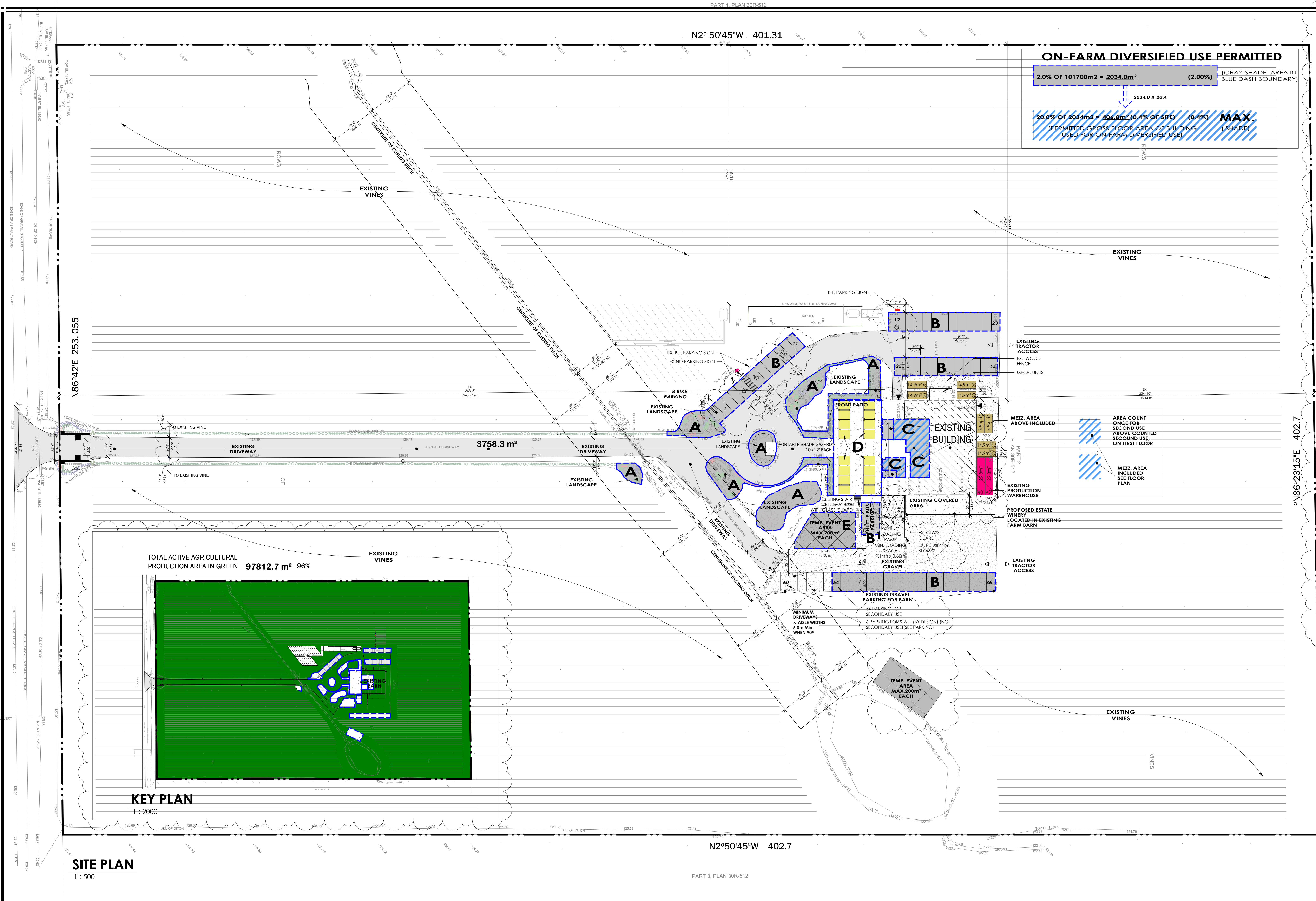




SITE PLAN FOR
LOCATIONS

SITE STATISTICS					
	HA	m ²	%		
LOT SIZE	10.2	109489.7	101700.0	100%	
MAX. 2% COVERAGE OF ON FARM DIVERSIFIED USES		21893.8	2034.0	2%	
MAX. 20% OF 2% GFA FOR ON FARM DIVERSIFIED USES		4378.8	406.8 MAX.	20% OUT OF THE 2% ABOVE	
TOTAL ACTIVE AGRICULTURAL PRODUCTION AREA		1052843.9	97812.4	96%	
ON-FARM DIVERSIFIED AREAS SUMMARY					
SECONDARY USE LANDSCAPE	A		788.40	0.78%	SEE SITE PLAN FOR LOCATIONS
REQ'D PARKING AREA	B		945.40	0.93%	
SHUTTLE BUS PARKING	B1		60.00	0.06%	
FARM WINERY INTERIOR USE (RETAIL,FOODPREP.,HOSPITALITY.OFFICE) NOT INC. OVERLAPED MEZZ. AREA	C	406.8m² MAX	221.00	0.22%	
OUTDOOR PATIO	D		464.50	0.46%	
TEMP. EVENT AREA	E		200.00	0.20%	
Total			2,679.30	2.58%	MAY 22% (2034m²)
LOT COVERAGE					
ITEM	#F	m²	ITEM COVERAGE	COVERAGE SUMMARY	
EXISTING BUILDING (BARN)		10000.0	929.0	0.91%	
EXISTING COVERED AREA		1369.2	127.2	0.13%	1.04%
EXISTING ASPHALT (DRIVEWAY/PARKING)		40454.0	3758.3	3.70%	
EXISTING GRAVEL (DRIVEWAY/PARKING/LOADING)		23970.2	2226.9	2.19%	5.89%
EXISTING WINES/LANDSCAPE/POND		1018896.4	94568.6	93.08%	
TEMPORARY ITEMS FOR REFERENCE					
1. TEMPORARY GAZEBO ON PATIO 11.1m² EACH	X16		1920.3	178.4	0.18%
2. TEMPORARY CONTAINER 8'x20' 14.9m² EACH	X8		1283.1	119.2	0.12%
