

LEGAL DESCRIPTION

MUNICIPAL ADDRESS
298 QUEEN MARY DRIVE
OAKVILLE, ONTARIO
L6K 3L2

LEGAL DESCRIPTION
PART OF LOT 104
REGISTERED PLAN NO. 347
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SITE PLAN PREPARED FROM
INFORMATION PROVIDED ON
SITE SURVEY 16-074
PREPARED BY
J.H. GELBLOOM SURVEYING LTD.
ONTARIO LAND SURVEYOR
DATED 03 JUNE, 2016
(ATTACHED)

SITE STATISTICS

ZONING: RL4-O (BY-LAW 2014-14)

LOT AREA: (TOTAL AGGREGATE LOT AREA)
= 615.8 SM (6 628.6 SF)

LOT FRONTAGE = 15.24 M (50.5 FT)

LOT COVERAGE: (BLDG FOOTPRINT AREA (INCL. SHED) / LOT AREA x 100%)
PROPOSED = 24.3% = 144.7 SM (1 611.4 SF)
MAX. ALLOWED = 35% = 215.6 SM (2 320.0 SF) - FOR 2 STOREY DWELLING

MAXIMUM HEIGHT:
(MEASURED FROM THE MID-POINT OF THE FRONT LOT LINE TO THE HIGHEST POINT
OF ANY STRUCTURE)
EXISTING = 7.32 M (24'-0")
PROPOSED = 8.85 M (29'-0 3/4")
MAX. ALLOWED = 9.0 M (29'-6 1/2")

