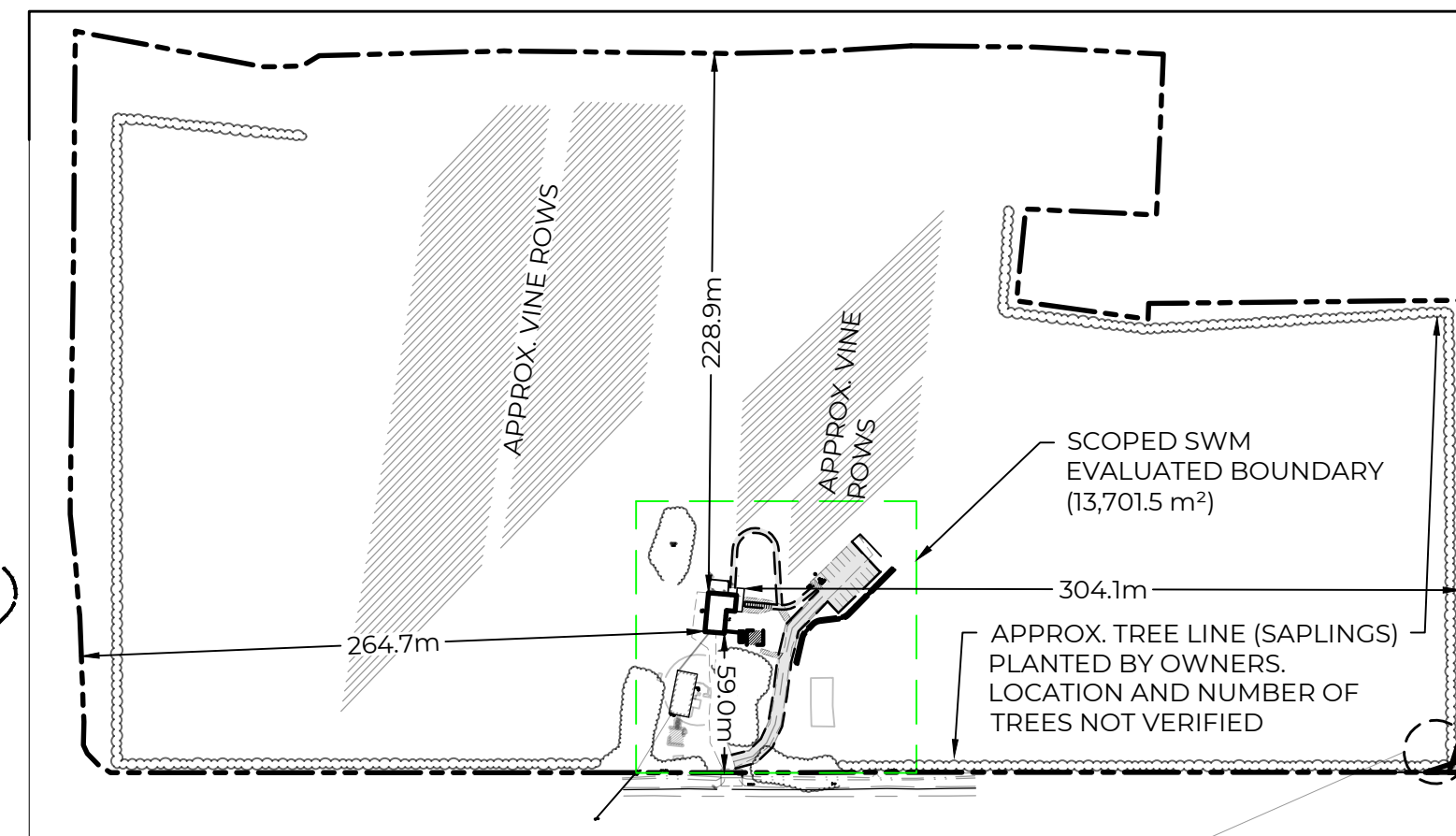
