

SURVEY NOTE:

PARTS 209 & 210, LOTS 1, 2 & 3, IN THE GEOGRAPHIC TOWNSHIP OF STAMFORD, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA
BOUNDARIES, EXISTING SITE FEATURES AND SURVEY:
J.D. BARNES LIMITED, NIAGARA FALLS, ON

SNOW STORAGE:

IN THIS PHASE SNOW CAN BE STORED IN ANY LOCATION BEYOND ASPHALT AND GRAVEL APRONS.



KEY PLAN

SCALE: NOT TO SCALE

SITE STATISTICS

LOT AREA	41,918.6 m ²		
BUILDING GROUND COVER			
Building 'A'	Phase 1	1,360.0 m ²	3.2%
Building 'B'	Phase 1	2,003.0 m ²	4.8%
Building 'C'	Phase 2		
Building 'D'	Phase 3		
Building 'E'	Phase 4		
Building 'F'	Phase 4		
TOTAL		3,363.0 m ²	8.0%
ASPHALT		3,742.5 m ²	8.9%
LANDSCAPED AREA		34,813.1 m ²	83.0%

PARKING REQUIREMENTS

Warehouse and Wholesale Establishment	Building 'A'	Area 1,360 / 100 = 13.6 x 1.1	15.0 Spaces
	Building 'B'	2,003 / 100 = 20.0 x 1.1	22.0 Spaces
1.1 parking space for each 100 square metres of gross floor area up to 7,000 square metres or portion thereof			

TOTAL PARKING REQUIRED 37 Spaces

TOTAL PARKING PROVIDED 37 Spaces

REQUIRED BARRIER FREE SPACES
As per City of Niagara Falls Guidelines
4% of Total Parking Provided (Rounded Up) = 2 2 Spaces Provided

STANDARD PARKING SPACES (2.75m x 6.00m TYPICAL) 35 Spaces Provided

LOADING BAY REQUIREMENTS

BUILDING AREA	Building	Area	Min. Req'd
Over 300m ² but not exceeding 3,700m ²	'A'	1,360	1
	'B'	2,003	1

MINIMUM LOADING BAYS REQUIRED 2

LOADING BAYS (9.0m x 3.0m) 2 Provided

BUILDING ANALYSIS

PROJECT DESCRIPTION	Building 'A' (Phase 1)	Building 'B' (Phase 1)
MAJOR OCCUPANCY	New Construction	Group F, Division 2
BUILDING AREA	1,360 m ²	3,680 m ²
GROSS FLOOR AREA	1,360 m ²	3,680 m ²
NO. OF STOREYS	1 Above grade, no basement	1 Above grade, no basement
HEIGHT OF BUILDING	6.1m	6.1m
FIRE ALARM REQUIRED	No	No
STANDPIPE REQUIRED	Yes	Yes
TYPE OF CONSTRUCTION	Non-Combustible	Non-Combustible
TOTAL OCCUPANCY	91	134
BARRIER FREE DESIGN	Yes	Yes
HAZARDOUS SUBSTANCE	No	No
BUILDING CLASSIFICATION	3.2.2.70 - Group F, Division 2, up to 4 Storeys	3.2.2.70 - Group F, Division 2, up to 4 Storeys
FACES NO. OF STREETS	2 Streets	2 Streets

BY-LAW MINOR VARIANCE REQUESTS

Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-03 and By-Law 2016-054 and further amended by Committee of Adjustment Decision A-2019-038 for reduced lot frontage.

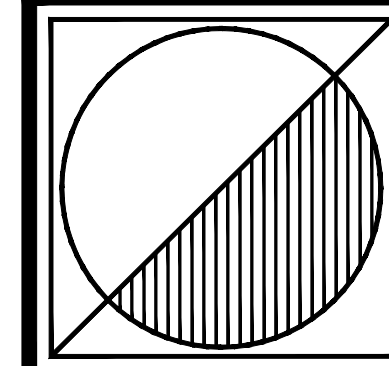
Zoning to PI-849 Regulation 7 with the following requested Minor Variances:

Provision	Requirement	Proposal
(h) Minimum Interior Side Yard Width	10 metres on one side and 5 metres on the other	Westerly Side Yard reduced to 4.0 metres and all others to be provided as prescribed.
(k) Minimum landscape open space strip shall be provide, at the width specified, along each and every lot line	6 metres along every front lot line, plus 5 metres along every side lot line and reserve thereto except for those parts required for sidewalks or driveways crossing said landscaped area, plus an additional 5 metres of landscaped open space for every front and side lot line abutting a road allowance which is adjacent to a Provincial highway inclusive of any reserve thereto.	Westerly minimum landscape open space strip reduced to 1.0 metre and all others to be provided as prescribed.

By-Law 2010-003	not less than 2,000 square metres, or 4,000 square metres for a building located on a lot abutting a road allowance adjacent to a Provincial highway, or reserve thereto	1,300 square metres minimum
(p) Minimum building size except for an accessory building and accessory structure.		

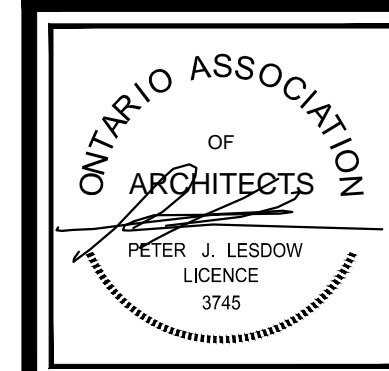
SITE PLAN - PHASE 1

SCALE: 1:500



Peter J. Lesdow
a r c h i t e c t

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PHASE 1 of 4
SITE PLAN
AND STATISTICS

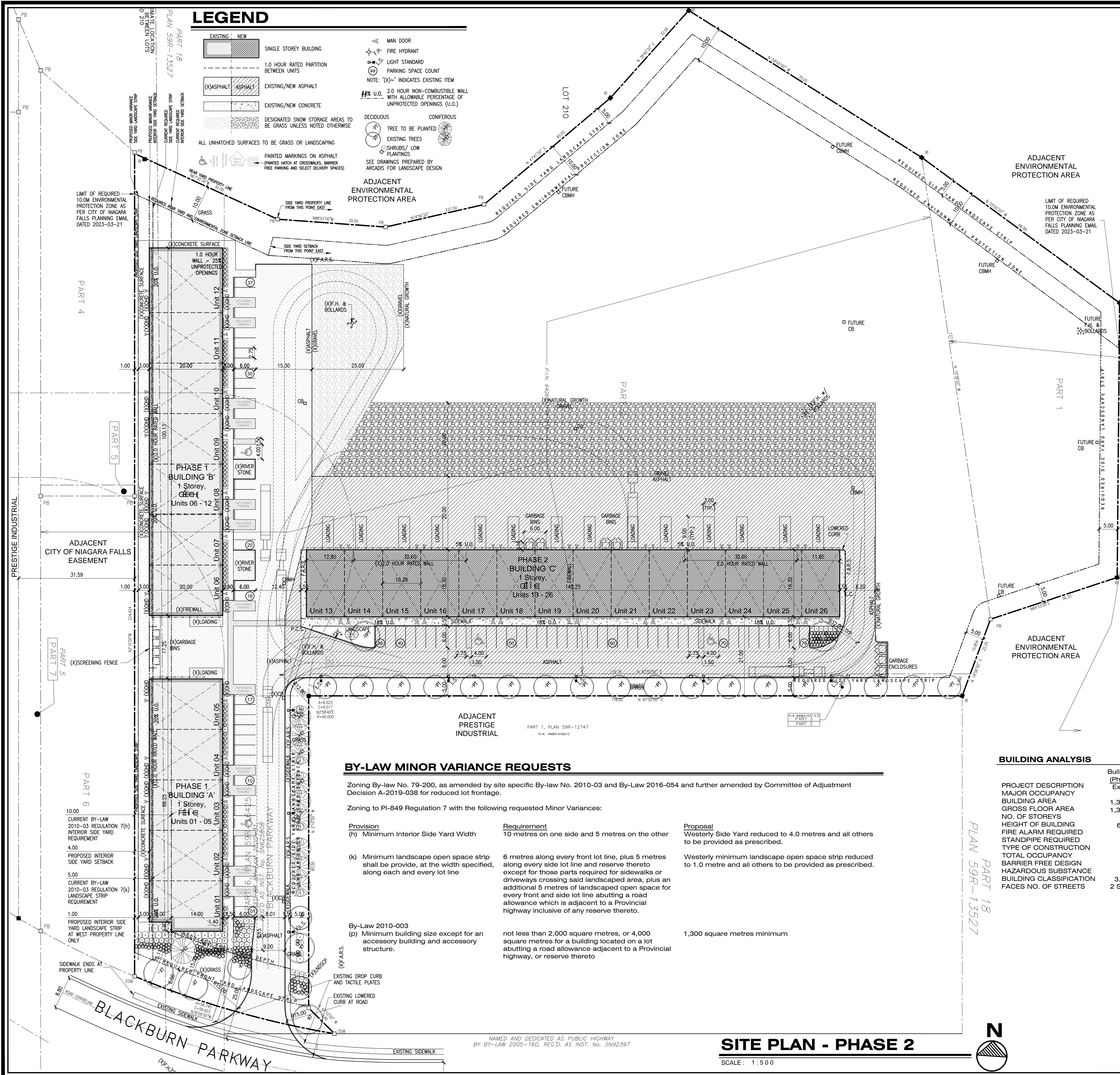
DATE	REVISIONS
May 02/23	FOR FEE PROPOSAL
Oct. 13/23	PROJECT PHOSING
Nov. 01/23	PHASE ONE REVISION
Feb. 08/24	FOR SITE PLAN AGREEMENT APP.
Dec. 02/24	MINOR VARIANCE APPLICATION
Mar. 31/25	MINOR VARIANCE APPLICATION

BLACKBURN PARKWAY INDUSTRIAL PARK
Vacant Land North of 7695 Blackburn Parkway
Niagara Falls, ON

DATE:	Feb. 03/23
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

23 - 03





LEGEND

- EXISTING NEW
- SINGLE STOREY BUILDING
- 1.0 HOUR RATED PARTITION BETWEEN UNITS
- EXISTING/NEW ASPHALT
- EXISTING/NEW CONCRETE
- DESIGNATED SNOW STORAGE AREAS TO BE GRASS UNLESS NOTED OTHERWISE
- ALL UNHATCHED SURFACES TO BE GRASS OR LANDSCAPING
- PAINTED MARKINGS ON ASPHALT (PAINTED MATCH AT CROSOWALKS, BARRIER FREE PARKING AND SELECT DELIVERY SPACES)
- MAN DOOR
- FIRE HYDRANT
- LIGHT STANDARD
- PARKING SPACE COUNT
- NOTE: '(X)~' INDICATES EXISTING ITEM
- 2.0 HOUR NON-COMBUSTIBLE WALL WITH ALLOWABLE PERCENTAGE OF UNPROTECTED OPENINGS (U.O.)
- DECIDUOUS
- CONIFEROUS
- TREE TO BE PLANTED
- EXISTING TREES
- SHRUBS/ LOW PLANTINGS
- SEE DRAWINGS PREPARED BY ARCADIS FOR LANDSCAPE DESIGN

ADJACENT ENVIRONMENTAL PROTECTION AREA

ADJACENT ENVIRONMENTAL PROTECTION AREA

SURVEY NOTE:

PARTS 209 & 210, LOTS 1, 2 & 3, IN THE GEOGRAPHIC TOWNSHIP OF STAMFORD, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA
BOUNDARIES, EXISTING SITE FEATURES AND SURVEY:
J.D. BARNES LIMITED, NIAGARA FALLS, ON



KEY PLAN

SCALE: NOT TO SCALE

SNOW STORAGE:

IN THIS PHASE SNOW CAN BE STORED IN ANY LOCATION BEYOND ASPHALT APRONS, HOWEVER, SNOW IS NOT TO BE STORED WITHIN THE 'REQUIRED ENVIRONMENTAL PROTECTION ZONE'.

SITE STATISTICS

LOT AREA		41,918.6 m²	
BUILDING GROUND COVER			
Building 'A'	Phase 1	1,360.0 m²	3.2%
Building 'B'	Phase 1	2,003.0 m²	4.8%
Building 'C'	Phase 2	2,660.0 m²	6.3%
Building 'D'	Phase 3		
Building 'E'	Phase 4		
Building 'F'	Phase 4		
TOTAL		6,023.0 m²	14.4%
ASPHALT		9,221.9 m²	22.0%
LANDSCAPED AREA		26,673.7 m²	63.6%

PARKING REQUIREMENTS

Warehouse and Wholesale Establishment	Building	Area	
1.1 parking space for each 100 square metres of gross floor area up to 7,000 square metres or portion thereof	'A'	1,360 / 100 = 13.6 x 1.1	15.0 Spaces
	'B'	2,003 / 100 = 20.0 x 1.1	22.0 Spaces
	'C'	2,660 / 100 = 26.6 x 1.1	29.3 Spaces
TOTAL PARKING REQUIRED			66.3 Spaces
TOTAL PARKING PROVIDED			78 Spaces
REQUIRED BARRIER FREE SPACES			
As per City of Niagara Falls Guidelines			
4% of Total Parking Provided (Rounded Up) = 3			4 Spaces Provided
STANDARD PARKING SPACES (2.75m x 6.00m TYPICAL)			
			74 Spaces Provided

LOADING BAY REQUIREMENTS

BUILDING AREA	Building	Area	Min. Req'd
Over 300m ² but not exceeding 3,700m ²	'A'	1,360	1
	'B'	2,003	1
	'C'	2,660	1
MINIMUM LOADING BAYS REQUIRED			3
LOADING BAYS (9.0m x 3.0m)			16 Provided

BUILDING ANALYSIS

PROJECT DESCRIPTION
MAJOR OCCUPANCY
BUILDING AREA
GROSS FLOOR AREA
NO. OF STOREYS
HEIGHT OF BUILDING
FIRE ALARM REQUIRED
STANDPIPE REQUIRED
TYPE OF CONSTRUCTION
TOTAL OCCUPANCY
BARRIER FREE DESIGN
HAZARDOUS SUBSTANCE
BUILDING CLASSIFICATION
FACES NO. OF STREETS

Building 'A' (Phase 1) Existing	Building 'B' (Phase 1) Existing	Building 'C' (Phase 2) New Construction
1,360 m ²	2,003 m ²	2,660 m ²
1,360 m ²	3,680 m ²	2,660 m ²
1	1 Above grade, no basement	
6.1m	6.1m	6.2m
No	No	No
No	No	No
91	134	178
Yes	Yes	Yes
No	No	No
3,2,2,70 - Group F, Division 2, up to 4 Storeys	2 Streets	3 Streets

BY-LAW MINOR VARIANCE REQUESTS

Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-03 and By-Law 2016-054 and further amended by Committee of Adjustment Decision A-2019-038 for reduced lot frontage.

