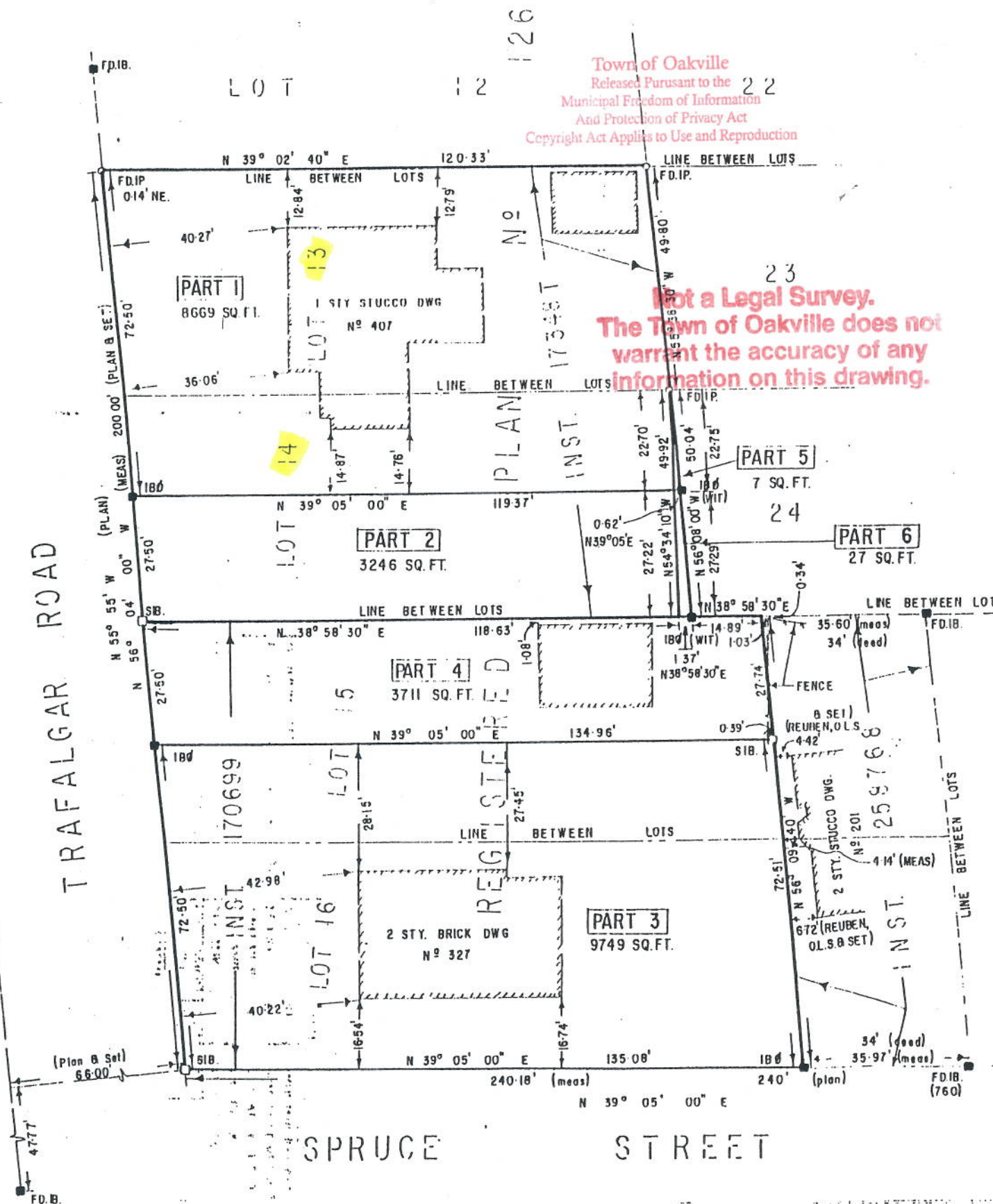
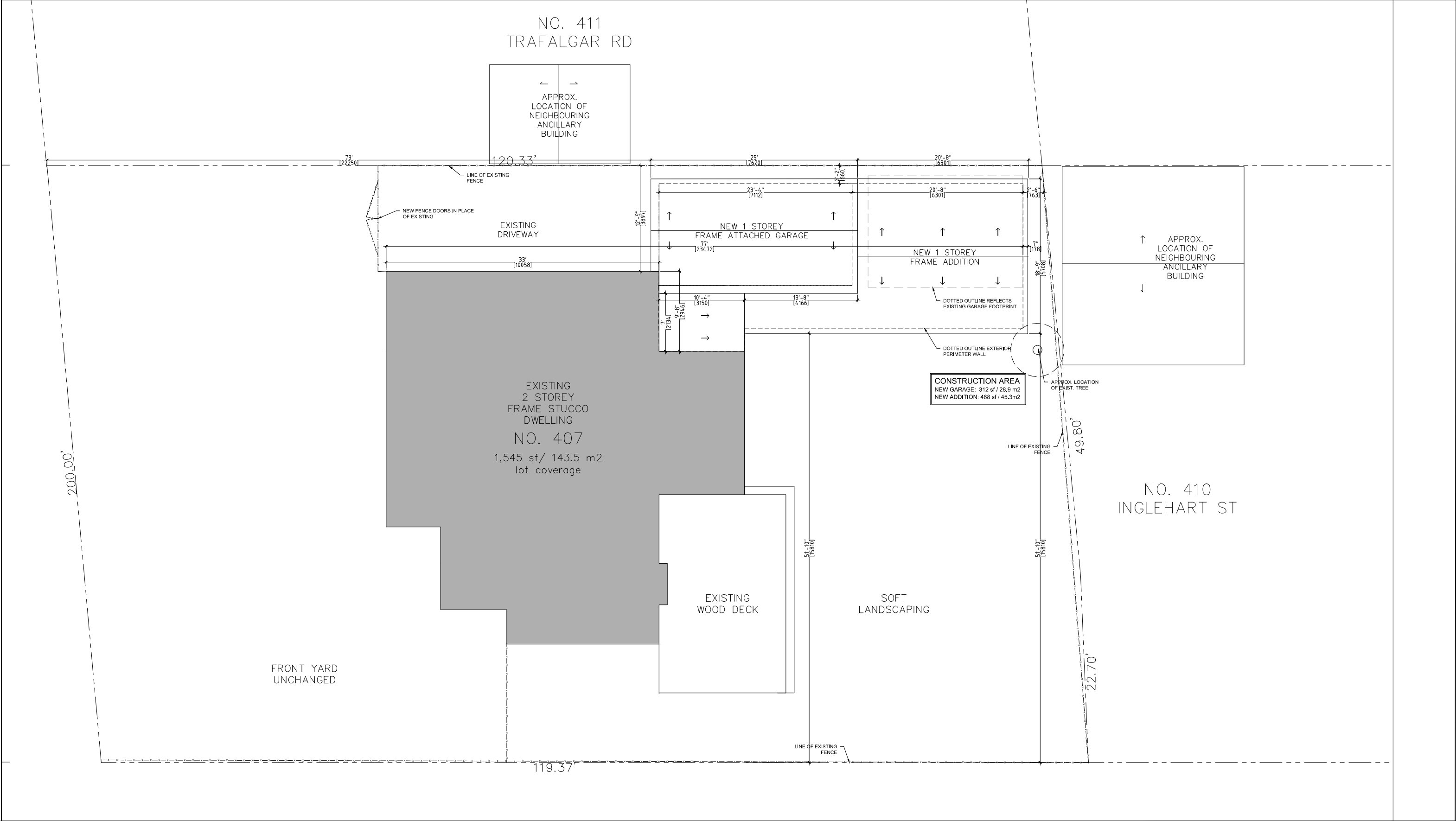




