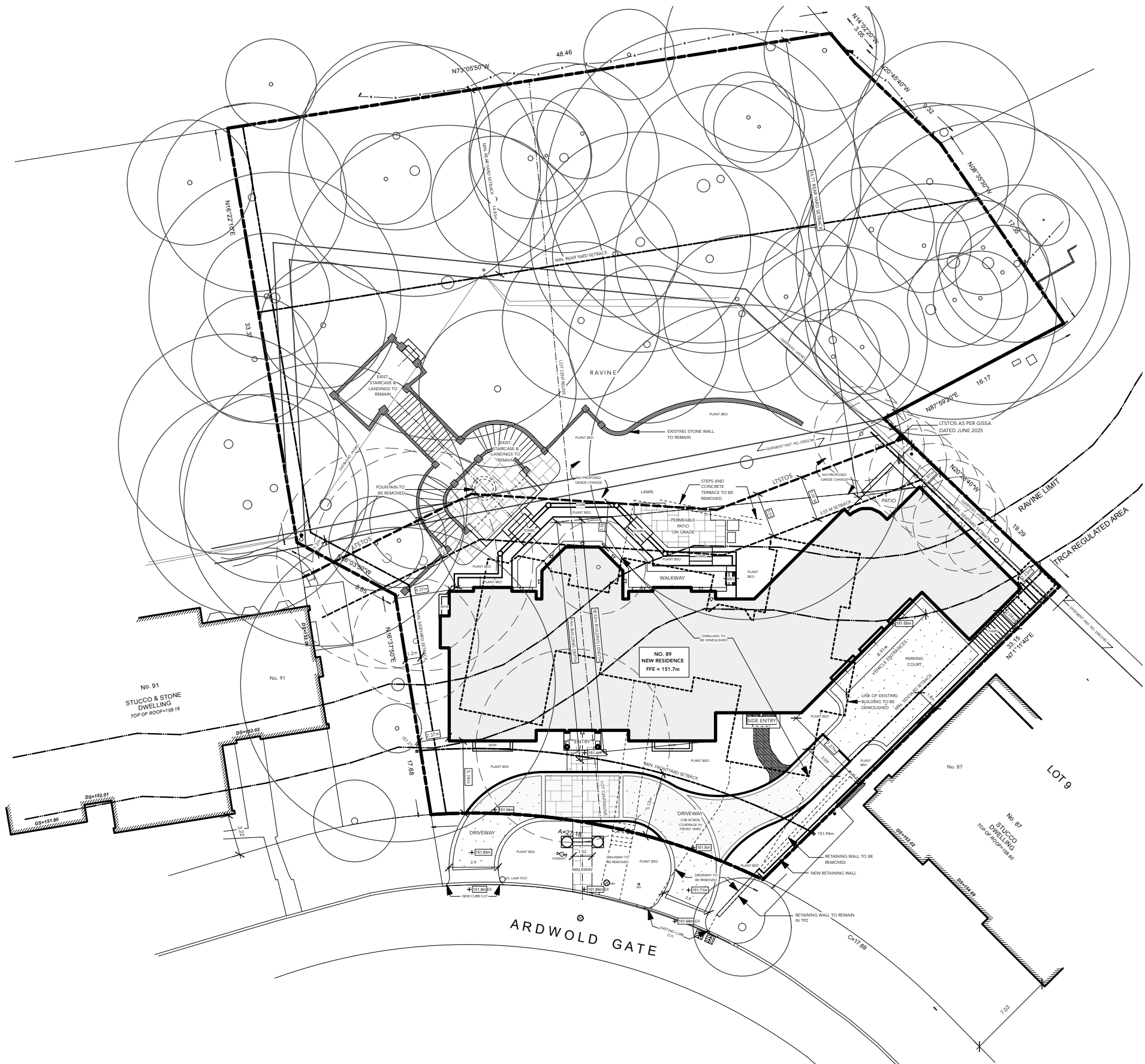




SITE STATISTICS BY-LAW 569-2013

Address: 89 ARDWOLD GATE
Zoning Classification: RD (F15.0; d0.35) (X1307)

