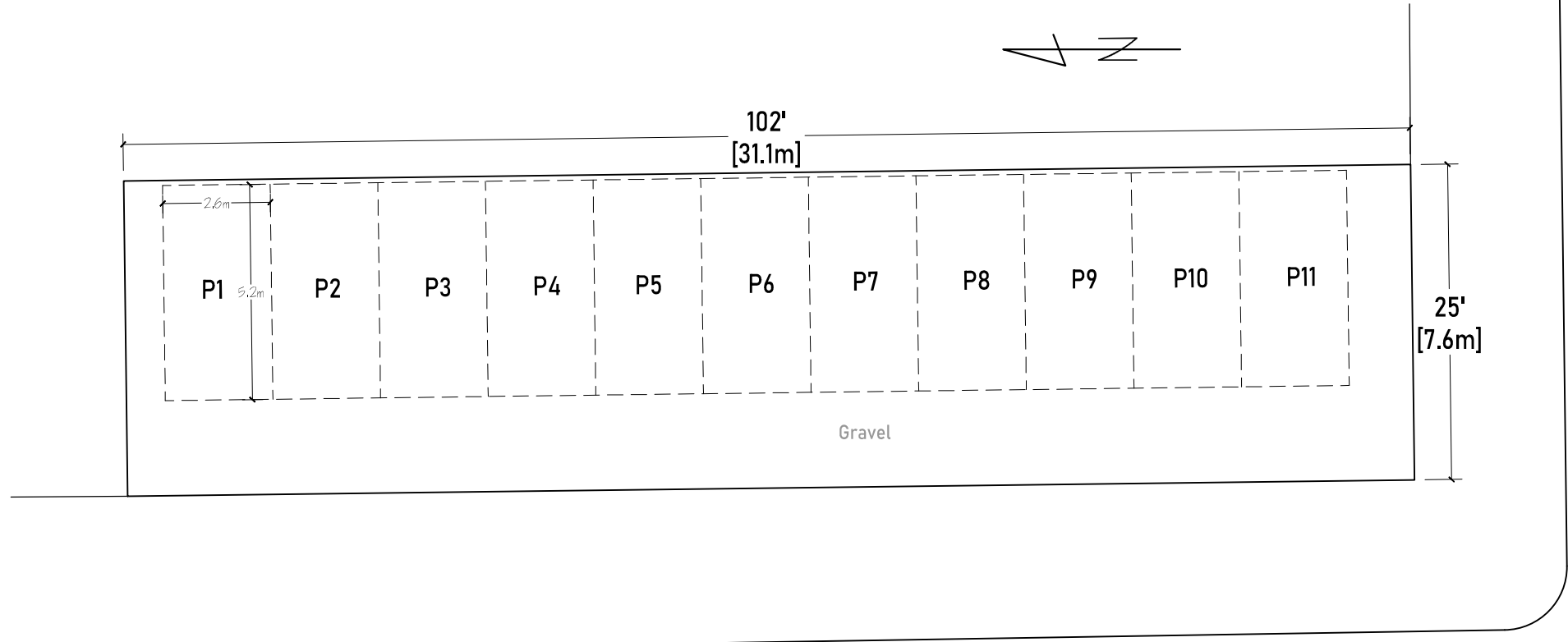


**Key Map**  
Scale: 1:750



**Off-site Parking**  
Scale: 1:150

**Mitchell Street**

Port Colborne  
271102000706105  
Plan 19, Lot 26, NP857  
Zoning R4

Lot Area: 236.9m<sup>2</sup>

**Nickel Street**

**Parking Spaces**

**174 Mitchell: Offsite:**  
1 Accessible 11 Regular  
4 Regular  
7 Bicycle

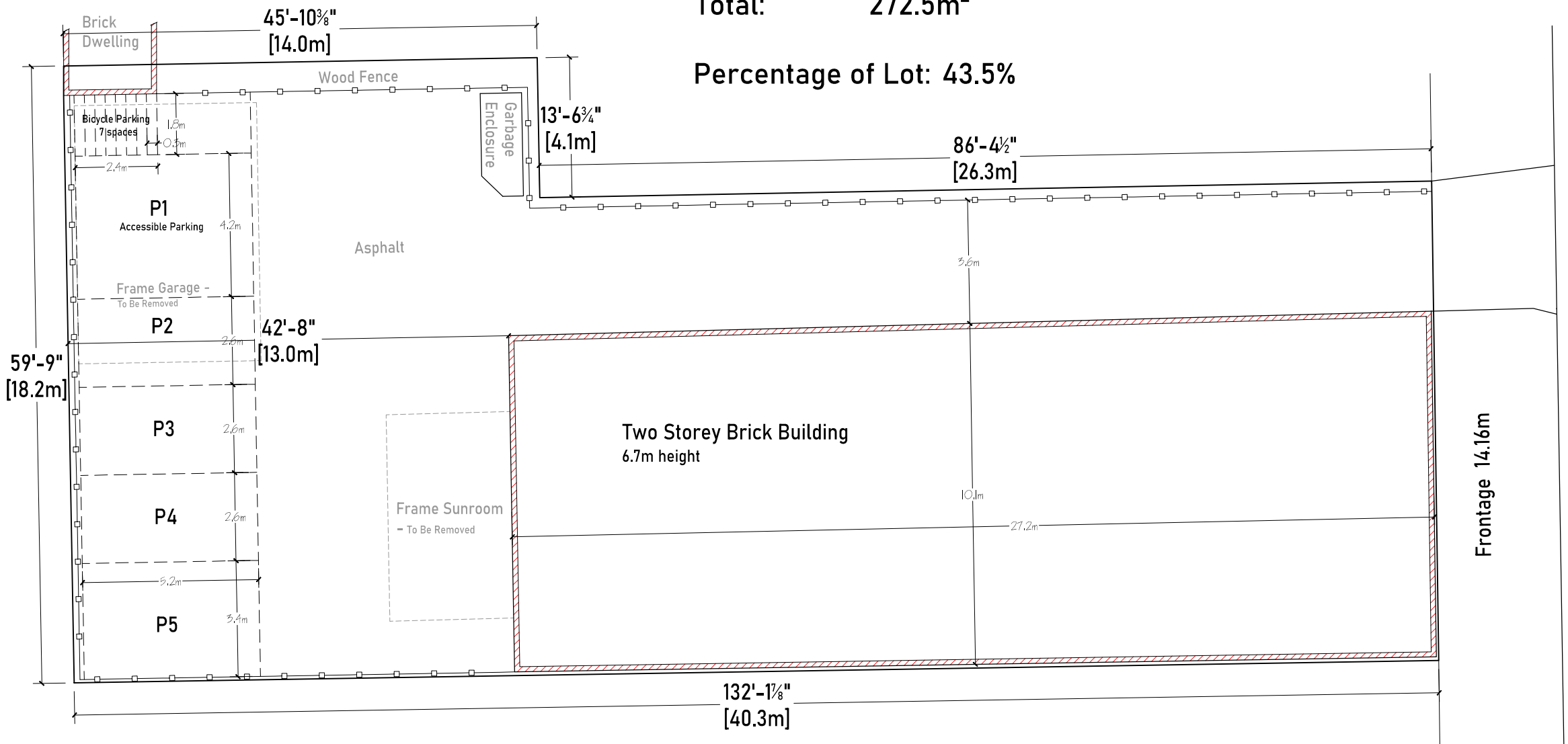
**LOT COVERAGE**

Lot Area 626.7m<sup>2</sup>  
Building 294.8m<sup>2</sup>  
Garage 41.0m<sup>2</sup>  
TBR -63.3m<sup>2</sup>  
Total: 272.5m<sup>2</sup>

**174 Mitchell Street**

Port Colborne  
271102000713100  
Plan 849, Pt Lot 15 & 16  
Zoning R3-CH

Percentage of Lot: 43.5%



**Parking**  
Scale: 1:150

**174 Mitchell Street**

|          |          |
|----------|----------|
| DATE     | 27/11/23 |
| SCALE    | As Noted |
| REVISION | 19/12/23 |

PROJECT TITLE  
2866403 On Inc. - Mitchell Street

ADDRESS  
174 Mitchell Street, Port Colborne

SHEET INDEX  
SHEET 1 - Site Plan

**SITE PLAN**

Sheet 1 of 1