

SITE PLAN ZONING & STATISTICS ZONING INFORMATION										ATIONS C IVED/DIS		CURB, CON	NC, ASPHA	LT ETC.		
S 8001 BLACKBURN PY											AREA I	PER SUI	da ane) MALES	ZYK	
AND BY-LAW 2010–03 AM 02/09									EYING I 2-68 JO			n				
=0			EXISTING PRESTIGE	INDUSTR	IAL ZONE				2-00 JO			2				
PLAN																
	_															
COVERAGE A (PART 1+2) +/-18060m ² 100%																
G BUILDING	+/- 3185.2m ²	17	.6%													
			+/- 7146m ²		.6%											
			+/- 1362.5m ² +/- 6366m ²	7.5	.3%											
			·													
ion	Require	nent				OSAL/PROVIDED	<u> </u>									
Use	As per Sectio	n 11. 1	oor patio shall	<u> </u>		USE: OUTDOOR PATIO 415m ²										
	ACCOMMO	DATE MO	DRE THAN 50% OF THE TY OF THE FACILITU W		(02212)	TOTAL OCCUPAN LOAD OF THIS PA <u>135 (BY SEA</u>										
lot frontage	THE PATIO IS	s associa	ATED	7	EX.72.2 m	(SEE PLAN)										
o. 2016-54) Iot area	7000 square metres				FX +/-1486	867.53m²										
0. 2010-03)							_									
n gross floor area o. 2010-03)	1 times lot a	rea				EX.3543.14m ² (38138 SQ. FT.)										
front yard (DEPTH) o. 2010-03)	yards abuttir	ig a road a	itional 5 metres for the llowance which is adja	acent to	EX.71 m (SEE PLAN)											
a Provincial highway, ir interior side yard width 10 metres on one side				EX.31m (SEE PLAN)												
exterior side yard width	side				EX.20.8m (SEE PLAN)											
0. 2010-03)	10 metres					· · ·	_									
rear yard depth o. 2010-03)				EX.34.5m (
landscaped open space 6 metres along every f be provided, at the metres along every sid			e lot line and		6m PROVIDED IN FRONT 5m PROVIDED SOUTH-SIDE ADJ. BLACKBURN											
reserve thereto except required for sidewalks		sidewalks o	or driveways crossing		1.2m PROVIDED NORH SIDE ADJ PART 3											
0.2010-03)	b. 2010-03) landscaped area,plus a landscaped open space abutting a road Allowar			ide lot line	SEE DECISION OF THE COMMITTEE OF											
	Provincial hig	ghway inclu	usive of any Reserve th		ADJUSTMEN File: A-2023											
landscaped open space o. 2010-03)	open space s	strip shall b	imum landscaped be complied with,howe ped open space area		EX.38% F	PROVIDED FOR PART 1 >15%										
		% of the lot	t area shall be require													
			ad allowance which is inclusive of any resen													
height of building or																
6. 2010-03)	10 metres				EX.10m											
equirements 2 loading spaces (3mx9m)			9m)		EX.3 PRO	EX.3 PROVIDED										
parking stall size	2.75 metres				EX.TYP M	IIN. 2.75m x6m PROVIDED										
ing aisle width building size except for	-		5 m wide:6.3 m uare metres, or 4,000	square	MIN. PRC	No. 1		DATE: JLY 09 20		SCRIPT	TION: IED FOR P	ATIO PE	RMIT	BY AC		
ory building and structure allowance adjacent to			cated on a lot abutting		EX. BUILDING +/- 3185.2m ² <4,000m ² (>2,000m ²)			_	1AY 05 20 UNE 2 20			C OF A R C OF A R			AC AC	
b. 2010-03)Provincial highway, orlot coverage (By-lawNot more than 50% of		an 50% of t	the lot area and not m													
40% of Those lots white adjacent to a Provincia		l highway, or reserve t	hereto	EX. BUILDING+/- 21.4% <40%												
torageNone permitted for the allowance adjacent to			se lots abutting a road	1	N/A NO OUT DOOR STORAGE ABUTTING A ROAD ALLOWANCE											
aste (b. 2010-03)Permitted only to be loo interior side yard provid shall not exceed 20 sq and shall consist of a N which is fenced, walled seen From any street oof parking (b. 2010-03)No person shall provide total Parking in any from 20% in any exterior side 38 spaces x 15% =5.7floor area of a factory25% of the gross floor a devoted to warehousin		yard provid	led any one said refus		N/A			MMIS	SION:		20	025-121				
		nsist of a N	lot noted concrete sur													
		r abutting property.						BI A		٨BI	JRN	I BF	REW	/		
		in any fror	nt yard and more than		EX. 25 PARKING SPACES IN THE EXTERIOR SIDE YARD (28%) (MAX 20%)											
					EX.NO PARKING IN REQUIRED FRONT YARD			HOUSE HEARTLAND RD. /								
											BLAC	(BURN PW A FALLS, C	Ý.			
										F	PROJECT					
KING							_							1		
G RELIEF SEE		NT											(TRUE		
023-004														IN		
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7.(i) Parking a (2010-003)	(2010-003)		– 69.42 spaces	38 parkir	ing spaces 38 parking spaces				а	r c		ite 101				
		office – 7.13					\leq				A see to it a					
	7.(o) Maximum lot Not more t		arking spaces an 50% of the lot area re than 40% for those	59.6 %	9.6%				29	90 Glend		ectural Offic St. Catharine		2T 2L3		
(2010-003)	(2010-003) lots which abu adjacent to a or reserve ther 7.(s) Location of parking (2010-003) No person shal 15% of the to front yard and any exterior sid 38 spaces x 15		but a road allowance a Provincial highway,				\leq					984 5545				
			hereto hall provide more than 12 par total parking in any located ir ind more than 20% in		rking space		SHE	EET TI	ITLE:							
(2010-003)					n the front yard		\leq									
			15% = 5.7 spaces					г		ידכ		דוס	· — •	۱ ۷ ۱		
located in t			ne front yard	0	- 10.75		\leq	E		ווכ	NG	211		PLAN	N	
4.19(f)ManoeuvringFor spacesaisle6.3 metres			at least 2.75m wide:	0 metre within ea	s (9.75 metres 6.3 metres asement)											
						tres where the lot line abuts pe open strip regulation for	$\langle $						1			
the re	-	e south lot				pe open strip regulation for ne provisions of Section 45 of		AWN I	BY:		JV	/ BK /B.L	DRAW	'ING No.:		
REASON(S): The C	Committee of A	Adjustment				and agrees with the minor	$\leq \vdash$		D BY:			JR / MA	C	P1	1	
purpo	ose of the Offici	al Plan, doe		intent and	purpose of th	intain the general intent and he Zoning By-law, is desirable or in nature.			SUED:			NE 2 2025	J	I T	╶╸╺┻	•
\downarrow \checkmark				\sim	~	\wedge \sim \sim	PRO.	JJECT	No.:		2	2025-121				
	$ \longrightarrow $		\searrow	$ \land$	\checkmark	\sim										

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