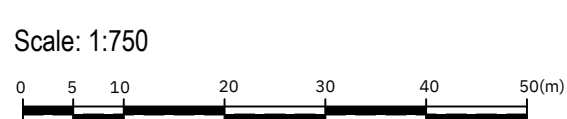


SITE PLAN
2005 Bethesda Road

Part of Lot 5
Concession 3
(Formerly Township of Whitchurch, County of York)
Town of Whitchurch/Stouffville
Regional Municipality of York



Prepared For:
Verdi Alliance



Date	Revision	By
19/02/22		
13/04/22		
30/09/22		

Site Statistics:

Zoning	Employment Light Exception 5 [EL(5)(t)] (2021-073-ZO)
By-laws	General Zoning By-law No. 2010-001-ZO as amended by (2015-176-ZO) (2018-090-ZO) (2018-091-ZO) (2021-073-ZO)
— Total Property Area	9.51 ha (23.50 ac)
— Site Plan Area	5.25 ha (12.97 ac)
— Gravelled Area	4.86 ha (12.01 ac)
— Landscaped Area	0.39 ha (0.96 ac)

Coverage Calculations

Tent Structures / Site Plan Area	320 m ² / 5.25 ha = 0.61%
Office Trailers / Site Plan Area	140 m ² / 5.25 ha = 0.26%

Parking

Regulation	Required	Proposed
1.6 spaces / 100 m ² GFA	6 spaces	10 spaces
Parking Space	2.75 m x 5.5 m	2.75 m x 5.5 m
Aisle Width	6.5 m	6.5 m

EL Zone Regulations

Regulation	Required	Proposed
Minimum Lot Area	0.4 ha	5.25 ha
Minimum Lot Frontage	30 m	220 m
Minimum Front Yard	15 m	19.82 m
Minimum Exterior Side Yard	7.5 m	20.74 m
Minimum Interior Side Yard	7.5 m	8.64 m
Minimum Rear Yard	10 m	174.4 m
Maximum Floor Space Index	1	0.003
Minimum Landscaped Area	10% of lot area	19.5% of lot area
Front Yard Landscaped Area	50% of front yard area	64% of front yard area (4350m ²)
Landscaped Yards	4.5 m	4.5 m