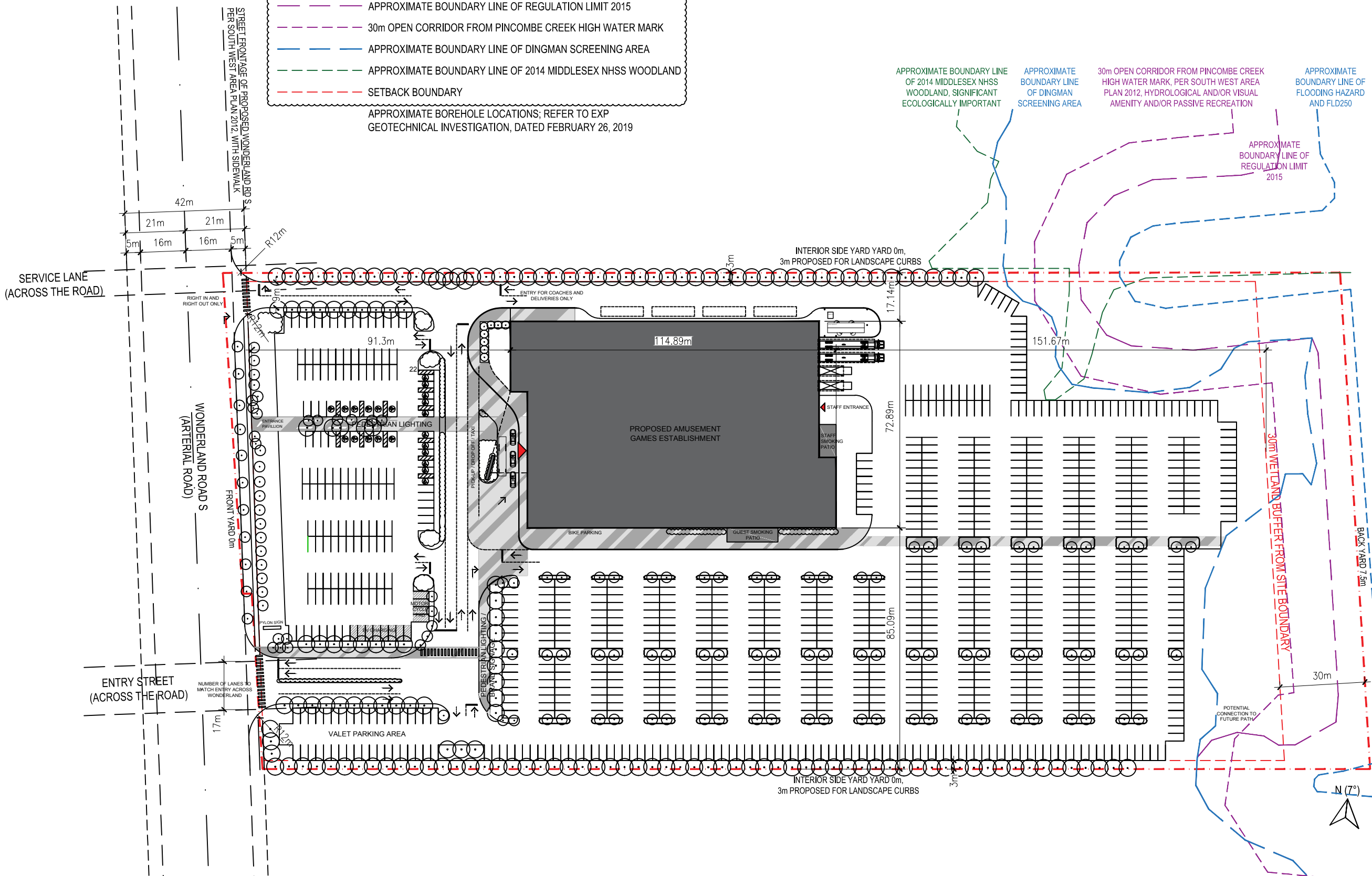


**LEGEND**

- - - - - PROPERTY LINE
  - - - - - APPROXIMATE BOUNDARY LINE OF FLOODING HAZARD AND FLD250
  - - - - - APPROXIMATE BOUNDARY LINE OF REGULATION LIMIT 2015
  - - - - - 30m OPEN CORRIDOR FROM PINCOMBE CREEK HIGH WATER MARK
  - - - - - APPROXIMATE BOUNDARY LINE OF DINGMAN SCREENING AREA
  - - - - - APPROXIMATE BOUNDARY LINE OF 2014 MIDDLESEX NHSS WOODLAND
  - - - - - SETBACK BOUNDARY
- APPROXIMATE BOREHOLE LOCATIONS; REFER TO EXP GEOTECHNICAL INVESTIGATION, DATED FEBRUARY 26, 2019



DESCRIPTION OF LAND	
Municipal Street Address:	3334 & 3354 Wonderland Road S
Legal Description:	Part of Lot 36, Concession 2
Street Frontage / Street Flankage:	Wonderland Road South
Existing Zone in Z-1 Zoning By-law:	h-17/L1/L17/ER
Proposed Zone in Zoning by-law:	CR( )OS4

BY-LAW RESTRICTIONS	REQUIRED (PROPOSED ZONE CR(L))	AS SHOWN ON PLAN
a) Use:	see below*	Casino**
b) Lot Area (m <sup>2</sup> ) Min	NA	± 88,797 m <sup>2</sup> total area ±56,933 m <sup>2</sup> within CR zone
c) Lot Frontage (m) Min	30.0 m	± 173.4 m
d) Front Yard (m) Main Building	8.0 m	± 91.3 m
e) Rear Yard (m) Min	10.0 m	80.9 m to zone line
f) Interior Yard (m) Min	7.5 m	± 17.1 m
g) Exterior Yard (m) Min	8.0 m	NA
h) Lot Coverage (%) Max	25.0 %	13.7% within CR zone 11.3% for total lot
i) Landscape Open Space (%) Min	20.0 %	17.0% within CR zone 30.3% for total lot