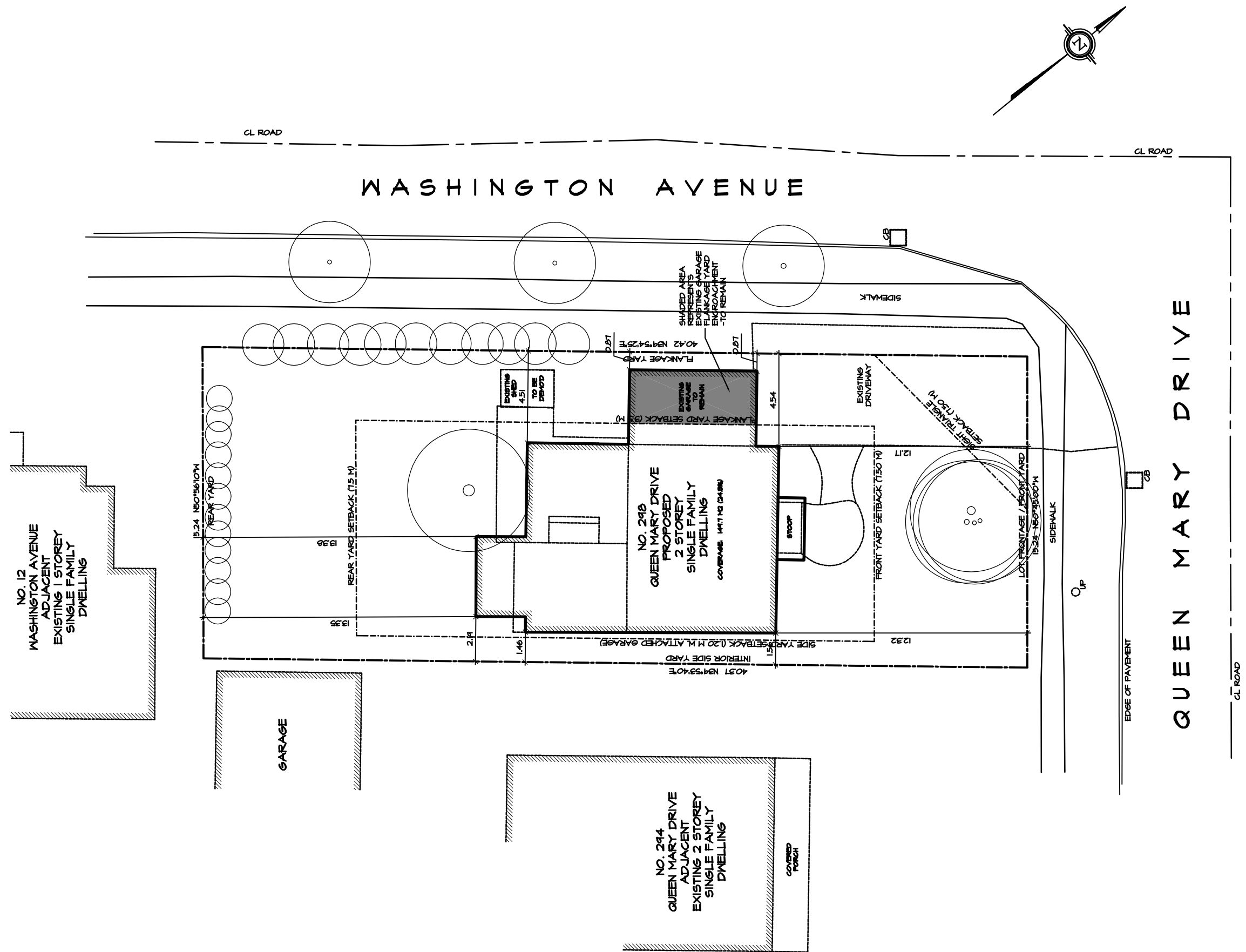
NUMBER OF STOREYS:
PROPOSED = TWO

RFA: (RESIDENTIAL FLOOR AREA OR AGGREGATE AREA OF DWELLING
NOT INCLUDING GARAGE, PORCH, OR BASEMENT):
PROPOSED MAIN FLOOR = 133.2 SM (1 433.5 SF)
PROPOSED SECOND FLOOR = 124.4 SM (1 339.3 SF)
TOTAL = 257.6 SM (2 772.8 SF)

RFA / LOT AREA RATIO: (RFA/LOT AREA x 100%)
PROPOSED = 41.8% = 257.6 SM (2 772.8 SF)
