

AGENDA

Date: May 28, 2025
Time: 7:00 pm
Location: Virtual Meeting

Live streaming video is available at oakville.ca/live.html or the Town's YouTube channel at youtube.com/user/townofOakvilleTV.

Making submissions to the Committee of Adjustment

To participate in the electronic hearing or to submit written correspondence regarding an application on the agenda, please email the Secretary-Treasurer at coarequests@oakville.ca, or call 905-845-6601 ext. 1829, by noon the day before the hearing date.

	Pages
1. Reading of Preamble	
2. Regrets	
3. Declarations of Pecuniary Interest	
4. Requests for Deferrals or Withdrawals of Applications	
5. Consent Application(s)	
6. Minor Variance Application(s)	
6.1 A/066/2025 - 147 Deane Avenue	3 - 12
6.2 A/067/2025 - 388 Weighton Drive	13 - 23
6.3 A/068/2025 - 37 Colonial Crescent	24 - 38
6.4 A/069/2025 - 417 Union Street	39 - 48
6.5 A/070/2025 - 376 Rebecca Street	49 - 58
6.6 A/071/2025 - 15 Washington Avenue	59 - 69

6.7	A/072/2025 - 227 Beechtree Crescent	70 - 77
6.8	A/008/2025 - 190 Tilford Road (Deferred from February 5, 2025)	78 - 88
6.9	A/028/2025 - 2375 Carrington Place (Deferred from March 5, 2025)	89 - 100
6.10	A/057/2025 - 339 Pinegrove Road (Deferred from April 30, 2025)	101 - 116

7. Confirmation of Minutes

8. Adjournment

Notice of Public Hearing

Committee of Adjustment Application



File # A/066/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
147 Deane Limited	Denise Baker WeirFoulds LLP 1320 Cornwall Rd., Suite 201 Oakville ON, L6J 7W5	147 Deane Ave PLAN 161 LOT 37

Zoning of property: RL5-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a new two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 5, Column RL5)</i> The minimum interior side yard shall be 1.2 m.	To reduce the minimum easterly interior side yard to 1.1 m.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area less than 557.5 m ² shall be 43%.	To increase the maximum residential floor area ratio to 49.1%.
3	<i>Table 6.4.2 (Row 2, Column 3)</i> The maximum lot coverage shall be 35% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 37.1%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:

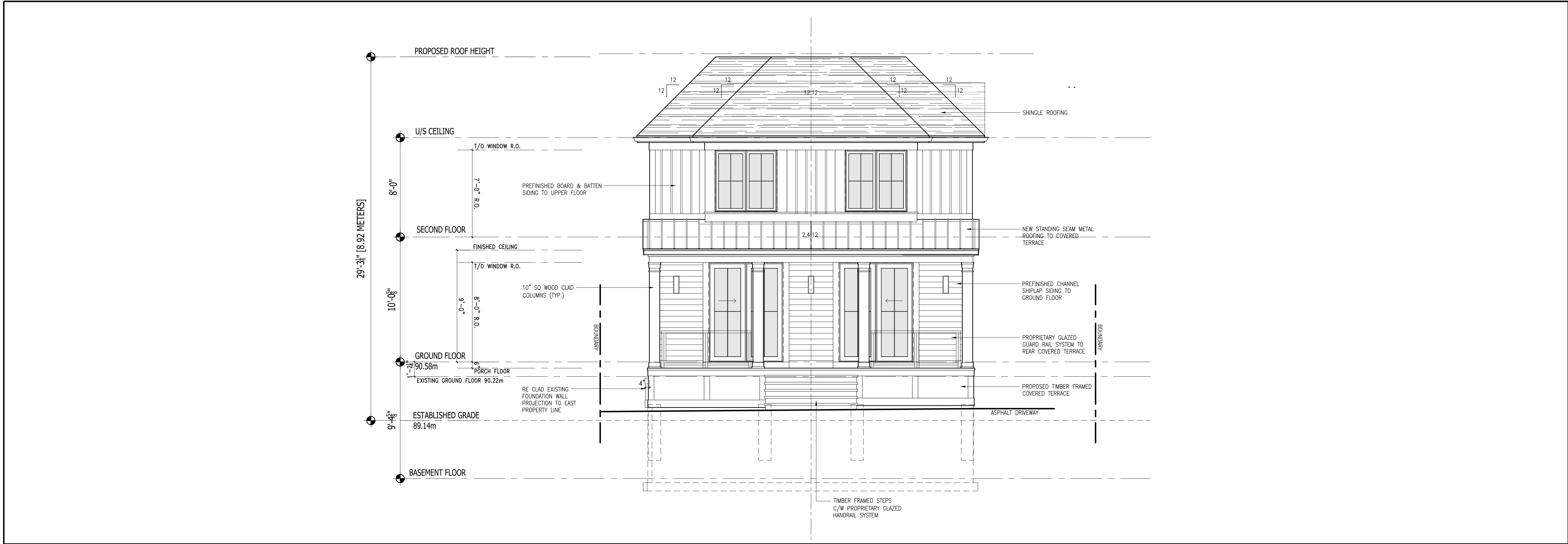
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

May 13, 2025

A/066/2025 - 147 Deane Avenue





3
A4.2
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



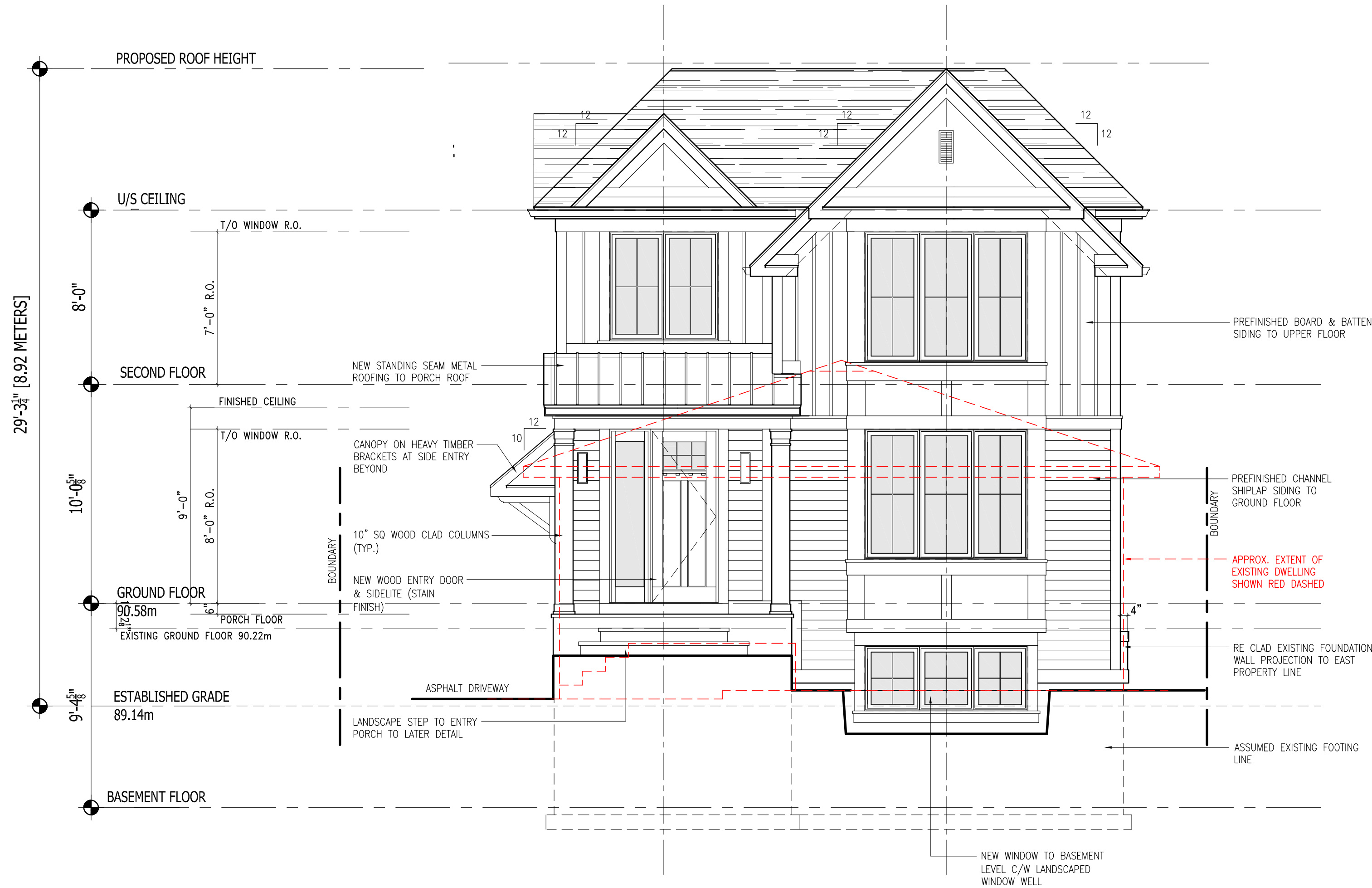
4
A4.2
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

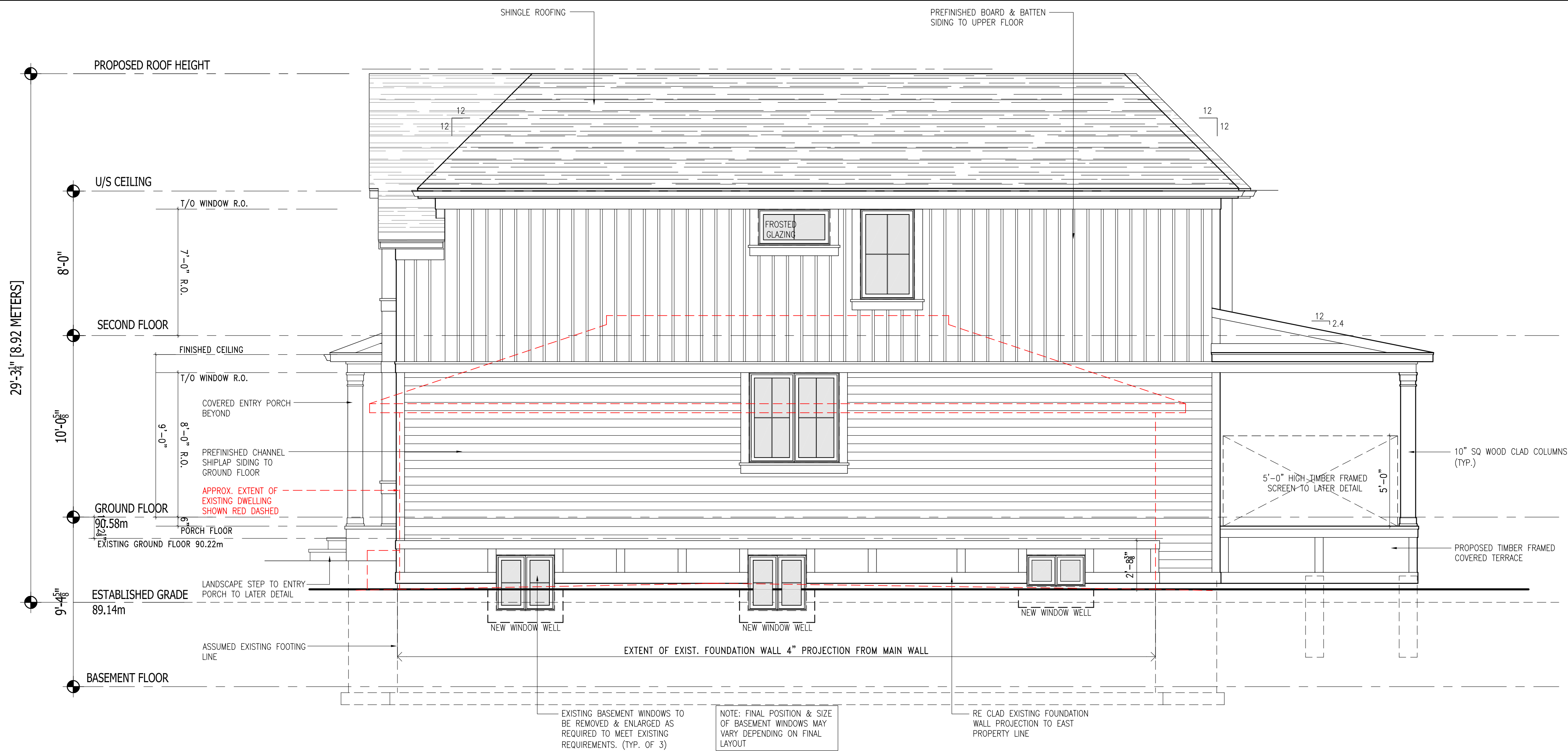
1	20.02.25	ISSUED FOR C.O.A
REF.	DATE:	DESCRIPTION:
REVISIONS /	ISSUANCE:	

CLIENT:
**DEANE AVE. RESIDENCE
ALTERATION &
ADDITION**
ADDRESS: 147 DEANE AVENUE
CITY: OAKVILLE, ONTARIO
DRAWING TITLE:
**PROPOSED
NORTH & WEST
ELEVATIONS**

DRAWN: S.C.	DATE: 02.17.25	SCALE: 1/4"=1'-0"
JOB NUMBER: 2403	SHEET NUMBER: A4.2	



1
A4.1
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A4.1
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1	20.02.25	ISSUED FOR C.O.A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

CLIENT:
DEANE AVE. RESIDENCE
ALTERATION &
ADDITION
ADDRESS: 147 DEANE AVENUE
CITY: OAKVILLE, ONTARIO
DRAWING TITLE:
PROPOSED
SOUTH AND EAST
ELEVATION

DRAWN: S.C	
DATE: 02.17.25	SCALE: 1/4"-1'-0"
JOB NUMBER: 2403	SHEET NUMBER: A4.1

March 25, 2025

Denise Baker
Managing Partner
t. 416-947-5090
dbaker@weirfoulds.com

VIA E-MAIL

File No. 99999.99904

JENNIFER ULCAR
SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT
TOWN OF OAKVILLE
1225 TRAFALGAR ROAD
OAKVILLE, ON L6H 0H3

Dear Ms. Ulcar:

**Re: Minor Variance Application File No.
147 Deane Avenue, Oakville**

We act for the owners of the property located at 147 Deane Avenue, Oakville ("**Subject Property**").

We are pleased to submit the enclosed application for minor variance under section 45(1) of the *Planning Act* to permit the construction of a new dwelling on the existing foundation on the Subject Property.

The Subject Property is designated Urban in the Region's Official Plan, Low Density Residential in the Town's Official Plan and RL 5-0 in the Town's Zoning By-law. The neighbourhood consists of a mix of original one storey home and new two storey dwellings. Many of the existing dwellings vary in design with some having front covered porches and detached garages. There are sidewalks along both sides of Deane, and Trafalgar Park and Trafalgar Park Community Centre are located immediately across the street.

In order to facilitate the proposed redevelopment on the Subject Property, the following variances are requested:

1. Lot coverage of 37.1% whereas 35% is permitted;
2. Residential Floor Area of 49.1% whereas 42% is permitted; and
3. Interior side yard setback (east) of 1.1m whereas 1.2m is permitted.

Development within stable residential communities shall be evaluated against the criteria in Section 11.1.9 of the Town's Official Plan to ensure that new development will maintain and protect the existing neighbourhood character. The proposal has been evaluated against the criteria under Section 11.1.9 and it was determined that the following specific criteria apply: a), b) and h which state:

- "a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood;
- b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood; and
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing."

Variance #1 – Residential Floor Area

Variance #2 – Lot Coverage

My client is seeking relief from the Zoning By-law 2014-014, as amended, to permit an increase in the floor area ratio of the proposed dwelling from the permitted 42% to 49.1%, which results in an increase of 27.17 m² above the maximum floor area permitted. The lot coverage is proposed at 37.10% whereas 35% is permitted, resulting in an increase of 9.2 m² of coverage. The intent of regulating the residential floor area and lot coverage in the Zoning By-law is to prevent a dwelling from having a mass and scale that appears larger than dwellings in the surrounding neighbourhood.

The massing and scale of the home is modest and does not create any negative impact on the street or on the adjacent neighbours. The proposed dwelling is designed in a manner that breaks up the massing into smaller elements to mitigate the impacts of mass and scale and is compatible with the existing neighbourhood character. It is of note that the proposed additional lot coverage is attributed to the rear covered porch.

Variance #3- Interior East Side Yard Setback

The variance for the interior side yard setback is to permit a setback of 1.1m whereas 1.2m is permitted. This variance is required because in an effort to reduce construction waste, our client has chosen to build on the existing foundation rather than remove the foundation and pour a new one. The 1.1m setback is to the existing foundation and recognizes the existing condition. The west side yard setback is proposed at 2.94m whereas only 2.4m is required, which likewise recognizes the location of the existing foundation.

It is our opinion that the proposed dwelling does not cause any negative adverse impacts on adjacent and surrounding properties or the streetscape and is compatible with new homes being built on the street and in the neighbourhood.

On this basis, it is our opinion that the requested variances maintain the general intent and purpose of the Official Plan and Zoning By-law as it results in a dwelling that maintains the character of the neighbourhood. Further, the variances are minor in nature and desirable for the appropriate development of the Subject Property.

We would also be prepared to accept the Town's typical conditions as follows:

1. That the two-storey detached dwelling be constructed in general accordance with the plans submitted;
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "DBaker", with a stylized flourish at the end.

Per: Denise Baker
Managing Partner

DB//mw

21930902.1

Notice of Public Hearing Committee of Adjustment Application



File # A/067/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
K. Rai	Pamir Rafiq Lucid Homes Inc. 443 Highside Drive Milton ON, L9T 1W9	388 Weighton Dr PLAN 835 LOT 14

Zoning of property: RL3-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.84%.

How do I participate if I have comments or concerns?

Submit written correspondence

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Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

May 13, 2025

The map displays a residential area with a central orange lot and surrounding blue and green lots. The streets shown are Pinegrove Rd, Speers Rd, Wade St, Wadsworth St, and Weighton Dr. A green circle highlights a central area, and a blue circle highlights a larger area. The central orange lot is located at the intersection of Weighton Dr and Wadsworth St.

Applicant Name	Address	Wards

☐ Ownership



TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRASSES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLS, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.
8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ)
9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ
10. AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.

STANDARD DEVELOPMENT NOTES:

(A) TRANSPORTATION AND WORKS DEPARTMENT

1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
4. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
5. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

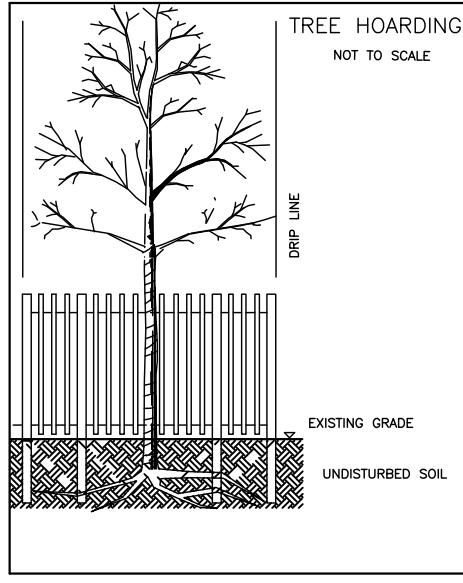
1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE ARE NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGION OF HALTON STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 200 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
20. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER SERVICES.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREA ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
 - A. WEEKLY
 - B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - E. AFTER SIGNIFICANT SNOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITH 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING- NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS(REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL(RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW AN PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE "K" SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.



NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

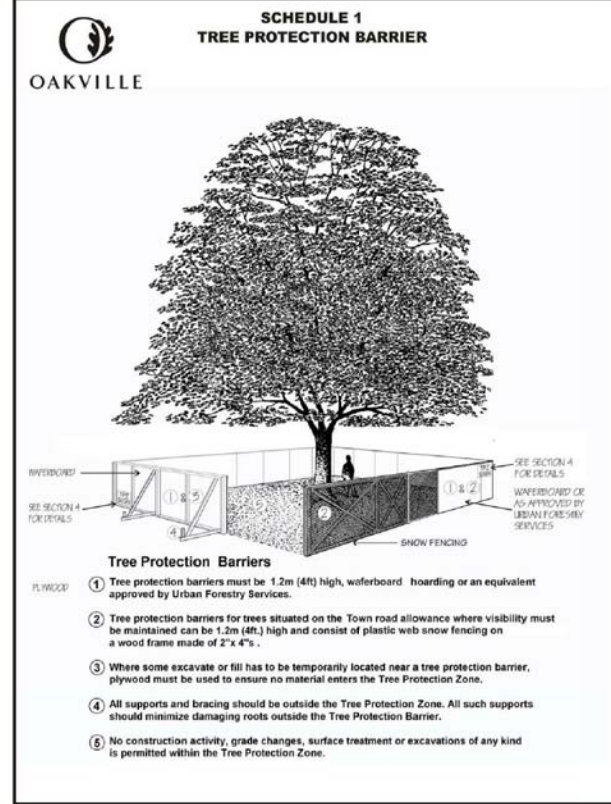
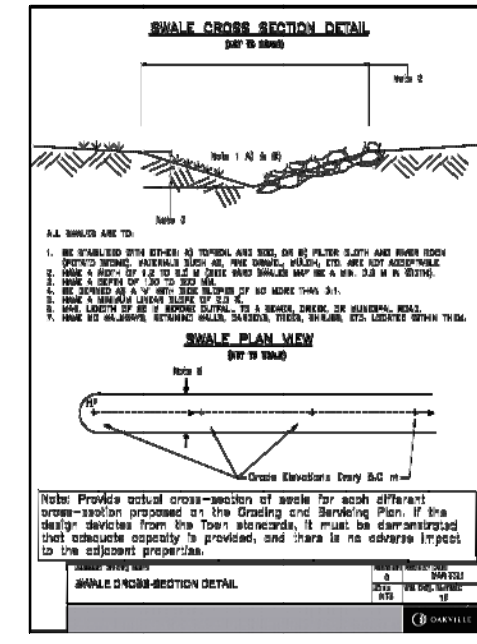
TRUNK DIAMETER (DBH)	MINIMUM PROTECTION DISTANCES REQUIRED
<10 CM	1.8 M
11-30 CM	2.4 M
31-50 CM	3.0 M
51-60 CM	3.6 M
61-70 CM	4.2 M
71-80 CM	4.8 M
81-90 CM	5.4 M
91-100+ CM	6.0 M

1. DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND
2. TREE PROTECTION ZONE DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE AND MAY BE LIMITED BY AN EXISTING PAVED SURFACE, PROVIDED THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

The existing sanitary lateral must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection.
A lateral that does not meet current Regional standards must be disconnected at the main. A revision to the Service Permit, drawings and payment of applicable fees is required

WEIGHTON DRIVE
(BY REG'D PLAN 835)
PIN 24831-0095

To re-use existing water service providing it meets Current Standards (otherwise, use proposed 25mm Copper Type-K water service)
The existing water service must be inspected at the property line by the Regional Inspector.



KEY PLAN (NOT TO SCALE)
SITE, GRADING & SERVICING PLAN

LOT 14
REGISTERED PLAN 835
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150
J.H. Gelbloom Surveying Limited
Ontario Land Surveyor
2025

METRIC
Distances shown on this plan are in metres and can be converted to feet dividing by 0.3048.

ITEM DESCRIPTION	PERMITTED (METRES)	ACTUAL OR PROPOSED (METRES)
OAKVILLE BY-LAW	2014-014	
ZONING DESIGNATION	AL-3-D	
LOT AREA (MINIMUM)	557.50 SQ.M.	715.72 SQ.M.
LOT FRONTAGE (MINIMUM)	18.00	18.29
LOT COVERAGE (MAXIMUM)	250.50 SQ.M.	243.86 SQ.M.
LOT COVERAGE % (MAXIMUM)	53.8	34.07%
RFA (MAXIMUM)	293.44 SQ.M.	313.74 SQ.M.*
RFA/LOT RATIO (MAXIMUM)	41%	43.84%*
FRONT YARD SETBACK (MINIMUM)	8.25	8.28
SIDE YARD SETBACK (MINIMUM)	1.20 @ 1.20	1.22 @ 1.35
REAR YARD SETBACK (MINIMUM)	7.50	11.47
OVERALL HEIGHT	9.00	9.00

*SUBJECT TO COMMITTEE OF ADJUSTMENTS FILE NO.

LEGEND	
CLF Chain Link Fence	INV. Invert Elevation
BF Board Fence	EG Established Grade
TFW Top of Foundation Wall	EG Proposed Elevation
MH Maintenance Hole	EG Proposed Elevation
FF Finished Floor	T.B.R. To Be Removed
UP Utility Pole	TOS Top of Slope
DEC. Deciduous Tree	BOS Bottom of Slope
CON. Coniferous Tree	CSP Corrugated Steel Pipe
# Diameter	WV Water Valve
TOC Top of Curb	WV Hoarding
BOC Bottom of Curb	WV Existing Elevation
Entrance	WV Rain Water Leader
HP High Point	WV Embankment
TRW Top of Retaining Wall	WV Bottom of Retaining Wall
BRW Bottom of Retaining Wall	WV Tree to be Removed
3 Arborist's Tree Number	

SITE ADDRESS
388 WEIGHTON DRIVE
OAKVILLE, ONTARIO

KABIR RAI (OWNER)
458 JEANETTE RIVE
OAKVILLE, ONTARIO

1	DEC. 18, 2024	SITE PLAN	H.E.
2	MARCH 2, 2025	REVISED BUILDING PLANS	R.H.
3			
No.	Date	Description	By
REVISIONS			

INFORMATION TAKEN FROM A SURVEY PREPARED BY
J.H. GELBLOOM SURVEYING LTD., O.L.S.,
DATED : NOVEMBER 20, 2024

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 9
having an Elevation of 91.1312 m.

SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 388 WEIGHTON DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.
I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

AS PER OBC 9.14.6.1(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

March 4, 2025	DATE	Project: 24-196	Checked By: A.M.
Andrew Musha, O.L.S.	DATE	Drawn By: H.E.	Party Chief: Y.S.

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4
office@jhgsurveying.ca
Phone(905) 338-6210





1/4"=1'-0"

FRONT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

QUALIFICATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER

QUALIFICATION INFORMATION

AAMOU RAFIQ 113576
NAME B.C.I.N.

LUCID HOMES INC. 114457
FIRM NAME B.C.I.N.



LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1435 CORNWALL RD - UNIT D2
OAKVILLE ON - L6J 7T5
T: 416.566.6588 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR CHECKED BY: -
ADDRESS: 388 WRIGHTON DR, OAKVILLE
PROJECT NO: 2024-65 SCALE: 1/4" = 1'-0"
SHEET NO. A201

SPATIAL SEPARATION CALC. AS PER 9.10.15.4. OF OBC			
EXPOSING BUILDING FACE:	102.87 SQM		
UNPROTECTED OPENINGS:	6.94 SQM	6.74%	
PERMITTED:	7.20 SQM	7.00%	



1/4"=1'-0"

LEFT ELEVATION

CONSTRUCTION NOTES

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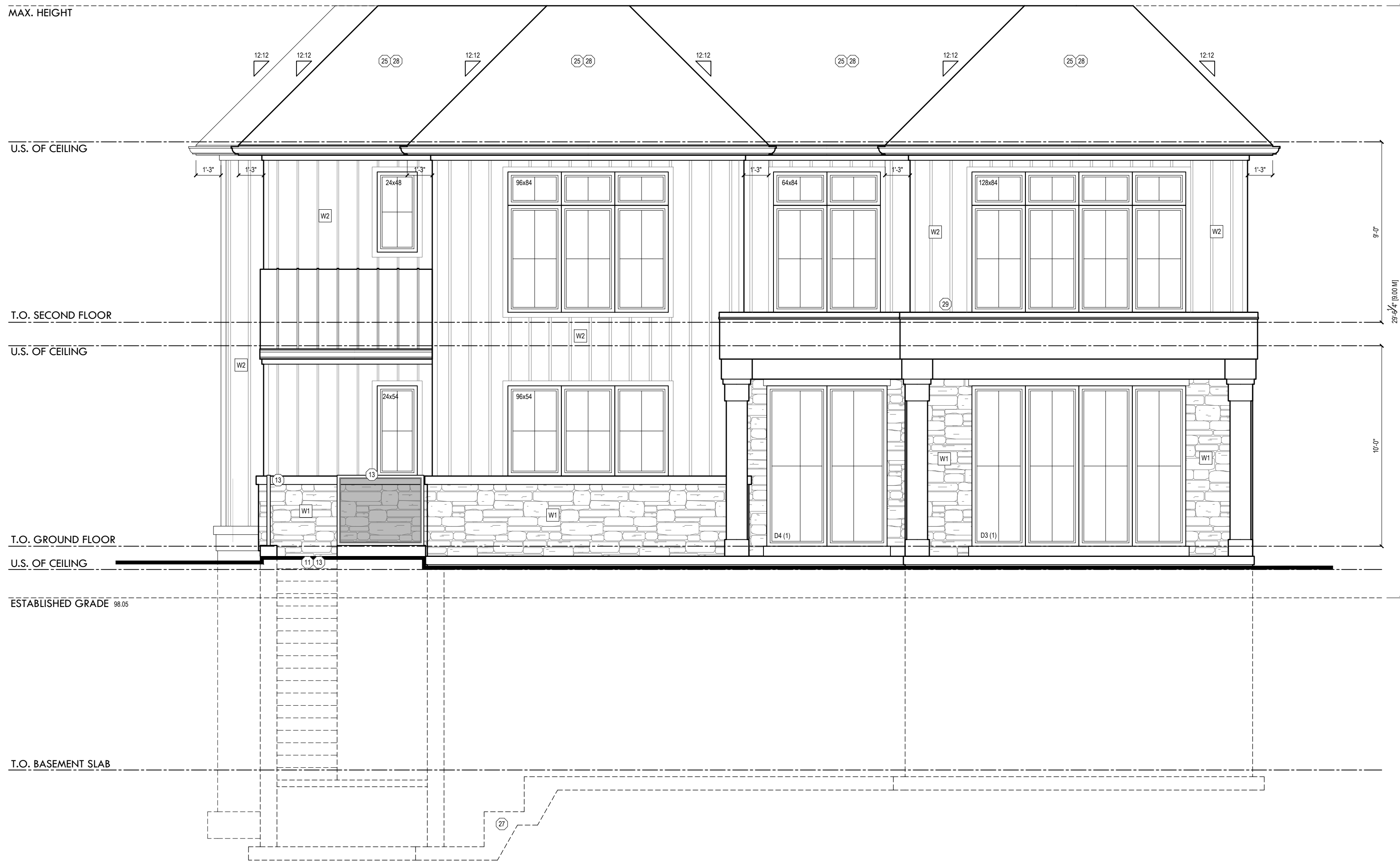
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 388 WRIGHTON DR, OAKVILLE
PROJECT NO: 2024-65 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A202**



1/4"=1'-0"
REAR ELEVATION

CONSTRUCTION NOTES

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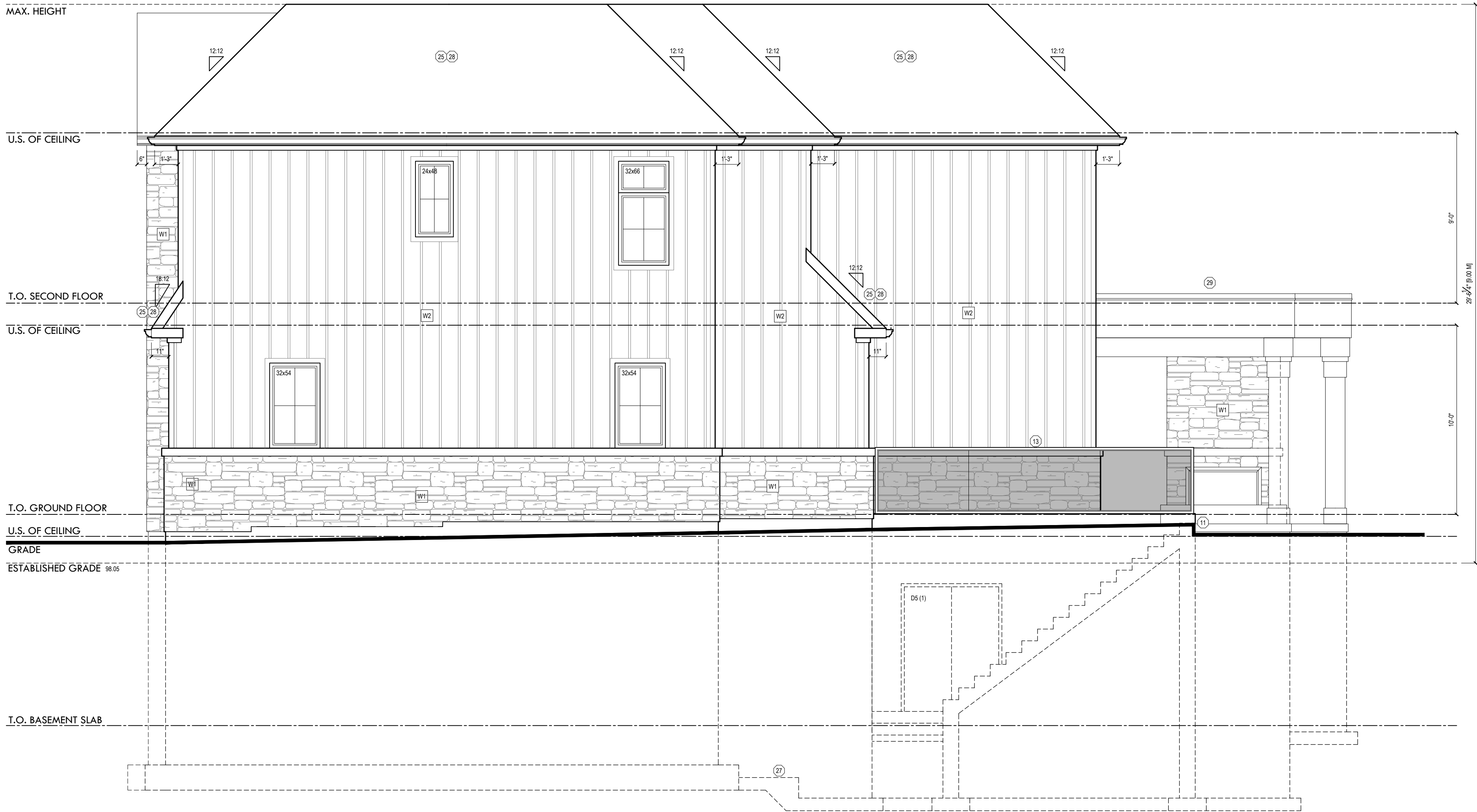
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5 -	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR CHECKED BY: -
ADDRESS: 388 WRIGHTON DR, OAKVILLE
PROJECT NO: 2024-65 SCALE: 1/4" : 1'-0"
SHEET NO. A203

SPATIAL SEPARATION CALC. AS PER 9.10.15.4. OF OBC			
EXPOSING BUILDING FACE:	98.62 SQM		
UNPROTECTED OPENINGS:	4.34 SQM	4.40%	
PERMITTED:	6.90 SQM	7.00%	



1/4"=1'-0"

RIGHT ELEVATION

CONSTRUCTION NOTES

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LUCID HOMES INC. 114457
FIRM NAME B.C.I.N.



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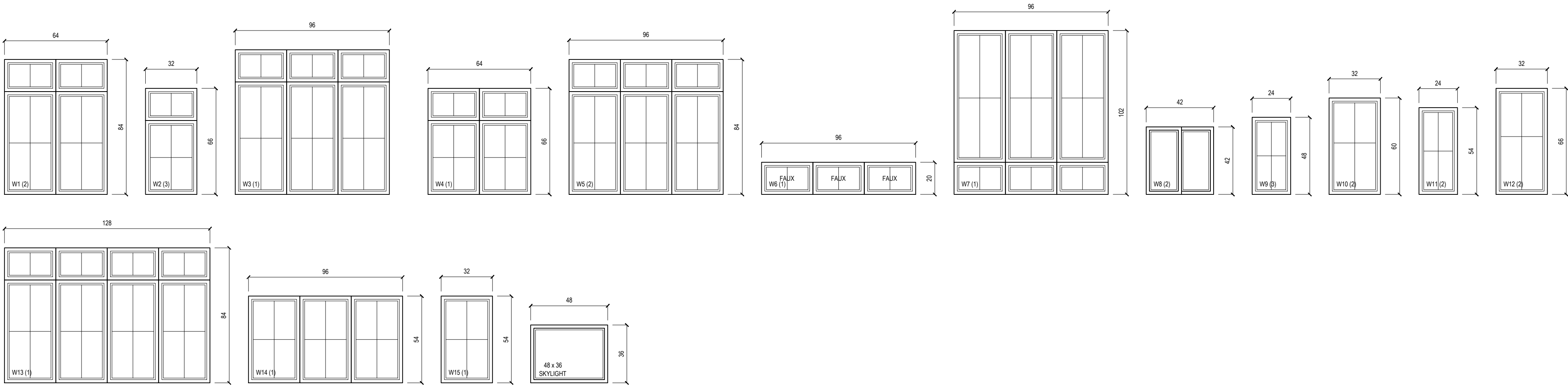
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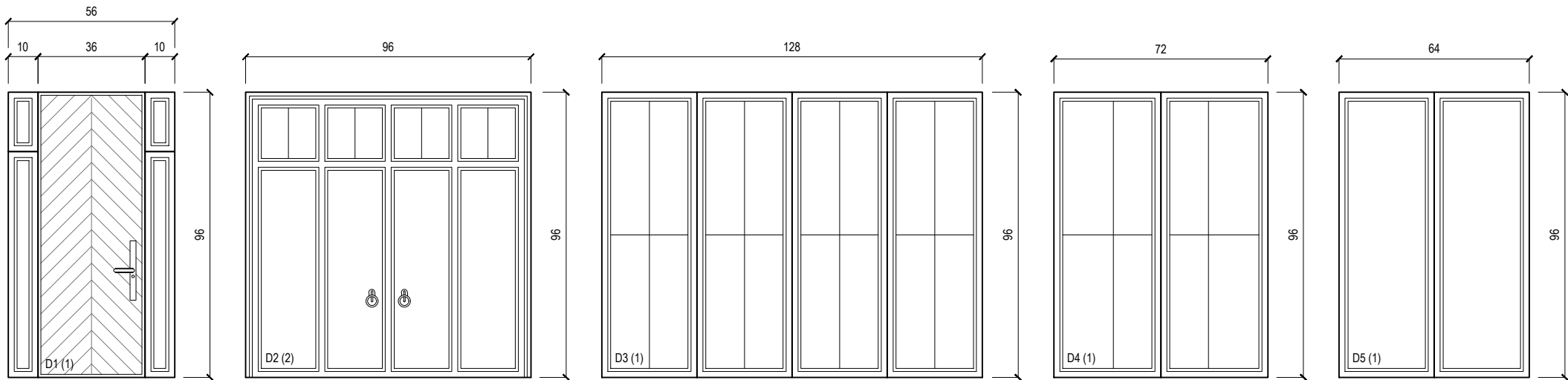
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 388 WRIGHTON DR, OAKVILLE
PROJECT NO: 2024-65 **SCALE:** 1/4" : 1'-0"
SHEET NO. **A204**



1/4"=1'-0"
WINDOW SCHEDULE



1/4"=1'-0"
DOOR SCHEDULE

CONSTRUCTION NOTES

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QUALIFICATION INFORMATION

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NAME B.C.I.N.

