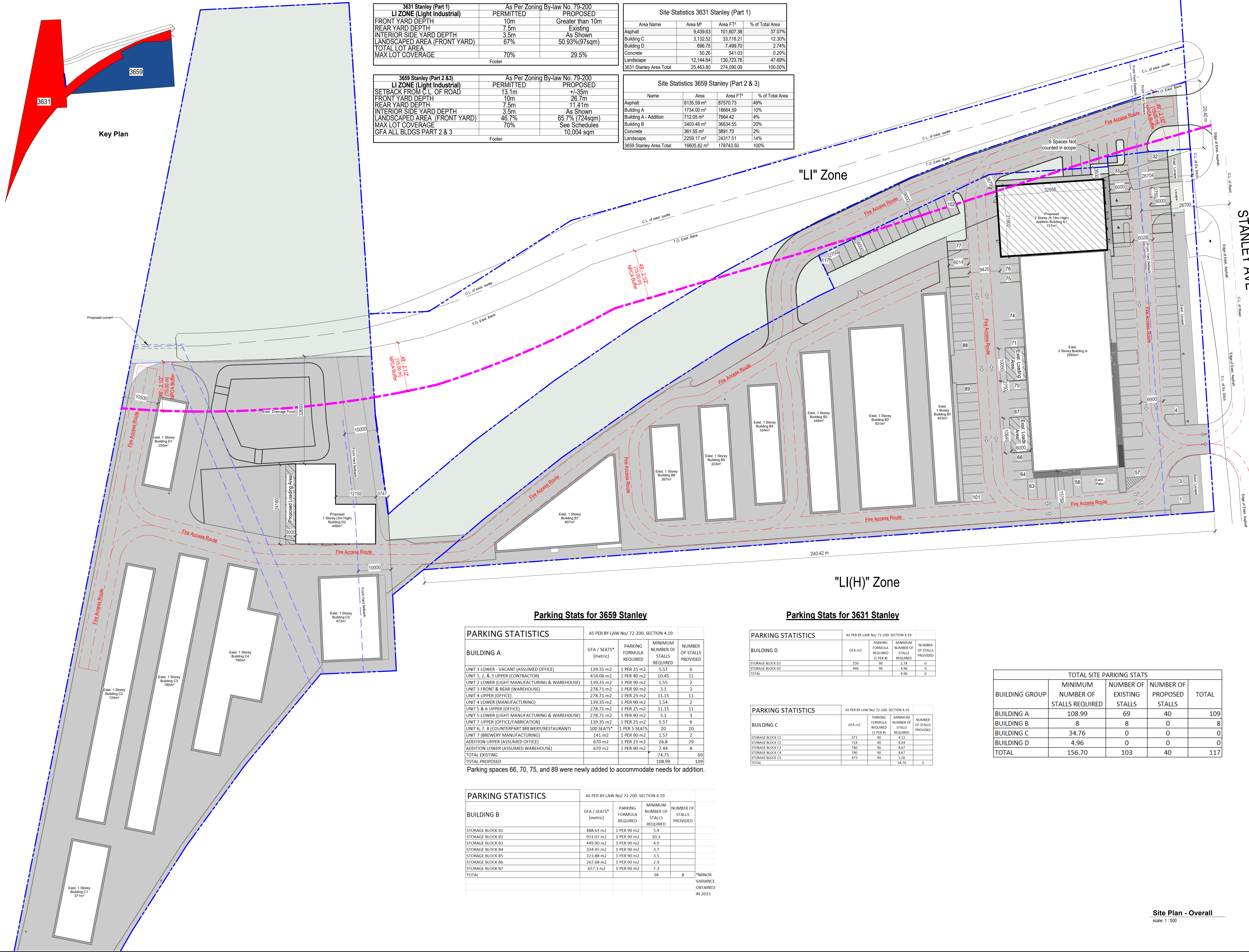


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3631 Stanley (Part 1)		As Per Zoning By-law No. 79-200	
LI ZONE (Light Industrial)		PERMITTED	PROPOSED
FRONT YARD DEPTH	10m		Greater than 10m
REAR YARD DEPTH	7.5m		Existing
INTERIOR SIDE YARD DEPTH	3.5m		As Shown
LANDSCAPED AREA (FRONT YARD)	67%		50.93%(97sqm)
TOTAL LOT AREA			
MAX LOT COVERAGE	70%		29.5%

