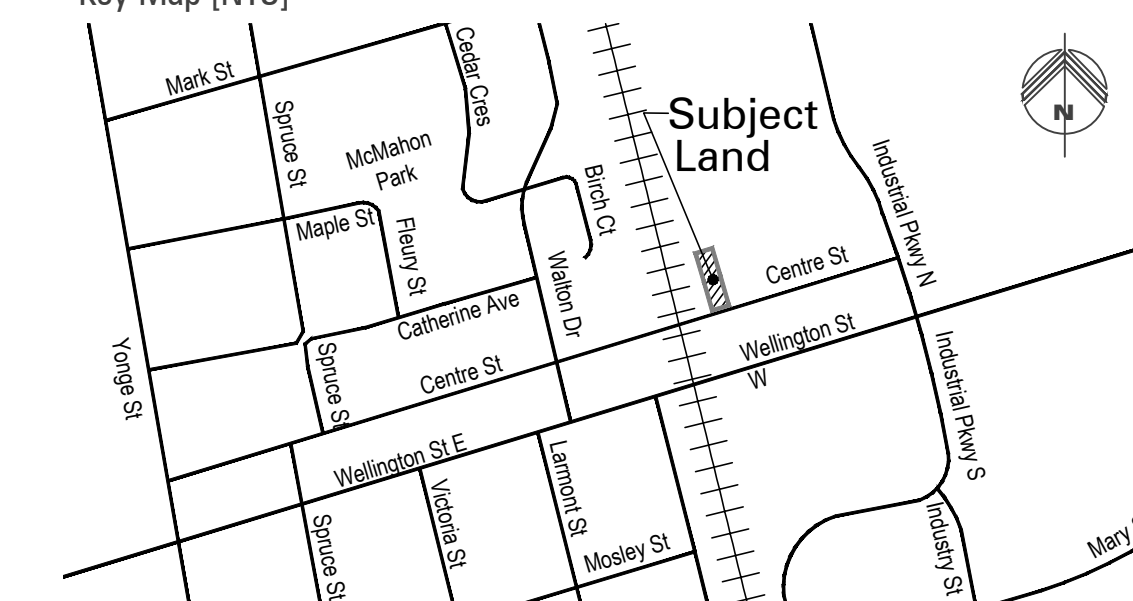


# SITE PLAN

140 Centre Street  
AURORA, ON

2025-11-25

Key Map (NTS)



KEY PLAN

NTS

## STATISTICS

SUBJECT LAND	589.14 m <sup>2</sup>	0.059 Ha	100.0%
Existing Building footprint (to remain)	55.70 m <sup>2</sup>	0.006 Ha	9.4%
Daycare (new building footprint)	118.60 m <sup>2</sup>	0.012 Ha	20.1%
Driveway and Parking Area	257.22 m <sup>2</sup>	0.026 Ha	43.7%
Walkways	21.58 m <sup>2</sup>	0.002 Ha	3.7%
Landscape Areas	136.04 <sup>2</sup>	0.013 Ha	22.9%

### Gross Floor Area

Existing Building GFA for Residential / Office (to remain) ~ 100 m<sup>2</sup>  
New Daycare Building GFA 218.6 m<sup>2</sup>

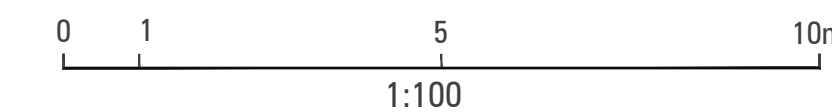
ZONING STANDARDS	E1 Zone Standards	Proposed E1-XX
Lot Area	Min. 2,000 m <sup>2</sup>	589.14 m <sup>2</sup> (see S 4.2.4)
Front Footprint	Min. 30 m	10.10m (See S.4.2.4)
Front Yard Setback	Min. 3.0 m	existing 5.7m (Complying)
Rear Yard	Min. 9.0 m	7.0 m
Interior Side Yard S/B	Min. 3.0 m	Nil (east side existing house) 1.2m (east side new building) 3.7m (west side existing house) 0.98m (west side new building)

Exterior Side Yard	N/A	N/A
Lot Coverage (maximum)	N/A	N/A
Height (maximum)	15 m	within 15 m (Complying)
Landscape Buffer (ZBL 4.8.b)	2.0 m	Nil
Distance between buildings same lot	N/A	N/A

Parking	Required	Provided:
Typical Parking dimensions	Min. 2.7m x 5.3m	2.7 x 5.3m (Complying)
Barrier Free Type A parking	1 space (3.65x5.3) + 1.5m	1 space (3.4m x 5.3m) + 1.5m

Residential (2 per dwelling)	2 spaces	1 space
Daycare	2.5 / 100m <sup>2</sup> GFA	5 spaces
Total Parking (including 1 Acc.Type A):	8 parking spaces	6 Parking Spaces

Parking manoeuvring width	7.0m	5.0 m
Driveway width (at lot frontage)	Min.3.5/Max.4.5m	4.1 m (Complying)
Loading space (GFA 140m <sup>2</sup> to 300m <sup>2</sup> )	1 space	No loading space