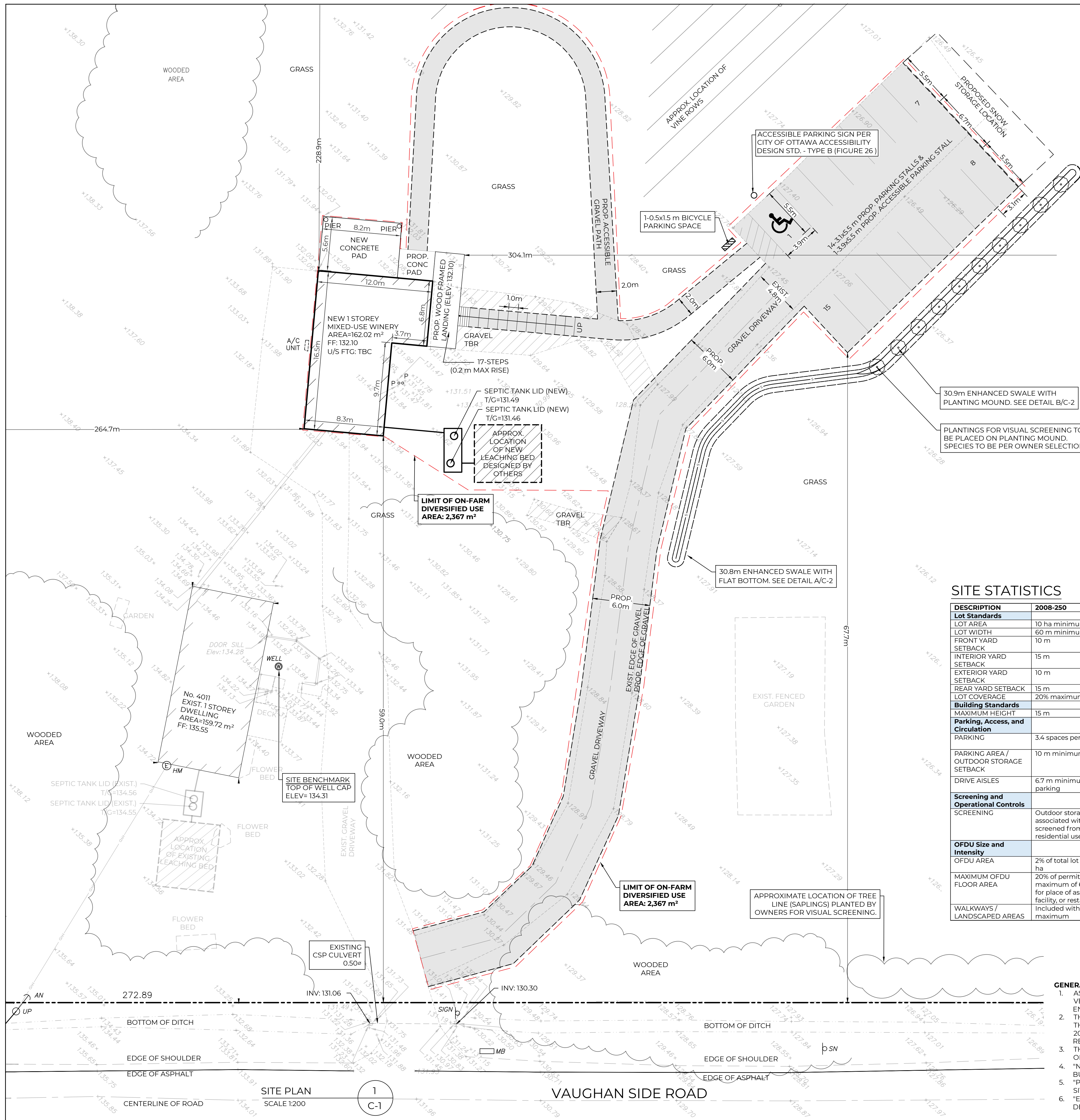
