



SITE DATA:
ZONING: RL-2-0
LOT AREA: 1,078.42 SQM (11,608.04 SQFT)

LEGAL SETBACKS:
FRONT YARD SETBACK: 10.58 M
EXISTING SETBACK: 9.58 M
MINIMUM = EXISTING - 1.0M = 15.08 M
MAXIMUM = NEW MINIMUM + 5.5M = 1.20 M
WEST SIDE YARD SETBACK: 2.40 M
EAST SIDE YARD SETBACK: 7.50 M
REAR YARD SETBACK: 7.50 M

PROPOSED SETBACKS:
FRONT SETBACK: 9.58 M
WEST SETBACK: 1.20 M
EAST SETBACK: 2.40 M
REAR SETBACK: 16.79 M

BUILDING FOOTPRINT AREA:
MAIN HOUSE: 266.9 SQM (2873.9 SQFT)
REAR COVERED PORCH: 29.0 SQM (311.7 SQFT)
FRONT COVERED PORCH: 6.3 SQM (68.3 SQFT)
OPEN REAR PORCH: 21.7 SQM (233.3 SQFT)
OVERALL TOTAL: 323.9 SQM (3486.6 SQFT)

LOT COVERAGE:
MAXIMUM PERMISSIBLE - 25%: 1078.42 x 0.25 = 269.6 SQM (2902.0 SQFT)
PROPOSED - LOT AREA x 30.0%: 323.9 SQM (3486.6 SQFT)

GROSS FLOOR AREA (EXTERIOR FACE):
MAIN FLOOR: 202.6 SQM (2180.5 SQFT)
SECOND FLOOR: 216.9 SQM (2334.9 SQFT)
OVERALL TOTAL: 419.5 SQM (4515.4 SQFT)

MAXIMUM GFA:
MAXIMUM PERMISSIBLE - 37%: 1078.42 x 0.37 = 399.02 SQM (4294.97 SQFT)
PROPOSED - LOT AREA x 38.9%: 419.5 SQM (4515.4 SQFT)

BUILDING HEIGHT:
MAXIMUM PERMISSIBLE: 9.0 M
PROPOSED: 9.0 M

GARAGE AREA:
MAXIMUM PERMISSIBLE: 45 SQM (484.4 SQFT)
PROPOSED: 59.0 SQM (634.9 SQFT)

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- general notes:**
- ALL DIMENSIONS IN IMPERIAL.
 - VERIFY ALL DIMENSIONS.
 - DO NOT SCALE DRAWINGS.
 - CHECK DRAWINGS AGAINST SPECIFICATIONS.
 - USE THE LATEST REVISED DRAWINGS ONLY.
 - REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE OWNER BEFORE PROCEEDING.
 - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION, AND INFORM OWNER OF ALL DISCREPANCIES. DO NOT SCALE THESE DRAWINGS.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 AND 4 OF THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS WHERE APPLICABLE AND BE AQUAINTED GENERALLY WITH PART 9 OF THE BUILDING CODE.

ISSUE	#	DATE	DESCRIPTION	INITIALS
	1	08/25/23	CLIENT REVIEW	TK
	2	10/05/23	CLIENT REVIEW	TK
	3	10/19/23	CLIENT REVIEW	TK
	4	10/31/23	CLIENT REVIEW	TK
	5	11/01/23	CLIENT REVIEW	TK
	6	11/02/23	CLIENT REVIEW	TK
	7	12/12/23	3D PRODUCTION	TK
	8	02/05/24	CLIENT REVIEW	TK
	9	02/14/24	CLIENT REVIEW	TK



CLIENT REVIEW
 Issued for: FEBRUARY 14, 2024
 Issue date: _____
 Project No. _____
 Drawn by: DRL
 Checked by: TK
 Project: 1071 Scott Avenue
 Location: Oakville Ontario
 Site Plan
 Drawing title: _____

1 SITE PLAN
 A1.1 3/32" = 1'-0"

1071 SCOTT AVENUE

OAKVILLE, ONTARIO



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DRAWING LIST

- A0.0 COVER PAGE
- A0.1 SITE PLAN
- A2.2 GROUND FLOOR PLAN
- A2.3 SECOND FLOOR PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS

CLIENT REVIEW
 based for
 FEBRUARY 14, 2024
 Issue date

Project No.	DRL Drawn by	TK Checked by
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1071 Scott Avenue
 Oakville Ontario
 Project
 Cover Page
 Drawing title

ISSUED FOR COMMITTEE OF ADJUSTMENT - MARCH 7, 2024

A0.0
 Sheet no.





