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- PROPOSED DWELLING
- PROPOSED TERRACE
- PROPOSED VERANDA
- PROPOSED DRIVEWAY

REFER TO DRAWINGS MV-2, 3 and 4 FOR SITE AREA CALCULATIONS

LOT 4
PIN 24823-0117

LOT 5

LOT 8
PIN 24823-0110

LOT 9

Scope of Work is to remove the existing Brick Bungalow and Rebuild a 2 Storey Stucco/Stone Base home with an Attached Two Car Garage. The Location of the proposed Single Family Dwelling is set in the location to meet current Zoning By-laws. There is one existing tree to be removed and will be replaced. There are proposed columns at the end of the driveway with gates and a fence around the property. The driveway location has changed to the opposite side from the existing, which will be removed and top soil with sod provided.

Revised For Minor Variance	Jan 24/24
Revised For Minor Variance	Jan 10/24
Issued For Minor Variance	Dec 21/23
Issued/Revisions	date

Client No.	
Project No.	2337

Dwg. Title:	Proposed Site Plan
scale: 1:150	Plotted: Dec 2023
date: Oct 2023	reviewed by: D.M.
drawn by: D.M.	

Project:	Satish/Garewal Residence
	186 Waneta Drive
	Oakville, Ontario
	L6K 2T5

dwg. no.	MV-1
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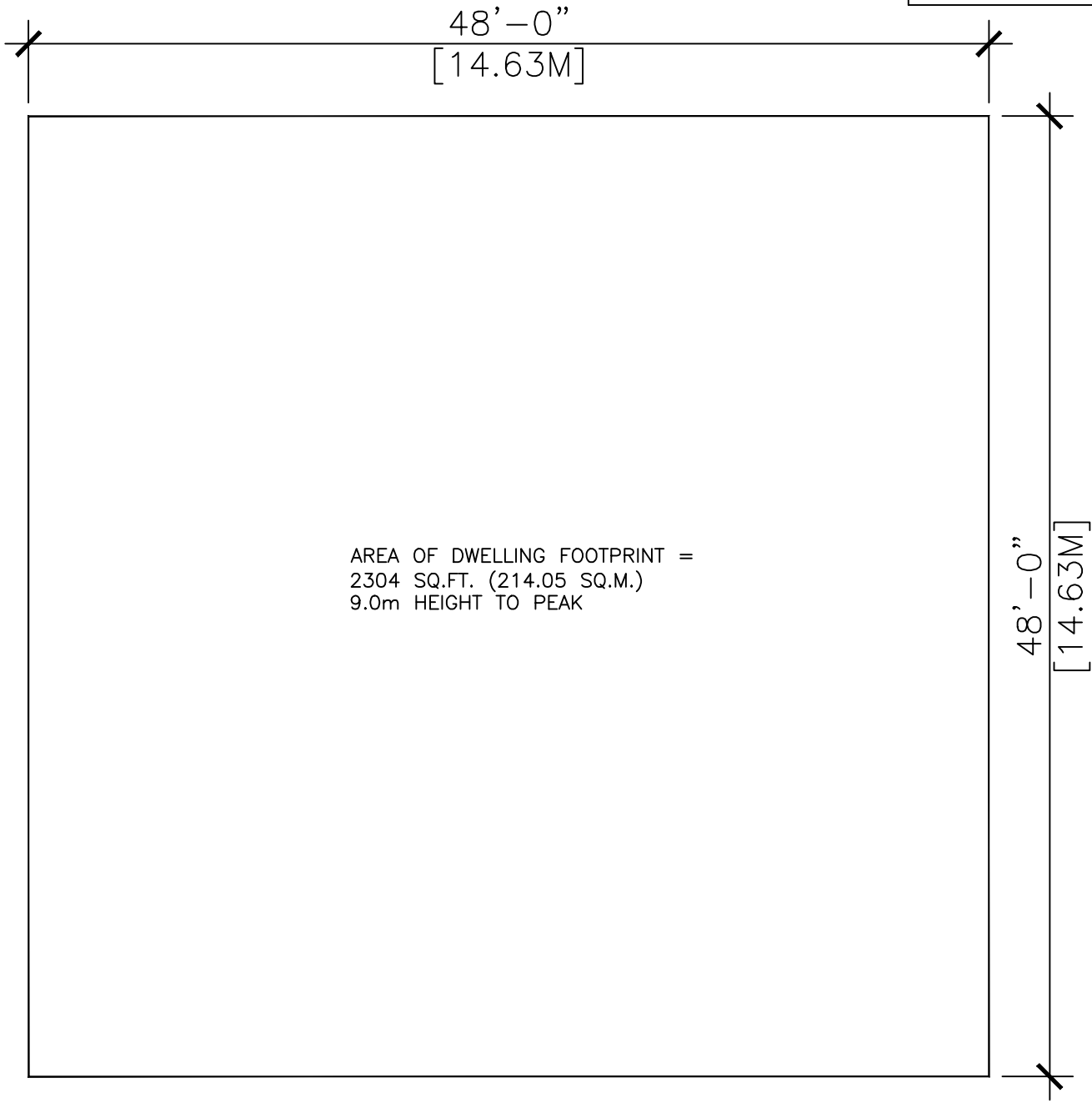