LUCID HOMES INC. 114457
FIRM NAME B.C.I.N.

LUCID HOMES

CUSTOM HOME AND RENOVATION DESIGN

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OAKVILLE ON - L6J 7T5

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LUCID HOMES

DRAWING TITLE: WINDOW & DOOR SCHEDULES
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 388 WRIGHTON DR, OAKVILLE
PROJECT NO: 2024-65 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A401**

WALL SCHEDULE - COMPLIANCE PACKAGE A1 OF 3.1.1.2.A OBC																																																																																																																																										
THE THERMAL VALUES IDENTIFIED IN THE ENERGY EFFICIENCY DESIGN SUMMARY (EEDS) FORM SHALL GOVERN OVER THOSE IN THE ARCHITECTURAL DRAWING SET IF ANY DISCREPANCIES EXIST.																																																																																																																																										
<p>W1</p> <p>STONE/BRICK VENEER WALL CONSTR</p> <ul style="list-style-type: none"> - 3/2" NATURAL STONE / BRICK VENEER OR AS PER PRODUCT MANUFACTURER - 1" AIR SPACE W/ FLASHING AND WEEP HOLES AS PER 9.20. OBC) - 22MM x 180MM x 0.76M (1/2" x 7" x 0.03") GALVANIZED METAL TIES @ 406MM (1'-4") O.C. HORIZ. AND 600MM (2'-0") O.C. VERT. - TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER) - 13MM (1/2") EXTERIOR GRADE PLYWOOD SHEATHING - 38MM x 140MM (1 1/2" x 5 1/2") WOOD STUDS @ 406MM (1'-4") O.C. W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS - 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL - 13MM (1/2") GYPSUM WALL BOARD INTERIOR FINISH 	<p>P1</p> <p>2' X 4" INTERIOR PARTITION</p> <ul style="list-style-type: none"> - 13MM (1/2") GYPSUM WALL BOARD - 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. BEARING PARTITIONS TO BE 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS - 13MM (1/2") GYPSUM WALL BOARD 	<p>P3</p> <p>2' X 10" INTERIOR PARTITION</p> <ul style="list-style-type: none"> - 13MM (1/2") GYPSUM WALL BOARD - 38MM x 235MM (2" x 10") @ 400MM (1'-4") O.C. BEARING PARTITIONS TO BE 38MM x 235MM (2" x 10") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS - 13MM (1/2") GYPSUM WALL BOARD 	<p>F1</p> <p>8" FOUNDATION WALL</p> <p>200MM (8") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 200MM (8") CONCRETE MASONRY UNITS BITUMINOUS DAMPROOFING DRAINAGE MAT</p> <p>FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED) ENSURE MIN. 1 1/2" CONC. COVER</p> <p>SEE DETAILS FOR REFERENCE IF REQUIRED</p>	<p>F1</p> <p>100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.</p> <p>2. POURED CONCRETE BASEMENT/ UNEXCAVATED PORCH SLAB</p> <p>100 MM (4") 25 MPa (3600 psi) POURED CONCRETE SLAB C/W 6 MIL. POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.</p> <p>3. POURED CONCRETE GARAGE SLAB</p> <p>100 MM (4") 32 MPa (4640 psi) POURED CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT ON 100MM (4") COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT OF GARAGE MIN. 1%.</p> <p>4. COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH</p> <p>130 MM (5") 32 MPa (4640 psi) CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT, REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM x 610MM (24" x 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1% FROM DOOR.</p> <p>5. SILL PLATE</p> <p>38MM x 89MM (2" x 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.</p> <p>6. WOOD IN CONTACT WITH CONCRETE</p> <p>WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 15 LB (NO. 30) ROLL ROOFING DAMPROOFING BETWEEN WOOD AND CONCRETE.</p> <p>7. BEAM POCKET</p> <p>PROVIDE BEAM POCKET OR 200MM x 250MM (8" x 10") POURED CONCRETE NIB WALL. MIN. BEARING TO BE 90MM (3-1/2").</p> <p>8. FOUNDATION WALL REDUCTION/ REVERSE CHECK</p> <p>WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90MM (3-1/2") THICK.</p> <p>9. FLOOR EXPOSED TO EXTERIOR</p> <p>PROVIDE RSI 5.46 (R31) INSULATION, 6 MIL. POLY. VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF. SOFIT.</p> <p>10. FLOOR CONSTRUCTION</p> <p>PROVIDE 3/2" SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS. ALL FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 9.30.1.1 AND 9.30.1.2. REFER TO 9.30.6 FOR CERAMIC TILE APPLICATION. PROVIDE 38MM x 38MM (2" x 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED W/ 19MM x 64MM (1" x 3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.</p> <p>11. EXTERIOR/INTERIOR STAIRS</p> <p>AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT, AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-0"). MINIMUM HEIGHT OVER STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (6'-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHALL NOT EXCEED 3700 MM (12'-2").</p> <p>MAX. RISE: 200MM (7-7/8") MIN. RISE: 125MM (4-7/8") MAX. RUN: 355MM (14") MIN. RUN: 255MM (10") MAX. TREAD: 355MM (14") MIN. TREAD: 235 (9-1/4")</p> <p>ANGLED STAIRS SHALL HAVE AN AVERAGE RUN OF NOT LESS THAN 200MM (7-7/8") AND A MIN. RUN OF 150MM (5-7/8").</p> <p>12. PRECAST STEPS</p> <p>PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.</p> <p>13. EXTERIOR/INTERIOR GUARDS</p> <p>INTERIOR GUARDS: 900MM (2'-11") MIN. EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"), 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0")</p> <p>HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11"). HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 865MM (2'-10"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1300MM (3'-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1300MM (3'-7").</p>																																																																																																																																						
<p>W2</p> <p>SIDING WALL CONSTRUCTION</p> <ul style="list-style-type: none"> - PREF. SIDING VENEER AS PER MANUFACTURER - 1" AIR SPACE - TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER) - 13MM (1/2") EXTERIOR GRADE PLYWOOD SHEATHING 38MM x 140MM (1 1/2" x 5 1/2") WOOD STUDS @ 406MM (1'-4") O.C. W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS - 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL - 13MM (1/2") GYPSUM WALL BOARD INTERIOR FINISH 	<p>P2</p> <p>2' X 6" INTERIOR PARTITION</p> <ul style="list-style-type: none"> - 13MM (1/2") GYPSUM WALL BOARD - 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS - 13MM (1/2") GYPSUM WALL BOARD 	<p>P4</p> <p>2' X 3" INTERIOR PARTITION AT @ FOUNDATION WALL (INSULATED)</p> <ul style="list-style-type: none"> - 13MM (1/2") GYPSUM WALL BOARD - 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. BEARING PARTITIONS TO BE 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS - 140MM (5 1/2") CONTINUOUS RSI 3.52 C/ (R20 C) BATT INSULATION - GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL 	<p>F2</p> <p>10" FOUNDATION WALL</p> <p>250MM (10") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 250MM (10") CONCRETE MASONRY UNITS BITUMINOUS DAMPROOFING DRAINAGE MAT</p> <p>FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED) ENSURE MIN. 1 1/2" CONC. COVER</p> <p>SEE DETAILS FOR REFERENCE IF REQUIRED</p>	<p>F2</p> <p>12" FOUNDATION WALL</p> <p>300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 300MM (12") CONCRETE MASONRY UNITS BITUMINOUS DAMPROOFING DRAINAGE MAT</p> <p>FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED) ENSURE MIN. 1 1/2" CONC. COVER</p> <p>SEE DETAILS FOR REFERENCE IF REQUIRED</p>	<p>F3</p> <p>2' X 3" INTERIOR PARTITION AT @ FOUNDATION WALL (INSULATED)</p> <ul style="list-style-type: none"> - 13MM (1/2") GYPSUM WALL BOARD - 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. ON SIDE BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS - 13MM (1/2") GYPSUM WALL BOARD - 89MM (3 1/2") CONTINUOUS RSI 3.52 C/ (R20 C) SPRAY FOAM INSULATION - GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL 																																																																																																																																					
<p>W3</p> <p>STUCCO WALL CONSTRUCTION</p> <ul style="list-style-type: none"> - STUCCO VENEER W/ R5 INSULATED RIGID AS PER MANUFACTURER - TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER) - 13MM (1/2") EXTERIOR GRADE PLYWOOD SHEATHING - 38MM x 140MM (1 1/2" x 5 1/2") WOOD STUDS @ 406MM (1'-4") O.C. W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS - 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL - 13MM (1/2") GYPSUM WALL BOARD INTERIOR FINISH 	<p>P2a</p> <p>2' X 4" INTERIOR STRAPPING</p> <ul style="list-style-type: none"> - 13MM (1/2") GYPSUM WALL BOARD - 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. 	<p>P4a</p> <p>2' X 3" INTERIOR PARTITION AT @ FOUNDATION WALL (INSULATED)</p> <ul style="list-style-type: none"> - 13MM (1/2") GYPSUM WALL BOARD - 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. BEARING PARTITIONS TO BE 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS - 140MM (5 1/2") CONTINUOUS RSI 3.52 C/ (R20 C) BATT INSULATION - GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL 	<p>F3</p> <p>12" FOUNDATION WALL</p> <p>300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 300MM (12") CONCRETE MASONRY UNITS BITUMINOUS DAMPROOFING DRAINAGE MAT</p> <p>FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED) ENSURE MIN. 1 1/2" CONC. COVER</p> <p>SEE DETAILS FOR REFERENCE IF REQUIRED</p>	<p>F3</p> <p>12" FOUNDATION WALL</p> <p>300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 300MM (12") CONCRETE MASONRY UNITS BITUMINOUS DAMPROOFING DRAINAGE MAT</p> <p>FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED) ENSURE MIN. 1 1/2" CONC. COVER</p> <p>SEE DETAILS FOR REFERENCE IF REQUIRED</p>	<p>F3</p> <p>12" FOUNDATION WALL</p> <p>300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 300MM (12") CONCRETE MASONRY UNITS BITUMINOUS DAMPROOFING DRAINAGE MAT</p> <p>FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED) ENSURE MIN. 1 1/2" CONC. COVER</p> <p>SEE DETAILS FOR REFERENCE IF REQUIRED</p>																																																																																																																																					
<p>ABBREVIATIONS</p> <table> <tr> <td>AB.</td><td>AIR BARRIER</td><td>MIN.</td><td>MINIMUM</td></tr> <tr> <td>ALUM.</td><td>ALUMINUM</td><td>O.C.</td><td>ON CENTER</td></tr> <tr> <td>B/W</td><td>BETWEEN</td><td>PLFA</td><td>POINT LOAD FROM</td></tr> <tr> <td>C.J.</td><td>CEILING JOIST</td><td>ABOVE</td><td></td></tr> <tr> <td>C.L.</td><td>CENTERLINE</td><td>PREF.</td><td>PREFINISHED</td></tr> <tr> <td>CONC.</td><td>CONCRETE</td><td>PREF.</td><td>PREPARATION</td></tr> <tr> <td>DIA.</td><td>DIAMETER</td><td>P.T.</td><td>PRESSURE TREATED</td></tr> <tr> <td>D.J.</td><td>DOUBLE JOIST</td><td>R.J.</td><td>ROOF JOIST</td></tr> <tr> <td>E.G.</td><td>EXTERIOR GRADE</td><td>R.R.</td><td>ROOF RAFTERS</td></tr> <tr> <td>E.T.</td><td>EAVESTROUGH</td><td>R.V.</td><td>ROOF VENT</td></tr> <tr> <td>E.V.</td><td>EXHAUST FAN</td><td>T.J.</td><td>TRIPLE JOIST</td></tr> <tr> <td>F.J.</td><td>FLOOR JOIST</td><td>T.O.</td><td>TOP OF</td></tr> <tr> <td>F.R.</td><td>FIRE RATING</td><td>TYP.</td><td>TYPICAL</td></tr> <tr> <td>F.R.R.</td><td>FIRE RESISTANCE RTG.</td><td>U.S.</td><td>UNDERSIDE</td></tr> <tr> <td>G.T.</td><td>GIRDER TRUSS</td><td>V.B.</td><td>VAPOUR BARRIER</td></tr> <tr> <td>LDG.</td><td>LEDGER</td><td>W/</td><td>WITH</td></tr> <tr> <td>MAX.</td><td>MAXIMUM</td><td></td><td></td></tr> </table>	AB.	AIR BARRIER	MIN.	MINIMUM	ALUM.	ALUMINUM	O.C.	ON CENTER	B/W	BETWEEN	PLFA	POINT LOAD FROM	C.J.	CEILING JOIST	ABOVE		C.L.	CENTERLINE	PREF.	PREFINISHED	CONC.	CONCRETE	PREF.	PREPARATION	DIA.	DIAMETER	P.T.	PRESSURE TREATED	D.J.	DOUBLE JOIST	R.J.	ROOF JOIST	E.G.	EXTERIOR GRADE	R.R.	ROOF RAFTERS	E.T.	EAVESTROUGH	R.V.	ROOF VENT	E.V.	EXHAUST FAN	T.J.	TRIPLE JOIST	F.J.	FLOOR JOIST	T.O.	TOP OF	F.R.	FIRE RATING	TYP.	TYPICAL	F.R.R.	FIRE RESISTANCE RTG.	U.S.	UNDERSIDE	G.T.	GIRDER TRUSS	V.B.	VAPOUR BARRIER	LDG.	LEDGER	W/	WITH	MAX.	MAXIMUM			<p>14. TALL WALL</p> <p>PROVIDE 2-38MM x140MM (2-2" x 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.</p> <p>FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM x 140MM (2" x 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM x 184MM (3-2" x 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAIL & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.</p> <p>15. INTERIOR GARAGE PARTITION & CEILING</p> <p>13MM (1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 5.46 (R31) IN CEILING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT.</p> <p>16. INTERIOR GARAGE MAN DOOR</p> <p>DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.</p> <p>17. DRYER EXHAUST</p> <p>CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.</p> <p>18. MECHANICAL EXHAUST FAN FOR WASHROOM</p> <p>MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SEALS PER 9.32.3.12.</p> <p>19. DIRECT VENT FURNACE TERMINAL FOR MECHANICAL ROOM</p> <p>DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.</p> <p>20. DIRECT VENT GAS FIREPLACE AND FIREPLACE FINISH</p> <p>DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE. AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPLY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.</p> <p>IN THE CASE OF HEAVY MATERIAL CHOICE IN FINISHING OF FIREPLACE AN ENGINEER SHALL BE INVOLVED TO RECOMMEND REINFORCEMENT OF FLOOR BELOW TO SUPPORT WEIGHT.</p> <p>21. ATTIC ACCESS HATCH & CRAW SPACE HATCH</p> <p>500MM x 700MM (1'-8" x 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 10.56 (R60) RIGID INSULATION BAKING.</p> <p>22. EXTERIOR FIRE RATED WALL</p> <p>EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE-X GYPSUM BOARD INSIDE.</p> <p>23. BLOCKING BEHIND WASHROOM FIXTURES</p> <p>PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM AS PER OBC 9.5.2.3. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0") A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.</p> <p>24. NEW FOUNDATION JOINT INTO EXISTING FOUNDATION</p> <p>PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.</p> <p>25. ROOF CONSTRUCTION</p> <p>ROOF TYPE AND CONSTRUCTION METHOD TO COMPLY WITH 9.26.3.1. OF OBC AS AMENDED: 210 (10.25KG/SQ. M.) 40 YEAR OLD ASPHALT SHINGLES, 13MM (1/2") PLYWOOD SHEATHING WITH "H" CLIPS ON APPROVED PRE-ENGINEERED WOOD TRUSSES OR CONVENTIONAL FRAMING AS PER PLAN. PROVIDE APPROVED GAVES PROTECTION EXTENDING 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE 38MM x 89MM (2" x 4") TRUSS BRACING @ 1830MM (6'-0") O.C. @ BOTTOM CHORD</p> <p>26. ROOF INSULATION</p> <p>RSI 10.56 (R60) [RSI 5.46 (R31) FOR CEILING WITHOUT ATTIC SPACE] ROOF INSULATION AND APPROVED 6 MIL. POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL.</p> <p>27. STEP FOOTINGS</p> <p>POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM (1'-11 5/8") REFER ON FIRM SOIL.</p>	<p>28. ROOF VENTILATION</p> <p>ROOF VENTILATION AS PER 9.19.1. VENT AREA SHALL BE NO LESS THAN 1/300 OF THE INSULATED CEILING AREA. WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NO LESS THAN 1/250 W/ NO LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE. NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TOP OF INSULATION AND UNDERSIDE OF ROOF SHEATHING. FULL 60 SQ IN OF NET FREE VENTILATING AREA (NFA) PER VENT.</p> <p>29. FLAT ROOFS</p> <p>CONFORMING TO C.G.S.B. 37-GP-56M "MEMBRANE, MODIFIED, BITUMINOUS, PREFABRICATED, AND REINFORCED FOR ROOFING", 19MM (3/4") PLYWOOD SHEATHING WITH "H" CLIPS, ROOF FRAMING AS PER PLAN W/ PREF. ALUM. R.W.L.</p> <p>30. SLAB THICKENING UNDERNEATH LANDING</p> <p>SLAB UNDER LOAD BEARING WALLS SUPPORTING STAIR LANDINGS TO BE THICKENED TO 12" WITH 16" BOTTOM AND ANGELED MAX 45" TO HORIZONTAL SLAB.</p> <p>31. COOKING APPLIANCE EXHAUST FAN</p> <p>DUCTWORK FOR COOKING APPLIANCE EXHAUST FANS SHALL BE OF NON-COMBUSTIBLE, CORROSION-RESISTANT MATERIAL AND LEAD DIRECTLY TO THE OUTDOORS WITHOUT CONNECTION TO OTHER EXHAUST FANS OR DUCTS. DUCTWORK FOR COOKING APPLIANCE EXHAUST FANS SHALL BE EQUIPPED WITH A GREASE FILTER AT THE INTAKE.</p> <p>32. WINDOW WELL</p> <p>ALL WINDOW WELLS DEEPER THAN 600MM SHALL BE EQUIPPED WITH A CERTIFIED, TRANSPARENT COVER THAT PREVENTS FROM FALLING INTO. INSTALLATION SHALL NOT COMPROMISE EASY ESCAPE REQUIRED BY 99.9.10. AS PER OBC.</p> <p>33. NAILING PATTERN FOR HIGH PERCENTAGE GLAZING WALLS</p> <p>FOR WALLS WHICH HAVE MORE THAN 75% GLAZING AND WHICH SERVE AS A SHEAR WALLS TIED TO PERPENDICULAR WALLS OF MINIMUM 40" IN LENGTH, THE NAILING PATTERN SHALL BE @ 6" O.C. WITH MIN. 3/4" PLYWOOD SHEATHING.</p>	<p>915 MM (3'-0") O.C.</p> <p>PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MCA CONNECTOR LTD. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.</p> <p>JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. IF ANY DISCREPANCY EXISTS BETWEEN ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS, THE CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS AND NOTIFY DESIGNER IMMEDIATELY</p> <p>WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL FORMING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.</p> <p>TERMITE AND DECAY PROTECTION</p> <p>IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.</p> <p>STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.</p> <p>STEEL</p> <p>STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".</p> <p>REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R</p> <p>SMOKE ALARM (REFER O.B.C. 9.10.19.) ■ S.A.</p> <p>SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT (9.10.19.1.).</p> <p>THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE REPLY (9.10.19.2.).</p> <p>SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY.</p> <p>WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRELESS SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (9.10.19.3.).</p> <p>SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1.(2).</p> <p>CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.) ◆ C.M.</p> <p>WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING REA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE.</p> <p>INSTALL ALARMS AT MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC, ON OR NEAR THE CEILING.</p> <p>A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM. ALL CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL ACTIVATE ALL ALARMS WITHIN THE SUITE.</p> <p>ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMS DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS".</p> <p>9.20.2 MASONRY UNITS</p> <p>9.20.2.1 MASONRY UNIT STANDARDS</p> <p>MASONRY UNITS SHALL COMPLY WITH,</p> <p>ASTM C73, "CALCIUM SILICATE BRICK (SAND-LIME BRICK)", ASTM C126, "CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND GLAZED MASONRY UNITS", ASTM C212, "STRUCTURAL CLAY FACING TILE", CAN/CSA-A82.1-M, "BURNED CLAY BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE)", CSA A82.4-M, "STRUCTURAL CLAY LOAD-BEARING WALL TILE", CSA A82.5-M, "STRUCTURAL CLAY NON-LOAD-BEARING TILE", CAN3-A82.8-M, "HOLLOW CLAY BRICK", CAN/CSA-A165.1, "CONCRETE BLOCK MASONRY UNITS", CAN/CSA-A165.2, "CONCRETE BRICK MASONRY UNITS", CAN/CSA-A165.3, "PRECAST CONCRETE MASONRY UNITS", OR CAN3-A165.4-M, "AUTOCLAVED CELLULAR UNITS".</p> <p>UNLESS NOTED OTHERWISE: 32 MPA FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK 25 MPA FOR ALL PAD AND STRIP FOOTINGS 20 MPA FOR INTERIOR FLOORS OTHER THAN GARAGE AND CARPORT FLOORS 15 MPA FOR ALL OTHER APPLICATIONS</p>																																																																			
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C.J.	CEILING JOIST	ABOVE																																																																																																																																								
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D.J.	DOUBLE JOIST	R.J.	ROOF JOIST																																																																																																																																							
E.G.	EXTERIOR GRADE	R.R.	ROOF RAFTERS																																																																																																																																							
E.T.	EAVESTROUGH	R.V.	ROOF VENT																																																																																																																																							
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Notice of Public Hearing

Committee of Adjustment Application



File # A/068/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
A. Virmani	William Hicks William Hicks Holdings Inc. 905 Sangster Ave Mississauga ON, L5H 2Y3	37 Colonial Cres PLAN 343 LOT 9

Zoning of property: RL1-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey addition to the existing two storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.2 c) iii)</i> The maximum width of a driveway shall be 9.0 metres for a lot having a lot frontage equal to or greater than 18.0 metres.	To increase the maximum width of the driveway to be 13.20 metres for a lot having a lot frontage equal to or greater than 18.0 metres.
2	<i>Table 6.3.1 (Row 9, Column RL1)</i> The maximum dwelling depth shall be 20.0 m.	To increase the maximum dwelling depth to 25.4 m.
3	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.42 metres.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

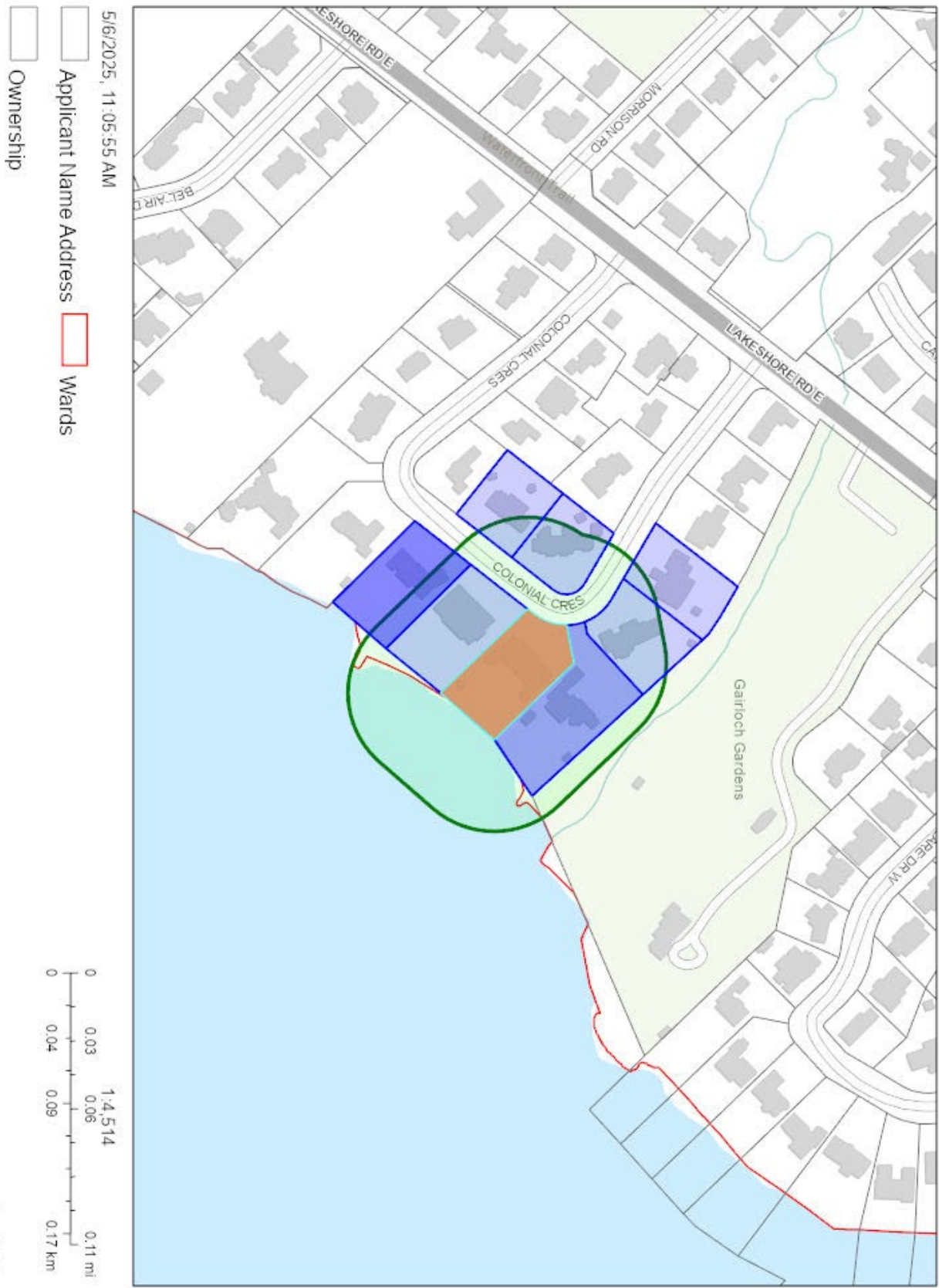
Contact information:

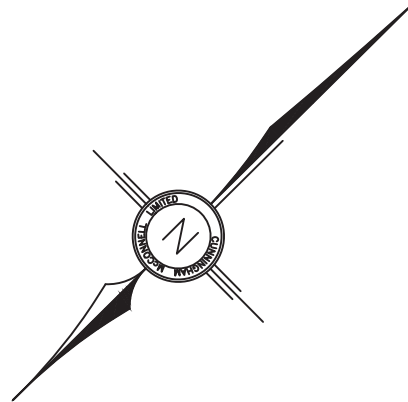
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

May 13, 2025

A/068/2025 - 37 Colonial Crescent





PROPOSED :

SITE STATISTICS – ZONE RL1-0

1. LOT AREA = 3524 m2 (1393.5m2 Minimum).
2. LOT FRONTAGE = 34.94m (30.00m Minimum).
3. AREAS FOR COVERAGE =734.03m2 (7901.03 sq.ft)
 - (A) MAIN DWELLING (Includes Garage) = 709.77
 - (B) COVERED PORCH =8.87m2
 - (C) GAZEBO = 15.39m2
4. LOT COVERAGE =20.82% (25.0% Maximum 881m2).
5. ESTABLISHED GRADE = 79.57m.
6. BUILDING HEIGHTS:
 - ROOF RIDGE = 10.07m (10.50m Maximum);
7. SETBACKS:
 - FRONT = 19.14m (min 10.5m);
 - REAR = 28.57m (Dwelling) (10.50m Minimum);
 - SIDES: 4.22m AND 5.00m (4.20m & 4.20m Min);
8. FLOOR AREA =942.07 m2.(10,140.42 sq.ft)
9. FA/LOT RATIO = 26.73% (29% Maximum 1021.96m2).
10. BUILDING DEPTH = 25.40m
11. BUILDING WIDTH = 36.44m

1. BUILDING DEPTH –NEW WORKS
PERMITTED=20m
PROPOSED=25.40m
VARIANCE=5.40m
2. ROOF HEIGHT –NEW WORKS
PERMITTED=9.0m
PROPOSED=9.42m
VARIANCE=0.42m

3. DRIVEWAY WIDTH
PERMITTED=9.0m
PROPOSED=13.20m
VARIANCE=4.20m

DRAWINGS TITLE	SHEET NO.
SITE PLAN	A100
DATE APRIL 01 2025	
SCALE NOTED	

STANDARD DEVELOPMENT NOTES
(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

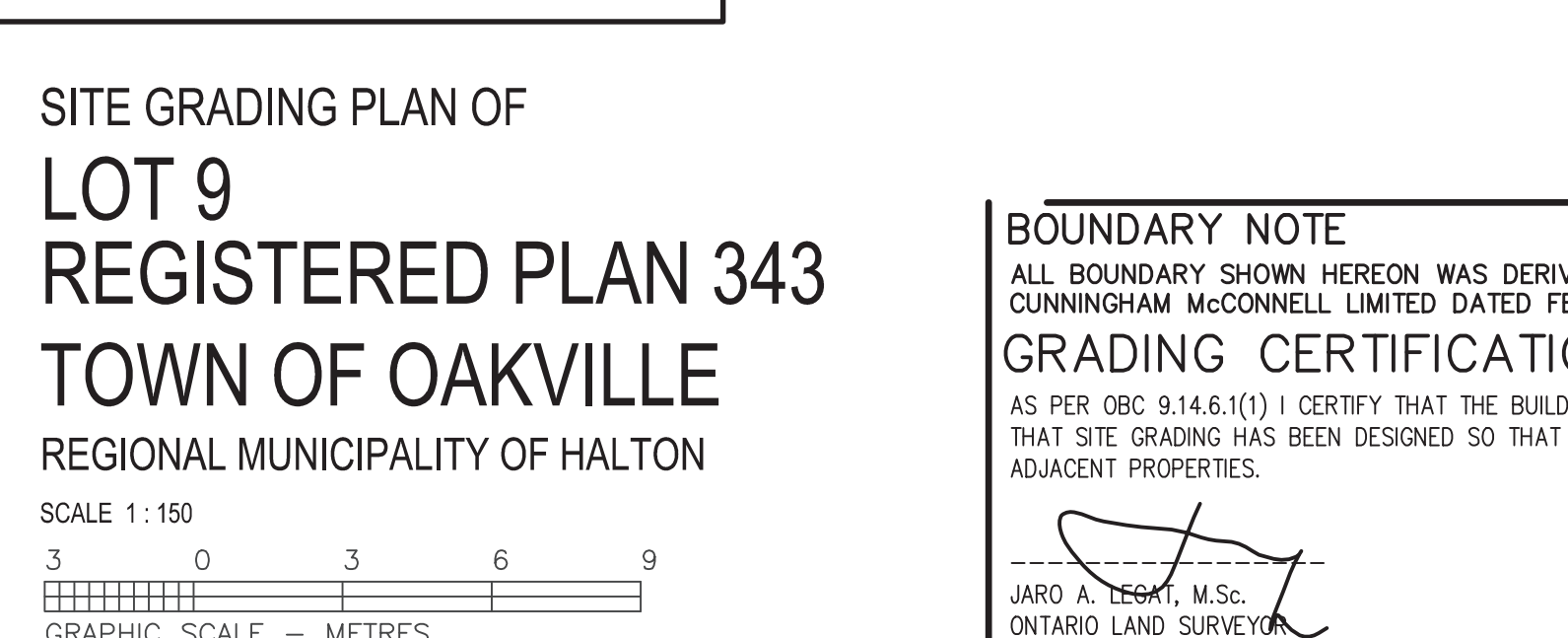
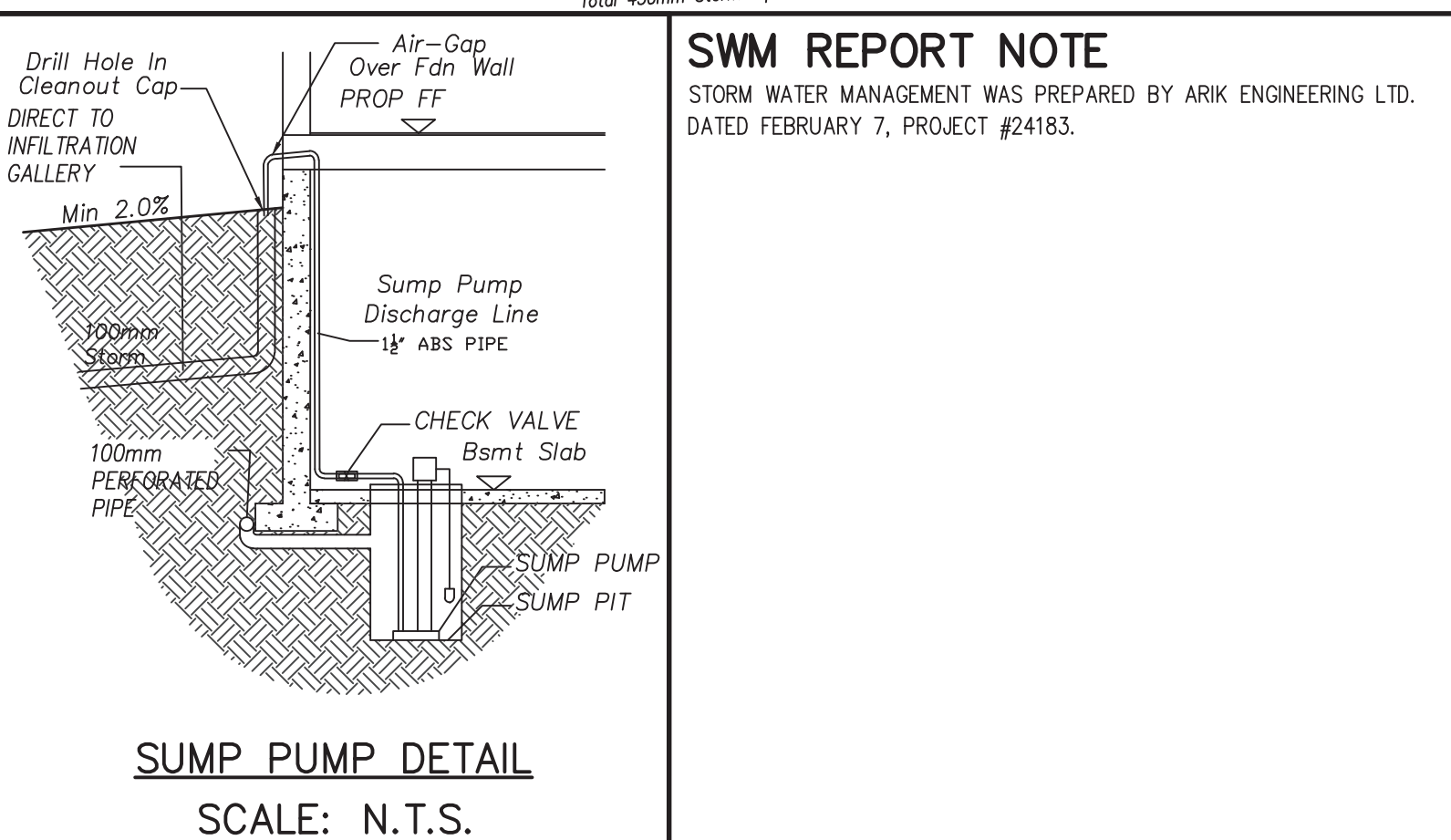
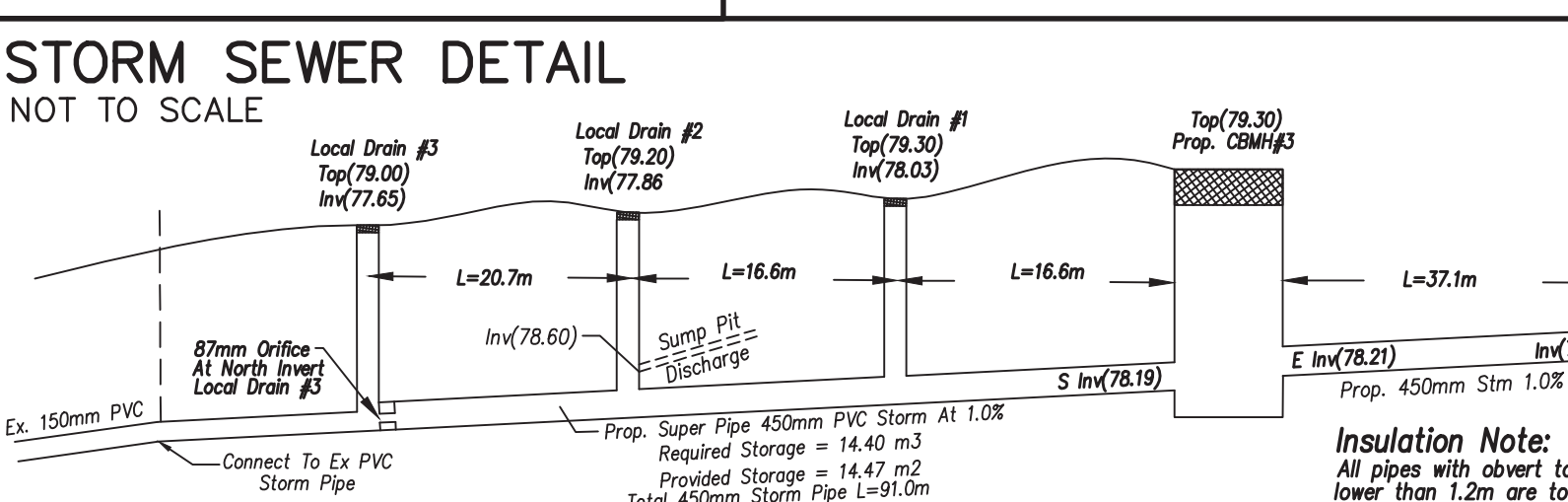
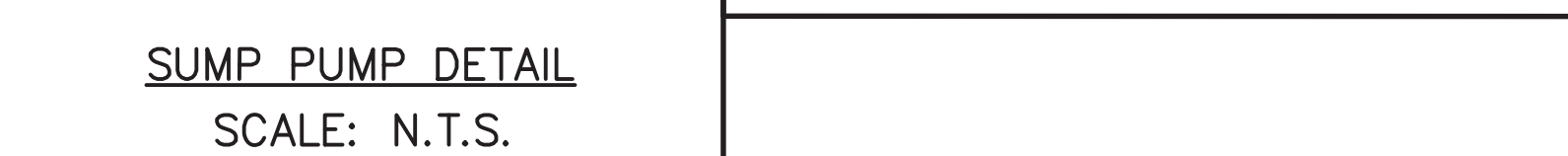
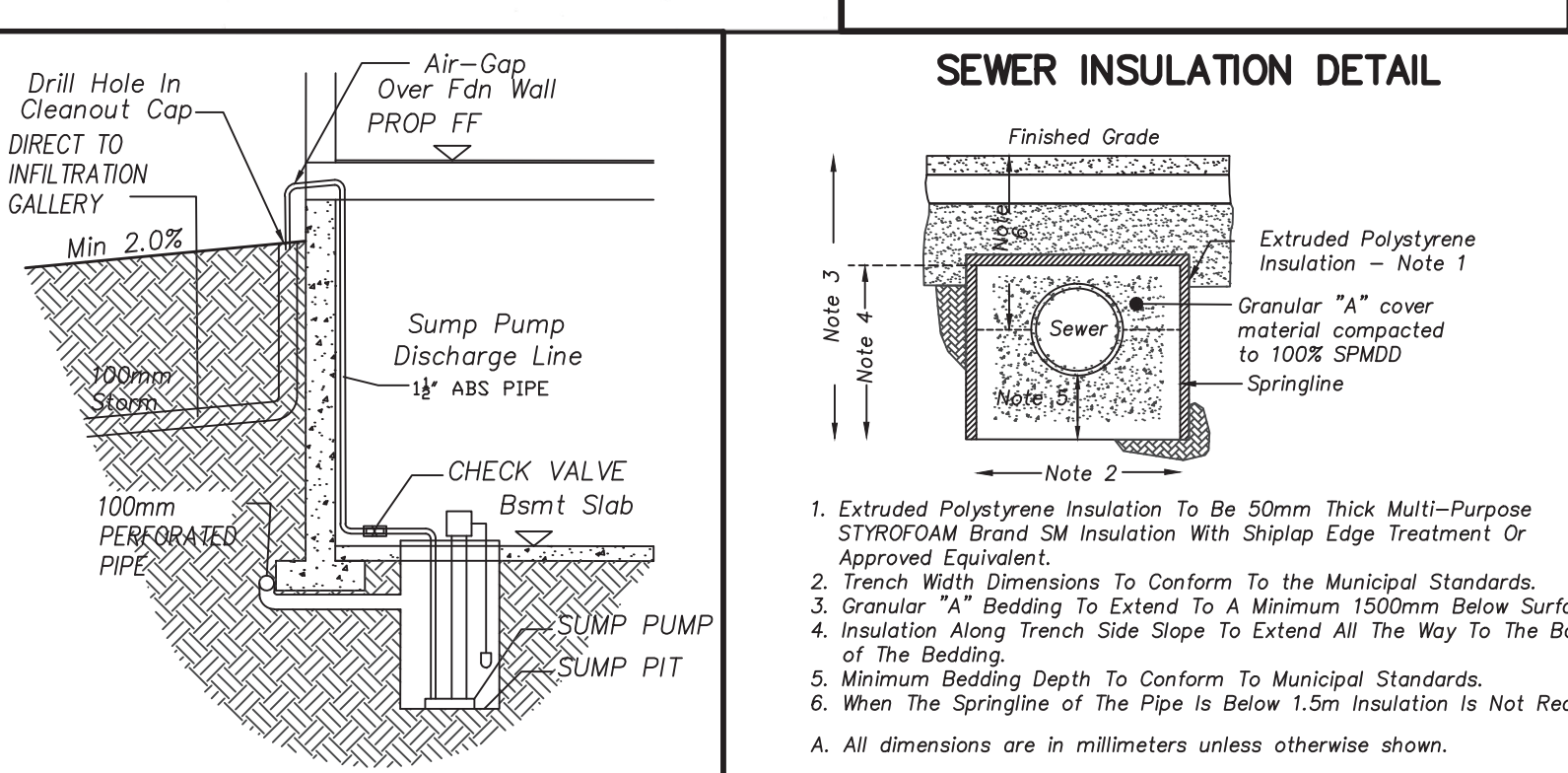
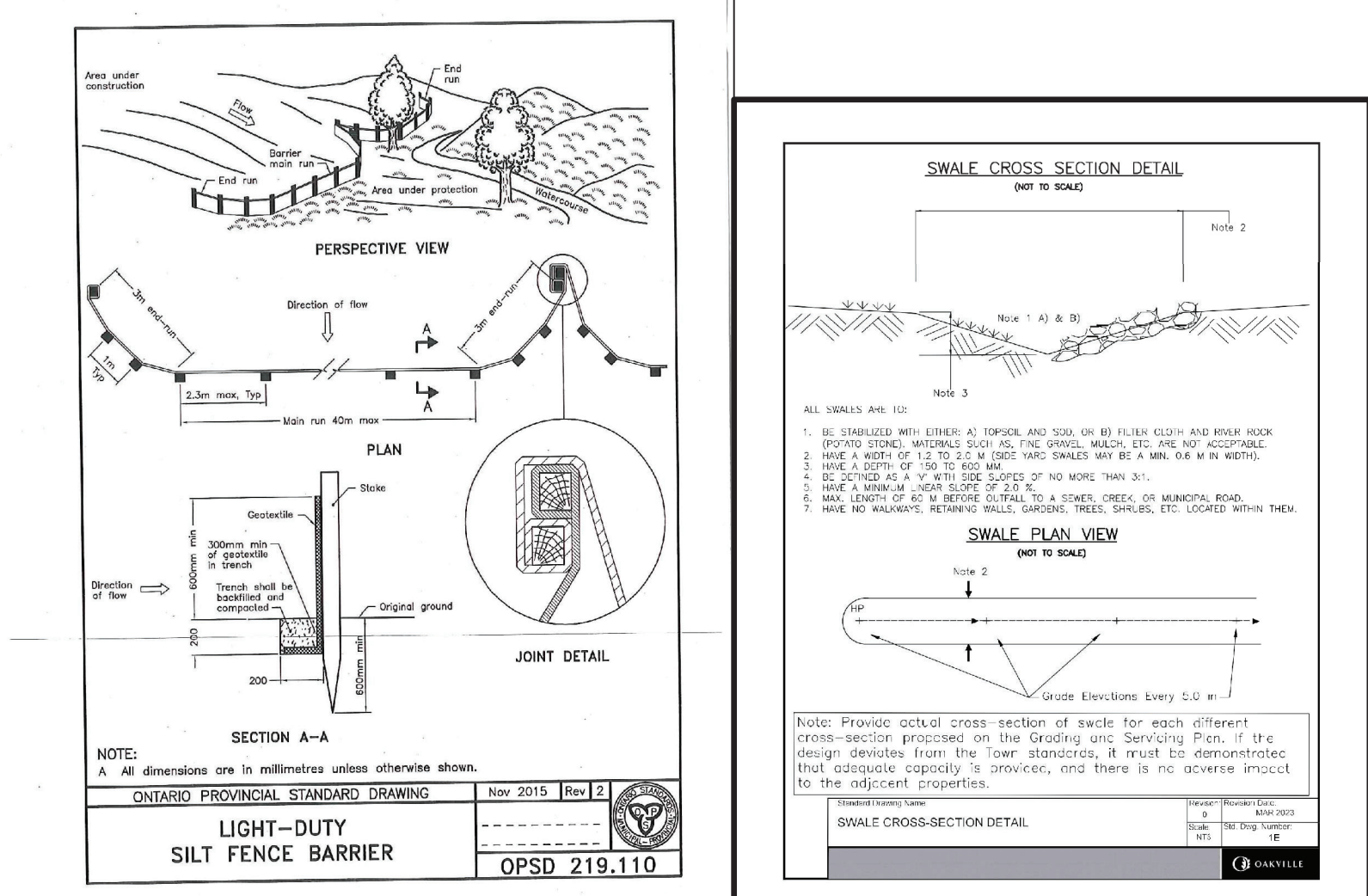
1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
 2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK SHALL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION SHALL BE PROVIDED FOR THE DRIVEWAY.
 3. THE TOPS OF ANY CURBS ADJOINING THE DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARY SHALL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- (B) GENERAL NOTES
1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
 2. THERE IS NO EASEMENT REGISTERED ON TITLE AFFECTING THE SUBJECT LANDS.
 3. THE STREETS OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
 4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
 5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
 6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
 7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
 8. ALL SURPLUS/EXHAUSTED MATERIAL TO BE REMOVED FROM THE SITE.
 9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
 10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOO TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
 11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND KEPT PRIOR TO CONSTRUCTION.
 13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
 14. BUILDING IS TO VERIFY TO THE ENGINEER THAT THE FINAL EXISTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMANCE WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
 15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
 16. PRIOR TO ANY SODDING, THE SOD, CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N°1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE EXISTING LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRESUMED INSPECTION IS DONE BY THE ENGINEER AND THE BUILDING.
 18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
 19. LARNS AND SHOULDS SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
 20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 5:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
 21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNCOMPACTED BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
 22. ALL WATERMAIN AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
 23. WATERMAIN AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
 24. SEWAGE CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
 25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOO.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
(B) EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
(C) EXISTING CONNECTION PROPERTY LINE TO DWELLING TO BE USED.
2. STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
(B) STORM WATER TO BE DISCHARGED ONTO GROUND AND INTO PROPOSED STORM SYSTEM.
3. WATER: (A) EXISTING 20mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
(B) EXISTING WATER LATERAL PROPERTY LINE TO DWELLING TO BE USED.
(C) EX. 20mm WATER METER INSTALLED WHERE SERVICE ENTERS BUILDING.

