

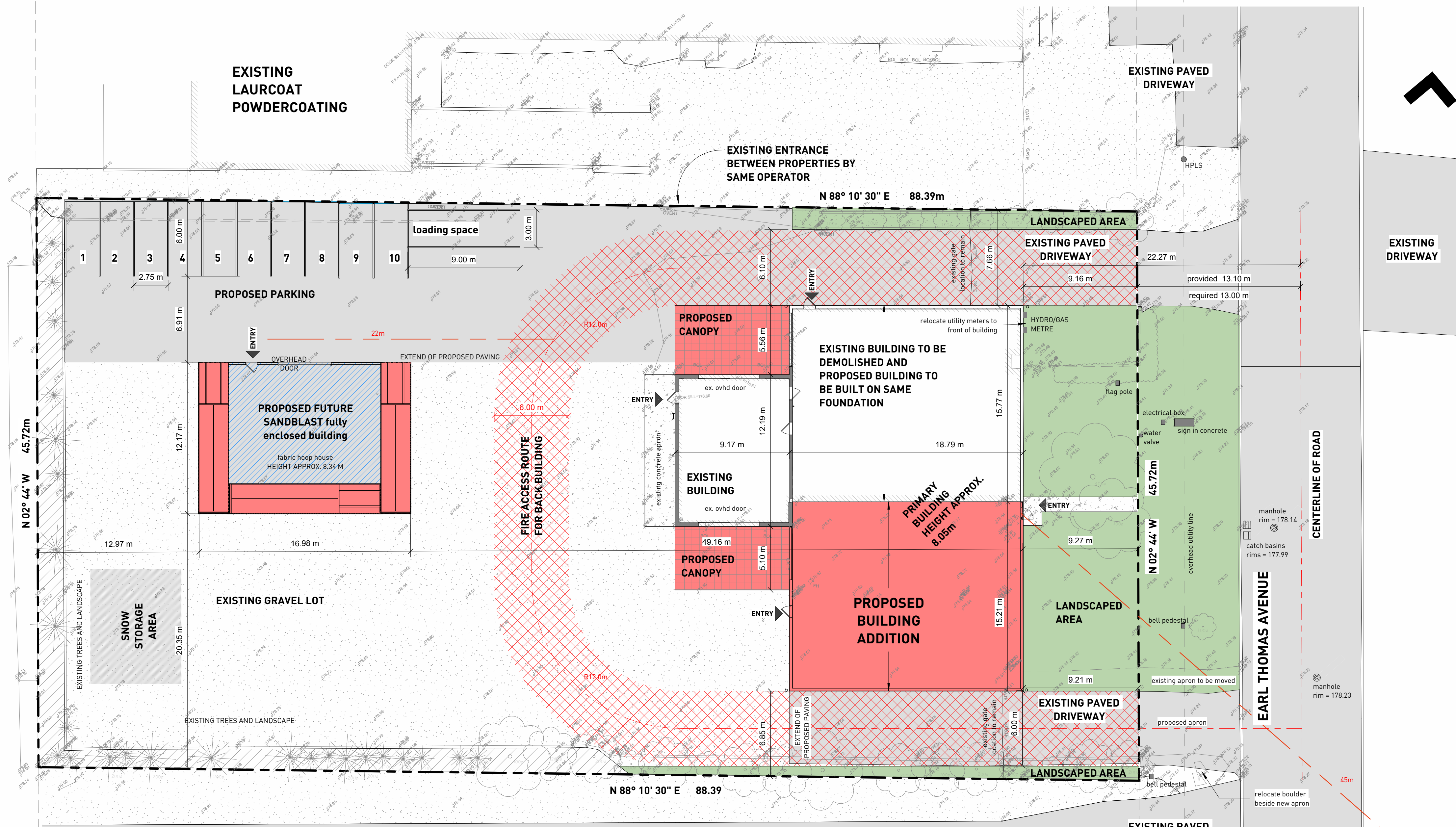


KEY PLAN nts

ZONING MATRIX	required	provided
adjoining land use INDUSTRIAL		
MIN. LOT FRONTAGE	30m	45.72m
MIN. LOT AREA	2000sqm	4042sqm
MIN. FRONT YARD DEPTH	10m+13m rdct	9.16m+13.1m rdcl
MIN. INTERIOR SIDE YARD	3m	>3m
MAX. HEIGHT OF BUILDING	12m	<12m
MIN. REAR YARD	7.5m	>7.5m
MIN. HEIGHT OF EXT. WALLS	2.5m	>2.5m
MAX. LOT COVERAGE	70%	24%
MIN. LANDSCAPE OPEN SPACE	67% 306sqm	68% 312sqm
PARKING AND ACCESS REQUIREMENTS	10	10
MIN. PARKING STALL WIDTH	2.75m	6m
MIN. MANOEVRING ISLE	6.3m	>6.3m
LOADING SPACE REQUIREMENTS	1	1
OUTSIDE STORAGE	none in frt yd	none in frt yd
GARBAGE COLLECTION WILL BE CURB SIDE (no bin planned)		
NO SPECIFIC TRUCK TRAFFIC IS EXPECTED REGULARLY WITHIN THE SITE		

**AREAS**

Name	Area FT²	Area M²
1 Lot Area	43,512	4,042
2 Proposed Building Area on Existing footprint	3,156	293
3 Existing Building Area	1,237	115
4 Proposed Addition	3,078	286
5 Proposed Future Sandblast Building	2,240	208
6 Proposed Canopy 1	550	51
7 Proposed Canopy 2	504	47
8 Lot Front Yard Area	4,921	457
9 Landscaped Area	3,075	286
10 Landscaped Area	119	11
11 Landscaped Area	159	15



