

ISSUED FOR
MINOR
VARIANCE

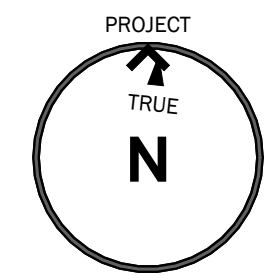
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No.	DATE:	DESCRIPTION:	BY:
1	04.16.2024	FOR PRE-CONSULTATION	ACK
2	11.04.2024	RE-ISSUED TO CITY	ACK
3	03.26.2025	REV 01 - CONCEPT	AM
4	04.15.2025	ISSUED FOR MINOR VARIANCE	AM
5	05.12.2025	ZONING COMMENTS	AM

COMMISSION: 2023-162

NORCINI & CO.
ADDITION AND
RENOVATION

3567 PORTAGE ROAD,
NIAGARA FALLS



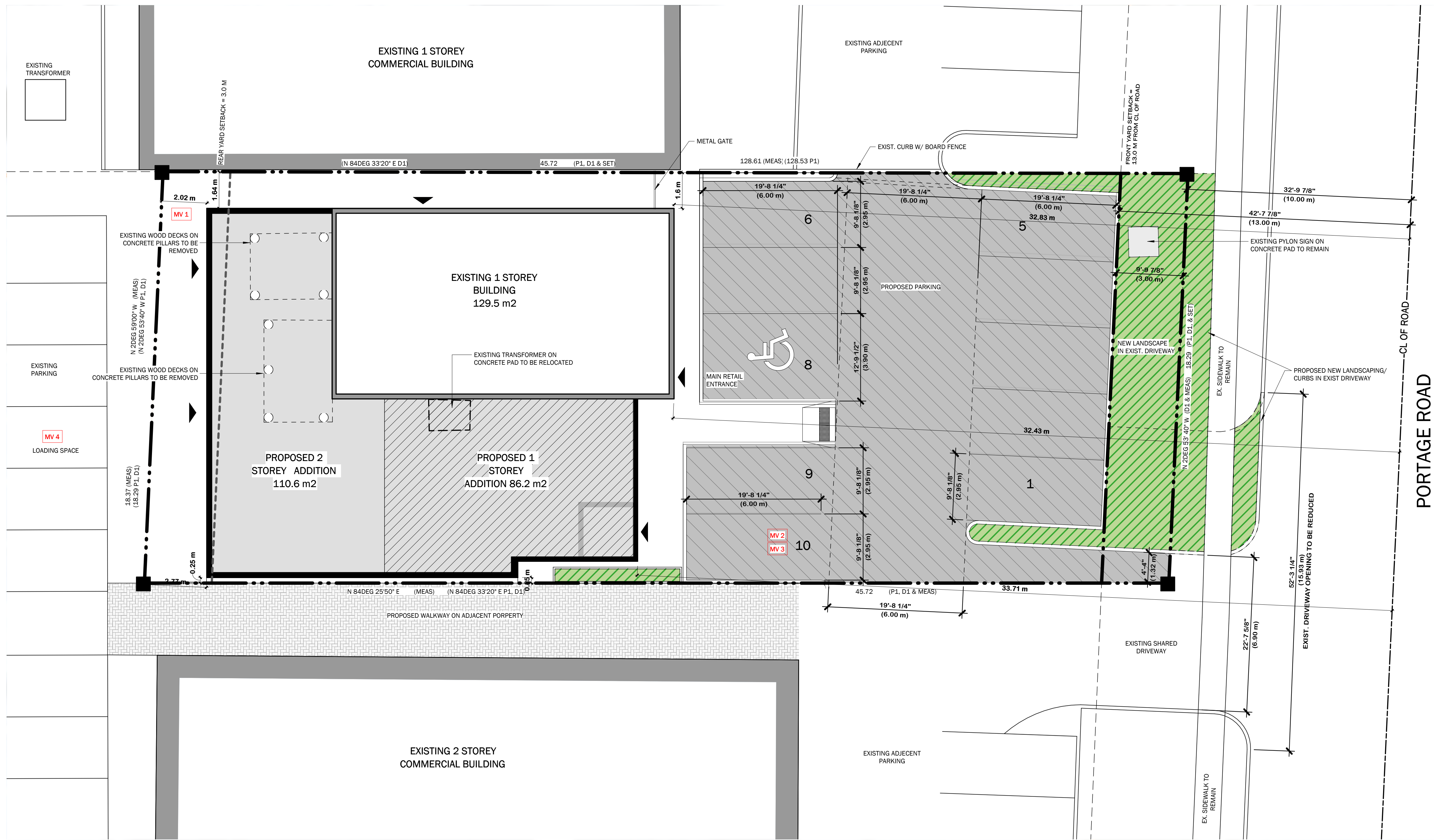
A · C · K
architects
STUDIO INC.

