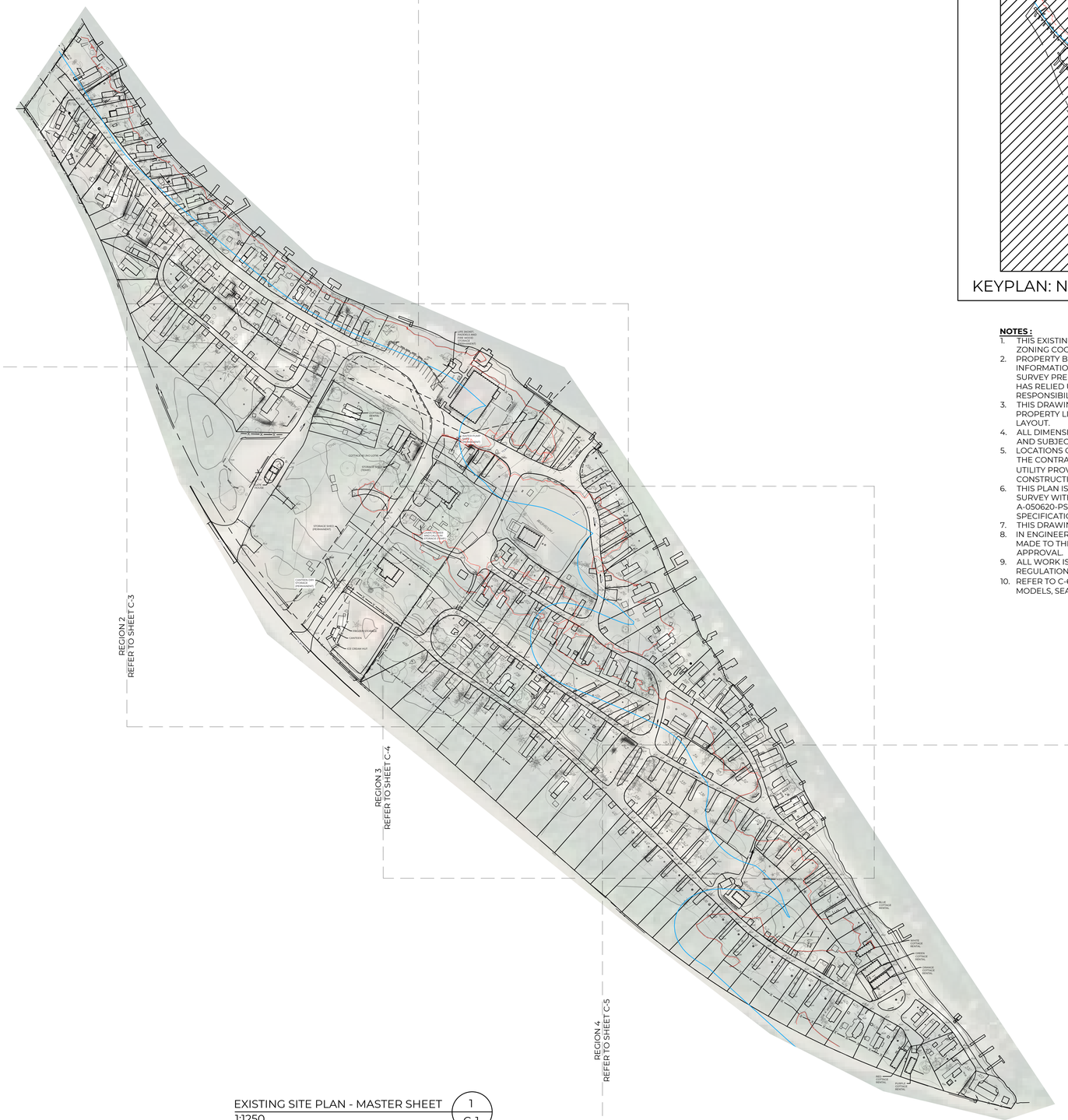
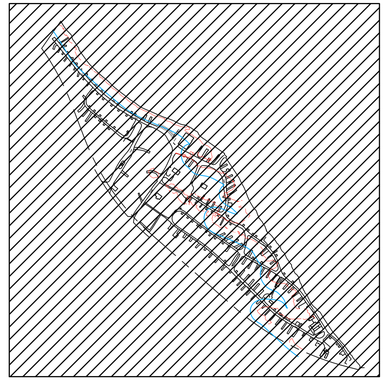


