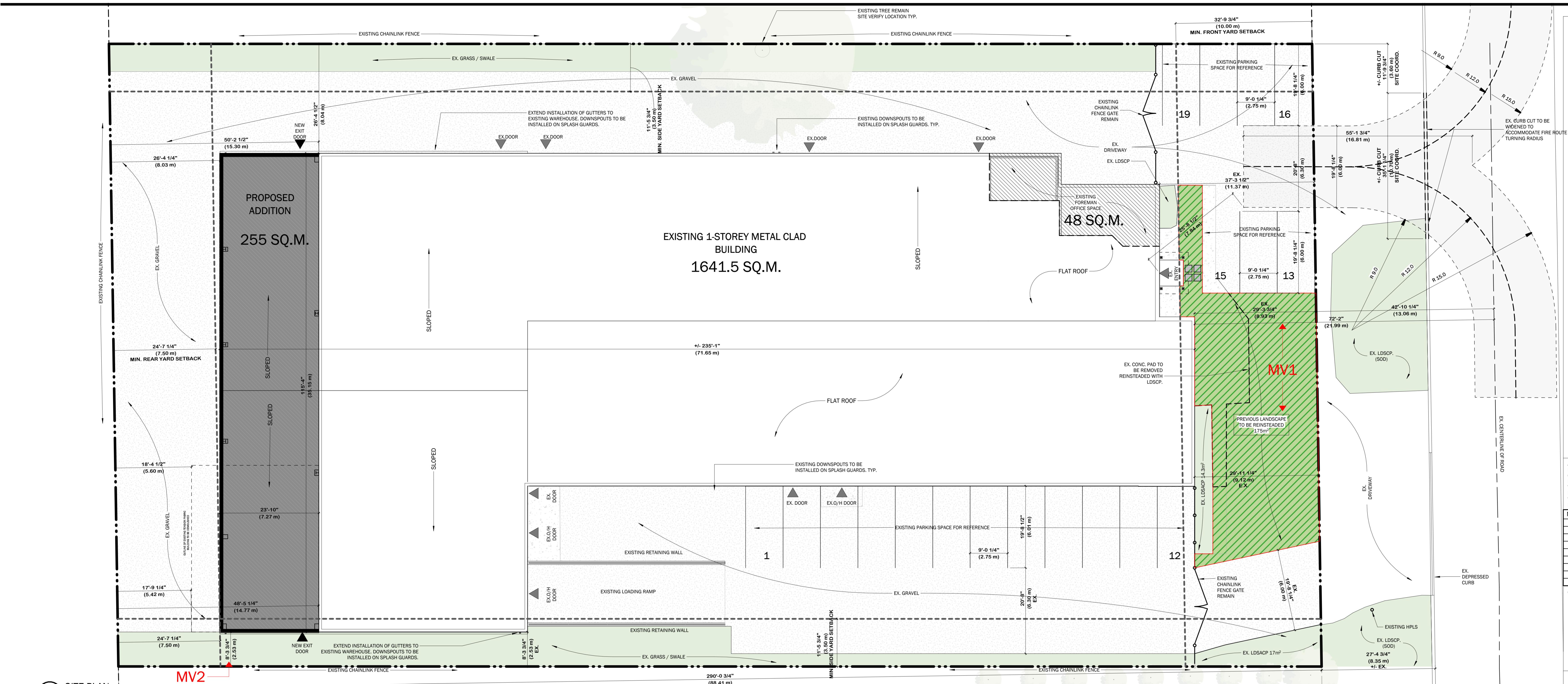


ISSUED FOR
MINOR
VARIANCE



1 SITE PLAN

A1.20 1:125

PARKING CHART		
PROVISION	REQUIREMENT	PROVIDED
Parking and access requirements (By-law No. 2010-03)	<p>EXISTING FACTORY INCLUDING THE EXPANSION: $(1641.5 \text{ m}^2 + 255\text{m}^2) \times 1/90 = 1896.5\text{m}^2 \times 1/90 = 21.07 \text{ SPACES REQ'D}$</p> <p>EXISTING FOREMAN OFFICE: $48\text{sq.m.} \times 1/25 = 1.92 \text{ SPACES REQ'D}$</p>	
	<p>TOTAL REQUIRED $21.07 + 1.92 = 23 \text{ spaces}$</p>	<u>EX. 19</u> SPACES

