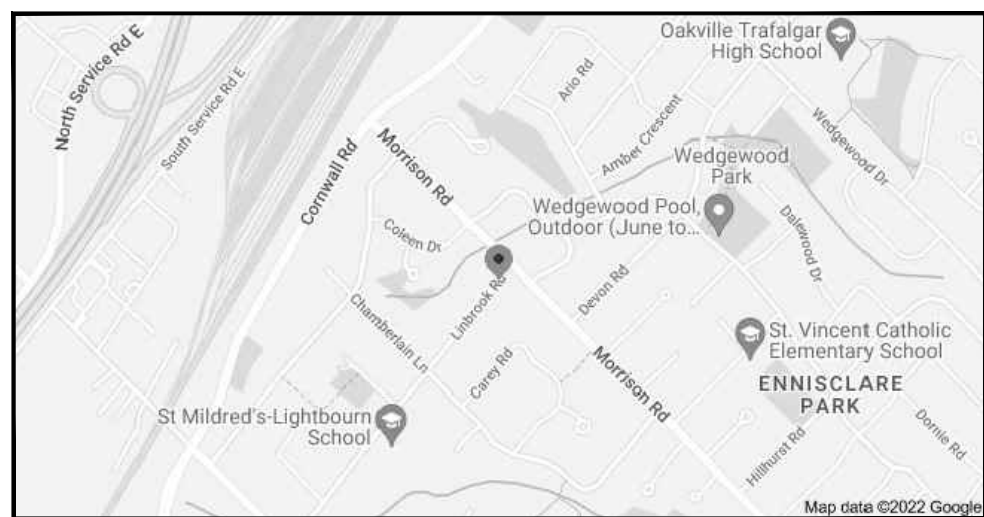
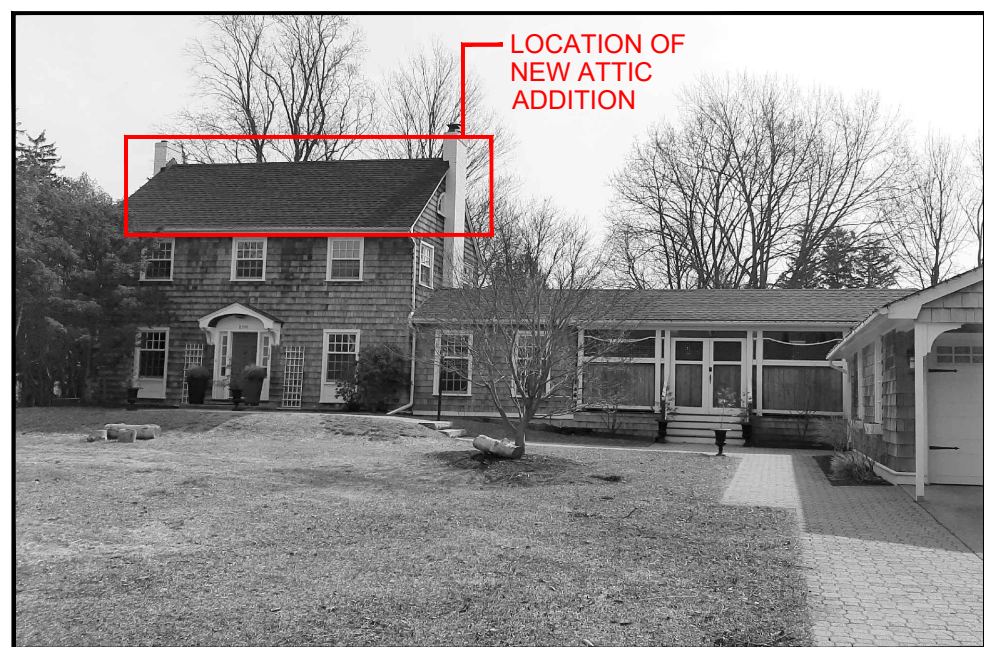


1196 LINBROOK RD., OAKVILLE, ON. L6J 2L4
ISSUED FOR COMMITTEE OF ADJUSTMENT



LOCATION MAP:



EXISTING FRONT ELEVATION (FOR REFERENCE):



NEW ELEVATION (FOR REFERENCE ONLY):

