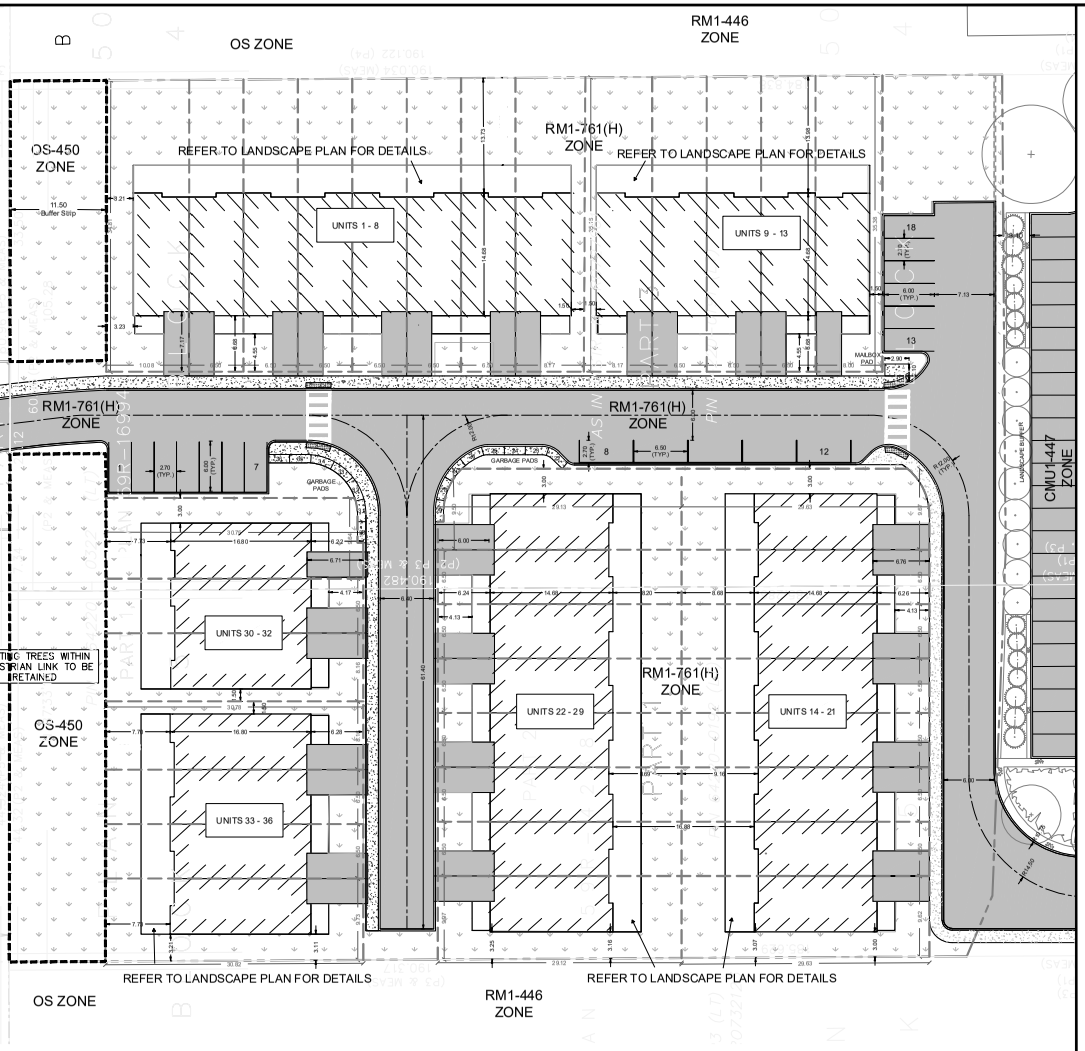
PDS-04-2024 Appendix 3

SITE PLAN AND BUILDING STATISTICS	
Development Proposal	Phase 2 consisting of RM1 zoned lands. Proposed 36 unit condominium.
Project Name	315 Garrison Road - Phase 2
Owner	2717041 Ontario Inc.
Municipal Address	315 Garrison Road, Fort Erie
Legal Description	Part 1-4 Plan 59R-14163 Town of Fort Erie Regional Municipality of Niagara
Official Plan Designation	Medium Density Residential & Open Space (Gateway Secondary Plan)

