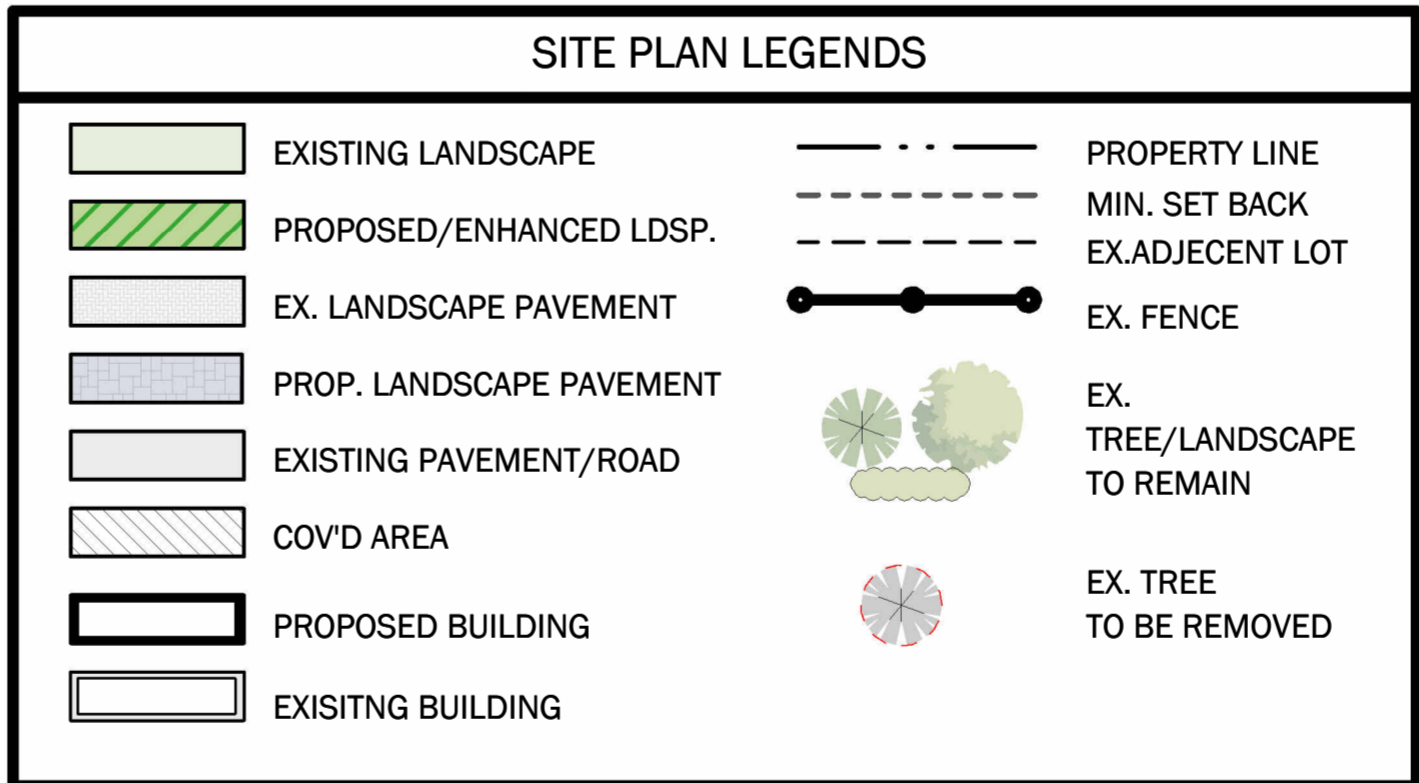
