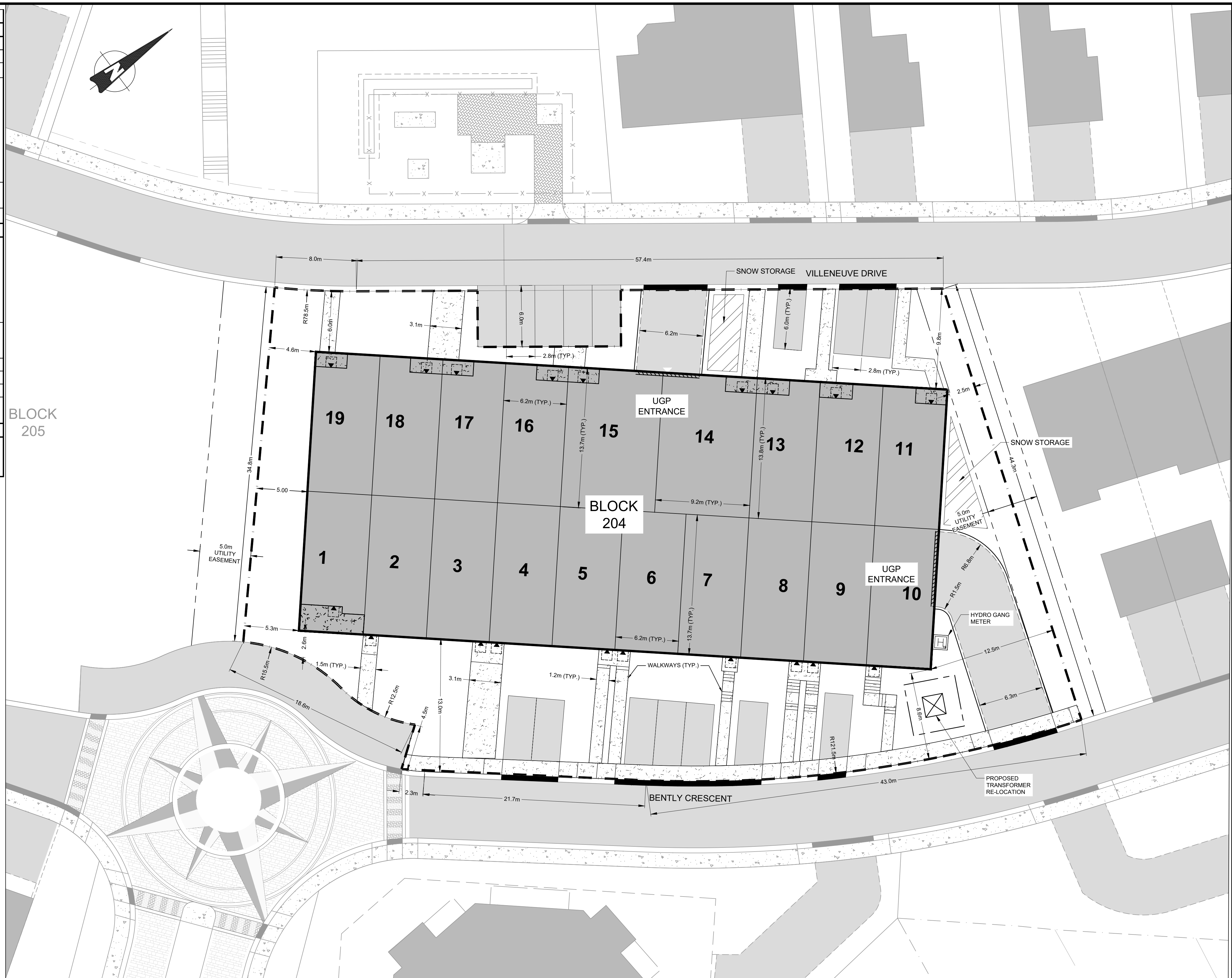


Provision	Required	Proposed	Compliance
Site-specific Urban Residential Type 3 (R3-60) Zone			
Permitted Use	Apartment Dwelling	Apartment Dwelling	Yes
Front Yard (min)	4.5m	> 4.5m	Yes
Lot Coverage (max)	43%	52% (1,690m ²)	No
Building Height (max)	4 Stories or 103.43 meters above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.	101.13 meters above sea level	Yes
Setback from underground parking	1m from all lot lines	>1 meter	Yes
Parking Stall Area (min)	16.2m ²	21m ²	Yes
Urban Residential Type 3 (R3) Zone			
Lot Area (min)	232m ² per unit for the first four units, plus 46m ² for each additional unit ((232 x 4) + (46 x 15) = 1,618m ² required)	3,211m ²	Yes
Lot Frontage (min)	23m	Villeneuve Drive: 65.3m Bently Creasant: 86.1m	Yes
