

AGENDA

Date: July 23, 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/095/2025 - 166 Dornie Road	3 - 20
6.2 A/096/2025 - 120 Ulster Drive	21 - 33
6.3 A/097/2025 - 2216 Urwin Crescent	34 - 40
6.4 A/098/2025 - 214 Cherryhill Road	41 - 56
6.5 A/099/2025 - 248 Jennings Crescent	57 - 67
6.6 A/100/2025 - 93 Second Street	68 - 77

6.7	A/101/2025 - 2472 Deer Run Avenue	78 - 81
6.8	A/102/2025 - 2449 Meadowood Crescent	82 - 91
6.9	A/103/2025 - 2433 Hixon Street	92 - 113

7. Confirmation of Minutes

8. Adjournment

Notice of Public Hearing

Committee of Adjustment Application



File # A/095/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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. Simmonds	Jennifer Scholes Jennifer Scholes Architect Inc. 68 Wimbleton Rd Toronto ON, M9A 3S1	166 Dornie Rd PLAN 1008 LOT 38

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	Section 5.8.6 c) 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 to 58.0 square metres.
2	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area greater than 1,301.00m ² shall be 29%.	To increase the maximum residential floor area ratio to 32.33%.

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.

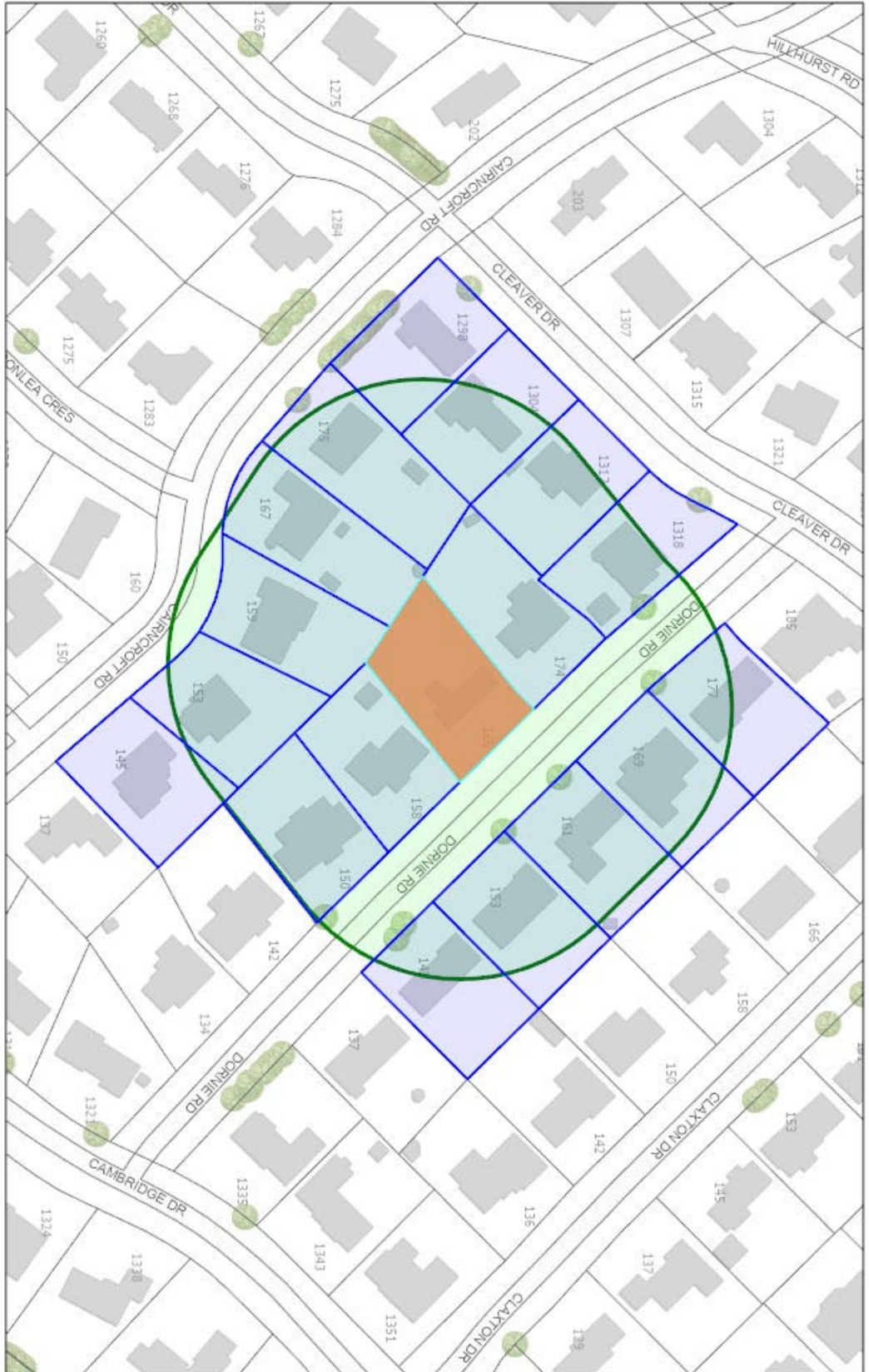
Contact information:

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:

July 8, 2025

A/095/2025 - 166 Dornie Road



6/30/2025, 3:14:29 PM

Applicant Name Address Wards

Ownership

Town of Oakville
2021 Town of Oakville

ZONING INFORMATION: 166 DORNIE ROAD
TOWN OF OAKVILLE BYLAW 2014-014
MAP No. 19(9)

ZONING DESIGNATION: RL1-0 RESIDENTIAL LOW MIN. LOT FRONTAGE: 30.5 M	ALLOWABLE		PROPOSED	
		METRIC	IMPERIAL	
MIN. LOT AREA: 1393.5 SM		1482.8 SM	15961.0 SF	
LOT AREA:				
FRONTAGE:	MIN. 30.5 M	31.4 M	102'-11 3/4"	
FLOOR AREA RATIO:				
BASEMENT FLOOR (not included in GFA)		309.37 SM	3330.02 SF	
GARAGE (not included in F.A.R.):		58.00 SM	624.31 SF	
GROUND FLOOR:		261.47 SM	2814.44 SF	
SECOND FLOOR:		217.89 SM	2345.35 SF	
TOTAL RESIDENTIAL FLOOR AREA: 29% (if lot area is 1300 sm or greater: Part 6.4)	MAX. 430 SM (4628.7 SF)	479.36 SM	5159.79 SF	32.33 %
COVERAGE: HOUSE: MAX. : if height of dwelling is more than 7.0 m: 25%		332.87 SM	3582.96 SF	22.4 %
CABANA / SHED:		32.52 SM	350.01 SF	2.2 %
TOTAL COVERAGE	MAX. 25 %: 370.71 SM (3990.25 SF)	365.39 SM	3932.97 SF	24.64 % TOTAL

DWELLING HEIGHT MAXIMUM: (Oakville Bylaw part 6.4)	9.0 M (29'-6 1/4")	9.0 M	29'-6 1/4"
MAXIMUM No. of STOREYS: (Oakville Bylaw part 6.4) 2			2

BUILDING DEPTH MAXIMUM:	20 M (65'-7 3/8")	18.748 M	61'-6 1/8"
MINIMUM YARDS:			
FRONT YARD: (NORTH): 12.18 M (existing less 1 metre: 13180-1000)	12.18 M (39'-11 1/2")	12.197 M	40'-0 1/4"
SIDE YARD: (WEST): 4.2 M	4.2 M (13'-9 3/8")	4.200 M	13'-9 3/8"
SIDE YARD: (EAST): 4.2 M	4.2 M (13'-9 3/8")	4.208 M	13'-9 11/16"
REAR YARD: (SOUTH): 10.5 M	10.5 M (34'-5 3/8")	13.897 M	45'-7 1/4"

ACCESSORY BUILDINGS (not for human habitation or business: PART 6.5):			
Must be min. 2.0 m from dwelling		M	1"
SIDE YARD: 0.6 M	0.6 M (1'-11 5/8")	4.253 M	13'-11 1/2"
REAR YARD: 0.6 M	0.6 M (1'-11 5/8")	1.271 M	4'-2"
MAX HEIGHT: 4.0 M from grade	4.0 M (13'-1 1/2")	M	1'-2"
MAX COVERAGE: greater of 5% of lot area or 42.0 sm (included in total coverage)	74.1 SM (797.6 SF)	32.52 SM	350.01 SF

DRIVEWAYS:			
MIN. WIDTH: 3.0 M (2.4 M if garage is detached in rear yard)			
MAX. WIDTH: 9.0 M (frontage is 31.4 M) (can add 1.8 m of walkway on each side)		6.198 M	20'-4"

PRIVATE GARAGES: (frontage is 31.4 M)			
MAX. TOTAL FLOOR AREA: 456.0 SM RL1: 56.0 SM	56 SM	64.51 SM	694.43 SM
MAX. WIDTH OF ENTRANCE TO GARAGE: 9.0 M		5.589 M	18'-4"
MAX. GARAGE PROJECTION: 1.5 M from main wall of house			

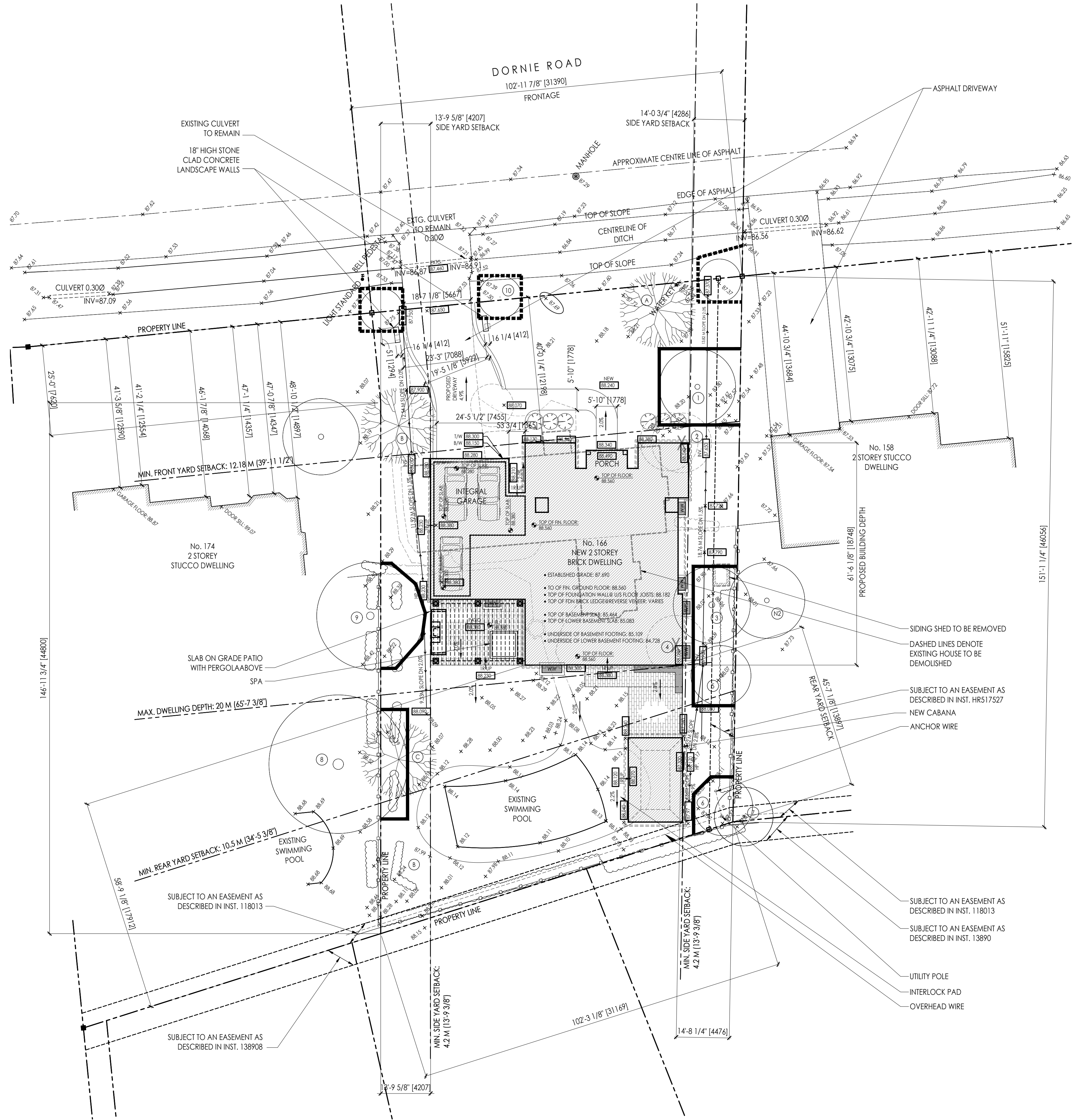
MIN. NO. OF PARKING SPACES (min. 1 in garage) min size: 3.0x5.7 m if one spot, 5.6 m width if 2 spots	2		3
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1 ZONING INFORMATION

