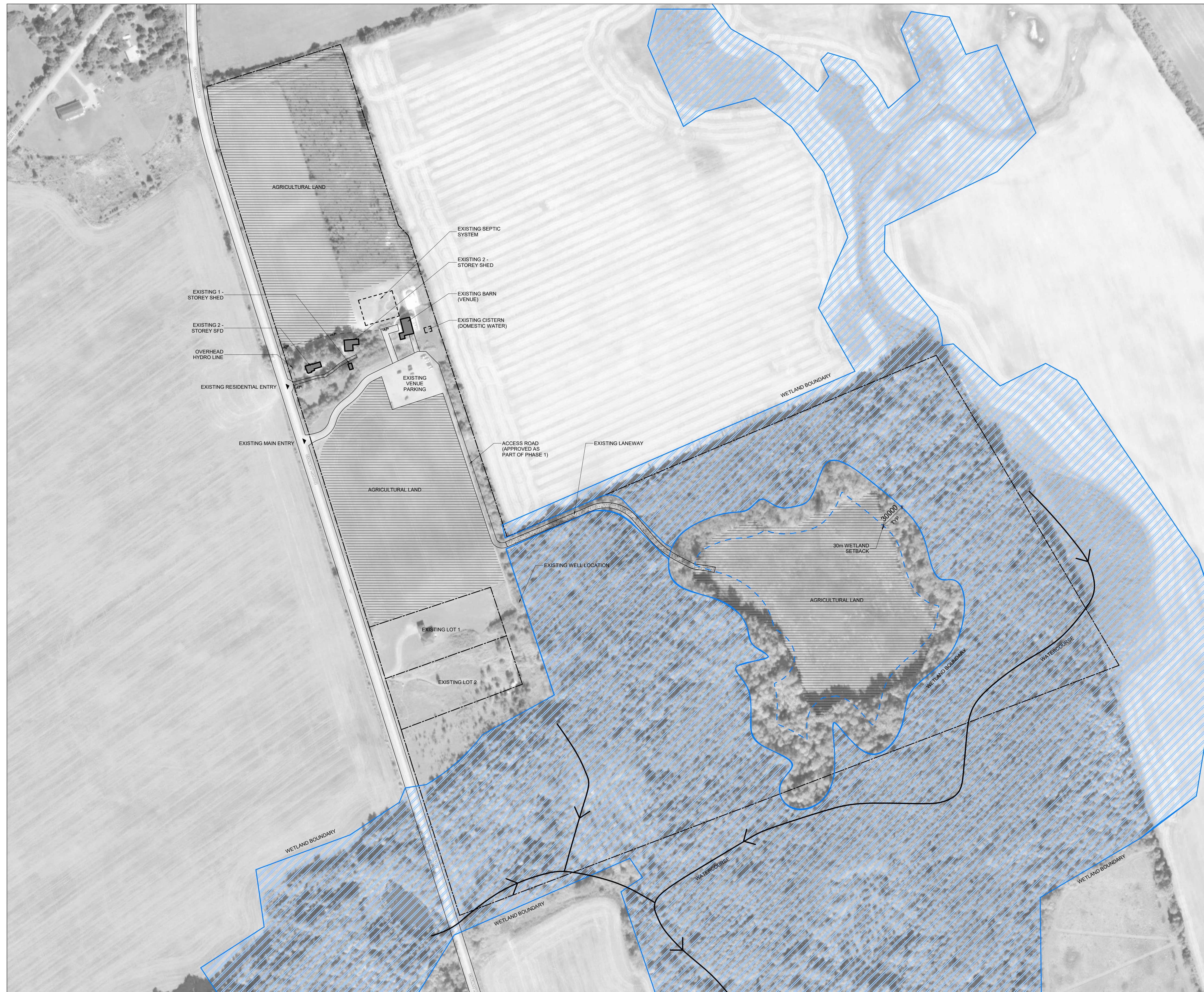
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[illegible]

NOT FOR CONSTRUCTION

LEGEND

- | | |
|---|----------------------------|
|  | PROPERTY LINE |
|  | EXISTING STRUCTURE |
|  | EXISTING WETLAND BOUNDARY |
|  | EXISTING WETLAND SETBACK |
|  | EXISTING WATERCOURSE |
|  | EXISTING AGRICULTURAL LAND |
|  | EXISTING WETLANDS |
|  | EXISTING SEPTIC SYSTEM |
|  | HYDRO POLE |



EXISTING PROPERTY PLAN

1 : 2000

AC

Sheet no.

A001

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NO.	DATE	REVISION / ISSUANCE
1	2026/06/03	ISSUED FOR SPCA

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LEGEND

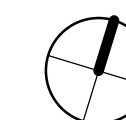
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|---|---|
|  | PROPERTY LINE |
|  | EXISTING STRUCTURE |
|  | PROPOSED STRUCTURE |
|  | EXISTING WETLANDS |
|  | EXISTING WETLAND SETBACK |
|  | EXISTING WOODLAND |
|  | PROPOSED TREE |
|  | EXISTING AGRICULTURAL LAND |
|  | EXISTING WATERCOURSE |
|  | PROPOSED SOFTSCAPE |
|  | PROPOSED HARDSCAPE |
|  | FIRE ACCESS ROUTE |
|  | TURN-AROUND FACILITY |
|  | DEVELOPMENT BOUNDARY (HATCH NOT SHOWN AT 1:200) |
|  | BUILDING ENTRY |

E R A

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Toronto, Ontario, M4Y 2G1

E.R.A. Architects Inc.



Project

BRIGHTWOOD

Address 1244 County Rd #2, Hillier, PEC, ON

For **Jessica Schnur**

Project no. 19-067

Scale at Arch D As indicated

Drawn by _____ CV _____

Reviewed by S

Drawing title

SPCA-3.1 - PROPOSED
OVERALL SITE PLAN

Sheet no

Proposed Property Plan

1 : 2000

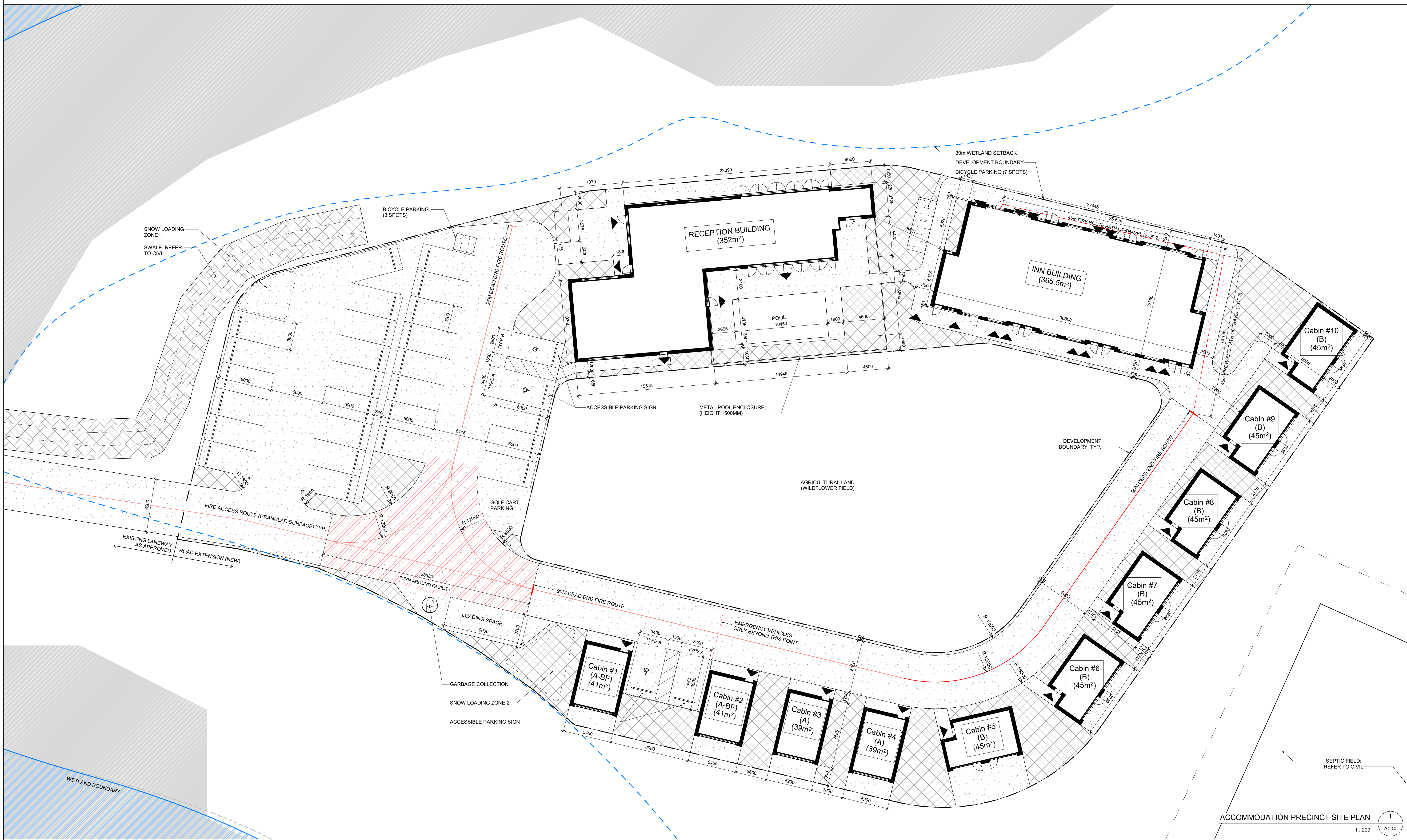
A003

ZONING DESIGNATION	AG-66-H2	
ZONING PROVISION	ZONING REQUIREMENT	PROPOSED
MINIMUM LOT AREA	40ha (400,000m ²)	384,501 m ²
MINIMUM LOT FRONTAGE	120m	866.6 m
FRONT YARD SETBACK (WEST)	15m	283.7m
REAR YARD SETBACK (EAST)	30m	219.7m
SIDE YARD SETBACK (NORTH)	9m	114.9m
SIDE YARD SETBACK (SOUTH)	9m	205.0m
MAX BUILDING HEIGHT	10m	10m
MAX LOT COVERAGE	10%	LESS THAN 1%

<u>ZONING PROVISION</u>	<u>ZONING REQUIREMENT</u>	<u>PROPOSED</u>
PARKING SPACES	1 SPACE / GUEST ROOM 10 CABINS + 6 INN ROOMS = 16 GUEST ROOMS = 16 SPACES	30 SPACES (26 STANDARD + 4 BARRIER FREE)
BP PARKING SPACES	4% OF TOTAL PROPOSED SPACES 4% x 30 SPACES = 1.2 SPACES ≈ 2 SPACES	4 SPACES (2 BF-A + 2 BF-B)
BIKE PARKING	A MINIMUM OF 4 SPACES	10 SPACES
LOADING SPACES	COMMERCIAL USE (300-2000m²) = 1 SPACE	1 SPACE

TOTAL FARM AREA		384.50 m ²	
	NOTES	PERMITTED	PROPOSED
OFDU LOT AREA	2% OF TOTAL FARM AREA	7.690 m ²	7.606 m ²
NEW NON-FARM STRUCTURES AND FACILITIES	20% OF OFDU LOT AREA	1,538 m ²	1,538 m ²
NUMBER OF TOURIST CABINS		10	10
NUMBER OF GUEST ROOMS		6	6
MAX GFA PER TOURIST CABIN		45 m ²	45 m ²
MAX HEIGHT OF TOURIST INN		5.5m	5.5m

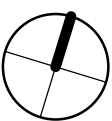
PHASE 1: VENUE PRECINCT	AREA
LOT AREA (2%)	2,802.5 m ²
BUILDING COVERAGE (20% OF LOT AREA)	337.5 m ²
PHASE 2: ACCOMMODATION PRECINCT	
LOT AREA (2%)	4,804.0 m ²
BUILDING COVERAGE (20% OF LOT AREA)	1200.5 m ²
CABINS (NEW)	430 m ²
INN (NEW)	365.5 m ²
RECEPTION (NEW)	352 m ²
POOL (NEW)	53 m ²
SEPTIC (NEW)	EXEMPT
EXTENDED LANEWAY (NEW)	EXEMPT
BIOSWALE (NEW)	EXEMPT



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[illegible]

	PROPERTY LINE
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING WETLANDS
	EXISTING WETLAND SETBACK
	EXISTING WOODLAND
	PROPOSED TREE
	EXISTING AGRICULTURAL LAND
	EXISTING WATERCOURSE
	PROPOSED SOFTSCAPE
	PROPOSED HARDSCAPE
	FIRE ACCESS ROUTE
	TURN-AROUND FACILITY
	DEVELOPMENT BOUNDARY (HATCH NOT SHOWN AT 1:200)
	BUILDING ENTRY



Project	BRIGHTWOOD	
Address	1244 County Rd #2, Hillier, PEC, ON	
For	Jessica Schnurr	
Project no.	19-067	
Scale at Arch D	As indicated	
Drawn by	CW	
Reviewed by	SL	
Drawing title		

SPCA-3.2 - SITE PLAN
(ACCOMMODATION
PRECINCT)

Sheet no.

