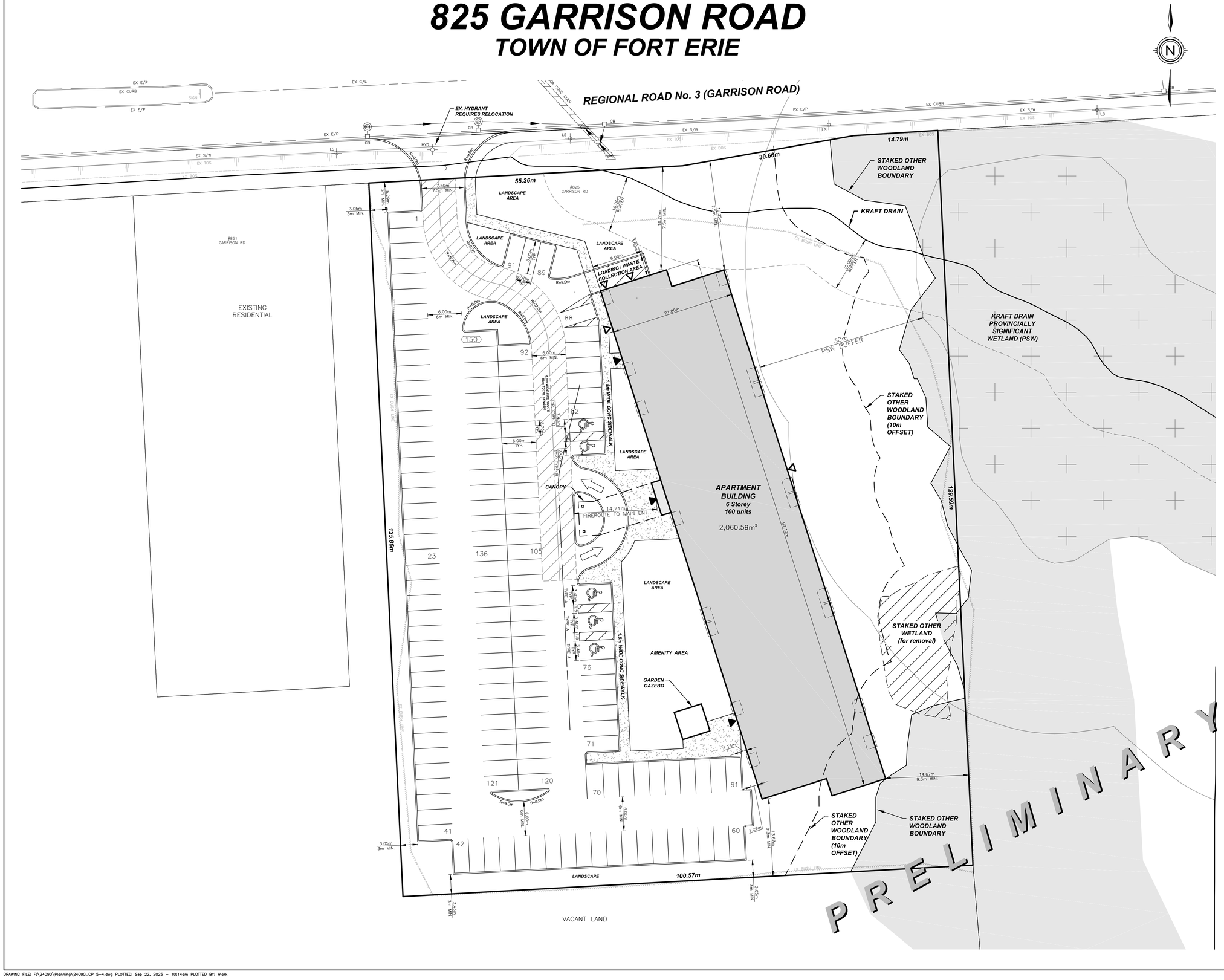
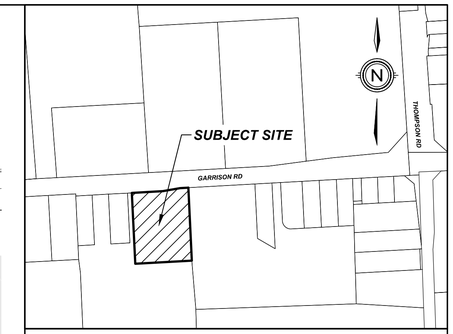
825 GARRISON ROAD
TOWN OF FORT ERIE





KEY PLAN
N.T.S.

CONCEPT PLAN

LEGAL DESCRIPTION

PART OF LOT 2, CONCESSION 3 LAKE ERIE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX

PROVISION	ZONING (RM2)	PROVIDED
PERMITTED USES: APARTMENT DWELLINGS		
MIN LOT FRONTAGE	30m	100.81m
MIN LOT AREA	115m² per dwelling unit	126.62m²
MAX LOT COVERAGE	40%	21.64%
MIN FRONT YARD	7.5m	18.20m
MIN SIDE YARD	One-half of the building height or 4m, whichever is greater	14.67m
MIN EXT. SIDE YARD	One-half of the building height or 6m, whichever is greater	NA
MIN REAR YARD	One-half of the building height or 7.5m, whichever is greater	13.67m
MIN FLOOR AREA PER DWELLING UNIT	Bachelor Unit: 40m² One-Bedroom Unit: 50m² Two-Bedroom Unit: 60m² Unit comprising three or more bedrooms: 79m² plus 7m² for each bedroom in excess of three	BACH. NA 1-BED 65.3m² 2-BED 94.1m² 3-BED 114.5m²
MAX BUILDING HEIGHT	9 storeys or 26m whichever is greater	i)6 storeys ii) 18.60m
MIN. LANDSCAPED AREA	25%	33.54%
PARKING AREA LOCATION ON LOT	All yards provided that no part of any parking area, other than a driveway, is located closer than 3m to any street line and any lot line	5.29m to street 3.05m to lot line
GENERAL PROVISION 6.21(g) MINIMUM LANDSCAPE OPEN SPACE AREA IN RESIDENTIAL ZONE	i) FRONT YARD MIN. 30% ii) REAR YARD MIN. 40%	i) 90.41% ii) 70.79%

SITE STATISTICS

AREA	Ha.	% COVERAGE
BUILDING	0.206	21.64
ROAD/DRIVEWAY/PARKING	0.430	45.17
LANDSCAPING	0.321	33.54
TOTAL DEVELOPABLE	0.957	100.00
WETLAND & BUFFER	0.320	–
TOTAL	1.277	–
UNITS		100
DEVELOPABLE AREA (LESS WETLAND)		0.957 Ha.
DENSITY (UNITS/DEVELOPABLE AREA)		104.49u/Ha.

REQUIRED PARKING
1.5 Spaces/Residential Unit — 150 Spaces
TOTAL REQUIRED PARKING — 150 Spaces

REQUIRED ACCESSIBLE PARKING — 5 Spaces
(3 TYPE 'A', 2 TYPE 'B' included in required)

PROPOSED PARKING
SURFACE (includes 5 accessible) — 150 Spaces

#	REVISION	DATE	INIT
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0	ISSUED FOR REVIEW	2025-09-17	M.K

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
CONCEPT PLAN

DRAFTING	MK
DATE	APRIL 9, 2025
PRINTED	SEPTEMBER 22, 2025
SCALE	1:300
DWG No.	REV
24090-CP5	0

DRAWING FILE: F:\24090\Planning\24090_CP 5-4.dwg PLOTTED: Sep 22, 2025 - 10:14am PLOTTED BY: mark