MAX. ALLOWED = 42% = 258.6 SM (2 784.0 SF) - FOR 2 STOREY DWELLING

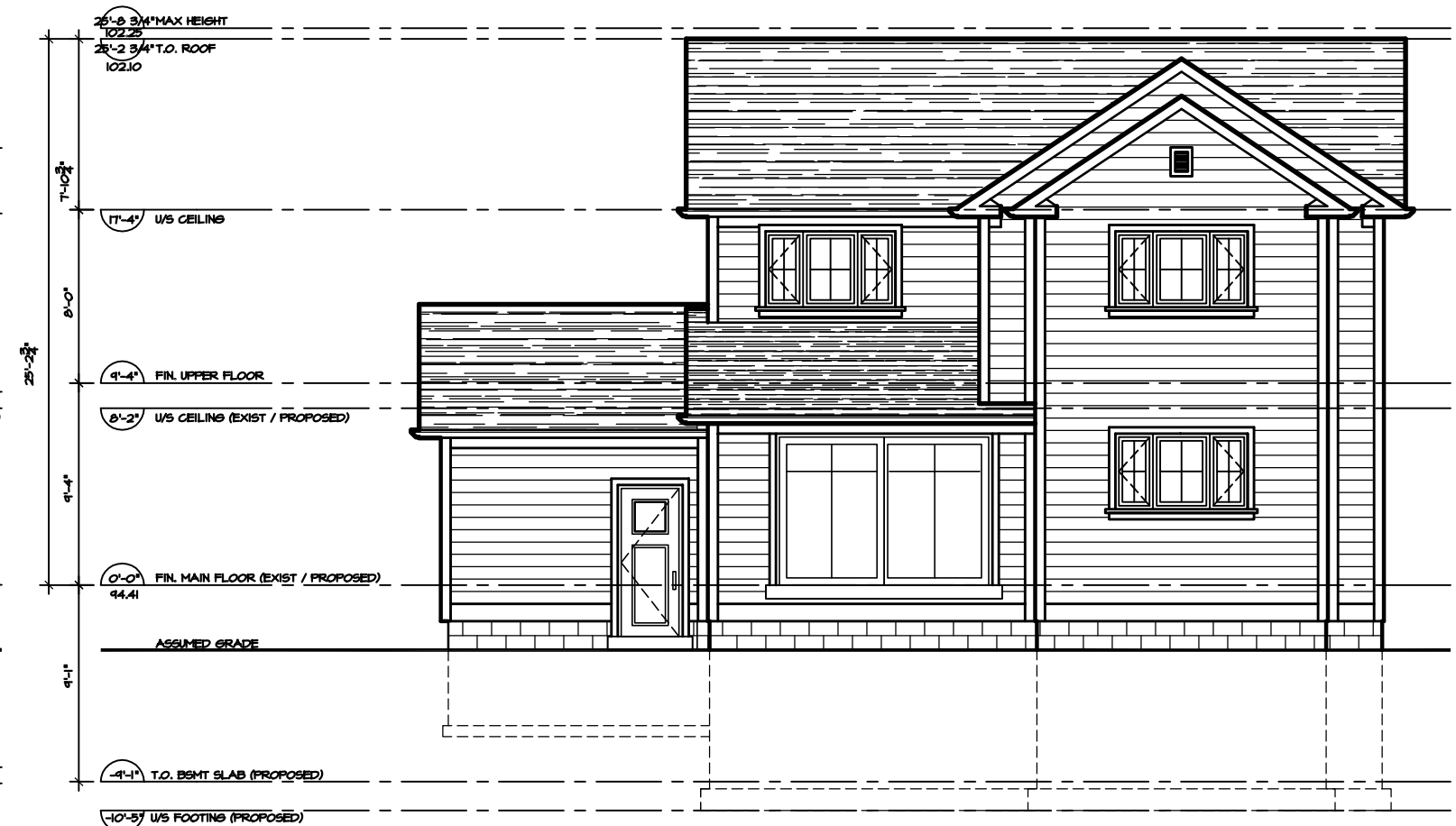
SETBACKS:
FRONT (EAST): 7.50 M REQUIRED / 12.17 M PROVIDED (TO COVERED PORCH)
REAR (WEST): 7.50 M REQUIRED / 13.35 M PROPOSED
FLANKAGE (NORTH): 3.50 M REQUIRED / 0.87 M EXISTING (NO CHANGE)
INT. SIDE (SOUTH): 1.20 M REQUIRED / 1.46 M PROVIDED

