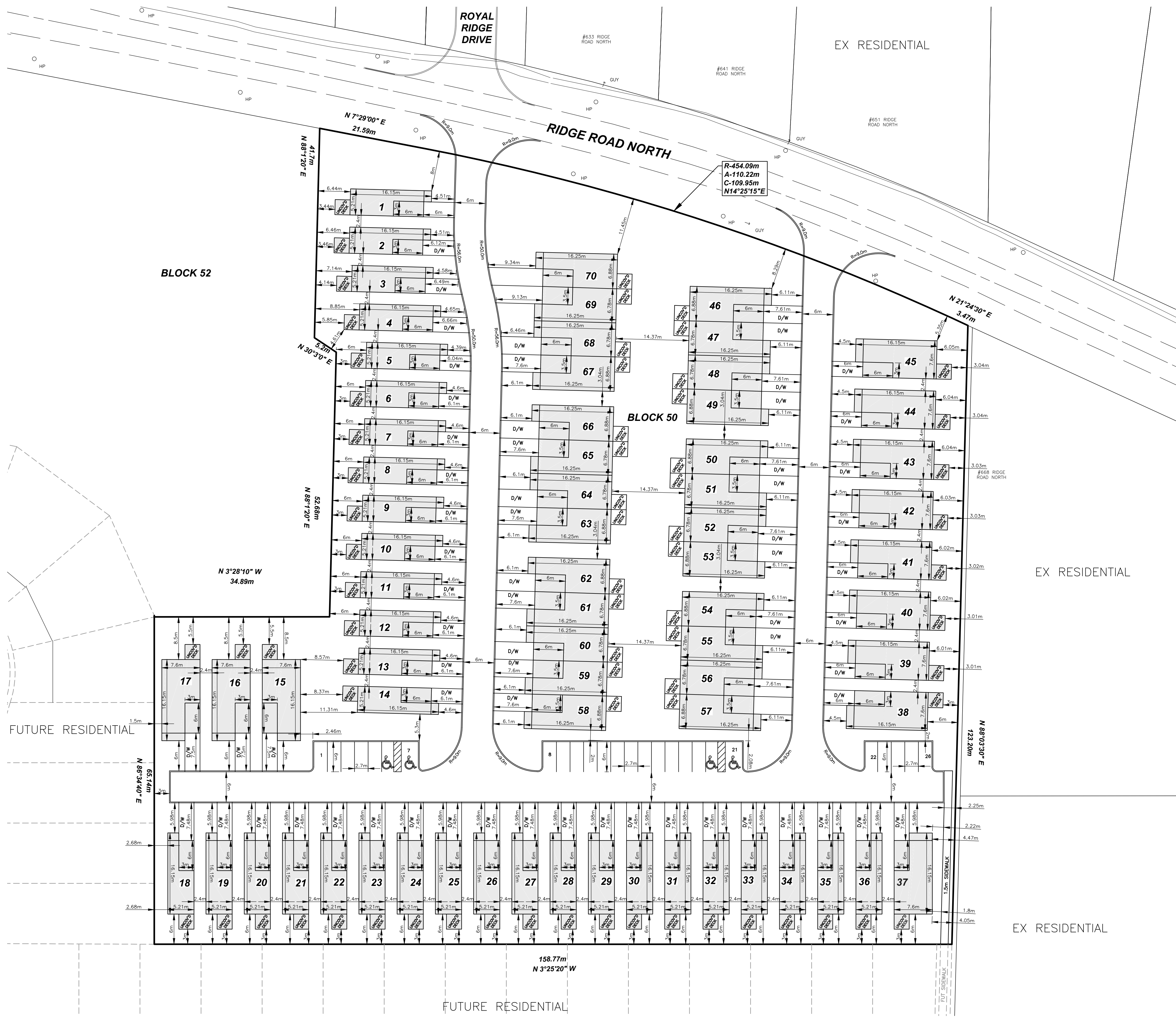
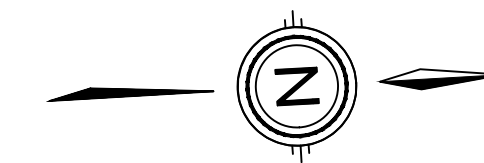