Site Plan  
1 : 200

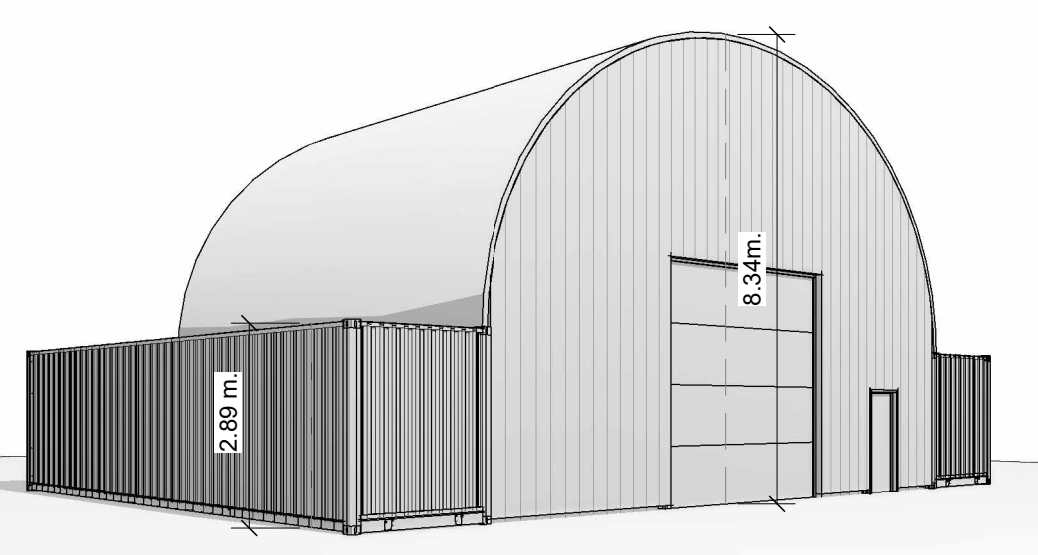
**LEGEND**

- grass
- mulch
- asphalt
- gravel
- proposed
- concrete



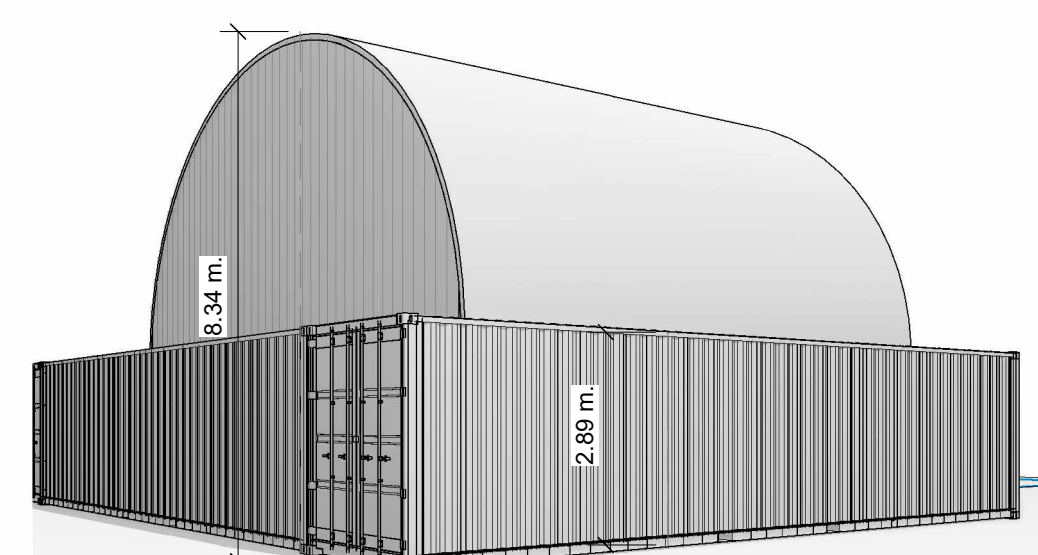
FRONT LEFT PRIMARY BUILDING

building height approx. 8.05m



sandblast front

building height approx. 8.34m



sandblast back

**PROJECT**  
**Laurcoat Building**

LOT 31 - PLAN 243  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA  
8621 Earl Thomas Ave, Niagara Falls

**GENERAL NOTES**  
Contractor is to check and verify all dimensions and conditions on the project and report any discrepancies to the designer before proceeding with the work. Drawings are not to be scaled.  
Contract documents are the copyright of the consultants and shall not be used or reproduced without authorization.  
Documents are to be returned upon completion of the project.

#	Revision Description	Date
1	Issued to town for review	12.06.2023

TOPOGRAPHICAL INFORMATION DERIVED FROM TOPOGRAPHICAL SKETCH PREPARED BY CHAMBERS AND ASSOCIATES SURVEYING LTD. SEPT. 28/23 BASED ON FIELD WORK COMPLETED AUG. 30/23  
FILE NO. 89-464-31

DATE	4/10/2024 8:56:45 AM
SCALE	As indicated
PROJECT NO.	22-009

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer

QUALIFICATION INFORMATION		
Required unless design is exempt under 3.2.4. Division C of the building code		
Todd Barber	22666	
FULL NAME	BCIN	SIGNATURE

REGISTRATION INFORMATION		
Required unless design is exempt under 3.2.4. Division C of the building code		
Forestgreen Creations Inc.	30817	
FULL NAME	BCIN	SIGNATURE

COPYRIGHT © FORESTGREEN CREATIONS INC.  
All rights reserved. No part of this publication may be reproduced, transmitted, distributed or stored in a retrieval system for any purpose, in any form or by any means, without the prior written permission of Forestgreen Creations Inc.