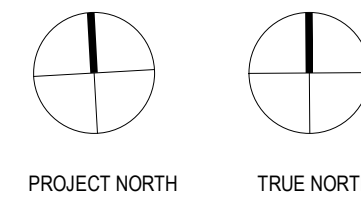




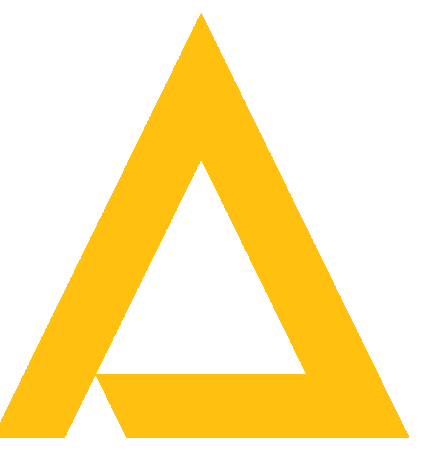
1 OVERALL CONCEPT PLAN
SD-01 SCALE: 1:1000



STATISTICS	
SITE	
TOTAL SITE AREA	: 1,089,483 sf / 10.12 has
TOTAL GFA	: 50,000 sf / 4645.19 m ²
TOTAL LOT COVERAGE	: 4.6 %
SEVERED LOT AREA	: 194,826 sf / 1.81 has
SEVERED LOT GFA	: 43,000 sf / 3,994.83 m ²
SEVERED LOT COVERAGE	: 22 %
BUILDING STATISTICS	
TOTAL BUILDING AREA	: 43,000 sf / 3,994.83 m ²
BUILDING HEIGHT	: 10.5m
BUILDING ZONES	
• FARM PRODUCE STORAGE (1 FLOOR)	20,000 sf / 1,858.06 m ²
• AGRICULTURAL EQUIPMENT STORAGE (1 FLOOR)	21,000 sf / 1,950.96 m ²
• AGRICULTURAL MARKET (1 FLOOR)	2,000 sf / 185.80 m ²
• SEPTIC SYSTEM	10,240 sf / 951.32m ²
• SEASONAL FARMING	37,672 sf / 3500 m ²
BUILDING CODE OCCUPANCY	
• FARM PRODUCE STORAGE	AREA = 20,000 sf / 1,858.06 m ² AREA PER OCCUPANT = 40 m ² TOTAL OCCUPANTS = 4 MAX AS PER OBC MAX. EXPECTED OCCUPANTS = 18
• AGRICULTURAL EQUIPMENT STORAGE	AREA = 21,000 sf / 1,950.96 m ² AREA PER OCCUPANT = 40 m ² TOTAL OCCUPANTS = 53 MAX AS PER OBC MAX. EXPECTED OCCUPANTS = 4
• AGRICULTURAL MARKET	AREA = 2,000 sf / 185.80 m ² MAX. EXPECTED OCCUPANTS = 25
PARKING CALCULATION	
• FARM PRODUCE STORAGE	TOTAL AREA : 1,858.06 m ² PARKING RATE : 1 PER 185.80 m ² 1 STALL * 185.80 m ² / 185 m ² = 11 REQUIRED PARKING STALLS : 11
• AGRICULTURAL EQUIPMENT STORAGE	TOTAL AREA : 1,950.96 m ² PARKING RATE : 1 PER 150 m ² 1 STALL * 150.00 m ² / 130 m ² = 16 REQUIRED PARKING STALLS : 16
• AGRICULTURAL MARKET	TOTAL AREA : 185.80 m ² PARKING RATE : 1 PER 18.5 m ² 1 STALL * 18.50 m ² / 1 PER 18.5 m ² = 11 REQUIRED PARKING STALLS : 11
TOTAL REQUIRED PARKING STALLS	: 38
TOTAL PROVIDED PARKING STALLS	: 50
• 3% OF TOTAL PARKING TO BE ACCESSIBLE	50 X 3% = 1.5 ≈ 2
ACCESSIBLE STALLS TO BE PROVIDED THEREFORE:	
REQUIRED ACCESSIBLE PARKING STALLS	TYPE A - 1
TYPE B - 2	
PROVIDED ACCESSIBLE PARKING STALLS	TYPE A - 1
TYPE B - 2	
LOADING BAY CALCULATIONS	
AS PER NIAGARA-ON-THE-LAKE BY-LAW SECTION 3	
REQUIRED LOADING BAYS FOR BUILDINGS EXCEEDING 5,000 SF, BUT NOT ABOVE 50,000 SF = 2	
BUILDING AREA @ 43,000 SF	
PROVIDED LOADING BAYS:	2

