

Owner's Sketch FILE #PLA-2024-170 APPLICANT: Rymarn Holdings Inc

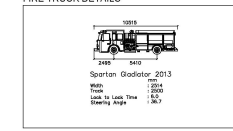
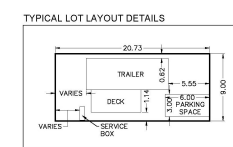
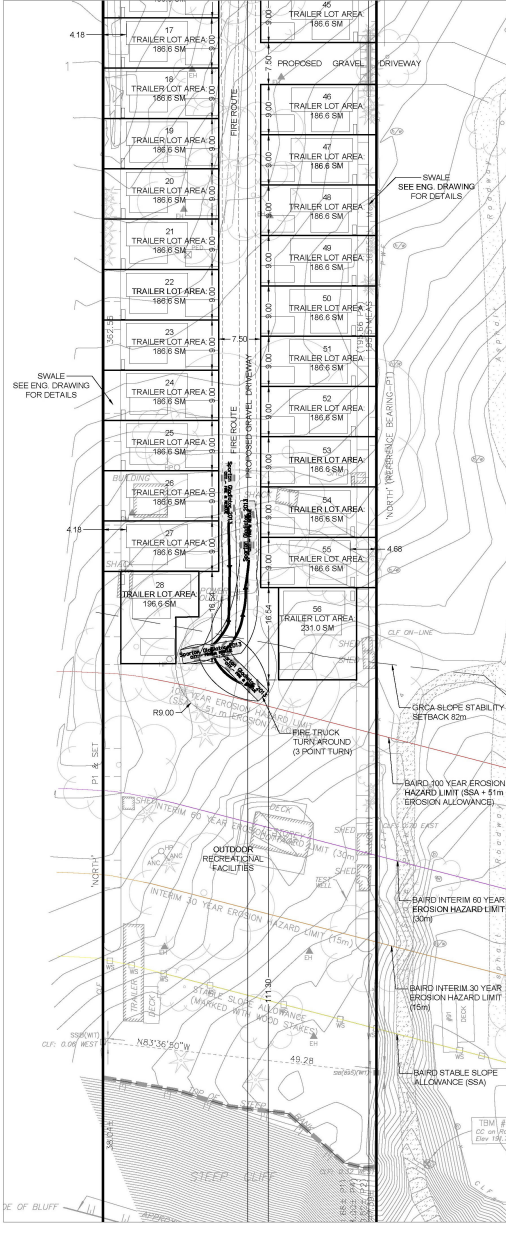
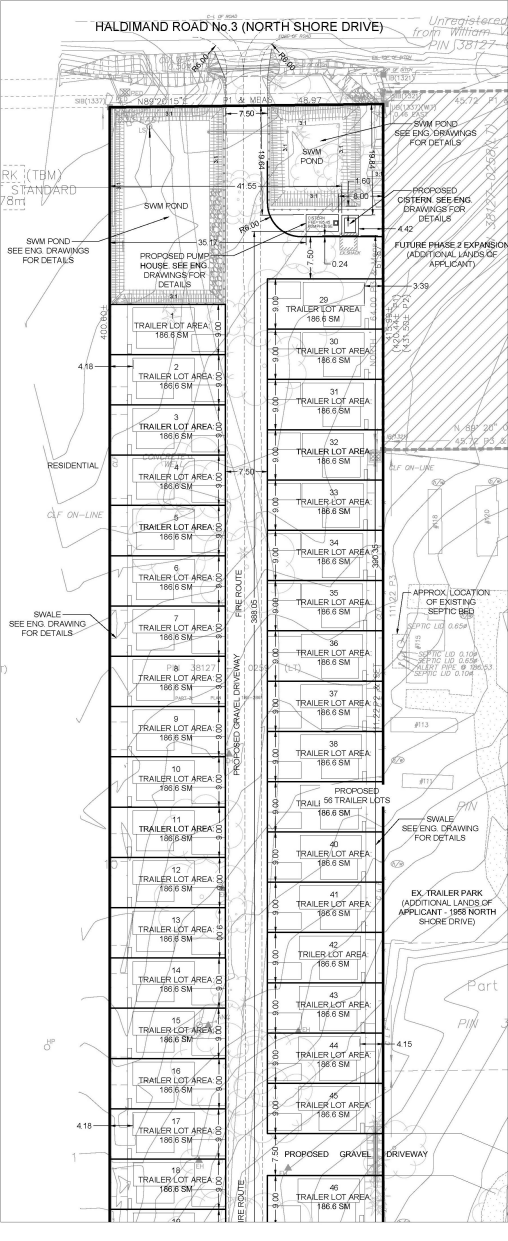
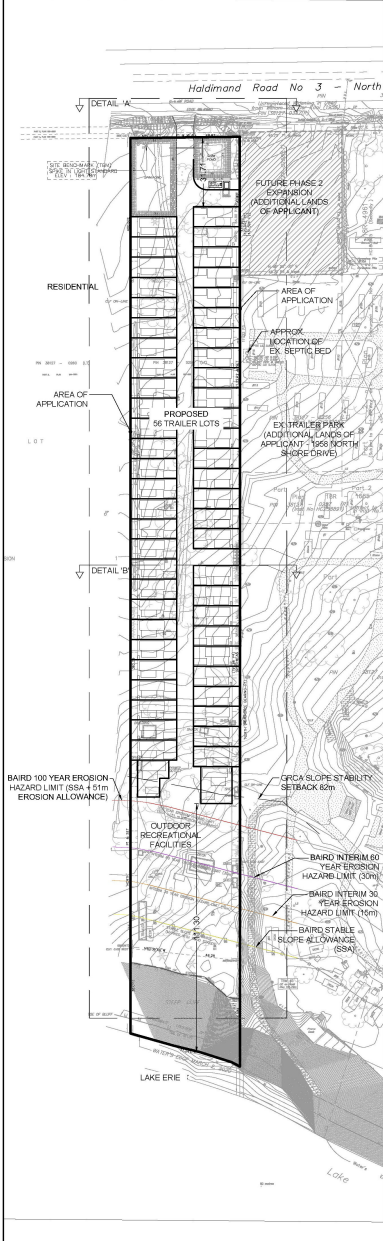


