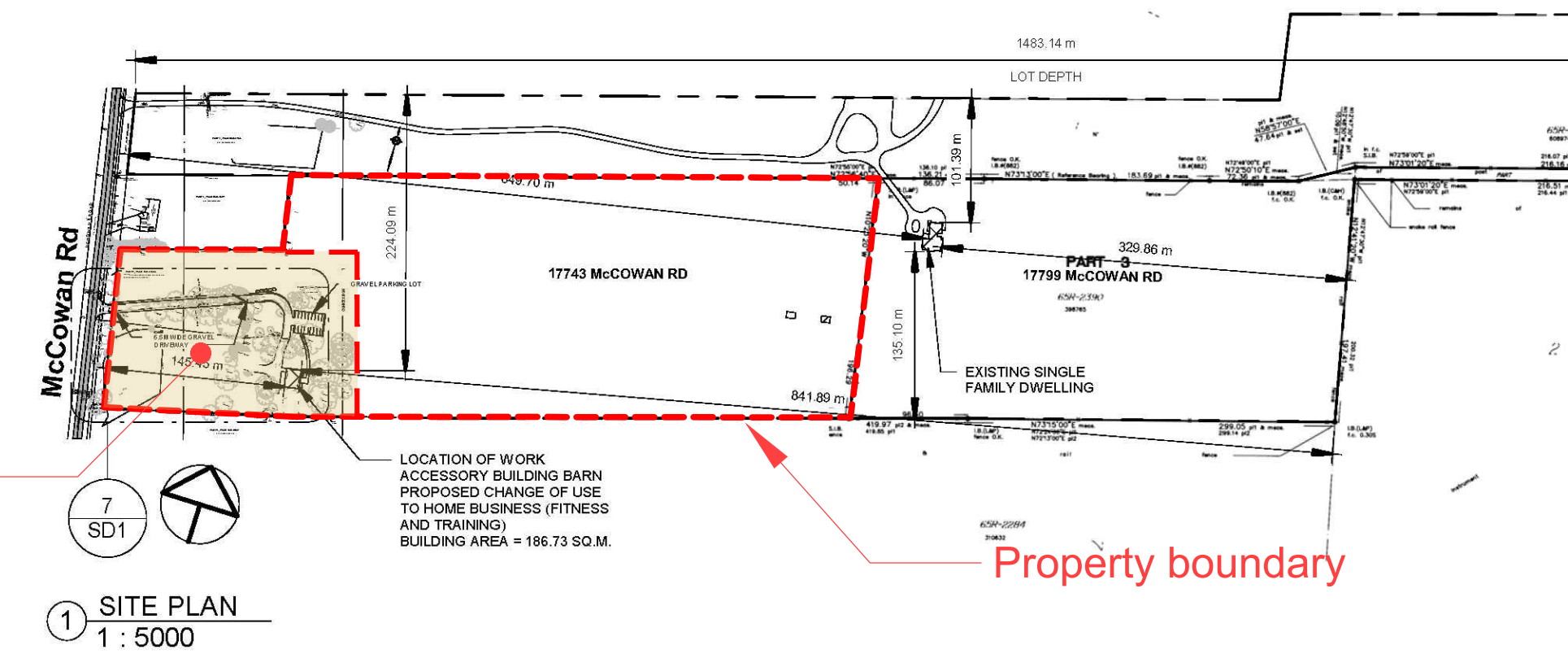


PROJECT INFORMATION		
ZONING: ORMCS AND ORMC - BY-LAW 2018-043		
ADDRESS: 17743 AND 17799 McCOWAN ROAD, EAST GWILLIMBURY, ONTARIO		
COMBINED LOT AREA =	32.14 HA	
ACCESSORY BUILDING FLOOR AREA	GFA	NET FLOOR AREA
BASEMENT	186.73 SQ.M.	170.42 SQ.M.
MAIN FLOOR	186.73 SQ.M.	160.79 SQ.M.
TOTAL:	373.46 SQ.M.	331.21 SQ.M.
PROPOSED NEW USE OF ACCESSORY BUILDING (BARN)	HOME BUSINESS - FAINNESS AND TRAINING	
PROPOSED AREA TO BE USED FOR HOME BUSINESS	373.46 SQ.M.	
ACCESSORY BUILDING HEIGHT (MAX. 11M)	7.97M	
LOT COVERAGE OF ACCESSORY BUILDINGS (MAX. 10%)	0.081%	
PARKING		
No. PARKING SPACE PROVIDED INCLUDING ACCESSIBLE	16	

DRAWING LIST	
S01	SITE PLAN / BUILDING INFORMATION
A101	FLOOR PLANS / SECTIONS / PROJECT DATA
A102	ELEVATIONS / RCP / DETAILS

