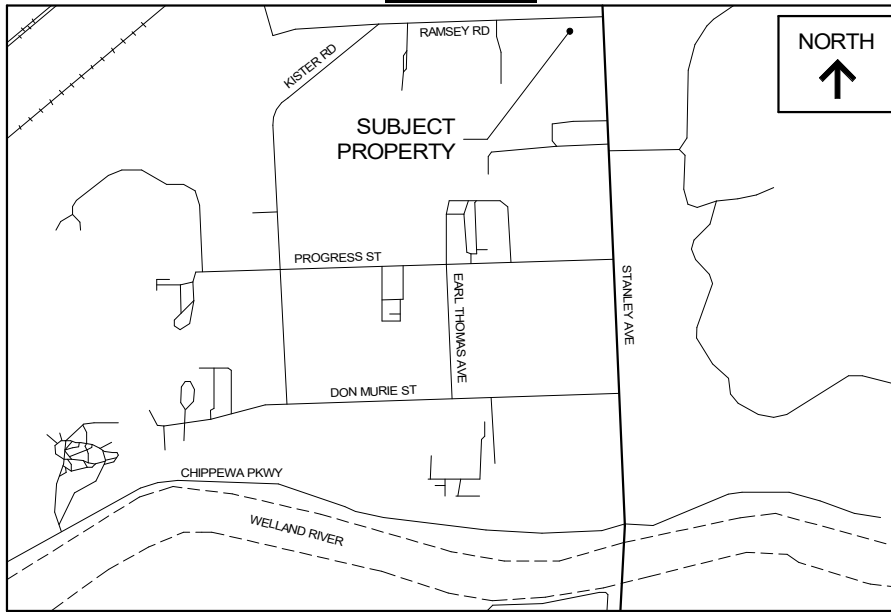


NEIGHBORING ZONE G1
GENERAL INDUSTRIAL

NEIGHBORING ZONE G1
GENERAL INDUSTRIAL

NEIGHBORING ZONE P1
PRESTIGE INDUSTRIAL

KEY MAP N.T.S.



NOTES:
PLEASE READ NOTE PAGE AT
BEGINNING OF DRAWING SET FOR ALL
NOTES REGARDING THIS PROJECT

1 2025 04 24 ISSUED FOR SITE PLAN APPROVAL
NO DATE DESCRIPTION

SITE INFORMATION:
LEGAL DESCRIPTION:
PART OF LOT 218
PARCEL ID: 348763
GEOGRAPHIC TOWNSHIP OF NIAGARA FALLS
TOWNSHIP OF STAMFORD

2. OFFICIAL PLAN:
5584-5594 - DESIGNATION
(REFER TO APPLICABLE LAND USE PLANNING
AND DESIGNATION FOR DETAILS)

3. ZONING:
G1-55 DESIGNATION, GENERAL INDUSTRIAL
(REFER TO APPLICABLE A/LI ZONING BY LAW)

4. LEGAL AND TOPOGRAPHICAL SURVEY
INFORMATION PROVIDED BY TBD.

1 SITE PLAN LOCATION
A1.0 SCALE: 1:300

NOTE:
AN UNDERGROUND CULVERT SYSTEM WITH INTEGRATED
STORMWATER STORAGE TANKS, DESIGNED FOR TEMPORARY
DETENTION AND CONTROLLED RELEASE OF STORMWATER
RUNOFF, INCLUDING SEDIMENT FILTRATION AND OVERFLOW
CONTROL, WILL BE PROVIDED ALONG WITH THE SITE PLAN FOR
SITE PLAN APPROVAL.

SITE LEGEND

	LOADING SPACE		OVERHEAD DOOR
	PARKING SPACE TAGS		EXTERIOR BUILDING LIGHT
	BARRIER FREE PARKING SPACE		B.F. PARKING SIGN
	DECIDUOUS TREE / PLANTING		FIRE ROUTE SIGN
	CONIFEROUS TREE / PLANTING		PROPERTY LINE
	FIRE HYDRANT		ZONING SETBACKS
	HYDRO POLL		FIRE TRUCK ROUTE
	DRILLED WELL		FIRE HOSE LINE
	CATCH BASIN		FENCE LINE
	EXTERIOR DOOR / B.F. ENTRANCE		
	UNOBSTRUCTED FIRE FIGHTER ACCESS DOOR/WINDOW/ PANEL		

