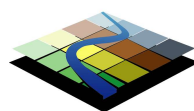


TREE SAVING PLAN

Official Plan and Zoning By-law Amendment Applications

644 Garrison Road, Town of Fort Erie

26 January 2021



TERRASTORY
environmental consulting inc.

TREE SAVING PLAN

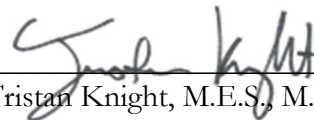
Official Plan and Zoning By-law Amendment Applications
644 Garrison Road, Town of Fort Erie

Prepared for:

Terrapex Environmental Ltd.
920 Brant Street
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Prepared by:

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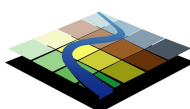
Tristan Knight, M.E.S., M.Sc.
Senior Ecologist | President
ISA-certified Arborist ON-1663A
ISA Tree Risk Assessment Qualified

26 January 2021

This report has been prepared by Terrastory Environmental Consulting Inc. (hereinafter "Terrastory") for the client. All information, conclusions, and recommendations contained in this report are subject to the scope and limitations set out in the agreement between Terrastory and the client and qualifications contained in this report. This report shall not be relied upon by any third parties without the prior written consent of Terrastory. Terrastory is not responsible for any injury, loss, or damages arising from improper use of this report by third parties. Excerpts of this report or alterations to this report taken without the authorization of Terrastory invalidates the report and any conclusions therein.

Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This report does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.



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environmental consulting inc.

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Appendix 2. Representative Photographs

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1 INTRODUCTION

Terrastory Environmental Consulting Inc. (hereinafter “Terrastory”) was retained by Terrapex Environmental Ltd. to prepare this Tree Saving Plan (TSP) in reference to a development application at 644 Garrison Road (hereinafter “Subject Property”) in the Town of Fort Erie. The Subject Property is an approximately 2.6 hectare (6.4 acre) parcel near the northeast corner of Thompson Road and Garrison Road. The Subject Property is bounded on the north by residential parcels along Sims Avenue and on the east/west by commercial uses. The southern half of the Subject Property were recently graded and paved as part of a previously approved development application, while the northern portion consist of large soil stockpiles and some scattered vegetation.

The Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications considered herein will facilitate the construction of a six-storey residential apartment building. No further information pertaining to the proposed development plan or related servicing/grading plans have been provided for review at this time.

Several private trees occur within or adjacent to the proposed development area. The purpose of this study is to inventory and characterize trees with the potential to be adversely affected by the proposed development plan (over the short- or long-term), and to provide mitigation measures and other recommendations to address relevant tree protection requirements. The need for this TSP was specified by the Town via a Pre-consultation Agreement letter summarizing a pre-consultation meeting held on 23 April 2020.

2 APPROACH AND METHODS

This TSP is composed of three (3) discrete components which are outlined briefly below and further described in the following sections.

- **Conduct a tree inventory and health assessment** for trees that may be impacted by the proposed development plan (see **Section 2.1**).
- **Predict the effects** of the application on the assessed trees and ascertain the net effects once mitigation measures and other technical recommendations are implemented (see **Section 2.2**).
- **Determine whether the application considered herein addresses applicable tree protection and related policies** (see **Section 2.3**).

2.1 Tree Inventory and Health Assessment

A tree inventory and health assessment was carried out by Terrastory’s ISA-certified Arborist and ISA-qualified Tree Risk Assessor (T. Knight) on 26 November 2020. All private trees 10 cm diameter at breast height (DBH) or greater, located within or immediately adjacent to the anticipated areas of disturbance (e.g., building envelopes, grading, servicing etc.), were inventoried and assessed from the ground. Trees situated on adjacent private properties near the proposed areas of disturbance were reviewed as necessary and to the extent possible from areas in which access was granted. All assessed trees were: (1) labeled using metal number-stamped tags, (2) identified to species, (3) measured at breast-height (approximately 1.37 metres above ground) with calipers and/or DBH tape, (4) assessed for crown diameter, and (5) assessed for risk features, indicators of decline, and growth constraints (e.g., open wounds, live crown ratio, disease, etc.). None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.

As the tree inventory was undertaken during leaf-off, certain indicators of tree health and structural integrity (e.g., live crown ratio, etc.) could not be assessed.

Based on the information collected an overall visual assessment of tree health and structural integrity as viewed from the ground is provided, supported by preservation/removal direction based on each tree's characteristics (e.g., health, location, ecological value, cultural value, etc.) and the nature of the proposed development plan. Locations of the assessed trees were recorded on-site with a high-accuracy GPS (Mesa II) supported by representative photographs.

Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

2.2 Effects Assessment and Mitigation

Trees may be negatively impacted during construction, grading, and/or other activities associated with implementation of the proposed development plan via the following pathways:

- Direct tree removal in areas where trees conflict with the development envelopes or areas of site alteration (e.g., grading, etc.).
- Mechanical injury to the trunk, roots, branches, and/or foliage during construction or grading.
- Soil compaction within the rooting zone.
- Smothering or exposure of roots due to changes in grade.
- Alterations to any biophysical condition or parameter (e.g., light regime, soil moisture regime, etc.) in which a tree was previously accustomed.

An assessment of the potential for tree impacts associated with implementation of the proposed development plan is provided in **Section 4.3**.

2.3 Tree Protection Policy Context

Per Regional Official Plan (ROP) Policy 7.B.1.19, a TSP must be prepared where development or site alteration is approved within the Core Natural Heritage System or adjacent lands. A Terms of Reference for the TSP is outlined in Section 1.36 of the Regional Forest Conservation By-law (No. 30-2008). While the eastern portion of the Subject Property is designated Environmental Conservation Area in reflection of a previously documented Significant Woodland (per Schedule C of the ROP), based on a review of historical aerial photographs this feature appears to have been largely removed by 2015.

