PROPERTY STATISTICS
6089 QUAKER ROAD, SPARTA

PART OF LOT 31 REGISTERED PLAN NO. 111A/62
ZONING : R1
NUMBER OF DWELLINGS: 1

SITE AREA	ZONE REQUIRED	PROPOSED
AREA OF LOT	1837 m2	1832 m2
BUILDING AREA		124.77 m2
TOTAL LOT COVERAGE	40% (MAX.)	6.1%

LOT FRONTAGE	ZONE REQUIRED	PROPOSED
FRONT LOT FRONTAGE	30.48m	25.15 m

SETBACKS	ZONE REQUIRED	EXISTING
REAR (NORTH) YARD SETBACK		
LEFT (WEST) SIDEYARD SETBACK		
RIGHT (EAST) SIDE YARD SETBACK		
FRONT (SOUTH) YARD SETBACK		

BUILDING AREAS		EXISTING
SINGLE DETACHED DWELLING		124.77 m2

PROPERTY STATISTICS
6073 QUAKER ROAD, SPARTA

PART OF LOT 31 REGISTERED PLAN NO. 111A-62
ZONING : R1-62
NUMBER OF DWELLINGS: 1

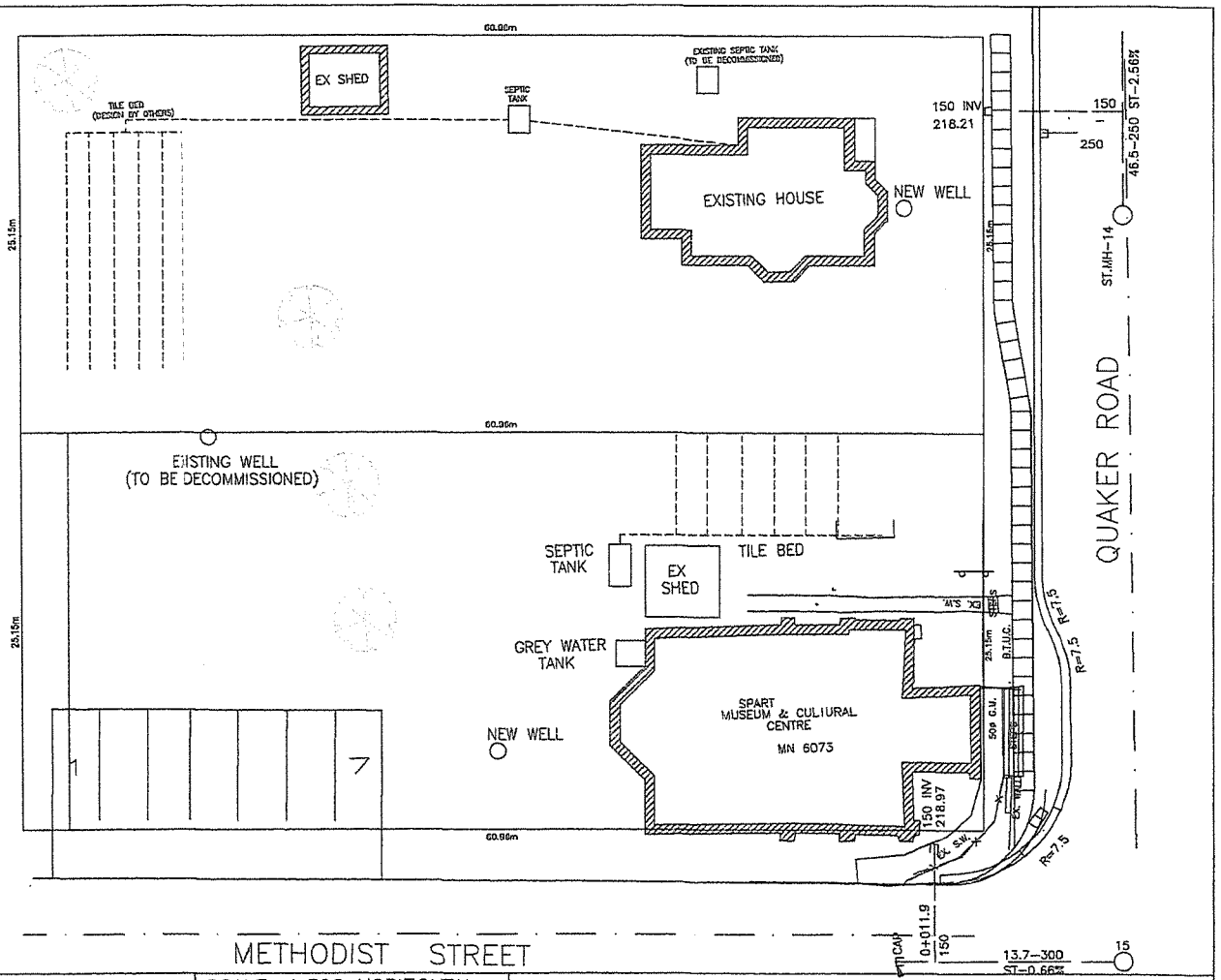
SITE AREA	ZONE REQUIRED	EXISTING
AREA OF LOT	1837 m2	1523 m2
BUILDING AREA		250 m2
TOTAL LOT COVERAGE	40% (MAX.)	16.2%

LOT FRONTAGE	ZONE REQUIRED	EXISTING
FRONT LOT FRONTAGE	30.48 m2	25.15 m

SETBACKS	ZONE REQUIRED	EXISTING
REAR (NORTH) YARD SETBACK		
LEFT (WEST) SIDE YARD SETBACK		
RIGHT (EAST) SIDE YARD SETBACK		
FRONT (SOUTH) YARD SETBACK		

BUILDING AREAS		EXISTING
SINGLE DETACHED DWELLING		250 m2

EXISTING ELEVATIONS + 255.55
PROPOSED GRADES 255.55
OVERLAND FLOW



NOTES:

1. UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED.
2. SURVEY INFORMATION AS PROVIDED BY OWNER.
3. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
4. DRAWING TO BE USED FOR GRADING PURPOSES ONLY.

SCALE. 1:300 HORIZONTAL

No.	REVISION	DATE	BY
4	ADDED NEW WELLS	26/05/26	JSM
3	ADDED SEPTIC SYSTEM	26/11/25	JSM
2	UPDATED TITLE BLOCK	19/10/25	JSM
1	ADDED STM SEWER	11/09/25	JSM

SPARTA DISTRICT HISTORICAL SOCIETY

J.S.MALPASS AND ASSOCIATES
ENGINEERS AND PLANNERS
SARNIA, ONTARIO

DESIGN BY: J.S.M. | DRAWN BY: J.S.M. | CHECKED BY:
PROJECT No.:08-9 | FIELD BOOK No.: | DATE: SEPT 2025

PROPOSED SEVERANCE
6073 AND 6089 QUAKER ROAD
SPARTA, ONTARIO

DRAWING No. 1