

Appendix B

NL-ORM ZONE			
ZONING	C-ORM ZONE (By-law No. 4468-03.D)	LOT NO.	
PLAN NO.		LOT AREA	434,137.9 SQF (40,332.7 SQM)
LOT FRONTAGE	331.23' (100.96 M)	LOT DEPTH	1309.27' (399.07 M)
DESCRIPTION	EXISTING	PROPOSED	REQUIRED
MIN.LOT FRONTAGE	331.23' (100.96 M)	331.23' (100.96 M)	15M
MIN. LOT AREA	1,309.27' (399.07 M)	1,309.27' (399.07 M)	450 SM
MAX.BUILDING HEIGHT	—	40' - 6 5/8" (12.41 M)	10 M
NO. OF STORIES	1.5	3	NA
DRIVEWAY WIDTH	4M	4M	4M
BUILDING AREA	—	5,329 SQF (495.08 SQM)	NA
GROSS FLOOR AREA	—	9,639 SQF (895.49 SQM)	NA
MAX LOT COVERAGE	—	5,329 SQF (495.08 SQM)	NA
AVERAGE GRADING	—	291.62M	NA
FIRST FLOOR ELEVATION	—	293.50M	NA
SETBACK	EXISTING	PROPOSED	REQUIRED
FRONT (SOUTH)	1041'-8 1/2" (317.51m)	1042'-2" (317.7m)	15.0m
SIDE (WEST)	32'-6" (9.9m)	32'-11" (10.03 m)	9.0m
SIDE (EAST)	231'-5 1/2" (70.5m)	217'-5 3/4" (66.29m)	4.5m
REAR (NORTH)	150'-4" (45.8m)	123'-2 3/8" (37.6m)	22.0m

