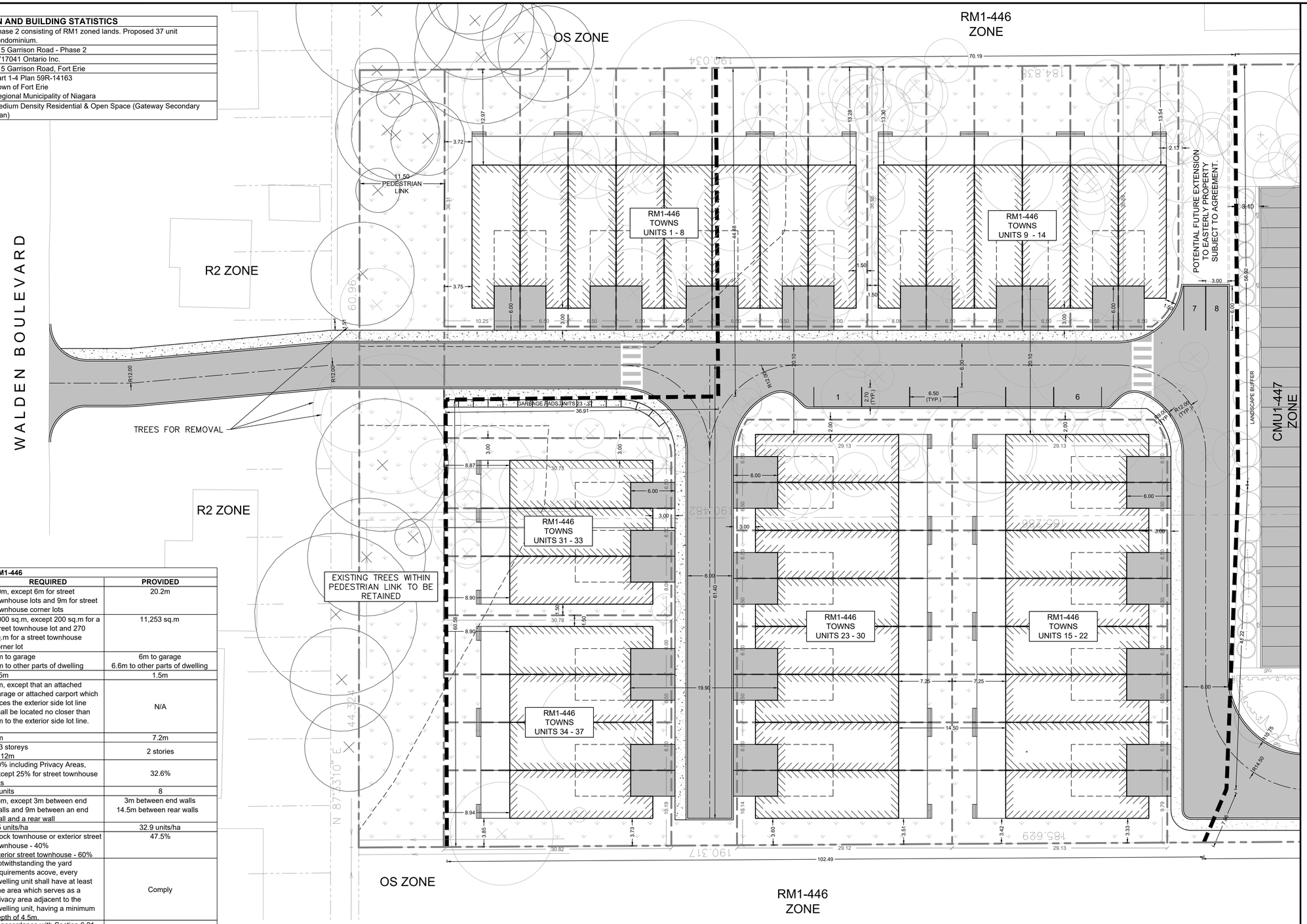
SITE PLAN AND BUILDING STATISTICS	
Development Proposal	Phase 2 consisting of RM1 zoned lands. Proposed 37 unit condominium.
Project Name	315 Garrison Road - Phase 2
Owner	2717041 Ontario Inc.
Municipal Address	315 Garrison Road, Fort Erie
Legal Description	Part 1-4 Plan 59R-14163 Town of Fort Erie Regional Municipality of Niagara
Official Plan Designation	Medium Density Residential & Open Space (Gateway Secondary Plan)



Zoning and Zoning By-law	RM1-446	
	REQUIRED	**PROVIDED**
Min. Lot Frontage	50m, except 6m for street townhouse lots and 9m for street townhouse corner lots	20.2m
Min. Lot Area	4000 sq.m, except 200 sq.m for a street townhouse lot and 270 sq.m for a street townhouse corner lot	11,253 sq.m
Min. Front Yard	6m to garage 4m to other parts of dwelling	6m to garage 6.6m to other parts of dwelling
Min. Side Yard	1.5m	1.5m
Min. 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
Min. Rear Yard	6m	7.2m
Max. Building Height	i) 3 storeys ii) 12m	2 stories
Min. Landscaped Area	50% including Privacy Areas, except 25% for street townhouse lots	32.6%
Maximum Number of Units in a row	8 units	8
Minimum Distance Between Buildings on the Same Lot	15m, except 3m between end walls and 9m between an end wall and a rear wall	3m between end walls 14.5m between rear walls
Maximum Density	35 units/ha	32.9 units/ha
Maximum Lot Coverage	Block townhouse or exterior street townhouse - 40% Interior street townhouse - 60%	47.5%
Privacy Area	Notwithstanding the yard requirements acove, every dwelling unit shall have at least one area which serves as a privacy area adjacent to the dwelling unit, having a minimum depth of 4.5m.	Comply
Planting Strips	In accordance with Section 6.21 and 4.5m where it abuts a street, except for points of ingress/egress	Comply
Distance from Dwellings to Private Streets and Parking Areas	Any front or rear face or any dwelling shall be no closer than 3m to any private street or parking area Any garage shall be no closer than 6.0m to any street or parking area Any side of any dwelling shall be no closer than 1.5m to an internal driveway or parking area	3m from front or rear face of dwelling 6m from garage 1.5m from side of dwelling

RM1-446 Site Specific Provisions		
a) The overall residential density for this district shall be a minimum of 25 units oer gross hectare and a maximum of 50 units/gross hectare.		32.9 units/ha
b) Apartment houses to a maximum of three (3) stories shall also be permitted in this zone and shall be developed in accordance with the provisions of Section 15 of this By-law, provided that the density is in accordance with subsection a) above.		Comply
Parking and Loading		
	REQUIRED	**PROVIDED**
Parking Spaces	1.5 parking spaces per dwelling unit (55 parking spaces for 37 units)	45 parking spaces (1.2 parking spaces per dwelling unit)

02 Feb 2022
PRELIMINARY

issue	issued for	date	init.
A	OPA-ZBA & DRAFT PLAN	02 FEB 2022	NS

seal

Quartek
Architects • Planners
Engineers • Project Managers
T 905 984 8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON, L2R 3M3
www.quartekgroup.com

project title

315 GARRISON ROAD
PHASE 2

TOWN OF FORT ERIE

drawing title

SITE PLAN

drawn by	designed by
NS	SS/NS
scale	**date**
1:250	24 NOV 2021
job number	**issue**
19160	A

drawing number

19160-SP-2