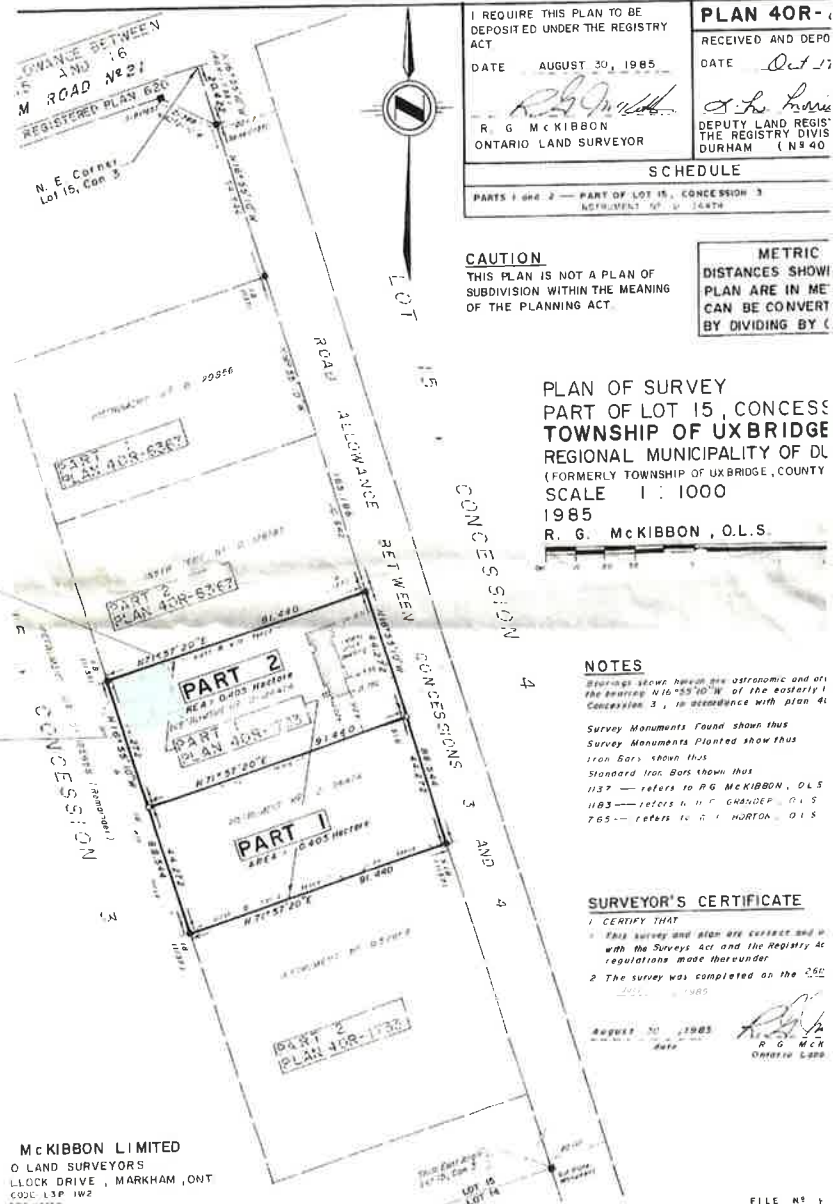
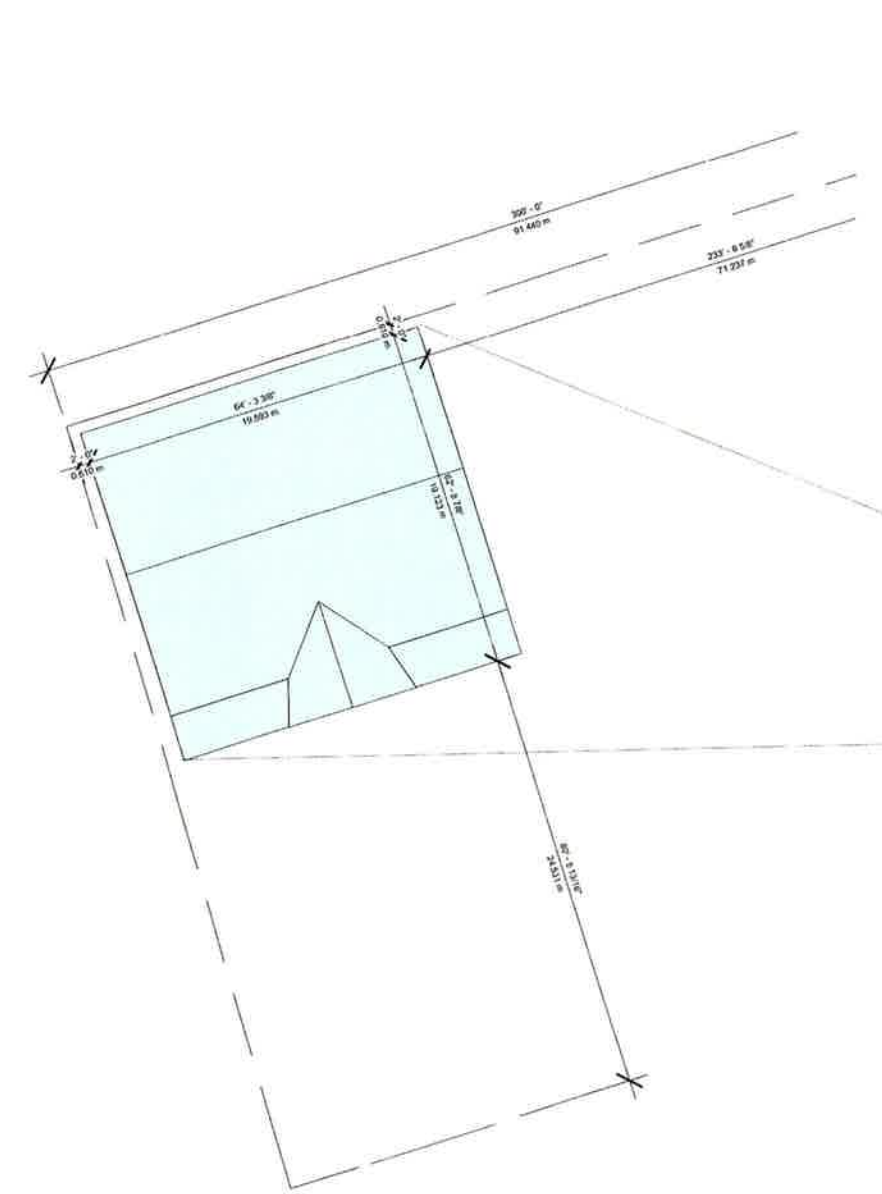
