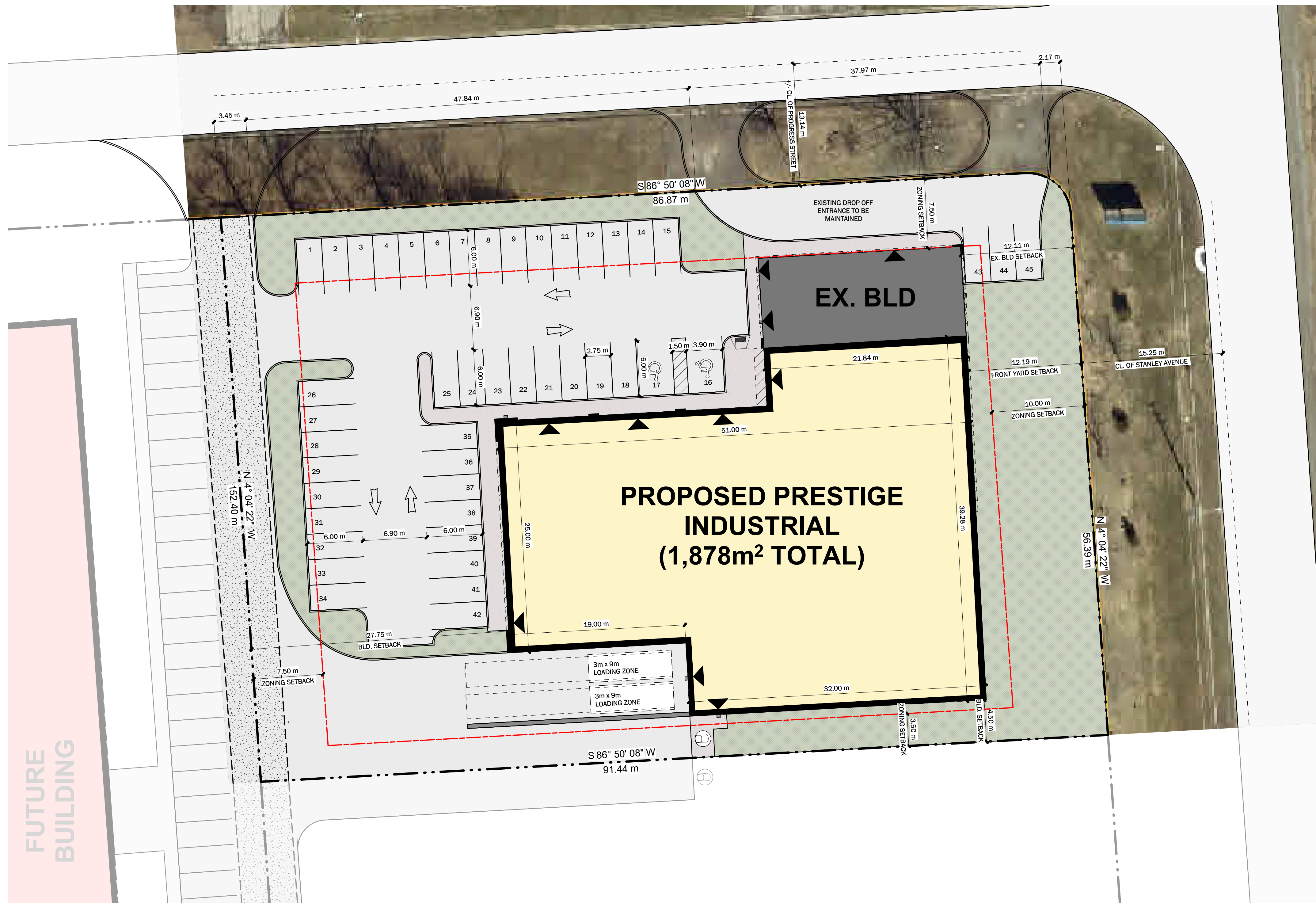
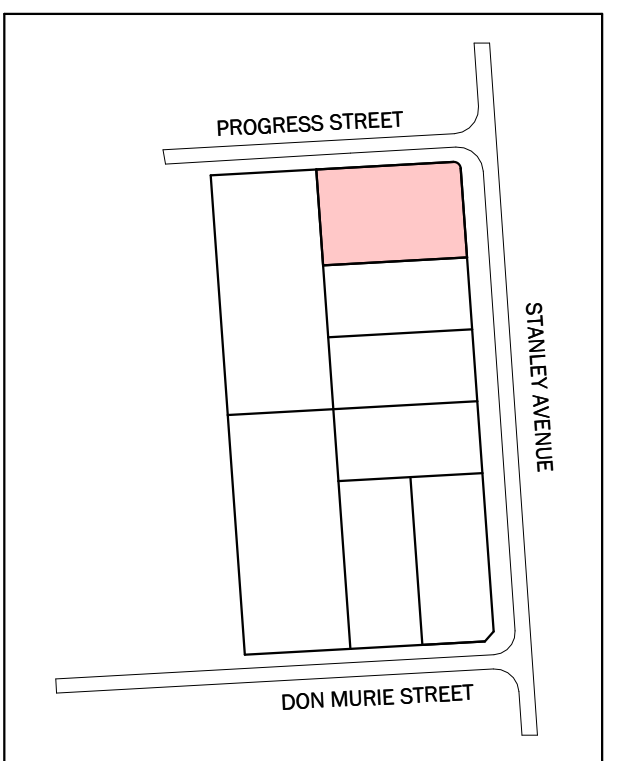