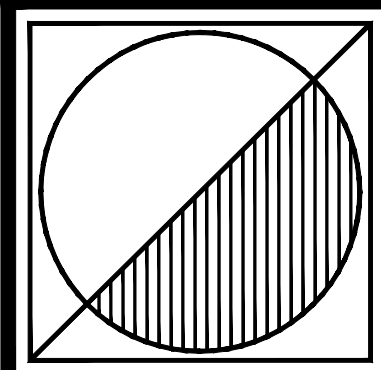
Zoning to PI-849 Regulation 7 with the following requested Minor Variances:

Provision	Requirement	Proposal
(h) Minimum Interior Side Yard Width	10 metres on one side and 5 metres on the other	Westerly Side Yard reduced to 4.0 metres and all others to be provided as prescribed.
(k) Minimum landscape open space strip shall be provide, at the width specified, along each and every lot line	6 metres along every front lot line, plus 5 metres along every side lot line and reserve thereto except for those parts required for sidewalks or driveways crossing said landscaped area, plus an additional 5 metres of landscaped open space for every front and side lot line abutting a road allowance which is adjacent to a Provincial highway inclusive of any reserve thereto.	Westerly minimum landscape open space strip reduced to 1.0 metre and all others to be provided as prescribed.

By-Law 2010-003 (p) Minimum building size except for an accessory building and accessory structure.	not less than 2,000 square metres, or 4,000 square metres for a building located on a lot abutting a road allowance adjacent to a Provincial highway, or reserve thereto	1,300 square metres minimum
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SITE PLAN - PHASE 2

SCALE: 1:500



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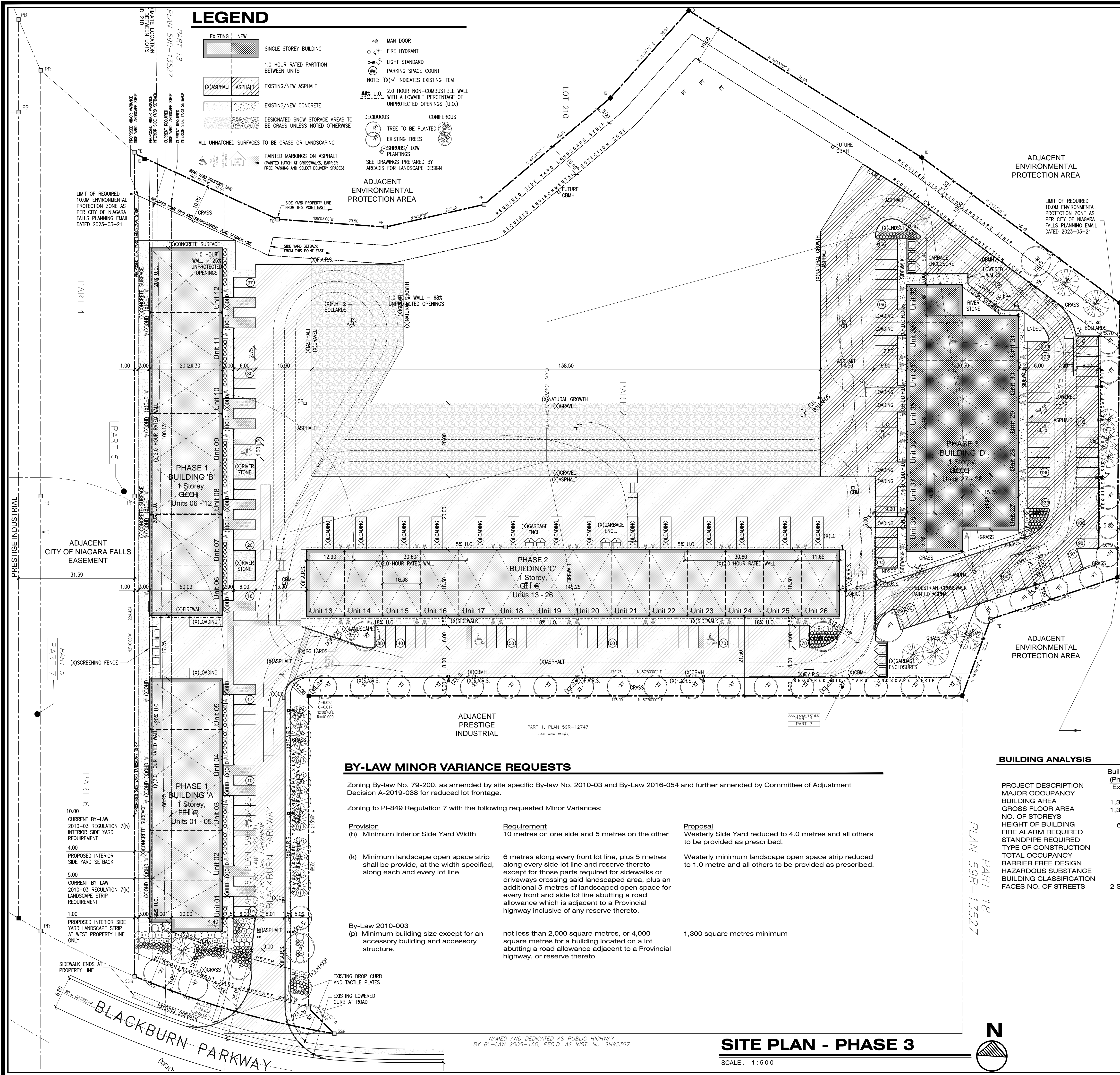
PHASE 2 of 4
SITE PLAN
AND STATISTICS

DATE	REVISIONS
May 02/23	FOR FEE PROPOSAL
Oct. 13/23	PROJECT PHASING
Nov. 01/23	PHASE ONE REVISION
Feb. 08/24	FOR SITE PLAN AGREEMENT APP.
Dec. 02/24	MINOR VARIANCE APPLICATION
Mar. 31/25	MINOR VARIANCE APPLICATION

BLACKBURN PARKWAY
INDUSTRIAL PARK

Vacant Land North of 7695 Blackburn Parkway
Niagara Falls, ON

DATE:	Feb. 03/23
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL



LEGEND

- EXISTING NEW
- SINGLE STOREY BUILDING
- 1.0 HOUR RATED PARTITION BETWEEN UNITS
- EXISTING/NEW ASPHALT
- EXISTING/NEW CONCRETE
- DESIGNATED SNOW STORAGE AREAS TO BE GRASS UNLESS NOTED OTHERWISE
- ALL UNHATCHED SURFACES TO BE GRASS OR LANDSCAPING
- PAINTED MARKINGS ON ASPHALT (PAINTED MATCH AT CROSSWALKS, BARRIER FREE PARKING AND SELECT DELIVERY SPACES)
- MAN DOOR
- FIRE HYDRANT
- LIGHT STANDARD
- PARKING SPACE COUNT
- NOTE: (X)-~ INDICATES EXISTING ITEM
- 2.0 HOUR NON-COMBUSTIBLE WALL WITH ALLOWABLE PERCENTAGE OF UNPROTECTED OPENINGS (U.O.)
- DECIDUOUS
- CONIFEROUS
- TREE TO BE PLANTED
- EXISTING TREES
- SHRUBS/ LOW PLANTINGS
- SEE DRAWINGS PREPARED BY ARCADIS FOR LANDSCAPE DESIGN

ADJACENT ENVIRONMENTAL PROTECTION AREA

BY-LAW MINOR VARIANCE REQUESTS

Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-03 and By-Law 2016-054 and further amended by Committee of Adjustment Decision A-2019-038 for reduced lot frontage.

Zoning to PI-849 Regulation 7 with the following requested Minor Variances:

Provision	Requirement	Proposal
(h) Minimum Interior Side Yard Width	10 metres on one side and 5 metres on the other	Westerly Side Yard reduced to 4.0 metres and all others to be provided as prescribed.
(k) Minimum landscape open space strip shall be provide, at the width specified, along each and every lot line	6 metres along every front lot line, plus 5 metres along every side lot line and reserve thereto except for those parts required for sidewalks or driveways crossing said landscaped area, plus an additional 5 metres of landscaped open space for every front and side lot line abutting a road allowance which is adjacent to a Provincial highway inclusive of any reserve thereto.	Westerly minimum landscape open space strip reduced to 1.0 metre and all others to be provided as prescribed.

By-Law 2010-003		
(p) Minimum building size except for an accessory building and accessory structure.	not less than 2,000 square metres, or 4,000 square metres for a building located on a lot abutting a road allowance adjacent to a Provincial highway, or reserve thereto	1,300 square metres minimum

SITE PLAN - PHASE 3

SCALE: 1:500

SURVEY NOTE:

PARTS 209 & 210, LOTS 1, 2 & 3, IN THE GEOGRAPHIC TOWNSHIP OF STAMFORD, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA

BOUNDARIES, EXISTING SITE FEATURES AND SURVEY:
J.D. BARNES LIMITED, NIAGARA FALLS, ON

SNOW STORAGE:

IN THIS PHASE SNOW CAN BE STORED IN ANY LOCATION BEYOND ASPHALT APRONS, HOWEVER, SNOW IS NOT TO BE STORED WITHIN THE REQUIRED ENVIRONMENTAL PROTECTION ZONE.



KEY PLAN

SCALE: NOT TO SCALE

SITE STATISTICS

LOT AREA	41,918.6 m ²		
BUILDING GROUND COVER			
Building 'A'	Phase 1	1,360.0 m ²	3.2%
Building 'B'	Phase 1	2,003.0 m ²	4.8%
Building 'C'	Phase 2	2,660.0 m ²	6.3%
Building 'D'	Phase 3	2,000.0 m ²	4.8%
Building 'E'	Phase 4		
Building 'F'	Phase 4		
TOTAL		8,023.0 m ²	19.1%
ASPHALT		13,360.7 m ²	31.9%
LANDSCAPED AREA		20,534.9 m ²	49.0%

PARKING REQUIREMENTS

Warehouse and Wholesale Establishment	Building	Area	
1.1 parking space for each 100 square metres of gross floor area up to 7,000 square metres or portion thereof	'A'	1,360 / 100 = 13.6 x 1.1	15.0 Spaces
	'B'	2,003 / 100 = 20.0 x 1.1	22.0 Spaces
	'C'	2,660 / 100 = 26.6 x 1.1	29.3 Spaces
	'D'	2,000 / 100 = 20.0 x 1.1	22.0 Spaces

TOTAL PARKING REQUIRED 88.3 Spaces

TOTAL PARKING PROVIDED 156 Spaces

REQUIRED BARRIER FREE SPACES
As per City of Niagara Falls Guidelines
2+2% of Total Parking Provided
(156 x 2%) + 2 = (3.1) + 2 = 5.1 = 6 (Rounded Up)

7 Spaces Provided

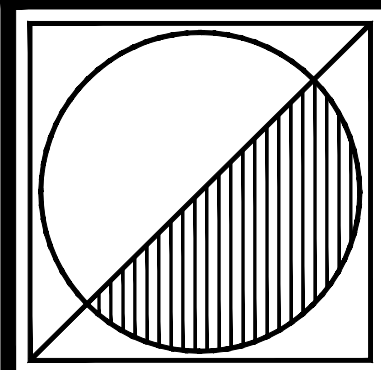
STANDARD PARKING SPACES (2.75m x 6.00m TYPICAL) 149 Spaces Provided

LOADING BAY REQUIREMENTS

BUILDING AREA	Building	Area	Min. Req'd
Over 300m ² but not exceeding 3,700m ²	'A'	1,360	1
	'B'	2,003	1
	'C'	2,660	1
	'D'	2,000	1
MINIMUM LOADING BAYS REQUIRED			4
LOADING BAYS (9.0m x 3.0m)			24 Provided

BUILDING ANALYSIS

PROJECT DESCRIPTION	Building 'A' (Phase 1) Existing	Building 'B' (Phase 1) Existing	Building 'C' (Phase 2) Existing	Building 'D' (Phase 3) New Construction
MAJOR OCCUPANCY	Existing	Existing	Existing	New Construction
BUILDING AREA	1,360 m ²	3,680 m ²	2,660 m ²	2,000 m ²
GROSS FLOOR AREA	1,360 m ²	3,680 m ²	2,660 m ²	2,000 m ²
NO. OF STOREYS		1 Above grade, no basement		
HEIGHT OF BUILDING	6.1m	6.1m	6.2m	6.6m
FIRE ALARM REQUIRED	—	No	—	—
STANDPIPE REQUIRED	—	No	—	—
TYPE OF CONSTRUCTION	91	134	178	134
TOTAL OCCUPANCY	—	Non-Combustible	—	—
HAZARDOUS SUBSTANCE	—	Yes	—	—
BUILDING CLASSIFICATION	—	3.2.2.70 - Group F, Division 2, up to 4 Storeys	—	—
FACES NO. OF STREETS	2 Streets	2 Streets	3 Streets	3 Streets



Peter J. Lesdow
architect

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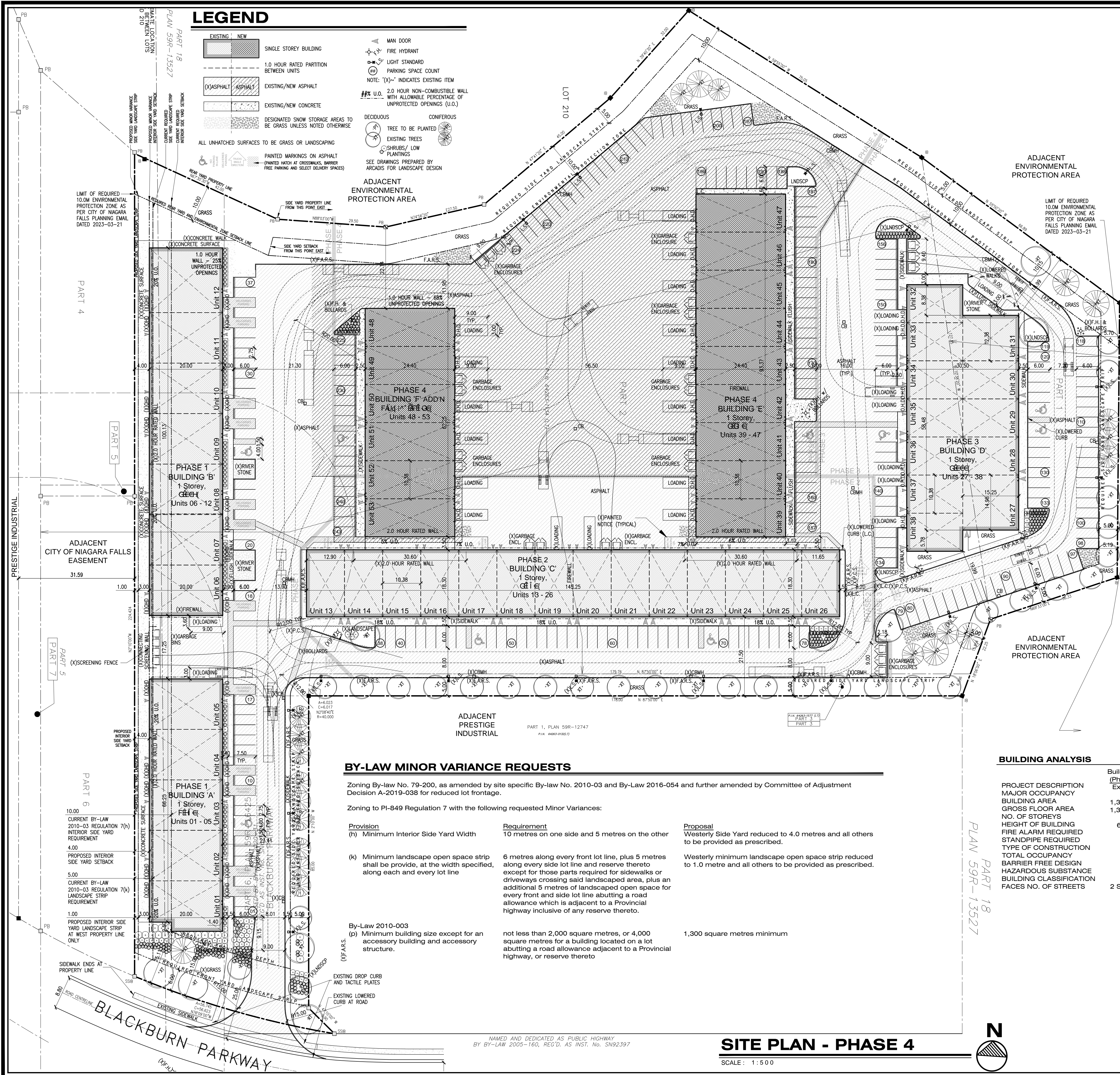
PHASE 3 of 4
SITE PLAN
AND STATISTICS