Policy 8.1(XX) of the Town's OP also requires the submission of a TSP where development is proposed within a woodland. The Town's Private Tree Protection By-law (No. 60-04) regulates the injury or destruction of trees within woodlands ≥ 0.5 ha. As noted above, no woodlands are present within the Subject Property, and wooded areas on Adjacent Lands are < 0.2 ha in size.

Provincial/federal legislative requirements related to the protection of breeding birds and bird nests apply to on-site trees (and vegetation of any size) pursuant to the *Migratory Birds Convention Act* (for designated migratory birds) and *Fish and Wildlife Conservation Act* (for Corvids and other designated non-migratory birds). Several bat species may roost in cracks/crevices and/or foliage of the larger-

diameter on-site trees, some of which (particularly Myotis species and Tri-colored Bat) are afforded protection under the provincial *Endangered Species Act*. It is understood that a Species at Risk (SAR) Assessment has been prepared in support of the OPA/ZBA applications by Terrapex Environmental Ltd.

Subsection 10(3) of the provincial *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of an adjoining property without the neighbouring landowners' consent. Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line.

The mitigation measures and technical recommendations offered herein are aimed at demonstrating consistency of the application with the aforementioned municipal, provincial, and federal requirements.

3 TREE INVENTORY AND HEALTH ASSESSMENT

A total of ten (10) trees situated within or adjacent to the expected area of disturbance were inventoried and assessed. The full results of the tree inventory and health assessment are provided in **Appendix 1**. The locations of all trees assessed are shown in **Figure 1**. Select photographs of the assessed trees and Subject Property are provided in **Appendix 2**. A brief description of the overall tree composition and conditions observed is provided below and in **Table 1**.

Table 1. Composition and Abundance of Trees within and/or adjacent to the proposed Areas of Development and Disturbance.

Species	Total Assessed	Percentage of Total (%)
Green Ash (<i>Fraxinus pennsylvanica</i>)	6	60
Pin Oak (<i>Quercus palustris</i>)	1	10
Swamp White Oak (<i>Quercus bicolor</i>)	2	20
Trembling Aspen (<i>Populus tremuloides</i>)	1	10
TOTAL	10	~100

In addition to the trees summarized in **Table 1** which are situated wholly within the Subject Property (or have shared ownership with abutting parcels), several additional trees occurring on Adjacent Lands (i.e., “neighbouring trees”) are situated near the property boundary. These neighbouring trees could not be assessed in detail due to a lack of access permission but are shown on **Figure 1** and must be considered through this TSP.

4 TREE EFFECTS ASSESSMENT AND MITIGATION

4.1 Proposed Development Plan

The following tree effects assessment provides an evaluation of the potential for the proposed development plan to result in negative effects to regulated trees and offers several technical recommendations to mitigate such effects. The effects assessment herein is based on the site plan and related drawings provided in **Appendix 3**.

The proposed development plan consists of a six-storey residential apartment building. Although no detailed servicing/grading plans have been received for review, it is understood that grading and/or other disturbances (e.g., fill placement) may extend to the property limits.

4.2 Avoidance Measures incorporated into the Proposed Development Plan

Over the course of this study Terrastory provided feedback to and worked iteratively with the project team with the intent to minimize the potential for impacts to regulated trees that occur in proximity to the proposed areas of disturbance. The presence of several boundary/neighbouring trees (i.e., assets owned jointly or entirely by neighbouring property owners) was discussed with the Applicant, including the need to secure permission from relevant property owners in advance of any potential tree impacts. Trees shown on **Figure 1** that are situated along or beyond the property line may experience root injury if grading and/or other disturbances (e.g., fill placement) extend to the property limits.

In recognizing the foregoing, an assessment of the potential for negative impacts to the assessed trees is provided below.

4.3 Tree Effects Assessment and Technical Recommendations

Based on the proposed site plan, one (1) assessed tree requires removal to implement the proposed development plan (#369). This tree occurs along the western property boundary and is exhibiting signs of larval feeding by Emerald Ash Borer (*Agrilus planipennis*). Tree #369 is therefore not suitable for retention.

Given the possibility that nesting birds may occupy Tree #369 (to be removed) during the breeding season, the following measure is recommended to guide the necessary tree removals:

- **All necessary tree removals will be completed outside the primary bird nesting (i.e., to be completed between September 1 and March 31). If limited tree removal is required during this period, a survey will be conducted by a qualified Ecologist within two (2) days of the commencement of tree removal activities to determine habitat suitability and (if necessary) whether any active bird nests are present. Should a nesting bird be identified, a mitigation plan must be developed (which may include discussions with relevant agencies) to address regulatory requirements.**

Protection of the remaining nine (9) assessed trees (90%) can be accommodated by the proposed development plan. Many of these assessed trees occur within a small northerly extension of the Subject Property between two (2) residential parcels on Sims Avenue. Some of the trees in this area are quite large (i.e., #360 is 78 cm DBH) and are likely reflective of the pre-settlement vegetation community in the local landscape (e.g., Swamp White Oak, Pin Oak, etc.). Several smaller Green Ash in this area have been affected by Emerald Ash Borer and are only recommended for retention as they occur outside the proposed development limit.

Trees #360 and #368 are shared with neighbouring property owners, and their driplines overlap with areas that may be disturbed (i.e., graded or filled) to facilitate development. The driplines of several neighbouring trees (i.e., situated wholly on abutting properties) extend over the Subject

Property, suggesting that their root zones (including both structural and feeder roots) could be injured by any necessary grade changes. The limit of the continuous dripline associated with boundary/neighbouring trees on abutting parcels is shown on **Figure 1**.