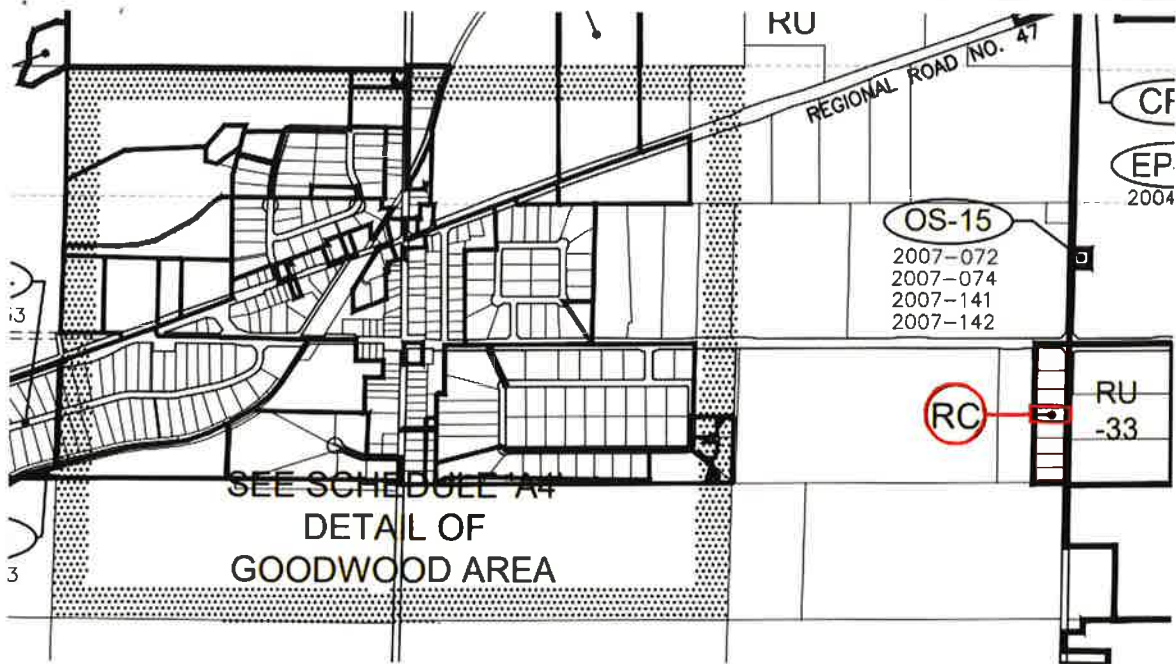




