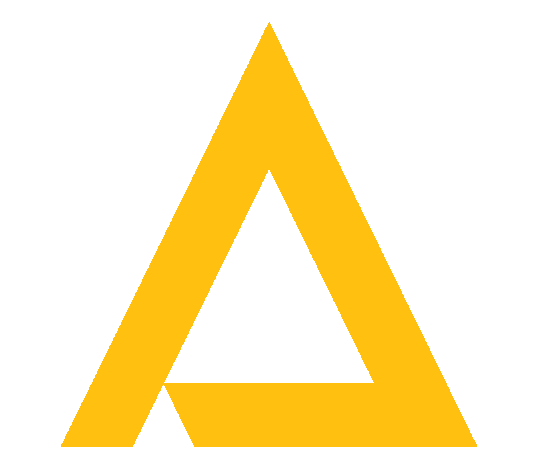




STATISTICS	
<b>SITE</b>	
TOTAL SITE AREA	: 1,089,483 sf / 10.12 has
TOTAL GFA	: 50,000 sf / 4645.19 m <sup>2</sup>
TOTAL LOT COVERAGE	: 4.6 %
SEVERED LOT AREA	: 194,826 sf / 1.81 has
SEVERED LOT GFA	: 43,000 sf / 3,994.83 m <sup>2</sup>
SEVERED LOT COVERAGE	: 22 %
<b>BUILDING STATISTICS</b>	
TOTAL BUILDING AREA	: 43,000 sf / 3,994.83 m <sup>2</sup>
BUILDING HEIGHT	: 10.5m
<b>BUILDING ZONES</b>	
• FARM PRODUCE STORAGE (1 FLOOR)	20,000 sf / 1,858.06 m <sup>2</sup>
• AGRICULTURAL EQUIPMENT STORAGE (1 FLOOR)	21,000 sf / 1,950.96 m <sup>2</sup>
• AGRICULTURAL MARKET (1 FLOOR)	2,000 sf / 185.80 m <sup>2</sup>
• SEPTIC SYSTEM	10,240 sf / 951.32m <sup>2</sup>
• SEASONAL FARMING	37,672 sf / 3500 m <sup>2</sup>
<b>BUILDING CODE OCCUPANCY</b>	
• FARM PRODUCE STORAGE	AREA = 20,000 sf / 1,858.06 m <sup>2</sup> AREA PER OCCUPANT = 40 m <sup>2</sup> TOTAL OCCUPANTS = 4 MAX AS PER OBC MAX. EXPECTED OCCUPANTS = 18
• AGRICULTURAL EQUIPMENT STORAGE	AREA = 21,000 sf / 1,950.96 m <sup>2</sup> AREA PER OCCUPANT = 40 m <sup>2</sup> TOTAL OCCUPANTS = 38 MAX AS PER OBC MAX. EXPECTED OCCUPANTS = 4
• AGRICULTURAL MARKET	AREA = 2,000 sf / 185.80 m <sup>2</sup> MAX. EXPECTED OCCUPANTS = 25
<b>PARKING CALCULATION</b>	
<b>FARM PRODUCE STORAGE</b>	
• TOTAL AREA	: 1,858.06 m <sup>2</sup>
PARKING RATE	: 1 PER 185.80 m <sup>2</sup>
1 STALL * 185.80 m <sup>2</sup> / 185 m <sup>2</sup> = 11	
REQUIRED PARKING STALLS	: 11
<b>AGRICULTURAL EQUIPMENT STORAGE</b>	
• TOTAL AREA	: 1,950.96 m <sup>2</sup>
PARKING RATE	: 1 PER 100 m <sup>2</sup>
1 STALL * 195.096 m <sup>2</sup> / 130 m <sup>2</sup> = 16	
REQUIRED PARKING STALLS	: 16
<b>AGRICULTURAL MARKET</b>	
• TOTAL AREA	: 185.80 m <sup>2</sup>
PARKING RATE	: 1 PER 18.58 m <sup>2</sup>
1 STALL * 185.80 m <sup>2</sup> / 18.5 m <sup>2</sup> = 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% = 15 = 2	
ACCESSIBLE STALLS TO BE PROVIDED THEREFORE:	
REQUIRED ACCESSIBLE PARKING STALLS	TYPE A - 1
PROVIDED ACCESSIBLE PARKING STALLS	TYPE A - 1
TYPE B - 2	TYPE B - 2
<b>LOADING BAY CALCULATIONS</b>	
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:**
- PROVISION OF SIGNAGE OF BARRIER FREE PARKING SPACES TO COMPLY WITH ONTARIO REGULATION 181/11 INTEGRATED ACCESSIBILITY STANDARDS.
  - LOADING BAY HEIGHT TO BE NOT LESS THAN 4.3m



