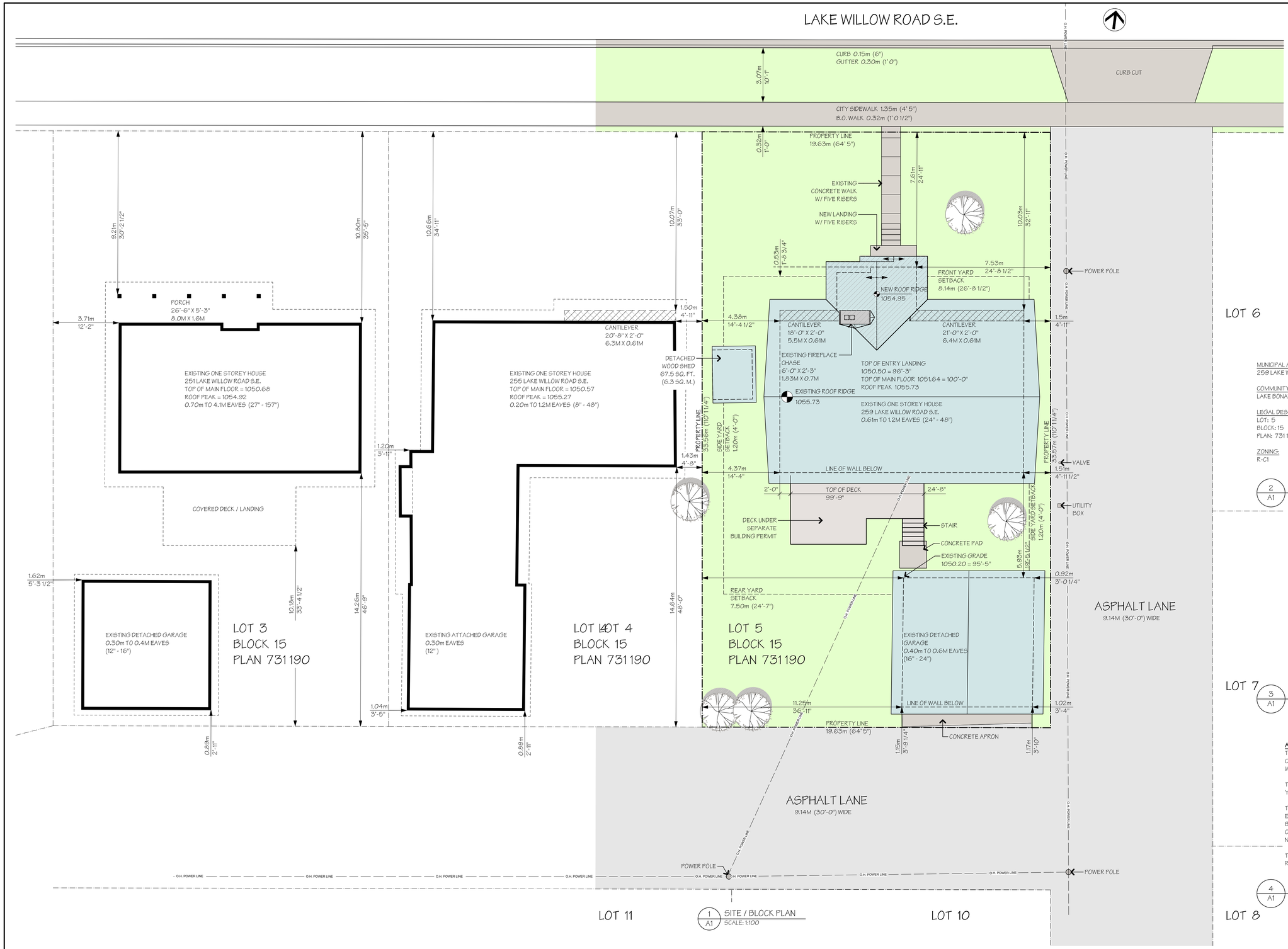


MUNICIPAL ADDRESS:
259 LAKE WILLOW ROAD S.E.