10.20.30.10 LOT AREA		Total Lot Area	Area above TRCA top of bank	
Lot Area		3,085.83 m ²		1,199.8 m ²
10.10.30.20 LOT FRONTAGE				
Lot Frontage	39.29 m	measured along straight line drawn perpendicular to lot centreline at the required minimum frontyard setback		
10.10.40.10 BUILDING HEIGHT		Existing m	Proposed m	Allowed m
Established Grade: 151.6 m				
(1) Building Height		N/A	11.0	11.0
(2) Height of Main walls		N/A	8.1	8.5
(4) Restrictions for a Flat Roof		N/A	N/A	7.2
10.10.40.20 BUILDING LENGTH		Existing m	Proposed m	Allowed m
(1) Maximum Length from front main wall to rear wall measured along lot centreline		N/A	18.52	17
10.10.40.30 BUILDING DEPTH		Existing m	Proposed m	Allowed m
(1) Maximum Depth from Front setback to rear wall		N/A	19	19
10.20.40.40 FLOOR AREA		Existing m ²	Proposed m ²	Allowable m ²
Ground Floor		N/A	486.3	
Second Floor		N/A	240.9	
Third Floor		N/A	160.4	
10.5.40.40: permissible reductions to floor area				
(2) exclusion of attic mechanical			-5.16	
(D18) area of a void in the floors shown here is shown that may not open to below or ground & floor			(1.5 + 4.4) x 2 = -11.8	
(D19) area for one parking space at 5.2m x 4m			-19.2	
(D20) area for one additional parking space on lot greater than 12m frontage			-19.2	
Total Gross Floor Area			832.24	419.93
Floor Space Index			.694	.35
10.10.40.70 SETBACKS		Existing m	Proposed m	Minimum Required m
Front Yard		N/A	5.74	5.125
Side Yard (west)		N/A	2.37	1.2
Side Yard (east)		N/A	2.04	1.8
Rear Yard		N/A	36.7	7.5 or 25% lot depth

10.5.50.10 LANDSCAPING		
(B) for lots with a lot frontage of 15.0 metres or greater, a minimum of 60% of the front yard must be landscaping		
(D) a minimum of 75% of the front yard landscaping required in (A), (B), and (C) above, must be soft landscaping		
Front Yard Area: 270 m ²		
	Proposed m ²	Minimum Required m ²
Front Yard Landscaping	60% 162 m ²	60% 162 m ²
Front Yard required soft landscaping	86% 139 m ²	75% 120.15m ²
(E) Rear Yard Soft Landscaping for Residential Buildings Other Than an Apartment Building		
In the Residential Zone category, a lot with a residential building, other than an apartment building, must have:		
(A) a minimum of 50% of the rear yard for soft landscaping, if the lot frontage is greater than 6.0 metres;		
Rear Yard Area: 2130 m ²		
	Proposed	Minimum Allowed m ²
Rear Yard Soft Landscaping	89.5% 1,900m ²	50% 1,065 m ²

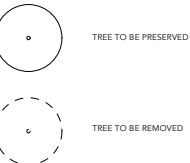
The Architect is not responsible for the accuracy of the engineering information contained in these drawings, including property survey, structural, mechanical & electrical. Refer to the appropriate engineering drawings before proceeding with the work.

The Contractor shall check all dimensions on the work and report any discrepancy to the Architect prior to proceeding.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The drawings are not to be scaled.

This drawing is not to be used for construction unless noted specifically as:
ISSUED FOR CONSTRUCTION



6		
5		
4		
3	10-31-2025	ISSUED FOR MINOR VARIANCE
2	09-05-2025	REISSUED FOR ZAP
1	03-14-2025	ISSUED FOR ZAP

No.	Date	Description
Issues		

WAYNE SWADRON
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Project: **NEW RESIDENCE
89 ARDWOLD GATE
MUNICIPALITY, ONTARIO**

Sheet Title: **SITE PLAN**

Drawn By: MN/KS	Checked By: WS
Date Drawn: NOV 2024	Sheet Number:
Project Number: 24014	A-1.0
Scale: 1 : 360 @ 11x17	