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Date:  
Seal:

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Firm License to Practice:

Revisions:

No.	Description	Date
C	RE-ISSUED FOR ZBA - CONCEPT PLAN	25.07.22
D	RE-ISSUED FOR ZBA - CONCEPT PLAN	25.10.14

- Legends:**
- ASPHALT
  - PROPERTY LINE
  - SETBACK LINE
  - TREE LINE
  - PROPOSED SEVERANCE LINE
  - PROPOSED TREE LOCATION
  - PROPOSED SHRUB LOCATION

Client:  
**MOKSH DEVELOPMENTS LTD.**

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

Address:

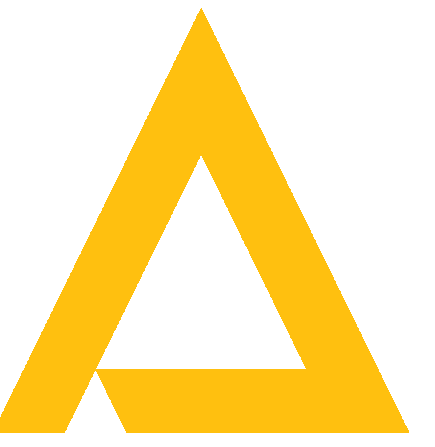
Sheet Name:  
**OVERALL CONCEPT PLAN**

Project Number:  
22-033  
Date:  
2025-10-14 11:10:43 AM  
Drawn by:  
MD  
Checked by:  
CC

**SD-01**  
Scale:  
As indicated

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

PROJECT NORTH TRUE NORTH



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Date:  
Seal:

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Firm License to Practice:

Revisions:

No.	Description	Date
C	RE-ISSUED FOR ZBA - CONCEPT PLAN	25.07.22
D	RE-ISSUED FOR ZBA - CONCEPT PLAN	25.10.14

Legends:

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

Client:

MOKSH DEVELOPMENTS LTD.

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

Address:

Sheet Name:

**CONCEPT PLAN**

Project Number:

22-033

Date:

2025-10-14 11:10:45 AM

Drawn by:

MD

Checked by:

CC

**SD-02**

Scale:

As indicated

STATISTICS	
<b>SITE</b>	
TOTAL SITE AREA	: 1,089,483 sf / 10.12 has
TOTAL GFA	: 50,000 sf / 4645.15 m <sup>2</sup>
TOTAL LOT COVERAGE	: 4.6 %
<b>SEVERED LOT AREA</b>	
SEVERED LOT AREA	: 194,826 sf / 1.81 has
SEVERED LOT GFA	: 43,000 sf / 3,994.83 m <sup>2</sup>
SEVERED LOT COVERAGE	: 22 %
<b>BUILDING STATISTICS</b>	
TOTAL BUILDING AREA	: 43,000 sf / 3,994.83 m <sup>2</sup>
BUILDING HEIGHT	: 16.5m
<b>BUILDING ZONES</b>	
<ul style="list-style-type: none"> <li>• FARM PRODUCE STORAGE (1 FLOOR)</li> <li>20,000 sf / 1,858.06 m<sup>2</sup></li> <li>• AGRICULTURAL EQUIPMENT STORAGE (1 FLOOR)</li> <li>21,000 sf / 1,950.96 m<sup>2</sup></li> <li>• AGRICULTURAL MARKET (1 FLOOR)</li> <li>2,000 sf / 185.80 m<sup>2</sup></li> <li>• SEPTIC SYSTEM</li> <li>10,240 sf / 951.32 m<sup>2</sup></li> <li>• SEASONAL FARMING</li> <li>37,672 sf / 3500 m<sup>2</sup></li> </ul>	
<b>BUILDING CODE OCCUPANCY</b>	
<ul style="list-style-type: none"> <li>• FARM PRODUCE STORAGE</li> <li>AREA = 20,000 sf / 1,858.06 m<sup>2</sup></li> <li>AREA PER OCCUPANT = 46 m<sup>2</sup></li> <li>TOTAL OCCUPANTS = 41 MAX AS PER OBC</li> <li>MAX. EXPECTED OCCUPANTS = 19</li> <li>• AGRICULTURAL EQUIPMENT STORAGE</li> <li>AREA = 21,000 sf / 1,950.96 m<sup>2</sup></li> <li>AREA PER OCCUPANT = 46 m<sup>2</sup></li> <li>TOTAL OCCUPANTS = 39 MAX AS PER OBC</li> <li>MAX. EXPECTED OCCUPANTS = 4</li> <li>• AGRICULTURAL MARKET</li> <li>AREA = 2,000 sf / 185.80 m<sup>2</sup></li> <li>MAX. EXPECTED OCCUPANTS = 25</li> </ul>	
<b>PARKING CALCULATION</b>	
<ul style="list-style-type: none"> <li>• FARM PRODUCE STORAGE</li> <li>TOTAL AREA : 1,858.06 m<sup>2</sup></li> <li>PARKING RATE : 1 PER 185 m<sup>2</sup></li> <li>1 STALL = 1,858.06 m<sup>2</sup> / 185 m<sup>2</sup> = 11</li> <li>REQUIRED PARKING STALLS : 11</li> <li>• AGRICULTURAL EQUIPMENT STORAGE</li> <li>TOTAL AREA : 1,950.96 m<sup>2</sup></li> <li>PARKING RATE : 1 PER 120 m<sup>2</sup></li> <li>1 STALL = 1,950.96 m<sup>2</sup> / 120 m<sup>2</sup> = 16</li> <li>REQUIRED PARKING STALLS : 16</li> <li>• AGRICULTURAL MARKET</li> <li>TOTAL AREA : 185.80 m<sup>2</sup></li> <li>PARKING RATE : 1 PER 18.5 m<sup>2</sup></li> <li>1 STALL = 185.80 m<sup>2</sup> / 18.5 m<sup>2</sup> = 10</li> <li>REQUIRED PARKING STALLS : 10</li> <li>TOTAL REQUIRED PARKING STALLS : 37</li> <li>TOTAL PROVIDED PARKING STALLS : 50</li> <li>• 3 % OF TOTAL PARKING TO BE ACCESSIBLE</li> <li>50 x 3% = 1.5 = 2</li> <li>ACCESSIBLE STALLS TO BE 000.THEREFORE:</li> <li>REQUIRED ACCESSIBLE PARKING STALLS</li> <li>TYPE A : 2</li> <li>TYPE B : 2</li> <li>PROVIDED ACCESSIBLE PARKING STALLS</li> <li>TYPE A : 2</li> <li>TYPE B : 2</li> </ul>	
<b>LOADING BAY CALCULATIONS</b>	
<ul style="list-style-type: none"> <li>AS PER NIAGARA-ON-THE-LAKE BYLAW, SECTION 3</li> <li>REQUIRED LOADING BAYS FOR BUILDINGS EXCEEDING 5,000 SF, BUT NOT ABOVE 50,000 SF = 2</li> <li>BUILDING AREA @ 43,000 SF =</li> <li>PROVIDED LOADING BAYS : 2</li> </ul>	

**NOTES:**

- PROVISION OF STORAGE OF BARRIER-FREE PARKING SPACES TO COMPLY WITH ONTARIO REGULATION 91911 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

YORK ROAD

AREA OF SEVERED LOT = 4.47 Ac / 1.81 has