Exterior Side Yard (min)	3m	n/a	n/a
Interior Side Yard (min)	4.5m	2.5m	No
Rear Yard (min)	7.5m	n/a	n/a
Landscaped Open Space (min)	35%	28% (972m ²)	No
General Provisions			
Parking Requirements	1.25 spaces per dwelling unit 24 (19 units x 1.25)	29	Yes

KEY MAP
SCALE N.T.S.



LEGEND:
 - - - - - SITE PLAN BOUNDARY
 _____ PROPOSED BUILDING FOUNDATION

REV.#	REVISIONS	DATE	INITIAL
10	ISSUED FOR SITE PLAN AGREEMENT	05/30/2025	SO
9	ISSUED FOR SITE PLAN AGREEMENT	03/13/2025	SO
8	ISSUED FOR MINOR VARIANCE	05/09/2024	SO
7	ISSUED FOR CONSTRUCTION	11/06/2020	ND
6	ISSUED TO PEC FOR SUBDIVISION AGREEMENT	10/13/2020	ND

Not Valid Unless Signed And Dated



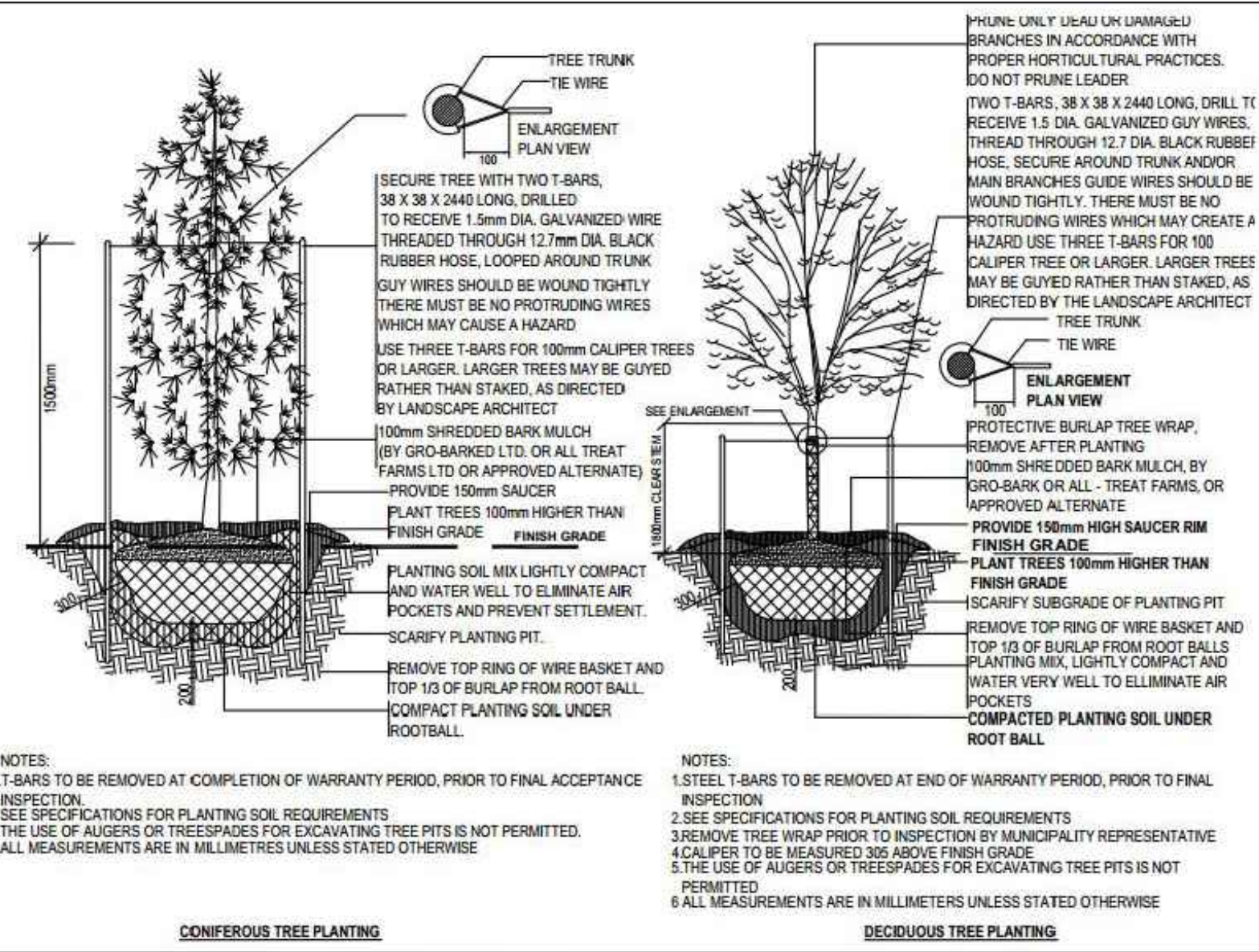
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 CHECKED: SO
 DATE: JUN 2024

