

# THE ENCLAVE TOWN OF FORT ERIE



**KEY PLAN**  
N.T.S.

**LEGAL DESCRIPTION**

**PART LOT 23, CONCESSION 3, LAKE ERIE  
BERTIE, LOT 9 REGISTERED PLAN 405  
IN THE TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA**

**SITE STATISTICS**

AREA	ha	% COVERAGE
BUILDING	0.243	27.24
ROAD/DRIVEWAY/PARKING	0.201	22.53
LANDSCAPING	0.448	50.23
(EXCLUDES PSW) TOTAL	0.892	100.00
UNITS		17
DEVELOPABLE AREA		0.892ha
DENSITY (UNITS/DEVELOPABLE AREA)		19.06u/ha
PARKING SPACES REQUIRED (1.5 SPACES PER UNIT)		26
PARKING SPACES - DRIVEWAY		17
PARKING SPACES - GUESTS		9
TOTAL PARKING SPACES PROVIDED		26

**ZONING MATRIX-BLOCK TOWNHOUSE**

PROVISION	RM1-508	PROVIDED
MIN. LOT AREA	300m <sup>2</sup> PER UNIT	526.20m <sup>2</sup>
MIN. LOT FRONTAGE	50m	50.70m
MIN. FRONT YARD	6m TO GARAGE 4m TO DWELLING	6.15m 4.05m
MIN. REAR YARD	6m	10.01m
MIN. SIDE YARD	1.5m	1.55m
MIN. EXTERIOR SIDE YARD	3m	3.01m
MAX. BUILDING HEIGHT	3 STOREYS (12m)	-----
MAX. # UNITS IN A ROW	8	6
MIN. LANDSCAPED OPEN SPACE	50.00%	50.23%
MIN. DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	3m BETWEEN TWO END WALLS	3.05m
MAX. DENSITY	35 un/ha	19.02 un/ha
MAX. LOT COVERAGE - BLOCK TOWNHOUSE OR EXTERIOR STREET TOWNHOUSE	40.00%	27.24%

#	ISSUED FOR REVIEW	2022-11-28	TA
0	ISSUED FOR REVIEW	2022-11-28	TA
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
<b>SITE PLAN OF VACANT LAND CONDOMINIUM</b>	DATE	NOVEMBER 28, 2022
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