COMMUNITY:
LAKE BONAVISTA

LEGAL DESCRIPTION:
LOT: 5
BLOCK: 15
PLAN: 731190

ZONING:
R-C1

LOT COVERAGE:		
EXISTING HOUSE = (MAIN FLOOR + CANTILEVERS)	1,342.8 SQ. FT.	(124.8 SQ. M.)
DETACHED GARAGE =	576.9 SQ. FT.	(53.6 SQ. M.)
PROPOSED DECK (NOT INCLUDED IN COVERAGE)	276.2 SQ. FT.	(25.7 SQ. M.)
PARCEL COVERAGE =	1,919.7 SQ. FT.	(178.4 SQ. M.)
LOT AREA =	7,091.7 SQ. FT.	(658.8 SQ. M.)

2 / A1 PROJECT INFORMATION

CONTEXTUAL FRONT YARD SETBACK
251 LAKE WILLOW ROAD FRONT YARD = 9.21 M
255 LAKE WILLOW ROAD FRONT YARD = 10.07 M
CONTEXTUAL FRONT SETBACK = 9.64 M

BUILDING SETBACK FROM
FRONT PROPERTY LINE BASED
ON CONTEXTUAL FRONT
SETBACK = 9.64 - 1.50 = 8.14 M

BUILDING SETBACK FROM
FRONT PROPERTY LINE BASED
ON EXISTING BUILDING
SETBACK = 10.03 - 1.50 = 8.53 M

8.14M SETBACK SHOWN ON SITE PLAN

NOTE:
THE FRONT YARD MEASUREMENT FOR
251 LAKE WILLOW ROAD
IS TO FACE OF PORCH.
THE FRONT YARD MEASUREMENTS FOR
BOTH 255 AND 259 LAKE WILLOW ROAD
ARE TO FACE OF CANTILEVER AS THEY
BOTH EXCEED 40% OF BUILDING WIDTH.

3 / A1 FRONT YARD SETBACK

APPLICANT STATEMENT

THE PROPOSED ADDITION IS FOR A FRONT ENTRY AND CLOSET TO ADDRESS THE LACK OF ENTRY SPACE TYPICAL WITH BI-LEVEL HOMES.

THE PROPOSED ADDITION WILL ENCROACH INTO THE FRONT YARD SETBACK BY 1'-8 3/4" (0.53M).

THE ADDITION WILL BE CLAD WITH SIDING TO MATCH THE EXISTING MATERIAL AND COLOUR. A REVEAL LINE HAS BEEN ADDED TO MATCH THE LINE OF THE EXISTING CANTILEVERS. NO WINDOWS WHICH WOULD LOOK ONTO NEIGHBOURING PROPERTIES HAVE BEEN ADDED.

THE ADDITION ROOF RIDGE IS LOWER THAN THE EXISTING ROOF RIDGE.

4 / A1 APPLICANT STATEMENT

NO.	DATE	ISSUE NOTES
1	09/28/26	FOR DEVELOPMENT PERMIT

PROJECT TITLE
PROPOSED ADDITION
MUNICIPAL ADDRESS
259 LAKE WILLOW ROAD S.E.
LEGAL DESCRIPTION
LOT: 5 BLOCK: 15 PLAN: 731190

DESIGN & DRAWINGS PREPARED BY
MITCHELL ELLIOTT
PHONE: (403) 228-7033
EMAIL: MITCHELL_ELLIOTT@MAC.COM

SHEET TITLE
SITE PLAN
PROJECT INFORMATION

THIS DRAWING IS AN INSTRUMENT OF SERVICE PREPARED BY MITCHELL ELLIOTT SPECIFICALLY FOR THE PROJECT NOTED IN THIS TITLE BLOCK. REPRODUCTION IS NOT PERMITTED WITHOUT WRITTEN PERMISSION.

