ALLISTON WOODS SUBDIVISION - PHASE 2

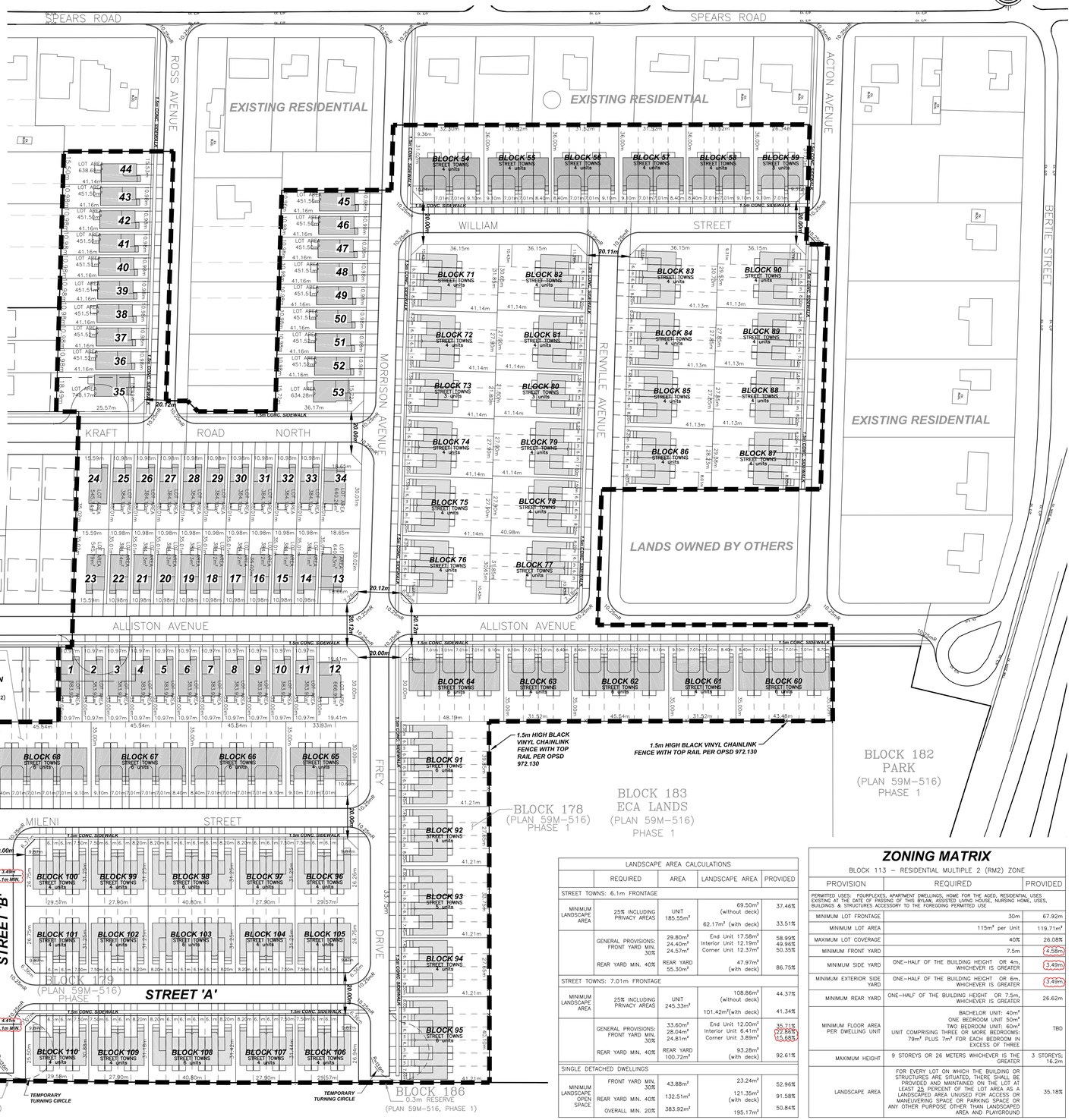
TOWN OF FORT ERIE

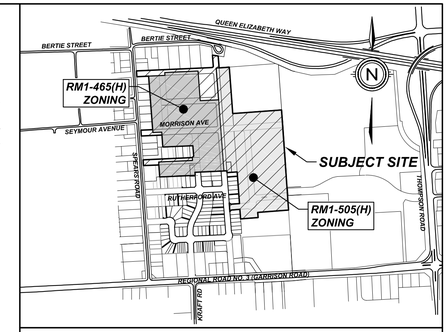
ZONING MATRIX BY LAW No. 129-90

RESIDENTIAL MULTIPLE 1 HOLDING (RM1-465(H) & (RM1-505(H)