3659 Stanley (Part 2 & 3)		As Per Zoning By-law No. 79-200	
LI ZONE (Light Industrial)		PERMITTED	PROPOSED
SETBACK FROM C.L. OF ROAD	13.1m		+/- 35m
FRONT YARD DEPTH	10m		26.7m
REAR YARD DEPTH	7.5m		11.4m
INTERIOR SIDE YARD DEPTH	3.5m		As Shown
LANDSCAPED AREA (FRONT YARD)	46.7%		65.7% (724sqm)
MAX LOT COVERAGE	70%		See Schedules
GFA ALL BLDGS PART 2 & 3			10,004 sqm

Site Statistics 3631 Stanley (Part 1)			
Area Name	Area M²	Area FT²	% of Total Area
Asphalt	9,439.63	101,607.38	37.07%
Building C	3,132.52	33,718.21	12.30%
Building D	696.75	7,499.70	2.74%
Concrete	50.26	541.03	0.20%
Landscape	12,144.64	130,723.76	47.69%
3631 Stanley Area Total	25,463.80	274,090.09	100.00%

Site Statistics 3659 Stanley (Part 2 & 3)			
Name	Area	Area FT²	% of Total Area
Asphalt	8,135.59 m²	87,570.73	49%
Building A	1,734.00 m²	18,664.59	10%
Building A - Addition	712.05 m²	7,664.42	4%
Building B	3,403.46 m²	36,634.55	20%
Concrete	361.55 m²	3,891.70	2%
Landscape	2,259.17 m²	24,317.51	14%
3659 Stanley Area Total	16,605.82 m²	178,743.50	100%

Parking Stats for 3659 Stanley				
PARKING STATISTICS	AS PER BY-LAW No/ 72-200, SECTION 4.19			
BUILDING A	GFA / SEATS* (metric)	PARKING FORMULA REQUIRED	MINIMUM NUMBER OF STALLS REQUIRED	NUMBER OF STALLS PROVIDED
UNIT 1 LOWER - VACANT (ASSUMED OFFICE)	139.35 m2	1 PER 25 m2	5.57	6
UNIT 1, 2, & 3 UPPER (CONTRACTOR)	418.06 m2	1 PER 40 m2	10.45	11
UNIT 2 LOWER (LIGHT MANUFACTURING & WAREHOUSE)	139.35 m2	1 PER 90 m2	1.55	2
UNIT 3 FRONT & REAR (WAREHOUSE)	278.71 m2	1 PER 90 m2	3.1	3
UNIT 4 UPPER (OFFICE)	278.71 m2	1 PER 25 m2	11.15	11
UNIT 4 LOWER (MANUFACTURING)	139.35 m2	1 PER 90 m2	1.54	2
UNIT 5 & 6 UPPER (OFFICE)	278.71 m2	1 PER 25 m2	11.15	11
UNIT 5 LOWER (LIGHT MANUFACTURING & WAREHOUSE)	278.71 m2	1 PER 90 m2	3.1	3
UNIT 7 UPPER (OFFICE/FABRICATION)	139.35 m2	1 PER 25 m2	5.57	6
UNIT 6, 7, 8 (COUNTERPART BREWERY/RESTAURANT)	100 SEATS*	1 PER 5 SEATS	20	20
UNIT 7 (BREWERY MANUFACTURING)	141 m2	1 PER 90 m2	1.57	2
ADDITION UPPER (ASSUMED OFFICE)	670 m2	1 PER 25 m2	26.8	29
ADDITION LOWER (ASSUMED WAREHOUSE)	670 m2	1 PER 90 m2	7.44	8
TOTAL EXISTING			74.75	60
TOTAL PROPOSED			108.99	109

Parking spaces 66, 70, 75, and 89 were newly added to accommodate needs for additional

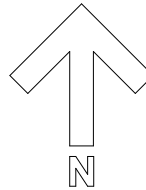
PARKING STATISTICS		AS PER BY-LAW No/ 72-200, SECTION 4.19		
BUILDING B	GFA / SEATS* (metric)	PARKING FORMULA REQUIRED	MINIMUM NUMBER OF STALLS REQUIRED	NUMBER OF STALLS PROVIDED
STORAGE BLOCK B1	488.61 m2	1 PER 90 m2	5.4	
STORAGE BLOCK B2	931.07 m2	1 PER 90 m2	10.3	
STORAGE BLOCK B3	449.90 m2	1 PER 90 m2	4.9	
STORAGE BLOCK B4	334.45 m2	1 PER 90 m2	3.7	
STORAGE BLOCK B5	323.88 m2	1 PER 90 m2	3.5	
STORAGE BLOCK B6	267.68 m2	1 PER 90 m2	2.9	
STORAGE BLOCK B7	657.3 m2	1 PER 90 m2	7.3	
TOTAL			38	8
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				IN 2