SCALE: NOT TO SCALE

1 SITE PLAN: PROPOSED

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



SURVEY INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 38
REGISTERED PLAN 1008
IN THE TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)
GUIDO V. CONSOLI O.L.S.
ONTARIO LAND SURVEYOR
ALTIMAP LAND SURVEYORS INC.
2 OCTOBER 2024

Committee of Adjustment	22 May 2025
Zoning Review	22 May 2025
Pre-Consultation	14 May 2025
Zoning Review	6 May 2025
Revised for Grading Plan	29 March 2025
Building Permit	14 March 2025
Coordination	26 February 2025
Coordination	18 February 2025
Coordination	13 February 2025
Coordination	3 February 2025
Review	7 January 2025
Review	18 October 2024
Print Record	October 2024

jennifer scholes architect inc.
68 Wilmington Road
Toronto Ontario M5A 3S1
647 999 8593
jen@scholesarchitect.com

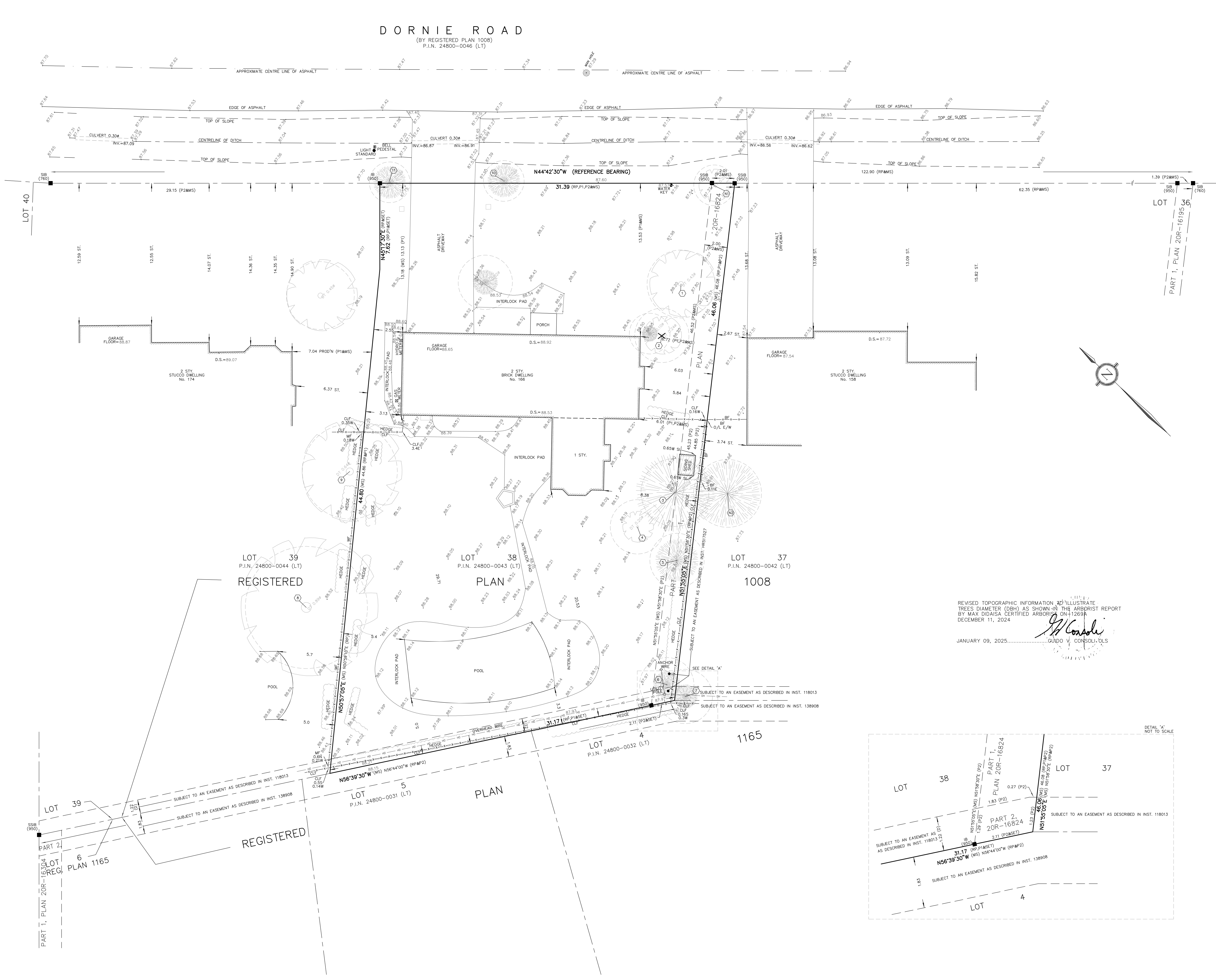


Dornie Residence
166 Dornie Rd
Oakville Ontario L6J 4N6

Project No.: 2407DORNIE
Drawn by: JS
Reviewed by: JS
Scale: As Noted

ZONING INFORMATION +
SITE PLAN

A101



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
LOT 38
REGISTERED PLAN 1008
IN THE
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

SCALE & NOTES
Scale 1:150
10 METRES

ALTIMAP LAND SURVEYORS INC.
© COPYRIGHT 2024

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM
(CGVD-1928:1978) AND ARE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No.
15, HAVING A PUBLISHED ELEVATION OF 83.506 METERS.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF DORNIE
ROAD AS SHOWN ON REGISTERED PLAN 1008 HAVING A BEARING OF N44°42'30"W.

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT PLANTED
IB DENOTES IRON BAR
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
OH DENOTES OVERHEAD WIRE
DT DENOTES DECIDUOUS TREE
CT DENOTES CONIFEROUS TREE
INV DENOTES INVERT ELEVATION
NTS DENOTES NOT TO SCALE
MS DENOTES MEASURED
FN DENOTES FOUNDATION
BR DENOTES BRICK
ST DENOTES STUCCO
SI DENOTES SIDING
STY DENOTES STOREY
CLF DENOTES CHAIN LINK FENCE
BF DENOTES BOARD FENCE
MF DENOTES METAL FENCE
D.S. DENOTES DOOR SILL ELEVATION
RP DENOTES REGISTERED PLAN 1008
P1 DENOTES PLAN BY SEWELL & SEWELL O.L.S.
DATED OCTOBER 24, 1961
P2 DENOTES PLAN 20R-16824
D DENOTES INSTRUMENT No. 118013
760 DENOTES MCCONNELL & MAUGHAN LTD., O.L.S.
950 DENOTES CUNNINGHAM MCCONNELL LTD., O.L.S.
ON LINE DENOTES ON LINE
PROD'N DENOTES PRODUCTION
① DENOTES TREE NUMBERED BY ARBORIST REPORT
BY MAX DIDAISA CERTIFIED ARBORIST ON-1269A
DECEMBER 11, 2024

PART 2
REGISTERED EASEMENTS/RIGHTS-OF-WAY - SUBJECT TO AN EASEMENT AS DESCRIBED
IN INSTRUMENT No. 118013 AND HRS17527.

MUNICIPAL ZONING - THIS PLAN AND REPORT DOES NOT CERTIFY ZONING
COMPLIANCE.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL
FEATURES AS DEPICTED ON THE FACE OF THIS PLAN. BUILDING TIES ARE TO
BRICK/CONCRETE UNLESS OTHERWISE NOTED

THIS PLAN WAS PREPARED FOR SHAUNA SIMMONDS AND THE UNDERSIGNED ASSUMES
NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 30, 2024.

OCTOBER 02, 2024
GUIDO V. CONSOLI
ON TARIO LAND SURVEYOR

ALTIMAP LAND SURVEYORS INC.
222 FINCH AVE UNIT 212, TORONTO, ON M2R 1N6
TEL 416 990 3001 INFO@ALTIMAPCA

DWN BY: EJ
CHK BY: GVC
JOB No.: 24-3563

TREE PROTECTION LEGEND

- TREE TO BE REMOVED
- TREE TO BE PROTECTED
- TREE TO BE INJURED
- TREE WITH DIAMETER OF LESS THAN 30 CM
- TREE PROTECTION FENCE COVERED WITH SNOW FENCING
- SOLID PLYWOOD TREE PROTECTION BARRIER
- SOLID 3/4" PLYWOOD ON EITHER SIDE OF 4"x4" FRAME, FILLED W/ WOOD MULCH AS PER ARBORIST REPORT

REPLACEMENT TREE LEGEND

#	COMMON NAME	LATIN NAME
A	ENGLISH OAK	Quercus robur
B	SERVICEBERRY Autumn Brilliance	Amelanchier x grandiflora
C	COMMON APPLE	Malus pumila

4 TREE PLANTING LEGEND
SCALE: NOT TO SCALE

3 TREE PROTECTION LEGEND
SCALE: NOT TO SCALE

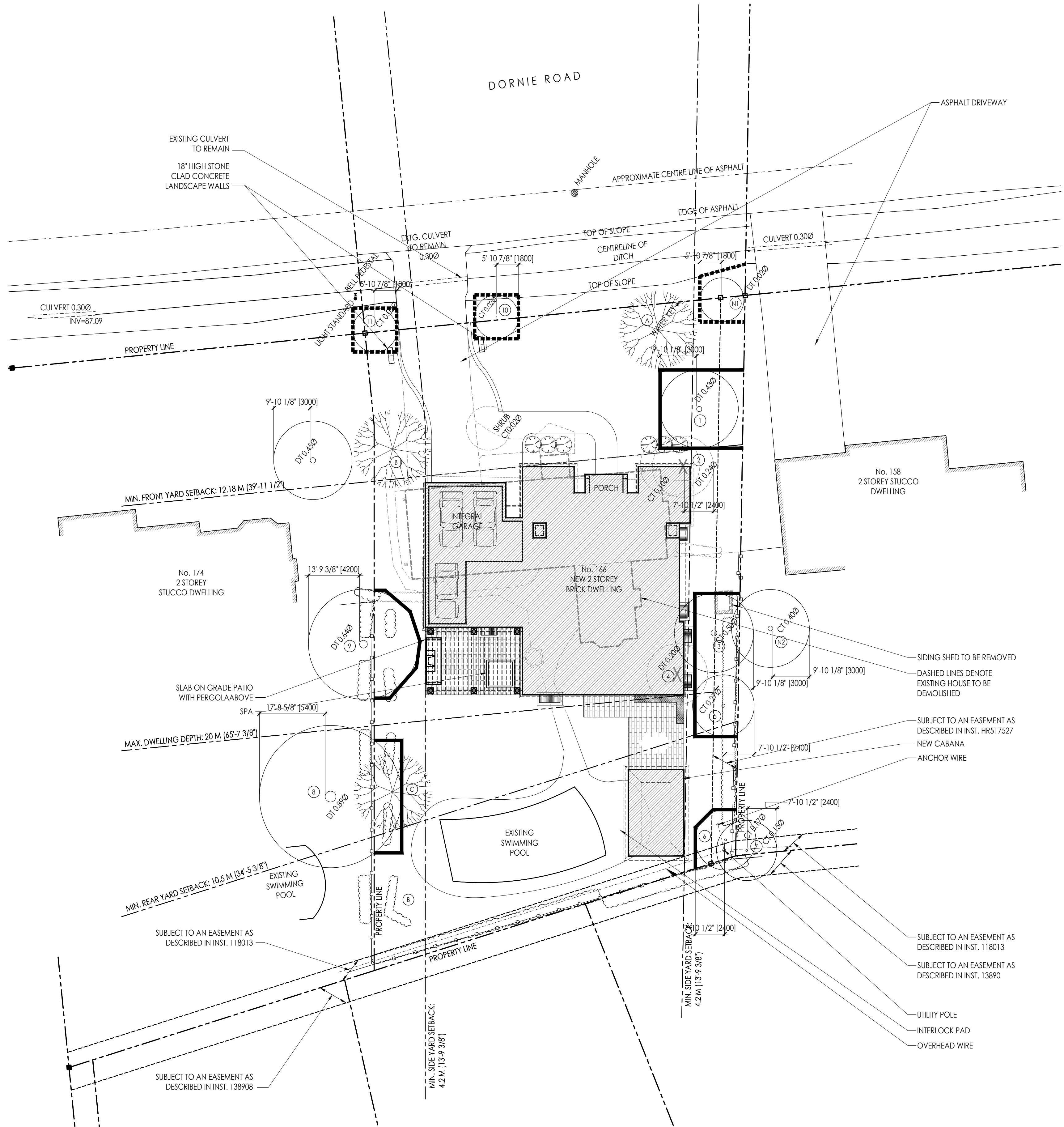
EXISTING TREE LEGEND

#	COMMON NAME	LATIN NAME	DBH (CM)	TPZ (M)	LOCATION	STATUS
1	BEECH	Fagus sylvatica	43	3.0	SUBJECT SITE	PROTECT
N1	JAPANESE MAPLE	Acer palmatum	2	1.8	SUBJECT SITE	PROTECT
2	BIRCH	Betula papyrifera	24	2.4	SUBJECT SITE	REMOVED
N2	SPRUCE	Picea	40	3.0	ADJACENT SITE	PROTECT
3	WHITE SPRUCE	Picea glauca	50	3.0	SUBJECT SITE	INJURE
4	APPLE	Malus domestica	20	2.4	SUBJECT SITE	REMOVED
5	BLACK PINE	Pinus nigra	27	2.4	SUBJECT SITE	PROTECT
6	WHITE SPRUCE	Picea glauca	17	2.4	SUBJECT SITE	PROTECT
7	WHITE SPRUCE	Picea glauca	15	2.4	ADJACENT SITE	PROTECT
8	SILVER MAPLE	Acer saccharinum	89	5.4	ADJACENT SITE	PROTECT
9	NORWAY MAPLE	Acer platanoides	64	4.2	ADJACENT SITE	PROTECT
10	YEW SHRUB	Taxus	2	1.8	CITY-OWNED	PROTECT
11	YEW SHRUB	Taxus	2	1.8	CITY-OWNED	PROTECT

