

TOWN OF FORT ERIE ZONING BY-LAW 129-90		
	REQUIRED	PROVIDED
PERMITTED USES	(A) SINGLE DETACHED DWELLINGS (B) SEMI-DETACHED DWELLINGS (C) DUPLEXES (D) TRIPLEXES (E) FOURPLEXES (F) STREET TOWNHOUSE DWELLINGS (G) BLOCK TOWNHOUSE DWELLINGS (H) RESIDENTIAL USES EXISTING AT THE DATE OF PASSING OF THIS BY-LAW (I) USES, BUILDINGS AND STRUCTURES ACCESSORY TO THE FOREGOING PERMITTED USES	STREET TOWNHOUSES
MIN. LOT FRONTAGE	50m, EXCEPT 6m FOR STREET TOWNHOUSE LOTS AND 9m FOR STREET TOWNHOUSE CORNER LOTS	6m, AND 9m FOR CORNER LOTS
MIN. LOT AREA	4000m <sup>2</sup> , EXCEPT 200m <sup>2</sup> FOR A STREET TOWNHOUSE LOT AND 270m <sup>2</sup> FOR A STREET TOWNHOUSE CORNER LOT	STREET TOWNHOUSE 155m <sup>2</sup> , EXCEPT 270m <sup>2</sup> FOR AN END UNIT
MIN. FRONT YARD	6m TO GARAGE 4m TO OTHER PARTS OF DWELLING	6.0m TO A GARAGE, 4.5m TO A DWELLING FACE
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 LINE	3.0m
MIN. REAR YARD	6m	6m
MAX. BUILDING HEIGHT	i) 3 STOREYS ii) 12m	2 STOREYS
MIN. LANDSCAPED AREA	50% INCLUDING PRIVACY AREAS, EXCEPT 25% FOR STREET TOWNHOUSE LOTS	STREET TOWNHOUSE 30%
MAXIMUM NUMBER OF UNITS IN A ROW	8	8
MIN. DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	15m, EXCEPT 3m BETWEEN END WALLS AND 9M BETWEEN AN END WALL AND A REAR WALL	N/A
MAXIMUM DENSITY	35 UNITS/HA	52 UNIT/HA
MAXIMUM LOT COVERAGE	BLOCK TOWNHOUSE OR EXTERIOR STREET TOWNHOUSE: ~ 40% INTERIOR STREET TOWNHOUSE: ~60% 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	SHALL NOT APPLY
PRIVACY AREA	IN ACCORDANCE WITH SECTION 6.21 AND 4.5m WHERE IT ABUTS A STREET, EXCEPT FOR POINTS OF INGRESS/EGRESS	4.5m <sup>2</sup>
PLANTING STRIPS	1 SPACE PER DWELLING UNIT	1 SPACE PER DWELLING UNIT



CLIENT <b>S.S. FORT ERIE INC.</b>	
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ISSUES No. DESCRIPTION DATE #### #####	
PRELIMINARY - SUBJECT TO REVISION	
KEY PLAN SUBJECT LANDS	
(ROAD ALLOWANCE BETWEEN LOT 1 CONCESSION 2, LAKE ERIE AND THE MILITARY RESERVE) <b>HELENA STREET</b> (20.12 MIDE) (REGIONAL ROAD No. 122)	
PROJECT <b>RESIDENTIAL DEVELOPMENT</b>  613 HELENA STREET, TOWN OF FORT ERIE, ON.	
PROJECT NO: 131951	SCALE: 1:750
DRAWN BY: T. TUCKER	CHECKED BY: T. TUCKER
PROJECT MGR: T. TUCKER	APPROVED BY: T. TUCKER
SHEET TITLE <b>SITE PLAN</b>	
SHEET NUMBER <b>SP1</b>	ISSUE <b>0</b>

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