

ZONING SCHEDULE FOR 3308 LAKESHORE		
ZONING DESIGNATION: RL2-0		
SITE DATA		
ZONING REGULATION	REQUIRED	PROPOSED
MAX. FLOOR AREA RATIO	29%	21.40%
MAX. LOT COVERAGE	25% INCLUDING GARAGE	12.05%
MIN. FRONT YARD SETBACK	1 m LESS THAN EXISTING (20.92 - 1.0) = 19.92 m	20.87 m
MAX. FRONT YARD SETBACK	MIN. PLUS 5.5 m (25.42 m)	23.76 m
MAIN WALL PROPORTIONALITY	50% OF ALL MAIN WALL IN FRONT	65.56%
BALCONY AND DECK PROJECTION	0	0 m
DWELLING HEIGHT	2 STOREYS AND 9.0 m	9.23 m
ACCESSORY BUILDING COVERAGE	INCLUDED IN 25%	N/A
MAX. HEIGHT FOR ACC. BLDG.	4 m	N/A
SET BACK FOR ACC. BLDG.	2.4 m	N/A
MIN. LOT AREA	836 m ²	4206.82 m ²
SIDE (SOUTH) YARD SETBACK	2.4 m	4.88 m
SIDE (NORTH) YARD SETBACK	2.4 m	5.25 m
REAR YARD SETBACK	7.5 m	44.21 m
MIN. SETBACK FROM STABLE TOP OF BANK OF LAKE ONTARIO	15 m	31.34 m
MAX. DWELLING DEPTH	N/A	N/A
PARKING	2 (1 UNDER COVER)	3
STALL SIZE IN A GARAGE	5.7 x 5.8 m FOR DOUBLE	6.18 x 9.35 m
MIN. WIDTH OF DRIVEWAY	2.4 m	3.8 m
MAX. WIDTH OF DRIVEWAY	9 m	10.31 m
LOCATION OF DRIVEWAY	2.4 m	4.79 m
MAX. PROJECTION BEYOND FACE OF DWELLING	1.5 m	N/A
MAX. DRIVEWAY COVERAGE IN FRONT YARD	50% OF FRONT YARD	33.18%

CALCULATIONS & ADDITIONAL INFORMATION		
ITEM	REQUIRED	PROPOSED
ESTABLISHED GRADE		80.96 m ²
BASEMENT FLOOR AREA		439 m ²
WALKOUT		59.22 m ²
1ST FLOOR AREA, EXCLUDING GARAGE & COVERED PORCH*		397.36 m ²
GARAGE		64.28 m ²
COVERED PORCH		45.55 m ²
2ND FLOOR AREA, EXCLUDING OPEN TO BELOW*		354.14 m ²
OPEN TO BELOW		84.73 m ²
GROSS FLOOR AREA (TOTAL OF AREA WITH "" SUFFIX)		751.50 m ²
FLOOR AREA RATIO (GFA/LOT AREA) 751.50m ² /4206.82m ²	29%	17.86%
LOT COVERAGE (1ST FLOOR AREA + PARKING SPACE + COVERED PORCH) / LOT AREA) 507.19m ² /4206.82m ²	25%	12.05%
MAIN WALL PROPORTIONALITY MAIN WALL LENGTH = 34.35m	50%	65.56%
	17.175m	22.52m

FRONT YARD LANDSCAPING CALCULATION		
FRONT YARD AREA		1239.87m ²
DRIVEWAY / ASPHALT	50%	33.18%
		411.38m ²
SOFTSCAPE		797.13m ²
HARDSCAPE		31.50m ²