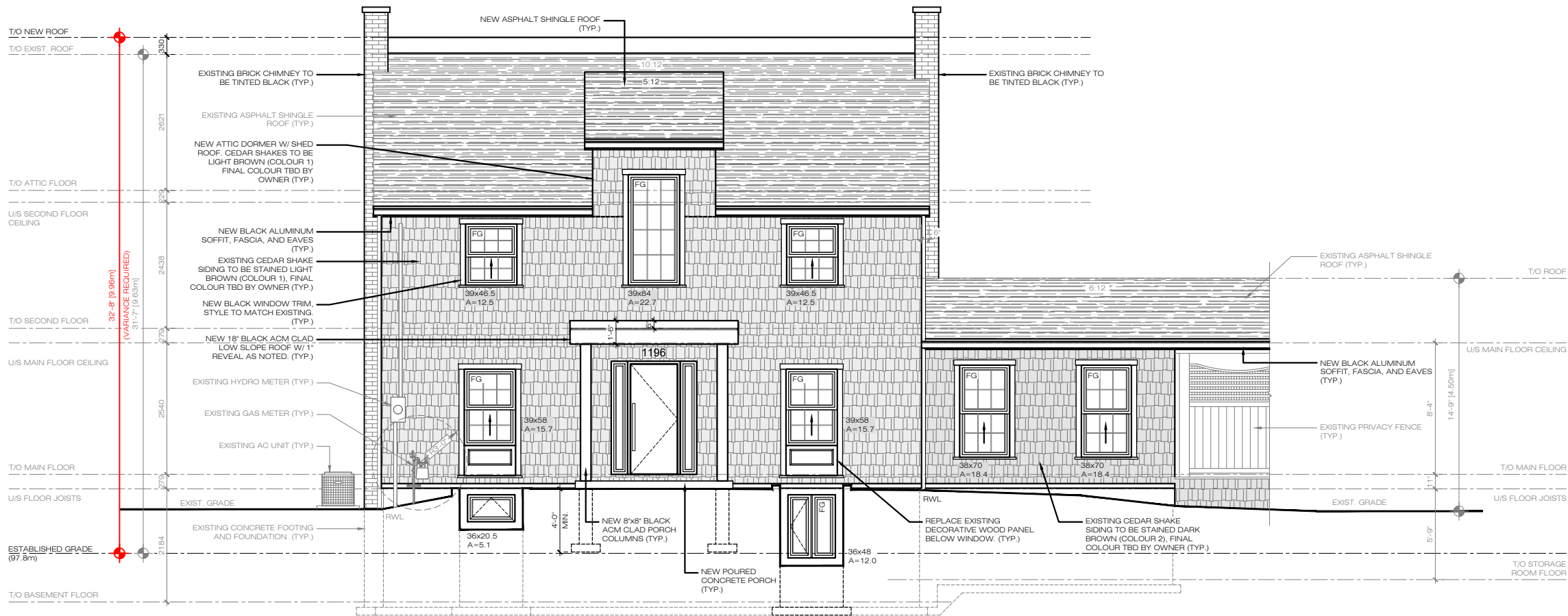
ZONING AND PROPERTY STATISTICS		
ADDRESS:	1196 LINBROOK ROAD, OAKVILLE, ON. L6J 2L4	
ZONING:	RL1-0	
	BY-LAW:	EXISTING:
MIN. LOT AREA:	1393.5 m ²	2333.5 m ²
MIN. LOT FRONTAGE:	30.5 m	33.3 m
FLOOR AREA RATIO		
	AREA:	PERCENTAGE:
MAIN FLOOR	139.6 m ²	6.0 %
SECOND FLOOR	122.4 m ²	5.2 %
ATTIC	67.5 m ²	2.9 %
TOTAL PROPOSED RATIO:	329.5 m ²	14.1 %
TOTAL MAX. RATIO:	676.7 m ²	29 %
LOT COVERAGE		
	AREA:	PERCENTAGE:
BUILDING FOOTPRINT	140.3 m ²	6.0 %
2ND STOREY ADDITION	2.2 m ²	0.1 %
FRONT COVERED PORCH	4.6 m ²	0.2 %
EXIST. COVERED PORCH	50.3 m ²	2.2 %
EXIST. GAZEBO	7.6 m ²	0.3 %
EXIST. DETACHED GARAGE	55.8 m ²	2.4 %
TOTAL PROPOSED COVERAGE:	260.8 m ²	11.2 %
TOTAL MAX. COVERAGE:	583.4 m ²	25 %
SETBACKS		
	BY-LAW:	PROPOSED:
FRONT YARD TO EXIST. HOUSE	15.77 m	27.61 m
FRONT YARD TO EXIST. GARAGE	15.77 m	16.77 m
FRONT YARD TO COVERED FRONT PORCH	15.77 m	26.03 m
REAR YARD TO EXIST. HOUSE	10.5 m	38.18 m
REAR YARD TO ADDITION	10.5 m	46.84 m
INT. SIDE YARD TO EXIST. HOUSE (LEFT)	4.2 m	2.45 m
INT. SIDE YARD TO ADDITION (LEFT)	4.2 m	**2.54 m
INT. SIDE YARD TO COVERED FRONT PORCH (LEFT)	4.2 m	6.57 m
INT. SIDE YARD TO EXIST. HOUSE (RIGHT)	4.2 m	17.98 m
INT. SIDE YARD TO EXIST. COVERED PORCH (RIGHT)	4.2 m	6.53 m
INT. SIDE YARD TO EXIST. GARAGE (RIGHT)	4.2 m	3.44 m
MAX. DWELLING UNIT DEPTH	20.0 m	15.10 m
MAX. HEIGHT (HIGHEST POINT)	9.0 m	**9.96 m
MAX. HEIGHT (STOREYS)	2	**2 1/2
PARKING SPACES	2	2
**VARIANCE REQUIRED		

