

OAKVILLE ZONING CHECK REVIEW					
Zoning	Existing		Proposed		By-Law 2014-014
	Area	Height	Area	Height	Area
Lot Area	553.83 m ²	5 961.43 ft ²	553.83 m ²	5 961.43 ft ²	464.50 m ²
Lot Frontage	18.30 m		18.30 m		15.00 m
Lot Coverage					
Dwelling	87.85 m ²	946 ft ²	146.76 m ²	1580 ft ²	
Covered Porches	20.31 m ²	219 ft ²	35.26 m ²	380 ft ²	
Accessory Structure	6.73 m ²	72 ft ²	6.73 m ²	72 ft ²	1.21% 5% (max)
Total	114.89 m²	1237 ft²	188.76 m²	2032 ft²	34.08% 35% (max)
Residential Floor Area					
Ground Floor	87.85 m ²	946 ft ²	117.09 m ²	1260 ft ²	
Second Floor	83.13 m ²	895 ft ²	135.23 m ²	1456 ft ²	
Total	170.97 m²	1840 ft²	252.32 m²	2716 ft²	45.56% 43% (max)
Building Height					
Dwelling Height	8.53 m	27.99 ft	8.53 m	27.99 ft	9m (max)
Max number of storeys	2		2		2
Max dwelling depth	n/a		n/a		n/a
Setbacks (Dwelling)					
Front Yard	4.05 m	13.29 ft	4.05 m	13.29 ft	3.05 m (min)
Rear Yard	12.60 m	41.34 ft	8.07 m	26.48 ft	7.5 m (min)
Interior Side Yard (W)	5.03 m	16.50 ft	1.29 m	4.23 ft	1.2 m (min)
Interior Side Yard (E)	4.31 m	14.14 ft	3.92 m	12.86 ft	1.2 m (min)
Driveway Width					
Max Width	3.76 m		4.01 m		9.15m

*Shaded line requires Minor Variance

WILLMOTT & STRICKLAND
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Notes
All work shall conform to the Ontario Building Code, latest edition, and all other regulations of authorities having jurisdiction. All work shall be carried out in accordance with best trade practice by trades skilled in the type of work being performed. No work shall proceed prior to the issuance of a building permit.

These drawings shall be read in conjunction with specifications, schedules, details and other instructions prepared by the Architect, Structural Consultant, Mechanical Consultant and other consultants who have provided service for this project.

All dimensions and information shown on these drawings must be checked and verified on site by the Contractor and any discrepancies shall be reported to the Architect prior to construction and fabrication of its components.

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Revisions	Date
R1: Issued for Structural design	2022-01-31
R2: Issued for building Permit	2022-09-23
R3: Revised design	2025-02-03
R4: Issue for Minor Variance	2025-03-14
R5: Revise First floor areas	2025-03-25

Project
Residence

Address
414 Reynolds St
Oakville, ON

Project no
25.11

Drawn By
CS

Checked By
CE

Date
14 March 2025

Scale
1:100

A1.0
Site Plan



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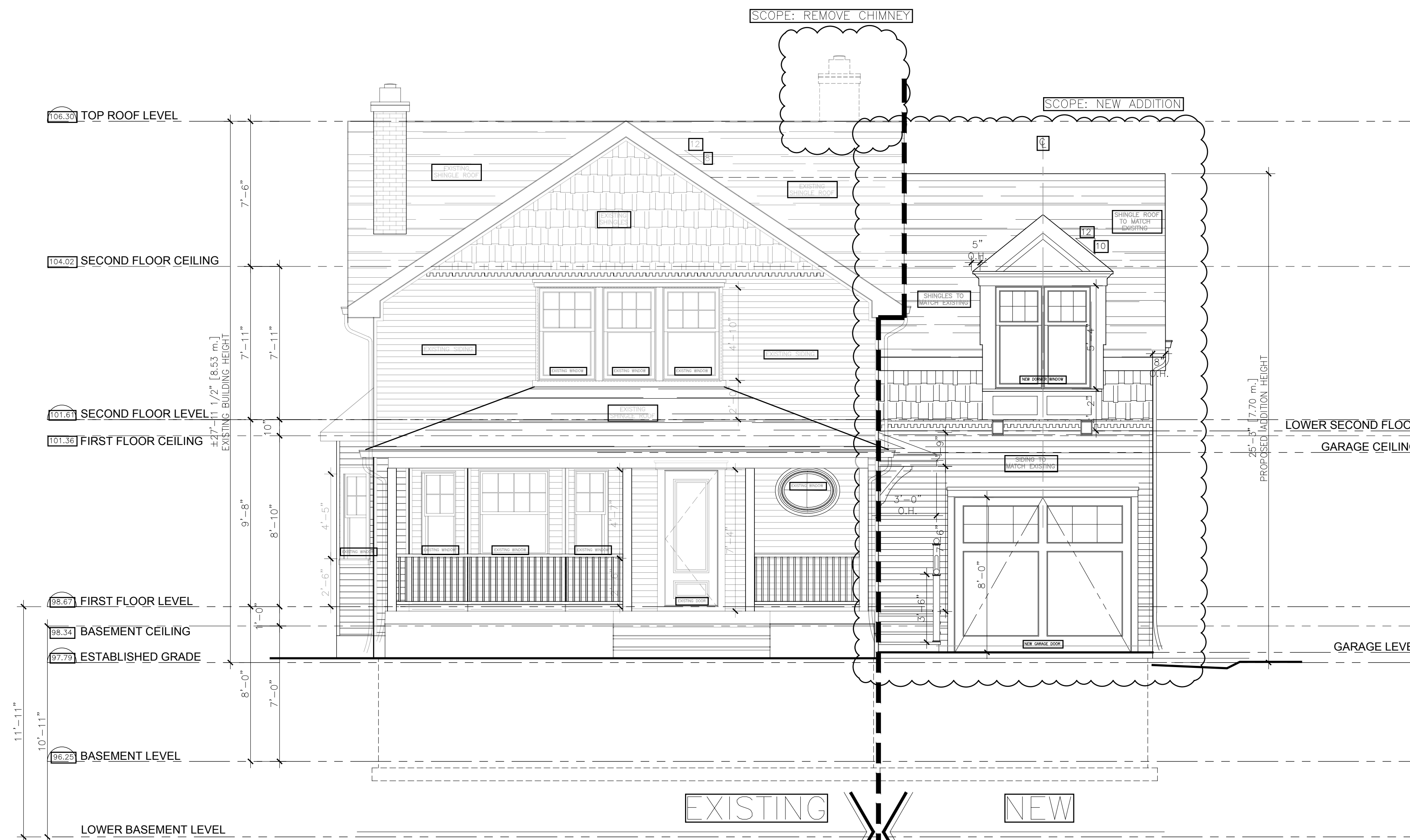
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14 March 2025