4: ZONE PROVISIONS

4.5 RESIDENTIAL CLUSTER (RC) ZONE

4.5.1 PERMITTED USES

No person shall within the Residential Cluster (RC) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential uses
- i. a single-family detached dwelling house;
 - ii. a Group Home - Type I in accordance with the provisions of Section 5.8 hereof;
 - iii. private home daycare in accordance with Section 5.26 of Zoning By-law No. 81-19
- b. Non-Residential Uses
- i. a home occupation in accordance with the provisions of Section 5.10 hereof; and
 - ii. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Accessory Uses
- Uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

h. GARAGES OR OTHER ACCESSORY BUILDINGS OR STRUCTURES

Notwithstanding the yard and setback provisions of this By-law to the contrary, an attached or detached private garage or other accessory building or structure may be erected and used in an interior side or rear yard provided that:

- i. INTERIOR SIDE YARD
- Where such accessory building or structure is located in an interior side yard it shall not be closer than 1.2 metres to the interior side lot line.
- ii. REAR YARD
- Where such accessory building or structure is located in a rear yard it shall not be closer than 1.2 metres to the interior side lot line or rear lot line.

4.5.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES		
(B/L No. 82-27)	a. Minimum Lot Area Requirement	3000 square metres
	b. Minimum Lot Frontage Requirement	35 metres
	c. Minimum Yard Requirements	
	i. Front Yard Depth	15 metres
	ii. Exterior Side Yard Width	15 metres
	iii. Interior Side Yard Width	6 metres
	iv. Rear Yard Depth	15 metres
(B/L No. 87-24)	d. Minimum Gross Floor Area Requirement	110 square metres
	e. Maximum Lot Coverage of All Buildings	30 per cent
	f. Minimum Setback From Street Centreline	
	i. Provincial Highway	33 metres
	ii. Regional Road - Type "A"	33 metres
	iii. Regional Road - Type "B"	28 metres
	iv. Township Road	25 metres
	g. Minimum Landscaped Open Space Requirement	30 per cent
	h. Maximum Number of Dwelling Houses Per Lot	1
	i. Maximum Height of Buildings	10 metres

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88 Brock St Uxbridge ON L9P 1P4