Haldimand County

FULL SITE PLAN - 1:1000

DETAIL 'A' - 1:400

DETAIL 'B' - 1:400



LAND USE	AREA (m ²)	AREA (ft ²)
SEASONAL TRAILER LOT AREA (56 LOTS)	10263.92	106
PROPOSED DRIVEWAY	2780.97	0.28
OPEN SPACE	3719.89	0.37
HAZARD LIMIT	2987.60	0.25
AREA OF APPLICATION	19566.0	1.99
AREA OF EXISTING TRAILER LOT (1868 NORTH SHORE DRIVE)	7263.77	1.29
TOTAL SITE AREA	92829.73	9.28



CLIENT
859656 Ontario Inc.

707 EAGLE DRIVE, BURLINGTON, ON L7T 2Z8

ARCADIS Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	PRE-CONSTRUCTION	2022 12 20
2	SITE PLAN APPROVAL SUBMISSION	2023 10 12
3	SITE PLAN APPROVAL RE-SUBMISSION	2024 08 07

KEY PLAN

LEGEND

LEGAL DESCRIPTION
PART OF LOT 10, CONVESSION 1, GEOGRAPHIC TOWNSHIP OF SHERBROOKE, HALDIMAND COUNTY

BENCHMARK

SOURCE
TOPOGRAPHICAL INFORMATION PROVIDED BY RASCH & HYDTE LTD, ONTARIO LAND SURVEYOR, DATED OCTOBER 14, 2011.

ARCADIS
350 James Street North - Suite 200
Hamilton ON L8L 1H5 Canada
Tel: 605 545 1010
www.arcadis.com

PROJECT
HIGHLAND TRAILER PARK & RV RESORT
1942 NORTH SHORE DRIVE, LOWBANKS, ON

SCALE
1:500
1:1000
1:2000

PROJECT NO: 134019
DRAWN BY: S CHALMERS
PROJECT MGR: C GAGRO

CHECKED BY: J MARCUS
APPROVED BY: M CROUGH

SHEET TITLE
SITE PLAN
PLSPHA 2023 181

SHEET NUMBER
SP1.0

ISSUE
3

HALDIMAND COUNTY ZONING BY-LAW/HZC 1-2020

CURRENT ZONE: OPEN SPACE AND WETLAND ZONES

(10.2) PERMITTED USES: CAMPGROUND, CONSERVATION AREA, FAIR OR EXHIBITION GROUNDS, GOLF COURSE, HUNTING, TRAPPING AND FISHING PRESERVE, PARK, TENT AND TRAILER PARK, WOOLCOT MANAGEMENT

(10.3) PROVISION	REQUIRED	PROVIDED	COMPLIANCE
MIN. LOT AREA	1,855 m ²	92,829 m ²	YES
MIN. LOT FRONTAGE	30.0 m	48.97 m	YES
MIN. YARD			
FRONT YARD	13.0 m	31.71 m	YES
INTERIOR SIDE YARD	3.0 m	3.39 m	YES
EXTERIOR SIDE YARD	13.0 m	N/A	YES
REAR YARD	13.0 m	111.30 m	YES
MAX. BUILDING HEIGHT	11.0 m	1 STOREY	YES

SECTION 4 - GENERAL PROVISIONS - 4.8 CAMPGROUNDS, TENT AND TRAILER PARKS

4.8 (a) MIN. LOT AREA	40,000 m ² (4.0 ha)	92,829 m ² (9.28 ha)	YES
4.8 (b) INDIVIDUAL CAMP SITE MIN. WIDTH & MIN. AREA	WIDTH OF 9.0 m AND AREA OF 185 m ²	LOT WIDTH 9.0 m AND 186.6 m ² TRAILER LOT AREA	YES
4.8 (c) INDIVIDUAL CAMP SITE MIN. PARKING SPACE	1 SPACE LOCATED ON LOT	1 PARKING SPACE PER LOT PROVIDED	YES
4.8 (d) ACCESSORY COMMERCIAL USES INCLUDING ACCESSORY DWELLING UNIT	SHALL NOT EXCEED 1,000 m ²	N/A	YES
4.8 (e) ACCESSORY DWELLING UNIT	A SINGLE ACCESSORY DWELLING UNIT SHALL BE PERMITTED ON THE LOT	NOTED	YES
4.8 (f) OUTDOOR RECREATION FACILITIES	MIN. 5% OF THE LOT AREA SHALL BE USED FOR OUTDOOR RECREATION FACILITIES	15%	YES
4.8 (g) MIN. WIDTH OF ACCESS LANE, ROAD OR DRIVEWAY	7.5 m	7.5 m	YES
4.8 (h) OCCUPATION OF SITE	RECREATIONAL VEHICLES SHALL NOT BE OCCUPIED ON AN OVERNIGHT BASIS BETWEEN OCT. 31 AND APR. 15 OF ANY YEAR	NOTED	YES

SECTION 5 - PARKING & LOADING REQUIREMENTS

(5.2.3.3) PARKING SPACE DIMENSIONS	2.75 m X 5.8 m	3.0 m X 6.0 m	YES
BY LAW NO 22-0093	PERMITS 22 SITES	56 SITES	NO
MV PLA-2021-130	PERMITS 23 SITES	56 SITES	NO