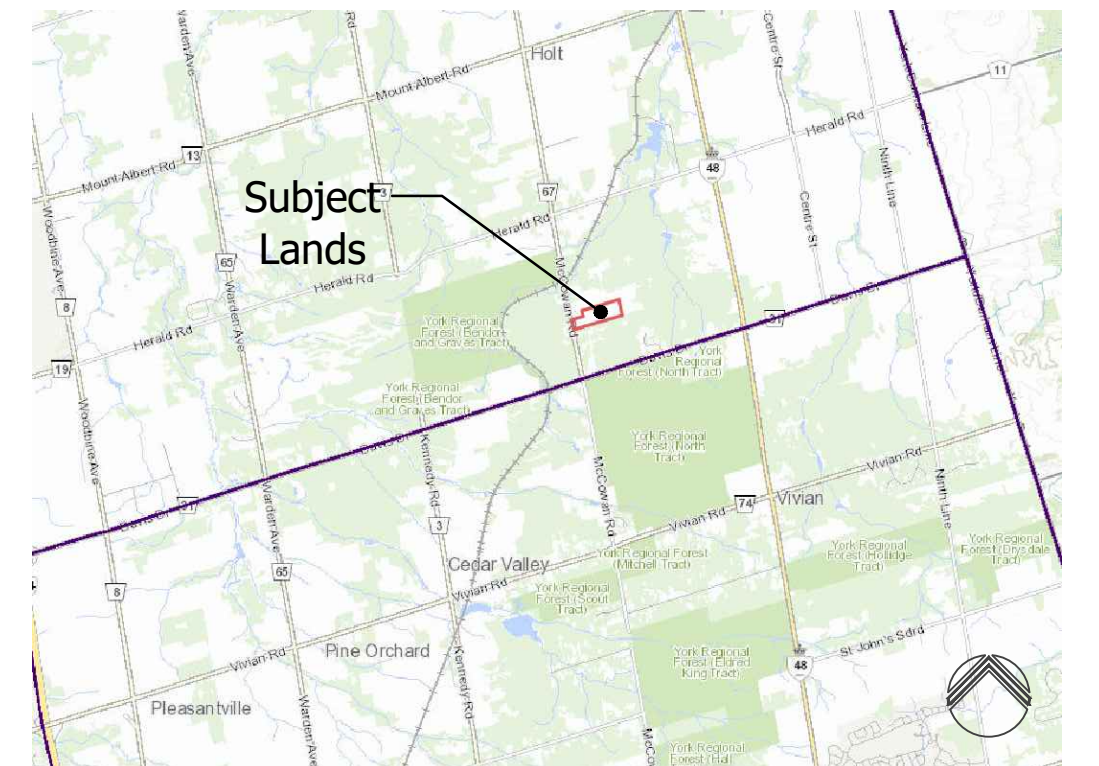
Portion of the Property to be rezoned



CONCEPT SITE PLAN

17743 McCowan Road
EAST GWILLIMBURY, ON

2023-05-12



Key Plan N.T.S

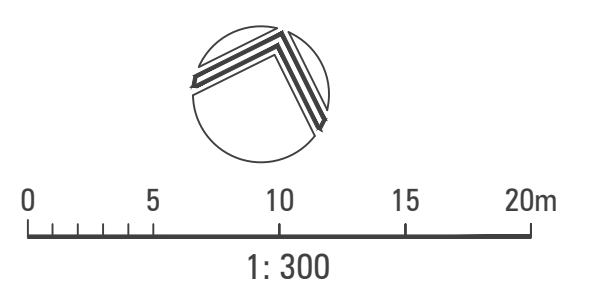
Statistics	
SUBJECT PROPERTY (Overall Lot Area)	11.08 Ha [27.38 Ac]
Portion of Property to be rezoned	2.5 Ha [6.18 Ac]

Subject Property (overall area)	110,800 sm	100.00 %
Building footprint	186.7 sm	0.17 %
Walkways	114.8 sm	0.10 %
Driveway / Parking	2,098.7 sm	1.89 %
Open areas	108,399.8 sm	98.83 %

Zoning Standards	Req.ORMC, ORMCL, ORMCS	Existing conditions
Min. Lot Frontage	60.0m	129.1m
Min. Front Yard	7.5m	145.5m
Min. Side Yard	7.5 m	156.2m
Min. Side Yard	7.5 m	22.19m
Min. Rear Yard	7.5m	447.6m
Max. Height of the Building	11.0 m	7.97m

Parking (non-residential)	17	16
[*Including 1 Barrier-Free parking space]		

No.	PLAN	REVISION	BY	DATE
01	CP1	Issued for Zoning Amendment Application	DAC	2023.05.12



17743 McCowan Road, East Gwillimbury, ON

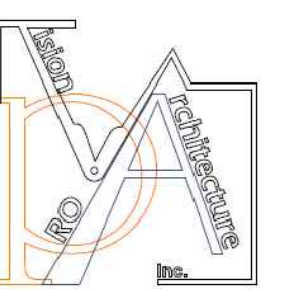
PT LOT 2 Con. 7 East Gwillimbury PT 2, 65R-18385

Prepared for:

GRANDVIEW EQUESTRIAN FARMS INC.

notes:

Graphic Sources:
This conceptual Site Plan has prepared by Pro Vision Architecture Inc. dated October 2022. Contains parts of the Survey prepared by Altimap Land Surveyors Inc. dated Nov. 2022; and additional data made available through Geowarehouse online (2022).



LARKIN+
land use planners inc.

13311 Yonge Street, Suite 204
Richmond Hill, ON
Canada L4E 3L6
905-895-0554 / 888-854-0044
www.larkinplus.com

2023.05.12
DATE PROJECT

SCALE CONCEPT

1:300

CP1