The most effective approach to protecting retainable trees situated in proximity to development and/or site alteration activities is the installation of tree protection (i.e., hoarding) fence situated at the limit of disturbance. Notwithstanding this, the limit of disturbance has not been established through development plans provided to Terrastory to date. As a result, the following measures are recommended to protect retainable trees (some of which are boundary/neighbouring trees) situated near the proposed development area:

- **Construction activities will treat all trees recommended for retention on Figure 1 as constraints.**
- **Tree protection fence will be installed per Figure 1 prior to the commencement of site preparation and other construction activities. No development, site alteration (e.g., grading, excavation, soil stockpiling, etc.), machinery movement, or storage of equipment or materials will occur within any area isolated by tree protection fence. The location of the tree protection fence may require adjustments once grading/servicing plans have been prepared and are available for review by the project Arborist.**
- **A qualified Arborist will inspect the tree protection fence following installation and prior to the commencement of site preparation or other construction activities.**
- **Should the location of the tree protection fence be adjusted such that grade changes (i.e., cutting or filling) are anticipated within the dripline of boundary/neighbouring trees per Figure 1, root-sensitive excavation techniques (either pneumatic excavation, hydro-vac excavation, or hand-digging) or other measures may be required to minimize root injury and subsequent tree impact.**
- **Tree protection fence will remain in place and be in good condition during implementation of the proposed development plan. Tree protection fence will not be removed until all site disturbances associated with the proposed development plan have concluded.**

Two (2) of the assessed trees (#360 and #368) appear to be situated along the property line and are shared by abutting property owners. Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line. Section 10(3) of the *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of adjoining properties without the landowners' consent. Several neighbouring trees situated entirely on abutting parcels also occur in close proximity to areas proposed for development. If any grade changes (i.e., cutting or filling) are proposed within the dripline of boundary/neighbouring trees as shown on **Figure 1**, the following measure is recommended:

- **Following review of the detailed grading/servicing plans, should root injury be anticipated to Boundary Trees #360 and #368, and/or any Neighbouring Tree, approval from relevant property owners must be in place prior to site alteration.**

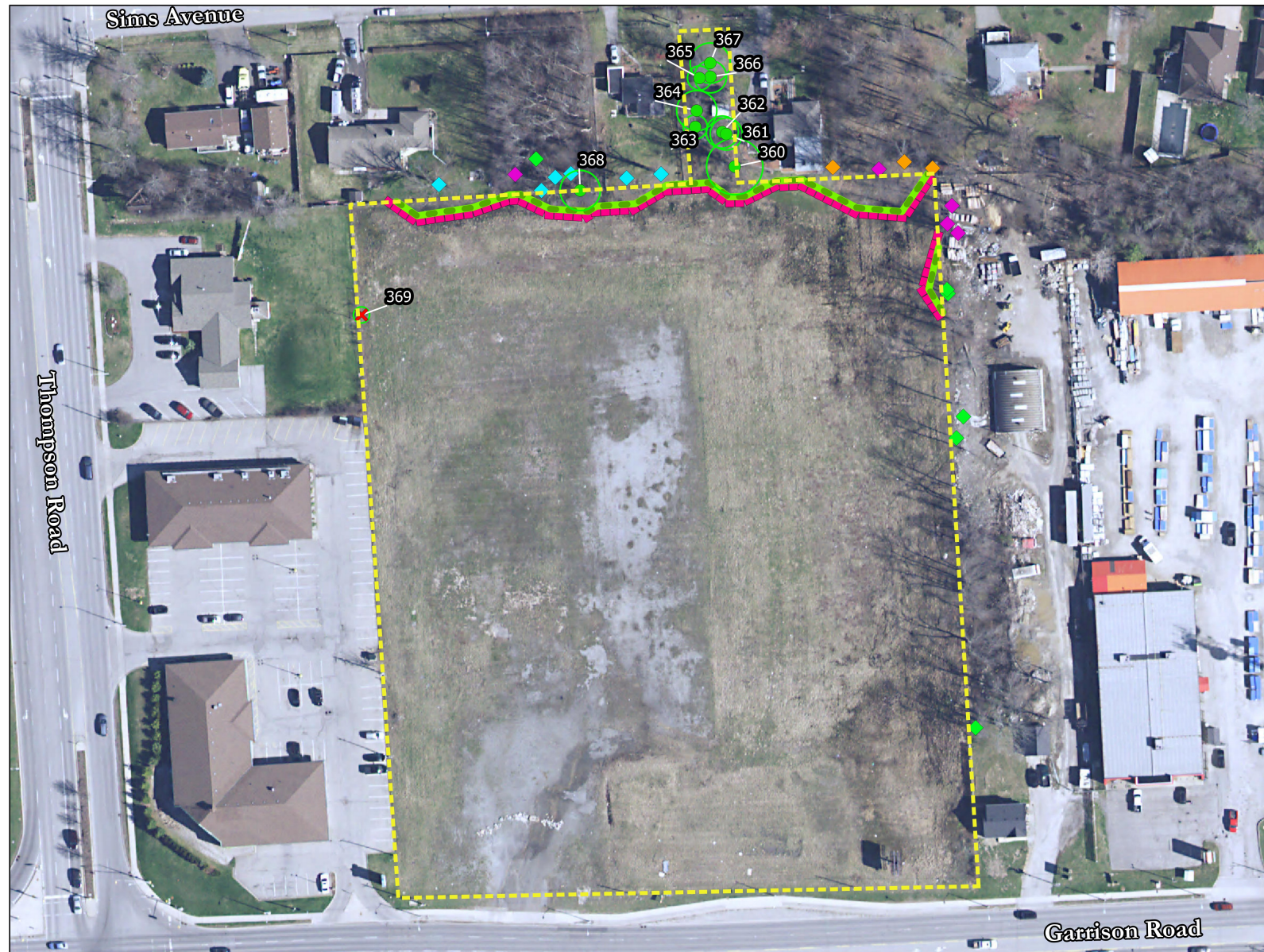
In general, Regional Environmental Planning staff recommend replacement of removed trees at a 3:1 ratio. The following measure is recommended to guide any future Landscape Plans for the site:

- **Replacement of removed trees as part of a Landscape Plan (or equivalent) will consist exclusively of species native to the Town of Fort Erie and/or non-native species known to be non-invasive and tolerant of urban conditions. All replacement trees will be suitable to site conditions (e.g., light regime, soil moisture regime, etc.).**

5 CONCLUSIONS

A total of ten (10) trees were inventoried and assessed at 644 Garrison Road in Fort Erie. Of these, one (1) assessed tree (infested by Emerald Ash Borer) is expected to require removal to support the proposed development plan, which involves the construction of a six-storey residential building. Several additional trees (including apparent boundary trees and neighbouring trees) have the potential for root injury given their close proximity to areas in which development or site alteration are proposed. As shown on the Tree Protection Plan in **Figure 1**, potential root injury will be minimized by the installation of tree protection fence (hoarding) and/or use of other measures (pending confirmation of the disturbance limit). This TSP and associated Tree Protection Plan may require updates once more fulsome development plans (e.g., final site plan, servicing plan, grading plan, etc.) are available for review.

As part of the application review process, all technical recommendations offered herein should be incorporated into any necessary planning approvals that facilitate implementation of the proposed development plan.



Tree Removal and Preservation Notes:

GENERAL

1. Construction activities will treat all trees recommended for retention herein as constraints.

TREE REMOVAL

2. All necessary tree removals will be completed outside the primary bird nesting (i.e., to be completed between September 1 and March 31). If limited tree removal is required during this period, a survey will be conducted by a qualified Ecologist within two (2) days of the commencement of tree removal activities to determine habitat suitability and (if necessary) whether any active bird nests are present. Should a nesting bird be identified, a mitigation plan must be developed (which may include discussions with relevant agencies) to address regulatory requirements.

TREE PROTECTION FENCE

3. Tree protection fence will be installed as shown herein prior to the commencement of site preparation and other construction activities. No development, site alteration (e.g., grading, excavation, soil stockpiling, etc.), machinery movement, or storage of equipment or materials will occur within any area isolated by tree protection fence. The location of the tree protection fence may require adjustments once grading/servicing plans have been prepared and are available for review by the project Arborist.

4. A qualified Arborist will inspect the tree protection fence following installation and prior to the commencement of site preparation or other construction activities.

5. Tree protection fence will remain in place and be in good condition during implementation of the proposed development plan. Tree protection fence will not be removed until all site disturbances associated with the proposed development plan have concluded.

ROOT SENSITIVE EXCAVATION

6. Should the location of the tree protection fence be adjusted such that grade changes (i.e., cutting or filling) are anticipated within the dripline of boundary/neighbouring trees as shown herein, root-sensitive excavation techniques (either pneumatic excavation, hydro-vac excavation, or hand-digging) or other measures may be required to minimize root injury and subsequent tree impact.

BOUNDARY/NEIGHBOURING TREES

7. Following review of the detailed grading/servicing plans, should root injury be anticipated to Boundary Trees #360 and #368, and/or any Neighbouring Trees, approval from relevant property owners must be in place prior to site alteration.

TREE COMPENSATION

8. Replacement of removed trees as part of a Landscape Plan (or equivalent) will consist exclusively of species native to the Town of Fort Erie and/or non-native species known to be non-invasive and tolerant of urban conditions. All replacement trees will be suitable to site conditions (e.g., light regime, soil moisture regime, etc.).



Legend

Study Area

Subject Property

Tree Preservation

Trees (Subject Property)

● Tree to be Retained

✗ Tree to be Removed

□ Dripline

Trees (Adjacent Parcels)

◆ Pin Oak (*Quercus palustris*)

◆ Bur Oak (*Quercus macrocarpa*)

◆ Swamp White Oak (*Quercus bicolor*)

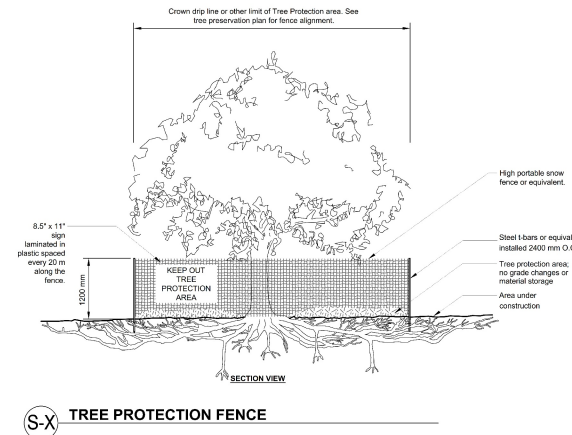
◆ Green Ash (*Fraxinus pennsylvanica*)

◆ Shagbark Hickory (*Carya ovata*)