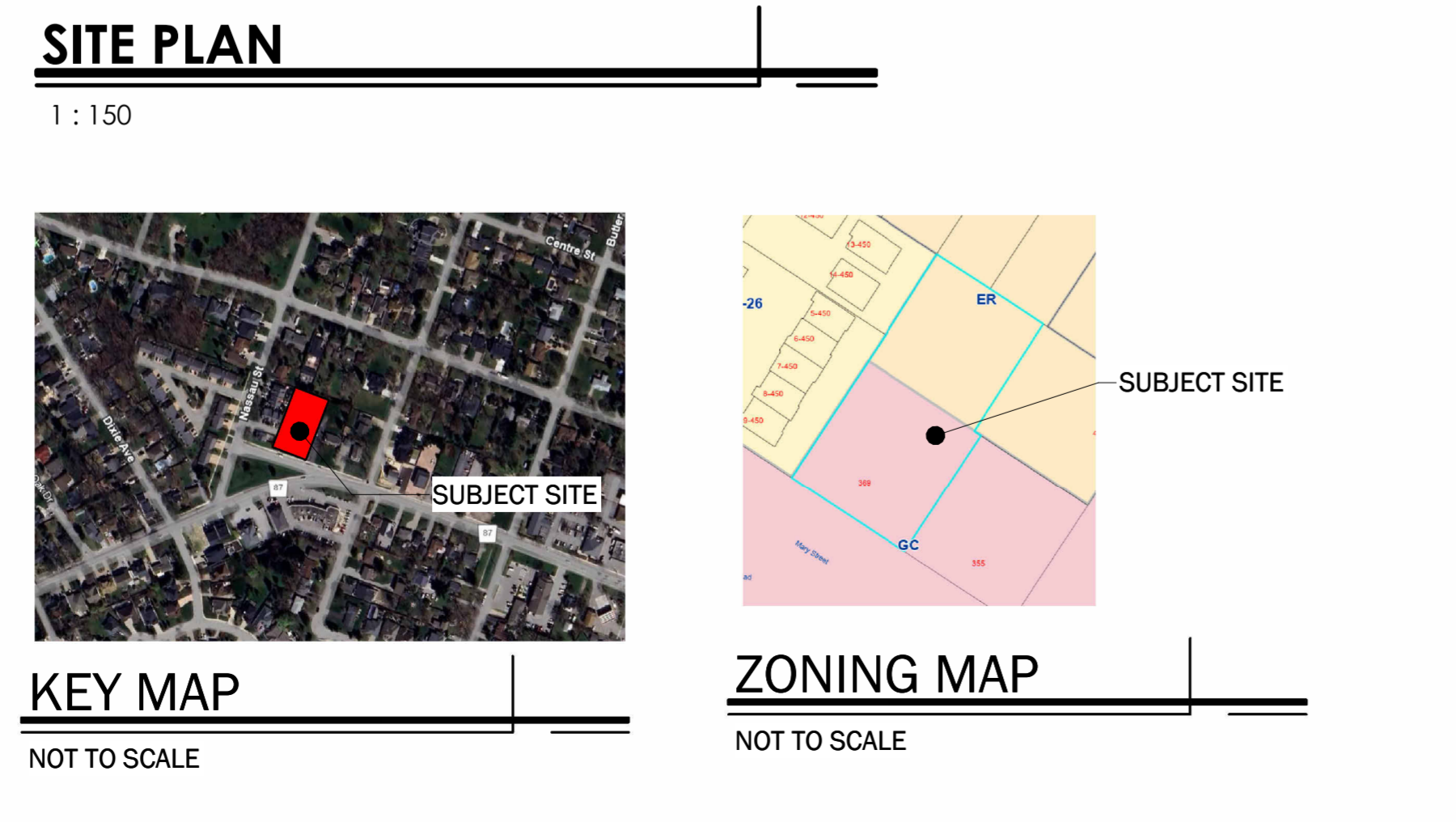