PREPARED BY WJB DESIGNS, JANUARY 20, 2022.

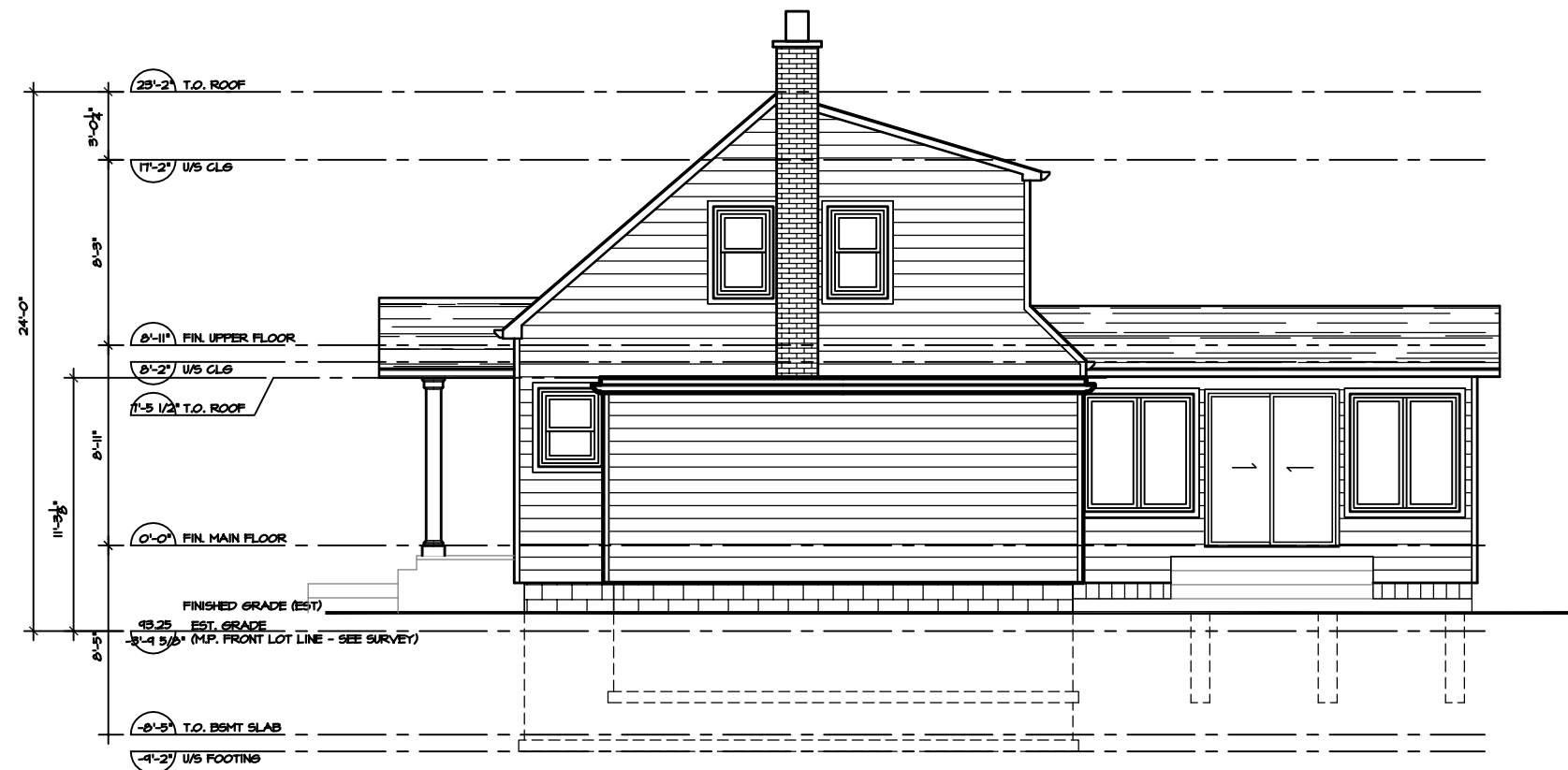




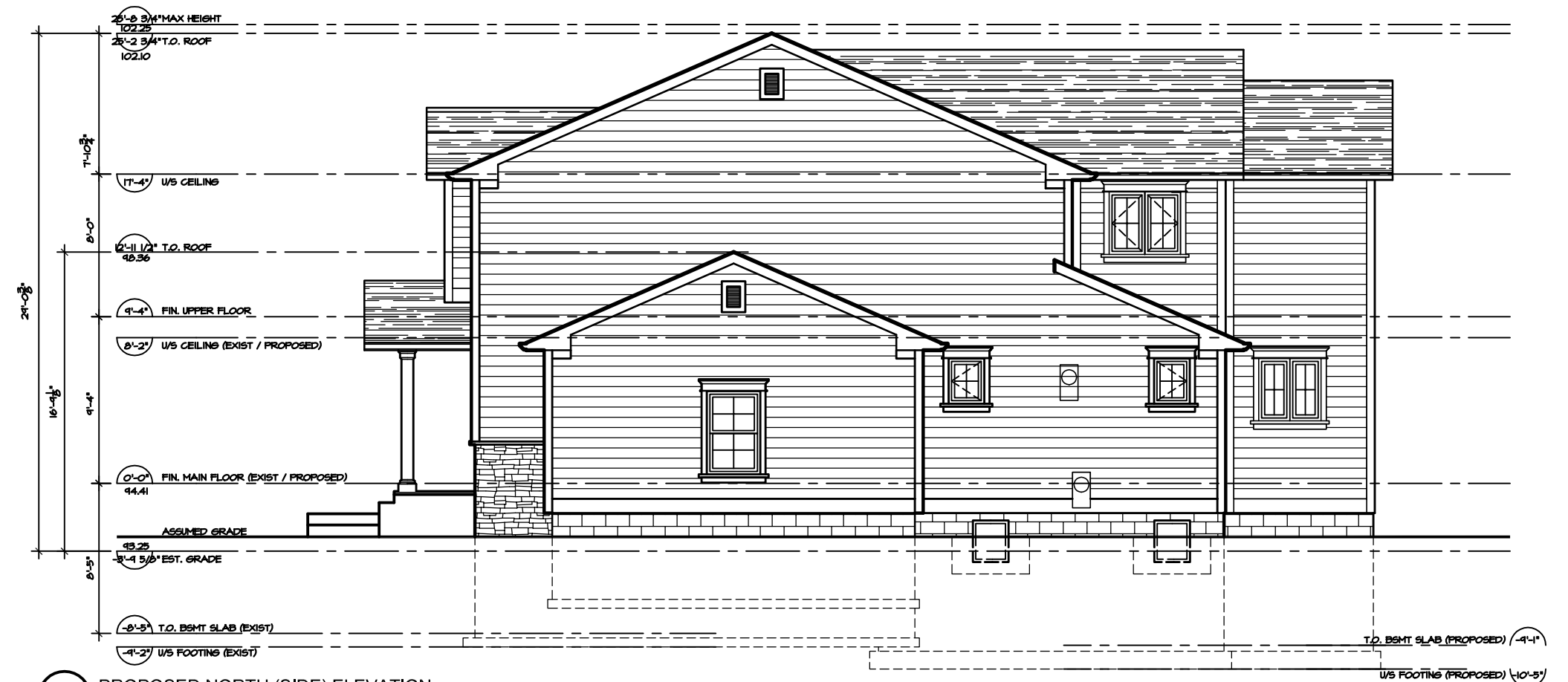
1 EXISTING WEST (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING NORTH (SIDE) ELEVATION
 SCALE: 1/8" = 1'-0"