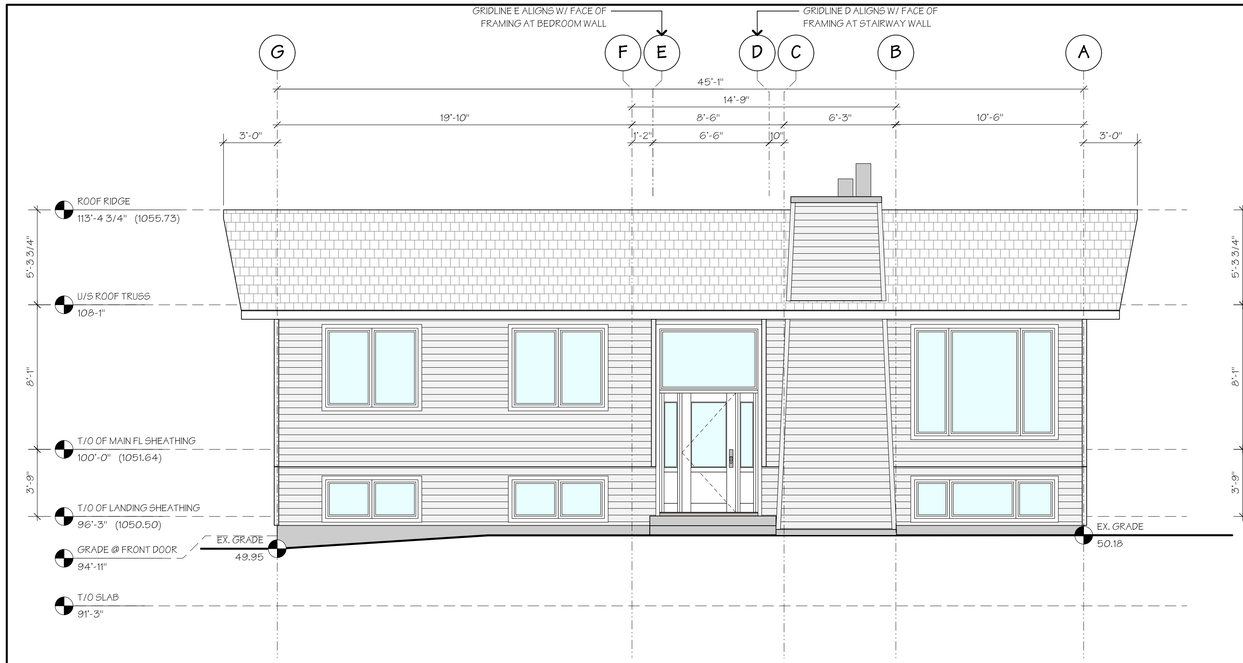
CONTRACTOR
MR. CAM THIESSEN, PHOENIX PROJECTS INC.
PHONE: 403-466-0415
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PERMIT APPLICANT
MITCHELL ELLIOTT
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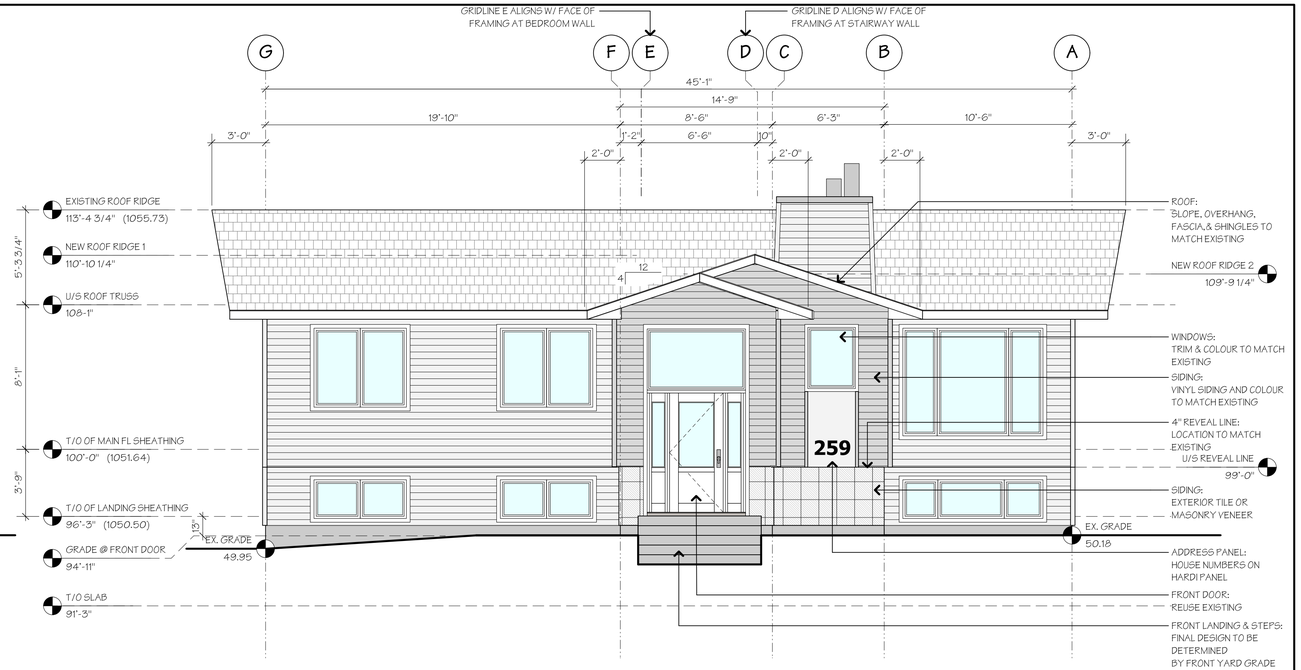
DRAWN BY: MITCHELL ELLIOTT
DATE: SEPT. 01, 2026
SCALE: AS NOTED
PROJECT ID: 09.26
CAD FILE NAME: 259 LWILLOW_WD1.VWX