NOTE: FOR COMPLETE TREE ASSESSMENT INFORMATION AND TREE PROTECTION PLAN DETAILS REFER TO ARBORIST REPORT

2 TREE INVENTORY
SCALE: NOT TO SCALE

NOTE:
PLEASE REFER TO PRIVATE TREE REMOVAL PERMIT
No. 25 102233 ISSUED BY THE TOWN OF OAKVILLE
ON 10 FEBRUARY 2025



1 LANDSCAPE PLAN: PROPOSED
SCALE: 1/16" = 1'-0"

Committee of Adjustment

Pre-Consultation	22 May 2025
Zoning Review	14 May 2025
Building Permit	8 May 2025
Coordination	14 March 2025
Coordination	26 February 2025
Coordination	18 February 2025
Coordination	13 February 2025
Review	3 February 2025
Review	7 January 2025
Review	18 October 2024
Print Record	October 2024

jennifer scholes architect inc.
68 Wilminton Road
Toronto Ontario M5A 3S1
647 999 8593
jen@scholesarchitect.com



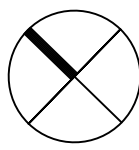
Dornie Residence
166 Dornie Rd
Oakville Ontario L6J 4N6

Project No.: 2407DORNIE
Drawn by: JS
Reviewed by: JS
Scale: As Noted

LANDSCAPE PLAN
PROPOSED

A101L





jennifer scholes architect inc.
68 Wimbledon Road
Toronto Ontario M9A 3S1
647 999 8593
jen@scholesarchitect.com



Project No.: 2407DORNI
 Drawn by: JS
 Reviewed by: JS
 Scale: As Noted

A203

SB-12 CALCULATIONS: TOTAL

EXPOSING BUILDING FACE AREA (from grade to uppermost ceiling): 520.50 SM (5602.65 SF)
TOTAL GROSS WINDOW AREA (rough openings): 96.28 SM (1036.39 SF): 18.50%

SB-12 CALCULATIONS: NORTH ELEVATION

EXPOSING BUILDING FACE AREA: 134.92 SM (1452.31 SF)
PROPOSED AREA OF OPENINGS: 26.35 SM (283.66 SF)



Committee of Adjustment
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Coordination
Coordination
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13 February 2025
7 January 2025
October 2024
October 2024
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jennifer scholes architect inc.
68 Wilmington Road
Toronto Ontario M5A 3S1
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jen@scholesarchitect.com



Dornie Residence
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Project No.: 2407DORNIE
Drawn by: JS
Reviewed by: JS
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**NORTH ELEVATION
PROPOSED**

A401



SB-12 CALCULATIONS: EAST ELEVATION
EXPOSING BUILDING FACE AREA: 112.08 SM (1206.43 SF)
PROPOSED AREA OF OPENINGS: 13.22 SM (142.30 SF)

LIMITING DISTANCE CALCULATIONS (pline 2" offset from rough opening)
TOTAL EXPOSING BUILDING FACE (EBF) AREA: 112.08 SM (1206.43 SF)
LIMITING DISTANCE: 4.286 M
ALLOWABLE UNPROTECTED OPENING AREA: 12%: 13.45 SM (144.77 SF)
PROPOSED UNPROTECTED OPENING AREA: 8.28 SM (89.11 SF); 7.39%

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

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Project No.: 2407DORNIE
Drawn by: JS
Reviewed by: JS
Scale: As Noted

EAST ELEVATION
PROPOSED

A402

SB-12 CALCULATIONS: SOUTH ELEVATION
EXPOSING BUILDING FACE AREA: 140.01 SM (1507.07 SF)
PROPOSED AREA OF OPENINGS: 40.46 SM (435.47 SF)



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68 Wilmington Road
Toronto Ontario M5A 3S1
647 999 8593
jen@scholesarchitect.com



Dornie Residence
166 Dornie Rd
Oakville Ontario L6J 4N6

Project No.: 2407DORNIE
Drawn by: JS
Reviewed by: JS
Scale: As Noted

**SOUTH ELEVATION
PROPOSED**

A403

SB-12 CALCULATIONS: WEST ELEVATION
EXPOSING BUILDING FACE AREA: 111.0 SM (1194.79 SF)
PROPOSED AREA OF OPENINGS: 15.76 SM (169.69 SF)



LIMITING DISTANCE CALCULATIONS (pline 2" offset from rough opening)

TOTAL EXPOSING BUILDING FACE (EBF) AREA: 111.0 SM (1194.79 SF)
LIMITING DISTANCE: 4.2 M
ALLOWABLE UNPROTECTED OPENING AREA: 12%: 13.32 SM (143.37 SF)
PROPOSED UNPROTECTED OPENING AREA: 11.66 SM (125.47 SF): 10.5%

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

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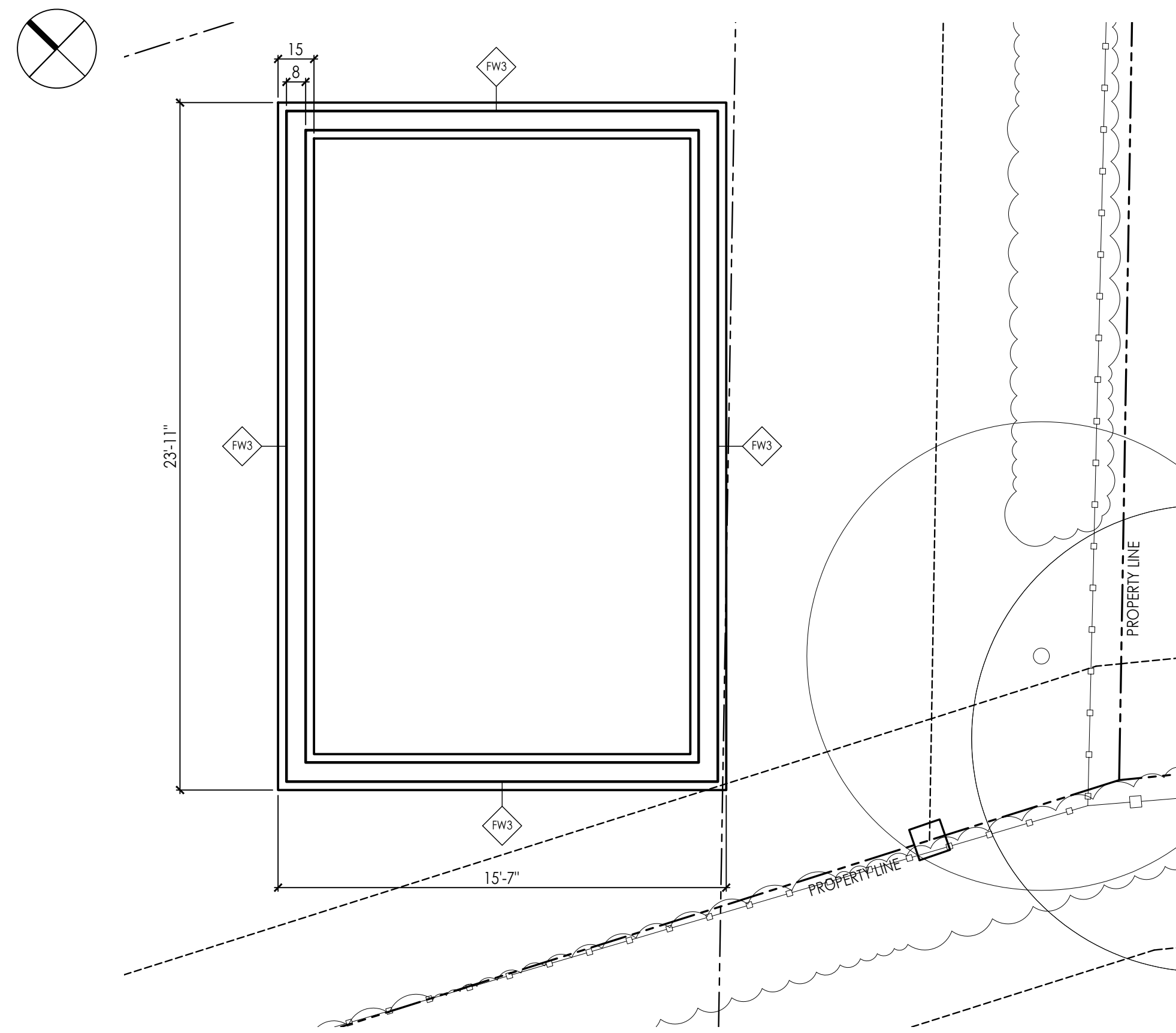


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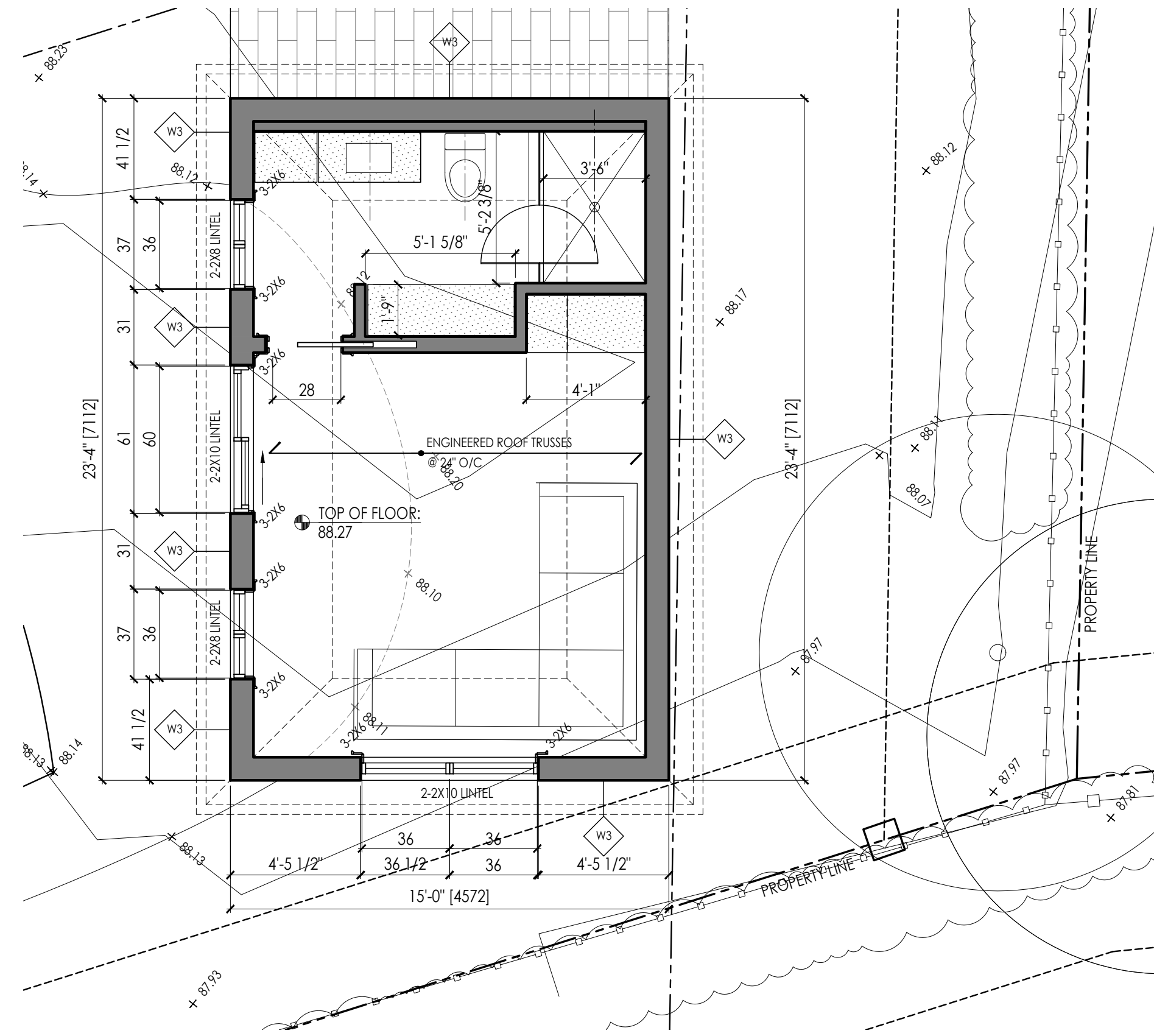
Project No.: 2407DORNE
Drawn by: JS
Reviewed by: JS
Scale: As Noted

