

LAND USE SCHEDULE		
AREA	HECTARE (ha)	% COVERAGE
PROPOSED BUILDING	0.556	19.72
EXISTING BUILDING	0.448	15.89
DRIVEWAY	0.247	8.76
LANDSCAPING	1.568	55.63
TOTAL	2.819	100.00

LEGAL DESCRIPTION

PART OF LOT 52, PLAN M-1
(GEOGRAPHIC TOWNSHIP OF NIAGARA,
COUNTY OF LINCOLN)
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

ZONING REQUIREMENTS

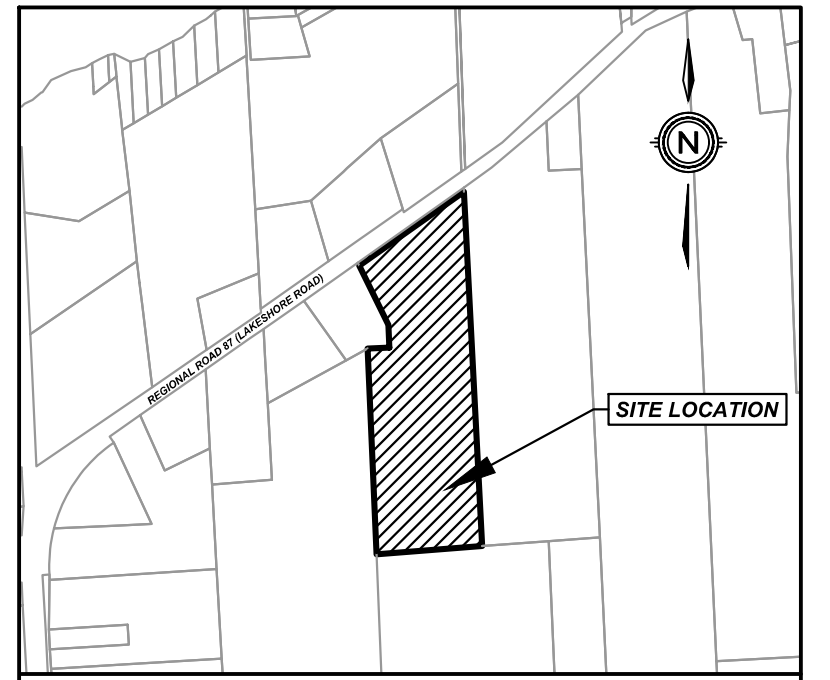
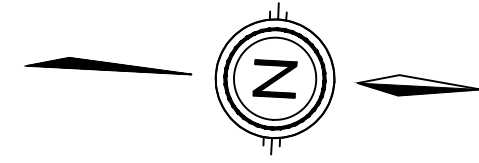
PROVISION	4A — AGRICULTURAL ONLY ZONE	PROVIDED
MIN. LOT FRONTAGE	38.10m	118.85m
MIN. LOT AREA	4.05 ha	2.819ha (LEGAL NON-COMFORMING)
MAX. LOT COVERAGE	50%	35.61%
MIN. FRONT YARD SETBACK	15.24m	18.31m
MIN. INTERIOR SIDE YARD SETBACK	3.05m	5.00m
MIN. EXTERIOR SIDE YARD SETBACK	9.14m	N/A
MIN. REAR YARD SETBACK	15.24m	36.33m
MAX. BUILDING HEIGHT	10.67m	6.15m

PARKING AND LOADING

PROVISION	REQUIRED	PROVIDED
PARKING REQUIREMENT	1 SPACE PER 1000m ² WHOLESALE GROWING AREA 9797.86m ² /1000 = 10 SPACES REQUIRED	10
LOADING REQUIREMENT (LESS THAN 5000 ft ²)	0 LOADING SPACES REQUIRED	0