□ Dripline of Boundary/Neighbouring Trees on Abutting Parcels

Mitigation Measures Recommended

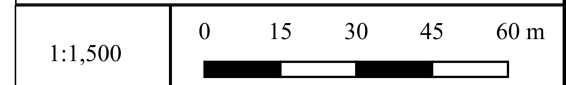
■ Tree Protection Fence



(S-X) TREE PROTECTION FENCE

Tag No.	Common Name	Scientific Name	Ownership	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health	Structure	Tree Preservation Direction
360	Swamp White Oak	<i>Quercus bicolor</i>	Shared	78	7	portions of root zone under gravel and shed.	good	good	Retain - see tree protection measures.
361	Swamp White Oak	<i>Quercus bicolor</i>	Applicant	12	4	phototrophic lean.	good	fair	Retain - see tree protection measures.
362	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	22	4	Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
363	Trembling Aspen	<i>Populus tremuloides</i>	Applicant	14	3	callused wound, severe lean.	fair	fair/poor	Retain - see tree protection measures.
364	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	39	5	Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
365	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	13	3	severe lean, Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
366	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	16, 13, 13	4	multi-stemmed, Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
367	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	49	5	Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
368	Pin Oak	<i>Quercus palustris</i>	Shared	43	6	crown partially extends through hydro wires.	good	good	Retain - see tree protection measures.
369	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	10	2	Emerald Ash Borer.	poor	poor	Remove - poor health/condition and conflicts with anticipated development plan.

-Although considerable efforts have been made to accurately situate all feature locations and extents, the information depicted herein should not be used in place of a professional survey.
 -Scale text as shown (e.g., 1:500) is based on a 11x17 inch page.



N	Project No.:	By:	Date:
	2145	TK	2021-01-05

Orthophotograph Date: 2015 (SWOOP).

Location: 644 Garrison Road, Town of Fort Erie.

Figure 1. Tree Protection Plan.

Appendix 1. Tree Inventory and Health Assessment

Tag No.	Common Name	Scientific Name	Ownership ¹	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ²	Structural Condition ²	Tree Preservation Direction
360	Swamp White Oak	<i>Quercus bicolor</i>	Shared between Applicant and 611 Sims Avenue	78	7	portions of root zone under gravel and shed.	good	good	Retain - see tree protection measures.
361	Swamp White Oak	<i>Quercus bicolor</i>	Applicant	12	4	phototrophic lean.	good	fair	Retain - see tree protection measures.
362	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	22	4	Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
363	Trembling Aspen	<i>Populus tremuloides</i>	Applicant	14	3	callused wound, severe lean.	fair	fair/poor	Retain - see tree protection measures.
364	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	39	5	Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
365	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	13	3	severe lean, Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
366	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	16, 13, 13	4	multi-stemmed, Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
367	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	49	5	Emerald Ash Borer.	poor	poor	Retain - see tree protection measures.
368	Pin Oak	<i>Quercus palustris</i>	Shared between Applicant and vacant lot (ARN: 270302001915700)	43	6	crown partially extends through hydro wires.	good	good	Retain - see tree protection measures.
369	Green Ash	<i>Fraxinus pennsylvanica</i>	Applicant	10	2	Emerald Ash Borer.	poor	poor	Remove - poor health/condition and conflicts with anticipated development plan.

¹ - All determinations of tree ownership are approximate and have been made in the absence of on-site property boundary markers or other direction from a licensed surveyor.

² - Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

Appendix 2. Representative Photographs



Photo 1. Trees on abutting lands along the eastern property boundary looking north (26 November 2020).



Photo 2. Trees on abutting lands along the northeastern property boundary looking north (26 November 2020).



Photo 3. Trees on abutting lands along the northeastern property boundary looking north (26 November 2020).



Photo 4. Tree #360 (26 November 2020).



Photo 5. Assessed trees in the northern portion of the Subject Property near Sims Avenue looking south (26 November 2020).



Photo 6. Trees along the northwestern property boundary looking west (26 November 2020).