WEST ELEVATION
PROPOSED

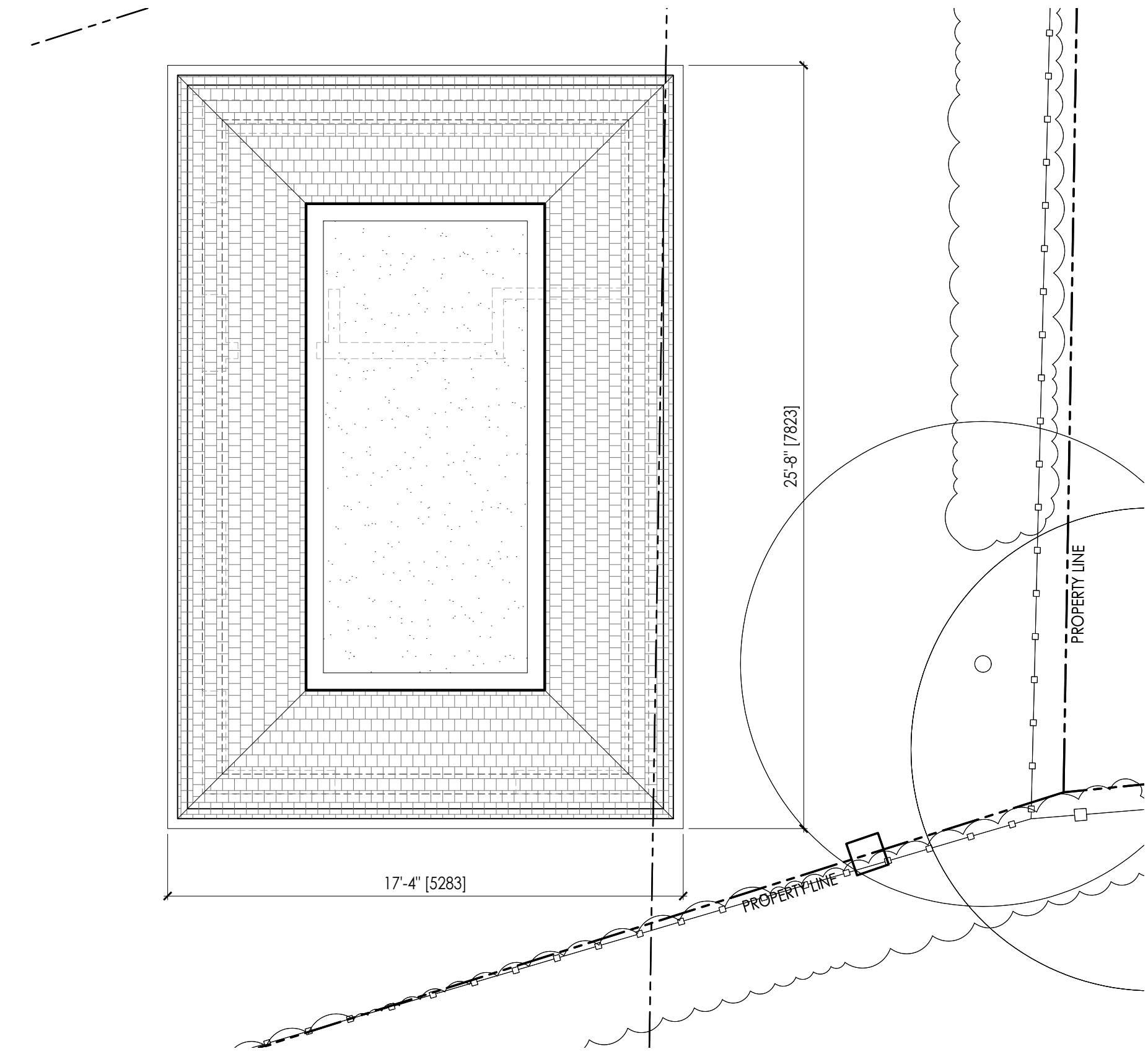
A404



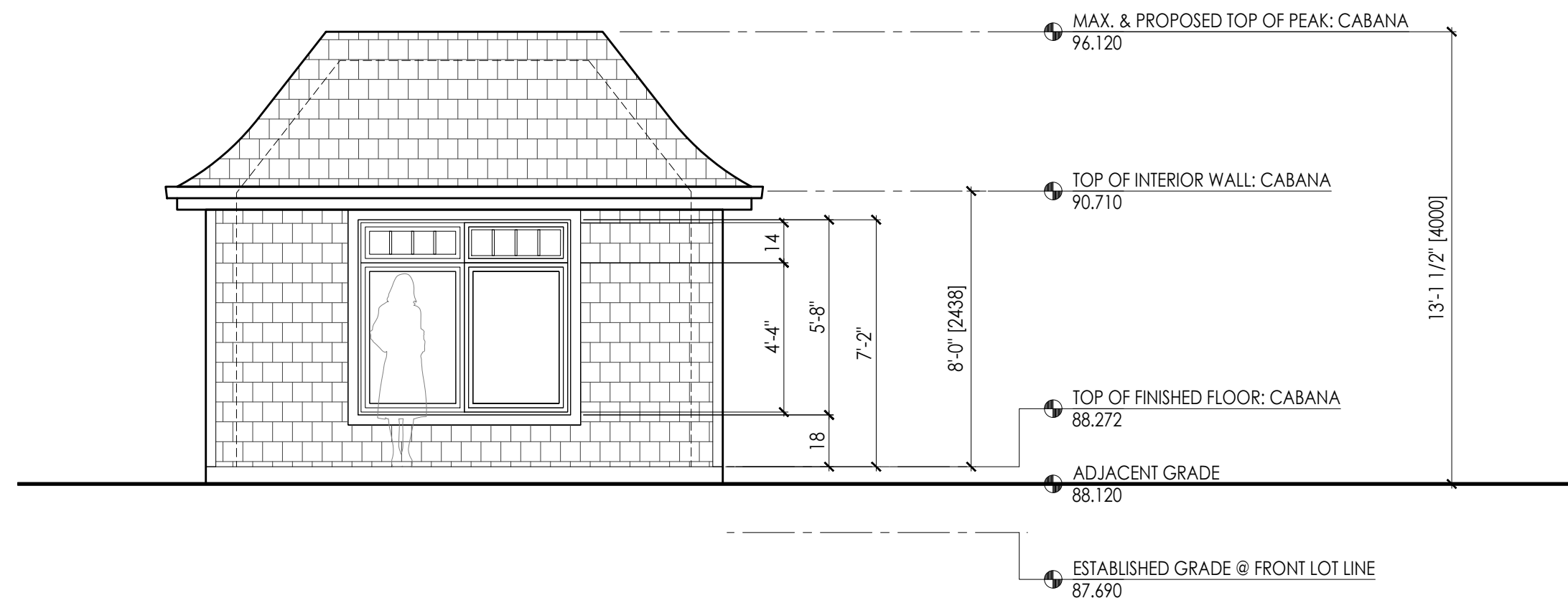
1 CABANA: FOUNDATION PLAN
SCALE 1/4" = 1'-0"



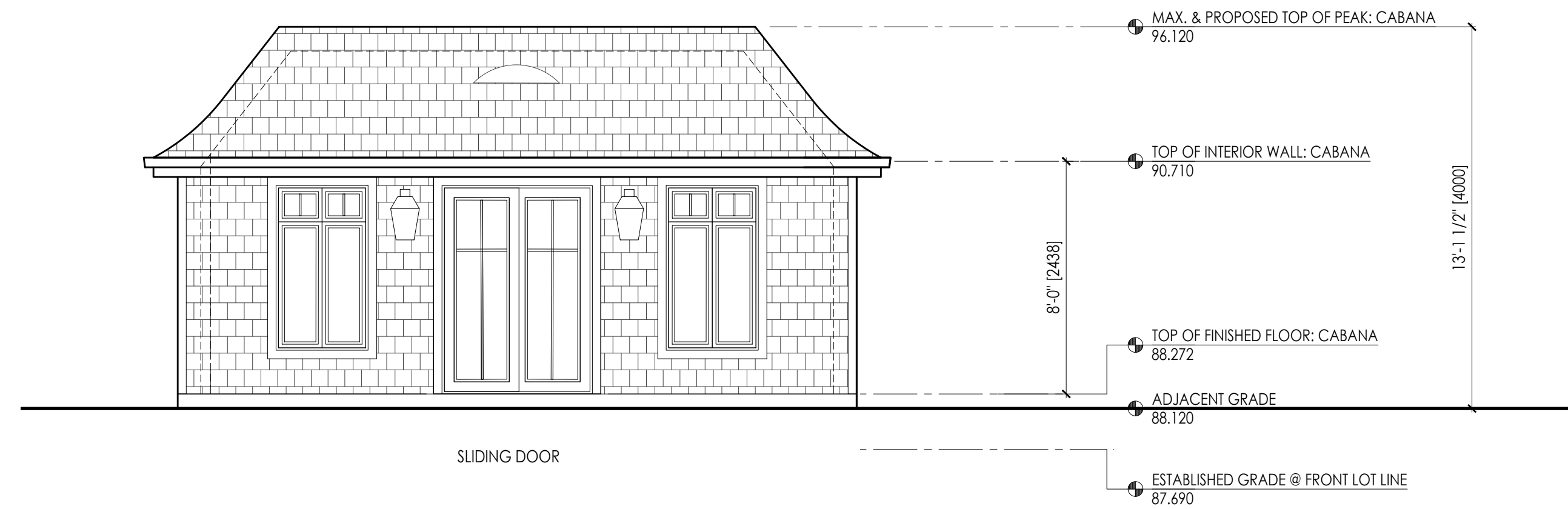
2 CABANA: PLAN
SCALE 1/4" = 1'-0"



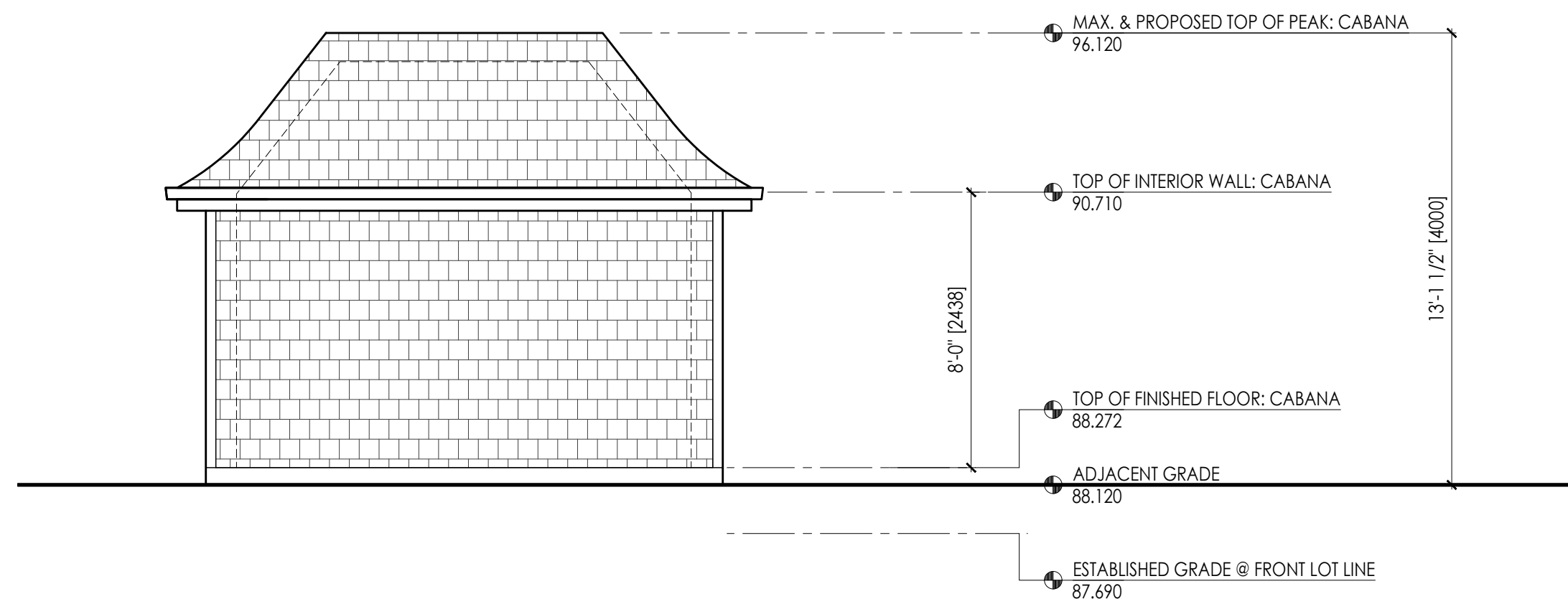
3 CABANA: ROOF PLAN
SCALE 1/4" = 1'-0"



