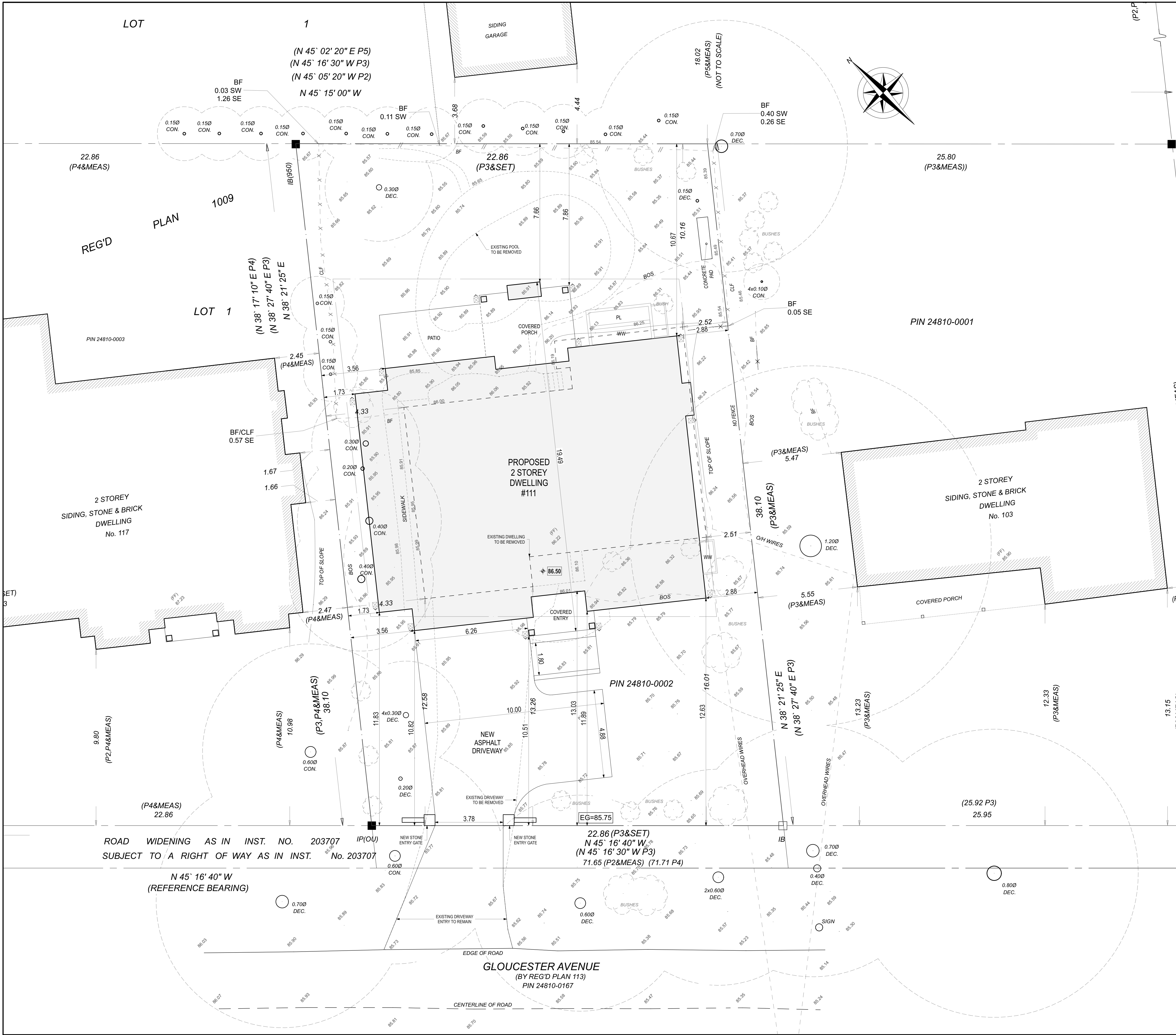




111 GLOUCESTER AVE		
SITE STATISTICS		
ZONING BY-LAW 2014-014		
DESCRIPTION	REGULATION	PROPOSED
ZONE	RL2-0	RL2-0
LOT AREA	min 836.0 m ²	865.26 m ² (EXISTING)
LOT FRONTAGE	min 22.50 m	22.86 m (EXISTING)
# STOREYS	max 2	2
LOT COVERAGE		
BUILDING AREA		255.55 m ²
COVERED PORCH AREAS		27.50 m ²
TOTAL		283.05 m ²
LOT COVERAGE	max 25% (216.31 m ²)	* 32.71 % *
FLOOR AREA		
GROUND FLOOR		191.80 m ²
SECOND FLOOR		162.75 m ²
TOTAL		354.55 m ²
FLOOR AREA/LOT RATIO	max 39 % (337.45 m ²)	* 40.97 % *
FINISHED BASEMENT		180.00 m ²
GARAGE FLOOR AREA	max 45.00 m ²	* 58.66 m ² *
BUILDING DIMENSIONS		
DWELLING DEPTH	20.0 m	19.49 m
BUILDING HEIGHT	max 9.00 m	9.50 m
GARAGE PROJECTION	max 1.50 m	1.06 m
FRONT WALL %	min 50 %	100 %
DRIVEWAY WIDTH	max 9.0 m	* 10.0 m *
BUILDING SETBACKS		
FRONT YARD - min	11.58 m	* 10.51 m *
FRONT YARD - max	17.08 m	12.99 m
REAR YARD	7.50	7.70 m
SOUTH SIDE YARD	2.40 m	2.88 m
NORTH SIDE YARD	1.20 m	1.73 m
* REQUIRES MINOR VARIANCE *		

GENERAL NOTES

PRELIMINARY

27.08.2025

ISSUED FOR REVIEW

07.08.2025

ISSUED FOR REVIEW

30.05.2025

ISSUED FOR REVIEW

CHECK AND VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ALL WORK IS TO BE PERFORMED ACCORDING TO THE ONTARIO BUILDING CODE AND ANY REGIONAL OR MUNICIPAL CODES OR BY-LAWS.

PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
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BAILEY RESIDENCE

111 GLOUCESTER AVE OAKVILLE
ONTARIO L6J3W3

SITE PLAN

DRAWING TITLE

SCALE

DATE

DRAWN BY

04.2025

RM

A0