SITE PLAN AND BUILDING STATISTICS		
Development Proposal	Proposed 36 unit vacant land condominium	
Project Name	315 Garrison Road - Phase 2	
Owner	2717041 Ontario Inc.	
Municipal Address	315 & 0-350 Garrison Road, Fort Erie	
Legal Description	Parts of Block 4 & 5, North Side of Garrison Road; Registered Plan 505 & Chestnut Street, Part of Lane 519, Town of Fort Erie; Regional Municipality of Niagara	
Official Plan Designation	Medium Density Residential & Open Space (Gateway Secondary Plan)	
Zoning By-law (Section 14.3)	**Amending By-law No. 9-2023 RM1-761 (H)**	
	REQUIRED	**PROVIDED**
Min. Lot Frontage	50m, except 6m for street townhouse lots	20.22m
Min. Lot Area	4000 sq.m, except 200 sq.m for a street townhouse lot and 270 sq.m for a street townhouse corner lot	Total Lot Area (includes Walden Boulevard, Sixth Ave. ROW and buffer strip): 13,151.32 (1.315 ha) Developable Area (excludes buffer strip): 11,943.02 sqm (1.194 ha) (11,943.02 sqm - 36 units = 331.75 sqm)
Min. Front Yard	6m to garage 4m to other parts of dwelling	6m to garage 4m to other parts of dwelling
Min. Side Yard	1.5m	1.5m
Min. Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot	N/A
Min. Rear Yard	6m	7.70m
Max. Building Height	i) 3 storeys ii) 12m	2 storeys
Min. Landscaped Area	50% including Privacy Areas, except 25% for street townhouse lots	50% of Total Lot Area inlcudes 11.5 buffer strip and all privacy areas per unit (6,576 sqm)
Maximum Number of Units in a row	8 units	8
Minimum Distance Between Buildings on the Same Lot	15m between two rear walls 3m between two end walls 9m between an end wall and a rear wall 6m between two front walls 6m between a front wall and an end wall	16.8m N/A N/A 15.8 m 17.75 m
Minimum and Maximum Density	A minimum of 25 units per gross hectare and a maximum of 50 units/gross hectare	Developable Area: 36 units ÷ 1.19ha = 30.15 u/ha
Maximum Lot Coverage	Block townhouse or exterior street townhouse - 40% Interior street townhouse - 50%	31.0%
Privacy Area	Notwithstanding the yard requirements above, 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.	7.70m
Planting Strips	In accordance with Section 6.21 and 4.5m where it abuts a street, except for points of ingress/egress	N/A
Parking		
	REQUIRED	**PROVIDED**
Parking Spaces	1.5 parking spaces per dwelling unit	54 parking spaces 1 per unit (36 spaces) and 18 visitor spaces



issue		date	
I	SITE PLAN SUBMISSION	05 JUL Yy 2023	RW
H	SITE PLAN SUBMISSION	28 JUNE 2023	TC
G	SITE PLAN SUBMISSION	17 MAY 2023	RM
F	SITE PLAN SUBMISSION	22 MAR 2023	SS
E	REVISED SITE PLAN	13 Jan 2023	RM
D	REVISED SITE PLAN	21 NOV 2022	RM
C	REVISED SITE PLAN	18 AUG 2022	RM
B	REVISED SITE PLAN	27 JUL 2022	RS
A	OPA-ZBA & DRAFT PLAN	02 FEB 2022	NS

seal

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.

All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

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project title

315 GARRISON ROAD
PHASE 2

TOWN OF FORT ERIE

drawing title

SITE PLAN

drawn by: NS
designed by: SS/NS

scale: 1:250
date: 24 NOV 2021

job number: 19160
issue: I

drawing number: 19160-SP-2

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