

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1
the building Code

BRUCE ARROWSMITH	21042	
Name	Signature	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of
the building code

ARROWSMITH & ASSOCIATES	27429
FIRM NAME	BCIN

SITE PLAN

LOT NO. 30 & PART OF LOT 31,
REGISTERED PLAN NO. 230
(6460 MAIN STREET)

TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK

GENERAL SITE INFORMATION

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY
OF SURVEY PREPARED BY LLOYD & PURCELL LTD., DATED MAY, 1, 2017.

THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHOWN, NOT
BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT
CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY

ZONING

CURRENT ZONING

"RESIDENTIAL "R2" PER TOWN OF WHITCHURCH-STOUFFVILLE
ZONING BY-LAW NO 2010-001-02

PROPOSED ZONING

SITE SPECIFIC "RESIDENTIAL "R4".

MINIMUM LOT AREA = 200M² (2152.85 FT²) PER DWELLING UNIT.

MINIMUM LOT FRONTAGE = 3.00M (9.84 FT) PER DWELLING UNIT

MINIMUM FRONT YARD = 4.50M (14.76 FT).

MINIMUM INTERIOR SIDE YARD = 5.50M (18.04 FT)

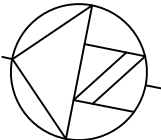
MINIMUM YARD BETWEEN BUILDINGS = 11.00M (36.09 FT)

MINIMUM REAR YARD = 2.00M (6.56 FT)

MINIMUM LOT COVERAGE = 35%

MAXIMUM BUILDING HEIGHT = 10.00M (32.81 FT)

REV. NO. 3	AS PER TOWNS PEER REVIEW COMMENTS MAR 2021	NOV.01.2021
REV. NO. 2	DRIVEWAY ACCESS & CURB CUT	FEB.04.2019
REV. NO. 1	DRIVEWAY ACCESS & CURB CUT	JUL25.2018
NUMBER	REVISIONS	DATE



SITE PLAN

6460 MAIN STREET

SPA 20.019

DRAWN BY	BA	DATE	NOV 17, 2017
CHECKED BY	BA	DATE	—
SCALE SEE PLANS		DWS. NO.	
FILE NO.		PD 1	