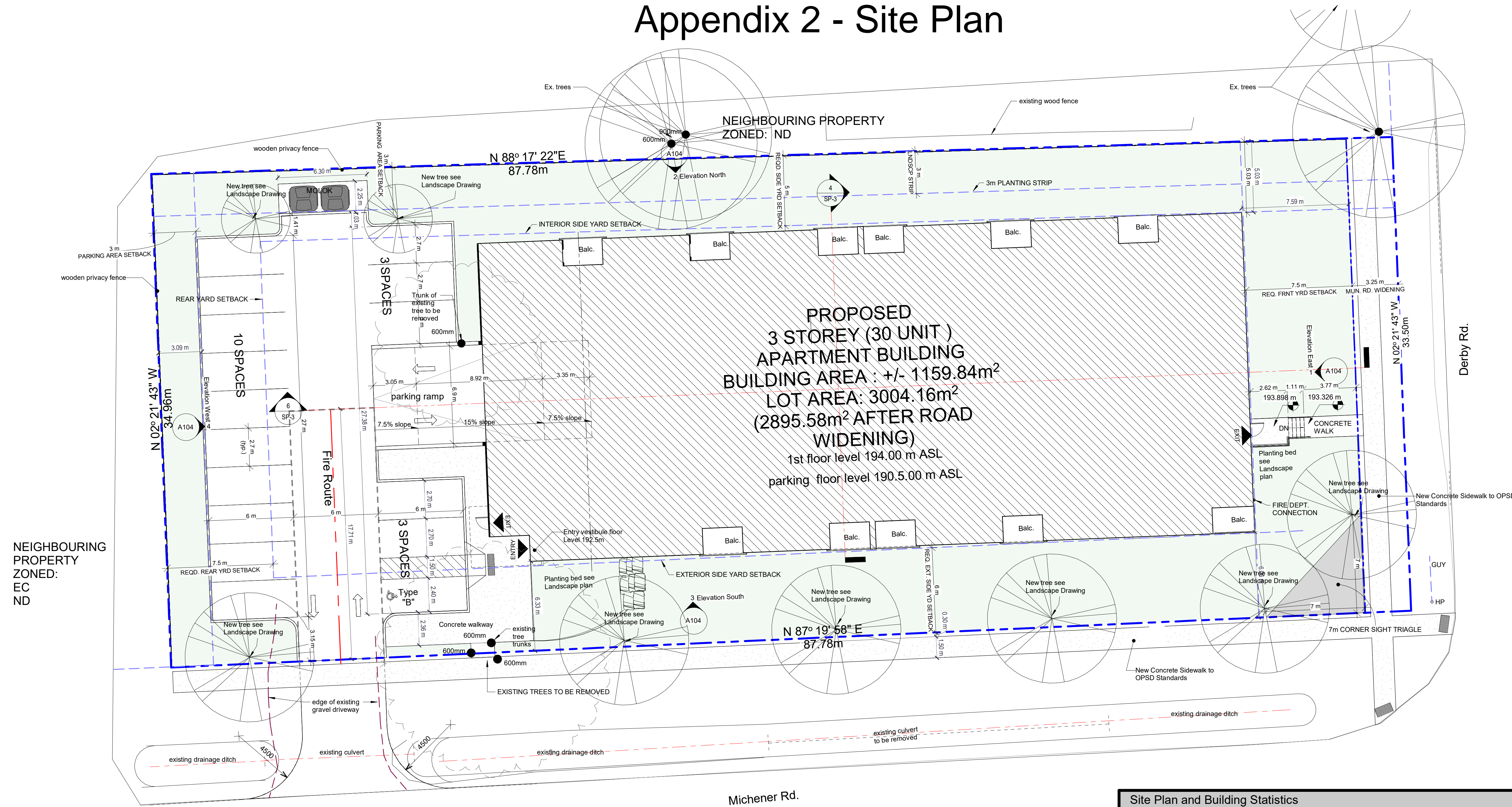
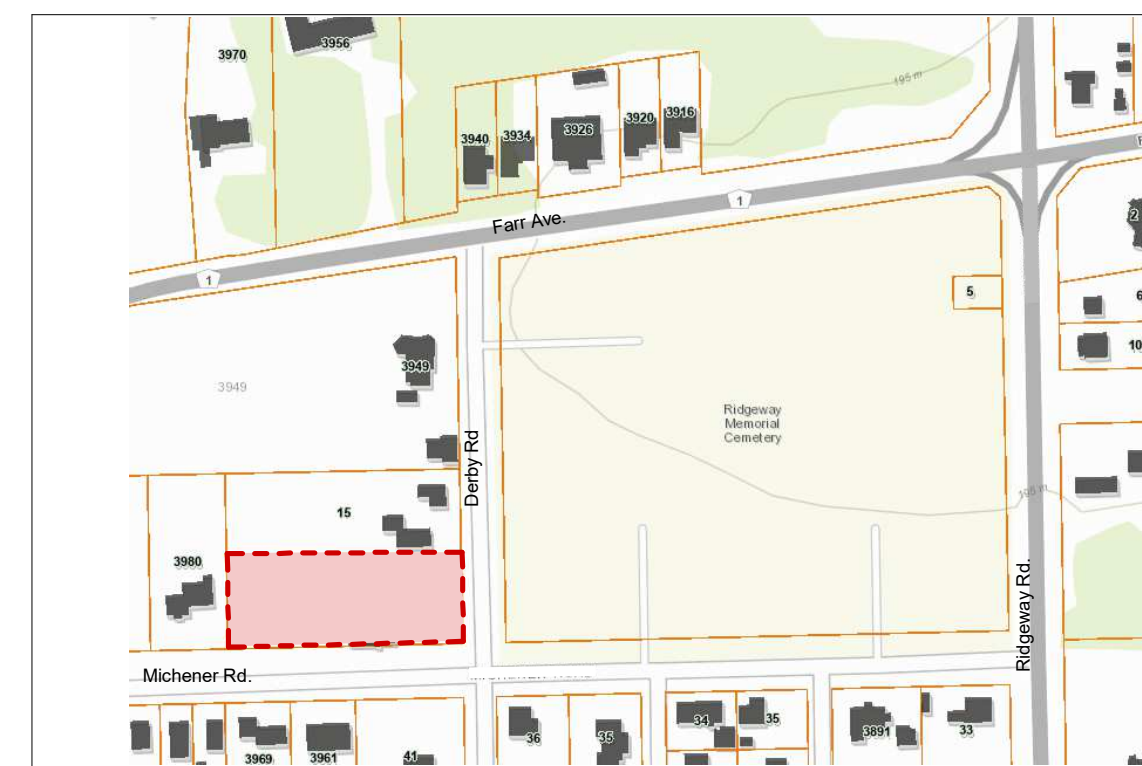


