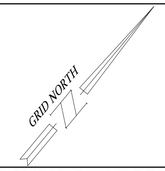
**GENERAL NOTES:**

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 CALLON DIETZ, FILE NO. 18-0091, DATED OCTOBER 11, 2018, AND THE PARTIAL TOPOGRAPHIC SKETCH COMPLETED BY CALLON DIETZ, 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 CONTROL APPLICATION FOR THE CHANGE OF USE.
6. "EXIST." OR "EXISTING" REFERS TO EXISTING CONDITIONS (PRIOR TO WINERY DEVELOPMENT).

## KEY PLAN
NTS

## ORIENTATION



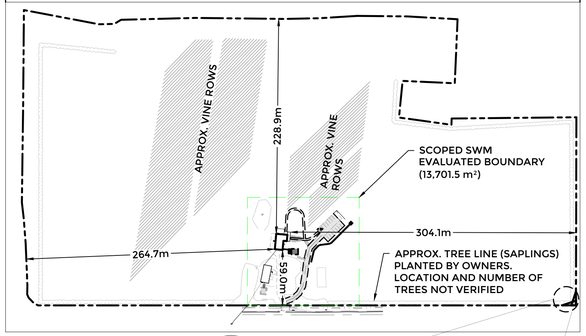

## SITE SYMBOL LEGEND

- UP — EXISTING UTILITY POLE
- MB — EXISTING MAIL BOX
- SN — EXISTING SIGN
- WELL W — EXISTING WELL
- E HM — EXISTING HYDRO METER
- XX.X m — SETBACK DISTANCE
- EXISTING FENCE
- PROPERTY LINE
- BOTTOM OF DITCH
- C/L OF ROAD
- EXISTING EDGE OF GRAVEL
- PROPOSED C/L SWALE
- APPROX. WATER SERVICING
- APPROX. U/G HYDRO SERVICING
- NEW BUILDING
- EXISTING BUILDING
- PROPOSED GRAVEL

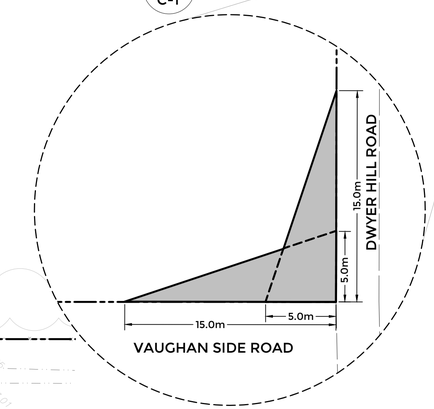
## SITE STATISTICS - AGRICULTURAL ZONE (AG3)

| DESCRIPTION | REQUIRED | EXISTING (TOTAL) | NEW (WINERY BLD) |
|---|---|---|---|
| LOT AREA | 10 ha (MIN.) | 16.38 ha | NO CHANGE |
| LOT WIDTH | 60 m (MIN.) | 572.9 m | NO CHANGE |
| FRONT YARD SETBACK | 10 m (MIN.) | 23.4 m | 59.0 m |
| INTERIOR YARD SETBACK | 5 m (MIN.) | 248.4 m | 264.7 m |
| EXTERIOR YARD SETBACK | 10 m (MIN.) | 323.9 m | 304.1 m |
| REAR YARD SETBACK | 10 m (MIN.) | 261.9 m | 228.9 m |
| LOT COVERAGE | 20% (MAX.) | 0.10% | 0.18% |
| PARKING | 3.4/100 m² GROSS FLOOR AREA =6 | N/A | 15 TOTAL 1 ACCESSIBLE |