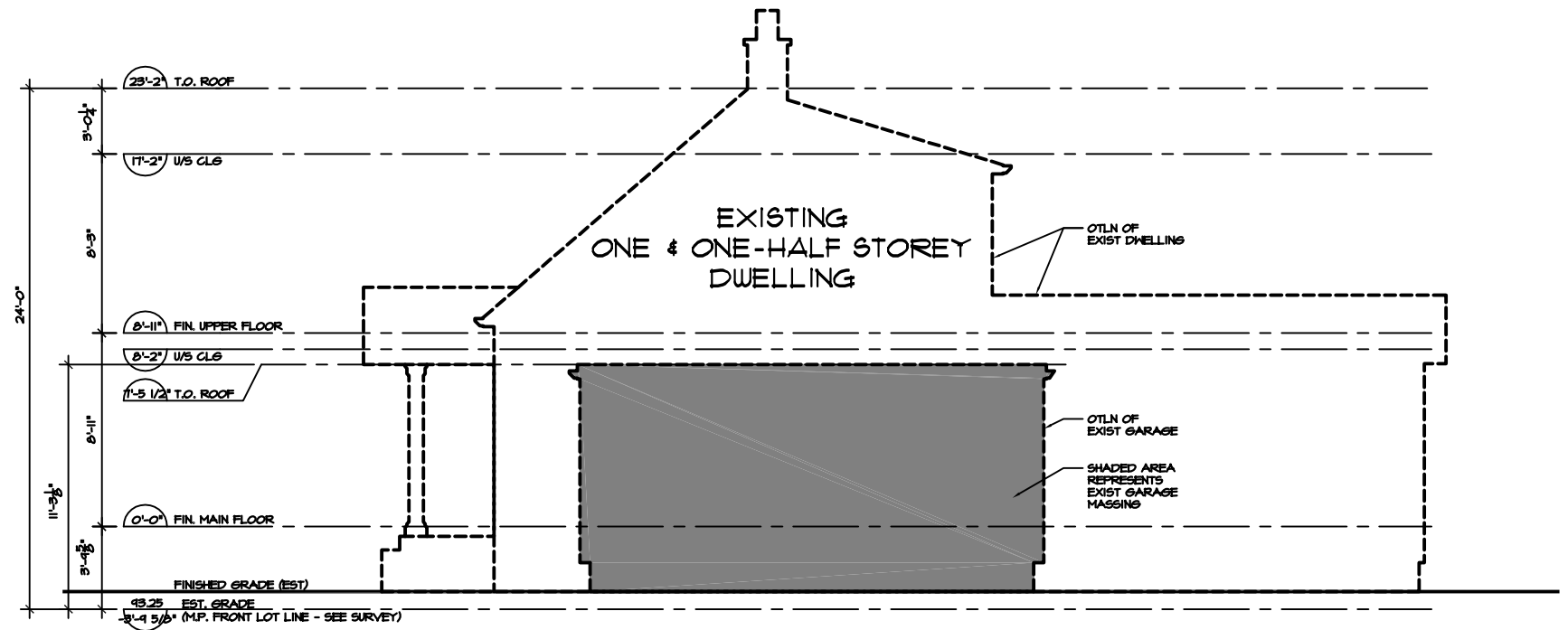
2 PROPOSED NORTH (SIDE) ELEVATION
 SCALE: 1/8" = 1'-0"



