



1 2.4m BOARD FENCE
NTS

SITE STATISTICS PHASE 1		ZONING REQUIREMENTS	PROPOSED
ZONING CATEGORY		HIGHWAY COMMERCIAL (C3)	
MINIMUM LOT AREA		450m ²	25761.6m ² 2.6 ha
MINIMUM LOT FRONTAGE (SIMS AVE)		15.0m	10623.5m ²
MAXIMUM LOT COVERAGE		60%	12.0m EXISTING
MAXIMUM BUILDING HEIGHT		12.0m (2.5 STOREYS)	2.3% ONLY PHASE 1
FRONT YARD SETBACK (SIMS AVENUE)		15.0m PLUS	LESS THE 12.0m (1 STOREY)
REAR YARD SETBACK		7.3m	15.0m PLUS
SIDE YARD		3.0m	5.0m (MVA 24/19)
LANDSCAPE OPEN SPACE		0%	3.0m PLUS
NO. OF PARKING SPACES		PHASE 1 45 SPACES MIN.	0.65-2.0 (MVA24/19)
ACCESSIBLE SPACES		2 TYPE A (3.4m X 6.0m)	76 PHASE 1
PARKING SPACE DIM.		1 TYPE B (3.2m X 6.0m)	4 TYPE A
LOADING SPACE DIMENSIONS		2.7m X 6.0m	2 TYPE B
STACKING SPACE		3.0m X 6.0m	3.5m X 9.0m MIN. MET
STACKING LANE		10	10 PLUS FOR RESTAURANTS
STACKING LAND LENGTH		60m	
ABW SEATING		58 INSIDE +12 OUTSIDE=70 TOTAL	18
TACO BELL		40 INSIDE +16 OUTSIDE=56	14
STARBUCKS		34 INSIDE +16 OUTSIDE=50	13
TOTAL REQUIRED PARKING		45 SPACES	64 PARKING SPACES
MAXIMUM WIDTH OF ENTRANCE		9.0m	EXCESS OF 19 PARKING SPACES
DAYLIGHT TRIANGLE		7.0m	9.0m
AISLE WIDTH		6.0m	7.0m AT ENTRANCE
ACCESS DRIVE WIDTH		7.5m	6.0m MINIMUM
			7.5m MINIMUM

SITE STATISTICS PHASE 2		ZONING REQUIREMENTS	PROPOSED
ZONING CATEGORY		RESIDENTIAL	
MINIMUM LOT AREA		115m ² 190 UNITS=21,850m ²	25761.6m ² (TOTAL)
MINIMUM LOT FRONTAGE GARRISON RD		30.0m	10623.5m ²
MAXIMUM LOT COVERAGE		40%	15138.1m ²
RESIDENTIAL BUILDING AREA		26m (9 STOREYS)	19.5%
MAXIMUM BUILDING HEIGHT		6 STOREYS	2957m ²
FRONT YARD SETBACK GARRISON RD		7.5m	78 m
REAR YARD SETBACK		7.5m	77.5m
SIDE YARD		7.5m	81-84m 13.0m
MINIMUM FLOOR AREA PER UNIT		46.9m	HALF THE BUILDING HEIGHT (13m)
			HALF THE BUILDING HEIGHT (13m)
			BACHELOR 40m ²
			ONE-BEDROOM UNIT 50m ²
			TWO-BEDROOM UNIT 60m ²
			MORE THEN 3 UNITS 79m ²
LANDSCAPE OPEN SPACE		25%	25%
BUFFERING		0.65-2.0 (MVA24/19)	
NO. OF PARKING SPACES			
RESIDENTIAL (120 UNITS)		1.25 SPACES PER UNIT	150 SPACES
AFFORDABLE (70 UNITS)		1 SPACES PER UNIT	70 SPACES
ACCESSIBLE SPACES		2 TYPE A (3.4m X 6.0m)	6 TYPE A
		1 TYPE B (3.2m X 6.0m)	0 TYPE B
		2.7m X 6.0m	2.7m X 6.0m
		3.5m X 9.0m	
TOTAL REQUIRED PARKING		220	221 SPACES
MAXIMUM WIDTH OF ENTRANCE		9.0m	9.0m
DAYLIGHT TRIANGLE		7.0m	7.0m AT ENTRANCE
AISLE WIDTH		6.0m	6.0m MINIMUM
ACCESS DRIVE WIDTH		7.5m	6.0m MINIMUM

UNIT COUNT	
FLOOR	UNIT COUNT
1st FLOOR	30
2nd FLOOR	32
3rd FLOOR	32
4th FLOOR	32
5th FLOOR	32
6th FLOOR	32
TOTAL	190



- NOTES**
- ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY SANDS SURVEYING AND DRAFTING.
 - THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMAINS, SEWERS & OTHER UNDERGROUND & ABOVE GROUND UTILITIES & STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION & SIZE OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES & SHALL ASSUME ALL LIABILITY FROM DAMAGE TO SAME.
 - ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF INFRASTRUCTURE SERVICES.
 - REMOVE CURBS AND POUR NEW CURBS FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED AND / OR MADE GOOD.
 - NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED BY THE CHIEF BUILDING OFFICIAL.
 - ABANDONED ENTRANCES TO BE REMOVED AND CURBS / SIDEWALKS RESTORED AS REQUIRED.
 - SNOW STORAGE TO BE ON PROPOSED LANDSCAPED AREAS AND PHASE TWO UNDEVELOPED LANDS.
 - THE EXISTING SIDEWALK IS TO BE REMOVED AND DISPOSED OFF-SITE AND THE AREA RESTORED TO SOD.

