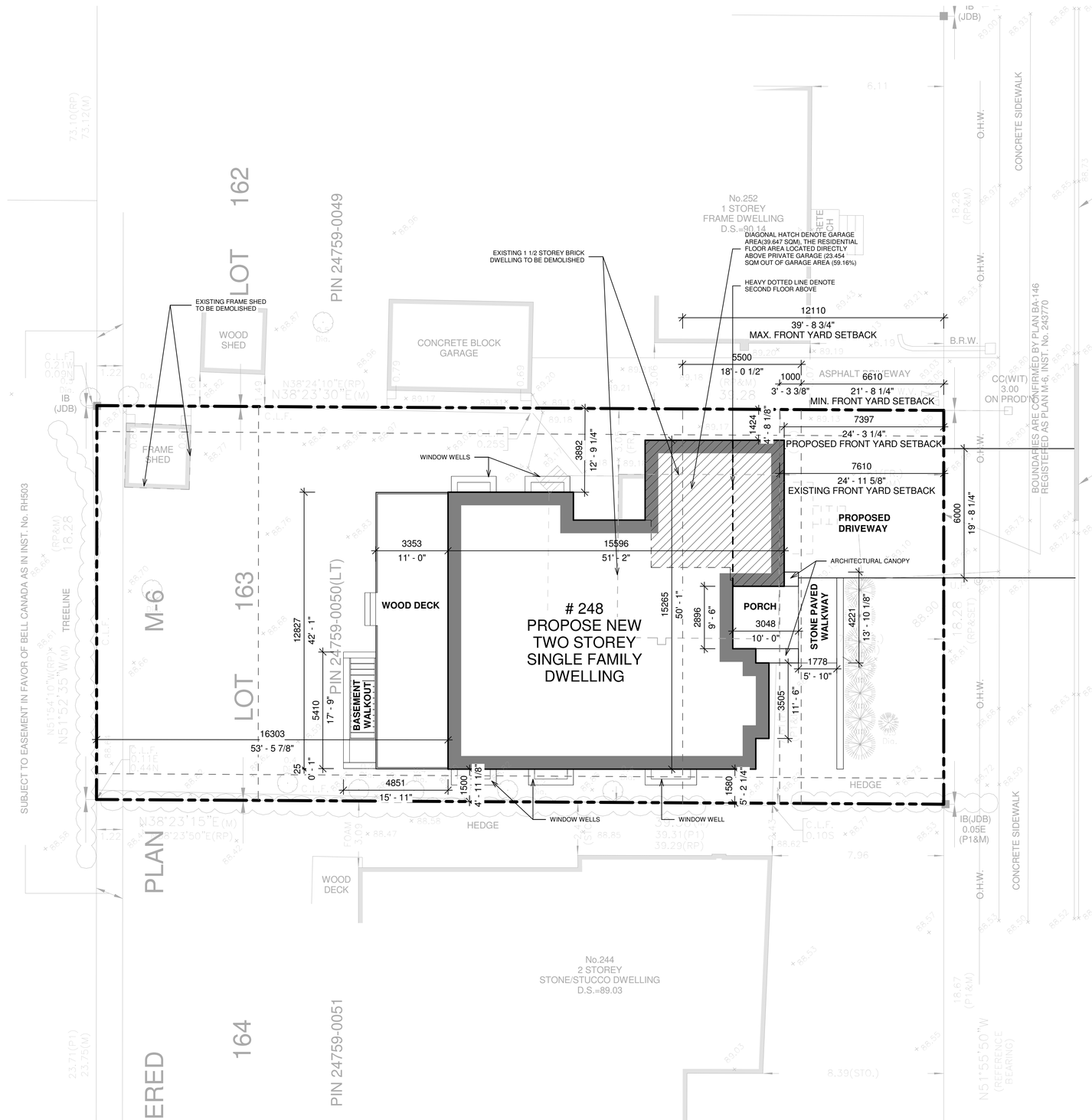

1 A1.1 SITE PLAN
SCALE: 1 : 100

SITE STATISTICS		By-Law No. 2014-014	
ZONING		Zone Label RL3-0	
LOT AREA	PERMITTED	557.50m² MIN.	
	EXISTING	718.088m²	
LOT WIDTH & FRONTAGE	PERMITTED	18.00m MIN.	
	EXISTING	18.276m	
LOT COVERAGE	PERMITTED	35.0% MAX. (251.331m²)	
	PROPOSED	29.26% (210.114m²) BUILDING: 199.541m² COVERED PORCH: 10.573m²	
RESIDENTIAL FLOOR AREA		TOTAL: 314.406m² (3384.24sf) BASEMENT: 159.276m² (EXCLUDED AREA) GROUND FLOOR: 159.894m² GARAGE: 39.647m² (EXCLUDED AREA) VOID AREA: 13.389m² (EXCLUDED AREA) SECOND FLOOR: 154.712m²	
RFA RATIO	PERMITTED	41.0% MAX. (294.416m²)	
	PROPOSED	43.78% (314.406m² OUT OF 718.088m²)	✓
MAX. BUILDING HEIGHT	PERMITTED	9.0m MAX.	
	PROPOSED	9.0m	
SETBACKS: FRONT (NORTHEAST)	PERMITTED	6.61m MIN. (EXISTING FRONT YARD LESS 1.0m) 12.11m MAX. (5.5M GREATER THAN THE MIN. FRONT YARD)	
	PROPOSED	7.397m	
SETBACKS: SIDE (NORTHWEST)	PERMITTED	1.2m MIN.	
	PROPOSED	1.424m	
SETBACKS: SIDE (SOUTHEAST)	PERMITTED	1.2m MIN.	
	PROPOSED	1.5m	
SETBACKS: REAR (SOUTHWEST)	PERMITTED	7.5m MIN.	
	PROPOSED	16.303m	
TOTAL FLOOR AREA OF A PRIVATE GARAGE	PERMITTED	45m² MAX.	
	PROPOSED	39.647m²	

NOTES:

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7. DO NOT SCALE DRAWINGS.

