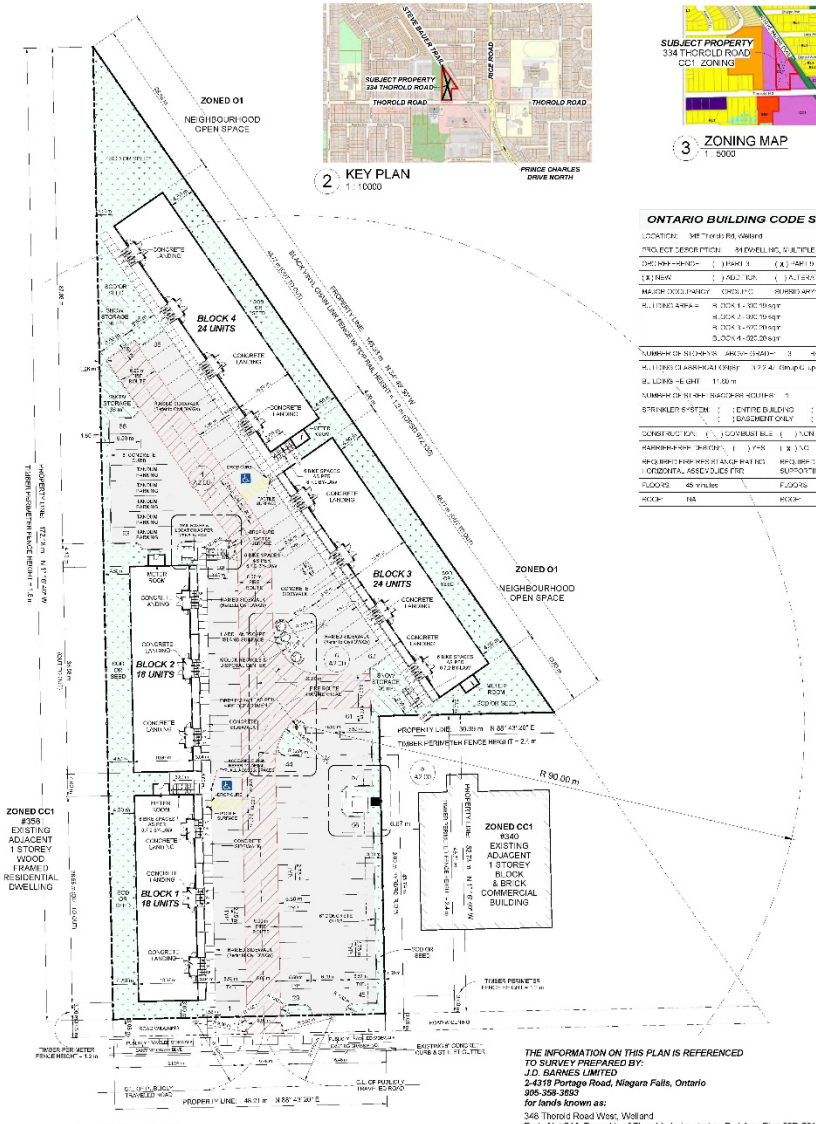


1 SITE PLAN
1 : 350

2 KEY PLAN
1 : 10000

3 ZONING MAP
1 : 5000

ONTARIO BUILDING CODE SUMMARY FORM

LOCATION:	348 Thorold Rd, Welland		
PROJECT DESCRIPTION:	84 DWELLING, MULTIPLE		
( ) NEW	( ) ADDITION	( ) ALTERATION	( ) CHANGE OF USE
MAJOR OCCUPANCY:	OCCUPIED	BUILDING AREA:	
BUILDING AREA:	BLOCK 1 - 930.19 sq.m BLOCK 2 - 930.19 sq.m BLOCK 3 - 930.19 sq.m BLOCK 4 - 922.26 sq.m		
NUMBER OF STOREYS:	ABOVE GRADE: 3	BELOW GRADE: 1	
BUILDING CLASSIFICATION:	3.2.2.42 Group C up to 3 storeys		
BUILDING HEIGHT:	11.00 m		
NUMBER OF STREETS/FACES ACCESS:	1		
SPRINKLER SYSTEM:	( ) ENTIRE BUILDING ( ) BASEMENT ONLY	( ) IN LIEU OF ROOF RATING (X) NOT REQUIRED	
CONSTRUCTION:	( ) COMBUSTIBLE	( ) NON COMBUSTIBLE	(X) BOTH
SPRINKLERED:	( ) YES	(X) NO	
REQUIRED FIRE RESISTANCE RATING HORIZONTAL ASSEMBLIES:	FIR	REQUIRED FIRE RESISTANCE RATING SUPPORTING MEMBERS:	FIR
FLOORS:	45 minutes	FLOORS:	45 minutes
ROOF:	NA	ROOF:	NA