ARCHITECTURAL DESIGN

ADDRESS: 3880 4TH CONCESSION, GOODWOOD

CLIENT: KEITH HOOVER

CELL: 647-391-0326

SITE PLAN

DATE: JULY 18, 2022

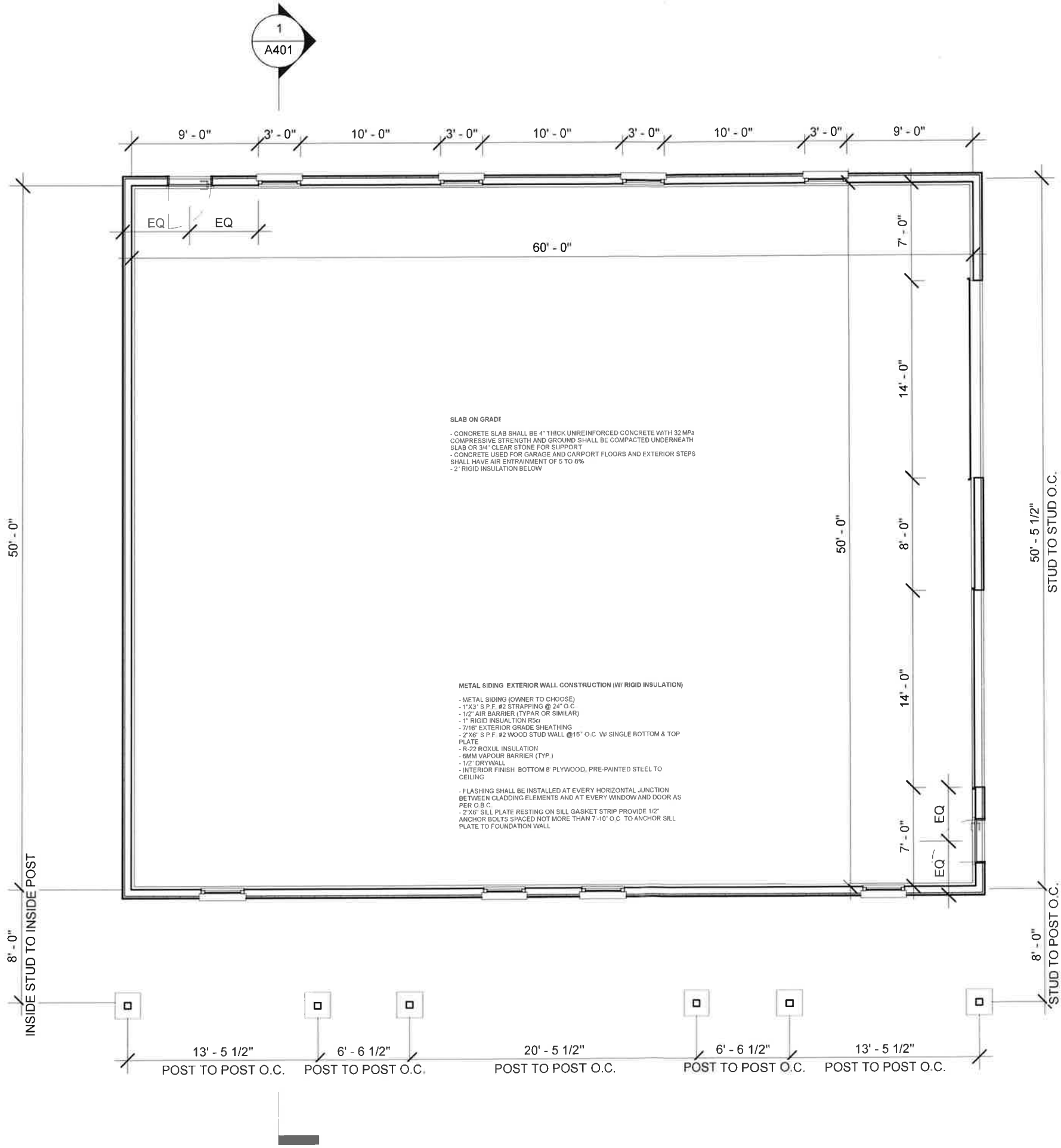
SCALE:

DRAWN BY: K.G.

CHECKED BY: H.W.