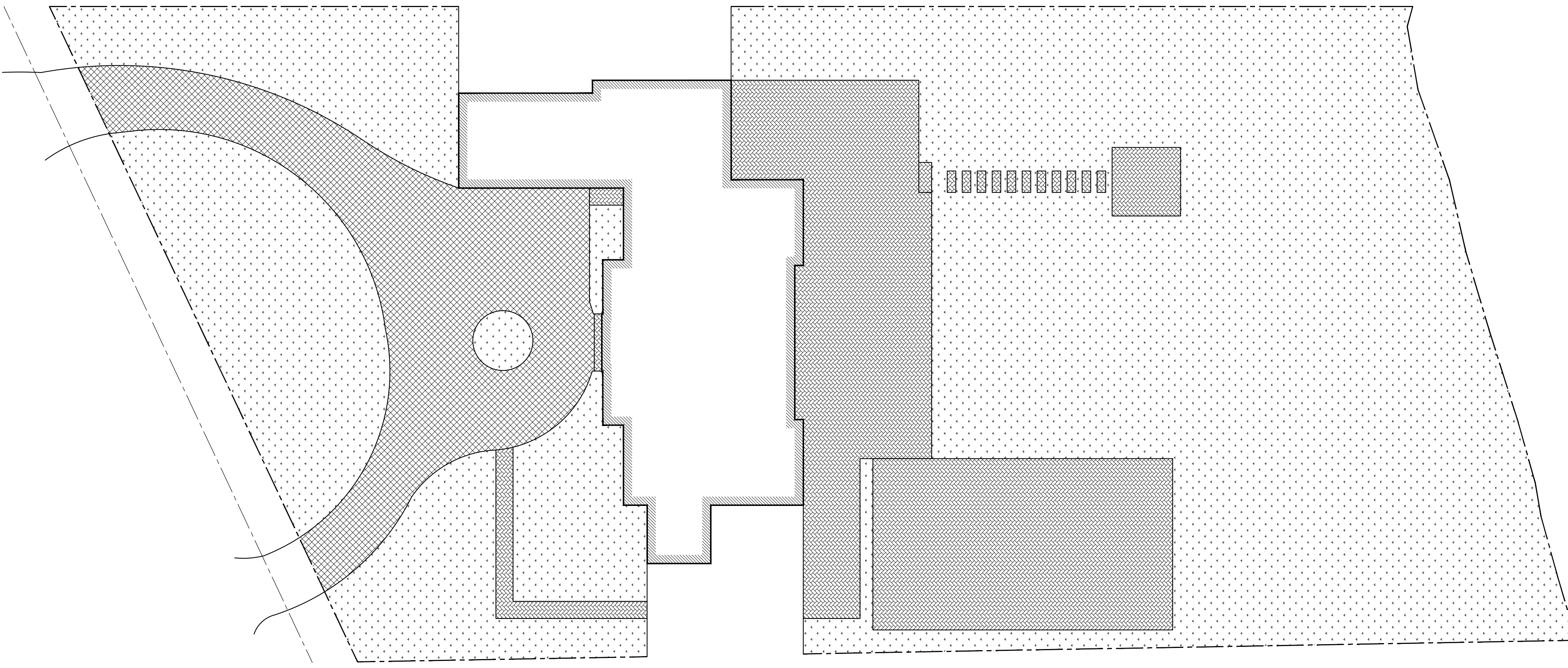
REAR YARD LANDSCAPING CALCULATION		
REAR YARD AREA		2294.72m ²
SOFTSCAPE		72.8%
		1670.88m ²
HARDSCAPE		623.83m ²

SOFT LANDSCAPING	
HARD LANDSCAPING	
DRIVEWAY	



3308 LAKESHORE RD W
OAKVILLE, ON
CANADA

10		
9		
8		
7		
6		
5	LANDSCAPING REVISIONS	05/24/22
4	GARAGE LOWERED & MAIN FACADE DORMERS	04/25/22
3	HOUSE RAISED .15m FOR GRADING	12/24/21
2	SITE PLAN APPROVAL APPLICATION	12/03/21
1	ZONING REVIEW SUBMITTAL	06/16/21
NO.	REVISIONS	DATE



SHEET TITLE:
SITE PLAN

DRAWN BY: M.V.	CHECKED BY: J. CUTAJAR
DATE: 06/04/2021	SCALE: 1:200
PROJECT NO.:	DRAWING NO.:

A0