


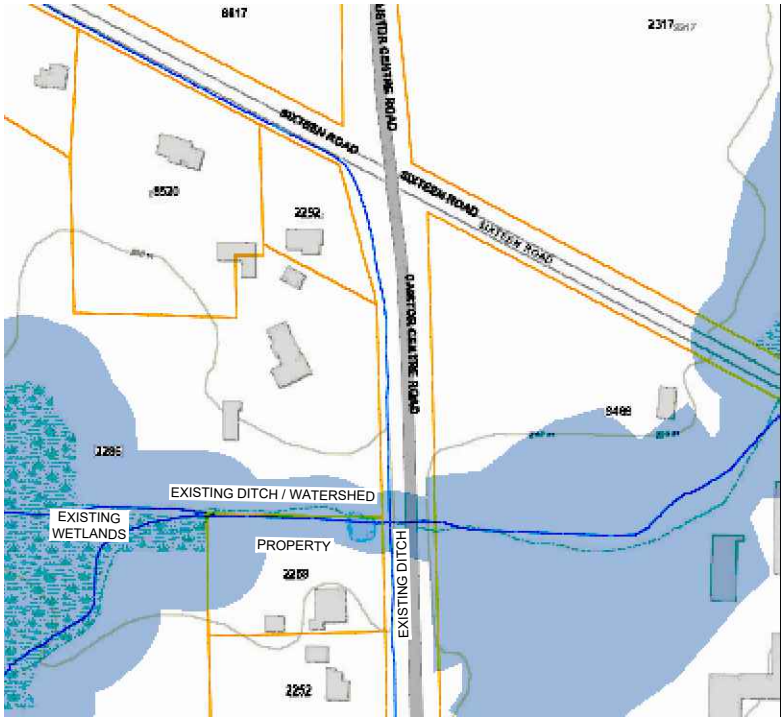
2755764 ONTARIO INC.
(JC HOLDINGS)
2258 CAISTOR CENTRE ROAD
CAISTOR CENTRE ONTARIO
CANADA

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER/REGISTERED DESIGN FIRM.	
DESIGNER:	
NAME Craig Riesebosch BCIN: 124065	
18-JAN-24	
DATE	SIGNATURE
NOT VALID UNLESS SIGNED AND DATED	
DESIGN FIRM:	
NAME:	
RieseCorp Services Inc.	
208 Lawrence Lane Fonthill, Ontario Canada L0S 1E4 905-321-1475 craig@riesebosch.ca	
BCIN: 125913	
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PROJECT	2755764 ONTARIO INC.
PROJECT	NEW COMM. ACCESS. BUILDING COVER SHEET
DRAWN BY: CPR	
CHECKED BY: CPR	
DATE: 18 JAN 24	
SCALE: AS NOTED	
CAD FILE: RC233302.dwg	
SHEET: CS	

DRAWING NOTE
THIS IS NOT A LEGAL SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. PROPERTY LIMITS HAVE BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS. MEASUREMENTS ARE BY USING THE NIAGARA REGION NAVIGATOR WEBSITE.

