



SITE CONTEXT
1:10

SITE STATISTICS

ADDRESS: 1258 REBECCA STREET, OAKVILLE ONTARIO, CANADA
 ZONING: RL7, AS PER BYLAW 2014-014, AS AMENDED BY #2023-009, SECTION 15.420.1
 LOT AREA: 4407.6m²
 GROUND FLOOR AREA:
 TYPE A 115.0m² x 5 - 575.0m²
 TYPE B 112.0m² x 2 - 224.0m²
 TOTAL - 799.0m²
 LOT FRONTAGE MINIMUM: 14m (PROVIDED)
 REAR YARD MINIMUM: 3m (PROVIDED)
 NUMBER OF DWELLINGS: 14 (PROVIDED)
 BUILDING SPARATION: 2m (PROVIDED)
 BUILDING HEIGHT: 12m MAXIMUM (6.73m PROPOSED)
 UNCOVERED PLATFORM / BALCONY ENCROACHMENT: 0m (PROVIDED)
 PARKING SPACES MINIMUM: 1 ACCESSIBLE PER SEMI-DETACHED DWELLING (PROVIDED)
 ADDITIONAL: 2 ACCESSIBLE VISITOR PARKING (PROVIDED)

SITE LEGEND

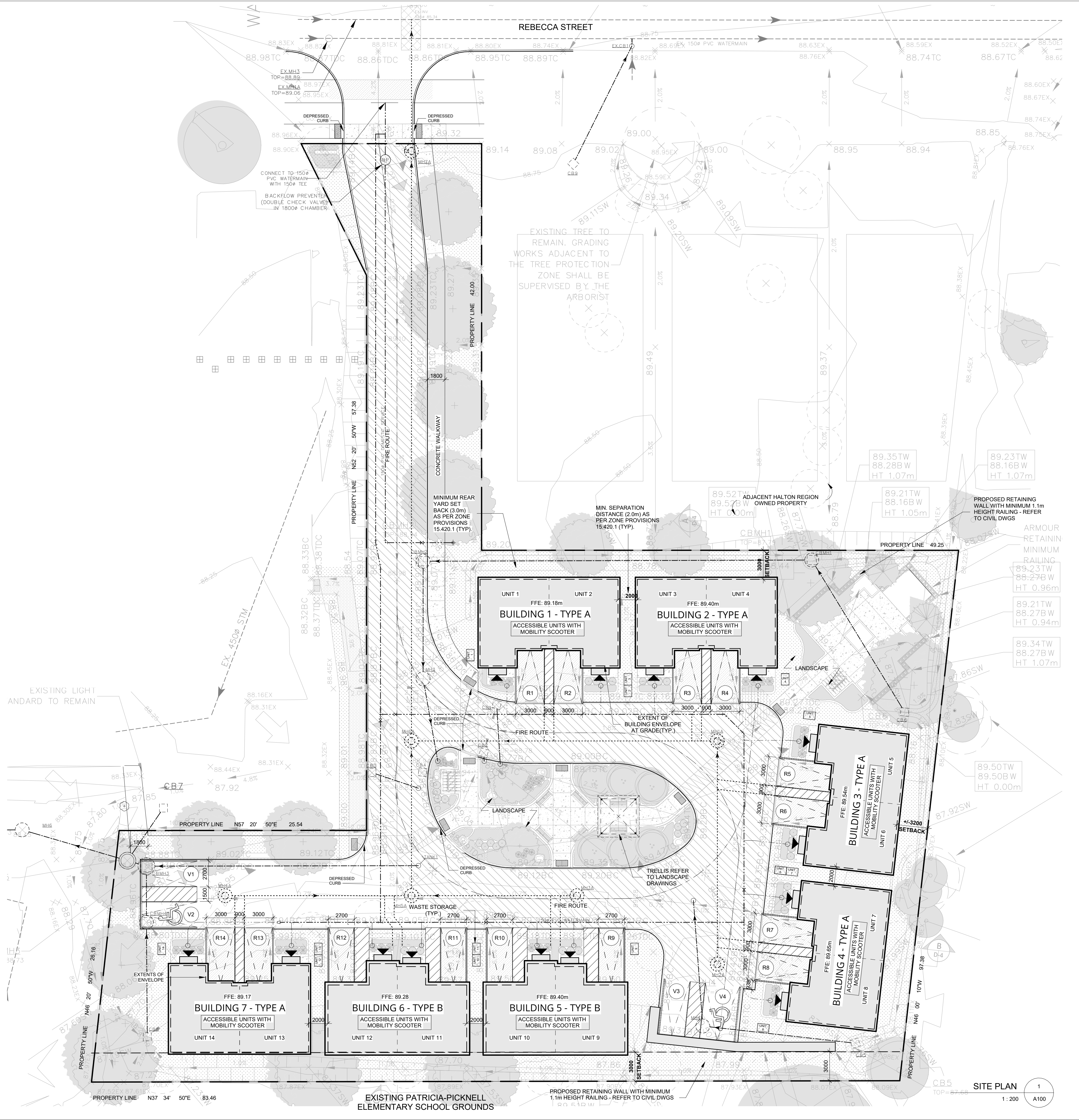
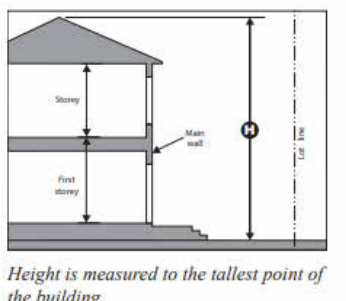
- PROPERTY LINE
- FIRE ROUTE CENTERLINE
- PROPOSED WATERMAIN
- PROPOSED STORM WATER
- PROPOSED SANITARY
- RESIDENTIAL ENTRANCE
- FIRE ACCESS ROUTE
- F.F.E. FINISHED FLOOR ELEVATION
- ACCESSIBLE PARKING TYPE A
- ACCESSIBLE PARKING TYPE B
- FIRE HYDRANT
- SIAMESE CONNECTION