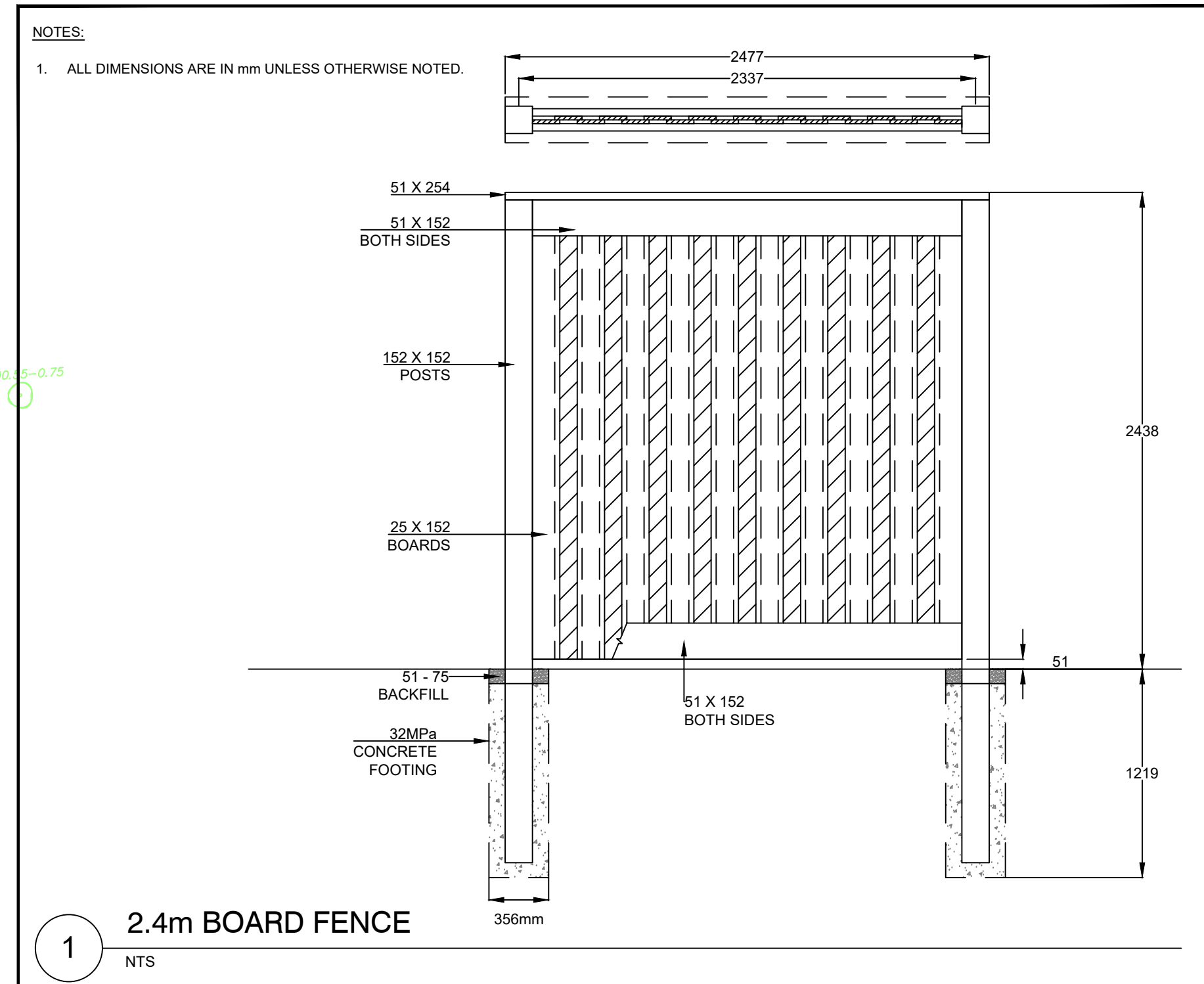
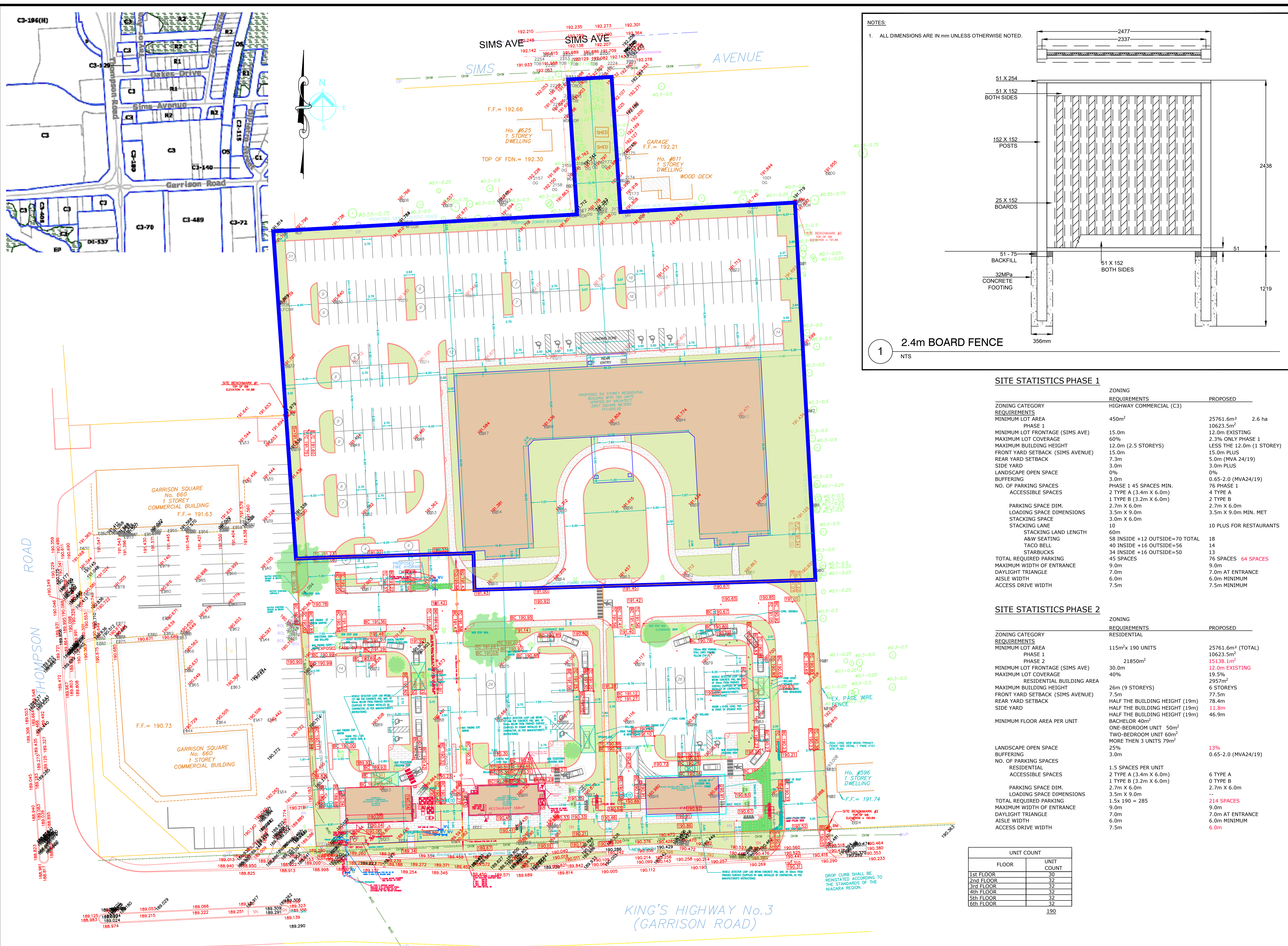


Photo 7. Trees along the northwestern property boundary looking west (26 November 2020).



Photo 8. Scrubby vegetation along the western property boundary looking north (26 November 2020).