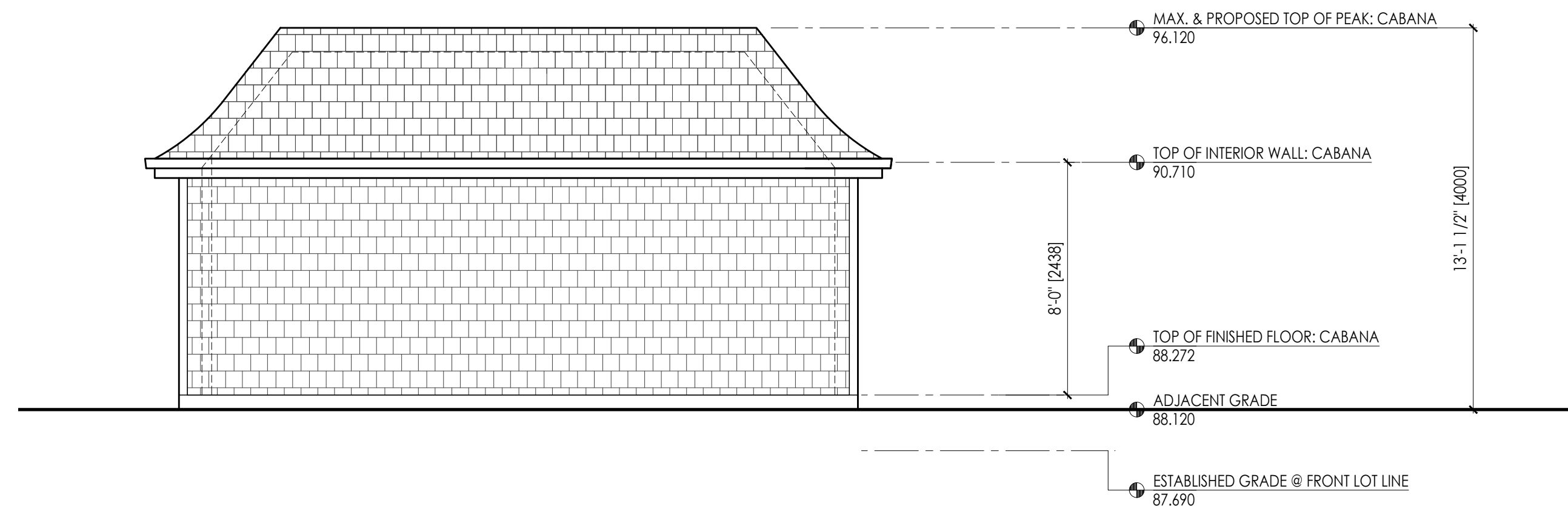
4 CABANA: SOUTH ELEVATION
SCALE 1/4" = 1'-0"



6 CABANA: WEST ELEVATION
SCALE 1/4" = 1'-0"



5 CABANA: NORTH ELEVATION
SCALE 1/4" = 1'-0"



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

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Project No.: 2407DORNIE
Drawn by: JS
Reviewed by: JS
Scale: As Noted

**CABANA DRAWINGS
PROPOSED**

A601

jennifer scholes architect inc.
68 Wimbledon Road
Toronto Ontario
M9A 3S1
jen@scholesarchitect.com

13 May 2025

To: Committee Members
Committee of Adjustment
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Re: **166 DORNIE RD**
Committee of Adjustment
Cover Letter

To Whom it May Concern:

My name is Jennifer Scholes and I am the applicant representing the homeowner of 166 Dornie Road. This application is to construct a new dwelling with an attached garage and a cabana.

SITE AREA AND CONTEXT

166 Dornie Road is located north of Lakeshore Road East, along Dornie Road, within a neighbourhood that is characterized as having a mix of one and two storey dwellings with many of the original homes of the subdivision being replaced by newer two-storey dwellings.

The subject property has frontage along the southwest side of the street and is an interior lot with detached dwellings to the northwest southeast.

SPECIAL POLICY EXCEPTION

We are aware that this neighborhood falls within the Special Policy exception area of the Official Plan which reflects the area's large lot character. These lots typically feature mature vegetation. They were also designed to have ample space between dwellings with deep front yard setbacks.

The application that we have submitted aims to respect and maintain the general intent and purpose of the following *Zoning* and *Urban Design* documents that work together to guide development of homes in residential neighbourhoods.

OFFICIAL PLAN

LIVABLE OAKVILLE PLAN

The subject property is designated:

Low Density Residential – Special Policy Area in the Official Plan.

Development within stable residential communities

- used to direct the design of the new development to ensure the maintenance and
- protection of the existing neighbourhood character in accordance with Section 11.1.9 of
- Livable Oakville.

It aims to ensure that new development will:

- Maintain and protect the existing neighbourhood **character**
- *The built form including **scale, height, massing, architectural***
- **Character and materials**, is to be **compatible** with the surrounding neighbourhood
- *Be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*
- *Minimize Impacts on the adjacent properties in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*

DESIGN GUIDELINES FOR STABLE RESIDENTIAL COMMUNITIES

Low Density Residential Development in Stable Neighbourhoods

- *To maintain the beauty scale and typology of each neighbourhood in the town.*
- *Sense of identity: creating distinct and vibrant communities*
- *Compatibility: fostering compatibility and adaptability*
- *Connectivity: enhancing connectivity and accessibility*
- *Sustainability: integrating sustainability and diversity*
- *Legacy: preserving cultural and natural resources*
- *Creativity: inspiring creativity and innovation*

OAKVILLE ZONING BYLAW

Zoning by-law 2014-014

Regulates and limits height, setbacks, floor area, coverage etc.

The proposed design has been developed with all of these documents in mind:

NEIGHBOURHOOD CHARACTER

“New development should be designed to maintain and preserve the scale and character of the site and its immediate context and to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighbourhood.”

- Oakville is a town that has a unique character that has been maintained through a focus on appropriate development with the help of a unique collection of Design Guidelines and studies undertaken by planners with conviction
- It is a reasonably sized single family dwelling that respects the historic charm of the past while considering the fact that development should be sensitive and contextual.
- Positive impact on the streetscape and is compatible with the character of the neighbourhood.
- The modern cottage style is subtle with its use of massing, materials, traditional details and landscaping.
- The front yard setback has been maintained to maintain streetscape continuity.

MASSING

“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.”

- The proposal attempts to minimize street massing.
- It does not appear to be a 2 storey house from the road.
- Two one-storey volumes in front reduce a scale.
- The mass and impact of the second floor is reduced because it is stepped back on the sides and rear and has little presence at the front.
- Roofline has multiple peaks with swooping eaves that bring your eye down hence reducing the visual mass.
- A double garage with articulated door reinforces the human scale.
- Traditional narrow windows with charming divisions.
- Smaller scale decorative flourishes throughout.

EXTERIOR MATERIALS

- Maintain existing neighbourhood character
- Similar to the house that we are replacing by way of materials
- Light coloured Brick, painted wood, natural stone
- Light window frames
- Brick Arches, corbelling, brick articulation
- Cedar roof

LANDSCAPING

- Retaining existing mature trees on the lot.
- Proposing to plant 3 new approved trees, one in the front yard.
- Additional plantings.

VARIANCES

The proposal meets all other zoning bylaw requirements including coverage, side, front and rear yard setbacks and building depth and height.

We are seeking relief from the Zoning by-law 2014-014, as amended, with 2 variances as follows:

VARIANCE 1

DWELLING RESIDENTIAL FLOOR AREA RATIO (RFA)

To permit an increase in residential floor area ratio from 29%: 430.01 square meters to 32.33%: 479.36 sm, for a total increase of 49.35 sm.

- We understand that the purpose of limiting the residential floor area is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. We have tried to design the exterior to minimize its impact on adjacent properties.
- There are only 4 bedrooms on the second floor
- This 3.3% increase allows for the homeowners to enjoy a house that suits their needs from a functional perspective

VARIANCE 2

PRIVATE GARAGE RESIDENTIAL FLOOR AREA RATIO (RFA)

To permit an increase in garage floor area from 56.0 square meters to 58.0 sm for a total increase of 2 square meters.

- This increase in garage area is internal to the dwelling due to the three-car tandem parking configuration.
- It ensures that the garage is not a visually dominant feature of the dwelling, limiting its impact the streetscape.

- The façade of the proposed dwelling creates a transition in height toward the adjacent dwellings, which respects the massing and scale of the surrounding context

CONCLUSION

Oakville's zoning by-law, official plan and design guidelines helped shape the design that we are proposing. It acknowledges that the neighbourhood is stable but not static. The new typology is of two storey dwellings with double garages.

We believe this proposal therefore maintains the general intent and purpose of the Liveable Oakville plan with respect to current urban design and infill design and it meets the intent of the zoning bylaw.

The design is not excessive but it is rather sensitive to the scale of dwellings in the vicinity. It will serve to contribute to contextually responsive development.

Thank you,

A handwritten signature in black ink, appearing to read 'Jennifer Scholes', with a long horizontal flourish extending to the right.

Jennifer Scholes

BES March OAA MRAIC

Notice of Public Hearing

Committee of Adjustment Application



File # A/096/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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. Hundal	Gerardo Castillo KEYSTONE HOME DESIGNS INC 251 NORTH SERVICE RD W UNIT 303 Oakville ON, L6M 3E7	120 Ulster Dr PLAN 1324 LOT 31

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	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for a private garage to 49.23 square 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:

July 8, 2025

The map displays the Bionte Athletic Park Field House area, which is outlined in green. The field house itself is a large, irregularly shaped building. Surrounding the field house is a residential area, outlined in blue, which includes several lots and streets. The streets shown are Ulster Dr, Salmon Rd, Solingate Dr, Lakeshore Rd, and Windham Rd. The map also shows the Bionte Athletic Park Field House, which is a large, irregularly shaped building. The surrounding residential area is outlined in blue and includes several lots and streets. The map is oriented with North at the top. The field house area is labeled 'Bionte Athletic Park Field House'. The surrounding residential area is labeled 'Bionte Athletic Park'. The map shows streets including Ulster Dr, Salmon Rd, Solingate Dr, Lakeshore Rd, and Windham Rd. Lot numbers are visible on many of the properties.

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 IN A LIKE MANNER. 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 GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY DRYSING, 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) AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.
9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ.

STANDARD DEVELOPMENT NOTES:

(A) TRANSPORTATION AND WORKS DEPARTMENT

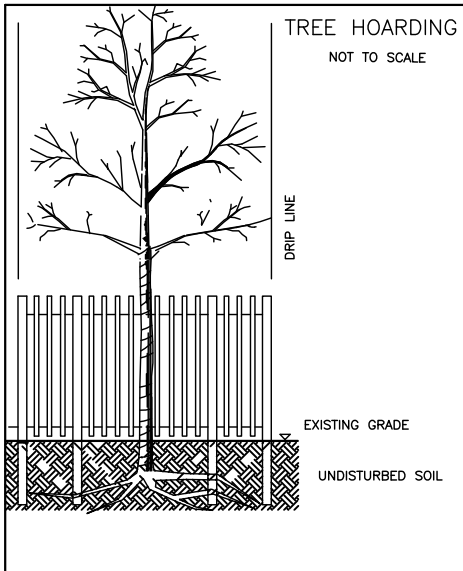
1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL 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 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 AREAS 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 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- NOISANCE 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 DITCHES MUST BE INSTALLED WITH THE INTENDED FINAL GROUND COVER. 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 ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.