EXISTING SITE PLAN - MASTER SHEET (1 / C-1)
1:1250



KEYPLAN: NTS

NOTES :

1. THIS EXISTING SITE PLAN HAS BEEN PREPARED FOR REFERENCE AND ZONING COORDINATION PURPOSES ONLY.
2. PROPERTY BOUNDARIES, DIMENSIONS, AND TOPOGRAPHICAL INFORMATION ARE BASED ON THE LEGAL AND TOPOGRAPHICAL SURVEY PREPARED AND SUPPLIED BY OTHERS. IN ENGINEERING LTD. HAS RELIED UPON THIS INFORMATION AND ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY AND COMPLETENESS.
3. THIS DRAWING IS NOT A LEGAL SURVEY AND SHALL NOT BE USED FOR PROPERTY LINE DETERMINATION, STAKING, OR CONSTRUCTION LAYOUT.
4. ALL DIMENSIONS, GRADES AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO VERIFICATION BY THE CONTRACTOR ON SITE.
5. LOCATIONS OF EXISTING UTILITIES ARE SHOWN SCHEMATICALLY ONLY. THE CONTRACTOR SHALL CONFIRM EXACT LOCATIONS WITH THE UTILITY PROVIDERS AND/OR LOCATE SERVICES IN THE FIELD PRIOR TO CONSTRUCTION.
6. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE PLAN OF SURVEY WITH TOPOGRAPHICAL DETAIL BY IBW SURVEYORS, FILE: A-050620-PSTP, AND ALL OTHER APPLICABLE DRAWINGS, SPECIFICATIONS AND REPORTS.
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9. ALL WORK IS TO COMPLY WITH APPLICABLE CODES, STANDARDS REGULATIONS, AND AUTHORITY HAVING JURISDICTION.
10. REFER TO C-6 FOR INDIVIDUAL SITE USES/DESIGNATIONS (PARK MODELS, SEASONAL RV's, TRANSIENT, COTTAGE RENTAL, ETC.)

LEGEND

GDW	DENOTES GRAVEL DRIVEWAY
ANT	DENOTES ANTENNA
FS	DENOTES FRAME SHED
CONC.	DENOTES CONCRETE
PTB	DENOTES PLANTER BOX
POF	DENOTES FLAG POLE
BF	DENOTES BOARD FENCE
UV	DENOTES UTILITY VAULT
AN	DENOTES ANCHOR POINT
BL	DENOTES BOLLARD
POMB	DENOTES MAILBOX
POSC	DENOTES SECURITY CAMERA POLE
POU	DENOTES UTILITY POLE
POLP	DENOTES LIGHT POST
-OH-	DENOTES OVERHEAD UTILITY WIRES
MH	DENOTES MAINTENANCE HOLE
AC	DENOTES AIR CONDITIONER UNIT
	DENOTES HANDRAIL
TRF	DENOTES ELECTRICAL TRANSFORMER
x	DENOTES FENCE LINE(TYPE AS MARKED)
	DENOTES SIGN
	DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
	DENOTES DECIDUOUS TREE W/TRUNK DIAMETER
	DENOTES SHRUB
	DENOTES PROPERTY LINE
XX.Xm	DENOTES BUILDING SETBACK
	DENOTES 76.02m FLOODLINE
	DENOTES 15m FLOODLINE OFFSET

SITE STATISTICS	
	EXISTING
LOT AREA	91840 m²
PARKING SPACES	14 TOTAL (1 ACCESSIBLE)