SCALE: 1 INCH = 30 FEET



SCHEDULE		
PART	LOT	PLAN
1	13 & 14	126
2	14	126
3	15 & 16	126
4	15	126



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407 TRAFALGAR RD, OAKVILLE ON		SCALE	SEE DETAIL
SHEET NAME:		DRAWN BY	1/8" = 1'-0"
PROPOSED CONTEXT SITE PLAN		DATE	SEPT 2022
		SHEET NO.	A101

PROJECT STATISTICS

Information contained in our Site Plan has been obtained from a building location survey of:

Part of Lots 15 & 16
Registered Plan 126

Prepared by:
Kenneth H. McConnell, OLS

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING ANCILLARY SHED/ GARAGE TO BE REPLACED TO ACCOMMODATE NEW ATTACHED GARAGE, WORKSPACE AND SMALL MUDROOM. VERY MINOR CONNECTION TO EXISTING HOME. EXISTING ANCILARY SHED/ GARAGE AREA IS NOT SUFFICIENT TO ACCOMMODATE A CAR.

MAJOR OCCUPANCY: RESIDENTIAL

ZONING STATISTICS

ZONING: Residential Low (RL4-0)
BYLAW: Zoning By-law 2014-014
MAX LOT COVERAGE FOR RL4-0 : 35%

LOT AREA: 8,683 sf / 806.7m2
LOT COVERAGE EXISTING: 1,797 sf/ 166.9 m2
20.7%
LOT COVERAGE PROPOSED: 2,345sf/ 217.7 m2
26.9%

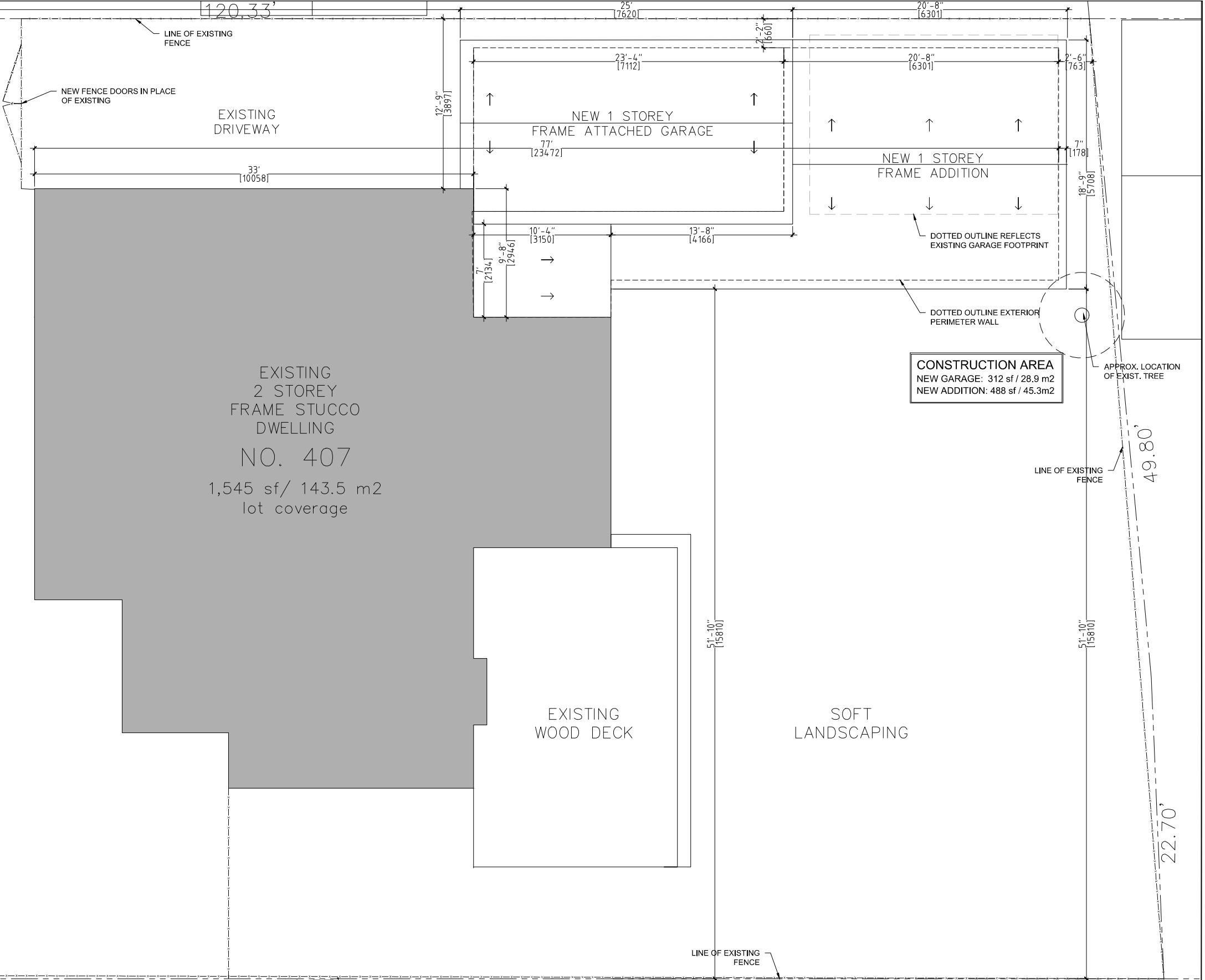
EXISTING HOUSE GROUND FLR GFA : 1,545 sf/ 143.5 m2
EXISTING GARAGE BUILDING GFA : 252 sf/ 23.4 m2
PROPOSED HOUSE GROUND FLR GFA : 2,033 sf/ 188.8 m2
(Addition 488 sf/ 45.3m2)
PROPOSED GARAGE GFA : 312sf/ 28.9 m2