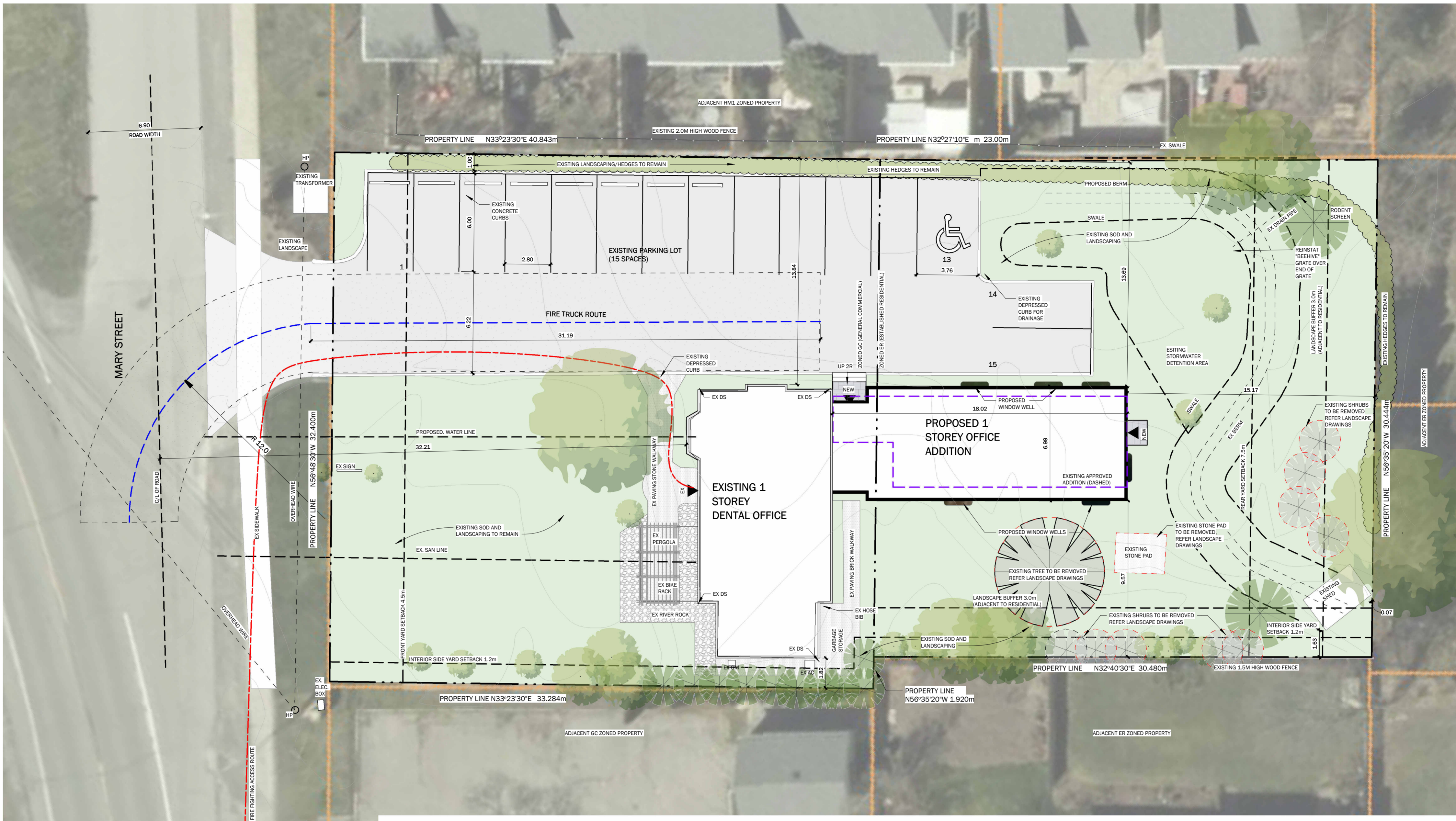


