

[ ZONING LEGEND ]

[ DWELLING REQUIREMENTS ]

ADDRESS: 69 KENNEDY ROAD	ZONING: R3-5N (497)	
STANDARDS	PERMITTED	PROVIDED
LOT AREA [ MIN. ]	460.00 M2	1061.41 SQ. M.
LOT FRONTAGE [ MIN. ]	15.00 M	15.85 M.
FRONT YARD SETBACK [ MIN. ]	6.00 M	6.95 M.
SIDE YARD SETBACK [ MIN. ]	1.50 M/3.00 M	1.50 M. / 3.06 M.
SIDE YARD SETBACK ONE SIDE [ MIN. ]	1.50 M.	1.63 M.
EXTERIOR SIDE YARD SETBACK [ MIN. ]	6.00 M	N.A.
REAR YARD SETBACK [ MIN. ]	25.00%	36.49 M. (54.43%)
LOT COVERAGE [ MAX. ]	35.00% OR 235.00 SQ. M.	BUILDING: 254.31 M2 CABANA: 31.74 M2 286.05 M2 (26.95%)
BUILDING HEIGHT [ MAX. ]	9.00 M.	8.70 M.
GROSS FLOOR AREA MAX. INCL. OF GARAGE	370.00 SQ. M.	GROUND: 178.11 SQ. M. GARAGE: 67.39 SQ. M. SECOND: 200.75 SQ. M. TOTAL: 446.25 SQ. M.

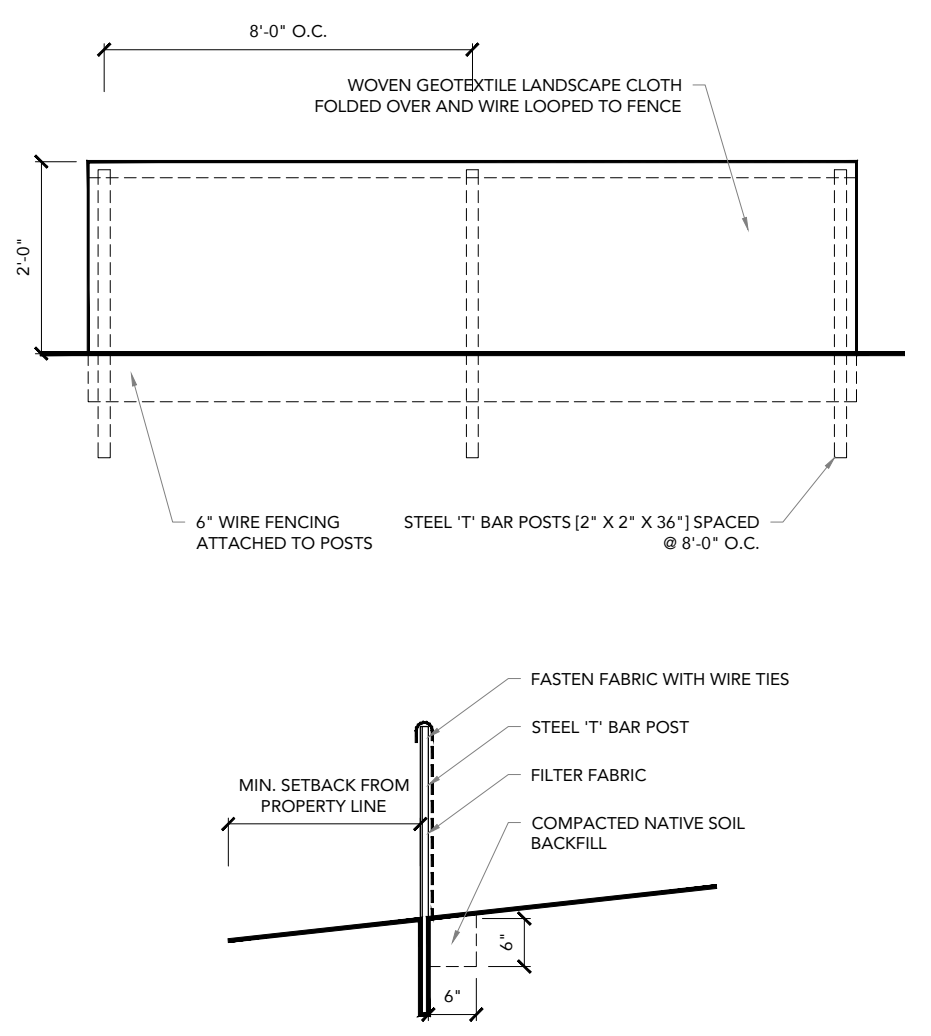
ADDITIONAL REQUIREMENTS [ IF ANY ]:

**TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION**

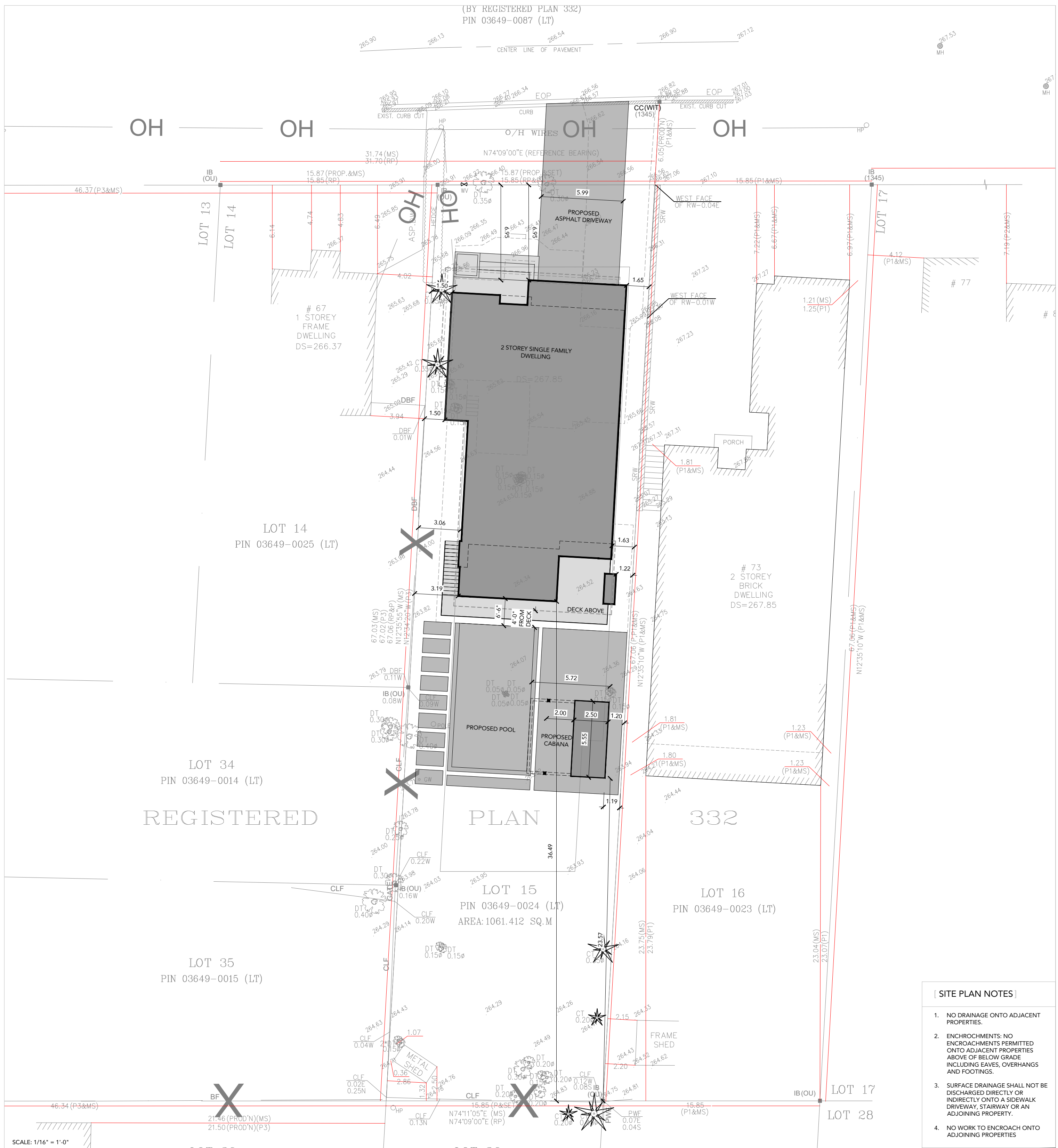
PERMIT NO.: PR20241058    DATE: Sept. 17, 2024

APPROVED BY: *Taylor Cole*  
PRELIMINARY ZONING REVIEW

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIX INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF SIX INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
- FILTER FABRIC IS TO BE VERIFIED BY THE MUNICIPALITY PRIOR TO INSTALL.
- CONTRACTOR TO REMOVE SILT FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-GRASSING AS NECESSARY.
- ALL EROSION CONTROL DEVICES AND REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPALITY AND SHALL SUPERCEDE THE DETAILS HERE WITHIN IF THERE ARE ANY DISCREPANCIES.
- UNLESS APPROVED BY OWNER, EROSION CONTROL FENCING SHALL BE USED IN AREAS WITH NO TREES ONLY.



[ SILT FENCING DETAIL ]



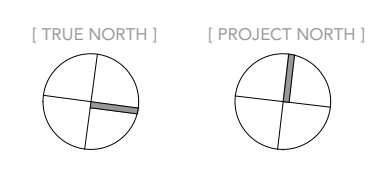
[ SITE PLAN ]

[ SITE PLAN NOTES ]

- NO DRAINAGE ONTO ADJACENT PROPERTIES.
- ENCROACHMENTS: NO ENCROACHMENTS PERMITTED ONTO ADJACENT PROPERTIES ABOVE OF BELOW GRADE INCLUDING EAVES, OVERHANGS AND FOOTINGS.
- SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO A SIDEWALK DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTY.
- NO WORK TO ENCRACH ONTO ADJOINING PROPERTIES

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**JUSTIN SHERRY DESIGN STUDIO**  
17 POYNTZ STREET, BARRIE, ONTARIO L4M 3N6  
[ W ] INFO@JUSTINSHERRY.CA  
[ T ] (705) 300 2341



GENERAL NOTES

- DRAWINGS ARE TO BE READ NOT SCALED.
- DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED.
- UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
- ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER.
- IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.
- THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

ENGINEER'S SEAL

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JUSTIN SHERRY 43529  
[ SIGNATURE ] [ B.C.I.N. ]

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION -3.2.4. OF THE ONTARIO BUILDING CODE

JUSTIN SHERRY DESIGN STUDIO 124208  
[ FIRM NAME ] [ B.C.I.N. ]

ISSUE DATE

[ 1 ] ISSUED FOR REVIEW 08.06.2024

REVISIONS

[ 1 ] - MM.DD.YYYY

SITE PLAN

[ DRAWN BY ] JUSTIN SHERRY  
[ CHECKED BY ] JUSTIN SHERRY  
[ SCALE ] N.T.S.  
[ PROJECT NO. ] 2024-035

**69 KENNEDY STREET EAST**  
AURORA, ONTARIO

[ PAGE NO. ]

[ SP ]