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 decommissioned at the property line. A revision to the service Permit, drawings and payment of applicable fees is required.

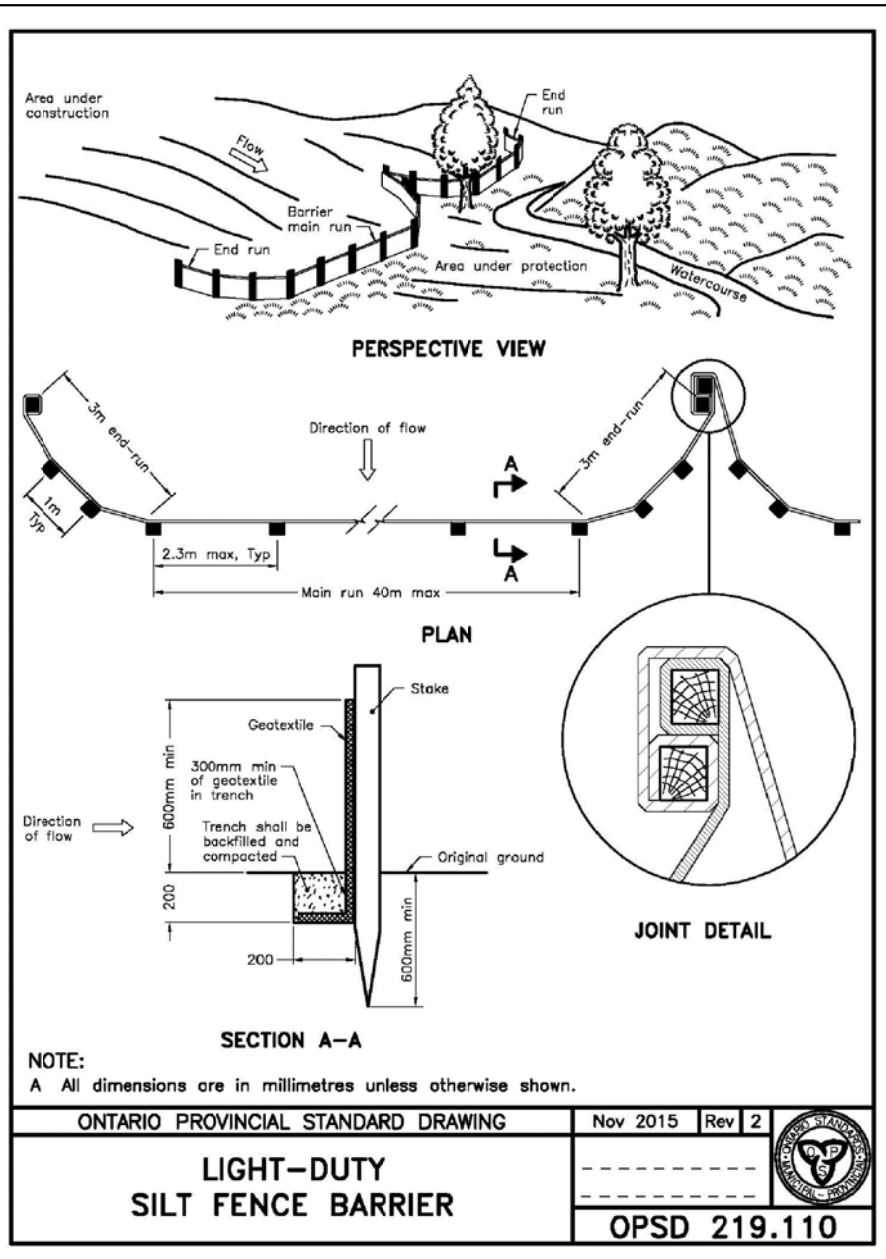
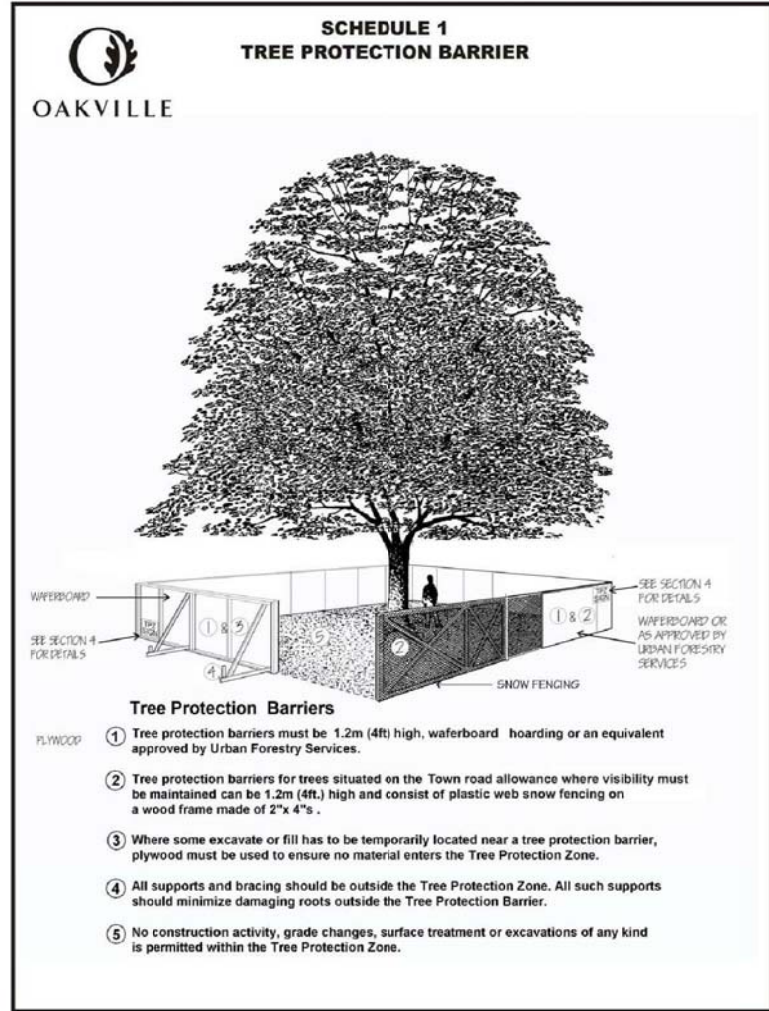
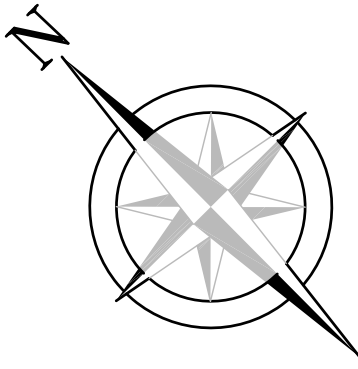
REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCAL APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____
Development Services

The approval of the water system on private property property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Water and Wastewater Lateral Design Manual may be obtained on Halton.ca or by calling 311) all water quality tests must be completed to the Region of Halton's satisfaction before the water supply can be turned on.

PART 1,
PLAN 20R-19708



NOTE:
EAVES DO NOT PROJECT MORE THAN 0.60M INTO PROPOSED SETBACKS.

All NEW water and sanitary main taps are to be performed by Region of Halton forces only

NOTE:
DOWN SPOUT DISCHARGE LOCATIONS ARE TO BE DISCHARGED ONTO SPLASH PADS.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

NOTE

THIS LOT REQUIRES A SUMP PUMP FOR THE FOUNDATION DRAINS AND SHALL DISCHARGE TO THE STORM SEWER, COMPLETE WITH BACKFLOW PREVENTER.

NOTE

Sewer contractor to verify in the field and provide 2.5m (MIN.) separation between the Water and Sanitary Lines.
Contractor to use existing services.

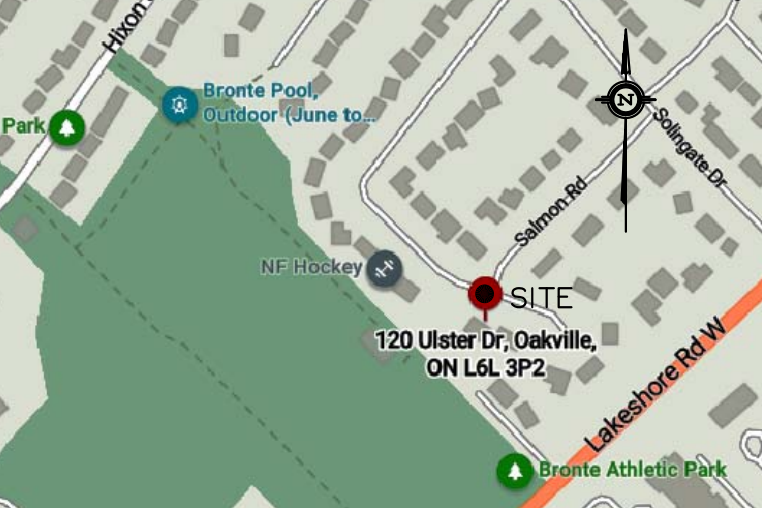
NOTE

If the existing sanitary service lateral is used, it must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection

NOTE

Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O-00591. The contractor must verify inverts.

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



KEY PLAN (NOT TO SCALE)

SITE, GRADING & SERVICING PLAN

LOT 3/
REGISTERED PLAN 1324
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 (METERS)	ACTUAL OR PROPOSED (METERS)
OAKVILLE BY-LAW	2014-04	
ZONING DESIGNATION	43-0	
LOT AREA (MINIMUM)	557.5 SQ.M.	949.93 SQ.M.
LOT FRONTAGE (MINIMUM)	18.00	15.49
LOT COVERAGE (MAXIMUM)	332.48 SQ.M.	288.74 SQ.M.
LOT COVERAGE % (MAXIMUM)	35.00%	30.39%
RFA (MAXIMUM)	360.97 SQ.M.	354.89 SQ.M.
RFA/LOT RATIO (MAXIMUM)	36.00%	37.36%
FRONT YARD SETBACK (MINIMUM)	7.88	6.88
SIDE YARD SETBACK (MINIMUM)	1.20 & 1.20	1.20 & 1.62
REAR YARD SETBACK (MINIMUM)	1.20	22.36
OVERALL HEIGHT	9.00	8.97

LEGEND

CLF	Chain Link Fence	INV.	Invert Elevation
BF	Board Fence	EG	Established Grade
TFW	Top of Foundation Wall	92.58	Proposed Elevation
MH	Maintenance Hole		
FF	Finished Floor		
UP	Utility Pole	T.B.R.	To Be Removed
DEC.	Deciduous Tree	TOS	Top of Slope
CON.	Coniferous Tree	BOS	Bottom of Slope
Ø	Diameter	CSP	Completed Steel Pipe
TOC	Top of Cub	WV	Water Valve
BOC	Bottom of Cub	HW	Hoarding
▼	Entrance	85.0	Existing Elevation
HP	High Point		Rain Water Leader
TRW	Top of Retaining Wall		Embankment
BRW	Bottom of Retaining Wall		
③	Arborist's Tree Number	X	Tree to be Removed

SITE ADDRESS
120 ULSTER DRIVE
OAKVILLE, ONTARIO

SUNNY HUNDAL (OWNER)
3171 DANIEL WAY
OAKVILLE, ONTARIO

No.	Date	Description	By
1	MAY 24-6, 2025	SITE & GRADING	R.H.
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INFORMATION TAKEN FROM A SURVEY PREPARED BY
J.H. GELBLOOM SURVEYING LTD., O.L.S.
DATED : MAY 17, 2023

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 36 having an Elevation of 90.284 m.

SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 120 ULSTER 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.