MUNICIPAL RIGHT-OF-WAY NOTES

1. ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.



BOUNDARY NOTE

ALL BOUNDARY SHOWN HEREON WAS DERIVED FROM PLAN BY CUNNINGHAM MCCONNELL LIMITED DATED FEBRUARY 20, 2024.

GRADING CERTIFICATION NOTE

AS PER OBD 9.14.6.1(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THAT SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

JAMES A. LEGAT, M.Sc., P.Eng., O.A.S.T. (L.S.)

ONTOARIO LAND SURVEYOR

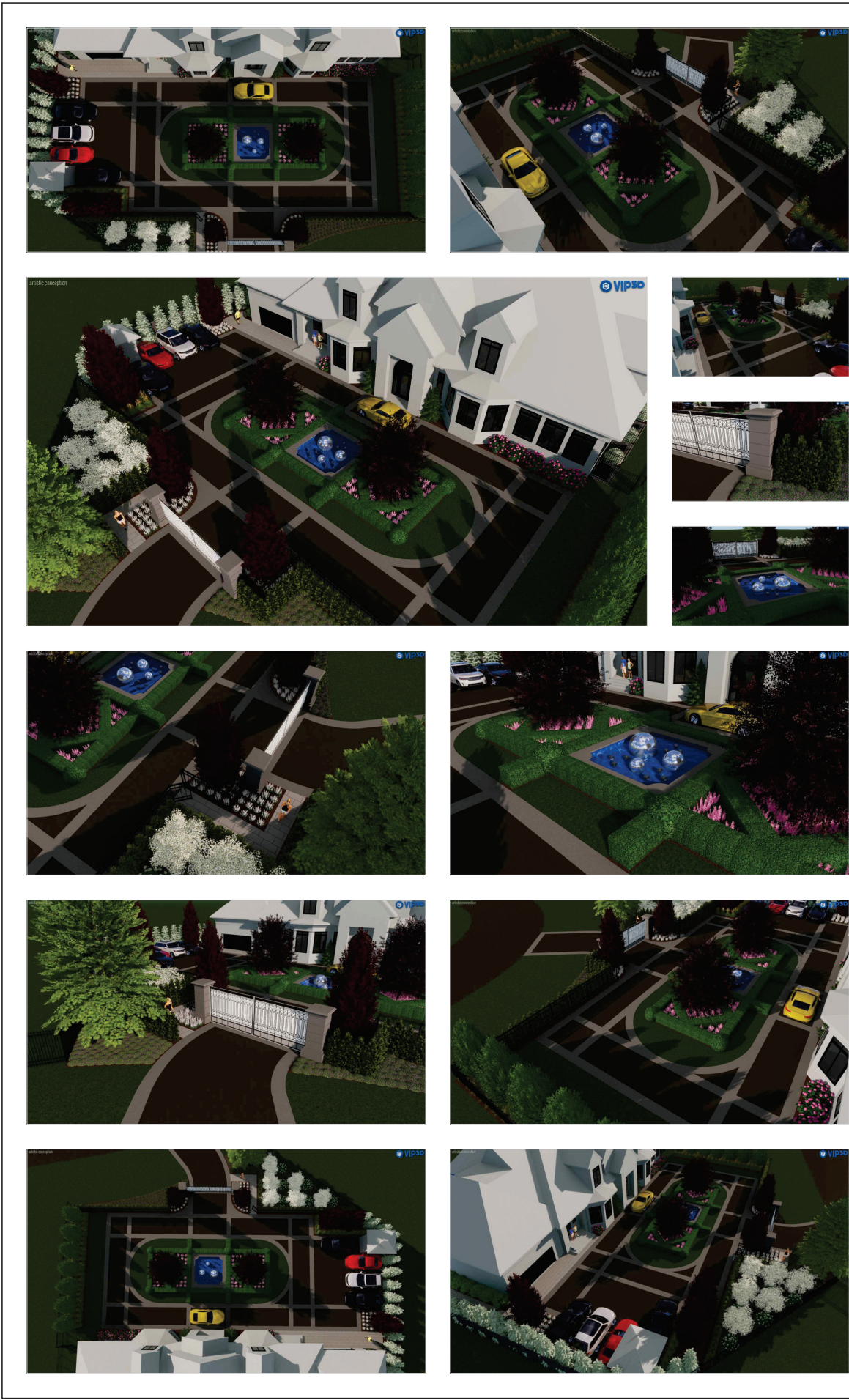
DATE: FEBRUARY 20, 2024

SCALE: 1:150

GRAPHIC SCALE - METRES

3 0 3 6 9

0.75 1.5 3.0 4.5 6.0 7.5 9.0 10.5 12.0 13.5 15.0 16.5 18.0 19.5 21.0 22.5 24.0 25.5 27.0 28.5 30.0 31.5 33.0 34.5 36.0 37.5 39.0 40.5 42.0 43.5 45.0 46.5 48.0 49.5 51.0 52.5 54.0 55.5 57.0 58.5 60.0 61.5 63.0 64.5 66.0 67.5 69.0 70.5 72.0 73.5 75.0 76.5 78.0 79.5 81.0 82.5 84.0 85.5 87.0 88.5 90.0 91.5 93.0 94.5 96.0 97.5 99.0 100.5 102.0 103.5 105.0 106.5 108.0 109.5 111.0 112.5 114.0 115.5 117.0 118.5 120.0 121.5 123.0 124.5 126.0 127.5 129.0 130.5 132.0 133.5 135.0 136.5 138.0 139.5 141.0 142.5 144.0 145.5 147.0 148.5 150.0 151.5 153.0 154.5 156.0 157.5 159.0 160.5 162.0 163.5 165.0 166.5 168.0 169.5 171.0 172.5 174.0 175.5 177.0 178.5 180.0 181.5 183.0 184.5 186.0 187.5 189.0 190.5 192.0 193.5 195.0 196.5 198.0 199.5 201.0 202.5 204.0 205.5 207.0 208.5 210.0 211.5 213.0 214.5 216.0 217.5 219.0 220.5 222.0 223.5 225.0 226.5 228.0 229.5 231.0 232.5 234.0 235.5 237.0 238.5 240.0 241.5 243.0 244.5 246.0 247.5 249.0 250.5 252.0 253.5 255.0 256.5 258.0 259.5 261.0 262.5 264.0 265.5 267.0 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517.5 519.0 520.5 522.0 523.5 525.0 526.5 528.0 529.5 531.0 532.5 534.0 535.5 537.0 538.5 540.0 541.5 543.0 544.5 546.0 547.5 549.0 550.5 552.0 553.5 555.0 556.5 558.0 559.5 561.0 562.5 564.0 565.5 567.0 568.5 570.0 571.5 573.0 574.5 576.0 577.5 579.0 580.5 582.0 583.5 585.0 586.5 588.0 589.5 591.0 592.5 594.0 595.5 597.0 598.5 600.0 601.5 603.0 604.5 606.0 607.5 609.0 610.5 612.0 613.5 615.0 616.5 618.0 619.5 621.0 622.5 624.0 625.5 627.0 628.5 630.0 631.5 633.0 634.5 636.0 637.5 639.0 640.5 642.0 643.5 645.0 646.5 648.0 649.5 651.0 652.5 654.0 655.5 657.0 658.5 660.0 661.5 663.0 664.5 666.0 667.5 669.0 670.5 672.0 673.5 675.0 676.5 678.0 679.5 681.0 682.5 684.0 685.5 687.0 688.5 690.0 691.5 693.0 694.5 696.0 697.5 699.0 700.5 702.0 703.5 705.0 706.5 708.0 709.5 711.0 712.5 714.0 715.5 717.0 718.5 720.0 721.5 723.0 724.5 726.0 727.5 729.0 730.5 732.0 733.5 735.0 736.5 738.0 739.5 741.0 742.5 744.0 745.5 747.0 748.5 750.0 751.5 753.0 754.5 756.0 757.5 759.0 760.5 762.0 763.5 765.0 766.5 768.0 769.5 771.0 772.5 774.0 775.5 777.0 778.5 780.0 781.5 783.0 784.5 786.0 787.5 789.0 790.5 792.0 793.5 795.0 796.5 798.0 799.5 801.0 802.5 804.0 805.5 807.0 808.5 810.0 811.5 813.0 814.5 816.0 817.5 819.0 820.5 822.0 823.5 825.0 826.5 828.0 829.5 831.0 832.5 834.0 835.5 837.0 838.5 840.0 841.5 843.0 844.5 846.0 847.5 849.0 850.5 852.0 853.5 855.0 856.5 858.0 859.5 861.0 862.5 864.0 865.5 867.0 868.5 870.0 871.5 873.0 874.5 876.0 877.5 879.0 880.5 882.0 883.5 885.0 886.5 888.0 889.5 891.0 892.5 894.0 895.5 897.0 898.5 900.0 901.5 903.0 904.5 906.0 907.5 909.0 910.5 912.0 913.5 915.0 916.5 918.0 919.5 921.0 922.5 924.0 925.5 927.0 928.5 930.0 931.5 933.0 934.5 936.0 937.5 939.0 940.5 942.0 943.5 945.0 946.5 948.0 949.5 951.0 952.5 954.0 955.5 957.0 958.5 960.0 961.5 963.0 964.5 966.0 967.5 969.0 970.5 972.0 973.5 975.0 976.5 978.0 979.5 981.0 982.5 984.0 985.5 987.0 988.5 990.0 991.5 993.0 994.5 996.0 997.5 999.0 1000.5 1002.0 1003.5 1005.0 1006.5 1008.0 1009.5 1011.0 1012.5 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1443.0 1444.5 1446.0 1447.5 1449.0 1450.5 1452.0 1453.5 1455.0 1456.5 1458.0 1459.5 1461.0 1462.5 1464.0 1465.5 1467.0 1468.5 1470.0 1471.5 1473.0 1474.5 1476.0 1477.5 1479.0 1480.5 1482.0 1483.5 1485.0 1486.5 1488.0 1489.5 1491.0 1492.5 1494.0 1495.5 1497.0 1498.5 1500.0 1501.5 1503.0 1504.5 1506.0 1507.5 1509.0 1510.5 1512.0 1513.5 1515.0 1516.5 1518.0 1519.5 1521.0 1522.5 1524.0 1525.5 1527.0 1528.5 1530.0 1531.5 1533.0 1534.5 1536.0 1537.5 1539.0 1540.5 1542.0 1543.5 1545.0 1546.5 1548.0 1549.5 1551.0 1552.5 1554.0 1555.5 1557.0 1558.5 1560.0 1561.5 1563.0 1564.5 1566.0 1567.5 1569.0 1570.5 1572.0 1573.5 1575.0 1576.5 1578.0 1579.5 1581.0 1582.5 1584.0 1585.5 1587.0 1588.5 1590.0 1591.5 1593.0 1594.5 1596.0 1597.5 1599.0 1600.5 1602.0 1603.5 1605.0 1606.5 1608.0 1609.5 1611.0 1612.5 1614.0 1615.5 1617.0 1618.5 1620.0 1621.5 1623.0 1624.5 1626.0 1627.5 1629.0 1630.5 1632.0 1633.5 1635.0 1636.5 1638.0 1639.5 1641.0 1642.5 1644.0 1645.5 1647.0 1648.5 1650.0 1651.5 1653.0 1654.5 1656.0 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ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.

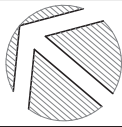

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY DANIEL J. O'BRIEN & ASSOCIATES LIMITED

DANIEL J. O'BRIEN
D.A.L.A. O.S.L.A.

DATE

DATE	NO.	ITEM	BY

PLOT DATE: JAN 24/2024

DANIEL J. O'BRIEN & ASSOCIATES LTD.
LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTS, LANDSCAPE DESIGN, CONSULTATION AND PROJECT MANAGEMENT

(T) 905-885-4466 (W) OBRIEN@OASOCIATES.CA
(E) DANIEL.OBRIEN@OASOCIATES.CA
(STUDIO) 738 BESSBOROUGH DRIVE, OSHAWA, ONTARIO, L1G 4H2

PROJECT:
RESIDENCE
37 COLONIAL CRESCENT
OAKVILLE, ONTARIO

DRAWING:
FRONT LANDSCAPE CONCEPT PLANS 'C'

DATE: JAN 2025 PROJECT NO: 2024-12
DESIGNED: DOB
DRAWN: RFR
CHECKED: DOB
SCALE: 1"=6'-0"

DRAWING NO: L1 OF 1

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

FOR COA

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
37 COLONIAL CRES

OAKVILLE,

DRAWINGS TITLE		SHEET NO.
FRONT ELEVATION		
DATE	APRIL 01 2025	
SCALE	NOTED	
		A200



NORTH ELEVATION – FRONT

3/32"=1'-0" (1:128)

1
A200



SOUTH ELEVATION – REAR

3/32"=1'-0" (1:128)

1
A201

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

FOR COA

PROJECT NAME AND ADDRESS:

**PROPOSED
RESIDENCE AT
37 COLONIAL CRES

OAKVILLE,**

DRAWINGS TITLE	SHEET NO. A201
SOUTH ELEVATION	
DATE APRIL 01 2025	
SCALE NOTED	

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

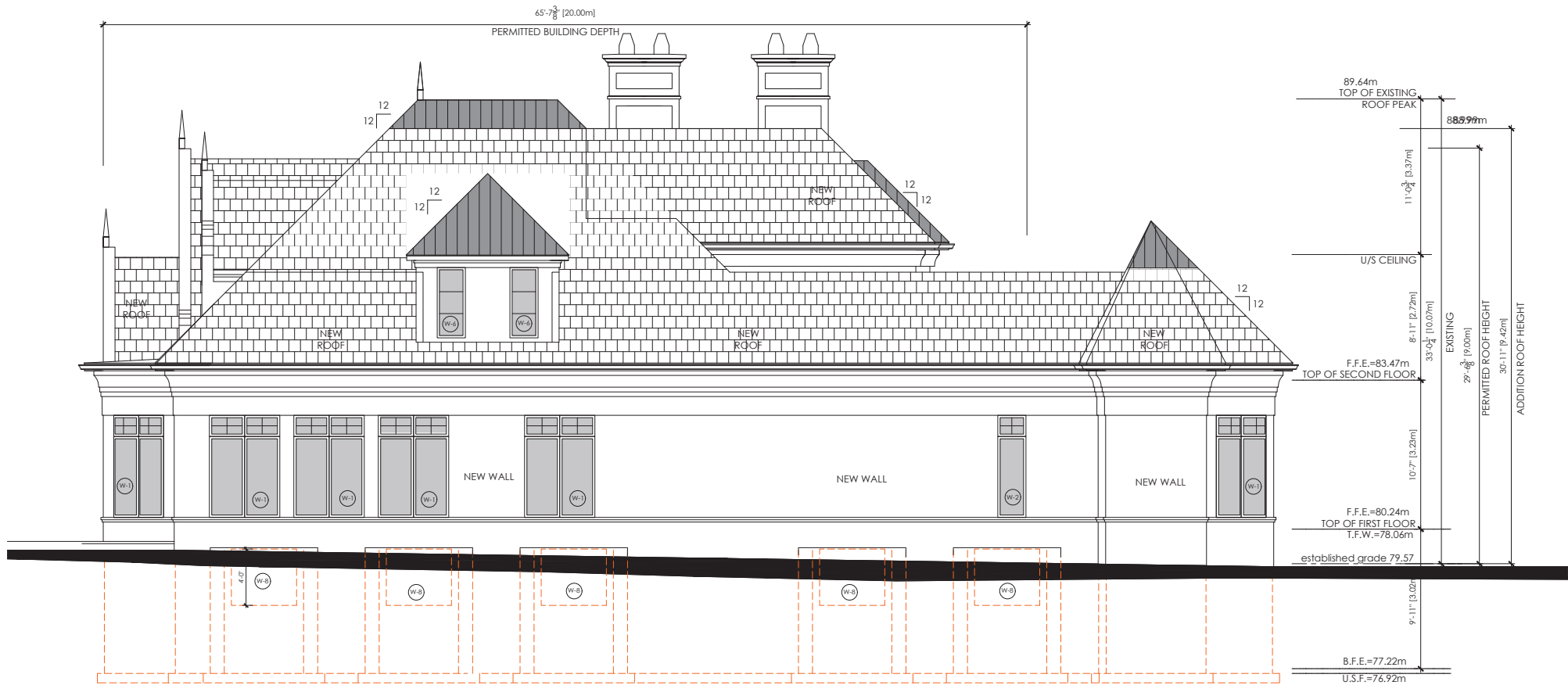
FOR COA

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
37 COLONIAL CRES

OAKVILLE,

DRAWINGS TITLE		SHEET NO.
WEST ELEVATION		
DATE	APRIL 01 2025	
SCALE	NOTED	



WEST ELEVATION

3/32"=1'-0" (1:128)

1
A202

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:
FOR COA

PROJECT NAME AND ADDRESS:
**PROPOSED
RESIDENCE AT
37 COLONIAL CRES

OAKVILLE,**

DRAWINGS TITLE		SHEET NO.
EAST ELEVATION		A203
DATE	APRIL 01 2025	
SCALE	NOTED	



EAST ELEVATION

3/32"=1'-0" (1:128)

1
A203



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TOWN OF OAKVILLE

SCHEDULE A 37 COLONIAL CRESCENT

VARIANCE REQUESTS AND REASONS FOR VARIANCES

The proposed building project is a renovation and addition to a home on the lake in Oakville. The existing house was built prior to the 0 section bylaws and as such the existing structure does not comply with the bylaw. While these can be considered as legal non conforming the addition all falls within the existing footprint limits but parts of it still exceed the current bylaw requirements so these variances are required.

BUILDING DEPTH

The existing building has a depth of 25.40 m on each side of the house whereas the current bylaw only allows 20 M . The new addition is placed within the court created at the back but portions of it exceed the maximum allowable depth so we wish to simply request permission for the variance within the existing building depth.

The depth of the new addition is 23.00 m

BUILDING HEIGHT

The existing building has a height of 10.07M and the new building does not exceed that height and in fact the new addition has a lower height of **9.42 m**

DRIVEWAY WIDTH

The existing driveway exceeds the permitted width and we are redoing the landscaping design of the entire front court but wish to keep the parking pad for additional cars on the east side and thus the new driveway width is 13.2 M versus the permitted width of 9 M. The allowable landscape exceeds the required minimum.

We thus believe this request is certainly consistent with the Op and the zoning bylaw and given that none of the addition exceeds the width or height or depth of the existing house that the proposed variances meet all four tests and would seek the approval of the committee of adjustment for these three individually stated minor variances.

Yours Truly

William R Hicks

B Arch, OAA, MRAIC

Notice of Public Hearing Committee of Adjustment Application



File # A/069/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
A. Fernando	Kurtis Van Keulen Huis Design Studio 301-1a Conestoga Dr Brampton ON L6Z 4N5	417 Union St PLAN 19 PT LOT 8

Zoning of property: RL3 sp:12, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of an accessory building (garden shed) and uncovered platform (deck) in the rear yard on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.3 (Row 16)</i> The maximum encroachment into a minimum rear yard for an uncovered platform having a floor height equal to or greater than 0.60 metres measured from grade shall be 1.5 metres.	To increase the maximum encroachment to 5.61 m into the minimum rear yard for the uncovered platform having a floor height equal to or greater than 0.60 metres measured from grade.
2	<i>Section 6.5.2 c)</i> The maximum height for any accessory building or structure shall be 4.0 metres measured from grade.	To increase the maximum height for the accessory building to be 4.29 metres measured from grade.
3	<i>Section 15.12.1 c)</i> Maximum lot coverage shall be 25% as required in Figure 15.12.2.	To increase the maximum lot coverage to 27.71%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments

regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

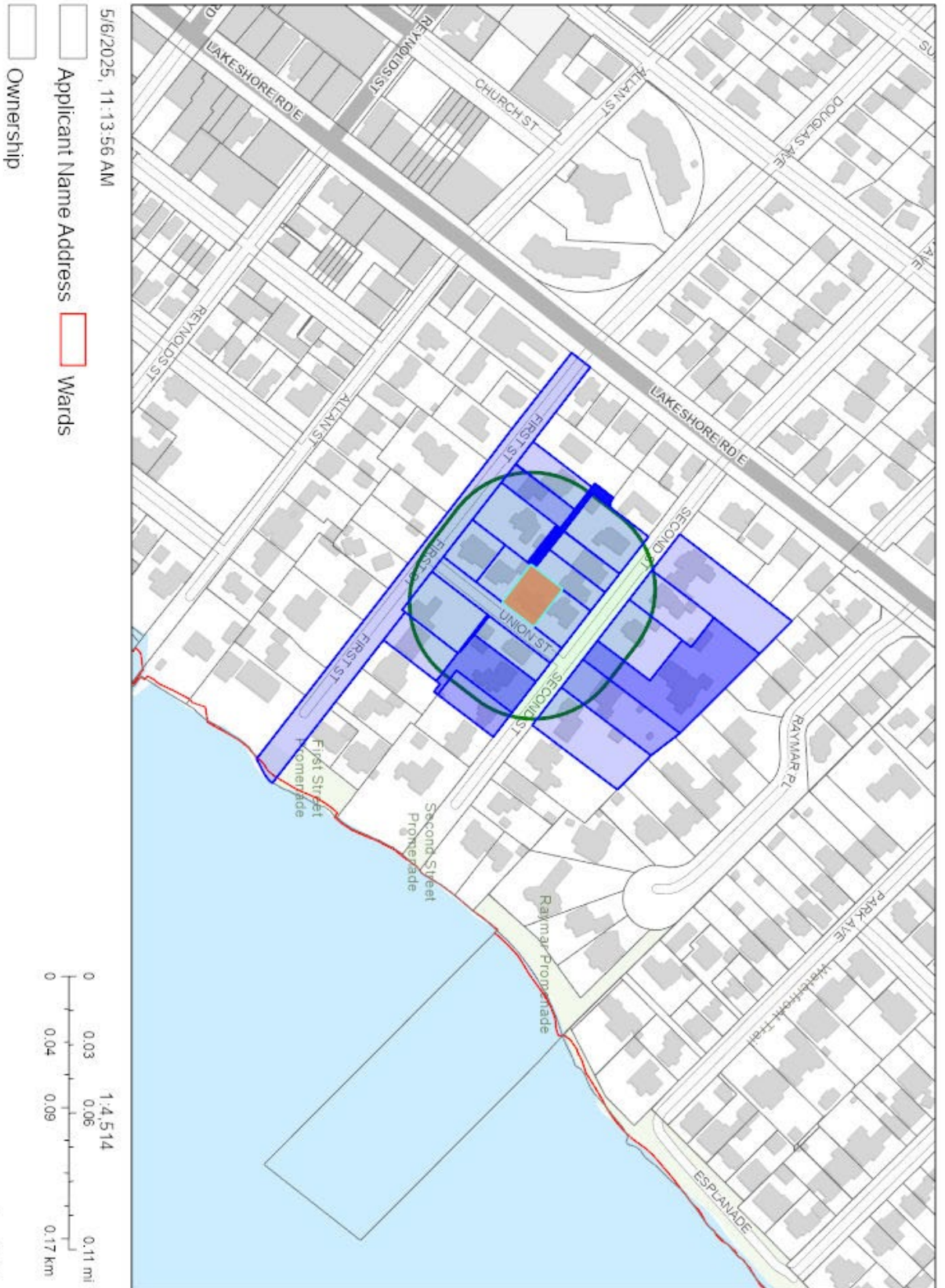
Contact information:

Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 Ext. 1829
coarequests@oakville.ca

Date mailed:

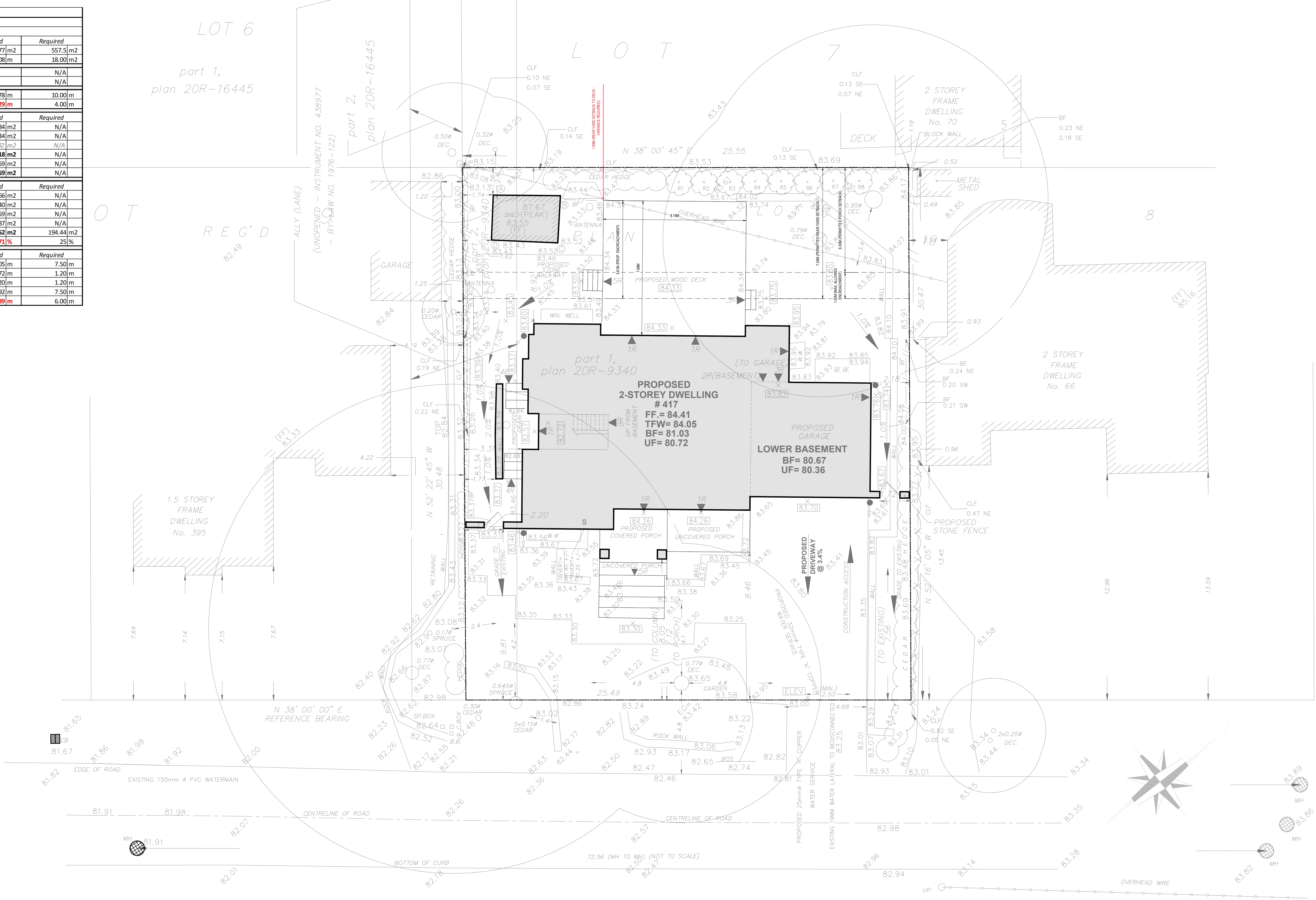
May 13, 2025

A/069/2025 - 417 Union Street



SITE STATISTICS			
ADDRESS:	417 UNION STREET		
ZONING:	RL3 sp:12		
		Proposed	Required
LOT AREA		777.77 m ²	557.5 m ²
LOT FRONTAGE		29.08 m	18.00 m
ESTABLISHED GRADE		83.42	N/A
AVERAGE GRADE (FOR SHED)		83.38	N/A
HEIGHT TO HIGHEST RIDGE (DWELLING)		9.78 m	10.00 m
HEIGHT TO HIGHEST RIDGE (SHED)		4.29 m	4.00 m
RFA (FLOOR AREA)		Proposed	Required
GROUND FLOOR		147.84 m ²	N/A
SECOND FLOOR		187.34 m ²	N/A
GARAGE (NOT INCL.)		45.82 m ²	N/A
SUBTOTAL		335.18 m ²	
OPEN AREAS (TO BE DEDUCTED)		8.59 m ²	N/A
TOTAL RFA		326.59 m ²	N/A
LOT COVERAGE		Proposed	Required
DWELLING FOOTPRINT (INCL GARAGE)		193.66 m ²	N/A
SECOND FLOOR OVERHANGS		0.40 m ²	N/A
COVERED FRONT PORCH		10.59 m ²	N/A
SHED		10.87 m ²	N/A
TOTAL LOT COVERAGE:		215.52 m ²	194.44 m ²
MAX ALLOWED = 25%	=	27.71%	25%
SETBACKS		Proposed	Required
FRONT YARD		8.05 m	7.50 m
INTERIOR SIDE YARD (RIGHT/NORTH)		1.72 m	1.20 m
INTERIOR SIDE YARD (LEFT/SOUTH)		2.20 m	1.20 m
REAR YARD		8.92 m	7.50 m
REAR YARD (TO DECK)		1.89 m	6.00 m

SHED AVERAGE GRADE CALCULATION
A + B + C + D / 4 = 83.13 + 83.44 + 83.52 + 83.43
AVERAGE GRADE = 83.38



SITE PLAN

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #201 | BRAMPTON, ON L6E 4N5
T547.206.9851 | E:INFO@HUISDESIGNS.COM
HUISDESIGNS.COM

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HEREWITH, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREWITH ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.4 OF THE ONTARIO BUILDING CODE

REVISION LIST

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11.12.2020
2	ISSUED FOR REVISION PERMIT	09.16.2022
3	ISSUED FOR COA	03.24.2025
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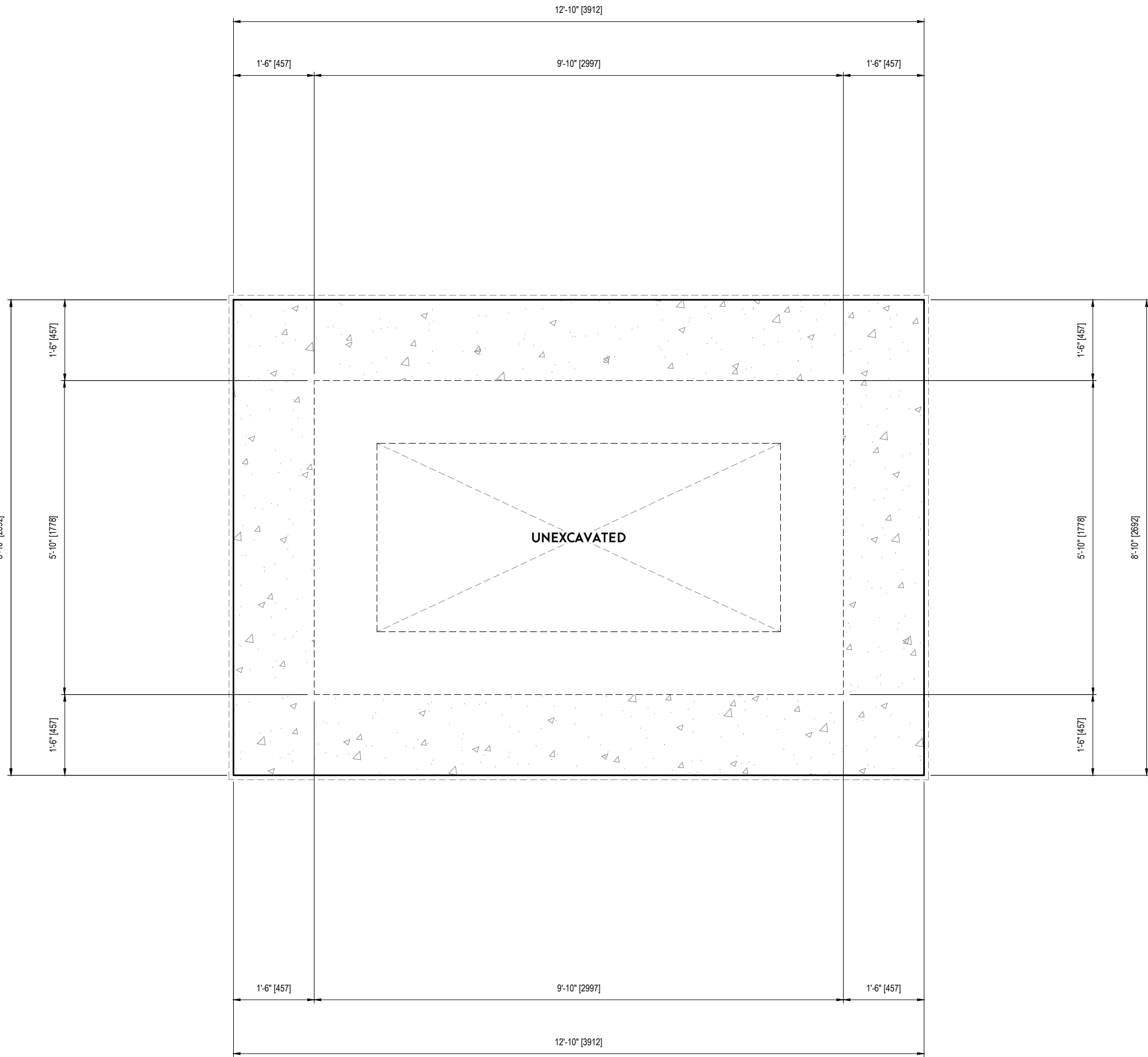
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2	REVISED AS PER B	



1/2"=1'-0"
SHED FOUNDATION PLAN

huis|design
studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N5
T:847.206.9656 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.	
FIRM NAME	B.C.I.N.
REGISTRATION INFORMATION	
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE	
FIRM NAME	B.C.I.N.