ZONED PRESTIGE INDUSTRIAL IN ACCORDANCE WITH ZONING BY-LAW NO.79-200			
PROVISION	REQUIREMENT	PROPOSAL	COMPLY
MIN. LOT FRONTAGE	30 m	61 m	YES
MIN. LOT AREA	2000 m ²	5,569 m ²	YES
MIN. FRONT YARD DEPTH	10 m + 15.25 m FROM CL. OF STANLEY AVENUE	12.1m + 15.25 m FROM CL. OF STANLEY AVENUE	YES
MIN. INTERIOR SIDE YARD WIDTH	3.5 m	GREATER THAN 3.5 m	YES
MIN. EXTERIOR SIDE YARD WIDTH	7.5 m + 13 m FROM CL. OF PROGRESS STREET	7.5M + 13.1M FROM THE ORIGINAL CENTRELINE OF DON MURIE STREET	YES
MIN. REAR YARD DEPTH WHERE THE REAR LOT LINE ABUTS A RESIDENTIAL ZONE	15 m	N/A	N/A
MIN. REAR YARD DEPTH WHERE THE REAR LOT LINE DOES NOT ABUT A RESIDENTIAL ZONE	7.5 m	GREATER THAN 7.5 m	YES
MAX. HEIGHT OF BUILDING OR STRUCTURES	12 m	8.50 m	YES
MINIMUM HEIGHT OF EXTERIOR WALLS - MINIMUM VERTICAL HEIGHT OF EACH EXTERIOR WALL OF ANY SUCH BUILDING OR STRUCTURE	2.5 METRES ABOVE THE ELEVATION OF THE FINISHED GROUND LEVEL AT THE MID-POINT OF THE SUBJECT WALL	2.50 m	YES
MAX. LOT COVERAGE	60%	38.1%	YES
MIN. LANDSCAPED OPEN SPACE FOR INTERIOR LOT	67% OF THE REQUIRED FRONT YARD	N/A	N/A
MIN. LANDSCAPED OPEN SPACE FOR CORNER LOT	67% OF THE REQUIRED FRONT YARD AND 67% OF THE REQUIRED EXTERIOR SIDE YARD	98.6% (STANLEY) 54.4% (PROGRESS)	YES NO
PARKING AND ACCESS REQUIREMENTS	WAREHOUSE: 1 PARKING SPACE FOR EACH 90 SQUARE METRES	45 PARKING SPACES	YES
IN ACCORDANCE WITH SECTION 4.19.1	1,878 m ² / 90 m ² = 21 PARKING SPACES	2 BARRIER FREE PARKING PROVIDED (2 REQUIRED)	
MIN. PARKING STALL WIDTH	2.75 m	2.75 m	YES
MIN. PARKING STALL LENGTH	6 m	6 m	YES
MANEUVERING AISLE WIDTH	6.3m	6.9 m	YES
LOADING AREA REQUIREMENTS	IN ACCORDANCE WITH 4.20.1 1 LOADING SPACE 3 M X 9 M	2 LOADING SPACES	YES



1 : 250



SITE LOCATION KEY PLAN

DISCLAIMER:
THE CONTEXT IS BASED ON DIGITAL IMAGERY FROM
AGARA NAVIGATOR

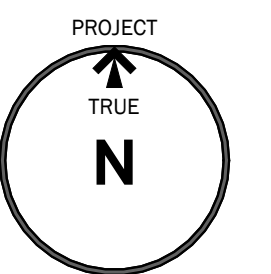
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[illegible]

MISSION:

PROP. PRESTIGE
INDUSTRIAL
DEVELOPMENT

5680 DON MURIE / 8455 STANLEY AVENUE, NIAGARA FALLS, ONTARIO



A · C · K
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EET TITLE:

SITE PLAN.

AWN BY:	CH	DRAWING No.: SP1.
CHECKED BY:	MDA	
DATE ISSUED:	MAR 13/2025	
TEST REVISION:	3	
PROJECT No.:	2023-201	