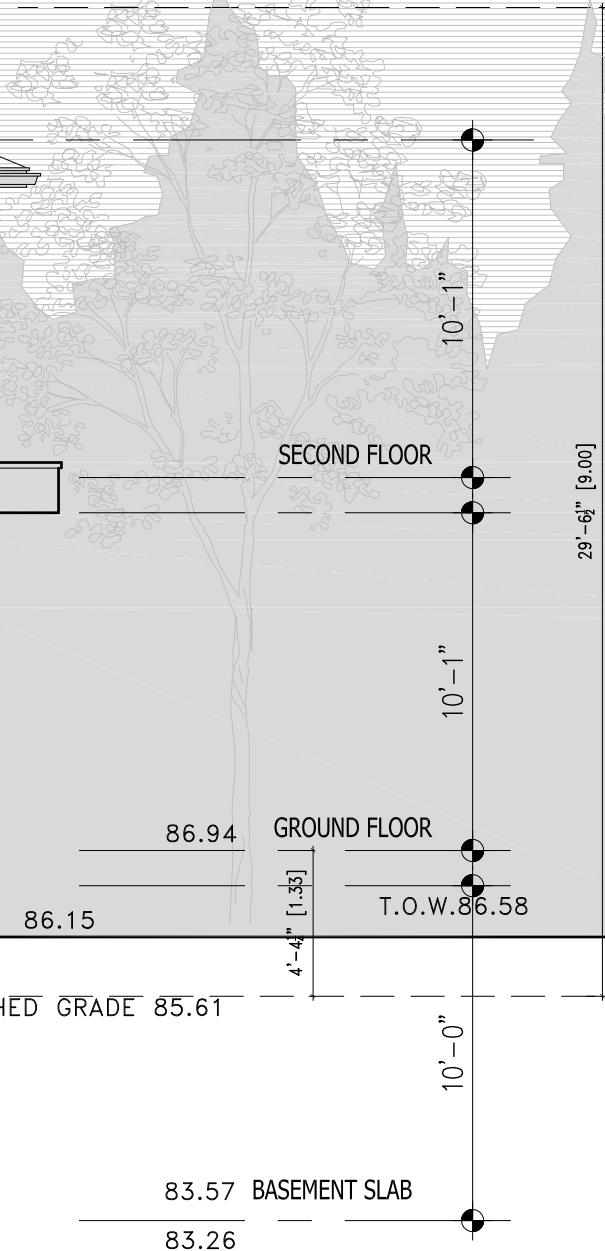
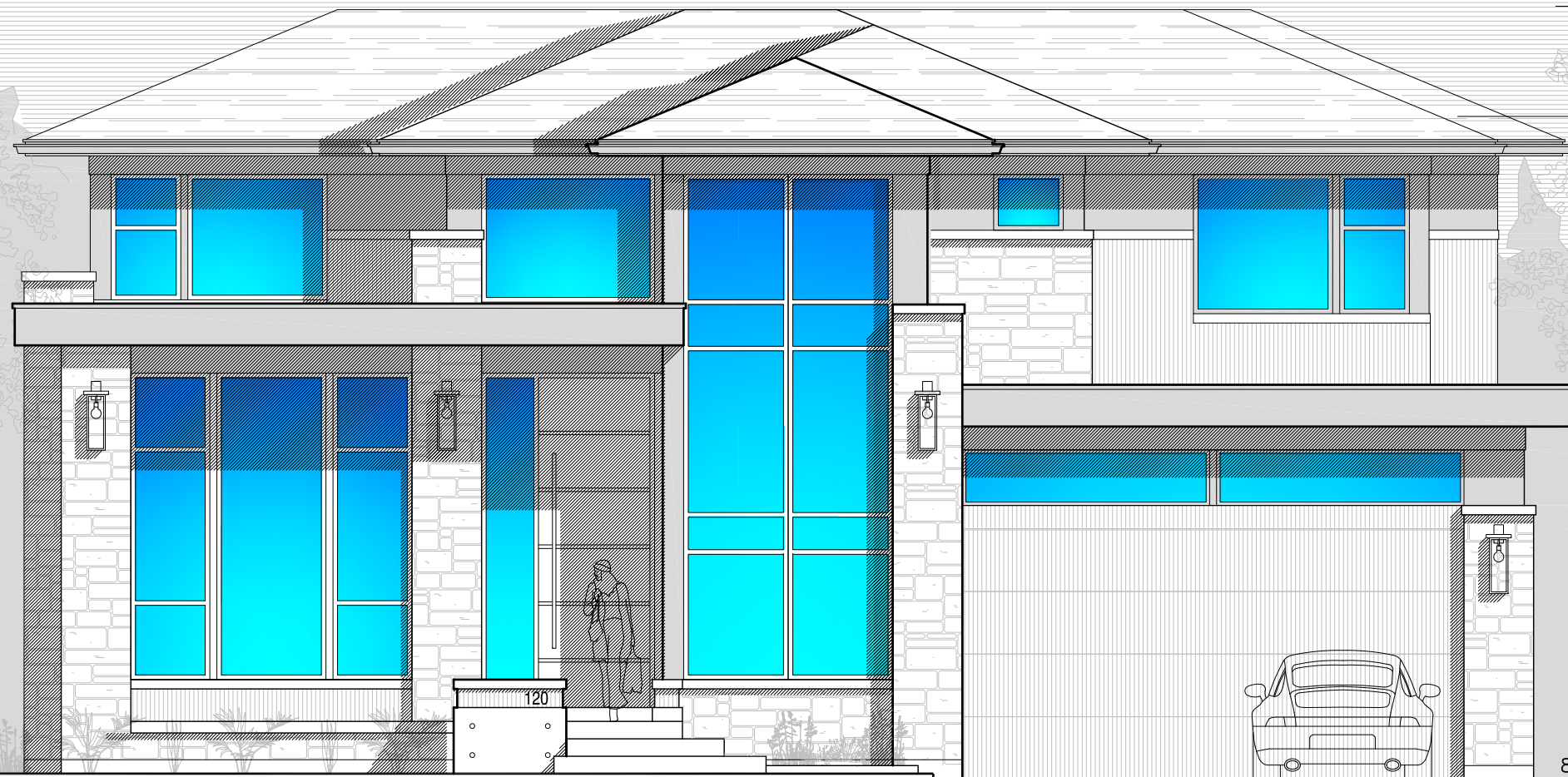
I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

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

June 4, 2025
DATE

Andrew Musil, O.L.S.

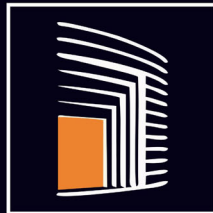
Project: 24-173
Checked By: A.M.
Drawn By: R.H.
Party Chief: _____



4 FRONT ELEVATION 'C'

DESIGNED APPROVED BY:

DATE:



KEYSTONE
HOME DESIGNS

ADDRESS:
251 NORTH SERVICE RD.
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

©2024

NOT FOR CONSTRUCTION

Page 26 of 113



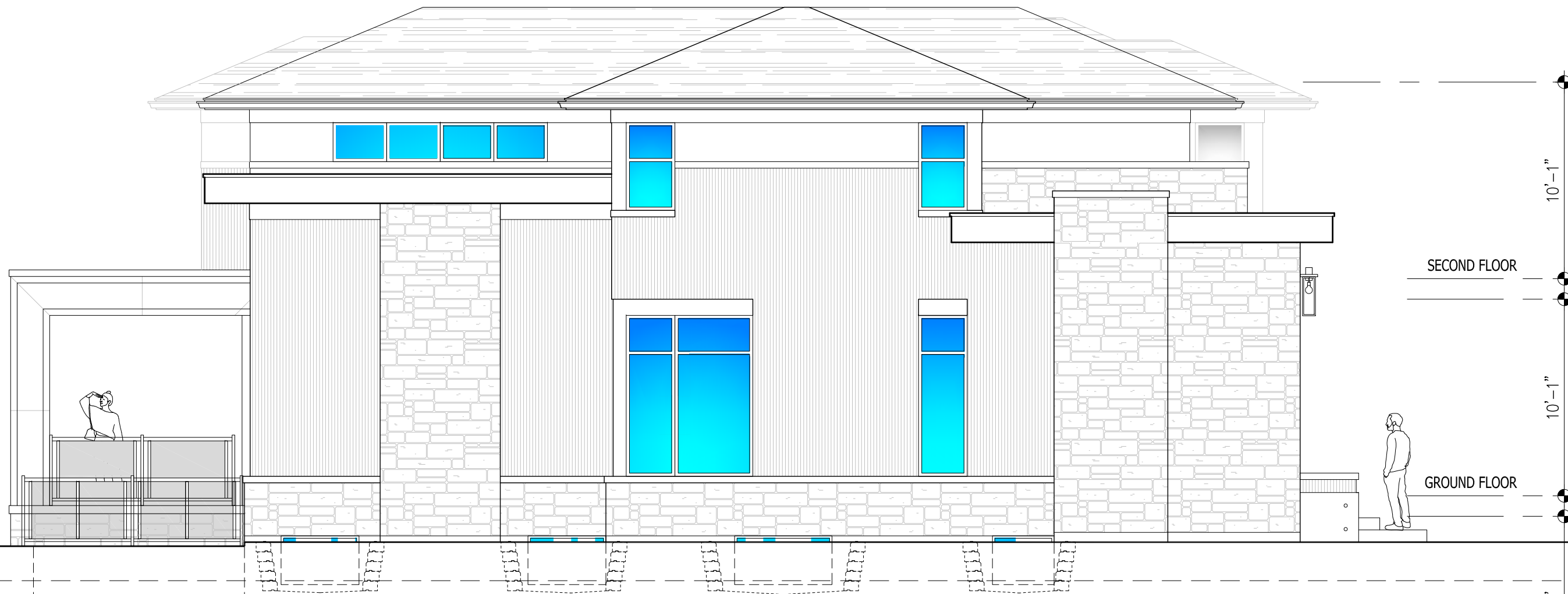
RESIDENCE

120 ULSTER DRIVE
OAKVILLE, ON.

ELEVATIONS

PROJECT:
24-10
DATE:
DEC.20.2024
SCALE:
3/8"=1'-0"
DRAWN BY:
G. CASTILLO

A4.1



5 LEFT ELEVATION 'C'

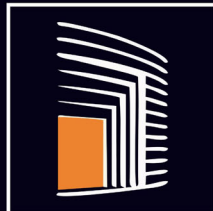
DESIGNED APPROVED BY:

DATE:

SECOND FLOOR

GROUND FLOOR

BASEMENT SLAB



KEYSTONE
HOME DESIGNS

ADDRESS:
251 NORTH SERVICE RD.
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
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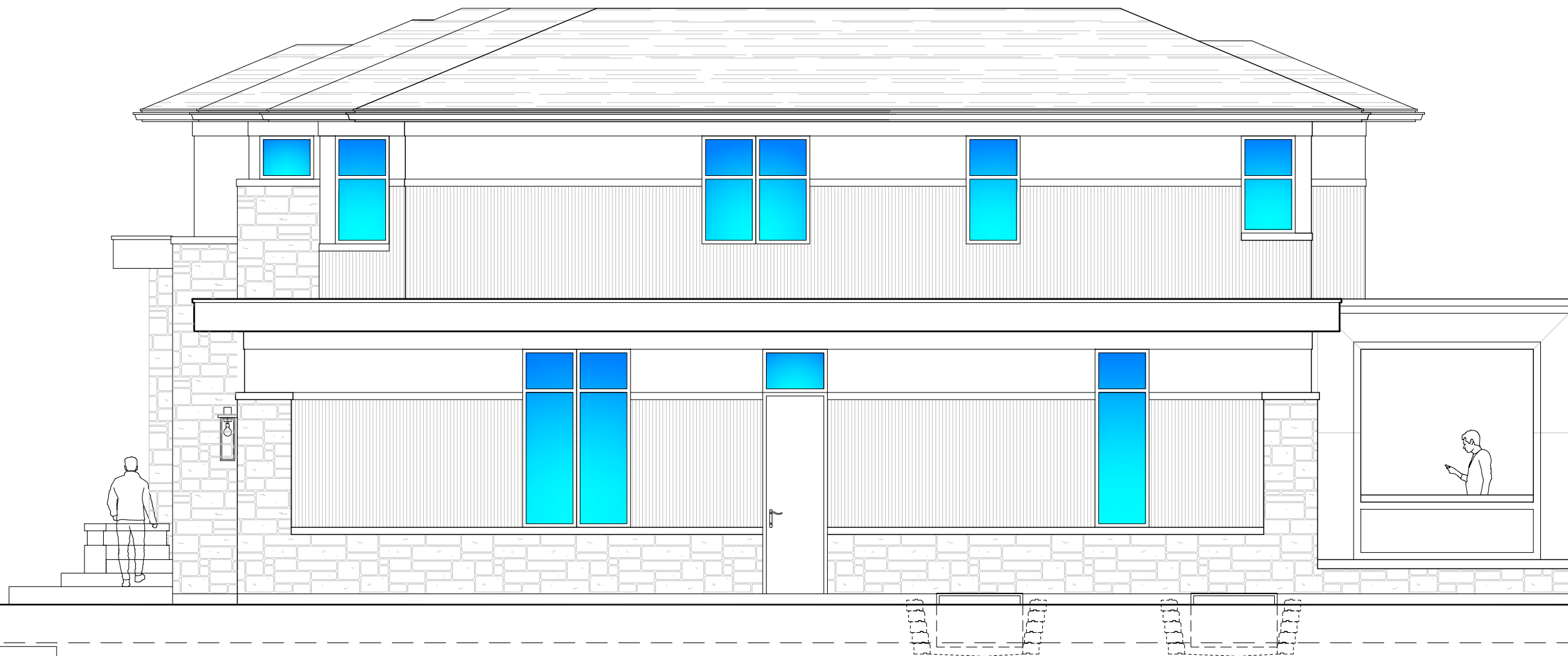
RESIDENCE