DATE	REVISIONS
May 02/23	FOR FEE PROPOSAL
Oct. 13/23	PROJECT PHASING
Nov. 01/23	PHASE ONE REVISION
Feb. 08/24	FOR SITE PLAN AGREEMENT APP.
Dec. 02/24	MINOR VARIANCE APPLICATION
Mar. 31/25	MINOR VARIANCE APPLICATION

BLACKBURN PARKWAY
INDUSTRIAL PARK

Vacant Land North of 7695 Blackburn Parkway
Niagara Falls, ON

DATE:	Feb. 03/23
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL



LEGEND

- EXISTING NEW
- SINGLE STOREY BUILDING
- 1.0 HOUR RATED PARTITION BETWEEN UNITS
- EXISTING/NEW ASPHALT
- EXISTING/NEW CONCRETE
- DESIGNATED SNOW STORAGE AREAS TO BE GRASS UNLESS NOTED OTHERWISE
- ALL UNHATCHED SURFACES TO BE GRASS OR LANDSCAPING
- PAINTED MARKINGS ON ASPHALT (PAINTED MATCH AT CROSSWALKS, BARRIER FREE PARKING AND SELECT DELIVERY SPACES)
- MAN DOOR
- FIRE HYDRANT
- LIGHT STANDARD
- PARKING SPACE COUNT
- NOTE: (X)~ INDICATES EXISTING ITEM
- 2.0 HOUR NON-COMBUSTIBLE WALL WITH ALLOWABLE PERCENTAGE OF UNPROTECTED OPENINGS (U.O.)
- DECIDUOUS TREE TO BE PLANTED
- CONIFEROUS
- EXISTING TREES
- SHRUBS/ LOW PLANTINGS
- SEE DRAWINGS PREPARED BY ARCADIS FOR LANDSCAPE DESIGN

ADJACENT ENVIRONMENTAL PROTECTION AREA

ADJACENT ENVIRONMENTAL PROTECTION AREA

SURVEY NOTE:

PARTS 209 & 210, LOTS 1, 2 & 3, IN THE GEOGRAPHIC TOWNSHIP OF STAMFORD, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA
BOUNDARIES, EXISTING SITE FEATURES AND SURVEY:
J.D. BARNES LIMITED, NIAGARA FALLS, ON

SNOW STORAGE:

IN THIS PHASE SNOW MUST BE STORED IN LOCATIONS AS INDICATED, SEE LEGEND TO LEFT. PROPERTY MANAGER TO ARRANGE FOR REMOVAL OF SNOW BEYOND THE CAPACITY OF THE DESIGNATED AREAS. SNOW IS NOT TO BE STORED WITHIN THE REQUIRED ENVIRONMENTAL PROTECTION ZONE.



KEY PLAN

SCALE: NOT TO SCALE

SITE STATISTICS

LOT AREA		41,918.6 m²	
BUILDING GROUND COVER			
Building 'A'	Phase 1	1,360.0 m²	3.2%
Building 'B'	Phase 1	2,003.0 m²	4.8%
Building 'C'	Phase 2	2,660.0 m²	6.3%
Building 'D'	Phase 3	2,000.0 m²	4.8%
Building 'E'	Phase 4	2,280.0 m²	5.4%
Building 'F'	Phase 4	1,520.0 m²	3.6%
TOTAL		11,823.0 m²	28.2%
ASPHALT		21,322.3 m²	50.9%
LANDSCAPED AREA		8,773.3 m²	20.9%

PARKING REQUIREMENTS

	Building	Area	
Warehouse and Wholesale Establishment	'A'	1,360 / 100 = 13.6 x 1.1	15.0 Spaces
1.1 parking space for each 100 square metres of gross floor area up to 7,000 square metres or portion thereof	'B'	2,003 / 100 = 20.0 x 1.1	22.0 Spaces
	'C'	2,660 / 100 = 26.6 x 1.1	29.3 Spaces
	'D'	2,000 / 100 = 20.0 x 1.1	22.0 Spaces
	'E'	2,280 / 100 = 22.8 x 1.1	25.1 Spaces
	'F'	1,520 / 100 = 15.2 x 1.1	16.7 Spaces
TOTAL PARKING REQUIRED			130.1 Spaces

TOTAL PARKING PROVIDED 243 Spaces

REQUIRED BARRIER FREE SPACES
As per City of Niagara Falls Guidelines
2+2% of Total Parking Provided
(243 x 2%) + 2 = (4.9) + 2 = 6.9 = 7 (Rounded Up)
8 Spaces Provided

STANDARD PARKING SPACES (2.75m x 6.00m TYPICAL) 235 Spaces Provided

LOADING BAY REQUIREMENTS

BUILDING AREA	Building	Area	Min. Req'd
Over 300m² but not exceeding 3,700m²	'A'	1,360	1
	'B'	2,003	1
	'C'	2,660	1
	'D'	2,000	1
	'E'	2,280	1
	'F'	1,520	1
MINIMUM LOADING BAYS REQUIRED			6
LOADING BAYS (9.0m x 3.0m)			27 Provided

BUILDING ANALYSIS

PROJECT DESCRIPTION	Building 'A' (Phase 1) Existing	Building 'B' (Phase 1) Existing	Building 'C' (Phase 2) Existing	Building 'D' (Phase 3) Existing	Building 'E' (Phase 4) New Construction	Building 'F' (Phase 4) New Construction
MAJOR OCCUPANCY	Existing	Existing	Group F, Division 2	Existing	New Construction	New Construction
BUILDING AREA	1,360 m ²	3,680 m ²	2,660 m ²	2,000 m ²	2,280 m ²	1,520 m ²
GROSS FLOOR AREA	1,360 m ²	3,680 m ²	2,660 m ²	2,000 m ²	2,280 m ²	1,520 m ²
NO. OF STOREYS			1 Above grade, no basement			
HEIGHT OF BUILDING	6.1m	6.1m	6.2m	6.6m	6.2m	6.5m
FIRE ALARM REQUIRED	Yes	Yes	No	No	No	No
STANDPIPE REQUIRED	Yes	Yes	No	No	No	No
TYPE OF CONSTRUCTION	Non-Combustible	Non-Combustible	Non-Combustible	Non-Combustible	Non-Combustible	Non-Combustible
TOTAL OCCUPANCY	91	134	178	134	152	102
BARRIER FREE DESIGN	Yes	Yes	Yes	Yes	Yes	Yes
HAZARDOUS SUBSTANCE	No	No	No	No	No	No
BUILDING CLASSIFICATION	2 Streets	2 Streets	3.2.2.70 - Group F, Division 2, up to 4 Storeys	3 Streets	3 Streets	3 Streets
FACES NO. OF STREETS	2 Streets	2 Streets	3 Streets	3 Streets	3 Streets	3 Streets

BY-LAW MINOR VARIANCE REQUESTS

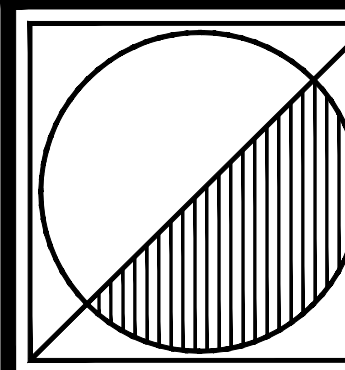
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Zoning to PI-849 Regulation 7 with the following requested Minor Variances:

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(h) Minimum Interior Side Yard Width	10 metres on one side and 5 metres on the other	Westerly Side Yard reduced to 4.0 metres and all others to be provided as prescribed.
(k) Minimum landscape open space strip shall be provide, at the width specified, along each and every lot line	6 metres along every front lot line, plus 5 metres along every side lot line and reserve thereto except for those parts required for sidewalks or driveways crossing said landscaped area, plus an additional 5 metres of landscaped open space for every front and side lot line abutting a road allowance which is adjacent to a Provincial highway inclusive of any reserve thereto.	Westerly minimum landscape open space strip reduced to 1.0 metre and all others to be provided as prescribed.
By-Law 2010-003 (p) Minimum building size except for an accessory building and accessory structure.	not less than 2,000 square metres, or 4,000 square metres for a building located on a lot abutting a road allowance adjacent to a Provincial highway, or reserve thereto	1,300 square metres minimum

SITE PLAN - PHASE 4

SCALE: 1:500



Peter J. Lesdow
architect



PHASE 4 of 4
SITE PLAN
AND STATISTICS

DATE	REVISIONS
May 02/23	FOR FEE PROPOSAL
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BLACKBURN PARKWAY
INDUSTRIAL PARK
Vacant Land North of 7695 Blackburn Parkway
Niagara Falls, ON

DATE: Feb. 03/23
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

23 - 03

A-4

SIGNAGE NOTES:

ALL PARKING SPACES FOR BARRIER-FREE SHALL BE INDICATED WITH TYPICAL BARRIER FREE SIGNAGE CENTERED AT EACH PARKING SPACE - THESE SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR.

THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1-1.5 METERS FROM TOP OF CURB TO BOTTOM OF SIGN & CENTERED WITHIN THE PARKING SPACE.

THE GENERAL CONTRACTOR SHALL SUPPLY ALL REQUIRED FIRE ROUTE SIGNS. THESE SIGNS SHALL BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND OR THE ONTARIO TRAFFIC MANUAL; WITH A MAX. SPACING OF 30M.

ALL STOP, BARRIER FREE, STAFF PARKING, NO OVERNIGHT PARKING AND ONE WAY SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR, - ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

NOTE:
SEE DRAWING A-6 FOR
GARBAGE ENCLOSURE
DETAILS

SIGN FACE
- 0.064 GAUGE ALUMINUM
SIGN BLANK
- WHITE BACKGROUND
- HOLES - METRO PUNCH

THE SIGN MUST BE SECURED:
TO A POST WITH TWO
GALVANIZED 12mm HEX HEAD
BOLTS AND NUTS WITH FLAT
WASHERS ON BOTH SIDES

POST FIXTURE
75mm DIA. GALVANIZED
STANDARD STEEL PIPE

EXPANSION JOINT

POST TO BE CAST IN PLACE IN
A 300mm DIA. CONCRETE
FOOTING



\$300.00 FINE



F.A.R.S.
Fire Access Route Signage

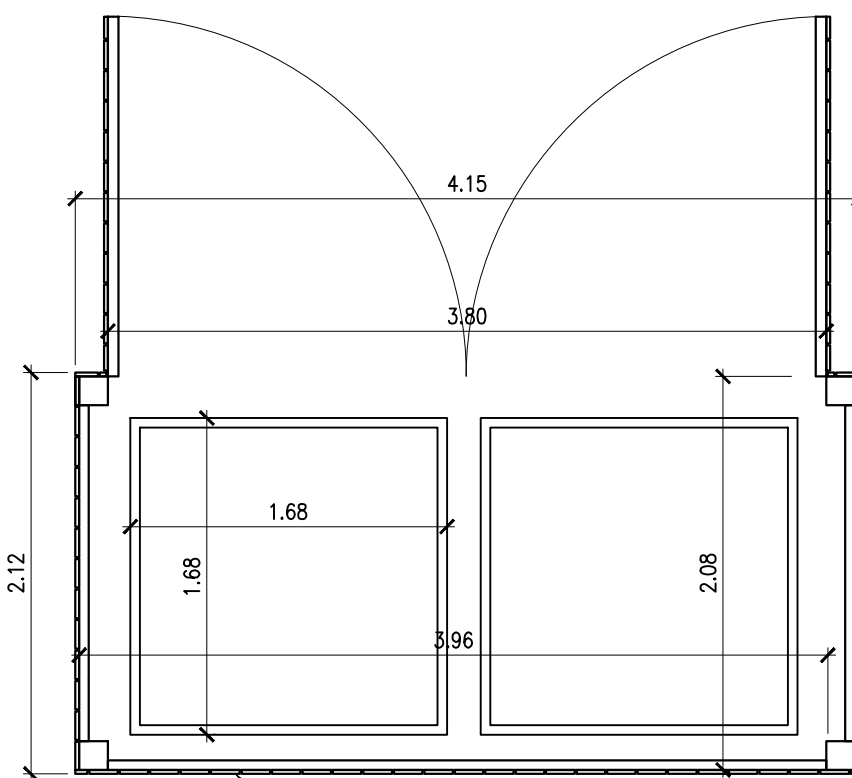
REQUIRED SIGNAGE

SITE SIGNAGE

SCALE: 1:10

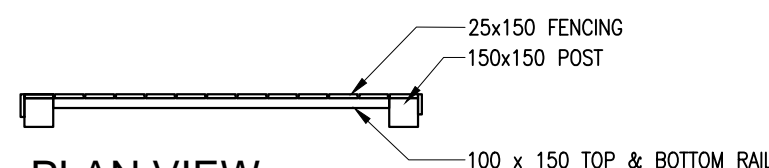


P.C.S.
Pedestrian Crossing
Signage

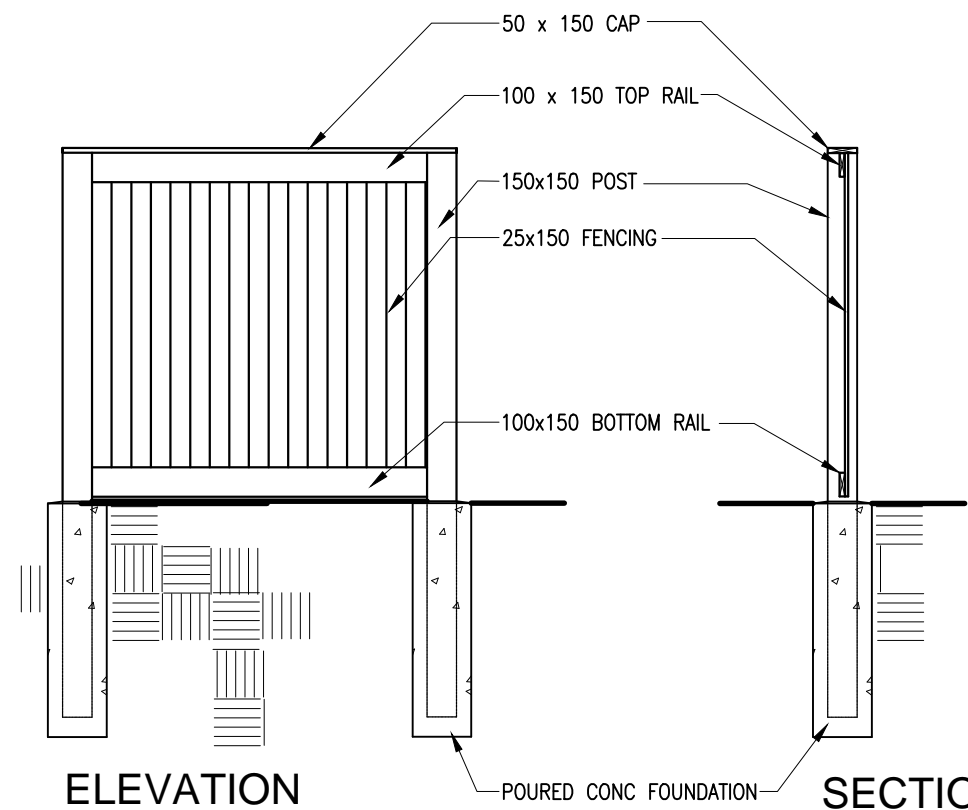


PLAN VIEW

P.T. WOOD GARBAGE & RECYCLING BIN
ENCLOSURE WITH CONCRETE SURFACING
(Site verify all dimensions, final size to
be determined according to size of
Tenants garage bins)