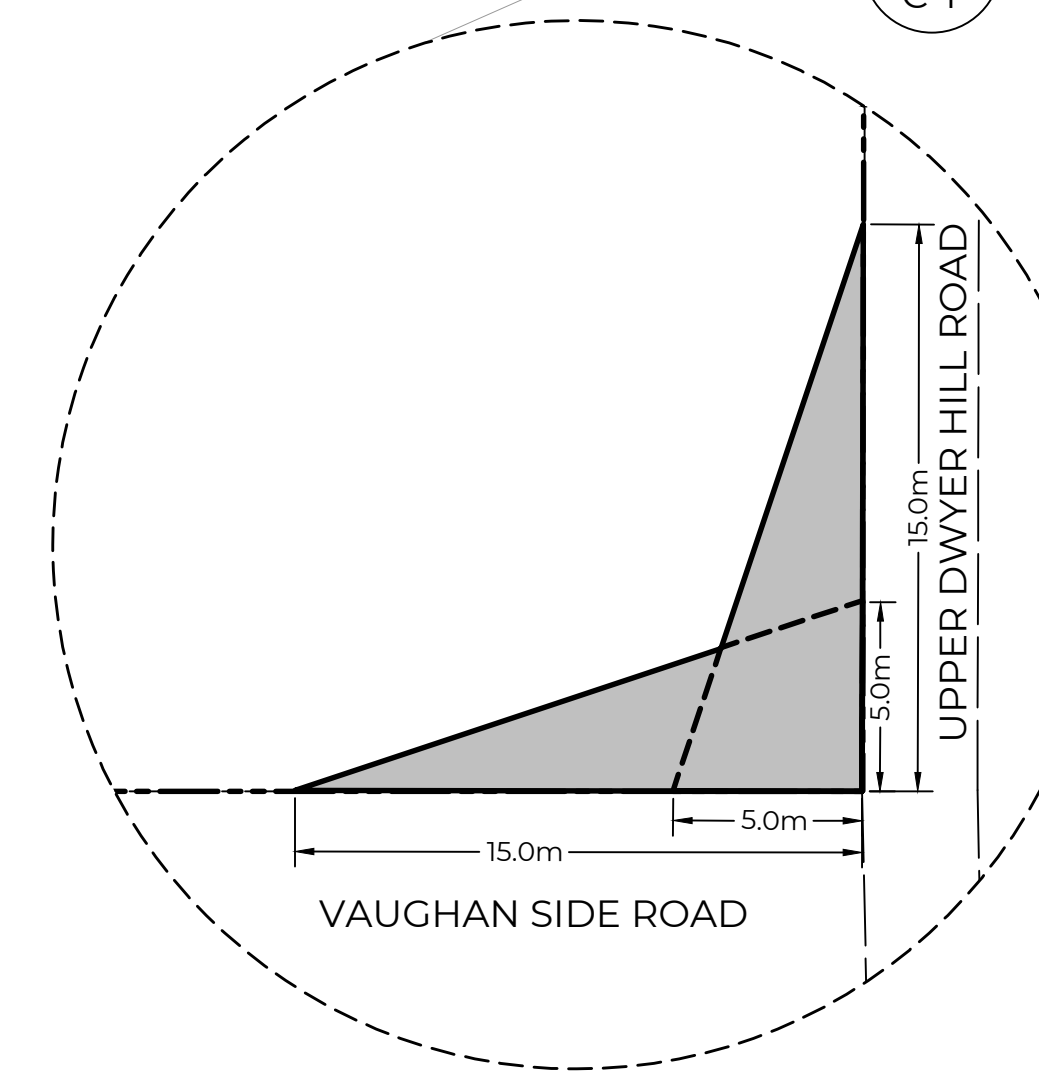




