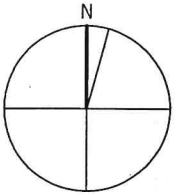


**LOT 693**  
**REG'D PLAN No 24**  
**TOWN OF PICTON**  
**COUNTY OF PRINCE EDWARD**



ASSESSMENT ROLL NUMBER: 135001001010900

**ZONING BY-LAW REQUIREMENTS**

**URBAN RESIDENTIAL TYPE ONE (R1) ZONE**

10.3.3	Min Front Yard	7.5 m
10.3.4	Min Exterior Side Yard	7.5 m
10.3.5	Min Interior Side Yard	1.2 m
10.3.6	Min Rear Yard	7.5 m
10.3.7	Max Lot Coverage (all buildings and structures)	35% (394.25 m <sup>2</sup> )
10.3.8	Min Landscaped Open Space	30% (337.93 m <sup>2</sup> )
10.3.9	Max Height of Buildings	10 m
4.1.8.ii	Detached Garages - Min Rear yard	1.2 m

**SITE STATISTICS**

**SCOPE OF WORK**

SINGLE STOREY REAR ADDITION (972 ft<sup>2</sup>) TO EXISTING TWO STOREY DWELLING W/ INTERIOR ALTERATIONS  
 REBUILT DETACHED GARAGE ON EXISTING FOUNDATIONS

**LOT**

EXISTING LOT AREA:	1126.45 m <sup>2</sup>
EXISTING LOT COVERAGE:	14% (121.26 + 35.6 = 156.86 m <sup>2</sup> )
PROPOSED LOT COVERAGE:	17% (156.86 + 25.5 + 10 = 192.36 m <sup>2</sup> )
EXISTING LANDSCAPED OPEN SPACE:	66% (750 m <sup>2</sup> )
PROPOSED LANDSCAPED OPEN SPACE:	64% (715 m <sup>2</sup> )

**BUILDING HEIGHT**

MAIN DWELLING	NO CHANGE TO EXISTING BUILDING HEIGHT
DETACHED GARAGE	3.65 m

**SETBACKS FOR DWELLING**

FRONT YARD SETBACK:	NO CHANGE TO EXISTING SETBACK
REAR YARD SETBACK:	5.73 m PROPOSED SETBACK
SIDE YARD SETBACK (EAST):	11.13 m (MAINTAIN EXIST'G SIDEWALL ALIGNMENT)
SIDE YARD SETBACK (WEST):	10.01 m TO PROPOSED COVERED DECK

**SETBACKS FOR GARAGE**

FRONT YARD SETBACK:	30.274 m
REAR YARD SETBACK:	0.26 m
SIDE YARD SETBACK (EAST):	23.51 m
SIDE YARD SETBACK (WEST):	1.36 m

**MINOR VARIANCE RELIEF**

PROPOSED REAR YARD SETBACK - DWELLING	5.73 m
PROPOSED REAR YARD SETBACK - DETACHED GARAGE	0.26 m

1 SITE PLAN  
 1" = 20'-0"

No.	Date	Description
1	2023-03-30	MV Application

DATE: 30 March 2023

7 PICTON MAIN STREET

SCALE: As indicated

MV-01  
 SITE PLAN