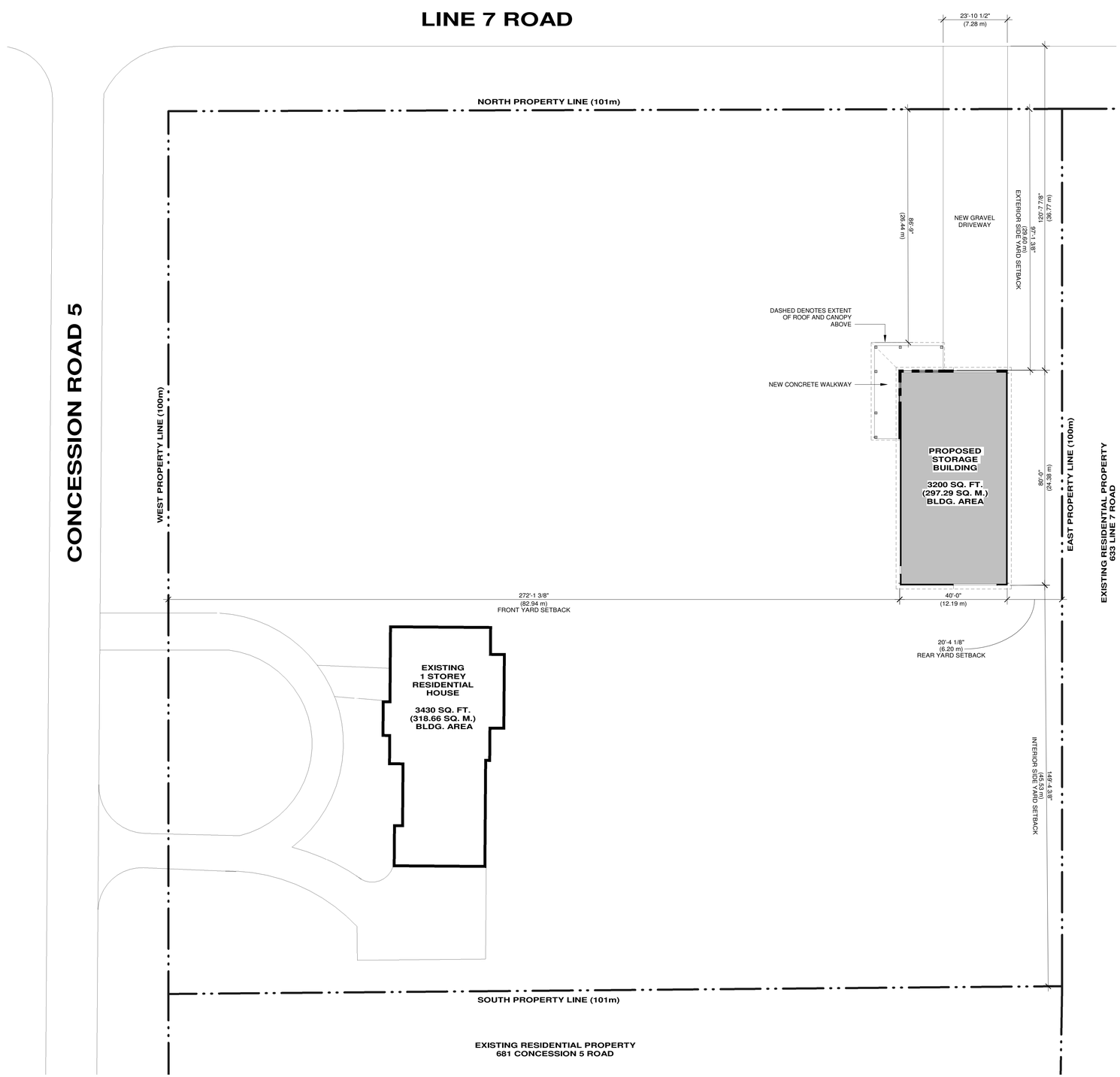


SITE PLAN

1" = 20'-0"