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PROJECT NORTH:
DRAWN BY:
PROJECT ADDRESS:
PROJECT NO.
SHEET NO.

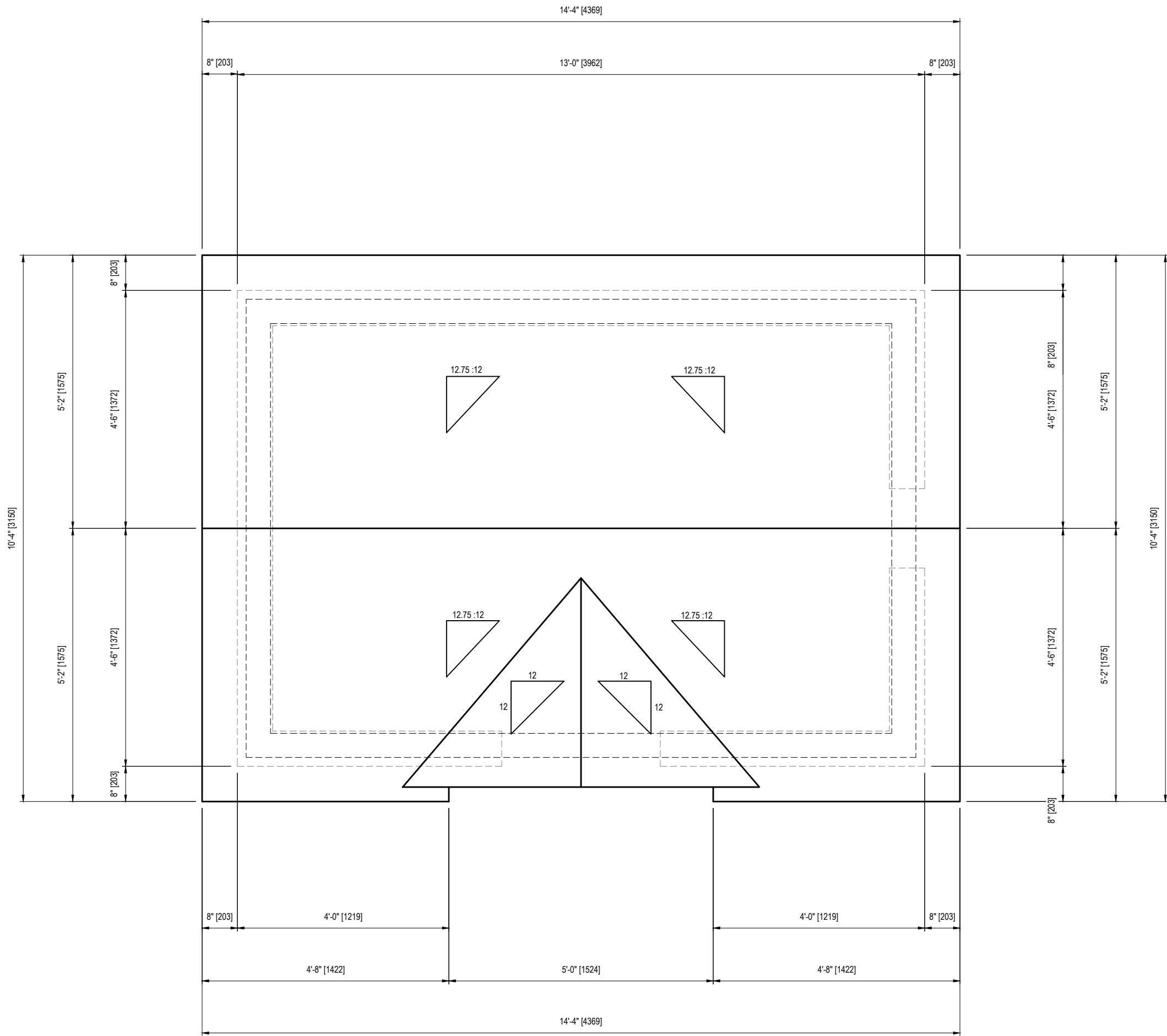
TRUE NORTH:

DRAWING TITLE:
J.C.
417 UNION STREET
2016-112

K.V.K.

SCALE: 1/2" = 1'-0"

A101



1/2"=1'-0"
SHED ROOF PLAN

huis

design studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N5
T:847.206.9656 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION	
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.	
FIRM NAME	B.C.I.N.
REGISTRATION INFORMATION	
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE	
FIRM NAME	B.C.I.N.

REVISION LIST		
1	REVISED AS PER CITY COMMENTS	05.05.2021
2	REVISED AS PER BUILDER	09.16.2022
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY
ISSUE LIST		
1	ISSUED FOR PERMIT	11.12.2020
2	ISSUED FOR REVISION PERMIT	09.16.2022
3	ISSUED FOR COA	03.24.2025
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: SHED ROOF PLAN

DRAWN BY: J.C. CHECKED BY: K.V.K.

PROJECT ADDRESS: 417 UNION STREET

PROJECT NO. 2016-112

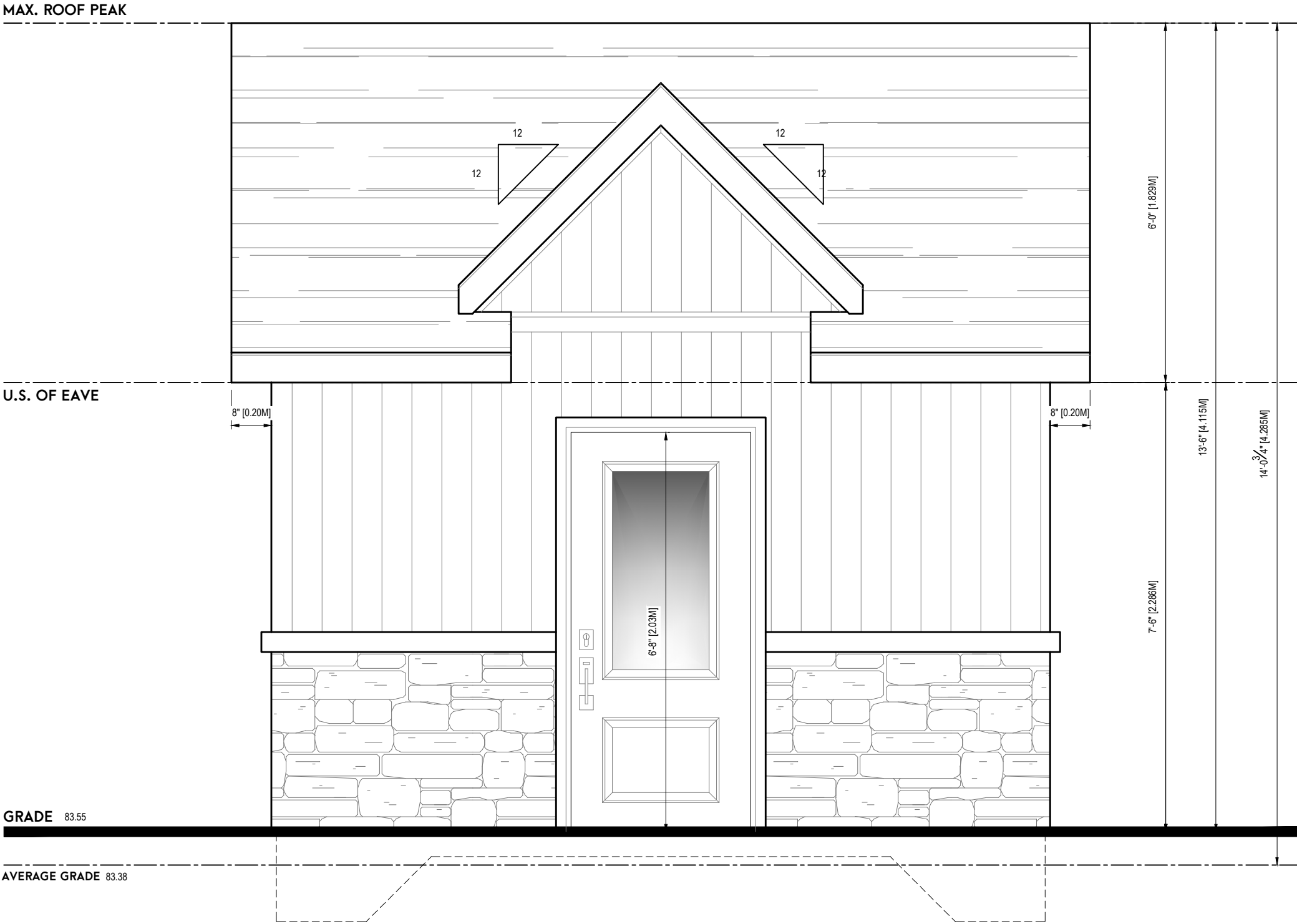
SHEET NO. A103

PROJECT NORTH: TRUE NORTH:

SCALE: 1/2" = 1'-0"

1/2"=1'-0"

FRONT ELEVATION



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FIRM NAME B.C.I.N.

REVISION LIST

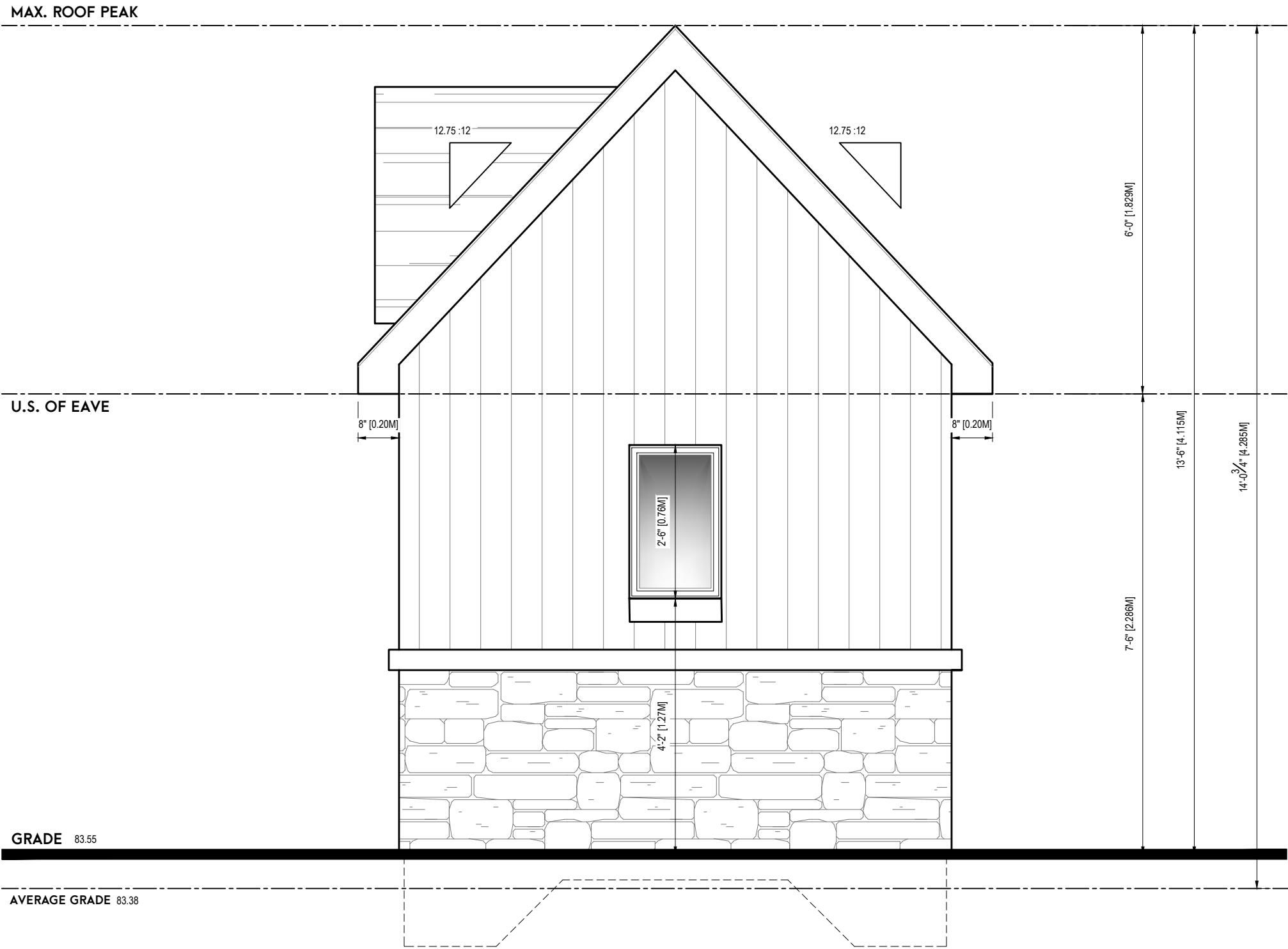
1	REVISED AS PER CITY COMMENTS	05.05.2021
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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: SHED ELEVATIONS
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 417 UNION STREET
PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"
SHEET NO.

A201



1/2"=1'-0"
RIGHT ELEVATION

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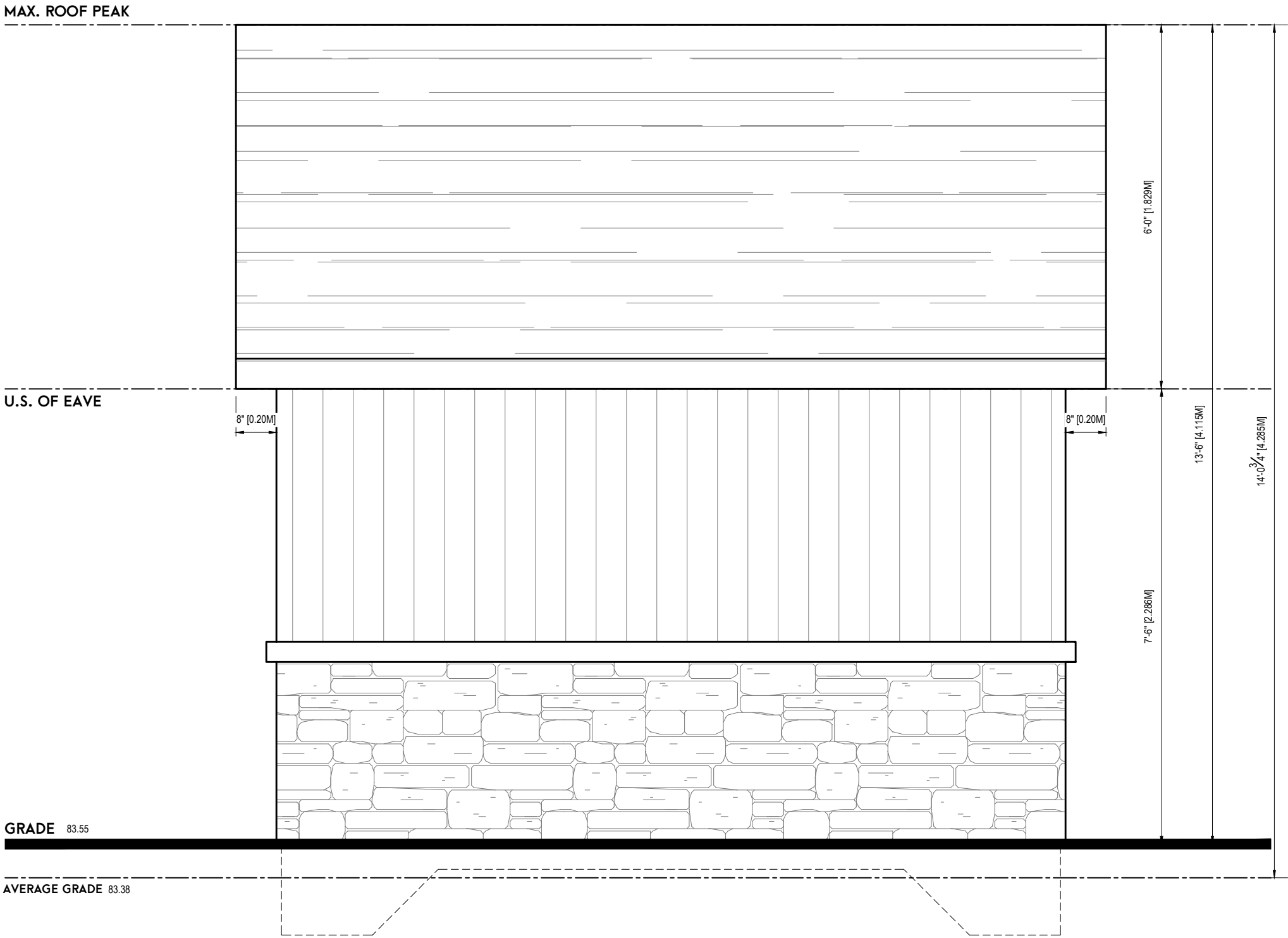
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DRAWING TITLE: SHED ELEVATIONS
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 417 UNION STREET
PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"
SHEET NO. **A202**

1/2"=1'-0"

REAR ELEVATION



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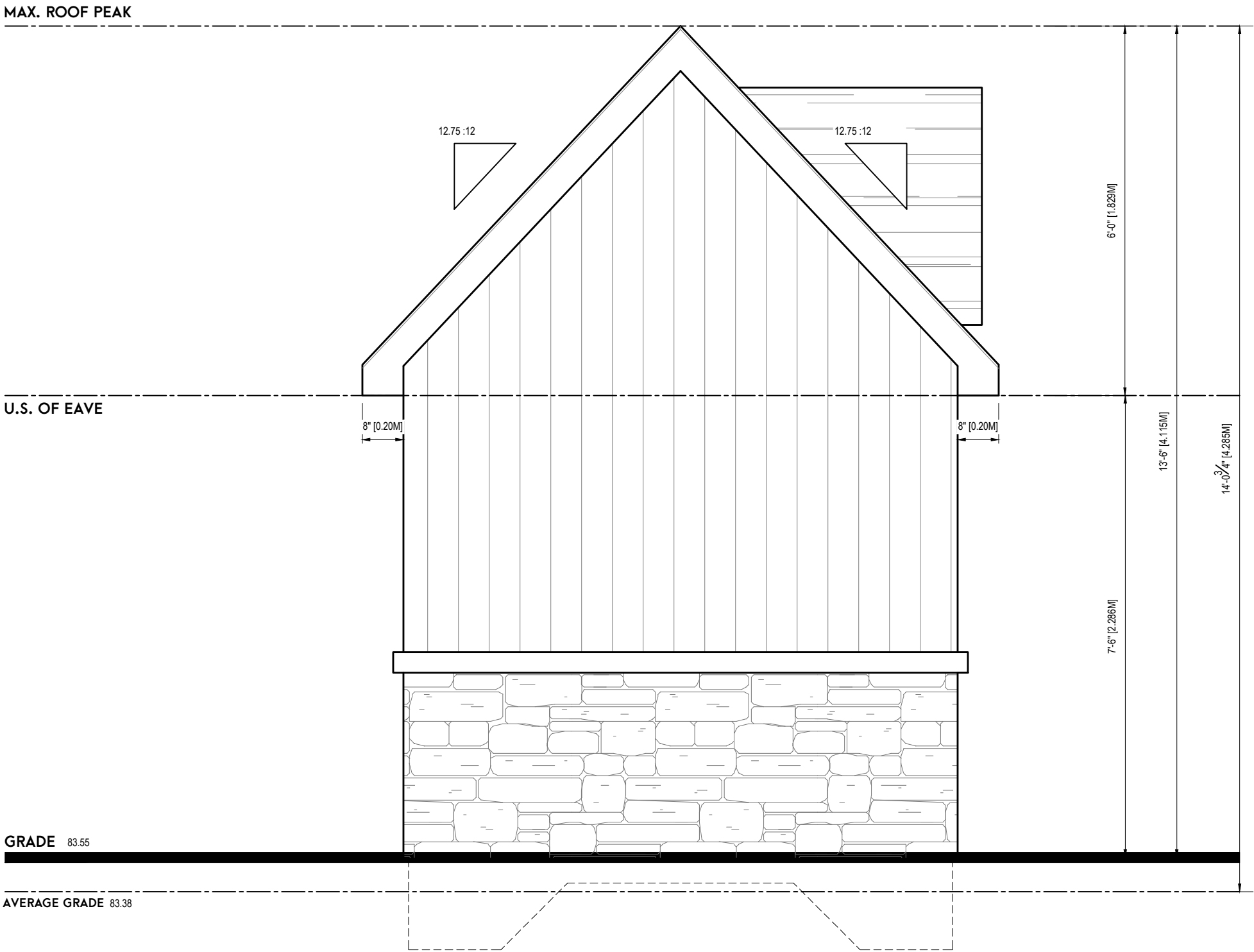
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DRAWING TITLE: SHED ELEVATIONS
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 417 UNION STREET
PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"
SHEET NO. **A203**



1/2"=1'-0"
LEFT ELEVATION

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CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
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T:947.206.9656 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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DRAWING TITLE: SHED ELEVATIONS
DRAWN BY: J.C. CHECKED BY: K.V.K.
PROJECT ADDRESS: 417 UNION STREET
PROJECT NO. 2016-112 SCALE: 1/2" = 1'-0"
SHEET NO. **A204**

Notice of Public Hearing Committee of Adjustment Application



File # A/070/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
U. Handa	Seyed Hamid Imami 20 Crispin Cres North York ON, M2R 2V7	376 Rebecca St PLAN 416 LOT 4

Zoning of Property: RL2-0, Residential

Variance Request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a new two-storey detached dwelling proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 929.00 m ² and 1021.99 m ² shall be 38%.	To increase the maximum residential floor area ratio to 42.7%.
2	<i>Section 6.4.2 (Row RL2, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 27.7%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your

name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:

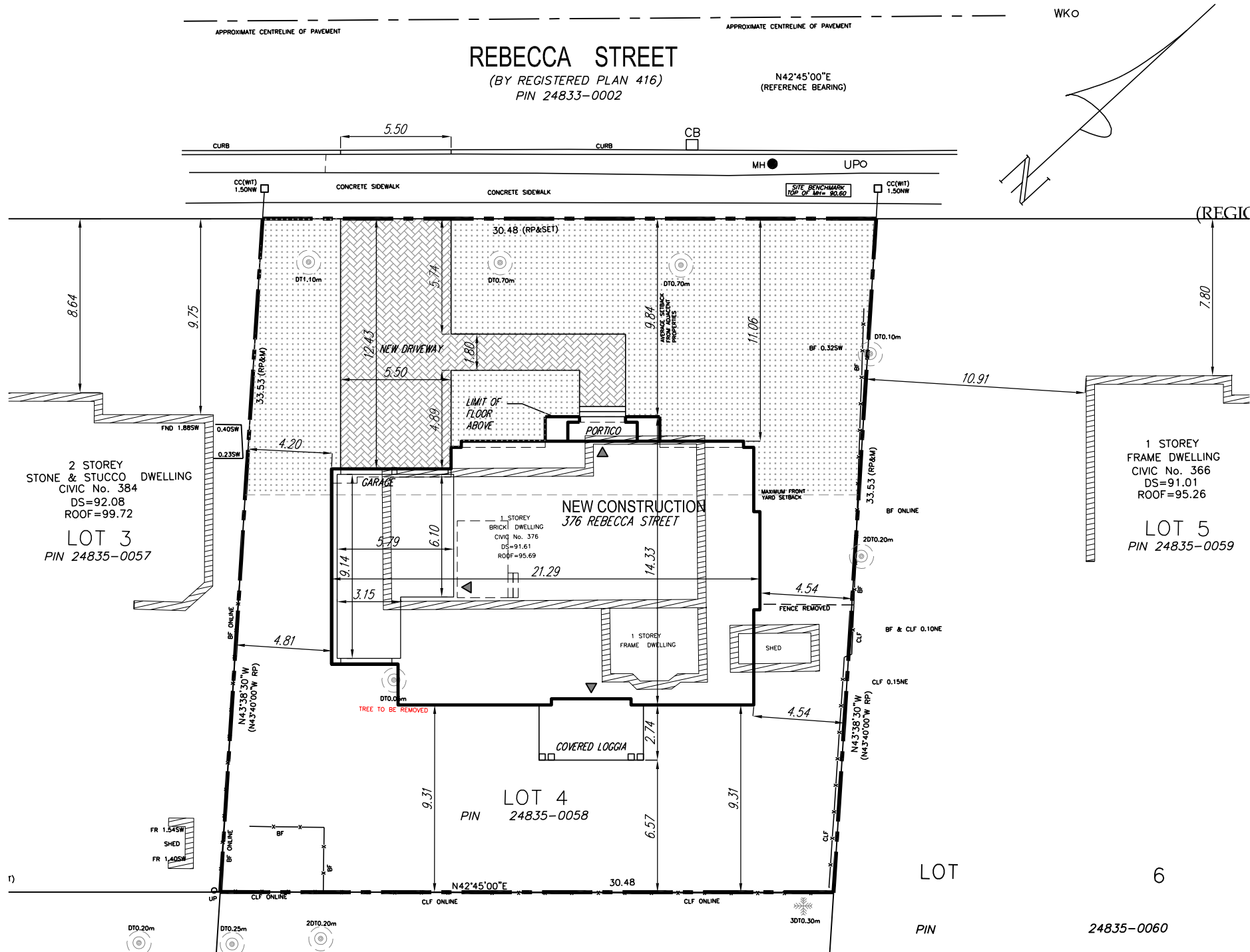
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

May 13, 2025

A/070/2025 - 376 Rebecca Street





SITE PLAN
SCALE 1:250



SITE PLAN
376 REBECCA STREET - OAKVILLE, ONTARIO

PARENT BY-LAW	ZONING BY-LAW 2014-014	
PROPOSED ZONE	RL2-0	
	THE -0 SUFFIX ZONE	
<u>ZONING CHART:</u>		
	PERMITTED	PROPOSED
MINIMUM LOT AREA	836 sm	1020.27 sm
MINIMUM LOT FRONTAGE	22.5 m	30.48 m
MINIMUM FRONT YARD (-0) (MAXIMUM FRONT YARD) SECTION 6.6 REDUCED F.Y.	9.79 m (13.73m MAX)	9.84 m
MINIMUM INTERIOR SIDE YARD	2.4 m	4.2 m
MINIMUM REAR YARD	7.5 m	9.31 m
MAXIMUM NO STOREYS (-0 SUFFIX ZONE)	2 STOREYS	2 STOREYS
MAXIMUM HEIGHT (-0 SUFFIX ZONE)	9 m	9 m
MAXIMUM DWELLING DEPTH	N/A	N/A
MAXIMUM RESIDENTIAL FLOOR AREA (-0 SUFFIX ZONE)	929 sm - 1021 sm 38% = 387.7 sm	435.53 sm = 42.7% *MINOR VARIANCE REQUIRED*
MAXIMUM LOT COVERAGE (-0 SUFFIX ZONE)	GREATER THAN 7.0 m IN HEIGHT 25% BUILDING COVERAGE = 255 sm	282.44 sm = 27.7% *MINOR VARIANCE REQUIRED*
MAIN WALL PROPORTIONALITY	A MINIMUM OF 50% OF THE LENGTH OF ALL MAIN WALLS ORIENTED TOWARDS THE FRONT LOT LINE SHALL BE LOCATED WITHIN THE AREA ON THE LOT DEFINED BY THE MINIMUM AND MAXIMUM FRONT YARDS	
BALCONY + DECK PROHIBITION	BALCONIES AND UNCOVERED PLATFORMS ARE PROHIBITED ABOVE THE FLOOR LEVEL OF THE FIRST STOREY ON ANY LOT IN THE -0 SUFFIX ZONE	
REDUCED MIN. FRONT YARDS	9.79 m FOR FRONT YARD SETBACK	
PRIVATE GARAGE MAXIMUM SIZE	LOT FRONTAGE GREATER THAN 12M 45 sm	44.90 sm

- GENERAL NOTES:**
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Project North Arrow: Plan North Arrow:

3	ISSUED FOR COA	JAN. 12. 2025
2	ISSUED FOR PERMIT-R1	NOV. 15. 2024
1	ISSUED FOR PERMIT	FEB. 04. 2024
NO.	DESCRIPTION	DATE
REVISION - ISSUE		



Address:
Thornhill, ON, Canada

Phone: (416) 616-3706 email: Ntko@Fhid.ca

Sheet Title:
Site Plan

Project:
**376 REBECCA STREET
OAKVILLE**

Project No.:	N24-02	
Drawn By:	NA	Scale: 1:250
Project Date:	NOV. 11. 2024	Sheet No.: A1

LEGEND

SIB - STANDARD IRON BAR
 SSIB - SHORT STANDARD IRON BAR
 IB - IRON BAR
 CC - CUT CROSS
 ■ - FOUND
 □ - PLANTED
 S - SET
 M - MEASURED
 WIT - WITNESS
 OU - ORIGIN UNKNOWN
 RP - REGISTERED PLAN 416
 P1 - PLAN BY JAMES WANDABENSE O.L.S.
 DATED JULY 21, 1954.
 P2 - PLAN 20R-6711
 (MCI) - D. S. McINTOSH., O.L.S.
 (JA) - JAMES D. AITKEN., O.L.S.
 UP - UTILITY POLE
 CB - CATCH BASIN
 ⊙ - DOOR SILL

-U- - OVERHEAD UTILITY LINE
 ✱ - CONIFEROUS TREE
 ⊙ - DECIDUOUS TREE
 WK - WATER KEY
 INTL - INTERLOCKING BRICK
 BM - BENCH MARK
 MH - MANHOLE
 BF - BOARD FENCE
 CLF - CHAIN LINK FENCE
 FR - FRAME
 BR - BRICK
 FND - FOUNDATION

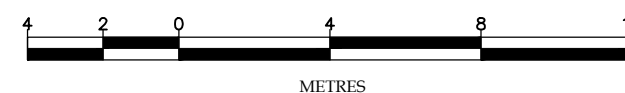
PART 2 - WRITTEN REPORT

- 1- THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS.
- 2- ALL PINS ARE (LT) UNLESS NOTED (R).
- 3- ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
- 4- ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

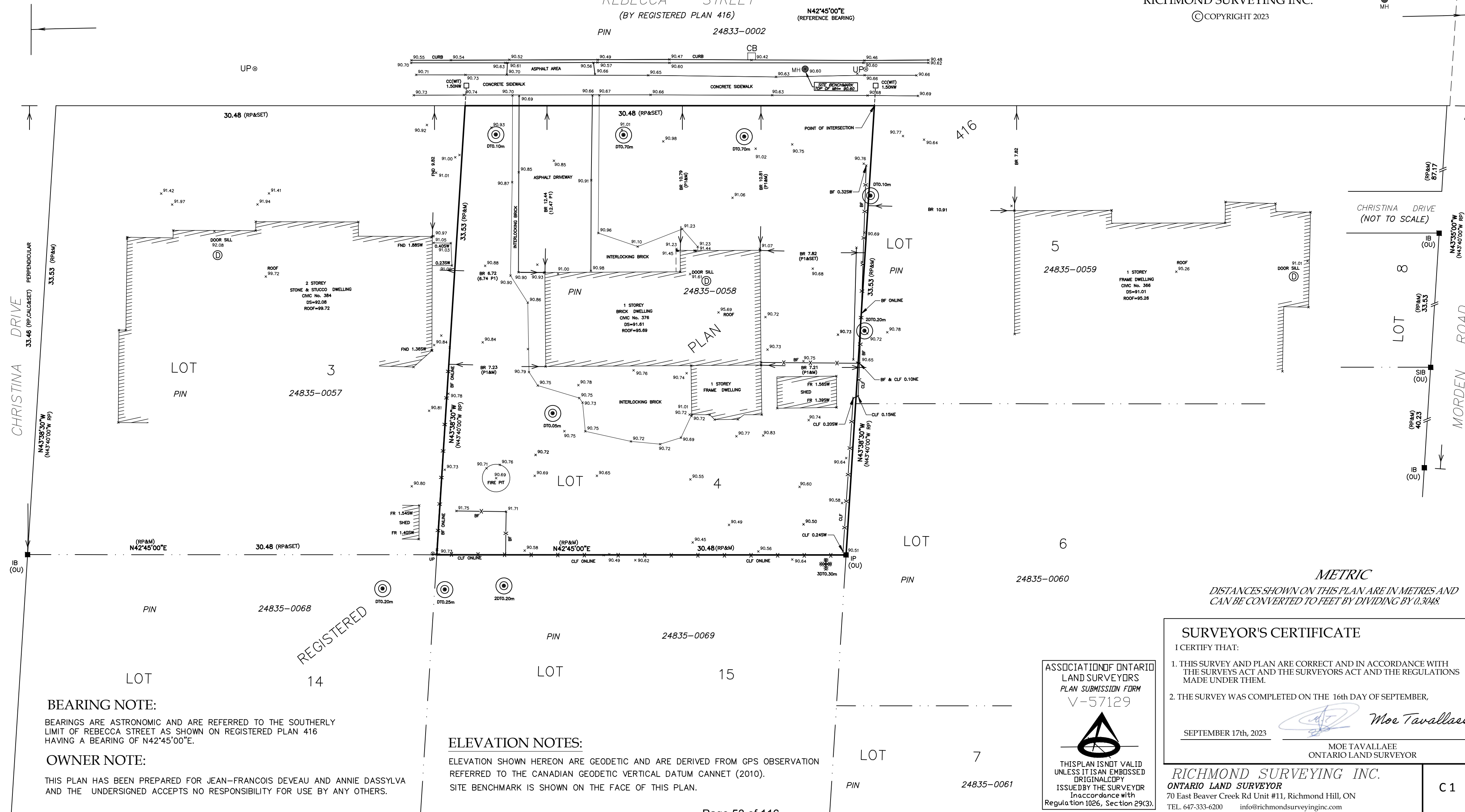
SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS

PART 1 - PLAN SHOWING
 LOT 4
 REGISTERED PLAN 416
 TOWN OF OAKVILLE
 (REGIONAL MUNICIPALITY OF HALTON)

SCALE 1:200



RICHMOND SURVEYING INC.
 © COPYRIGHT 2023



BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF REBECCA STREET AS SHOWN ON REGISTERED PLAN 416 HAVING A BEARING OF N42°45'00"E.