PERMITTED USES: SINGLE DETACHED DWELLINGS; SEMI-DETACHED DWELLINGS; DUPLEXES; TRIPLEXES; FOURPLEXES; STREET TOWNHOUSE DWELLINGS; BLOCK TOWNHOUSE DWELLINGS; RESIDENTIAL USES EXISTING AT DATE OF PASSING OF BY LAW; USES, BUILDINGS AND STRUCTURES ACCESSORY TO FOREGOING PERMITTED USES; ACCESSORY APARTMENT DWELLING

PROVISION	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	40m (RM1-465(H))/50m (RM1-505(H)), EXCEPT 6m FOR STREET TOWNHOUSE LOTS AND 9m FOR STREET TOWNHOUSE CORNER LOTS	Internal 6.1m End 7.45m Corner 9.3m
MINIMUM LOT AREA	1400m² EXCEPT 200m² FOR STREET TOWNHOUSE LOTS AND 270m² FOR STREET TOWNHOUSE CORNER LOTS	185.55m² 231.22m²
MINIMUM FRONT YARD	6m TO GARAGE 4m TO FRONT FACE OF DWELLING	6.00m 3.55m
MINIMUM INTERIOR SIDE YARD	1.2m FOR END WALLS, EXCEPT THAT COMMON WALLS MAY BE CENTRED ON A SIDE LOT LINE	1.2m
MINIMUM EXTERIOR SIDE YARD	3m	2.18m
MINIMUM REAR YARD	6m	7.95m
MAXIMUM BUILDING HEIGHT	11m (RM1-465(H)); i) 3 STOREYS ii) 12m (RM1-505(H))	2 STOREYS 8m
MINIMUM LANDSCAPE AREA	25% INCLUDING PRIVACY AREAS FOR STREET TOWNHOUSE LOTS (RM1-465(H)); 25% FOR BLOCK AND STREET TOWNHOUSES (RM1-505(H)) GENERAL PROVISIONS: FRONT YARD MIN. 30% REAR YARD MIN. 40%	37.46% (no covered deck); 33.51% (with covered deck) FRONT YARD: 22.86% REAR: 86.75%(with covered deck)
MAX. NUMBER OF UNITS IN ROW	8	6
MINIMUM DISTANCE BETWEEN BUILDINGS ON SAME LOT	15m BETWEEN TWO REAR WALLS 3m BETWEEN TWO END WALLS 9m BETWEEN AN END WALL AND A REAR WALL 6m BETWEEN TWO FRONT WALLS 6m BETWEEN A FRONT WALL AND AN END WALL	NA
MAXIMUM DENSITY	35 units/ha (RM1-465(H)); PROVISION DELETED (RM1-505(H))	26.42 units/ha.
MAXIMUM LOT COVERAGE	55% FOR BLOCK AND STREET TOWNHOUSE UNITS	49.61% (no covered deck); 53.55% (with covered deck)
PRIVACY AREA	NOTWITHSTANDING YARD REQUIREMENTS ABOVE, EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE AREA WHICH SERVES AS A PRIVACY AREA ADJACENT TO DWELLING UNIT, HAVING A MINIMUM DEPTH 4.5m	YES
DISTANCE FROM BUILDING TO INTERNAL DRIVEWAYS, AND PARKING AREAS	ANY FRONT OR REAR FACE OF ANY TOWNHOUSE SHALL BE NO CLOSER THAN 3m TO AN INTERNAL DRIVEWAY OR PARKING AREA, AND ANY SIDE OF ANY TOWNHOUSE SHALL BE NO CLOSER THAN 1.5m TO AN INTERNAL DRIVEWAY OR PARKING AREA	NA
PLANTING STRIP	NOT REQUIRED WHERE THE BOUNDARY OF AN RM1 ZONE ABUTS AN R1, R2, R3 OR OS ZONE	NA
B) SINGLE DETACHED DWELLINGS NOT LOCATED ON THE SAME LOT AS TOWNHOUSE DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING:		
MINIMUM LOT FRONTAGE	12m 15m ON A CORNER LOT	10.97m 15.72m
MINIMUM LOT AREA	300m² (RM1-465(H)); 375m² (RM1-505(H))	383.92m²
MINIMUM FRONT YARD	4m TO THE FRONT FACE OF THE DWELLING UNIT 6m TO THE GARAGE	4.55m 6.38m
MINIMUM INTERIOR SIDE YARD	1.2m FOR ANYTHING ABOVE A ONE-STOREY DWELLING (RM1-465(H)); 1.2m HOWEVER ON AN INTERIOR LOT WHERE NO ATTACHED GARAGE OR ATTACHED CARPORT IS PROVIDED, THE MINIMUM SIDE YARD ON ONE SIDE SHALL BE 3m (RM1-505(H))	1.27m
MINIMUM 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	4.35m
MINIMUM REAR YARD	7.5m	12.08m
MINIMUM LOT COVERAGE	55%	37.68% (no covered deck); 40.59% (with covered deck)
MAXIMUM HEIGHT	i) 2.5 storeys ii) 10.5m	2 STOREYS 8m
GENERAL PROVISION (SINGLES): MINIMUM LANDSCAPED OPEN SPACE	FRONT YARD MIN. 30% REAR YARD MIN. 40% OVERALL MIN. 20%	52.96% 91.58% (with covered deck) 50.84%