SITE INFORMATION

LEGAL DESCRIPTION	PT LOT 101
PROPERTY ADDRESS	687 CONCESSION ROAD 5
MUNICIPALITY	NIAGARA-ON-THE-LAKE
ZONING	RURAL (A) AGRICULTURAL ZONE
SITE AREA	10, 100 SQ. M. (1.1 HA.)
EXISTING RESIDENTIAL HOUSE BLDG. AREA	318.66 SQ. M. (3.15%)
PROPOSED ACCESSORY BUILDING AREA	297.29 SQ. M. (2.94%)
PROPOSED FRONT YARD SETBACK	82.94M
PROPOSED REAR YARD SETBACK	6.2M
PROPOSED EXTERIOR SIDE YARD SETBACK	29.6M
PROPOSED INTERIOR SIDE YAR SETBACK	45.53M
ACCESSORY STORAGE BUILDING HEIGHT ARICULTURAL ZONE	6.77M

Item	ONTARIO BUILDING CODE DATA MATRIX PART 9 HOUSING AND SMALL BUILDINGS		BUILDING CODE REFERENCE
9.00	Building Code Version: O. Reg. 332/12	Last Amendment: O. Reg. 191/14	
9.01	Project Type:	■ New ☐ Addition ☐ Renovation ☐ Change of Use ☐ Addition and Renovation Description: DETACHED STORAGE BUILDING	[A] 1.1.2.
9.02	Major Occupancy lassification:	Occupancy: GROUP C Use: RESIDENTIAL / AGRICULTURL PROPERTY (ACCESSORY BUILDING) STORAGE BUILDING	9.10.2
9.03	Superimposed Major Occupancies:	☐ Yes ■ No ☐ N/A Description: N/A	9.10.2.3.
9.04	Building Area	Description: New / Total: STORAGE BUILDING FLOOR AREA 3200 sq. ft.	[A] 1.4.1.2.
9.05	Gross Area	Description: New / Total: STORAGE BUILDING FLOOR AREA 3200 sq. ft.	[A] 1.4.1.2.
9.06	Mezzanine Area (m^2)	N/A	9.10.4.1.
9.07	Building Height	1 Storeys above grade 0 Storeys below grade 22-2 3/8" (6.77m) above 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	☐ Required ■ Not Required Proposed: ☐ Entire building ☐ Selected compartment ☐ Selected floor areas ☐ Basement ☐ In lieu of roof rating ■ None	9.10.8.2.-4 -
9.10	Fire Alarm System	☐ Required ■ Not Required Proposed: ☐ Single stage ■ Not Applicable ☐ Two stage	9.10.18.
9.11	Water Service/ Supply is Adequate	☐ Yes ☐ No ■ Other (Not On Water)	
9.12	Construction Type:	Restriction: ■ Combustible permitted ☐ Non-combustible Required Actual: ■ Combustible ☐ Combination ☐ Non-combustible Heavy Timber Construction: ☐ No ☐ Yes	9.10.6.
9.13	Post-disaster Building	■ No ☐ Yes	[A] 1.1.2.2.(2)
9.14	Occupant Load	N/A	3.1.17
9.15	Barrier-free Design:	☐ Yes ■ No Explanation: NOT REQUIRED	9.5.2.
9.16	Hazardous Substances:	☐ Yes ■ No Explanation: N/A	9.10.1.3.
9.17	Required Fire Resistance Ratings	N/A	9.10.8.
9.18	Spatial Seperation	Wall / EBF Area (m^2) / L.D. (m) / PERMITED % OF UNPROTECTED OPENINGS / ACTUAL % OF UNPROTECTED OPENINGS SOUTH 71 45.53 100 29.58 EAST 121 6.2 19 0 WEST 121 82.94 100 2.97 NORTH 71 29.60 100 33.8	9.10.14., 9.10.15
9.19	Plumbing Fixture Requirements	N/A	9.31 & 3.7.4
9.20	Energy Efficiency	N/A	

BAKER GARAGE

687 CONCESSION 5 ROAD,
NIAGARA-ON-THE-LAKE, ONT L0S 1J0

NO.	DATE:	REVISION:	BY:
2	April 2026	Iss. For Permit	

DRAWING LIST

A0	COVER PAGE
A1	SITE PLAN
A2	ASSEMBLIES, SCHEDULES & FOUNDATION PLAN
A3	STORAGE BUILDING PLAN & ROOF PLAN
A4	ELEVATIONS
A5	BUILDING SECTIONS & DETAILS
A6	DETAILS

SHEET TITLE:

SITE PLAN

DRAWN BY: OWNER

SCALE: AS SHOWN

DATE: 2025

DWG. No.

A1