A101

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR GRADE OR SOIL RELATED BUILDING ISSUES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR GRADE OR SOIL RELATED BUILDING ISSUES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR GRADE OR SOIL RELATED BUILDING ISSUES.



FLOOR PLAN

DATE: JULY, 18, 2022 SCALE: 1/8" = 1'-0"

DRAWN BY: K.G.

CHECKD BY: H.W.

A202

CLIENT:

KEITH HOOVER

CELL: 647-391-0326

ADDRESS:

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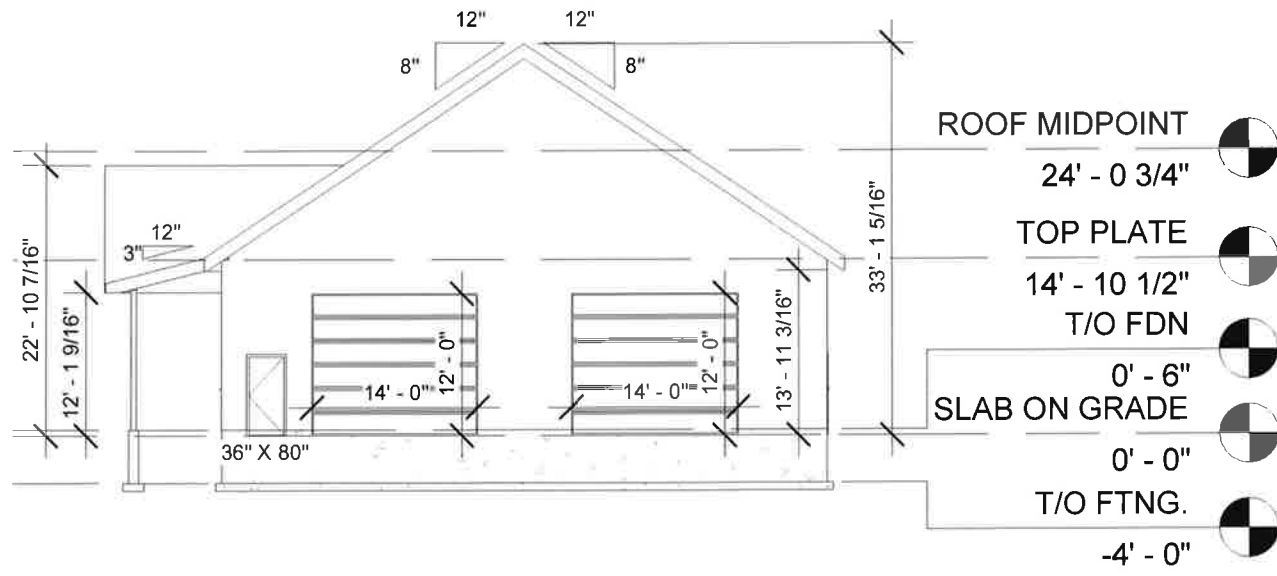
647 969 7237

