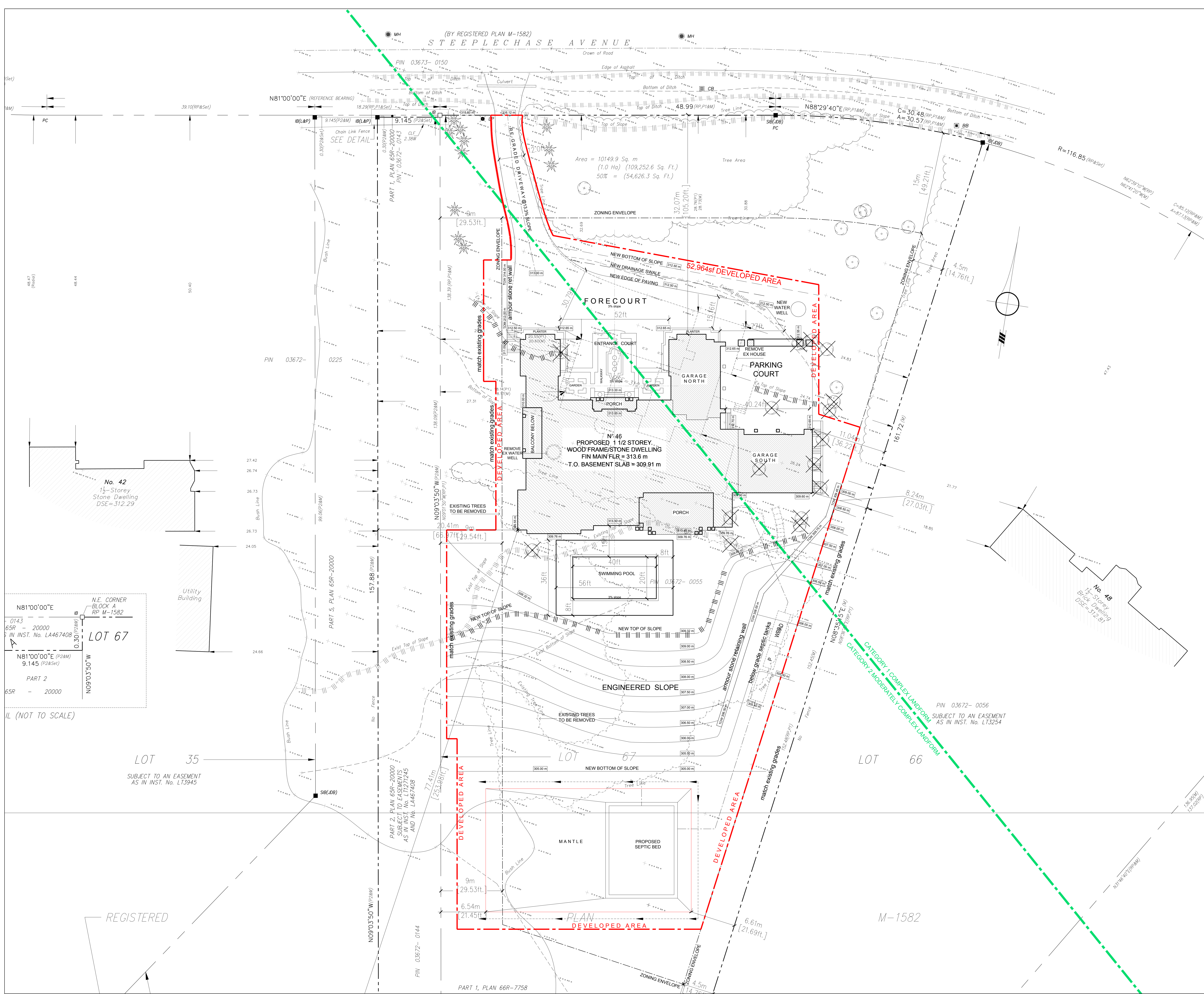




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Building Division
OBC Review
Terence Wong
07/11/2022
Town of Aurora
Planning and Development Services

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES - BUILDING DIVISION
PERMIT NO.: PR20221278 DATE: Nov. 30, 2022
ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND/OR OTHER APPLICABLE LEGISLATION.
THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.
INSPECTION REQUEST EMAIL: BUILDING.INSPECTIONS@AURORA.CA
INSPECTION REQUEST TELEPHONE: (905) 725-4778