Appendix 2 - Site Plan



NEIGHBOURING PROPERTY ZONED: EC ND

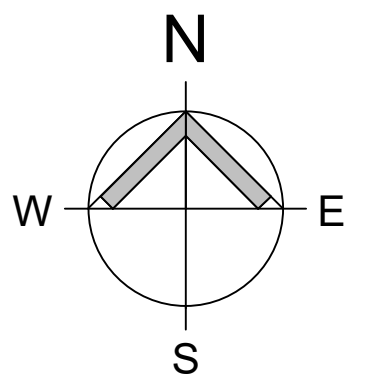
1 SITE PLAN
1 : 150



KEY PLAN

Site Plan and Building Statistics		
Development Proposal:	New 30 Unit - Multi-family Apartment	
Project Name:	New Multifamily Apartment Derby Road	
Owner:		
Municipal Address:	19 Derby Road	
Municipality:	Town of Fort Erie	
Legal Description:	Part 1, 2, and 3 of TWP LOT 25 Concession 1 L.E. in the former Township of Bertie now in the town of Fort Erie	
Official Plan Designation:	Urban Residential	
Current Zoning:	Residential Multiple 2 - RM2-226	
Lot Area :	3004.16m ²	
Zoning By-Law Requirements	Required	Provided
Lot Frontage (Min.):	30m	33.5m
Required Lot Area (Min.):	427 sq.m per unit	100.139 sq.m per unit
Interior Side Yard Setback (north)	Greater of 1/2 of building height or 4m	5 m
Exterior Side Yard Setback (south)	Greater of 1/2 of building height or 6m	6.06m
Front Yard Setback (East)	7.5m	7.7m
Rear Yard Setback (West)	Greater of 1/2 Building height or 7.5 m	22.82m
Building Height (Max):	Greater of 9 storeys or 28m	3 stories 10m
Gross Floor Area:	N.A.	3,425,251 m ²
Building Area:	N.A.	1,165.79 m ²
Lot Coverage (Max):	40 %	38.81%
Landscaped Open Space (Min.):	25%	38.96%
Amenity Space Per Unit (Min.):	18.5 m ²	1046 m ² / 30 = 34.87m ² + 5.174 (balc.)= 40.04m ²
Parking - Minimum Number of Spaces Required:	1.5 Spaces per unit: 1.5 x 30 = 45 spaces	42 spaces (including barrier free spaces)
Barrier Free Spaces Required	1 type A and 1 type B space	1 type A space and 1 type B space

