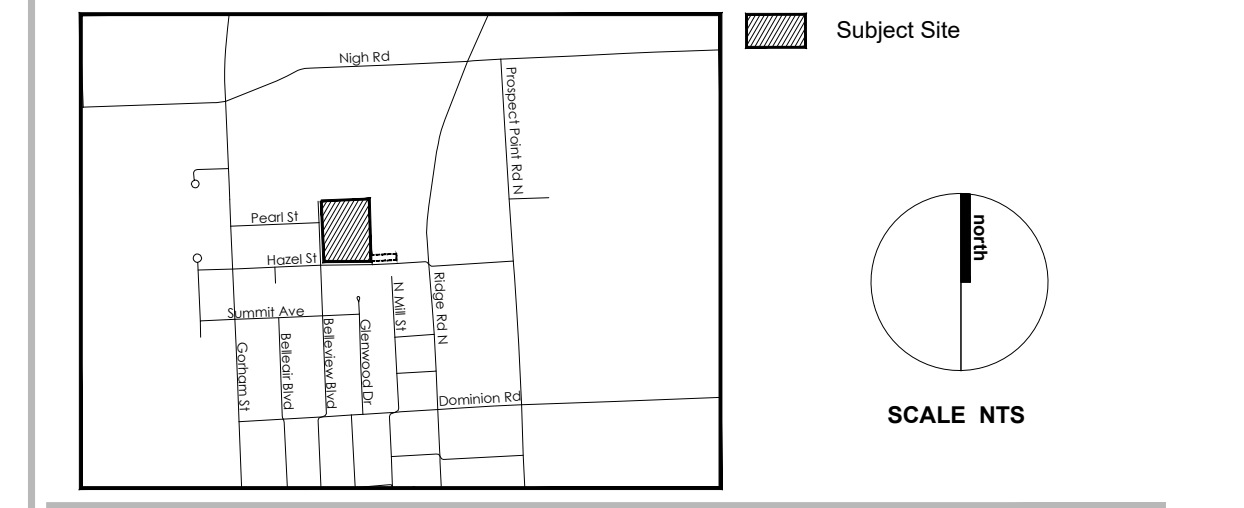




Legal Description

Lt 42 Pl 500 Bertie; Pt Lt 23 Con 2 Lake Erie Bertie Being Part 1 On 59r15291 Town Of Fort Erie

Key Plan



SITE STATISTICS

Residential Multiple 1 (RM-1) Zone		
	Required	Provided
Lot Area (min.)	*275 m ² (per unit)	25,769 m ² (2.57 ha) - Overall (277m ² per unit)
Lot Frontage (min.)	50.0 m	139.8 m
Front Yard Setback (min.)	6.0 m (to garage) 4.0 m (to other parts of building)	6.0 m (to garage) 4.5 m (to other parts of building)
Interior Yard Setback (min.)	1.5 m	12.9 m
Exterior Yard Setback (min.)	6.0 m (when attached garage faces the exterior side yard)	9.5 m
Rear Yard (min.)	6.0 m	7.59 m
Height (max.)	3 Storeys 12.0 m	2 Storeys 12.0 m
Landscaped Area (min.)	*44.0 % (including privacy areas)	45.5% (including privacy areas)
Units in a Row (max.)	8	8
Distance Between Buildings (min.)	15.0 m 3.0 m (between end walls) 9.0 m (between end wall + rear wall)	19.5 m 3.1 m (between end walls) 26.46 (between end wall + rear wall)
Proposed Units	-	93
Density (max.)	*36.5 uph	36.1 uph
Lot Coverage (max.)	40.0 %	31.4 %
Distance Between Building to Internal Driveways and Parking Areas (min.)	3.0 m (front or rear face) 1.5 m (side wall)	3.29 m (front or rear face) 3.15 (side wall)
Off Street Parking	140 spaces (93 units x 1.5)	140 spaces
Accessible Parking	5 Spaces (Type A- 2% of total + Type B- 1% of total)	5 Spaces (2 Type A + 3 Type B)

* Per Minor Variance Decision A70/23

Building Coverage (8,099 m²) 31.4%
 Landscaped Area (11,735 m²) 45.5%
 Hard Surface Area (5,935 m²) 23.1%
 Total (25,769 m²) 100.0%

NOTES:
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
 2. ADJACENT PROPERTY BOUNDARIES ARE APPROXIMATE FOR INFORMATION PURPOSES ONLY.
 3. WOODLOT DRIPLINE/ DEVELOPMENT LIMIT DETERMINED BY GEOPROCESS RESEARCH.
 4. FC DENOTES FLUSH CURB.

Revision No.	Date	Issued / Revision	By
1.	July 17, 2023	Preliminary Site Plan	GC

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON N2B 3W9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp	Date	July 17, 2023
Drawn By	GC	
Plan Scale	1:400 (Arch D)	
File No.	1119B	
Checked By	CW	

Project
3770 Hazel Street
 Town of Fort Erie
 Schout Communities Inc.

File Name **SITE PLAN** Dwg No. **1 of 1**

