


**MINOR VARIANCE SKETCH**  
 13 KING STREET WEST MILLBROOK  
 TOWNSHIP OF CAVAN MONAGHAN  
 COUNTY OF PETERBOROUGH

- Legend**
- Existing**
- Subject Property Boundary
  - Existing Cedar Hedge/Shrubs
  - Existing Coniferous Tree
  - Existing Deciduous Tree
  - Existing Gravel Area Boundary
  - Existing Building
  - Existing Brick Walkway
  - Existing Asphalt Driveway
- Proposed**
- Proposed Coniferous Tree
  - Proposed Concrete Curb Stop
  - Proposed Asphalt Area
  - Proposed Area Subject to Minor Variance (refer to Site Statistics chart).

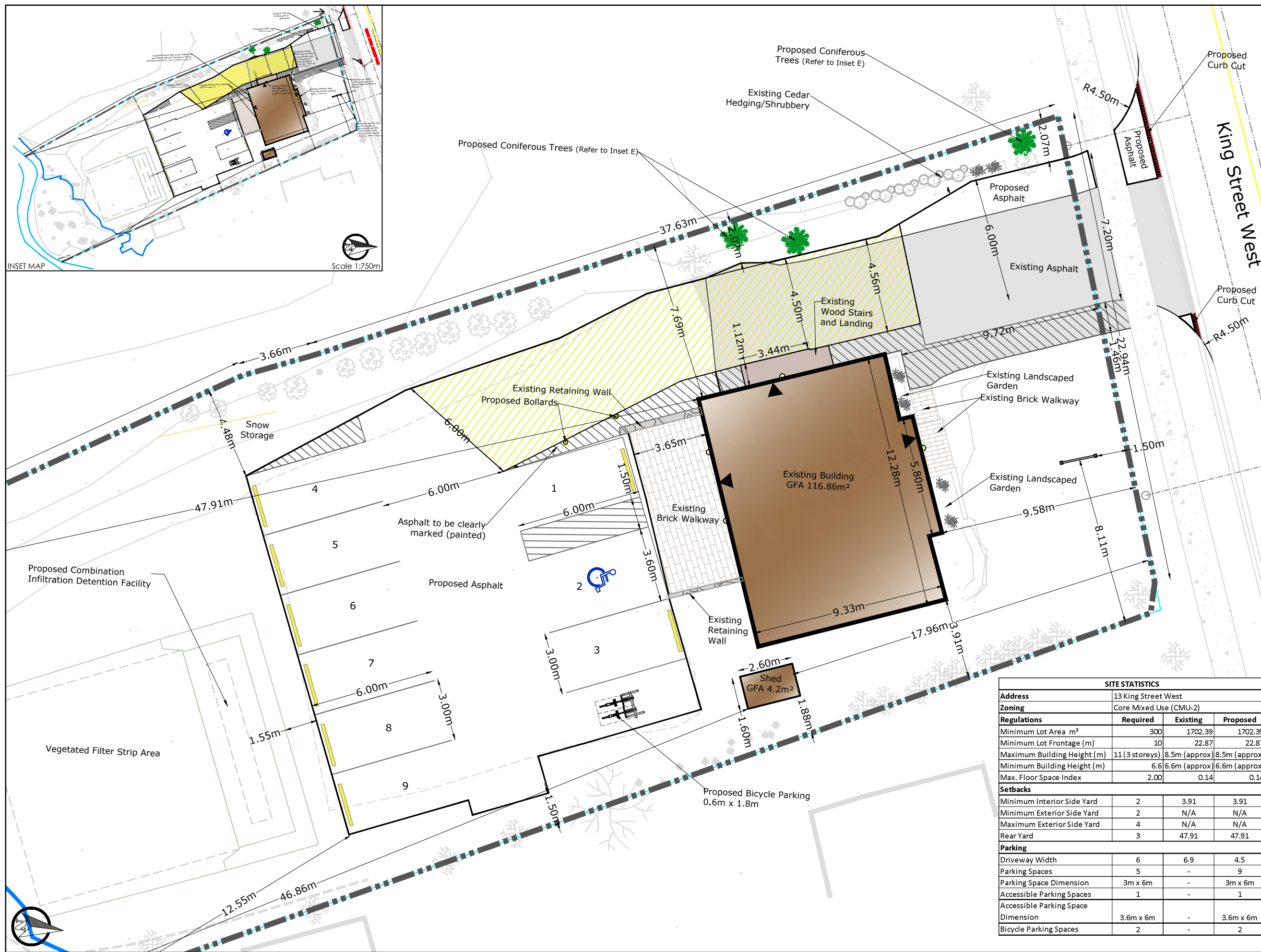
Scale: 1:175m  
 NAD 1983 UTM Zone N

Data Sources:  
 Plan of Survey (45R 11307) by Beninger Surveying Ltd. (OLS), Dated July 9, 1996.  
 Topographical information provided by D.M. Wills Associates, captured December 01, 2022.

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SITE STATISTICS			
<b>Address</b>	13 King Street West		
<b>Zoning</b>	Core Mixed Use (CMU-2)		
<b>Regulations</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Lot Area (m <sup>2</sup> )	300	1702.39	1702.39
Minimum Lot Frontage (m)	10	22.87	22.87
Maximum Building Height (m)	11 (3 storeys)	8.5m (approx)	8.5m (approx)
Minimum Building Height (m)	6.6	6.6m (approx)	6.6m (approx)
Max. Floor Space Index	2.00	0.14	0.14
<b>Setbacks</b>			
Minimum Interior Side Yard	2	3.91	3.91
Minimum Exterior Side Yard	2	N/A	N/A
Maximum Exterior Side Yard	4	N/A	N/A
Rear Yard	3	47.91	47.91
<b>Parking</b>			
Driveway Width	6	6.9	4.5
Parking Spaces	5	-	9
Parking Space Dimension	3m x 6m	-	3m x 6m
Accessible Parking Spaces	1	-	1
Accessible Parking Space Dimension	3.6m x 6m	-	3.6m x 6m
Bicycle Parking Spaces	2	-	2

INSET MAP  
 Scale 1:750m