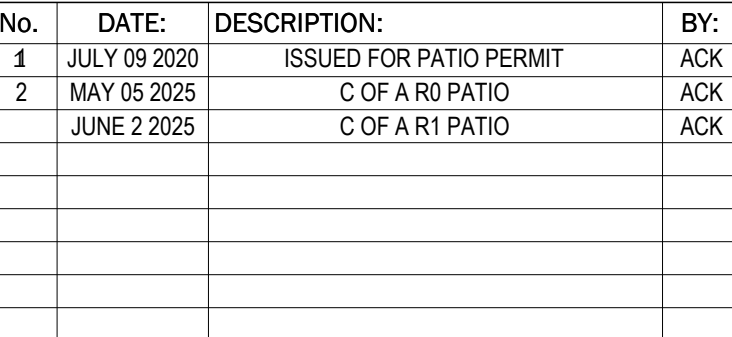


DIMENSIONS & LOCATIONS OF EXISTING CURB, CONC, ASPHALT ETC.
ASPER PHOTO RECEIVED/DISCUSSED

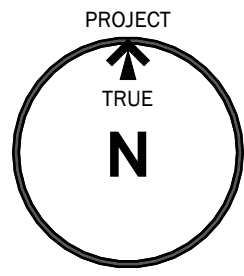
NOTE:

SURVEY LINE/LOT AREA PER SUDA AND MALESZYK
SURVEYING INC.
FILE 22-68 JOB 6564 REV 2



COMMISSION: 2025-121

BLACKBURN BREW
HOUSE
HEARTLAND RD. /
BLACKBURN PWY.
NIAGARA FALLS, ONT



A · C · K
architects
STUDIO INC.

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

SHEET TITLE:

EXISTING SITE PLAN

DRAWN BY:	JV / BK / B.L	DRAWING No.: SP1.1
CHECKED BY:	JR / MA	
DATE ISSUED:	JUNE 2 2025	
PROJECT No.:	2025-121	

DECISION OF THE COMMITTEE OF ADJUSTMENT

IN THE MATTER OF Section 45 of the Planning Act, (R.S.O. 1990); and

IN THE MATTER OF:

NAME: 1631601 Ontario Inc.

ADDRESS: 8001 Blackburn Parkway

DESCRIPTION AND LOCATION OF SUBJECT LAND: The subject property known as 8001 Blackburn Parkway is located on the north side of Blackburn Parkway between Heartland Forest Road and Montrose Road.

NATURE AND EXTENT OF RELIEF APPLIED FOR: A concurrent application has been made for a partial discharge of mortgage and to convey a parcel of land (Part 3) for a future warehouse. Part 1 will be retained for continued use of a brewery. Part 2 represents a proposed easement for a drive aisle and fire lane for Part 3. The property (Part 3) is zoned Prestige Industrial (PI-849), in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2010-003 and By-law No. 2016-054. The applicant is proposing to construct a warehouse building on Part 3 and the following variances are proposed:

By-law Section	By-law Requirement	Proposed	Extent of variance
7.7(h) Minimum interior side yard (2010-003)	10 metres on one side and 5 metres on the other side	5 metres (north) 5 metres (south)	No variance required 5 metres (south)
7.7(h) Minimum landscaped open space strip shall be provided at the width specified, along each lot (2010-003)	Front lot line – 6 metres Side lot line – 5 metres	Front lot line – 6 metres & 15 metres Side lot lines <ul style="list-style-type: none"> • 5 metres (north) • 1 metre (south) 	Front lot line – no variance required Side lot line <ul style="list-style-type: none"> • North – no variance required • South – 4 metres

7.(j) Parking and Access (2010-003)	Warehouse – 69.42 spaces Office – 7.13 spaces Total – 76 Parking spaces	38 parking spaces	38 parking spaces
7.(o) Maximum lot coverage (2010-003)	Not more than 50% of the lot area and not more than 40% for those lots which abut a road allowance adjacent to a Provincial highway, or reserve thereto	59.6 %	9.6%
7.(s) Location of parking (2010-003)	No person shall provide more than 15% of the total parking in any front yard and more than 20% in any exterior side yard 38 spaces x 15% = 5.7 spaces located in the front yard	12 parking spaces located in the front yard	7 parking spaces
4.19(f) Manoeuvring aisle	For spaces at least 2.75m wide: 6.3 metres	0 metres (9.75 metres within easement)	6.3 metres within easement)

DECISION: GRANTED, subject to a 0 metre landscape open strip for a distance of 69 metres where the lot line abuts a parking stall or landscape island and the retention of the 5 metre landscape open strip regulation for the remainder of the south lot line as recommended by staff, pursuant to the provisions of Section 45 of the Planning Act, R.S.O. 1990.

REASON(S): The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that this application does maintain the general intent and purpose of the Official Plan, does maintain the general intent and purpose of the Zoning By-law, is desirable for the appropriate development of the land, building or structure; and is minor in nature.