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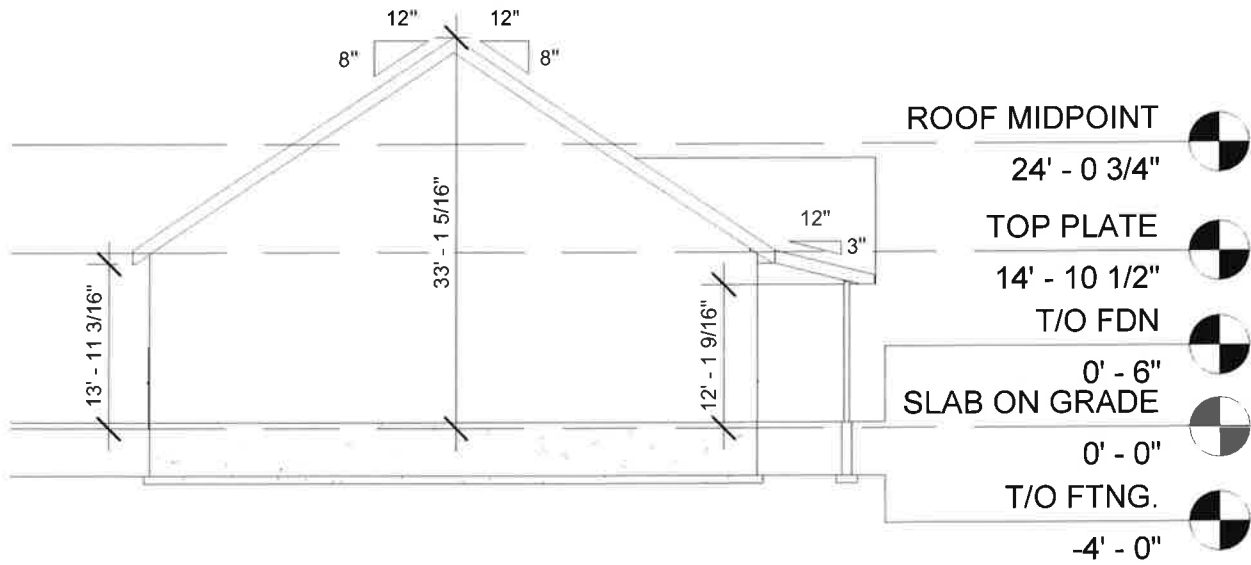
88 Brock St. Uxbridge ON, L9P 1P4

ARCHITECTURAL DESIGN

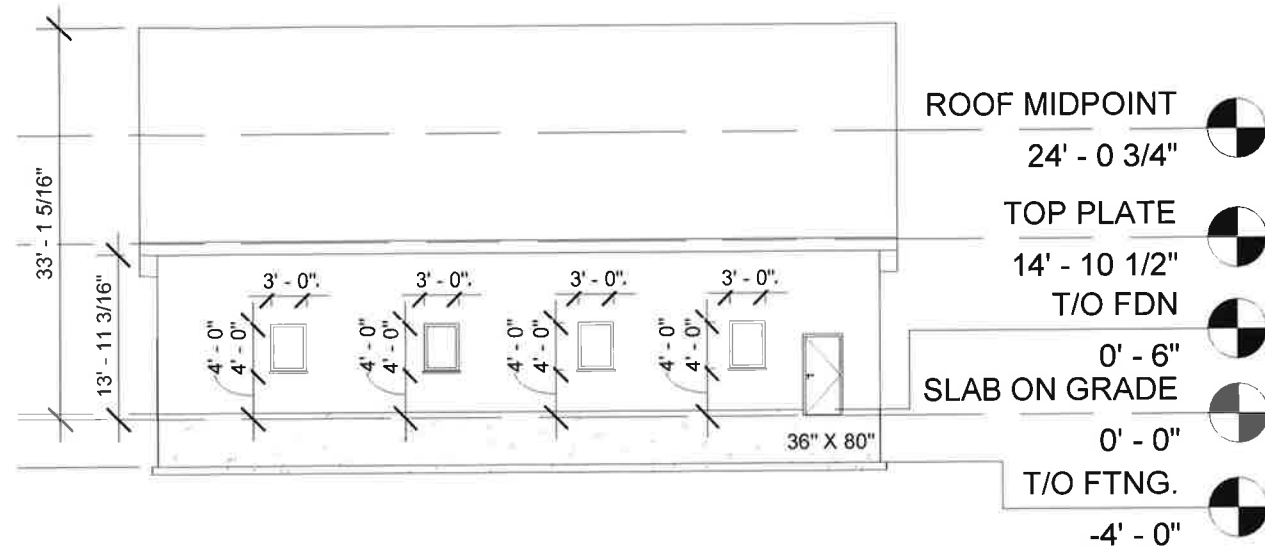
NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR GRADE OR SOIL RELATED BUILDING ISSUES. CONFIRM WITH THE OWNER ON FINISHES. DO NOT SCALE DRAWINGS. THE SCHEMATIC DESIGN RENDERINGS ARE TO BE USED AS A GENERAL GUIDE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFORM ALL CONSTRUCTION TO O.B.C. & LOCAL AUTHORITIES HAVING JURISDICTION. DETERMINE LOCATION OF ALL SERVICES BEFORE STARTING CONSTRUCTION. ANY CHANGES TO THE DRAWINGS SHALL BE INDICATED TO THE OWNER. DRAWINGS BY HBBE ARCHITECTURE MUST BE APPROVED BY THE LOCAL BUILDING DEPARTMENT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. THE DESIGN PROFESSIONAL SHALL BE DEEMED THE AUTHOR AND OWNER OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C.) REGULATIONS 2012 O.B.C. O. REG. 350/06