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
MUSTAPHA RESIDENCE
ATTIC ADDITION AND
INTERIOR RENOVATION
1196 LINBROOK ROAD,
OAKVILLE, ONTARIO. L6J 2L4

Sheet Title:
COVER PAGE AND
ZONING STATS

DUE TO GRADING OF PROPERTY,
ESTABLISHED GRADE IS LOW AT THE
FRONT OF THE PROPERTY. THE EXISTING
HEIGHT (9.63m) WILL BE INCREASED BY
330mm IN HEIGHT TO 9.96m.



FRONT ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
MUSTAPHA RESIDENCE
ATTIC ADDITION AND
INTERIOR RENOVATION
1196 LINBROOK ROAD,
OAKVILLE, ONTARIO, L6J 2L4

Sheet Title:
FRONT ELEVATION

No.	Date	Issue/Revision
2	AUG 12/22	ISSUED FOR CDA
1	AUG 09/22	ISSUED FOR ZONING REVIEW

Drawn By:
Checked By:
Scale: 1:100
Date: AUG 2022
Project No: 2022-22

A6

DUE TO GRADING OF PROPERTY,
ESTABLISHED GRADE IS LOW AT THE
FRONT OF THE PROPERTY. THE EXISTING
HEIGHT (9.63m) WILL BE INCREASED BY
330mm IN HEIGHT TO 9.96m.



REAR ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
MUSTAPHA RESIDENCE
ATTIC ADDITION AND
INTERIOR RENOVATION
1196 LINBROOK ROAD,
OAKVILLE, ONTARIO, L6J 2L4

Sheet Title:
REAR ELEVATION

No.	2	1
Date:	AUG 12/22	AUG 09/22
Issue/Revision	ISSUED FOR CDA	ISSUED FOR ZONING REVIEW
By:		

Drawn By:

Checked By:

Scale:
1:100

Date:
AUG 2022

Project No:
2022-22

A8

DUE TO GRADING OF PROPERTY,
ESTABLISHED GRADE IS LOW AT THE
FRONT OF THE PROPERTY. THE EXISTING
HEIGHT (9.63m) WILL BE INCREASED BY
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LEFT SIDE ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
MUSTAPHA RESIDENCE
ATTIC ADDITION AND
INTERIOR RENOVATION
1196 LINBROOK ROAD,
OAKVILLE, ONTARIO, L6L 2L4

