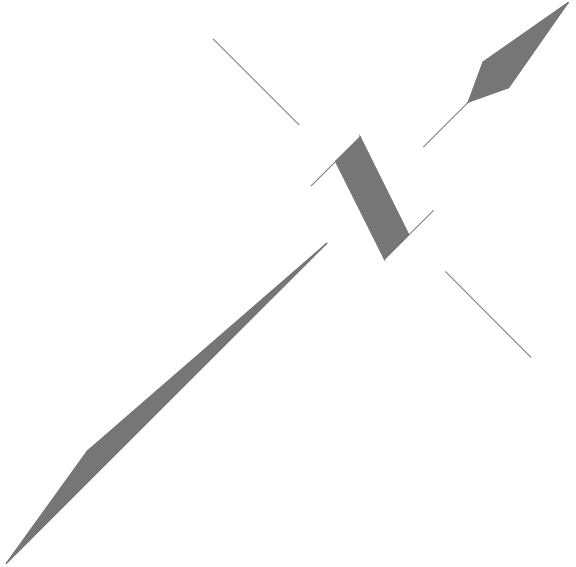
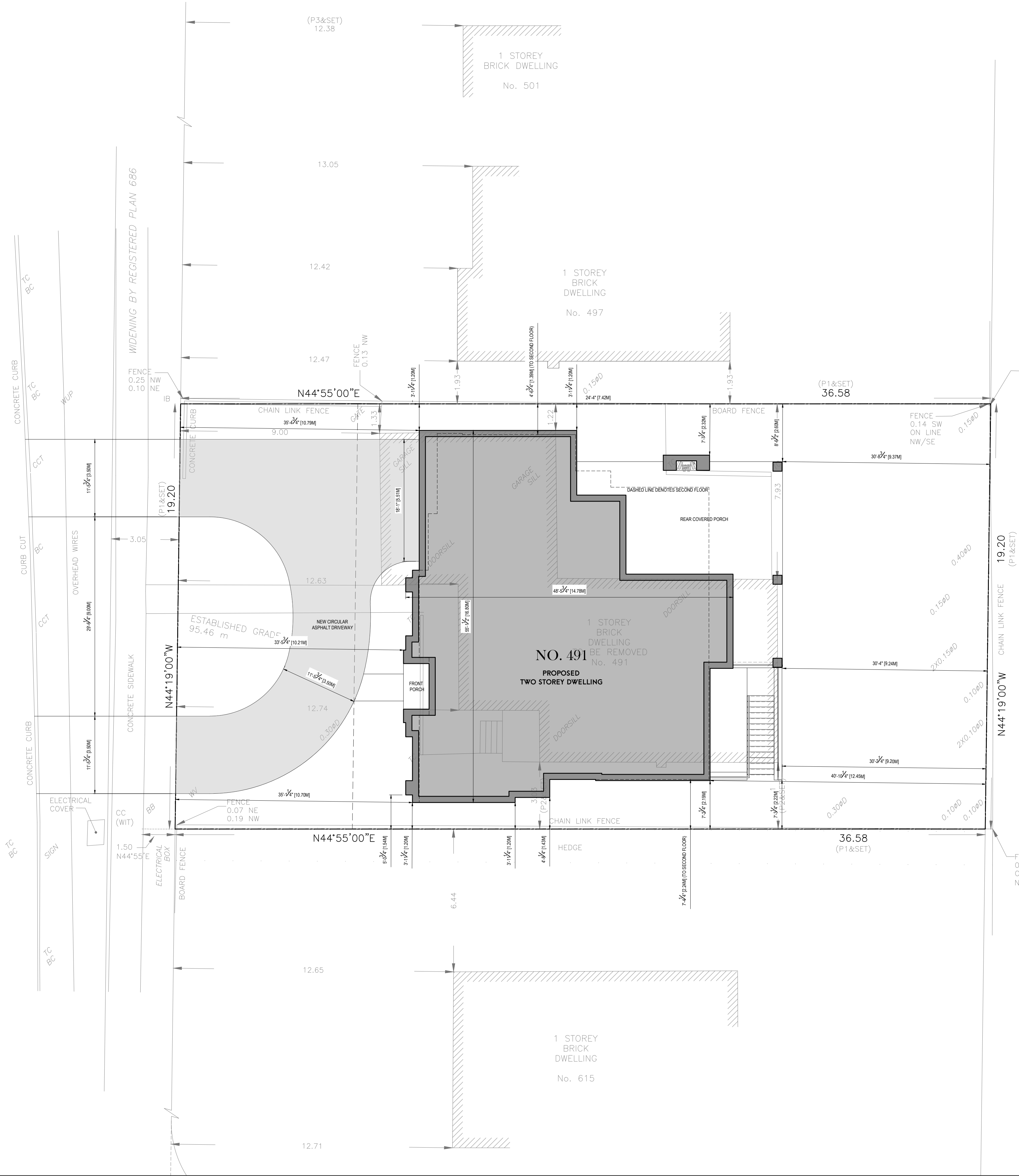