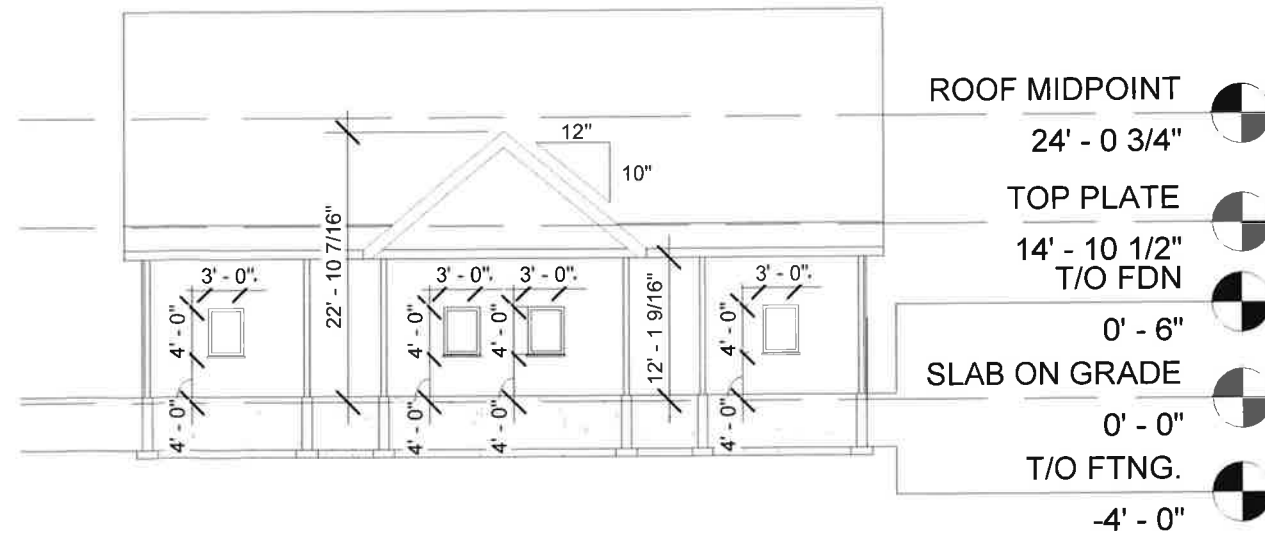
1 EAST
1/16" = 1'-0"