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NO.	BY:	DATE: (dd/mm/yyyy)	REVISION:
5	BL	07.10.2026	REVISED PER COUNTY/CLIENT COMMENTS
4	BL	05.10.2026	REVISED PER COUNTY/CLIENT COMMENTS
3	BL	28.07.2026	REVISED TO ADD 76.02m FLOODLINE AND OFFSET
2	BL	28.04.2026	REVISED PER COUNTY COMMENTS REISSUED FOR EXISTING SITE PLAN REVIEW
1	BL	2.10.2025	ISSUED FOR EXISTING SITE PLAN REVIEW

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REVIEWER	DESIGNER	DRAFTER	FILE NO.
AFM	N/A	BL	12363

INA RIVARDS
1854 COUNTY RD. 18
PICTON, ON.
K0K 2T0

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EXISTING SITE PLAN - MASTER SHEET — C-1

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25mm

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883.80
3.05
3722
1675
3545
FENCE
FENCE
FENCE

LIFE JACKET, PADDELS AND FIRE WOOD STORAGE (PERMANENT)

SHED 2

MAIN BUILDING
- OFFICE
- GENERAL STORE
- RECREATION HALL

WASHROOM 2

WASHROOM 1

WATER PUMP SHED (PERMANENT)

WASTE COLLECTION AREA

COTTAGE RENTAL #3

COTTAGE #2 (NO LOT#)

COTTAGE RENTAL 1

STORAGE SHED (TEMP.)

CONDEMNED BUILDING AWAITING DEMOLITION

GATE HOUSE

STORAGE SHED (PERMANENT)

LAWN MOWER AND CALCIUM STORAGE (TEMP.)

CANTEEN DRY STORAGE (PERMANENT)

FROZEN STORAGE

CANTEEN

ICE CREAM HUT

LEGEND

GDW	DENOTES GRAVEL DRIVEWAY
ANT	DENOTES ANTENNA
FS	DENOTES FRAME SHED
CONC.	DENOTES CONCRETE
PTB	DENOTES PLANTER BOX
POF	DENOTES FLAG POLE
BF	DENOTES BOARD FENCE
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AN	DENOTES ANCHOR POINT
BL	DENOTES BOLLARD
POMB	DENOTES MAILBOX
POSC	DENOTES SECURITY CAMERA POLE
POU	DENOTES UTILITY POLE
POLP	DENOTES LIGHT POST
-OH-	DENOTES OVERHEAD UTILITY WIRES
MH	DENOTES MAINTENANCE HOLE
AC	DENOTES AIR CONDITIONER UNIT
	DENOTES HANDRAIL
TRF	DENOTES ELECTRICAL TRANSFORMER
x	DENOTES FENCE LINE(TYPE AS MARKED)
	DENOTES SIGN
	DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
	DENOTES DECIDUOUS TREE W/TRUNK DIAMETER
	DENOTES SHRUB
	DENOTES PROPERTY LINE
XX.Xm	DENOTES BUILDING SETBACK
	DENOTES 76.02m FLOODLINE
	DENOTES 15m FLOODLINE OFFSET

KEYPLAN: NTS

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EXISTING SITE PLAN - REGION 2
1:400