DYKSTRA GREENHOUSE

NIAGARA-ON-THE-LAKE

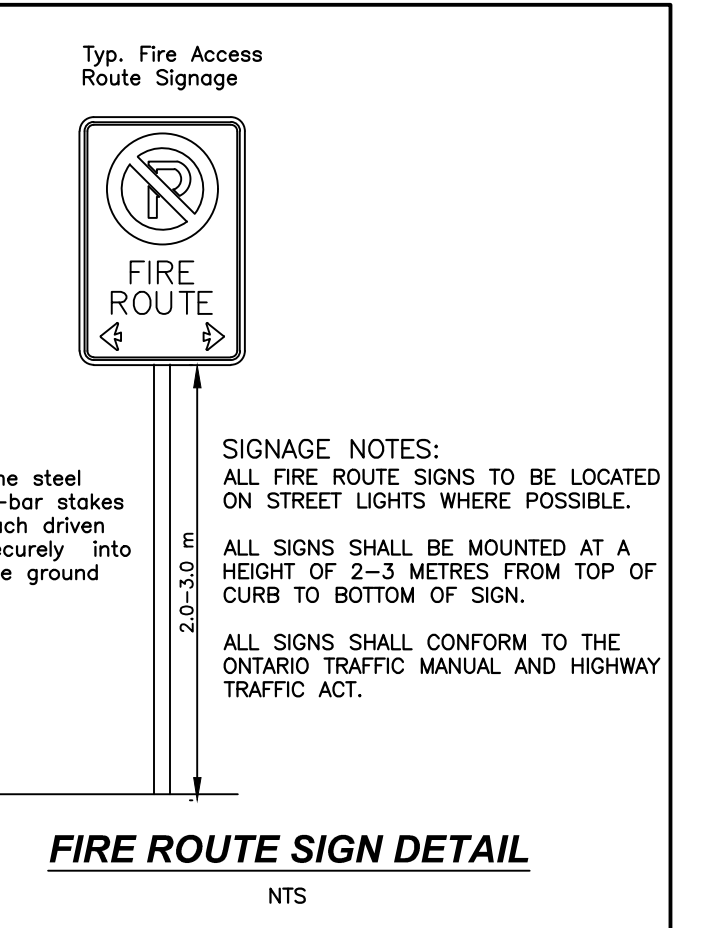
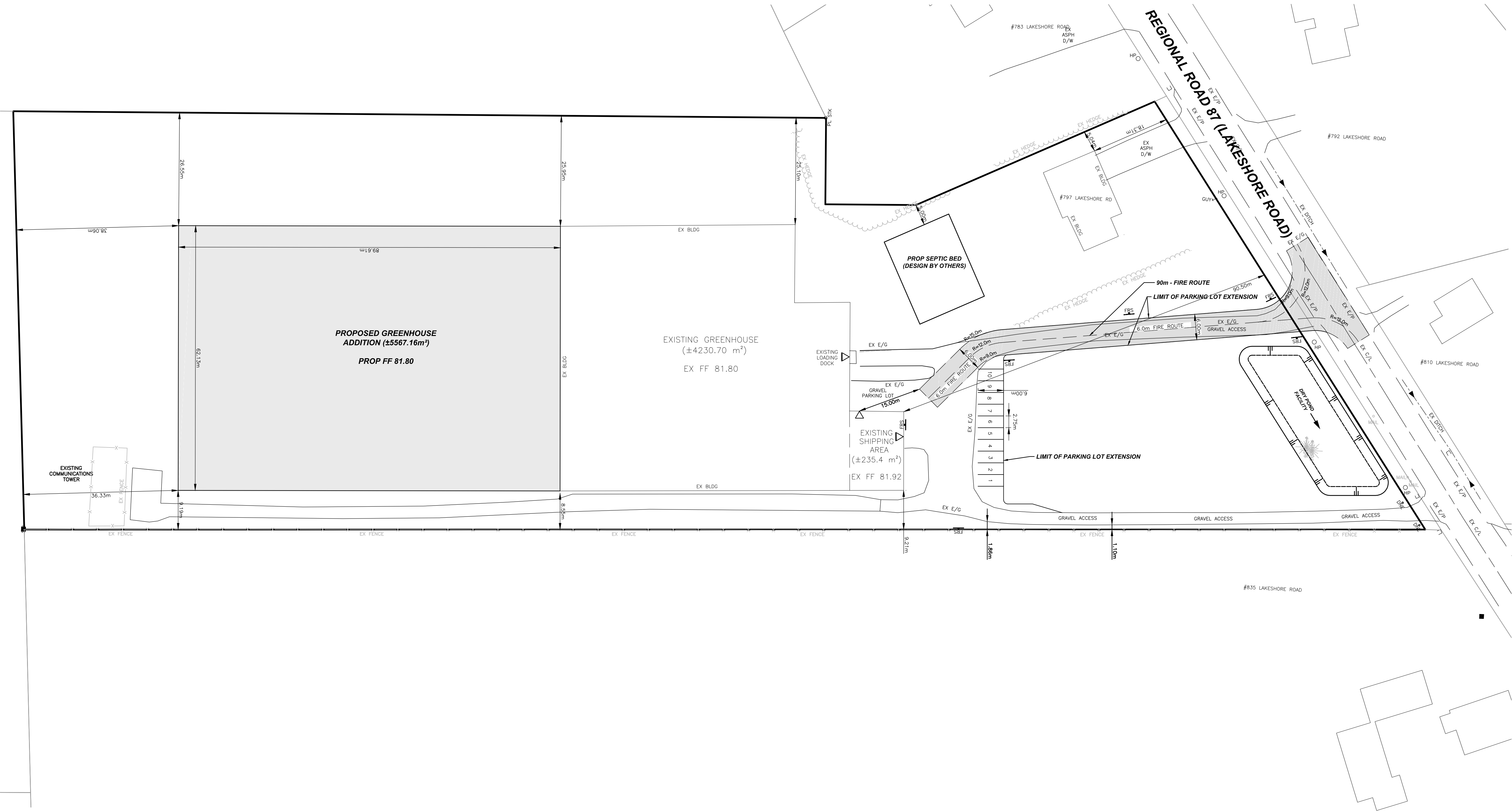