SEALS

PROFESSIONAL ENGINEER
T. SCHILLER
100168874
2022

SCHILLER ENGINEERING
2157 ROYAL WINDSOR DRIVE, UNIT 4
MISSISSAUGA, ON L5L 1K5
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERENGINEERING.CA

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PRIVATE RESIDENCE

PROJECT

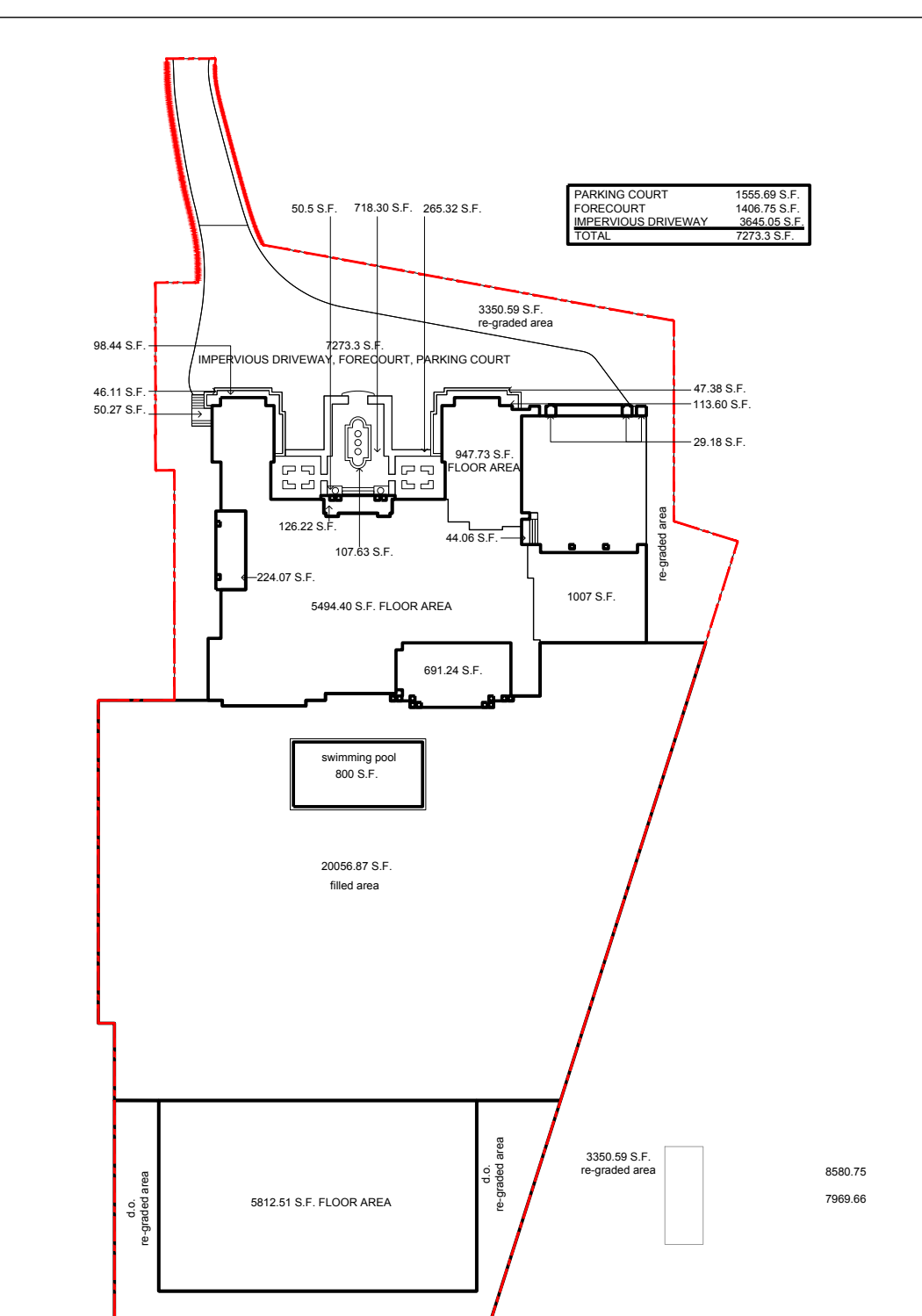
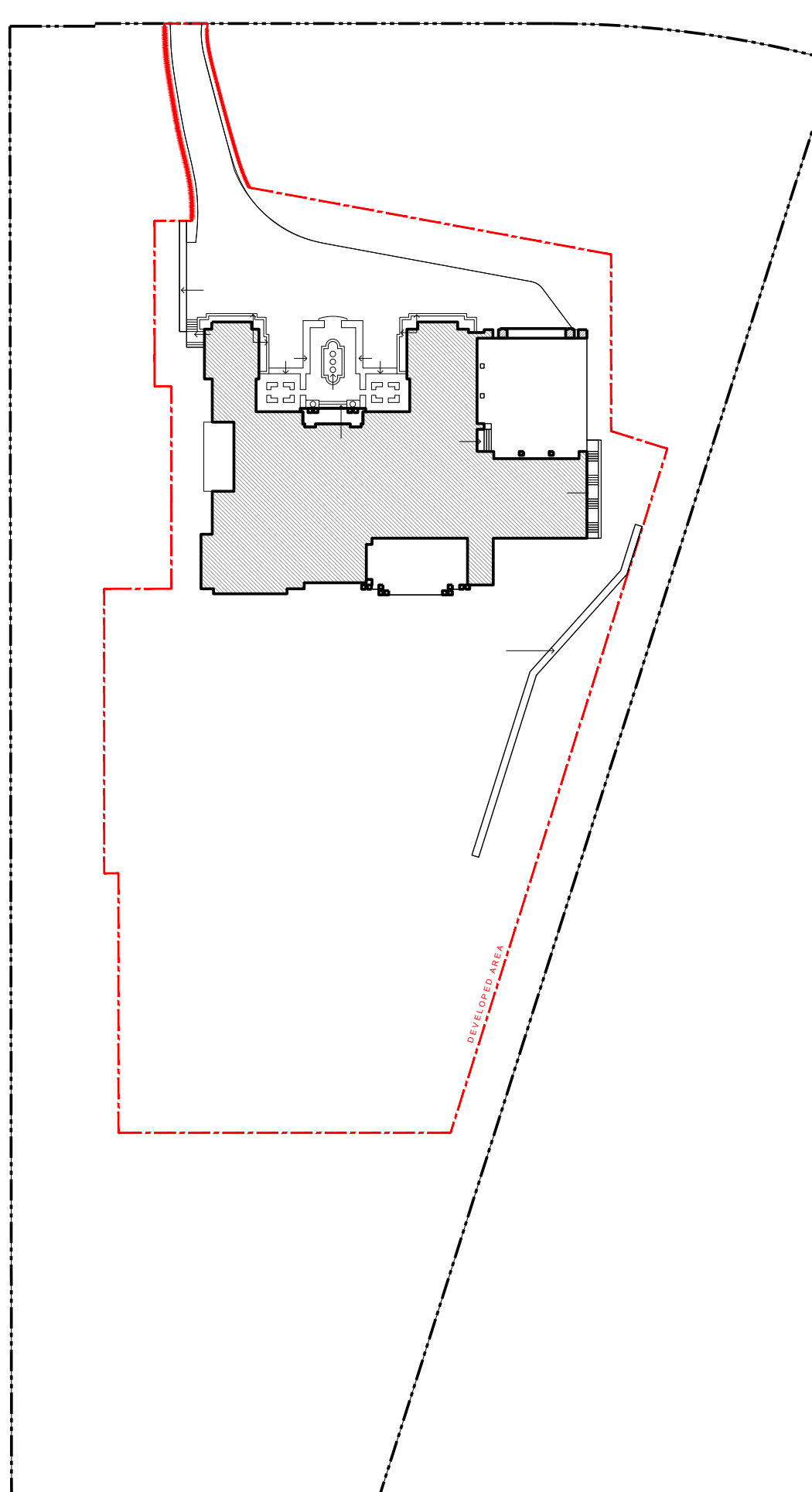
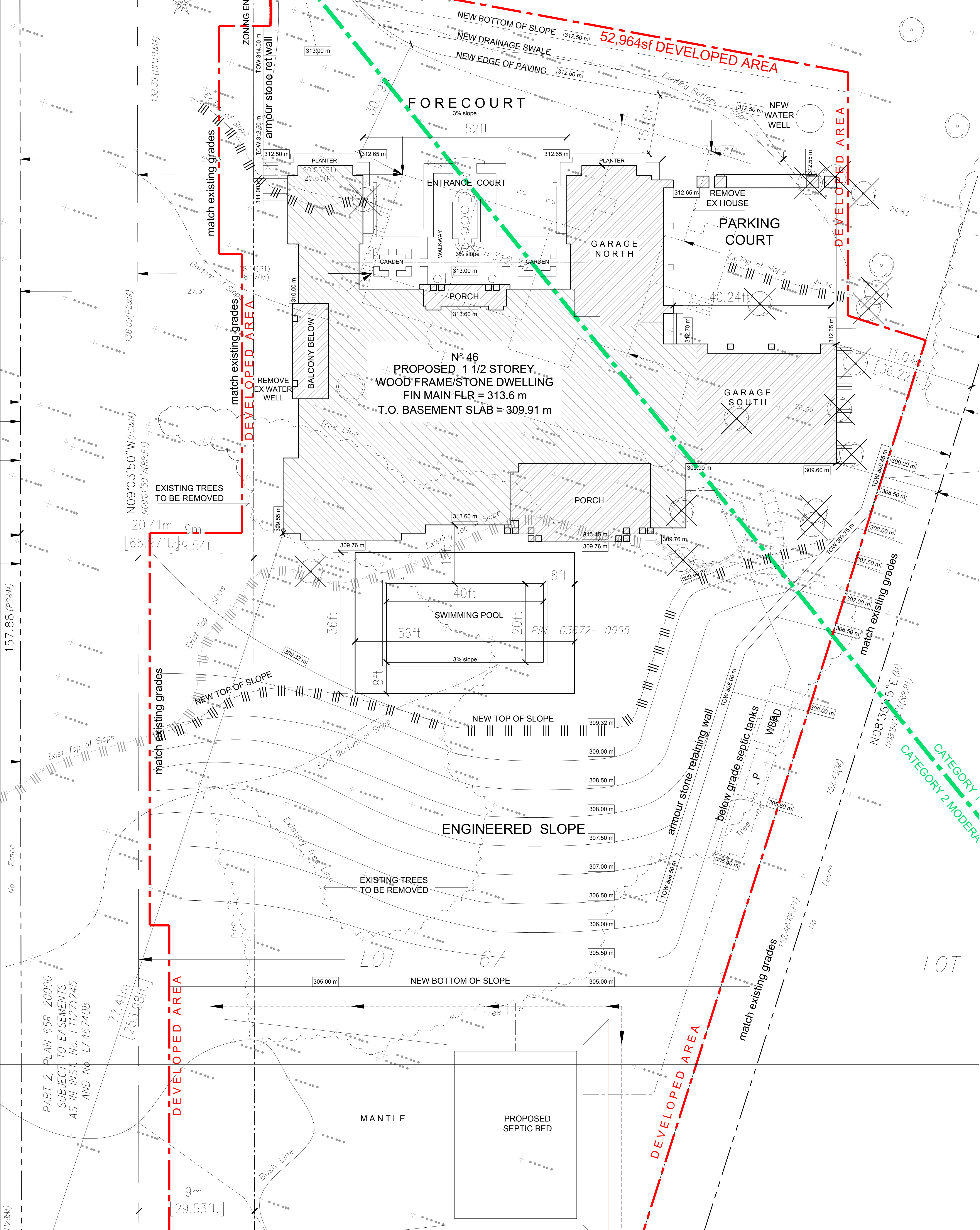
46 STEEPLCHASE AVE
AURORA, ON.