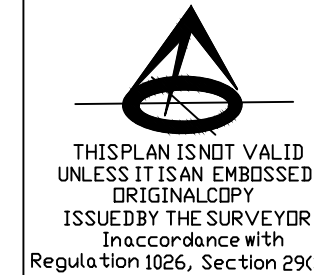
OWNER NOTE:

THIS PLAN HAS BEEN PREPARED FOR JEAN-FRANCOIS DEVEAU AND ANNIE DASSYLVA AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

ELEVATION NOTES:

ELEVATION SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CANNET (2010).
 SITE BENCHMARK IS SHOWN ON THE FACE OF THIS PLAN.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-57129



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 IN ACCORDANCE WITH
 REGULATION 1026, SECTION 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF SEPTEMBER,

SEPTEMBER 17th, 2023

Moe Tavallase
 MOE TAVALLASE
 ONTARIO LAND SURVEYOR

RICHMOND SURVEYING INC.
 ONTARIO LAND SURVEYOR
 70 East Beaver Creek Rd Unit #11, Richmond Hill, ON
 TEL. 647-333-6200 info@richmondsurveyinginc.com

C 1



FRONT ELEVATION

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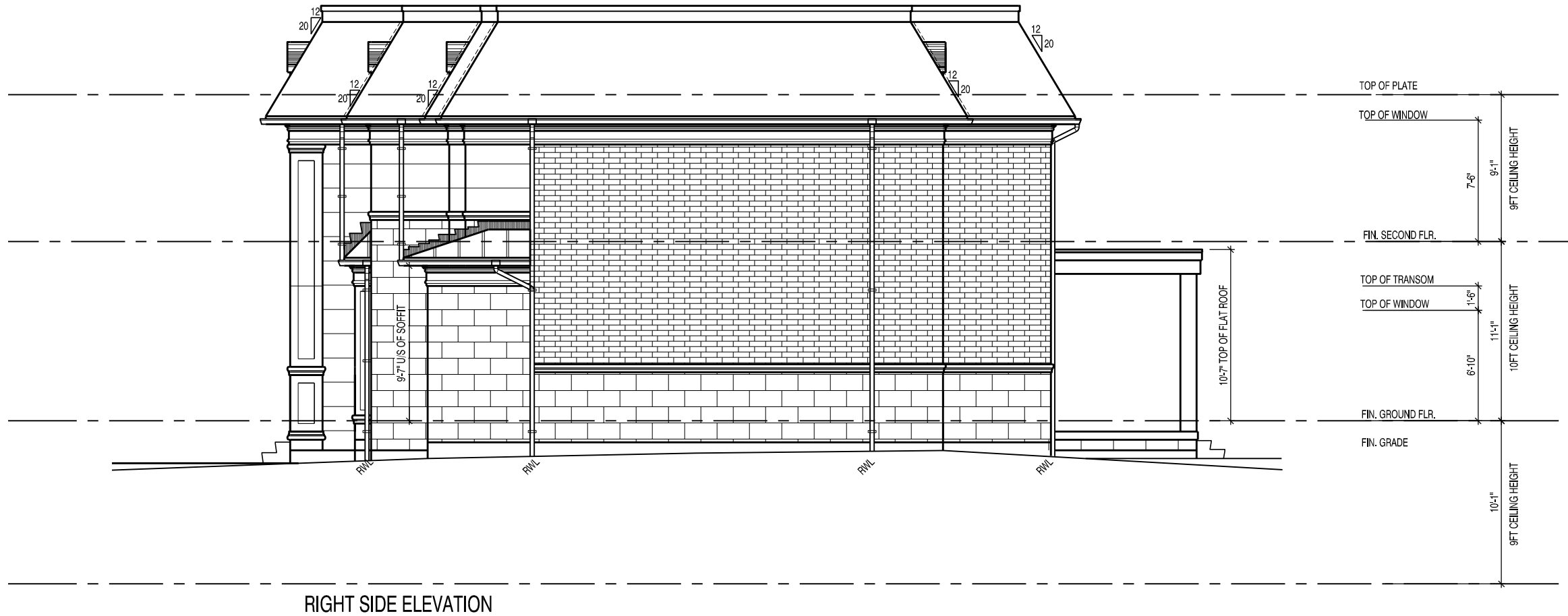
Phone: (416) 616-3706 email: Nilo@FHal.ca

FRONT ELEVATION

376 REBECCA ST.
OAKVILLE

N04-02

NA	1/8" = 1'-0"
NOV. 11 2024	A6



RIGHT SIDE ELEVATION

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 5. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITIES FOR DIMENSIONS AND JOB SITE CONDITIONS PRIOR TO CONSTRUCTION. ALSO CONFIRM APPLICABLE BY-LAW AND OBC.
 6. ANY CHANGES MUST BE REPORTED TO DESIGNER AND APPROVED BY MUNICIPAL PRIOR TO CONSTRUCTION.
 7. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, MECHANICAL, ELECTRICAL AND ETC. INFORMATION SHOWN ON THIS DRAWINGS. REFER TO THE APPROPRIATE ENGINEERING/CONSULTANT DRAWINGS BEFORE PROCEEDING WITH WORK.
 8. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY THE DESIGNER.
 9. USE ONLY THE LATEST REVISION OF DRAWINGS OR MARKED 'ISSUED FOR CONSTRUCTION'.

3	ISSUED FOR COA	JAN. 12-2025
2	ISSUED FOR PERMIT-R1	NOV. 15-2024
1	ISSUED FOR PERMIT	FEB. 04-2024
NO.	DESCRIPTION	DATE
REVISION - ISSUE		



Address:
Thornhill, ON, Canada

Phone: (416) 616-3706 email: Niloa@Ftrial.ca

RIGHT SIDE ELEVATION

376 REBECCA ST.
OAKVILLE

10/4/22

NA	1/8" = 1'-0"
NOV. 11 2024	A8



- GENERAL NOTES:**
1. THE FINAL DESIGN STUDIO IS REFERRED AS THE DESIGNER.
 2. ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS UNAUTHORIZED USE FOR ANY OTHER PURPOSE AND ANY OTHER ADDRESS BY ANY OTHER PERSON WITHOUT WRITTEN PERMISSION IS PROHIBITED.
 3. THIS DRAWING IS NOT TO BE SCALED.
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NO.	DESCRIPTION	DATE
3	ISSUED FOR COA	JAN. 12-2025
2	ISSUED FOR PERMIT-R1	NOV. 15-2024
1	ISSUED FOR PERMIT	FEB. 04-2024



Address:
Thornhill, ON, Canada

Phone: (416) 616-3706 email: Niloa@Ftrial.ca

REAR ELEVATION

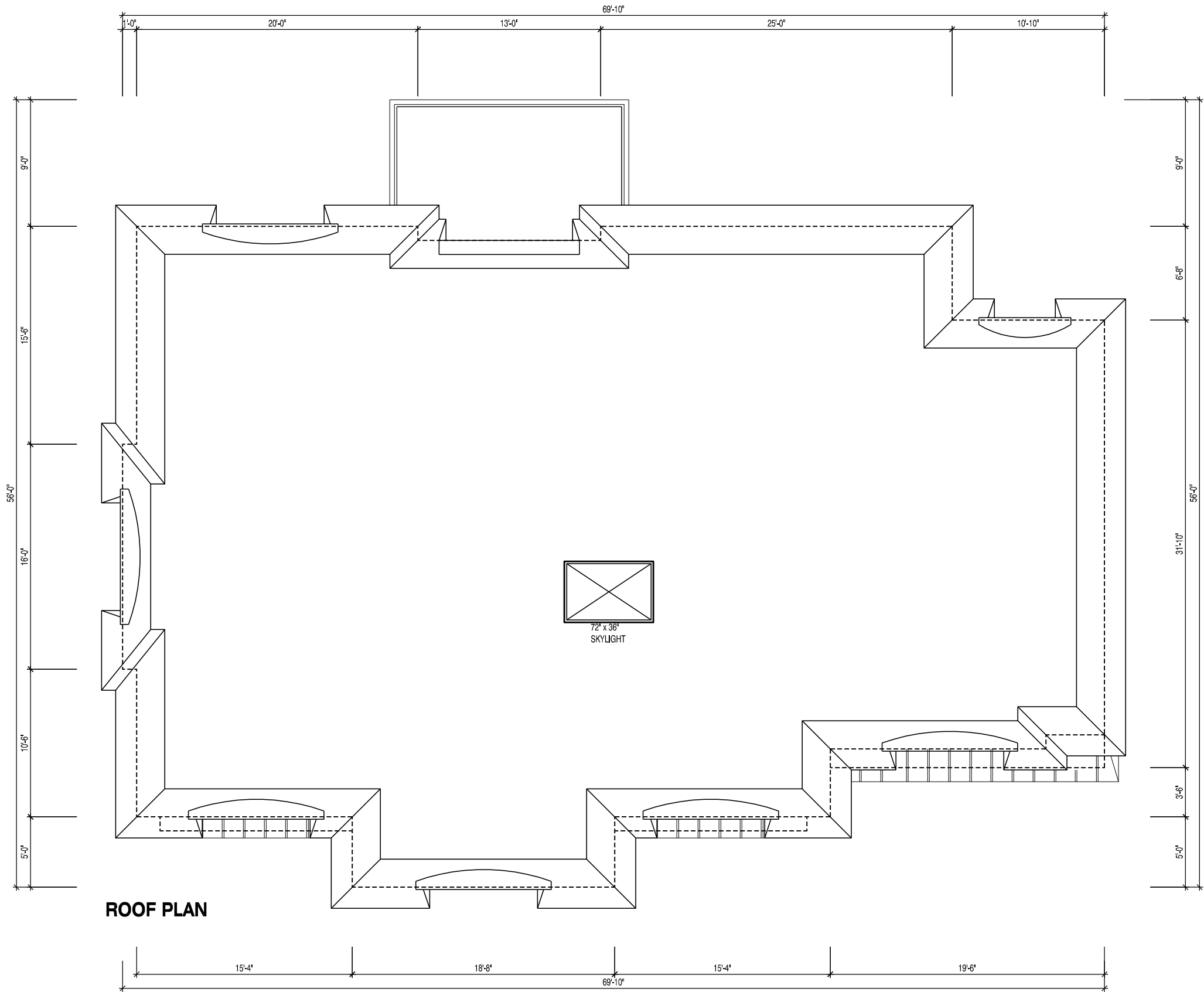
376 REBECCA ST.
OAKVILLE

10/4/22

NA 1/8" = 1'-0"

NOV. 11 2024

A9



ROOF PLAN

- GENERAL NOTES:**
1. THE FINAL DESIGN STUDIO IS REFERRED AS THE DESIGNER.
 2. ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS UNAUTHORIZED USE FOR ANY OTHER PURPOSE AND ANY OTHER ADDRESS BY ANY OTHER PERSON WITHOUT WRITTEN PERMISSION IS PROHIBITED.
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3	ISSUED FOR COA	JAN. 12-2025
2	ISSUED FOR PERMIT-R1	NOV. 15-2024
1	ISSUED FOR PERMIT	FEB. 04-2024

NO.	DESCRIPTION	DATE
REVISION - ISSUE		



Address:
Thornhill, ON, Canada

Phone: (416) 616-3706 email: Nino@PHal.ca

ROOF PLAN

376 REBECCA ST.
OAKVILLE

N04-02

NA	1/8" = 1'-0"
NOV. 11 2024	A5

Notice of Public Hearing Committee of Adjustment Application



File # A/071/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
M. Briggs M. Briggs	Emelie Vea Willmott and Strickland Inc. 3-594 Chartwell Road Oakville ON L6J 4A5	15 Washington Ave PLAN 228 LOT 18

Zoning of property: RL5-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.3 (Row 16)</i> Uncovered platforms having a floor height equal to or greater than 0.6 metres measured from grade shall encroach a maximum of 1.5 metres into the rear yard.	To permit an uncovered platform having a floor height equal to or greater than 0.6 metres measured from grade to encroach a maximum of 1.91 metres into the minimum rear yard.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area less than 557.5m ² shall be 43%.	To increase the maximum residential floor area ratio to 54.8%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your

name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

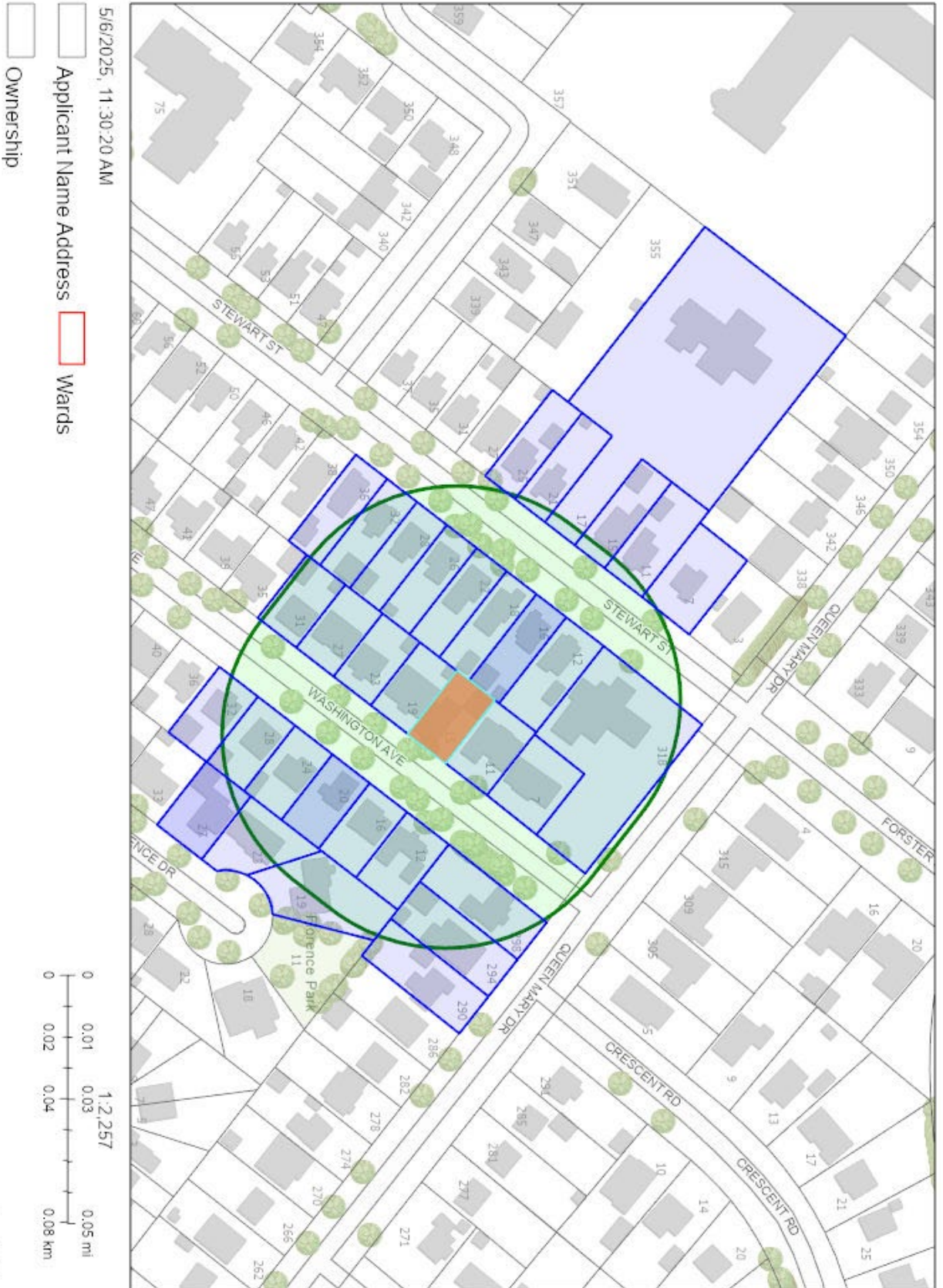
Contact information:

Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 Ext. 1829
coarequests@oakville.ca

Date mailed:

May 13, 2025

A/071/2025 - 15 Washington Avenue



SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF

LOT 18

REGISTERED PLAN 228

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

J. H. Gelbloom Surveying Limited

Ontario Land Surveyor

2019

© COPYRIGHT 2019

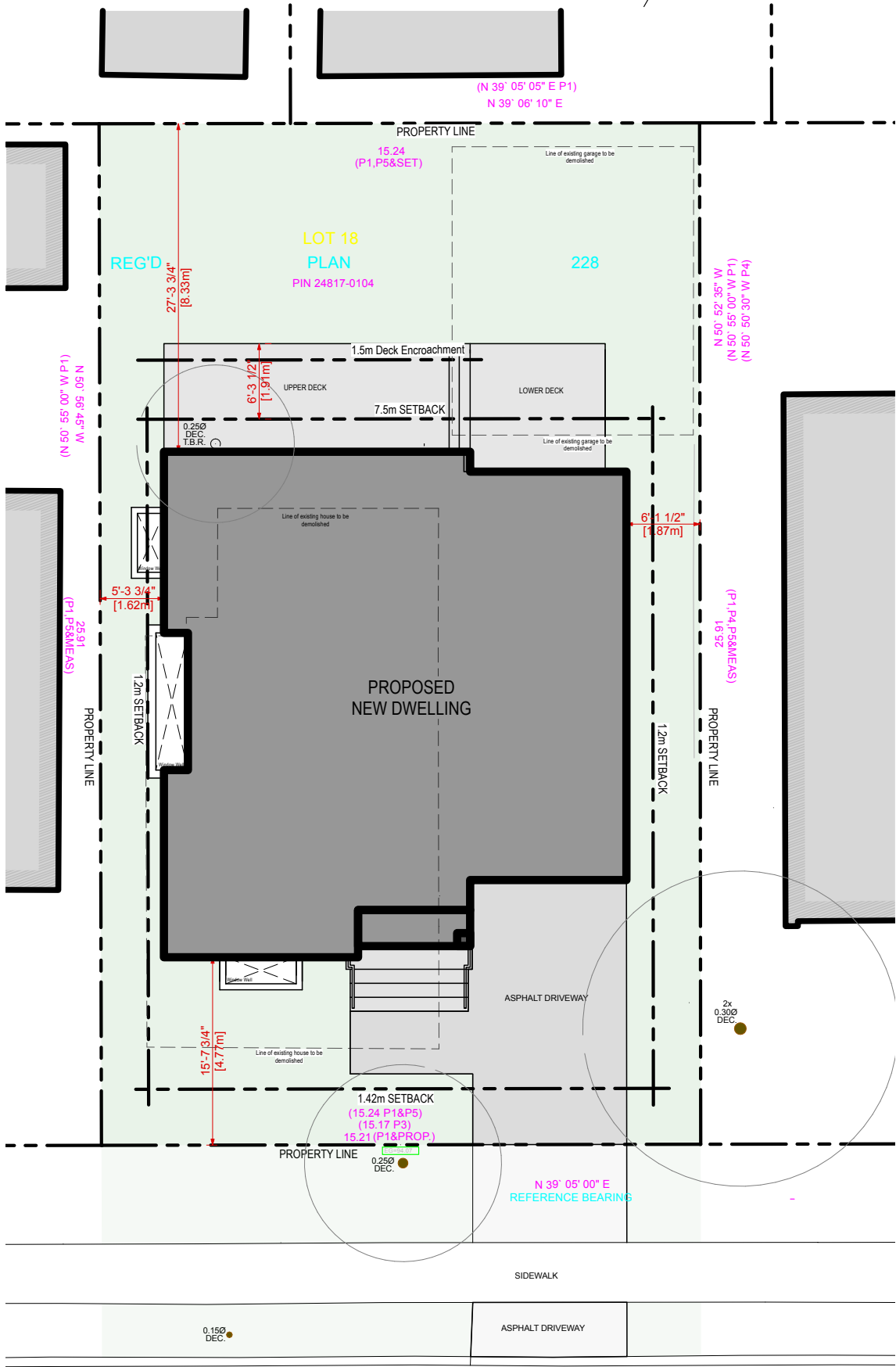
J. H. Gelbloom Surveying Limited

The reproduction, alteration, or use of this REPORT in whole or in part, without the written permission of J. H. Gelbloom Surveying Limited is Strictly Prohibited.

SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

None



Site Plan • 1:150 • CAV Application
15 Washington Ave, Oakville, ON • April 14, 2025

WILLMOTT &
STRICKLAND
Architecture & Interiors

OAKVILLE ZONING CHECK REVIEW - 15 Washington Ave, Oakville ON					
Zoning				By-Law 2014-014	Reference
				RL5-0	
Lot Area	394.63 m2	4,247.76 ft2		465 m2	6.3
Lot Frontage	15.22 m	49.92 ft		15 m	6.3
Lot Coverage					
New Dwelling	135.17 m2	1455.00 ft2	34.25%		
Covered Porch	2.60 m2	28.00 ft2	0.66%	1486.72 sq ft	
Total	137.78 m2	1483.00 ft2	34.9%	35% (max)	6.3 / 6.4.1
Residential Floor Area Ratio					
Ground Floor	106.58 m2	1147.17 ft2	27.01%		
Second Floor	109.84 m2	1182.33 ft2	27.83%	1826.54 sq ft	
Total	216.42 m2	2329.5 ft2	54.8%	43% (max)	6.3 / 6.4.1
Building Height					
New Dwelling Height	8.92 m	29.28 ft		9m (max)	6.3 / 6.4.6.
Max number of storeys		2.00		2	6.3 / 6.4.6.
Max dwelling depth		N/A		N/A	6.3
				Allowable Encroachment	
Uncovered Platform > 0.6m high	1.91 m	6.29 ft		1.5m	4.3
Setbacks (Dwelling)					
Front Yard	4.77 m	15.65 ft		1.42m (min) / 6.92m (max)	6.3 / 6.4.3
Rear Yard	8.33 m	27.31 ft		7.5m (min)	6.3
Interior Side Yard (East)	1.87 m	6.13 ft		1.2m (min)	6.3
Interior Side Yard (West)	1.62 m	5.31 ft		1.2m (min)	6.3
Shaded items require minor variance					



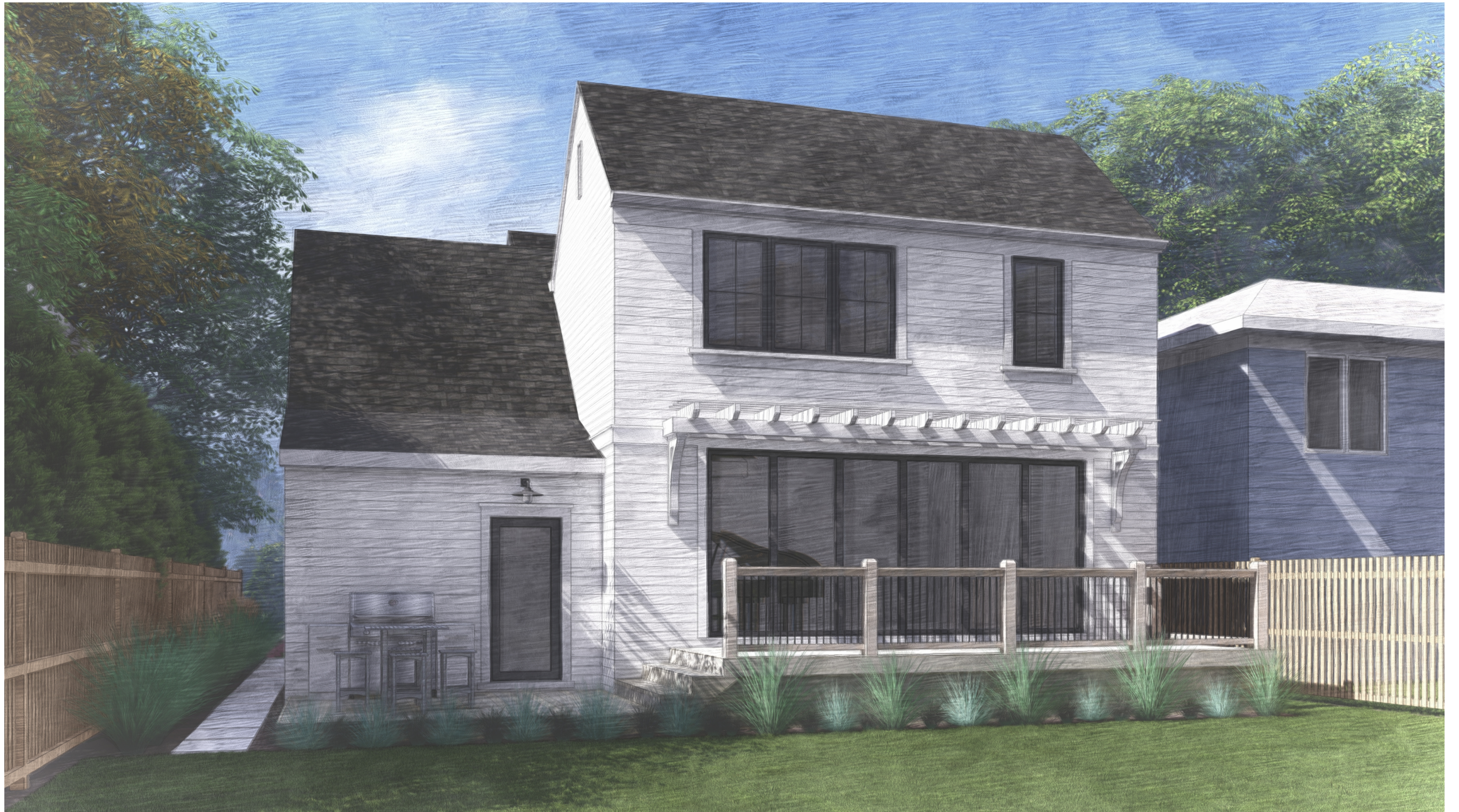












Notice of Public Hearing Committee of Adjustment Application



File # A/072/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
T. Fangrad	Brian Hudson Hudson Design 2581 Benedet Dr Mississauga ON, L5J 4H6	227 Beechtree Cres PLAN M965 LOT 29

Zoning of property: RL6, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a covered platform (deck) on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.3.1 (Row 6, Column RL6) The minimum rear yard shall be 7.0 metres.	To reduce the minimum rear yard to 3.79 metres.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](#) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

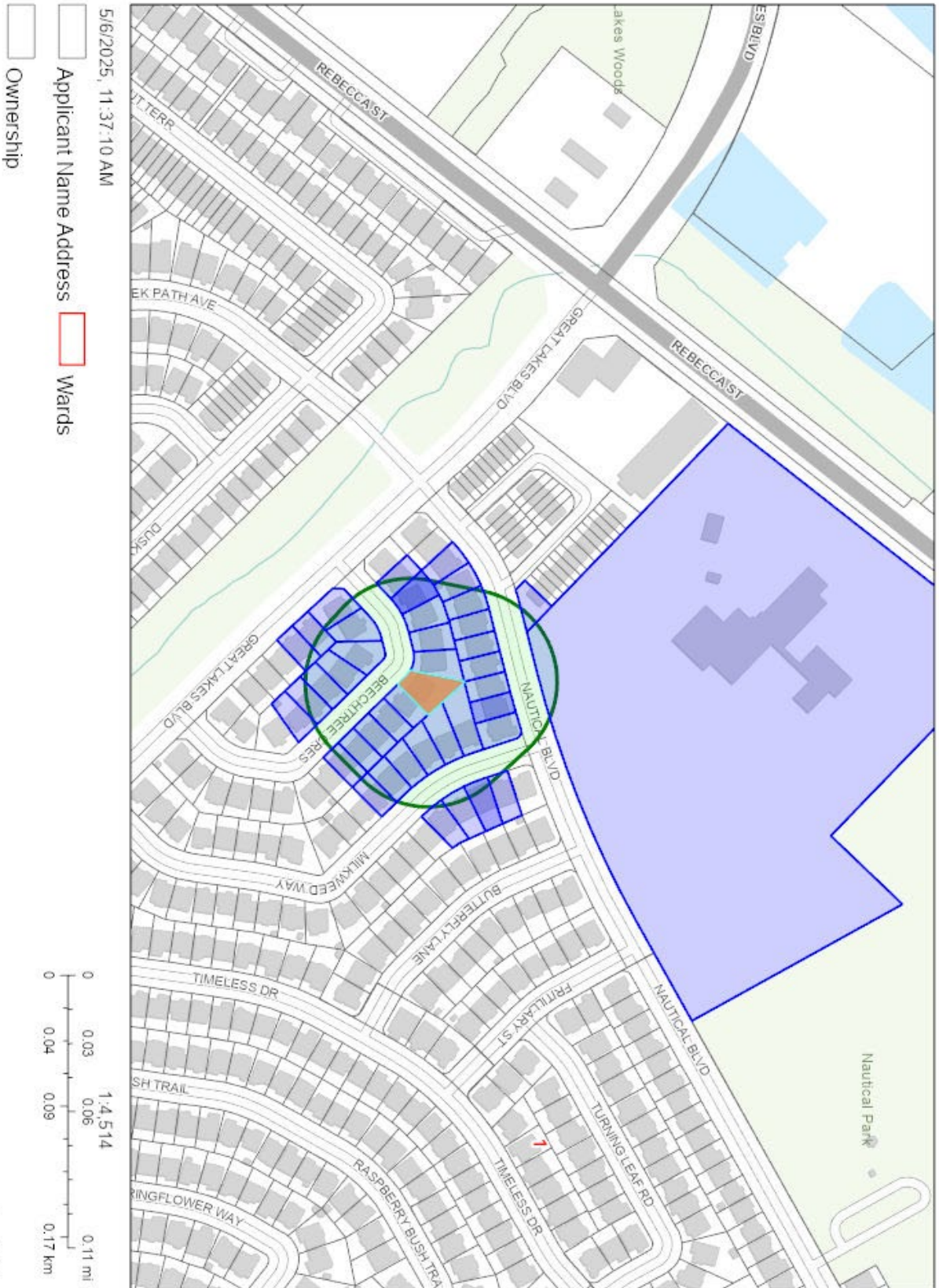
Contact information:

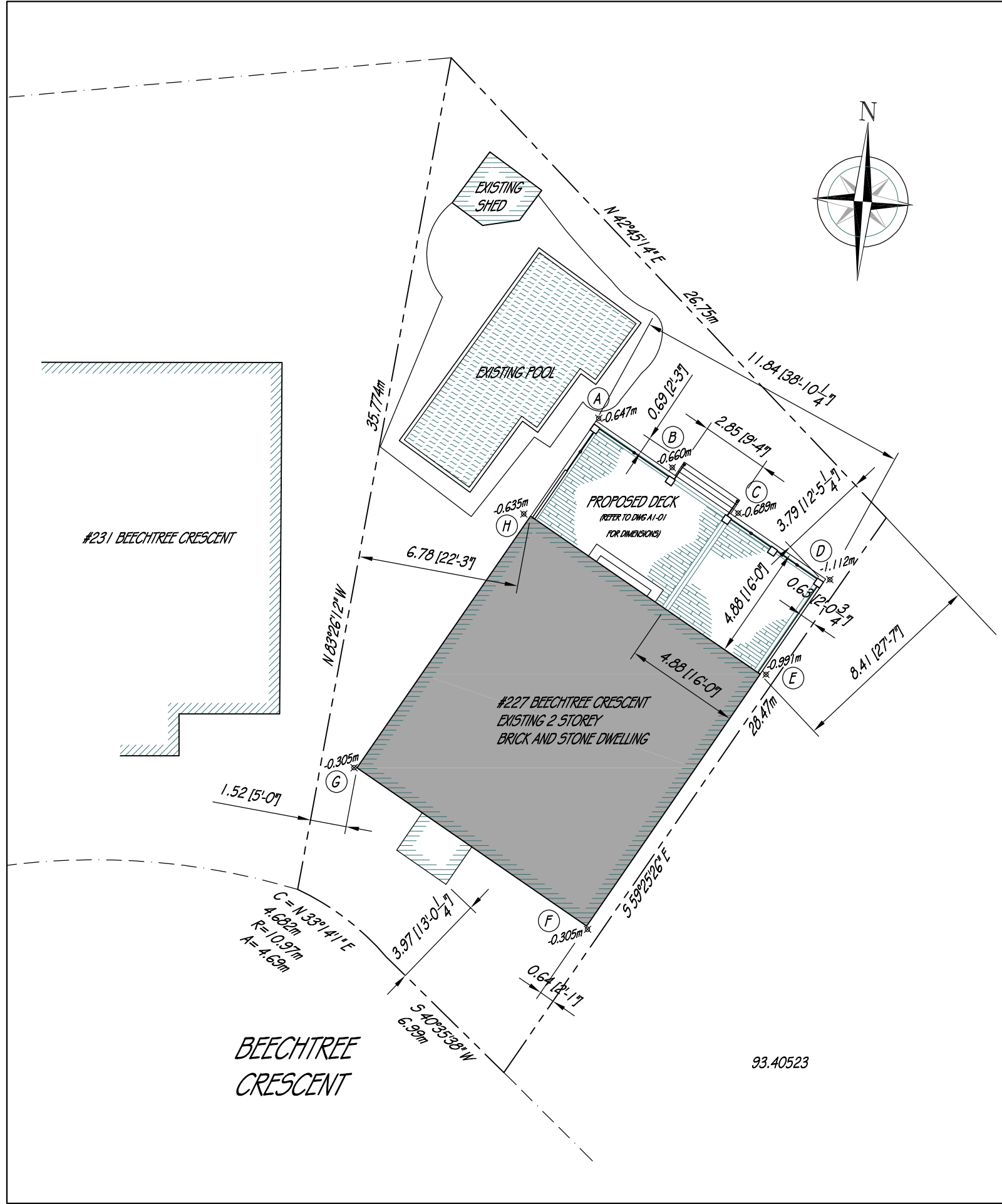
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

May 13, 2025

A/072/2025 - 227 Beechtree Crescent





SITE STATISTICS

OWNER/APPLICANT:

TERRY FANGRAD
227 BEECHTREE CRES., OAKVILLE, ONTARIO.
L6L 0A5

ZONING:

RL6

LOT AREA:

547.25sq m (5,890.55 sq ft)

LOT FRONTAGE:

11.68m (38.32 ft)

LOT COVERAGE: (including shed)

ALLOWED : 35.00% = 191.54 sq m (2,061.72 sq ft)
PROPOSED : 29.92% = 163.76 sq m (1,762.61 sq ft)

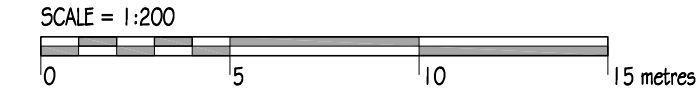
MAX. BUILDING HEIGHT:

ALLOWED: 10.50m (34.45ft)
PROPOSED: NO CHANGE
PERGOLA: 3.72m (12.19ft)

SETBACKS:

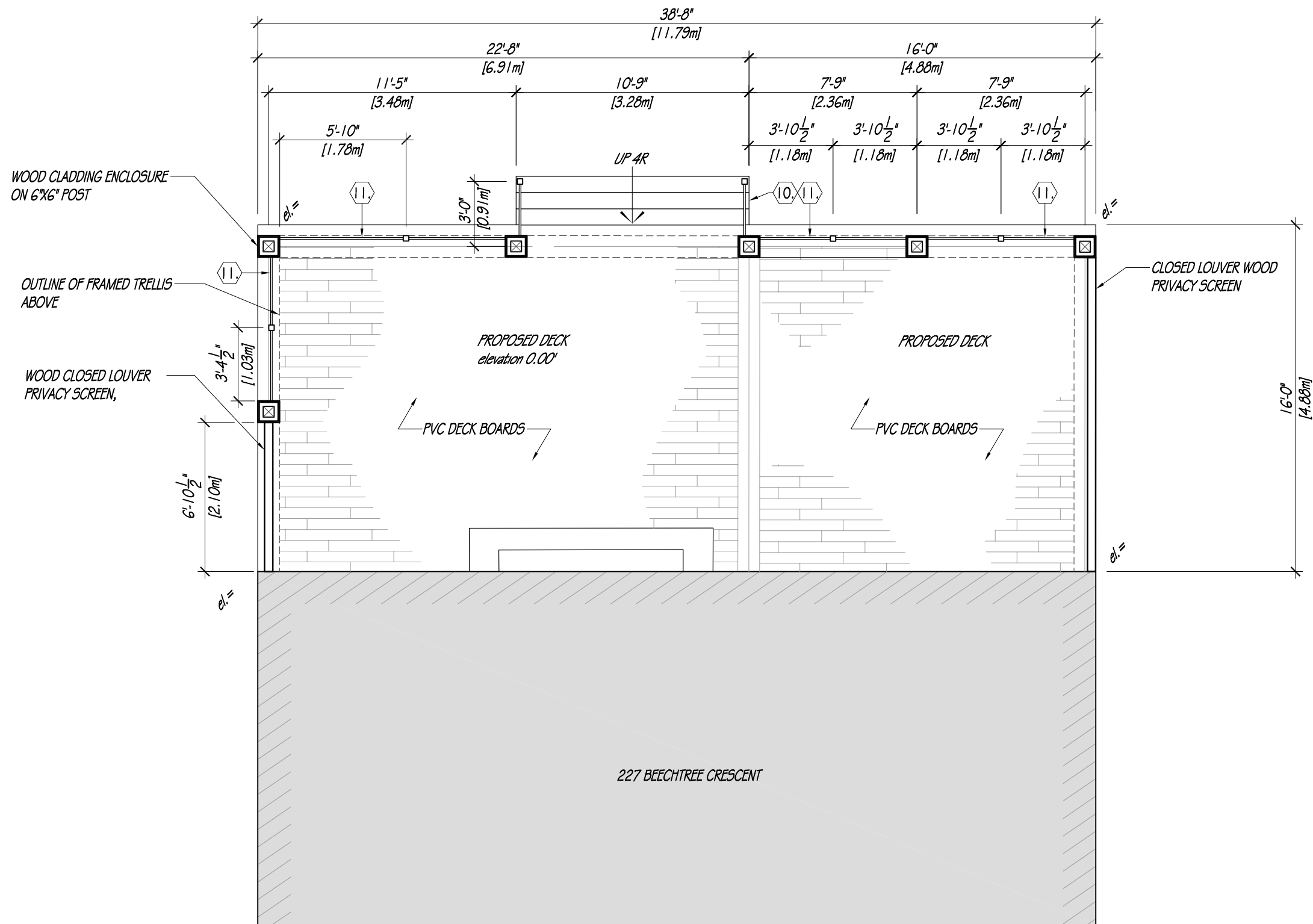
REQUIRED SIDE SETBACK (RIGHT): 0.60m PROPOSED: 0.63m
REQUIRED SIDE SETBACK (LEFT): 1.20m PROPOSED: NO CHANGE
REQUIRED FRONT SETBACK: 3.00m PROPOSED: NO CHANGE
REQUIRED REAR SETBACK: 7.00m PROPOSED: 3.79m
(25% OF LOT DEPTH)

NOTE:
ALL EXISTING GRADES
TO REMAIN UNCHANGED



GRADE CALCULATIONS:	
(A)	-0.647
(B)	-0.660
(C)	-0.689
(D)	-1.112
(E)	-0.991
(F)	-0.305
(G)	-0.301
(H)	-0.635
AVERAGE: -5.344m / 8 = -.668m	

No.	Date	Revision		
00	16APR24	ISSUED FOR ZONING REVIEW		
01	06AUG	ISSUED FOR BUILDING PERMIT		
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.				
QUALIFICATION INFORMATION:				
Required unless design is exempt under 3.2.4.1 (3) of the O.B.C.				
Brian Hudson		29465		
Name	BCIN			
Signature				
REGISTRATION INFORMATION:				
Required unless design is exempt under 3.2.4.1(4) of the O.B.C.				
Hudson Design		33035		
Firm Name	BCIN			
 residential - industrial - commercial 2581 Benedet Drive BURLINGTON Ontario L5J 4H6 (416) 704-7335				
Project:				
PROPOSED REAR DECK 227 BEECHTREE CRESCENT OAKVILLE ONT L6L 0A5				
Title				
SITE PLAN				
Drawn by		Checked by		
BDH		BDH		
Scale		Revision		
1:200 (metric)		01		
Date		Drawing No.		
16APR24		A0-01		
Project No.				
2408-00				



No.	Date	Revision
00	16APR24	ISSUED FOR ZONING REVIEW
01	06AUG	ISSUED FOR BUILDING PERMIT

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Brian Hudson	29465
Name	BCIN
Signature	
REGISTRATION INFORMATION:	
Required unless design is exempt under 3.2.4.1(4) of the O.B.C.	
Hudson Design	33035
Firm Name	BCIN



