

NOTE: PROPOSED FUEL TANKS TO BE PLACED IN APPROXIMATELY THE SAME LOCATION AS EXISTING FUEL TANKS.

SITE PLAN

SHOWING EXISTING CONDITIONS
PART OF LOT 20, CONCESSION 6
IN THE

TOWNSHIP OF WAINFLEET REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 300



DONALD G. CHAMBERS
ONTARIO LAND SURVEYOR

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NOTE

THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.

DO NOT SCALE FROM THIS DRAWING.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

LEGEND

+ 193.73	DENOTES	EXISTING GROUND ELEVATION
CB	"	CATCH BASIN
MH	"	MANHOLE
WV	"	WATER VALVE
GV	"	GAS VALVE
LS	"	LIGHT STANDARD
HP	"	HYDRO POLE
CSP	"	CORRUGATED STEEL PIPE
—H—H—H—	"	UNDERGROUND HYDRO LINE
—OW—OW—	"	OVERHEAD UTILITY LINE
—G—G—G—	"	UNDERGROUND GAS LINE
—B—B—B—	"	UNDERGROUND BELL LINE
—W—W—W—	"	WATERMAIN
—SAN—SAN—	"	SANITARY SEWER
—STM—STM—	"	STORM SEWER
—X—X—X—	"	BOARD FENCE
	"	DECIDUOUS TREE
	"	CONIFEROUS TREE
	"	ASPHALT SURFACE
	"	CONCRETE SURFACE
	"	GRAVEL SURFACE
	"	FUEL TRUCK SWEEP PATH

UTILITIES

LOCATION OF UNDERGROUND UTILITIES SHOWN WERE SUPPLIED BY THE VARIOUS AGENCIES. VERIFICATION OF THE EXISTENCE, LOCATION, SIZE, TYPE, ETC., OF THE UTILITY SHOULD BE MADE WITH THE PERTINENT AGENCY. ACCURATE LOCATION OF UTILITIES SHOULD BE VERIFIED BY FIELD LOCATES.

BENCHMARK

ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

FIELD WORK COMPLETION DATE: FEBRUARY 11, 2026

REVISIONS

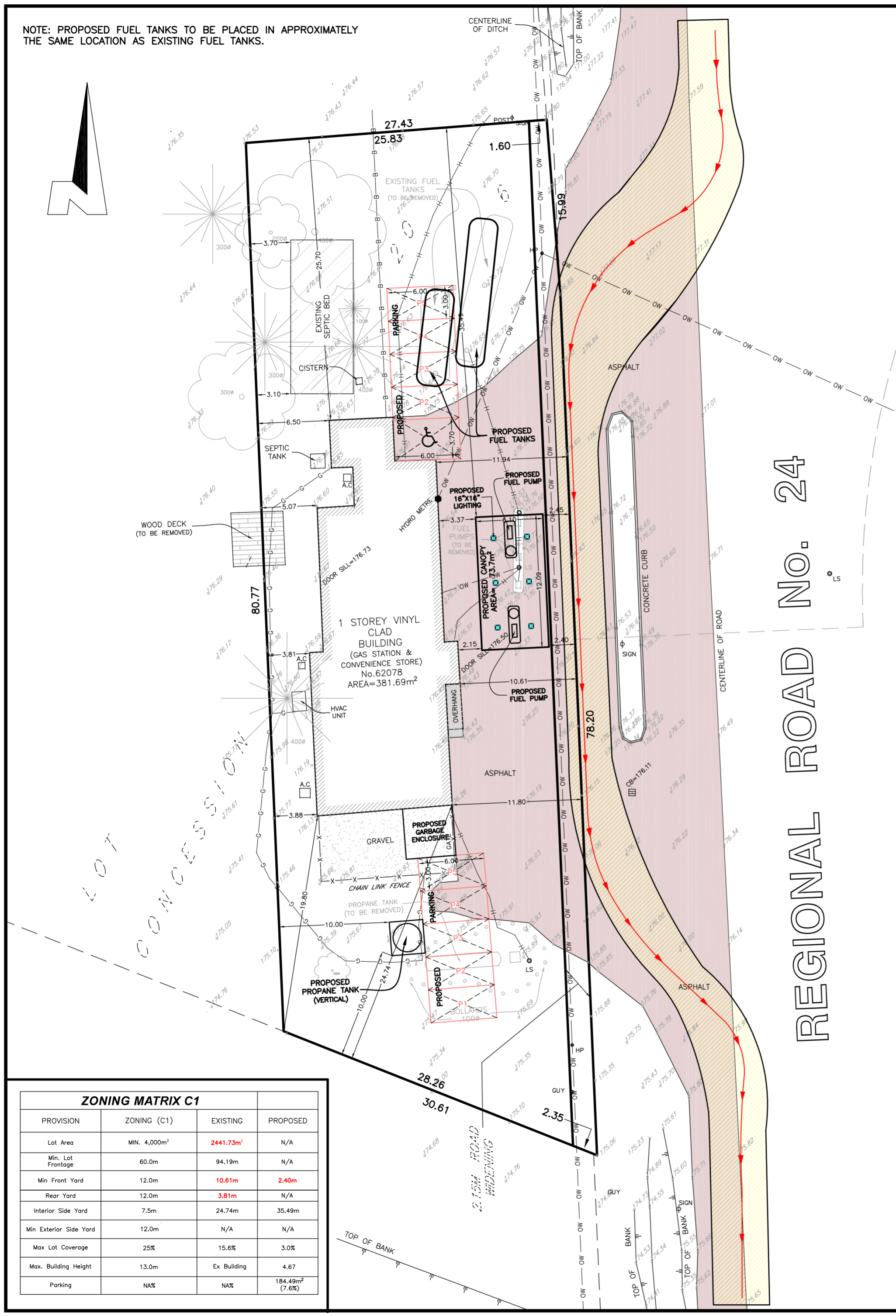
Rev #	REVISION	Date
0	Submitted to client for review	16 JAN/24
1		
2		

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ZONING MATRIX C1

PROVISION	ZONING (C1)	EXISTING	PROPOSED
Lot Area	MIN. 4,000m²	2441.73m²	N/A
Min. Lot Frontage	60.0m	94.19m	N/A
Min Front Yard	12.0m	10.61m	2.40m
Rear Yard	12.0m	3.81m	N/A
Interior Side Yard	7.5m	24.74m	35.49m
Min Exterior Side Yard	12.0m	N/A	N/A
Max Lot Coverage	25%	15.6%	3.0%
Max. Building Height	13.0m	Ex Building	4.67
Parking	NA%	NA%	184.49m² (7.6%)