



LEGEND

WV	EX WATER VALVE
HYD	EX HYDRANT
CB	EX CATCHBASIN
MH	EX MANHOLE
HP	EX HYDRO POLE
SIB	SHORT IRON BAR
LS	EX LIGHT STANDARD
LS	PROPOSED LIGHT STANDARD
FRS	PROPOSED FIRE ROUTE SIGN
---	PROPOSED C.L. FIRE ROUTE
X	PROPOSED FENCE
---	6.0m WIDE FIRE ROUTE

LAND USE SCHEDULE

AREA	m ²	% COVERAGE
EXISTING BUILDING	6,479.8	26.11
PROPOSED BUILDING	5,845.7	23.56
EXISTING ASPH/CONC.	3,418.5	13.77
PROPOSED ASPH/CONC.	2,133.5	8.60
LANDSCAPE/OPEN SPACE	6,937.5	27.96
TOTAL	24,815.0	100.00

MINIMUM LOADING SPACES

REQUIRED

EXCEEDING 4,645 m² - 3 PLUS 1 FOR EACH ADDITIONAL 4,645 m² GROSS FLOOR AREA

12,325.5m² - 4,645m² + 7,680m² = 2 LOADING SPACES

5 LOADING SPACES REQUIRED

PROVIDED

9 LOADING SPACES PROVIDED (3.6m X 9.0m)

PARKING REQUIREMENT

TYPE OF USE	REQUIRED	PROVIDED
Proposed Warehouse 1 SPACE PER 100m ² GROSS FLOOR AREA 26-50 PARKING SPACES REQUIRES 2 ACCESSIBLE SPACES	39 spaces	41 spaces
Existing Warehouse MINOR VARIANCE A-17/12 REDUCE PARKING FROM 44 PARKING SPACES, INCLUDING 2 ACCESSIBLE SPACES TO 13 PARKING SPACES INCLUDING 1 ACCESSIBLE SPACE, AND REDUCE THE MIN DRIVEWAY SETBACK FROM 1m TO 0m FROM THE SOUTHERLY DRIVEWAY FREQUENT ACCESS = 1 SPACE PER 300m ² 2019 BUILDING EXPANSION = 15 PARKING SPACES	28 spaces	27 spaces
Accessible Parking 51-75 REGULAR PARKING SPACES = 3 ACCESSIBLE	3 spaces	3 spaces
Totals	67 spaces (3 accessible)	68 spaces (3 accessible)

ENTERPRISE (E-17) ZONE

	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	40.0m	193.75m
MINIMUM LOT AREA	0.4 ha (1 ac)	2.48ha
MAXIMUM LOT COVERAGE	50%	49.67%
MINIMUM LANDSCAPED OPEN SPACE	20%	27.96%
MINIMUM FRONT YARD SETBACK	10.0m	10.0m
MINIMUM INTERIOR YARD SETBACK	6.0m	6.2m
MINIMUM EXTERIOR YARD SETBACK	10.0m	n/a
MINIMUM REAR YARD SETBACK	25.0m	25.05m
MINIMUM FLOOR AREA	380m ²	12,325.5m ²
MAXIMUM BUILDING HEIGHT	10.5m	10.5m
MINIMUM ACCESSORY BUILDING YARDS SETBACK	1.5m	n/a
MINIMUM ACCESSORY BUILDING EXTERIOR SIDEYARDS SETBACK	10.0m	n/a

OWNER'S NAME

OWNER'S SIGNATURE

TOWN OF NIAGARA-ON-THE-LAKE

LORD MAYOR

TOWN CLERK

Date

CONSULTANT FILE No. 17102

DATE 2025-07-10

PRINTED 2025-07-10

SCALE 1:400 m

REF No.

DWG No. 17102-SF2

REV 5

COLD STORAGE (PHASE 2)

365 FOUR MILE CREEK ROAD

ST DAVIDS, NOTL

STDAVIDSCOLDSTORAGE

UPPER CANADA CONSULTANTS ENGINEERS & ARCHITECTS

30 Harbour Drive Unit 3
St. Catharines, Ontario
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAFTING CS

DESIGN JS

CHECKED BY JS

APPROVED BY AK

NOTES: (SEE LIST OF POLE LINES, CONDUITS, WATERMANS, SEWER AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOTING THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT THE RESPONSIBILITY OF THE CONSULTANT AND SHALL BE THE RESPONSIBILITY OF THE CLIENT AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.)

1. UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOTING THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT THE RESPONSIBILITY OF THE CONSULTANT AND SHALL BE THE RESPONSIBILITY OF THE CLIENT AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.)

2. PROPERTY LINES WERE TO BE VERIFIED BY THE CLIENT AND THE CONSULTANT HAS ASSUMED THE PROPERTY LINES AS SHOWN ON THE PLANS. A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENNSILVIA STANDARD CONTRACT DOCUMENT.

#	REVISION	DATE	INIT
5	ADDED SOUTH CONDENSER UNIT/NOISE WALL	2025/07/09	JS
4	REVISED 4 MILE SIDEWALK/DITCH	2025-03-28	JS
3	REVISED PER CITY COMMENTS (2022-12-06)	2022-12-07	JS
2	REVISED PER CITY COMMENTS (2022-10-05)	2022-11-01	JS
1	ISSUED FOR SPA SUBMISSION	2022-04-01	JS
0	ISSUED FOR REVIEW	2022-03-22	JS