

Zoning Compliance Table

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

May 2022 Resubmission

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"> - One unit of a semi-detached dwelling - One semi-detached dwelling - One duplex dwelling - One triplex dwelling - Additional units <ul style="list-style-type: none"> i. Converted dwelling with maximum of four dwelling units; ii. One second unit; or iii. One garden suite. - Townhouse dwelling - One unit of a townhouse dwelling - Apartment dwelling - Retirement home - Senior citizens' housing complex - Home business - Uses, buildings and structures accessory to the foregoing permitted uses - Public uses or utilities in accordance with the provisions of Section 4.23. 	Townhouse dwellings Apartment dwellings Triplex dwellings Single detached dwellings Open space uses Private park Community centre Stormwater management facility <i>A stacked, back-to-back townhouse is deemed to be an apartment dwelling</i>	Yes, add uses
12.3.1.v 12.3.2.vi	Minimum lot area	Townhouse dwelling – per unit: 250 m2	Development is a condominium – no individual lots	N/A

		Apartment dwelling: 232 m ²	However, if net site area (109,523 m ²) is divided by 432 units = 253.5 m ² per unit	
12.3.2.v 12.3.2.vi	Minimum lot frontage	Townhouse dwelling where each unit fronts public street: 7m per dwelling unit Townhouse which does not front public street: 30m Apartment dwelling: 23m	Development is a condominium – no individual lots. However, if townhouse width is taken as a placeholder for lot width = Minimum 4.75 metres	N/A
12.3.3.i	Minimum front yard	All permitted uses except apartments: 7.5m Apartment dwelling: 9m	<i>Measured to the edge of a public ROW, or the curb of a private street:</i> Street townhouse = Minimum 6 metres Apartment dwelling = Minimum 3 metres	No
12.3.4.i	Minimum exterior side yard	All permitted uses except apartments: 7.5m Apartment dwelling: 9m	<i>Measured to the edge of a public ROW, or the curb of a private street:</i> Minimum 2.5 metres	No
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	Development is a condominium – no interior side yards. 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, semi-detached, and townhouse dwellings: 6.0 metres Apartment dwellings: 4 metres	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	Apartment dwelling: Bachelor unit – 46 m ² 1 bed apartment unit – 55 m ² 2 bedroom apartment unit – 60m ² 2+ bedroom apartment unit – 65 m ²	100 square metres (street townhouse unit) 70 square metres (apartment dwelling unit)	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	Street townhouses: Type C and D townhouses have 2 spaces per unit Type E townhouses have 1 space per unit, will be allocated 15 spaces along Vine Ridge 1.5 x 310 units = 465	Yes, see site plan stats table
		Apartment dwelling (outside of Picton Ward): 1.5 spaces per unit	Stacked, back-to-back townhouses: 1.5 x 60 units = 90	Yes, see site plan stats table
			Rental apartments: 1.25 x 60 = 75	No 1.25 per unit
		Retained houses: 2 spaces per unit	2 x 2 = 4	No 1.5 per unit
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