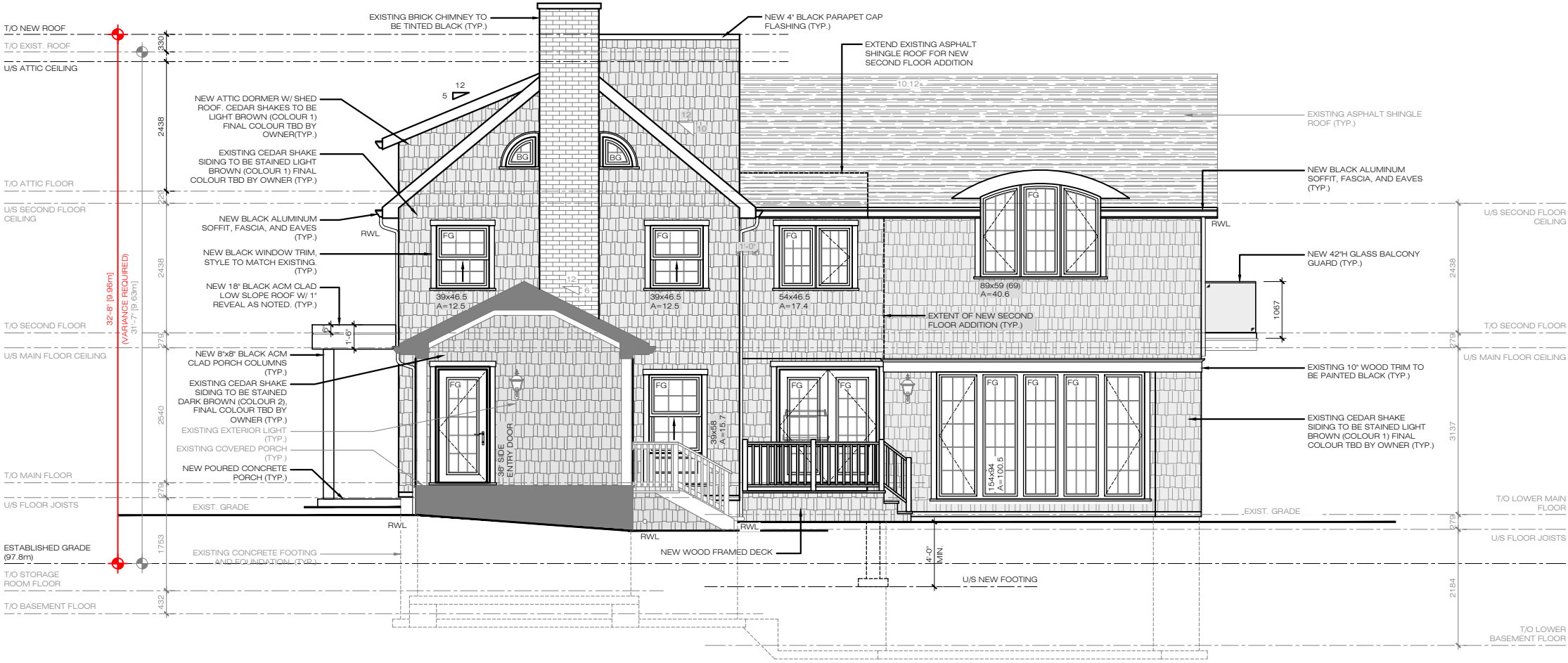
Sheet Title:
LEFT SIDE ELEVATION

No.	2	AUG 12/22	ISSUED FOR CDA
No.	1	AUG 09/22	ISSUED FOR ZONING REVIEW
Issue/Revision			
By:			

Drawn By:
Checked By:
Scale: 1:100
Date: AUG 2022
Project No: 2022-22

A9

**DUE TO GRADING OF PROPERTY,
ESTABLISHED GRADE IS LOW AT THE
FRONT OF THE PROPERTY. THE EXISTING
HEIGHT (9.63m) WILL BE INCREASED BY
330mm IN HEIGHT TO 9.96m.**



RIGHT SIDE ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:

MUSTAPHA RESIDENCE

INTERIOR RENOVATION
1196 LINBROOK ROAD,
OAKVILLE, ONTARIO. L6J 2L4

RIGHT SIDE ELEVATION

Sheet Title:

No.	Date:	Issue/Revision
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Drawn By:	
Checked By:	
Scale:	1:100
Date:	AUG 2022
Project No.	2022-22
A7	
By:	

A7