

RIDGE ROAD NORTH



**MASTER SITE PLAN**  
1" = 20'-0"

**UNIT STATISTICS FOR 5-STORY RESIDENTIAL APARTMENT BUILDING (FINAL UNIT COUNTS AND SQUARE FOOTAGES TO BE DETERMINED AT DESIGN DEVELOPMENT STAGE)**

1ST FLOOR	13 UNITS
2nd FLOOR	23 UNITS
3rd FLOOR	23 UNITS
4th FLOOR	19 UNITS
5th FLOOR	13 UNITS

**TOTAL UNITS: 91 UNITS**

**ZONING MATRIX AND SITE STATISTICS**

Provision	Requirement	Provided
<b>Apartment Building</b>		
By-law 129-90 - Section 15 - Residential Multiple 2 (RM2) Zone		
<b>Section 15.3 - Regulations for Apartment Dwellings</b>		
Minimum Lot Frontage	30m	21.9m
Minimum Lot Area	115 sq.m. per unit (115 x 91 units = 1,047 ha)	1.193 ha
Maximum Lot Coverage	40%	26.1%
Minimum Front Yard	7.5m	103.4m
Minimum Interior Side Yard	1/2 the building height (9.5m), or 4m whichever is greater	3.7m to the apartment building 2.1m to a balcony 2.1m to the parking garage
Minimum Exterior Side Yard	1/2 the building height, or 6m, whichever is greater	N/A
Minimum Rear Yard	1/2 the building height (9.5m), or 7.5m, whichever is greater	25.2m to an apartment building 25.2m to a balcony 25.2m to a covered parking structure
Minimum Floor Area per Dwelling Unit	Bachelor Unit - 40 sq.m. One-Bedroom Unit - 50 sq.m. Two Bedroom Unit - 60 sq.m. Unit comprising 3 or more bedrooms - 79 sq.m. plus 7 sq.m. for each bedroom in excess of 3	Two Bedroom Unit - 60 sq.m.
Maximum Height	9 storeys or 26 meters, whichever is greater	5 storeys - 19 meters
Landscaped Area	For every lot on which the buildings or structures are situated, there shall be provided and maintained on the lot at least 25 percent of the lot area as a landscaped area unused for access or maneuvering space or parking space or any other purpose other than landscaped area and playground	22.6%
<b>Apartment Building</b>		
By-law 129-90 - Section 15 - Residential Multiple 2 (RM2) Zone		
<b>Section 15.3 - Regulations for Apartment Dwellings</b>		
<b>15.4 - Minimum Distance Between Any Abutting Residential Zone And Driveways Or Parking Areas</b>		
No driving lane shall be closer than 3 metres to any lot line abutting any Residential Zone		1.9m
<b>6.20 - Parking Requirements</b>		
Minimum Parking Requirement	1.5 spaces per dwelling unit (91 dwelling units x 1.5 spaces = 137 spaces required)	1.38 spaces per dwelling unit (126 parking spaces)

Provision	Requirement	Provided
<b>Semi-detached Dwellings</b>		
By-law 129-90 - Section 13: Residential Three (R3) Zone		
<b>Section 13.4 - Regulations for Semi-detached Dwellings</b>		
Minimum Lot Frontage	9.5m	21.9m
Minimum Lot Area	10.5m for a corner lot	1.193 ha
Maximum Lot Coverage	305 sq.m.	10.06%
Minimum Front Yard	40%	10.06%
Minimum Interior Side Yard	6m to garage 3m to other parts of dwelling	6m to garage 3m to other parts of dwelling
Minimum Exterior Side Yard	1.2m plus an additional 0.5m for every storey or part thereof above the ground floor, except where no private garage or carport is provided a side yard of not less than 3.0m on one side of such semi-detached dwelling is required	From a side wall: 1.2m From an end wall: 4.6m and 2.3m to a covered terrace
Minimum Rear 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	N/A
Maximum Height	6m	N/A
Minimum Setback to Interior Side Lot Line	i) 2.5 storeys ii) 9m	3 storeys 11m
<b>6.40 - Covered or Uncovered Porches, Balconies, Decks and Patios (Above 1.5m above grade)</b>		
Minimum Setback to Interior Side Lot Line	Required Building Setback	1.2m

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
01	CONCEPT PACKAGE (WITH ELEVATIONS)	08/11/2022
02	REVISED SITE DESIGN	09/13/2023
03	COORDINATION WITH CIVIL	10/30/2023
04	RE-ISSUED TO TOWN	03/27/2024

**PROPOSED RESIDENTIAL DEVELOPMENT**

440 RIDGE ROAD NORTH, FORT ERIE, ONTARIO



**A · C · K**  
architects  
STUDIO INC.

**SITE PLAN**

PROJECT NUMBER: 2021-292  
DATE: JANUARY 2022  
DRAWN BY: JMR/JC  
CHECKED BY: MDA  
SCALE: AS SHOWN

**SP1**

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