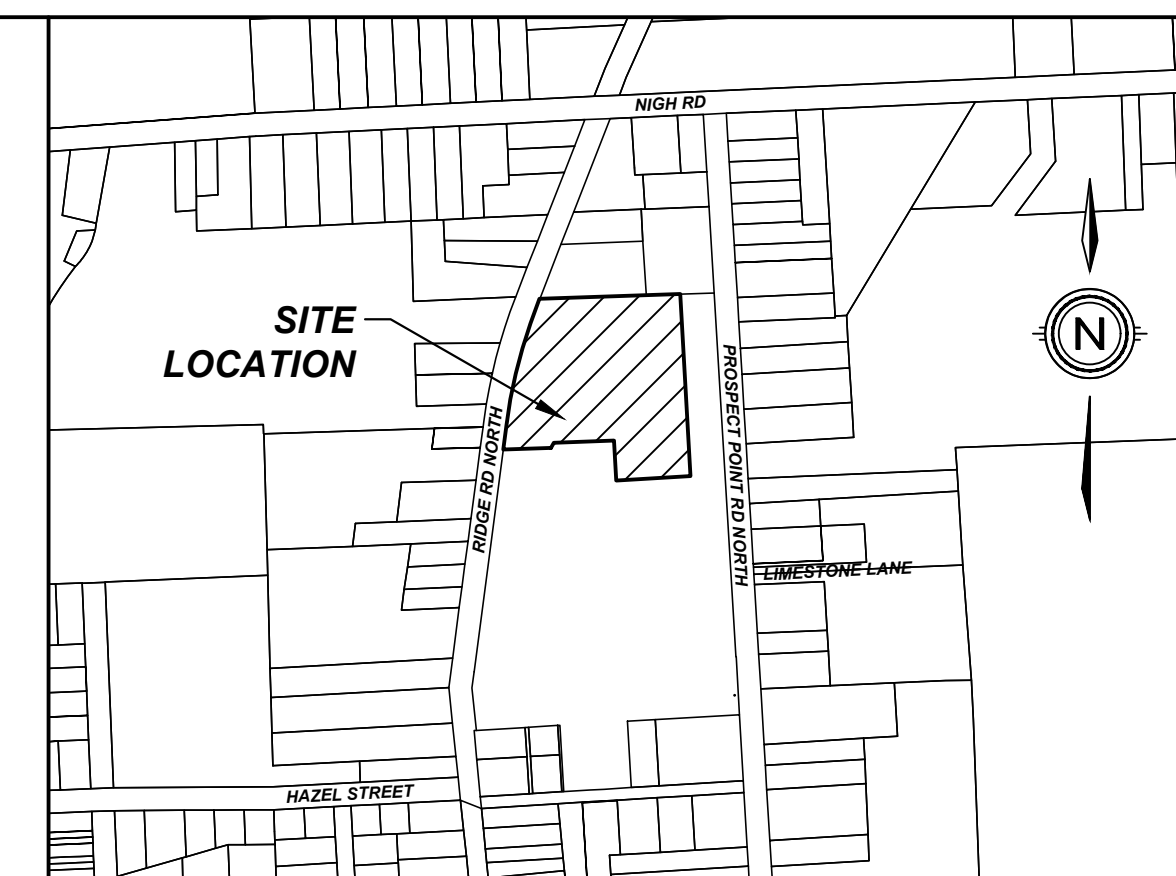
BLOCK 50-576 RIDGE ROAD NORTH

TOWN OF FORT ERIE



R-454.09m
A-110.22m
C-109.95m
N14°25'15"E

SITE STATISTICS-BLOCK 50		
AREA	ha	% COVERAGE
BUILDING	0.671	32.49
ROAD/DRIVEWAY/PARKING	0.446	21.60
LANDSCAPING	0.948	45.91
TOTAL	2.065	100.00
UNITS		70
DENSITY (UNITS/DEVELOPABLE AREA)		33.89 u/ha
PARKING SPACES REQUIRED (1 SPACE PER UNIT X 45 UNITS)		45
(1.5 SPACE PER UNIT X 25 UNITS)		37.5
TOTAL SPACES REQUIRED		82.5
PARKING SPACES - DRIVEWAY		70
PARKING SPACES - GUESTS		26
TOTAL PARKING SPACES PROVIDED		96



KEY PLAN
N.T.S.

SITE PLAN OF VACANT LAND CONDOMINIUM

ZONING MATRIX - BLOCK 50			
PROVISION	EXISTING ZONING	PROPOSED RM1	PROVIDED
COMMERCIAL USE			
MIN. LOT AREA	1850m ²	300m ² PER UNIT	295.00m ²
MIN. LOT FRONTAGE	30m	50m	136.28m
MIN. FRONT YARD	15m	6m TO GARAGE 4m TO DWELLING	5.35m (DWELLING)
MIN. REAR YARD	MIN. 7.5m EXCEPT ABUTTING ANY A STREET SHALL BE 9.0m	6m	6.00m
MIN. SIDE YARD	3m EXCEPT 6m ABUTTING RESIDENTIAL ZONE AND 8m ABUTTING A PUBLIC STREET	N/A	N/A
MIN. INTERIOR SIDE YARD	7.5m	1.5m	1.5m
MIN. EXTERIOR SIDE YARD	9.0m	3m	N/A
MAX. BUILDING HEIGHT	3 STOREYS (12m)	3 STOREYS (12m)	TBD
MAX. # UNITS IN A ROW	N/A	8	5
MIN. LANDSCAPED OPEN SPACE	20.00%	50.00%	45.91%
