



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	32 SPACES	37 SPACES

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	
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 HYDRO TRANSFORMER
- SL PED ○ EX STREET LIGHT PEDESTAL
- LS ○ EX LIGHT STANDARD
- LS ● PROP LIGHT POLE
- DOOR ○ EX DOOR
- OVERHEAD DOOR ○ EX OVERHEAD DOOR
- PROP WOOD FENCE ○ EX WOOD FENCE
- PERMANENT ROCK CHECK DAM ○ EX PERMANENT ROCK CHECK DAM
- GRAVEL OUTDOOR STORAGE AREA ○ EX 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

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