A004

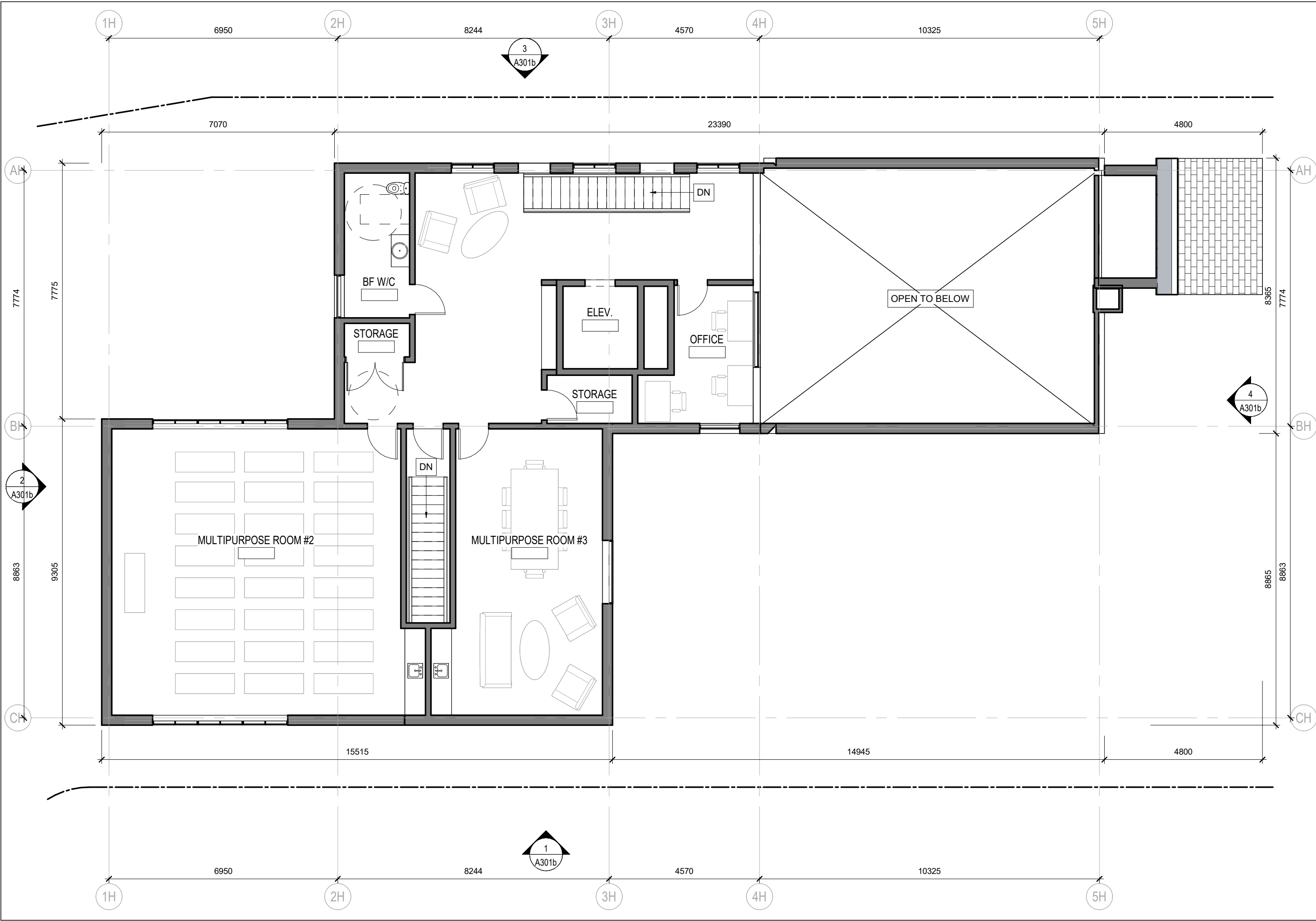
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LEGEND

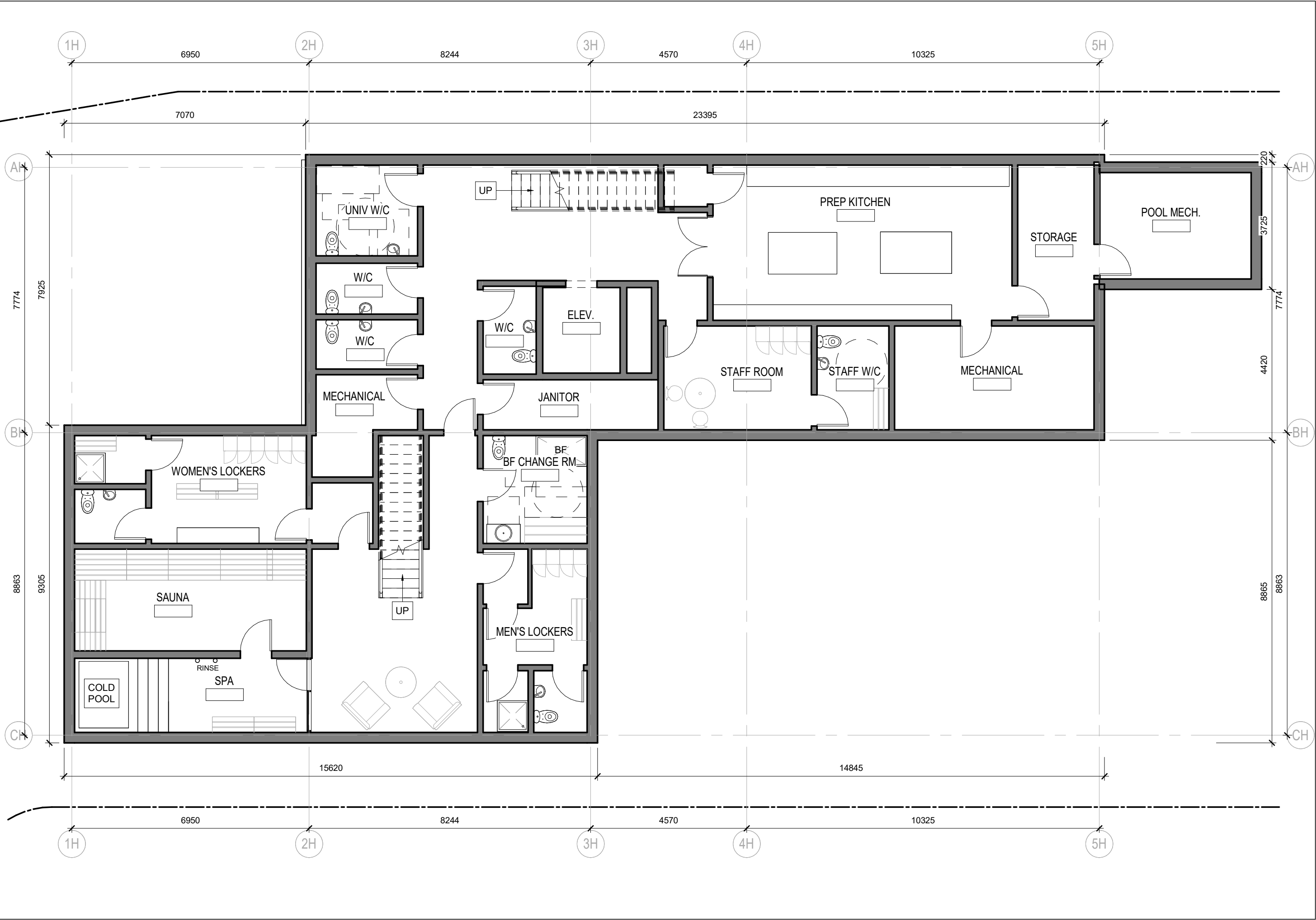


RECEPTION BUILDING - LEVEL 2

3

1 : 100

A301a

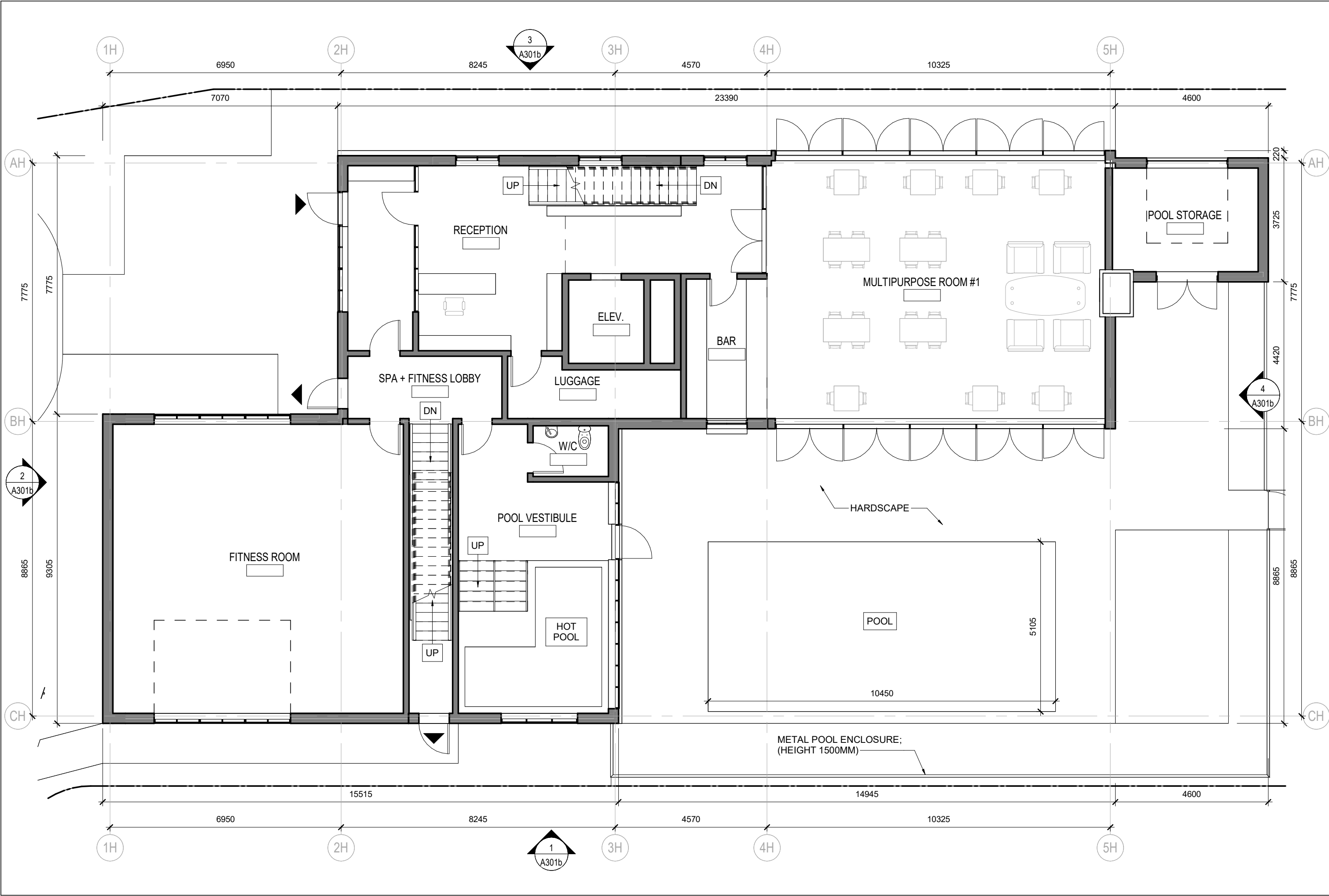


RECEPTION BUILDING - BASEMENT LEVEL

2

1 : 100

A301a



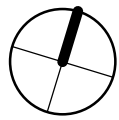
RECEPTION BUILDING - LEVEL 1

1

1 : 100

A301a

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E.R.A. Architects Inc.



ONTARIO ASSOCIATION
OF ARCHITECTS
PHILIP EVANS
LICENSE
9006

Project

BRIGHTWOOD

Address 1244 County Rd #2, Hillier, PEC, ON

For Jessica Schnurr

Project no. 19-067

Scale at Arch D 1 : 100

Drawn by CW

Reviewed by SL

Drawing title

SPCA-9.1a - PROPOSED
BUILDING PLANS -
RECEPTION BUILDING

Sheet no.

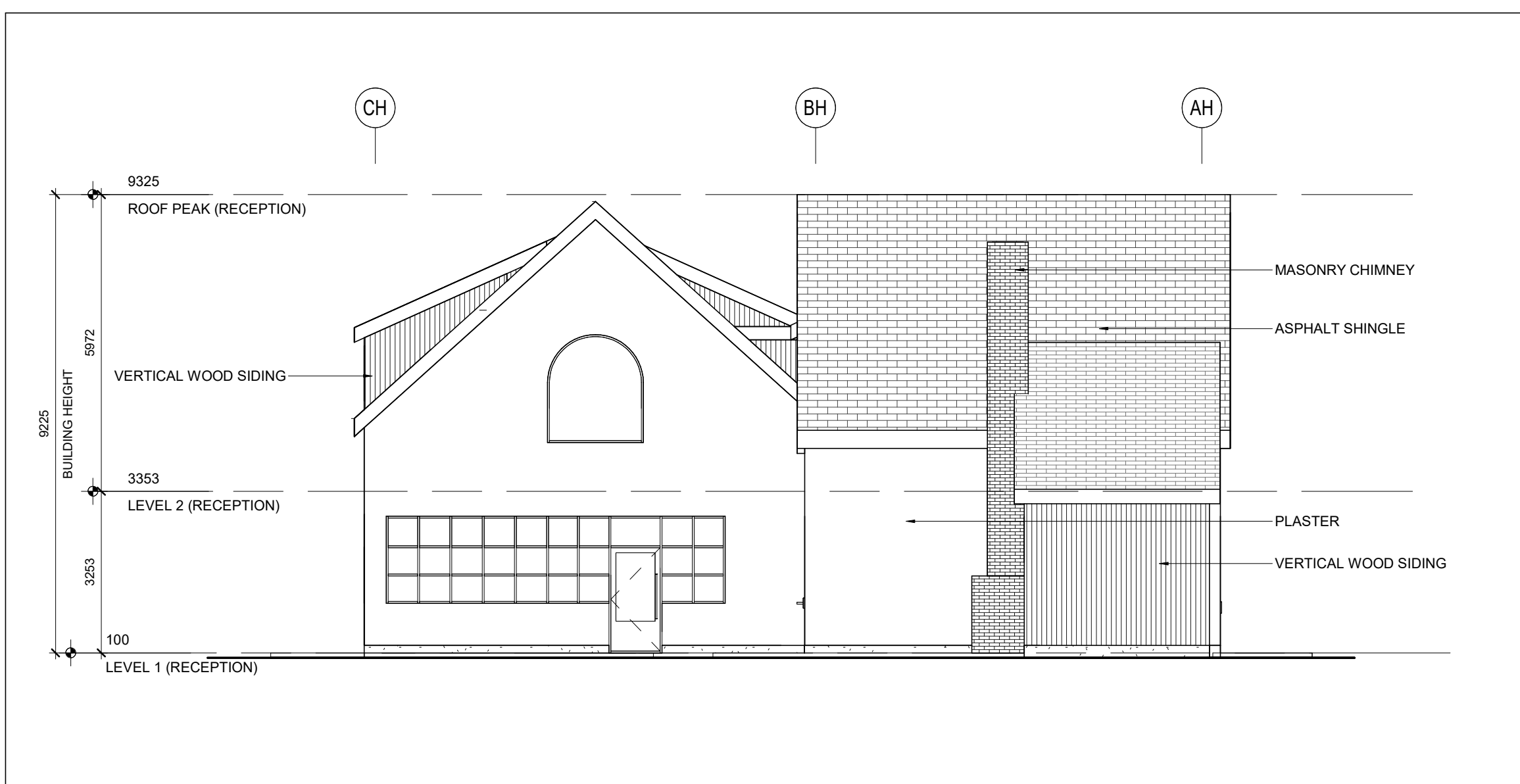
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[illegible]