No.	PLAN	REVISION	BY	CHK	DATE
03	SP1	Issued for Submission	DAC	MTL	2025.11.25
02	SP1	Minor revisions to exterior layout features	DAC	MTL	2025.10.30
01	SP1	Concept Site Plan Issued for Coordination	DAC	MTL	2025.09.15

### 140 CENTRE STREET, AURORA, ON

Legal Description: PT L2 and 3 Second Range North of Centre St. East of Railroad Reg. Plan 107, Town of Aurora

Prepared for:

1000050647 Ontario Inc.

### Notes:

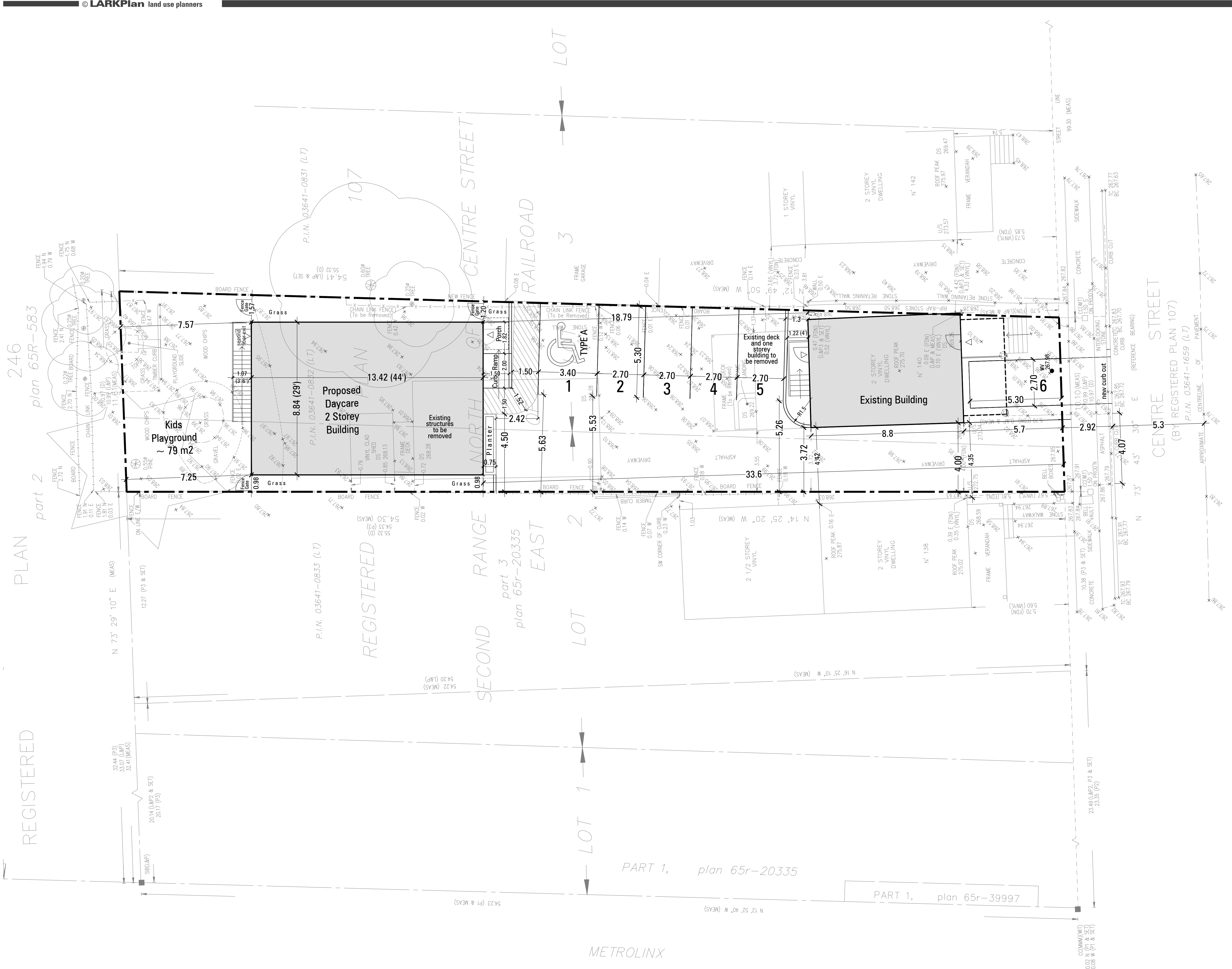
- Distances shown on this Plan are in Metres.
- Topographical information made available through Survey prepared by GENESIS Land Surveying Inc. dated November 24th, 2024.

LEGEND	25-11-2025	ALC
Subject Land	DATE	PROJECT



3169 Searidge Street, Severn, ON L3V 8R1  
Ph: 905-895-0554

SCALE	PLAN
1:250	SP 1



PLAN 246  
part 2  
plan 65R-583

REGISTERED

REGISTERED

CENTRE STREET  
NORTH OF CENTRE STREET  
RAILROAD  
METROLINX

LOT 3

LOT 2

LOT 1

METROLINX

PART 1, plan 65r-20335

PART 1, plan 65r-39997

P.I.N. 03641-0831 (L.T)

P.I.N. 03641-0832 (L.T)

P.I.N. 03641-0833 (L.T)

CENTRE STREET  
(BY REGISTERED PLAN 107)  
P.I.N. 03641-1659 (L.T)