HOUSE AREA :

	EXISTING	PROPOSED
BASEMENT	Unchanged	Unchanged
GROUND FLOOR	1,545 sf/ 143.5m2	2,033 sf/ 188.8m2
SECOND FLOOR	1,445 sf/ 134.2m2	1,445 sf/ 134.2m2 (as is)
	2,990 sf/ 277.7m2	3,478 sf/ 323 m2

EXISTING RESIDENTIAL FLOOR RATIO : 34%
PROPOSED RESIDENTIAL FLOOR RATIO : 40%

FRONT YARD
UNCHANGED



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407 TRAFALGAR RD, OAKVILLE ON

SHEET NAME:
PROPOSED SITE PLAN

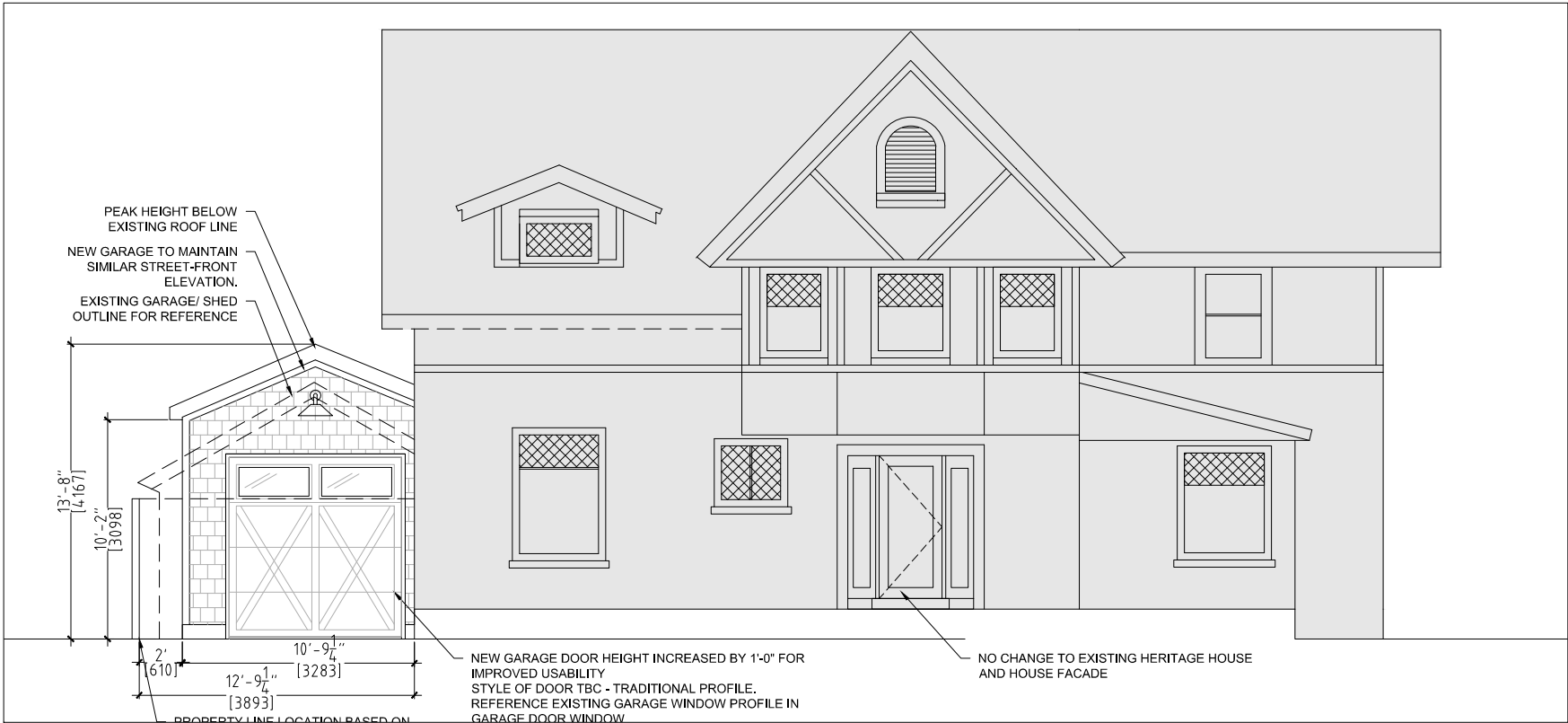
SCALE SEE DETAIL

DRAWN BY
1/8" = 1'-0"

DATE SEPT 2022

SHEET NO.

