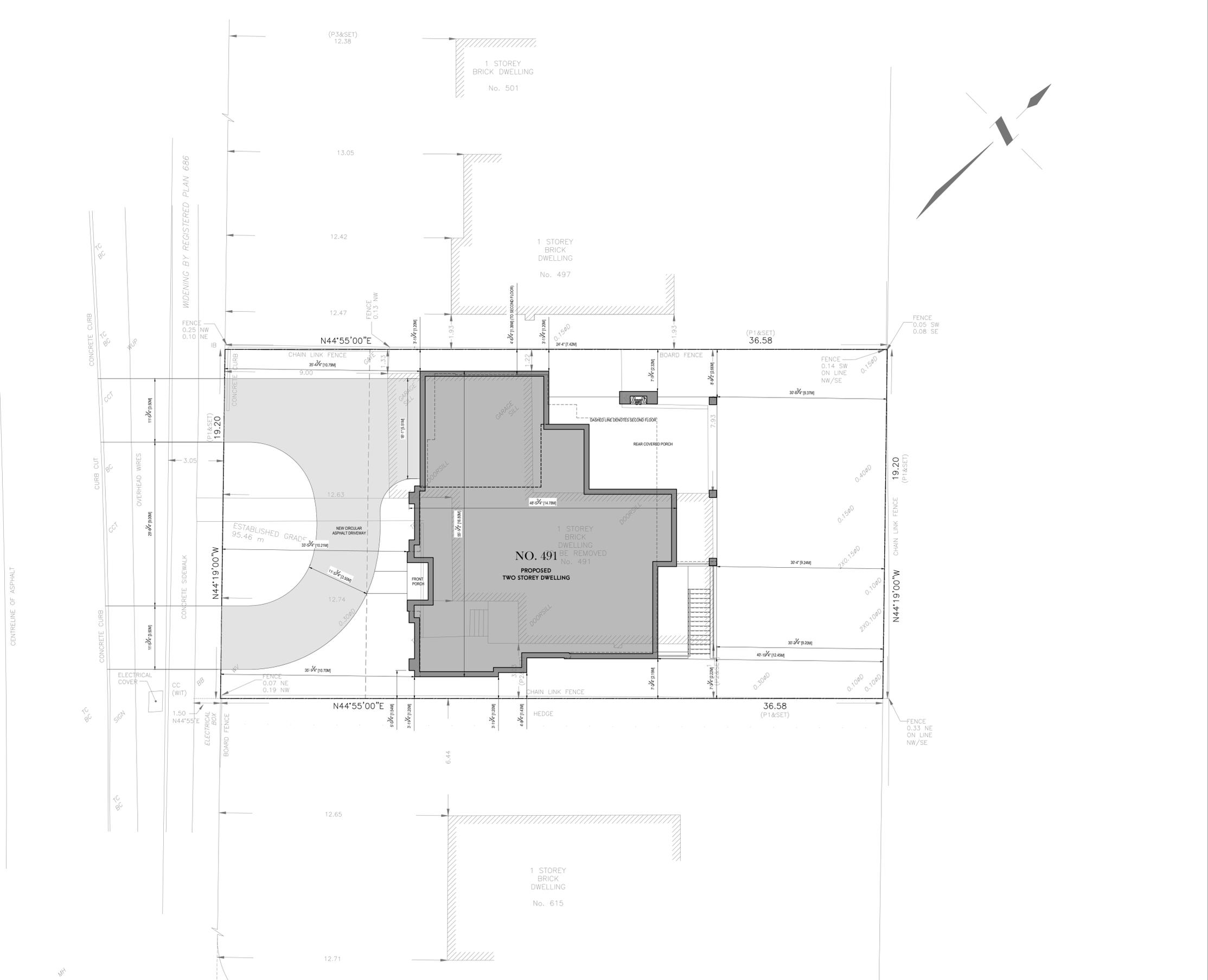


SITE STATISTICS		
ADDRESS:	491 FOURTH LINE	
ZONING:	RL3-0	
	<i>Proposed</i>	<i>Required</i>
LOT AREA	702.21 m ²	557.5 m ²
LOT FRONTAGE	19.2 m	18.00 m
ESTABLISHED GRADE	95.46	N/A
HEIGHT TO MID-POINT	8.19 m	N/A
HEIGHT TO HIGHEST RIDGE	9 m	9.00 m
HEIGHT TO EAVE	7.23 m	N/A
RFA (FLOOR AREA)	<i>Proposed</i>	<i>Required</i>
GROUND FLOOR	145.37 m ²	N/A
SECOND FLOOR	190.94 m ²	N/A
GARAGE (NOT INCL.)	43.85 m ²	N/A
SUBTOTAL	336.31 m²	N/A
OPEN AREAS (TO BE DEDUCTED)	32.57 m ²	N/A
TOTAL RFA	303.74 m²	287.91 m ²
RFA TO LOT AREA (MAX 41%)	43.25 %	41 %
LOT COVERAGE	<i>Proposed</i>	<i>Required</i>
DWELLING FOOTPRINT (INCL GARAGE)	189.22 m ²	N/A
FRONT PORCH	2.38 m ²	N/A
REAR COVERED PORCHE	49.39 m ²	N/A
TOTAL LOT COVERAGE:	240.99 m²	245.77 m ²
MAX ALLOWED = 35%	= 34.32 %	35 %
SETBACKS	<i>Proposed</i>	<i>Required</i>
FRONT YARD	10.27 m	8.0 m
INTERIOR SIDE YARD (NORTH)	1.20 m	1.2 m
INTERIOR SIDE YARD (SOUTH)	1.20 m	1.2 m
REAR YARD	9.24 m	7.5 m
CIRCULAR DRIVEWAY COVERAGE		
FRONT YARD AREA	204.64 m ²	
DRIVEWAY AREA	99.99 m ²	
DRIVEWAY COVERAGE PERCENTAGE	48.86 %	

FOURTH LINE PIN 24837-0119
(ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 3, SOUTH OF DUNDAS STREET)



1:50 ARCHITECTURAL SITE PLAN

CUStOM HOME DESIGN

HUIS DESIGN STUDIO
CUStOM HOME DESIGN AND RENOVATIONS
1A COMESTOGA DRIVE #011 BRAMPTON, ON L6Z 4N5
T947.296.8655 | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE.

NAME: B.C.I.N.
FIRM NAME: B.C.I.N.

REVISION LIST

NO.	DESCRIPTION	DATE
1	ISSUE LIST	MW.DD.YYYY
2		MW.DD.YYYY
3		MW.DD.YYYY
4		MW.DD.YYYY
5		MW.DD.YYYY

PROJECT NORTH: TRUE NORTH

DRAWING TITLE: ARCHITECTURAL SITE PLAN
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 491 FOURTH LINE
PROJECT NO.: 2023-074 SCALE: 1:50
SHEET NO.: ASP



REAR ELEVATION

huis design studio
 CUSTOM HOME DESIGN
 HUIS DESIGN STUDIO
 CUSTOM HOME DESIGN AND RENOVATIONS
 1A COMESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