3 WEST
1/16" = 1'-0"



2 NORTH
1/16" = 1'-0"



4 SOUTH
1/16" = 1'-0"

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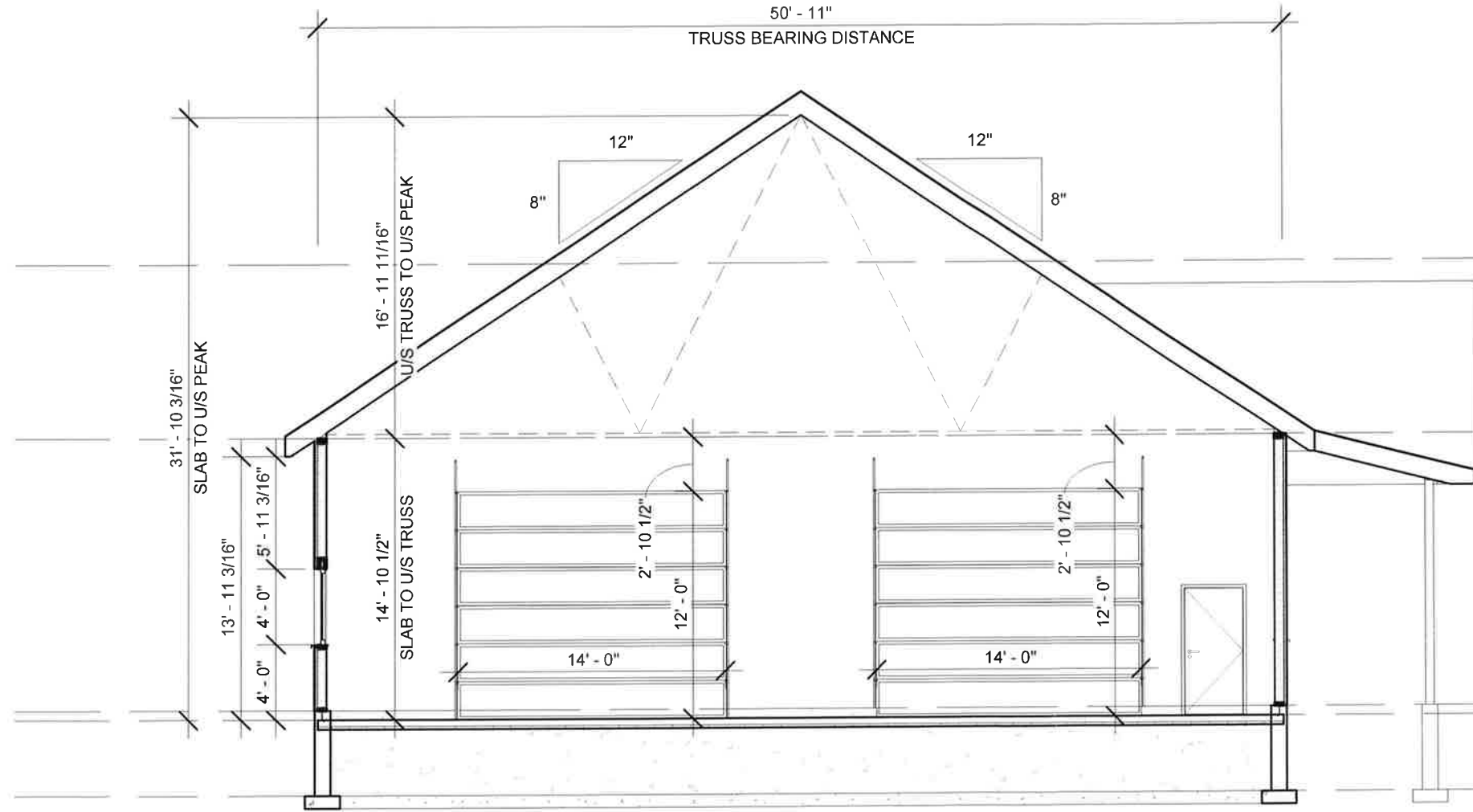
CLIENT:
KEITH HOOVER
CELL: 647-391-0326

ELEVATIONS

A301

DATE: JULY 18, 2022
SCALE: 1/16" = 1'-0"
DRAWN BY: K.G.
CHECKED BY: H.W.

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- ROOF MIDPOINT
24' - 0 3/4"
- TOP PLATE
14' - 10 1/2"
- T/O FDN
0' - 6"
- SLAB ON GRADE
0' - 0"
- T/O FTNG.
-4' - 0"

SECTIONS

DATE: JULY 18, 2022	SCALE: 1/8" = 1'-0"	A401
DRAWN BY: K.G.		
CHECKD BY: H.W.		

CLIENT:
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ARCHITECTURAL DESIGN

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