MATTHEWS DESIGN & DRAFTING SERVICES INC.

PO Box 92 Georgetown Station Main, Ontario L7G 4T1 Telephone: (905) 873-7713 Email: info@yourdraftingplans.com

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Site Area = 7530.93 sq.ft. (699.65m ²)	HEIGHT
Existing Dwelling Footprint = 978.71 sq.ft. (90.93m ²)	6.09m
Existing Porch 1 = 32.62 sq.ft. (3.03m ²)	
Existing Porch 2 = 24.17 sq.ft. (2.25m ²)	
Existing Detached Garage = 564.46 sq.ft. (52.44m ²)	4.5m
Proposed Overall Footprint = 2304.00 sq.ft. (214.05m ²)	9.0m
Proposed Main Floor Livable = 1835.09 sq.ft. (170.49m ²)	
Proposed 2nd Floor Livable = 1984.03 sq.ft. (184.32m ²)	
Proposed Garage Area = 468.9 sq.ft. (43.56m ²)	
Proposed Veranda = 91 sq.ft. (8.45m ²)	
Proposed Terrace = 261.75 sq.ft. (24.32m ²)	
Lot Coverage = 31.8%	



Site Area = 7530.93 sq.ft. (699.65m ²)
35% MAX. LOT COVERAGE AS PER BYLAW
HOUSE FOOTPRINT AREA 2304 sq.ft. (214.05m ²)
VERANDA AREA 91 sq.ft. (8.45m ²)
TOTAL AREA 2395 sq.ft. (222.50m ²)
LOT COVERAGE = 31.8%



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NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.
CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL
CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.
ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.
ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY
THE OWNER.

Revised For Minor Variance	Feb 2/24
Revised For Minor Variance	Jan 24/24
Revised For Minor Variance	Jan 10/24
Issued For Minor Variance	Dec 21/23
Issued/Revisions	date

	Client No.
Project No.	2337

Dwg. Title:
Proposed Site Statistics and Lot Coverage
scale: N.T.S. Plotted: Dec 2023
date: Oct 2023 reviewed by: D.M.
drawn by: D.M.

Project:
Satish/Garewal Residence

186 Waneta Drive
Oakville, Ontario
L6K 2T5

dwg. no.

MV-2

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Revised For Minor Variance	Jan 24/24
Issued For Minor Variance	Dec 21/23
Issued/Revisions	date

	Client No.
Project No.	2337

Dwg. Title:	Proposed Front East Elevation
scale: 3/16"=1'-0"	Plotted: Dec 2023
date: Oct 2023	drawn by: D.M.
	reviewed by: D.M.