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LEGEND



RECEPTION BUILDING - EAST ELEVATION

1 : 100

4
A301b



RECEPTION BUILDING - NORTH ELEVATION

1 : 100

3
A301b



RECEPTION BUILDING - WEST ELEVATION

1 : 100

2

A301b



RECEPTION BUILDING - SOUTH ELEVATION

1 : 100

1
A301b

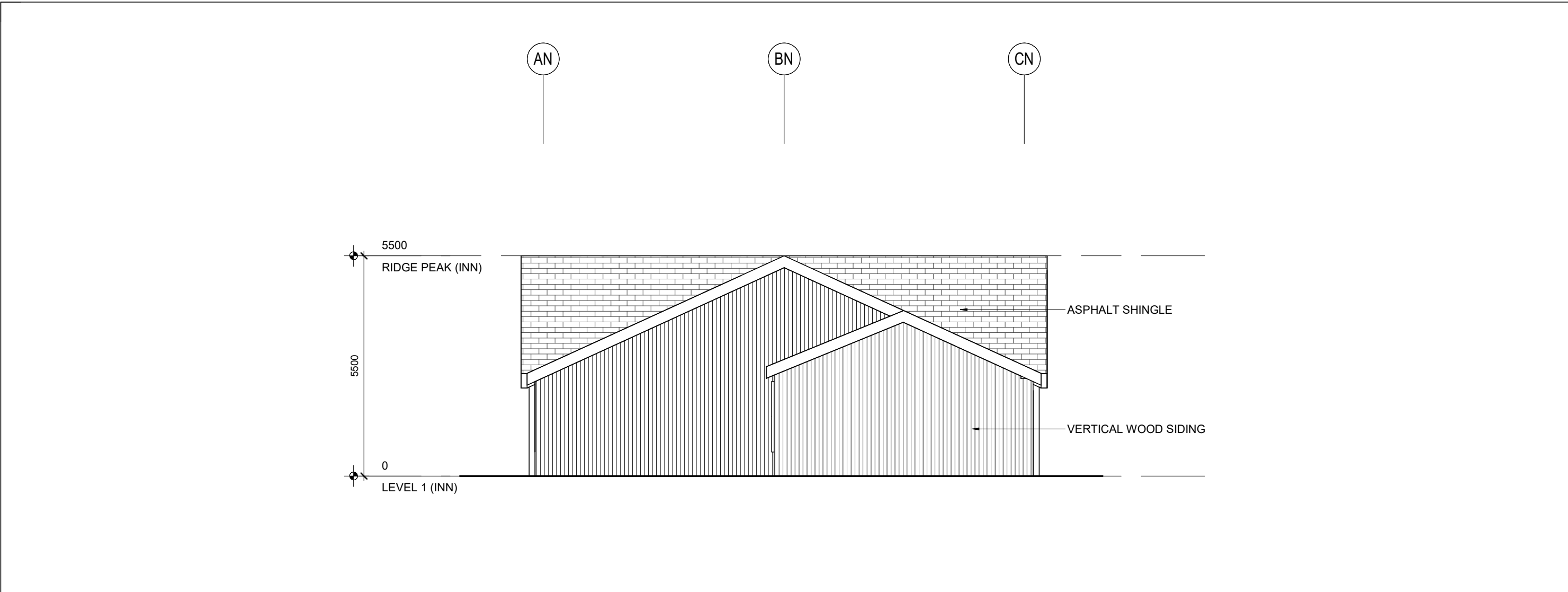


Project	
BRIGHTWOOD	
Address	1244 County Rd #2, Hillier, PEC, ON
For	Jessica Schnurr
Project no.	19-067
Scale at Arch D	1 : 100
Drawn by	CW
Reviewed by	SL
Drawing title	

SPCA-9.1b - PROPOSED
BUILDING ELEVATIONS -
RECEPTION BUILDING

Sheet no. _____

A301b



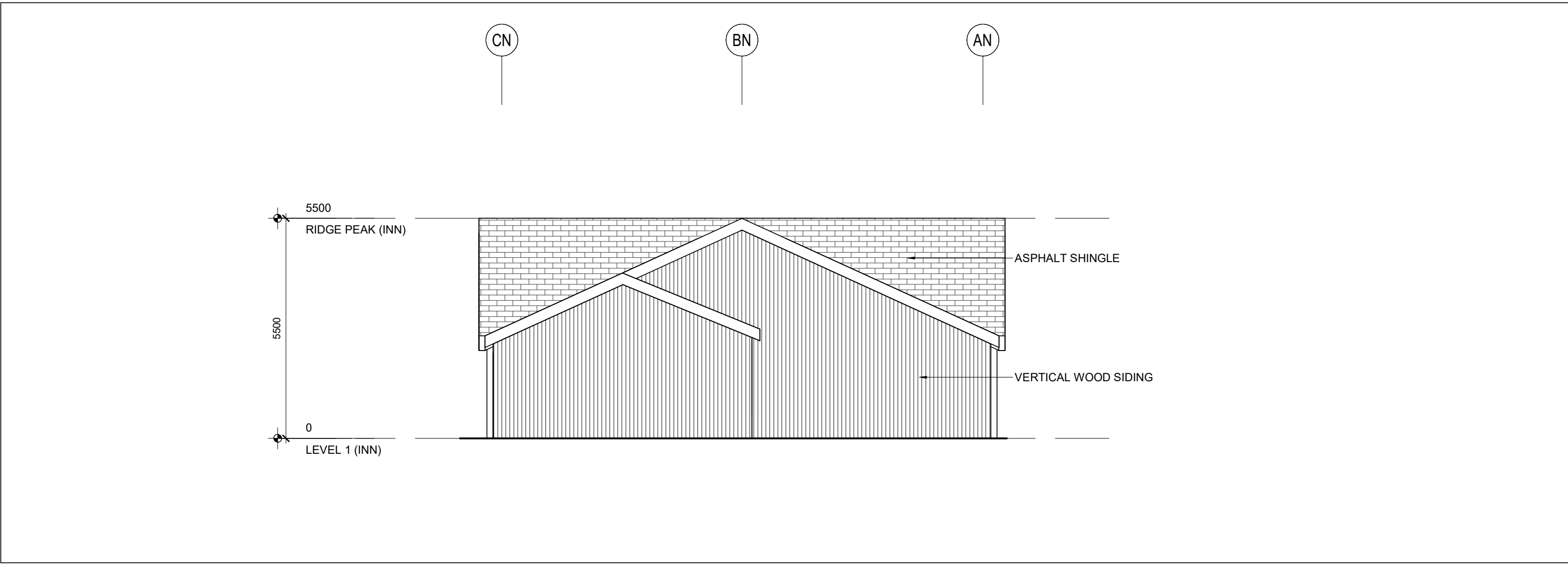
INN - WEST ELEVATION
1 : 100

6
A302



INN - SOUTH ELEVATION
1 : 100

5
A302



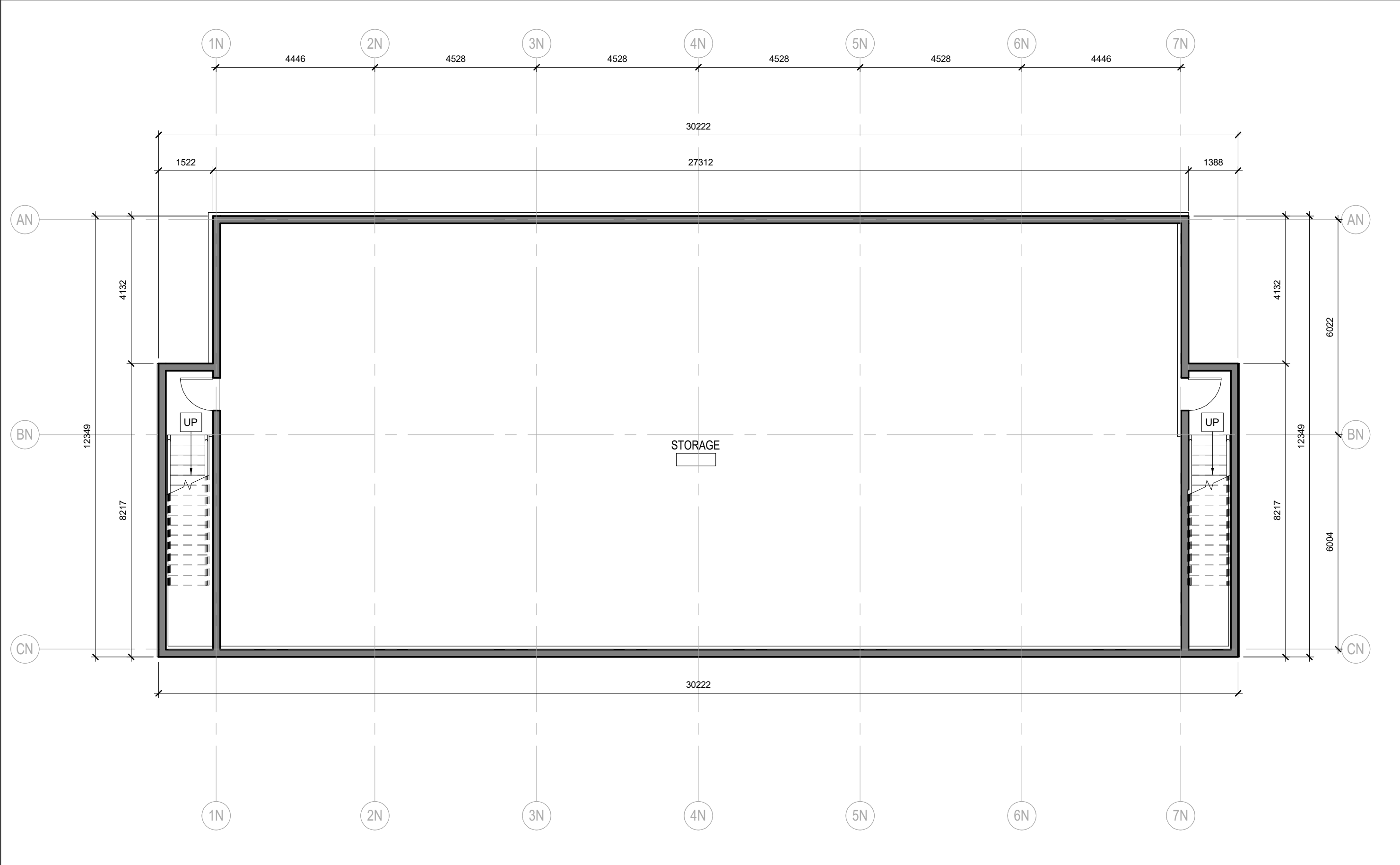
INN - EAST ELEVATION
1 : 100

4
A302



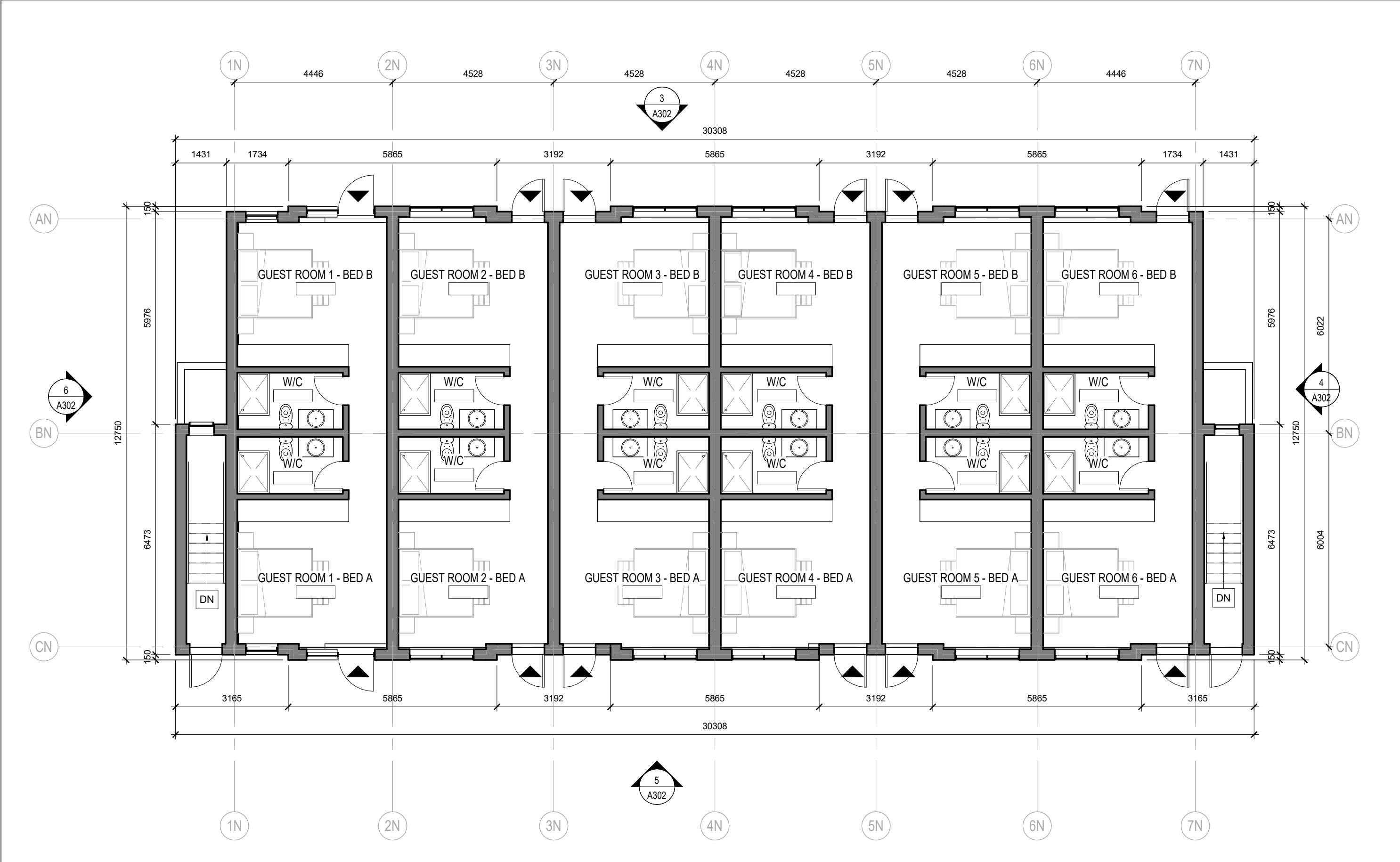
INN - NORTH ELEVATION
1 : 100

3
A302



INN - BASEMENT LEVEL
1 : 100

2
A302



INN - LEVEL 1
1 : 100

1
A302

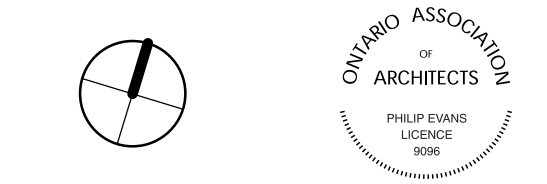
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Drawn by	CW
Reviewed by	SL
Drawing title	

SPCA-9.2 - PROPOSED
BUILDING PLANS &
ELEVATIONS - INN

Sheet no.