PARKING STATISTICS		AS PER BY-LAW No/ 72-200, SECTION 4.19		
BUILDING D	GFA m2	PARKING FORMULA REQUIRED (1 PER #)	MINIMUM NUMBER OF STALLS REQUIRED	NUMBER OF STALLS PROVIDED
STORAGE BLOCK D1	250	90	2.78	0
STORAGE BLOCK D2	446	90	4.96	0
TOTAL			4.96	0

PARKING STATISTICS		AS PER BY-LAW No/ 72-200, SECTION 4.19		
BUILDING C	GFA m2	PARKING FORMULA REQUIRED (1 PER #)	MINIMUM NUMBER OF STALLS REQUIRED	NUMBER OF STALLS PROVIDED
STORAGE BLOCK C1	371	90	4.12	
STORAGE BLOCK C2	724	90	8.04	
STORAGE BLOCK C3	780	90	8.67	
STORAGE BLOCK C4	780	90	8.67	
STORAGE BLOCK C5	473	90	5.26	
TOTAL			34.76	0

TOTAL SITE PARKING STATS				
BUILDING GROUP	MINIMUM NUMBER OF STALLS REQUIRED	NUMBER OF EXISTING STALLS	NUMBER OF PROPOSED STALLS	TOTAL
BUILDING A	108.99	69	40	109
BUILDING B	8	8	0	8
BUILDING C	34.76	0	0	0
BUILDING D	4.96	0	0	0
TOTAL	156.70	103	40	117

Issued For Fire Con	
A	Dec.03.2024
B	Apr.30.2025
C	May.28.2025
D	Jul.25.2025
E	Aug.29.2025