MINOR VARIANCE CHART				
MV #	PROVISION	REQUIREMENT	PROPOSAL	EXTEND OF
MV1	FRONT YARD LDSCP COVERAGE 11.2.2 (j) (i) Min Landscaped for interior lot (2011-136) 67% of the required front yard.	MIN. 67% EXISTING FRONT YARD SIZE: 457.3m ² 100% REQ'D LANDSCAPE: 306.4m ² 67%	192m ² 42%	-
MV2	MIN. SOUTH SIDE YARD 11.2.2 (d) Min. Interior Side yard width. 3.5m	MIN. 3.5m	2.5m	1
MV3	MIN. REQUIRED PARKING 4.19.1 Parking requirement Table 1 item Plant, factory(2011-136) 1 parking space for each 90 sm of floor area	SEE PARKING CHART 1 Space per <u>90m²</u> FOR FACTORY USE 1 Space per <u>25m²</u> FOR OFFICE USE TOTAL REQUIRED <u>23 SPACES</u>	1896.5 / 17 space=112m ² 1 Space per <u>112m²</u> FOR FACTORY USE (19 SPACES)	1 Space FOR FACTORY USE (-4 SPACES)

SITE PLAN LEGEND			
LANDSCAPE			PROPERTY LINE
LOCATION PREVIOUS LANDSCAPE TO BE REINSTEADED			MIN. SETBACK
EX GRAVEL SURFACE			EX. ADJUSTED BOUNDARY
6m FIRE ROUTE			S.I.B.
EXISTING BUILDING			
PROPOSED BUILDING			
*SEE SITE PLAN NOTES		**F.G.SHALL REFER TO FINAL GRADING PLANS	
*LOT LINE/BACKGROUND AS PER : CHAMBERS AND ASSOCIATES SURVEYING LTD. TOPO SKETCH (DATED: FEB 21/2018)			

SITE PLAN ZONING & STATISTICS		
ZONING INFORMATION		
PROPERTY LINE TBACKS ACENT LOT IN LINK	ADDRESS	8591 EARL THOMAS AVE. NIAGARA FALLS, ON. L2E 6X8
	ZONING AND BY-LAW	LI (LIGHT INDUSTRIAL) SPECIAL PROVISION 19.1.31
	ITEMS	REQUIRED
	LOT FRONTAGE (MIN.)	30.0m (99.0ft)
	FRONT YARD (MIN.)	10.0m (33.0ft)
	SIDE YARD (MIN.)	3.5m (11.5ft)
	REAR YARD (MIN.)	7.5m (24.61ft) EXISTING 14.77m (48.46ft) TO EX. WAREHOUSE EXISTING 5.42m (17.78ft) TO EX. TENSION FABRIC BLDG 7.5m (24'-7") TO PROPOSED EXPANSION
	BUILDING HEIGHT/# OF STORY (MAX)	12.0m (40.0ft) +/- EX 6.41m (21.03ft)
MIN. HEIGHT OF EXTERIOR WALLS: MIN. VERTICAL HEIGHT OF EACH EXTERIOR WALL SHALL BE 2.5m ABOVE THE ELEVATION OF THE FINISHED GROUND LEVEL AT THE MID POINT OF THE WALL IN QUESTION.		2.5m (8.2ft)
COVERAGE CALCULATIONS		
EXISTING LOT AREA (Min. 2000m ²)FOR 'LI' (Min. 1000' ² FOR 'IC')		EXISTING LOT AREA

TITLE:

Open Plan

ing now

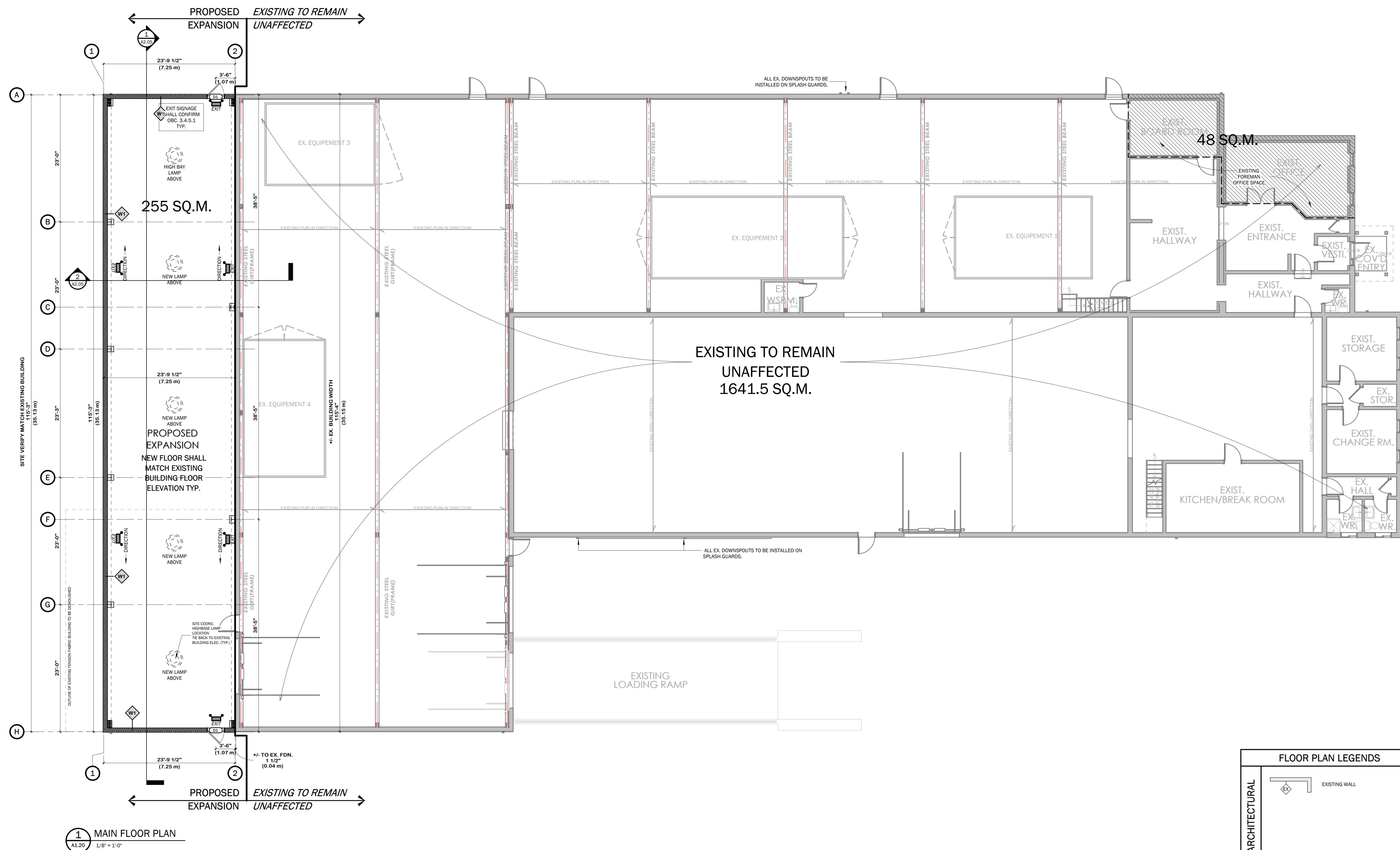
SP.1

1000

[6] 8591 Earl Thomas

ISSUED FOR
MINOR
VARIANCE

FLOOR PLAN FOR REF.



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91 EARL THOMAS AVE.
RA FALLS, ONTARIO, L2E 6X8

The logo consists of a black circle with a black arrow pointing upwards from the center. The word "PROJECT" is at the top, "TRUE" is in the middle, and "NORTH" is at the bottom.

C · K

h i t e c t s

UDIO INC.