A302

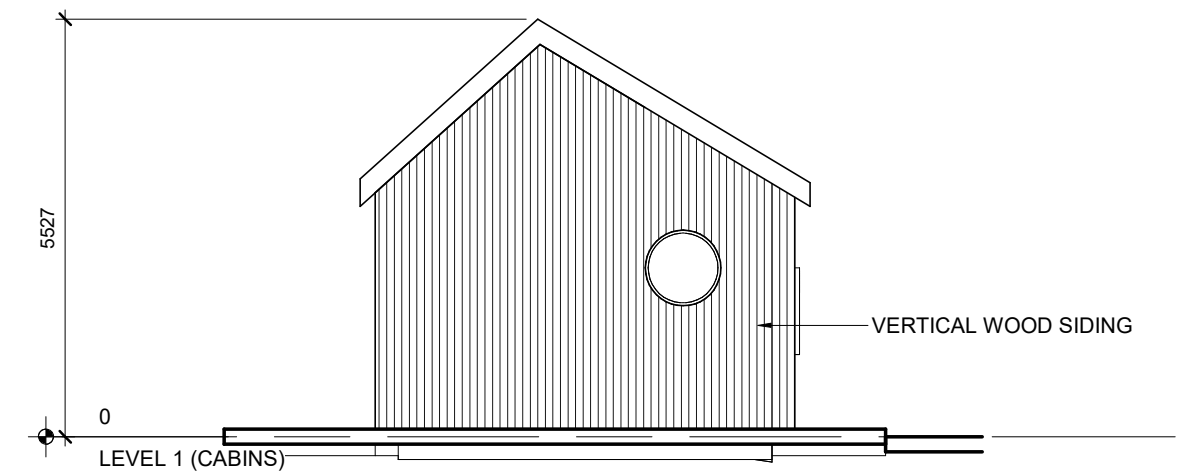
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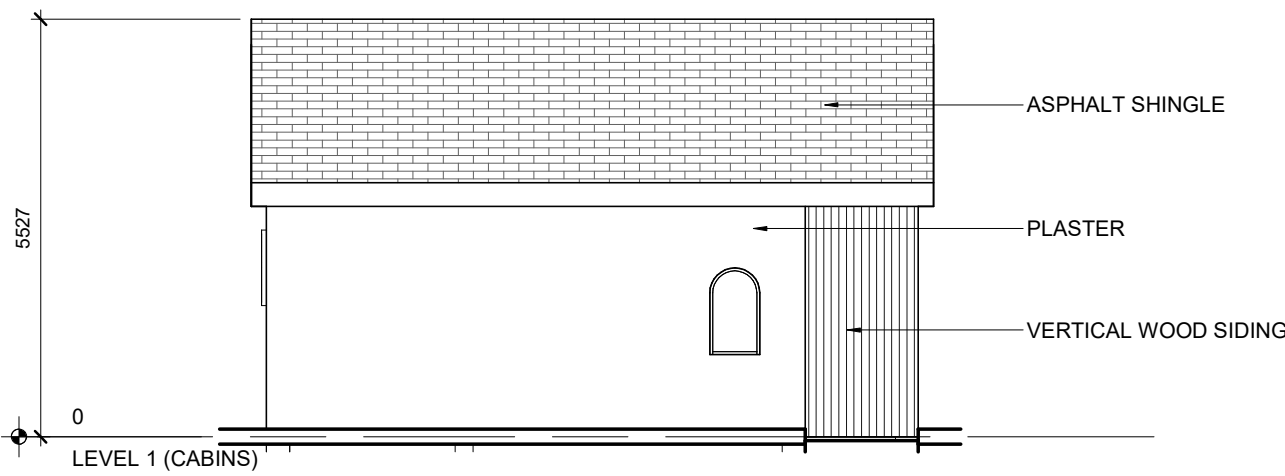
1 2026/06/03 ISSUED FOR SPCA

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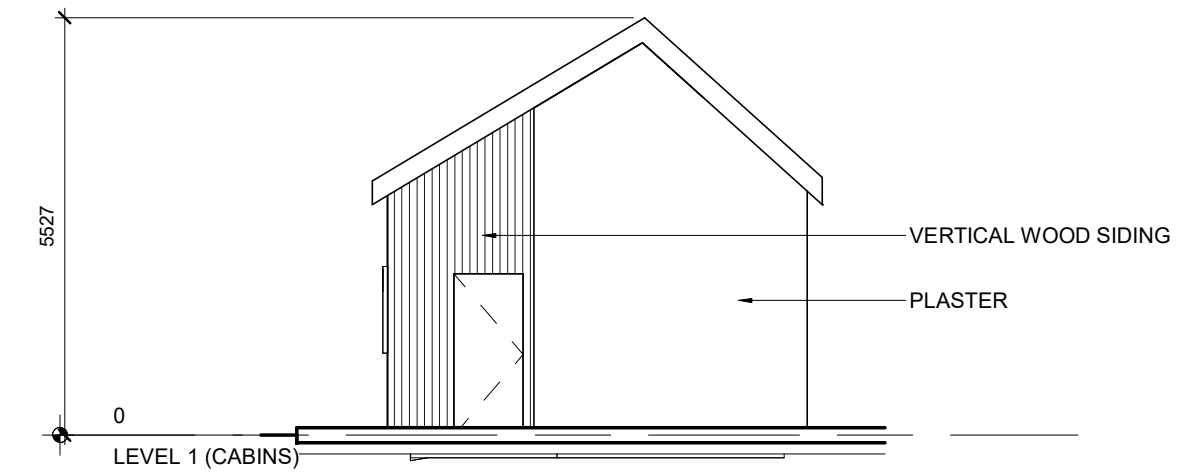
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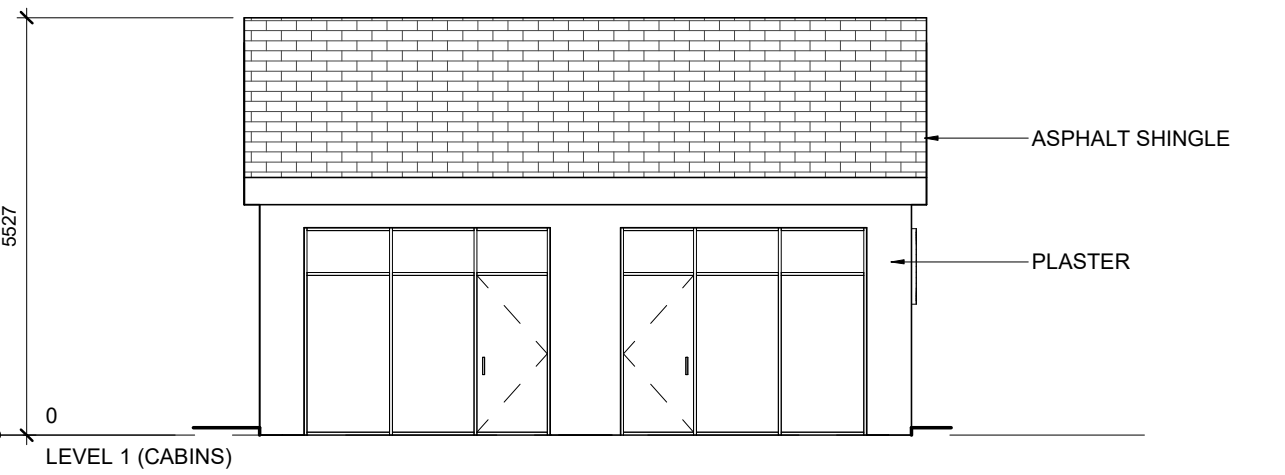
CABIN B - EAST ELEVATION 15
1 : 100 A303



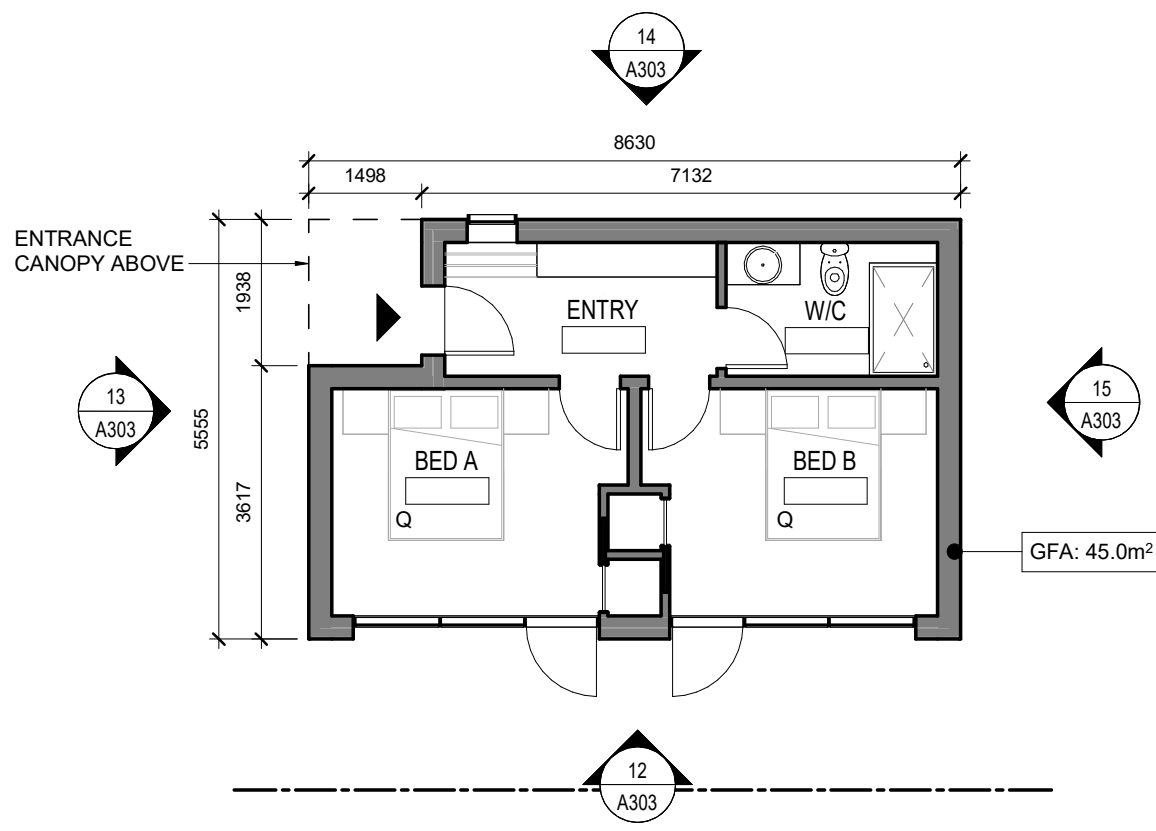
CABIN B - NORTH ELEVATION 14
1 : 100 A303