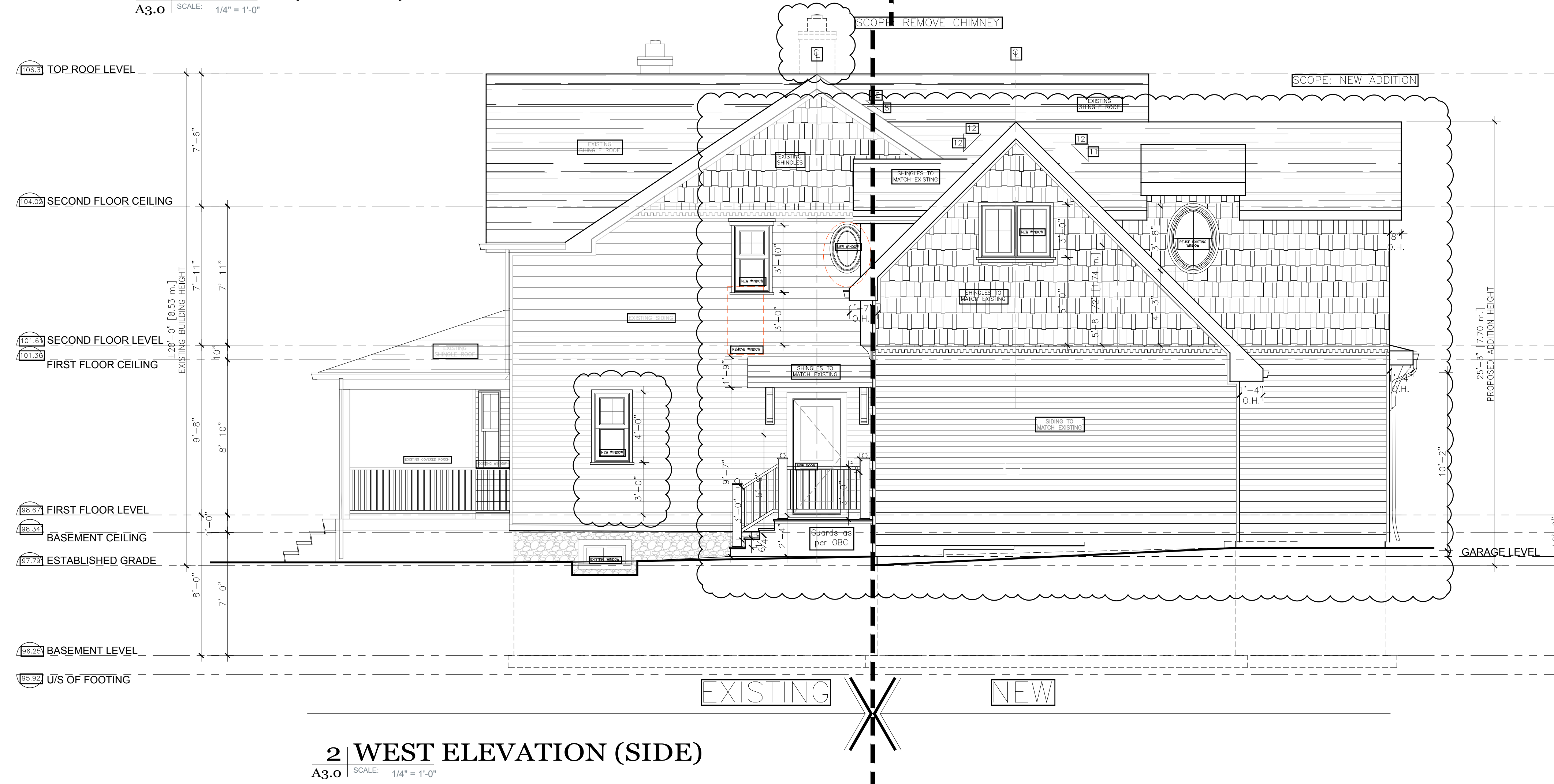
Scale
1/4"=1'-0"

