

SITE STATISTICS: 469 SEATON DRIVE

	EXISTING	PROPOSED	TOTAL	ALLOWED
ZONING:	RL3-0			
LOT AREA:	876.52M2			
LOT COVERAGE:	---	M2 294.57M2	---	M2 306.78M2 3,302 SQ. FT.
LOT COVERAGE:	---	% 33.64%	---	% 35 %
R.F.A. :	---	M2 381.29M2	---	M2 341.84M2 3,679 SQ. FT.
R.F.A. :	---	% 43.5%	---	% 39%
GARAGE AREA :	---	M2 46M2	---	M2 45M2
BLDG. HEIGHT	---	M 8.98 M	---	M 9 M
WINDOW WELL	---	M 3.7M&1.2M	---	M 1.8M&0.60M

**SITE PLAN**

SCALE: 1:225

MINOR VARIANCE REQUIRED



**KEEREN DESIGN**  
Residential Architecture

11 BRONTE RD. SUITE 31  
OAKVILLE, ON  
L6L 0E1

PHONE: (905) 847-2350

WWW.KEEREN.CA

FIRM BCIN #: 31181

JORIS KEEREN  
DESIGNER BCIN #: 25348

REVISION

DRAWING INFORMATION  
INITIAL DESIGN : JUNE 2024  
DESIGNER : JORIS KEEREN  
DRAWN BY : M. RICO  
PLOT DATE : NOVEMBER 11, 2024  
PERMIT # : 24 -

These drawings are not to be used for construction purposes, unless approved and stamped by the Local Building Department.

**PROJECT: 469 SEATON DRIVE**

**S1**



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**A3**



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**A4**



**FRONT ELEVATION**  
SCALE : 1:75



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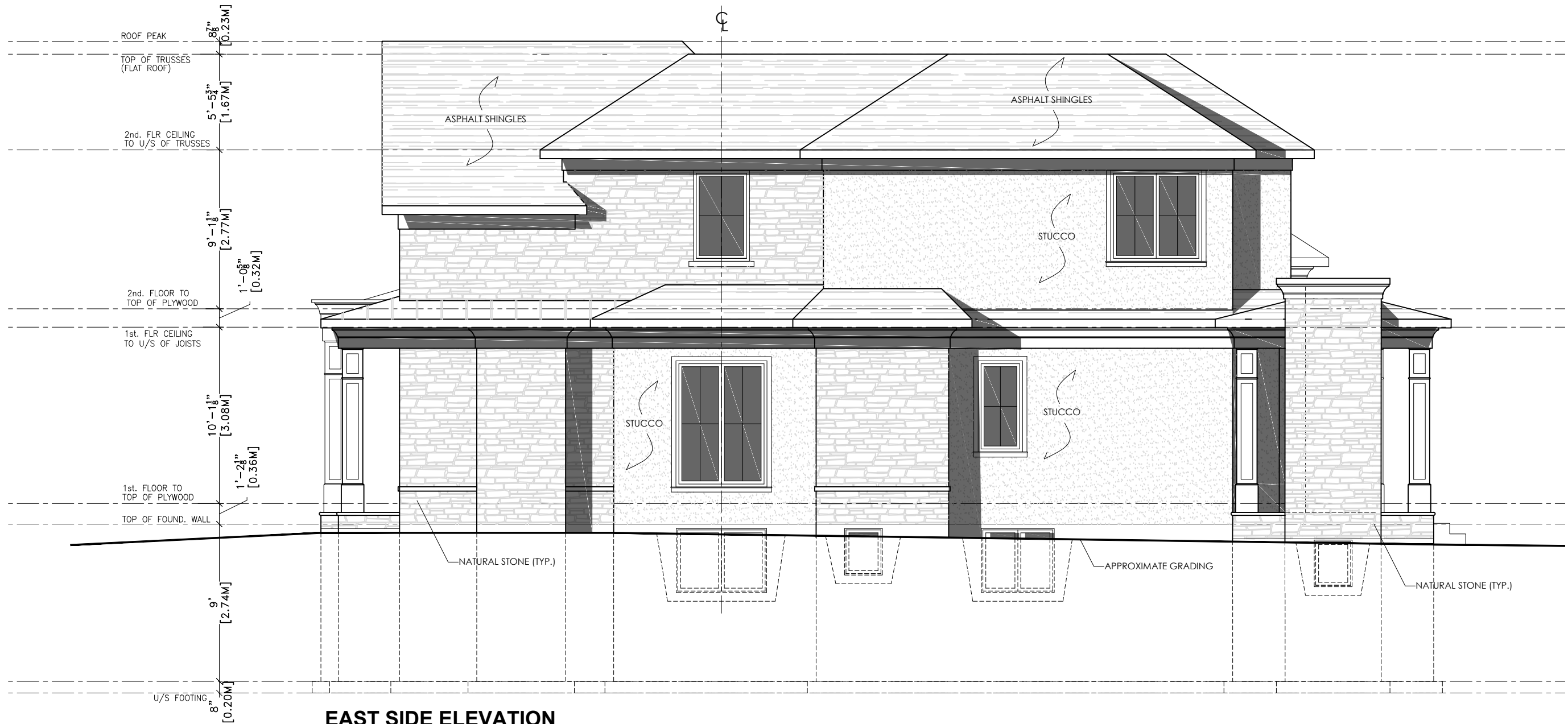
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**PROJECT: 469 SEATON DRIVE**

