means the percentage of a lot covered by all buildings, but excluding decks attached to the Main Building, balconies, fireplaces, landings & steps, Pools including perimeter decking which forms part of an above-ground pool, and any part of a building which is completely below grade.

means a detached building or structure which is naturally and normally incidental, subordinate, and exclusively devoted to a Principal Use or building which is located on the same lot.

means an additional use, other than human habitation, naturally and normally incidental, subordinate and exclusively devoted to a Principal Use or building which is located on the same lot.

means a vehicular accessway provided between the property line and a Parking space, Parking area, or loading area, garage, or between two Parking Areas.

means the vertical distance measured between the Average Finished Grade and:

- 1) on a flat roof or a structure with no roof, the highest point of the structure, roof surface or the
- 2) on any sloped roof, the mean distance between the eaves and the ridge of a roof

in calculating the height of a building, any construction used as an ornament or for the mechanical operation of the building such as a chimney, tower, cupola or steeple shall not be included.

(existing setback)

'1 1/2 Storey'

.171 sq ft /

(existing setback)

(existing setback)

PROPOSED SETBACK

Master Bedroom Addition 58.00 sq ft-

(3' 0" x 12' 0")

(8' 4" x 16' 0")

Kitchen Addition 36.00 sq ft-

Library Addition 133.33 sq ft-

(12' 0" x 5' 0" irregular)

**General Provisions - Accessory Buildings and Uses:** 

Must comply with YARD requirements of the Zone EXCEPT that

4.5 m (14' 9") where area of lot exceeds 460 m2

b) Where the Lot Area is equal to or greater than 460 m2, the maximum Lot Coverage for accessory Buildings and structures shall not exceed 15%

Municipal Address: 141 Kennedy Street West - ZONED R1

LOT AREA = 40,018.76 Sq Ft (3,717.85 m2)

Lot Coverage per 7.2 Residential Zone Requirements = 35% (14,006.56 sq ft)

EXISTING Residence Footprint = 3,375.38 sq ft (313.58 m2)

PROPOSED Residence Footprint: 3,375.38 **Existing Residence** 58.00 Master Bedroom Addition 36.00 Kitchen Addition 133.33 Library Addition 593.00 Garage Addition 171.00 Vestibule Addition

42' - 0" Asphalt

39' - 9 3/4"

(existing setback)

-Garage Addition 593 sq ft

PROPOSED SETBACK

(23'-6" x 26'-2" irregular)

4,366.71 GRAND TOTAL (10.91% of Lot Area)

Residential Zone Requirements for R1 (minimum requirements)

Lot Area	2,000 m2 (21,527.82 sq ft)
Lot Frontage	30 m (98' 5.1")
Front Yard	9 m (29' 6.3")
Rear Yard	9 m (29' 6.3")
Interior Side Yard	4.5 m (14' 9")
Lot Coverage	35%
Height	10 m (32' 9.7")

**TOWN OF AURORA** PLANNING AND DEVELOPMENT SERVICES **Development Planning Division** 

**DATE:** Jun. 7, 2022 **RECEIVED** 

**TOWN OF AURORA** 

PLANNING & DEVELOPMENT SERVICES **BUILDING DIVISION** 

PRELIMINARY ZONING REVIEW

**DATE:** May 19, 2022

PERMIT NO.: PR20220622

APPROVED BY: Melissa Bozanin

**Survey Data Extracted from survey by:** 

**DELPH & JENKINS NORTH LTD. Ontario Land Surveyors** 

**Dated: Dec 1/2020** 

**Property Boundaries:** Part of Lot 33

**Registered Plan 246** 

(a copy of the survey accompanies this site plan)

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

QUALIFICATION INFORMATION Mark Weston - BCIN # 42389

5855 505. 905. mw@koatr

sign

KoaTre

Stangl Residence

7 3 3.

AS NOTED June 21, 2021

MARK WESTON

Various additions to the existing residence.



The Designer has reviewed and takes responsibility for the design and has the qualifications and meets the requirements as set out in the Ontario Building Code

May 13, 2022 Date

May 13, 2022

Jan Jan May May Aug Sept Sept Feb Aug

> AS NOTED 08 || 18 || 2020

DETACHED GARAGE

