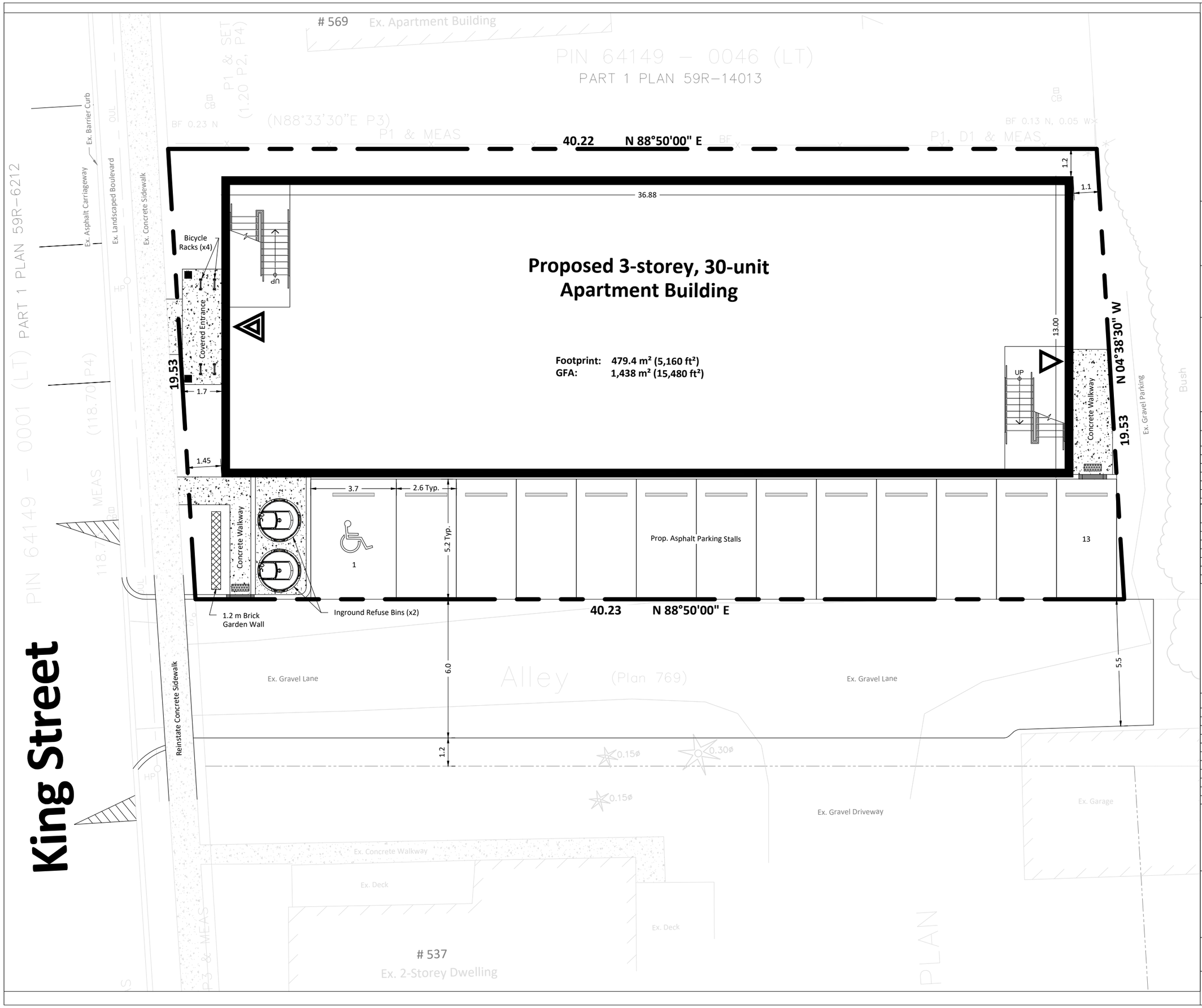

Key Map (NTS)

ELEVATE LIVING
Better Developments. Valued Relationships.

800 Niagara St, Suite E2
Welland, ON, L3C 5Z4
905-732-7227
ElevateLiving.ca

Legal Description:

Part of Lots 9 - 10, Plan 769,
City of Port Colborne

Legend:

- Concrete
- Landscaping (unless otherwise noted)
- Tactile Warning Plate

Scale = 1:150

Land Use Stats

Lot Area = ± 784 m² (0.2 ac)

Zoning Regulation	Required	Proposed
Lot Area / Unit (Min.)	125 m²	26 m²
Lot Coverage (Max)	40 %	62.3 %
Landscaped Area (Min.)	25 %	13.9 %
Parking Area Landscaped Buffer to Public Street (Min.)	3 m	5 m
Parking Area Landscaped Buffer to Res. Zone (Min.)	3 m	0 m

Parking Stats

Regulation	Required	Proposed
Apartment Building	1.25 stalls / unit (38 stalls)	0.4 stalls / unit (13 stalls)
Accessible Parking	1 - 25 stalls = 1 B/F stall	1 stall
Total (car parking)	**38 stalls**	**13 stalls**
Bicycle Parking		
Residential Buildings of ≥ 10 units	6 stalls + 1 for every 10 units above 20 (7 stalls)	24 stalls (Min.)
Total (Bicycle parking)	**7 stalls**	**24 stalls**

Preliminary

#	Date	Revision	Initial
0	2025-10-17	Issued for ZBA Coordination	CT

Project:

547 King Street,
Port Colborne, ON

()

Dwg:

Concept Site Plan

Date: 2025-10-17

Dwg #:	File:	Rev No.:
		0