3. TEMPORARY CONTAINER 8'x40' 29.8m² EACH	X2		641.5	59.6	0.06%
GENERAL NOTES					
PARKING					
REQUIRED PARKING SPACE					
SECONDARY USE PARKING					
OFFICE & STORAGE (MEZZ.)	49.6 m²				
RETAIL	26.6 m²				
HOSPITALITY (INTERIOR)	176.8 m²				
FRONT PATIO	464.5 m²				
TEMP. EVENT	200 m²				
=917.5m²					
917.5m²±18.5=49.6 REQ'D					
SECONDARY USE (KITCHEN)PARKING					
KITCHEN	35.1 m²				
35.1m²÷9=3.9 REQ'D					
PRODUCTION WAREHOUSE /WINERY- STAFF	6 PROVIDED (BY DESIGN)				
TOTAL REQUIRED 60	TOTAL PROVIDED 60				
H.C. 3 REQUIRED FOR 60 REQUIRED PARKING	3 PROVIDED				
BIKE PARKING					
OFFICE 49.5m²÷250=0.2					
SECONDARY USE (917.5m²-49.6m²+35.1m²) ÷200=4.5 REQ'D					
TOTAL REQUIRED 5 BIKE PARKING					
8 PROVIDED					
COMMISSION:					
PROPOSED ESTATE WINERY					
976 YORK ROAD NIAGARA-ON-THE-LAKE					
A . C . K architects STUDIO INC.					
Architectural Office: 290 Glendale Ave. St. Catharines, ON L2T 3J3 905 984 0545					
OWNER'S NAME					
OWNER'S SIGNATURE					
Town of Niagara-on-the-Lake					
LORD MAYOR					
TOWN CLERK					
DATE					
Issued for Re-Zoning					
Issued for Site Plan Agreement:					
Issued for Permit:					
Issued for Tender:					
Issued for Construction:					
DRAWN BY: ACK DWG. No.					
CHECKED BY: MDA					
DATE: DEC 04 2023 SP1					
SCALE: AS SHOWN					
PROJECT NO.: 2017-116					