



1 SITE PLAN
1:400

SITE PLAN LEGEND

	LANDSCAPE		PROPERTY LINE
	PROPOSED/ENHANCED LDSP		MIN. SET BACK
	COVD AREA		MIN. LDSCP SET BACK
	FLOOR ABOVE		ADJACENT LOT
	PROPOSED BUILDING		PROPOSED FENCE
	EXISTING BUILDING		E.X. FENCE
	6m WIDE FIRE ROUTE		PRIMARY ENTRANCE
	FIRE HYDRANT		O.H. DOOR LOCATION
	FIRE ROUTE "NO PARKING" SIGN		DOWN SPOUT LOCATION
	F.G. LABEL		PROPOSED TREE/LANDSCAPE
	SIB		EX. TREE/LANDSCAPE
	BOREHOLE LOCATION SEE GEO TEC.		

*SEE SITE PLAN NOTES **F.G. SHALL REFER TO FINAL GRADING PLANS

*LOT LINE/BACKGROUND AS PER J.D. BARNES 17-16-357-06

ZONING CHART

PROVISION	REQUIREMENT	PROPOSAL	COMPLY
MIN. LOT FRONTAGE	50 m	61.5 m	YES
MIN. LOT AREA	7000 m ²	10603.98 m ²	YES
MAX. GROSS FLOOR AREA	1x LOT AREA	2707.5 m ²	YES
MIN. FRONT YARD DEPTH	15 m	21.38 m	YES
MIN. INTERIOR SIDE YARD WIDTH	10 m ON ONE SIDE 5 m ON OTHER SIDE	11.0 m (WEST) 3.39 m (EAST)	NO
MIN. EXTERIOR SIDE YARD WIDTH	15 m	N/A	N/A
MIN. REAR YARD DEPTH	10 m	98.07 m	YES
MIN. LANDSCAPED OPEN SPACE STRIP SHALL BE PROVIDED, AT THE WIDTH SPECIFIED ALONG EACH AND EVERY LOT LINE	6 m ALONG FRONT LOT LINE 5 m ALONG EVERY SIDE LOT LINE	6 m 3 m	YES NO
MIN. LANDSCAPED OPEN SPACE	NOT LESS THAN 15% OF THE LOT AREA	1 627.1 m ² 15.3%	YES
MAX. HEIGHT OF BUILDING OR STRUCTURES	NONE	11.1 m	YES

PARKING AND ACCESS	4% OF TOTAL NUMBER OF PARKING SPACES SHALL BE RESERVED FOR PERSONS WITH DISABILITIES	WAREHOUSE: 1.1 SPACES/100m ² 1 782.4 m ² / 100 m ² x 1.1 = 19.6 SPACES	49 SPACES PROVIDED	YES
	0.04 x 49 = 1.96 = 2 ACCESSIBLE PARKING SPACES REQUIRED	OFFICE: 3.2 SPACES/100m ² 925.1 m ² / 100 m ² x 3.2 = 29.6 SPACES		2 ACCESSIBLE PARKING SPACES PROVIDED
MIN. PARKING STALL WIDTH	2.75 m	2.75 m		YES
MIN. PARKING STALL LENGTH	6 m	6 m		YES
MANEUVERING AISLE WIDTH	FOR SPACES AT LEAST 2.75 m WIDE: 6m	6 m		YES
MIN. BUILDING SIZE EXCEPT FOR AN ACCESSORY BUILDING & ACCESSORY STRUCTURE	NOT LESS THAN 2,000 m ²	2106.5 m ² (BUILDING AREA)		YES
MAX. LOT COVERAGE	NOT MORE THAN 50% OF THE LOT AREA	19.8%		YES
OUTSIDE STORAGE	NONE PERMITTED IN ANY FRONT YARD OR EXTERIOR SIDE YARD	PROPOSED 3100 SQFT (288m ²)		YES
OUTSIDE WASTE	PERMITTED ONLY IN REAR YARD OR INTERIOR SIDE YARD PROVIDED THE REFUSE AREA DOES NOT EXCEED 20 m ²	MAX. 20 m ² PROPOSED 20m ² (2.24 m (EAST))	LANDSCAPE STRIP	NO
LOCATION OF PARKING	NOT MORE THAN 15% OF THE TOTAL PARKING SHALL BE IN ANY FRONT YARD AND NOT MORE THAN 20% IN ANY EXTERIOR SIDE YARD	7 SPACES / 47 SPACES x 100 = 30.6 % OF SPACES LOCATED IN FRONT YARD		YES
MAX. FLOOR AREA OF A FACTORY OUTLET	25% OF GROSS FLOOR AREA LESS ANY AREA FOR WAREHOUSE AND STORAGE			YES

ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

No.	DATE	DESCRIPTION	BY:
D	JUNE 24, 2024	SPA COORDINATION	ACK
F		MINOR VARIANCE	ACK
G	JULY 9, 2024	BUSINESS DEVELOPMENT R1	ACK
H	JULY 17, 2024	SPA COORD 1	ACK
I	JULY 19, 2024	MINOR VARIANCE R1	ACK

COMMISSION:

LOT 17 BLACKBURN PARKWAY

LOT 17 BLACKBURN PARKWAY,
NIAGARA FALLS, ONTARIO

PROJECT TITLE

A · C · K

architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. S. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY:	ACK	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	JULY 19, 2024		A0.20
LATEST REVISION:	I		
PROJECT No.:	2023-133		