A100



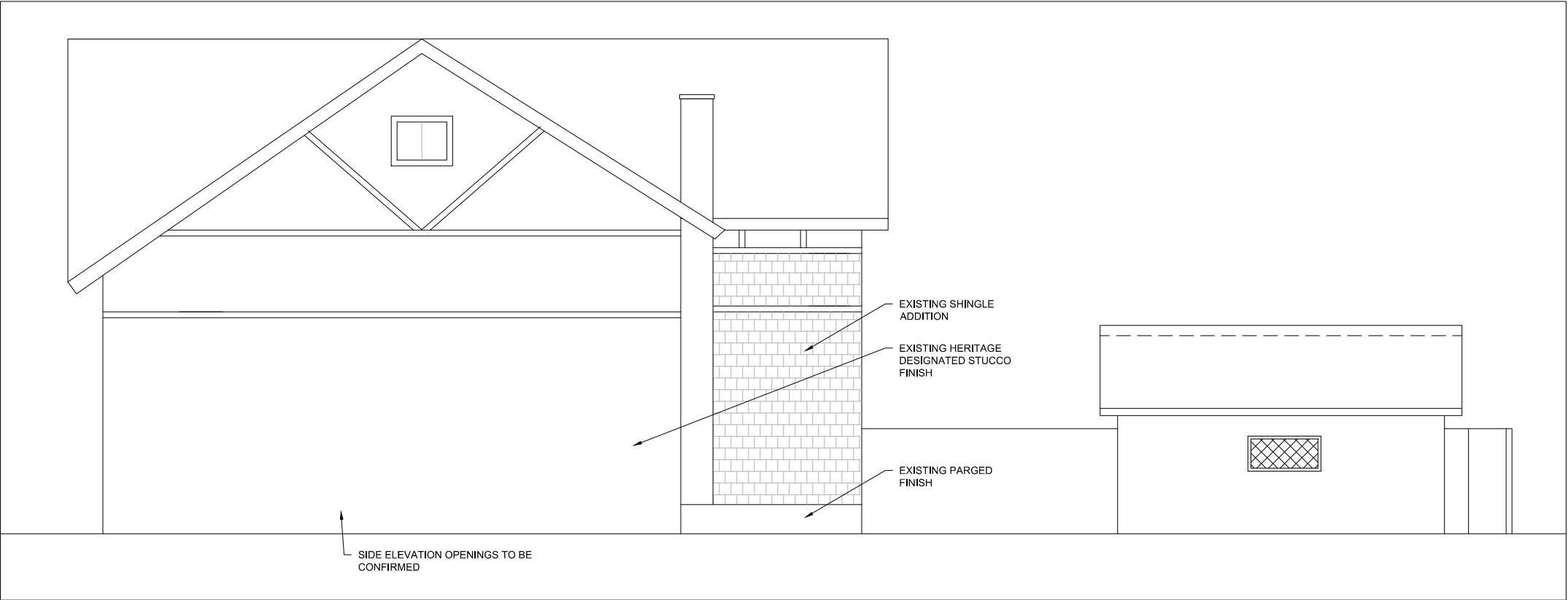
1
A2.1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



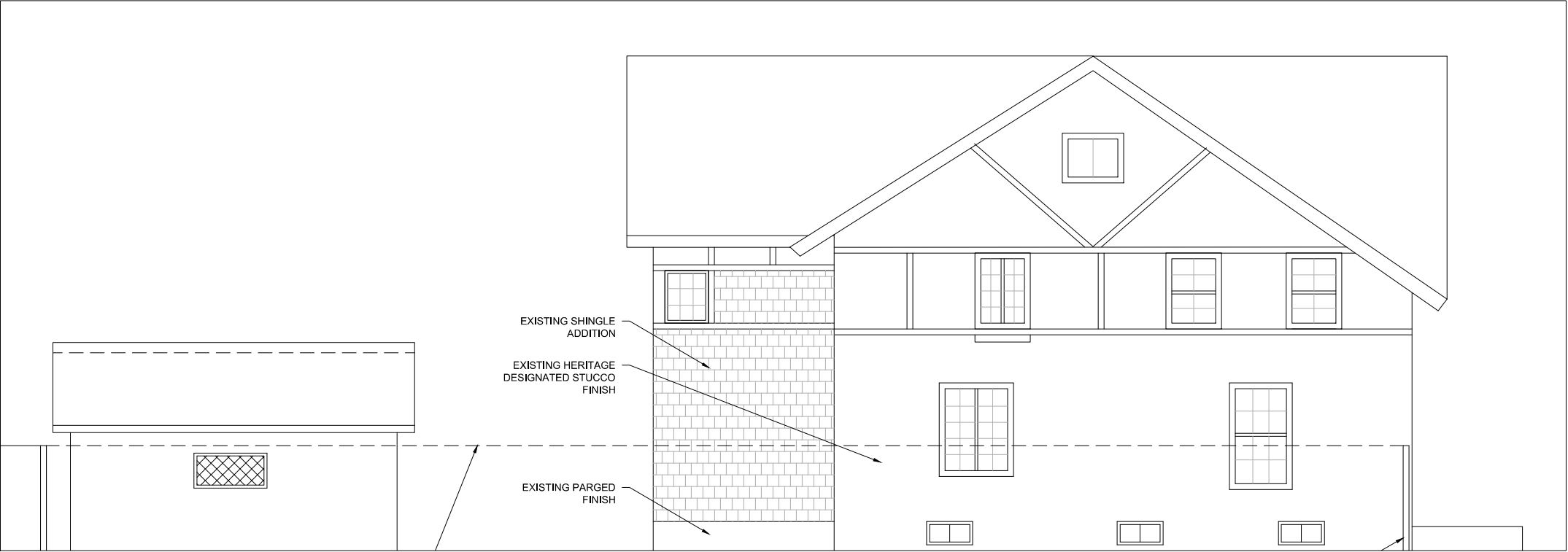
2
A2.1 PROPOSED REAR ELEVATION
1/8" = 1'-0"