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

SHEET TITLE:

SITE PLAN

DRAWN BY:	EH + KM	DRAWING No.:	.SP.1
CHECKED BY:	XX		
DATE ISSUED:	05.12.2025		
PROJECT No.:	2023-162		



1 ENLARGED SITE PLAN

1:100

SITE PLAN LEGEND

	LANDSCAPE		PROPERTY LINE
	PAVEMENT/ROAD		MIN. SET BACK
	WATER/POOL		EX. ADJECENT LOT
	COV'D AREA		NPCA SETBACK
	FLOOR ABOVE		MTO SET BACK
	PROPOSED BUILDING		FENCE
	EXISTING BUILDING		SIB.
			F.G. LABLE
			EX. TREE/LANDSCAPE
			PROPOSED TREE/LANDSCAPE

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

*LOT LINE/BACKGROUND AS PER : JD BARNES SURVEY 22-16-199-00 DATED NOV 2, 2022

**3567 PORTAGE ROAD
PROPOSED ADDITION TO EXISTING BUILDING**

ZONED GENERAL COMMERCIAL (GC) IN ACCORDANCE WITH ZONING BY-LAW 79-200 AS AMENDED.
THIS CHART COMPARES GC WITH THE PROPOSED.

PROVISION	REQUIREMENT	PROPOSAL	COMPLY
PERMITTED USES	THE USES PERMITTED IN THE GC ZONE	RETAIL SHOP (EXISTING SHOP) RESTAURANT	YES
MIN. LOT FRONTAGE	6 m	18.29 m	YES
MIN. FRONT YARD DEPTH IN ACCORDANCE WITH SECTION 4.27.1	13 m FROM ORIGINAL CENTRINE OF PORTAGE ROAD	33.00 m (AS EXISTING)	YES
MIN. REAR YARD DEPTH	3.0 m	2.01 m	NO
WHERE NO PART OF THE BUILDING IS USED FOR RESIDENTIAL PURPOSES	WHERE NO REAR LOT LINE ABUTS A PUBLIC LAND OR PUBLIC PARKING LOT		
MIN. INTERIOR SIDE YARD WIDTH	NONE REQUIRED WHERE THE SIDE LOT LINE DOES NOT ABUT A RESIDENTIAL INSTITUTIONAL OR OPEN SPACE ZONE	SOUTH: 0.25 m NORTH: 1.6 m (AS EXISTING)	YES
MAX. LOT COVERAGE LOT AREA = 781.88 sq. m	70 %	EXISTING BUILDING: 128.7 PROP. ADDITION: 197.42 TOTAL: 326.12 sq.m 41.71 %	YES

ZONING CHART, CONT'D

PROVISION	REQUIREMENT	PROPOSAL	COMPLY
MAX. HEIGHT OF BUILDING OR STRUCTURE	12 m SUBJECT TO SECTION 4.7	7.6 m	YES
PARKING AND ACCESS REQUIREMENTS REQ. 4.19	ALL AREAS IN SQ. M RETAIL STORE = 128.8 SQ. M / 40 REQ. PARKING = 3.22		NO
RESTAURANT: 1 PARKING SPACE FOR EACH 5 SEATS	RESTAURANT = NO. OF SEATS REQ. PARKING = 8		
DESIGNATED PARKING SPACES; CAPACITY = 0-12 REQ. = 1	TOTAL TOTAL REQ. = 12 SPOTS REQ. DESIGNATED = 1 SPOT	PROVIDED 10 SPOTS DESIGNATED = 1 SPOT	
MINIMUM PARKING STALL WIDTH	3 m	2.95 m	NO
MINIMUM PARKING STALL LENGTH	6 m	6 m	YES
MINIMUM MANEUVERING AISLE	6 m	6 m	YES
LOADING AREA REQUIREMENTS PER 4.20.1 FLOOR AREA OVER 300 sq.m BUT NOT EXCEEDING 3 700 sq.m = 1 LOADING SPACE	BASEMENT= 79.5 m2 FIRST FLOOR= 326.12 sq.m SECOND FLOOR= 113.8 sq.m = 1 LOADING SPACES	0 LOADING SPACES	NO