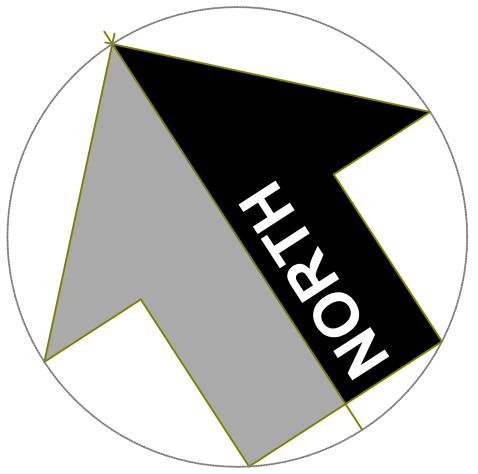




PLAN LEGEND

- AREA OF ONE-STORY NEW BUILDING COVERAGE
- AREA OF SIX-STORY STEPPED NEW BUILDING COVERAGE
- AREA OF EXISTING BUILDINGS TO BE RETAINED AND RE-PURPOSED FOR THE HOTEL FUNCTIONS
- AREA OF PROPOSED NEW OUTDOOR GARDENS AND PASSIVE RECREATION (LANDSCAPING TO BE REFINED - PRELIMINARY ONLY)
- AREA OF ENVIRONMENTALLY PROTECTED LAND BASED ON INTERPRETATION OF AVAILABLE MAPPING (TO BE VERIFIED)
- EXISTING OR PROPOSED NEW COVERED AMENITY SPACE (PORCH, DINING AREA, ETC.)
- AREA OF EXISTING ASPHALT SURFACE TO BE USED OR RE-CONDITIONED AS PARK OR NEW ROAD SYSTEM
- AREA OF PROPOSED OUTDOOR HARD-SURFACE RECREATION, GATHERING AND EVENT USE (PRELIMINARY)
- PROPOSED FIRE ROUTE (MINIMUM 6 METRES PLUS FIRETRUCK MANEUVERING RADI)
- PROPOSED NEW OR EXPANDED ASPHALT OR STONE PAVED ROAD SURFACE
- EXIST. CRUSHED STONE OR CLAY SURFACED HERITAGE LANE
- NEW CRUSHED STONE SURFACE ON EXPANDED AREA ADJACENT TO EXISTING ROAD OR PARKING SURFACE (TO MATCH)
- AREA OF EXISTING CRUSHED STONE ROAD SURFACE TO RECEIVE ASPHALT OR STONE PAVED ROAD SURFACE
- AREA OF PROPOSED OUTDOOR HARD-SURFACE RECREATION, GATHERING AND EVENT USE (PRELIMINARY)

SITE DATA:

TOTAL SITE AREA:	13.29 acres	579,129 s.f.	53,803 m ²	100%
TOTAL EXISTING BUILDING COVERAGE (approx.):		17,273 s.f.	1,605m ²	2.98%
PROPOSED NEW BUILDING COVERAGE:		32,960 s.f.	3,062m ²	5.69%
TOTAL BUILDING COVERAGE:		50,233 s.f.	4,667 m ²	*8.67% ~ 9%
*Previous proposal (2011) was 10.5% coverage				
PARKING:				
Proposed under ground parking (approx.)	336 spaces max.			
Proposed existing/new parking on surface provided (50 permitted in 2011 by-law):	30 spaces			
TOTAL PROPOSED PARKING:	366 spaces			

BY-LAW PERMITTED USES:

- a) Maximum Hotel Rooms + Guest Rooms
- b) Conference Centre
- c) Artist's Studio
- d) Art Gallery
- e) Restaurant(s)
- f) Outdoor Patio
- g) Accessory Buildings and Structures

BY-LAW: 4316T-11

- 106 (Hotel) + 8 (Devonian)
- Permitted
- Permitted
- Permitted
- Permitted
- Permitted
- Permitted

PROPOSED BY-LAW AMENDMENT:

- 145 (Hotel)
- Permitted
- Not Contemplated
- Permitted
- Permitted
- Permitted
- Permitted

ZONING REQUIREMENTS:

- Minimum Lot Frontage:
- Minimum Lot Depth:
- Minimum Landscape Open Space:
- Maximum Lot Coverage:
- Minimum Main Building Setbacks:
- Minimum Vehicular Access Ramp Setback:
- Maximum Building Height:
- Maximum Seating Capacity (Indoor Restaurants):
- Maximum Number of Rooms for the New Hotel:
- Maximum Permitted in Existing Buildings:
- Maximum Ground Floor Area of Buildings in the Commercial Zone:
- Maximum Floor Area of Spa:
- Maximum Ground Floor Area of Arts Learning Ctr.:
- Devonian House Uses:

EXISTING BY-LAW:

- 300 m (984.2 ft)
- 120 m (393.7 ft)
- 50%
- 12%
- See By-law Plan
- 30.48 m (100 ft)
- 17.35 m (57 ft)
- 200 Seats
- 106 (One hundred and Six) 8 (Eight)
- 114 (One hundred & Fourteen)
- 4181 m² (45000 ft²)
- 185.8 m² (2000 ft²)
- 1250 m² (13,463 ft²)
- No other commercial use shall be permitted except for a maximum of 8 guest rooms associated as part of the Hotel use.

PROPOSED BY-LAW AMENDMENT:

- Exceeds minimum (Complies)
- Exceeds minimum (Complies)
- Exceeds minimum (Complies)
- 9%
- See Proposed Setback Plan P1-2
- Greater Than 30.48 (Complies)
- 21.95 m (72 ft) -Stepped
- 250 Seats
- 145 (One Hundred and Forty Five) 0 (Zero)
- 145 (One Hundred and Forty Five)
- 4667 m² (50,233 s.f.)
- Limited to Randwood House
- Not Contemplated
- Hotel Reception Centre, Coffee Shop, Ancillary Hotel Offices and Services

SITE PLAN

NOTICE:
THE INFORMATION PROVIDED ON THE
DRAWING IS CONFIDENTIAL AND FOR
SOLE USE OF PRE-CONSULTATION
GUIDANCE.
THE DOCUMENT SHALL NOT BE
DISTRIBUTED TO OTHER PARTIES, PUBLIC
OR OTHERWISE WITHOUT THE LAND
OWNER'S CONSENT

REVISED for Resubmission	08 JUL 18 RM
REVISED for Client Review	30 JUN 18 RM
REVISED for Client Review	28 MAR 18 RM
REVISED for Client Review	12 FEB 18 RM
SUBMISSION FOR ZONING AMENDMT.	13 OCT 17 RM
REVISED per new Ramp Loc'n	16 SEPT 17 RM
BASE PLAN- For Comment	3 AUG 17 RM
PRE-CONSULTATION	26 JUN 17 RM

CLIENT COMMENT

Issue	Issued for	Date	Int.
Seal			

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.
All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.
All drawings and related documents remain the property of Quartek Group Inc. all drawings are protected under copyright and under contract.



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TWO SISTERS
Vineyards

Project Title

**Randwood
Resort**

SOLMAR Developments

Drawing Title

**HOTEL &
CONVENTION CENTRE
SITE PLAN**

Drawn by

RM

Designed by

RM

Scale

1:500

Date Created

Job Number

16332

Issue

R1

Drawing Number

P1-1