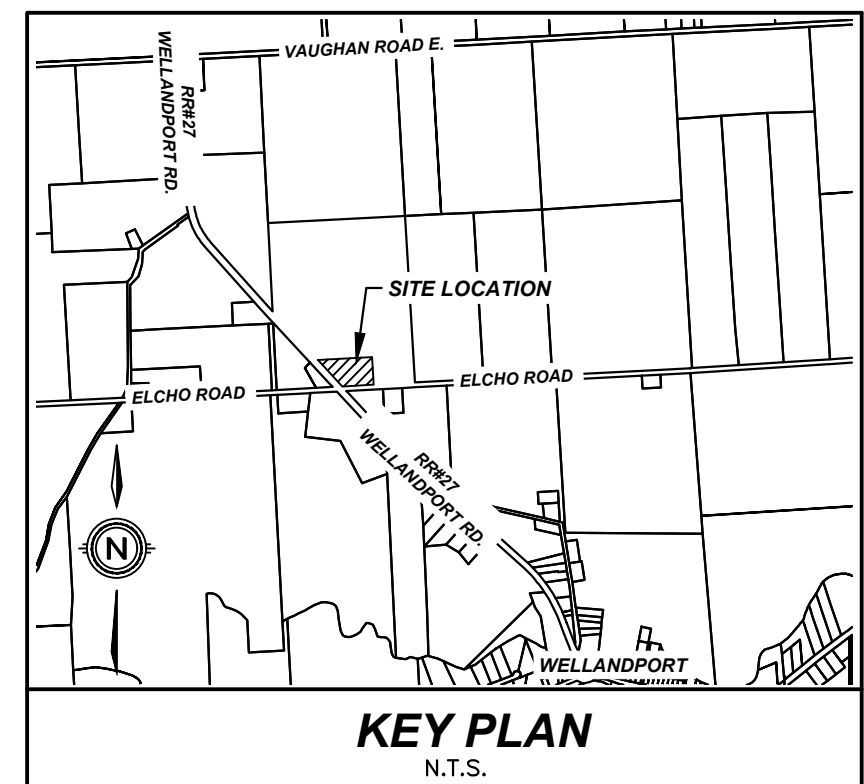
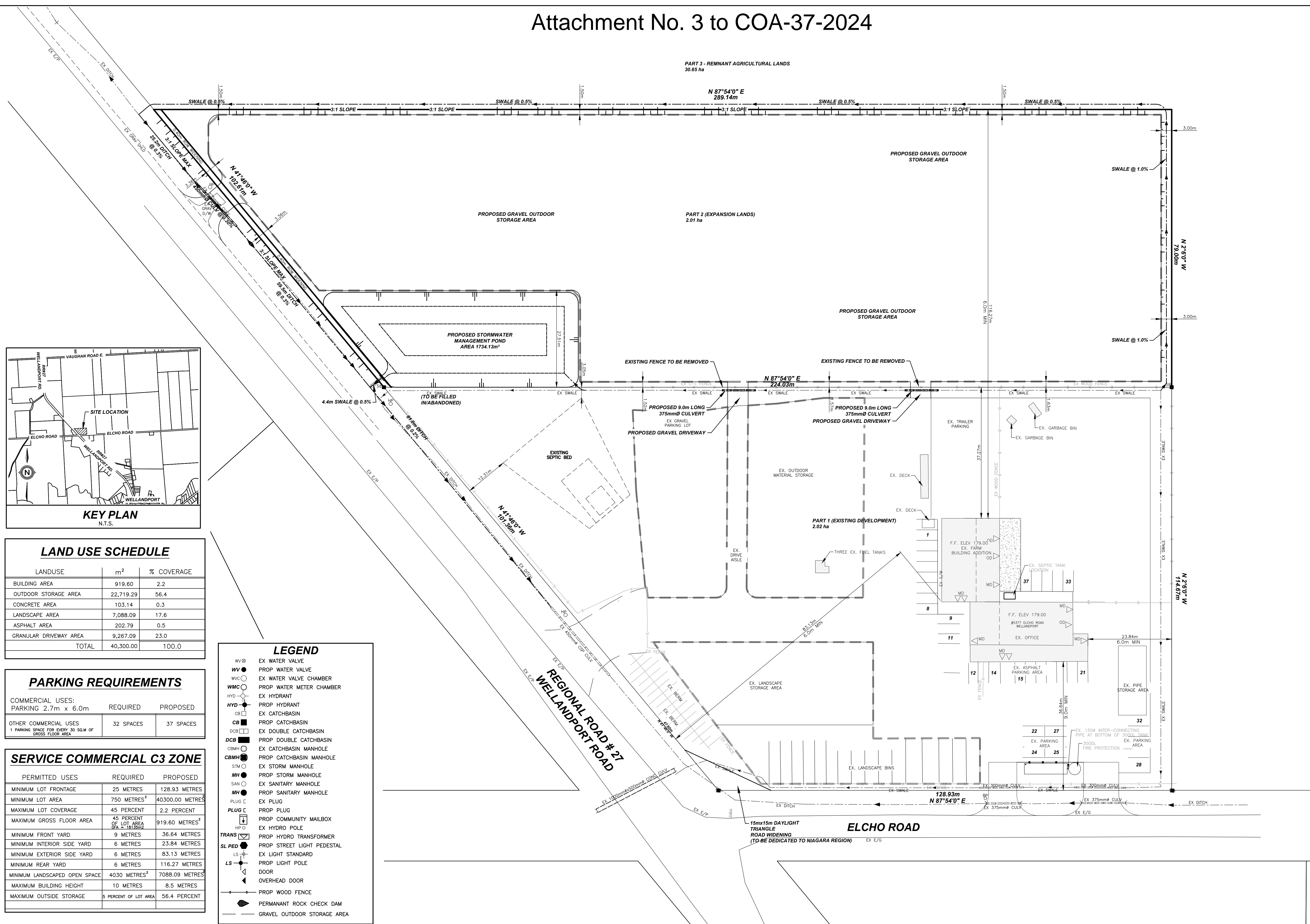
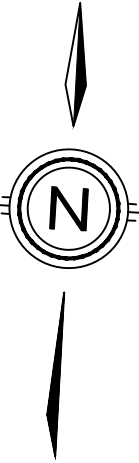


Attachment No. 3 to COA-37-2024



LAND USE SCHEDULE

LANDUSE	m ²	% COVERAGE
BUILDING AREA	919.60	2.2
OUTDOOR STORAGE AREA	22,719.29	56.4
CONCRETE AREA	103.14	0.3
LANDSCAPE AREA	7,088.09	17.6
ASPHALT AREA	202.79	0.5
GRANULAR DRIVEWAY AREA	9,267.09	23.0
TOTAL	40,300.00	100.0

PARKING REQUIREMENTS

COMMERCIAL USES:	REQUIRED	PROPOSED
PARKING 2.7m x 6.0m	32 SPACES	37 SPACES

OTHER COMMERCIAL USES
1 PARKING SPACE FOR EVERY 30 SQ.M OF GROSS FLOOR AREA

SERVICE COMMERCIAL C3 ZONE

PERMITTED USES	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	25 METRES	128.93 METRES
MINIMUM LOT AREA	750 METRES ²	40300.00 METRES ²
MAXIMUM LOT COVERAGE	45 PERCENT OF LOT AREA	2.2 PERCENT
MAXIMUM GROSS FLOOR AREA	919.60 METRES ²	919.60 METRES ²
MINIMUM FRONT YARD	9 METRES	36.64 METRES
MINIMUM INTERIOR SIDE YARD	6 METRES	23.84 METRES
MINIMUM EXTERIOR SIDE YARD	6 METRES	83.13 METRES
MINIMUM REAR YARD	6 METRES	116.27 METRES
MINIMUM LANDSCAPED OPEN SPACE	4030 METRES ²	7088.09 METRES ²
MAXIMUM BUILDING HEIGHT	10 METRES	8.5 METRES
MAXIMUM OUTSIDE STORAGE	5 PERCENT OF LOT AREA	56.4 PERCENT

LEGEND

WV	EX WATER VALVE
WV	PROP WATER VALVE
WC	EX WATER VALVE CHAMBER
WMC	PROP WATER METER CHAMBER
HYD	EX HYDRANT
HYD	PROP HYDRANT
CB	EX CATCHBASIN
CB	PROP CATCHBASIN
DCB	EX DOUBLE CATCHBASIN
DCB	PROP DOUBLE CATCHBASIN
CBMH	EX CATCHBASIN MANHOLE
CBMH	PROP CATCHBASIN MANHOLE
STM	EX STORM MANHOLE
STM	PROP STORM MANHOLE
SAN	EX SANITARY MANHOLE
SAN	PROP SANITARY MANHOLE
PLUG	EX PLUG
PLUG	PROP PLUG
HP	EX HYDRO POLE
HP	PROP HYDRO POLE
TRANS	EX HYDRO TRANSFORMER
TRANS	PROP HYDRO TRANSFORMER
SL PED	EX STREET LIGHT PEDESTAL
SL PED	PROP STREET LIGHT PEDESTAL
LS	EX LIGHT STANDARD
LS	PROP LIGHT STANDARD
LS	EX LIGHT POLE
LS	PROP LIGHT POLE
DOOR	EX DOOR
DOOR	PROP DOOR
OVERHEAD DOOR	EX OVERHEAD DOOR
OVERHEAD DOOR	PROP OVERHEAD DOOR
PROP WOOD FENCE	EX WOOD FENCE
PROP WOOD FENCE	PROP WOOD FENCE
PERMANANT ROCK CHECK DAM	EX PERMANANT ROCK CHECK DAM
PERMANANT ROCK CHECK DAM	PROP PERMANANT ROCK CHECK DAM
GRAVEL OUTDOOR STORAGE AREA	EX GRAVEL OUTDOOR STORAGE AREA
GRAVEL OUTDOOR STORAGE AREA	PROP GRAVEL OUTDOOR STORAGE AREA

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD, TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	M.C.
DESIGN	J.S.
CHECKED BY	J.S.
APPROVED BY	J.S.

OWNER
NGF PROPERTY INC.
5377 ELCHO ROAD
WEST LINCOLN, ON

**#5377 ELCHO ROAD
WELLANDPORT
SITE PLAN**

CONSULTANT FILE No.	2089
DATE	2024-04-04
PRINTED	2024-04-04
SCALE	1:400 m
REF No.	
DWG No.	2189-SP
REV	0

0	ISSUED FOR CLIENT REVIEW	2021-12-02	M.C.
#	REVISION	DATE	INIT