SHEET NO.
A1
OF
6

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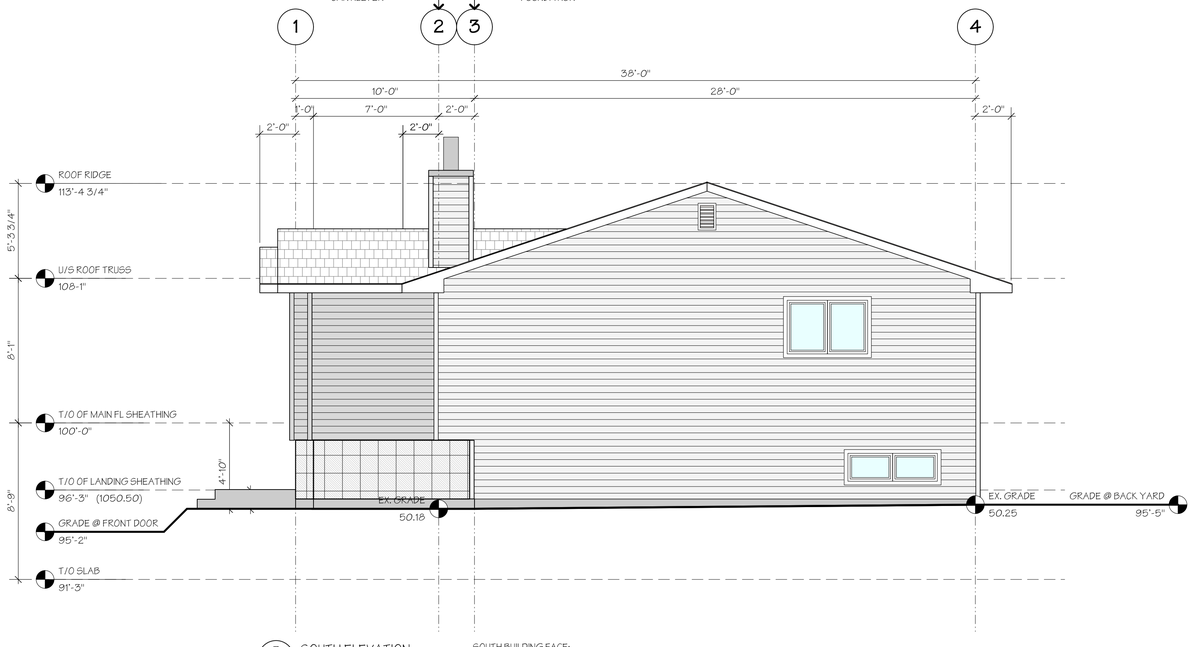


