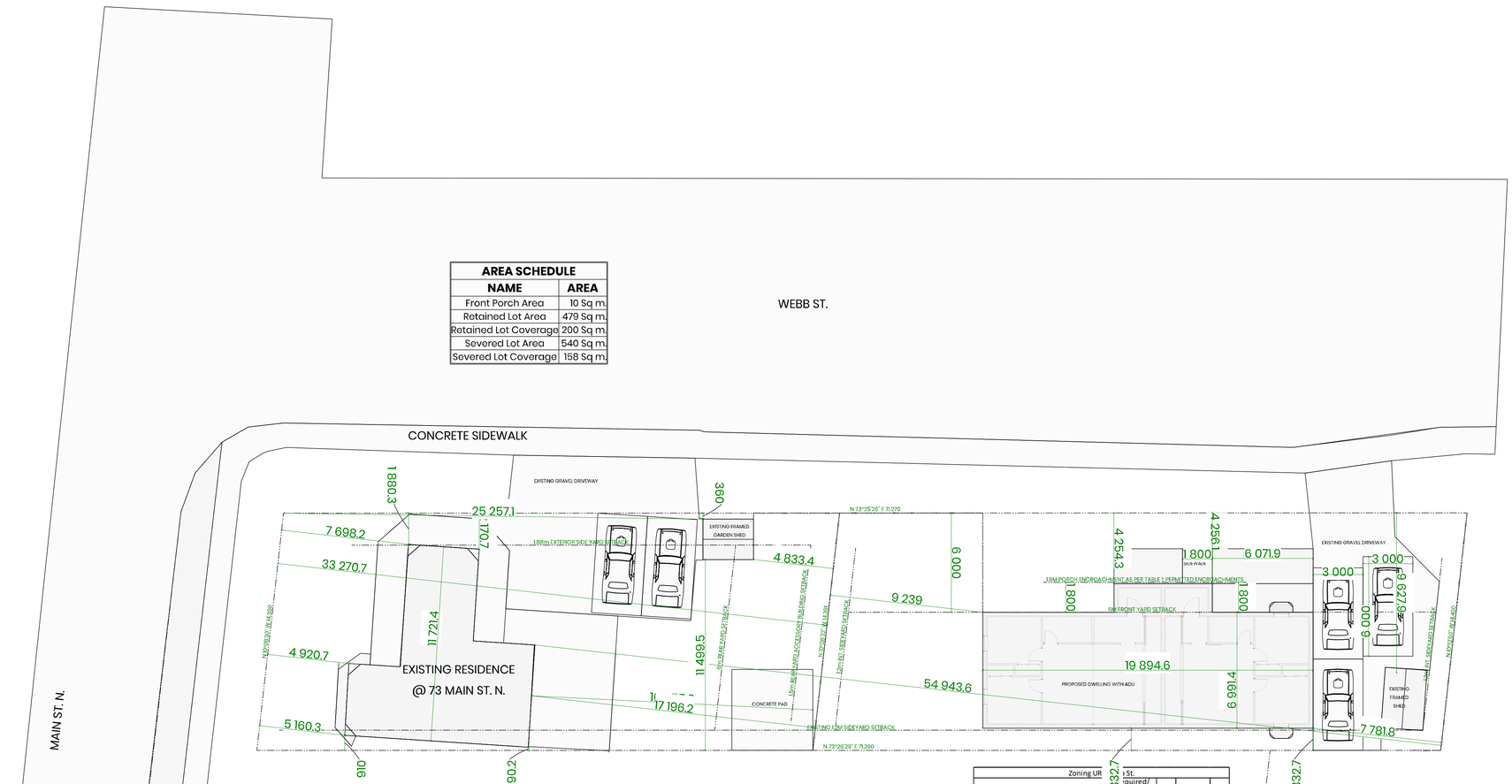
AREA SCHEDULE	
NAME	AREA
Front Porch Area	10 Sq m.
Retained Lot Area	479 Sq m.
Retained Lot Coverage	200 Sq m.
Severed Lot Area	540 Sq m.
Severed Lot Coverage	158 Sq m.



Zoning UR 73 Main St. N.	Required/ Permitted		Existing		Proposed	
Lot Frontage	11	m	14.38	m	14.38	m
Lot Area	235	sq m	1019.36	sq m	479	sq m
Building Height	12	m	7.2	m	7.2	m
Main Floor Area		sq m	84.14	sq m	84.14	sq m
Second Floor Area		sq m	85.15	sq m	85.15	sq m
Gross Floor Area		sq m	169.29	sq m	169.29	sq m
Front Yard Setback	6	m	4.92	m	4.92	m
Right Yard Setback	1.5	m	0.19	m	0.19	m
Exterior Side Yard Setback	4.5	m	1.88	m	1.88	m
Rear Yard Setback	6	m	55.364	m	17.1962	m
Frontyard		sq m	99	sq m	99	sq m
Frontyard Landscaping (50%)		sq m	49.5	sq m	49.5	sq m
Accessory Structures		sq m	16	sq m	7	sq m
Lot Coverage		sq m	209	sq m	200	sq m
Lot Coverage (Accessory Structures) (10%)	10	%	1.57	%	1.46	%
Lot coverage (Total) (45%)	45	%	20.5	%	41.8	%
Parking Spaces	3m x 6m	2	3m x 6m	2	3m x 6m	2

Zoning UR	St. quired/ rmitted		Proposed	
Lot Frontage	11	m	35.866	m
Lot Area	235	sq m	540	sq m
Covered Front Porch		sq m	10	sq m
Residence Building Area		sq m	139	sq m
Building Height	12	m	5.7	m
Main Floor Area	0	sq m	139	sq m
Second Floor Area	0	sq m	0	sq m
Gross Floor Area	0	sq m	139	sq m
Front Yard Setback	6		6	m
Right Yard Setback	1.2	m	1.2	m
Left Yard Setback	1.2	m	1.2	m
Rear Yard Setback	6		1.2	m
Frontyard		sq m	226.17	sq m
Frontyard Landscaping (50%)	0	sq m	113.085	sq m
Accessory structures		sq m	9	sq m
Lot Coverage (Accessory Structures) (10%)	10	%	1.67	%
Lot coverage (Total) (45%)	45	%	29.26	%
Parking	3m x 6m	3	3m x 6m	3

SITE PLAN
SCALE: 1:150

NOTES:

THESE DRAWINGS MUST BE SIGNED TO BE VALID FOR PERMIT. THEY ARE VALID ONLY FOR THE ORIGINAL ADDRESS IN THE TITLE BLOCK

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C-3.2.5.1 of the 2024 O.B.C.

Adrian Vanderwoerd BCIN 506770
REGISTRATION INFORMATION
Required unless design is exempt under Division C-3.2.4.1 of the 2024 O.B.C.

PRECISION DRAFTING & HOME DESIGN
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DRAWN BY:
ADRIAN VANDERWOERD
BCIN 506770

CONTRACTOR:

STARTING DATE:

LAST REVISION DATE:
October 19, 2026

CUSTOMER:
Adrian & Sarah Vanderwoerd
73 Main St. N.
Grand Valley, ON

PROJECT:
ADU

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING #:

SCALE:
1:150

PAGE #
1 of 1

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