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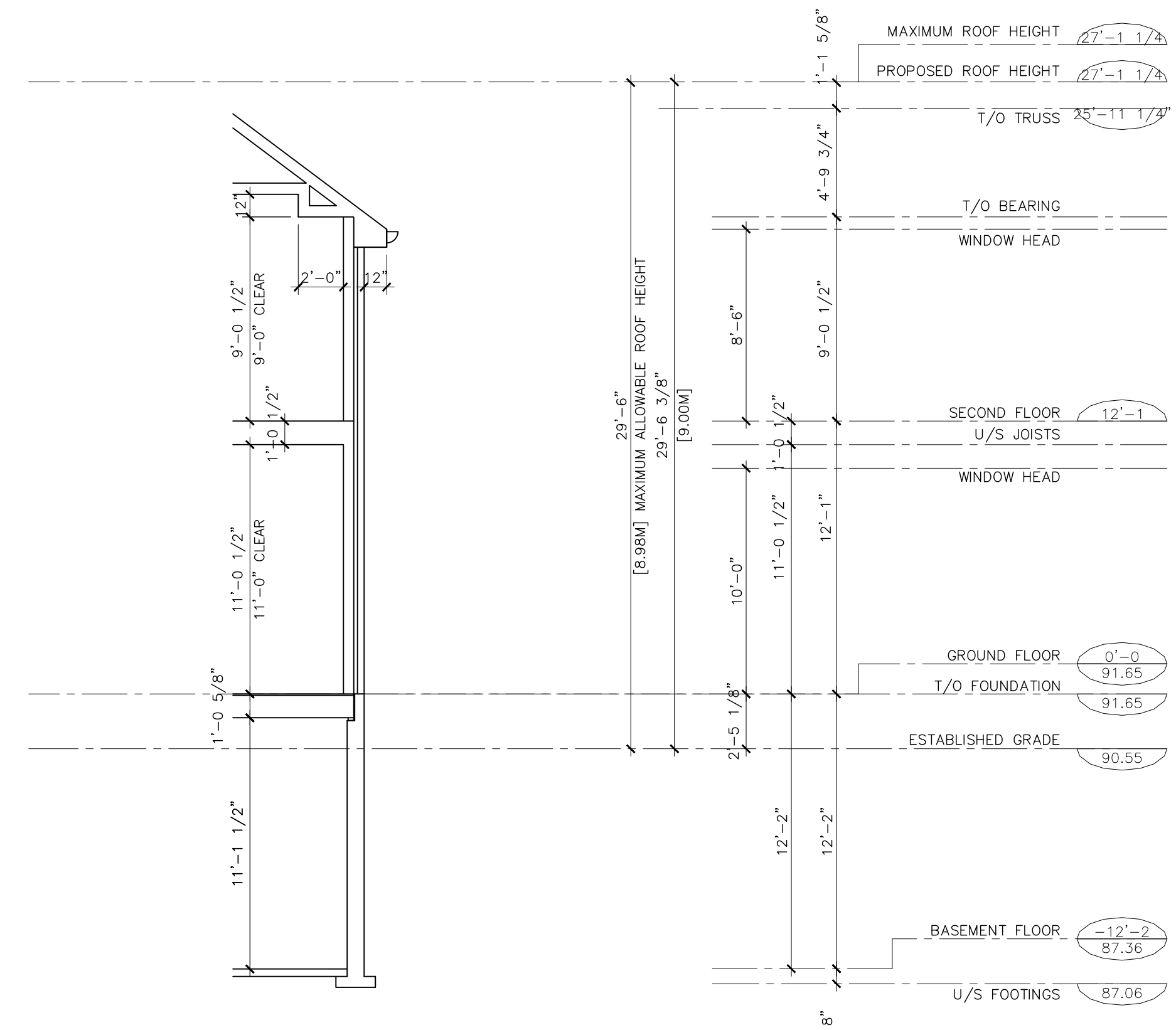
CLIENT REVIEW