1
C-3

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AFM	N/A	BL	12363

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PICTON, ON.
K0K 2T0

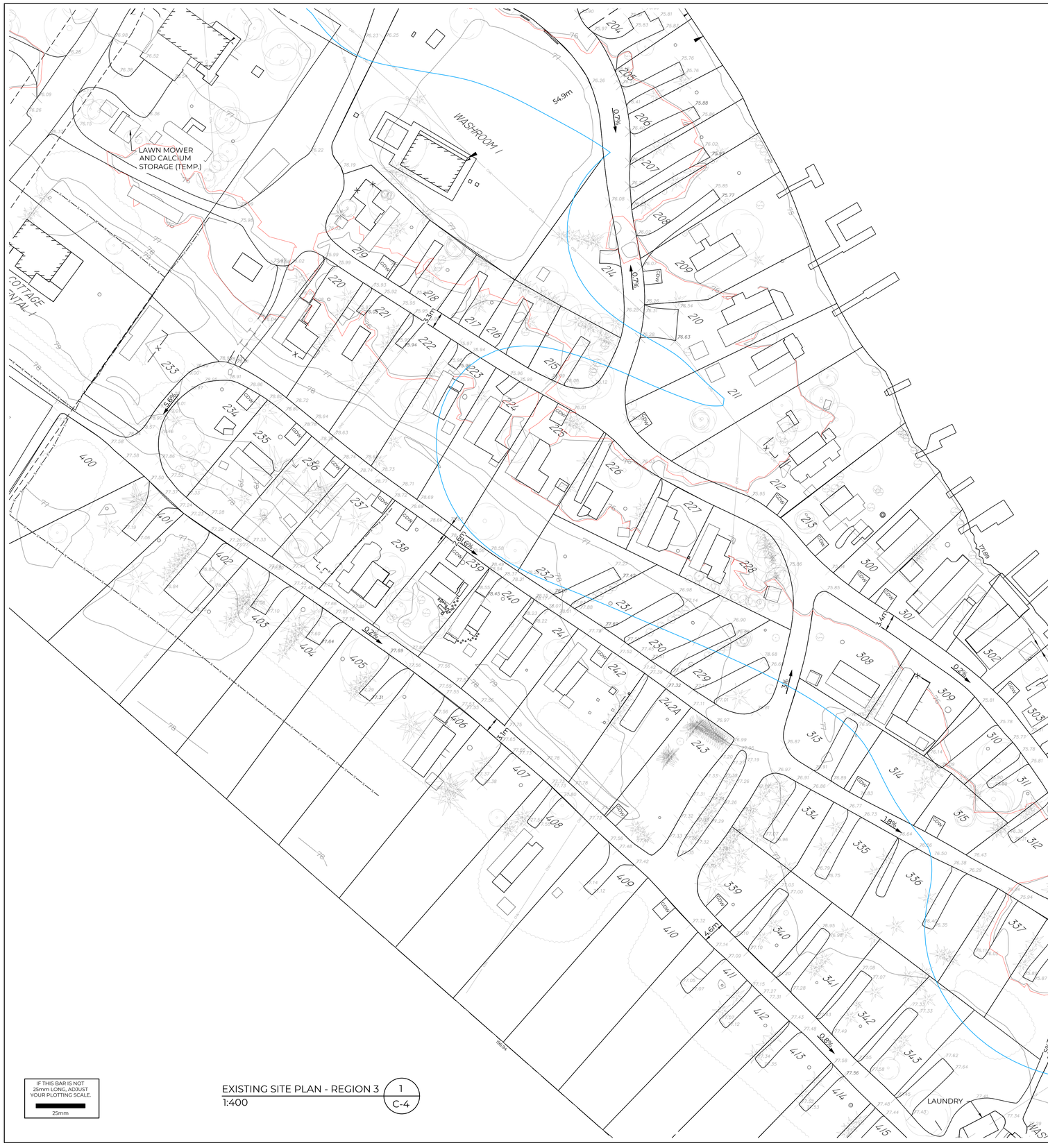
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EXISTING SITE PLAN - REGION 2 | C-3

FILE PLOTTED BY Brian Leitner @ 10/7/2026 10:36 AM

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LAWN MOWER AND CALCIUM STORAGE (TEMP.)
WASHROOM 1
54.9m
9.27%
5.69%
9.27%
3.55%
5.69%
9.27%
3.46%
9.27%
3.44%
9.27%
3.25%
9.27%
3.46%
9.27%
3.25%
9.27%
3.46%
9.27%
3.25%
9.27%
3.46

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EXISTING SITE PLAN - REGION 4 (1)
1:400
C-5

