Katchewanooka Lake

±95.75m

EXISTING OUTHOUSE
2m x 2m
4m²

EXISTING STORAGE SHED
4.23m x 4.23m
17.9m²

EXISTING OVERNIGHT CAMPING LOCATION
16 - 24 STAFF AND STUDENTS

EXISTING WALKING TRAIL

±329.09m

PROPOSED CAMPFIRE AREA

EX. 2 STOREY DWELLING
TO REMAIN - UNINHABITABLE STRUCTURE
EXISTING FIRST FLOOR = 253.72m²
EXISTING SECOND FLOOR = 149.11m²
TOTAL EXISTING FLOOR AREA = 402.83m²

EX. SHED
TO BE RELOCATED TO BEE AREA
4.31m x 2.84m
12.26m²

EX. BOAT HOUSE
TO REMAIN
6.39m x 3.92m
25.31m²

EX. LOG CABIN
TO REMAIN
7.21m x 7.30m
79.24m²

EX. BARN/GARAGE
TO REMAIN
12.27m x 8.02m
119.25m²

EX. LOG CABIN
TO REMAIN
4.35m x 5.48m
23.85m²

UPGRADED 500mm C.S.P. CULVERT AND GRAVEL DRIVEWAY
DRIVEWAY WIDTH = 3.962m

EX. DRIVE SHED
TO REMAIN
11.74m x 5.24m
61.46m²

EX. DRIVE SHED
TO BE RENOVATED FOR ORCHARD USE
11.54m x 4.34m
52.77m²

±155.23m

±32.48m

±276.10m

EXISTING WALKING TRAIL

PROPOSED SEPTIC LEACHING BED FOOTPRINT
26.00m x 32.00m

PARKING AREA
6 SPACES

PROPOSED VEHICLE TURN-AROUND
CL TURNING RADIUS = R12.0m
WIDTH = 6.0m

±4.04m

EXISTING SUN SHELTER
6.10m [H] 8.10m [20' x 20']
36.5m²

EXISTING SEASON EXTENDER BUILDING
"HOOP HOUSE"
6.10m x 24.40m [20' x 80']
148.84m²

EXISTING UPGRADED DRIVEWAY
GRAVEL

PROPOSED SEPTIC PUMP TANK
7000L

PROPOSED SEPTIC TANK
30,000L

PROPOSED "FARMSTEAD" BUILDING
±508m²
STUDENT SLEEPING QUARTERS
KITCHEN
DINING AREA
OFFICE SPACE
WASHROOMS

EX. ACCESS
HAS BEEN DECOMMISSIONED

EXISTING WALKING TRAIL

±183.88m

PARKING AREA
6 SPACES

EX. SOLAR PANELS (4)
TO BE RELOCATED

EX. BARN
WITH EXPANSION
19.0m x 15.75m
275.37m²

PROPOSED SOLAR PANELS

±6.00m

PROPOSED PARKING AREA
10 SPACES

±30.50m

EX. MAIN ACCESS (MTO APPROVED 2022)
HAS BEEN UPGRADED TO COUNTY/MTO STANDARDS

PROPOSED VEHICLE TURN-AROUND
CL TURNING RADIUS = R12.0m
WIDTH = 6.0m

PROPOSED STORAGE SHED/PROGRAMING BUILDING
28.84m x 5.11m
132.1m²

PROPOSED GREENHOUSE
12.56m x 5.40m
67.81m²

±99.14m

PROPOSED ACCESS GATE FEATURE

±1472.89m

PART 1 45R-8627

PART 1 45R-7598

PLAN 45R-6098

PART 2 PLAN 45R-3487

PART 1 45R-1239

PART 1 PLAN N° 1419 (P-2096)

PART 2 PLAN N° 1419 (P-2096-12)

CONCESSION 5

LOT 24

LOT 23

HIGHWAY No. 28

HIGHWAY PLAN N° 3487

FOURTH LINE

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 OF DOURO

## SITE OVERVIEW
1:8,000

## KEY MAP
1:30,000

BROWER ROAD

SUBJECT PROPERTY

TOWNS POINT ROAD

HIGHWAY 28

## ZONING STATISTICS

| RU ZONE | REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA | 20ha | 63.84ha |
| MIN. LOT FRONTAGE | 135m | 653.24m |
| MIN. FRONT YARD | 45m | 27.78m (EXISTING BARN) |
| MIN. INT. SIDE | 15m | 69.16m |
| MIN. EXT. SIDE | 45m | N/A |
| MIN. WATER YARD | 30m | (NOT INCLUDING BOAT HOUSE) 32.25m |
| LOT COVERAGE | n/a | (1964.7m²) 0.31% |

- SUBJECT BOUNDARY
- EXISTING PARCEL
- WATERBODY
- EX. WETLAND *(FROM CAMBIUM EIS REPORT)*
- WETLAND/SHORELINE BUFFER *(30m)*
- REGULATED FLOOD LINE *(233.38m CONTOUR)*
- EDGE OF EXISTING WOODLAND
- EXISTING HYDRO LINE
- EXISTING CONTOUR LINE *(0.5m INTERVAL)*
- EROSION HAZARD LIMIT *(FROM CAMBIUM SLOPE STABILITY STUDY)*

**NOTES:**

1. **PROPERTY / RIGHT-OF-WAY BOUNDARIES ARE APPROXIMATE.**
2. **TEMPORARY BENCHMARK: TOP OF SURVEY SPIKE SET IN THE SOUTH EASTERLY FACE OF HYDRO SERVICE POLE SERVICING THE 2 STOREY DWELLING. ELEVATION = 238.80m**
3. **TOPOGRAPHIC SURVEY WAS DONE BY ECOVUE CONSULTING SERVICES INC. ON JUNE 27TH, 2019.**


**EcoVue Consulting Services Inc.**
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Peterborough ON K9J 3H3
Tel: 705-876-8340 Fax: 705-742-8343
www.ecovueconsulting.com


| | |
|---|---|
| DRAWN BY: MC | PROJECT No.: 23-2561 |
| APPROVED BY: | HORIZ. SCALE: 1:1250 |
| REVISION DATE: MARCH 08, 2024 | PLOT DATE: MARCH 08, 2024 |

# NORTHCOTE FARMS
## LAKEFIELD COLLEGE SCHOOL
PART OF LOTS 23 & 24, CONCESSION 5
GEOG. TWP. OF DOURO
THE TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

CONCEPT PLAN — **P1**