



**LEGEND**

- Subject Lands
- Existing Flood Hazard (FH) Zone
- Existing Environmental (ENV) Zone
- Existing Non-Evaluated Wetland (Retrieved from LIO)
- Existing Wetland Buffer (30m)
- Existing Watercourse

**NOTES:**  
1. TOPOGRAPHIC AND LEGAL SURVEY DETAILS RETRIEVED FROM PLAN OF SURVEY BY PHILIP A. ROBBINS O.L.S., 2023.  
2. FOR FULL PROPOSED ARCHITECTURAL DETAILS REFER TO PLANS BY BVT A INC., 2025.

| ZONING STATISTICS          |          |          |  |
|----------------------------|----------|----------|--|
| AGRICULTURAL (AG) ZONE     | REQUIRED | EXISTING | PROPOSED   |
| MIN. LOT AREA              | 10 ha    | 30.6 ha  | 30.6 ha  |
| MIN. LOT FRONTAGE          | 100 m    | 204.6 m  | 204.6 m  |
| MIN. BUILDING SETBACK      |          |          |  |
| FRONT LOT LINE             | 15 m     | 12.93 m  | 12 m   |
| INT. SIDE LOT LINE         | 15 m     | 15.26 m  | 15 m   |
| EXT. SIDE LOT LINE         | 15 m     | N/A      | N/A  |
| REAR LOT LINE              | 15 m     | 1415.7 m | 15 m   |
| MAX. BUILDING COVERAGE (%) | 5%       | 0.3%     | 0.4%   |
| MAX. BUILDING HEIGHT       | 12 m     | 12 m     | 12 m   |
| PARKING SPACES             | N/A      | N/A      | 12 STANDARD SPACES (2.75m X 5.5m)<br>1 BARRIER FREE SPACE (3.4m X 5.5m w/ 15m) |

**CONCEPT PLAN CPT**

Pickering College ZBA  
Pickering College - C/O Steve Barratt  
17019 WOODBINE AVENUE  
Part of Lots 31 & 32  
Concession 04  
Geog. Twp. of Whitchurch  
Now in the Town of  
Whitchurch-Stouffville  
Regional Municipality of York  
Plan 65R-12505

Project Number: 24-2795  
Drawn By: MC  
Horiz. Scale: 1500  
Revision Date: May 22, 2025

**ECOVUE**  
416 Chambers Street  
Peterborough, ON K9H 3V1  
T 705.876.8340 F 705.742.8343  
www.ecovueconsulting.com