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407 TRAFALGAR RD, OAKVILLE ON		SCALE	SEE DETAIL
SHEET NAME:		DRAWN BY	1/8" = 1'-0"
PROPOSED FRONT & REAR ELEVATIONS		DATE	SEPT 2022
		SHEET NO.	A200



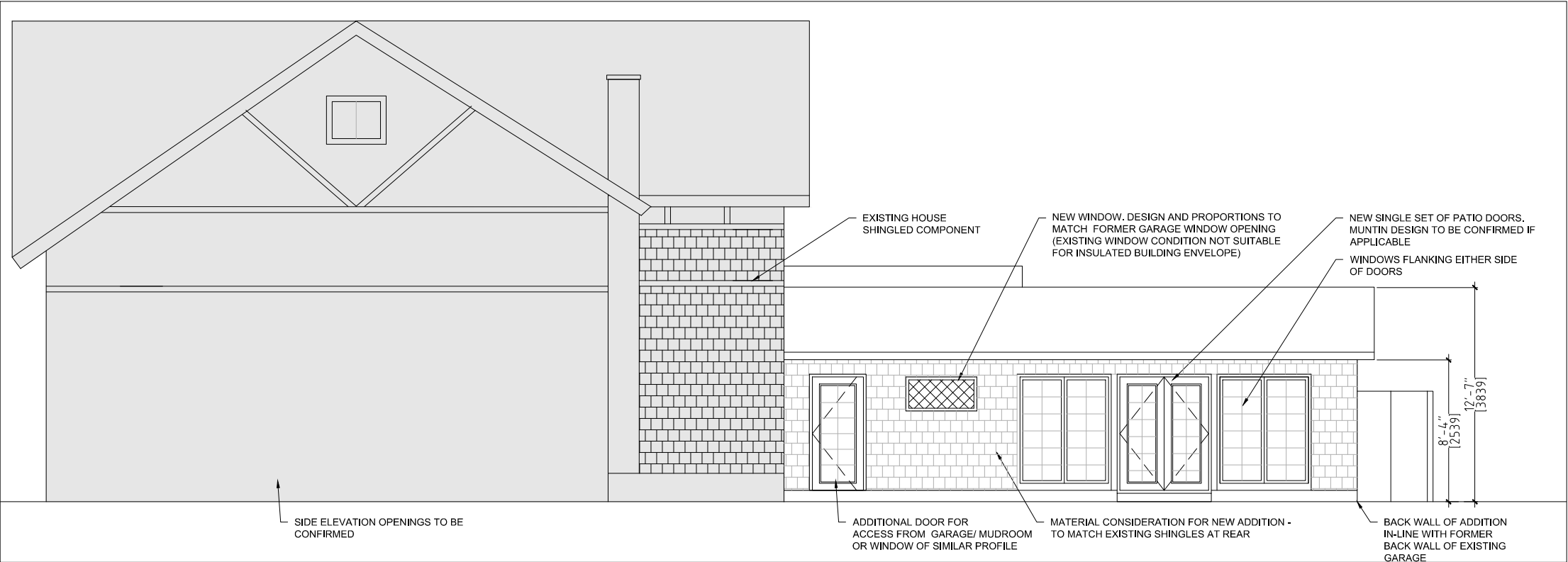
1
X2.2
EXISTING SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



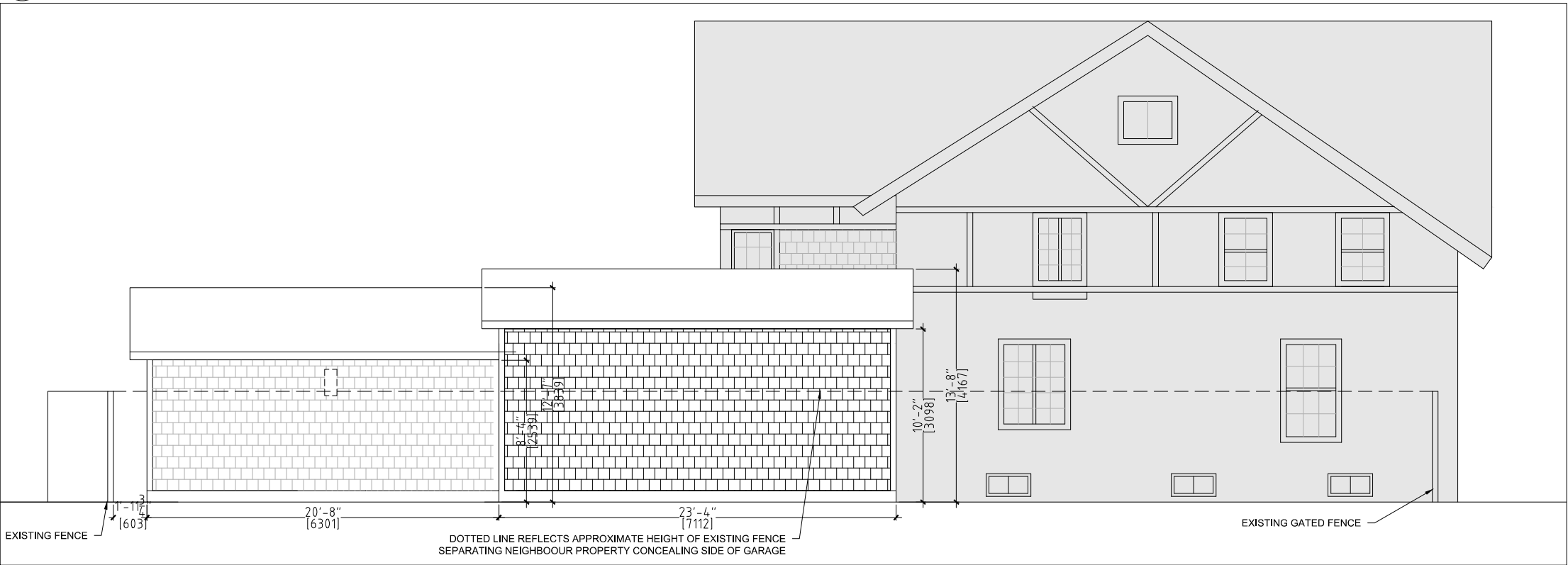
2
X2.2
EXISTING SIDE ELEVATION (NORTH)
1/8" = 1'-0"