ZONING BY-LAW INFORMATION TABLE (G1-55)				
	ZONING BY-LAW	EXISTING	PROPOSED	CONFORMS
LOT AREA (MIN.)	4000 m ²	7,114 m ² (1.76 ac)	7,114 m ² (1.76 ac)	YES
LOT FRONTAGE (MIN.)	30 m	36.5 m	36.5 m	YES
FRONT YARD SETBACK	10m + 13m from c/l road	10 m + 13 m from the original c/l of Ramsey Rd to the ex. dwelling	10 m + 13 m from the original c/l of Ramsey Rd to the ex. dwelling	Legal non-conforming dwelling. YES
INT. SIDE YARD SETBACK	3.5 m	3.5 m (East and West)	3.5 m (East and West)	YES
EXT. SIDE YARD SETBACK	7.5 m	N/A	N/A	N/A
REAR YARD SETBACK	7.5 m	148.86 m	16.3 m	YES
LOT DEPTH (MIN.)	NO PROVISIONS	201.13 m	201.13 m	YES
BUILDING FLOOR AREA	NO PROVISIONS	220.8 m ² (2376.1 ft ²) EXISTING DWELLING AND BARN	1779.5 m ² (19,154 ft ²) PROPOSED STORAGE UNIT AREAS ONLY	YES
GROSS FLOOR AREA	NO PROVISIONS	220.8 m ² (2376.1 ft ²) EXISTING DWELLING AND BARN	1779.5 m ² (19,154 ft ²) PROPOSED STORAGE UNIT AREAS ONLY	YES
LOT COVERAGE (ALL BLDGS)	70% (MAX.)	3.1%	25%	YES
BUILDING HEIGHT (MAX.)	20 m	5 m	5 m	YES
NUMBER OF PARKING SPACES	SEE 4.19.1 OF ZBL	REFER TO CALC'S	REFER TO CALC'S	YES
BARRIER FREE SPACES	SEE 4.19 OF ZBL	REFER TO CALC'S	REFER TO CALC'S	YES
NUMBER OF LOADING SPACES	SEE 4.20.1 OF ZBL	REFER TO CALC'S	REFER TO CALC'S	YES
LANDSCAPED AREA	50% OF FRONT YARD	80%	53.5%	YES
GRANULAR AREA	NO PROVISIONS	130.65 m ² +/-	3627 m ² +/-	N/A
PAVED AREA	NO PROVISIONS	N/A	N/A	N/A
MIN. HEIGHT OF EXT WALLS	2.5 m	2.75 m	2.75 m	N/A

NOTE:
1. THIS SITE SKETCH IS PROVIDED FOR REPRESENTATION PURPOSES AND IS NOT TO BE SCALED. THE SITE SKETCH HAS BEEN GENERATED USING ONLINE MAPPING INFORMATION. STONECREST ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PROVIDED INFORMATION AND THIS SCHEMATIC IS TO BE USED TO PROVIDE AN APPROXIMATE LOCATION OF THE PROPOSED STRUCTURES FOR VISUAL PROPOSED ONLY.
2. ADDITIONAL THIRD PARTIES HAVING JURISDICTION ON THE PROPERTY MAY AFFECT FINAL BUILDING PLACEMENT AND ARE TO BE CONSULTED PRIOR TO CONSTRUCTION. SUCH PARTIES OR STUDIES MAY INCLUDE (BUT ARE NOT LIMITED TO): CONSERVATION AUTHORITIES, SERVICES PROVIDERS, MEDIA, MTO, ENVIRONMENTAL IMPACT AGENCIES, GEO-TECHNICAL (SLOPE STABILITY), EROSION / SEDIMENT, GROUND WATER IMPACT, WELL HEAD PROTECTION, NOISE / VIBRATION, TRAFFIC IMPACT, FUNCTIONAL SERVICES AND COLOUR.
3. IT IS THE OWNERS' / GC RESPONSIBILITY TO CALL FOR EXISTING SERVICE LOCATES PRIOR TO ANY CONSTRUCTION.
4. AN UNDERGROUND CULVERT SYSTEM WITH INTEGRATED STORMWATER STORAGE TANKS, DESIGNED FOR TEMPORARY DETENTION AND CONTROLLED RELEASE OF STORMWATER RUNOFF, INCLUDING SEDIMENT FILTRATION AND OVERFLOW CONTROL, WILL BE PROVIDED ALONG WITH THE SITE PLAN FOR SITE PLAN APPROVAL.
5. REMOVAL OF BOUNDARY TREES AND TREES ON ADJACENT PROPERTIES IS REQUIRED PRIOR TO INSTALLATION OF TREE PROTECTION FENCING TO ALLOW FOR ACCESS. THESE TREES ARE TO BE CUT BY HAND, FELLED TOWARDS TO SUBJECT PROPERTY. NO OTHER TREES ON ADJACENT PROPERTIES ARE TO BE IMPACTED BY THIS WORK.