**A5**



**EAST SIDE ELEVATION**  
SCALE : 1:75



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**PROJECT: 469 SEATON DRIVE**

**A6**



**REAR ELEVATION**  
SCALE : 1:75



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Residential Architecture

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FIRM BCIN #: 31181

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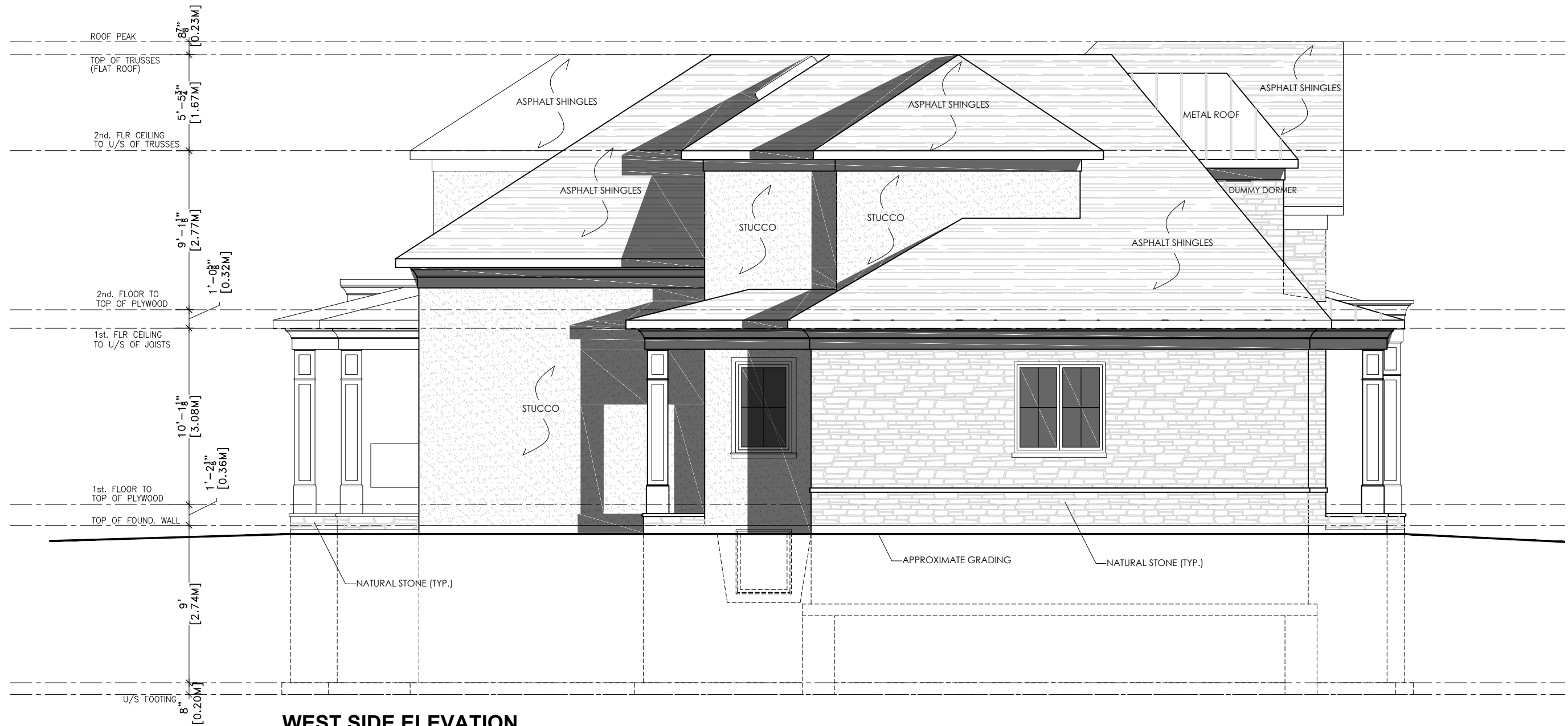
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**PROJECT: 469 SEATON DRIVE**

**A7**



**WEST SIDE ELEVATION**  
SCALE : 1:75

## Cover Letter

**Property Address: 469 Seaton Dr**

**Nov 11, 2024**

This application for minor variance is comprised of a proposed new single-family dwelling. The existing dwelling constructed circa 1970 will be completely demolished and new utility services will be installed as part of the redevelopment.

The following variances are being requested:

1. To allow for a Floor Area Ratio of 43.5%, where as 39% is permitted
2. To allow for a rear yard window well encroachment of 3.6m x 1.1m where as 1.8m & 0.6m is the maximum.
3. To allow a garage area of 46M2 whereas 45M2 is the maximum.

Justification and rationale for the variance requests:

1. The main dwelling complies fully with lot coverage, the additional sq. footage (RFA) is required to accommodate the needs of the immediate family for which the house is being built. This includes a total of six family members, one of them being elderly and requiring the elevator.
2. The additional area inside the garage is required for two vehicles and sufficient storage to accommodate various personal use items such as bicycles, lawn maintenance equipment etc.
3. The overall massing and scale of the dwelling is moderated by several features, including the 1 story front porch, the stepping and articulation of the front facade as well as the lowering of the roofline to the 1st floor.