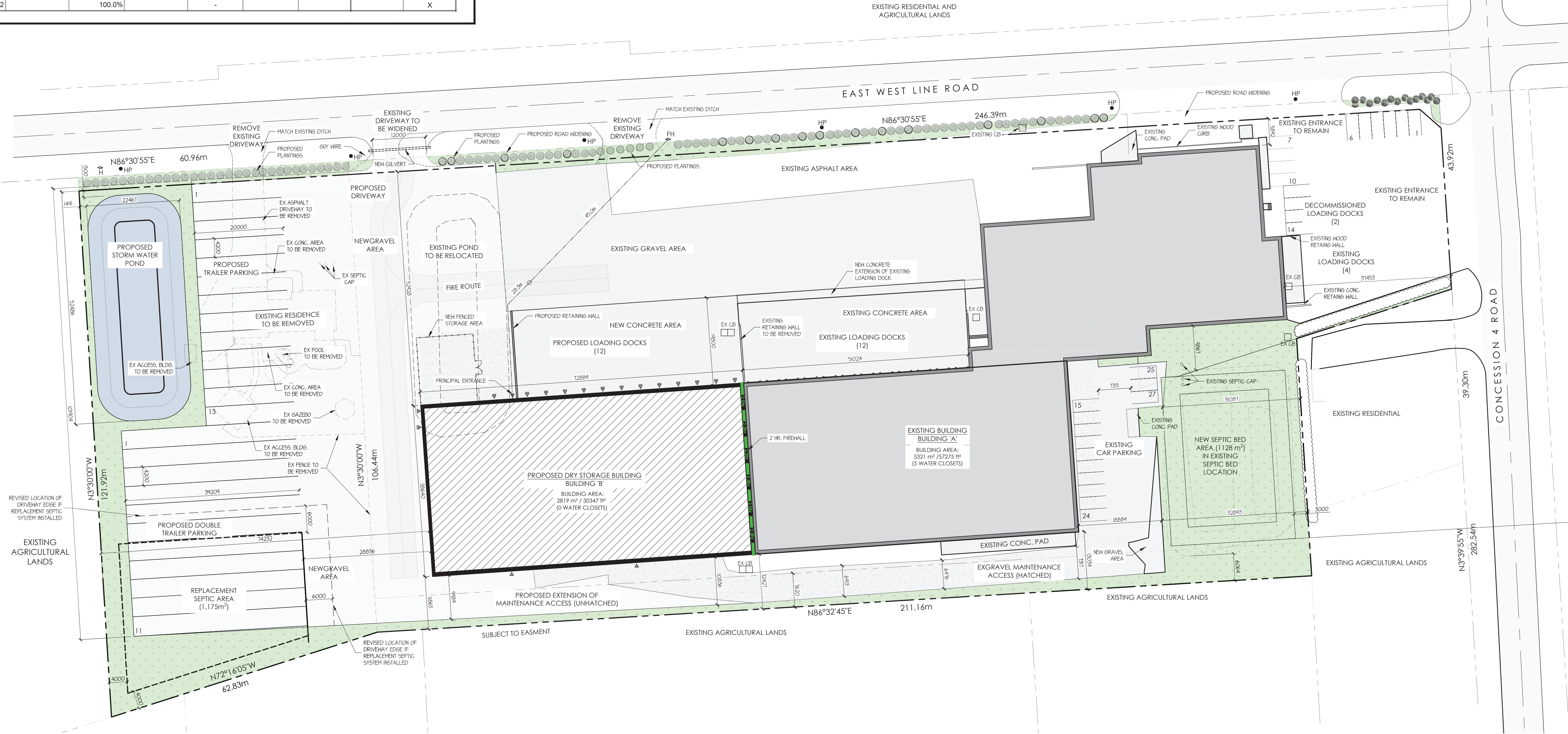


Ontario 2012 Building Code Data Matrix - Parts 3 or 9										OBC Reference		
1	Project Description:		New		Part 11 (11.1 to 11.4)					Div. B, Part 3	Div. B, Part 9	
		X	Addition		Change of Use					1.1.2 [A]	1.1.2 [A] & 9.10.1.3	
			Alteration									
2	Major Occupancy(s):	F3 - Low Hazard Industrial Occupancies								3.1.2.1 (1)	9.10.2	
3	Building Area (m2):	Existing (Building 'A'):	5,321.0m2	New (Building 'B'):	2,819.0m2	Total:	8,140.0m2		1.4.1.2 [A]	1.4.1.2 [A]		
4	Gross Floor Area (m2):	Existing (Building 'A'):	5,321.0m2	New (Building 'B'):	2,819.0m2	Total:	8,140.0m2		1.4.1.2 [A]	1.4.1.2 [A]		
5	Number of Storeys:	Above Grade: 1				Below Grade:				3.2.1.1.	9.10.4.	
6	Number of Streets/ Fire Route Access	1								3.2.582.10	9.10.20	
7	Building Classification:	3.2.2.20-89 - Group F, Division 3, 1 Storey								3.2.2.20-89		
8	Sprinkler System Proposed:		Entire Building							3.2.2.20-89	9.10.8.2	
			Selected Compartments							3.2.1.5		
			Selected Floor Areas							3.2.2.17	INDEX	
			Basement									
			In Lieu of Roof Rating									
		X	Not Required									
9	Standpipe Required:		Yes	XNo					3.2.9			
10	Fire Alarm Required:		Yes	XNo					3.2.4	9.10.18		
11	Water Service/Supply is Adequate:	X	Yes	No					3.2.5.7			
12	High Building:	X	No		Yes	Height: 10.7 m		3.2.6				
13	Construction Restrictions:		Combustible Permitted			X	Non-Combustible Per.		Both			
14	Actual Construction		Combustible			X	Non-Combustible		Both			
15	Mezzanine(s) Area (m2):	m2										
15	Occupant Load:		Based on:			X	Design of Building		m2/person	3.7.4		
			Plumbing									
			Male	Female	Unisex		Total					