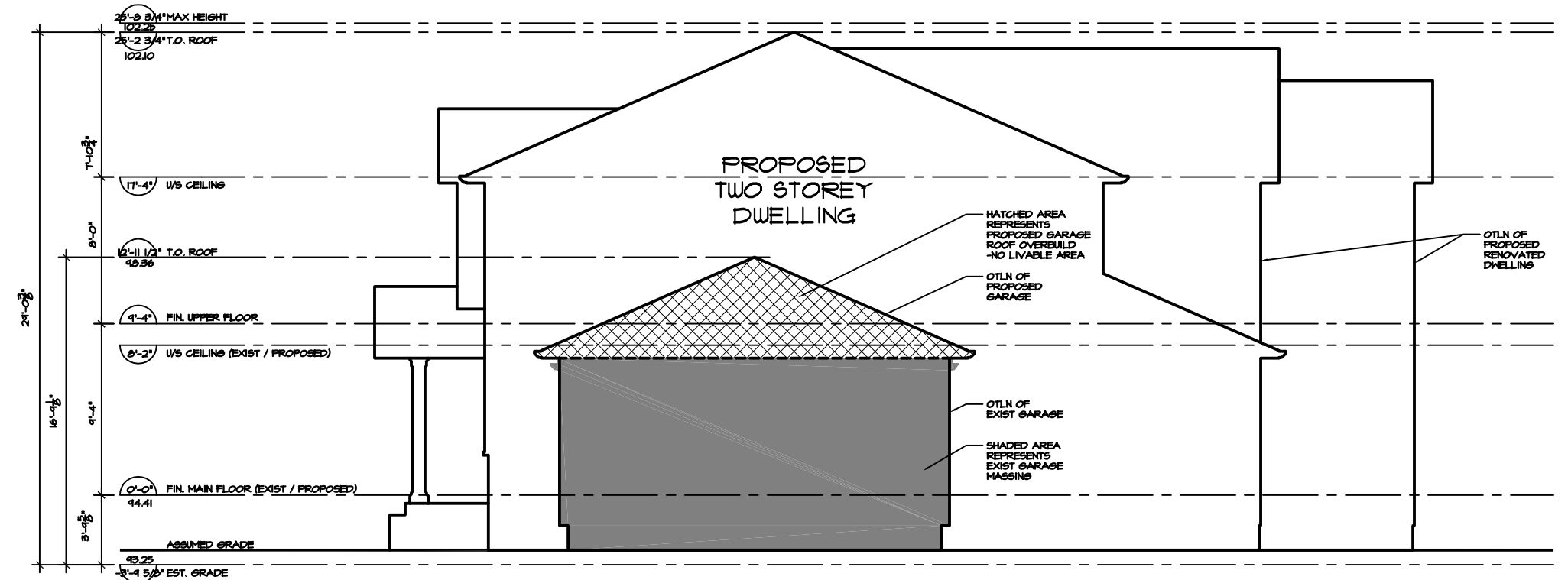
1 EXISTING EAST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



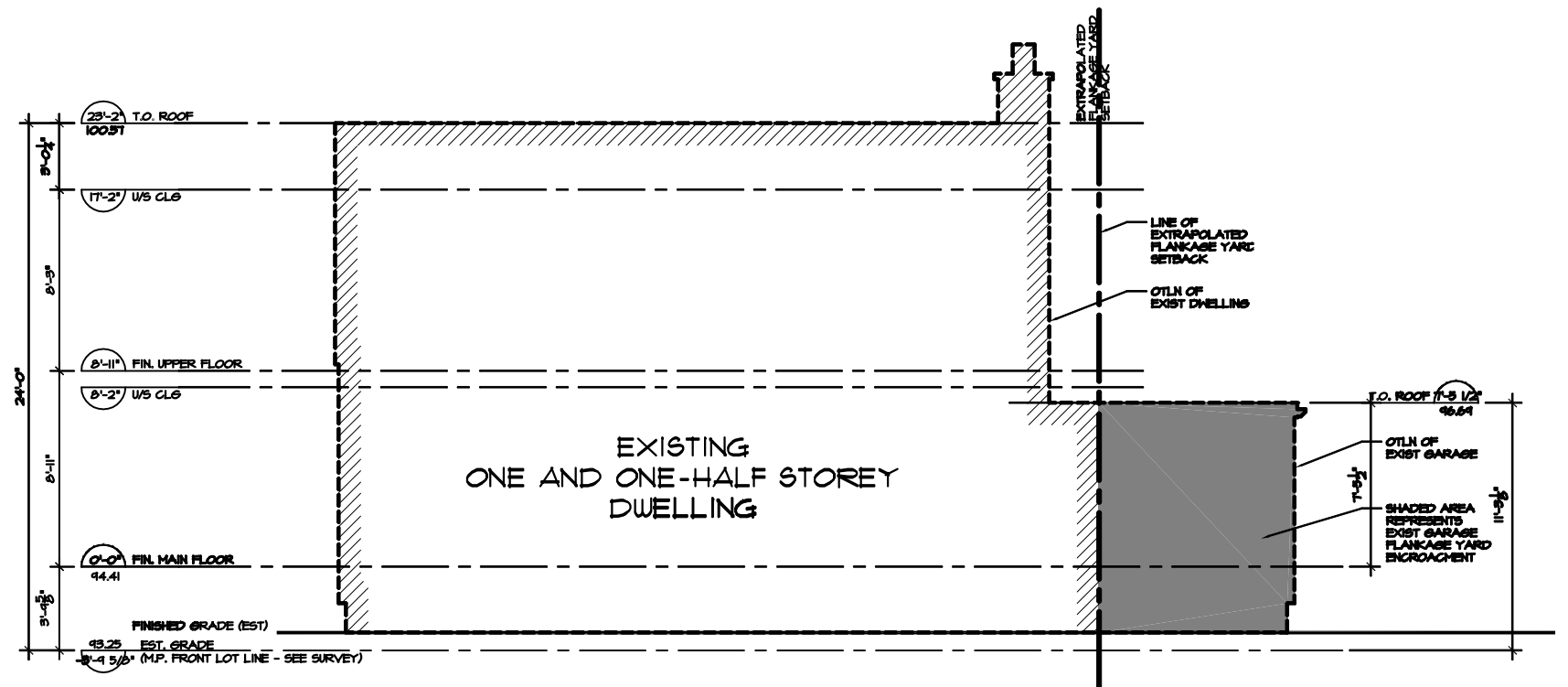
2 PROPOSED EAST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