NOTES:

- PROVISION OF SIGNAGE OF BARRIER FREE PARKING SPACES TO COMPLY WITH ONTARIO REGULATION 1811 INTEGRATED ACCESSIBILITY STANDARDS.
- LOADING BAY HEIGHT TO BE NOT LESS THAN 4.3m



COPYRIGHT RESERVED, THIS DRAWING AND THE DESIGN CONTAINED THEREIN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF ACE ARCHITECTURE INC. AND CANNOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ACE ARCHITECTURE INC.

Date:
Seal:

NOT FOR CONSTRUCTION

Firm License to Practice:

ACE ARCHITECTURE INC.
PERMIT No. AC 14854
ISSUED PURSUANT TO
THE ARCHITECTS ACT OF ALBERTA

Revisions:

No.	Description	Date
A	ISSUED FOR ZBA - CONCEPT PLAN	25.03.10
B	RE-ISSUED FOR ZBA - CONCEPT PLAN	25.06.25
C	RE-ISSUED FOR ZBA - CONCEPT PLAN	25.07.22

Legends:

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

Client:

MOKSH DEVELOPMENTS LTD.

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

Address:

Sheet Name:

OVERALL CONCEPT PLAN

Project Number:

22-033

Date:

2025-07-22 10:39:25 AM

Drawn by:

MD

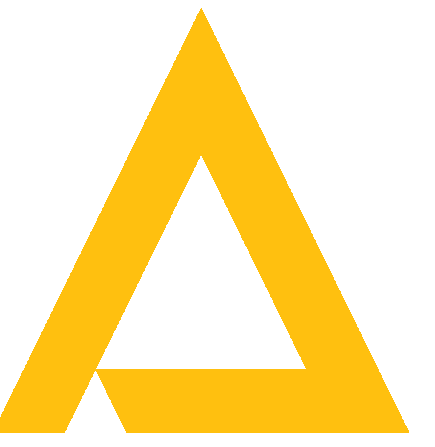
Checked by:

CC

SD-01

Scale:

As indicated



COPYRIGHT RESERVED. THIS DRAWING AND THE DESIGN CONTAINED THEREIN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF ACE ARCHITECTURE INC. AND CANNOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ACE ARCHITECTURE INC.

Date:
Seal:

NOT FOR CONSTRUCTION

Firm License to Practice:

ACE ARCHITECTURE INC.
PERMIT No. AC 14854
ISSUED PURSUANT TO
THE ARCHITECTS ACT OF ALBERTA

Revisions:

No.	Description	Date
C	RE-ISSUED FOR ZBA - CONCEPT PLAN	25.07.22

Legends:

