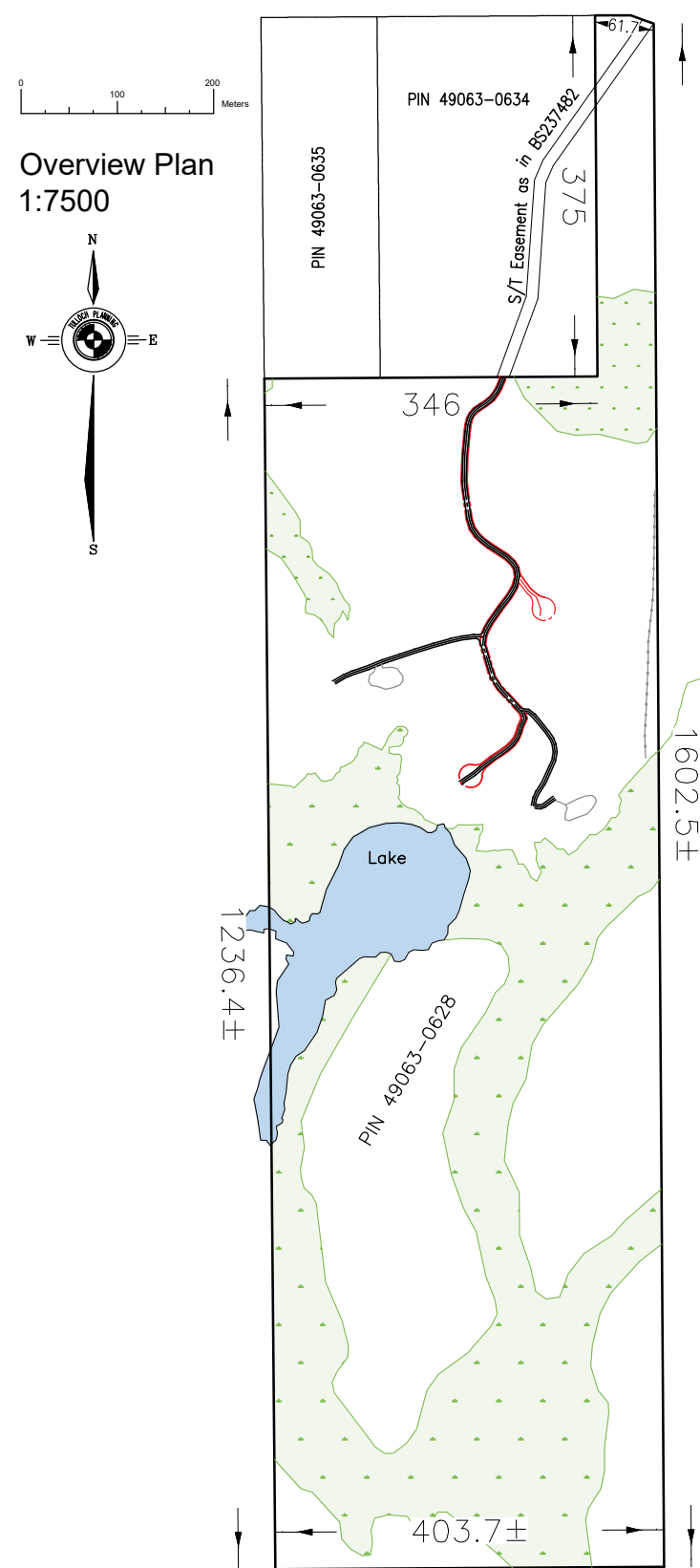
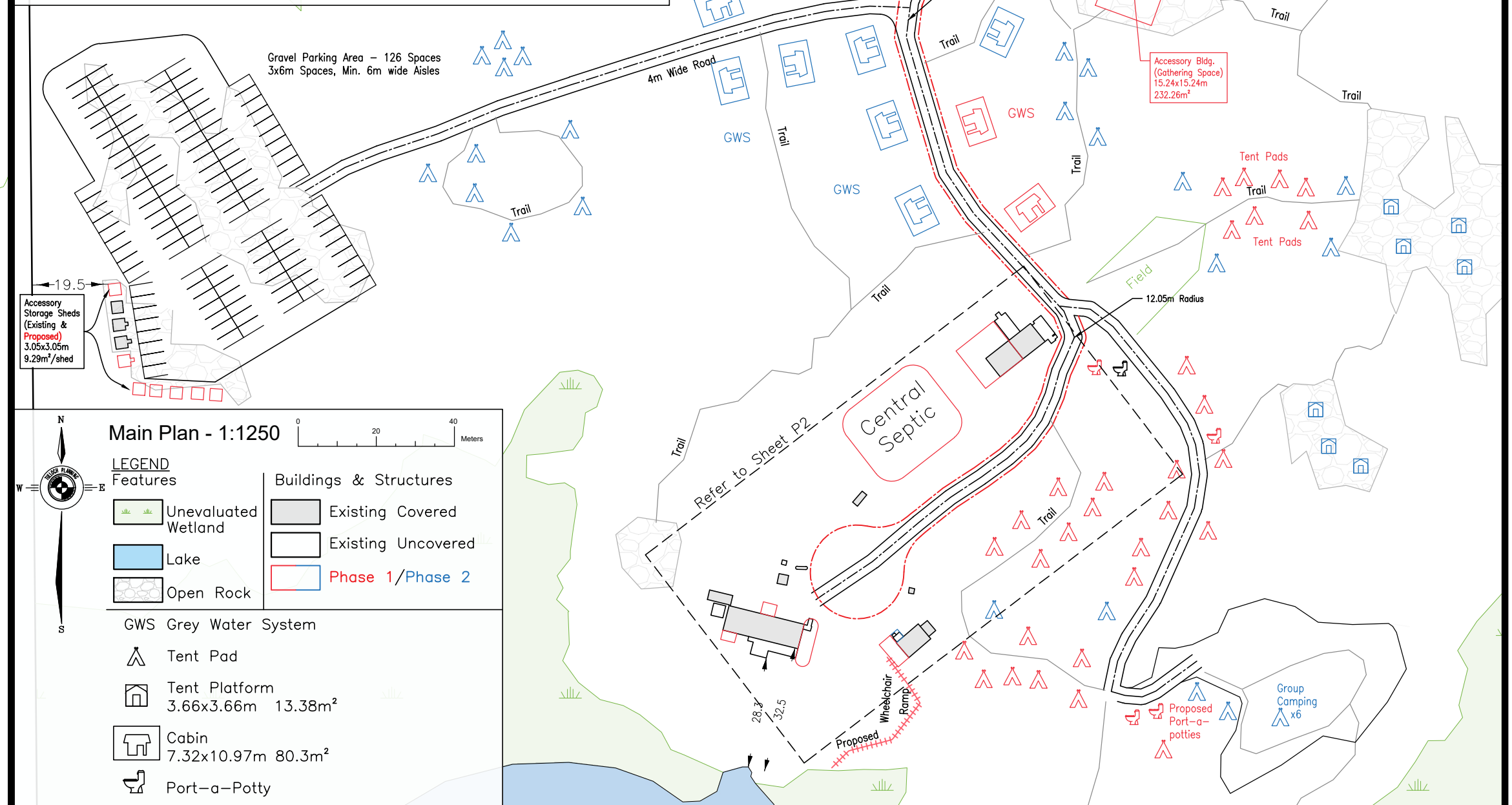