 T947.298.8653 | E:INFO@HUISDESIGNS.CA
 HUISDESIGNS.CA

GENERAL NOTES
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 THE DESIGNER.

QUALIFICATION INFORMATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES
 RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING
 THE QUALIFICATION AND REQUIREMENTS MANDATED
 BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION
 REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV.
 C-3.2.4 OF THE ONTARIO BUILDING CODE.

REVISION LIST	
1	MW.DD.YYYY
2	MW.DD.YYYY
3	MW.DD.YYYY
4	MW.DD.YYYY
5	MW.DD.YYYY

ISSUE LIST	
1	MW.DD.YYYY
2	MW.DD.YYYY
3	MW.DD.YYYY
4	MW.DD.YYYY
5	MW.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: J.H. CHECKED BY: K.V.K.
 PROJECT ADDRESS: 491 FOURTH LINE
 PROJECT NO.: 2023-074
 SHEET NO.: **A203**



LEFT ELEVATION

huis design studio
CUSTOM HOME DESIGN

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CUSTOM HOME DESIGN AND RENOVATIONS
1A COMESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
T947.295.8655 | E-INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANAGED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.

NAME: _____ B.C.I.N.: _____
FIRM NAME: _____ B.C.I.N.: _____

REVISION LIST

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

ISSUE LIST

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 691 FOURTH LINE
PROJECT NO.: 2023-074 **SCALE:** 1/8" = 1'-0"
SHEET NO.: **A204**



RIGHT ELEVATION

huis design studio
 CUSTOM HOME DESIGN
 HUIS DESIGN STUDIO
 CUSTOM HOME DESIGN AND RENOVATIONS
 1A COMESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
 T947.298.8655 | E-INFO@HUISDESIGNS.CA
 HUISDESIGNS.CA

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QUALIFICATION INFORMATION
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REGISTRATION INFORMATION
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 C-3.2.4 OF THE ONTARIO BUILDING CODE.