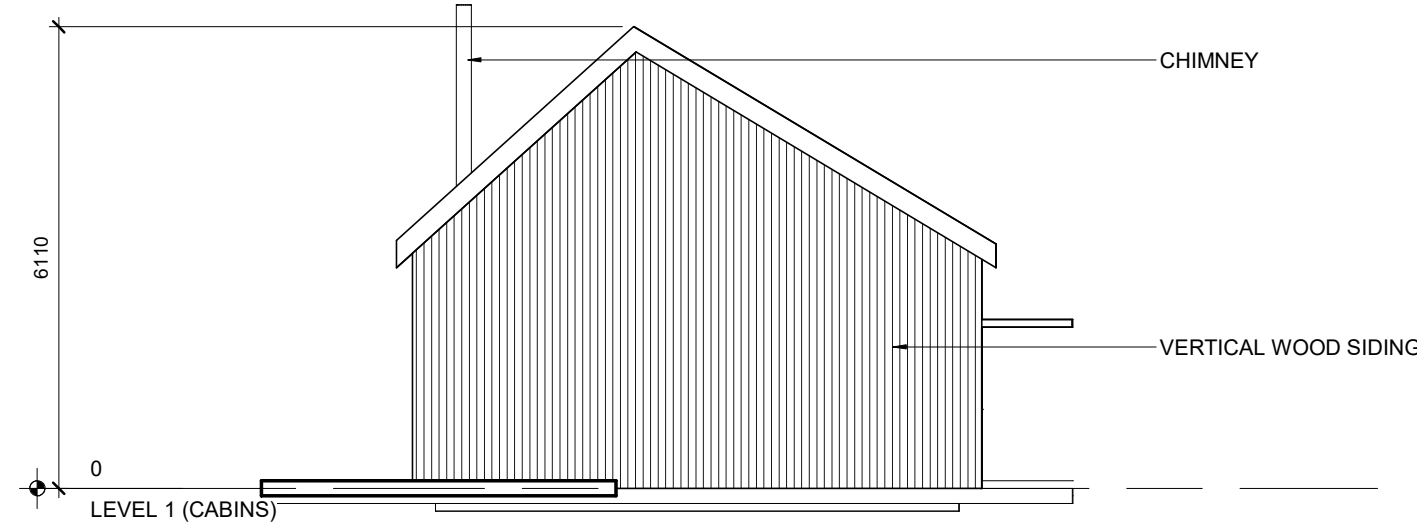
CABIN B - WEST ELEVATION 13
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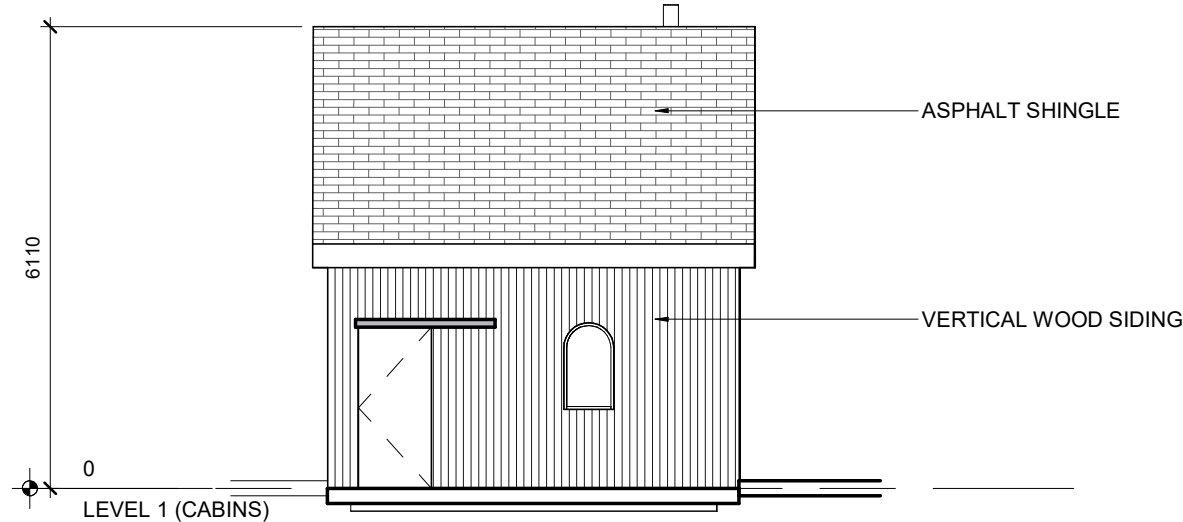
CABIN B - SOUTH ELEVATION 12
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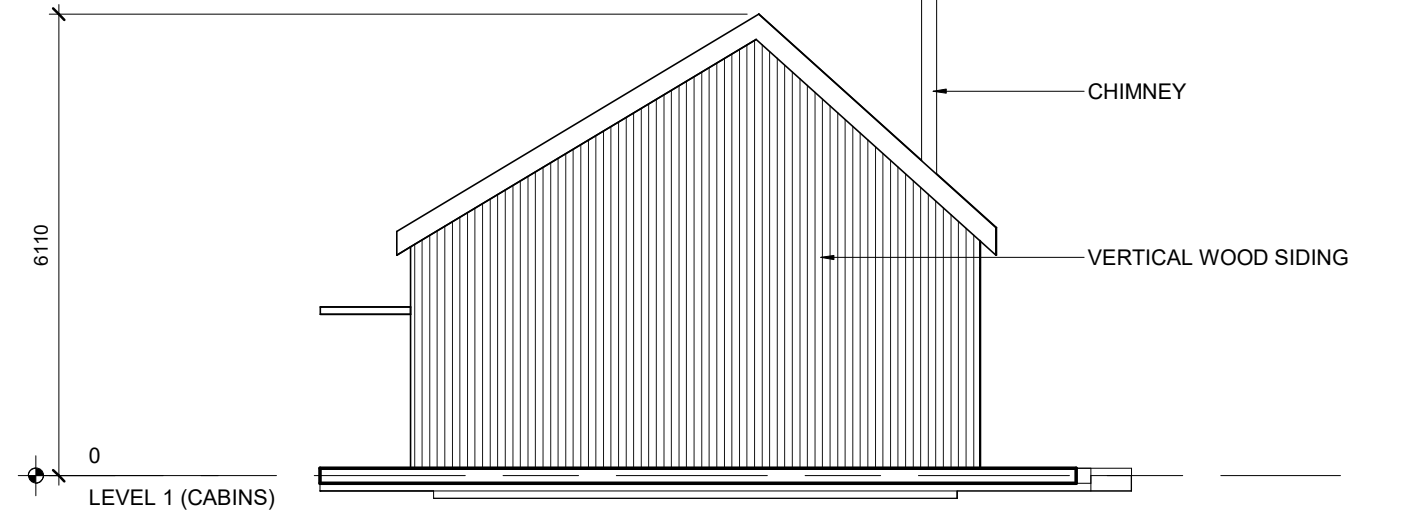
CABIN B - PLAN 11
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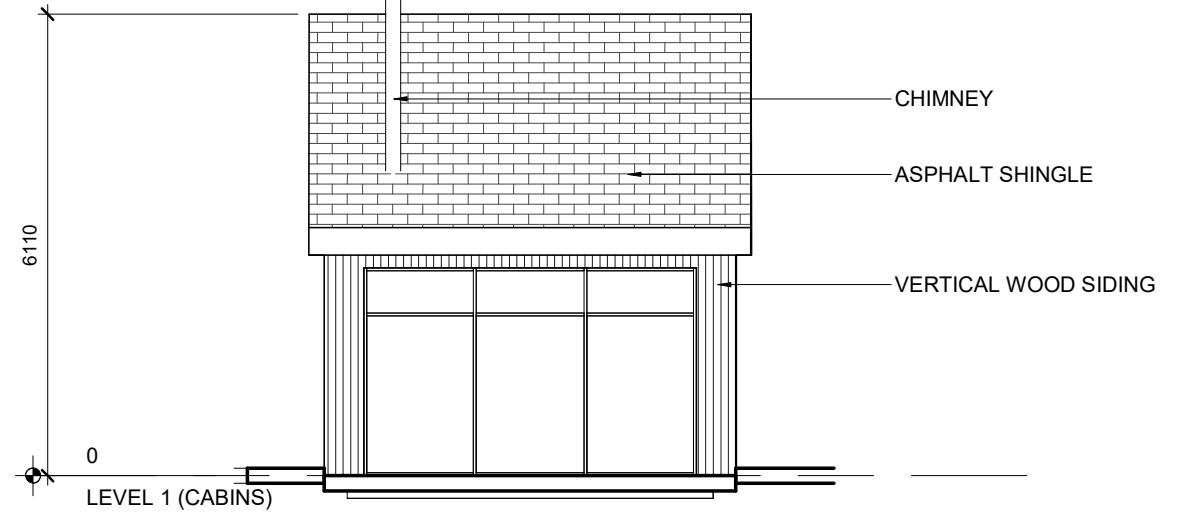
CABIN A-BF - EAST ELEVATION 10
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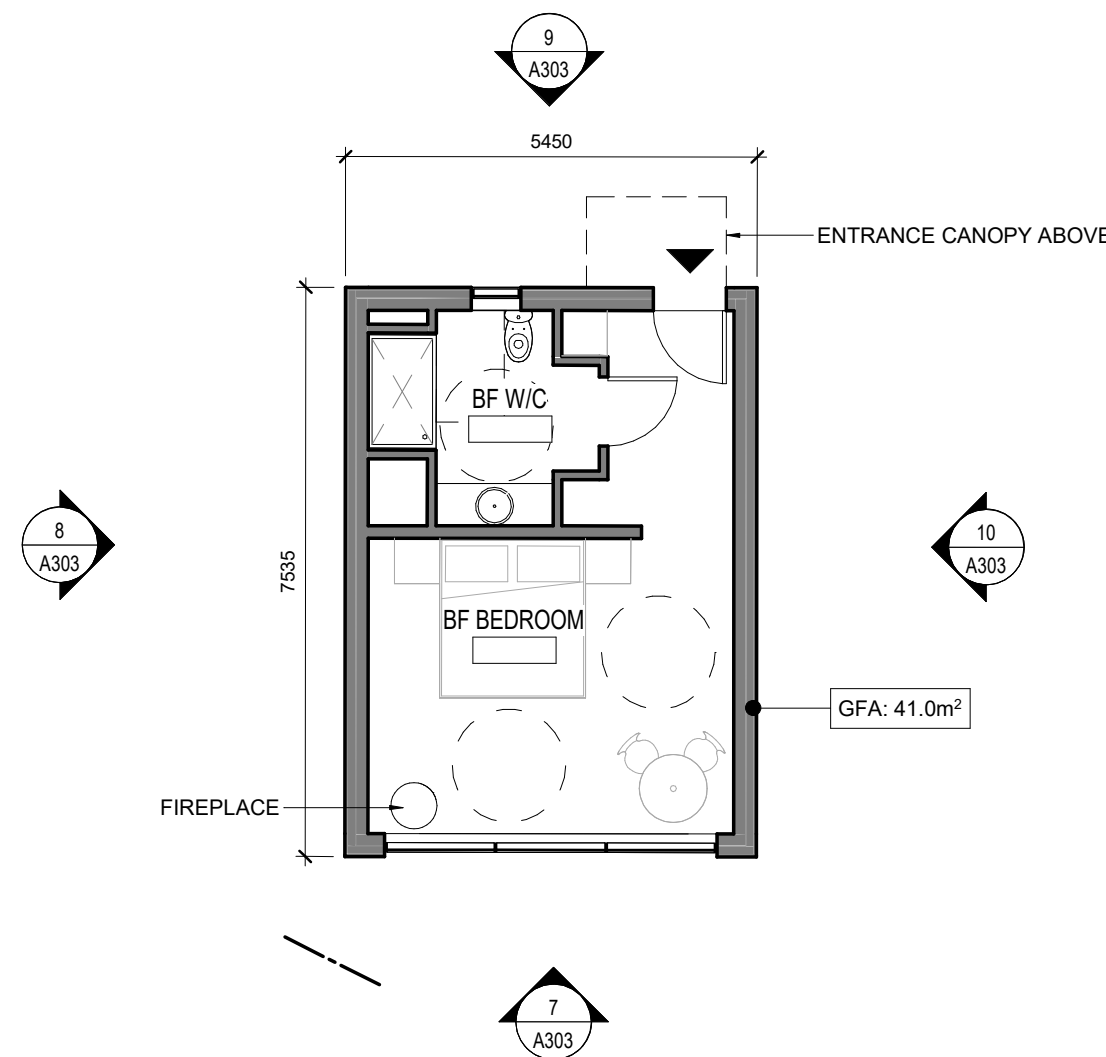
CABIN A-BF - NORTH ELEVATION 9
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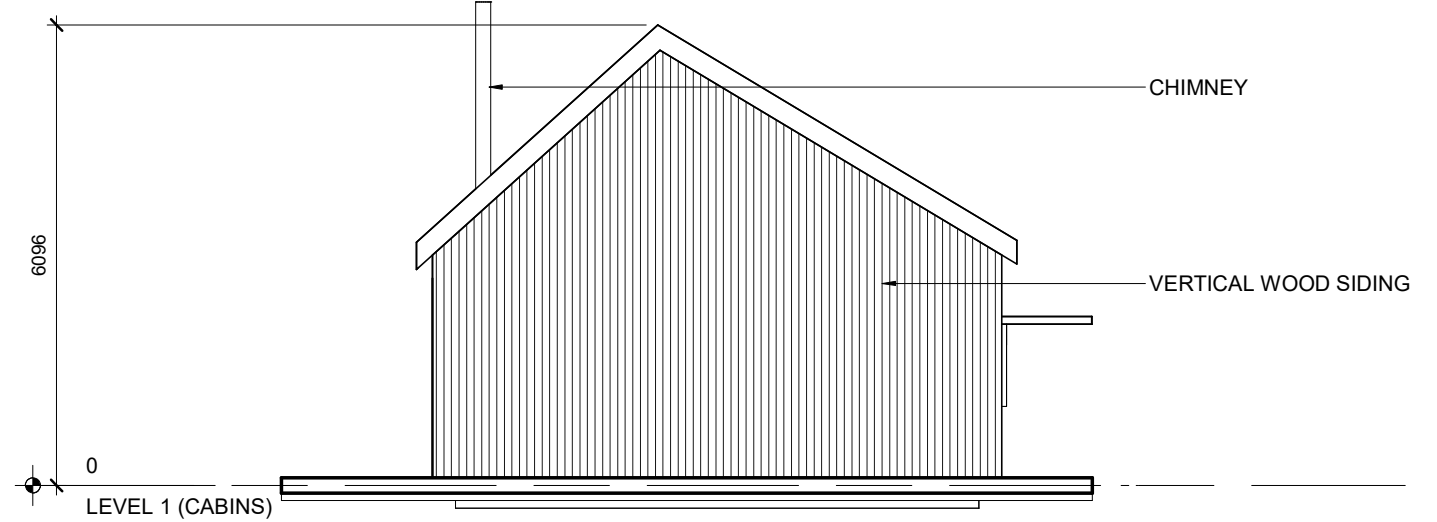
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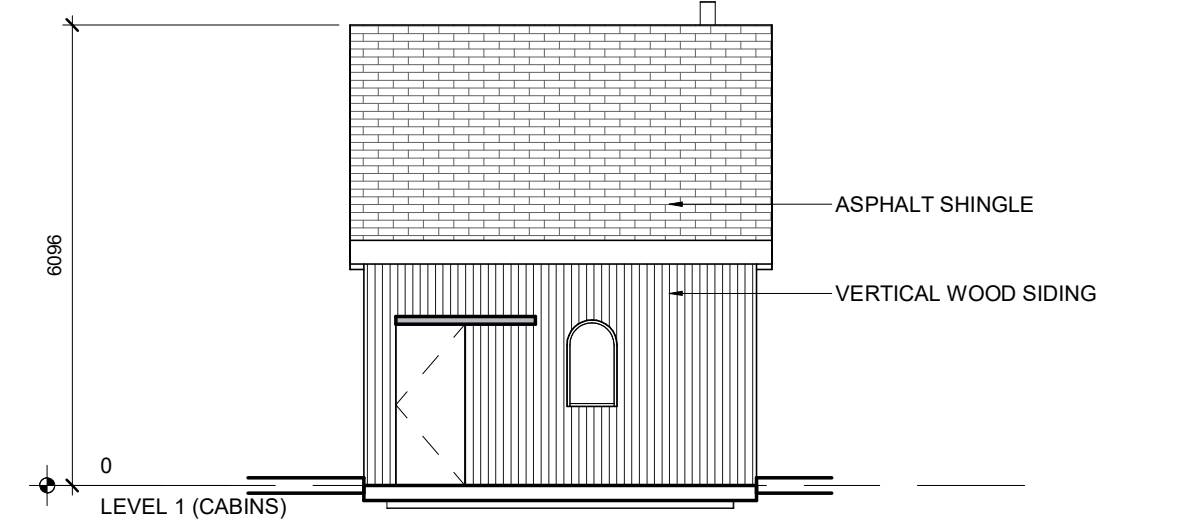
CABIN A-BF - SOUTH ELEVATION 7
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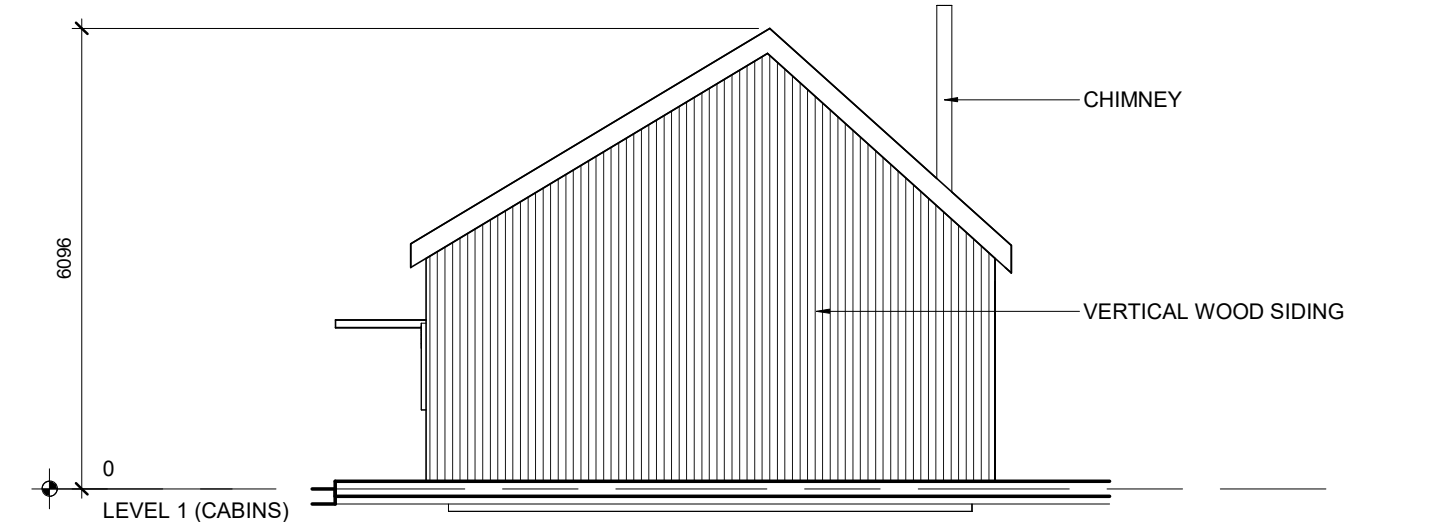
CABIN A-BF (BARRIER FREE) - PLAN 6
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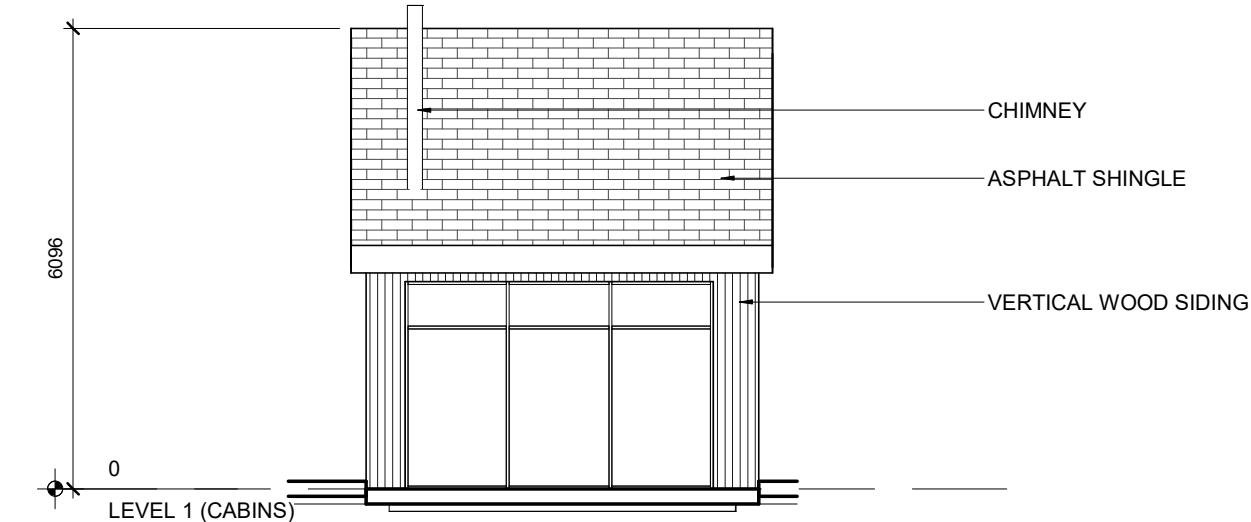
CABIN A - EAST ELEVATION 5
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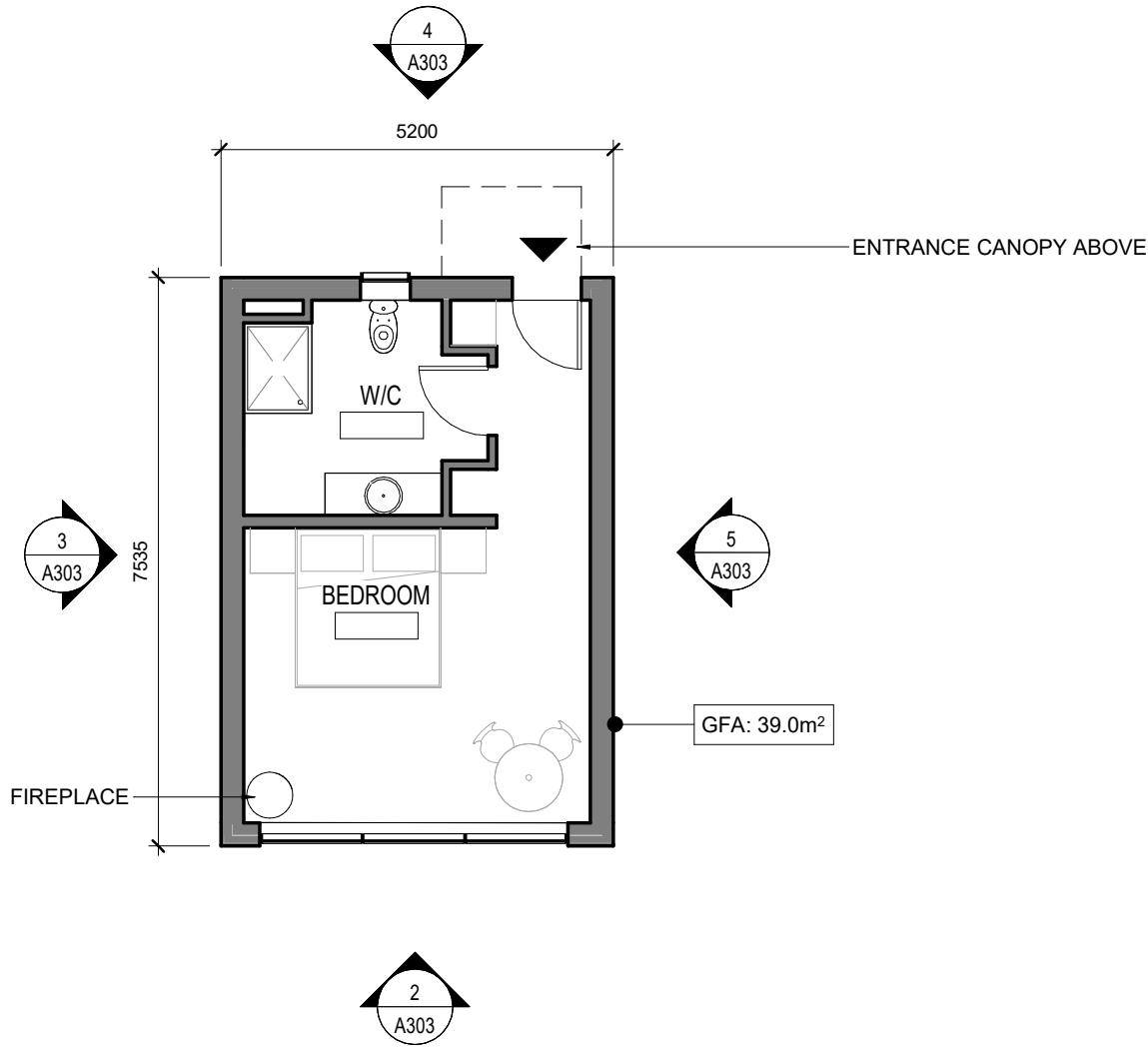
CABIN A - NORTH ELEVATION 4
1 : 100 A303



