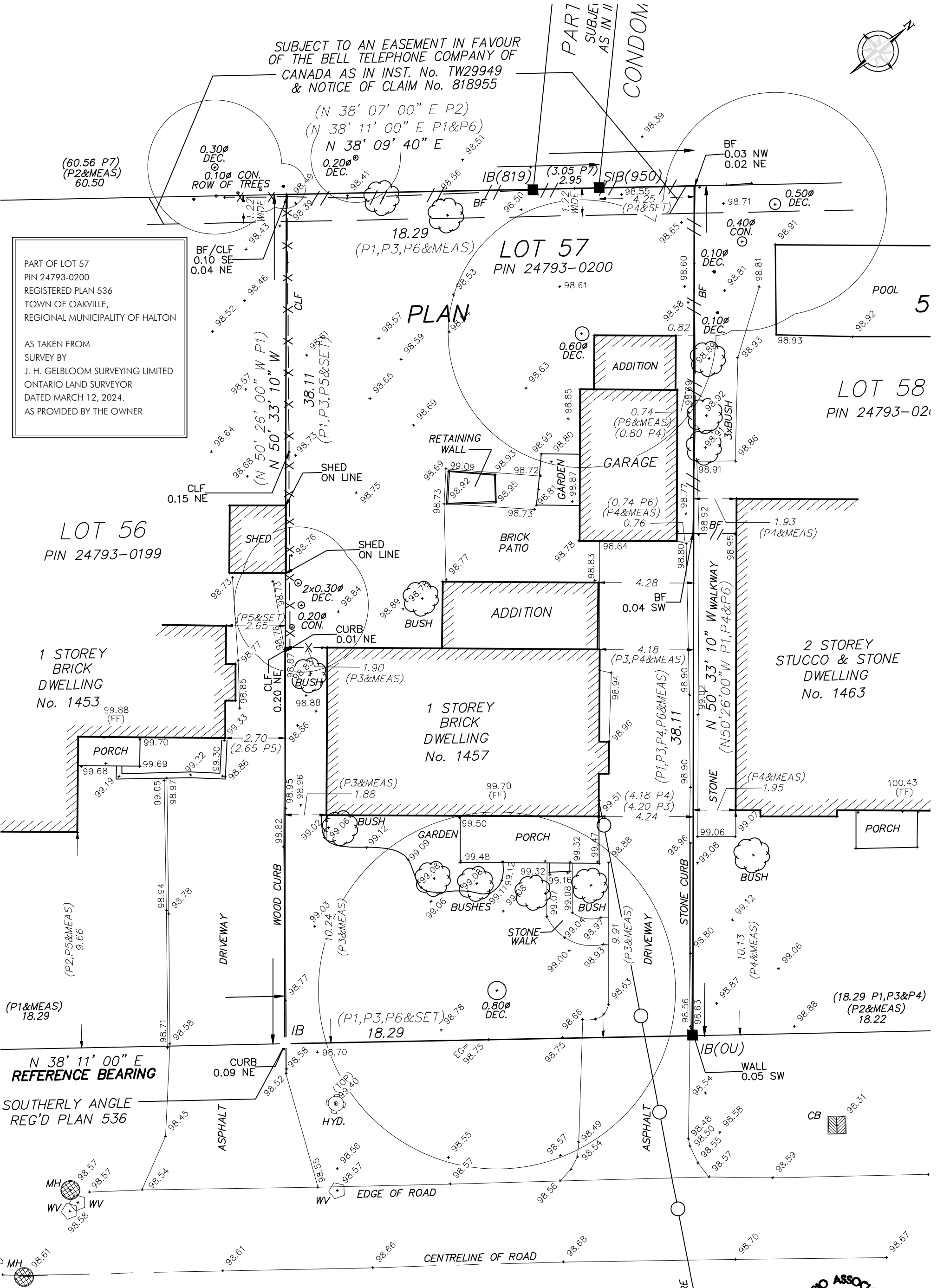


SUBJECT TO AN EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INST. No. TW29949 & NOTICE OF CLAIM No. 818955

