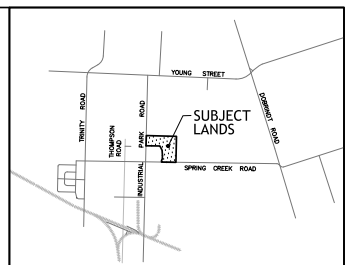
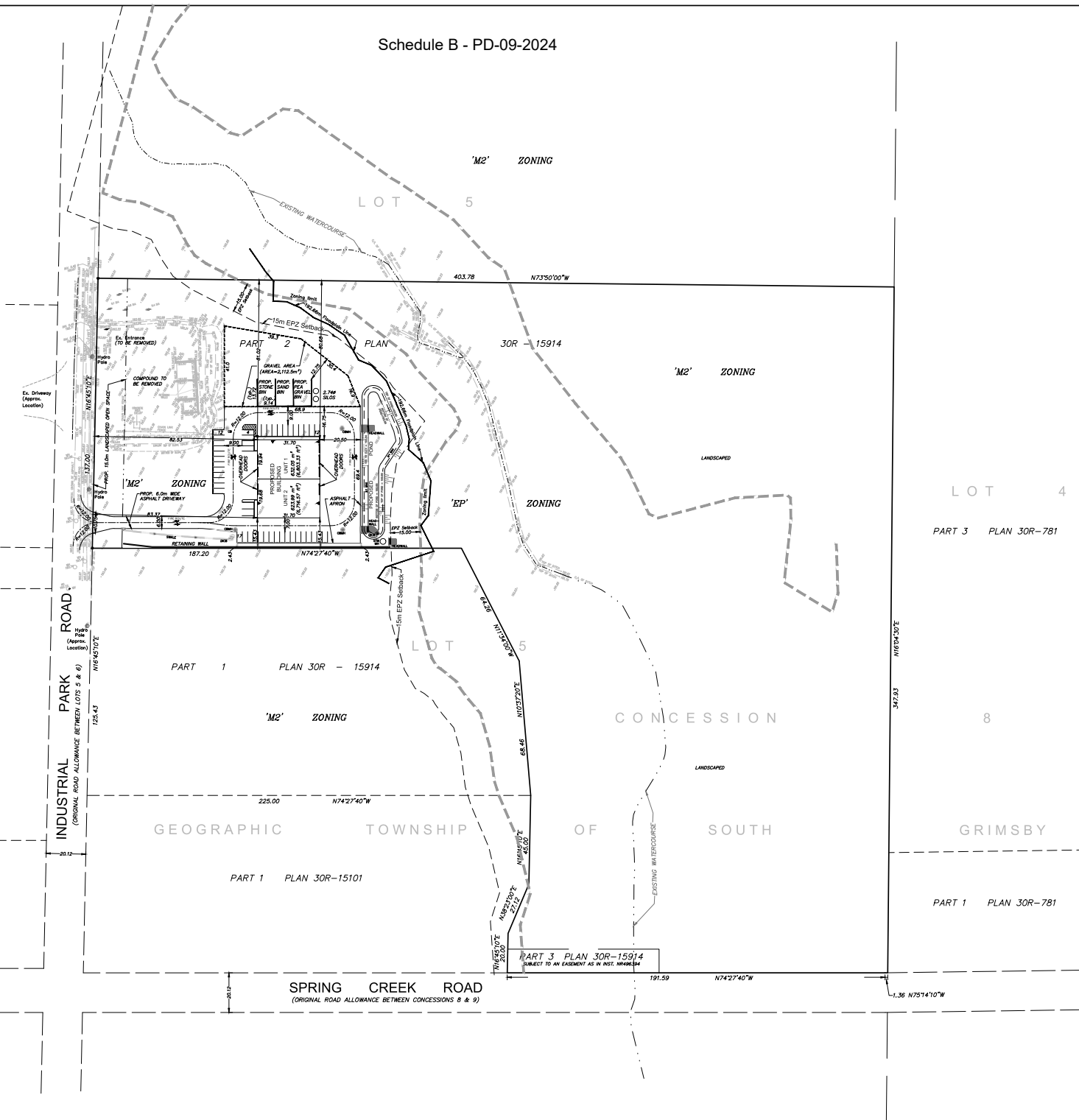


[illegible]

M2 Zone – Town of West Lincoln Zoning By-law No. 2017-20			
Provision	Required	Provided	Conforms
Permitted Use	Contractors Establishment	Contractors Establishment	Yes
Lot Area	>1000m ²	>1000m ²	Yes
Lot Frontage	30m	137m	Yes
Front Yard	15m	82.5 m	Yes
Interior Side Yard	7.5m	15.4m	Yes
Rear Yard	7.5m	17.5m	Yes
Lot Coverage	Max 50%	<1%	Yes
Height	10m	>10m	Yes
Landscape Open Space	10% (50% of which shall be in front yard)	>50%	Yes
Max Outside Storage	3% (rear or side yard, screen from view @ 9.33m)	927m ² ; Screened	Yes
Parking	1 per 1000m ² of Industrial Space	45 Parking Spaces (2 Accessible Spaces)	Yes
Parking	2.7m x 6.0m	2.7m x 6.0m	Yes

NOTE:
The boundaries and measurements shown on this sketch are approximate and are compiled from plans on file in our office and not based on a field survey.
Topographic information shown on this plan is based on a topographic sketch by J.D. Barnes Ltd. dated August 5th, 2022 (Ref. No. 17-49-029-02).



KEYPLAN (N.T.S.)

Subject lands being:

Part of Lot 5, Concession 8
Geographic Township of South Grimsby
Township of West Lincoln, Regional Municipality of Niagara

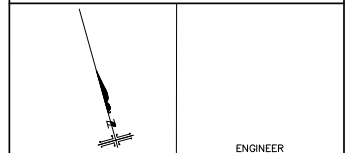
Being Parts 2 and 3, Plan 30R-15914

Subject to an easement over Part 3, Plan 30R-15914 in favour of Part of Lot 5, Concession 8, being Part 1, Plan 30R-15101 as in NR496394; West Lincoln.

7.	Revisions to the pond and 192.66m Floodplain Line	June 15 '23	RF
6.	Ontario Building Code matrix added.	Apr. 27 '23	RF
5.	Fire route added.	Apr. 21 '23	RF
4.	Floodplain line, prop. storm infrastructure & wall added.	Apr. 18 '23	RF
3.	Bins and silos added.	Jan. 12 '23	RF
2.	Location of building and parking revised.	Jan. 10 '23	RF
1.	Topographic survey & zoning added; site layout revised.	Aug. 15 '22	RF
No.	Revision	Date	By

GENERAL NOTES

- 1 TENDERERS SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
- 2 ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
- 3 CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAINS, PRIVATE SEWER DRAINS AND WATER SERVICES, GASMAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS, ETC., AT START OF CONSTRUCTION.



PROJECT OWNER:	
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1794733 ONTARIO LTD.

NOT ISSUED FOR CONSTRUCTION

MUNICIPALITY:

TOWNSHIP OF WEST LINCOLN
(NIAGARA)

PROJECT NAME:

2941 INDUSTRIAL PARK ROAD
(FORMERLY 6159 INDUSTRIAL PARK ROAD)



A. J. Clarke and Associates Ltd.

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HAMILTON, ONTARIO L8P 1H1
Tel: 905 528-8761 Fax: 905 528-2289
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TITLE:

SITE PLAN

SCALE: 1:1000	DATE: JANUARY 2022
DESIGN:	DRAWN: L.H.
DWG: 218122	SHT: SP