CABIN A - WEST ELEVATION 3
1 : 100 A303

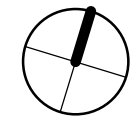


CABIN A - SOUTH ELEVATION 2
1 : 100 A303



CABIN A - PLAN 1
1 : 100 A303

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Project

BRIGHTWOOD

Address 1244 County Rd #2, Hillier, PEC, ON

For Jessica Schnurr

Project no. 19-067

Scale of Arch D 1 : 100

Drawn by CW

Reviewed by SL

Drawing title

SPCA-9.3 - PROPOSED
BUILDING PLANS &
ELEVATIONS - CABINS

Sheet no.

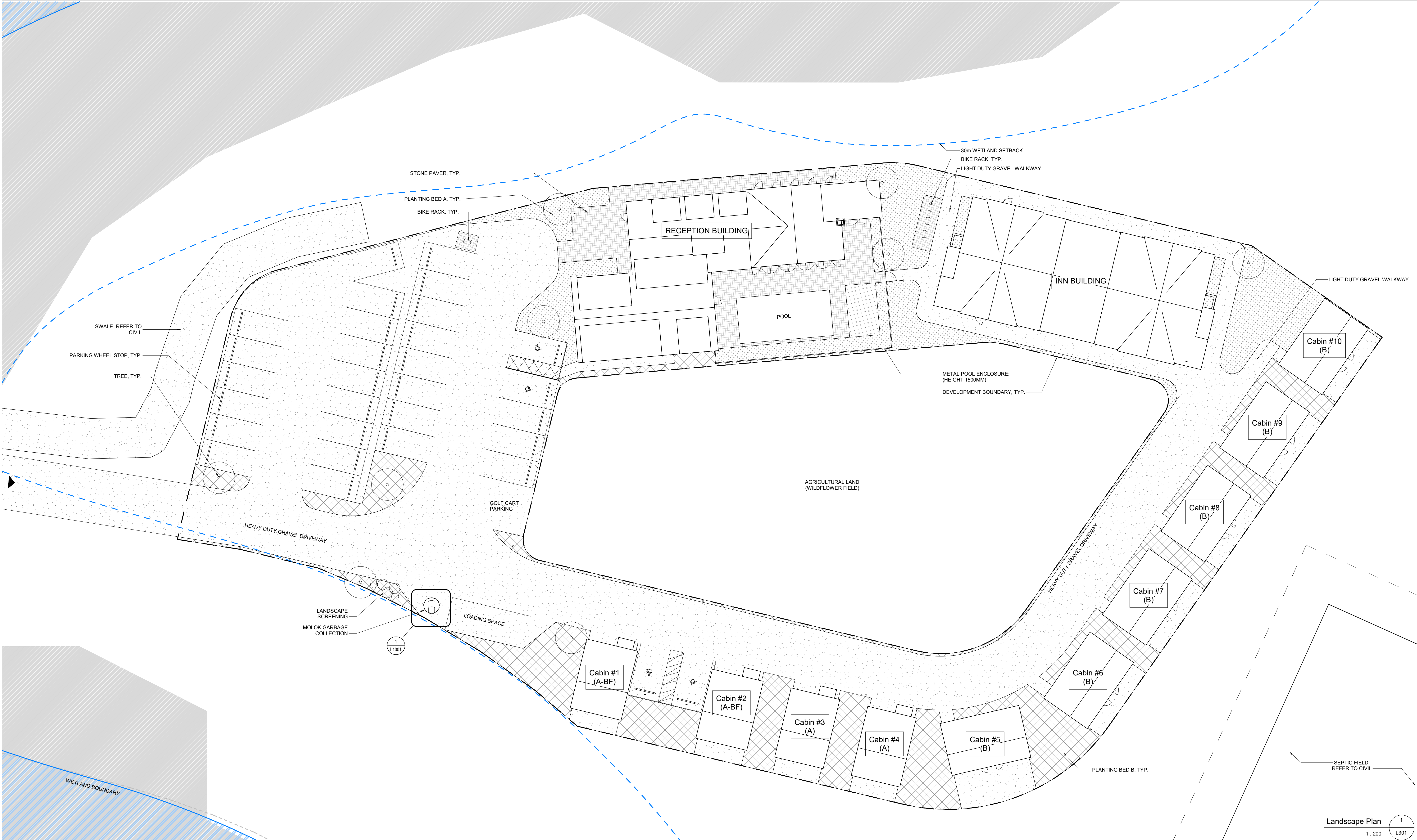
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LEGEND