PLAN VIEW

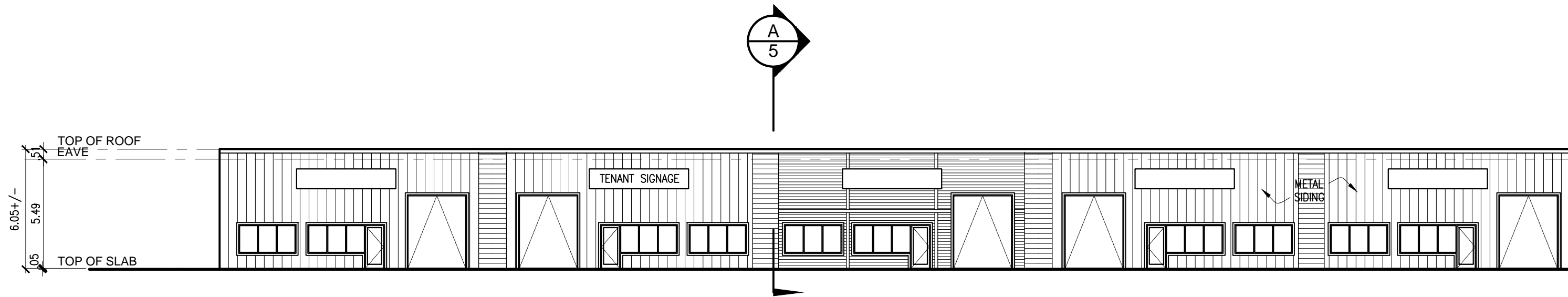


ELEVATION

SECTION

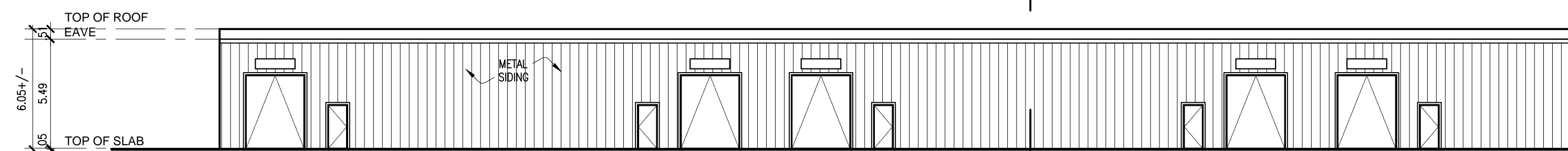
GARBAGE ENCLOSURES

SCALE: 1:40



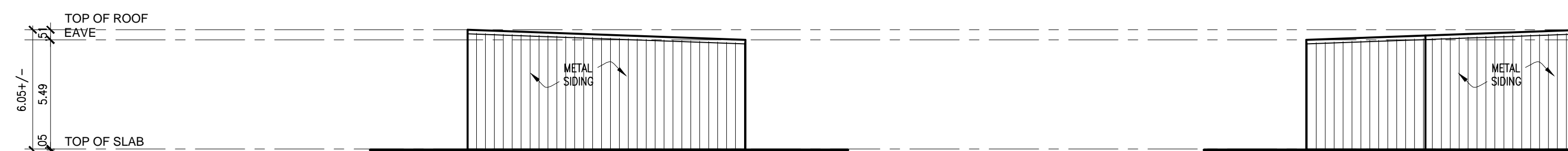
BUILDING A - EAST ELEVATION

SCALE: 1:200



BUILDING A - WEST ELEVATION

SCALE: 1:200



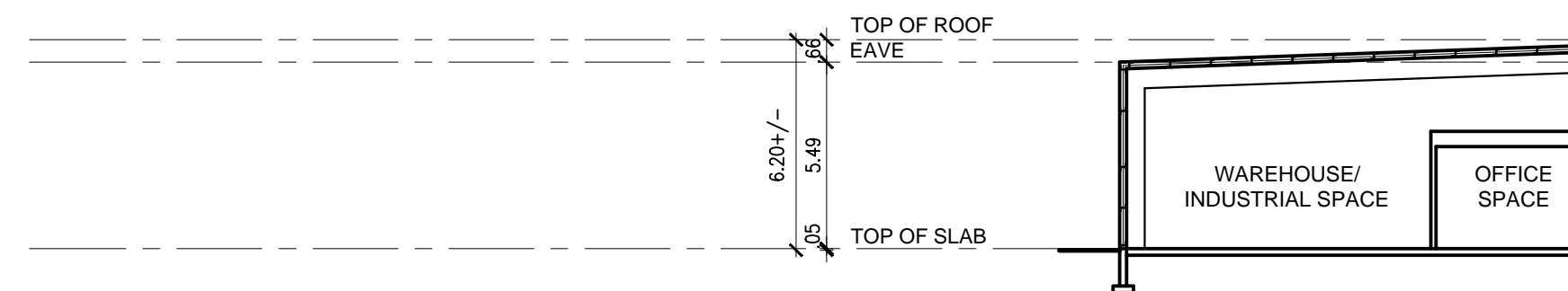
BUILDING A - NORTH ELEVATION

SCALE: 1:200

(FACING BLACKBURN PARKWAY)

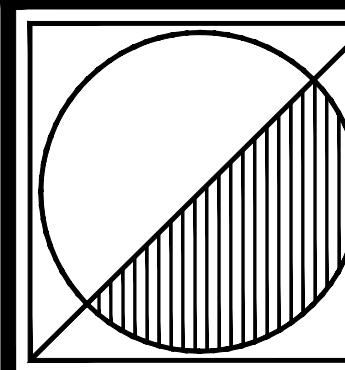
BUILDING A - SOUTH ELEVATION

SCALE: 1:200

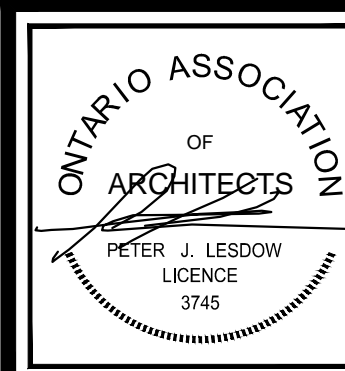


BUILDING A - SECTION

SCALE: 1:200



Peter J. Lesdow
a r c h i t e c t



PHASE 1
BUILDING A
ELEVATIONS & SECTION
GARBAGE ENCLOSURES

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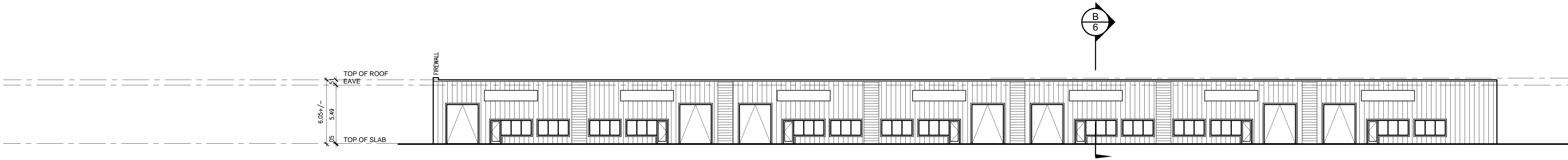
BLACKBURN PARKWAY
INDUSTRIAL PARK

Vacant Land North of 7695 Blackburn Parkway
Niagara Falls, ON

DATE:	Feb. 03/23
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

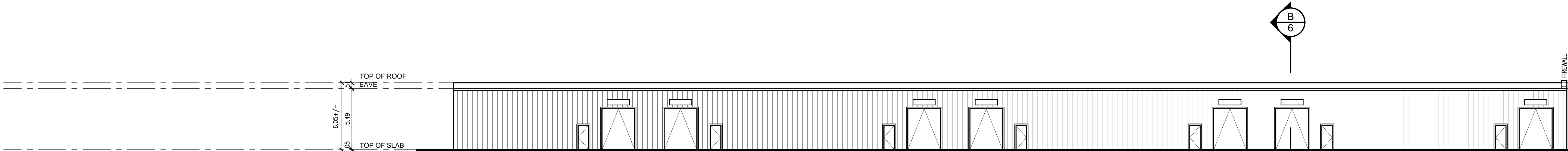
23 - 03

A-5



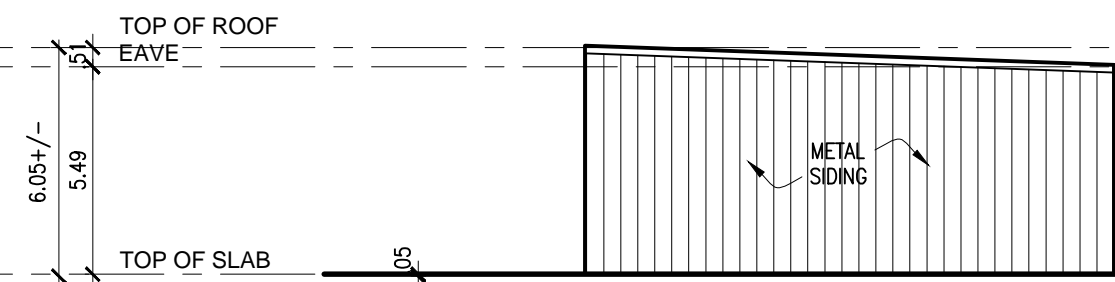
BUILDING B - EAST ELEVATION

SCALE: 1:200



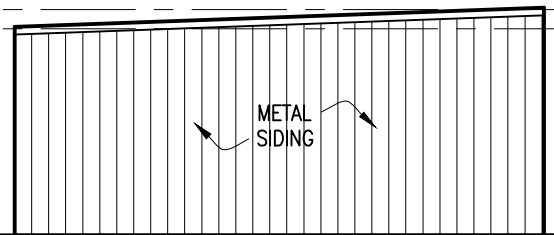
BUILDING B - WEST ELEVATION

SCALE: 1:200



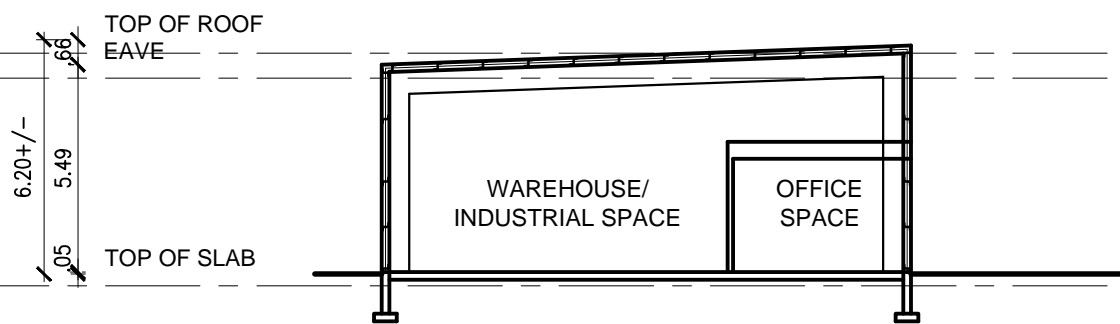
BUILDING B - NORTH ELEVATION

SCALE: 1:200



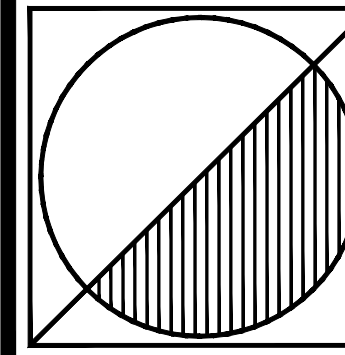
BUILDING B - SOUTH ELEVATION

SCALE: 1:200



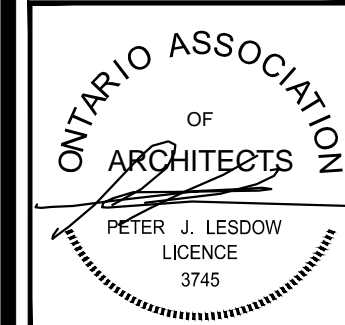
BUILDING B - SECTION

SCALE: 1:200



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PHASE 1
BUILDING B
ELEVATIONS & SECTION

DATE	REVISIONS
May 02/23	FOR FEE PROPOSAL
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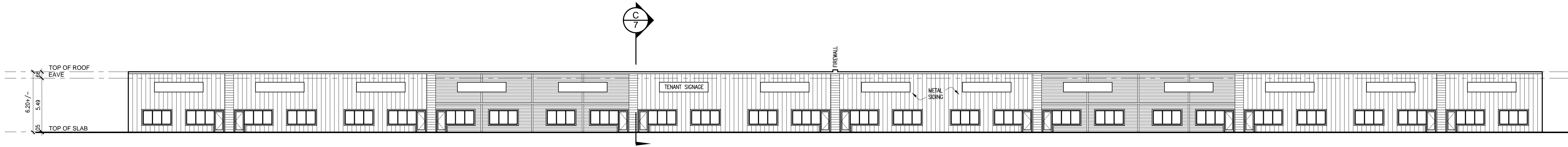
BLACKBURN PARKWAY
INDUSTRIAL PARK