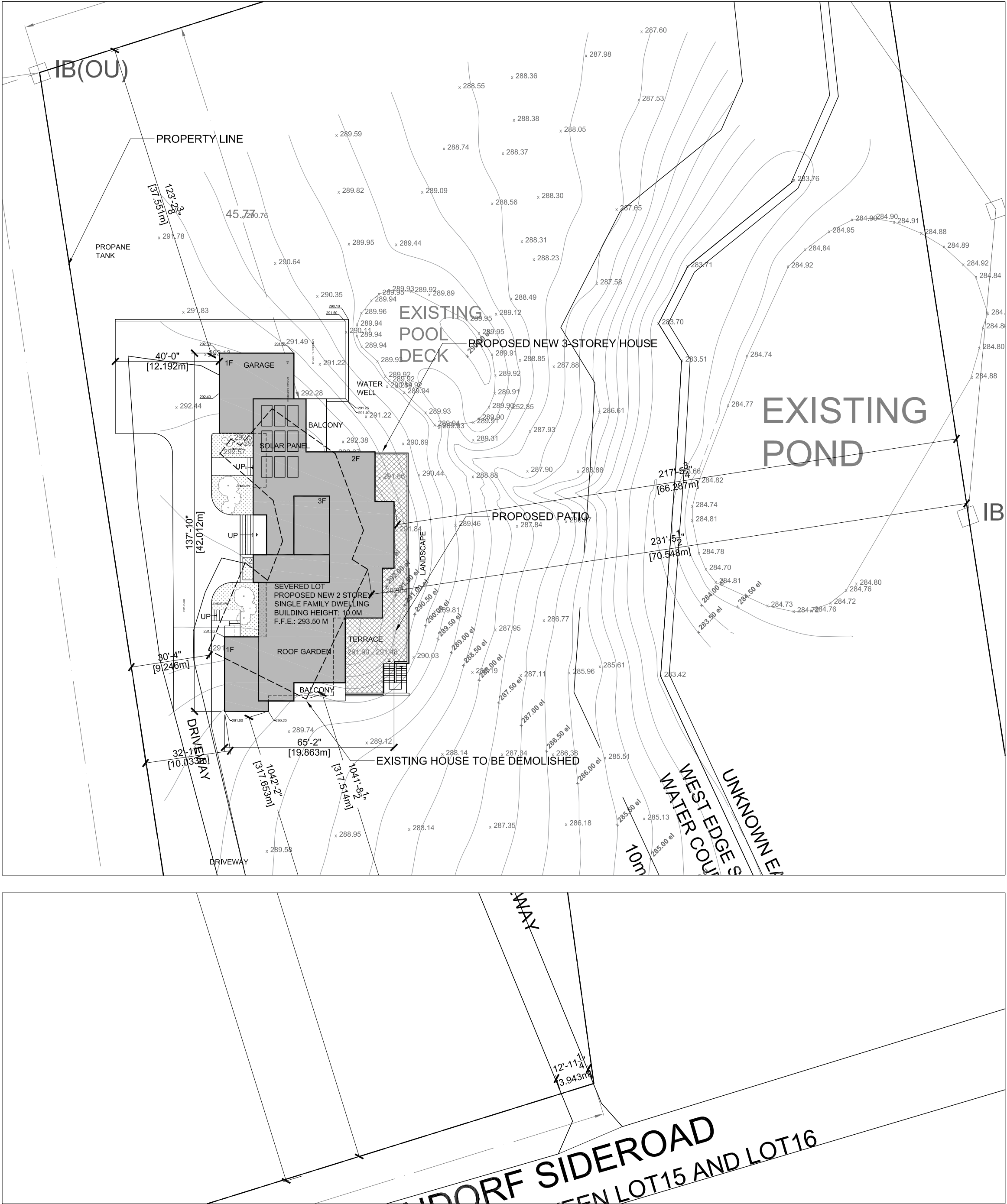
* VARIANCE

STATISTICS	AREA	%	COMMENTS
TOTAL LOT AREA	434,137.9 SQF (40,332.7 SQM)	100	
IMPERVIOUS AREAS			
House Footprint	4,396 SQF (408.4 SQM)	1.01	
Garage Footprint	933 SQF (86.68 SQM)	0.21	
Driveway Area	17,158 SQF (1594 SQM)	3.95	
Walkway and Interlocking Patios	1,114 SQF (103.49 SQM)	0.26	Wood Decks are exempt
Sheds and Gazebos	NA	NA	
Pool and Pool Deck	NA	NA	
Other	NA	NA	
Total Impervious	23,661 SQF (2,198.18 SQM)	5.43	Category 1 - 15% Permitted
DISTURBED AREAS			
Impervious Areas	23,661 SQF (2,198.18 SQM)	5.43	
Septic Bed	9752 SQF (906.0 SQM)	2.25	
Re-graded Area	1875 SQF (174.19 SQM)	0.43	Only where grades are altered
Filled Area	710 SQF (65.96 SQM)	0.16	Not including sod and other landscaping
Other Disturbed	NA	NA	
Total Disturbed	37,253 SQF (3,460.92 SQM)	8.58	Category 1 - 25% Permitted

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20220778 DATE: Jun. 24, 2022

APPROVED BY: Ashley Vandermar
PRELIMINARY ZONING REVIEW AMENDED



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No.	Revision	Date	By
1	SITE PLAN	2021/12/02	
2	FOR MINOR VARIANCE	2022/05/03	


QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code

NAME: PENG CAI
SIGNATURE:

BCIN #: 106803

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

FIRM NAME: 9676538 CANADA INC.
REGISTRATION 117699



CAIMION
development consulting

ZEN HOUSE
1622 VANDORF SIDEROAD

Project number: 2021-06
Drawn Scale 1/32"=1'-0"
Checked Date

SITE PLAN

Drawing No. A001



WEST ELEVATION

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220778 DATE: Jun. 24, 2022
APPROVED BY: Ashley Vandermui
PRELIMINARY ZONING REVIEW AMENDED



EAST ELEVATION

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No.	Revision	Date	By
1	PRELIMINARY DESIGN	2022/01/01	
2	FOR MINOR VARIANCE	2022/05/03	

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SIGNATURE:
BCIN #: 106803
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FIRM NAME: 9676538 CANADA INC.
REGISTRATION 117699

