

## Zoning Compliance Table

4-74 Nery Avenue and 27-81 Inkerman Avenue, Picton

October 2021 Resubmission

Changes from first submission noted in green

### R3 – Urban Residential Type Three Zone

Section Reference	Provision	County of Prince Edward Comprehensive Zoning By-law 1816-2006	Proposed	Complies?
12				
12.1	Permitted uses	<ul style="list-style-type: none"> <li>- One unit of a semi-detached dwelling</li> <li>- One semi-detached dwelling</li> <li>- One duplex dwelling</li> <li>- One triplex dwelling</li> <li>- Additional units                             <ul style="list-style-type: none"> <li>i. Converted dwelling with maximum of four dwelling units;</li> <li>ii. One second unit; or</li> <li>iii. One garden suite.</li> </ul> </li> <li>- Townhouse dwelling</li> <li>- One unit of a townhouse dwelling</li> <li>- Apartment dwelling</li> <li>- Retirement home</li> <li>- Senior citizens' housing complex</li> <li>- Home business</li> <li>- Uses, buildings and structures accessory to the foregoing permitted uses</li> <li>- Public uses or utilities in accordance with the provisions of Section 4.23.</li> </ul>	Townhouse dwellings Apartment dwellings Single detached dwellings Semi-detached dwellings Open space uses Private park Stormwater management facility  <i>A stacked, back-to-back townhouse is deemed to be an apartment dwelling</i>	Yes  Add single detached dwelling, open space uses, private park, and stormwater management facility as permitted uses

<p>12.3.1.v 12.3.2.vi</p>	<p>Minimum lot area</p>	<p>Semi-detached dwelling: 550 m<sup>2</sup> (325 m<sup>2</sup> per unit)</p> <p>Townhouse dwelling – per unit: 250 m<sup>2</sup></p> <p>Apartment dwelling: 232 m<sup>2</sup></p>	<p>Single detached lot: 280 m<sup>2</sup></p> <p>Semi-detached lot: 250 m<sup>2</sup></p> <p>Development is a condominium – no individual lots</p> <p>However, if total area (125,200 m<sup>2</sup>) is divided by 525 units = 238 m<sup>2</sup> per unit</p>	<p>N/A</p>
<p>12.3.2.v 12.3.2.vi</p>	<p>Minimum lot frontage</p>	<p>Semi-detached dwelling: 18 m (9 m per unit)</p> <p>Townhouse dwelling where each unit fronts public street: 7m per dwelling unit</p> <p>Townhouse which does not front public street: 30m</p> <p>Apartment dwelling: 23m</p>	<p>Single detached lot: 10 metres</p> <p>Semi-detached lot: 9 metres</p> <p>Development is a condominium – no individual lots.</p> <p>However, if townhouse width is taken as a placeholder for lot width = Minimum 4.75 metres</p>	<p>N/A</p>
<p>12.3.3.i</p>	<p>Minimum front yard</p>	<p>All permitted uses except apartments: 7.5m</p> <p>Apartment dwelling: 9m</p>	<p>Single detached, semi-detached, and townhouse: 6 metres</p> <p>Apartment dwelling: 3.5 metres</p> <p>Minimum Distance from building face to curb (private street) = Minimum 3.5 metres</p>	<p>N/A</p>
<p>12.3.4.i</p>	<p>Minimum exterior side yard</p>	<p>All permitted uses except apartments: 7.5m</p> <p>Apartment dwelling: 9m</p>	<p>Single detached and semi-detached lots: no exterior side yards</p> <p>Apartment dwelling: 2.5 metres</p> <p>Distance from building face to curb (private street) = Minimum 2.5 metres</p>	<p>N/A</p>

12.3.5.iv	Minimum interior side yard	Semi-detached dwelling on the non-attached side: 2.5 m  Townhouse dwelling on the other side: 2.5m  Apartment dwelling: 4.5m	Single detached and semi-detached lots:  All buildings: minimum separation between the sidewalls of 2 buildings = Minimum 2.5 metres	N/A
12.3.6.i	Minimum rear yard	All permitted uses except apartments: 7.5m  Apartment dwelling: 9m	Single detached and semi-detached lots, townhouses: 7.5 metres  Apartment dwelling: no rear yards	N/A
12.3.7	Maximum lot coverage	35%	20%	Yes
12.3.9	Minimum landscaped open space	35%	50%	Yes
12.3.10	Maximum height of buildings	15m	15 metres	Yes
12.3.11	Minimum floor area per dwelling unit	Semi-detached, duplex or triplex: 65m <sup>2</sup>  Apartment dwelling: Bachelor unit – 46 m <sup>2</sup> 1 bed apartment unit – 55 m <sup>2</sup> 2 bedroom apartment unit – 60m <sup>2</sup> 2+ bedroom apartment unit – 65 m <sup>2</sup>	100 square metres (street townhouses)  70 square metres	Yes

### Parking Requirements

Section Reference	Provision	County of Prince Edward Comprehensive Zoning By-law 1816-2006	Proposed	Complies?
5				
5.1.1	Parking Requirements (min.)	Townhouse: 1.5 spaces per unit 1.5 x 72 = 108	144 spaces	Yes

		Apartment dwelling (outside of Picton Ward): 1.5 spaces per unit $1.5 \times 432 = 648$	614 spaces	Yes
		Single & semi-detached dwelling 2 spaces per unit $21 \times 2 = 42$	42 spaces	Yes
5.1.5	Parking Space Size	Minimum area of 16.7 sq. m (180 sq. ft.) Minimum width of 2.7 m (9 ft.)	6 metres x 2.8m = 16.8 square metres	Yes