

3702 HIGHLAND DRIVE

3708 HIGHLAND DRIVE

3720 HIGHLAND DRIVE

181 SOUTH MILL STREET

HIGHLAND DRIVE

JOHN BRANT PUBLIC SCHOOL

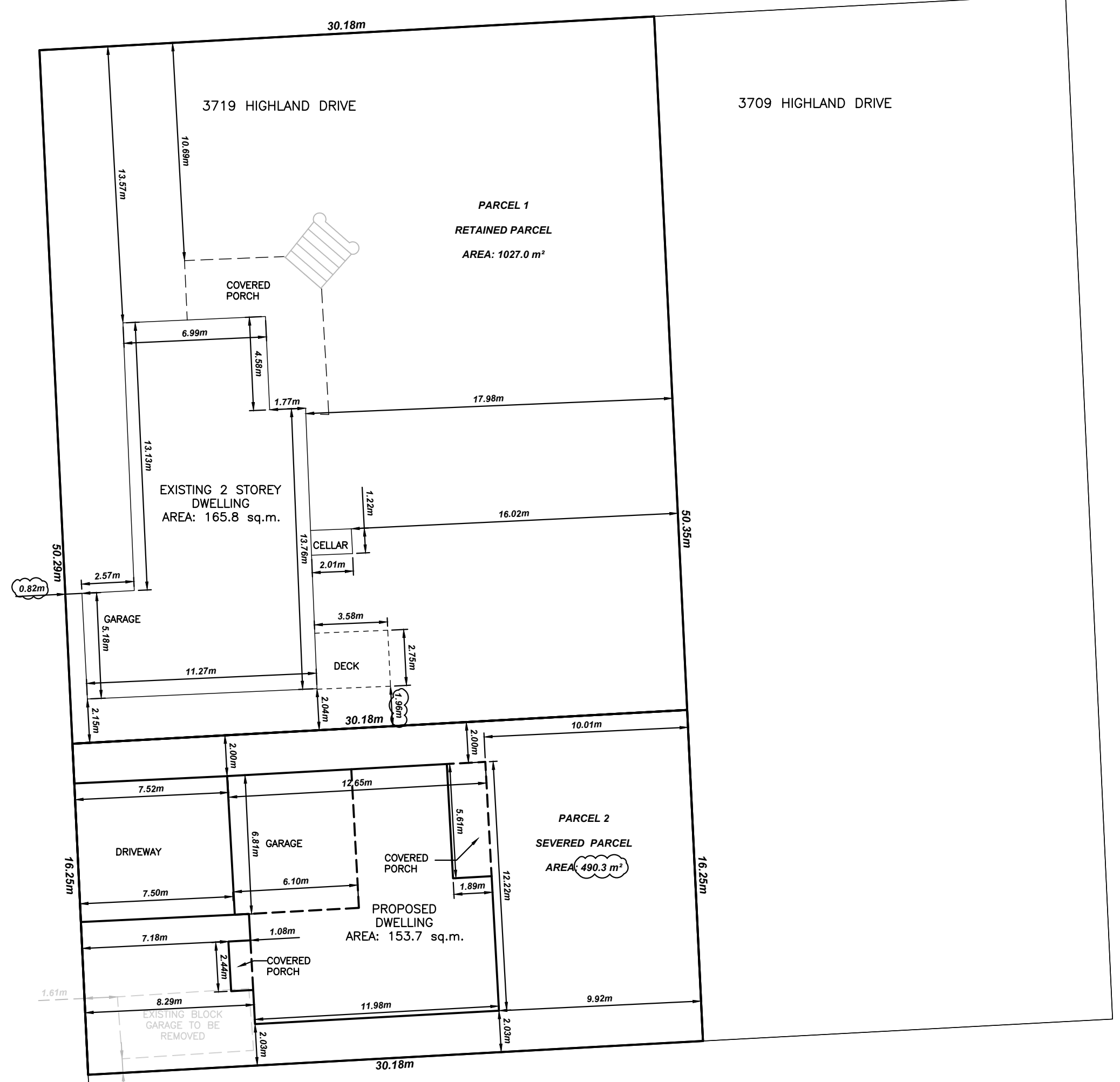
3709 HIGHLAND DRIVE

3719 HIGHLAND DRIVE

169 SOUTH MILL STREET

SOUTH MILL STREET

149 SOUTH MILL STREET



JOHN BRANT PUBLIC SCHOOL

PRELIMINARY

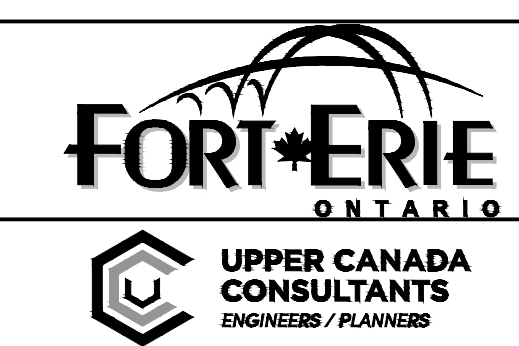
RESIDENTIAL 1 (R1) ZONE REQUIREMENTS - PARCEL 1		
PROVISION	REQUIRED	PROVIDED RETAINED
MINIMUM LOT FRONTAGE	18m or 20m FOR A CORNER LOT	30.18m
MINIMUM LOT AREA	500 sq.m.	1027.0 sq.m.
MAXIMUM LOT COVERAGE	LOT SIZE < 600 sq.m. = 20% LOT SIZE = 600 sq.m. - 800 sq.m. = 30% LOT SIZE > 800 sq.m. = 35%	16.14%
MINIMUM FRONT YARD	7.5m	13.57m
MINIMUM INTERIOR SIDE YARD	1.5m FOR 1 STOREY DWELLING, 2.0m FOR 2 STOREYS, 2.5m FOR 2.5 STOREYS. ON AN INTERIOR LOT WHERE NO ATTACHED GARAGE OR CARPORT IS PROVIDED, THE MINIMUM SIDE YARD ON ONE SIDE SHALL BE 3m	16.02m
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 SIDE LOT LINE	0.92m (TO FACE OF ATTACHED GARAGE, AS EXISTING)
MINIMUM REAR YARD	10m	2.0m
MAXIMUM HEIGHT OF A BUILDING	2.5 STOREYS AND 9m	2 STOREYS (AS EXISTING)
MINIMUM FLOOR AREA FOR A DWELLING	1 STOREY DWELLING - 95 sq.m. 1.5 STOREY OR SPLIT LEVEL - 135 sq.m. 2 OR 2.5 STOREY - 150 sq.m.	AS EXISTING
