



SITE STATISTICS:

PROPERTY DETAILS
 ZONING: A, AGRICULTURAL (BY-LAW 1353-HC23)
 ADDRESS: 1350 HALDIMAND RD 55, JARVIS, ON (LOT 7, CONCESSION 7)
 LOT AREA: 5,202.04 m² (12.65 ACRES)
 BUILDING COVERAGE: 5,328 m² (16.5%)
 LANDSCAPE AREA: 1,424 m² (7.0%)
 PARKING & DRIVE AREA: 1,272 m² (13.1%)
 MAX BUILDING HEIGHT: 14m MAX.
 PROPOSED BLD HEIGHT: 14.5m

BUILDING AREA
 TOTAL BUILDING AREA: 3,289 m²

GROSS FLOOR AREA
 1ST FLR WAREHOUSE: 2,915 m²
 2ND FLR OFFICE: 156 m²
 3RD FLR SEEDS/RESEARCH STORAGE: 218 m²
 MESSE/RECEPTION: 200 m²
 TOTAL BUILDING: 3,385 m²

PARKING REQUIRED (AS PER HALDIMAND BY-LAW)

FOR 1ST FLR WAREHOUSE:
 2,915 m² @ 100 m² / SP: 29.2 SPACES
 PARKING REQ'D: 29.2 SPACES

FOR 1ST FLR OFFICE:
 156 m² @ 100 m² / SP: 1.6 SPACES
 PARKING REQ'D: 1.6 SPACES

FOR 2ND FLR OFFICE:
 220 m² @ 100 m² / SP: 2.2 SPACES
 PARKING REQ'D: 2.2 SPACES

FOR 3RD FLR SEEDS/RESEARCH STORAGE:
 218 m² @ 100 m² / SP: 2.2 SPACES
 PARKING REQ'D: 2.2 SPACES

FOR 4TH FLR SEEDS/RESEARCH STORAGE:
 240 m² @ 100 m² / SP: 2.4 SPACES
 PARKING REQ'D: 2.4 SPACES

TOTAL PARKING REQUIRED: 48.3 SPACES

PARKING PROVIDED
 REGULAR PARKING: 39 SPACES
 BARRIER FREE: 2 SPACES
 TOTAL PARKING PROVIDED: 41 SPACES

REQUIRED SETBACKS **PROPOSED SETBACKS**
 FRONT [W]: 8.7m FRONT [W]: 8.7m
 REAR [E]: 14m(MTO) REAR [E]: 14m
 SIDE [N]: 14m(MTO) SIDE [N]: 14m
 INT. SIDE [S]: 14m INT. SIDE [S]: 26.6m

No.	Date	Description
7	JAN 20, 2025	ISSUED FOR MINOR VARIANCE
4	JAN 20, 2025	PLAN REV ISSUED FOR COMMENT
5	JAN 15, 2025	PLAN REV ISSUED FOR COMMENT
2	DEC 09, 2024	REBUED FOR SPA
1	JULY 4, 2024	REBUED FOR SPA COMMENTS
0	JAN 24, 2024	ISSUED FOR SPA

Revisions

ONTARIO ASSOCIATION OF ARCHITECTS & LANDSCAPE ARCHITECTS LICENCE #001

cianfrone architect
 HALDIMAND ON T1N1C 0S0 5P1 180

PROPOSED COLD STORAGE BUILDING
 1350 HALDIMAND RD 55
 JARVIS, ON

Design: A.R.C. Project No.:
 Drawn: M.G. Scale: 1:350
 Checked: A.R.C. Printed: JAN/23/2025
 Drawing No.:
SP.1
 Revisions: 7

SITE PLAN

SITE INFORMATION IS BASED ON TOPOGRAPHIC SURVEY, DATED OCT 29 2021 PREPARED BY: MCKAULAY, WHELAN & MAIR LTD., 460 HARDY ROAD, UNIT 2, BRANFORD, ONTARIO, N3T5B8

LEGEND:
 [Grey Box] BUILDING
 [Green Box] SOIL & LANDSCAPE