SITE PLAN NOTES:
1. FIRE ROUTE ACCESS REQUIRES FIRE PERSONNEL ACCESS AS REQUIRED BY OBC.
2. FIRE ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW DESIGN REQUIREMENTS AS FOLLOWS:
• MIN. 6m WIDE, 12m CENTRE LINE TURNING RADIUS AND MAX. 8% SLOPE
3. FIRE ROUTE SIGNS MUST BE STANDARD OF APPLICABLE MUNICIPALITY AND ARE TO BE PLACED AS FOLLOWS:
• INTERVALS OF NOT LESS THAN 15.2m (50')
• NOT MORE THAN 45.7m (150') ALONG THE DESIGNATED FIRE ROUTE
• AT A HEIGHT OF NOT LESS THAN 1.8m (6')
4. OUTDOOR GARBAGE / RECYCLING AREA TO BE SCREENED AS PER ZONING BY LAWS.
5. ANY SITE FENCING TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION.
6. YARD LIGHTING LOCATION AND ORIENTATION TO BE INSTALLED TO NOT INTERFERE WITH TRAFFIC ON COUNTY ROADS PLUS MINIMIZE INTERFERENCE ON NEIGHBORING PROPERTIES.
7. ALL STORAGE BUILDINGS ON-SITE ARE UNDER 600m² AND ARE DEEMED AS PART 9 BUILDINGS AS PER 1.3.3.3. OF THE LATEST OBC
8. TOWNSHIP TO BE NOTIFIED AND WORK ON-SITE TO BE HALTED IF ANY ARCHAEOLOGICAL RESOURCES ARE FOUND ON-SITE DURING EXCAVATION / CONSTRUCTION.

NOTE:
PARKING REQUIREMENTS SUBJECT TO MINOR VARIANCE APPROVAL.

ZONING:
G1-55 - GENERAL INDUSTRIAL ZONE (REFER TO ZONING INFO TABLE FOR DETAILS)

OFF-STREET PARKING: (AS PER ZBL SECTION 4.19.1)

EXISTING & PROPOSED:
EXISTING DWELLING CONVERTED TO OFFICE SPACE:
EXISTING DWELLING TO OFFICE = 58.3 m² x 1 SPACE / 40m² = 2 SPACES
TOTAL SPACES REQUIRED = 2 SPACES
TOTAL SPACES PROVIDED = 2 SPACES

PROPOSED:
PROPOSED SELF STORAGE UNIT BUILDINGS:
WAREHOUSE = 1779.5 m² x 1 SPACE / 90m² = 20 SPACES
TOTAL SPACES PROVIDED = 5 SPACES

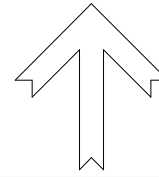
BARRIER FREE SPACES
= 13 - 100 SPACES REQUIRED 4% OF THE TOTAL NUMBER TO BE B.F.
4% OF 21 SPACES = 0.84 THEREFORE 1 BARRIER FREE SPACES IS REQUIRED, 1 PROVIDED.

MINOR VARIANCE REQUIRED FOR PARKING.

OFF-STREET LOADING SPACES: (AS PER ZBL SECTION 4.20.1)

REQUIRED LOADING SPACES: (UP TO AND INCLUDING 300m²)
REQUIRED = 1 SPACES
PROPOSED = 1 SPACES

PROJECT
NORTH



TRUE
NORTH



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CONTRACTOR TO CHECK ALL DIMENSIONS AND
ELEVATIONS AND REPORT ANY DISCREPANCIES TO
THE ENGINEER BEFORE PROCEEDING WITH THE WORK

DO NOT SCALE THE DRAWINGS

CLIENT:
HECTOR JIBBISON

LOCATION:
5584 RAMSEY ROAD, NIAGARA FALLS, ON.

PROJECT NAME:
PROPOSED STORAGE UNITS

PROJECT STATUS AND VERSION:
SITE PLAN APPROVAL DRAWINGS

DESIGNED BY:
ZB

PRINT DATE:
APRIL 24, 2025

PAGE DESCRIPTION:
SITE PLAN

SCALE:
AS NOTED

FILE:
8805

PAGE NUMBER: