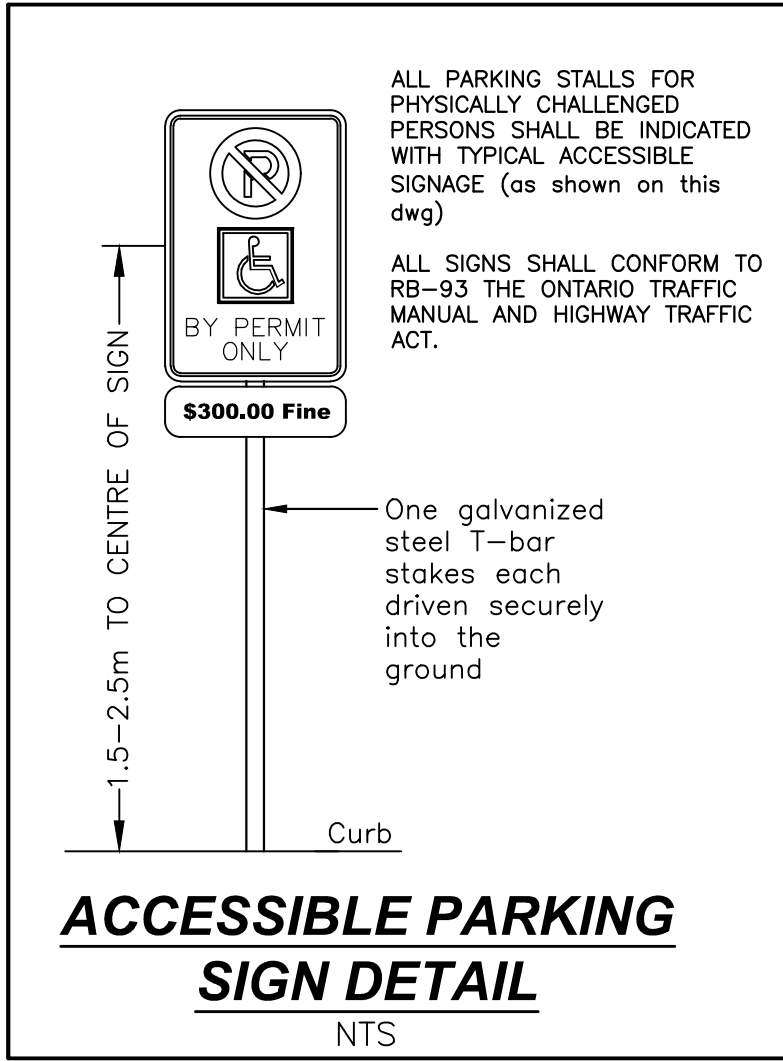
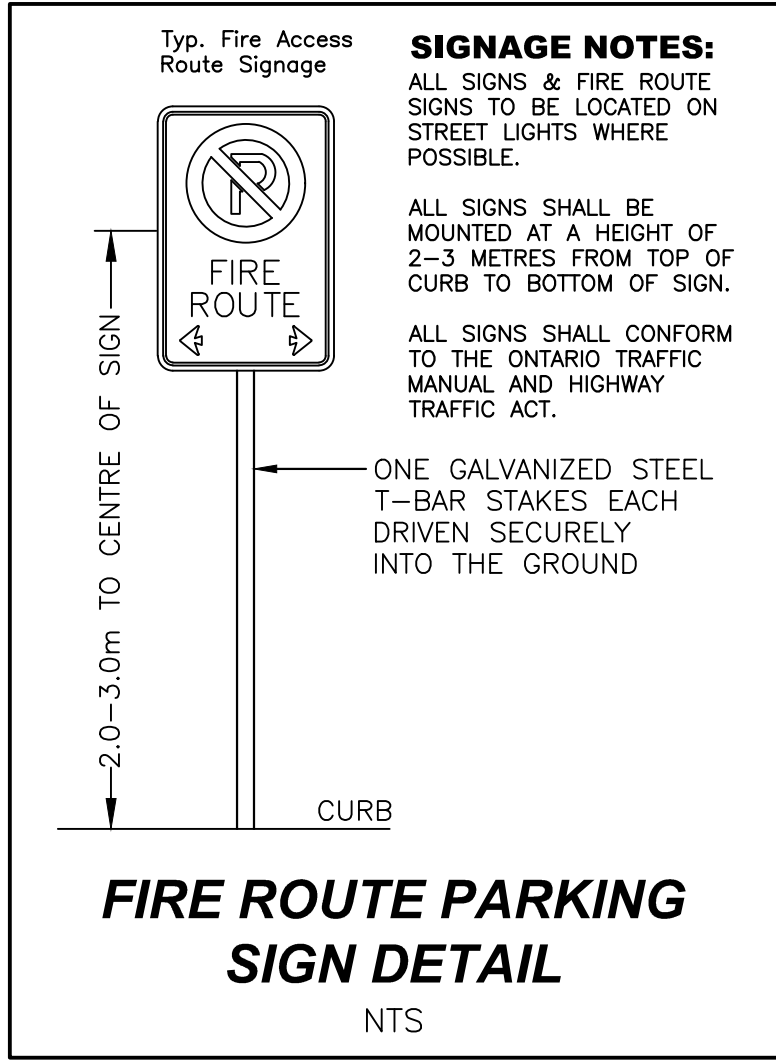