MIN. DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	N/A	3m (BETWEEN END WALLS) 15m (BETWEEN REAR WALLS) 9m (BETWEEN END/REAR WALLS) 6m (BETWEEN FRONT WALLS) 6m (BETWEEN FRONT/END WALLS)	2.40m 14.37m 11.31m 21.97m 21.97m
MAX. DENSITY	N/A	35 un/ha	33.89 un/ha
MAX. LOT COVERAGE - BLOCK TOWNHOUSE OR EXTERIOR STREET TOWNHOUSE	50.00%	40.00%	32.49%
PRIVACY AREA	N/A	EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE AREA WHICH SERVES AS A PRIVACY AREA ADJACENT TO THE DWELLING UNIT, HAVING A MINIMUM DEPTH OF 4.5m	6.00m
DISTANCE FROM BUILDING TO INTERNAL DRIVEWAYS AND PARKING AREAS	N/A	ANY FRONT OR REAR FACE OF ANY TOWNHOUSE SHALL BE NO CLOSER THAN 3m TO AN INTERNAL DRIVEWAY OR PARKING AREA AND ANY SIDE OF A TOWNHOUSE SHALL BE NO CLOSER THAN 1.5m TO AN INTERNAL DRIVEWAY OR PARKING AREA	4.5m (FACE OF DWELLING) 2.0m (SIDE OF DWELLING)
PLANTING STRIPS	N/A	IN ACCORDANCE WITH SECTION 5.21 AND 4.5m WHERE IT ABUTS A STREET, EXCEPT FOR POINTS OF INGRESS/EGRESS	8.30m

ISSUED FOR APPROVAL	2024-01-24	TA
REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
SITE PLAN OPTION 5 OF VACANT LAND CONDOMINIUM	DATE	JANUARY 24, 2024
	PRINTED	JANUARY 24, 2024
	SCALE	1:400
	DWG No.	2152-SP5
	REV	0