1 / A6 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



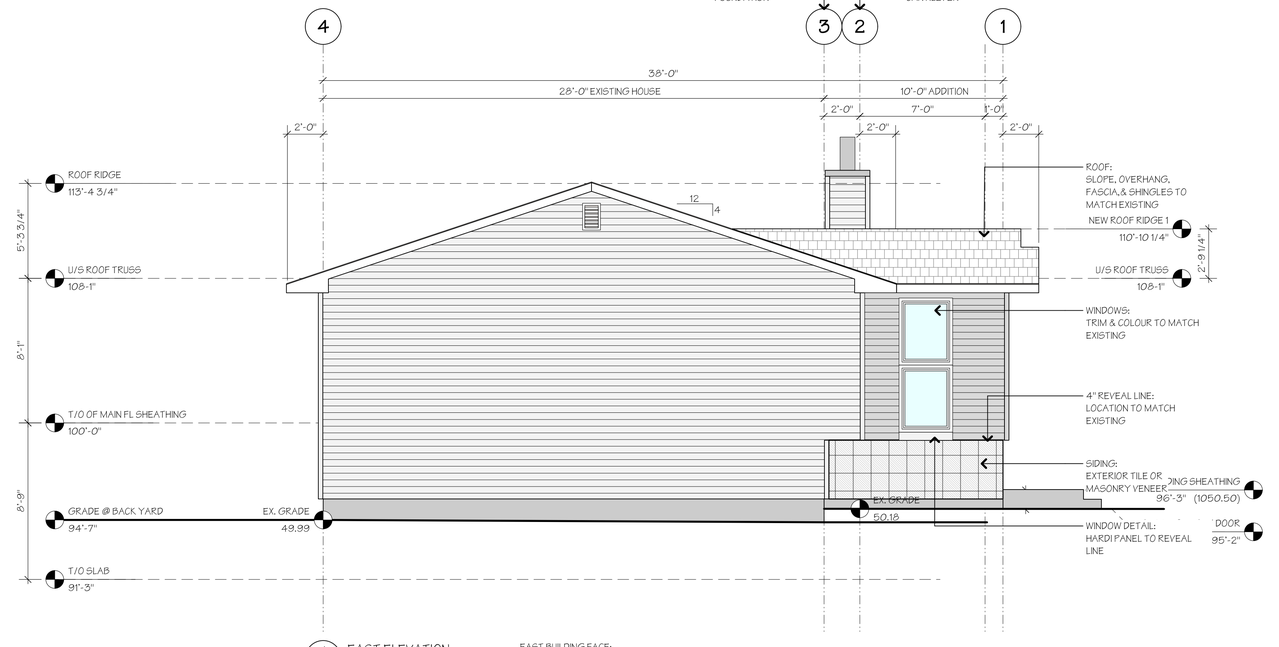
2 / A6 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

NORTH BUILDING FACE:
LIMITING DISTANCE = 24'-11 1/2" + 1/2 STREET (33'-0") = 57'-11 1/2" (17.67 m)
AREA OF EXPOSING FACE = 585.43 SQ. FT. (54.39 SQ. M.)
UNPROTECTED OPENINGS PERMITTED = 100.0% (TABLE 9.10.15.4)



3 / A6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH BUILDING FACE:
NO CHANGE TO LIMITING DISTANCE OR AREA OF UNPROTECTED OPENINGS



4 / A6 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EAST BUILDING FACE:
LIMITING DISTANCE = 24'-8 1/2" + 1/2 LANE (15'-0") = 39'-8 1/2" (12.10 m)
AREA OF EXPOSING FACE = 498.76 SQ. FT. (46.34 SQ. M.)
UNPROTECTED OPENINGS PERMITTED = 100.0% (TABLE 9.10.15.4)

NO.	DATE	ISSUE NOTES
1	09/28/26	FOR DEVELOPMENT PERMIT

PROJECT TITLE: PROPOSED ADDITION
MUNICIPAL ADDRESS: 259 LAKE WILLOW ROAD S.E.
LEGAL DESCRIPTION: LOT: 5 BLOCK: 15 PLAN: 731190
DESIGN & DRAWINGS PREPARED BY: MITCHELL ELLIOTT
PHONE: (403) 228-7033
EMAIL: MITCHELL_ELLIOTT@MAC.COM

SHEET TITLE: NORTH ELEVATION - EXISTING
BUILDING ELEVATIONS - PROPOSED

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DRAWN BY: MITCHELL ELLIOTT
DATE: SEPT. 01, 2026
SCALE: 1/4" = 1'-0"
PROJECT ID: 09-26
CAD FILE NAME: 259 LWILLOW_WDI.VWX

SHEET NO.: A6 OF 6

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