

PROPERTY DESCRIPTION
 PT TWP LT 170
 Niagara as in R0317470,
 Except Lands in Mic. PL 1102 s/tntp15297
 Niagara-on-the-Lake

Town of Niagara on the Lake
 Regional Municipality of Niagara

MUNICIPAL ADDRESS
 933 Niagara Stone Road
 Niagara on the Lake ON L0S 1J0

COVERAGE TABLE

TOTAL LOT AREA	50,471.61 M2	100%
BUILDING COVERAGE		
EXISTING BLDG (2)	56.1 M2	0.11%
PROPOSED BLDG (1)	262.08 M2	0.52%
PROPOSED BLDG (3)	691.2 M2	1.36%
PROPOSED BLDG (4)	72.0 M2	0.14%
PROPOSED BLDG (5)	185.4 M2	0.36%
PROPOSED	1210.68 M2	2.39%
TOTAL	1266.78 M2	2.50%
FLOOR AREA (G.F.A.)	1266.78 M2	
BUILDING HEIGHT		
PROPOSED	7.0M (Proposed)	
PARKING COVERAGE (EX)	0000.00 M2	0%
PARKING COVERAGE (Asphalt)	1536.95 M2	3.04%
PARKING COVERAGE (Gravel)	999.29 M2	1.97%
No. OF PARKING SPACES (Based on Agricultural Market + Farm Storage and Processing Building only)		
REQUIRED TOTAL	21.1	(NOTL ZBL 500a-74)
PROPOSED BUS SPACES	3	
Agricultural Market 1 p/s per 18.5m2 (318.18m2)	17.1	
Farm Storage + Processing 1 p.s. per employee	4.0	
PROPOSED BARRIER FREE TYPE "A" VAN ACCESSIBLE	2	
PROPOSED TOTAL	29	(INCLUDES BIF)
LANDSCAPE COVERAGE	46,668.59 M2	92.46%
ROAD WIDENING	YES	

OWNER'S NAME

OWNER'S SIGNATURE

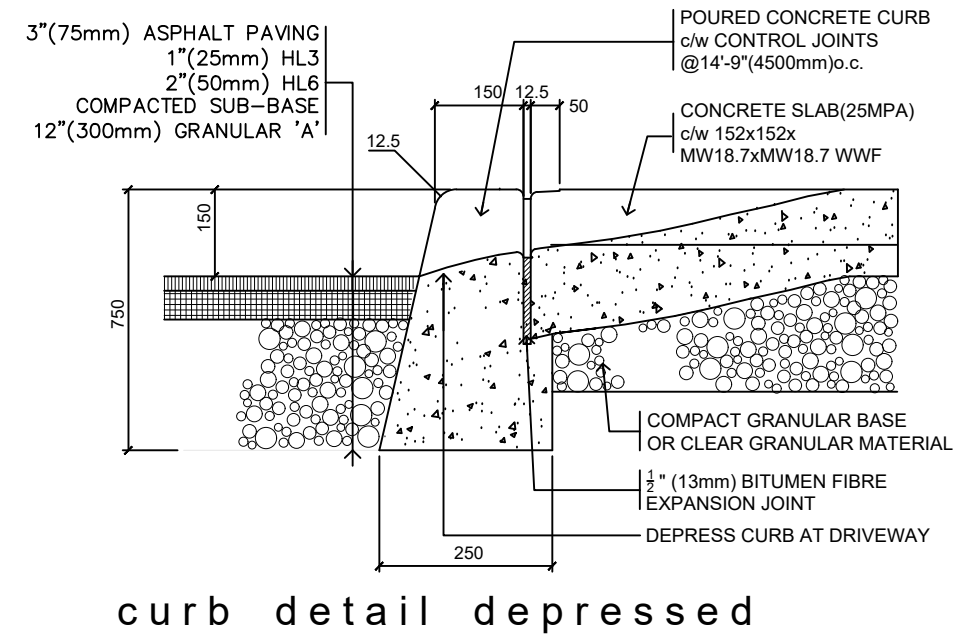
Town of
Niagara-on-the-Lake

LORD MAYOR

TOWN CLERK

DATE

GENERAL NOTES:



Standard Fire route sign
 LOCATIONS DENOTED ON PLAN AS FR

DISABLED PARKING SIGN SPECIFICATIONS

No Parking Symbol: BLACK LETTER "P", LEGEND, AND BORDER
 2 cm RED REFL. ANGLE-AM BAND
 1.5 cm RED REFL. INTERDICTIONARY STROKE
 WHITE REFL. BACKGROUND

Disabled Symbol: BLUE REFL. BACKGROUND
 WHITE REFL. SYMBOL AND BORDER



\$300.00 Fine

Standard Barrier Free Signage
 LOCATIONS DENOTED ON PLAN AS B.F.

Proposed Zoning Classification | Conformance - A ZONE

ZONE REQUIREMENTS TABLE
 SCHEDULE F TO BYLAW 500A-74, AS AMENDED (FURTHER AMENDED BY BY-LAW 5000D-91)

ZONE	SYMBOL	PERMITTED USE	MINIMUM LOT REQUIREMENTS			MINIMUM YARD REQUIREMENTS				MINIMUM DWELLING FLOOR AREA		MINIMUM BUILDING HEIGHT	ACCESSORY BUILDING	
			FRONTAGE	AREA	DEPTH	FRONT	INTERIOR SIDE	EXTERIOR SIDE	REAR	1 STOREY	2 STOREY			
4	A	a)	38.10m	4.05 ha	NA	15%	15.24 m	3.05 m	9.14 m	15.24 m	92.0 m ²	139.5 m ²	10.67 m	-

Conformance - Building Locations

Building	Use	Proposed	Min. Depth	Min. Front	Min. Rear	Min. Side	Min. Height	Min. Area	Min. Height
Building 1 - proposed agricultural market	RURAL	262.08/0.52 %	27.7 m	-	118.0 m	188.8 m	-	6.48 M	-
Building 2 - Agricultural Market	RURAL	56.1/0.11 %	18.3 m	16.9 m	-	188.5 m	-	3.24 M	-
Building 3 - Farm Storage/Processing Building	RURAL	691.2/1.36 %	- m	14.0 m	147.3m	109.3 m	-	7.02 M	-
Building 4 - Farm Help Trailer	RURAL	72.0/0.14 %	- m	14.4 m	-	98.6 m	-	3.48 M	-
Building 5 - Future S.F. Dwelling	RURAL	185.4/0.36 %	15.24 m	3.05 m	-	180.4 m	-	6.54 M	-



neob inc

ANDREW ALLEN HELLWIG

consultant

notes

drawing

site plan

disclaimer

copyright

date of issues and revisions

A - REVISION TO BUILDING SIZE / SITE PLAN AGREEMENT VER (01) OCTOBER 2 2024 AAH
 B - GENERAL UPDATES/COORDINATION RESUBMISSION FOR PLANNING REVIEW VER. (02) DECEMBER 5 2024 AAH
 C - GENERAL UPDATES/COORDINATION RESUBMISSION FOR PLANNING REVIEW VER. (04) DECEMBER 19 2024 AAH
 D - GENERAL UPDATES/COORDINATION RESUBMISSION FOR PLANNING REVIEW VER. (05) JAN 15 2025 AAH

drawn

drawing no.

sp.1

reviewed

plot 1:750 scale 2023 - 02