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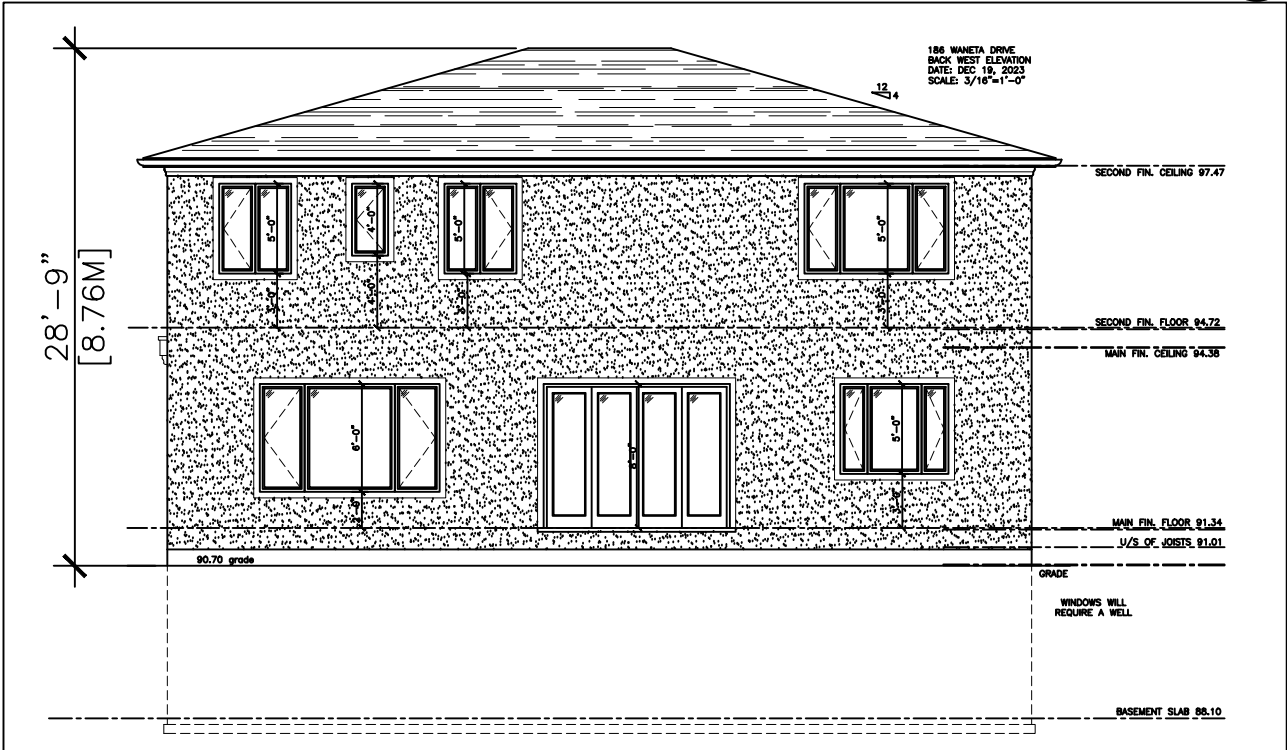
dwg. no.	MV-7
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