



ZONING ANALYSIS: 376 STEGMAN'S MILL ROAD		Zoning By-law #001-2021 "R1B" Required	Existing
<b>Existing Dwelling</b>		*No changes proposed	
Lot Frontage	18.0 m	28.20 m	
Lot Area	600.0 m <sup>2</sup>	947.60 m <sup>2</sup>	
Max Building Height	11.0 m	9.00 m	
Front Yard Setback	9.0 m	5.43 m *(5.39m pre By-law 1-88)	
Rear Yard Setback	12.0 m	9.46 m (7.5m per By-Law 1-88)	
Interior Side Yard Setback	1.5 m	2.84 m	
Exterior Side Yard Setback	4.5 m	n/a	
Total Lot Coverage	40.0 %	25.52 %	
<b>Accessory Structure</b>		*No changes proposed	
Max Building Height	3.0 m	5.00 m (legal non-conforming)	
Setback from lot line for structure with height greater than 2.8m	2.4 m	2.84 m	
Rear Yard Setback	12.0 m	4.84 m *	

\*Reference to Approved Committee of Adjustment Decision A135/13

BUILDING FOOTPRINT STATISTIC	
Existing Dwelling (excluding covered porches)	150.01 m <sup>2</sup>
Existing Covered Porches	46.73 m <sup>2</sup>
Accessory Structure (Garden Suite)	45.08 m <sup>2</sup>
<b>Total Building Footprint</b>	<b>241.83 m<sup>2</sup></b>

**NOTE:**  
NO CHANGES TO THE LOCATION, SETBACKS, SIZE AND HEIGHT OF THE EXISTING ACCESSORY STRUCTURE ARE PROPOSED.  
NO CHANGES TO THE GRADING IS PROPOSED.

No.	REVISIONS	Date
1	Revision to add driveway parking and walkway	Nov. 21, 23

**LEGEND**

- Existing 1.2m flagstone walkway
- Proposed 1.2m flagstone walkway

**SCALE**

0m 1m 5m 10m

**EMC GROUP LIMITED**  
Engineers Planners Project Managers  
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PROJECT:  
**376 STEGMAN'S MILL RD,  
KLEINBURG, VAUGHAN**  
PARTS 2 65-R-34390  
(REG. PLAN 11, LOTS 13 & 14)

DRAWING TITLE:  
**SITE PLAN OF PROPOSED  
GARDEN SUITE**

DESIGNED: DRAWN: DATE: 2023-11-01

SCALE: AS SHOWN DRAWING No.: 215136-SP1