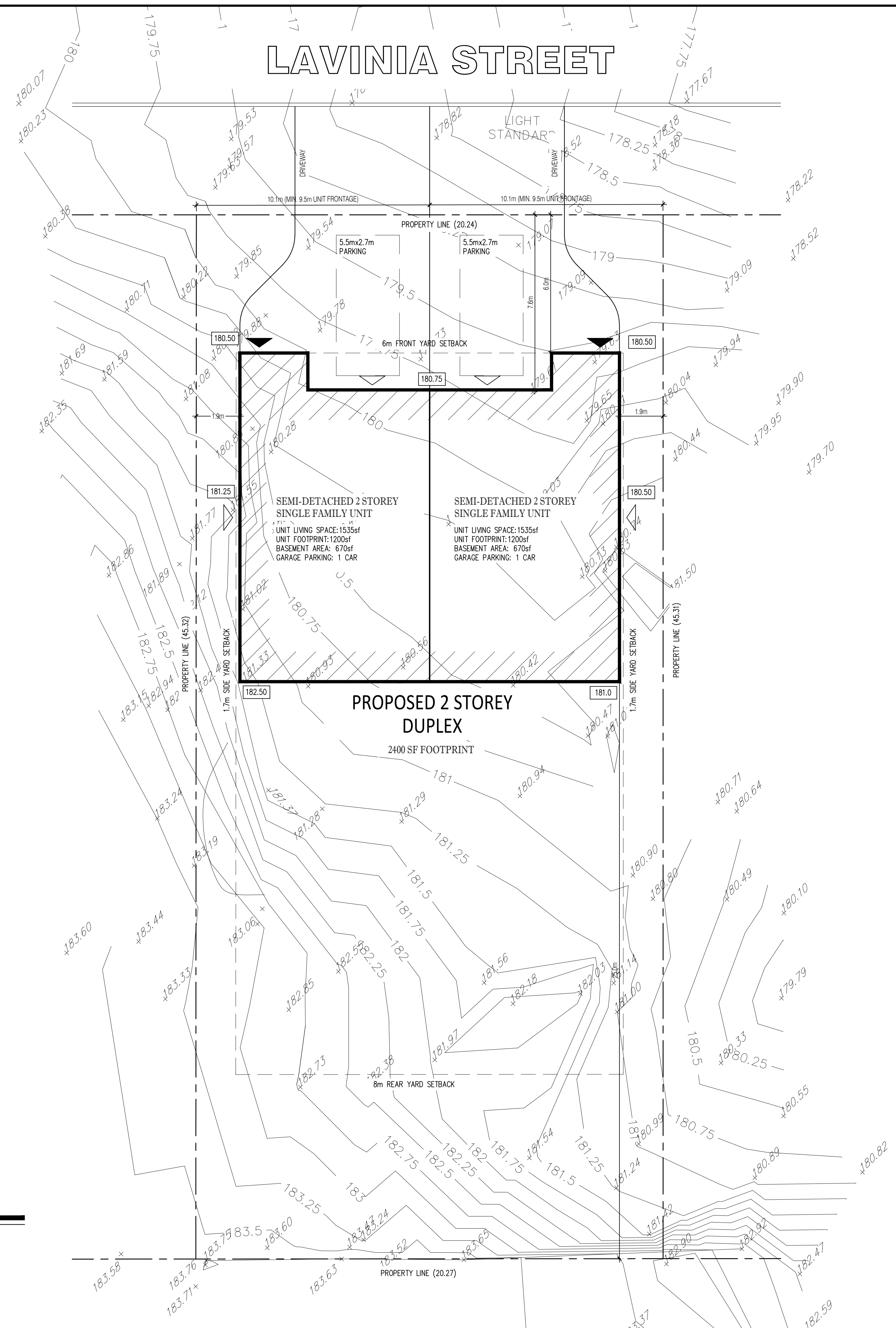


ZONING CHART - ZONE R3		
Lot Area	917 sm (9,876 sf)	
ITEM	REQUIRED	PROVIDED
Front Yard Setback	6.0m	6.0m
East Side Yard Setback	1.7m	1.9m
West Side Yard Setback	1.7m	1.9m
Rear Yard Setback	8.0m	25.0m
Maximum Lot Coverage	40%	23%
Max Building Height	9.0m	9.0m
Minimum Unit Frontage	9.5m	10.1m
Minimum Parking Spaces	1	Garage: 1 Driveway: 1



 **SITE PLAN**
SCALE: 1:100

GENERAL NOTES:

LEGEND

NO.	REVISION	DATE
2	SITE PLAN APPROVAL	03/24/23
1	PRELIMINARY REVIEW	05/01/21

PROJECT:
LAVINIA STREET
FORT ERIE, ON

SHEET TITLE:
SITE PLAN

SCALE: AS NOTED	PROJECT NO.: 20011
DATE: MAR 2023	SHEET NO.: A-1.1
DRAWN BY:	

DLS INC. - 10001 WILKINS CIRCLE
 FORT ERIE, ON N3A 4M7
 DATE PLOTTED: 24-Mar-2023 5:58 PM