<u>ZONING DATA</u>			
Proposed Zoning:	C3-X REQUIRED	PROVIDED	PARKING AREA REQUIREMENTS (BOTH PHASES)
			USE FORMULA REQUIRED
<u>LOT SIZE</u>			
LOT AREA:	MIN 0.4ha	52.3ha±	TOURIST OR CAMPING ESTABLISHMENT
LOT FRONTAGE:	MIN 60m	61.66m	
LOT COVERAGE:	MAX 30%		– Guest Rooms 1/Room 15
– EXISTING		0.1%	– Meeting Facilities 1/10m ² GFA 24
– PROPOSED		0.2%	TOURIST CAMPING
ACCESSORY			– Tent/Trailer Sites 1/site 69
LOT COVERAGE:	MAX 20%		– Visitor Spaces 1/4 sites 18
– EXISTING		0.06%	TOTAL 126
– PROPOSED		0.18%	
BLDG HEIGHT:	MAX 11m	<11m	ACCESSIBLE SPACES 5+1/50 beyond 5
ACCESSORY			Requirement for 150 spaces
BLDG HEIGHT:	MAX 6m	<6m	101+ spaces
LANDSCAPING:	MIN 30%	>30%	NOTE: Accessible spaces are not on this plan. Spaces will be located near major buildings in compliance with Section 5.3.2 of the West Nipissing Comprehensive Zoning By-law 2014-45
<u>SETBACKS</u>			
FRONT YARD:	7.5m	>7.5m	
REAR YARD:	7.5m	>7.5m	
INTERIOR YARD:	6m	19.45m	
WATERCOURSE:	20m	28.3m	



CAUTION

THE BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND AERIAL IMAGERY, AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

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DRAWING:

Site Sketch

**PROJECT: 192 Plante Road,
West Nipissing (Lavigne), ON
PIN 49063-0628
Pt. W 1/2 Lot 12, Concession 2
Geo Twp of MacPherson
District of Nipissing**

DRAWN BY: MDJ	CHECKED BY: MVH	PROJECT No. : 24-1323	SHEET P1
SCALE: AS NOTED	PLOT SIZE: 11x17	DATE: July 9, 2025	