

KEY PLAN  
SCALE:

PROPERTY DESCRIPTION  
PT TWP LT 170  
Niagara as in R0317470,  
Except Lands in Mic. PL 1102 s/tntp 15297  
Niagara-on-the-Lake

Town of Niagara on the Lake  
Regional Municipality of Niagara

MUNICIPAL ADDRESS  
933 Niagara Stone Road  
Niagara on the Lake ON L0S 1J0

| COVERAGE TABLE                                                                                      |                 |                    |
|-----------------------------------------------------------------------------------------------------|-----------------|--------------------|
| TOTAL LOT AREA                                                                                      | 50,471.61 M2    | 100%               |
| BUILDING COVERAGE                                                                                   |                 |                    |
| EXISTING BLDG (2)                                                                                   | 56.1 M2         | 0.11%              |
| PROPOSED BLDG (1)                                                                                   | 262.08 M2       | 0.52%              |
| PROPOSED BLDG (3)                                                                                   | 691.2 M2        | 1.36%              |
| PROPOSED BLDG (4)                                                                                   | 72.0 M2         | 0.14%              |
| PROPOSED BLDG (5)                                                                                   | 185.4 M2        | 0.36%              |
| PROPOSED                                                                                            | 1210.68 M2      | 2.39%              |
| TOTAL                                                                                               | 1266.78 M2      | 2.50%              |
| FLOOR AREA (G.F.A.)                                                                                 | 1266.78 M2      |                    |
| BUILDING HEIGHT                                                                                     | 7.0M (Proposed) |                    |
| PARKING COVERAGE (EX)                                                                               | 0000.00 M2      | %                  |
| PARKING COVERAGE (Asphalt)                                                                          | 1536.95 M2      | 3.04%              |
| PARKING COVERAGE (Gravel)                                                                           | 999.29 M2       | 1.97%              |
| No. OF PARKING SPACES<br>(based on Agricultural Market + Farm Storage and Processing Building only) |                 |                    |
| REQUIRED TOTAL                                                                                      | 21.1            | (NOTL ZBL 500a-74) |
| PROPOSED BUS SPACES                                                                                 | 3               |                    |
| Agricultural Market 1 p/s per 18.5m2 (318.18m2)                                                     | 17.1            |                    |
| Farm Storage + Processing 1 p.s. per employee                                                       | 4.0             |                    |
| PROPOSED BARRIER FREE TYPE "A" VAN ACCESSIBLE                                                       | 2               |                    |
| PROPOSED TOTAL                                                                                      | 29              | (INCLUDES BIF)     |
| LANDSCAPE COVERAGE                                                                                  | 46,668.59 M2    | 92.46%             |
| ROAD WIDENING                                                                                       | YES             |                    |

OWNER'S NAME

OWNER'S SIGNATURE

Town of  
Niagara-on-the-Lake

LORD MAYOR

TOWN CLERK

DATE

GENERAL NOTES:

TOTAL LOT AREA 50,471.61 M2 100%

BUILDING COVERAGE

EXISTING BLDG (2) 56.1 M2 0.11%

PROPOSED BLDG (1) 262.08 M2 0.52%

PROPOSED BLDG (3) 691.2 M2 1.36%

PROPOSED BLDG (4) 72.0 M2 0.14%

PROPOSED BLDG (5) 185.4 M2 0.36%

PROPOSED 1210.68 M2 2.39%

TOTAL 1266.78 M2 2.50%

FLOOR AREA (G.F.A.) 1266.78 M2

BUILDING HEIGHT 7.0M (Proposed)

PARKING COVERAGE (EX) 0000.00 M2 %

PARKING COVERAGE (Asphalt) 1536.95 M2 3.04%

PARKING COVERAGE (Gravel) 999.29 M2 1.97%

No. OF PARKING SPACES  
(based on Agricultural Market + Farm Storage and Processing Building only)

REQUIRED TOTAL 21.1 (NOTL ZBL 500a-74)

PROPOSED BUS SPACES 3

Agricultural Market 1 p/s per 18.5m2 (318.18m2) 17.1

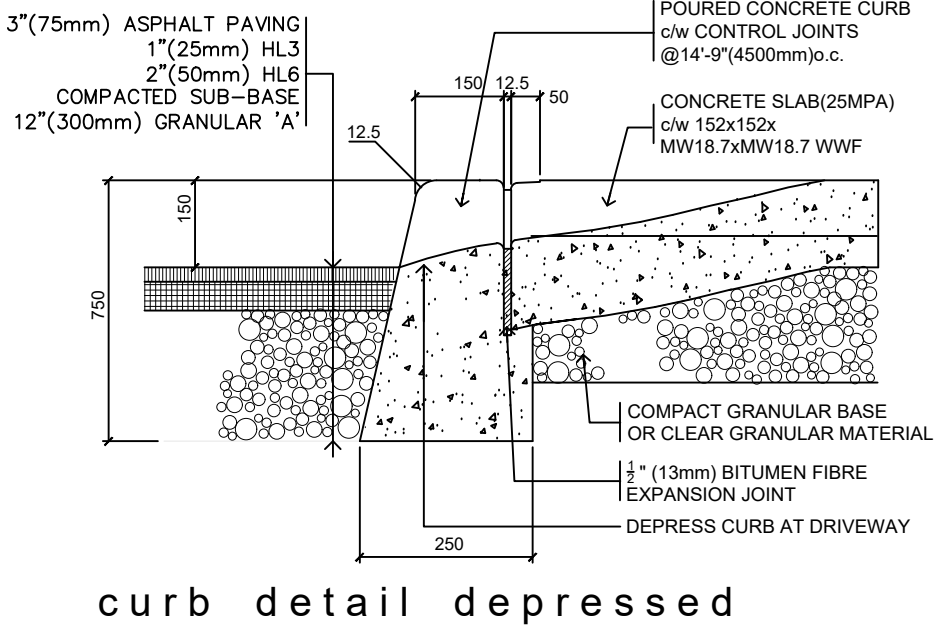
Farm Storage + Processing 1 p.s. per employee 4.0