(N 38° 07' 00" E P2)  
(N 38° 11' 00" E P1&P6)  
N 38° 09' 40" E

PART OF LOT 57  
PIN 24793-0200  
REGISTERED PLAN 536  
TOWN OF OAKVILLE,  
REGIONAL MUNICIPALITY OF HALTON

AS TAKEN FROM  
SURVEY BY  
J. H. GELBLOOM SURVEYING LIMITED  
ONTARIO LAND SURVEYOR  
DATED MARCH 12, 2024.  
AS PROVIDED BY THE OWNER



LOT 56  
PIN 24793-0199

LOT 57  
PIN 24793-0200

LOT 58  
PIN 24793-0201

1 STOREY  
BRICK  
DWELLING  
No. 1453

1 STOREY  
BRICK  
DWELLING  
No. 1457

2 STOREY  
STUCCO & STONE  
DWELLING  
No. 1463

Proposed New Residence:  
**1457 CONSTANCE DRIVE, Oakville**  
SURVEY at 1:400  
C100 - January 10, 2025.

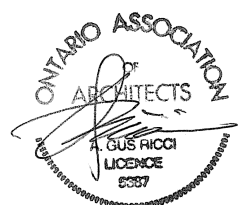


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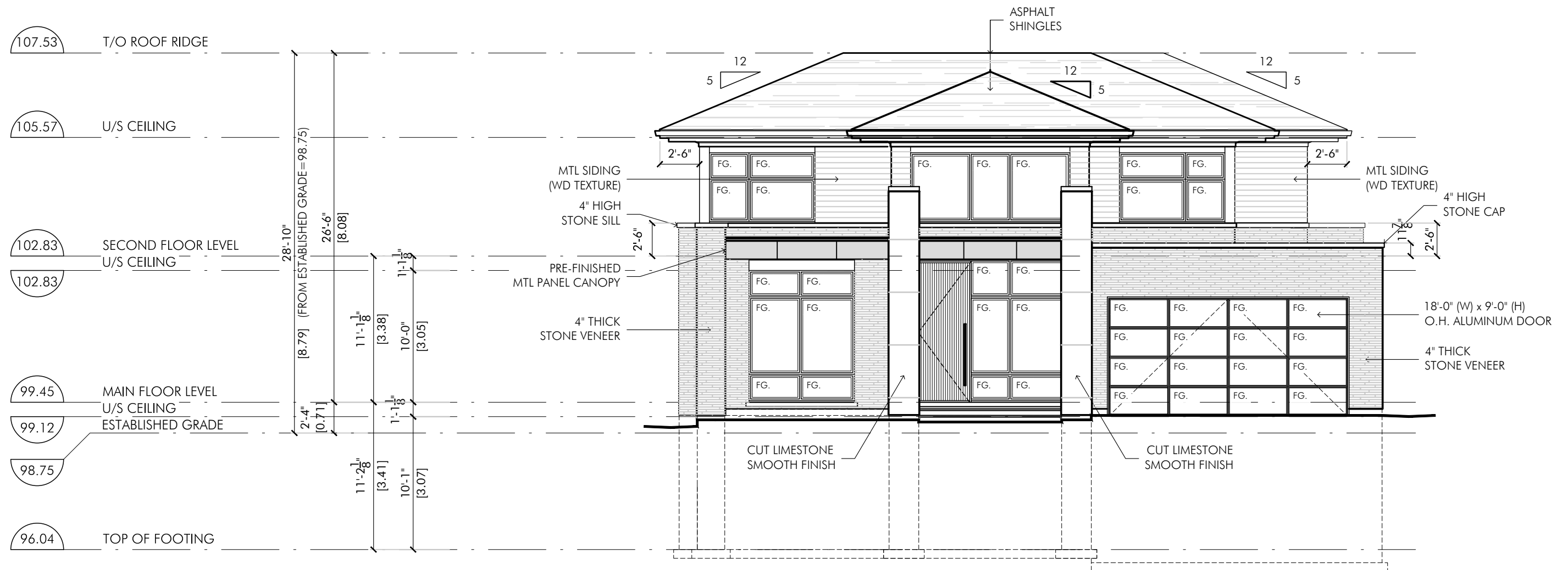
SITE STATISTICS				
LOT DESCRIPTION	LOT 57 PIN 24793-0200 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON			
MUNICIPAL ADDRESS	1457 CONSTANCE DRIVE, OAKVILLE, ONTARIO			
	ZONING REQUIREMENTS	EXISTING	PROPOSED NEW	
ZONING	ZONING BY-LAW 2014-014: RL3-0			
ZONE	RL-3.0			
LOT AREA	MINIMUM = 557.5 m <sup>2</sup> (2)	697.59 m <sup>2</sup>	697.59 m <sup>2</sup>	7,508.8 sq.ft.
LOT FRONTAGE	MINIMUM = 18.0 m (2)	18.29 m	18.29 m	60'-0"
FRONT YARD SETBACK (SOUTH)	MINIMUM = 7.5 m (-0) MINIMUM = 8.91 m (-1m LESS THEN EXISTING BUILDING)	9.91	9.00 m	29'-6 1/2"
SIDE YARD SETBACK (EAST & WEST)	MINIMUM = 2.40 m & 1.2 m (5)	N/A	1.25 m	4'-1"
REAR YARD SETBACK (NORTH)	MINIMUM = 7.5m (6)	N/A	9.06 m	29'-9"
NO. OF STOREYS	N/A (-0), MAXIMUM = 2	N/A	2	
BUILDING HEIGHT OVERALL / RIDGE	MAXIMUM HEIGHT = 12.0 m (-0) MAXIMUM HEIGHT = 9.0 m (29'-6")	N/A	8.79 m	28'-10"
