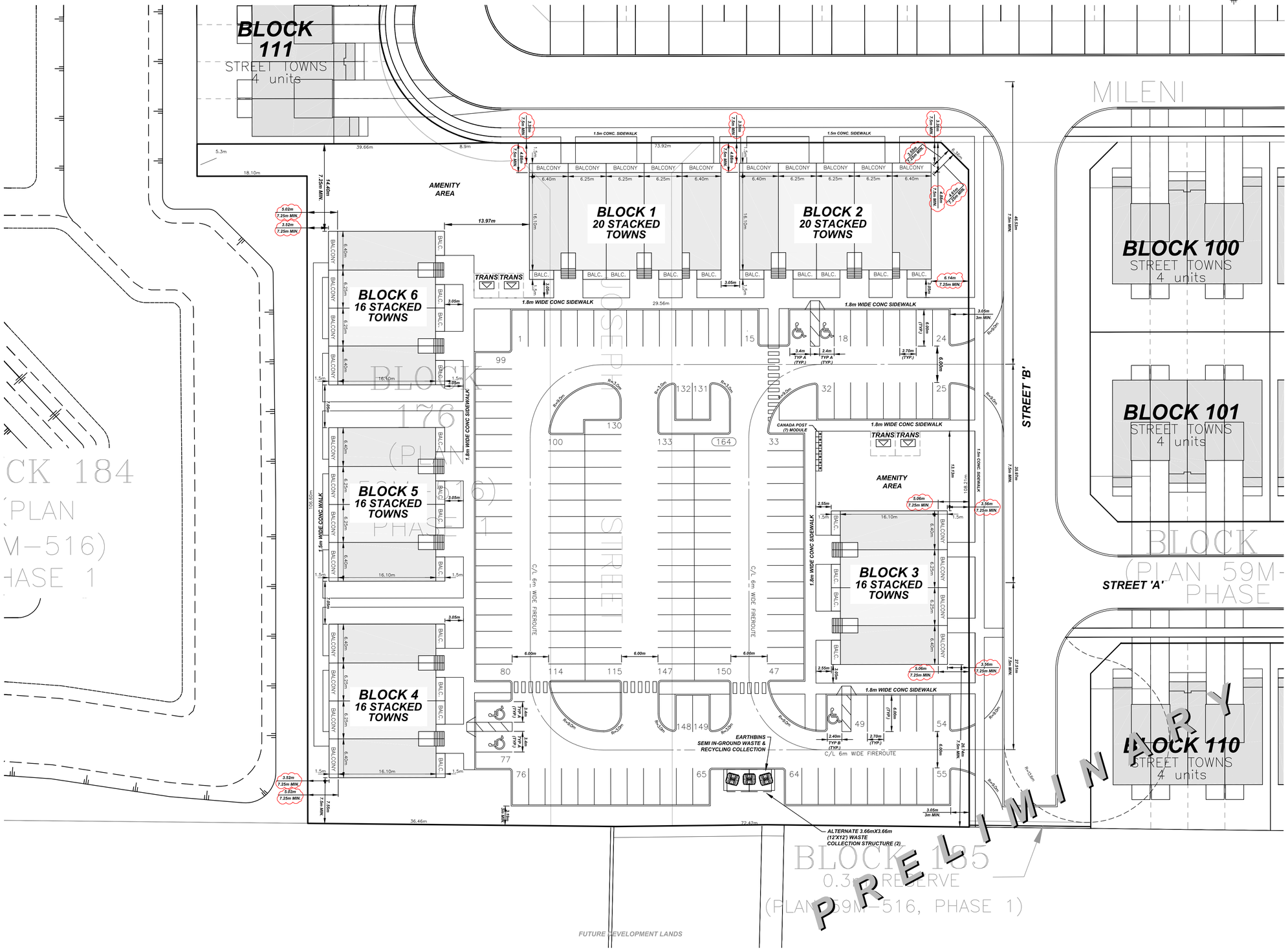
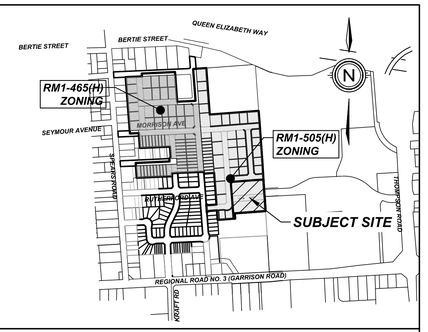
ALLISTON WOODS SUBDIVISION - PHASE 2

TOWN OF FORT ERIE





KEY PLAN
N.T.S.