SPCA-6.1 - LANDSCAPE MATERIAL PLAN

L301

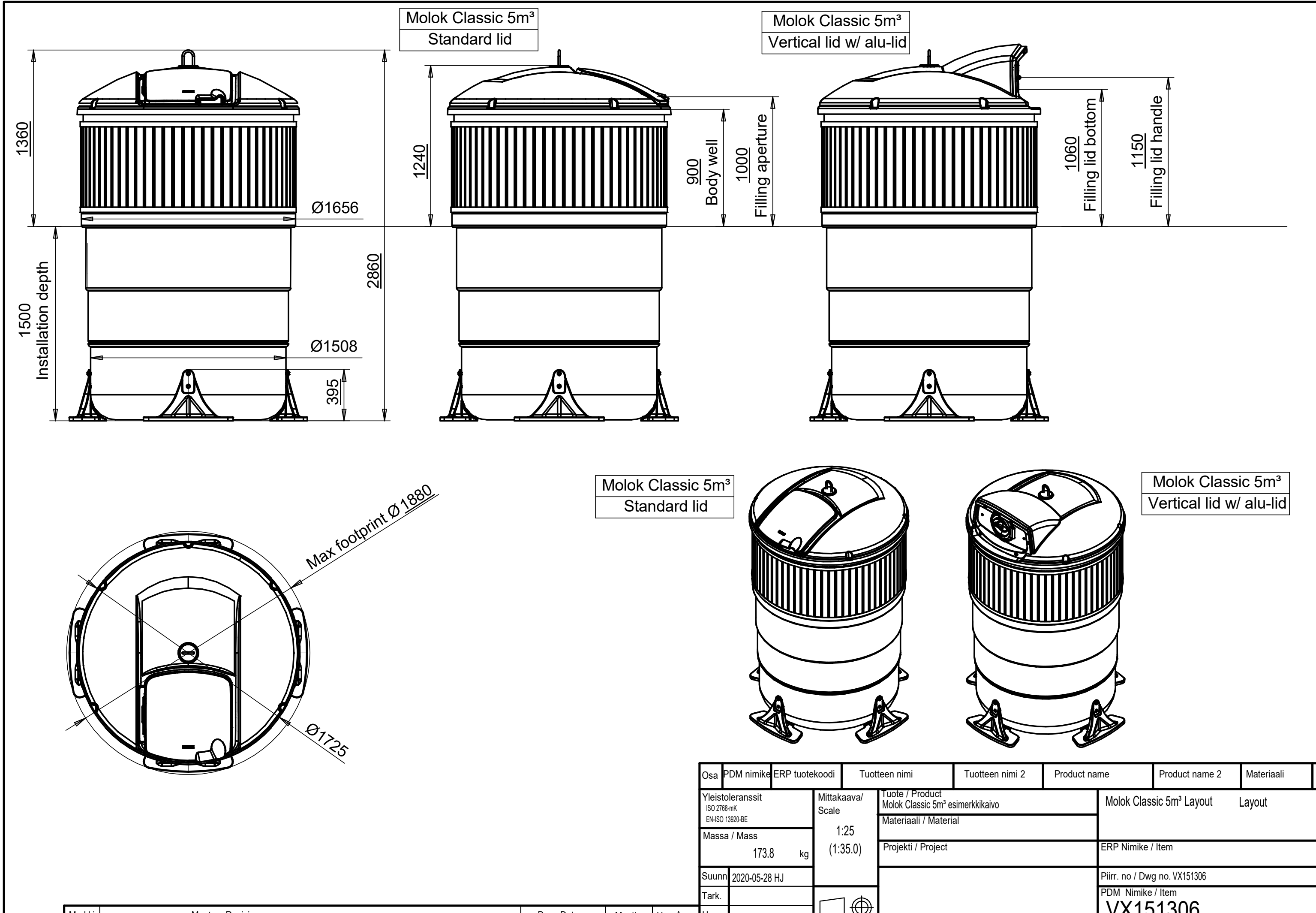


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[illegible]

NOT FOR CONSTRUCTION

LEGEND



Molok Classic 5m3

1 : 25

1
L100

Sheet no. _____

L1001

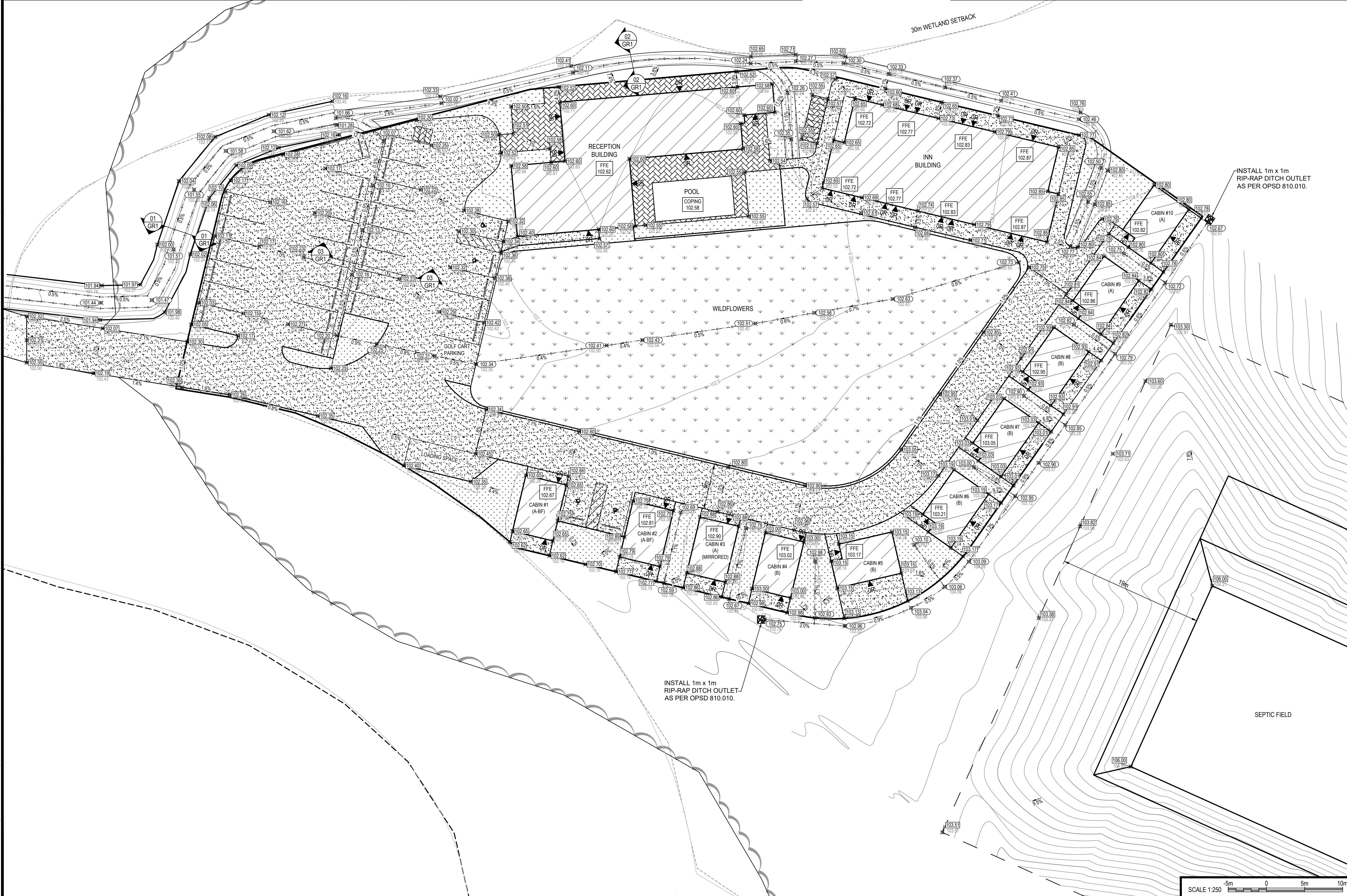
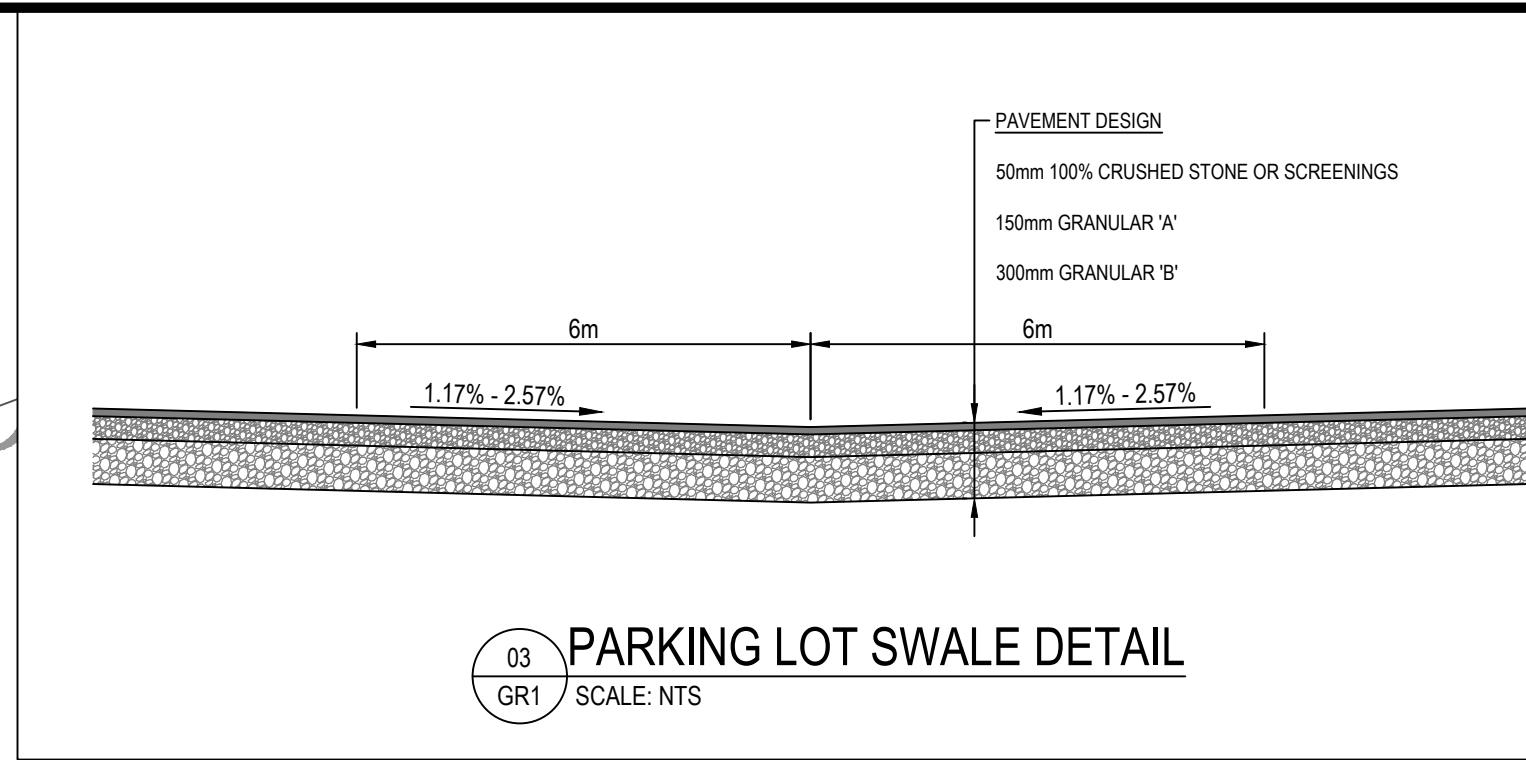
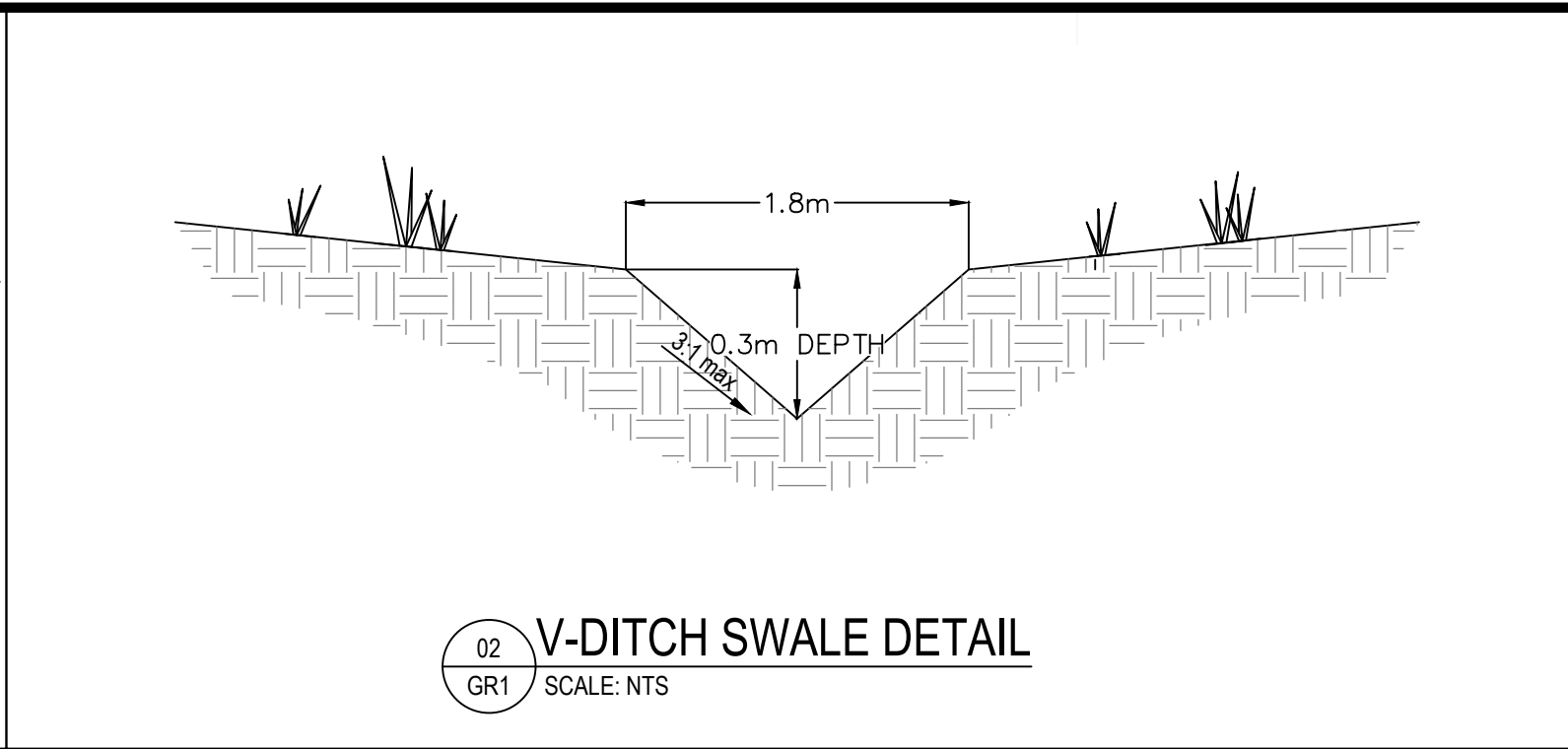
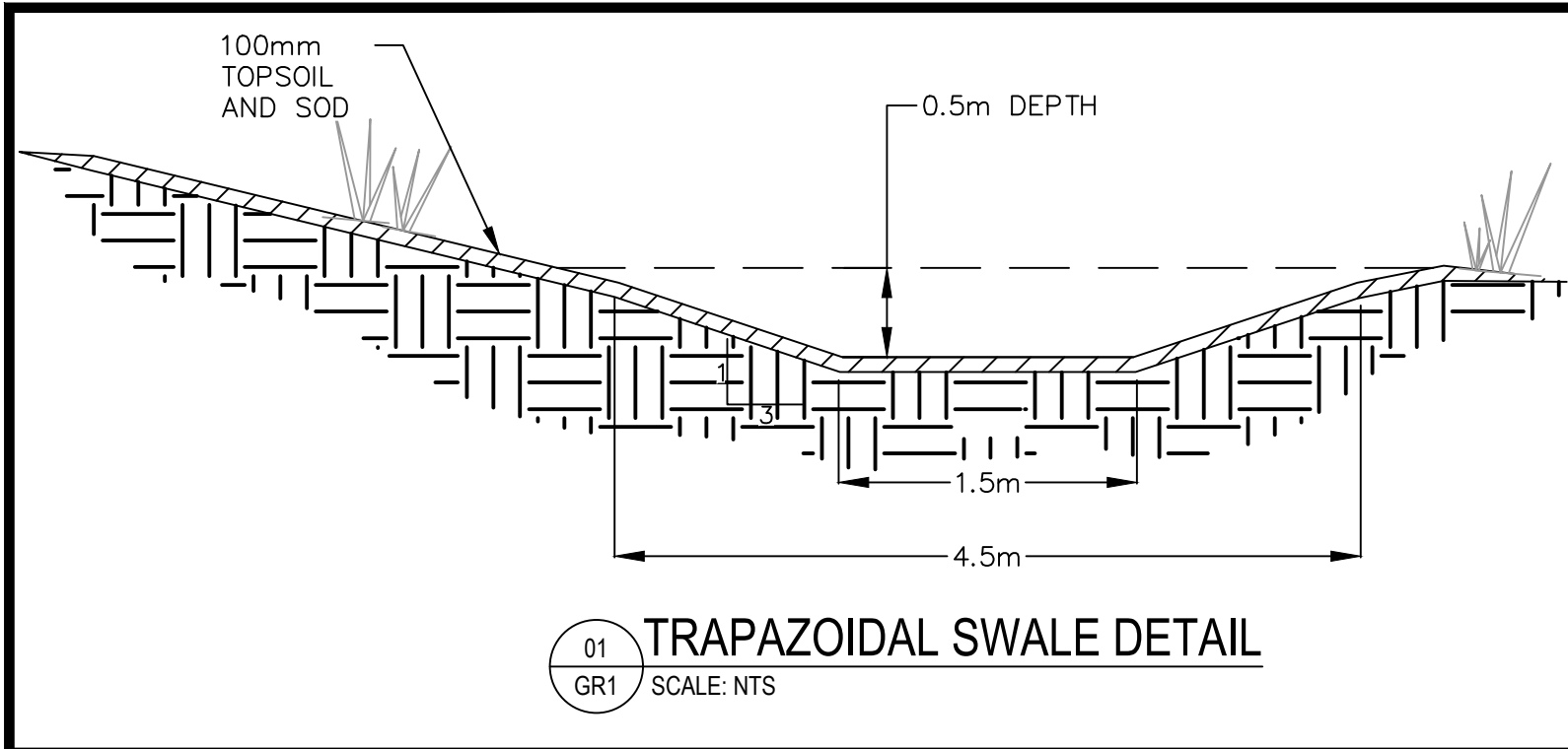
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PLOT DATE: 2026 / 06 / 03 @ 10:38 AM

