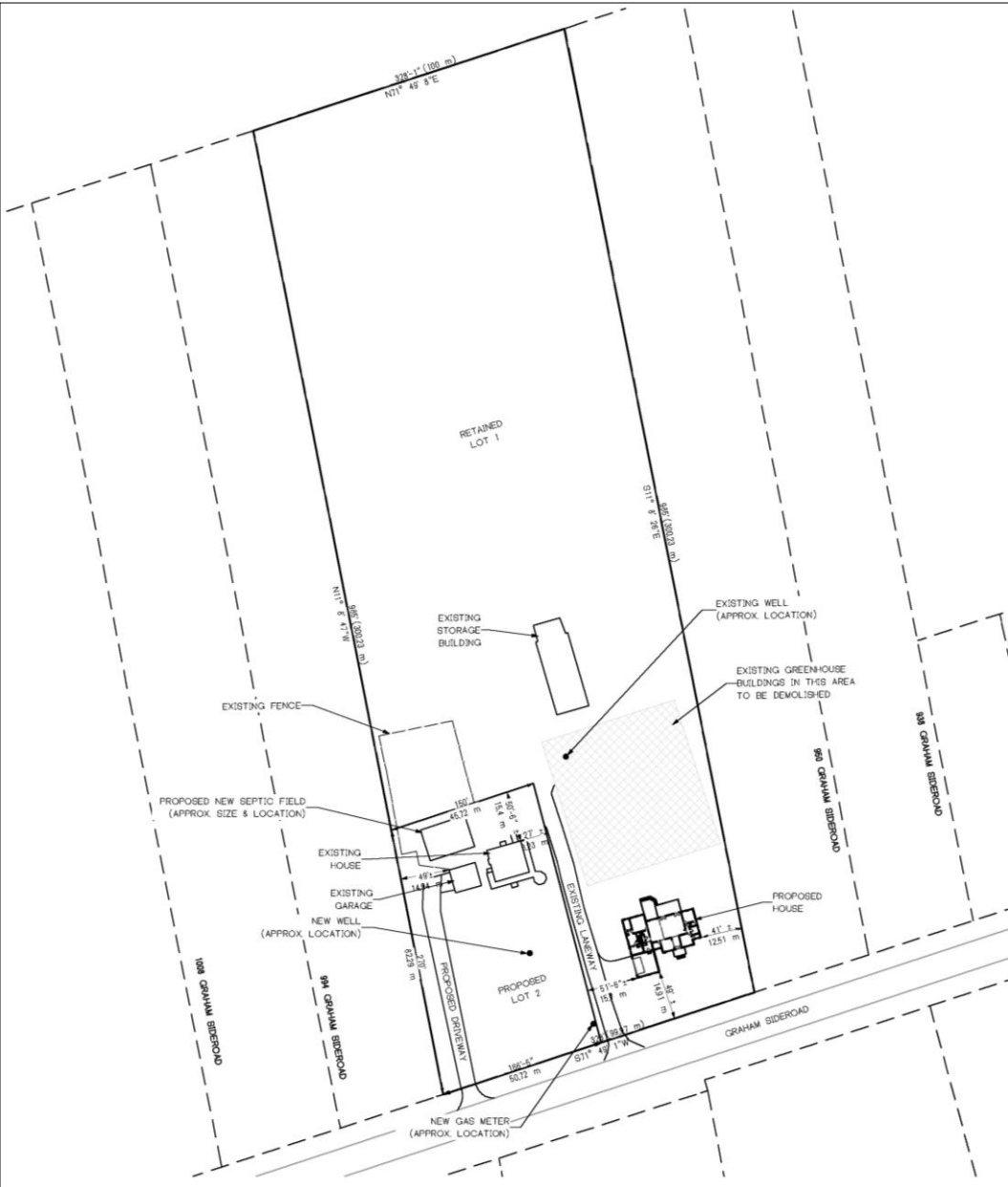




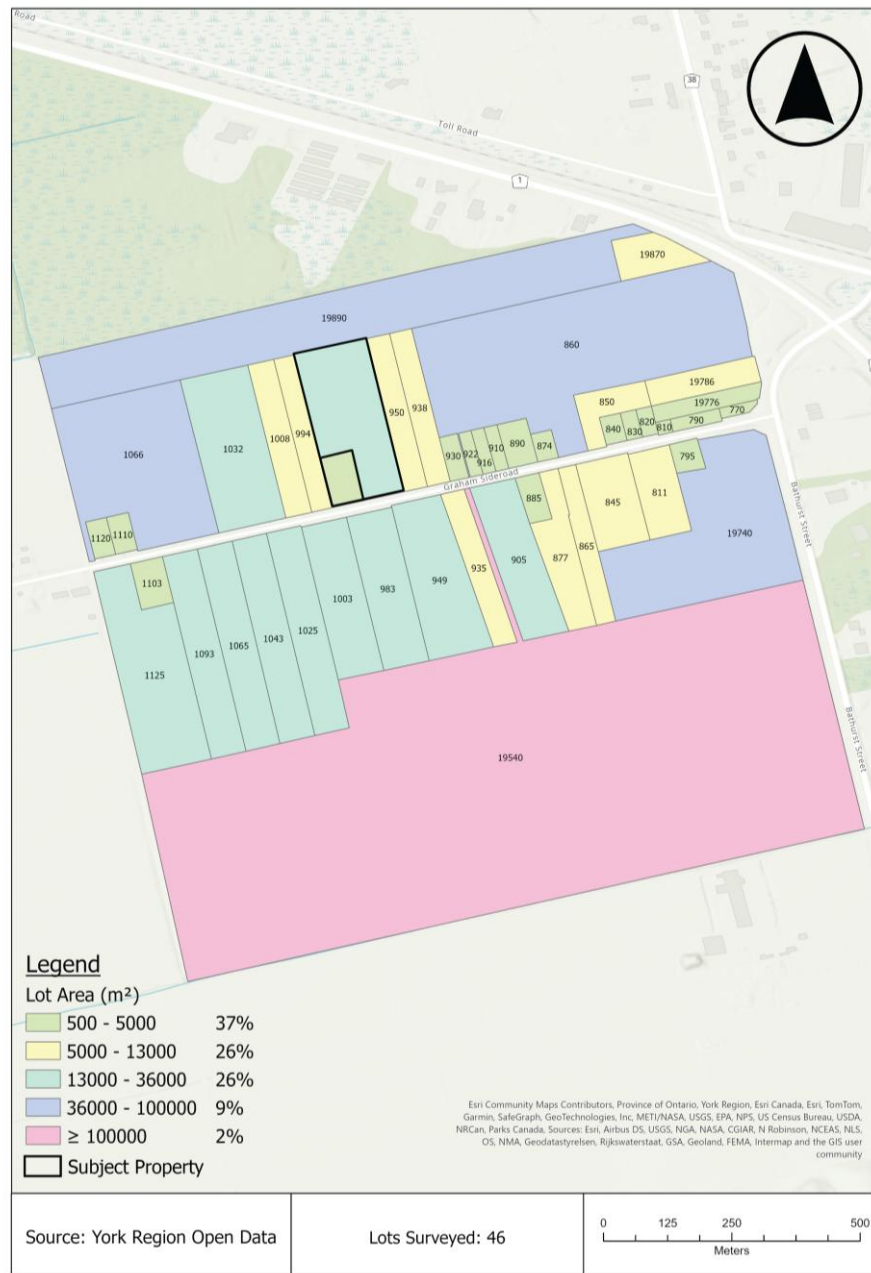
962 Graham Sideroad – ZBLA
JKO Planning Services Inc.
Council Public Hearing, September 8, 2025