ZEN HOUSE

1622 VANDORF SIDEROAD

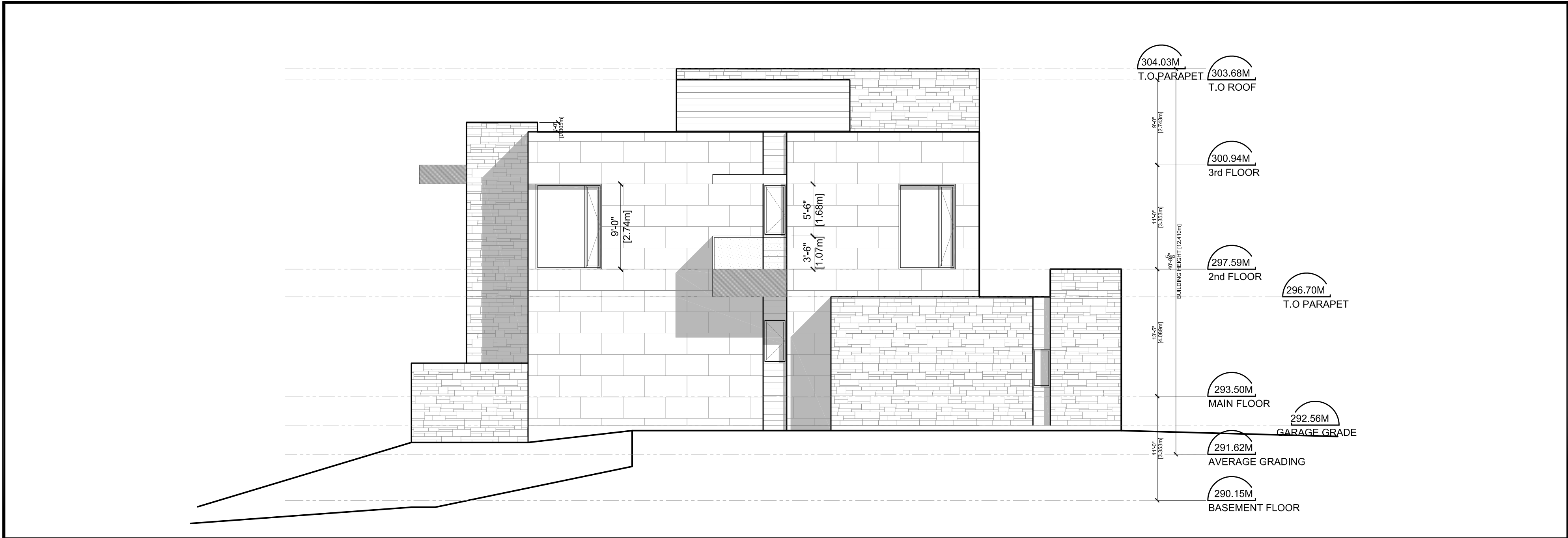
Project number: 2021-06

Drawn Scale 1/8"=1'-0"

Checked Date

WEST ELEVATION
EAST ELEVATION

Drawing No. A201

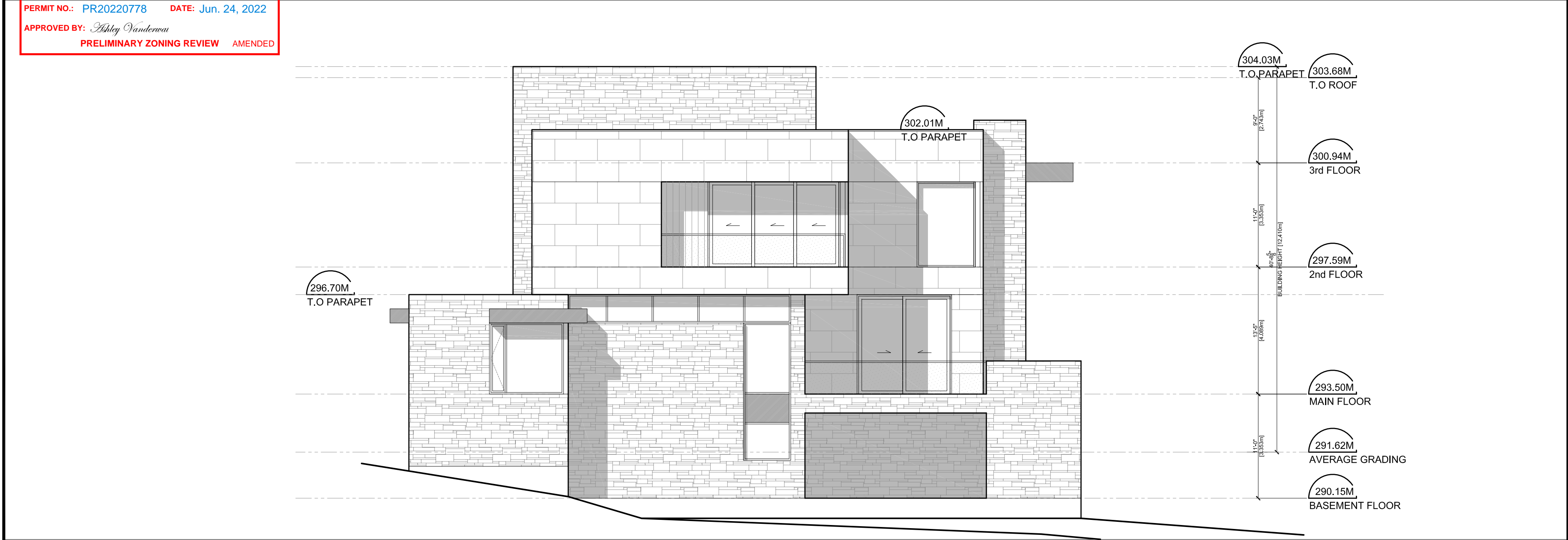


NORTH ELEVATION

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20220778 DATE: Jun. 24, 2022

APPROVED BY: Ashley Vanderwal
PRELIMINARY ZONING REVIEW AMENDED



SOUTH ELEVATION

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REGISTRATION 117699



ZEN HOUSE

1622 VANDORF SIDEROAD

Project number: 2021-06

Drawn Scale 1/8"=1'-0"

Checked Date

SOUTH ELEVATION
NORTH ELEVATION

Drawing No. A202