SITE PLAN - PROPERTY BOUNDARY & SETBACKS

NTS

A
C-1



CORNER SITE TRIANGLE

SCALE 1:200

B

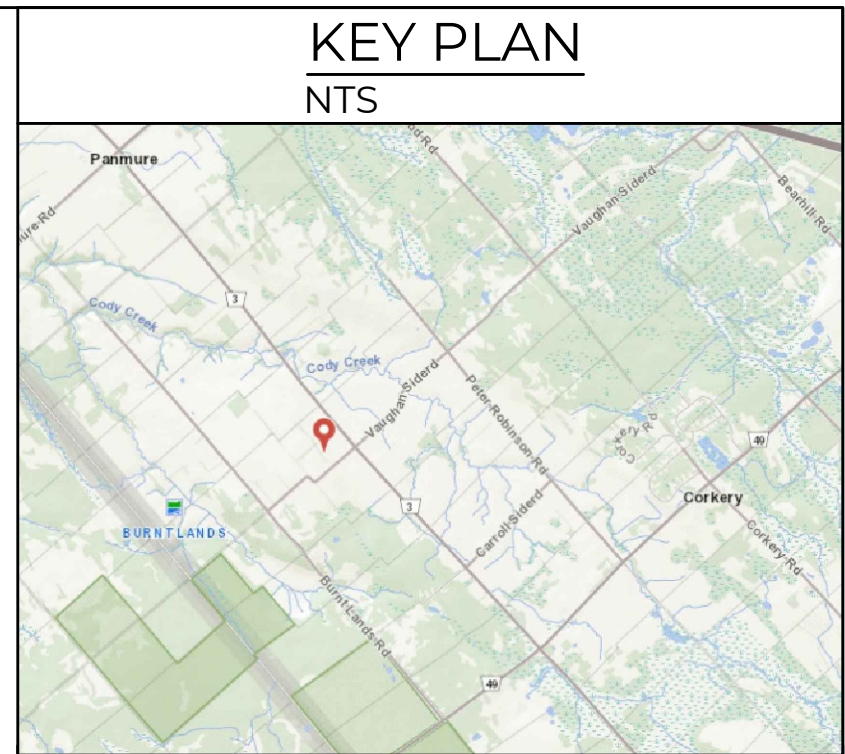
C-1

SITE STATISTICS

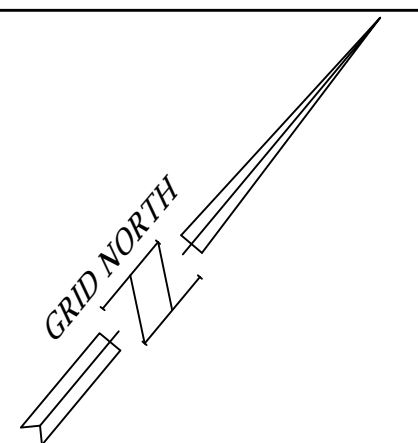
DESCRIPTION	2008-250	2026-050	PROVIDED
Lot Standards			
LOT AREA	10 ha minimum	10 ha minimum	No Change
LOT WIDTH	60 m minimum	60 m minimum	No Change
FRONT YARD SETBACK	10 m	10 m	59.0m
INTERIOR YARD SETBACK	15 m	15 m	264.7m
EXTERIOR YARD SETBACK	10 m	10 m	304.1m
REAR YARD SETBACK	15 m	15 m	228.9m
LOT COVERAGE	20% maximum	20% maximum	0.18%
Building Standards			
MAXIMUM HEIGHT	15 m	15 m	No change
Parking, Access, and Circulation			
PARKING	3.4 spaces per 100 m ² GFA	3.4 spaces per 100 m ² GFA	15 total, 1 accessible
PARKING AREA / OUTDOOR STORAGE SETBACK	10 m minimum from any lot line	10 m minimum from any lot line	67.7m
DRIVE AISLES	6.7 m minimum aisle width for 90° parking	6.7 m minimum aisle width for 90° parking	6.7m
Screening and Operational Controls			
SCREENING	Outdoor storage and parking areas associated with an OFDU must be screened from a public street or residential use on an abutting lot	Screening required where visible from street or residential lot; no numeric minimum specified	Provided
OFDU Size and Intensity			
OFDU AREA	2% of total lot area, to a maximum of 1 ha	2% of total lot area, to a maximum of 1 ha	1.46% (2,387 m ² of 163,818.93 m ²)
MAXIMUM OFDU FLOOR AREA	20% of permitted OFDU area, to a maximum of 600 m ² ; 150 m ² maximum for place of assembly, instructional facility, or restaurant uses	20% of permitted OFDU area, to a maximum of 600 m ² ; 150 m ² maximum for place of assembly, instructional facility, or restaurant uses	208.45 m ²
WALKWAYS / LANDSCAPED AREAS	Included within 2% OFDU area / 1 ha maximum	Included within 2% OFDU area / 1 ha maximum	Included