Project:
PROPOSED REAR DECK
227 BEECHTREE CRESCENT
OAKVILLE ONT
L6L 0A5

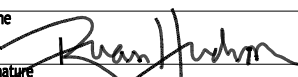
Title

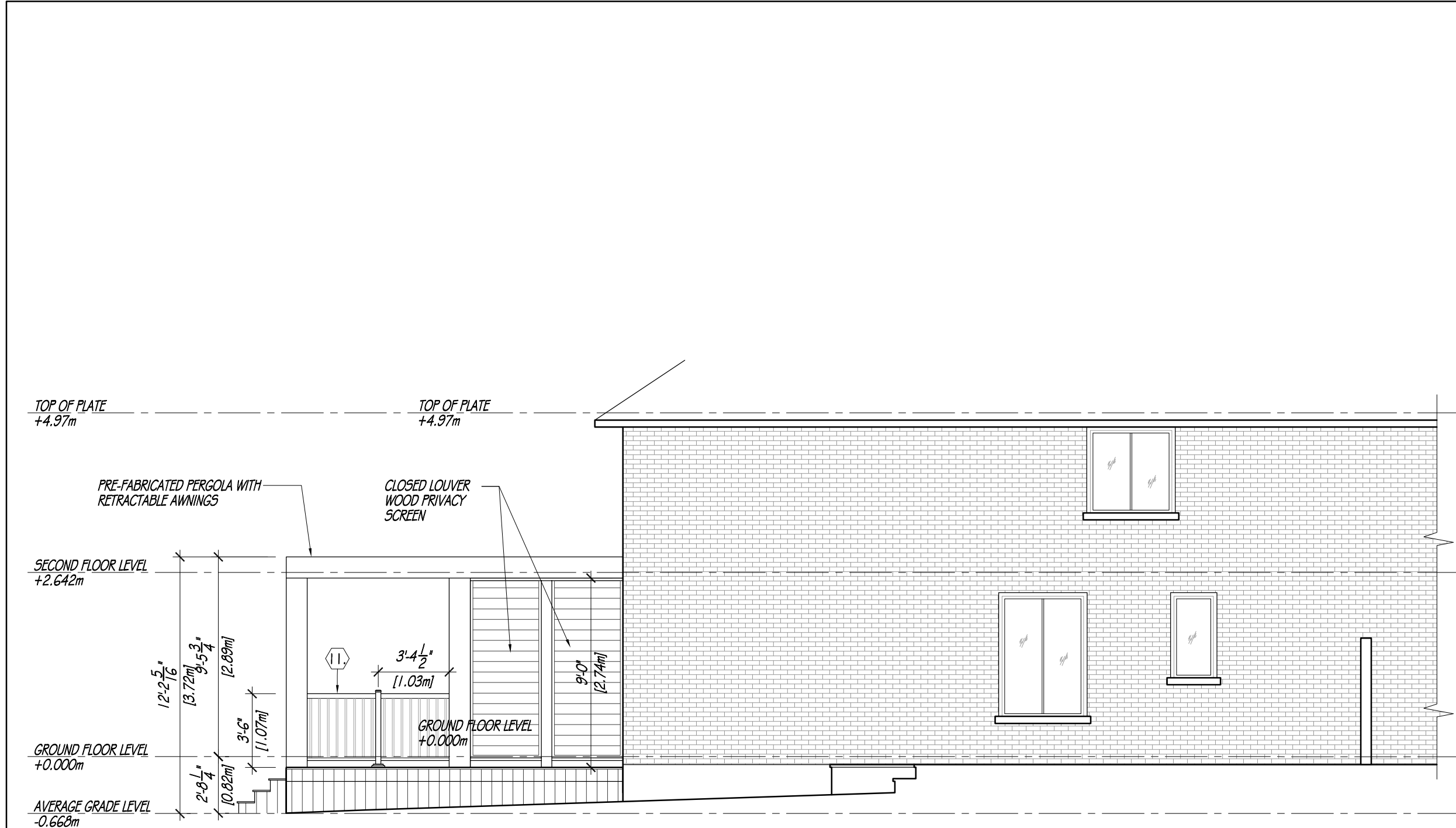
PROPOSED DECK PLAN

Drawn by	Checked by
BDH	BDH
Scale	Revision
3/16" = 1'-0"	01
Date	Drawing No.
16APR24	A1-01
Project No.	
2408-00	



REAR DECK ELEVATION

No.	Date	Revision
00	16APR24	ISSUED FOR ZONING REVIEW
01	06AUG	ISSUED FOR BUILDING PERMIT
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.		
QUALIFICATION INFORMATION:		
Required unless design is exempt under 3.2.4.1 (3) of the O.B.C.		
Brian Hudson		29465
Name		BCIN
Signature		
REGISTRATION INFORMATION:		
Required unless design is exempt under 3.2.4.1(4) of the O.B.C.		
Hudson Design		33035
Firm Name		BCIN
<div><div>Hudson Design</div><div>residential - industrial - commercial</div><div>2581 Benedet Drive BURLINGTON Ontario L5J 4H6 (416) 706-7335</div></div>		
Project:		
PROPOSED REAR DECK 227 BEECHTREE CRESCENT OAKVILLE ONT L6L 0A5		
Title		
PROPOSED DECK ELEVATION (REAR)		
Drawn by		Checked by
BDH		BDH
Scale		Revision
N.T.S.		01
Date		Drawing No.
16APR24		A2-00
Project No.		
2408-00		



LEFT SIDE DECK ELEVATION

No.	Date	Revision
<div>00</div>	16APR24	ISSUED FOR ZONING REVIEW
<div>01</div>	06AUG	ISSUED FOR BUILDING PERMIT
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.		
QUALIFICATION INFORMATION:		
Required unless design is exempt under 3.2.4.1 (3) of the O.B.C.		
Brian Hudson		29465
Name		BCIN
Signature		
REGISTRATION INFORMATION:		
Required unless design is exempt under 3.2.4.1(4) of the O.B.C.		
Hudson Design		33035
Firm Name		BCIN
<div><div><div>Hudson Design</div><div>residential - industrial - commercial</div></div><div>2581 Benedet Drive BURLINGTON Ontario L5J 4H6 (416) 706-7335</div></div>		
Project:		
PROPOSED REAR DECK 227 BEECHTREE CRESCENT OAKVILLE ONT L6L 0A5		
Title		
PROPOSED DECK ELEVATION (LEFT SIDE)		
Drawn by		Checked by
BDH		BDH
Scale		Revision
N.T.S.		01
Date		Drawing No.
16APR24		A2-01
Project No.		
2408-00		

Notice of Public Hearing Committee of Adjustment Application



File # A/008/2025 – Deferred from February 5, 2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
R. Sargent M. Sargent	Sandra Gava Sandra Gava Architect Inc. 669 Montego Cres Burlington ON, L7N 2Y9	190 Tilford Rd PLAN 530 LOT 14

Zoning of property: RL1-0, Residential

Variance request:

Under Section 45(1) of the Planning Act, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a one-storey accessory building (cabana) on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 5, Column RL1)</i> The minimum interior side yard shall be 4.2 metres	To reduce the minimum easterly interior side yard to 1.21 metres.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

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More information:

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Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:

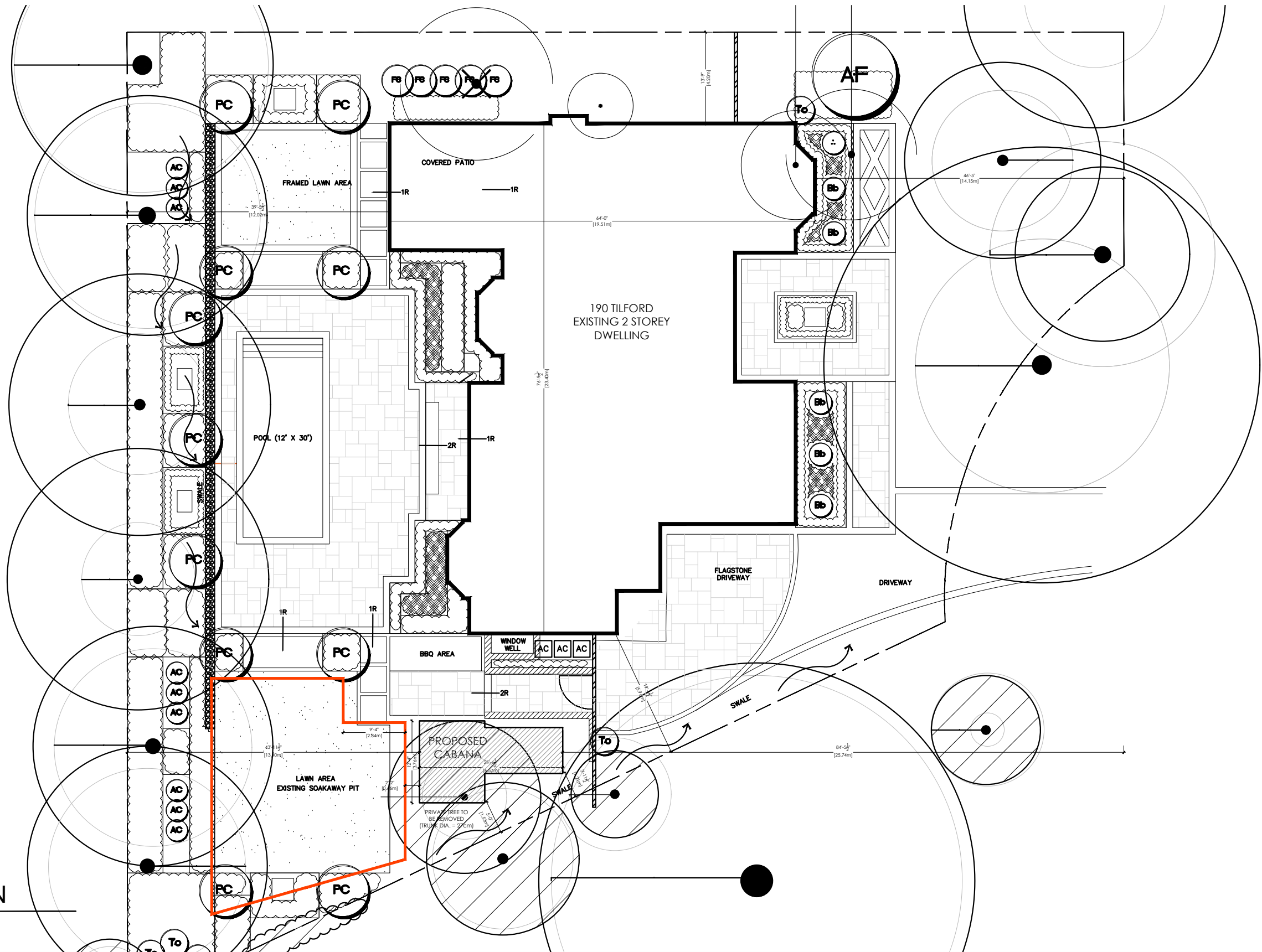
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

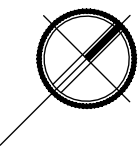
May 13, 2025

A/008/2025 - 190 Tilford Road (Revised)

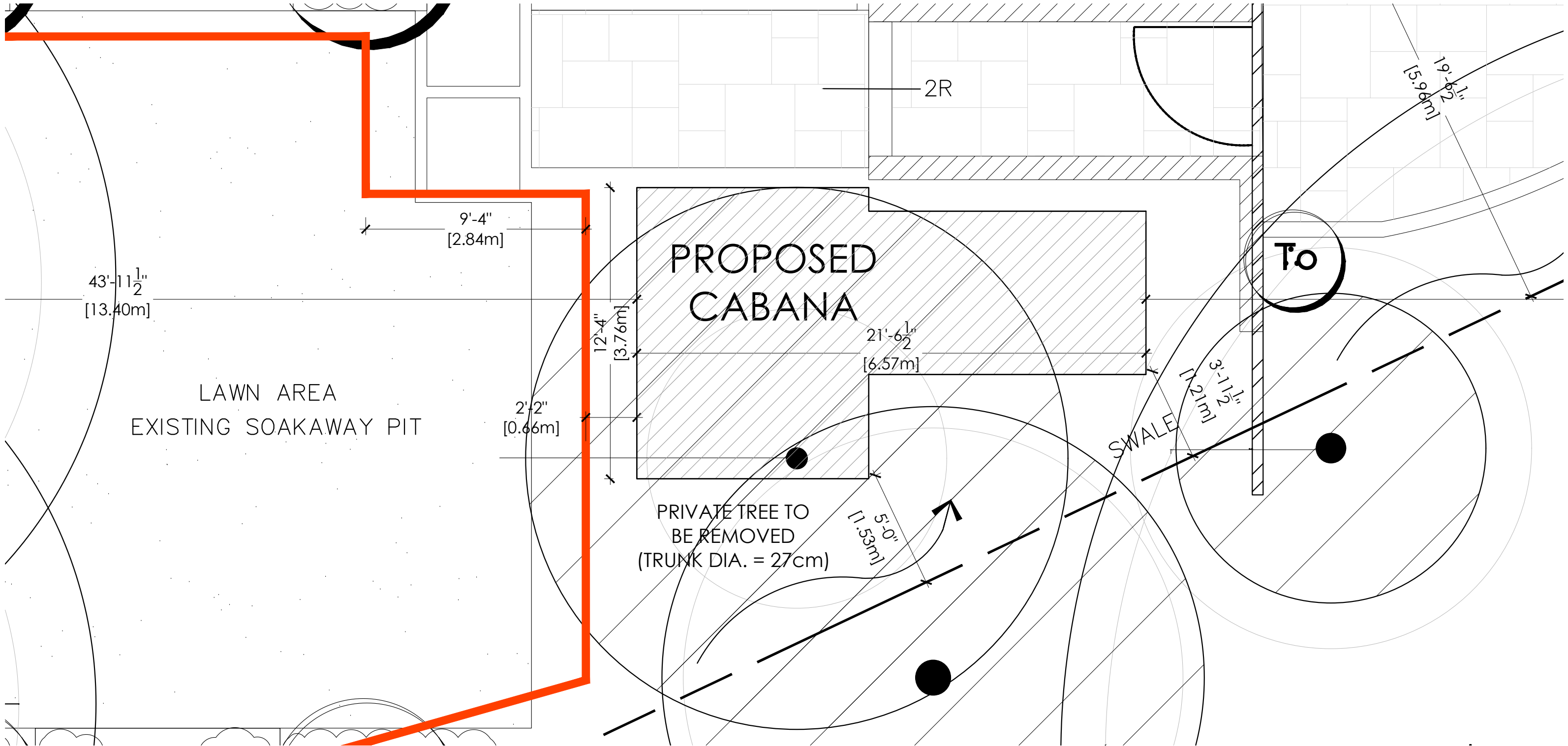




CABANA SITE PLAN
SCALE: 1/16" = 1'-0"



TILFORD CABANA
190 TILFORD ROAD
OAKVILLE, ONTARIO
APRIL 25, 2025
PROJECT NO. 2455



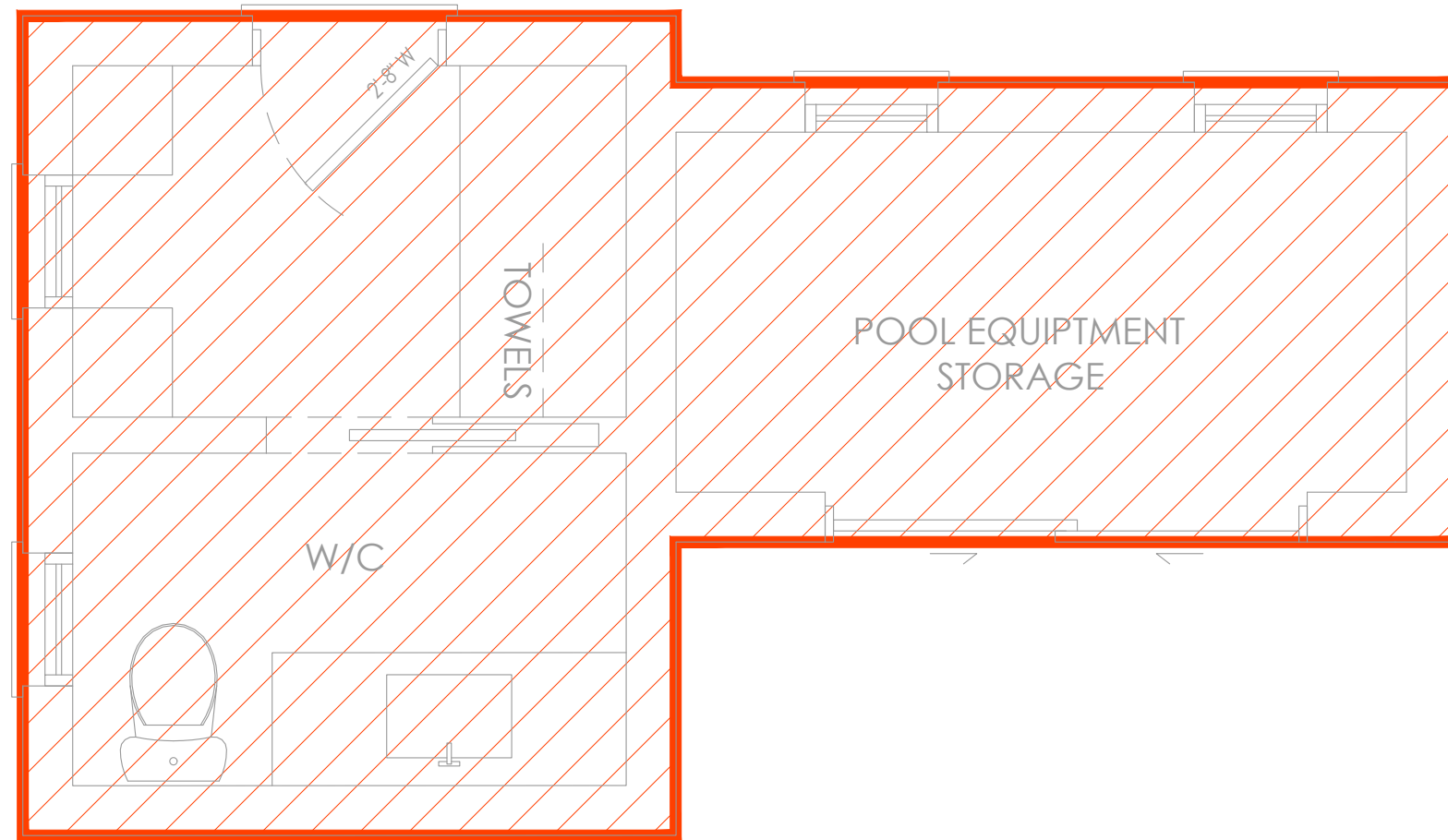
CABANA SITE PLAN CLOSE UP

SCALE: 1/16" = 1'-0"



TILFORD CABANA

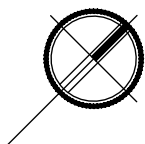
190 TILFORD ROAD
OAKVILLE, ONTARIO
APRIL 25, 2025
PROJECT NO. 2455



AREA = 202.33 SQ.FT.
(18.80 SQ.M.)

AREA CALCULATION

SCALE: 3/8" = 1'-0"



TILFORD CABANA

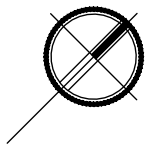
190 TILFORD ROAD
OAKVILLE, ONTARIO
APRIL 25, 2025
PROJECT NO. 2455

ZONING STATISTICS

ADDRESS: 190 TILFORD DRIVE		DATE: APRIL 25, 2025
ZONING DESIGNATION:		RL1-0
LOT AREA:		1,473.01 SQ.M.
NEW BYLAW:	PERMITTED	PROPOSED
EXISTING BUILDING COVERAGE:		318.29 SM (21.61%)
PROPOSED CABANA COVERAGE:		18.80 SM (1.28%)
TOTAL COVERAGE:		336.63 SM (22.85%)
CABANA:		
HEIGHT:	4.0 M	3.98 M
SETBACKS:		
FRONT:		25.74 M
REAR:	0.60 M	13.40 M
SIDE:	4.20 M	1.21 M*

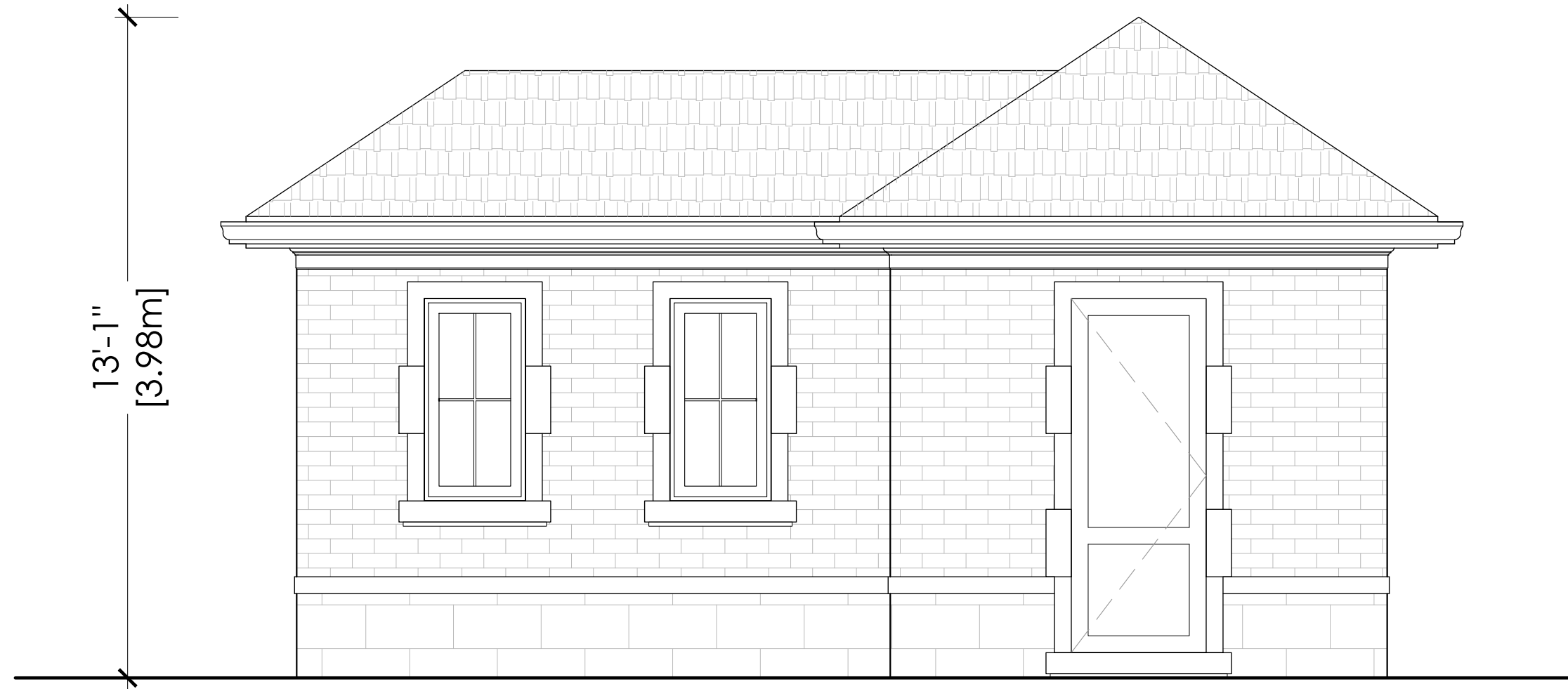
VARIANCES REQUESTED*

STATISTICS



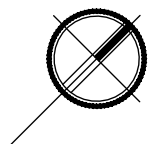
TILFORD CABANA

190 TILFORD ROAD
OAKVILLE, ONTARIO
APRIL 25, 2025
PROJECT NO. 2455



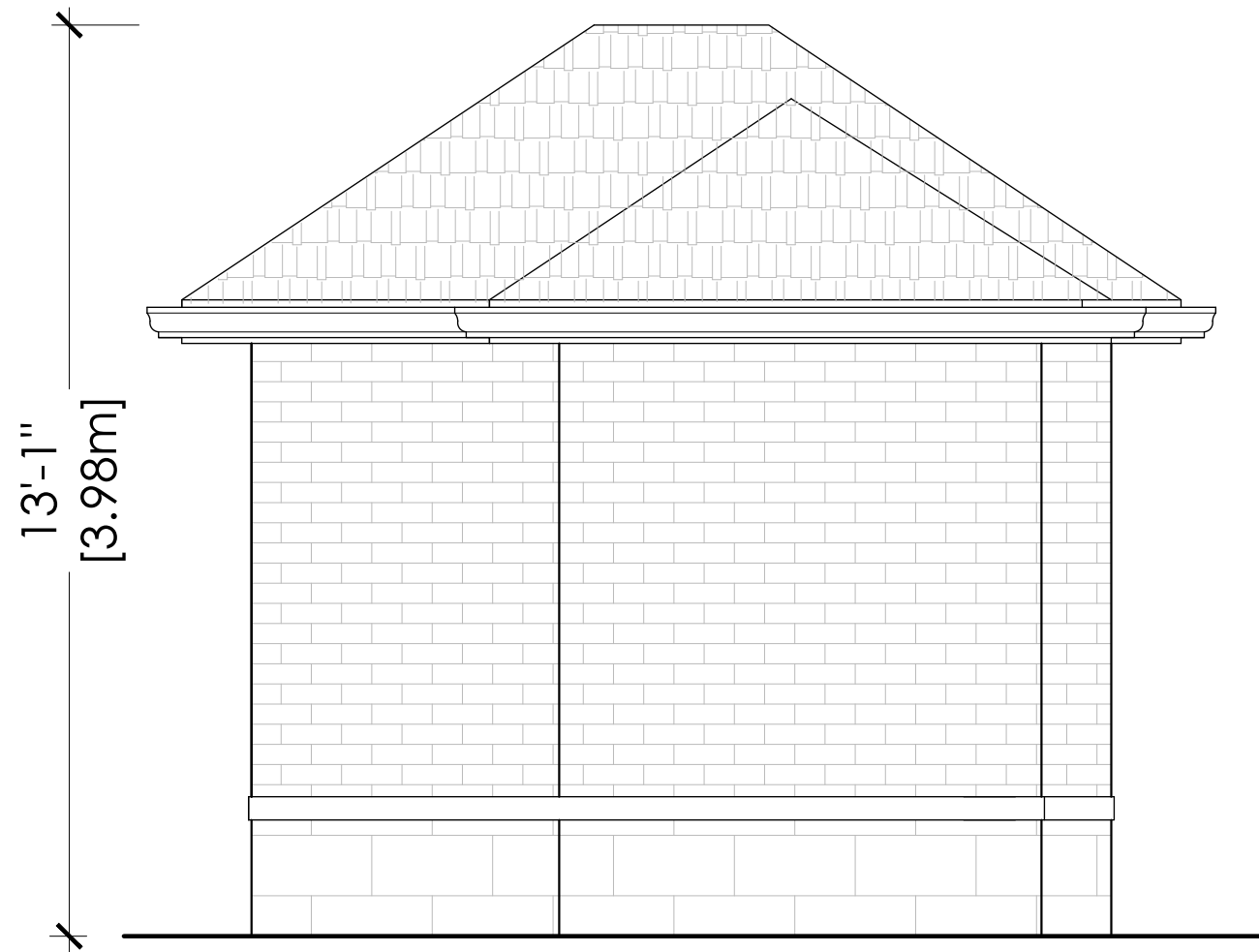
NORTH ELEVATION

SCALE: 3/8" = 1'-0"



TILFORD CABANA

190 TILFORD ROAD
OAKVILLE, ONTARIO
APRIL 25, 2025
PROJECT NO. 2455



EAST ELEVATION

SCALE: 3/8" = 1'-0"

TILFORD CABANA

190 TILFORD ROAD
OAKVILLE, ONTARIO
APRIL 25, 2025
PROJECT NO. 2455



WEST ELEVATION

SCALE: 3/8" = 1'-0"

TILFORD CABANA

190 TILFORD ROAD
OAKVILLE, ONTARIO
APRIL 25, 2025
PROJECT NO. 2455



SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

TILFORD CABANA

190 TILFORD ROAD
OAKVILLE, ONTARIO
APRIL 25, 2025
PROJECT NO. 2455

Notice of Public Hearing

Committee of Adjustment Application



File # A/028/2025 – Deferred from March 5, 2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
R. Saroya	Peter Giordano David Small Designs 1405 Cornwall Rd, Unit 4 Oakville ON, L6J7T5	2375 Carrington Pl PLAN 1522 LOT 40

Zoning of property: RL1-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.6 c)</i> For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres.	To increase the maximum total floor area for the private garage to 63.38 square metres.
2	<i>Table 6.3.1 (Row 9, Column RL1)</i> The maximum dwelling depth shall be 20.0 m.	To increase the maximum dwelling depth to 23.49m.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments

regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

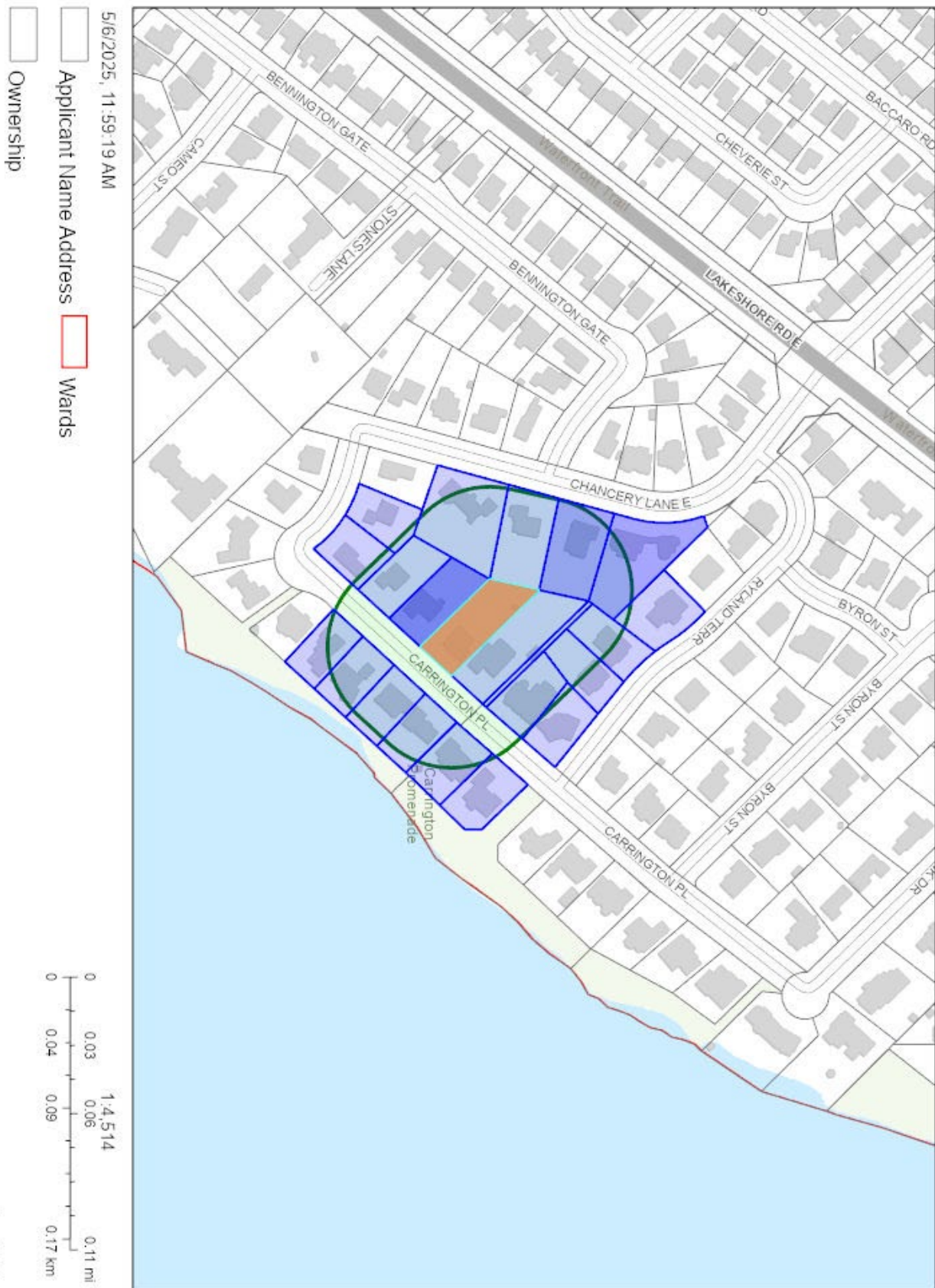
Contact information:

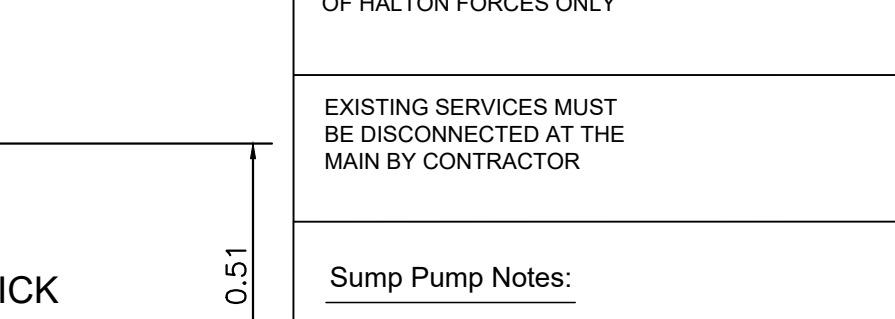
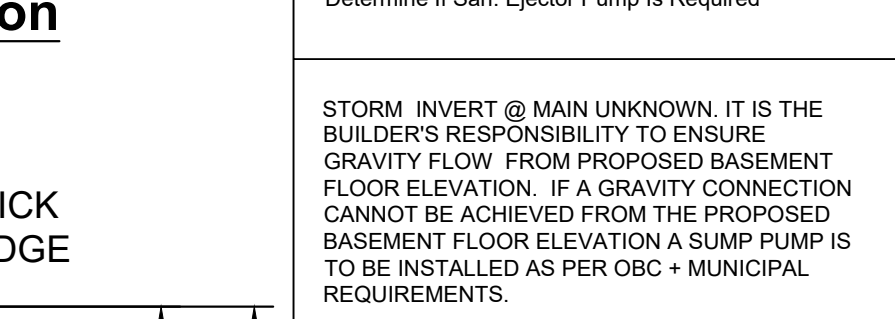
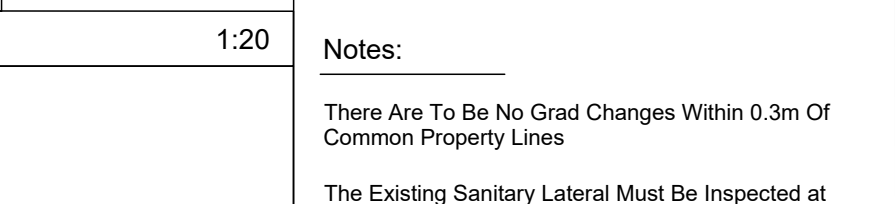
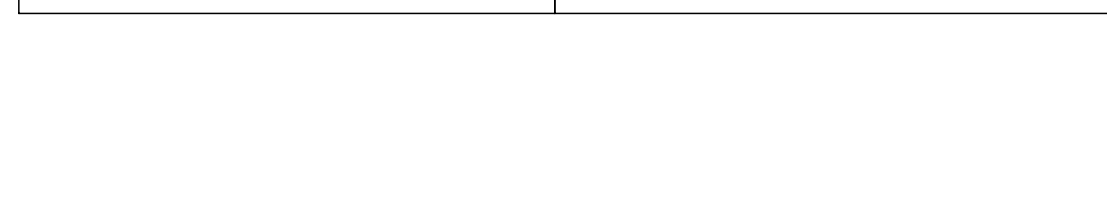
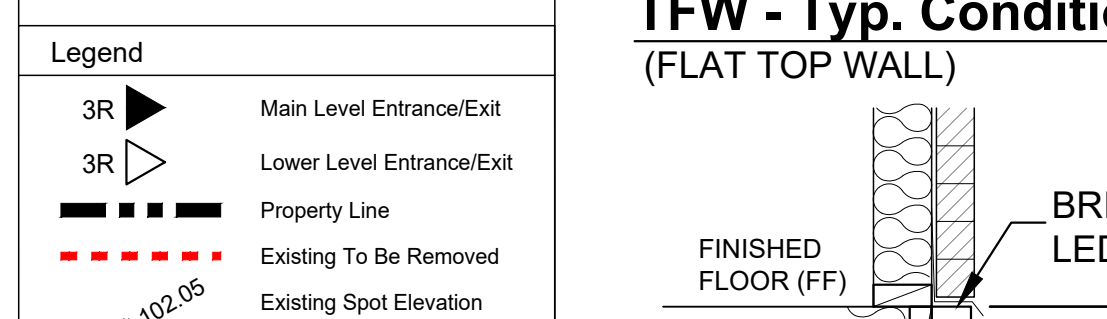
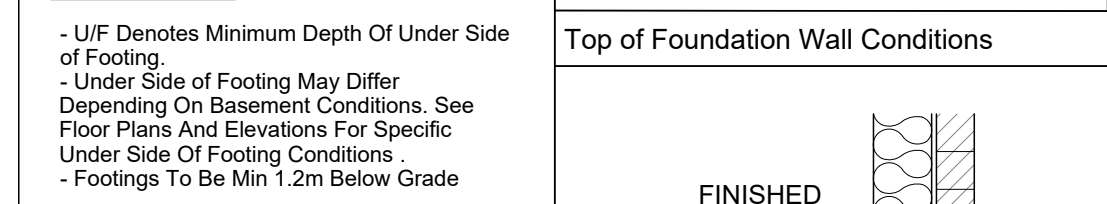
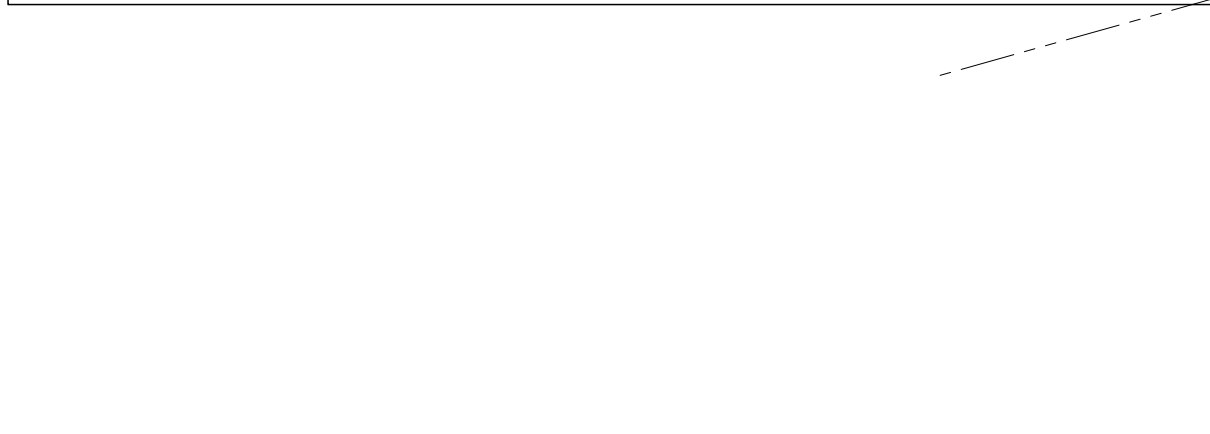
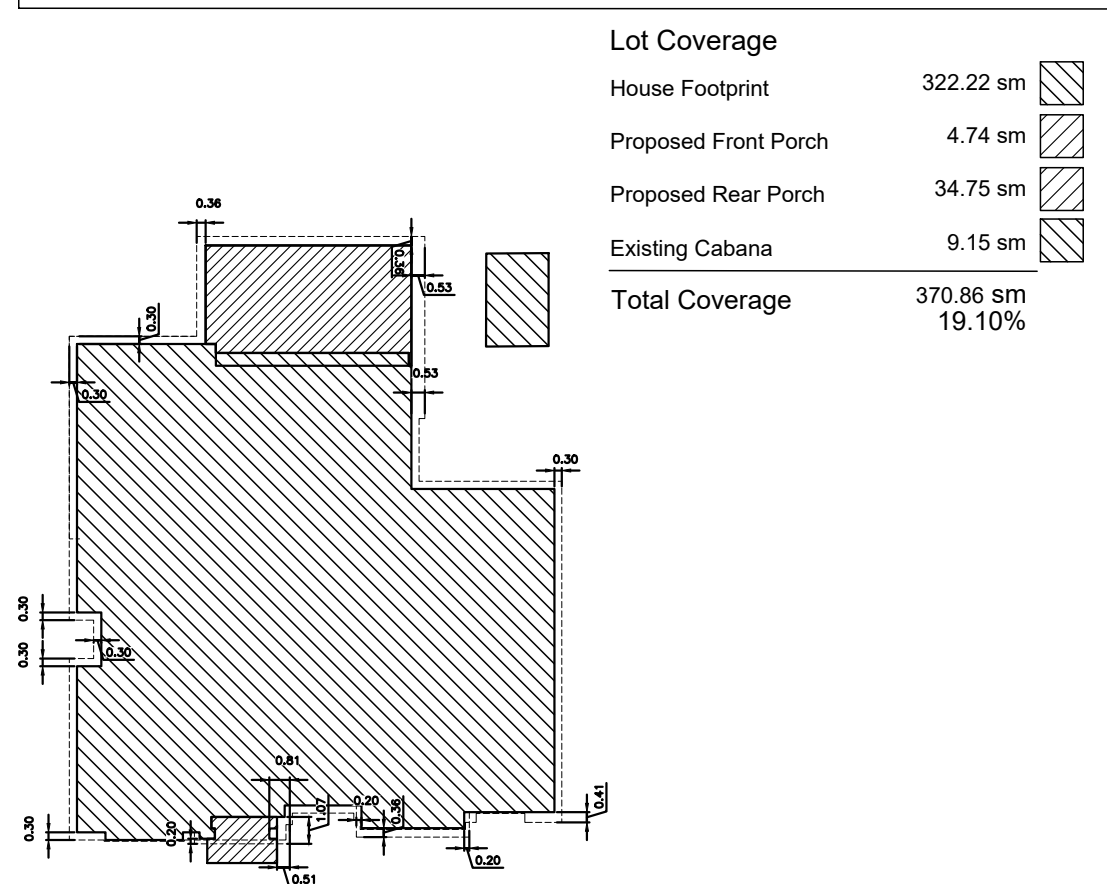
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