DWELLING DEPTH	MAXIMUM = N/A	N/A	N/A	
RESIDENTIAL FLOOR AREA RATIO	MAXIMUM = 41 % (286.01 m <sup>2</sup> 3,078.61 sq.ft.)	N/A	MAIN FLOOR 178.09 m <sup>2</sup> 1,916.92 sq.ft. 25.53 % SECOND FLOOR 146.81 m <sup>2</sup> 1,580.19 sq.ft. 21.04 % TOTAL 324.90 m <sup>2</sup> 3,497.11 sq.ft. 46.57 %	
LOT COVERAGE	MAXIMUM = 35% (-0) (244.16m <sup>2</sup> 2,628.08 sq.ft.)	N/A	MAIN FLOOR 178.09 m <sup>2</sup> 1,916.92 sq.ft. 25.53 % GARAGE 46.81 m <sup>2</sup> 503.90 sq.ft. 6.71 % FRONT PORCHES 11.58 m <sup>2</sup> 124.67 sq.ft. 1.66 % REAR PORCH 22.23 m <sup>2</sup> 239.24 sq.ft. 3.19 % ROOF OVERHANG 9.36 m <sup>2</sup> 100.75 sq.ft. 1.34 % TOTAL 268.07 2,885.48 sq.ft. 38.43 %	

THERMAL PERFORMANCE DATA			
AS PER O.B.C. SB-12 TABLE 3.1.1.2.A (IP)			
COMPLIANCE PACKAGE 'A1'			
COMPONENT	NOMINAL R VALUE MIN.	U VALUE MAX.	EFFECTIVE R VALUE MIN.
CEILING W/ ATTIC SPACE	60	0.017	59.22
CEILING W/O ATTIC SPACE	31	0.036	27.65
EXPOSED FLOOR	31	0.034	29.80
WALLS ABOVE GRADE	22	0.059	17.03
BASEMENT WALLS	20ci or R12+10ci	0.047	21.12
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	---	---	---
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	10	0.090	---
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	10	---	11.13
WINDOWS AND SLIDING GLASS DOORS	---	0.28	---
SKYLIGHTS	---	0.49	---
SPACE HEATING EQUIPMENT - MIN. AFUE	96%		
HRV - MIN. EFFICIENCY	75%		
DOMESTIC HOT WATER HEATER - MIN. EF	0.8		

Proposed New Residence:  
**1457 CONSTANCE DRIVE, Oakville**  
 SITE STATISTICS at N.T.S.  
 A102 - January, 2025.