GENERAL NOTES:

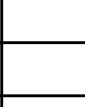
1. ASSUMED CONDITIONS ARE ILLUSTRATED ON THE DRAWING. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. THE UNDERLYING SURVEY AND TOPOGRAPHIC INFORMATION IS DERIVED FROM THE PLAN OF SURVEY BY CALLOW DITZ, FILE NO. 18-0091, DATED OCTOBER 11, 2018, AND THE PARTIAL TOPOGRAPHIC SKETCH COMPLETED BY CALLOW DITZ, REF. NO. 25-27879, DATED NOV. 6, 2025.
3. THIS PLAN SHALL BE READ IN CONJUNCTION WITH THE AFOREMENTIONED PLAN OF SURVEY AND TOPOGRAPHIC SKETCH.
4. "NEW" REFERS TO RECENT/EXISTING DEVELOPMENT UNDER THE SEPARATE BUILDING PERMIT ISSUED FOR THE CONSTRUCTION OF THE WINERY BUILDING.
5. "PROP." OR "PROPOSED" REFERS TO PROPOSED CONDITIONS INCLUDED IN THIS SITE PLAN CONCEPT APPLICATION FOR THE CHANGE OF USE.
6. "EXIST." OR "EXISTING" REFERS TO EXISTING CONDITIONS (PRIOR TO WINERY DEVELOPMENT).

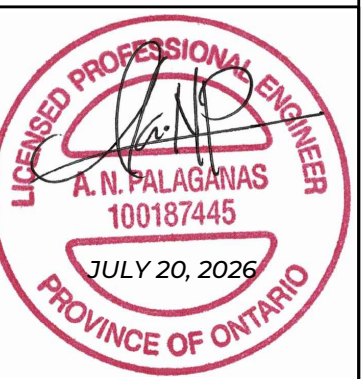


ORIENTATION



SITE SYMBOL LEGEND

	UP	EXISTING UTILITY POLE
	MB	EXISTING MAIL BOX
	SN	EXISTING SIGN
	WELL	EXISTING WELL
	M	EXISTING HYDRO METER
	HM	EXISTING HYDRO METER
	XXX m	SETBACK DISTANCE
		EXISTING FENCE
		PROPERTY LINE
		BOTTOM OF DITCH
		C/L OF ROAD
		EXISTING EDGE OF GRAVEL
	C	PROPOSED C/L SWALE
	P	PROPOSED PLANTING
	A	APPROX. WATER SERVICING
	U/G	APPROX. U/G HYDRO SERVICING
		NEW BUILDING
		EXISTING BUILDING
		PROPOSED GRAVEL



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



25mm

THIS DOCUMENT WAS DIGITALLY SEALED. CONTACT US TO VERIFY AUTHENTICITY. THIS
DRAWING CANNOT BE RELIED UPON UNLESS SEALED AND SIGNED.

2	JH	JUL. 20, 2026	REVISED PER CITY COMMENTS & ISSUED FOR SPC
1	JH	MAR. 12, 2026	ISSUED FOR SITE PLAN CONTROL
NO.	BY:	DATE:	REVISION:

		Planning Land Development Building Design Engineering	
REVIEWER AFM	DESIGNER JH	DRAFTER JH	FILE NO. 12486
HIDDEN POND WINERY 4011 VAUGHAN SIDE RD. CARP, ONTARIO K0A 1L0			
CIVIL			
SITE PLAN			C-1