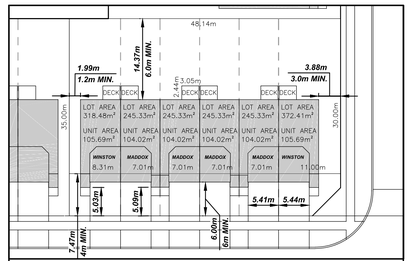




KEY PLAN

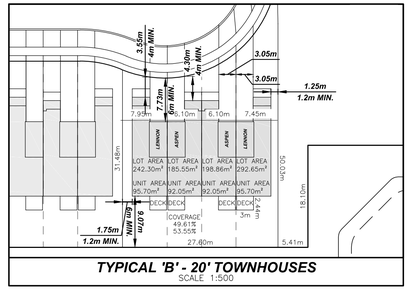
N.T.S.

SUBDIVISION PLAN



TYPICAL 'A' - 23' TOWNHOUSES

SCALE 1:500



TYPICAL 'B' - 20' TOWNHOUSES

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LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE DETACHED RESIDENTIAL	LOT 1-53	53	2.342	16.37
23' STREET TOWN RESIDENTIAL	BLOCK 54-70	81	2.238	15.64
20' STREET TOWN RESIDENTIAL	BLOCK 71-112	176	4.626	32.34
STACKED TOWN RESIDENTIAL	BLOCK 113	68	0.814	5.69
SWM POND EXTENSION	BLOCK 114		0.419	2.93
6.0m SERVICE CORRIDOR	BLOCK 115		0.020	0.14
ROADWAY			3.846	26.89
TOTAL		378	14.305	100.00

DEVELOPABLE AREA = 14.31 ha
DEVELOPABLE DENSITY = 26.42 units/ha

LANDSCAPE AREA CALCULATIONS				
	REQUIRED	AREA	LANDSCAPE AREA	PROVIDED
STREET TOWNS: 6.1m FRONTAGE				
MINIMUM LANDSCAPE AREA	25% INCLUDING PRIVACY AREAS	UNIT 185.55m²	69.50m² (without deck) 62.17m² (with deck)	37.46% 33.51%
	GENERAL PROVISIONS: FRONT YARD MIN. 30%	29.80m² 24.40m² 24.57m²	End Unit 17.58m² Interior Unit 12.19m² Corner Unit 12.37m²	58.99% 49.96% 50.35%
	REAR YARD MIN. 40%	REAR YARD 55.30m²	47.97m² (with deck)	86.75%
STREET TOWNS: 7.01m FRONTAGE				
MINIMUM LANDSCAPE AREA	25% INCLUDING PRIVACY AREAS	UNIT 245.33m²	108.86m² (without deck) 101.42m²(with deck)	44.37% 41.34%
	GENERAL PROVISIONS: FRONT YARD MIN. 30%	33.60m² 28.04m² 24.81m²	End Unit 12.00m² Interior Unit 6.41m² Corner Unit 3.89m²	35.71% 22.86% 15.68%
	REAR YARD MIN. 40%	REAR YARD 100.72m²	93.28m² (with deck)	92.61%
SINGLE DETACHED DWELLINGS				
MINIMUM LANDSCAPE OPEN SPACE	FRONT YARD MIN. 30%	43.88m²	23.24m²	52.96%
	REAR YARD MIN. 40%	132.51m²	121.35m² (with deck)	91.58%
	OVERALL MIN. 20%	383.92m²	195.17m²	50.84%

ZONING MATRIX

BLOCK 113 - 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	67.92m
MINIMUM LOT AREA	115m² per Unit	119.71m²
MAXIMUM LOT COVERAGE	40%	26.08%
MINIMUM FRONT YARD	7.5m	4.58m
MINIMUM SIDE YARD	ONE-HALF OF THE BUILDING HEIGHT OR 4m, WHICHEVER IS GREATER	3.49m
MINIMUM EXTERIOR SIDE YARD	ONE-HALF OF THE BUILDING HEIGHT OR 6m, WHICHEVER IS GREATER	3.49m
MINIMUM REAR YARD	ONE-HALF OF THE BUILDING HEIGHT OR 7.5m, WHICHEVER IS GREATER	26.62m
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	3 STOREYS; 16.2m
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	35.18%

#	REVISION	DATE	INIT
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0	ISSUED FOR APPROVAL	2026-03-30	M.K

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE

SUBDIVISION PLAN

DRAFTING	MK
DATE	AUGUST 4, 2023
PRINTED	JUNE 25, 2026
SCALE	1:1000
DWG No.	22221-SUB
REV	0

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