MINIMUM INTERIOR SIDE YARD (FOR DWELLINGS ON INFILL LOTS)	2.0m FOR 1 STOREY DWELLING, 2.5m FOR A 1.5 OR 2 STOREY DWELLING, 3m FOR A 2.5 STOREY DWELLING. ON AN INTERIOR LOT WHERE NO ATTACHED GARAGE OR CARPORT IS PROVIDED, THE MINIMUM SIDE YARD ON ONE SIDE SHALL BE 3m	N/A

RESIDENTIAL 2 (R2) ZONE REQUIREMENTS - PARCEL 2		
PROVISION	REQUIRED	PROVIDED SEVERED
MINIMUM LOT FRONTAGE	15m or 17m FOR A CORNER LOT	30.18m
MINIMUM LOT AREA	510 sq.m.	490.3 sq.m.
MAXIMUM LOT COVERAGE	LOT SIZE < 510 sq.m. = 30% LOT SIZE = 510 sq.m. - 700 sq.m. = 35% LOT SIZE > 700 sq.m. = 40%	30.00%
MINIMUM FRONT YARD	6m	7.5m
MINIMUM INTERIOR SIDE YARD	1.2m FOR 1 STOREY DWELLING, 1.5m FOR ANYTHING ABOVE A 1 STOREY DWELLING. ON AN INTERIOR LOT WHERE NO ATTACHED GARAGE OR CARPORT IS PROVIDED, THE MINIMUM SIDE YARD ON ONE SIDE SHALL BE 3m	N/A
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 SIDE LOT LINE	N/A
MINIMUM REAR YARD	8m	9.92m
MAXIMUM HEIGHT OF A BUILDING	2.5 STOREYS AND 9m	2 STOREYS AND 7.9m
MINIMUM INTERIOR SIDE YARD (FOR DWELLINGS ON INFILL LOTS)	2.0m FOR 1 STOREY DWELLING, 2.5m FOR A 1.5 OR 2 STOREY DWELLING, 3m FOR A 2.5 STOREY DWELLING. ON AN INTERIOR LOT WHERE NO ATTACHED GARAGE OR CARPORT IS PROVIDED, THE MINIMUM SIDE YARD ON ONE SIDE SHALL BE 3m	2.0m

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
DESIGN
CHECKED BY
APPROVED BY



2114
3719 HIGHLAND DRIVE
FORT ERIE
ZONING PLAN

CONSULTANT FILE No. ###
DATE YYYY-MM-DD
PRINTED 2021-05-26
SCALE 1:200 m
REF No.
DWG No. 2114-ZP
REV 0

#	REVISION	DATE	INIT