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 Drawn by: _____ Checked by: _____

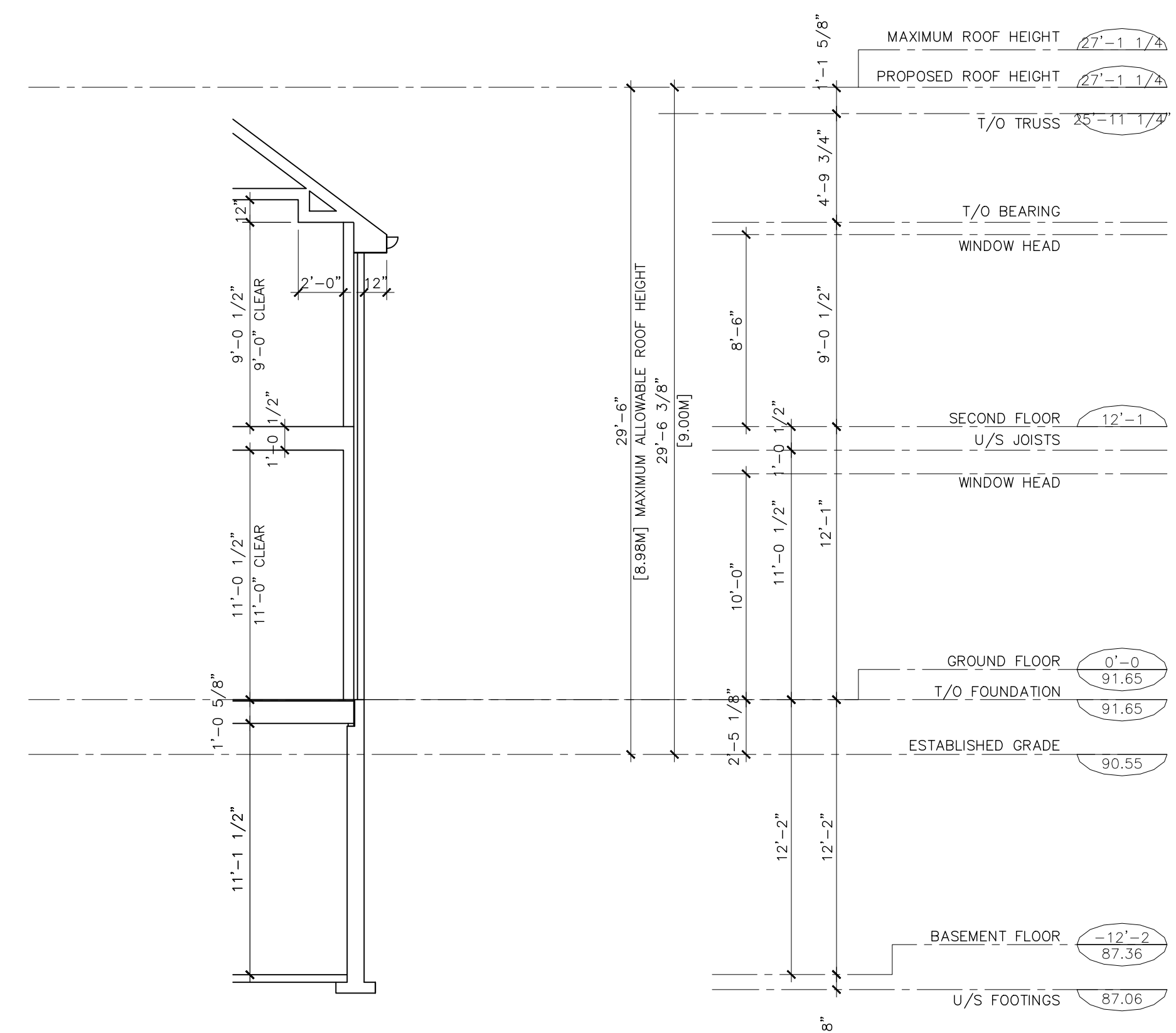
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 Oakville Ontario