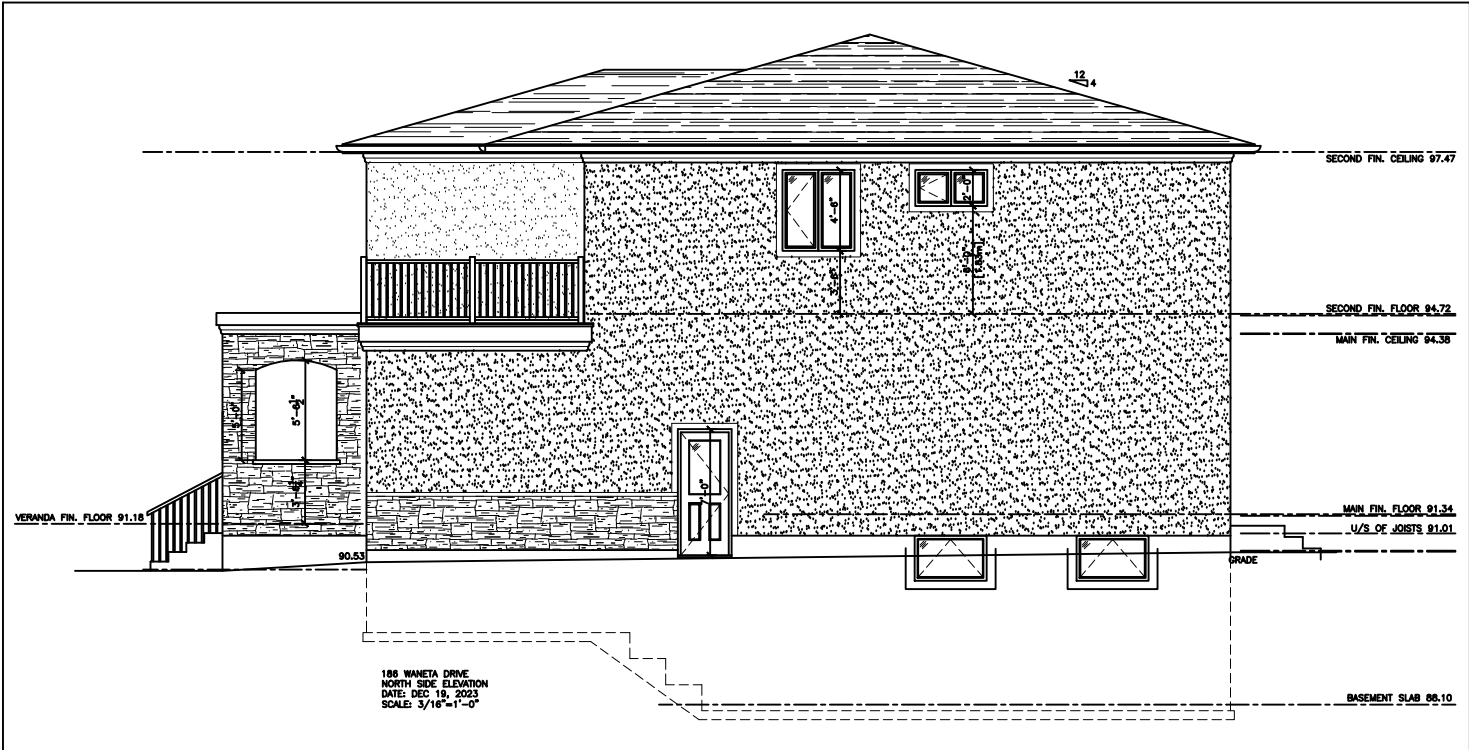
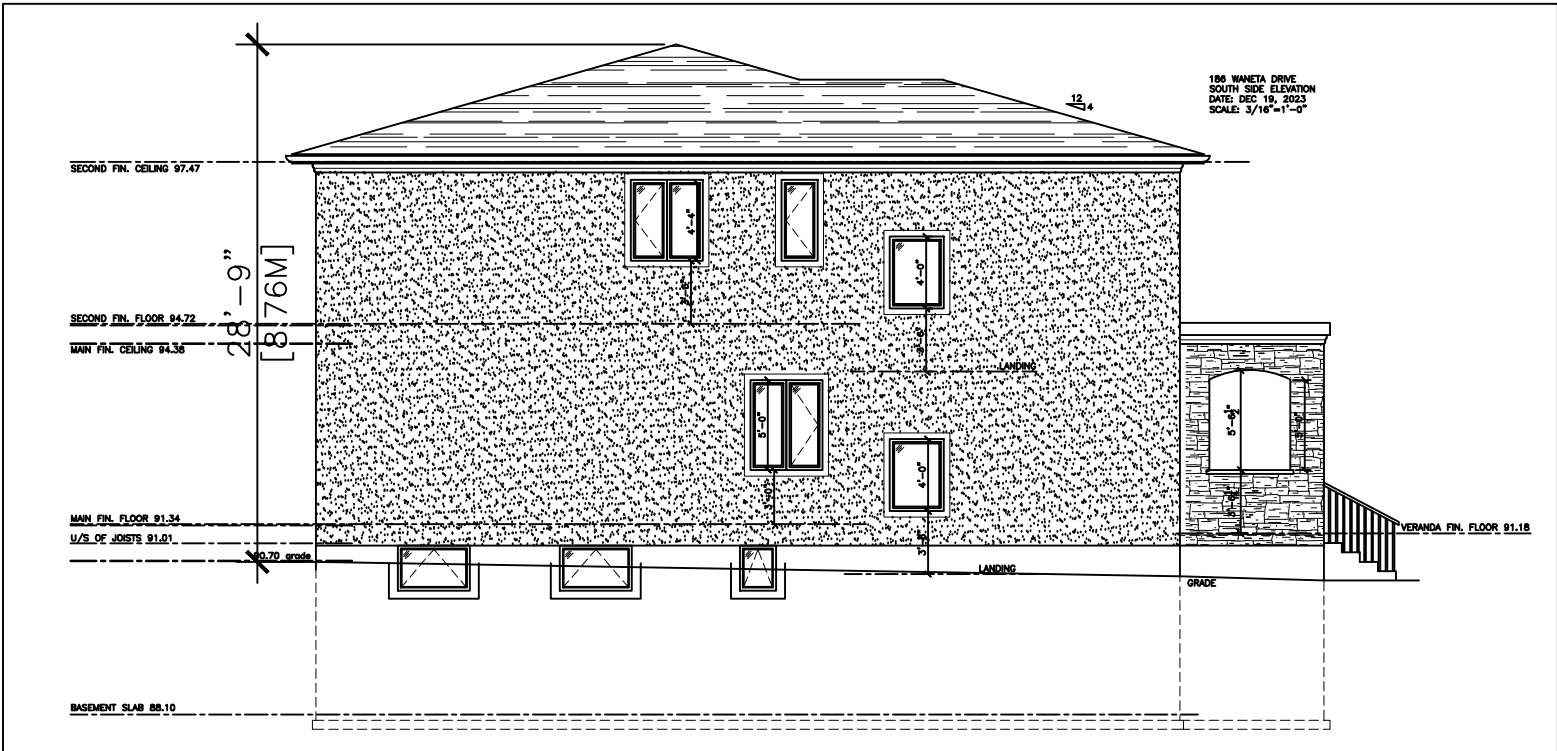
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2
MV8