Firm Name:
ACK ARCHITECTS INC.
Certificate of Practice Number: 5097
290 Glendale Avenue, St. Catharines, ON
NAME OF PROJECT
NOTL Dental Renovation/Addition
LOCATION:
369 MARY STREET NIAGARA-ON-THE-LAKE, ON, L0S 1J0

Item	ONTARIO BUILDING CODE DATA MATRIX PART 9 HOUSING AND SMALL BUILDINGS	BUILDING CODE REFERENCE
9.00	Building Code Version: 0_Reg_332/12 Last Amendment: 0_Reg_191/14	
9.01	Project Type: <input type="checkbox"/> New <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Addition and Renovation	(A) 1.1.2.
9.02	Major Occupancy Classification: Description: PROPOSED DENTAL OFFICE ADDITION Occupancy Use GROUP 'D' DENTAL OFFICE	9.10.2
9.03	Superimposed Major Occupancies: Description: N/A	9.10.2.3.
9.04	Building Area (m ²): Description: DENTAL OFFICE Existing: 132.4 New: 123.3 Total: 255.7	(A) 1.4.1.2.
9.05	Gross Area (m ²): Description: BASEMENT FIRST FLOOR Existing: 0 132.4 123.3 255.7 New: 123.3 123.3 255.7 Total: 132.4 246.6 379.0	(A) 1.4.1.2.
9.06	Mezzanine Area (m ²): Description: N/A Existing: x x x New: x x x Total: x x x	9.10.4.1.
9.07	Building Height: 1 Storeys above grade 7.26 (m) above grade (ROOF) 1 Storeys below grade	(A) 1.4.1.2. & 9.10.4.
9.08	Number of Streets/ Firefighter access 1 Street(s)	9.10.20.
9.09	Sprinkler System: <input type="checkbox"/> Required Proposed: <input checked="" type="checkbox"/> Not Required Entire building <input type="checkbox"/> Selected compartments <input type="checkbox"/> Basement <input type="checkbox"/> Selected floor areas <input type="checkbox"/> In lieu of roof rating <input type="checkbox"/> None	9.10.8.2.-4. 3.2.2.6.4
9.10	Fire Alarm System: <input type="checkbox"/> Required Proposed: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input checked="" type="checkbox"/> Not Applicable	9.10.18.
9.11	Water Service/ Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
9.12	Construction Type: Restriction: Actual: Heavy Timber Construction:	9.10.6.
9.13	Post-disaster Building: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	(A) 1.1.2.2.(2)
9.14	Occupant Load: Based On Design Based ON NUMBER OF WASHROOMS PROPOSED REFER TO PERMIT PACKAGE	3.1.17
9.15	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Explanation:	9.5.2. 3.8.1
9.16	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation:	9.10.1.3.
9.17	Required Fire Resistance Ratings: Horizontal Assembly Rating (H) Supporting Assembly (H) Noncombustible in lieu of rating? Floors 45 MIN 45 MIN <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A Mezzanine 0 0 <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A Roof 0 0 <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A	9.10.8.
9.18	Spatial Separation: Wall EBF Area L.D. (m) ALLOWED UPO. (L3) PROPOSED UPO. (L3) REAR(N) 50 15.1 UNLIMITED UPO ALLOWED FRONT(S) 50 32.21 UNLIMITED UPO ALLOWED LEFT (W) 82 13.6 UNLIMITED UPO ALLOWED RIGHT (E) 65 9.5 56% 20%	9.10.14., 9.10.15
9.19	Plumbing Fixture Requirements: male:female = 50:50 Except as noted otherwise REFER TO PERMIT PACKAGE	9.3.1 & 3.7.4
9.20	Energy Efficiency: Category: Residential Compliance Option: SB-10 Prescriptive (Div.4) SB-10 Performance (Div.2) SB-10 Prescriptive (Div.2) Non-residential Compliance Option: SB-12 Prescriptive Compliance Packages SB-12 Performance Compliance SB-12 Other: Energy Star for New Homes EnerGuide for New Houses	12.2.1



