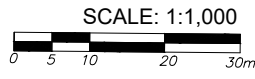


ENLARGEMENT



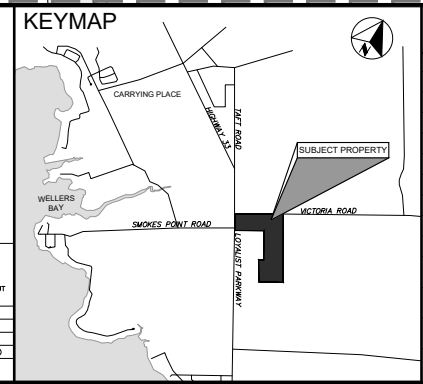
SITE PLAN
 3131 VICTORIA ROAD
 PART OF LOTS 105 AND 106,
 CONCESSION 2 AS IN PE126341
 AND EXCEPT PE152278 & PART 3 47R2102
 NOW IN THE MUNICIPALITY OF THE
 TOWNSHIP OF AMELIASBURGH
 COUNTY OF PRINCE EDWARD

SCALE = 1:5,000 METRIC

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REVISION	CHECKED BY:	DATE	APPRD

DRAWN BY: FJM CHECKED BY: S.L. DATE: Nov 25, 2024 SCALE: 1:5,000



ZONING SUMMARY
 ZONING BY-LAW NO. 1816-2006 - "RU3" ZONE

PROVISION	REQD	PROPOSED
LOT AREA (min)	34ha	42ha
LOT FRONTAGE (min)	90m	261m
FRONT YARD (min)	15m	483.3m
EXTERIOR SIDE YARD (min)	15m	69.7m
INTERIOR SIDE YARD (min)	7.5m	97.3m
REAR YARD (min)	15m	594.6m
LOT COVERAGE (max)	10%	0.2%
LANDSCAPED OPEN SPACE (min)	30%	98.6%
BUILDING HEIGHT (max)	10m	10m
NUMBER OF DWELLING UNITS PER LOT (max)	2	1
DWELLING UNIT AREA REQUIREMENT (min)	90m ²	293m ²
NUMBER OF ACCESSORY FARM ACCOMMODATION UNITS (max)	3	0
PARKING AND LOADING (min) 1 PER 9m ² GFA (Assembly Hall)	39	79

LEGEND

- PROPERTY BOUNDARY
- EXISTING GRAVEL DRIVEWAY & PROPOSED PARKING
- CONCRETE PARKING AREA & WALKWAY
- FIRE ROUTE
- BUILDINGS / STRUCTURES
- EXISTING MATURE TREE
- SURROUNDING PARCELS
- WETLAND PER MNR
- ENVIRONMENTAL PROTECTION ZONE
- EXISTING HEDGEROW

LAND USE SUMMARY

LANDUSE	AREA (m ²)	AREA (%)
GRAVEL DRIVEWAYS	5580	1.17
CONCRETE PARKING AREA	152	0.03
CONCRETE WALKWAY/ PATIO AREA	194	0.04
DWELLING UNIT	293	0.06
GARAGE & STORAGE BUILDINGS	629	0.13
LANDSCAPED OPEN SPACE	473,702.8	98.60
TOTAL SITE AREA	480,550.3m ²	100.0%
EP ZONE	59,853.7	
R3 ZONE	420,696.6	

Nov 25, 2024

RPA
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JOB No. 832