FIRM NAME B.C.I.N.

REVISION LIST	
1	MW.DD.YYYY
2	MW.DD.YYYY
3	MW.DD.YYYY
4	MW.DD.YYYY
5	MW.DD.YYYY

ISSUE LIST	
1	MW.DD.YYYY
2	MW.DD.YYYY
3	MW.DD.YYYY
4	MW.DD.YYYY
5	MW.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 691 FOURTH LINE
PROJECT NO.: 2023-074 **SCALE:** 1/8" = 1'-0"
SHEET NO.: **A202**

DATE: Nov. 28, 2023

TO: Town of Oakville | Committee of Adjustment

RE: 491 Fourth Line
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

I/We Hien Dinh are the residents of 501 Fourth Line
(neighbouring property of 491 Fourth Line). This letter is to confirm that we have reviewed the proposed drawings of the (construction of new 2-story residential property) and have no objections to the proposed development.

Sincerely,

 (Owner of 501 Fourth line)

_____ (Signature)

_____ (Owner of _____)

_____ (Signature)

DATE: Nov 28, 2023

TO: **Town of Oakville | Committee of Adjustment**

RE: **491 Fourth Line
Proposed Residential Development (Minor Variance – No Objections Letter)**

To Whom it May Concern,

I/We OSGA. ADOGANLY are the residents of 465 Fourth Line
(neighbouring property of **491 Fourth Line**). This letter is to confirm that we have reviewed the proposed drawings of the (construction of new 2-story residential property) and have no objections to the proposed development.

Sincerely,

OSGA. ADO (Owner of 465 Fourth Line)

(Signature)

(Owner of _____)

(Signature)

DATE: Nov. 28, 2023

TO: **Town of Oakville | Committee of Adjustment**

RE: **491 Fourth Line
Proposed Residential Development (Minor Variance – No Objections Letter)**

To Whom it May Concern,

I/We MARIA VITORIA are the residents of 494 FOURTH LINE
(neighbouring property of **491 Fourth Line**). This letter is to confirm that we have reviewed the proposed drawings of the (construction of new 2-story residential property) and have no objections to the proposed development.

Sincerely,
Maria Vitoria (Owner of 494 Fourth Line)

[Signature] (Signature)

_____ (Owner of _____)

_____ (Signature)

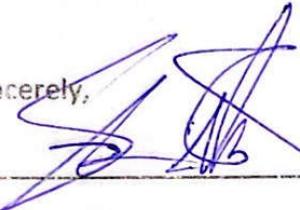
DATE: Nov. 28, 2023

TO: **Town of Oakville | Committee of Adjustment**

RE: **491 Fourth Line
Proposed Residential Development (Minor Variance – No Objections Letter)**

To Whom it May Concern,

I/We STEPHEN NOVAK are the residents of 500 4th LINE
(neighbouring property of **491 Fourth Line**). This letter is to confirm that we have reviewed the proposed drawings of the (construction of new 2-story residential property) and have no objections to the proposed development.

Sincerely,


(Signature)

(Owner of _____)

(Signature)

DATE: Dec. 06/2023

TO: **Town of Oakville | Committee of Adjustment**

RE: **491 Fourth Line
Proposed Residential Development (Minor Variance – No Objections Letter)**

To Whom it May Concern,

I/We Julie Leubom are the residents of 446 Fourth Line
(neighbouring property of **491 Fourth Line**). This letter is to confirm that we have reviewed the proposed drawings of the (construction of new 2-story residential property) and have no objections to the proposed development.

Sincerely,

Julie Leubom (Owner of 446 Fourth Line)

Julie Leubom (Signature)

_____ (Owner of _____)

_____ (Signature)

DATE: Dec. 06 2023

TO: **Town of Oakville | Committee of Adjustment**

RE: **491 Fourth Line
Proposed Residential Development (Minor Variance – No Objections Letter)**

To Whom it May Concern,

I/We _____ are the residents of _____
(neighbouring property of **491 Fourth Line**). This letter is to confirm that we have reviewed the proposed drawings of the (construction of new 2-story residential property) and have no objections to the proposed development.

Sincerely,

J. NAPOLI (Owner of 456 FOURTH LINE)

[Signature] (Signature)

_____ (Owner of _____)

_____ (Signature)