Appendix 3. Site Plan



SITE STATISTICS PHASE 1

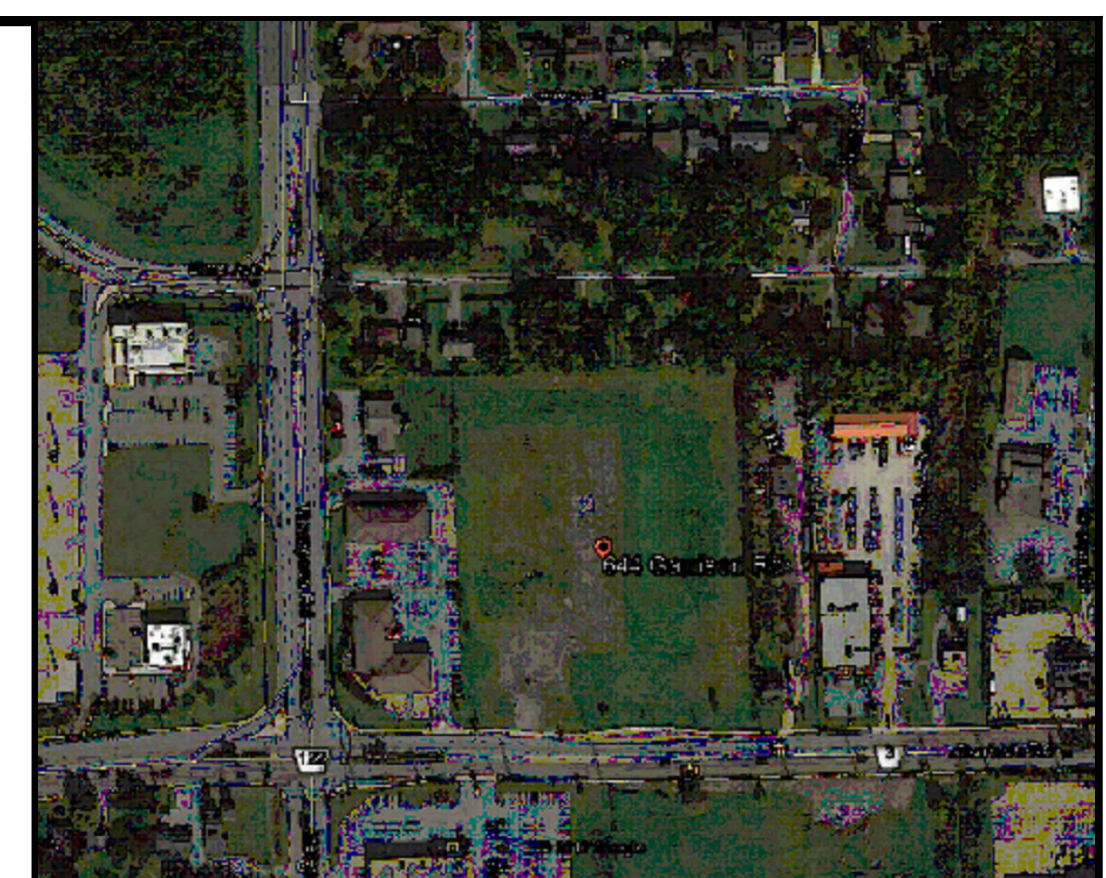
ZONING REQUIREMENTS	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	450m ²	25761.6m ² 2.6 ha
MINIMUM LOT FRONTAGE (SIMS AVE)	15.0m	10623.5m ²
MAXIMUM LOT COVERAGE	60%	12.0m EXISTING
MAXIMUM BUILDING HEIGHT	12.0m (2.5 STOREYS)	2.3% ONLY PHASE 1
FRONT YARD SETBACK (SIMS AVENUE)	15.0m	LESS THE 12.0m (1 STOREY)
REAR 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	3.0m	0%
ACCESSIBLE SPACES	PHASE 1 145 SPACES MIN.	0.65-2.0 (MVA24/19)
PARKING SPACE DIM.	1 TYPE A (3.4m X 6.0m)	76 PHASE 1
LOADING SPACE DIMENSIONS	2 TYPE B (3.2m X 6.0m)	4 TYPE A
STACKING SPACE	3.5m X 9.0m	2 TYPE B
STACKING LANE	3.0m X 6.0m	2.7m X 6.0m
STACKING LAND LENGTH	10	3.5m X 9.0m MIN. MET
ABW SEATING	60	10 PLUS FOR RESTAURANTS
TACO BELL	58 INSIDE + 12 OUTSIDE = 70 TOTAL	
STARBUCKS	40 INSIDE + 16 OUTSIDE = 56	
TOTAL REQUIRED PARKING	34 INSIDE + 16 OUTSIDE = 50	
MAXIMUM WIDTH OF ENTRANCE	45 SPACES	76 SPACES 64 SPACES
DAYLIGHT TRIANGLE	9.0m	
AISLE WIDTH	7.0m	7.0m AT ENTRANCE
ACCESS DRIVE WIDTH	6.0m	6.0m MINIMUM
	7.5m	7.5m MINIMUM