Vacant Land North of 7695 Blackburn Parkway
Niagara Falls, ON

DATE:	Feb. 03/23
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

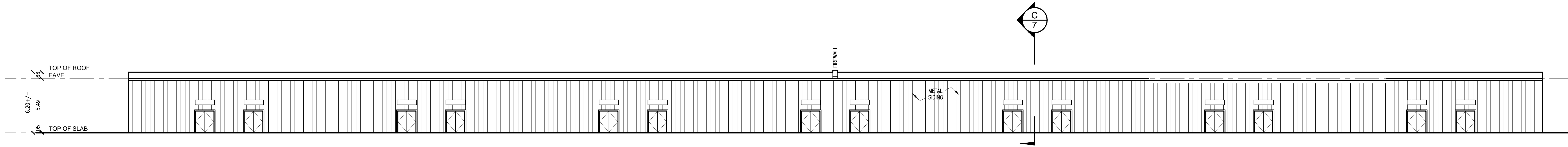
23 - 03

A-6



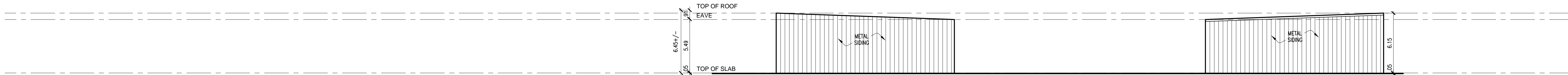
BUILDING C - SOUTH ELEVATION

SCALE : 1 : 2 0 0



BUILDING C - NORTH ELEVATION

SCALE : 1 : 2 0 0



BUILDING C - WEST ELEVATION

SCALE : 1 : 2 0 0

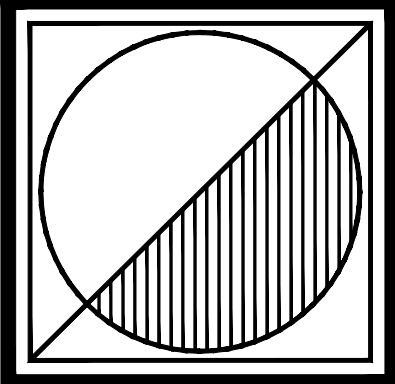
BUILDING C - EAST ELEVATION

SCALE : 1 : 2 0 0



BUILDING C - SECTION

SCALE : 1 : 2 0 0



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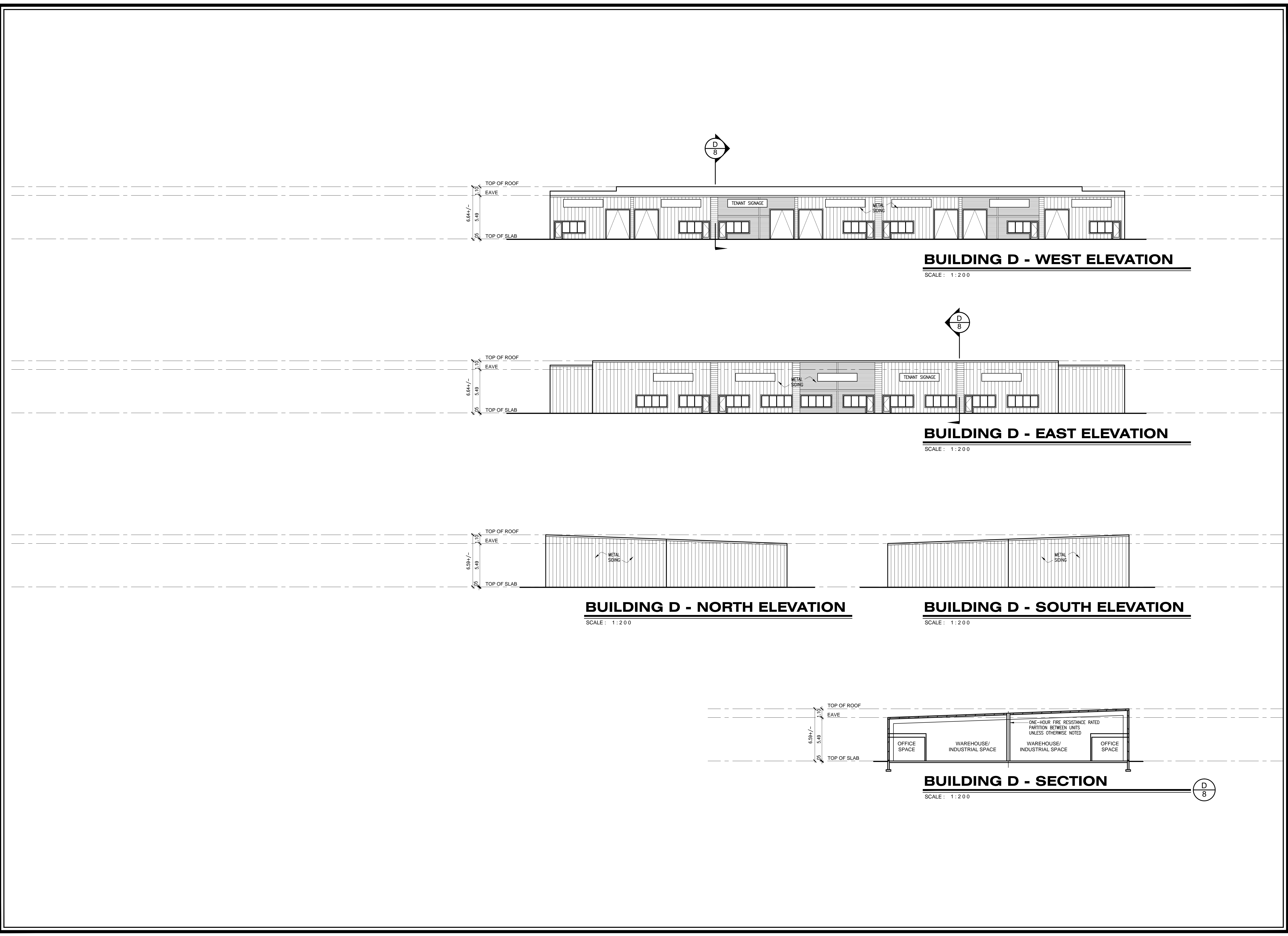
PHASES 2
BUILDING C
ELEVATIONS & SECTION

DATE	REVISIONS
May 02/23	FOR FEE PROPOSAL
Oct. 13/23	PROJECT PHASING
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BLACKBURN PARKWAY INDUSTRIAL PARK

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Niagara Falls, ON

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SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL



BUILDING D - WEST ELEVATION

SCALE : 1 : 2 0 0

BUILDING D - EAST ELEVATION

SCALE : 1 : 2 0 0

BUILDING D - NORTH ELEVATION

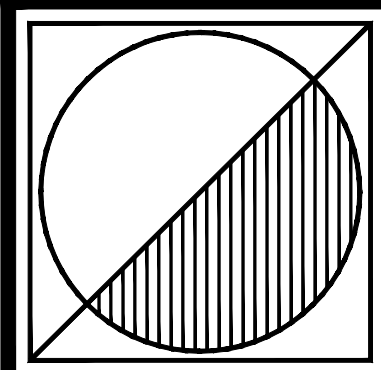
SCALE : 1 : 2 0 0

BUILDING D - SOUTH ELEVATION

SCALE : 1 : 2 0 0

BUILDING D - SECTION

SCALE : 1 : 2 0 0



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PHASE 3

BUILDING D

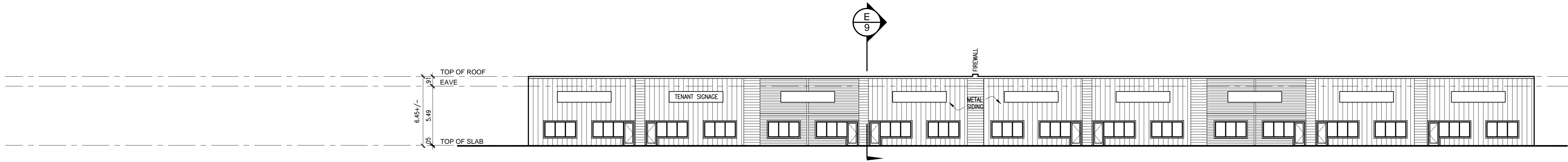
ELEVATIONS & SECTION

DATE	REVISIONS
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BLACKBURN PARKWAY INDUSTRIAL PARK

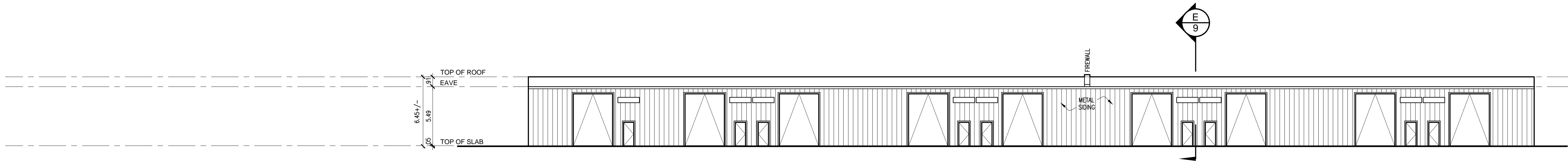
Vacant Land North of 7695 Blackburn Parkway
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DATE:	Feb. 03/23
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL



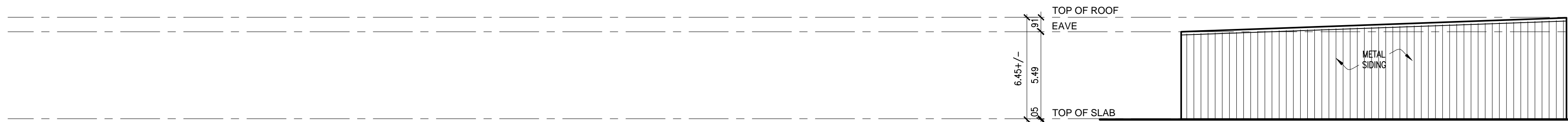
BUILDING E - EAST ELEVATION

SCALE: 1:200



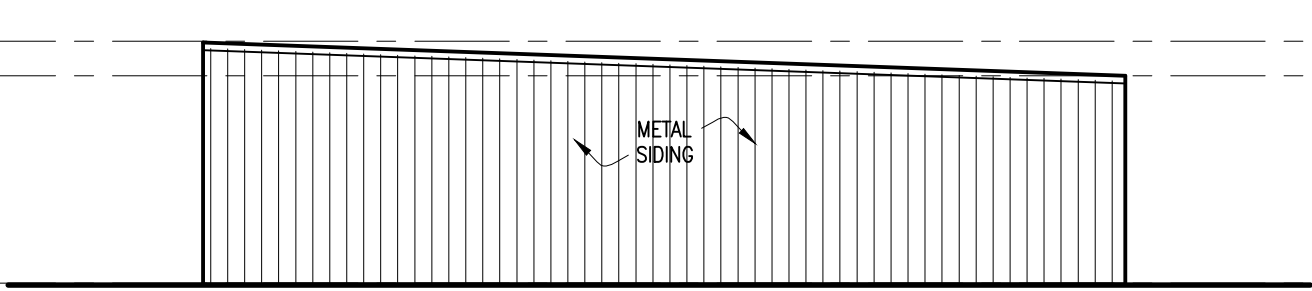
BUILDING E - WEST ELEVATION

SCALE: 1:200



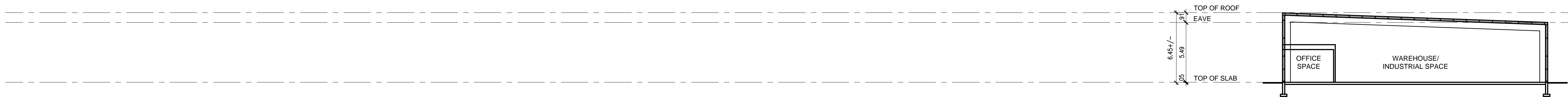
BUILDING E - SOUTH ELEVATION

SCALE: 1:200



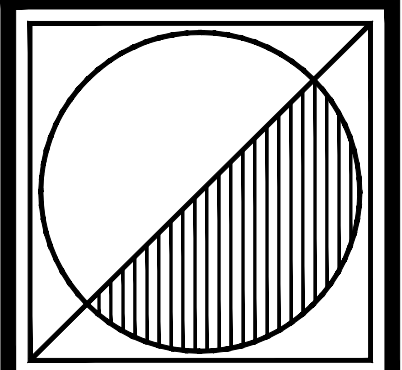
BUILDING E - NORTH ELEVATION

SCALE: 1:200



BUILDING E - SECTION

SCALE: 1:200



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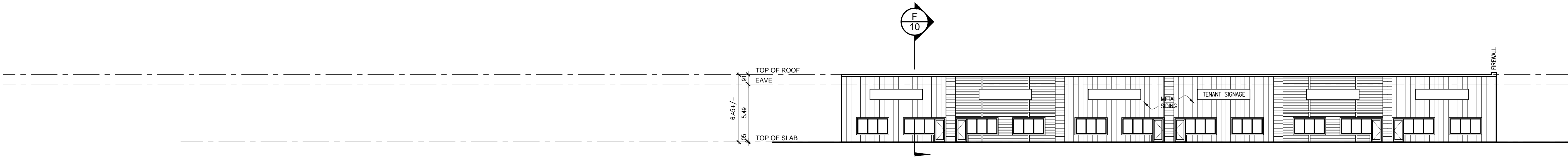
PHASE 4
BUILDING E
ELEVATIONS & SECTION

DATE	REVISIONS
May 02/23	FOR FEE PROPOSAL
Oct. 13/23	PROJECT PHASING
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BLACKBURN PARKWAY INDUSTRIAL PARK

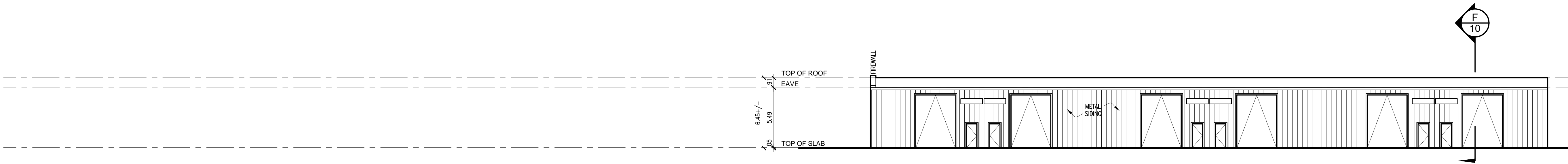
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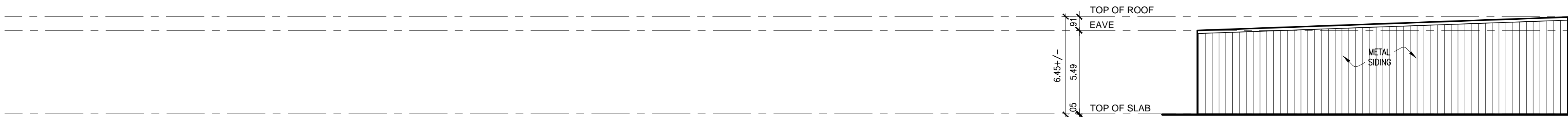
BUILDING F - EAST ELEVATION

