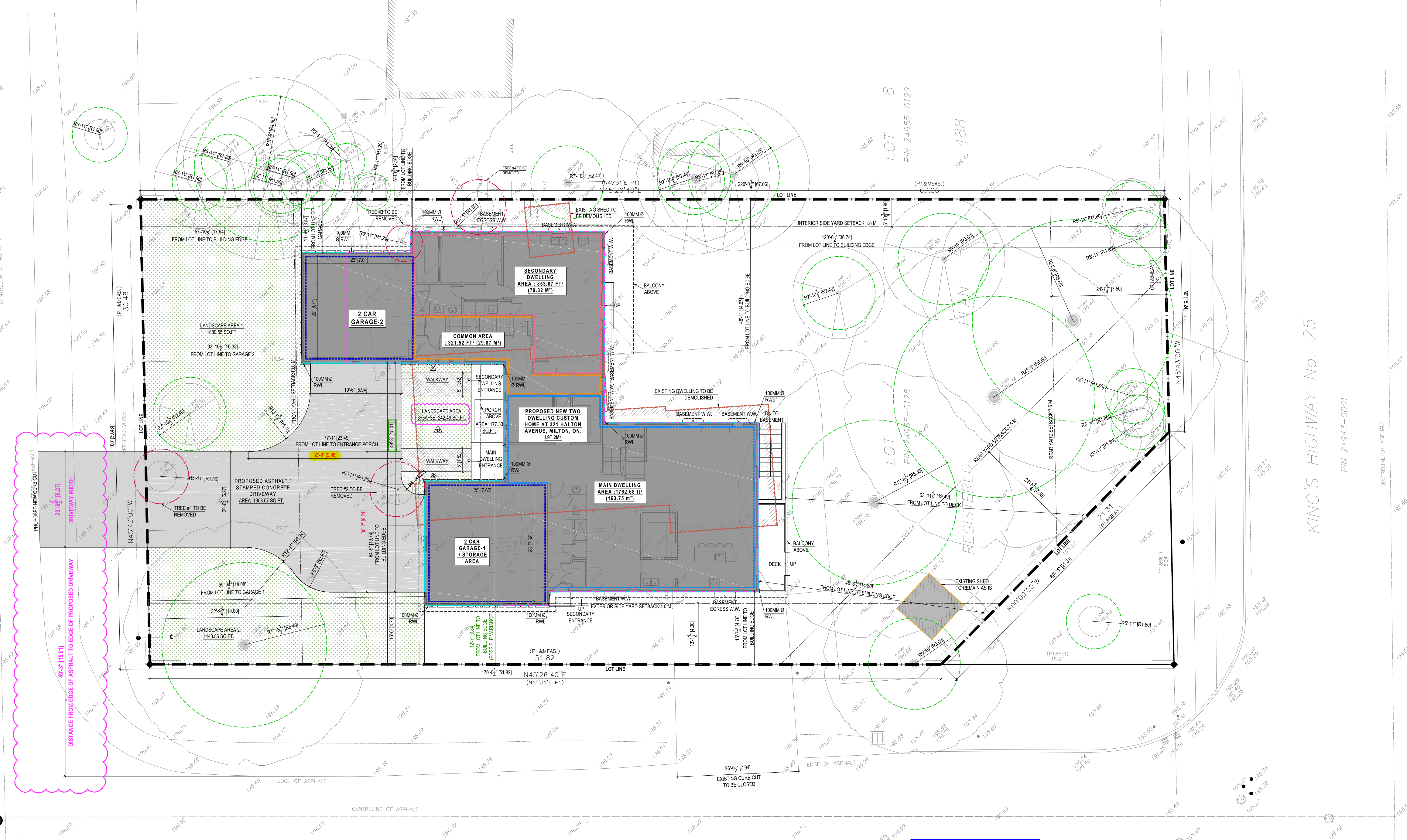


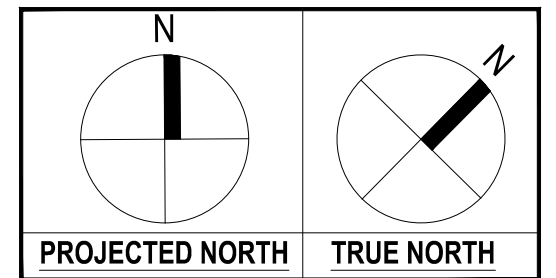
HALTON AVENUE
(BY REGISTERED PLAN 488)
PIN 24955-0155



01 SITE PLAN
1/150

PARKWAY DRIVE
(BY REGISTERED PLAN 488)

TOWN OF MILTON
DEVELOPMENT SERVICES
RDL3/301 ZONE
ZONING: REVIEWED FOR C of A
sherrif.jameson JAN 17, 2025
ZONING OFFICER



LEGEND	
LOT LINE	
POSSIBLE VARIANCE	
EXISTING STRUCTURE TO BE DEMOLISHED	
EXISTING STRUCTURE TO REMAIN AS IS	
PROPOSED BUILDING LINE	
SETBACK LINES	
SECOND FLOOR LINE	
MAIN DWELLING	
COMMON AREA	
SECONDARY DWELLING	
GARAGE	
ROOF LINE ABOVE	
TREE PROTECTION ZONE	
TREE TO BE REMOVED	
PROPOSED ASPHALT DRIVEWAY	
PERMEABLE PAVERS ON THE PATHWAY / WALKWAY	