THE INFORMATION ON THIS PLAN IS REFERENCED TO SURVEY PREPARED BY:
J.D. BARNES LIMITED
2-4319 Portage Road, Niagara Falls, Ontario
905-358-3593
for lands known as:
346 Thorold Road West, Welland
Part of lot 244, Township of Thorold, designated as Part 1 on Plan 59R-2011 except Part 1 on Plan 59r-4736 and Part 1 on Plan 59r-4592
J.D. Barnes Ref. No. 23-16-328-00

SITE DATA

LOT AREA = 7272.08 m² = 100%
BLOCK 1 AREA = 390.19 m² = 5.37%
BLOCK 2 AREA = 390.19 m² = 5.37%
BLOCK 3 AREA = 520.20 m² = 7.15%
BLOCK 4 AREA = 520.20 m² = 7.15%
TOTAL BUILDINGS AREA = 1820.78 m² = 25.04%
ASPHALT PAVED AREA = 3014.29 m² = 41.45%
SOFT LANDSCAPING AREA = 1728.23 m² = 23.77%
HARD LANDSCAPING AREA = 708.66 m² = 9.74%
TOTAL DWELLING UNITS = 84
PARKING SPACES = 91
ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES = 93

8.3 Regulations for Commercial Zones

The regulations for lots in Commercial Zones are set out in Table 8.3.1. No person shall within any Commercial Zone use any lot or erect, alter or use any building or structure, except in accordance with the following Zone regulations.

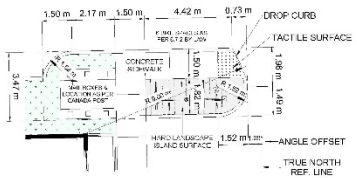
Table 8.3.1: Regulations for Commercial Zones

Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col. 9	Col. 11	Col. 12
Zone/Uses	Lot Area (min)	Lot Frontage (min)	Front Yard (min and max)	Side Yard Interior (min)	Side Yard Exterior (min and max)	Rear Yard (min)	Building Height (max)	Gross Floor Area (max)(1)	Landscaped Area (min)	Lot Coverage (max)
CC1	600.0 m²	NA	0 m and 17.5 m	0 m (2)	3.0 m and 17.5 m (2)	4.5 m	24.0 m (5)	17,187.0 m²	10%	40%
ZONING COMPLIANCE	YES	NA	YES	YES	YES	YES	YES	YES	YES	YES

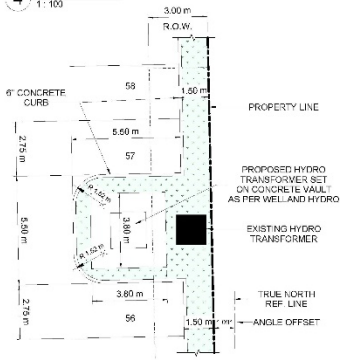
5.39 Snow Storage Areas
An area equivalent to two percent of parking areas, loading spaces, private streets and driveways shall be required for snow storage for commercial, industrial or institutional uses, and residential uses where four or more parking spaces are required.
= 2% OF 3042.52 m² = 60.85 m² (MINIMUM PROVIDED)

ACCESSIBLE PARKING PERMIT SIGN

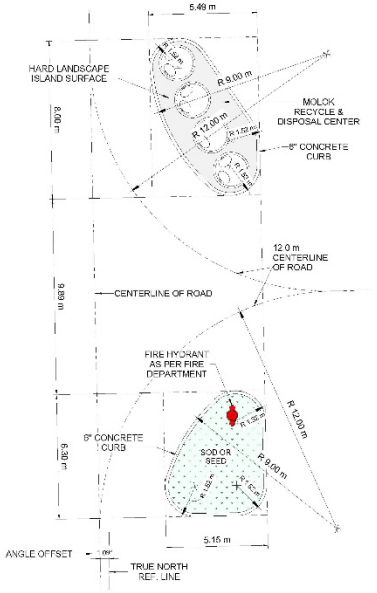
1. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1500 mm - 2000 mm, MEASURED FROM GROUND LEVEL TO THE CENTER OF THE SIGN.
2. THE SIGN MUST NOT INTERFERE WITH PASSENGERS ENTERING OR LEAVING THE VEHICLE.
3. THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS.
4. THE SIGN PLACEMENT MUST CLEARLY INDICATE WHICH STALL THE SIGN APPLIES TO.



4 BIKE ISLAND
1 : 100



5 TRANSFORMER ISLAND
1 : 100



6 CENTER ISLANDS
1 : 100

JASON PEZZAROLA DESIGN - ARCHITECTS INC
205 ROSE ROAD,
WELLAND, ONTARIO, L3C 1N3
T. 905-844-9300
F. 905-844-0100
e-mail: jpd.jasonp@sympatico
CERTIFICATE OF PRACTICE: # 6895

N
W E
S

DWELLING, MULTIPLE

348 Thorold Rd, Welland

No.	Description	Date
1	Site Plan Agreement Submission	4.9.24

FOR REVIEW

SITE PLAN

DRAWN BY: JPP APPROVED: JPD
SCALE: As indicated JOB #: 23166
SHEET NO.: A2.00