Exterior Elevations

Sheet no. **A3.2**



1 NORTH ELEVATION
 A3.2 3/16" = 1'-0"



2 WEST ELEVATION
 A3.2 3/16" = 1'-0"



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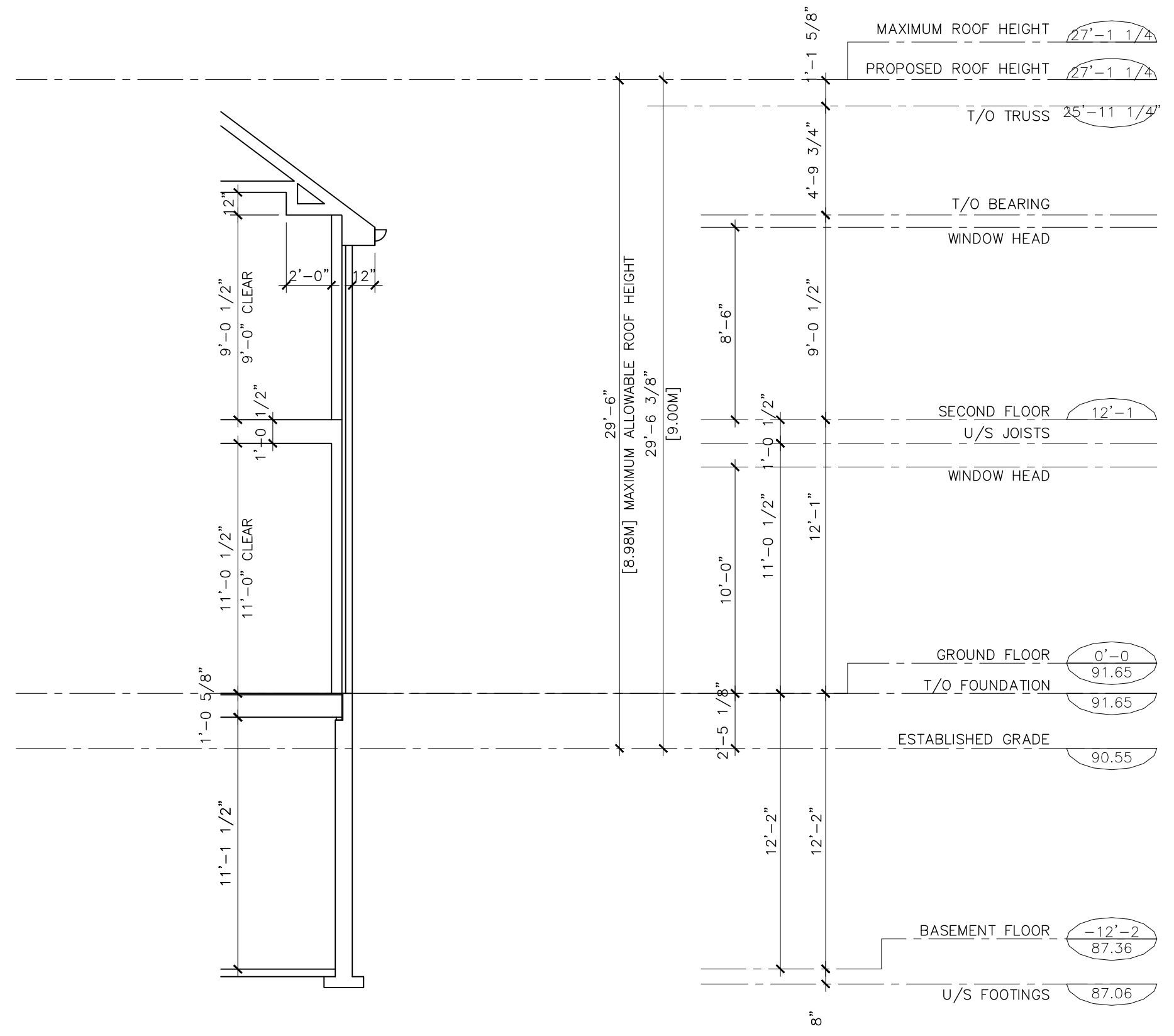
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