LEGEND

GDW	DENOTES GRAVEL DRIVEWAY
ANT	DENOTES ANTENNA
FS	DENOTES FRAME SHED
CONC.	DENOTES CONCRETE
PTB	DENOTES PLANTER BOX
POF	DENOTES FLAG POLE
BF	DENOTES BOARD FENCE
UV	DENOTES UTILITY VAULT
AN	DENOTES ANCHOR POINT
BL	DENOTES BOLLARD
POMB	DENOTES MAILBOX
POSC	DENOTES SECURITY CAMERA POLE
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REVIEWER	DESIGNER	DRAFTER	FILE NO.
AFM	N/A	BL	12363

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EXISTING SITE PLAN - REGION 4 | C-5

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LOT TABLE

SITE	FRONTAGE - WATER (m)	FRONTAGE - ROAD (m)	AREA (m²)	TYPE	PERMANENT STRUCTURES BUILDING AREA (m²)	MAX. COVERAGE (25%) (m²)
100	14.39	14.41	288.70	TRANSIENT SITE		72.18
101	11.28	11.28	220.99	TRANSIENT SITE		55.25
102	15.26	16.28	293.72	TRANSIENT SITE		73.43
103	12.79	14.34	266.17	PARK MODEL		66.54
104	19.71	19.70	404.35	PARK MODEL		101.09
105	18.06	17.81	376.17	SEASONAL		94.04
106	16.10	19.81	381.23	SEASONAL		95.31
107	11.37	21.02	350.98	SEASONAL		87.75
108	10.85	13.34	245.79	PARK MODEL		61.45
109	11.05	12.98	231.69	SEASONAL		57.92
110	13.98	12.86	247.85	SEASONAL		61.96
111	12.98	11.43	233.30	SEASONAL		58.33
112	9.07	9.02	176.62	SEASONAL		44.16
113	17.29	19.36	384.75	SEASONAL (VACANT)		96.19
114	18.33	8.70	307.95	SEASONAL		76.99
115	33.41	23.18	710.85	PARK MODEL		177.71
116	NA	9.96	285.19	SEASONAL		71.30
117	NA	9.43	270.14	SEASONAL		67.54
118	NA	9.37	285.46	SEASONAL		71.37
119	NA	13.73	451.43	SEASONAL		112.86
120	NA	10.97	431.04	SEASONAL		107.76
121	NA	9.97	349.07	SEASONAL		87.27
122	NA	12.86	377.13	SEASONAL		94.28
123	NA	12.55	314.49	SEASONAL		78.62
124	NA	14.62	273.17	SEASONAL (VACANT)		68.29
125	NA	15.00	273.14	SEASONAL		68.29
126	NA	15.00	247.65	SEASONAL		61.91
127	NA	14.65	238.89	SEASONAL		59.72
128	NA	15.56	297.08	SEASONAL		74.27
129	NA	15.90	294.09	SEASONAL		73.52
130	NA	15.45	290.66	SEASONAL		72.67
131	NA	14.49	237.41	SEASONAL		59.35
132	NA	16.16	237.14	TRANSIENT SITE		59.29
133	NA	16.65	253.86	TRANSIENT SITE		63.47
133B	NA	16.65	253.86	TRANSIENT SITE		63.47
134	NA	14.50	216.82	SEASONAL		54.21
135	NA	12.92	190.65	SEASONAL		47.66
136	NA	19.38	264.57	SEASONAL		66.14
137	NA	5.93	362.41	SEASONAL		90.60
137A	NA	6.66	242.41	SEASONAL		60.60
138	NA	8.12	314.35	TRANSIENT SITE		78.59
139	NA	9.52	337.00	TRANSIENT SITE		84.25
140	NA	9.52	268.58	TRANSIENT SITE		67.15
141	NA	10.01	288.57	TRANSIENT SITE		72.14