REVISION RECORD

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE APPLICATION	06/02/2025

ISSUE RECORD

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for

25015 As indicated
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SITE PLAN

A1.1

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248 JENNINGS CRES

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COVER PAGE

A0.1

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1 / A3.1 FRONT ELEVATION
SCALE: 1 : 50

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FRONT ELEVATION

A3.1

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1 / A3.2 SIDE ELEVATION 1
SCALE: 1 : 50

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SIDE ELEVATION

A3.2

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1 / A3.3 SIDE ELEVATION 2
SCALE: 1 : 50

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SIDE ELEVATION

A3.3

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1 / A3.4 REAR ELEVATION
SCALE: 1 : 50

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REAR ELEVATION

A3.4

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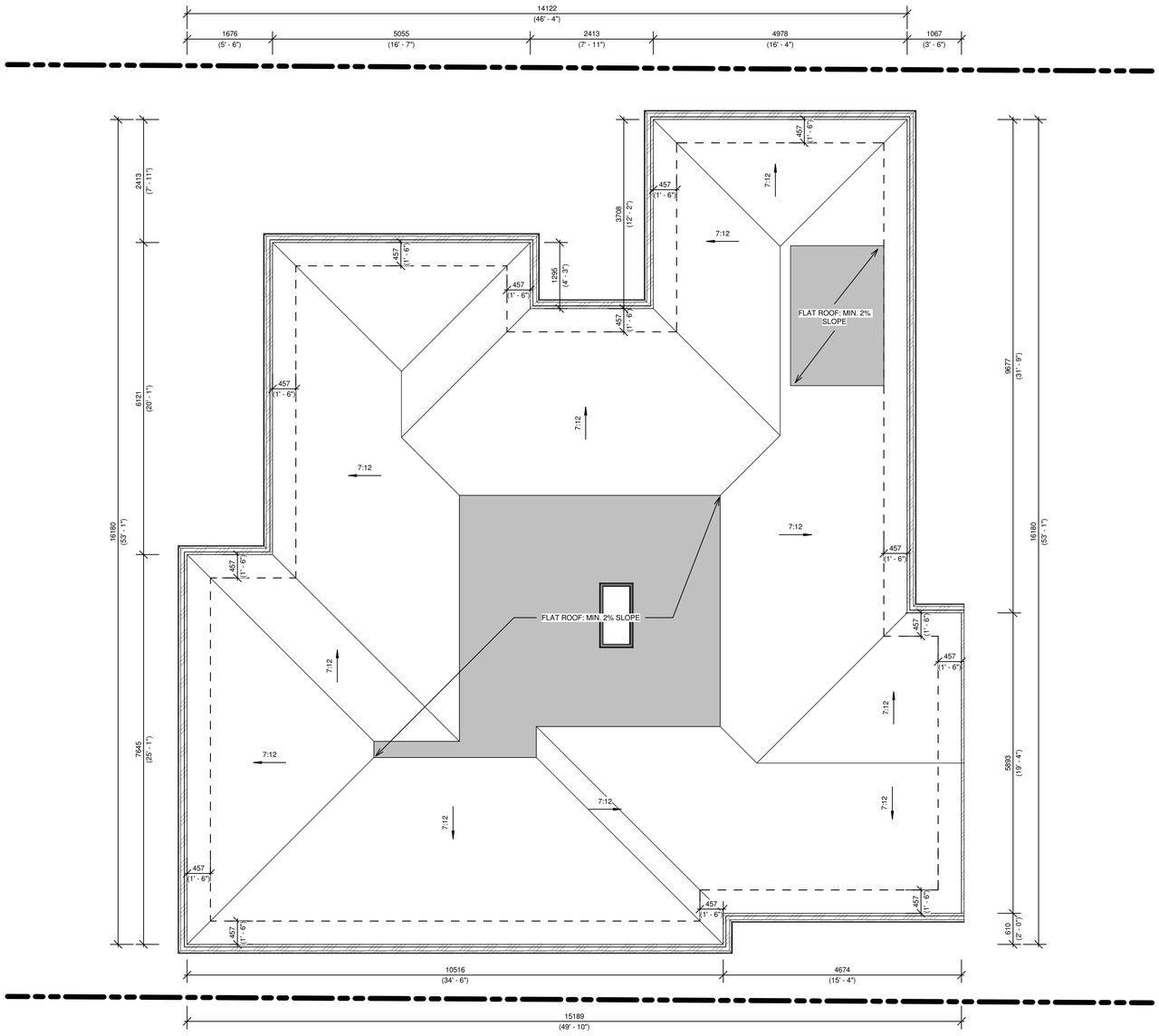

1 / A2.4 ROOF PLAN
SCALE: 1 : 50

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ROOF PLAN

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