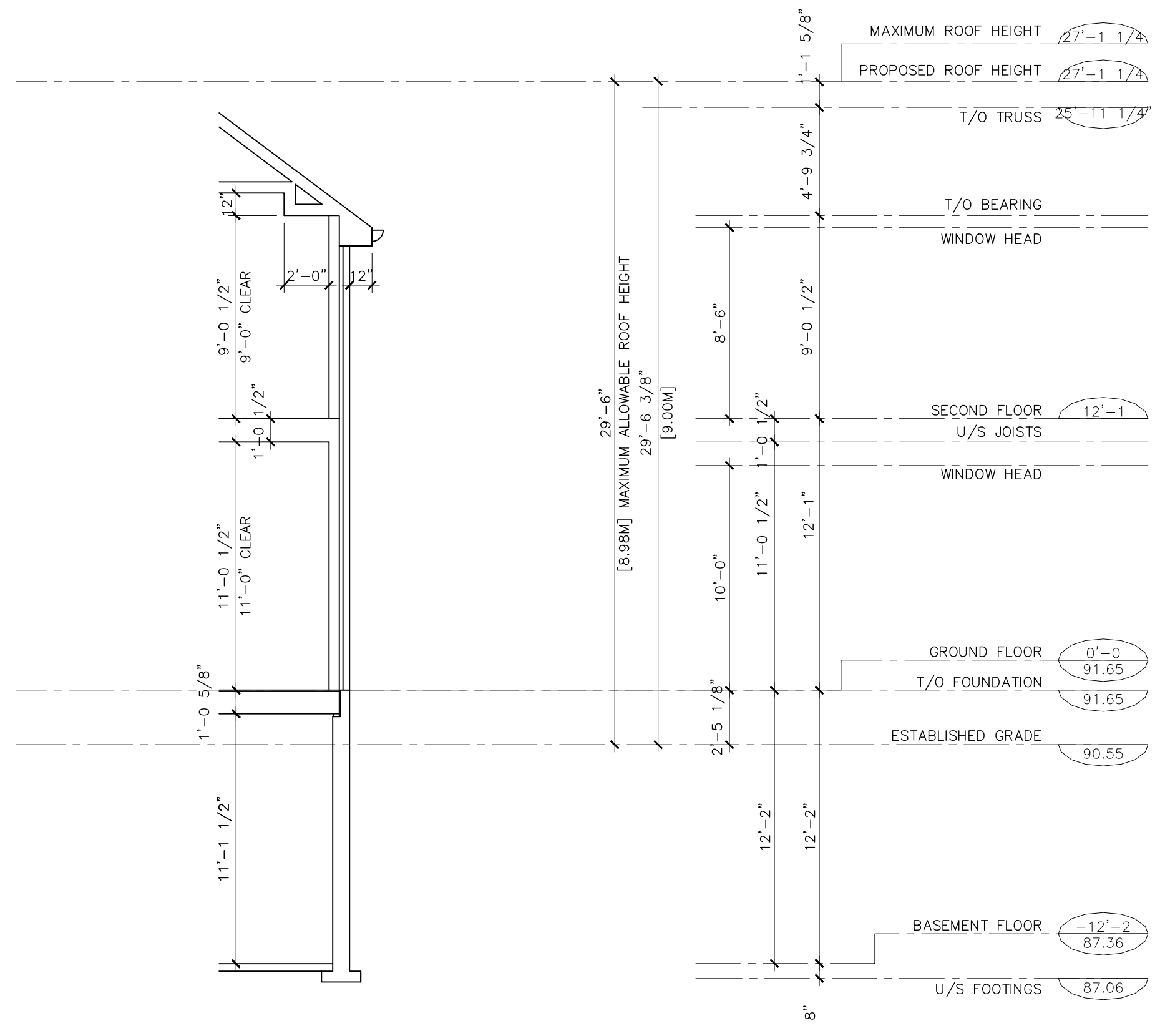
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 Oakville Ontario

Project: **Exterior Elevations**

Sheet no. **A3.1**



1 SOUTH ELEVATION
 A3.1 3/16" = 1'-0"



2 EAST ELEVATION
 A3.2 3/16" = 1'-0"