

ZONING - LSR (LIMITED SERVICE RESIDENTIAL)		
141 PERMITTED RESIDENTIAL USES		
ZONING BY-LAW SECTION REQUIREMENT	PROPOSED	RELIEF
141.1 ONE SINGLE DETACHED DWELLING	EXISTING ONE SINGLE DETACHED DWELLING 4 BUNKIE	-
14.3.1 MINIMUM LOT AREA 4000 M ² (104591 SQ. FT.)	EXISTING LOT AREA 1245.2 M ² (30433 SQ. FT.)	-
14.3.2 MINIMUM LOT FRONTAGE 45 M (147.6 FT.)	14.3.2 MINIMUM LOT FRONTAGE 23.1 M (75.8 FT.)	-
14.3.3 MINIMUM FRONT YARD 15 M (25 FT.)	14.3.3 MINIMUM FRONT YARD 15 M (25 FT.) RIGHT-OF-WAY	-
14.3.4 MINIMUM EXTERIOR SIDE YARD 15 M (25 FT.)	NA	-
14.3.5 MINIMUM INTERIOR SIDE YARD 3 M (10 FT.)	MINIMUM INTERIOR SIDE YARD 3 M (10 FT.)	-
14.3.6 MINIMUM REAR YARD 10 M (33 FT.)	NA	-
4.25 MINIMUM SPECIAL SETBACK PROVISION 5 M (16.42 FT.)	4.25 SPECIAL SETBACK PROVISION PROPOSED 3.1 M (10.2 FT.)	YES
14.3.7 MAXIMUM LOT COVERAGE (ALL BUILDINGS AND STRUCTURES) 55%	LOT COVERAGE (ALL BUILDINGS) 13.2%	-
14.3.8 MINIMUM LANDSCAPED OPEN SPACE 30%	MINIMUM LANDSCAPED OPEN SPACE 25.4%	-
14.3.9 MAXIMUM HEIGHT OF BUILDINGS 10 M (33 FT.)	1 STOREY BUILDING (UNDER 33 FT.)	-
14.3.10 MAXIMUM NUMBER OF DWELLING UNITS PER LOT 1	ONE DWELLING UNIT ON LOT	-
14.3.11 MINIMUM DWELLING UNIT AREA 75 M ² (800 SQ. FT.)	PROPOSED DWELLING UNIT AREA 54 M ² (571.66 SQ. FT.)	-

DO NOT SCALE DRAWINGS
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION
THESE DRAWINGS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.

Revisions and Issues

REV.	DATE	DESCRIPTION
1	2025.06.25	ISSUED FOR REVIEW
2		
3		

NOTES:

441-C MASSASSAUGA ROAD
CONCESSION 2
TOWNSHIP OF AMELIASBURGH
NOW IN THE MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD

DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM PLANS 4TR-645, 4TR-450 AND FIELD WORK.

BY-LAW 1046-2006: ZONE-LSR SETBACKS APPLIED
MINIMUM INTERIOR SIDE YARD - 3.0m

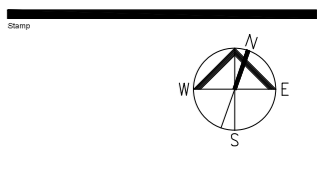
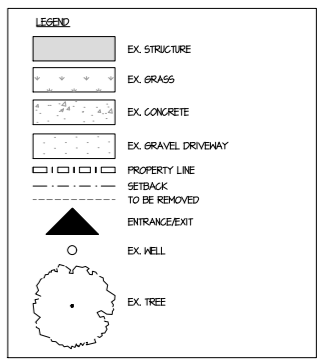
4.25 SPECIAL SETBACK PROVISIONS

4.25.2 BAY OF QUINTE, LAKE ONTARIO AND INLAND LAKES
NOTWITHSTANDING THE YARD AND SETBACK PROVISIONS OF THIS BY-LAW TO THE CONTRARY, THE FOLLOWING PROVISIONS SHALL APPLY TO LAND IN THE VICINITY OF LAKE ONTARIO, THE BAY OF QUINTE OR OTHER LAKES.
NO BUILDINGS OR STRUCTURES SHALL BE PERMITTED WITHIN A HORIZONTAL DISTANCE OF 5 m OF THE REGULATORY FLOOD PLAN OR WITHIN A HORIZONTAL DISTANCE OF 30 m FROM THE HIGH WATER MARK, WHERE THE REGULATORY FLOOD PLAN ELEVATION IS UNKNOWN.
I. NOTWITHSTANDING THE PROVISIONS OF SECTION I) ABOVE, AN ENCLOSED DECK, DRIVEWAY, BOATHOUSE, DOCK, SHORE WALL OR OTHER MARINE FACILITY MAY BE PERMITTED WITHIN 5 m OF THE REGULATORY FLOOD PLAN OR WITHIN 30 m OF THE HIGH WATER MARK, BUT ONLY WITH THE WRITTEN APPROVAL OF QUINTE CONSERVATION.

EROSION HAZARD LIMIT AND 1400 YEAR FLOODLINE
ELEVATION - 76.06(65) PER QUINTE CONSERVATION AUTHORITY.

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERSIZED SEPTIC SERVICES SHOWN ON THIS SKETCH WERE BASED ON BEST VISIBLE EVIDENCE AND HAVE NOT BEEN VERIFIED.



Stamp

Project

EARL RESIDENCE ADDITION

441-C MASSASSAUGA RD
PRINCE EDWARD, ON

Drawing

SITE PLAN

Drawn By _____ Checked By _____

Scale AS NOTED Date JUNE 2025

Project No. 2504 Revision 1

Drawing No. **SP01**

1/1