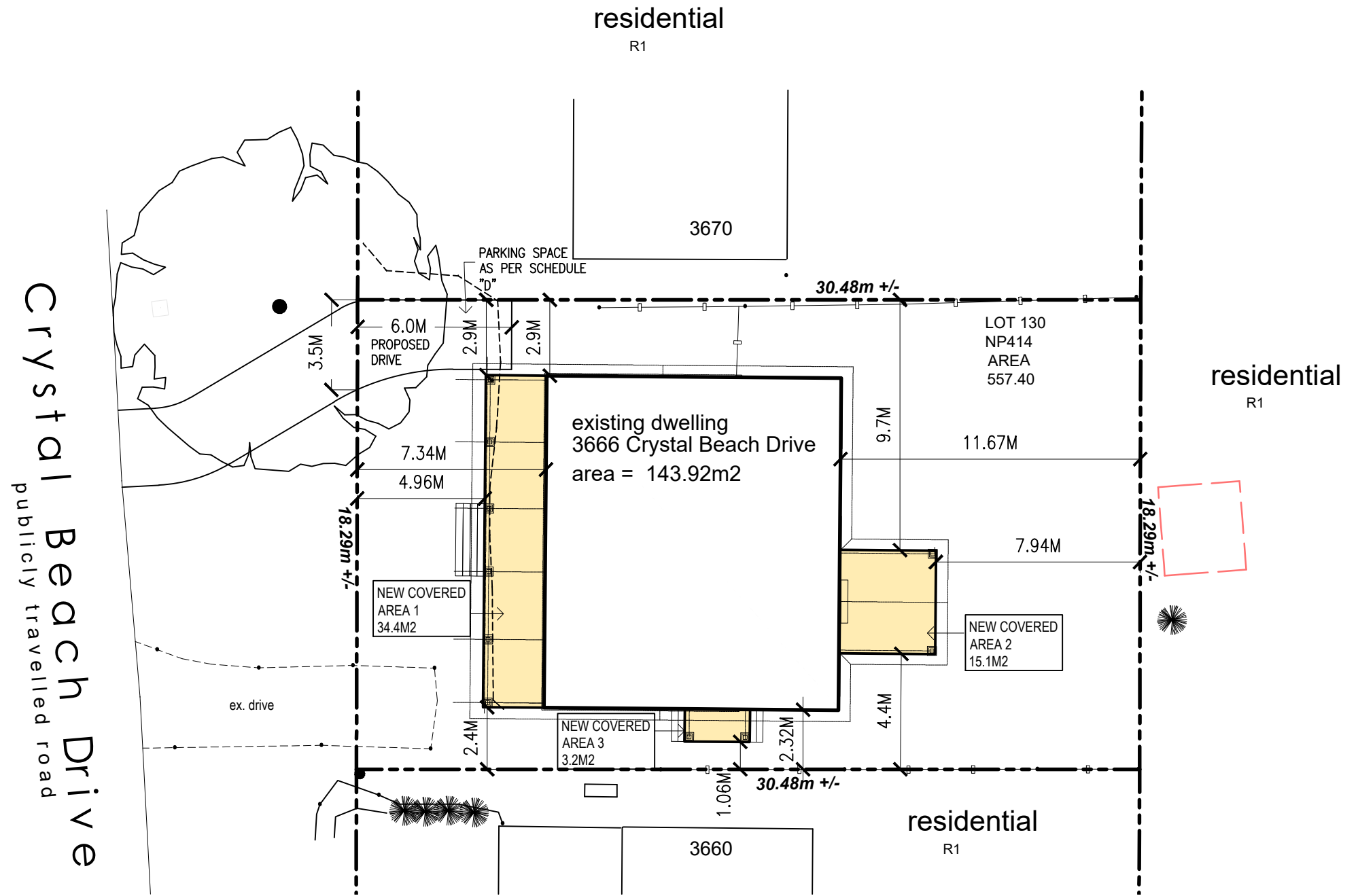


ZONING CONFORMANCE

Town of Fort Erie
PROPERTY ZONING: R1 ZONE

ZONING REQUIREMENTS	by-law	proposed
MINIMUM FRONT YARD DEPTH	7.5m	15.2m
MINIMUM REAR YARD DEPTH	10m	7.9m
MINIMUM INTERIOR SIDE YARD	1.5m	1.06m
MAXIMUM LOT COVERAGE	25%	35.27%

LOT AREA	892.03 M2
BUILDING AREA	M2
existing dwelling	143.92 M2
new covered 1	34.40 M2
new covered 2	15.1 M2
new covered 3	3.20 M2
total	196.62 M2
% COVERAGE	35.27 >25.0



Site Plan

SCALE 1 : 200 Metric
11x17 sheet

3666 Crystal Beach



notes

disclaimer

do not scale drawings, verify all dimensions and information prior to construction report any errors and/or discrepancies to the maker of these plans immediately. All construction must meet or exceed all applicable current building codes including all revisions. Contractor shall be responsible for proceeding with work not fully checked or verified on site to ensure intent of the drawings are fully adhered to in regards to the basic design intent.

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date of issues and revisions

A. - SUBMITTED FOR MINOR VARIANCE
2024-09-23 - AAH
B. - CORRECTED DIMENSION UNITS +
PARKING IN CONFORMANCE WITH
BY-LAW
2024-09-25 - AAH

drawing

Site Plan
details

drawn A.H.

reviewed
A.A.H.

plot B.

drawing no.

SP-01

2024-53