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SOUTH ELEVATION

Proposed New Residence:  
**1457 CONSTANCE DRIVE, Oakville**  
 SOUTH ELEVATION at 1/8" = 1'-0"  
 A200 - January 10, 2025.

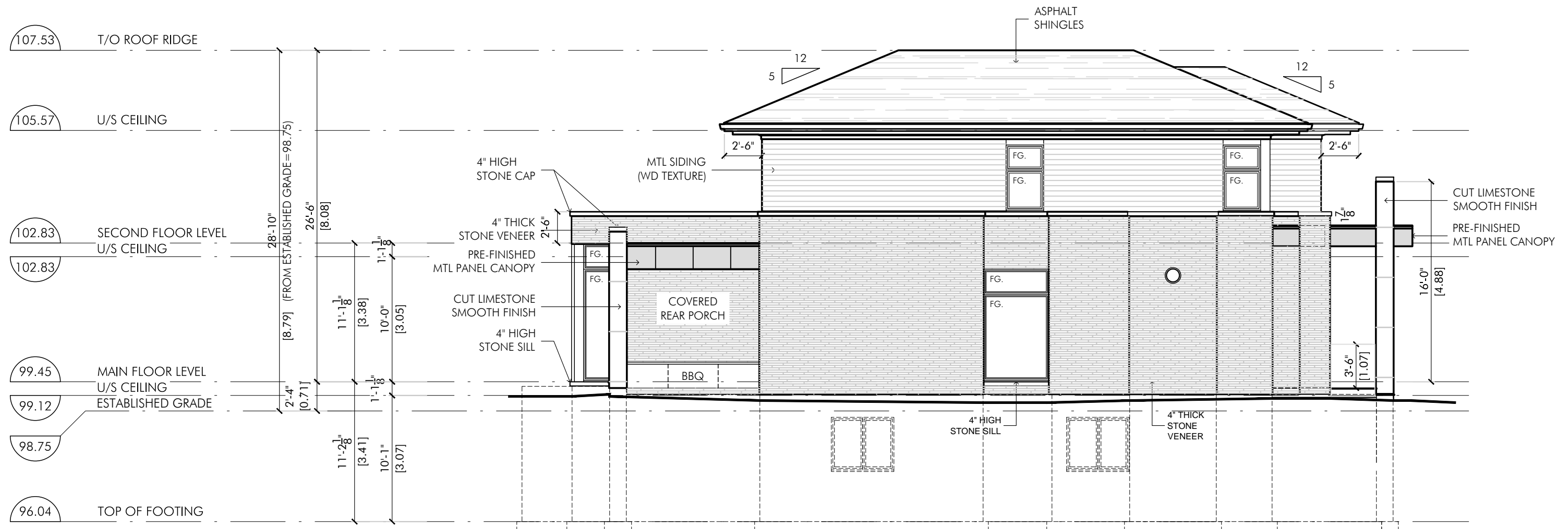


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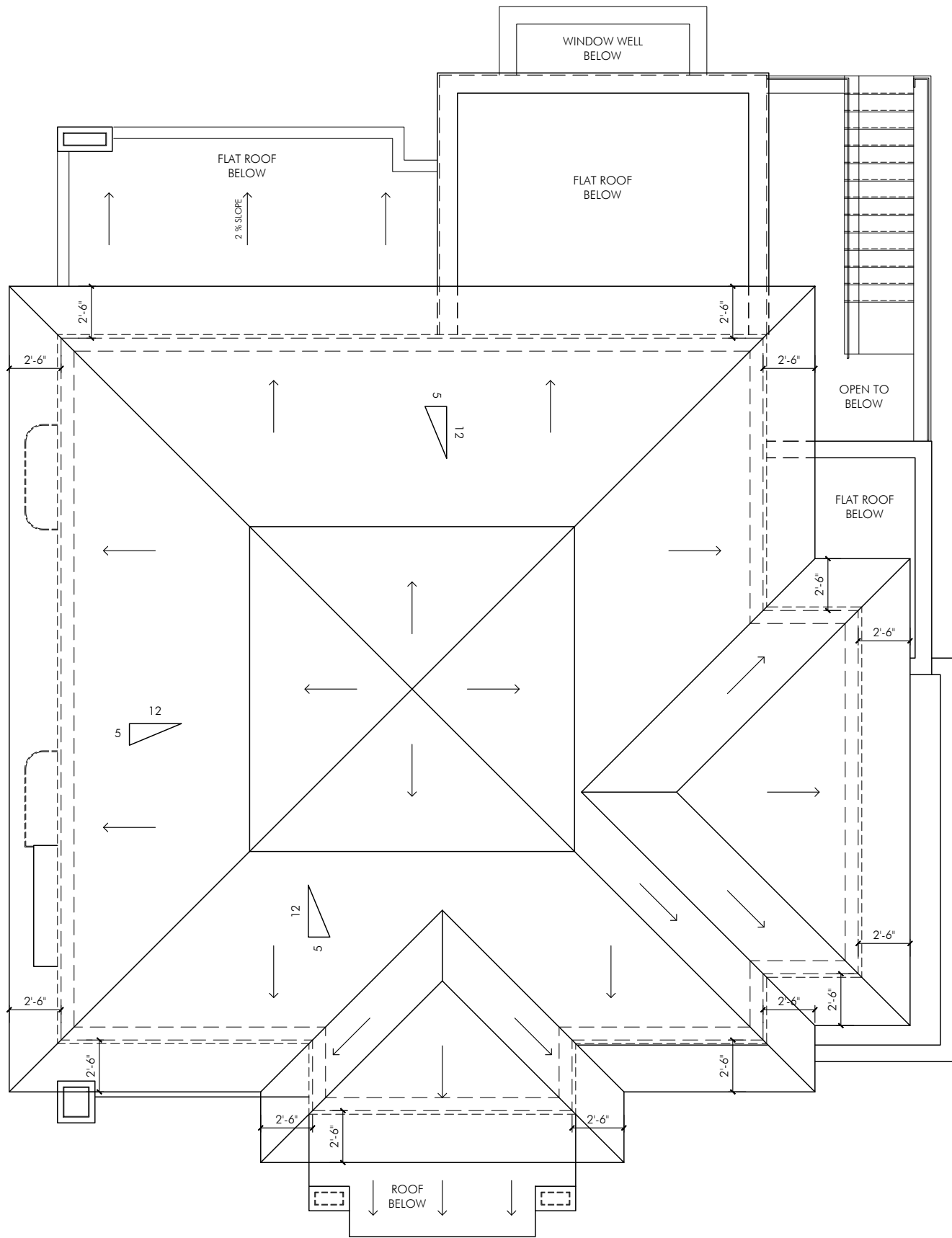


WEST ELEVATION

Proposed New Residence:  
**1457 CONSTANCE DRIVE, Oakville**  
 WEST ELEVATION at 1/8" = 1'-0"  
 A203 - January 10, 2025.



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Proposed New Residence:  
**1457 CONSTANCE DRIVE, Oakville**  
ROOF PLAN at 1/8" = 1'-0"  
A303 - January 10, 2025.



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Proposed New Residence:

1457 CONSTANCE DRIVE, Oakville

View looking North

R100 - January 10, 2025



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Proposed New Residence:

1457 CONSTANCE DRIVE, Oakville

View to North West

R101 - January 10, 2025



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Proposed New Residence:

1457 CONSTANCE DRIVE, Oakville

View to North East

R102 - January 10, 2025



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**RE: Committee of Adjustments application: 1457 Constance Drive, Oakville**

**Applicable Zoning: BY-LAW 2014-014 - RL3-0**

**January 10, 2025**

**LIST OF VARIANCES:**

- 1) To permit Lot Coverage of 38.43% whereas the zoning by-law allows 35.0%.
- 2) To permit Residential Floor Area of 46.57% whereas the zoning by-law allows 41.0 %.

End of List of Variances