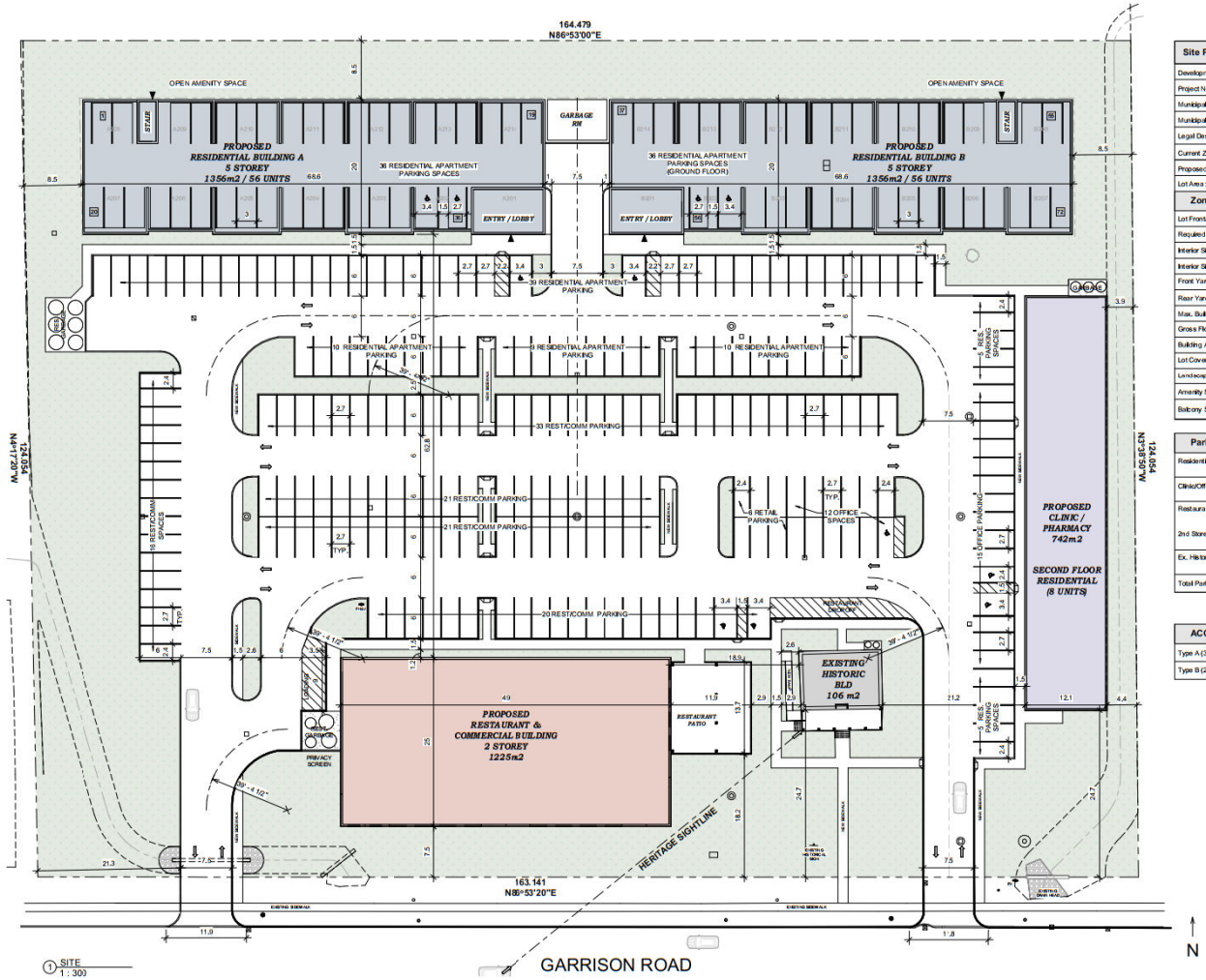

1 SITE
1 : 300

Site Plan and Building Statistics	
Development Proposal:	PROPOSED 3 STOREY BUILDING IN EXISTING 1 STOREY BUILDING FOOTPRINT
Project Name:	PROPOSED 3 STOREY MIXED USE BUILDING w/ 15 RES.UNITS
Municipal Address:	848 GARRISON ROAD
Municipality:	TOWN OF FORT ERIE
Legal Description:	CON 3 PT LOT 1 RP 59R10454; PARTS 1 2 & 3
Current Zoning:	EC / ND
Proposed Zoning:	CMU3
Lot Area :	20320 m²

Zoning Requirements	Required (Metric)	Provided (Metric)
Lot Frontage (Min.):	0m	163.141m
Required Lot Area (Min.):	0m²	20320m²
Interior Side Yard Setback (East)	0m or 2.5m ABUTTING A RESIDENTIAL ZONE	3.9m
Interior Side Yard Setback (West)	0m or 2.5m ABUTTING A RESIDENTIAL ZONE	8.5m
Front Yard Setback (South)	0m	7.5m
Rear Yard Setback (North)	4.5m or 10m ABUTTING A RESIDENTIAL ZONE	8.5m
Max. Building Height:	3 STOREYS / 12m	5 STOREYS
Gross Floor Area:	N/A	T.B.D.
Building Area:	NO MAXIMUM	TOTAL: 4441m²
Lot Coverage (Max):	N/A	22%
Landscaped Open Space (Min.):	NO MINIMUM	6552m² (32%)
Amenity Space Per Res. Unit (Min.):	18.5m² / UNIT	18.5 sq m / UNIT
Balcony Space Per Res. Unit:	0m²	(+/-) 4.18m²

Parking Requirements	Required	Provided
Residential Parking	1 SPACE PER RESIDENTIAL UNIT: 56 + 56 + 8 = 120 SPACES	150 SPACES (1:1.25)
Clinic/Office Parking	OFFICES: 1 SPACE PER 28m² 742m² / 28m² = 26.5 SPACES	27 SPACES
Restaurant Parking	EAT-IN: 1 PER 4 PERSONS SEATING CAPACITY	70 SPACES (MAX. 280 SEATING CAPACITY)
2nd Storey Commercial Parking	OTHER COMMERCIAL USES: 1 SPACE PER 30m² 1225m² / 30m² = 40.8 SPACES	41 SPACES
Ex. Historical Building Parking	RETAIL STORE: 1 SPACE PER 30m² 106m² / 30m² = 4 SPACES	6 SPACES
Total Parking	262 SPACES	294 SPACES

ACCESSIBLE SPACES	Required	Provided
Type A (3.4m wide x 6m long w/ 1.5m aisle)	2% (capped at 10) 294 x 0.02 = 6	7 SPACES
Type B (2.4m wide x 6m long w/ 1.5m aisle)	1% (capped at 5) 294 x 0.01 = 3	4 SPACES

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CERTIFICATE OF PRACTICE : # 4053

848 GARRISON RD,
FORT ERIE, ON

848 GARRISON ROAD, FORT ERIE, ON

No.	Description	Date

OPA

SHEET TITLE:

SITE

DRAWN BY:	M.P.	DATE:	01/1/2025
SCALE:	As indicated	JOB #:	02
SHEET NO:	SP-1		

Appendix 2