South (Side) Elevation
Scale: 3/32"=1'-0"



1
MV8

North (Side) Elevation
Scale: 3/32"=1'-0"

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Issued For Minor Variance	Dec 21/23
Issued/Revisions	date

	Client No.
Project No.	2337

Dwg. Title:	Proposed North, South and West Elevations
scale: 3/32"=1'-0"	Plotted: Dec 2023
date: Oct 2023	reviewed by: D.M.
drawn by: D.M.	

Project:	Satish/Garewal Residence
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dwg. no.	MV-8
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Owner: Sagar Satish & Navjit Garewal, 186 Waneta Dr. Oakville

Agent: Matthews Design & Drafting Services Inc. c/o Doug Matthews/Bethany VanRavens

10. Variance request

Describe the variance(s) applied for:

1. The By-law requires the Max. floor area ratio to be 41%. We are asking for an increase to 50.71%.
2. Rooftop Terraces are not permitted within the -0 suffix. We are asking for a Rooftop Terrace at the front of the dwelling.
3. Where Rooftop Terraces are allowed in Residential Zones, they are subject to a maximum depth of 1.5m, measured from the main wall. We are asking for 3.69m depth, measured from the main wall.

Why is it not possible to comply with the provisions of the By-law?

Here is a letter from the owner:

What is Vastu? It is literally the "science of architecture." It is an ancient tradition and practice stretching back some 5,000 years to the Indian sub-continent. It is a body of principles used to evaluate, plan, and build a harmonious dwelling for its residents, be it a home, office, garden etc. These principles are aligned with life's four goals (puruṣārthas) as set out in Vedic philosophy, i.e. dharma (righteousness, moral values, ethics), artha (economic security, prosperity), kama (enjoyment, pleasure) and inevitably moksha (freedom, liberation from worldly attachments.) Indian philosophy places a great deal of emphasis on our interaction with the natural world, including outer space and the cosmos. Vastu uses spatial geometry, astronomy and astrology to provide a map of the best use of space for individuals. In our specific case, being a family of four, a lot size of 48'x48' was calculated as being the most optimal dimension for our family. We had a vastu consultant help perform many calculations based on our ages, station of life (i.e. we are currently in the householder stage per Vedic philosophy, there are other stages too such as student, renunciate etc.), and astrological calculations based on our time of birth and planetary positions to come up with the design and layout of our future home. We plan to build a house that we can call a home for decades to come and with this in mind, we are planning all aspects of this project based on Vastu, such as the placement of open roof space (terrace), bedrooms, bathrooms, doors, the kitchen, including a brahmasthana (i.e. a centre point of a building that must be kept open as it is thought to be the place of God). Vastu principles are inherent and readily used in India as a way of life. We hope this brief introduction to Vastu helps you understand the great importance of its use for us. Thank you.

Jyoti (Navjit) Garewal

1. So, as you can see, their Religion has played a significant role in the reason they can not comply to the By-laws.

2. & 3. We are asking for a Rooftop Terrace in order to keep the 48'x48' dwelling footprint, as noted above in the explanation and the footprint is within the Lot Coverage by-law. We do not want to add anymore liveable space to the dwelling, therefore, asking for both the Rooftop Terrace to be allowed and the depth to be increased to accommodate this.