SITE STATISTICS PHASE 2

ZONING REQUIREMENTS	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	115m ² 190 UNITS	25761.6m ² (TOTAL)
MINIMUM LOT FRONTAGE (SIMS AVE)	30.0m	10623.5m ²
MAXIMUM LOT COVERAGE	40%	15138.1m ²
RESIDENTIAL BUILDING AREA	26m (9 STOREYS)	19.5%
FRONT YARD SETBACK (SIMS AVENUE)	7.5m	2957m ²
REAR YARD SETBACK	7.5m	6 STOREYS
SIDE YARD	7.5m	77.5m
MINIMUM FLOOR AREA PER UNIT	HALF THE BUILDING HEIGHT (19m)	78.4m
	HALF THE BUILDING HEIGHT (19m)	11.8m
	HALF THE BUILDING HEIGHT (19m)	46.9m
LANDSCAPE OPEN SPACE	25%	13%
BUFFERING	3.0m	0.65-2.0 (MVA24/19)
NO. OF PARKING SPACES	1.5 SPACES PER UNIT	
RESIDENTIAL ACCESSIBLE SPACES	2 TYPE A (3.4m X 6.0m)	6 TYPE A
	1 TYPE B (3.2m X 6.0m)	0 TYPE B
PARKING SPACE DIM.	2.7m X 6.0m	2.7m X 6.0m
LOADING SPACE DIMENSIONS	3.5m X 9.0m	
TOTAL REQUIRED PARKING	1.5 X 190 = 285	214 SPACES
MAXIMUM WIDTH OF ENTRANCE	9.0m	
DAYLIGHT TRIANGLE	7.0m	7.0m AT ENTRANCE
AISLE WIDTH	6.0m	6.0m MINIMUM
ACCESS DRIVE WIDTH	7.5m	6.0m

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.

REV	DESCRIPTION	DATE	APPROVED BY
0	REDLINES FOR EXISTING DEVELOPMENT	2020.08.17	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

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

LEGEND & NOTES: (IF APPLICABLE)

■ DENOTES FOUND MONUMENTS	○ CBMH DENOTES CATCH BASIN MANHOLE	○ HYD DENOTES FIRE HYDRANT	○ TL DENOTES TRAFFIC LIGHT	○ IP DENOTES IRON PIPE	— ST — DENOTES UNDERGROUND SERVICE LOCATE - STORM
□ DENOTES SET MONUMENTS	○ CB DENOTES CATCH BASIN	○ UG DENOTES UTILITY POLE	+ MP DENOTES MONITORING PIN	○ O/S DENOTES OIL FILLER CAP	— S — DENOTES UNDERGROUND SERVICE LOCATE - SANITARY
▣ DENOTES VERTICAL CONTROL MONUMENT	○ DCB DENOTES DOUBLE CATCH BASIN MANHOLE	○ H DENOTES HYDRO POLE	○ CS DENOTES CURB STOP VALVE	○ OFC DENOTES OIL FILLER CAP	— B — DENOTES UNDERGROUND SERVICE LOCATE - BELL, TELEPHONE, CABLE
▣ DENOTES STANDARD IRON BAR	○ DI DENOTES DITCH INLET CATCH BASIN	○ OLS DENOTES LIGHT STANDARD	○ RSB DENOTES RAILWAY SIGNAL CONTROL BOX	○ P DENOTES UNDERGROUND SERVICE LOCATE - HYDRO	— P — DENOTES UNDERGROUND SERVICE LOCATE - GAS
▣ DENOTES SHORT STANDARD IRON BAR	○ MH-ST DENOTES STORM MANHOLE	○ HLS DENOTES HYDRO LIGHT STANDARD	○ CTV DENOTES CABLE PEDESTAL	— G — DENOTES UNDERGROUND SERVICE LOCATE - WATER	— G — DENOTES UNDERGROUND SERVICE LOCATE - WATER
▣ DENOTES CUT CROSS	○ MH-F DENOTES FIBER OPTIC MANHOLE	○ HWP DENOTES HAND WELL	○ TCB DENOTES TRAFFIC CONTROL BOX	— OHW — DENOTES OVERHEAD WIRES	— OHW — DENOTES OVERHEAD WIRES
▣ DENOTES NAIL & WASHER	○ MH-S DENOTES SANITARY MANHOLE	○ HWH DENOTES HAND WELL	○ WV DENOTES WATER VALVE	— SN — DENOTES PROPERTY LINE	— SN — DENOTES PROPERTY LINE
▣ DENOTES REGISTERED PLAN	○ MH-BMH DENOTES BELL MANHOLE	○ HWH DENOTES HAND WELL	○ DP DENOTES DECORATIVE POLE	— SW — DENOTES TRAFFIC FLOW DIRECTION	— SW — DENOTES TRAFFIC FLOW DIRECTION
▣ DENOTES ORIGINAL UNKNOWN	○ MH-H DENOTES HYDRO MANHOLE	○ HWH DENOTES HAND WELL	○ BP DENOTES BELL POLE	— SW — DENOTES TRAFFIC FLOW DIRECTION	— SW — DENOTES TRAFFIC FLOW DIRECTION
▣ DENOTES MEASURED	○ MH-T DENOTES TRAFFIC MANHOLE	○ HWH DENOTES HAND WELL	○ PLR DENOTES PILLAR	— SW — DENOTES TRAFFIC FLOW DIRECTION	— SW — DENOTES TRAFFIC FLOW DIRECTION
▣ DENOTES PROPORTIONED	○ MH-C DENOTES VALVE CHAMBER	○ HWH DENOTES HAND WELL	○ GP DENOTES GUARD POST	— SW — DENOTES TRAFFIC FLOW DIRECTION	— SW — DENOTES TRAFFIC FLOW DIRECTION
▣ DENOTES WITNESS	○ DRN DENOTES DRAIN	○ HWH DENOTES HAND WELL	○ GP DENOTES GUARD POST	— SW — DENOTES TRAFFIC FLOW DIRECTION	— SW — DENOTES TRAFFIC FLOW DIRECTION
	○ WEL DENOTES WATER WELL	○ HWH DENOTES HAND WELL	○ GP DENOTES GUARD POST	— SW — DENOTES TRAFFIC FLOW DIRECTION	— SW — DENOTES TRAFFIC FLOW DIRECTION