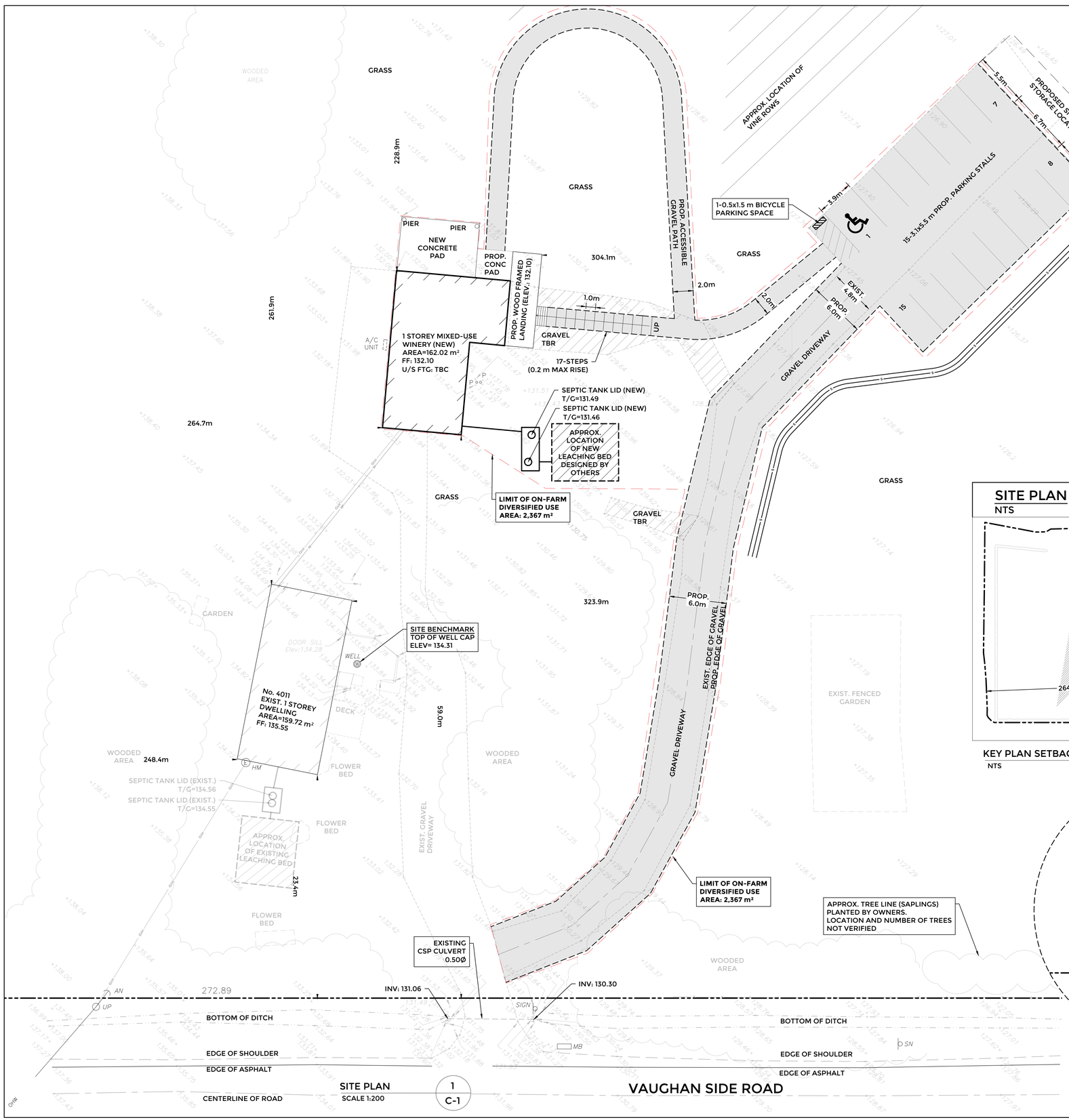
## SITE PLAN - PROPERTY BOUNDARY & SETBACKS
NTS




KEY PLAN SETBACKS — A / C-1
NTS




CORNER SITE TRIANGLE — B / C-1
SCALE 1:200




SITE PLAN — 1 / C-1
SCALE 1:200

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

LICENSED PROFESSIONAL ENGINEER
A. F. MELCHERS
100173901
2026-03-12
PROVINCE OF ONTARIO

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| NO. | BY: | DATE: | REVISION: |
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| | | | |
| 1 | JH | MAR. 12, 2026 | ISSUED FOR SITE PLAN CONTROL |


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|---|---|---|---|
| AFM | JH | JH | 12486 |

# HIDDEN POND WINERY
4011 VAUGHAN SIDE RD.
CARP, ONTARIO
K0A 1L0

## CIVIL

## SITE PLAN — C-1


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