1 SD-01 OVERALL CONCEPT PLAN

SCALE: 1 : 1000

PROJECT NORTH

TRUE NORTH

STATISTICS

SITE

TOTAL SITE AREA : 1.81 has
TOTAL GROSS FLOOR AREA : 3,809.02 m²
LOT COVERAGE : 21%

BUILDINGS

AGRICULTURAL FARM TEMPERATURE CONTROLLED STORAGE - PRODUCE STORAGE BUILDING
(1 FLOOR)
ALLOWABLE AREA = 20,000 sf / 1,858.06 m²
ALLOWABLE HEIGHT = 8 m

AGRICULTURAL FARM EQUIPMENT STORAGE - FARM IMPLEMENT DEALER
(1 FLOOR)
ALLOWABLE AREA = 15,000 sf / 1,393.55 m²
ALLOWABLE HEIGHT = 10.5 m

AGRI FARM OFFICE BUILDING
(1 FLOOR)
ALLOWABLE AREA = 6,000 sf / 557.42 m²
ALLOWABLE HEIGHT = 4.5 m

FARM STANDS - AGRICULTURAL MARKET
(1 FLOOR)
AREA = 2,000 sf / 185.80 m²
HEIGHT = 5 m

SEPTIC SYSTEM
AREA = 10,239 sf / 951.23 m²

SEASONAL FARMING
SEASONAL FARMING AREA:
AREA =15,000 sf / 2369.03 m²

OCCUPANCY CALCULATIONS

- INDUSTRIAL USE (AGRICULTURAL FARM TEMPERATURE CONTROLLED STORAGE - PRODUCE STORAGE BUILDING)
  AREA = 1,858 m²
  AREA PER OCCUPANT = 46 m²
  TOTAL OCCUPANTS = **41 MAX** AS PER OBC
- AGRICULTURAL FARM EQUIPMENT STORAGE - FARM IMPLEMENT DEALER
  AREA = 1,394 m²
  AREA PER OCCUPANT = 46 m²
  TOTAL OCCUPANTS = **30 MAX** AS PER OBC
- OFFICE USE - AGRICULTURAL FARM OFFICE BUILDING
  AREA = 557 m²
  AREA PER OCCUPANT = 9.3 m²
  TOTAL OCCUPANTS = **60 MAX** AS PER OBC

PARKING CALCULATION

- INDUSTRIAL USE (AGRICULTURAL FARM TEMPERATURE CONTROLLED STORAGE - PRODUCE STORAGE BUILDING) @ 1 PER 93 m²
  1,858.06 m² / 93 m² = **20 PARKING SPACES**
- FARM IMPLEMENT DEALER (AGRICULTURAL FARM EQUIPMENT STORAGE - FARM IMPLEMENT DEALER) @ 1 PER 30 m²
  1,393.55 m² / 30 m² = **47 PARKING SPACES**
- OFFICE USE - AGRICULTURAL FARM OFFICE BUILDING @ 1 PER 28 m²
  557.42 m² / 28 m² = **20 PARKING SPACES**
- AGRICULTURAL MARKET (FARM STANDS) @ 1 PER 18.5 m²
  185.80 m² / 18.5 m² = **10 PARKING SPACES**

  TOTAL REQUIRED: **97 PARKING SPACES**
  PROVIDED: **115 PARKING SPACES**
- 3 % OF TOTAL PARKING TO BE ACCESSIBLE
  115 X 3% = 3.45 =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**

LOADING BAY CALCULATIONS

AS PER NIAGARA-ON-THE-LAKE BYLAW: SECTION 3

1. INDUSTRIAL USE (AGRICULTURAL FARM TEMPERATURE CONTROLLED STORAGE)

   REQUIRED LOADING BAYS FOR BUILDINGS EXCEEDING 5,000 sf , BUT NOT ABOVE 50,000 sf = 2

   BUILDING AREA @ 20,000 sf

   PROVIDED LOADING BAYS : 3
2. FARM IMPLEMENT DEALER (AGRICULTURAL FARM EQUIPMENT STORAGE)

   REQUIRED LOADING BAYS FOR BUILDINGS EXCEEDING 5,000 sf , BUT NOT ABOVE 50,000 sf = 2

   BUILDING AREA @ 15,000 sf

   PROVIDED LOADING BAYS : 3

NOTES :

