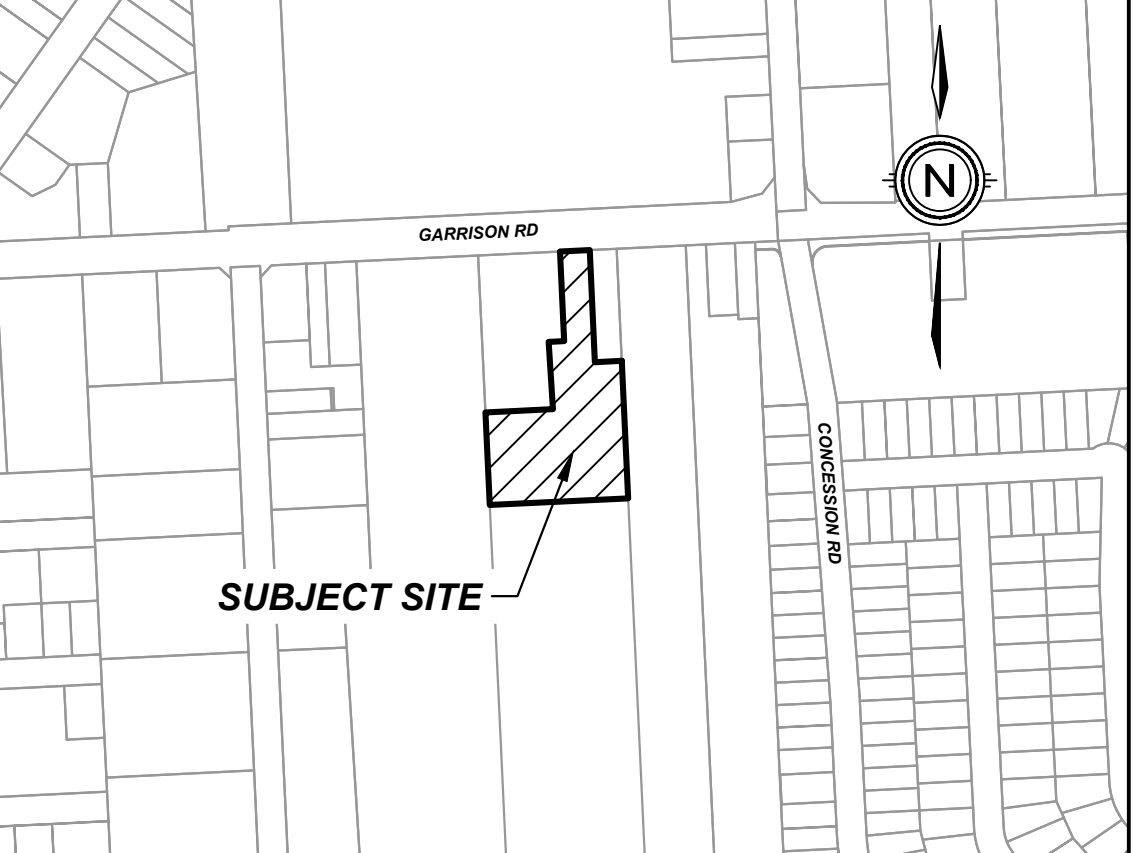




LEGAL DESCRIPTION
 BLOCK 70, PLAN 59M-470
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA



KEY PLAN
 N.T.S.

LAND USE SCHEDULE

	Ha	%
BUILDINGS	0.290	31.87
DRIVEWAY/PARKING	0.217	23.84
LANDSCAPING	0.403	44.29
TOTAL	0.910	100.0

NOTE: BUILDING COVERAGE WITH REAR DECKS INCLUDED = 34.32%
 [TYPICAL REAR DECK SIZE 9.29m² (100m²)]

UNITS	24
DENSITY	26.37u/Ha
PARKING REQUIRED (1.5 per unit)	36
PARKING PROVIDED - DRIVEWAY	24
PARKING PROVIDED - VISITOR	16