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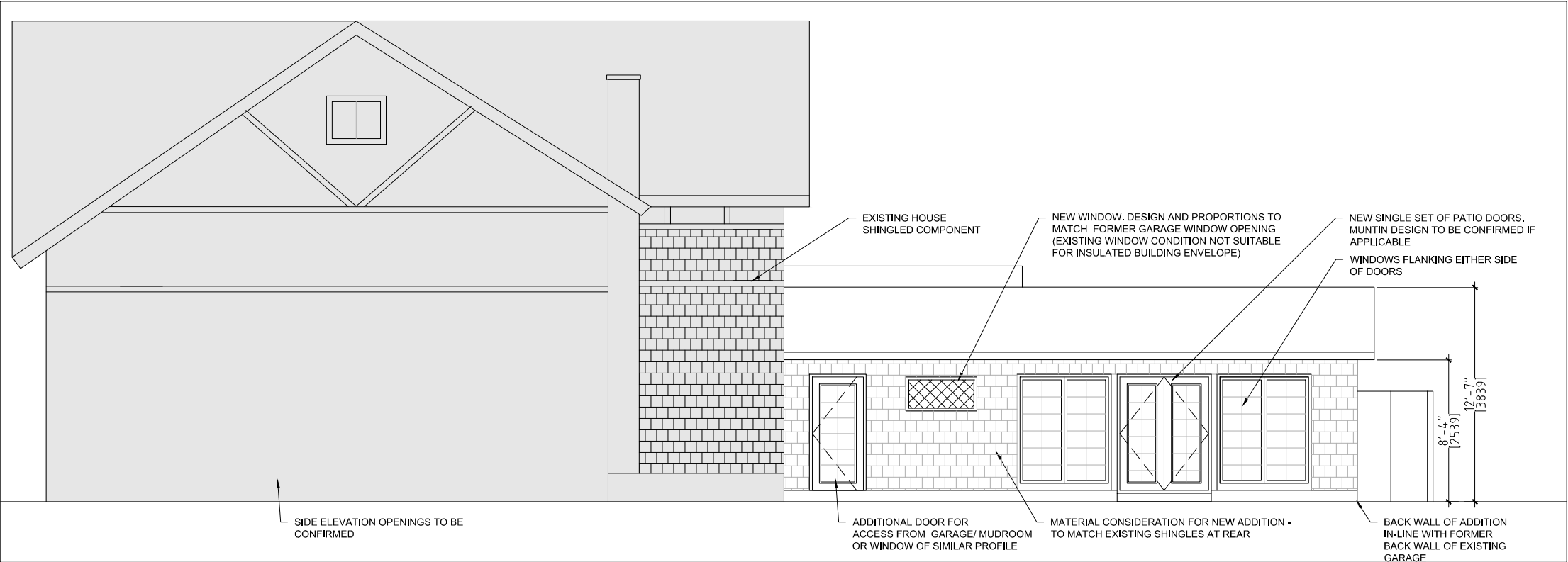
407 TRAFALGAR RD, OAKVILLE ON		SCALE	SEE DETAIL
SHEET NAME:		DRAWN BY	1/8" = 1'-0"
EXISTING SIDE ELEVATIONS		DATE	SEPT 2022
		SHEET NO.	A203



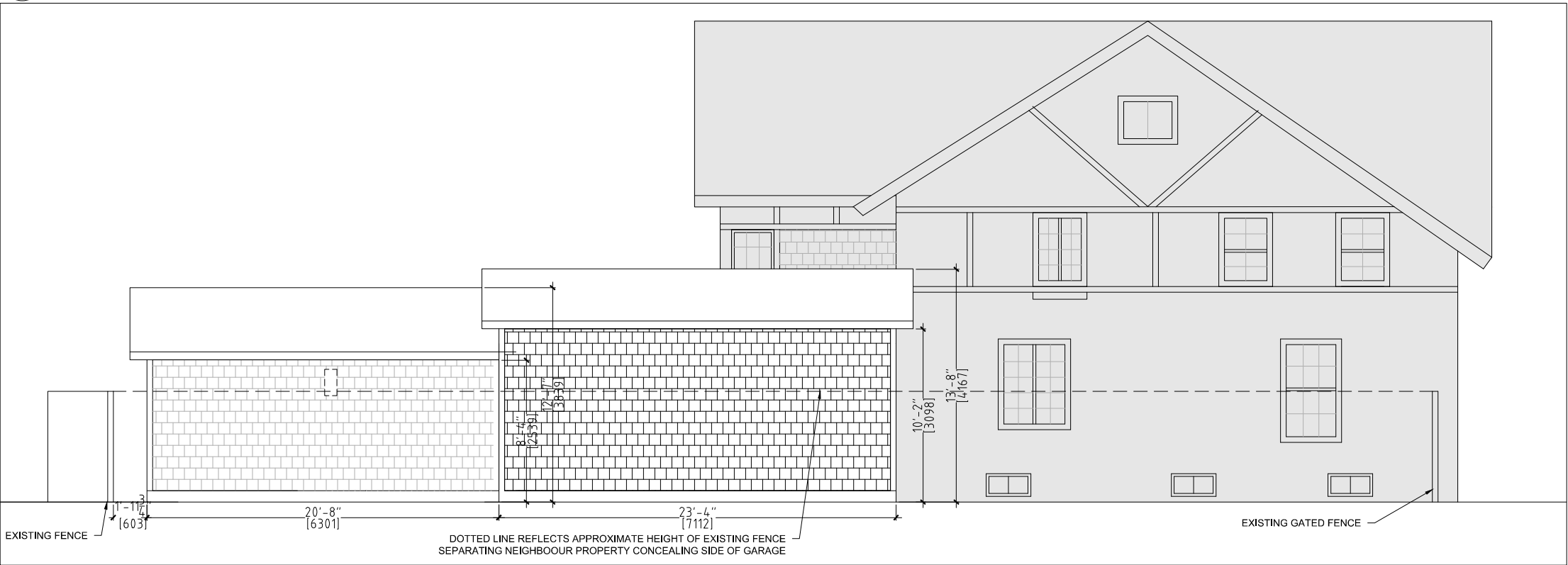
1
A2.2
PROPOSED SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



