

Attachment 4

Town of Aurora
Zoning By-law #6000-17

Residential Zones Permitted Uses	ZONING - R7 Special Mixed Density Residential
Dwelling, Semi-Detached or Duplex	X

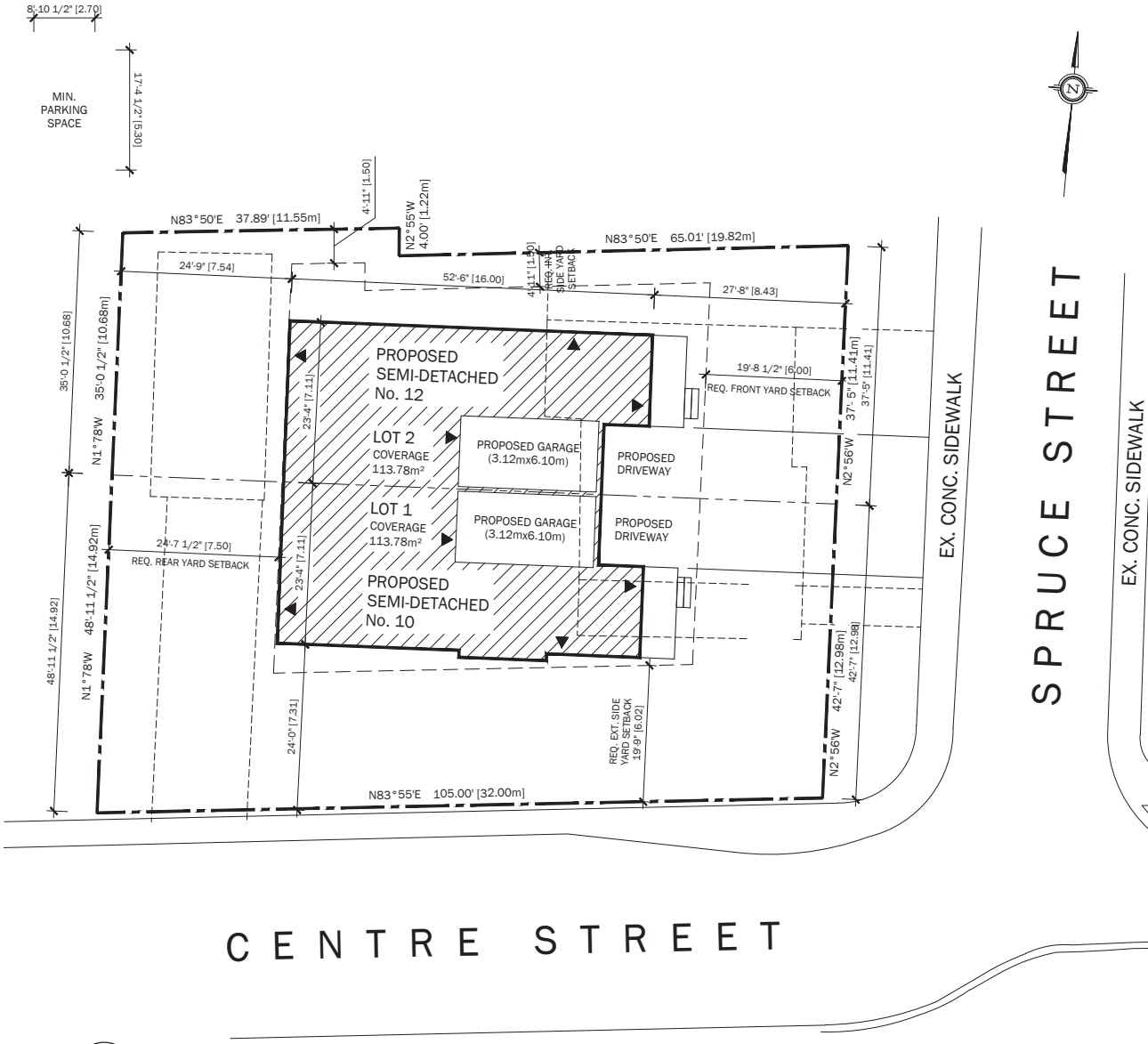
Residential Minimum Zone Requirements	R7 Special Mixed Density Residential		
Dwelling Unit	Semi-Detached & Duplex		
	REQ'D.	LOT 1	LOT 2
Lot Area	650 m2	445.72 m2	348.02 m2
Lot Frontage	20 m	13.73 m	10.66 m
Front Yard	6 m	6 m	6 m
Rear Yard	7.5 m	7.5 m	7.5 m
Interior Side Yard	1.5 m	N/A	1.5 m
Exterior Side Yard	6 m	6 m	N/A
Lot Coverage (maximum)	35 %	25.79 %	32.69 %
Height (maximum)	10 m	10 m	10 m
Interior Garage Length	N/A	6.10 m	6.10 m
Interior Garage Width	N/A	3.12 m	3.12 m

SECTION 5
PARKING & STACKING REQUIREMENTS

5.2 PARKING SPACE DIMENSION REQUIREMENTS
One single and tandem Parking Space shall have a dimension of 2.7 metres by 5.3 metres.

5.4 PARKING STANDARDS
The following Parking Standards shall apply to the total Gross Floor Area (GFA) related to the use, unless otherwise specified in this By-law.

Type of Use	Minimum Parking Standards
Dwelling unit-detached, semi-detached	2.0 spaces per dwelling unit



1 Site Plan
SP.1 Scale: 1/16" = 1'-0"

DATE & TIME PREPARED: Mar. 5, 2025 2:2 PM	PROJECT: 10 & 12 Spruce Street, Aurora	ISSUE	DESCRIPTION	DATE
DRAWN BY: DY	CLIENT: Mr. Blair Boston	1	ISSUED TO CLIENT FOR REVIEW/COMMENTS	2024-09-25
SCALE: As Shown	PROJECT NO: 2024-15	2	ISSUED FOR HERITAGE APPLICATION PROCESS	2025-03-06
SHEET NO: SP.1	SHEET TITLE: Site Plan			

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