SCALE: 1:200



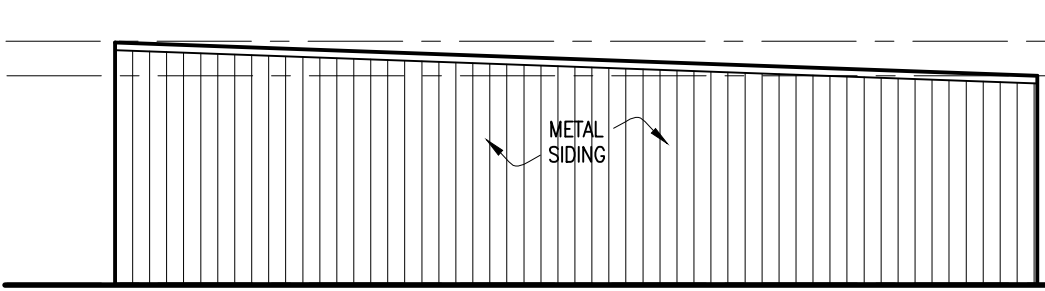
BUILDING F - WEST ELEVATION

SCALE: 1:200



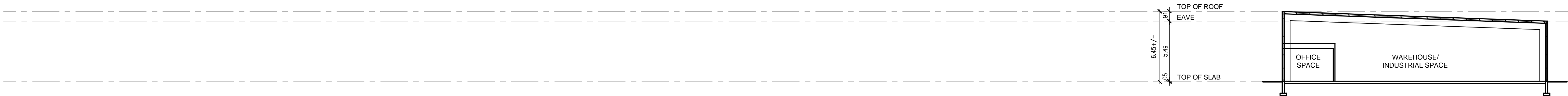
BUILDING F - SOUTH ELEVATION

SCALE: 1:200



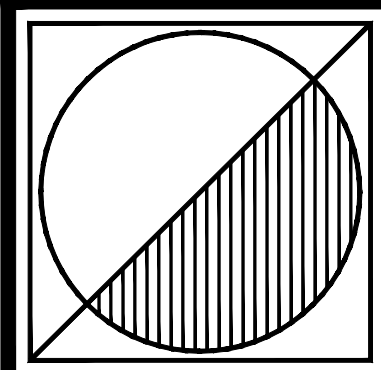
BUILDING F - NORTH ELEVATION

SCALE: 1:200



BUILDING F - SECTION

SCALE: 1:200



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PHASE 4
BUILDING F
ELEVATIONS & SECTION

