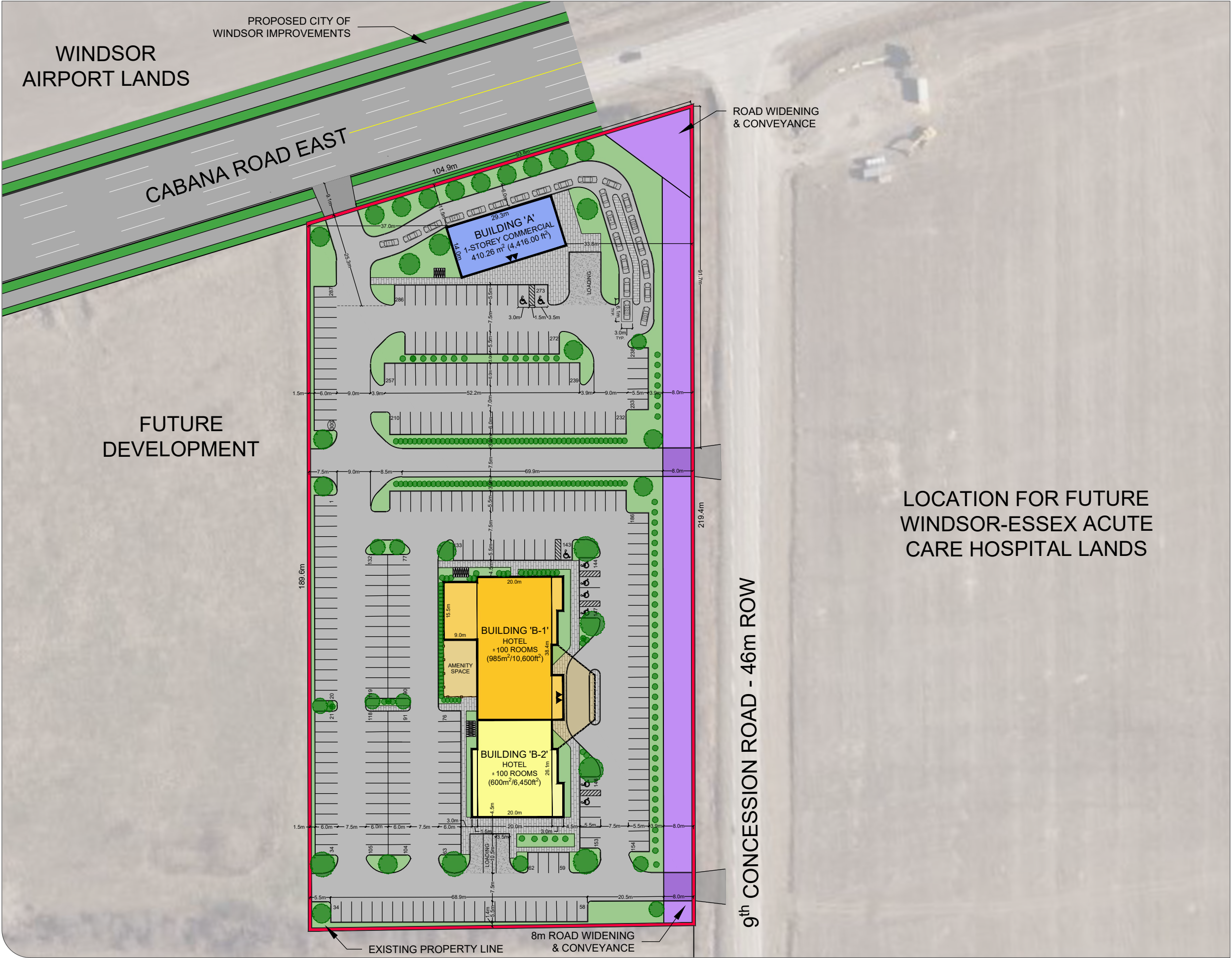




FARHI HOLDINGS CORPORATION
CABANA ROAD EAST AT 9TH CONCESSION

CONCEPTUAL DEVELOPMENT
PHASE 1

- SUBJECT AREA**
(±2.09 ha/5.17 ac)
- PROPOSED HOTEL - PHASE 1**
(±985m²/10,600ft²)
(100 ROOMS)
- PROPOSED HOTEL - PHASE 2**
(±600m²/6,450ft²)
(100 ROOMS)
- PROPOSED COMMERCIAL**
(±410m²/416ft²)
- PROPOSED LANDSCAPE**
- 8.00m ROAD WIDENING & LAND CONVEYANCE**
- PROPOSED SIDEWALK**
- PROPOSED BICYCLE PARKING (18 spaces)**

SITE DATA MATRIX

COMMERCIAL DISTRICT 4.1 (CD 4.1) ZONE

	ZONING BY-LAW	PROVIDED
SITE AREA	N/A	20,939.9m²
BUILDING AREA	N/A	1,700.3m²
LOT COVERAGE	N/A	8.1%
LOT FRONTAGE	N/A	104.9m
SETBACKS	N/A	FRONT: 11.5m INT. SIDE: 36.5m EXT. SIDE: 33.8m REAR: 29.2m
BUILDING HEIGHT (MAX)	20.0m	34.0m*
LANDSCAPED OPEN SPACE	N/A	30.0%
PARKING SPACES	COMMERCIAL: 55 HOTEL: 245** TOTAL: 300	COMMERCIAL: 55 HOTEL: 245 TOTAL: 300
ACCESSIBLE PARKING SPACES	TYPE A: 4 TYPE B: 5	TYPE A: 4 TYPE B: 5
STACKING SPACES	12	23
LOADING SPACES	COMMERCIAL: 1 HOTEL: 3	COMMERCIAL: 2 HOTEL: 3

*NOT IN CONFORMITY WITH PROPOSED ZONING BYLAW
**1,000m² CONSIDERED FOR RESTAURANT, CONVENTION HALL, MEETING ROOMS AND OTHER PLACES OF ASSEMBLY

SCALE: 1:1000 (11x17)



MAP/DRAWING INFORMATION:
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: JSC
CHECKED BY: KDT
DESIGNED BY: JSC

SOURCES:
COUNTY OF ESSEX AERIAL PHOTOGRAPHY (2025)

File Location:
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work\drawings\08-planning\23-6242-08-cabana road e at 9th concession -
conceptual plan.dwg
June, 15, 2026 10:50 AM



PROJECT: 23-6242
STATUS: DRAFT
DATE: 01/29/2025