- PROVISION OF SIGNAGE OF BARRIER FREE PARKING SPACES TO COMPLY WITH ONTARIO REGULATION 191/11 INTEGRATED ACCESSIBILITY STANDARDS.
- LOADING BAY HEIGHT TO BE NOT LESS THAN 4.3m

LEGEND

- ASPHALT
- PROPERTY LINE
- SETBACK LINE
- TREE LINE
- PROPOSED SEVERANCE LINE

Legends:

ACE ARCHITECTURE
300, 524-17th Avenue SW | Calgary AB | T2S 0B2 | 403.212.0626

Copyright:

No.	Description	Date
1	ISSUED FOR ZBA - CONCEPT PLAN	25.03.10

Seal:
Date:
Firm License to Practise:

Client:

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

OVERALL CONCEPT PLAN

Project number: 22-033
Date: 2025-03-10 4:30:54 PM
Drawn by: Author
Checked by: Checker

SD-01

Scale: As indicated

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1 SD-02 CONCEPT PLAN
SCALE: 1 : 400

PROJECT NORTH

TRUE NORTH

STATISTICS

SITE

TOTAL SITE AREA : 1.81 has
TOTAL GROSS FLOOR AREA : 3,809.02 m²
LOT COVERAGE : 21%

BUILDINGS

AGRICULTURAL FARM TEMPERATURE CONTROLLED STORAGE - PRODUCE STORAGE BUILDING
(1 FLOOR)
ALLOWABLE AREA = 20,000 sf / 1,858.06 m²
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(1 FLOOR)
ALLOWABLE AREA = 15,000 sf / 1,393.55 m²
ALLOWABLE HEIGHT = 10.5 m

AGRI FARM OFFICE BUILDING
(1 FLOOR)
ALLOWABLE AREA = 6,000 sf / 557.42 m²
ALLOWABLE HEIGHT = 4.5 m

FARM STANDS - AGRICULTURAL MARKET
(1 FLOOR)
AREA = 2,000 sf / 185.80 m²
HEIGHT = 5 m

SEPTIC SYSTEM
AREA = 10,228 sf / 951.23 m²

SEASONAL FARMING
SEASONAL FARMING AREA
AREA =15,000 sf / 2369.03 m²

OCCUPANCY CALCULATIONS

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  AREA = 1,858 m²
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  TOTAL OCCUPANTS = **41 MAX** AS PER OBC
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  AREA = 1,394 m²
  AREA PER OCCUPANT = 46 m²
  TOTAL OCCUPANTS = **30 MAX** AS PER OBC
- OFFICE USE - AGRICULTURAL FARM OFFICE BUILDING
  AREA = 557 m²
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  TOTAL OCCUPANTS = **60 MAX** AS PER OBC

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LOADING BAY CALCULATIONS

AS PER NIAGARA-ON-THE-LAKE BYLAW: SECTION 3

1. INDUSTRIAL USE (AGRICULTURAL FARM TEMPERATURE CONTROLLED STORAGE)

   REQUIRED LOADING BAYS FOR BUILDINGS EXCEEDING 5,000 sf , BUT NOT ABOVE 50,000 sf = 2

   BUILDING AREA @ 20,000 sf

   PROVIDED LOADING BAYS : 3

2. FARM IMPLEMENT DEALER (AGRICULTURAL FARM EQUIPMENT STORAGE)

   REQUIRED LOADING BAYS FOR BUILDINGS EXCEEDING 5,000 sf , BUT NOT ABOVE 50,000 sf = 2

   BUILDING AREA @ 15,000 sf

   PROVIDED LOADING BAYS : 3

NOTES :

- PROVISION OF SIGNAGE OF BARRIER FREE PARKING SPACES TO COMPLY WITH ONTARIO REGULATION 191/11 INTEGRATED ACCESSIBILITY STANDARDS.
- LOADING BAY HEIGHT TO BE NOT LESS THAN 4.3m

LEGEND

- ASPHALT
- PROPERTY LINE
- SETBACK LINE
- TREE LINE
- PROPOSED SEVERANCE LINE

Legends:

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300, 524-17th Avenue SW | Calgary AB | T2S 0B2 | 403.212.0626

Copyright:

No.	Description	Date
1	ISSUED FOR ZBA - CONCEPT PLAN	25.03.10

Seal:
Date:
Firm License to Practise:

Client:

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

CONCEPT PLAN

Project number: 22-033
Date: 2025-03-10 4:30:55 PM
Drawn by: Author
Checked by: Checker

SD-02

Scale: As indicated

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