KEY PLAN

N.T.S.

LEGEND

WV	EX WATER VALVE
WV	PROP WATER VALVE
HYD	EX HYDRANT
HYD	PROP HYDRANT
CB	EX CATCHBASIN
CB	PROP CATCHBASIN
CBMH	EX CATCHBASIN MANHOLE
CBMH	PROP CATCHBASIN MANHOLE
STM	EX STORM MANHOLE
MH	PROP STORM MANHOLE
PLUG	EX HYDRO POLE
PLUG	PROP HYDRO TRANSFORMER
TRANS	EX LIGHT STANDARD
LS	PROP LIGHT POLE
LS	DOOR
LS	OVERHEAD DOOR
LS	DO NOT ENTER SIGN
LS	FIRE ROUTE SIGN
LS	PROP TACTILE WARNING PLATE
LS	PROPOSED CHAIN LINK FENCE
LS	PROPOSED WOOD PRIVACY FENCE
LS	6.0m WIDE FIRE ROUTE



OWNER'S NAME

OWNER'S SIGNATURE



LORD MAYOR

TOWN CLERK

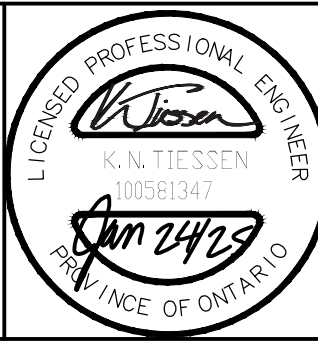
DATE

#	REVISION	DATE	INIT
2	REVISED PER TOWN COMMENTS (2025-01-13)	2025-01-24	LD
1	REVISED PER TOWN COMMENTS (2024-12-19)	2024-12-23	DW
0	ISSUED FOR REVIEW	2024-11-26	DW

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	DW
DESIGN	KT
CHECKED BY	KT
APPROVED BY	JS



OWNER:

1422206 ONTARIO INC.
2080 SEVENTH STREET LOUTH
ST. CATHARINES ON L2R6P9



DYKSTRA GREENHOUSE
NIAGARA-ON-THE-LAKE
797 LAKESHORE ROAD
SITE PLAN

CONSULTANT FILE No. 24113

DATE 2025-01-24

PRINTED 2025-01-24

SCALE 1:500 m

REF No.

DWG No. 24113-SP

REV 1