ZONING MATRIX

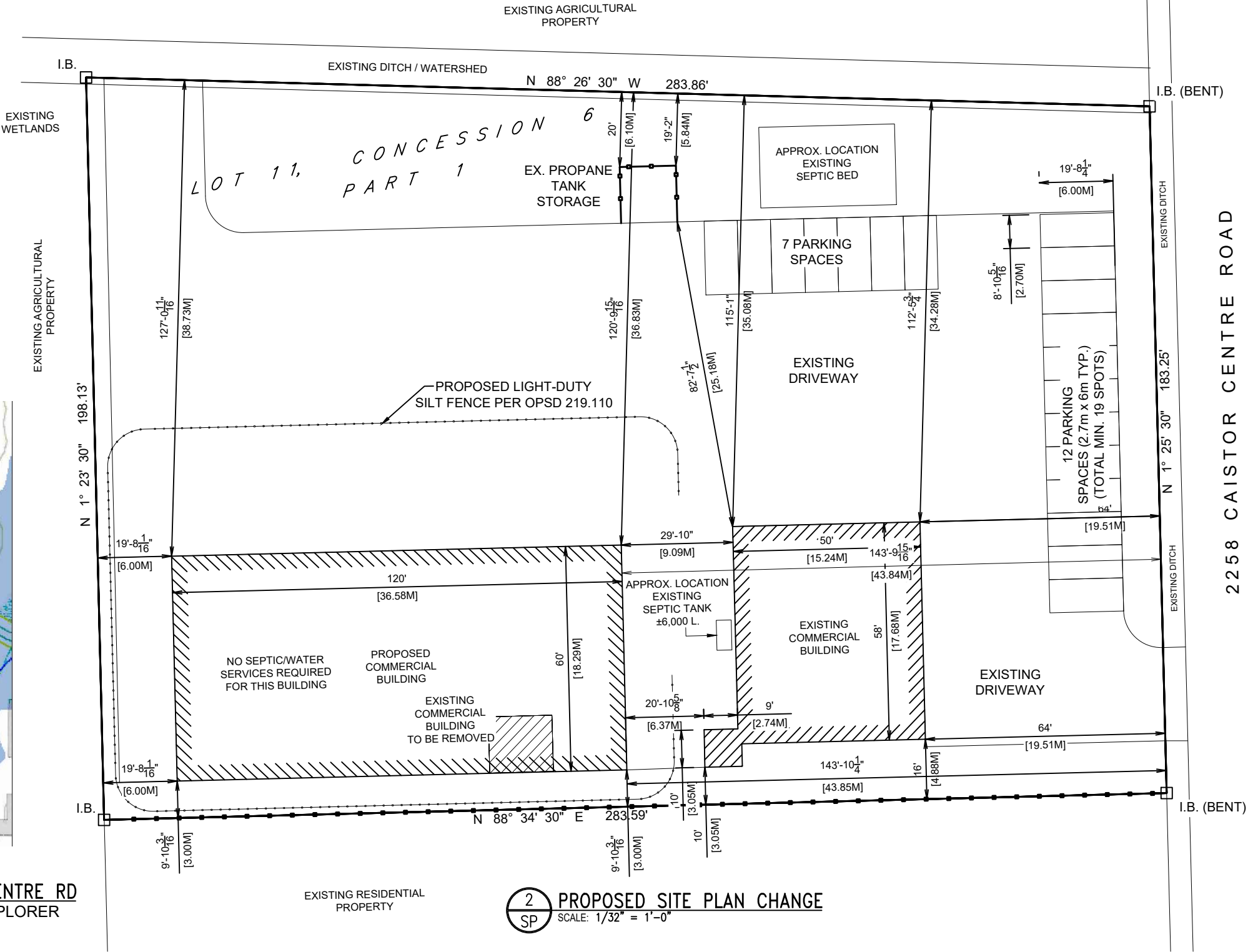
Table 17 - Regulations for Permitted Uses in Commercial Zones C3 (By-Lay No. 2021-70)			
C3 Regulations	Required	Actual	Proposed
Minimum lot area	750m ²	5,022.81m ²	N/C (no change)
Minimum lot frontage	25m	55.9m	N/C
Minimum front yard	6m	19.51m	N/A
Minimum exterior side yard	N/A	N/A	N/A
Minimum interior side yard/Other	6m	3m	3m
Minimum rear yard	6m	6m	6m
Maximum total lot coverage	50% MAX.	5.54%	18.86%
Maximum Height	10m	-	7.12m
Minimum landscaped open space	10%	29.69%	N/C
Maximum outside storage	25% of lot area	-	-
Maximum gross leasable floor area	50% of lot area	Not Leased	Not Leased
Accessory Buildings in Commercial Zone			
Maximum ground floor area / building	Max. lot cov.	See below	See below
Maximum number of accessory build.	Max. lot cov.	See below	See below
Permitted yards	All Yards	All Yards	All Yards
			Behind main building
Minimum setback from front lot line	4.5m	45.85m	building
Minimum setback from ext. side lot line	4.5m	N/A	N/A
Minimum setback to rear lot line	1.2m	-	6m
Maximum Height	6m	-	7.12m
Maximum lot coverage	8% of lot area	-	13.32%
Minimum setback from main building	3m	-	6.37m
This property, Zone C3-11			
As per parent zone, except:			
Minimum Lot Frontage	55.9m	55.9m	N/C
Minimum Front Yard	19.2m	19.51m	N/C
Minimum interior side yard	3m	3.05m	3m



1 NEAREST INTERSECTION SIXTEEN RD/CAISTOR CENTRE RD
SP SOURCE: WWW.ARCGIS.COM - NPCA WATERSHED EXPLORER

LEGEND
— PROPERTY LINE
— I.B. IRON BAR
— FENCE
— TEMPORARY SILT FENCE

LAND USE SCHEDULE		
TOTAL LOT AREA	±5022.81 m ² [±54,065.15 ft ²]	100%
EXIST. MAIN BLDG FOOTPRINT	±278.18 m ² [±2,994.32 ft ²]	5.54%
PROPOSED ACCESS. FOOTPRINT	±668.90 m ² [7,200.00 ft ²]	13.32%
TOTAL BLDG FOOTPRINT	±947.08 m ² [10,194.32 ft ²]	18.86%
TOTAL DRIVEWAY COVERAGE	±2,584.70 m ² [27,821.45 ft ²]	51.46%
TOTAL LANDSCAPE COVERAGE	±1,491.04 m ² [16,049.38 ft ²]	29.69%



2 PROPOSED SITE PLAN CHANGE
SP SCALE: 1/32" = 1'-0"

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