Table 6.3.2: Regulations in the Residential Low (RL7) Zone

	Detached dwellings	Semi-detached dwellings
Minimum lot area	557.5 m ²	343.0 m ²
Minimum lot frontage	18.5 m	21.0 m
Minimum front yard (2015-010)	4	4
Minimum front yard (2015-010)	7.5 m (-4)	7.5 m
Minimum flankage yard	3.5 m	3.5 m
Minimum interior side yard	1.8 m and 1.2 m (1)	3.0 m (2)
Minimum rear yard	7.5 m (3)	7.5 m
Maximum number of storeys	n/a (-4)	n/a
Maximum height	12.0 m (-4)	12.0 m
Maximum Residential Floor Area Ratio (2015-010)	n/a (-4)	n/a
Maximum lot coverage for the dwelling	35% (-4)	35%

Additional Regulations for Zone Regulations Table 6.3.2

- Where lands are shown on the Part 19 Maps of this By-law to be in the 4 South Zone, the regulations of Section 6.4 shall apply.
- The minimum interior side yard shall be reduced to 1.2 metres on both sides where an attached private garage meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- The minimum interior side yard shall be reduced to 1.8 metres where an attached private garage meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- The minimum rear yard shall be reduced to 3.5 metres on a corner lot where an interior side yard of 3.0 metres is provided.



OWNER:

TRUE NORTH CONSTRUCTION NORTH

KEY PLAN

REVISIONS:

No.	DESCRIPTION	DATE
8	REISSUED FOR PERMIT	24-09-19
7	REISSUED FOR REVIEW	24-08-23
6	ISSUED FOR PERMIT	24-05-29
5	30% DESIGN SUBMISSION	24-05-28
4	FOR REVIEW	24-05-17
3	ISSUED FOR TENDER	24-04-25
2	50% DESIGN SUBMISSION	24-03-25
1	30% DESIGN SUBMISSION	24-02-12

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT / ENGINEER BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS MUST BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS. DO NOT SCALE THE DRAWINGS.

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PROJECT: 1258 Rebecca St.
 1258 Rebecca St.
 Oakville, Ontario

DRAWING TITLE: SITE PLAN

DRAWN BY: Author DATE: 02/26/19
 CHECKED BY: Checker SCALE:

PROJECT NO: 23073
 DRAWING NO: A100