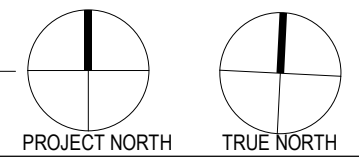


LEGEND	
	ASPHALT
	PROPERTY LINE
	SETBACK LINE
	TREE LINE
	PROPOSED SEVERANCE LINE

STATISTICS	
AGRI FARM TEMP. CONT. STORAGE FACILITY (1 FLOOR)	AREA = 20,000 sf / 1858.06 m ² HEIGHT = 8 m
AGRI FARM EQUIPMENT STORAGE FACILITY (1 FLOOR)	AREA = 15,000 sf / 1393.55 m ² HEIGHT = 10.5 m
AGRI FARM OFFICE BUILDING (1 FLOOR)	AREA = 6,000 sf / 557.42 m ² HEIGHT = 4.5 m
FARM STANDS (1 FLOOR)	AREA = 2,000 sf / 185.80 m ² HEIGHT = 5 m
SEPTIC SYSTEM	AREA = 2,800 sf / 260.13 m ²
SEASONAL FARMING	SEASONAL FARMING AREA AREA = 15,000 sf / 2369.03 m ²
OCCUPANCY CALCULATIONS	<ul style="list-style-type: none"> OFFICE BUILDING AREA = 557 m² AREA PER OCCUPANT = 9.3 m² TOTAL OCCUPANTS = 60 MAX AGRICULTURE FARM TEMP. FACILITY AREA = 1,858 m² AREA PER OCCUPANT = 46 m² TOTAL OCCUPANTS = 41 MAX AGRICULTURE FARM EQ. STORAGE AREA = 1,858 m² AREA PER OCCUPANT = 46 m² TOTAL OCCUPANTS = 41 MAX
PARKING CALCULATION	<ul style="list-style-type: none"> INDUSTRIAL USE @ 1 PER 93 m² 1858.06m² / 93 m² = 20 PARKING SPACES FARM IMPLEMENT DEALER @ 1 PER 93 m² 1858.06m² / 30 m² = 62 PARKING SPACES OFFICE USE @ 1 PER 28 m² 557.42 m² / 28 m² = 20 PARKING SPACES AGRICULTURAL MARKET @ 1 PER 18.5 m² 185.80 m² / 18.5 m² = 10 PARKING SPACES TOTAL REQUIRED: 112 PARKING SPACES PROVIDED: 114 PARKING SPACES 3% OF TOTAL PARKING TO BE ACCESSIBLE 120 X 3% = 3.6 ≈ 4 ACCESSIBLE STALLS TO BE ODD.THEREFORE: REQUIRED ACCESSIBLE PARKING STALLS TYPE A: 2 TYPE B: 3 PROVIDED ACCESSIBLE PARKING STALLS TYPE A: 2 TYPE B: 3

1 ENLARGED SITE PLAN
SD-02 SCALE: 1 : 750



263 Concession 6 Road, Niagara-on-the-lake, ON

NOT FOR CONSTRUCTION

No.	Description	Date
11	ISSUED FOR REVIEW	24.03.11
12	ISSUED FOR REVIEW	24.08.07
13	ISSUED FOR REVIEW	24.11.26

SITE CONCEPT PLAN

Project number: 22-033
Date: 2024-11-26 10:15:56 AM

SD-02

Scale: As indicated