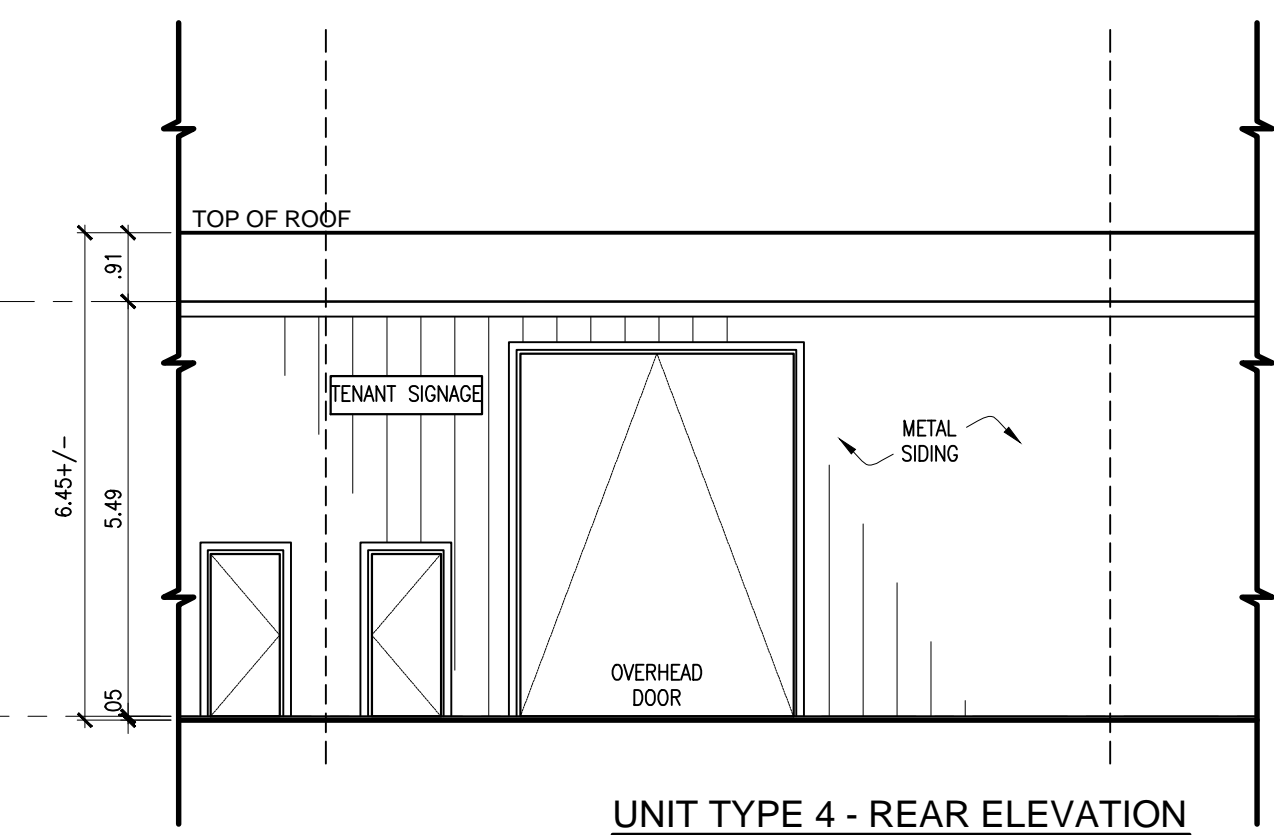
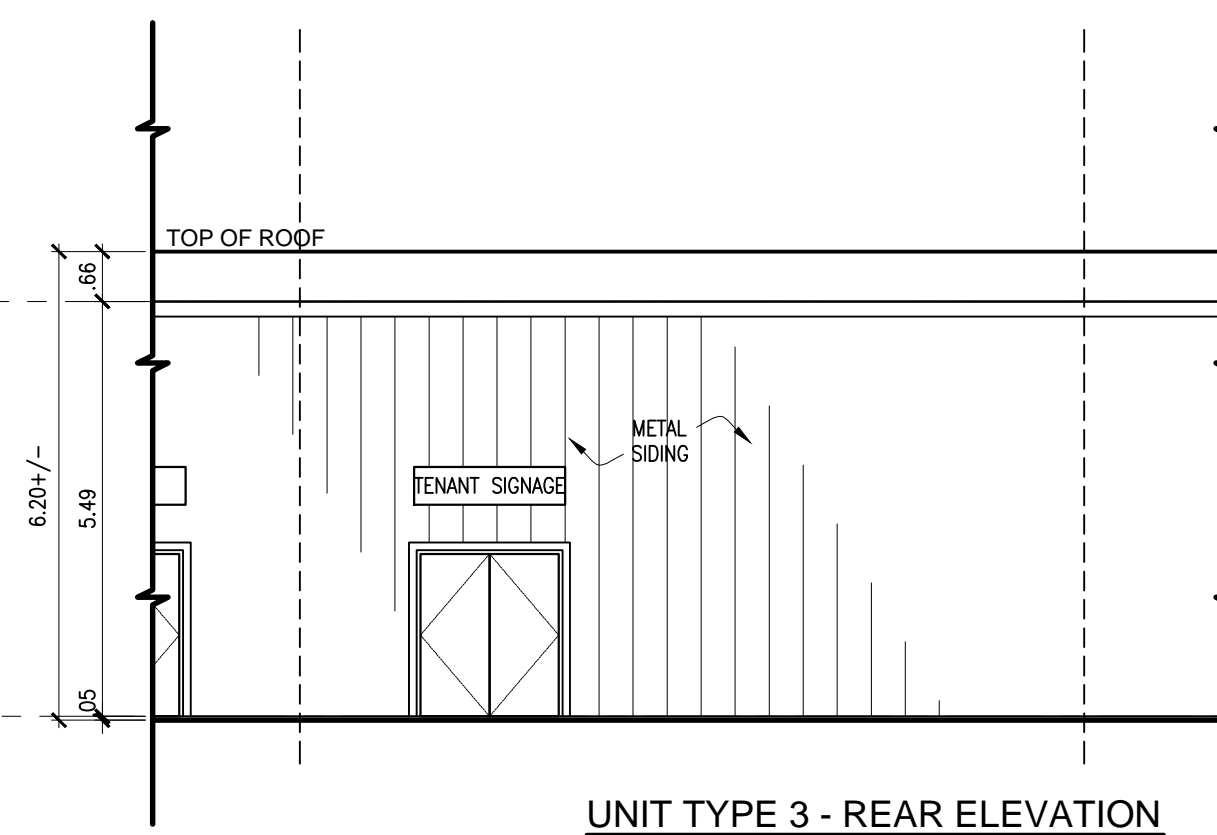
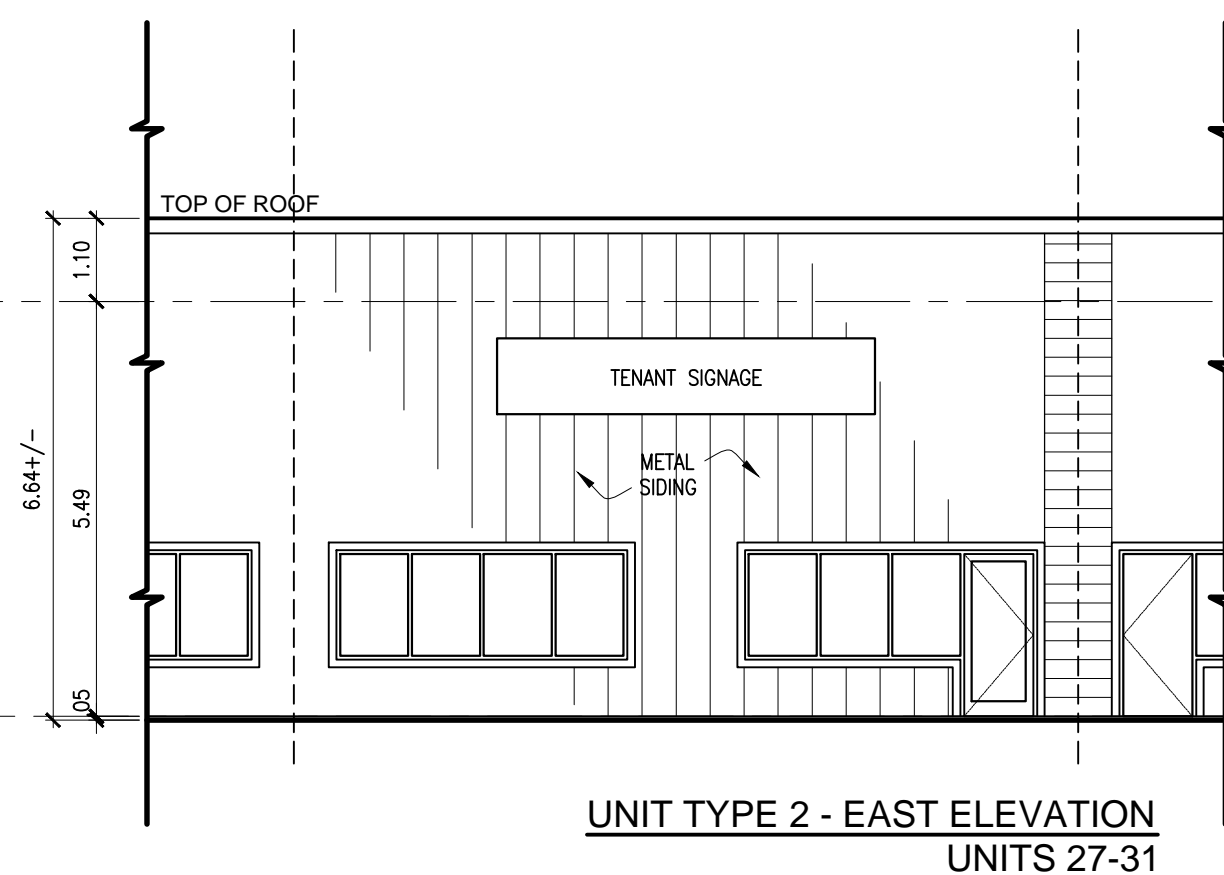
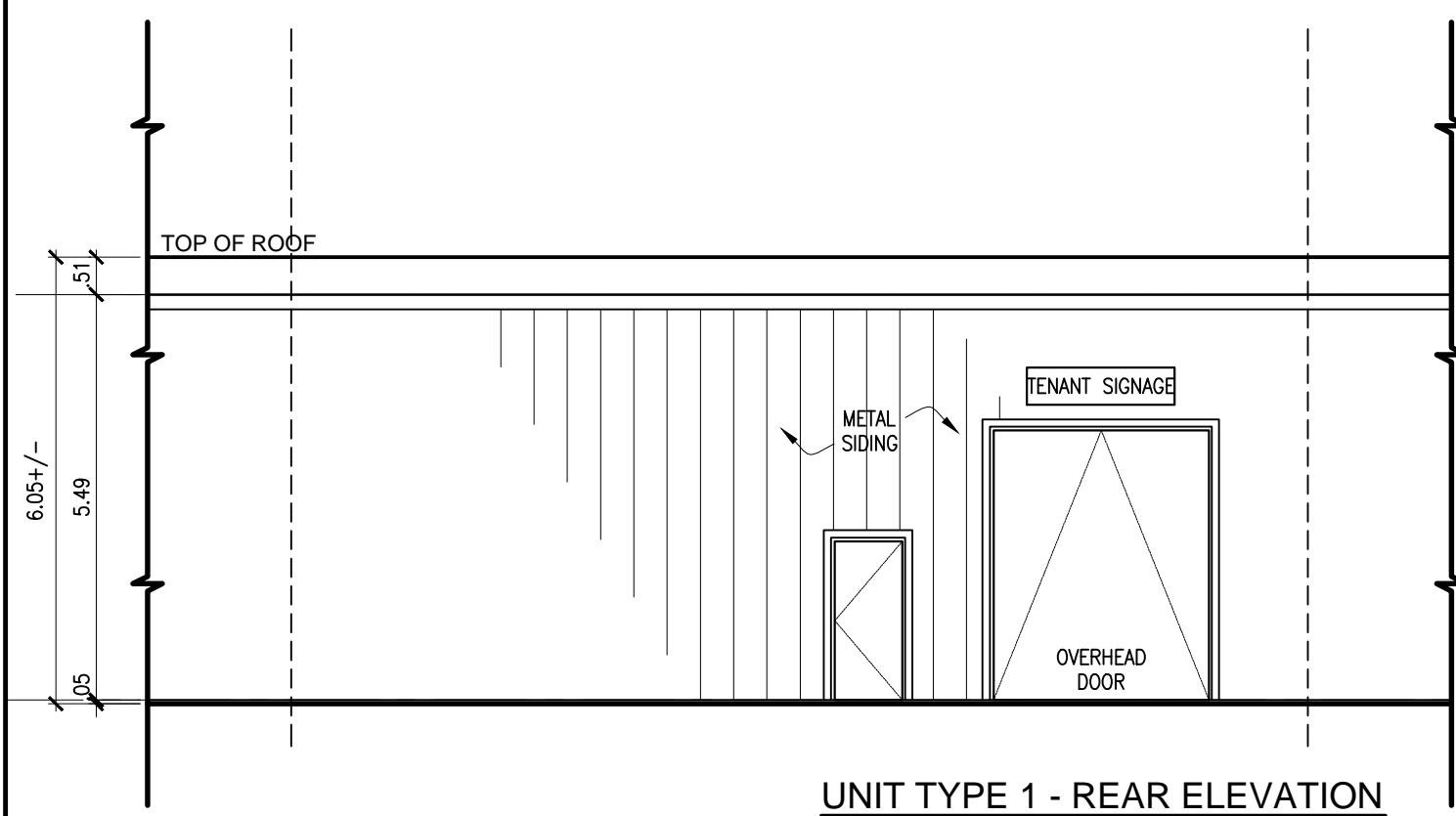
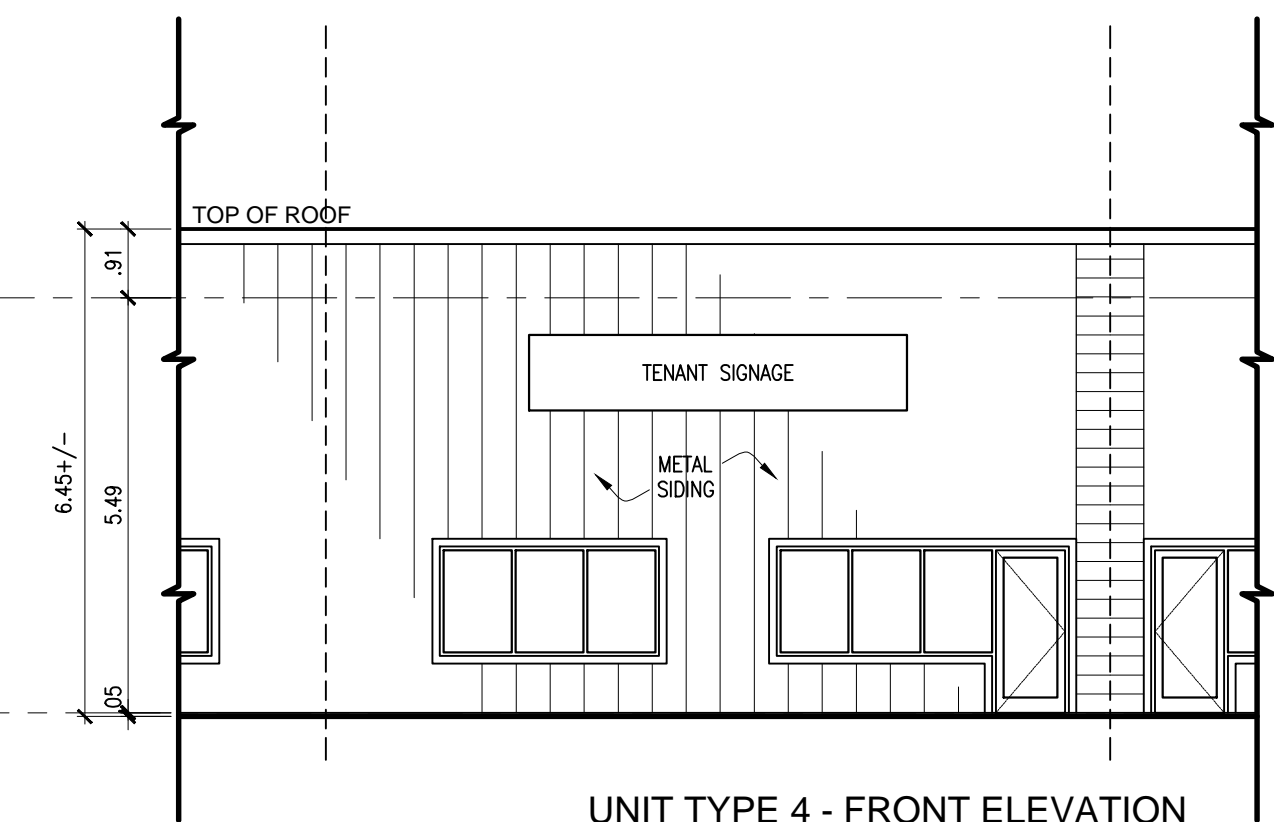
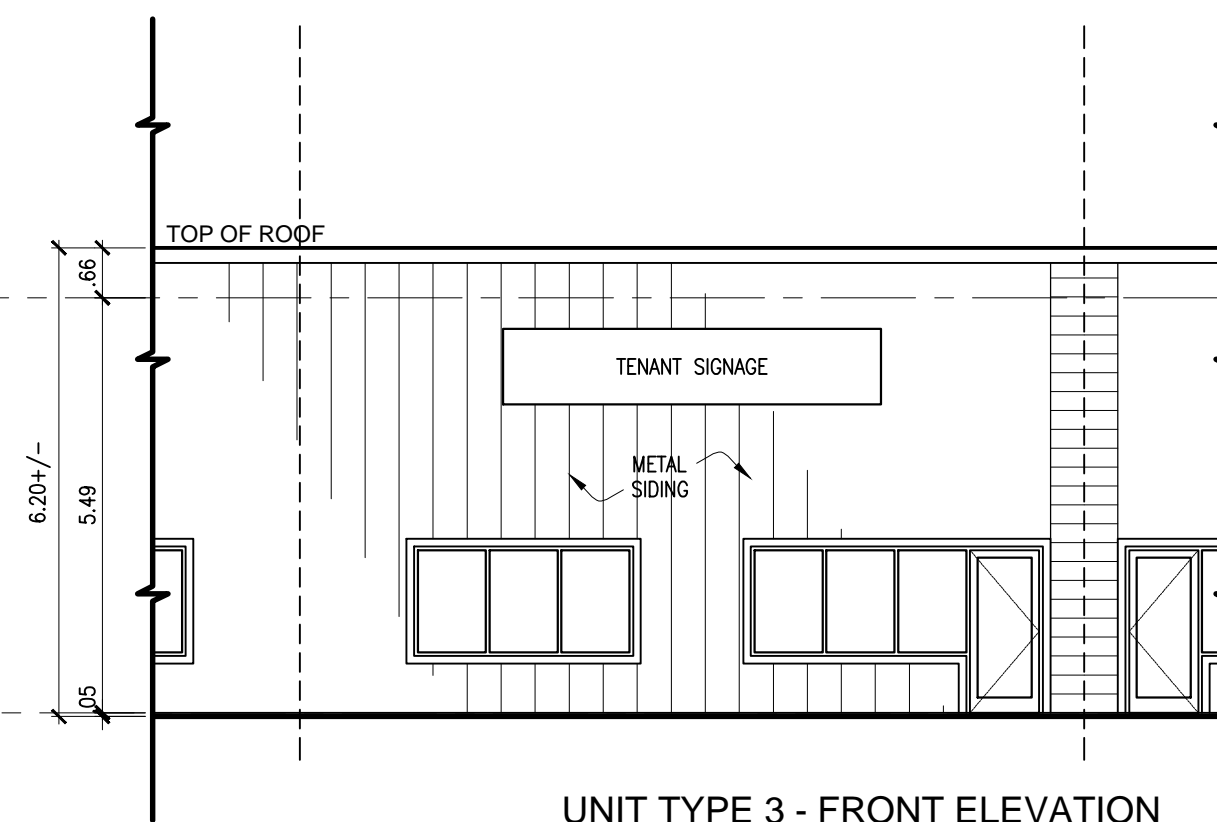
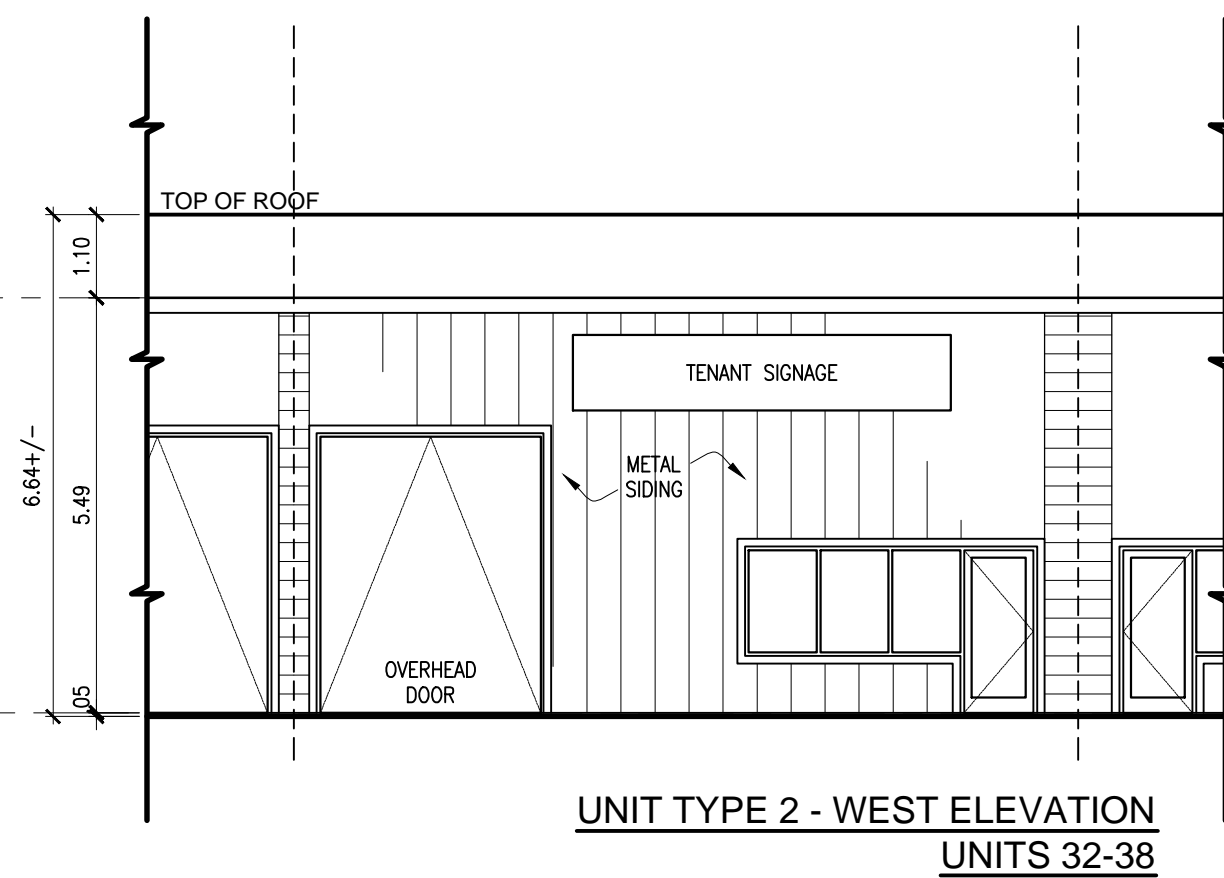
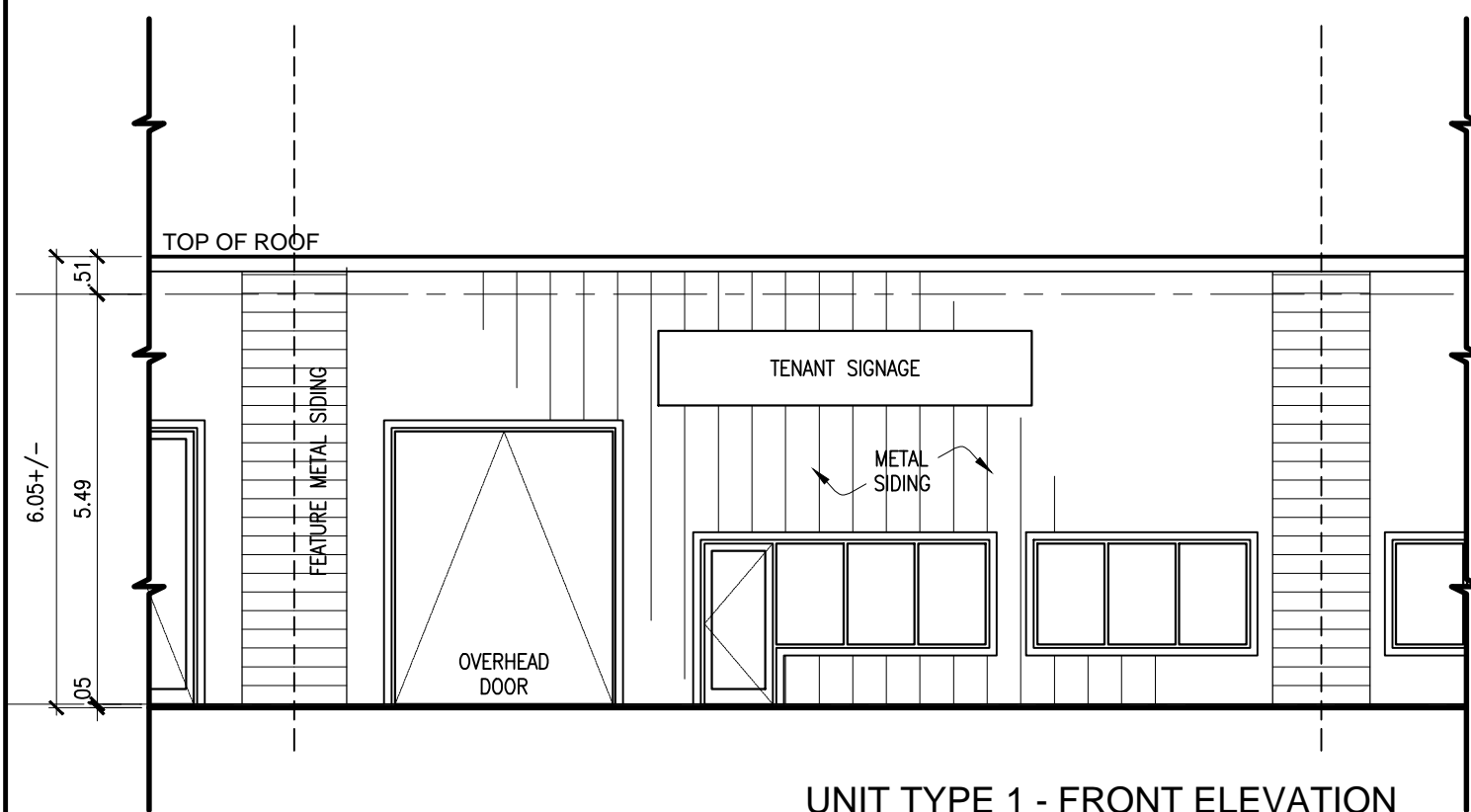
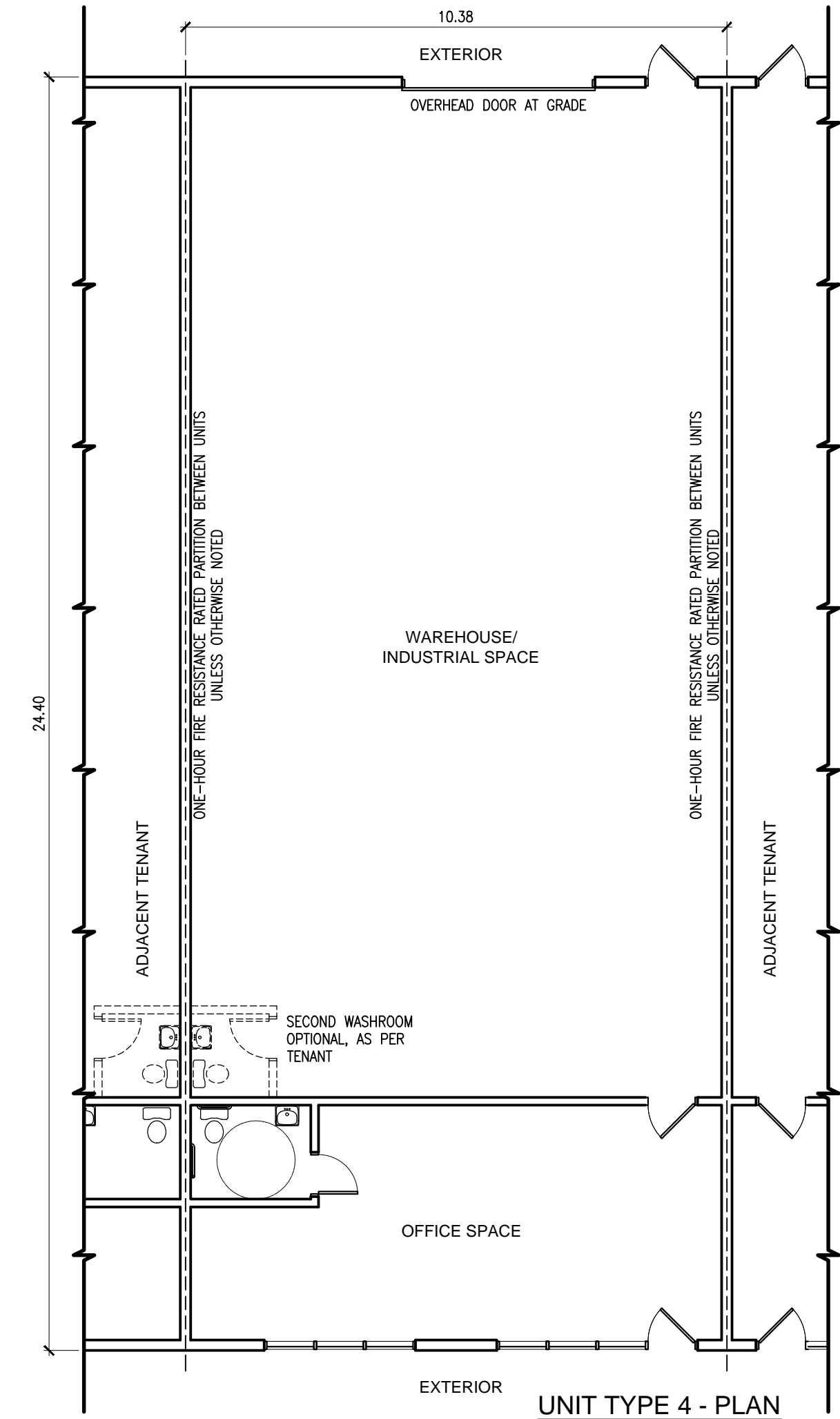
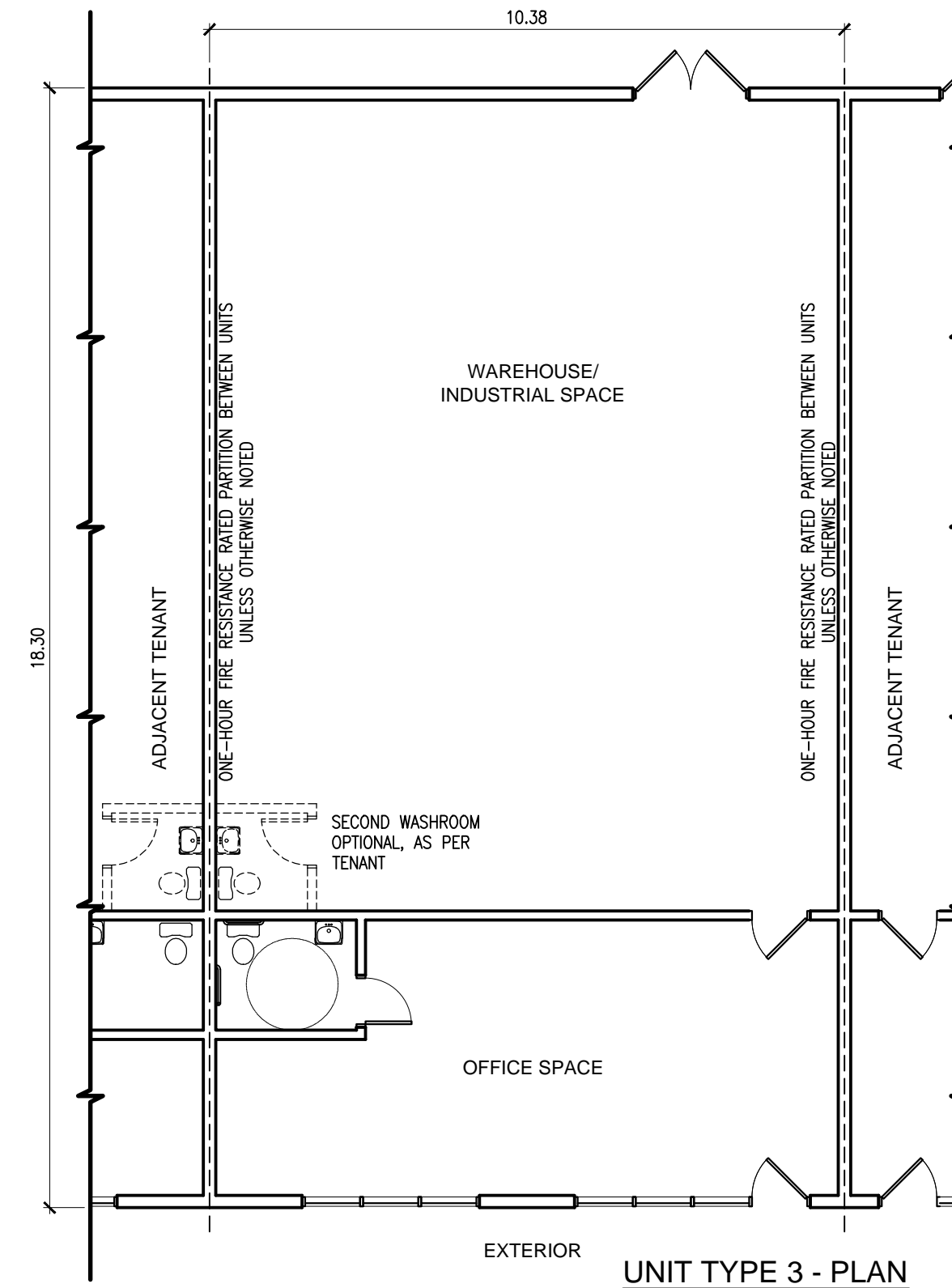
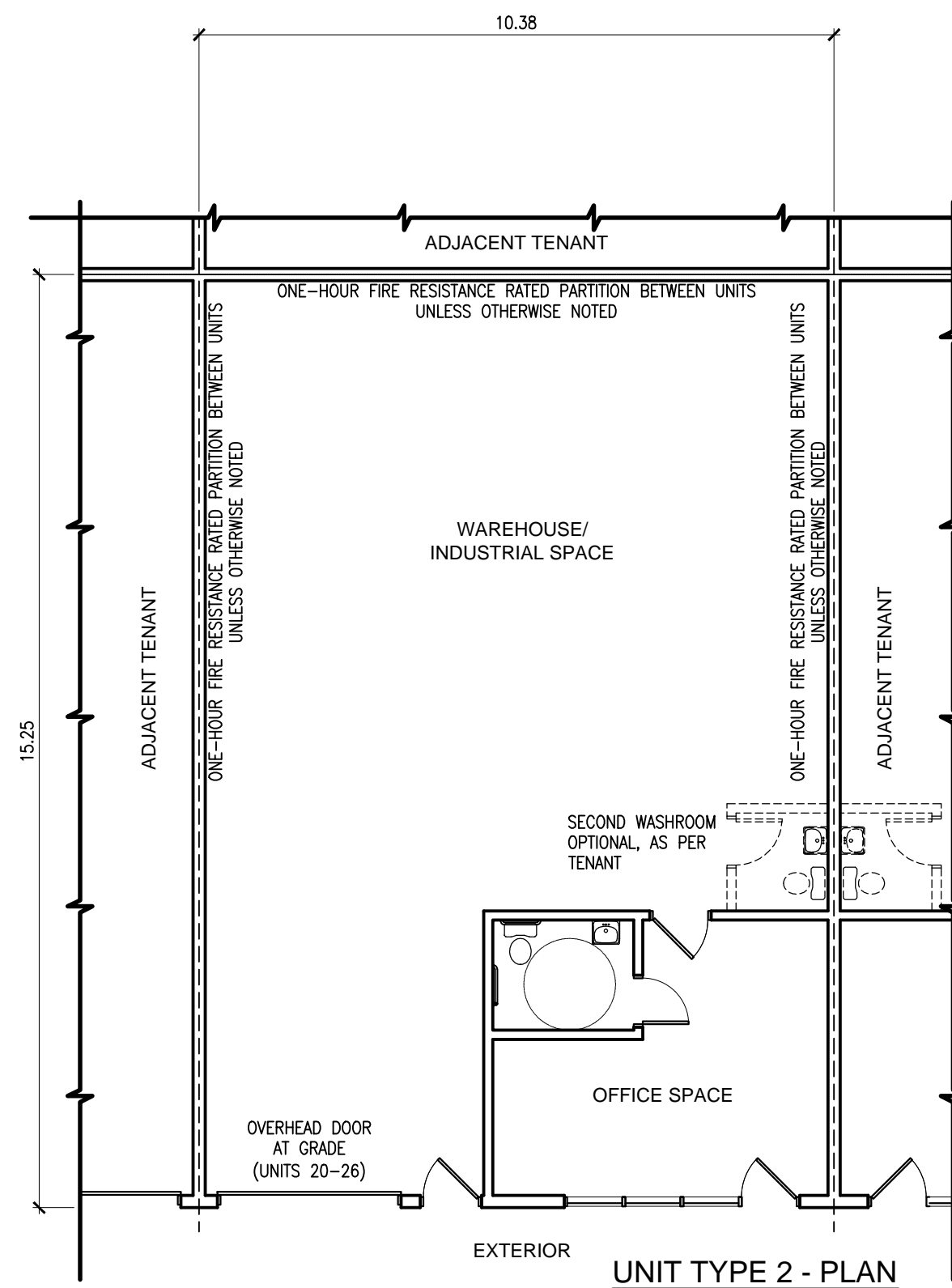
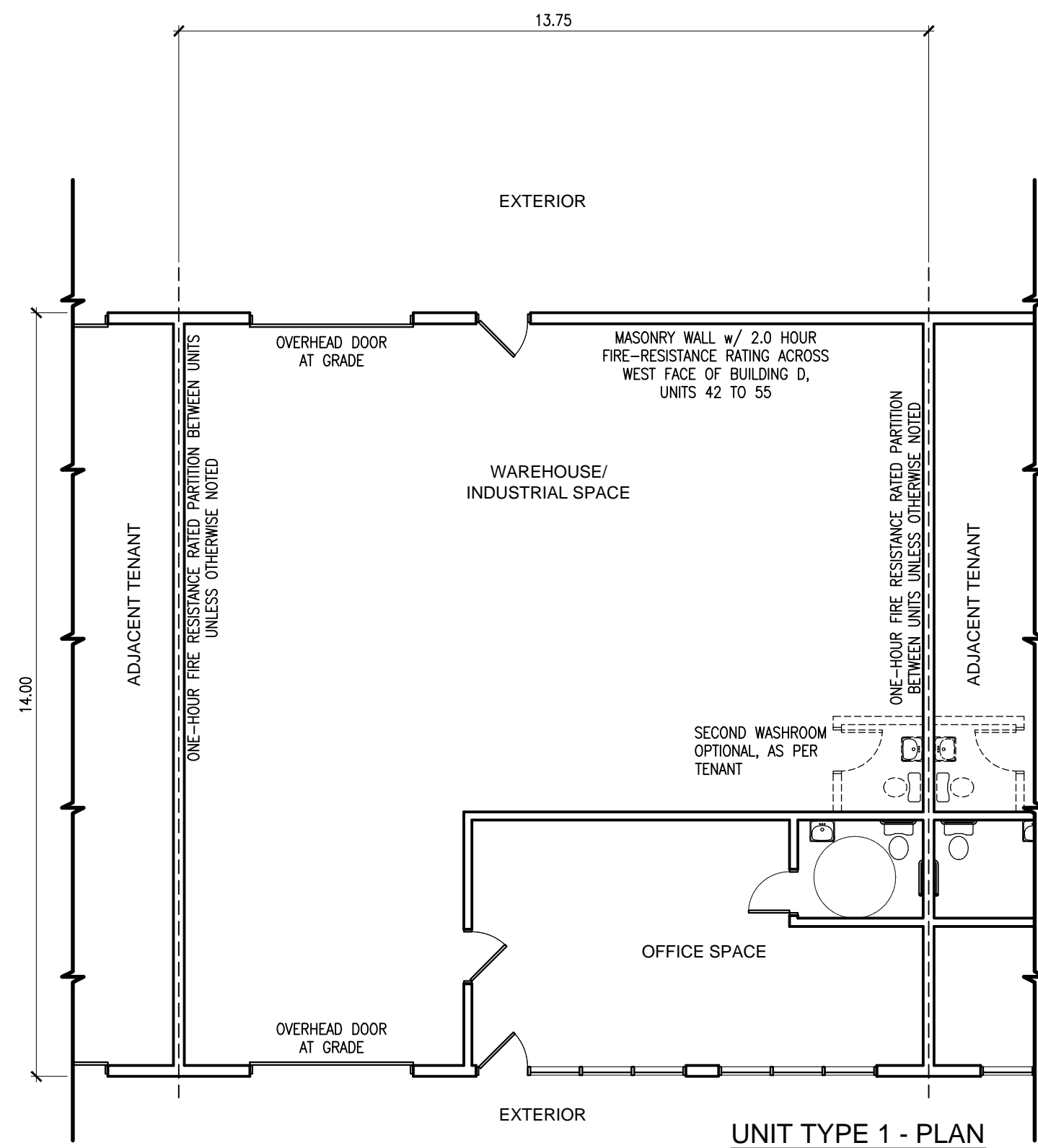
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A-10