CONCEPT PLAN

ZONING MATRIX

RESIDENTIAL MULTIPLE 2 (RM2) ZONE

PROVISION	REQUIRED	PROVIDED
PERMITTED USES: FOURPLEXES, APARTMENT DWELLINGS, HOME FOR THE AGED, RESIDENTIAL USES EXISTING AT THE DATE OF PASSING OF THIS BYLAW, ASSISTED LIVING HOUSE, NURSING HOME, USES, BUILDINGS & STRUCTURES ACCESSORY TO THE FOREGOING PERMITTED USE.		
MINIMUM LOT FRONTAGE	30m	73.92m
MINIMUM LOT AREA	115m² per Unit	118.49m²
MAXIMUM LOT COVERAGE	40%	25.08%
MINIMUM FRONT YARD	7.5m	4.88m
MINIMUM SIDE YARD	ONE-HALF OF THE BUILDING HEIGHT OR 4m, WHICHEVER IS GREATER	5.02m
MINIMUM EXTERIOR SIDE YARD	ONE-HALF OF THE BUILDING HEIGHT OR 6m, WHICHEVER IS GREATER	4.61m
MINIMUM REAR YARD	ONE-HALF OF THE BUILDING HEIGHT OR 7.5m, WHICHEVER IS GREATER	7.55m
MINIMUM 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	TBD
MAXIMUM HEIGHT	9 STOREYS OR 26 METERS WHICHEVER IS THE GREATER	4 STOREYS; 14.50m
LANDSCAPE AREA	FOR EVERY LOT ON WHICH THE BUILDING OR STRUCTURES ARE SITUATED, THERE SHALL BE PROVIDED AND MAINTAINED ON THE LOT AT LEAST 25 PERCENT OF THE LOT AREA AS A LANDSCAPED AREA UNUSED FOR ACCESS OR MANEUVERING SPACE OR PARKING SPACE OR ANY OTHER PURPOSE OTHER THAN LANDSCAPED AREA AND PLAYGROUND	36.69%
SECTION 6.4: COVERED OR UNCOVERED PORCHES, BALCONIES, DECKS AND PATIOS ABOVE 1.5m ABOVE GRADE (COVERED OR UNCOVERED)		
MINIMUM SETBACK TO EXTERIOR SIDE LOT LINE	7.25m	3.55m
MINIMUM SETBACK TO INTERIOR SIDE LOT LINE	7.25m	3.52m
MINIMUM SETBACK TO REAR LOT LINE	7.50m	7.55m
MINIMUM SETBACK TO FRONT LOT LINE	7.50m	3.55m

SITE STATISTICS

AREA	Ha.	% COVERAGE
BUILDING	0.309	25.08%
ROAD/DRIVEWAY/PARKING	0.471	38.23%
LANDSCAPING	0.452	36.69%
TOTAL	1.232	100.00%
UNITS		104
DEVELOPABLE AREA		1.232 Ha.
DENSITY (UNITS/DEVELOPABLE AREA)		84.42/Ha.
MIN. PARKING REQUIRED 1.5 PER UNIT = 156 ACCESSIBLE (3% OF REQUIRED) = 005		
PARKING SPACES PROVIDED TOTAL 164 ACCESSIBLE (INCLUDED IN TOTAL) 005		

#	REVISION	DATE	INIT
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0	ISSUED FOR REVIEW	2026-07-07	M.K

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE

CONCEPT PLAN BLOCK 113

DRAFTING	MK
DATE	JULY 2, 2026
PRINTED	JULY 7, 2026
SCALE	1:300
DWG No.	22221-CP 4
REV	0

DRAWING FILE: F:\22221\Planning\22221 - PH 2 - REDLINE - BLOCK 113 - CP 4-3.dwg PLOTTED: Jul 07, 2026 - 4:30pm PLOTTED BY: mark