

DAVIES ADDITIONAL DWELLING

CLIENTS: MICHELINE AND STEPHEN DAVIES
21 Hill Street Picton, Prince Edward County, Ontario,
K0K 2T0

AUGUST 4, 2026

Sage Group
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ZONING DATA			
MUNICIPAL ADDRESS: 21 Hill Street, Picton, Prince Edward County, Ontario, K0K 2T0		ROLL NUMBER: 135003003508900	
LEGAL DESCRIPTION: Ward: Picton		ZONING: R1: Urban Residential Type 1 serviced by municiple water and septic systems	
ZONING REGULATIONS AS PER: ZONING BY-LAW 1816-2006			
	REQUIRED/PERMITTED	EXISTING	
LOT AREA, MIN.	460 m ²	539 m ² / 5799 sq.ft	
LOT FRONTAGE, MIN.	15 m	17.4 m (57'-0")	
LOT COVERAGE, MAX.	35 % (45% if the lot contains an additional dwelling unit)	125 m ² / 1345 sq.ft 23%	
LANDSC. OPEN SPACE, MIN.	30%	375 m ² / 70%	
		PRINCIPLE DWELLING: TWO STOREY DWELLING	ACCESSORY BUILDING: 1 1/2 STORY BARN
GROUND FLOOR AREA		73 m ² / 786 sq. ft.	9 m ² / 398 sq. ft.
GROSS FLOOR AREA		FIRST: 73 m ² / 786 sq. ft. SECOND: 73 m ² / 786 sq. ft. TOTAL: 146 m ² / 1572 sq. ft.	
OVERALL HEIGHT, MAX.	12 m (39.4 ft.)	8.5 m / 28'-0"	4.9 m (17'-8")
SETBACKS, MIN.	FRONT YD: 3 m (49.2 ft.) INT SIDE YD : 1.2 m (19.7 ft.) EXT SIDE YD: 3 m (49.2 ft.) REAR YD: 7.5 m (39.4 ft.)	FRONT YD: 1.8 m (6'- 1 1/8") INT SIDE YD : 3.5 m (11" - 7 1/8") INT SIDE YD: 4.9 m (16' - 3/4") REAR YD: 17.1 m (56' - 1 1/8")	FRONT YD: 22.9 m (75'- 2 3/8") INT SIDE YD : .42 m (1' - 4 3/8") INT SIDE YD: 11.3 m (36' - 11 5/8") REAR YD: + 8" OVER PROPERTY LINE
PROPOSED			
LOT AREA		NO CHANGE	
LOT FRONTAGE		NO CHANGE	
LOT COVERAGE		NO CHANGE	
LANDSC. OPEN SPACE		NO CHANGE	
		PRINCIPLE DWELLING: TWO STOREY DWELLING	ADDITIONAL DWELLING UNIT: 1 1/2 STORY DWELLING
GROUND FLOOR AREA		NO CHANGE	NO CHANGE
GROSS FLOOR AREA		NO CHANGE	FIRST: 34.5 m ² / 371 sq. ft. SECOND: 35 m ² / 377 sq. ft. TOTAL: 69.5 m ² / 748 sq. ft.
OVERALL HEIGHT, MAX.		NO CHANGE	7.9 m (26' - 1/2")
SETBACKS, MIN.		NO CHANGE	FRONT YD: 22.9 m (75'- 2 3/8") INT SIDE YD : 1 m (1' - 4 3/8") INT SIDE YD: 11.3 m (36' - 11 5/8") REAR YD: 1 m (0' - 10 1/8")