PAGE

OVERALL SITE PLAN

APPROVED BY: TS
DATE: AUG. 2022
SCALE: 1" = 1' 0"
PROJECT No. 2022SE138

A0.1



LOT AREAS DIAGRAM
NET DEVELOPABLE AREA

SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF
LOT 67 AND
PART OF BLOCK A
REGISTERED PLAN M-1582
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
SCALE 1:300
© COPYRIGHT
ertl surveyors 2022
Ontario Land Surveyors
Part 2: Report
SUBJECT TO EASEMENTS AS IN INSTRUMENT No. LT4005,
No. LA467413, No. LT1271245 AND No. LA467408
FENCES AS SHOWN
SURVEY PREPARED FOR RICHARD AND SUSAN IRONS

Metric
DISTANCES ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

Bearing note
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF STEEPLECHASE AVENUE, HAVING A
BEARING OF N81°00'00"E AS SHOWN ON REGISTERED PLAN
M-1582.

Legend

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES REGISTERED PLAN M-1582
- P1 DENOTES PLAN BY JOHN MCSKIMMING, O.L.S. DATED NOVEMBER 19, 1975
- P2 DENOTES PLAN 65R-20000
- JDB DENOTES J. D. BARNES LTD., O.L.S.
- L&P DENOTES LLOYD & PURCELL, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- M DENOTES MEASURED
- DSE DENOTES DOOR SILL ELEVATION
- CLF DENOTES CHAIN LINK FENCE
- PC DENOTES POINT OF CURVATURE
- BB DENOTES BELL BOX
- LP DENOTES LAMP POST
- CB DENOTES CATCH BASIN
- MH DENOTES MAINTENANCE HOLE
- ★ DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE

Benchmark
ELEVATIONS ARE GEODETIC AND REFERRED TO TOWN OF
AURORA B.M. No. 2147, ELEVATION = 315.296m

Tree Note
ALL TREES FRONTING THE PROPERTY, WITHIN THE
BOULEVARD, ARE SHOWN. TREES ON THE PROPERTY
AND ITS PROXIMITY ARE SHOWN, IF THEY HAVE A
TRUNK DIAMETER LARGER THAN 0.15m.

SCOPE OF WORK
DEMOLISH EXISTING HOUSE, GARAGE, SEPTIC FIELD AND WATER WELL AND CONSTRUCT NEW 1 1/2 STOREY SINGLE FAMILY DETACHED RESIDENCE W
WALK-OUT BASEMENT & 6 CAR ATTACHED GARAGE + NEW WATER WELL + NEW SEPTIC FIELD.

SITE STATISTICS			
MUNICIPAL HOUSE ADDRESS	46 STEEPLECHASE AVENUE, AURORA ONTARIO		
LOT No.	LOT 67 PART OF BLOCK A REGISTERED PLAN M-1582 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK		
	TOWN OF AURORA ZONING BYLAW #6000-17	EXISTING (to be demolished)	PROPOSED
ZONING	ER C2 ORM (OAK RIDGES MORaine)		
OAK RIDGES MORaine LANDFORM	CATEGORY 1 & CATEGORY 2		
LOT FRONTAGE	MINIMUM = 45.0m (147.64 ft.)	88.71m (291.04 ft.)	N O C H A N G E
LOT AREA	As legally existing	10149.9 sqm (1.0 hectare, 109,252.6 sq ft)	N O C H A N G E
NORTH FRONT YARD SETBACK	MINIMUM = 15.0 m (49.21 ft.)	31.07m (101.94 ft.)	N O C H A N G E
SOUTH REAR YARD SETBACK	MINIMUM = 22.0 m (72.18 ft.)	71.84m (235.70 ft.)	N O C H A N G E
WEST SIDE YARD SETBACK	MINIMUM = 9.0 m (29.53 ft.)	9.00m (29.53 ft.)	N O C H A N G E
EAST SIDE YARD SETBACK	MINIMUM = 4.5 m (14.76 ft.)	15.21m (49.91 ft.)	N O C H A N G E
BUILDING HEIGHT	MAXIMUM = 10.0 m (32.80 ft.)		
LOT COVERAGE	MAXIMUM = 15% = 15 x 109,252.6 sq ft = 16,387.9 sq ft		House Coverage area incl garage, excl porches + gate = 720.37 sqm (7749 sq ft) = 7749 sq ft / 109,252.6 (lot area) = 7.1%
NET DEVELOPABLE AREA	MAXIMUM = 50% = 50 x 109,252.6 sq ft = 54,626.3 sq ft		Net Developable Area area = 4727.14 sqm (50,882.53 sq ft) = 50,882.53 sq ft / 109,252.6 = 46.57%

FLOOR AREA CALCULATIONS			
MAIN FLOOR	510.45 sqm	(5494.40 sq ft)	
2nd FLOOR	126.45 sqm	(1361.06 sq ft)	
TOTAL GROSS FLOOR AREA (measured to out side wall excluding BASEMENT, GARAGES, PORCHES)	636.90sqm	(6855.46 sq ft)	
GARAGE AREA (unheated, insulated)	88.04 + 93.55 = 181.59 sqm	(947.66 + 1007.00 = 1954.66 sq ft)	

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LICENSED PROFESSIONAL ENGINEER
T. SCHILLER
100168874
OCT. 20, 2022
PROVINCE OF ONTARIO

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2157 ROYAL WINDSOR DRIVE, UNIT 4
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PHONE: 905-822-1666
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