NO.	DESCRIPTION	DATE	APPROVED BY
10	AMEND ENTRANCE	2022.12.02	OWNER
9	FLIP RESIDENTIAL FROM MEETING COMMENTS	2022.09.23	OWNER
6	AMEND FOR MUNICIPAL COMMENTS	2022.04.12	OWNER
0	INITIAL RELEASE	2020.07.07	CHM

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PROJECT:
SITE PLAN OF PROPOSED NEW CONSTRUCTION OF
LOT 224
REGISTERED PLAN No. 113
(AKA PLAN 453)
PART OF LOT 1, CONCESSION 2 N.R.
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

644 GARRISON ROAD
Scale 1 : 500
20 15 10 5 0 10 20 Metres

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTES
ELEVATIONS ARE GEODETIC AND WERE DERIVED USING THE LEICA SMARTNET RTK NETWORK. ELEVATION VALUES ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD1928), H.T.2.0.

TITLE:
SITE PLAN

DRAWN BY: CHM | CHECKED BY: JAB | DRAWING DATE: 2020.02.12
CUSTOMER: MELKO DEVELOPMENTS
DRAWING NUMBER: 172903-V101-20

LEGEND & NOTES: (IF APPLICABLE)

<ul style="list-style-type: none"> BM DENOTES BENCHMARK INV DENOTES INVERT VCM DENOTES VERTICAL CONTROL MONUMENT IB DENOTES IRON BAR SIB DENOTES STANDARD IRON BAR SSIB DENOTES SHORT STANDARD IRON BAR CC DENOTES CUT CROSS N&W DENOTES NAIL & WASHER PL DENOTES REGISTERED PLAN OU DENOTES ORIGIN UNKNOWN M DENOTES MEASURED PROP DENOTES PROPORTIONED WT DENOTES WITNESS 	<ul style="list-style-type: none"> CBM DENOTES CATCH BASIN MANHOLE CB DENOTES CATCH BASIN DCBMH DENOTES DOUBLE CATCH BASIN MANHOLE DICB DENOTES DITCH INLET CATCH BASIN MH-ST DENOTES STORM MANHOLE MH-F DENOTES FIBER OPTIC MANHOLE MH-S DENOTES SANITARY MANHOLE MH-BMH DENOTES BELL MANHOLE MH-H DENOTES HYDRO MANHOLE MH-T DENOTES TRAFFIC MANHOLE VC DENOTES VALVE CHAMBER DRN DENOTES DRAIN WELL DENOTES WATER WELL 	<ul style="list-style-type: none"> HYD DENOTES FIRE HYDRANT CHGUY DENOTES HYDRO GUIDE WIRE UP DENOTES UTILITY POLE HP DENOTES HYDRO POLE OLS DENOTES LIGHT STANDARD HLS DENOTES HYDRO LIGHT STANDARD FP DENOTES FLAG POLE HH DENOTES HAND HOLE SN DENOTES SIGN MBM DENOTES MAIL BOX BP DENOTES BELL POLE BLRD DENOTES BOLLARD OW DENOTES OBSERVATION WELL 	<ul style="list-style-type: none"> TL DENOTES TRAFFIC LIGHT MP DENOTES MONITORING PIN CS DENOTES CURB STOP VALVE RXS DENOTES RAILWAY SIGN RSB DENOTES RAILWAY SIGNAL CONTROL BOX CTY DENOTES CABLE GUIDE WIRE CRS DENOTES CABLE PEDESTAL TCB DENOTES TRAFFIC CONTROL BOX WV DENOTES WATER VALVE DP DENOTES DECORATIVE POLE OV DENOTES GAS VALVE PLR DENOTES PILLAR GP DENOTES GUARD POST 	<ul style="list-style-type: none"> IP DENOTES IRON PIPE OIS DENOTES SPRINKLER HEAD OFC DENOTES OIL FILLER CAP OHW DENOTES HAND WELL HTRAN DENOTES HYDRO TRANSFORMER PS DENOTES POWER SUPPLY PM DENOTES PARKING METER TH DENOTES TEST HOLE BH DENOTES BOREHOLE BMW DENOTES MONITORING WELL BM DENOTES BELL MARKER BMK DENOTES BELL MARKER CMRK DENOTES CABLE TV MARKER 	<ul style="list-style-type: none"> ST DENOTES UNDERGROUND SERVICE LOCATE - STORM S DENOTES UNDERGROUND SERVICE LOCATE - SANITARY B DENOTES UNDERGROUND SERVICE LOCATE - BELL, TELEPHONE, CABLE P DENOTES UNDERGROUND SERVICE LOCATE - HYDRO G DENOTES UNDERGROUND SERVICE LOCATE - GAS W DENOTES UNDERGROUND SERVICE LOCATE - WATER OHW DENOTES OVERHEAD WIRES OW DENOTES OVERHEAD WIRE OW DENOTES PROPERTY LINE OW DENOTES TRAFFIC FLOW DIRECTION OW DENOTES DIRECTION OF SURFACE WATER
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PROPRIETARY AND CONFIDENTIAL

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