j) Height (m) Max	12.0 m	± 15 m
k) Lot Depth (m) Min	40.0 m	288.8 m (varies) to zone line
l) Off-street Parking	1 per 20 m <sup>2</sup> = 390 spaces***	±1018
m) Bicycle Parking	1 per 7 required automobile parking spaces = 56 spaces	56
n) Special Provisions:	** Casino use with special definition and special policies related to gross floor area for Restaurant and Fast Food Restaurant proposed for subject lands ***Proposed parking ratio of 1 space per 20.0 m <sup>2</sup> for Casino Use	

\*Permitted Uses:  
Commercial recreation establishments; Golf Courses; Private Clubs; Private outdoor recreation clubs; Private Parks; Recreation Buildings; Recreational golf courses.

PRELIMINARY SITE STATISTICS	
Lot Area	17 Acres
Number of Parking Spaces (2.7 m x 5.5 m)	996
Number of Barrier Free Parking Spaces Type A (3.4 m x 5.5 m)	11
Number of Barrier Free Parking Spaces Type B (2.4 m x 5.5 m)	11
TOTAL CAR PARKING SPACES	1018 SPACES
Number of Bus Parking Spaces (3.75 m x 15 m)	4
Number of Bicycle Parking Spaces	38

PRELIMINARY BUILDING STATISTICS	
Building Height (m):	15 m
Number of Storeys:	2
Building Footprint (m <sup>2</sup> ):	7,710
Gross Floor Area (m <sup>2</sup> ):	10,995
Net Floor Area (m <sup>2</sup> ):	10,585
Gaming Area (m <sup>2</sup> ):	3,815
Restaurant Area (m <sup>2</sup> ):	1,615
Back of House / Support Area (m <sup>2</sup> ):	2,400
Office Area (m <sup>2</sup> ):	1,400