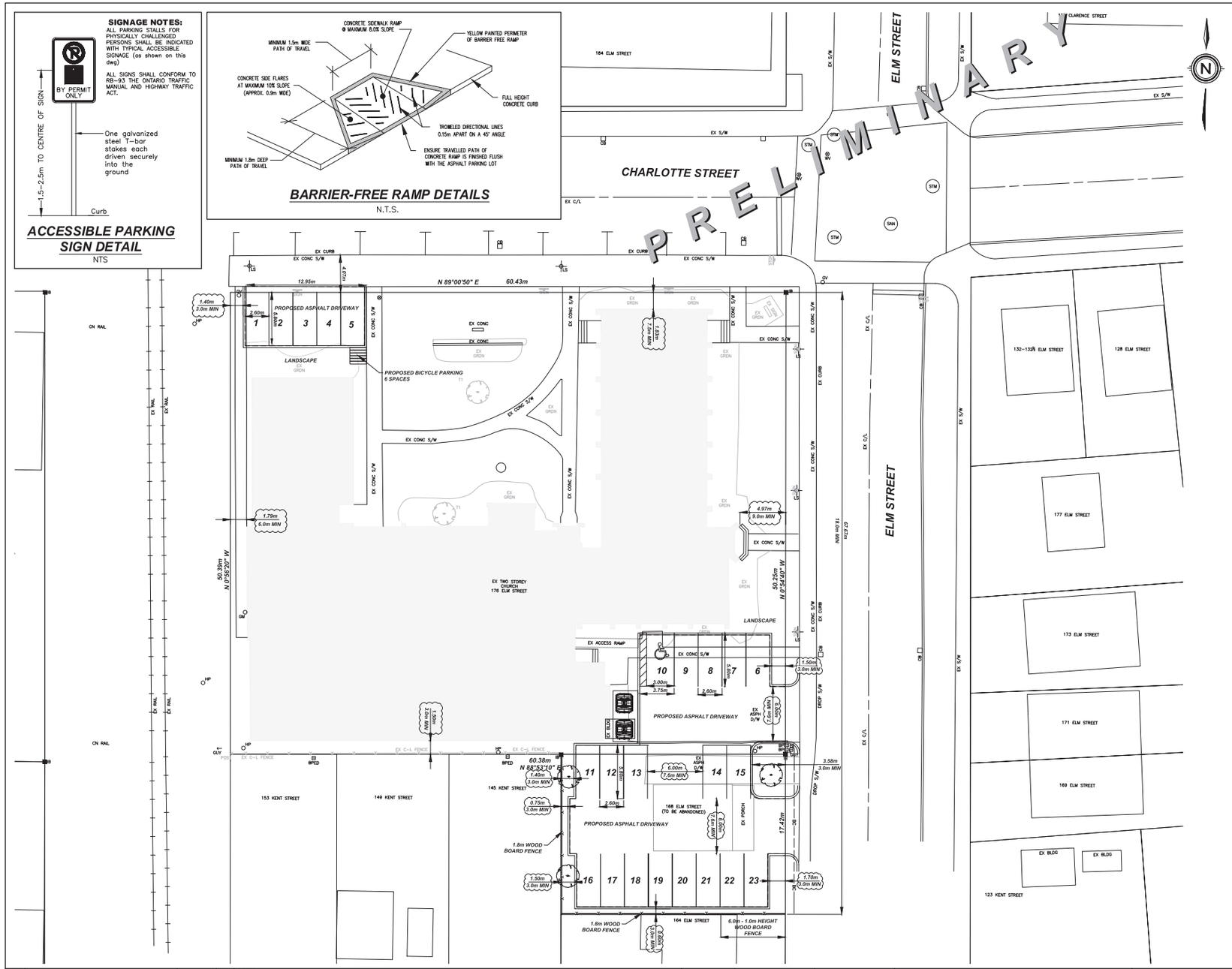


SIGNAGE NOTES:

ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL ACCESSIBLE SIGNAGE (as shown on this dwg)

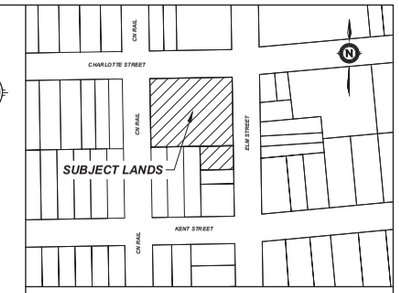
ALL SIGNS SHALL CONFORM TO RB-93 THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

ACCESSIBLE PARKING SIGN DETAIL

NTS

BARRIER-FREE RAMP DETAILS

N.T.S.

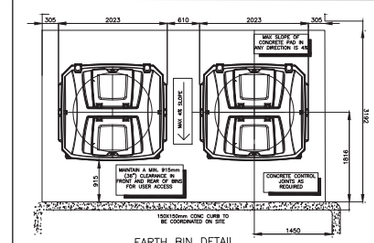


KEY PLAN

N.T.S.

LEGAL DESCRIPTION

PART OF LOTS 121, 122 & 123, PLAN 780
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA



EARTH BIN DETAIL

LANDUSE SCHEDULE - 176 ELM ST

LAND USE	AREA(sq.m.)	AREA(ha)	AREA(%)
EXISTING BUILDING	1496.75	0.15	43.27
PAVING/PARKING	631.43	0.06	18.26
LANDSCAPE	1330.75	0.13	38.47
TOTAL SITE AREA	3458.93	0.34	100.00

PARKING STATISTICS:

PERMITTED USE - APARTMENT (1.5 x 22 UNITS DWELLING = 30)		33 spaces
FOR 1-25 STANDARD PARKING SPACES1 SHALL BE ACCESSIBLE FOR 26-50 STANDARD PARKING SPACES 2 SHALL BE ACCESSIBLE		1 spaces
TOTAL REQUIRED PARKING SPACES	=	34 spaces
TOTAL PROVIDED PARKING	=	23 spaces

22 STANDARD SPACES
1 ACCESSIBLE SPACE

ZONING MATRIX

INSTITUTIONAL ZONE (I)

PROVISION	REQUIRED	PROVIDED
MIN LOT FRONTAGE	18m	67.67m
MIN. FRONT YARD	9.0m	4.97m (EXISTING)
MIN. REAR YARD	6.0m	1.79m (EXISTING)
MIN. INTERIOR SIDE YARD	3.0m	1.5m (EXISTING)
MIN. CORNER SIDE YARD	7.5m	1.83m (EXISTING)
MAX. BUILDING HEIGHT	20.0m	NO CHANGE
MIN. LANDSCAPE	25%	38.47%
TOTAL LOT COVERAGE	40%	43.27%

#	REVISION	DATE	INIT

NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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.
2. 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.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING: GS
DESIGN: --
CHECKED BY: --
APPROVED BY: --

UPPER CANADA CONSULTANTS ENGINEERS/PLANNERS
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176 ELM STREET
PORT COLBORNE
SITE PLAN

CONSULTANT FILE No.	1906
DATE	2020-11-17
PRINTED	2020-11-17
SCALE	1:200 m
REF No.	
DWG No.	1906-SP
REV	0

DRAWING FILE: F:\1906\Engineering\1906_BASE.dwg PLOTTED: Nov 17, 2020 - 4:18pm PLOTTED BY: gordon

Appendix E
Report 2021-09