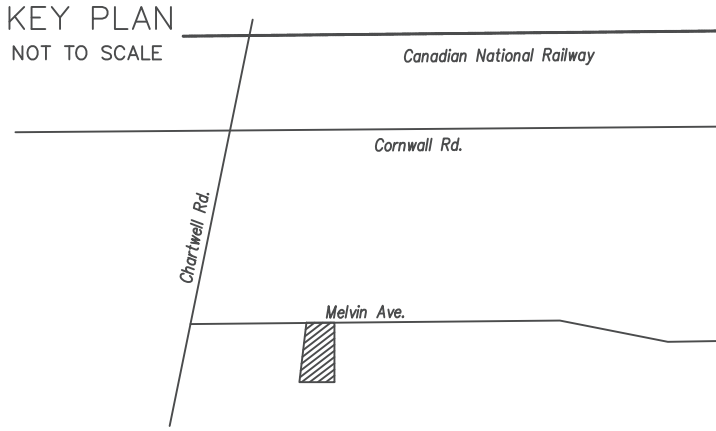
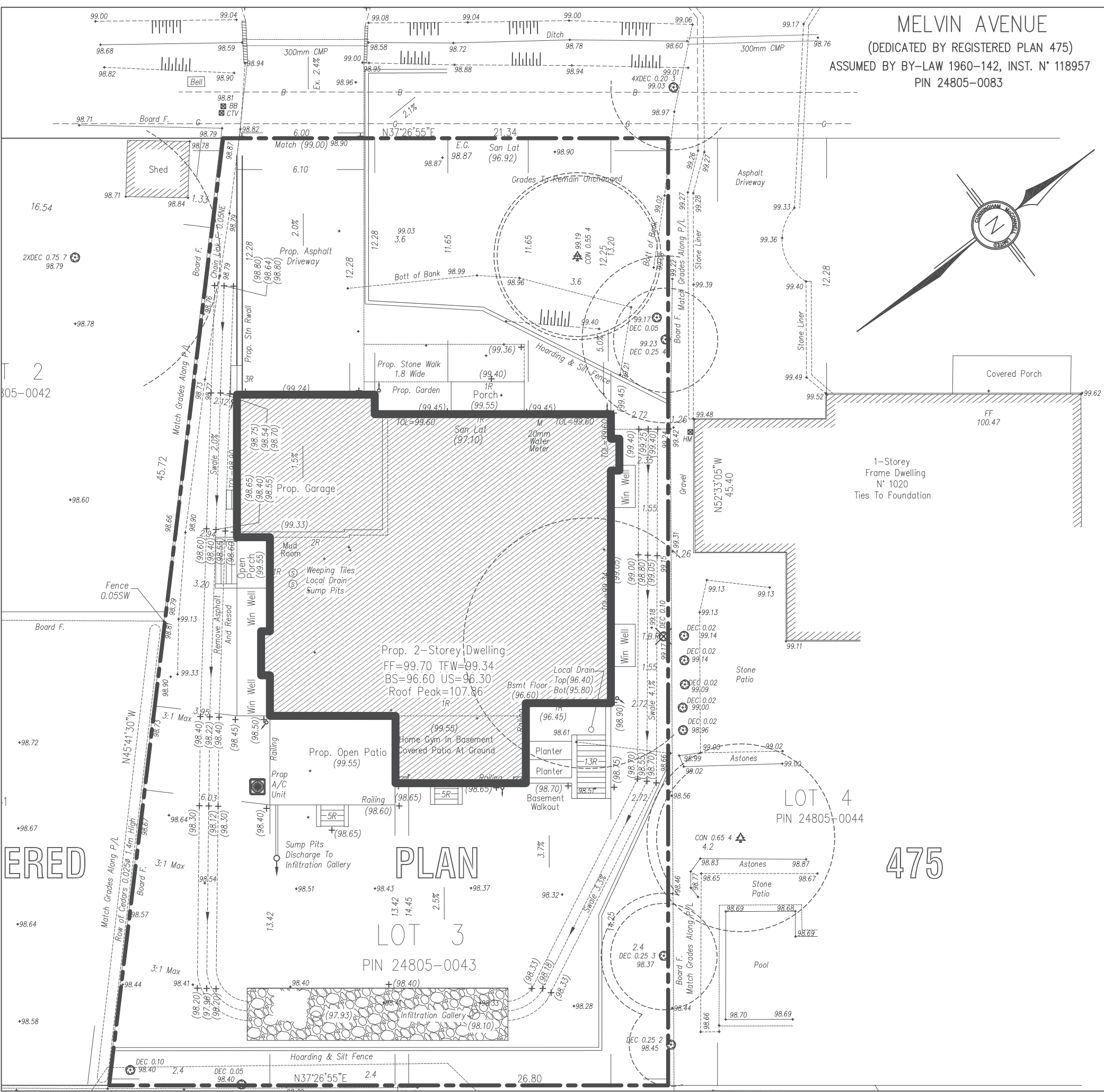




