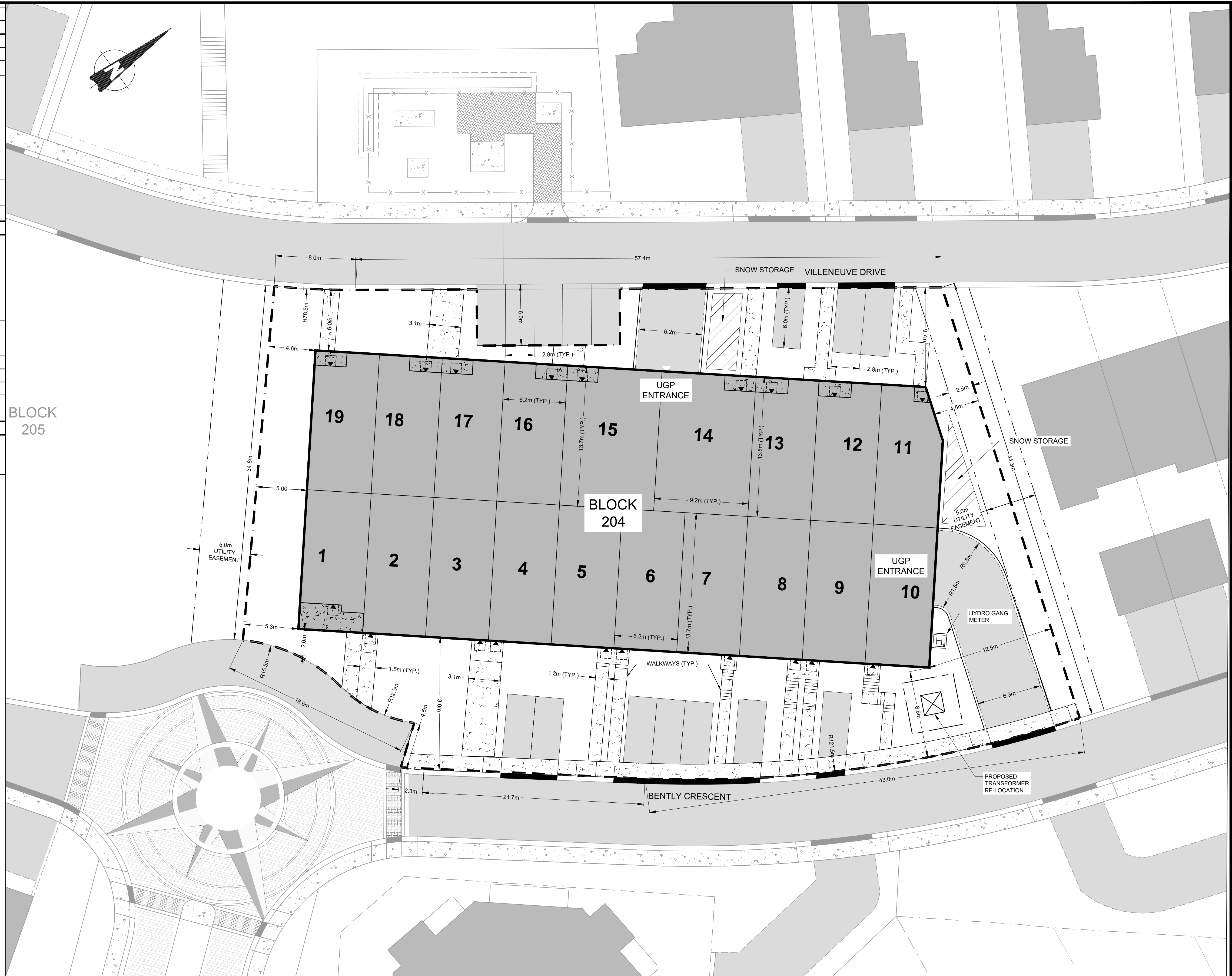


Provision	Required	Proposed	Compliance
Site-specific Urban Residential Type 3 (R3-60) Zone			
Permitted Use	Apartent Dwelling	Apartent Dwelling	Yes
Front Yard (min)	4.5m	1.4m	No
Lot Coverage (max)	43%	47% (1,545m ²)	No
Building Height (max)	4 Storeys or 103.43 meters above sea level as measured to the 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 Bentley Creasant: 86.1m	Yes
Exterior Side Yard (min)	3m	n/a	n/a
Interior Side Yard (min)	4.5m	4.5m	Yes
Rear Yard (min)	7.5m	n/a	n/a
Landscaped Open Space (min)	35%	38% (1,235m ²)	Yes
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
4	ISSUED FOR SITE PLAN AGREEMENT	09/17/2025	SO
3	ISSUED FOR SITE PLAN AGREEMENT	05/30/2025	SO
2	ISSUED FOR SITE PLAN AGREEMENT	03/13/2025	SO
1	ISSUED FOR MINOR VARIANCE	05/09/2024	SO

Not Valid Unless Signed And Dated



SCALE: 1:400
 DESIGN: EC
 DRAWN: EC
 CHECKED: SO
 DATE: JUN 2024

1974692 ONTARIO INC
 PORT PICTON SUBDIVISION
 PICTON, ON

BLOCK 204 ENGINEERING SITE PLAN



CONTRACT No. 18531-6 DWG C200