		Required	2	2	-		4					
		Proposed	2	3	-		5					
16	Barrier Free Design:	X	Yes	No					3.8	9.5.2		
17	Hazardous Substances:		Yes	XNo					3.3.1.28.19	9.10.1.3.(4)		
18	Required Fire Resistance Rating:		Horizontal Assemblies F.R.R.				Listed Design No. or Description				3.2.2.20-89	9.10.8-9
			Floors				-					
			Roof				-					
			Mezzanine				-					
			F.R.R. of Supporting Members									
			Floors				-					
			Roof				-					
			Mezzanine				-					
19	Spatial Separation & Construction of Exterior Walls	Wall	Area of EBF (m2)	Limiting Distance (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	F.R.R. (Hours)	Design No.	Combust.	Non-Comb. Cladding	Non- Comb.
		North	779.3	65.4		100.0%		-				X
		South	683.7	11.8		19.0%	1.0%	45 min.	W021			X
		East	-	-		-		-				
		West	375.1	74.2		100.0%		-				X

SITE STATISTICS TABLE			
LOT COVERAGE ITEM	AREA (m²)	AREA (ft²)	%
TOTAL LOT AREA:	30,208.1	325,160	100.0%
BUILDING A - EXISTING:	5,321.0	57,275	17.6%
BUILDING B - PROPOSED:	2,819.0	30,344	34.6%
GROSS FLOOR AREA:	8,140	87,619	-
LANDSCAPE COVERAGE:	4,843.9	52,140	16.0%
		REQUIRED	PROVIDED
PARKING		27	27



Site Plan

SCALE: 1:500

OWNER'S NAME

OWNER'S SIGNATURE

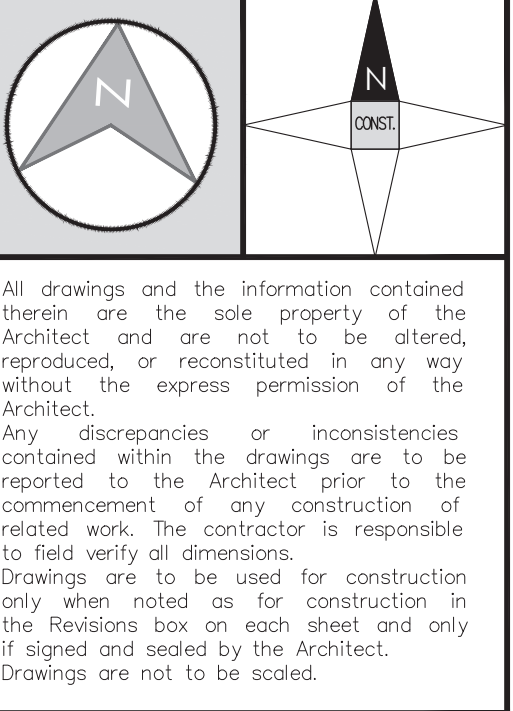


Town of
Niagara-on-the-Lake

LORD MAYOR

TOWN CLERK

DATE



VINELAND GROWERS
ADDITION - VIRGIL
795 E & West Line,
Niagara-on-the-Lake, ON L0S 1J0

#	REVISION	DATE	BY
1.	Zoning By-law Amendment	12/11/24	J.B.
2.	Zoning By-law Amendment	05-03-25	J.B.
3.	Site Plan Approval	05-21-25	J.B.
4.	Site Plan Approval	10-06-25	J.B.
5.	Site Plan Approval	26-06-25	J.B.

DRAWING TITLE:
Site Plan

DRAWN: M.M.	DRAWING: A1-1
CHECKED: J.B.	
PROJECT: 2421	
DATE: Jun-25	REVISION: 3