PROPOSED BARRIER FREE TYPE "A" VAN ACCESSIBLE 2

PROPOSED TOTAL 29 (INCLUDES BIF)

LANDSCAPE COVERAGE 46,668.59 M2 92.46%

ROAD WIDENING YES



Standard Fire route sign  
LOCATIONS DENOTED ON PLAN AS FRs

DISABLED PARKING  
SIGN SPECIFICATIONS

No Parking Symbol: BLACK LETTER "P" LEGEND AND BORDER  
2 cm RED REFL. ANNULAR BAND  
1.5 cm RED REFL. INTERDICTIONARY STROKE  
WHITE REFL. BACKGROUND

Disabled Symbol: BLUE REFL. BACKGROUND  
WHITE REFL. SYMBOL AND BORDER



Standard Barrier Free Signage  
LOCATIONS DENOTED ON PLAN AS B.F.



Proposed Zoning Classification | Conformance - A ZONE  
ZONE REQUIREMENTS TABLE  
SCHEDULE F TO BYLAW 500A-74, AS AMENDED (FURTHER AMENDED BY BY-LAW 5000G-91)

| ZONE | STANDARD | PERMITTED USE | TYPE | FRONTAGE | AREA    | DEPTH | MINIMUM COVERAGE | FRONT   | REAR SIDE | EXTERIOR SIDE | REAR    | 1 STOREY | 2 STOREY | MINIMUM BUILDING HEIGHT | ACCESSORY BUILDING HEIGHT |
|------|----------|---------------|------|----------|---------|-------|------------------|---------|-----------|---------------|---------|----------|----------|-------------------------|---------------------------|
| 4    | A        | a)            |      | 38.10m   | 4.05 ha | NA    | 15 %             | 15.24 m | 3.05 m    | 9.14 m        | 15.24 M | 92.0 m2  | 136.5 m2 | 10.67 m                 | -                         |

Conformance - Building Locations

|                                               |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
|-----------------------------------------------|---|----|-------|---|---|---|---------------|---------|--------|---------------------------------|---------|---|---|--------|---|
| Building 1 - proposed agricultural market     |   |    |       |   |   |   |               |         |        | PROPOSED<br>BLDG HEIGHT<br>7.0M |         |   |   |        |   |
| 4                                             | A | a) | RURAL | - | - | - | 262.08/0.52 % | 27.7 m  | -      | 118.0 m                         | 188.8 m | - | - | 6.4E M | - |
|                                               |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
| Building 2 - Agricultural Market              |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
| 4                                             | A | a) | RURAL | - | - | - | 56.1/0.11 %   | 18.3 m  | 16.9 m | -                               | 188.5 m | - | - | 3.2E M | - |
|                                               |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
| Building 3 - Farm Storage/Processing Building |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
| 4                                             | A | a) | RURAL | - | - | - | 691.2/1.36 %  | - m     | 14.0 m | 147.3m                          | 109.3 m | - | - | 7.0E M | - |
|                                               |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
| Building 4 - Farm Help Trailer                |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
| 4                                             | A | a) | RURAL | - | - | - | 72/0.14 %     | - m     | 14.4 m | -                               | 96.6 m  | - | - | 3.4E M | - |
|                                               |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
| Building 5 - Future S.F. Dwelling             |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |
| 4                                             | A | a) | RURAL | - | - | - | 185.4/0.36 %  | 15.24 m | 3.05 m | -                               | 180.4 m | - | - | 6.5E M | - |
|                                               |   |    |       |   |   |   |               |         |        |                                 |         |   |   |        |   |

neob inc



consultant



notes



drawing  
site plan

disclaimer

do not make drawings, verify all dimensions and information prior to construction report any errors and/or discrepancies to the maker of these plans immediately. All construction must meet or exceed all applicable current building codes including all revisions. Contractors shall be responsible for providing with work not fully checked or verified, on site to ensure intent of the drawings are fully adhered to in regards to the basic design intent.

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date of issues and revisions

A -REVISION TO BUILDING SIZE / SITE PLAN AGREEMENT VER (01) OCTOBER 2 2024 AAH  
B -GENERAL UPDATES/COORDINATION RESUBMISSION FOR PLANNING REVIEW  
VER. (02) DECEMBER 5 2024 AAH  
C -GENERAL UPDATES/COORDINATION RESUBMISSION FOR PLANNING REVIEW  
VER. (04) DECEMBER 19 2024 AAH  
D -GENERAL UPDATES/COORDINATION RESUBMISSION FOR PLANNING REVIEW  
VER. (05) JAN 15 2025 AAH  
E -GENERAL UPDATES/COORDINATION RESUBMISSION FOR PLANNING REVIEW  
VER. (06) MAY 6 2025 AAH  
F -GENERAL UPDATES/COORDINATION RESUBMISSION FOR PLANNING REVIEW  
VER. (07) MAY 6 2025 AAH  
G -REVISIONS TO SEPTIC SYSTEM CONFIGURATION  
+ DEMONSTRATING ACCESS TO FARM HELP HOUSE  
AND REQUIRED TURN AROUND FACILITY  
VER. (08) MAY 14 2025 AAH  
H -HARD SURFACED PARKING AREA (PH2) - CLARIFICATION  
VER. (09) MAY 16 2025 AAH

drawn  
AAH

drawing no.

reviewed  
AAH

sp.1

REV "H"(09)

plot 1:750 scale

2023 - 02