2
A2.2
PROPOSED SIDE ELEVATION (NORTH)
1/8" = 1'-0"



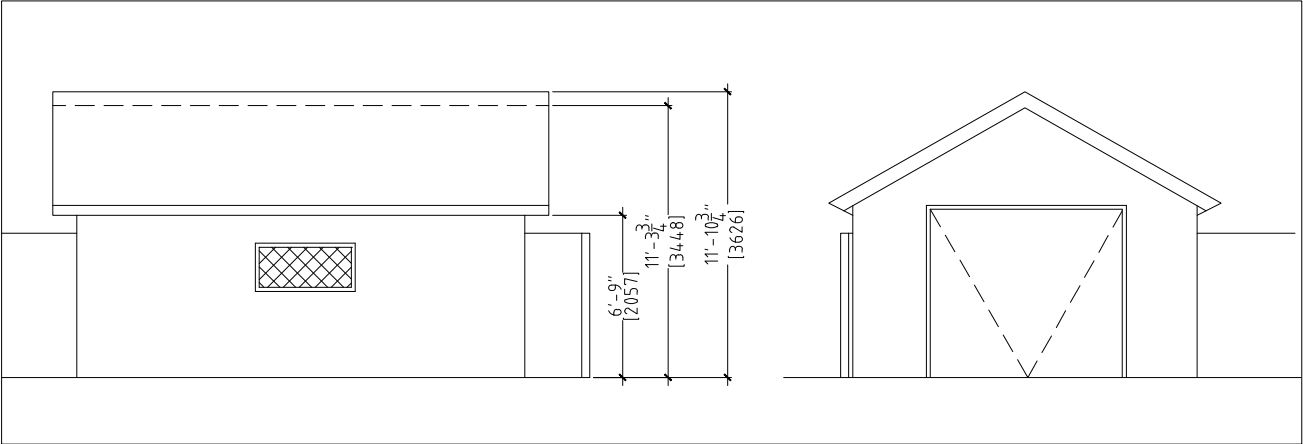
1
A2.2
PROPOSED SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



2
A2.2
PROPOSED SIDE ELEVATION (NORTH)
1/8" = 1'-0"



1
X2.1
EXISTING FRONT ELEVATION
1/8" = 1'-0"



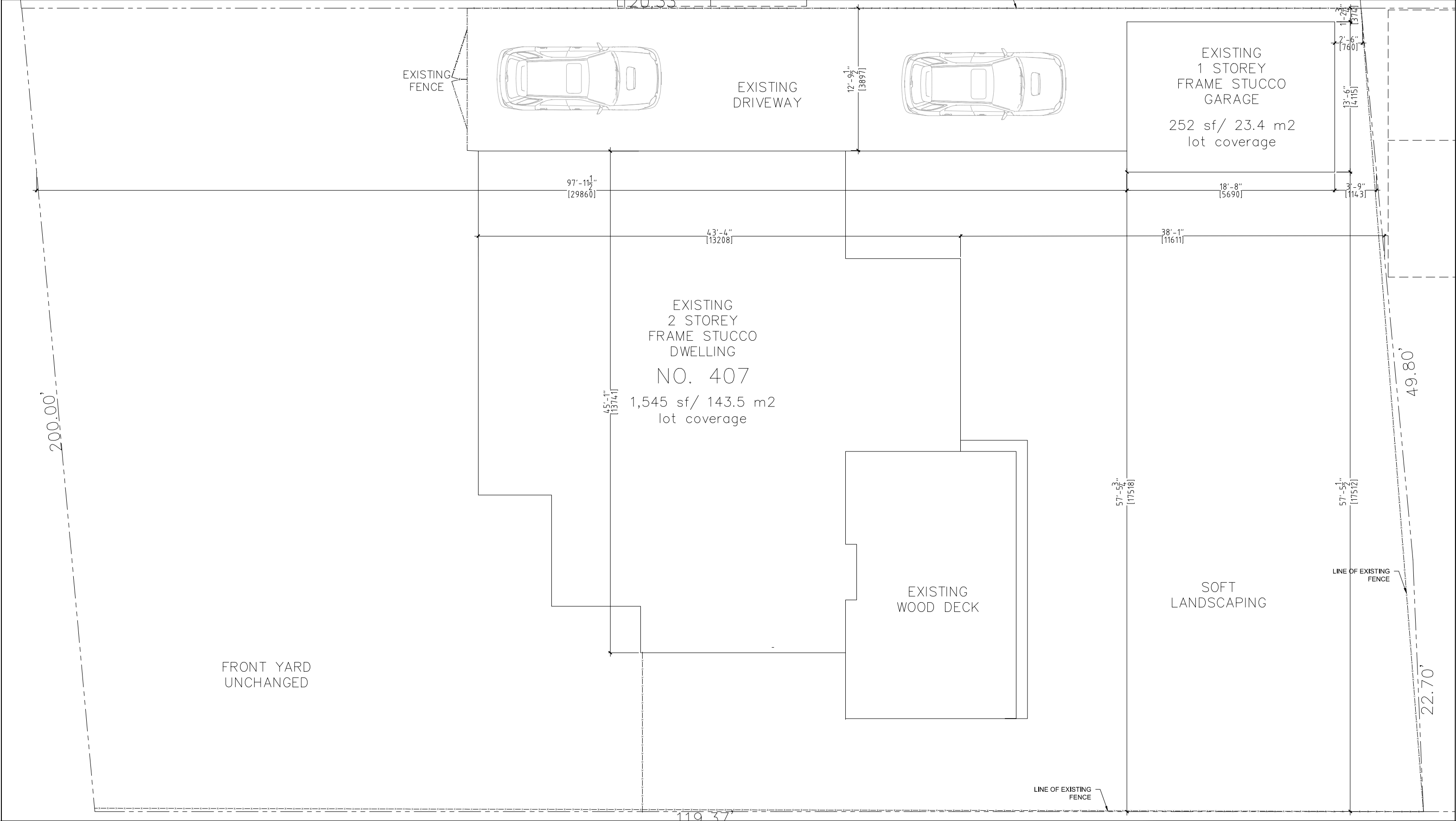
3
X2.1
EXISTING GARAGE/SHED ELEVATIONS
1/8" = 1'-0"