LOT 3
REGISTERED PLAN 475
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SITE STATISTICS – ZONE RL2-0

1. LOT AREA = 1,092.70 m² (836.0 m² Minimum).
2. LOT FRONTAGE = 22.23m (22.5m Minimum).
3. AREAS FOR COVERAGE =277.79m² (2990.17 sq.ft)
(A) MAIN DWELLING (Includes Garage) =248.64m² (2676.37 sq.ft)
(B) FRONT PORCH =5.34m² (57.5 sq.ft)
(C) REAR PORCH =18.60m² (200.28 sq.ft)
(D) ADDED PORCH AREA =5.22m² (56.25sq.ft)
4. LOT COVERAGE = 25.42% (25.0% Maximum(273.17m²)(2,940.43sq.ft).
5. ESTABLISHED GRADE =98.87m
6. BUILDING HEIGHTS:
– ROOF RIDGE = 8.99m (9.00m Maximum);
7. SETBACKS:
– FRONT = 11.65m (between 11.25m & 16.75m);
– REAR = 14.45m (to porch) (7.50m Minimum);
– SIDES: 2.12m AND 2.72m (1.2m Min. & 2.4m);
8. FLOOR AREA =403.18m² (4339.82 sq.ft).
9. FA/LOT RATIO = 36.89% (37% Maximum (404.29m²)(4,351.83sq.ft)

ZONING DATA:

- LOT AREA = 1,092.7 m²;
- LOT FRONTAGE = 22.23m;
- FRONTYARD SETBACK = Between 11.25m AND 16.75m.
- ESTABLISHED GRADE = 98.87m;

VARIANCE REQUEST:

- PERMITTED COVERAGE = 25.0%=273.17 m²;
- PROPOSED COVERAGE = 25.42%=277.79 m²;
- DIFFERENCE = 0.42% = 4.62 m²;

PROPOSED SITE PLAN

1/16"=1'-0" (1:200)

1
A100

JRCP
DESIGNS INC.
ARCHITECTURAL DESIGN CONSULTANT
BLOOR STREET, MISSISSAUGA, ONTARIO
(416) 655-0245
email: jrcpdesigns@yahoo.ca