STANDARD	PERMISSIBLE AS / ZONING	EXISTING	PROPOSED
SETBACKS:			
FRONT YARD DEPTH	10.0 M		33'-10 1/2" (10.33 M) (LOT LINE TILL GARAGE 2) 77'-1" (23.49 M) (LOT LINE TILL ENTRANCE PORCH) 59'-3 1/2" (18.08 M) (LOT LINE TILL GARAGE 1)
INTERIOR SIDE YARD DEPTH (LEFT)	1.8 M		6'-10 3/4" (2.10 M) (DISTANCE FROM INTERIOR SIDE LOT LINE TILL BUILDING LINE)
EXTERIOR SIDE YARD DEPTH (RIGHT)	4.0 M (BUILDING LINE TO LOT LINE)		12'-7" (3.84 M) (DISTANCE FROM EXTERIOR SIDE LOT LINE TILL BUILDING LINE) (POSSIBLE VARIANCE)
REAR YARD DEPTH	7.5 M (BUILDING LINE TO LOT LINE)		48'-6 1/2" (14.80 M) (REAR LOT LINE TILL BUILDING LINE)
BUILDING HEIGHT	7.5 M		7.37 M
MAX. DRIVEWAY WIDTH	26 FT		22 FT
NUMBER OF GARAGES	1		2 (POSSIBLE VARIANCE)
LOT COVERAGE :	MEANS THE HORIZONTAL AREA AT GRADE OF ALL BUILDINGS AND ROOFED STRUCTURES ON A LOT. FOR THE PURPOSES OF THIS DEFINITION, DECKS, PATIOS, SWIMMING POOLS, AND ALL ACCESSORY BUILDINGS, EXCLUDING DETACHED GARAGES, ARE NOT TO BE INCLUDED WITHIN THE LOT COVERAGE CALCULATION.		

PROJECT STATISTICS - RESIDENTIAL				
MUNICIPAL ADDRESS : 321 HALTON AVENUE, MILTON, ON, L9T 2M1				
ZONING : RLD3/301 (LOW DENSITY RESIDENTIAL ZONE III)				
LEGAL DESCRIPTION : LOT 7 REGISTERED PLAN 488				
LOT AREA :	1928.04 m ² (20753.26 ft ²)			
LOT FRONTAGE :	30.48 m (100'-0")			
AVERAGE GRADE (CALC. SHOWN ON SITE PLAN) :	-			
	PERMISSIBLE	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA				
FIRST FLOOR :				
MAIN DWELLING + COMMON AREA + SECONDARY DWELLING + GARAGE		4486.67 ft ² (416.82 m ²)		4486.67 ft ² (416.82 m ²)
SECOND FLOOR :				
MAIN DWELLING		3814.40 ft ² (354.36 m ²)		3814.40 ft ² (354.36 m ²)
TOTAL GFA :		8301.07 ft² (771.19 m²)		8301.07 ft² (771.19 m²)
LOT COVERAGE				
DWELLING FOOT PRINT (INCL GARAGE):		416.82 m ² (4486.67 ft ²)		416.82 m ² (4486.67 ft ²)
PORCH:		16.47 m ² (177.33 ft ²)		16.47 m ² (177.33 ft ²)
TOTAL PROPOSED LOT COVERAGE:		433.29 m² (4664.00 ft²)		433.29 m² (4664.00 ft²)
PERCENTAGE OF TOTAL LOT COVERAGE :	20 %			21.61% (POSSIBLE VARIANCE)
FRONT YARD LANDSCAPED CALCULATION				
TOTAL FRONT YARD AREA (PROPOSED SOFT LANDSCAPE AREA + HARD SURFACE AREA)		511.24 m ² (5503.12 ft ²)		511.24 m ² (5503.12 ft ²)
HARD SURFACE AREAS (driveway, walkway, porch)		230.28 m ² (2478.70 ft ²)		230.28 m ² (2478.70 ft ²)
PROPOSED SOFT LANDSCAPE AREA 1 + LANDSCAPE AREA 2 + LANDSCAPE AREA 3 :		303.50 m² (3266.9 ft²)		303.50 m² (3266.9 ft²)
PERCENTAGE OF TOTAL SOFT LANDSCAPE :	30 %	59.3%		59.3%

R3	DRIVEWAY COMMENT	2025-01-14
R2	AS PER TAC'S COMMENT	2025-01-08
R1	MINOR VARIANCE APPLICATION	2024-12-11
R0	PRE-SUBMISSION FOR MINOR VARIANCE	2024-11-22
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED NEW TWO DWELLING CUSTOM HOME WITH UNFINISHED BASEMENT AT 321 HALTON AVE, MILTON, ON L9T 2M1

LEAD CONSULTANT :
technoarch
architects +
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Mississauga, Ontario, Canada L4W 4Z1
Tel : +1-905-792-0038
Cell : +1-416-729-9454
Email: hbhons@technoarch.ca
www.technoarch.ca



STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
SITE PLAN

DRAWN BY	S
CHECKED BY	JK
APPROVED BY	HB
SCALE	SIZE
1:150	A1
SHEET NO	STAGE
A1.0	MINOR VARIANCE APPLICATION
PHASE	REV
00	R3
ISSUED DATE	2025-01-16