2
X2.1
EXISTING REAR ELEVATION
1/8" = 1'-0"

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407 TRAFALGAR RD, OAKVILLE ON		SCALE	SEE DETAIL
SHEET NAME:		DRAWN BY	1/8" = 1'-0"
EXISTING FRONT & REAR ELEVATIONS		DATE	SEPT 2022
		SHEET NO.	A202



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407 TRAFALGAR RD, OAKVILLE ON

SHEET NAME:

EXISTING SITE PLAN (BASED ON ARCHIVAL SURVEY)

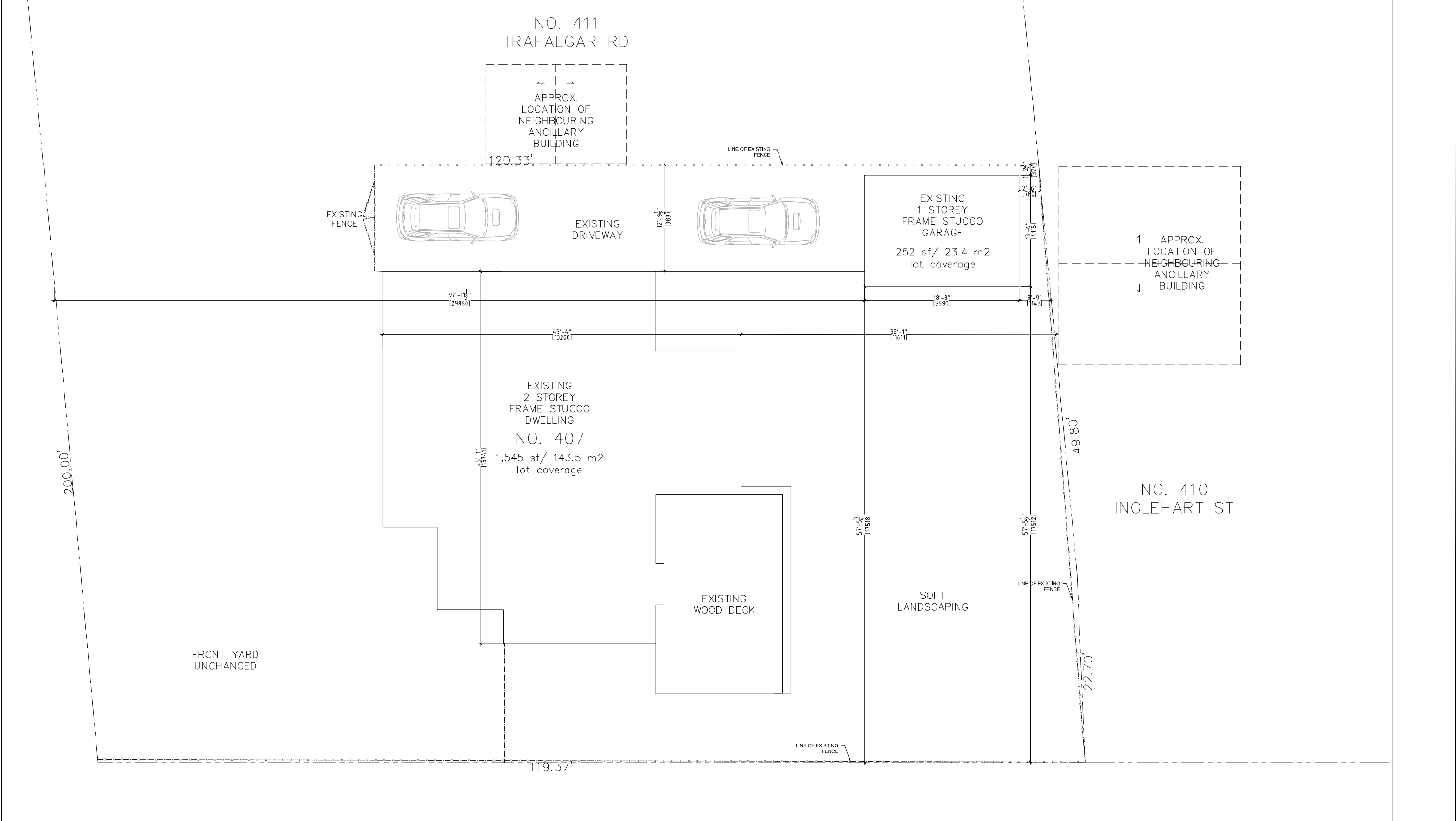
SCALE SEE DETAIL

DRAWN BY
1/8" = 1'-0"

DATE
SEPT 2022

SHEET NO.

A102



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407 TRAFALGAR RD, OAKVILLE ON		SCALE	SEE DETAIL
SHEET NAME:		DRAWN BY	1/8" = 1'-0"
EXISTING CONTEXT SITE PLAN		DATE	SEPT 2022
		SHEET NO.	A103