A3.0
North & West
Elevations



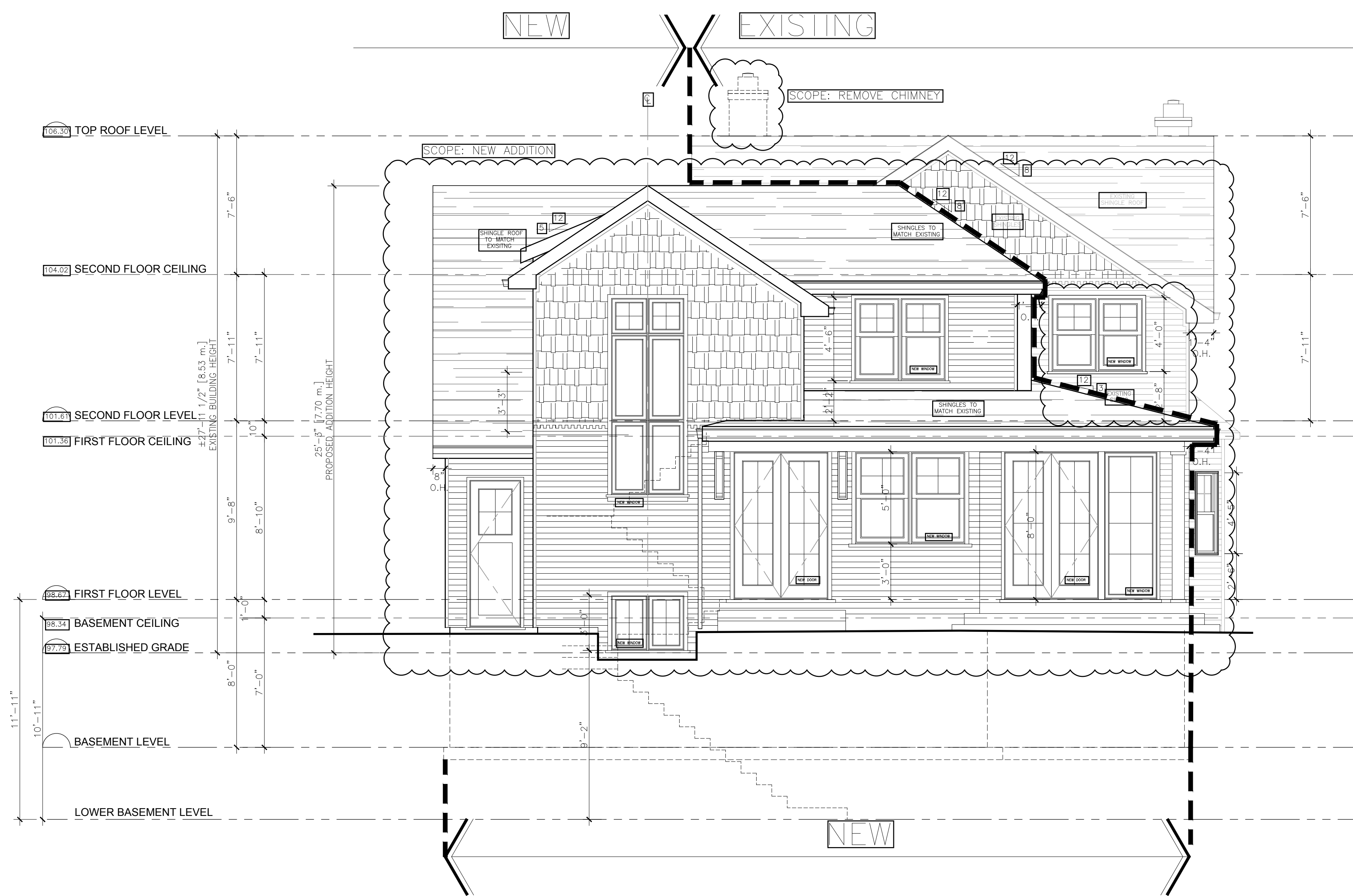
1 NORTH (FRONT) ELEVATION

A3.0 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION (SIDE)

A3.0 SCALE: 1/4" = 1'-0"



3 SOUTH (REAR) ELEVATION

A3.1 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION (SIDE)

A3.1 SCALE: 1/4" = 1'-0"



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A3.1
South & East
Elevations