ZONING MATRIX

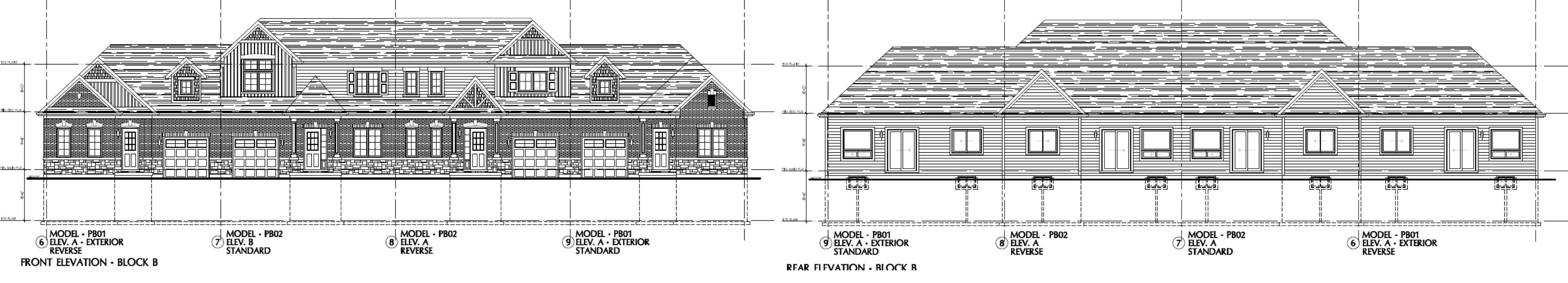
PROVISION	BY-LAW 129-90 RESIDENTIAL MULTIPLE 1 (RM1-376(H))	PROPOSED
ZONE REGULATIONS FOR BLOCK TOWNHOUSE DWELLINGS		
MINIMUM LOT FRONTAGE	20.1m	20.2m
MINIMUM LOT AREA	4000m ²	9,100m ²
MINIMUM FRONT YARD	4m to other parts of dwelling	6m to garage 6m to other parts of dwelling
MINIMUM SIDE YARD	1.5m	1.2m
MINIMUM 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 lot line	NA
MINIMUM REAR YARD	6m	6m
MAXIMUM BUILDING HEIGHT	i) 3 storeys ii) 12m	i) 2 storeys ii) 8m
MINIMUM LANDSCAPED AREA	50% including Privacy Areas	44%
MAXIMUM NUMBER OF UNITS IN A ROW	8	6
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	15m except 3m between end walls and 9m between an end wall and a rear wall	15.05m 9.75m
MAXIMUM DENSITY	35 units/ha	26 units/ha
MAXIMUM LOT COVERAGE	40%	35%
PRIVACY AREA	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 minimum depth of 4.5m	3.88m
PLANTING STRIPS	3m abutting residential and 4.5m where it abuts a street, except for points of ingress/egress	5.52m

DISTANCE FROM DWELLINGS TO PRIVATE STREETS AND PARKING AREAS

Section 14.8 - Regulations	By-law 129-90	PROPOSED
Any front or rear face of any dwelling shall be no closer to any private street or parking area	3m	3m
Any garage shall be no closer than 6m to any street or parking area	6m	6m
Any side of any dwelling shall be no closer than 1.5m to an internal driveway or parking area	1.5m	1.5m

LEGEND

- wv ⊗ EX WATER VALVE
- HYD ⊕ EX HYDRANT
- CB □ EX CATCHBASIN
- MH ○ EX MANHOLE
- HP ○ EX HYDRO POLE
- SIB ■ SHORT IRON BAR
- FRS — PROPOSED FIRE ROUTE SIGN
- ▨ PROPOSED 6.0m WIDE FIRE ROUTE
- PROPOSED WOOD PRIVACY FENCE
- X — PROPOSED CHAINLINK FENCE
- CMB □ PROP COMMUNITY MAILBOX
- ⊕ PROP TRANSFORMER



ISSUED FOR APPROVAL	2020-06-18	MK
REVISION	DATE	INIT
0		
#		

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING MK
 DESIGN WH
 CHECKED BY WH
 APPROVED BY —

ASHTON HOMES (WESTERN) LIMITED
 23 HAAS ROAD
 ETOBICOKE, ON M9W 3A1

UPPER CANADA CONSULTANTS
 ENGINEERS / PLANNERS

PEACE BRIDGE VILLAGE PHASE 3
 TOWN OF FORT ERIE

SITE PLAN

CONSULTANT FILE No. 1724
 DATE 2019-10-08
 PRINTED 2020-07-17
 SCALE 1:300 m
 REF No.
 DWG No. **1724-SP** REV **0**