BORDER SIZE: ISO A1 (841mm x 594mm)

(METRIC SCALE - ALL DIMS IN MILLIMETERS U.N.O.)

CAD PLOTTER: Bernardo Cruz Fuentes





GREER GALLOWAY

a division of Jp2g Consultants Inc.

PETERBOROUGH
BELLEVILLE
KINGSTON

1620 WALLBRIDGE LOYALIST ROAD
BELLEVILLE, ONTARIO, K8N 4Z5
PHONE: 613-966-3068
FAX: 613-966-3087

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES.

2. ALL DRAWINGS AND ADDENDA ARE TO BE READ AS, AND IN CONJUNCTION WITH THE SPECIFICATIONS.

3. ALL EQUIPMENT SHALL BE INSTALLED AS SPECIFIED OR APPROVED EQUIVALENT.

4. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK AND BE RESPONSIBLE FOR SAME.

5. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK.

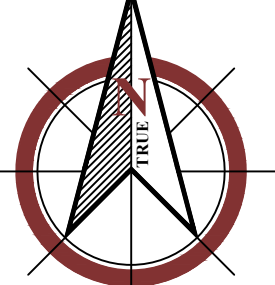
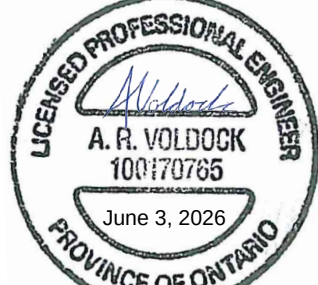
6. ANY CHANGES MUST BE APPROVED BY THE ENGINEER.

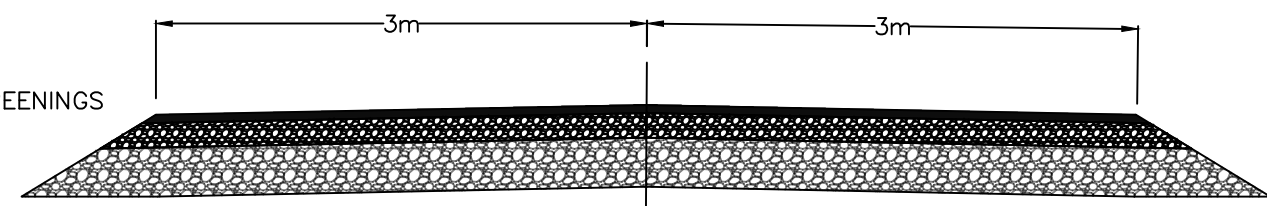
A

B

A DETAIL NO.

B DRAWING NO. - WHERE DETAILED

01	ISSUED FOR PERMIT REVIEW	26/06/03
REVISION	DESCRIPTION	DATE
NORTH		
PROJECT BRIGHTWOOD FARM DEVELOPMENT PHASE 2 1244 COUNTY RD 2, WELLINGTON, ONTARIO		
DRAWING TITLE PROPOSED GRADING PLAN		
DESIGNED BY Y. CHOKSHI		
DRAWN BY B. CRUZ-FUENTES		
REVIEWED BY Y. CHOKSHI		
APPROVED BY A. VODLOCK		
PROJECT DATE 2022/07/25 (YYY/MM/DD)		
PROJECT # 18-3-6383		
DRAWING # GR1		DRAWING SCALE (ISO A1) HOR: 1 : 250 VER: N/A



01 DRIVEWAY DETAIL
GR2 SCALE: NTS

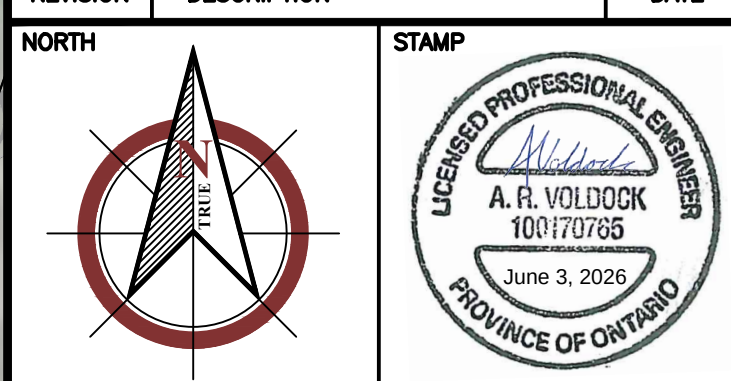


NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES.
2. ALL DRAWINGS AND ADDENDA ARE TO BE READ AS, AND IN CONJUNCTION WITH THE SPECIFICATIONS.
3. ALL EQUIPMENT SHALL BE INSTALLED AS SPECIFIED OR APPROVED EQUIVALENT.
4. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK AND BE RESPONSIBLE FOR SAME.
5. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK.
6. ANY CHANGES MUST BE APPROVED BY THE ENGINEER.


 A DETAIL NO.
 B DRAWING NO. — WHERE DETAILED

01	ISSUED FOR PERMIT REVIEW	26/06/03
REVISION	DESCRIPTION	DATE



PROJECT
BRIGHTWOOD FARM
DEVELOPMENT PHASE 2
1244 COUNTY RD 2, WELLINGTON, ONTARIO

DRAWING TITLE

PROPOSED
GRADING PLAN

DESIGNED BY Y. CHOKSHI

DRAWN BY B. CRUZ-FUENTES

REVIEWED BY Y. CHOKSHI

APPROVED BY
A. VODLOCK

PROJECT DATE 2022/07/25

PROJECT # 18-3-6383

DRAWING #	DRAWING SCALE (ISO A1)
GR2	HOR: 1 : 400 VER: N/A

BORDER SIZE: ISO A1 (841mm x 594mm)
PLOT DATE: 2026 / 06 / 03 @ 10:38 AM
FILE PATH: J:\Belleville Project\6000\1836383 - PEC Property Studies\Drawings\Working\18-3-6383 - Brighthouse Farm Phase 2 - Civil.dwg

(METRIC SCALE - ALL DIMS IN MILLIMETERS U.N.O.) CAD PLOTTER: Bernardo Cruz Fuentes

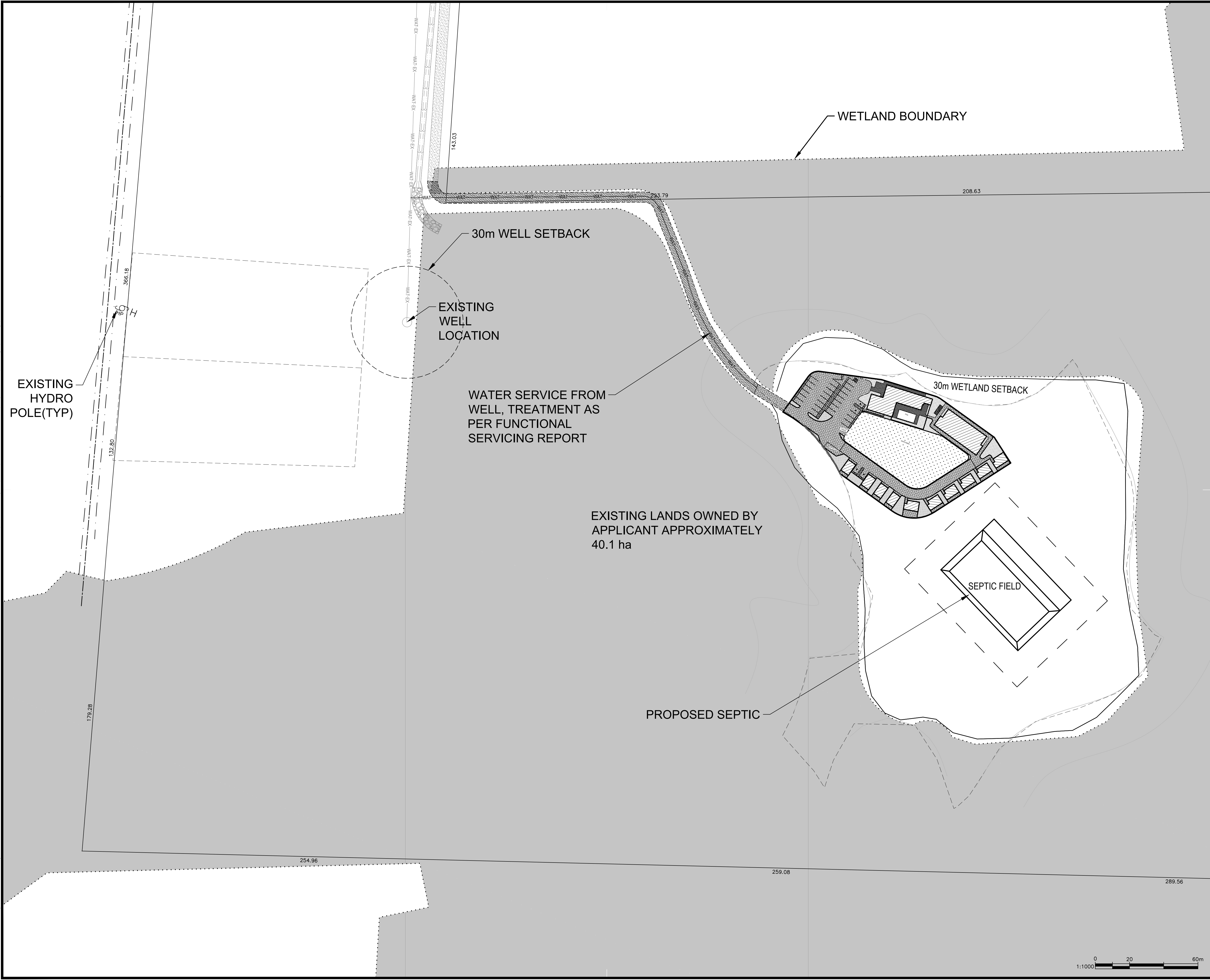
CAD PLOTTER: Bernardo Cruz Fuentes

FILE PATH: J:\Belleville Project\6000\1836383 - PEC Property Studies\Drawings Working\1836383 PEC PROPERTY STUDY-SERVICING.dwg

PLOT SCALE: 1:1

DATE PLOTTED: 2026 / 06 / 03 @ 10:50 AM

BORDER SIZE: ISO A1 (841mm x 594mm)



GREER GALLOWAY
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- A A DETAIL NO.
B B DRAWING NO. - WHERE DETAILED

01	ISSUED FOR PERMIT REVIEW	26/06/03
REVISION	DESCRIPTION	DATE
NORTH	STAMP	
PROJECT BRIGHTWOOD FARM DEVELOPMENT PHASE 2 1244 COUNTY ROAD 2, WELLINGTON, ONTARIO		
DRAWING TITLE SERVICING PLAN		
DESIGNED BY A. VODLOCK		
DRAWN BY B. CRUZ-FUENTES		
REVIEWED BY A. VODLOCK		
APPROVED BY A. VODLOCK		
PROJECT DATE 2026/04/16 (YY/MM/DD)		
PROJECT # 18-3-6383		
DRAWING # SRV1		DRAWING SCALE (ISO A1) HOR: 1:1000 VER: N/A