142	NA	10.75	311.30	NATURAL TENT		77.83
143	NA	11.54	336.29	NATURAL TENT		84.07
144	NA	11.93	358.91	TRANSIENT SITE		89.73
145	NA	26.65	476.58	NATURAL TENT		119.15
146	NA	12.75	122.23	PARK MODEL		30.56
147	NA	18.02	463.68	COTTAGE 3		115.92
148	NA	13.91	524.39	SEASONAL		131.10
149	NA	37.92	336.30	SEASONAL		84.08
150	10.45	10.63	352.91	TRANSIENT SITE		88.23
151	9.17	9.24	296.31	TRANSIENT SITE		74.08
200	12.03	11.88	360.44	TRANSIENT SITE		90.11
201	11.88	7.04	255.66	TRANSIENT SITE		63.92
202	NA	9.70	168.98	TRANSIENT SITE		42.25
203	NA	14.63	296.35	TRANSIENT SITE		74.09
204	10.16	10.28	187.47	TRANSIENT SITE		46.87
204A	17.76	13.73	245.85	TRANSIENT SITE		61.46
205	11.46	9.23	207.25	TRANSIENT SITE		51.81
206	8.02	10.25	206.44	TRANSIENT SITE		51.61
207	7.76	9.27	227.89	TRANSIENT SITE		56.97
208	9.03	10.09	295.47	TRANSIENT SITE		73.87
209	16.39	9.51	498.17	SEASONAL		124.54
210	13.03	21.04	575.81	PARK MODEL		143.95
211	10.32	15.45	597.06	SEASONAL		149.27
212	18.16	25.34	779.40	SEASONAL		194.85
213	12.45	15.68	428.74	SEASONAL		107.19
214	NA	37.44	413.99	TRANSIENT SITE		103.50
215	NA	25.79	194.08	TRANSIENT SITE		48.52
216	NA	11.87	160.65	TRANSIENT SITE		40.16
217	NA	10.07	134.92	TRANSIENT SITE		33.73
218	NA	11.95	172.07	TRANSIENT SITE		43.02
219	NA	28.77	288.07	SEASONAL		72.02
220	NA	9.21	289.76	SEASONAL		72.44
221	NA	11.45	327.38	SEASONAL		81.85
222	NA	9.90	315.71	SEASONAL		78.93
223	NA	10.97	349.40	SEASONAL		87.35
224	NA	11.15	353.08	SEASONAL		88.27
225	NA	14.72	482.35	SEASONAL		120.59
226	NA	15.08	276.46	SEASONAL		69.12
227	NA	12.10	194.83	SEASONAL		48.71
228	NA	33.58	334.51	SEASONAL		83.63
229	NA	37.80	254.12	TRANSIENT SITE		63.53
230	NA	11.39	216.66	TRANSIENT SITE		54.17
231	NA	13.19	234.37	TRANSIENT SITE		58.59
232	NA	13.94	278.61	TRANSIENT SITE		69.65
233	NA	36.27	343.64	SEASONAL		85.91
234	NA	43.42	296.97	SEASONAL		74.24
235	NA	11.75	297.30	SEASONAL		74.33
236	NA	10.09	247.91	SEASONAL		61.98
237	NA	11.49	276.08	SEASONAL		69.02
238	NA	12.75	306.77	SEASONAL		76.69
239	NA	10.97	260.29	SEASONAL		65.07
240	NA	10.74	251.12	SEASONAL		62.78
241	NA	11.23	279.22	SEASONAL		69.81
242	NA	16.40	441.02	SEASONAL		110.26
242A	NA	11.80	301.78	TRANSIENT SITE		75.45
243	NA	12.43	346.42	TRANSIENT SITE		86.61
300	9.10	9.03	251.12	PARK MODEL		62.78
301	16.93	19.13	368.92	PARK MODEL		92.23
302	17.58	12.36	270.23	PARK MODEL		67.56
303	20.60	17.10	294.52	PARK MODEL		73.63
304	17.34	17.89	282.20	PARK MODEL		70.55