1974692 ONTARIO INC
 PORT PICTON SUBDIVISION
 PICTON, ON

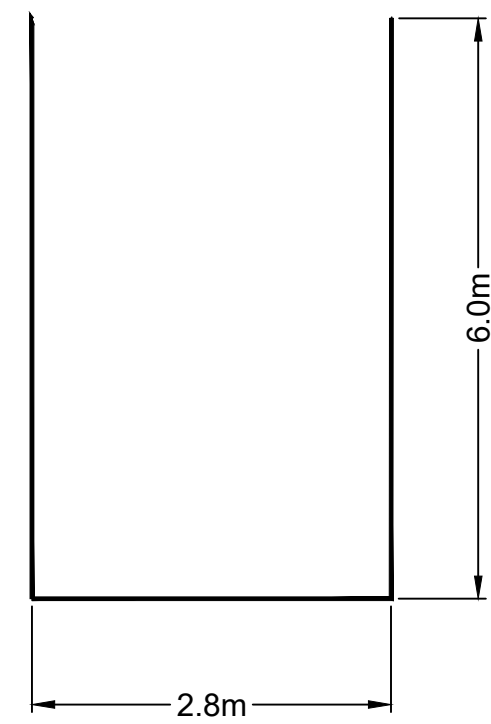
BLOCK 204 ENGINEERING SITE PLAN



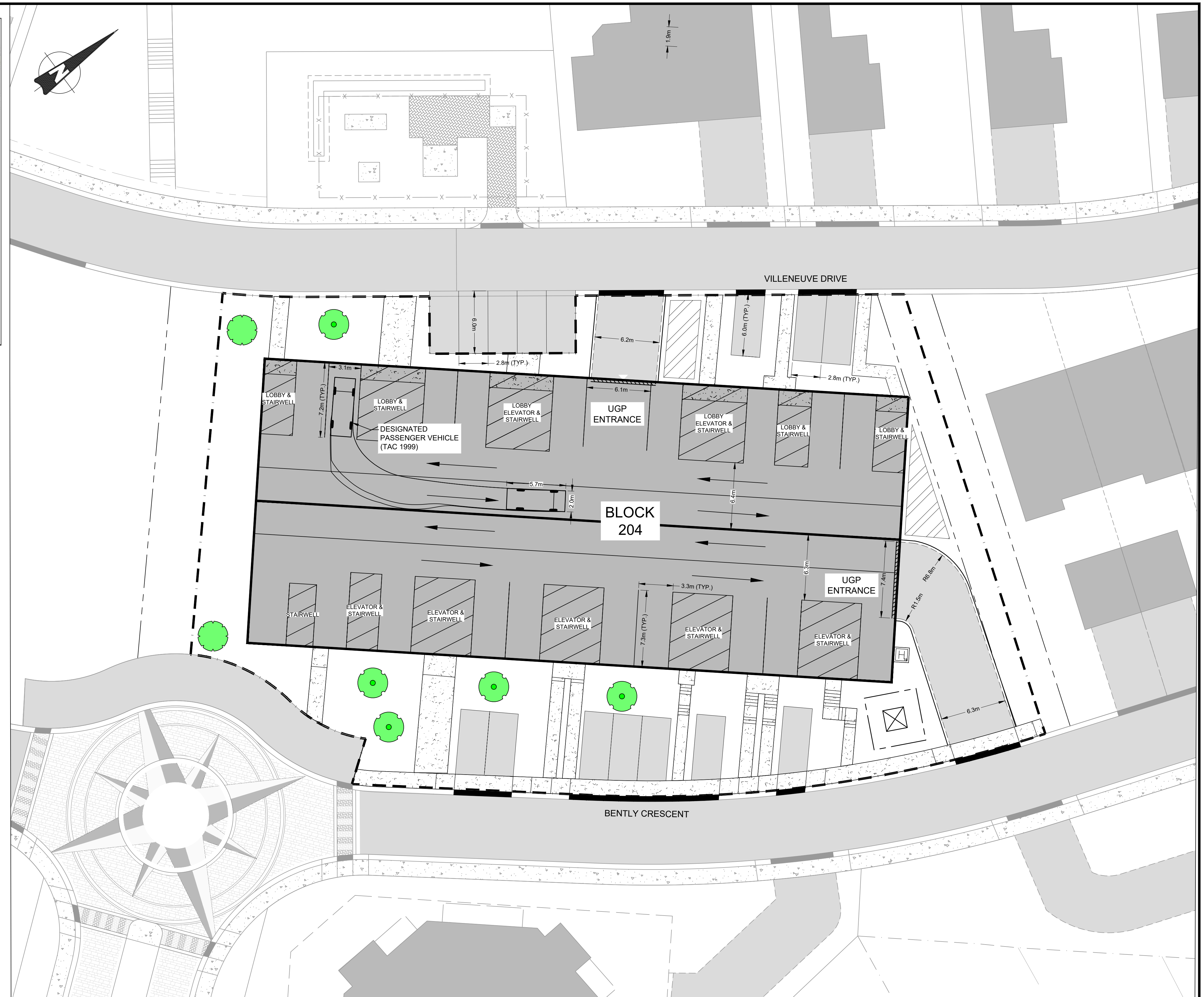
CONTRACT No. 18531-6 DWG C200



PARKING STALL DIMENSION REQUIREMENTS (MINIMUM)
SCALE N.T.S.



KEY MAP
SCALE N.T.S.



REV.#	REVISIONS	DATE	INITIAL
10	ISSUED FOR SITE PLAN AGREEMENT	05/30/2025	SO
9	ISSUED FOR SITE PLAN AGREEMENT	03/13/2025	SO
8	ISSUED FOR MINOR VARIANCE	05/09/2024	SO
7	ISSUED FOR CONSTRUCTION	11/06/2020	ND
6	ISSUED TO PEC FOR SUBDIVISION AGREEMENT	10/13/2020	ND

Not Valid Unless Signed And Dated

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DESIGN:	EC
DRAWN:	EC
CHECKED:	SO
DATE:	JUN 2024

1974692 ONTARIO INC
PORT PICTON SUBDIVISION
PICTON, ON

**BLOCK 204 LANDSCAPING & PARKING
DETAILS PLAN**

Inley GROUP CONSULTING ENGINEERS PLANNERS

CONTRACT No. 18531-6 DWG C700

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