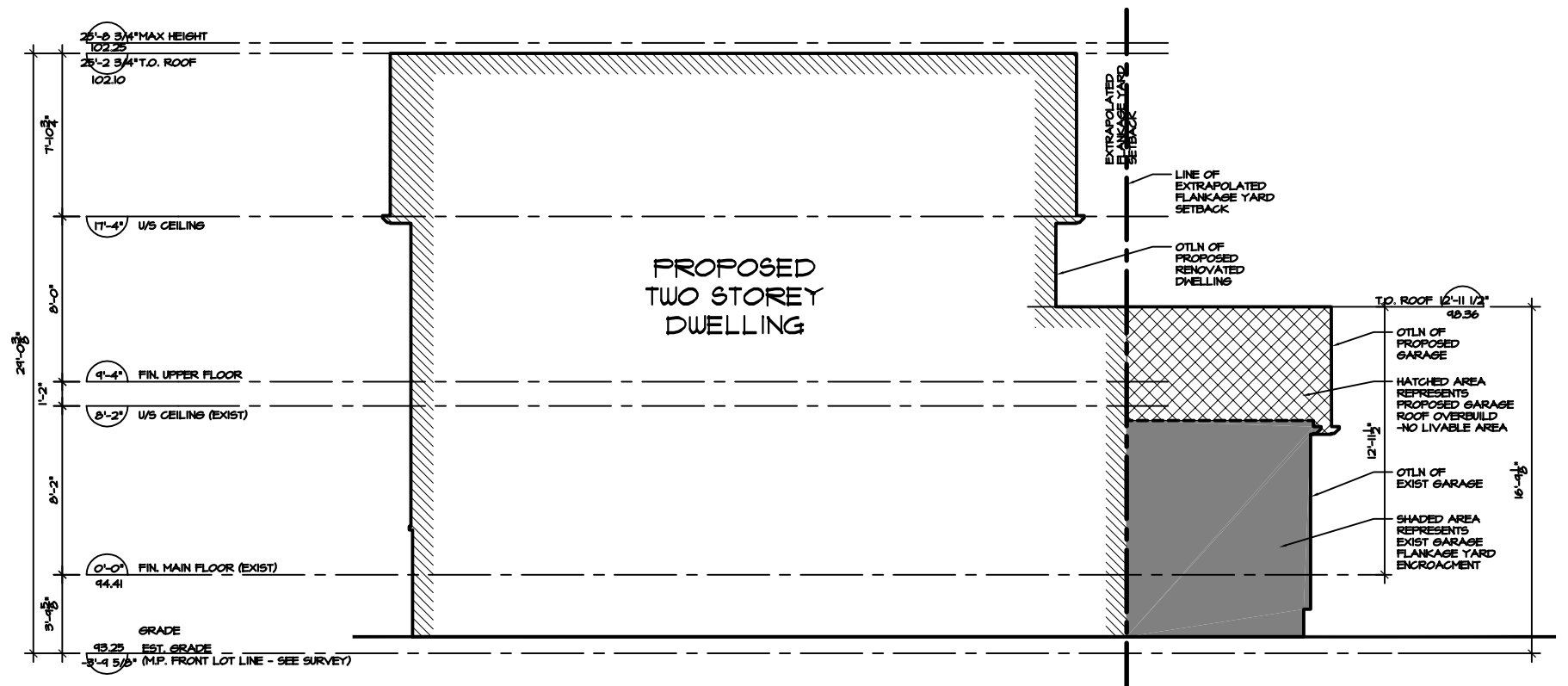
1 EXISTING NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