SITE STATISTICS			
ADDRESS:	491 FOURTH LINE		
ZONING:	RL3-0		
	Proposed	Required	
LOT AREA	702.21 m ²	557.5 m ²	
LOT FRONTAGE	19.2 m	18.00 m	
ESTABLISHED GRADE	95.46	N/A	
HEIGHT TO MID-POINT	8.19 m	N/A	
HEIGHT TO HIGHEST RIDGE	9 m	9.00 m	
HEIGHT TO EAVE	7.23 m	N/A	
RFA (FLOOR AREA)	Proposed	Required	
GROUND FLOOR	145.03 m ²	N/A	
SECOND FLOOR	191.29 m ²	N/A	
GARAGE (NOT INCL.)	43.85 m ²	N/A	
SUBTOTAL	336.32 m ²	N/A	
OPEN AREAS (TO BE DEDUCTED)	33.98 m ²	N/A	
TOTAL RFA	302.34 m ²	287.91 m ²	
RFA TO LOT AREA (MAX 41%)	43.06 %	41 %	
LOT COVERAGE	Proposed	Required	
DWELLING FOOTPRINT (INCL GARAGE)	188.88 m ²	N/A	
FRONT PORCH	2.38 m ²	N/A	
REAR COVERED PORCHE	49.39 m ²	N/A	
TOTAL LOT COVERAGE:	240.65 m ²	245.77 m ²	
MAX ALLOWED = 35%	= 34.27 %	35 %	
SETBACKS	Proposed	Required	
FRONT YARD	10.21 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)

CENTRELINE OF ASPHALT

MH



ARCHITECTURAL SITE PLAN

huis design studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO

CUSTOM HOME DESIGN AND RENOVATIONS

1A CONESTOGA DRIVE #601 (B01) BRAMPTON, ON L6Z 4N5

T:905.298.8605 | 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 MANIFESTED 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

FIRM NAME

B.C.I.N.

REVISION LIST

1	-	MW.DD.YYYY
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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

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:

1:100


SHEET NO.:

ASP





REAR ELEVATION

 <p>huis design studio</p> <p>CUSTOM HOME DESIGN</p> <p>HUIS DESIGN STUDIO 1 CUSTOM HOME DESIGN AND RENOVATIONS 10 ASTORIA DRIVE #201 (BIRMINGHAM, ON L2E 8N5) T 416 200 9693 E INFO@HUISDESIGNS.CA HUISDESIGNS.CA</p>	<p>GENERAL NOTES</p> <p>DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS NAKED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p> <p>- THE DESIGNER OR THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION, ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL, UNLESS OTHERWISE NOTED.</p> <p>- UNLESS THE DESIGN IS EXEMPT UNDER DIV. C.3.2.4 OF THE ONTARIO BUILDING CODE.</p> <p>- THE DESIGNER</p>	<p>QUALIFICATION INFORMATION</p> <p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS NAKED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p> <p>- THE DESIGNER OR THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION, ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL, UNLESS OTHERWISE NOTED.</p> <p>- UNLESS THE DESIGN IS EXEMPT UNDER DIV. C.3.2.4 OF THE ONTARIO BUILDING CODE.</p> <p>- THE DESIGNER</p>	<p>REVISION LIST</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p>	<p>DRAWING TITLE: ARCHITECTURAL ELEVATIONS</p> <p>DRAWN BY: J.H. CHECKED BY: K.V.K.</p> <p>PROJECT ADDRESS: #414 FORT CLIFTON</p> <p>PROJECT NO.: 2023-074</p> <p>SHEET NO.: SCALE: 1/4" = 1'-0"</p>	
	<p>NAME</p> <p>B.C.I.N.</p>	<p>ISSUE LIST</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p>	<p>FORM NAME</p> <p>B.C.I.N.</p>	<p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p>	<p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p>
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	<p>NAME</p> <p>B.C.I.N.</p>	<p>ISSUE LIST</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p>	<p>FORM NAME</p> <p>B.C.I.N.</p>	<p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p>	<p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p> <p>NO. 0000-0000</p>
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LEFT ELEVATION



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NAME B.C.I.N.

REGISTRATION INFORMATION

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

FIRM NAME B.C.I.N.

REVISION LIST

NO.	DESCRIPTION	DATE
1	REVISED	MM/DD/YYYY
2	REVISED	MM/DD/YYYY
3	REVISED	MM/DD/YYYY
4	REVISED	MM/DD/YYYY
5	REVISED	MM/DD/YYYY

ISSUE LIST

NO.	DESCRIPTION	DATE
1	ISSUED	MM/DD/YYYY
2	ISSUED	MM/DD/YYYY
3	ISSUED	MM/DD/YYYY
4	ISSUED	MM/DD/YYYY
5	ISSUED	MM/DD/YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 491 FOURTH LINE
PROJECT NO. 2023-074 **SCALE:** 1/8" = 1'-0"
SHEET NO.

A204

RIGHT ELEVATION



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 Osro. Adoganyi 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,

Osro. Adoganyi (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

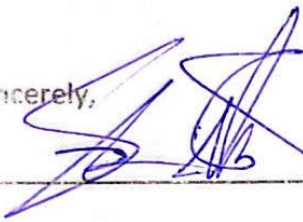
TO: Town of Oakville | Committee of Adjustment

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)