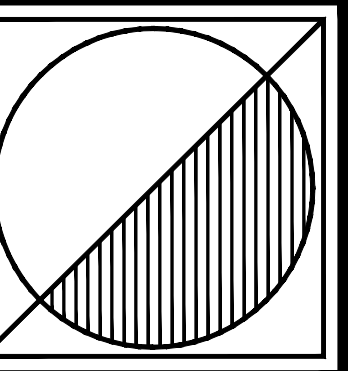


TYPICAL UNIT TYPE 1 UNITS 01 - 12
SCALE: 1:100

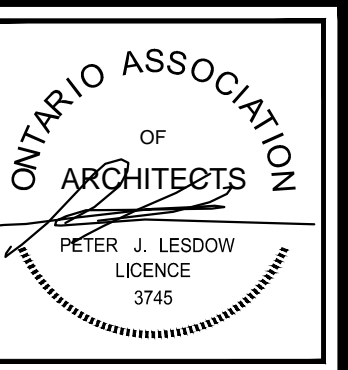
TYPICAL UNIT TYPE 2 UNITS 27-31
SCALE: 1:100

TYPICAL UNIT TYPE 3 UNITS 13-26
SCALE: 1:100

TYPICAL UNIT TYPE 4 UNITS 39-53
SCALE: 1:100



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TYPICAL UNIT
PLANS & ELEVATIONS

DATE	REVISIONS
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A-11