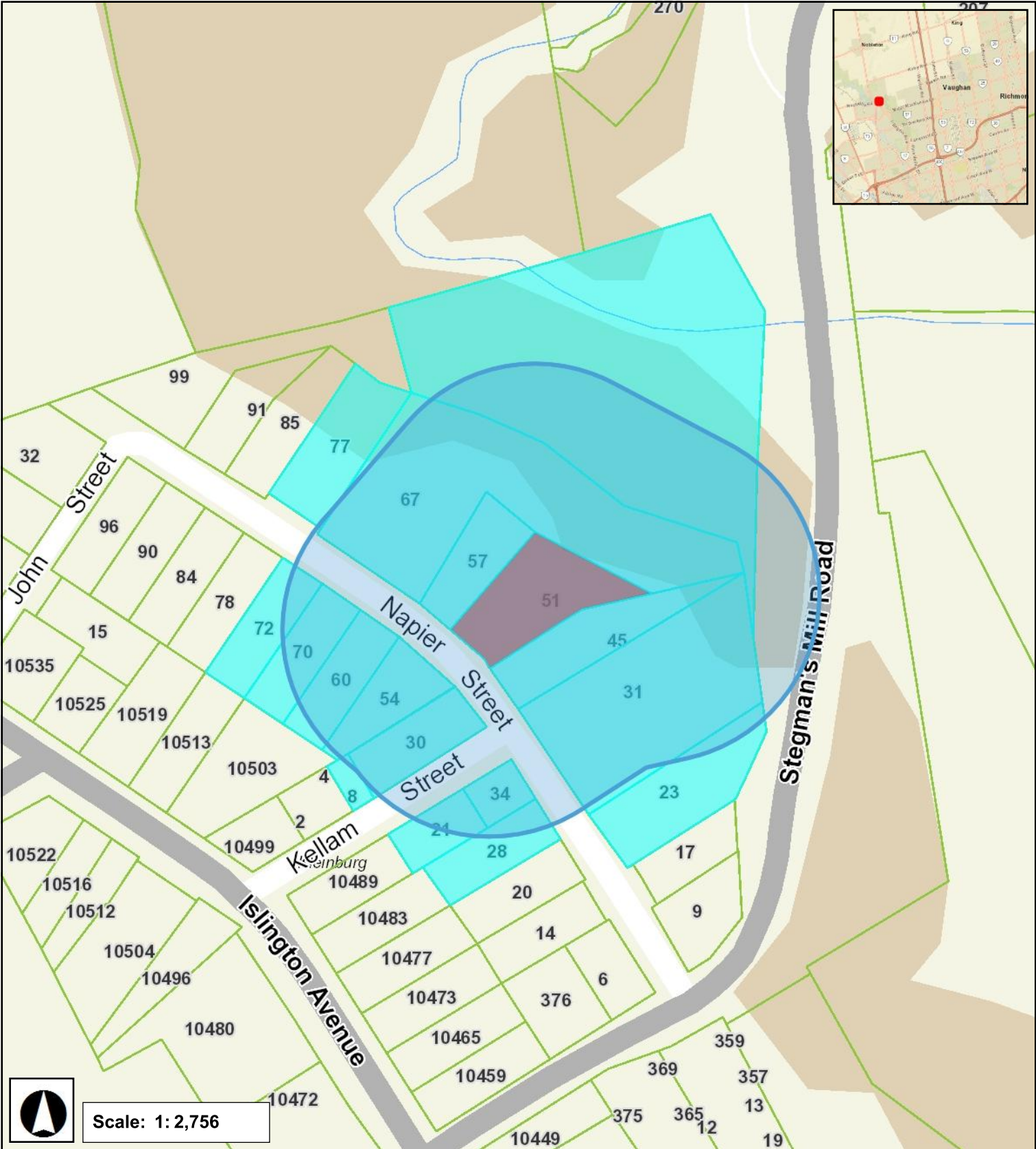
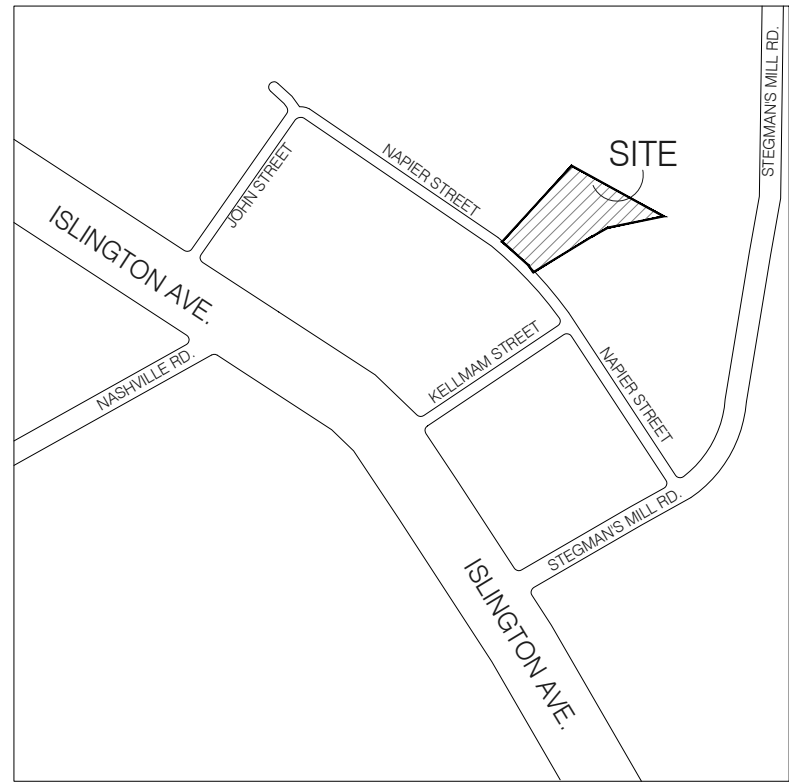