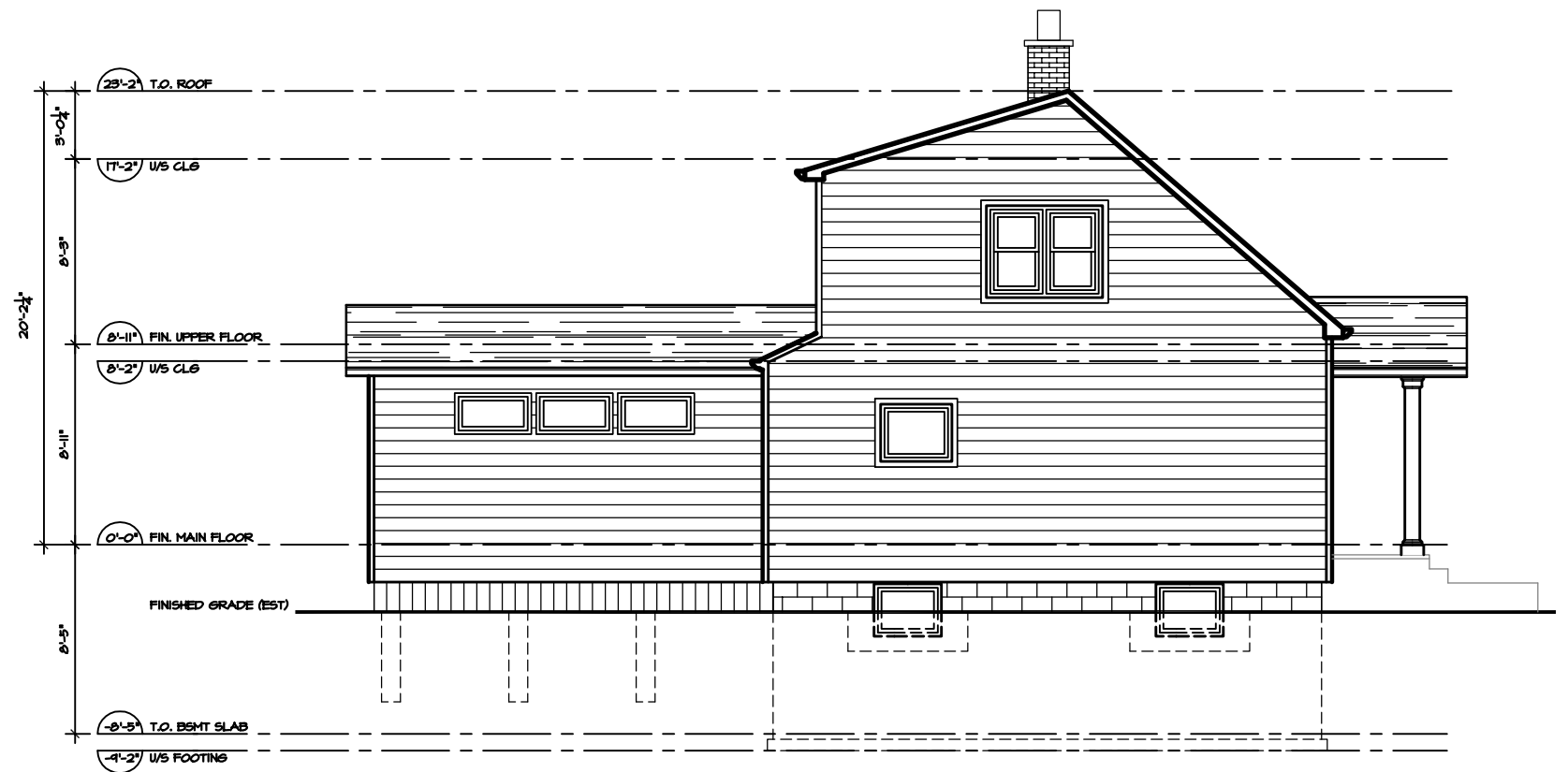
2 PROPOSED NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING EAST (FRONT) ELEVATION SCHEMATIC
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST (FRONT) ELEVATION SCHEMATIC
SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"