LOT TABLE

SITE	FRONTAGE - WATER (m)	FRONTAGE - ROAD (m)	AREA (m²)	TYPE	PERMANENT STRUCTURES BUILDING AREA (m²)	MAX. COVERAGE (25%) (m²)
305	19.00	18.49	356.97	SEASONAL		89.24
306	11.90	8.55	209.36	SEASONAL		52.34
307	12.03	17.21	218.10	SEASONAL		54.53
308	NA	40.50	342.02	SEASONAL		85.51
309	NA	16.31	256.48	SEASONAL		64.12
310	NA	11.69	157.54	TRANSIENT SITE		39.39
311	NA	12.59	143.79	TRANSIENT SITE		35.95
312	NA	46.80	274.40	TRANSIENT SITE		68.60
313	NA	29.40	255.38	TRANSIENT SITE		63.85
314	NA	16.11	225.62	TRANSIENT SITE		56.41
315	NA	12.34	161.45	TRANSIENT SITE		40.36
316	NA	33.44	152.82	TRANSIENT SITE		38.21
317	NA	11.40	205.73	TRANSIENT SITE		51.43
318	NA	12.77	212.98	TRANSIENT SITE		53.25
319	NA	11.81	217.21	TRANSIENT SITE		54.30
320	NA	10.33	191.43	TRANSIENT SITE		47.86
321	NA	7.26	136.81	TRANSIENT SITE		34.20
329	NA	37.19	170.28	SEASONAL		42.57
330	NA	15.41	184.70	SEASONAL		46.18
331	NA	11.67	288.01	SEASONAL		72.00
332	NA	14.33	351.65	SEASONAL		87.91
333	24.14	11.99	408.49	PARK MODEL		102.12
334	NA	27.99	232.71	TRANSIENT SITE		58.18
335	NA	14.93	266.59	TRANSIENT SITE		66.65
336	NA	22.95	463.16	TRANSIENT SITE		115.79
337	NA	11.86	277.32	TRANSIENT SITE		69.33
338	NA	12.74	299.23	TRANSIENT SITE		74.81
339	NA	26.15	220.83	TRANSIENT SITE		55.21
340	NA	12.23	206.95	TRANSIENT SITE		51.74
341	NA	12.81	249.88	TRANSIENT SITE		62.47
342	NA	11.25	259.50	TRANSIENT SITE		64.88
343	NA	11.45	267.96	TRANSIENT SITE		66.99
344	NA	11.02	379.80	NATURAL TENT		94.95
345	NA	12.91	358.61	NATURAL TENT		89.65
346	NA	9.38	237.32	NATURAL TENT		59.33
347	NA	11.10	245.57	SEASONAL		61.39
348	NA	12.67	236.58	TRANSIENT SITE		59.15
400	NA	58.69	417.37	TRANSIENT SITE		104.34
401	NA	11.12	657.16	TRANSIENT SITE		164.29
402	NA	16.05	691.21	TRANSIENT SITE		172.80
403	NA	13.79	592.53	TRANSIENT SITE		148.13
404	NA	11.98	551.21	TRANSIENT SITE		137.80
405	NA	15.52	665.65	TRANSIENT SITE		166.41
406	NA	17.13	760.74	TRANSIENT SITE		190.19
407	NA	17.09	741.33	TRANSIENT SITE		185.33
408	NA	15.75	714.94	SEASONAL		178.74
409	NA	13.64	613.28	TRANSIENT SITE		153.32
410	NA	15.10	661.52	TRANSIENT SITE		165.38
411	NA	14.10	562.42	TRANSIENT SITE		140.61
412	NA	11.94	485.88	TRANSIENT SITE		121.47
413	NA	12.17	515.51	TRANSIENT SITE		128.88
414	NA	11.55	471.18	TRANSIENT SITE		117.80
415	NA	11.11	443.86	TRANSIENT SITE		110.97
416	NA	12.16	466.88	TRANSIENT SITE		116.72
417	NA	13.23	509.25	TRANSIENT SITE		127.31
418	NA	11.00	422.56	TRANSIENT SITE		105.64
419	NA	12.72	439.30	TRANSIENT SITE		109.83
420	NA	12.42	450.73	TRANSIENT SITE		112.68
421	NA	12.28	410.53	TRANSIENT SITE		102.63
422	NA	11.85	390.49	TRANSIENT SITE		97.62
423	NA	11.71	363.31	SEASONAL		90.83
424	NA	11.34	361.05	SEASONAL		90.26
425	NA	14.14	471.54	SEASONAL		117.89
426	NA	16.63	428.55	SEASONAL		107.14
428	NA	17.91	291.44	TRANSIENT SITE		72.86
GATEHOUSE	NA	NA	NA	PERMANENT STRUCTURE	14.60	
WASHROOM 1	NA	NA	NA	PERMANENT STRUCTURE	83.21	
WASHROOM 2	NA	NA	NA	PERMANENT STRUCTURE	49.89	
WASHROOM 3	NA	NA	NA	PERMANENT STRUCTURE	32.56	
LAUNDRY	NA	NA	NA	PERMANENT STRUCTURE	23.46	
SHED 1	NA	NA	NA	PERMANENT STRUCTURE	76.50	
SHED 2	NA	NA	NA	PERMANENT STRUCTURE	11.02	
REC. HALL	NA	NA	NA	PERMANENT STRUCTURE	443.51	
COTTAGE RENTAL 1 - 2 BDRM	NA	30.5	NA	TEMPORARY STRUCTURE	87.54	
COTTAGE RENTAL 2 - 2 BDRM	NA	34.8	NA	TEMPORARY STRUCTURE	50.80	
COTTAGE RENTAL 3 - 2 BDRM	NA	13.73	NA	TEMPORARY STRUCTURE	42.83	
PURPLE COTTAGE RENTAL - 2BDRM	NA	5.59	318.36	TEMPORARY STRUCTURE	34.57	
RED COTTAGE RENTAL - 2 BDRM	NA	12.74	285.76	TEMPORARY STRUCTURE	49.76	
ORANGE COTTAGE RENTAL - 2 BDRM	NA	27.59	179.74	TEMPORARY STRUCTURE	49.50	
GREEN COTTAGE RENTAL - 2 BDRM	NA	8.19	305.99	TEMPORARY STRUCTURE	75.41	
WHITE COTTAGE RETAL - 2 BDRM	NA	20.86	377.66	TEMPORARY STRUCTURE	42.47	
BLUE COTTAGE RENTAL - 2 BDRM	NA	17.85	334.84	TEMPORARY STRUCTURE	51.34	