LEGEND

HYD	EX HYDRANT	EX	EX HYDRO POLE
HP	PROP HYDRANT	EX	EX LIGHT STANDARD
LS	EX LIGHT STANDARD	PROP	PROP DOOR
FRS	PROP FIRE ROUTE SIGN (SEE THIS SHEET)	ACC	PROP ACCESSIBLE PARKING SIGN (SEE THIS SHEET)
LS	PROP LIGHT STANDARD	CMB	PROP COMMUNITY MAILBOX
CMB	PROP BICYCLE RACK	PROP	PROP CURB
PROP	PROP DEPRESSED CURB	EX	EX CHAIN-LINK FENCE
EX	EX CHAIN-LINK FENCE	PROP	PROP WOOD PRIVACY FENCE
LS	PROP LIGHT STANDARD	WP	PROP WALL LIGHT PACK
WP	PROP WALL LIGHT PACK	BL	PROP BOLLARD LIGHT
BL	PROP BOLLARD LIGHT	TRANS	PROP HYDRO TRANSFORMER
TRANS	PROP HYDRO TRANSFORMER		

(Month) (Day)	(Year)	(Initial)	Infrastructure and Development Services
			Planning Division
			Building Division
			Engineering Division

THIS SCHEDULE _____

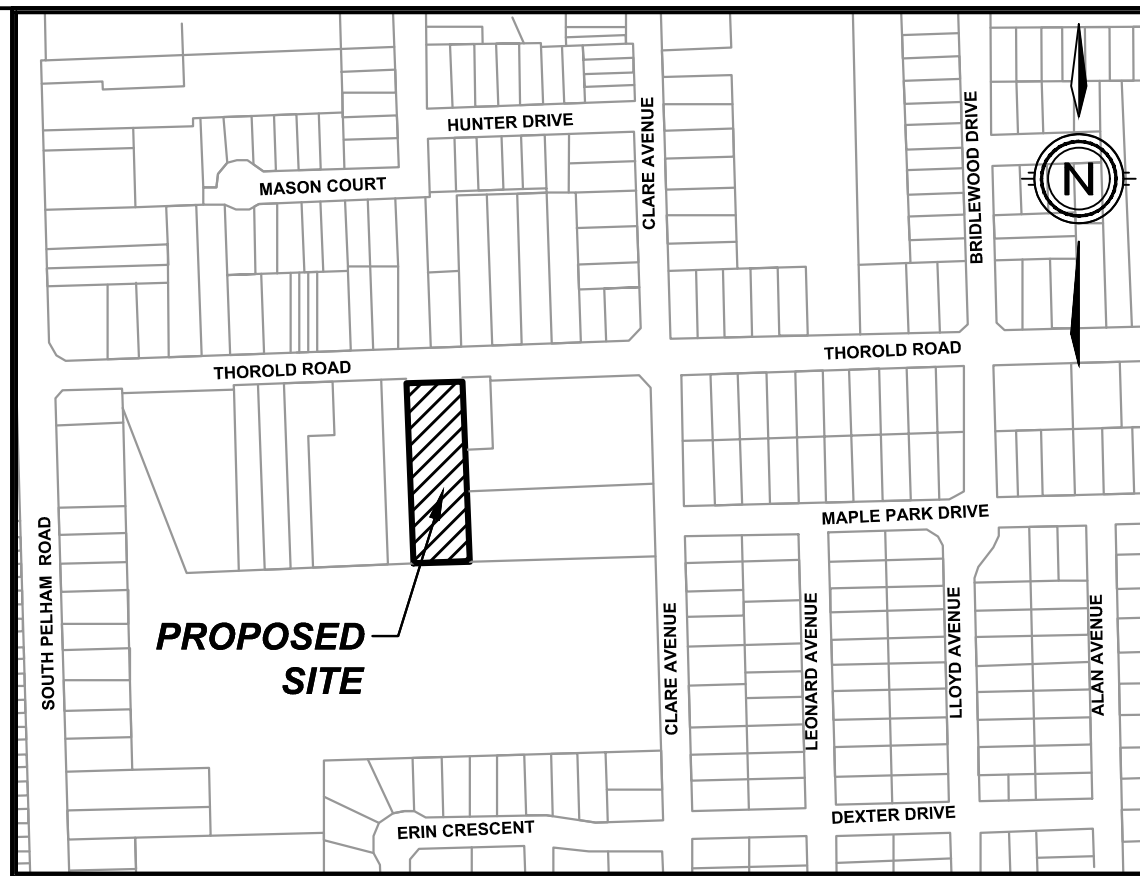
TO AGREEMENT BETWEEN _____

AND THE CITY OF WELLAND DATED _____

CITY OF WELLAND APPROVAL STAMP

519 THOROLD ROAD

CITY OF WELLAND



KEY PLAN

N.T.S.

LEGAL DESCRIPTION

PART OF LOT 254
GEOGRAPHIC TOWNSHIP OF THOROLD
IN THE
CITY OF WELLAND

ZONING MATRIX

PROVISION	ZONING (RM)	PROVIDED
BLOCK TOWNHOUSE		
MIN. LOT FRONTAGE	30.0m	38.10m
MIN LOT AREA	N/A	4647.81m ²
MIN. FRONT YARD	4.5m AND 6.0m TO GARAGE	3.00m (NO GARAGE)
MIN. INTERIOR SIDE YARD	1.0m & 0m	1.2m
MIN EXTERIOR SIDE YARD	1.0m	N/A
MIN REAR YARD	6.0m	6.0m
MAX. BUILDING HEIGHT	11m (3 STOREYS)	8.5m (2 STOREYS)
MIN. LANDSCAPED AREA	20%	38.93%
