

SITE STATISTICS: 1073 CEDAR GROVE BLVD.

	EXISTING	PROPOSED	TOTAL	ALLOWED
ZONING:	RL1-0			
LOT AREA:	1,033.64M2			
LOT COVERAGE:	---	M2 281.15M2	---	M2 258.41M2 2,781 SQ. FT.
LOT COVERAGE:	---	% 27.2%	---	% 25 %
R.F.A.:	---	M2 380.56M2	---	M2 382.44M2 4,116 SQ. FT.
R.F.A.:	---	% 36.82%	---	% 37%
SIDE YARDS:	---	M2 2.51M&2.51M	---	M2 4.2M&4.2M
WINDOW WELL:	---	M 1.20Mx3.40M 1.30Mx2.70M	---	M 1.8Mx0.60M
BLDG. HEIGHT:	---	M 8.96M	---	M 9 M

SITE PLAN

SCALE: 1:150

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 : APRIL 2024
DESIGNER : JORIS KEEREN
DRAWN BY : M. RICO
PLOT DATE : DECEMBER 9, 2024
PERMIT # : 24 -

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

PROJECT:
1073 CEDAR GROVE BLVD.

S1

Planning rationale

Property Address: 1073 Cedar Grove Blvd

Dec 6, 2024

This application for minor variance is comprised of a proposed new single-family dwelling. The existing dwelling constructed circa 1950 will be completely demolished and new utility services will be installed as part of the redevelopment.

The property is regulated by Conservation Halton and a permit application is in the works. However, only a small portion of the rear property falls within their regulation limit, so we do not anticipate this to be a complicated application.

Several Town trees run along the front property line, the proposed driveway has been reduced in width to preserve those tree.

The following variances are being requested:

1. To allow for a Lot coverage ratio of 27.2%, where as 25% is permitted
2. To allow for an East side yard window well encroachment of 3.4m x 1.2m, and an encroachment of 2.6 x 1.2m on the West side, where as 1.8m & 0.6m is the maximum.
3. To permit a reduction in side yard setback to 2.51 Meters on both sides, whereas 4.2 is required.

Justification and rationale for the variance requests:

1. The lot is unique in that it is designated with an RL1-0 zoning, however, it does not have the minimum frontage that is typical for properties within this zone, which is usually 30.5 meters or more. The subject lot has a frontage of only 22.86 Meters and we are therefore seeking a reduction in side-yard setback, to compensate for the reduced width.
2. For some context, the dwelling immediately next door (1076 Cedar grove) has a side yard setback of 2.81 Meters. And, the property across the street (1073 Cedar Grove) has a side yard setback of about 1.95 Meters. These examples serve to demonstrate that reductions in side yards below the required 4.2M are common in the immediate area.
3. Further, there are COA approvals for reduced side yards at 1097, 1096 & 1042 Cedar Grove.
4. The increase in lot coverage is moderate and can be entirely attributed to the rear covered porch, which is a single storey structure, open on three sides.
5. 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 in many areas.



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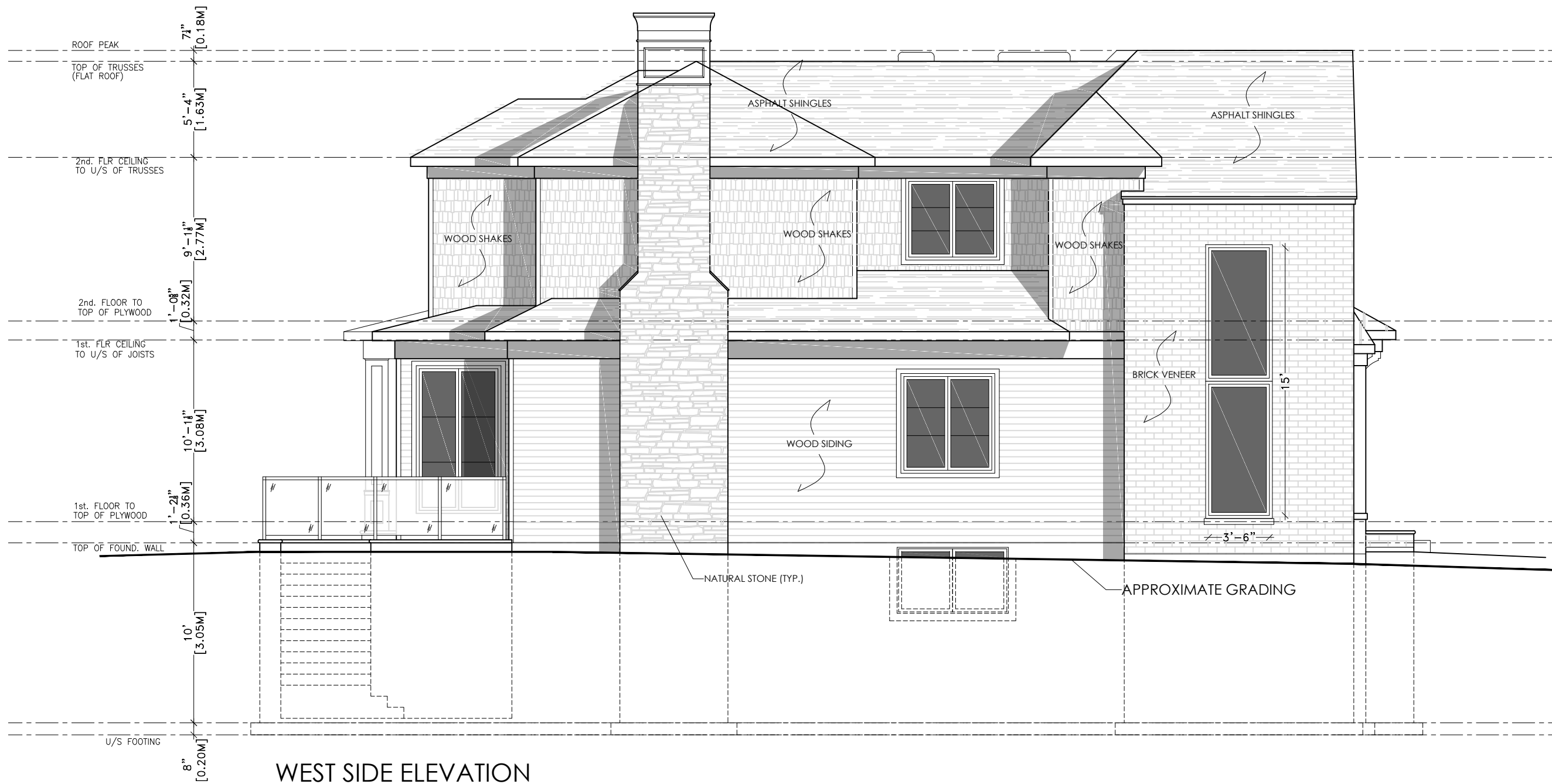
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A7



WEST SIDE ELEVATION
SCALE: 1:75



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A6



REAR ELEVATION
SCALE: 1:75



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EAST SIDE ELEVATION
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FRONT ELEVATION
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