TOTAL SITE AREA (m²) =	91840.50	TOTAL AREA OF PARK SITES (m²)	58240.78	TOTAL AREA OF PARK PERMANENT STRUCTURES (m²)	1218.97
TOTAL SITE AREA - PARK SITES (m²) =	33599.72				
TOTAL PERMANENT STRUCTURES (m²) =	1218.97				
LOT COVERAGE EXCLUDING PARK SITES (%) =	3.63				

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NO.	BY:	DATE: (dd/mm/yyyy)	REVISION:
5	BL	07.10.2026	REVISED PER COUNTY/CLIENT COMMENTS
4	BL	05.10.2026	REVISED PER COUNTY/CLIENT COMMENTS
3	BL	28.07.2026	REVISED TO ADD 76.02m FLOODLINE AND OFFSET
2	BL	28.04.2026	REVISED PER COUNTY COMMENTS REISSUED FOR EXISTING SITE PLAN REVIEW
1	BL	2.10.2025	ISSUED FOR EXISTING SITE PLAN REVIEW

Intelligent, Intuitive, Inspired

iN ENGINEERING + PLANNING

Planning
Land Development
Building Design
Engineering

REVIEWER	DESIGNER	DRAFTER	FILE NO.
AFM	N/A	BL	12363

INA RIVARDS
1854 COUNTY RD. 18
PICTON, ON.
K0K 2T0

CIVIL

LOT STATISTICS

C-6

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
25mm

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