MAX LOT COVERAGE	55%	29.46%

SECTION 5.10: PERMITTED YARD, SETBACK & HEIGHT ENCROACHMENTS

SECTION 5.10.2: DECKS, PORCHES, STEPS

a) OPEN OR ROOFED PORCHES & STAIRS MAY PROJECT 1.5m INTO A FRONT YARD OR EXTERIOR SIDE YARD & 3.0m INTO A REAR YARD, PROVIDED NOT HIGHER THAN 1.5m FROM GRADE.

b) DECKS MAY PROJECT 1.5m INTO A FRONT OR EXTERIOR YARD 1.5m, PROVIDED NOT HIGHER THAN 4.0m FROM GRADE

c) DECKS MAY PROJECT MAX 33.75m INTO REAR YARD PROVIDED NOT HIGHER THAN 1.5m FROM GRADE

SECTION 6: PARKING AND LOADING REGULATIONS

SECTION 6.17
(TABLE 6.17.1-MINIMUM REQUIRED WIDTH OF A LANDSCAPE BUFFER OF A PARKING LOT)

ABUTTING A STREET - (10<100 SPACES) = 2.0m
NOT ABUTTING A STREET - (10<100 SPACES) = 1.5m
ABUTTING A RESIDENTIAL OR INDUSTRIAL ZONE = 1.5m

PARKING REQUIREMENTS

1 SPACE PER UNIT = 22 x 1 = 22 SPACES
ACCESSIBLE REQUIRED = 10-50 SPACES = 1 REQUIRED

PROVIDED

27 SPACES (INCLUDING 2 ACCESSIBLE)

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (22 UNITS)	0.137	29.46
ROADWAY/PARKING	0.147	31.61
LANDSCAPE	0.181	38.93
TOTAL	0.465	100.00
DENSITY		47.31 un/ha

0	ISSUED FOR APPROVAL	2025-06-18	C.A
#	REVISION	DATE	INIT



30 Hannover Drive Unit 3
St. Catharines, Ontario
L2W 1A5
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAWING TITLE	DRAFTING	C.A
SITE PLAN	DATE	JUNE 18, 2025
	PRINTED	JUNE 18, 2025
	SCALE	1:1000
	DWG No.	REV
	25028-SP	0