



SITE STATISTICS

REGULATION	AREA (M ²)	COVERAGE (%)
Building	99.3	21.6%
Landscaped Area	328.0	71.4%
Driveway	32.0	7.0%

ZONING MATRIX

REGULATION	R2A REQ.	Proposed	Compliance
Lot Frontage	12 m	9.14 m	No
Lot Area	375 sm	+/- 459.4 sm	Yes
Max. Lot Coverage	50%	21.6%	Yes
Min. Landscape Open Space Area in Front Yard	30%	59.9%	Yes
Min. Front Yard Setback	6 m to garage 3 m to dwelling	9.05 m	Yes
Min. Interior Side Yard Setback	1.2 m	Minimum 1.28 metres	Yes
Min. Exterior Side Yard Setback	3 m	NA	NA
Min. Rear Yard Setback	6 m	27.2 m	Yes
Maximum Building Height	2.5 storeys 10.5 m	+/- 9.5 m	Yes
Min. Setback to Interior Side Lot Line for Deck	1.2 m	2.3 m	Yes
Min. Setback to Rear Lot Line for Deck	3 m	26.0 m	Yes
Min. Parking Requirement	1 parking space	1 parking space	Yes

CONCEPTUAL SITE PLAN

ZONING BY-LAW AMENDMENT

323 Central Avenue, Town of Fort Erie, ON

For:
 Rev.: 1
 Scale: 1:100
 Drawn: J.T
 Date: July 8, 2021



CENTRAL AVENUE
 DEDICATED BY PLAN 506
 PIN 64227-0001 (LT)
 KNOWN AS
 CENTRAL AVENUE
 PIN 64472-0087 (LT)
 PIN 64472-0088
 PIN 64472-0089 (LT)
 PIN 64472-0090 (LT)