May 13, 2025

A/028/2025 - 2375 Carrington Place (Revised)





Project:

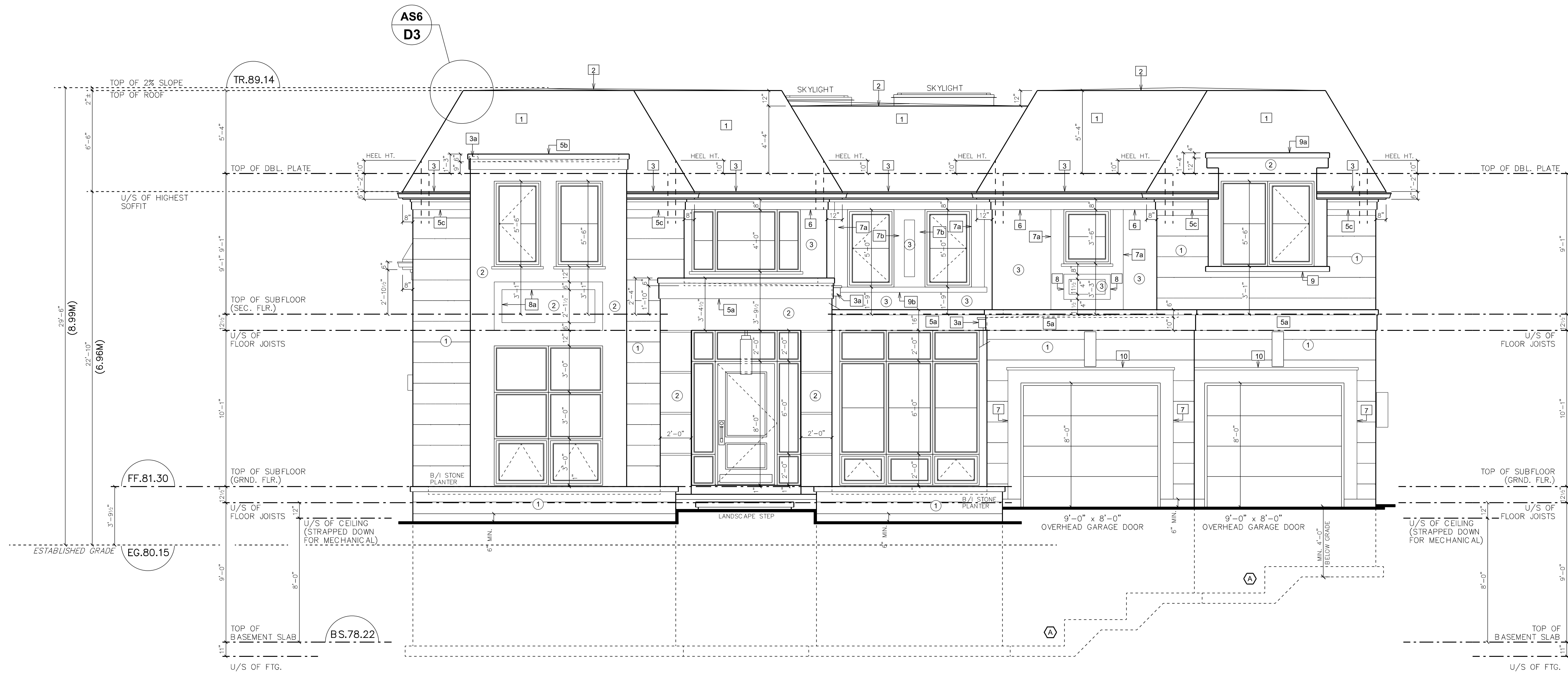
2375 Carrington Place

Drawing:

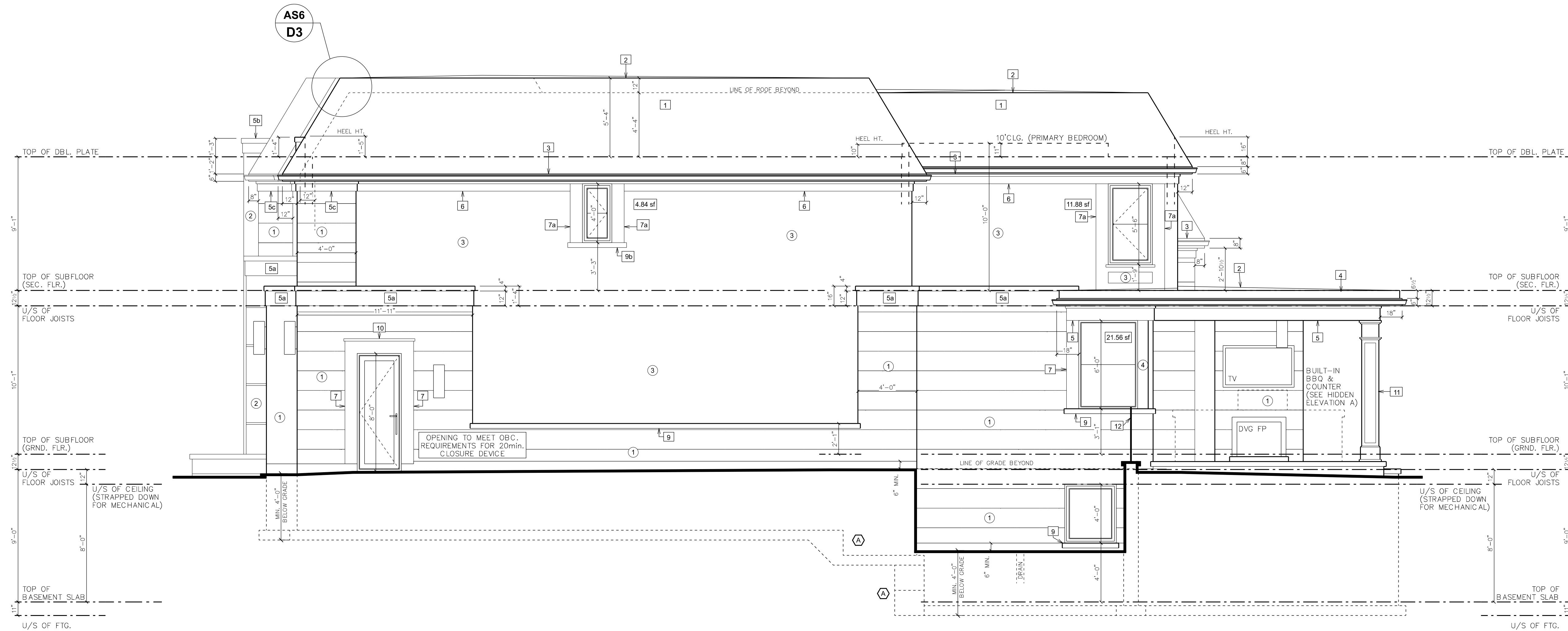
Site Plan

David Small Designs

Architecture +
Interior Design



Front (South) Elevation



Right-Side (East) Elevation

Unprotected Openings Calculations - Right-Side	
Limiting Distance	4.20m
Wall Area	1312.9 sf (122.0 sm)
Opening Area Allowed	166.7 sf (12.7 %)
Opening Area Proposed	38.3 sf (2.9 %)
Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.	

Drawing Legend

1.0 Materials

- 1 Smooth Face Cut Stone
- 2 Cut Stone Panel
- 3 Pigmented Epoxy Stucco
- 4 Prefinished Aluminum Panel - Corner Window

2.0 Roofing

- 1 40 Year Asphalt Shingles
- 2-Ply Torch On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 3 Prefinished Aluminum Gutter on 6" Prefinished Aluminum Fascia
- 3a Prefinished Metal Scupper Collector
- 4 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 6" Prefinished Aluminum Gutter
- 5 12" Cut Stone Trim w/ 2" Top Edge Reveal
- 5a 16" Cut Stone Trim w/ 4" Top Edge Reveal
- 5b 12" Cut Stone Trim w/ 4" Top Edge Reveal
- 5c 8" Cut Stone Trim w/ 2" Top Edge Reveal
- 6 8" Stucco Trim w/ 2" Top Edge Reveal
- 7 10" Cut Stone Trim
- 7a 10" Stucco Trim
- 7b 8" Stucco Trim
- 8 4" Stucco Trim Recessed 1 1/2"
- 8a 6" Cut Stone Trim Recessed 1 1/2"
- 9 4" Cut Stone Sill c/w 2" Projection
- 9a 4" Cut Stone Coping Cap w/ 2" Projection
- 9b 4" Stucco Sill c/w 2" Projection
- 10 2" Cut Stone Sill Projected 2"

4.0 Railing, Post

- 11 12"x12" Cut Stone Clad Post As Shown
- 12 Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect OF CBC: 9.8. & SS-13 OF The Supplement

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 Ontario Building Code.

Peter Giordano 25961 BCN

Registration information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 Ontario Building Code.

David W. Small Designs Inc. 29999 BCN

no.	date	revision	comment
2	Mar 20/25	Revised	As Per Zoning Comments
1	Oct 9/24	Issued	To Owner For Zoning Approvals

Project:

2375 Carrington Place

Part of Lot 40
Registered Plan 1522
Town of Oakville,
Regional Municipality of Halton

Drawing:

Front & Right-Side
Elevations

Scale: 1/4"=1'-0"

Date: Oct 2024

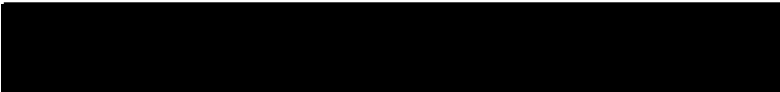
Own by: BS

Proj. no.: 24-2103

David
Small
Designs

Architecture +
Interior Design

Front Elevation - 3D Render



2375 Carrington Place, Oakville ON

Proj #2103

SCAFFOLDS
MARCH 27, 2025

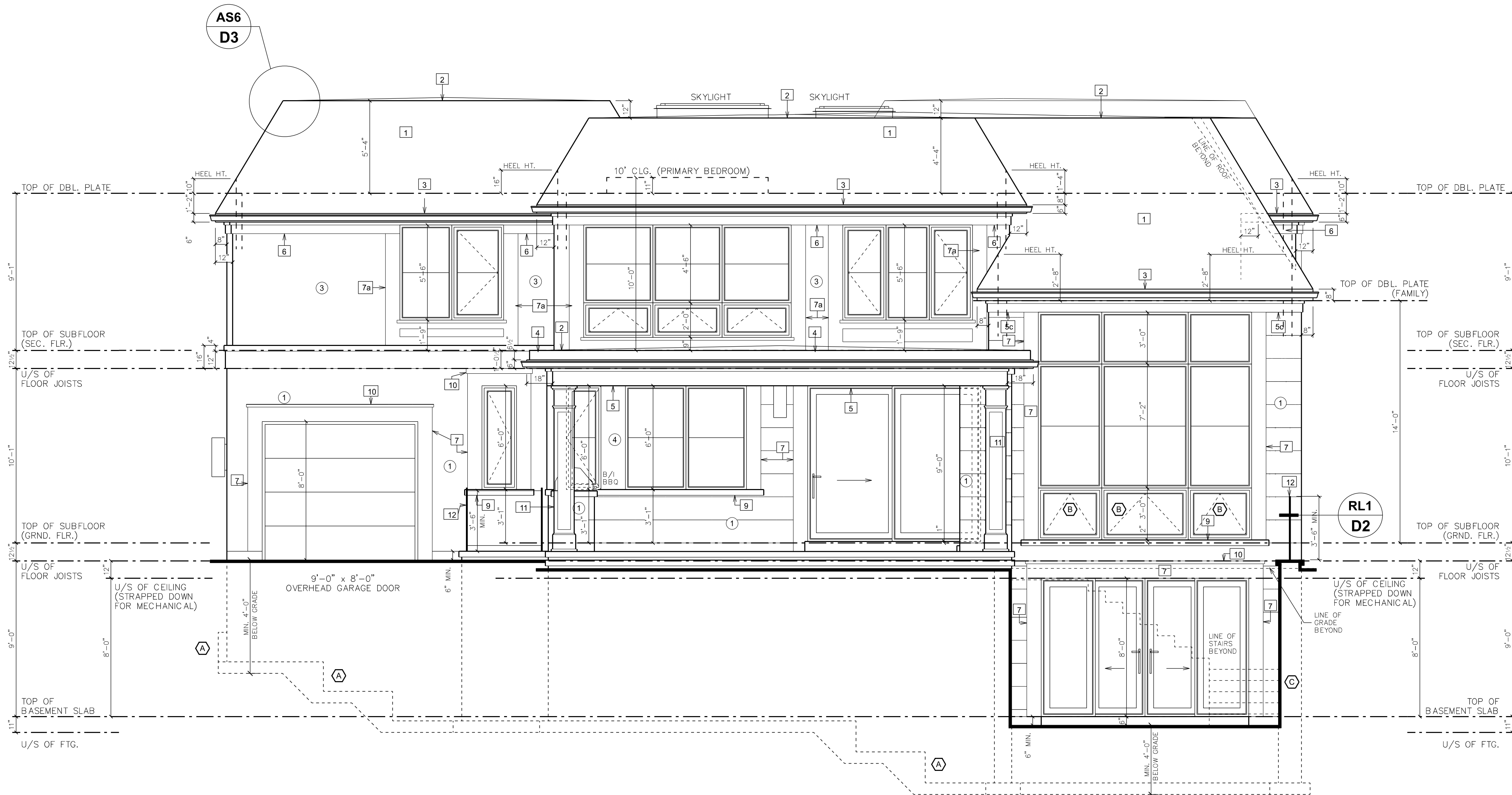
Right Elevation - 3D Render



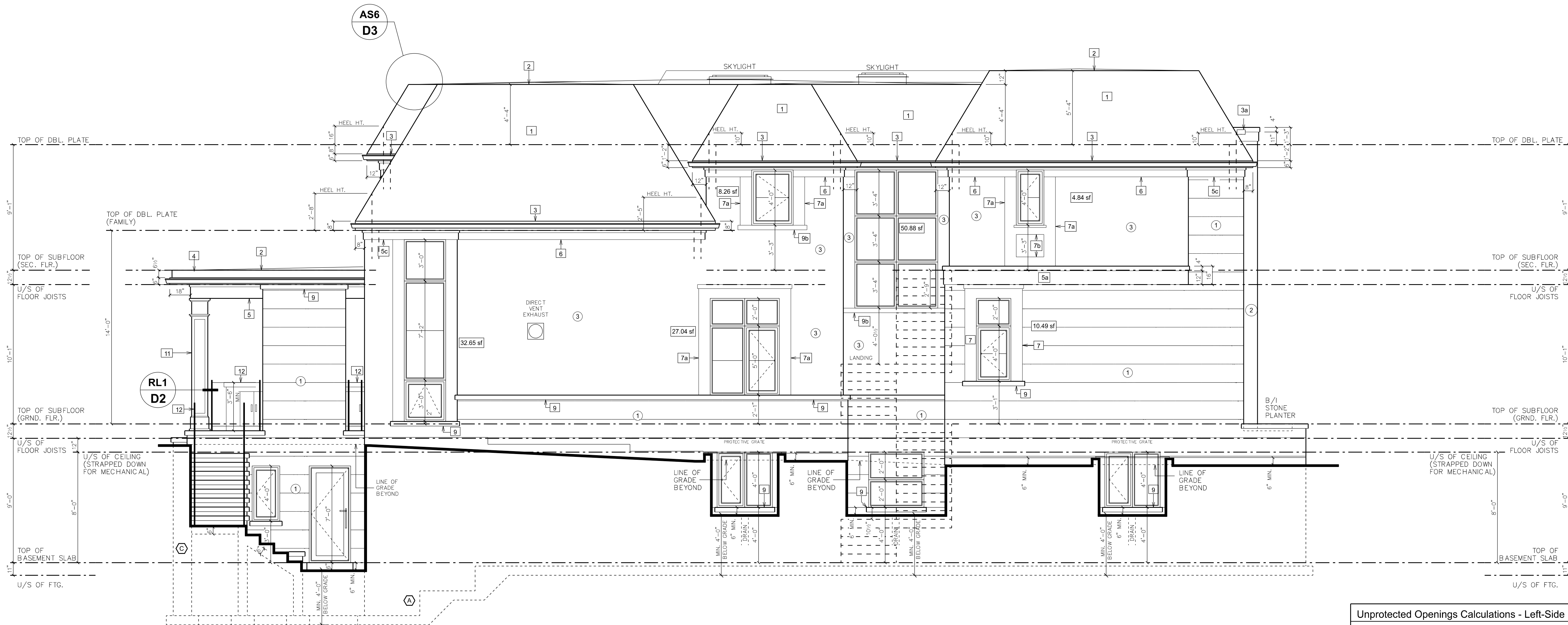
2375 Carrington Place, Oakville ON

Proj #2103

SCAFFOLDS
MARCH 27, 2025



Rear (North) Elevation



Left-Side (West) Elevation

Drawing Legend

1.0 Materials

- 1 Smooth Face Cut Stone
- 2 Cut Stone Panel
- 3 Pigmented Epoxy Stucco
- 4 Prefinished Aluminum Panel - Corner Window

2.0 Roofing

- 1 40 Year Asphalt Shingles
- 2 2-Ply Torch On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 3 Prefinished Aluminum Gutter on 6" Prefinished Aluminum Fascia
- 3a Prefinished Metal Scupper Collector
- 4 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x8" Flat Stock 6" Prefinished Aluminum Gutter
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- 5a 16" Cut Stone Trim w/ 4" Top Edge Reveal
- 5b 12" Cut Stone Trim w/ 4" Top Edge Reveal
- 5c 8" Cut Stone Trim w/ 2" Top Edge Reveal
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- 7 10" Cut Stone Trim
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- 8 4" Stucco Trim Recessed 1 1/2"
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- 9 4" Cut Stone Sill c/w 2" Projection
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- 12 Frameless Tempered Glass Panels Min. 42" Above Fin. Decking - Contractor To Provide Shop Drawing To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC, 9.8. & SB-13 Of The Supplement

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Peter Giordano 25951 BCN
Name Signature
Registration information required unless the design is exempt under Division C - 3.2.5.1. of the 2024 Ontario Building Code.
David W. Small Designs Inc. 25992 BCN
Firm Name

2	Mar 20/25	Revised As Per Zoning Comments
1	Oct 9/24	Issued To Owner For Zoning Approvals
no.	date	revision / comment

Project:

2375 Carrington Place

Part of Lot 40
Registered Plan 1522
Town of Oakville
Regional Municipality of Halton

Drawing:

Rear & Left-Side
Elevations

Scale: 1/4"=1'-0"

Date: Oct 2024

Dwn by: BS

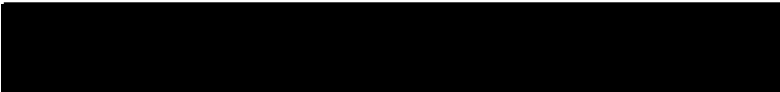
Proj. no.: 24-2103

A6

David
Small
Designs

Architecture +
Interior Design

Rear Elevation - 3D Render

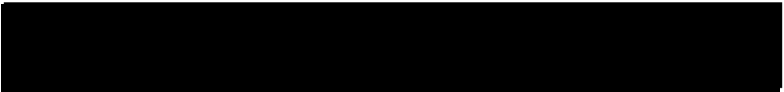


2375 Carrington Place, Oakville ON

Proj #2103

SCAFFOLDS
MARCH 27, 2025

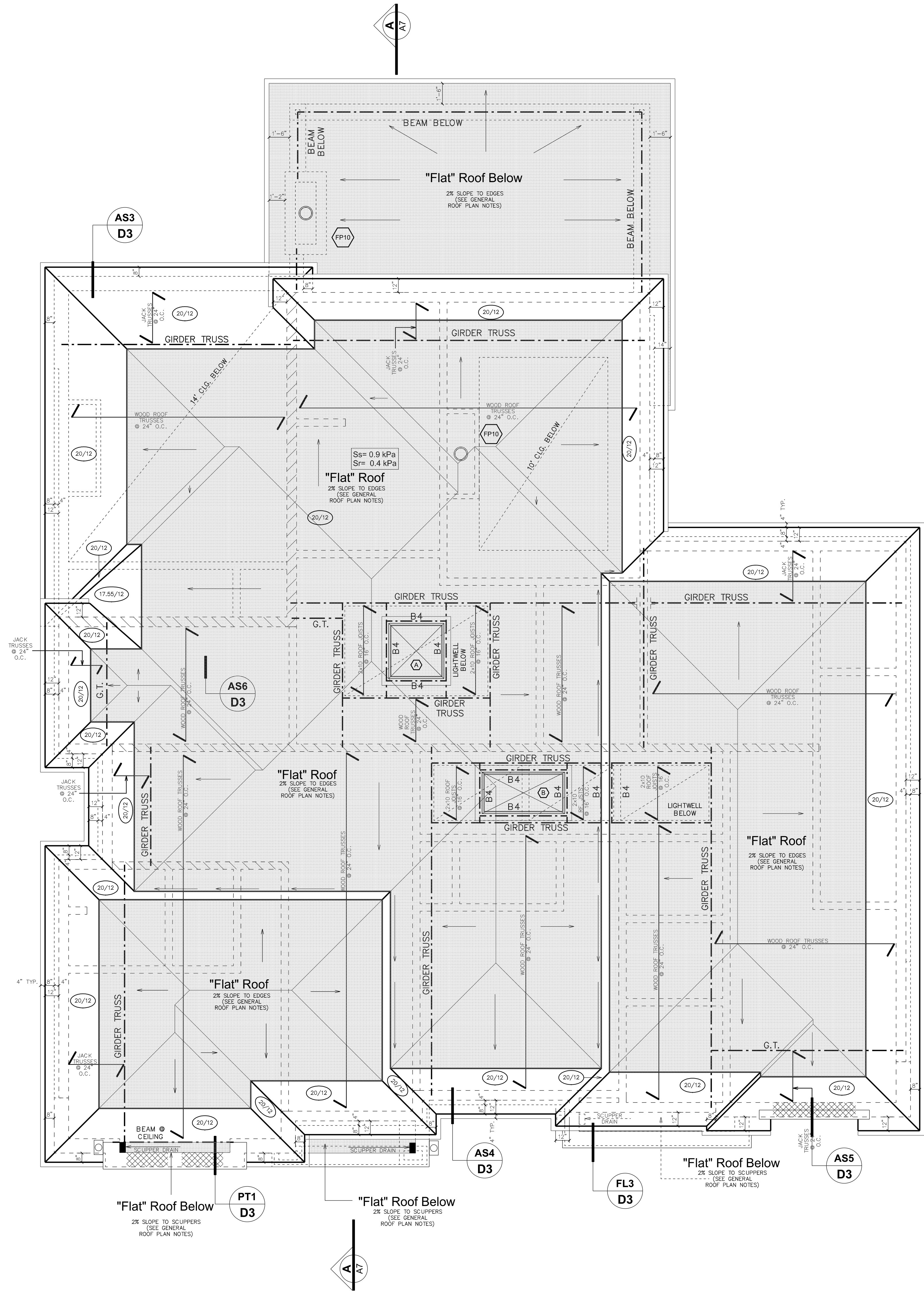
Left Elevation - 3D Render



2375 Carrington Place, Oakville ON

Proj #103

SCAFFOLDS
MARCH 27, 2025



Percentage Flat Roof Area	
Total Roof Area	- 3,615.90 sf.
Flat Roof Area	- 2,576.50 sf.
% Flat Roof Area	- 71.25%

For Structural Design Only

REGISTERED PROFESSIONAL ENGINEER

L. W. K. TSE

MAR 20/25

PROVINCE OF ONTARIO

TSE TAG No. DS 1481

Structural Engineering Design By:
Tse Consultants Inc. 416 543-3088

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario building code to be a designer.

Qualification information required unless the design is exempt under Division C - 3.2.4.1. of the 2024 Ontario Building Code.

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2024 Ontario Building Code.

David W. Small Designs Inc. 29990 BCN

- Roof Notes**
- Note: all over-hangs are 4" inset from stone facing on ground floors (typical)
- Note: all upper roof overhangs are to be 1'-0" U.N.O.
- All roof slopes to be 20/12 unless noted otherwise
- A 4'-0"x4'-0" skylight installed w/ curb & flashing as req'd by manuf. specs.
- B 3'-0"x6'-0" skylight installed w/ curb & flashing as req'd by manuf. specs.
- = Interior Load-Bearing Walls
- = Flat Roof - 2% Slope to Edges (See General Roof Plan Notes)
- = Flush Lintel - See Detail

- Drawing Legend**
- Joist direction
- Post above
- Floor drain
- 20"x28" Attic access hatch
- Interconnected smoke alarm w/ visual indicator
- Typical P3 post UNO
- CO Alarm

2	Mar 20/25	Revised As Per Zoning Comments
1	Oct 9/24	Issued To Owner For Zoning Approvals
no.	date	revision / comment

Project:

2375 Carrington Place

Part of Lot 40
Registered Plan 1522
Town of Oakville
Regional Municipality of Halton

Drawing:

Roof Plan

Scale: 1/4"=1'-0"

Date: Oct 2024

Dwn by: TK/BS

Proj. no.: 24-2103

A4

David
Small
Designs

Architecture +
Interior Design

2375 Carrington Place – Why It Is Not Possible To Comply

This rationale addresses the proposed minor variances for 2375 Carrington Place, detailing the reasons why each variance is appropriate, minor, and in keeping with the character of the neighbourhood. The requested variances include:

1. Dwelling Depth Variance

- **Variance Requested:** The proposed dwelling exceeds the maximum permitted dwelling depth of 20.00 metres, with a proposed depth of 23.49 metres.
- **Rationale:** The additional depth is due to the living space below the rear-covered porch. The building itself, from the front exterior wall to the rear exterior wall, complies with the 20-metre depth requirement. The longest depth of the 'true footprint' represents only 1/3rd of the floor footprint while the remaining 2/3rd of the footprint is significantly shorter. This variance is related to a below grade design feature and does not result in any increase in the overall mass of the dwelling.

2. Garage Area Variance

- **Variance Requested:** The proposed garage exceeds the maximum permitted area of 56.00 square metres, with a proposed area of 63.38 square metres.
- **Rationale:** The increased garage area is designed to accommodate two garage bays and one tandem space, offering ample parking and storage. From the street perspective the Garage appears to be only a 2-car garage. The garage is well-integrated into the dwelling, maintaining the aesthetic harmony of the neighbourhood. Please note, the home is still under the maximum floor space index, even with the 63.38sm garage area. Given the context of other large homes with substantial garages in the area, we believe this variance is appropriate and minor.

Conclusion:

The requested variances are minor in nature, and their approval will not result in any negative impact on the character of the neighbourhood. If these two variances were eliminated, the exterior design – massing and scale – would be the exact same. We believe these variances are minor and appropriate. We respectfully request approval of these minor variances.

Notice of Public Hearing Committee of Adjustment Application



File # A/057/2025 – Deferred from April 30, 2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, May 28, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
S. Al Karawi N. Alkassab	GHADA ALKASSAB AG Architects Inc. 2302 Crestmont Dr Oakville ON, L6M 5J5	339 Pinegrove Rd PLAN M84 LOT 9

Zoning of property: RL3-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with an area between 836.00m ² and 928.99m ² shall be 39%.	To increase the maximum residential floor area ratio to 40.96%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

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More information:

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Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:

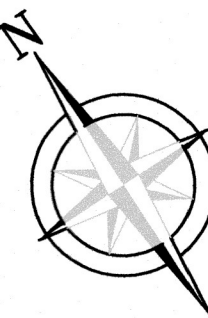
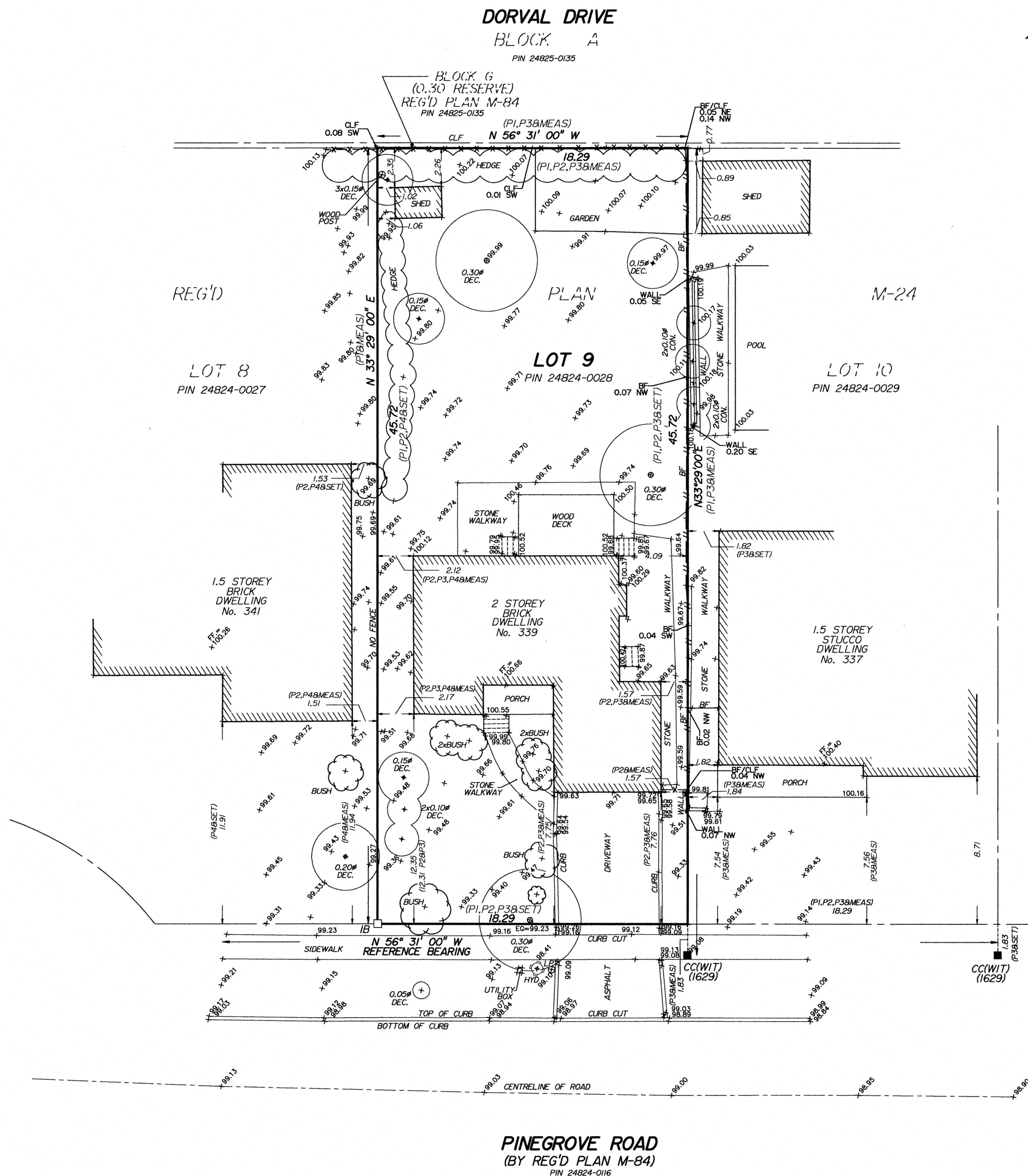
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

May 13, 2025

A/057/2025 - 339 Pinegrove Road





SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 9
REGISTERED PLAN M-84
TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 20 Metres

SCALE 1 : 200

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor

2024

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The reproduction, alteration, or use of this REPORT in whole or in part, without the written permission of J. H. Gelbloom Surveying Limited is Strictly Prohibited.

SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

None

NOTABLES

- Note the location of the Fences around the Subject Property.
- Note the location of the Wall along the Southeasterly limit of the Subject Property.

LEGEND

■	Survey Monument Found	N	Denotes North
□	Survey Monument Set	S	Denotes South
SIB	Standard Iron Bar	E	Denotes East
IB	Iron Bar	W	Denotes West
RIB	Round Iron Bar		
(OU)	Origin Unknown		
(1629)	B.A. Jacobs Surveying Ltd., O.L.S.		
WIT	Witness		
P1	Registered Plan M-84		
P2	Plan of Survey by Sewell & Sewell O.L.S. dated September 24, 1973 (Lot 9+10)		
P3	Plan of Survey by B.A. Jacobs Surveying LTD, O.L.S. dated August 02, 2016		
P4	Plan of Survey by Sewell & Sewell O.L.S. dated September 24, 1973 (Lot 7+8)		
FF	Finished Floor		
CLF	Chain Link Fence		
BF	Board Fence		
UP	Utility Pole		
DEC.	Deciduous		
CON.	Coniferous		
HYD.	Hydrant		
LP	Light Pole		
TOC	Top of Curb		
BOC	Bottom of Curb		
MH	Maintenance Hole		
EG	Established Grade		

BENCHMARK

Elevations are Referred to the Town of Oakville Benchmark No. 80, having an Elevation of 98.4032 m.

NOTE

This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.

All building ties are from the foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Dr. Al-bayati Dentistry Corporation and the undersigned accepts no responsibility for use by other parties.

NOTE

Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

BEARING NOTE

Bearings are astronomic, and are referred to the Northeasterly limit of Pinegrove Road as shown on Reg'd Plan M-84, having a Bearing of N 56° 31' 00" W.

SURVEYOR'S CERTIFICATE

- I certify that:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.
 - The survey was completed on the 12th day of August, 2024.

August 20, 2024
Date

A.M.
Andrew Musil O.L.S.

Party Chief:	Drawn By:	Checked By:	Project:
Y.S.	M.D.	A.M.	24-129



J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4
office@jhgsurveying.ca
Phone: (905) 338-8210

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-85936



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

ZONING BY-LAW	ALLOWED	PROPOSED
6.3 LOT AREA	836.3M ² =9001.84Ft ²	
6.4.2 LOT COVERAGE		
NEW DWELLING COVERAGE		24.4%= 242.12M ² / 2606.15Ft ²
FRONT PORCH COVERAGE		1.14%= 11.27M ² / 121.26Ft ²
SIDE PORCH COVERAGE		0.94%= 9.31M ² / 100.25Ft ²
TOTAL LOT COVERAGE	MAX 35% 292.7M ² / 3,150.6Ft ²	34.99%= 290.7M ² / 3,130Ft ²
6.4.1 RESIDENTIAL FLOOR AREA	MAX RFA 39%=3510.7 Ft ² / 326.2 M ²	TOTAL RFA 40.9%= 3684.25 Ft ² / 342.27 M ²
5.8.6 GARAGE AREA	484.37 Ft ² / 45 M ²	482.7 Ft ² / 44.8 M ²
6.4.6 BUILDING HEIGHT	MAX 29'6.25" Ft/ 9 M	29'2.25" Ft/ 8.90 M
6.4.3 MIN & MAX FRONT YARD	7.76 M	6.76 M
6.3 REAR YARD	7.5 M	7.5 M
6.3 INTERIOR SIDE YARD W. ELEV.	1.2 M	1.43 M
6.3 INTERIOR SIDE YARD E. ELEV.	1.2 M	1.31 M



1.5 STOREY
BRICK
DWELLING
No. 341

1.5 STOREY
STUCCO
DWELLING
No. 337

DORVAL DRIVE
BLOCK A
PIN 24825-0135

SHED

PROPOSED
TOP OF ROOF PEAK
@
8.90 M

LOT 8
PIN 24824-0027

LOT 10
PIN 24824-0029

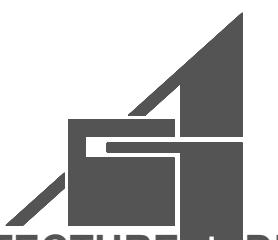
LOT 11

PINEGROVE ROAD
(BY REG'D PLAN M-84)
PIN 24824-0116

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9. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND SIGNED BY THE ARCHITECT.

[illegible]

ARCHITECT:



ARCHITECTURE + DESIGN INC.

