



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 | | |

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

| REQUIRED | PROPOSED |
|-----------|-----------|
| 32 SPACES | 37 SPACES |

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 | |
| 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 E EX PLUG
- PLUG ● PROP PLUG
- HP ○ EX HYDRO POLE
- HP ● PROP HYDRO POLE
- TRANS ○ EX TRANSFORMER
- SL PED ○ EX 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
- PERMANENT ROCK CHECK DAM
- 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 | |



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 |

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