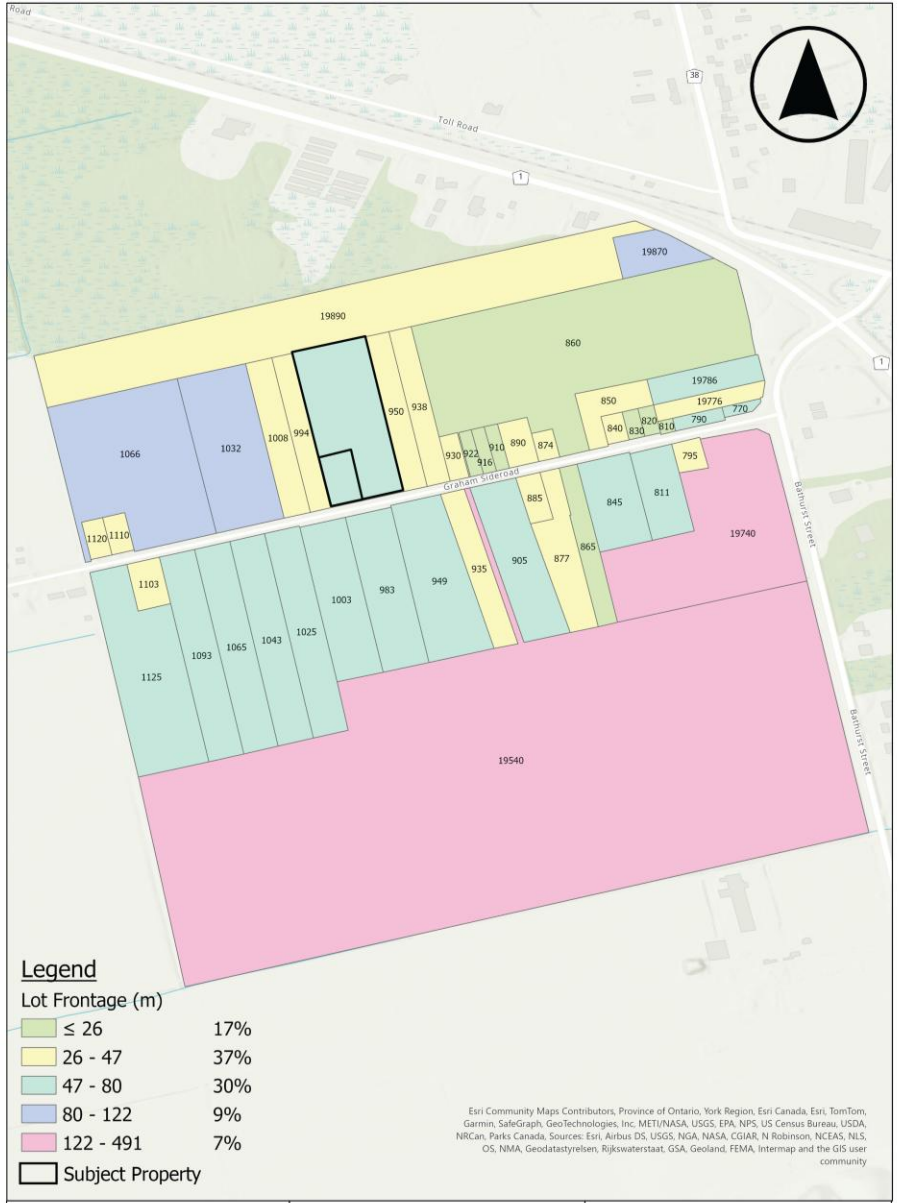
Context Area – Land Use



Proposed Overall Site Plan & Severance



Lot Area & Frontage Analysis



Legend

Lot Frontage (m)

≤ 26	17%
26 - 47	37%
47 - 80	30%
80 - 122	9%
122 - 491	7%
Subject Property	

Esri Community Maps Contributors, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCCan, Parks Canada. Sources: Esri, Airbus DS, USGS, NOAA, NASA, CCGAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteem, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Source: York Region Open Data	Lots Surveyed: 46	0 125 250 500 Meters
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Lot Area & Frontage Analysis

Standard	Existing	Proposed Lot 1 (Retained)	Proposed Lot 2 (Severed)
Lot Area	31,860.94m ²	3,940.76m ²	27,920.18m ²
Lot Frontage	104.75m	49.25m	50.72m
Setbacks Front Rear Side	56.22m 235.56m 65.19m (e), 28.47m (w)	15.24m 174.31m 14.91 (e), 9.58m (w)	56.22m 15.45m 12.51m (e), 15.7m (w)
Lot Coverage	30%	1.1%	4.5%
Height	9.45m	9.45m	8.8m ±
No. Parking Spaces	4	2	4

Zone Regulations	Requirements (HR3)	Proposed Lot 1	Proposed Lot 2
Lot Area (min.)	As legally existing	27,920.18m ²	3,940.76m ²
Lot Frontage (min.)	20.0m	49.25m	50.72m
Ground Floor Area (max.)	500.0m ² per lot	167.60m ²	287.1m ²
Setbacks (min.) Front Rear Int. Side Ext. Side	7.5m 7.5m 1.2m 3.6m	15.24m 174.31m 14.91 (e), 9.58m (w) -	56.22m 15.45m 12.51m (e), 15.7m (w) -
Lot Coverage (max.)	30%	1.1%	4.5%
Height (max.)	9.5	9.45m	8.8m ±
Parking Space (min.)	2 / dwelling unit	2	4
Attached Private Garage Width (max.) Frontage < 18.0m Frontage > 18.0m	*see notes *see notes	7.0m	7.34m

Zone Regulations	Requirements (GNH)	Proposed Lot 1	Proposed Lot 2
Lot Area (min.)	40.0 ha	27,920.18m ²	3,940.76m ²
Lot Frontage (min.)	180.0m	49.25m	50.72m
Ground Floor Area (max.)	-/-	167.60m ²	287.1m ²
Setbacks (min.)			
Front	15.0m	15.24m	56.22m
Rear	23.0m	174.31m	15.45m
Int. Side	9.0m	14.91 (e), 9.58m (w)	12.51m (e), 15.7m (w)
Ext. Side	9.0m	-	-
Lot Coverage (max.)		1.1%	4.5%
Area ≤ 1.0 ha	10%		
Area 1.0 - 4.0 ha	15%		
Height (max.)	11.0m	9.45m	8.8m ±