D MAIN FLOOR EXPANSION)

BL/AZ/EH DRAWING No.:

MAY/JUN

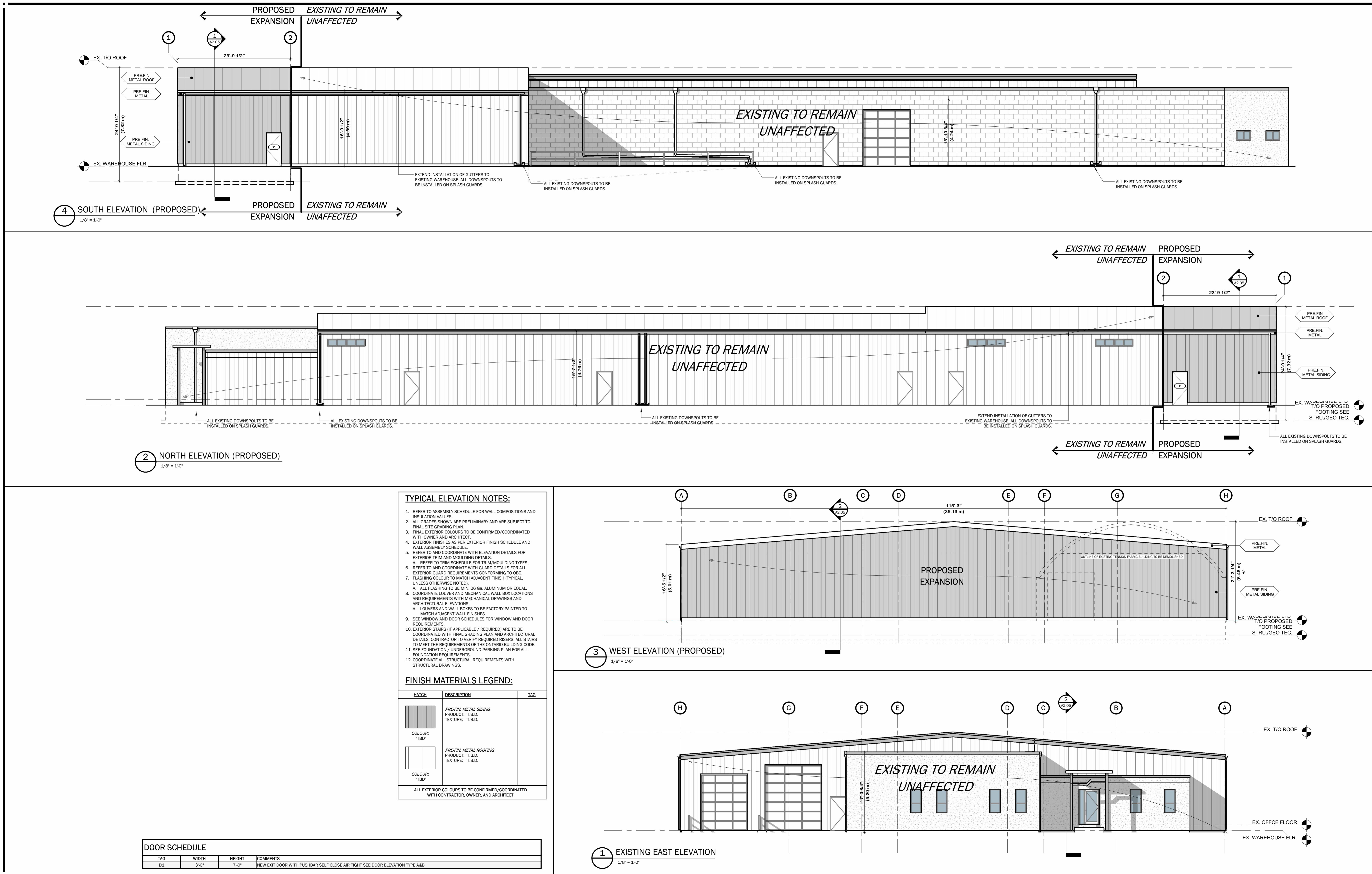
2025-136

DOOR SCHEDULE

DOOR SCHEDULE			
TAG	WIDTH	HEIGHT	COMMENTS
D1	3'-0"	7'-0"	NEW EXIT DOOR WITH PUSHBAR SELF CLOSE AIR TIGHT SEE DOOR ELEVATION TYPE A&B

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STORY ELEVATIONS FOR REF.



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LAURCOAT INC. EXPANSION

8591 EARL THOMAS AVE.
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S T U D I O I N C .

EXTERIOR BUILDING ELEVATIONS

BL/AZ/EH	DRAWING No.:
MA/JR	
NOV 12 2025	A2.0
2025-136	