Regional Conditions of Site Plan Approval
369 Mary Street, Niagara-on-the-Lake

- That the Site Plan agreement between the Owner and the Town of Niagara-on-the-Lake contains the following clauses/provisions:
 - That prior to any construction taking place within the Regional road allowance, the Owner shall obtain the applicable Regional road use permits from the Permits section of the Niagara Region Transportation Services Division.
 - That the Owner agrees to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development.
 - The Owner agrees that if the development does not comply with Niagara Region's Procedure for Requirements for Waste Collection, then waste collection for the site will be the responsibility of the Owner through a private contractor and not Niagara Region.

369 MARY STREET, NIAGARA-ON-THE-LAKE			
ZONED GC - GENERAL COMMERCIAL AND ER-ESTABLISHED RESIDENTIAL			
ZONING CHART			
PROVISION	REQUIREMENT	PROPOSAL	COMPLY
MIN. LOT AREA	464 m ²	2007.4 m ²	YES
MIN. LOT FRONTAGE	15.0 m	32.4 m (MARY STREET)	YES
MIN. FRONT YARD DEPTH (MARY STREET)	4.5 m	21.9 m	YES
MIN. REAR YARD DEPTH	7.5 m	14.8 m	YES
MIN. INTERIOR SIDE YARD WIDTH	1.2 m	EAST 1.8 m WEST 14.0 m	YES
MIN. EXTERIOR SIDE YARD WIDTH	N/A	N/A	
MAX. LOT COVERAGE	50%	12.7 % EXISTING 132.4m ² NEW 123.3m ² TOTAL 255.7m ²	YES
MIN. LANDSCAPE COVERAGE	20%	60.9 % 1,222.9m ²	YES
HEIGHT OF BUILDING	MIN - 10.0 m MAX - 10.5m	7.26 m EXISTING TO REMAIN	YES
PARKING AND ACCESS REQUIREMENTS	IN ACCORDANCE WITH SECTION 6.29 (MEDICAL CLINIC) 1 PER 15m ² GLFA EXISTING GLFA - 117.26m ² PROPOSED GLFA - 105.78m ² TOTAL GLFA - 223.04m ² 223/15 = 14.8 15 SPACES REQUIRED	15 PARKING SPACES 1 BARRIER FREE PARKING PROVIDED (1 REQUIRED)	YES
LOADING ZONE REQUIREMENTS	GLFA 0.464.5 m ² 0 LOADING SPACES	0 LOADING SPACES	YES
MIN. PARKING STALL WIDTH	2.75 m	2.8 m	YES
MIN. PARKING STALL LENGTH	6.0 m	6.0 m	YES
MANEUVERING AISLE WIDTH	6.0m	6.0 m	YES
LANDSCAPE BUFFER (ADJACENT TO RESIDENTIAL ZONES)	3.0 m	0.4 m EXISTING TO REMAIN	NO EXISTING TO REMAIN

OWNER'S NAME
OWNER'S SIGNATURE

LORD MAYOR
TOWN CLERK
DATE

No.	DATE	DESCRIPTION	BY:
1	09.02.2025	MINOR VARIANCE	JC
2	09.17.2025	REVISED CONCEPT	JC
3	10.21.2025	REVISED CONCEPT	JC
4	10.24.2025	REVISED CONCEPT	JC
5	11.24.2025	SPA SUBMISSION #1	JC
6	02.05.2026	ISSUED FOR SPA REVISION #1	AV

COMMISSION:
"NOTL Dental" BUILDING ADDITION /RENOVATION
369 MARY STREET
NIAGARA-ON-THE-LAKE, ON, L0S 1J0

PROJECT

A . C . K
architects
STUDIO INC.
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:
SITE PLAN

DRAWN BY: JKC DRAWING No.:
CHECKED BY: MDA
DATE ISSUED: 02.05.2026
PROJECT No.: 2025-156

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