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

STATISTICS	
SITE	
TOTAL SITE AREA	: 1,089,483 sf / 10.12 has
TOTAL GFA	: 50,000 sf / 4645.15 m ²
TOTAL LOT COVERAGE	: 4.6 %
SEVERED LOT AREA	
SEVERED LOT AREA	: 194,826 sf / 1.81 has
SEVERED LOT GFA	: 43,000 sf / 3,994.83 m ²
SEVERED LOT COVERAGE	: 22 %
BUILDING STATISTICS	
TOTAL BUILDING AREA	: 43,000 sf / 3,994.83 m ²
BUILDING HEIGHT	: 16.5m
BUILDING ZONES	
<ul style="list-style-type: none"> • FARM PRODUCE STORAGE (1 FLOOR) <li style="padding-left: 20px;">20,000 sf / 1,858.06 m² • AGRICULTURAL EQUIPMENT STORAGE (1 FLOOR) <li style="padding-left: 20px;">21,000 sf / 1,950.96 m² • AGRICULTURAL MARKET (1 FLOOR) <li style="padding-left: 20px;">2,000 sf / 185.80 m² • SEPTIC SYSTEM <li style="padding-left: 20px;">10,240 sf / 951.32 m² • SEASONAL FARMING <li style="padding-left: 20px;">37,672 sf / 3500 m² 	
BUILDING CODE OCCUPANCY	
<ul style="list-style-type: none"> • FARM PRODUCE STORAGE <li style="padding-left: 20px;">AREA = 20,000 sf / 1,858.06 m² <li style="padding-left: 20px;">AREA PER OCCUPANT = 46 m² <li style="padding-left: 20px;">TOTAL OCCUPANTS = 41 MAX AS PER OBC <li style="padding-left: 20px;">MAX. EXPECTED OCCUPANTS = 19 • AGRICULTURAL EQUIPMENT STORAGE <li style="padding-left: 20px;">AREA = 21,000 sf / 1,950.96 m² <li style="padding-left: 20px;">AREA PER OCCUPANT = 46 m² <li style="padding-left: 20px;">TOTAL OCCUPANTS = 39 MAX AS PER OBC <li style="padding-left: 20px;">MAX. EXPECTED OCCUPANTS = 4 • AGRICULTURAL MARKET <li style="padding-left: 20px;">AREA = 2,000 sf / 185.80 m² <li style="padding-left: 20px;">MAX. EXPECTED OCCUPANTS = 25 	
PARKING CALCULATION	
<ul style="list-style-type: none"> • FARM PRODUCE STORAGE <li style="padding-left: 20px;">TOTAL AREA : 1,858.06 m² <li style="padding-left: 20px;">PARKING RATE : 1 PER 185 m² <li style="padding-left: 20px;">1 STALL = 1,858.06 m² / 185 m² = 11 <li style="padding-left: 20px;">REQUIRED PARKING STALLS : 11 • AGRICULTURAL EQUIPMENT STORAGE <li style="padding-left: 20px;">TOTAL AREA : 1,950.96 m² <li style="padding-left: 20px;">PARKING RATE : 1 PER 120 m² <li style="padding-left: 20px;">1 STALL = 1,950.96 m² / 120 m² = 16 <li style="padding-left: 20px;">REQUIRED PARKING STALLS : 16 • AGRICULTURAL MARKET <li style="padding-left: 20px;">TOTAL AREA : 185.80 m² <li style="padding-left: 20px;">PARKING RATE : 1 PER 18.5 m² <li style="padding-left: 20px;">1 STALL = 185.80 m² / 1 PER 18.5 m² = 11 <li style="padding-left: 20px;">REQUIRED PARKING STALLS : 11 <li style="padding-left: 20px;">TOTAL REQUIRED PARKING STALLS : 38 <li style="padding-left: 20px;">TOTAL PROVIDED PARKING STALLS : 50 • 3 % OF TOTAL PARKING TO BE ACCESSIBLE <li style="padding-left: 20px;">50 X 3% = 15 + 2 <li style="padding-left: 20px;">ACCESSIBLE STALLS TO BE 000.THEREFORE: <li style="padding-left: 20px;">REQUIRED ACCESSIBLE PARKING STALLS <li style="padding-left: 40px;">TYPE A : 2 <li style="padding-left: 40px;">TYPE B : 13 <li style="padding-left: 20px;">PROVIDED ACCESSIBLE PARKING STALLS <li style="padding-left: 40px;">TYPE A : 2 <li style="padding-left: 40px;">TYPE B : 2 	
LOADING BAY CALCULATIONS	
<ul style="list-style-type: none"> • AS PER NIAGARA-ON-THE-LAKE BYLAW, SECTION 3 • REQUIRED LOADING BAYS FOR BUILDINGS EXCEEDING 5,000 SF, BUT NOT ABOVE 50,000 SF = 2 • BUILDING AREA @ 43,000 SF • PROVIDED LOADING BAYS : 2 	
NOTES:	
<ul style="list-style-type: none"> • PROVISION OF STORAGE OF BARRIER FREE PARKING SPACES TO COMPLY WITH ONTARIO REGULATION WITH INTEGRATED ACCESSIBILITY STANDARDS. • LOADING BAY HEIGHT TO BE NOT LESS THAN 4.3m 	



1 CONCEPT PLAN
SD-02 SCALE: 1:400

PROJECT NORTH TRUE NORTH

Client:
MOKSH DEVELOPMENTS LTD.

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

Address:

Sheet Name:
CONCEPT PLAN

Project Number:

22-033

Date:

2025-07-22 12:05:05 PM

Drawn by:

MD

Checked by:

CC

SD-02

Scale:
As indicated