AG Architecture + Design Inc.
<https://ag-arch.com/>
info@ag-arcg.com
(416)557.9339
Oakville, ON

PROJECT:

DETACHED SINGLE
DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

SITE SETTING PLAN

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: JAN27, 2025
		PROJECT NO.: AG/AR24-339
DRAWING NO.: A0.03		REV. 1

SEAL:

1 SITE SETTING PLAN

NOTE:

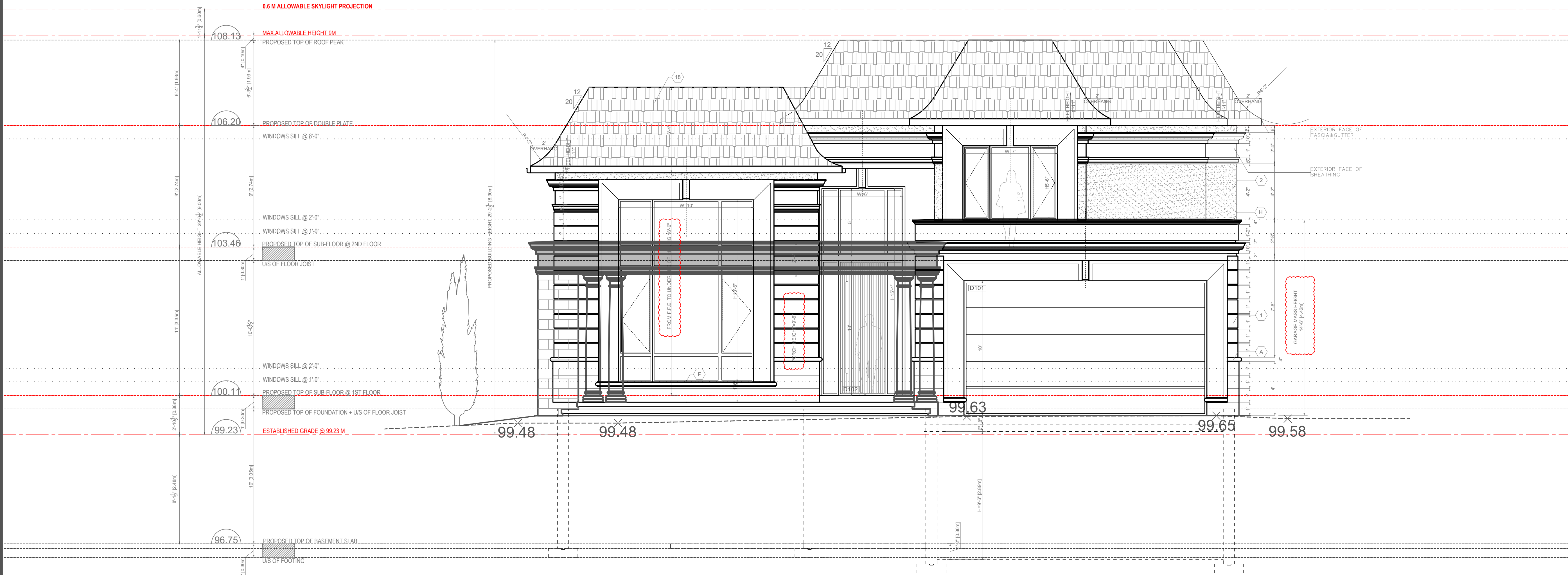
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ROOF TRUSS DESIGN GENERAL NOTES

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FINISHING LEGEND:

	12"x24" LIMESTONE VENEER (4.5" THICK) COMPLETED WITH PROPER WEEP HOLES AT 24" oc AT BASE (by others)
	ACM METAL CLADDING
	PIGMENTED 2" STUCCO LIGHT GRAY COLOR
	PIGMENTED 2" STUCCO CHARCOAL COLOR
	PAINTED STEEL POST (by others)

- (A) 4" PRECAST CONCRETE SILL C/W 2" PROJECTION W/D RIP EDGE, 2% SLOP AWAY FROM HOUSE
- (B) 4" STUCCO SILL PROJECTED 2"W/D RIP EDGE, 2% SLOP AWAY FROM HOUSE
- (C) 2" STUCCO SILL PROJECTED 2"W/D RIP EDGE, 2% SLOP AWAY FROM HOUSE
- (D) ALUMINUM CLADDING CHARCOAL COLOR
- (E) PAINTED STEEL POST
- (F) 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
- (G) TYP. CORNICE TRIM 4" STUCCO COVERED CROWN MOULD ON CREZON FLAT STOCK W/2" HIGH X +/- 1-1/4" DEEP BOTTOM TRIM(TOTAL 12"HIGH)
- (H) TYP. BANDING TRIM 4" STUCCO DECORATIVE HORIZONTAL TRIM BANDING PROJECTED 2"

PROJECT:

DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

FRONT ELEVATION

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024 PROJECT NO.: AG/AR24-339
DRAWING NO.: A2.01	REV.	1

SEAL:

1
A2.01
PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"

NOTE:

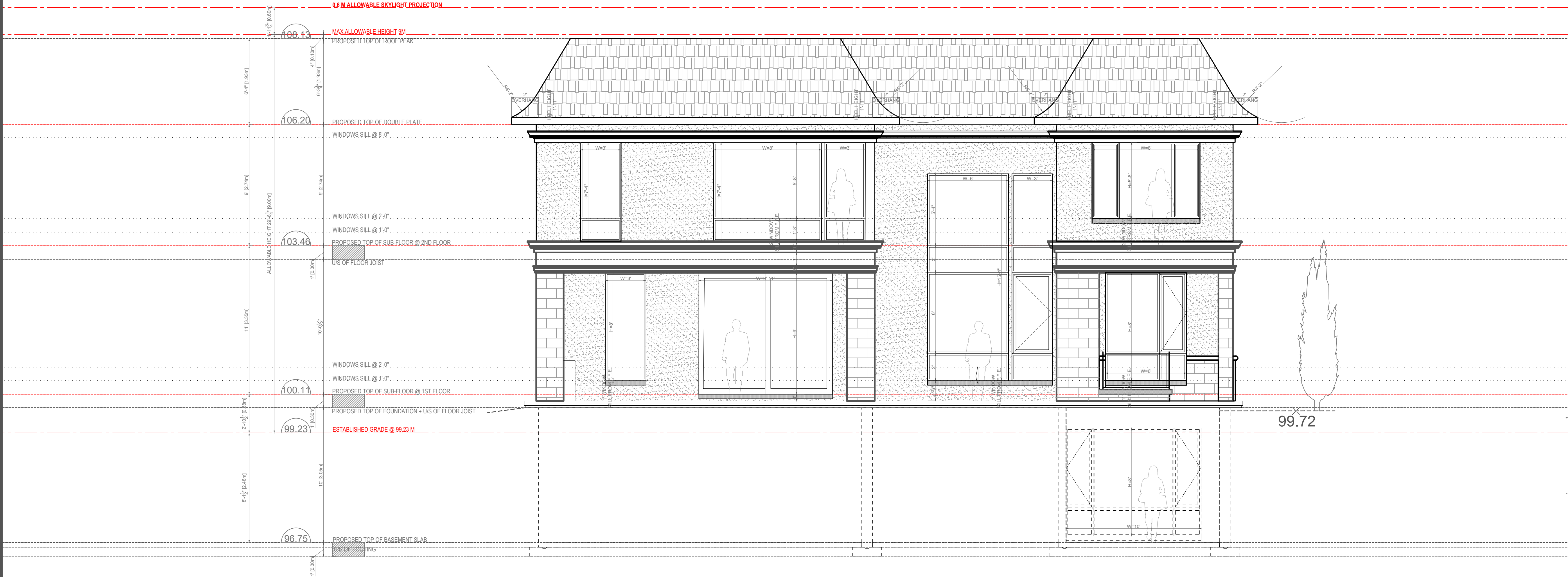
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DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

REAR ELEVATION

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024 PROJECT NO.: AG/AR24-339
DRAWING NO.: A2.02	REV.: 1	

SEAL:

1

PROPOSED REAR ELEVATION

A2.02

SCALE 1/4" = 1'-0"

NOTE:

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EAST ELEVATION

O.B.C
ARTICLE
9.10.14.4.(2)

ROOF TRUSS DESIGN GENERAL NOTES

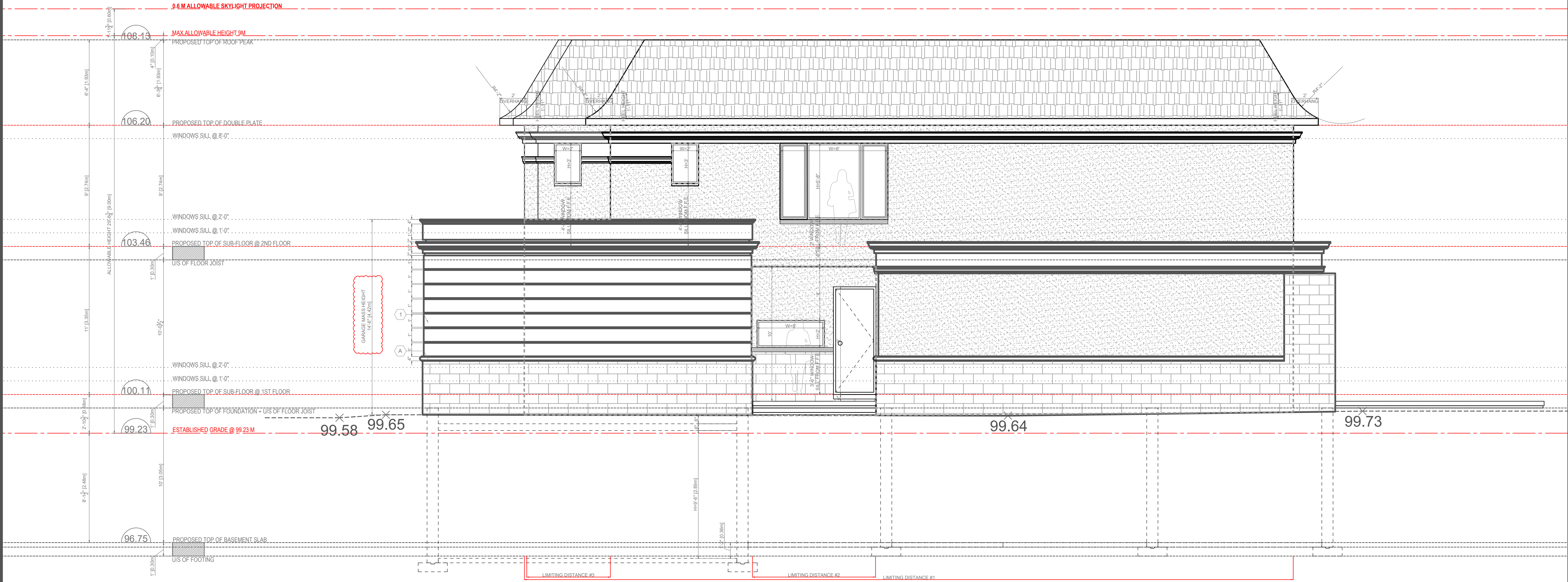
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OPENING IN EXPOSING BUILDING FACE
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS
O.B.C. ARTICLE 9.10.14.4.(2)

AREA OF EXPOED BUILDING FACE	114 M ² 1228 Ft ²
LIMITING DISTANCE #1 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA=100.24M ² , LD=1.33M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 1)	100.24 M ² ≈1079 Ft ² 100.24 M ² @7%= 7.3 M ² ≈ 75.5Ft ² PROPOSED 61.1Ft ²
LIMITING DISTANCE #2 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 9.5M ² , LD=2.02M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=21% ALLOWABLE GLAZED OPENINGS (WALL AREA 2)	9.5 M ² 102 Ft ² 9.5 M ² @21%= 2 M ² ≈ 21.42Ft ² PROPOSED 10Ft ²
LIMITING DISTANCE #3 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 4.5M ² , LD=3.87M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 3)	4.5 M ² ≈44.7 Ft ² 4.5 M ² @55%= 2.5 M ² ≈ 24.6Ft ² PROPOSED 5.75Ft ²
TOTAL PROPOSED AGGREGATE AREA OF GLAZED OPENINGS ABOVE GRADE	7.1 M ² 76.9 Ft ²

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DETACHED SINGLE
DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

EAST ELEVATION

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024 PROJECT NO.: AG/AR24-339
DRAWING NO.: A2.03	REV.	1

SEAL:

1

PROPOSED EAST ELEVATION

A2.03

SCALE 1/4" = 1'-0"

NOTE:
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WEST ELEVATION

O.B.C
ARTICLE
9.10.14.4.(2)

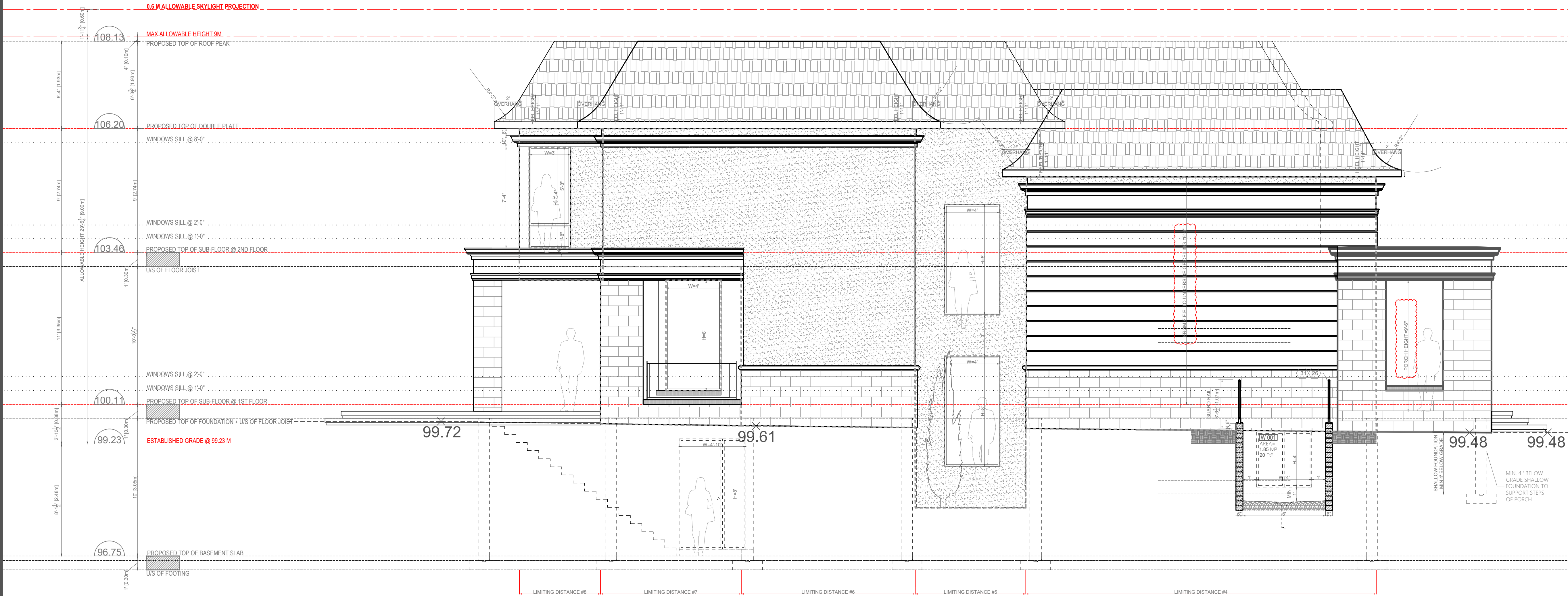
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OPENING IN EXPOSING BUILDING FACE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS O.B.C. ARTICLE 9.10.14.4.(2)	
AREA OF EXPOED BUILDING FACE	378.7 M ² 1242.6 Ft ²
LIMITING DISTANCE #4 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA=43M ² ,LD=1.70M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=8% ALLOWABLE GLAZED OPENINGS (WALL AREA 4)	43 M ² =463.25 Ft ² 43 M ² @8%= 3.44 M ² = 37Ft ² PROPOSED 0.00Ft ²
LIMITING DISTANCE #5 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 20.6M ² ,LD=3.93M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=30% ALLOWABLE GLAZED OPENINGS (WALL AREA 5)	20.6 M ² 222 Ft ² 20.6 M ² @30%= 6.2M ² = 66.6Ft ² PROPOSED 64Ft ²
LIMITING DISTANCE #6 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 35M ² ,LD=1.34M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 6)	35 M ² 376.24 Ft ² 35 M ² @7%= 2.45M ² = 26.3Ft ² PROPOSED 0.00Ft ²
LIMITING DISTANCE #7 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 10.9M ² ,LD=5.07M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=96% ALLOWABLE GLAZED OPENINGS (WALL AREA 7)	10.9 M ² 117 Ft ² 10.9 M ² @96%= 10.5M ² = 112.3Ft ² PROPOSED 32Ft ²
LIMITING DISTANCE #8 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 4.5M ² ,LD=9.42M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=100% ALLOWABLE GLAZED OPENINGS (WALL AREA 8)	6 M ² =65 Ft ² 6 M ² @100%= 6 M ² = 65Ft ² PROPOSED 22Ft ²
TOTAL PROPOSED AGGREGATE AREA OF GLAZED OPENINGS ABOVE GRADE	19.94 M ² 118 Ft ²

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- CONSTRUCTION MUST CONFORM TO ALL APPLICABLE LAWS, ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.
- STRUCTURAL ENGINEER TO INSPECT RE-BAR SET UP PRIOR TO CONCRETE POURING. STRUCTURAL ENGINEER TO CERTIFY INSPECTED CONCRETE WALLS, FOOTINGS AND SLABS ONLY. GENERAL CONTRACTOR TO MAKE REQUIRED ARRANGEMENTS.
- TAGS NUMBERS SHOWN ON DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NO. A6.01 FINISHES AND CONSTRUCTION SPECIFICATIONS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND SIGNED BY THE ARCHITECT.



GENERAL NOTE FOR CONTRACTOR PRIOR TO MATERIAL PROCUREMENT AND EXECUTE CONSTRUCTION:

- WINDOW FRAME: THE ARCHITECT PROPOSE SLIM PROFILE AS PER DESIGN. THE OWNER MAY CHANGE THE SIZE UPON NOTIFYING THE ARCHITECT. WINDOWS & WINDOW TRIMS AS PER MANUFACTURER & OWNER'S.
- GARAGE DOOR: THE ARCHITECT PROPOSE 10FT HEIGHT & 18FT WIDTH FOR GARAGE DOOR, OWNER MAY CHANGE THE DOOR SIZE UPON NOTIFYING THE ARCHITECT. GARAGE DOOR SPECIFICATION AS PER MANUFACTURER & OWNER'S.

FINISHING LEGEND:

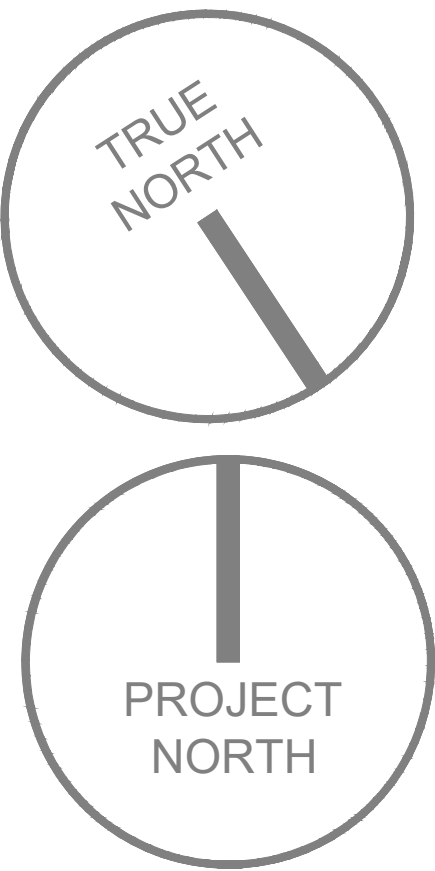
12"x24" LIMESTONE VENEER (4.5" THICK) COMPLETED WITH PROPER WEEP HOLES AT 24" oc AT BASE (by others)
ACM METAL CLADDING
PIGMENTED 2" STUCCO LIGHT GRAY COLOR
PIGMENTED 2" STUCCO CHARCOAL COLOR
PAINTED STEEL POST (by others)

- A 4" PRECAST CONCRETE SILL C/W 2" PROJECTION W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- B 4" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- C 2" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- D ALUMINUM CLADDING CHARCOAL COLOR
- E PAINTED STEEL POST
- F 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
- G TYP. CORNICE TRIM 4" STUCCO COVERED CROWN MOULD ON CREZON FLAT STOCK W/2" HIGH X +/- 1-1/4" DEEP BOTTOM TRIM(TOTAL 12"HIGH)
- H TYP. BANDING TRIM 4" STUCCO DECORATIVE HORIZONTAL TRIM BANDING PROJECTED 2"









DRAWING TAGS: TAGS NUMBER TO BE READ IN CONJUNCTION WITH FINISHES AND CONSTRUCTION SPECIFICATIONS. REFER TO DRAWING NO. A6.01 FOR FURTHER DETAILS & INFORMATION

- 1 NATURAL STONE VENEER
- 2 EXTERIOR WALL STUCCO FINISH
- 3 WALLS WITH EXPOSING BUILDING FACE WITHIN LIMITING DISTANCE OF 1.2M (3'-11")
- 4 EXCAVATION & BACKFILL
- 5 DAMPPROOFING AND DRAINAGE
- 6 FOOTINGS
- 7 FOUNDATION WALLS
- 8 FLOORS
- 9 TWO STORY HEIGHT SPACES
- 10 INTERIOR STUD PARTITIONS
- 11 GARAGE WALLS AND CEILING
- 12 ASPHALT SHINGLES ROOFING
- 13 2% SLOPED ROOFING
- 14 EAVES TROUGH, FACIA, DOWNSPOUTS
- 15 CONCRETE FLOOR SLABS ON GRADE
- 16 INSULATION & WEATHER PROOFING
- 17 HANDRAILS AND GUARDS
- 18 STAIRS
- 19 DOORS / WINDOWS / SKYLIGHTS
- 20 DOORS / WINDOWS / SKYLIGHTS
- 21 ACCESS TO ATTIC
- 22 WINDOW WELL
- 23 NATURAL VENTILATION

1 PROPOSED WEST ELEVATION
A2.04 SCALE 1/4" = 1'-0"



DRAWING LEGEND

	OPTICAL SMOKE ALARM, UL3 RATED, INTERCONNECTED WITH VULC INDICATOR
	CARBON MONOXIDE DETECTOR/ALARM
	FAN
	FLOOR DRAIN WITH SLOPED ADJACENT FINISH
	ROOF VENT. REFER TO CONSTRUCTION SPECS NO. 37
	ATTIC ACCESS HATCH, R20 INSULATED, REFER TO CONSTRUCTION SPECS NO. 30
	FLOOR JOIST DIRECTION
	RAINWATER DOWNSPOUT

DRAWING TAGS:

TAGS NUMBER TO BE READ IN CONJUNCTION WITH FINISHES AND CONSTRUCTION SPECIFICATIONS. REFER TO DRAWING NO. A6.01 FOR FURTHER DETAILS & INFORMATION

1	NATURAL STONE VENEER
2	EXTERIOR WALL STUCCO FINISH
14	TWO STORY HEIGHT SPACES
16	INTERIOR STUD PARTITIONS
18	ASPHALT SHINGLES ROOFING
19	2% SLOPED ROOFING
21	EAVES TROUGH, FACIA, DOWNSPOUTS
24	INSULATION & WEATHER PROOFING
26	HANDRAILS AND GUARDS
27	STAIRS
29	DOORS / WINDOWS / SKYLIGHTS
30	ACCESS TO ATTIC
37	NATURAL VENTILATION

NOTE:

- MULTI-LEVEL FLAT ROOFS-SEE ELEVATIONS FOR CLARITY ON ROOF OVERLAPS

ROOF SPACES VENTING GENERAL NOTES

- ROOF SPACES VENTING: UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA O.B.C. 9.19.12.(1).
STATIC LOUVER VENT TYPE TO BE PROVIDED WITH SUFFICIENT FREE AREA,
SHOP DRAWINGS AND CALCULATIONS TO BE PREPARED BY SPECIALIST FOR REVIEW AND APPROVAL
- ATTIC SPACE VENTILATION:
INSULATED ATTIC CEILING AREA = 1482.4 SQ.F.
UNOBSTRUCTED VENT AREA 4.94 SQ.F.
60% INTAKE = 2.96 SQ.F. / 40% EXHAUST = 1.985SQ.F.
- LOCATIONS AND NUMBERS OF ROOF VENTS SHOWN ARE INDICATIVE. GENERAL CONTRACTOR TO DEVELOP FINAL CALCULATIONS AS PER SELECTED MANUFACTURER AND O.B.C. REQUIREMENTS FOR REVIEW AND APPROVAL

ROOF TRUSS DESIGN AND LINTEL GENERAL NOTES

- ALL TRUSS DIMENSIONS TO BE SITE MEASURED AND VERIFIED BY BUILDER OR CLIENT PRIOR TO INITIATING TRUSS FABRICATION. ALL TRUSS HANGERS, UPLIFT AND ANCHORS AND SPECIAL FASTENERS TO BE SPECIFIED BY TRUSS DESIGNER INCLUDING STAMPED DIMENSIONS WHEN REQUIRED FOR APPROVALS. DWSD REVIEWS TRUSS PACKAGE FOR GENERAL CONFORMANCE WITH TRUSS LOADOUT AND TRUSS PROFILES BUT IS NOT RESPONSIBLE FOR DETAILED TRUSS ENGINEERING PROVIDED IN TRUSS PACKAGES.
- MULTI-LEVEL FLAT ROOFS SEE ELEVATIONS FOR CLARITY ON ROOF OVERLAPS.
- PROVIDE CONTINUOUS ICE AND WATER SHIELD MEMBRANE OVER SHEATHING ON ALL ROOFS LESS THAN 4/12.
- RUBBER MEMBRANE ROOFING TO MEET CBC 9.26.2.1(g) REQUIREMENTS CGSB 37-GP-52M ROOFING AND WATERPROOFING MEMBRANE, SHEET APPLIED, ELASTOMERIC
- ALL OVER-HANGS ARE 32" (TYPICAL)

GENERAL NOTES:

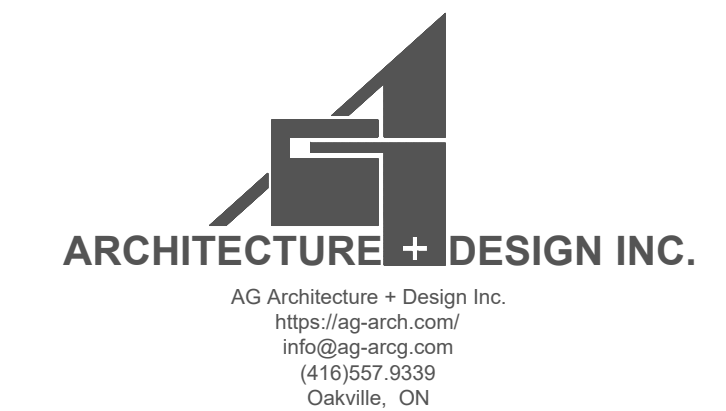
1. THIS DRAWING IS THE COPYRIGHT OF AG ARCHITECTURE + DESIGN INC. AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE ABOVE CONSORTIUM AUTHORITY.
2. DO NOT SCALE FROM DRAWINGS.
3. ALL DIMENSIONS ARE IN FEET AND INCHES AND ELEVATIONS IN METERS UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND INFORMATION ON THESE DRAWINGS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATIONS.
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[illegible]

1	DEC18, 2024	ISSUED FOR COMMITTEE OF ADJUSTMENT	G
REV.	DATE	PURPOSE OF ISSUE / REVISIONS DESCRIPTION	AUT

DRAWING PURPOSE OF ISSUE / REVISIONS DESCRIPTION

ARCHITECT:



PROJECT:

DETACHED SINGLE
DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

PROPOSED ROOF PLAN

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2021
		PROJECT NO.: AG/AR24-33
DRAWING NO.: A1.04		REV. 1

SEAL:

Page 111 of 116



2025-03-02

Town of Oakville
339 Pinegrove Road,
Oakville, ON

1

Committee of Adjustment Minor Variance Application

Good day,

Please find this letter to request Committee of Adjustment for Minor Variance application with the below clarification to Heritage Planning, Urban Design and Development Engineering:

1. New development address: 339 Pinegrove Rd Oakville, ON
2. Legal description Roll Number: Lot 9, Registered Plan M-84, Town of Oakville, Regional Municipality of Halton
3. Lot Area: = 836.3M²
4. Minor variance being requested: **only additional RFA**
5. The permitted RFA is 39% =326.2M²
6. This application is asking for 40.96%. =342.2M²
7. All other key regulations are being met (Refer to Architectural Drawing Set, Sheet A0.02 for by-law calculation).
8. Attached Topographic Survey
9. Attached Architectural Construction drawing Set
10. Attached Form
11. Attached Covering letter from AG Architects Inc.
12. Attached Planning Justification/ new development comply with Design Guidelines for stable residential Communities (Four Tests).

Thank you and have a good day

Gada Kassab

Architect OAA, M.Arch,
Principal, Director
AG Architects Inc.
[email:gada.k@ag-arch.com](mailto:gada.k@ag-arch.com)
<https://ag-arch.com/>

Planning Justification
Address: 339 Pinrgrove Road, Oakville ON

1

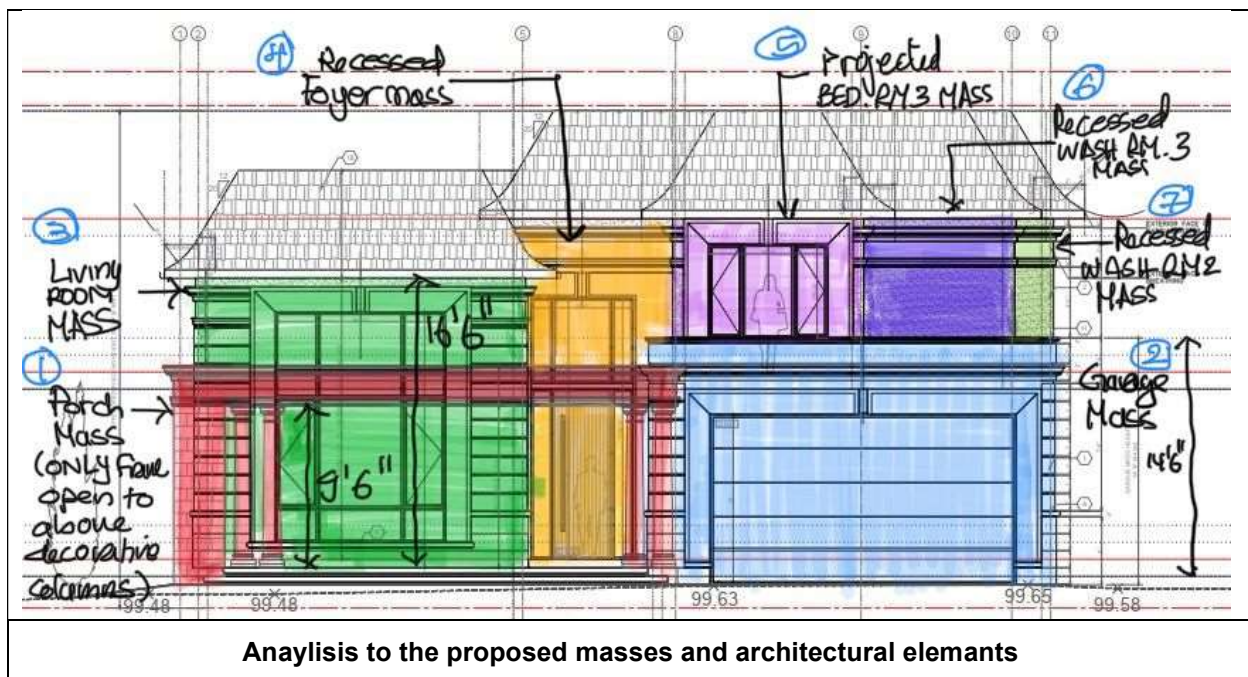
Variances being requested

- **Residential Floor Area (RFA)**

The permitted RFA is 39% and this application is asking for 40.96%. the main reason for the overage is to accommodate office room at first floor and Ensuite and walk in closets on Second floor.

Four Tests:

1. The intent of the zoning by-law is met with this proposal because most key regulations are being met, proposed design complies with applicable zoning by low, **NO increase** in the proposed coverage (allowable 35% = 3,150.6Ft² = **292.6M²**, proposed coverage 3,130Ft²= **290.7M²** complies), NO increase in the proposed Building Height (allowable **9M**, proposed **8.90M** complies), in general the proposed design comply with all setbacks (front, Rear and interior yards).
2. The proposed development complies with the official plan in that it is a single family detached dwelling, with four-bedroom that is prevalent to the new developments on the street and in the surrounding area. Therefore it is a proposal that is both desirable and appropriate.
3. *The proposed French Chateau style for primary façade, designed to reduce building massing, incorporate projections in forms and recess in masses, different forms and wall panels on the primary façade, a single-level building elements located at lower height that respect human scale, using horizontal Stucco dividing between the first floor and second floor to de-emphasize the massing and the 1 storey garage mass used to creat gradation in building height to achieve a transition in height from adjacent shorter dwelling.*
4. The proposed development is appropriate for the site and area because it will complement the fabric of the neighbourhood, espacially it continous to be re-developed in the coming years.



Reference to design Guidelines for Stable Residential Communities categories

1.Neighbourhood Context (Section 3.1)

The street and immediate area are in transition, with about 1/3 being newer dwellings at the maximum permitted RFA & Coverage, with COA approvals for some dwelling to permit increases in RFA, Coverage, height & reduce setbacks.

2

French Château is classic language, architectural character and design features of this style have certain massing, height, roof shape/slop and architectural element/ detailing. Every possible alteration to the design has been considered to decrease the massing, please see clarification below:

- The design is compatible with setbacks, the new development maintains the front setbacks of both adjacent properties, new development is located further away from the allowable front yard that is an increase in the separation with the main street that creates further distance from public realm and pedestrian environment, also the proposed interior yards wider than 1.2M, please see attached drawing A1.02 First Floor Plan.
- Gradation in building height. The higher portion of the house is stepped back , with many recessed masses and projected forms. A mass of one storey for garage to create transition in proposed height 14'6". Proposed 1.5 storey-built form for living room with height 16'6", front porch mass stepping down the height towards the street scale with proposed 9'6" ceiling height. In that the new development proposed masses does not create overpowering effect on the street scape, brought design to human scale, creating comfortable and walkable environment and prevent shadowing on adjacent properties. Please see (analysis to the proposed masses and architectural elements and finishes in page 1).
- The primary façade is sub-divided, building width is divided into smaller segments. Projected forms and recessed wall panels on the façade. In that primary façade is not wider than the adjacent dwelling.
- Single-level building elements: verticality of structure is minimised at the primary facade with proposed projected and recessed masses divide and separate the first floor from second floor, primary façade articulation and variety of architectural elements (stucco detailing on the upper and lower part of façade break the massing to minimize appearance of greater height) in that it is not blank walls facing the street.
- Subdividing the larger building into smaller elements through addition and repetitive massing techniques, reduced building massing through the composition of smaller elements and forms, constructing mid-range building elements.
- Horizontal detailing to de-emphasize the massing, middle stucco decorative banding to divide the building massing and define clearly the first storey from second storey. Proposed building architectural details and texture and quality of finishing materials (limestone and stucco) are like the materials used in the surrounding area, in that it is enhancing the visual continuity and maintaining the character of the neighborhood.
- New development incorporate a one story height primary entrance porch on the front façade in that it is providing clear sense of arrival. With the proposed area for this semi-covered porch it is incorporating exterior living space that is an extension of the primary façade
- Interior living spaces is located directly on the primary façade and it has ample window openings that establish an eye on the street.

3.2.1 MASSING

The height and width of a dwelling are the dominant visual indicators in the perception of building size or massing in comparison to the surrounding dwellings. Well-proportioned massing may be achieved through an appropriate balance of building height and width and the proportion of building components that are compatible to dwellings within the surrounding context.

DESIGN GUIDELINES

1. New development, which is larger in overall massing than adjacent dwellings, should be designed to reduce the building massing through the thoughtful composition of smaller elements and forms that visually reflect the scale and character of the dwellings in the surrounding area. This design approach may incorporate:
 - projections and/or recesses of forms and/or wall planes on the façade(s)
 - single-level building elements when located adjacent to lower height dwellings
 - variation in roof forms
 - subdividing the larger building into smaller elements through additive and/or repetitive massing techniques
 - porches and balconies that can reduce the verticality of taller dwellings and bring focus to the main entrance
 - architectural components that reflect human scale and do not appear monolithic
 - horizontal detailing to de-emphasize the massing
 - variation in building materials and colours.
2. New development should be designed to mitigate potential impacts of overshadowing on adjacent properties by avoiding bulky massing close to the shared property line, by stepping down the height of the structure, and/or by increasing the setback(s) from the side and rear property lines.

3.2.2 HEIGHT

In residential neighbourhoods, significant contrasts in dwelling heights can have an impact on the overall character of the area. Although new development may be designed as a taller structure in dimension than the nearby existing dwellings, every effort should be made so that it does not appear to be higher and maintains the character of the stable residential community.

DESIGN GUIDELINES

1. New development should make every effort to incorporate a transition in building height when the proposed development is more than a storey higher than the adjacent dwellings. The transition may be achieved by:
 - stepping down the proposed dwelling height towards the adjacent shorter dwellings
 - constructing a mid-range building element between the shorter and taller dwellings on either side
 - increasing the separation distance between the dwellings.
2. New development is encouraged to incorporate upper storey living spaces wholly or partially within the roof structure to de-emphasize the height and overall building scale, and to divide the massing of the roof. Dormer and end gable windows can provide adequate light into these spaces.
3. New development that is taller than the average dwelling in the surrounding area should make every effort to step back the higher portions of the dwelling façade and roof to minimize the verticality of the structure and presence along the building front.
4. New development with a full second storey is encouraged to incorporate facade articulation and different materials on the upper storey façade to minimize the appearance of greater height.

3.2.4 PRIMARY FAÇADE

Orienting dwellings towards the street supports a pedestrian-friendly street environment and allows residents to survey activity with their "eyes on the street". To ensure this neighbourhood characteristic is maintained, the primary façade, main entrance, and living spaces of a new dwelling should be oriented towards the street.

DESIGN GUIDELINES

1. New development should incorporate a front façade that is well-articulated through the use of compatible architectural elements. Blank walls face the street are strongly discouraged.
2. New development should incorporate a prominent primary entrance on the front façade to provide a clear sense of arrival. A connection/walkway between the primary entrance and the municipal sidewalk is encouraged, where appropriate.
3. New development should make every effort to position interior living spaces directly behind the primary façade(s) and incorporate ample window openings to establish an "eyes on the street" condition. New development should make every effort to incorporate exterior living spaces that can be extensions of the primary facade.
4. New development containing a primary façade which is significantly wider than adjacent dwellings should make every effort to subdivide the building width into smaller segments, both visually and physically, to maintain the rhythm of the surrounding built form.
5. New development is discouraged to project significant built form and elements toward the street which may create an overpowering effect on the streetscape.
6. New development with flankage or rear façades adjacent to a public space (side street, park, natural feature) should incorporate consistent detailing and design elements on all visible elevations.

3.2.5 ARCHITECTURAL ELEMENTS AND MATERIALS

Residential neighbourhoods are typically characterized by commonly used architectural elements; such as, windows and doors, roof forms, porches, building details and materials. New development is encouraged to incorporate architectural elements, details, and quality materials found in the surrounding area that can enhance the visual continuity, add detail and texture, and maintain the character of the neighbourhood.

DESIGN GUIDELINES

1. New development is encouraged to design all accessory elements on the building and the site, such as porches, balconies, verandahs, decks, fences and screens, to be compatible with the quality, style, materials and colours of the main dwelling.
2. New development is encouraged to incorporate adequate window openings on the primary facade to add visual interest and to maximize light penetration and views, while minimizing overlook conditions onto neighbouring properties. Window openings are encouraged to be designed in proportion and scale with the façade.
3. New development is encouraged to incorporate durable and quality building and accent materials which are compatible with the materials found on dwellings within the neighbourhood. Incorporating recycled-content materials, recycled materials and local sustainable renewable resources is also encouraged.

Gada Kassab
 Architect OAA, M.Arch,
 Principal, Director
 AG Architecture + Design Inc.
[email:gada.k@ag-arch.com](mailto:gada.k@ag-arch.com)
<https://ag-arch.com/>