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CLIENT NAME

HF8

PROJECT NAME

Stanley Industrial Lot
Expansion

PROJECT ADDRESS

3659 Stanley Ave, Niagara Falls, ON

12E.25.24

SHEET NAME

Overall Site Plan

DRAWN BY: JRM

DATE: 2025-10-28 3:46:41 PM

SCALE: As indicated

PROJECT NO.: 24-040

CHECKED: ---

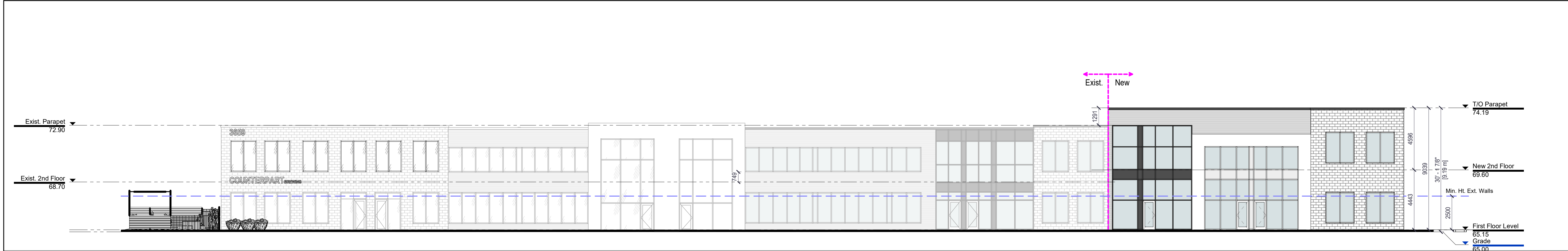
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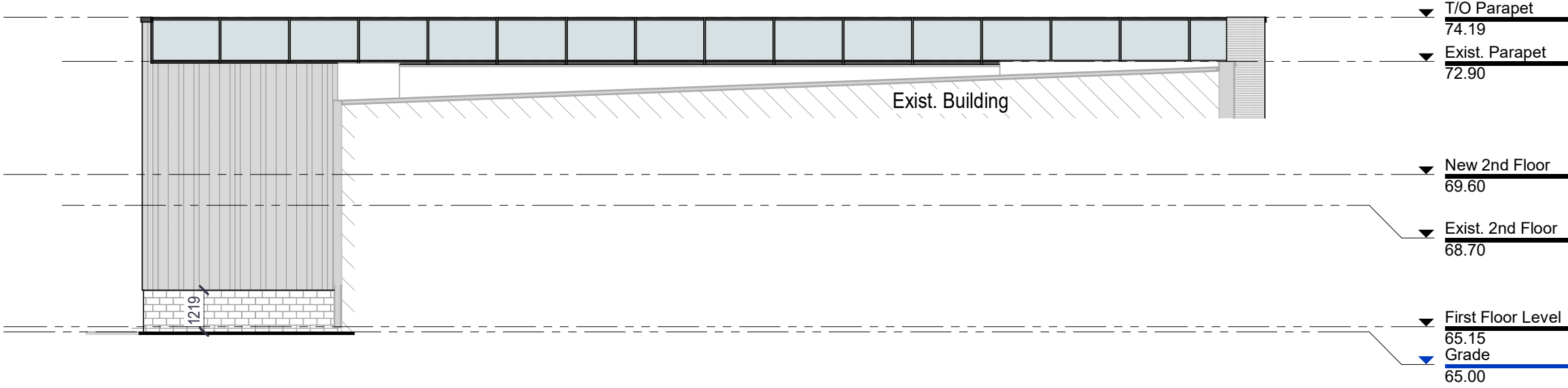
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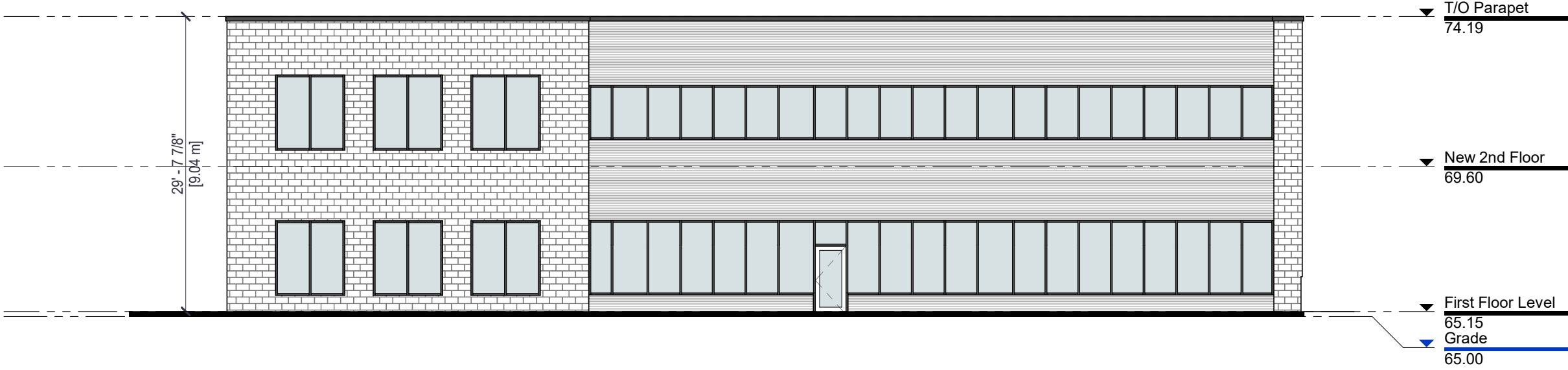
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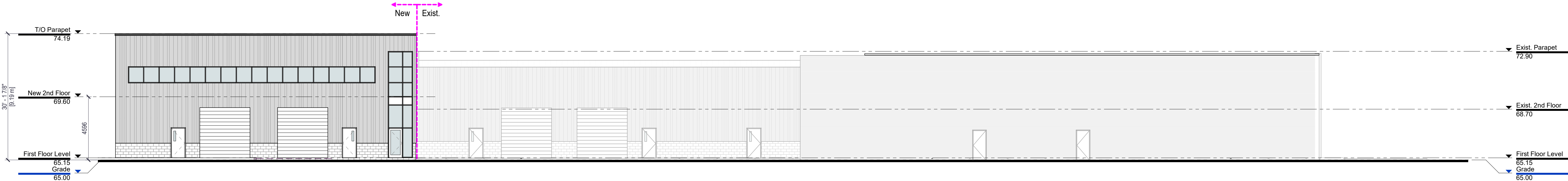
Front Elevation
scale:1 : 150



Left Elevation
scale:1 : 150



Right Elevation
scale:1 : 150



Rear Elevation
scale:1 : 150

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C May 28, 2025 Client Approval Concept #2



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CLIENT NAME

HF8

PROJECT NAME

Stanley Industrial Lot
Expansion

PROJECT ADDRESS

3659 Stanley Ave, Niagara Falls, ON

L2E 2L9

SHEET NAME

Building Elevations

DRAWN BY: JRM

DATE: 2025-10-28 3:46:43 PM

SCALE: 1 : 150

PROJECT NO.: 24-040

CHECKED: ---

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