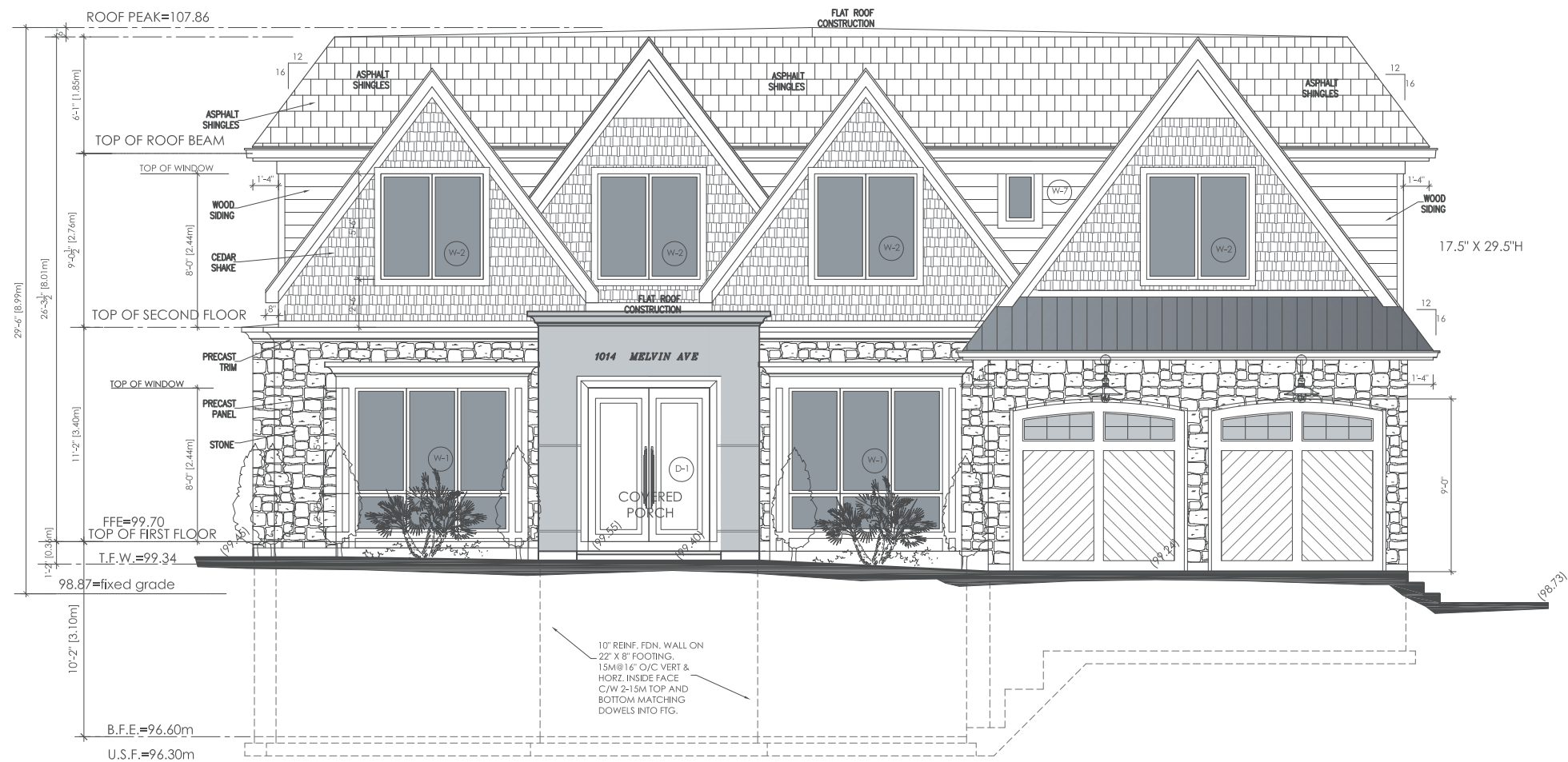
ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE
01	FOR REVIEW	JUL 07 2025

SEAL
APPROVED BUILDING PERMIT
#24-210532 000 00 RN
FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:
FOR COA

PROJECT NAME AND ADDRESS:
PROPOSED RESIDENCE AT
1014 MELVIN AVE,
OAKVILLE

DRAWINGS TITLE		SHEET NO. A100
SITE PLAN		
DATE	JULY 07 2025	
SCALE	NOTED	



NO CHANGES PROPOSED
AS PER APPROVED BUILDING
PERMIT
#24-210532 000 00 RN

NORTH ELEVATION (FRONT)

1/8"=1'-0" (1:100)

1
A200

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE
01	FOR REVIEW	JUL 07 2025

SEAL

**APPROVED BUILDING
PERMIT
#24-210532 000 00 RN**

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:
FOR COA

PROJECT NAME AND ADDRESS:
**PROPOSED
RESIDENCE AT
1014 MELVIN AVE,
OAKVILLE**

DRAWINGS TITLE		SHEET NO. A200
ELEVATION		
DATE	JULY 07 2025	
SCALE	NOTED	

SEAL

**APPROVED BUILDING
PERMIT**

#24-210532 000 00 RN

FOR ARCHITECTURAL & STRUCTURAL

PROJECT NAME AND ADDRESS:

**PROPOSED
RESIDENCE AT
1014 MELVIN AVE.,
OAKVILLE**


$$1/8'' = 1' - 0'' \quad (1:100)$$

SEAL

**APPROVED BUILDING
PERMIT**

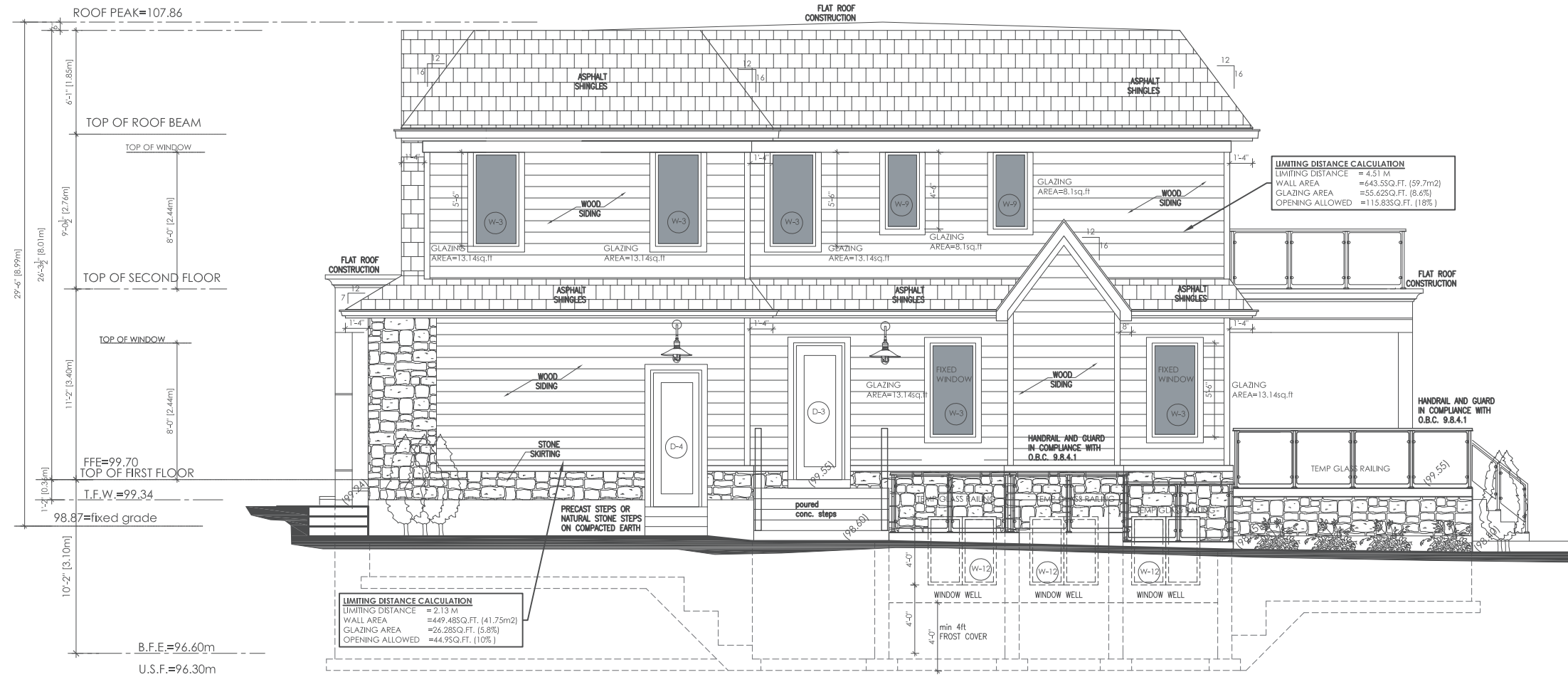
#24-210532 000 00 RN

FOR ARCHITECTURAL & STRUCTURAL

PROJECT NAME AND ADDRESS:

**PROPOSED
RESIDENCE AT
1014 MELVIN AVE,
OAKVILLE**

DRAWINGS TITLE ELEVATION		SHEET NO. A203
DATE JULY 07 2025		
SCALE NOTED		



WEST ELEVATION

1
A203