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209 RIDGE ROAD N
RIDGEMAN, ONTARIO, L0S 1N0
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e-mail: jpizzicarola@jdesign.ca
CERTIFICATE OF PRACTICE : # 4053



New Apartment Building

19 Derby Road

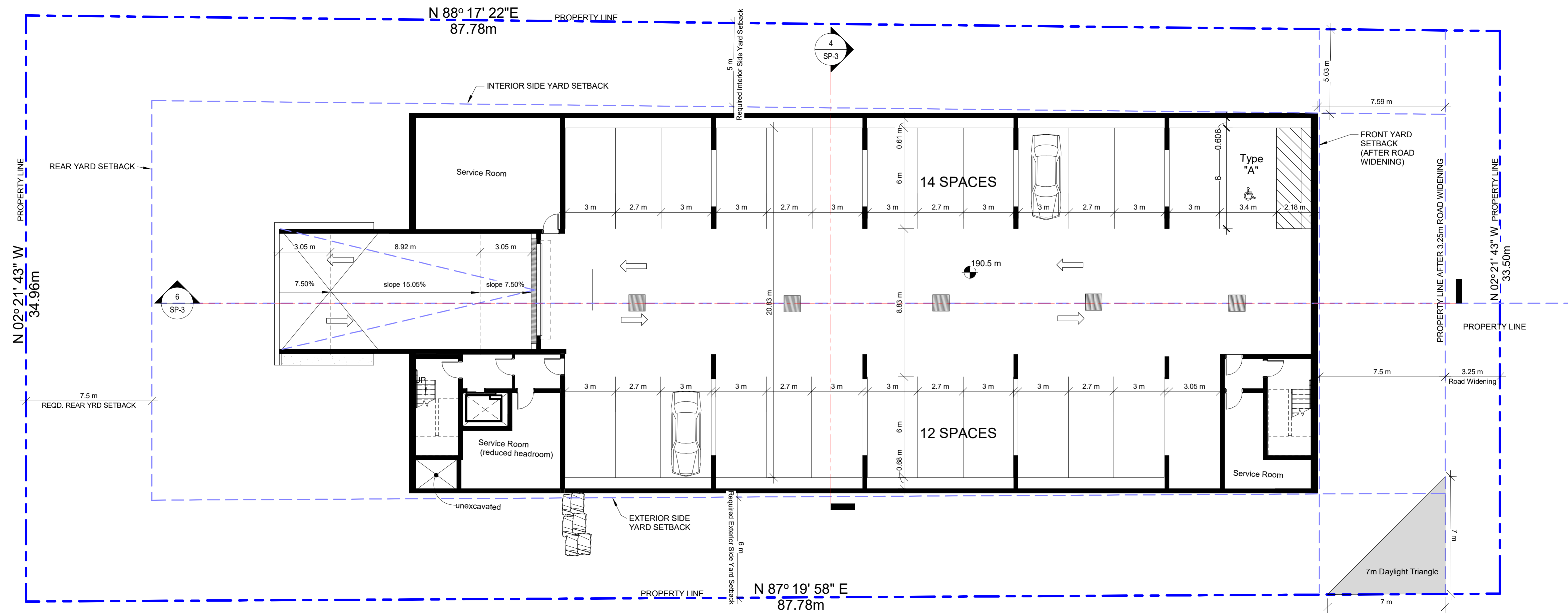
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D	Issued For Coordination	2023-09-26
E	Issued post Planning Dept Comments	2024-02-15
F	ISSUED IN RESP. TO MUN. COMMENTS	2025-07-14

Concept B

SHEET TITLE:

SITE PLAN

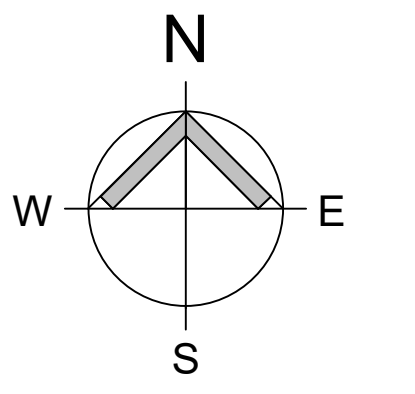
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SCALE: As indicated JOB #: 22-082
SHEET NO: SP-1



① Parking/ Basement -level
1 : 150



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New Apartment Building

19 Derby Road

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Concept B

SHEET TITLE:

LOWER LEVEL PARKING

DRAWN BY: DAR DATE: 2025-07-14 1:11:34 PM
SCALE: 1 : 150 JOB #: 22-082

SHEET NO. SP-2