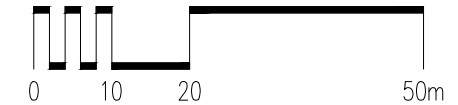




SITE PLAN STATISTICS


Lot Area	4.04 ha	
Building Coverage		
Existing Dwelling	185 m <sup>2</sup>	
Existing Barn Structure	100 m <sup>2</sup>	
Total Building Coverage	0.7%	
Gross Floor Area		
Existing Dwelling (Future Vet Clinic)	170m <sup>2</sup>	
Existing Barn Structure (Proposed Kennel with 2nd floor)	200m <sup>2</sup>	
Parking	Required	Proposed
Future Vet Clinic	4 sp/100m <sup>2</sup> GFA (7 spaces)	8 spaces
Kennel	2 sp/100m <sup>2</sup> GFA (4 spaces)	4 spaces
Existing Dwelling	2 sp/unit	2 spaces
Parking Space size – 5.7m x 2.7m		



CONCEPTUAL SITE PLAN

5485 St. JOHNS SIDEROAD  
TOWN OF WHICHURCH–STOUFFVILLE  
REGIONAL MUNICIPALITY OF YORK



SEAL	 <small>30 WEST BEAVER CREEK ROAD, UNIT 109 RICHMOND HILL, ONTARIO L4B 3Y7 T: 905.597.8204 F: 905.597.8904 groundswell.com</small>		SCALE	—
DESIGN	GP	DRAWN	GP	PROJECT No.
APPROVED	JF	DATE	26 FEB 2026	DRAWING No.
				01