# A187/22 - Notification Map

51 Napier Street, Kleinburg





PLANS PREPARED BY APPLICANT

RECEIVED 7/26/22

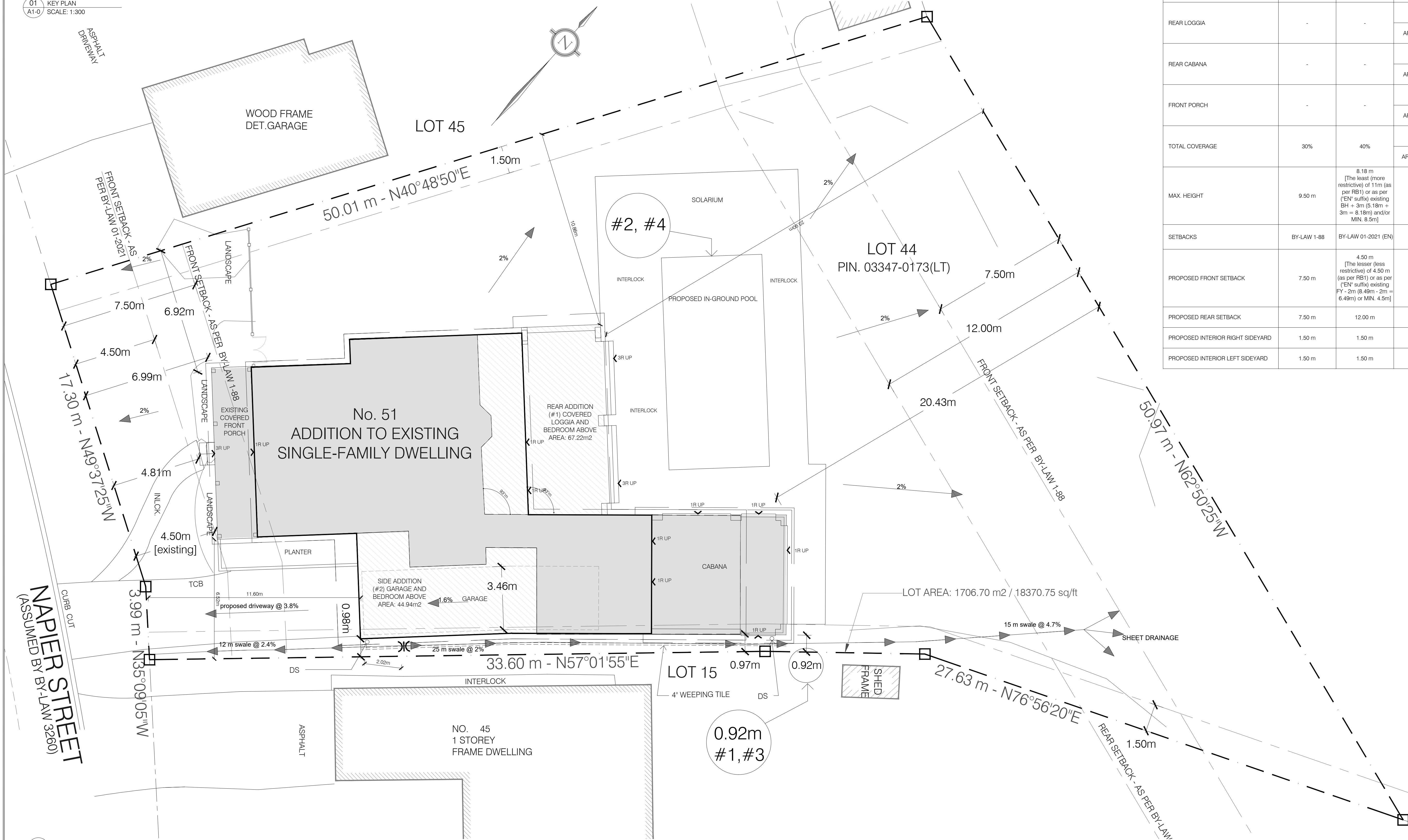
LEGEND	
	EXISTING DWELLING
	ADDITION TO PROPOSED DWELLING

#	Zoning By-law 001-2021	Variance requested
1	The minimum interior side yard setback required is 1.5 metres. (Table 7-3)	To permit a minimum interior side yard setback of 0.92 metres.
2	An outdoor swimming pool shall only be permitted in the rear yard of a lot. (Section 4.21 2.)	To permit a swimming pool not entirely in the rear yard.

#	Zoning By-law 1-88	Variance requested
3	The minimum interior side yard setback required is 1.5 metres. (Schedule 'A')	To permit a minimum interior side yard setback of 0.92 metres.
4	A private swimming pool shall be constructed only in the rear yard. (Section 4.1.1 i)	To permit a swimming pool not entirely in the rear yard.

SITE DEVELOPMENT				
ZONE	ZONE R1 (BY-LAW 1-88)	ZONE R1B(EN)- 336 (BY-LAW 01-2021)	PROVIDED	
			m2	
TOTAL LOT AREA	700 m2	600 m2	1707 m2	
LOT COVERAGE	BY-LAW 1-88	BY-LAW 01-2021	PROVIDED	
LOT FRONTAGE	18 m	18 m	21.28 m (EXISTING)	
COVERAGE			BY-LAW 1-88	BY-LAW 01-2021
EXISTING HOUSE			14.46%	15.83%
			AREA 246.79 m2	AREA 270.22 m2
REAR LOGGIA			2.61%	2.93%
			AREA 44.46 m2	AREA 50.04 m2
REAR CABANA			2.82%	3.40%
			AREA 48.11 m2	AREA 58.00 m2
FRONT PORCH			1.19%	1.45%
			AREA 20.39 m2	AREA 24.78 m2
TOTAL COVERAGE	30%	40%	21.08 %	23.62 %
			AREA 334.57 m2	AREA 372.68 m2
MAX. HEIGHT	9.50 m	8.18 m [The least (more restrictive) of 11m (as per RB1) or as per ("EN" suffix) existing BH + 3m (5.18m + 3m = 8.18m) and/or MIN. 8.5m]	6.86 m	
SETBACKS	BY-LAW 1-88	BY-LAW 01-2021 (EN)	PROVIDED	
PROPOSED FRONT SETBACK	7.50 m	4.50 m [The lesser (less restrictive) of 4.50 m (as per RB1) or as per ("EN" suffix) existing FY - 2m (8.49m - 2m = 6.49m) or MIN. 4.5m]	4.50 m [existing]]	
PROPOSED REAR SETBACK	7.50 m	12.00 m	20.43 m [existing]]	
PROPOSED INTERIOR RIGHT SIDEYARD	1.50 m	1.50 m	0.92 m [existing]]	
PROPOSED INTERIOR LEFT SIDEYARD	1.50 m	1.50 m	6.92 m [existing]]	

KEY PLAN



ISSUED FOR BUILDING PERMIT	2022.03.08
DESCRIPTION	
REVISIONS	

ISSUED FOR CONSTRUCTION  
ISSUED FOR BID  
ISSUED FOR BUILDING PERMIT  
ISSUED FOR SITE PLAN APPROVAL  
SUBMITTALS  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

**FAUSTO CORTESE**  
ARCHITECTS

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416-806-7000  
FCORTESE@FCAARCHITECTS.CA

PROJECT: NEW 2 STOREY SINGLE FAMILY DWELLING ON 75 Appian Way VAUGHAN, ON CITY OF VAUGHAN

DRAWING: SITE PLAN

DATE: 2022.01.04	PROJECT No: 2020-37
SCALE: AS NOTED	DRAWING No: A1-0
DRAWN BY: M.H.	REVIEWED BY: F.C.

01 KEY PLAN  
A1-0 SCALE: 1:300

02 SITE PLAN  
A1-0 SCALE: 1:100