120 ULSTER DRIVE
OAKVILLE, ON.

ELEVATIONS

PROJECT: 24-10
DATE: DEC. 17.2024
SCALE: 3/8"=1'-0"
DRAWN BY: G. CASTILLO

A4.2



6 RIGHT ELEVATION 'C'

DESIGNED APPROVED BY:

DATE:



KEYSTONE
HOME DESIGNS

ADDRESS: © 2024
251 NORTH SERVICE RD.
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

NOT FOR CONSTRUCTION

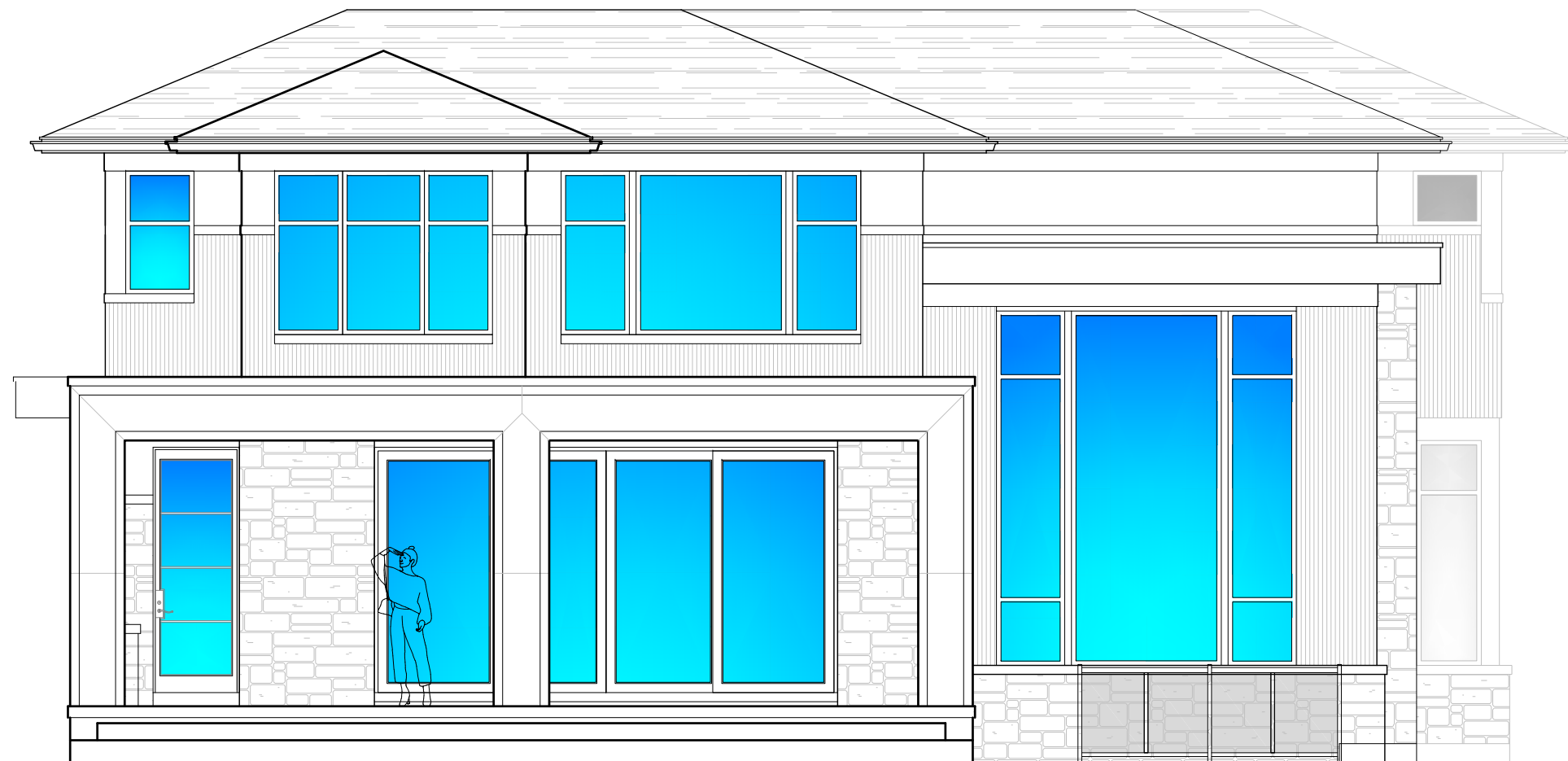
Page 28 of 113

RESIDENCE
120 ULSTER DRIVE
OAKVILLE, ON.

ELEVATIONS

PROJECT: 24-10
DATE: DEC.20.2024
SCALE: 3/8"=1'-0"
DRAWN BY: G. CASTILLO

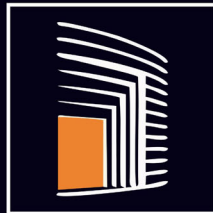
A4.3



5 REAR ELEVATION 'C'

DESIGNED APPROVED BY:

DATE:



KEYSTONE
HOME DESIGNS

ADDRESS: © 2024
251 NORTH SERVICE RD.
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

NOT FOR CONSTRUCTION

Page 29 of 113

RESIDENCE
120 ULSTER DRIVE
OAKVILLE, ON.

ELEVATIONS

PROJECT: 24-10
DATE: DEC. 17.2024
SCALE: 3/8"=1'-0"
DRAWN BY: G. CASTILLO

A4.4









Notice of Public Hearing Committee of Adjustment Application



File # A/097/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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. Sharifi	Jenny Bognar JB Drafting and Design 193 East 43rd Street Hamilton ON, L8T 3C3	2216 Urwin Cres PLAN M37 LOT 92

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 second-floor addition, an attached accessory structure to the existing dwelling, and an accessory building (pool shed) on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Column RL3, Row 5)</i> The minimum interior side yard shall be 1.2 metres.	To reduce the westerly interior side yard to the attached accessory structure to 0.03 metres.
2	<i>Table 6.3.1 (Column RL3, Row 5)</i> The minimum interior side yard shall be 2.4 metres.	To reduce the easterly interior side yard to the accessory building to 0.44 metres.
3	<i>Section 6.4.1 d)</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 48.39%.

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.

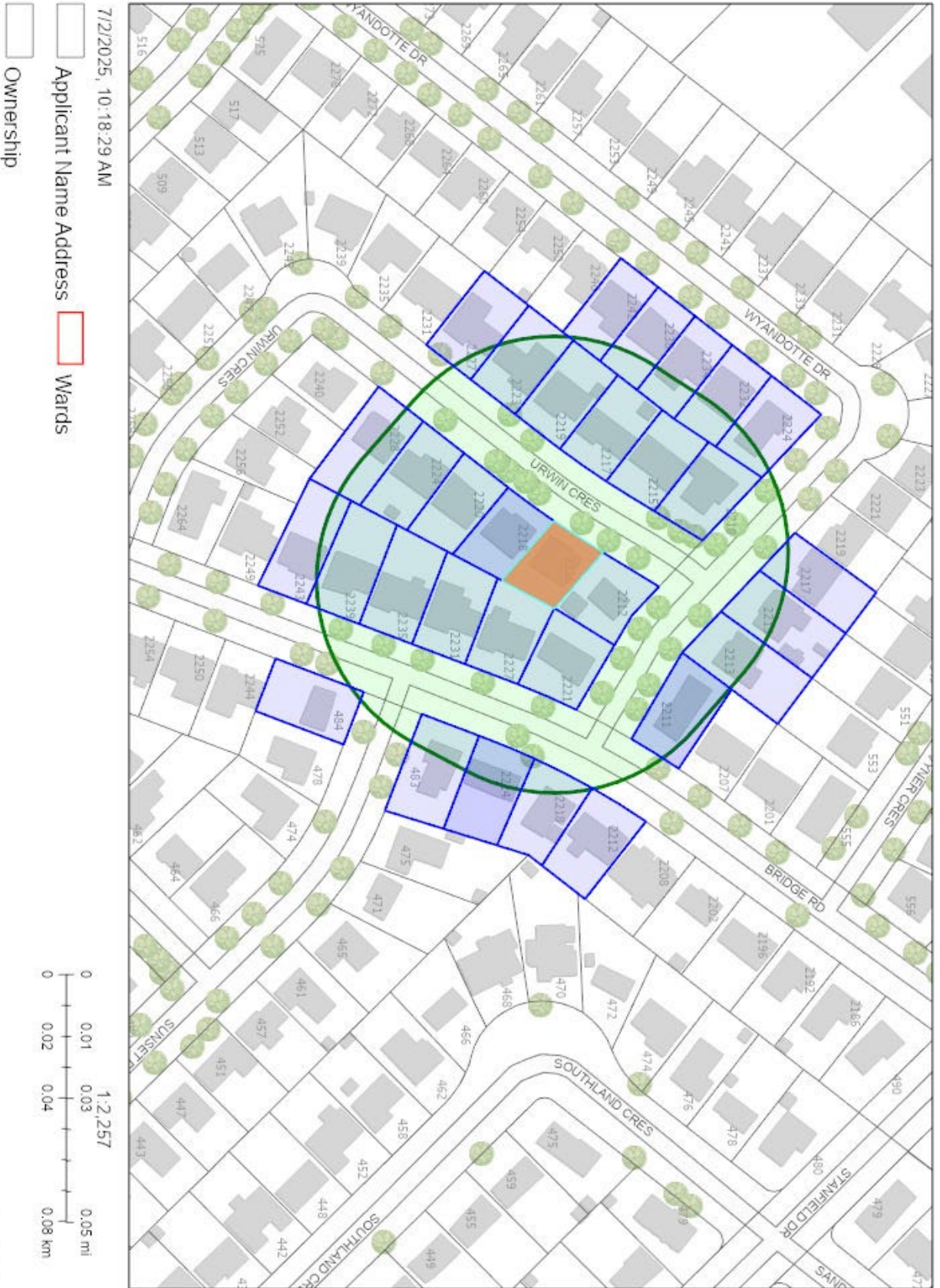
Contact information:

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:

July 8, 2025

A/097/2025 - 2216 Urwin Crescent



Minor Variance Supplemental Information

2216 Urwin Crescent, Oakville

To whom it may concern,

We are kindly requesting consideration for a number of minor variances to build a new second story addition on the existing side split dwelling, as well as legalize two existing non-conforming structures.

This existing dwelling is a modest side split dwelling. There are many different types of homes in the area including many side splits, with and without similar additions, bungalows and full two-story homes.

There is an existing lean-to shed on the right side of the house that the previous owner built, as well as a pool shed on the left side of the house, which houses the pool equipment, that, again was here before the current homeowners bought the house. We aim to ensure that anything existing non-conforming is captured in this application to ensure it is legalized.

Variances Required

1. To permit a residential floor area of 48.39% instead of the maximum of 43%, to permit the construction of a second floor addition over the left side of the existing dwelling.
2. To permit a side yard setback of 0.03m. instead of the required 1.2m. to legalize an existing non-conforming lean-to shed.
3. To permit a side yard setback of 0.44m. instead of the required 2.4m. to legalize an existing non-conforming pool shed in the side yard.

Variances

Variance #1: To permit a residential floor area of 48.39% instead of the maximum of 43%, to permit the construction of a second floor addition over the left side of the existing dwelling.

This growing family is in need of more space for themselves and their kids. They are working from home part time, so are in need of a dedicated work space and often have family visiting from out of country, sometimes for longer periods of time, so they also need to have a flexible spare bedroom space.

We are proposing to build this addition over a portion of the existing dwelling to ensure we don't go over our maximum lot coverage. This side of the lot flanks a lot with a recently built full 2 story dwelling so we feel this addition will not negatively impact their lot or it's use. We are not proposing any windows on the left side of the addition there for we will also not impose any privacy concerns on their lot.

Variance #2: To permit a side yard setback of 0.03m. instead of the required 1.2m. to legalize an existing non-conforming lean-to shed.

The homeowner purchased this home in 2023 and this lean-to shed was already in existence. This shed provides great storage for the homeowner and also closes off the rear yard nicely, providing an extra layer of security for their rear yard, private space. We wish to make this structure legal during this process to ensure no issues down the road for both this homeowner or any future homeowners should they ever choose to sell.

Variance #3: To permit a side yard setback of 0.44m. instead of the required 2.4m. to legalize an existing non-conforming pool shed in the side yard.

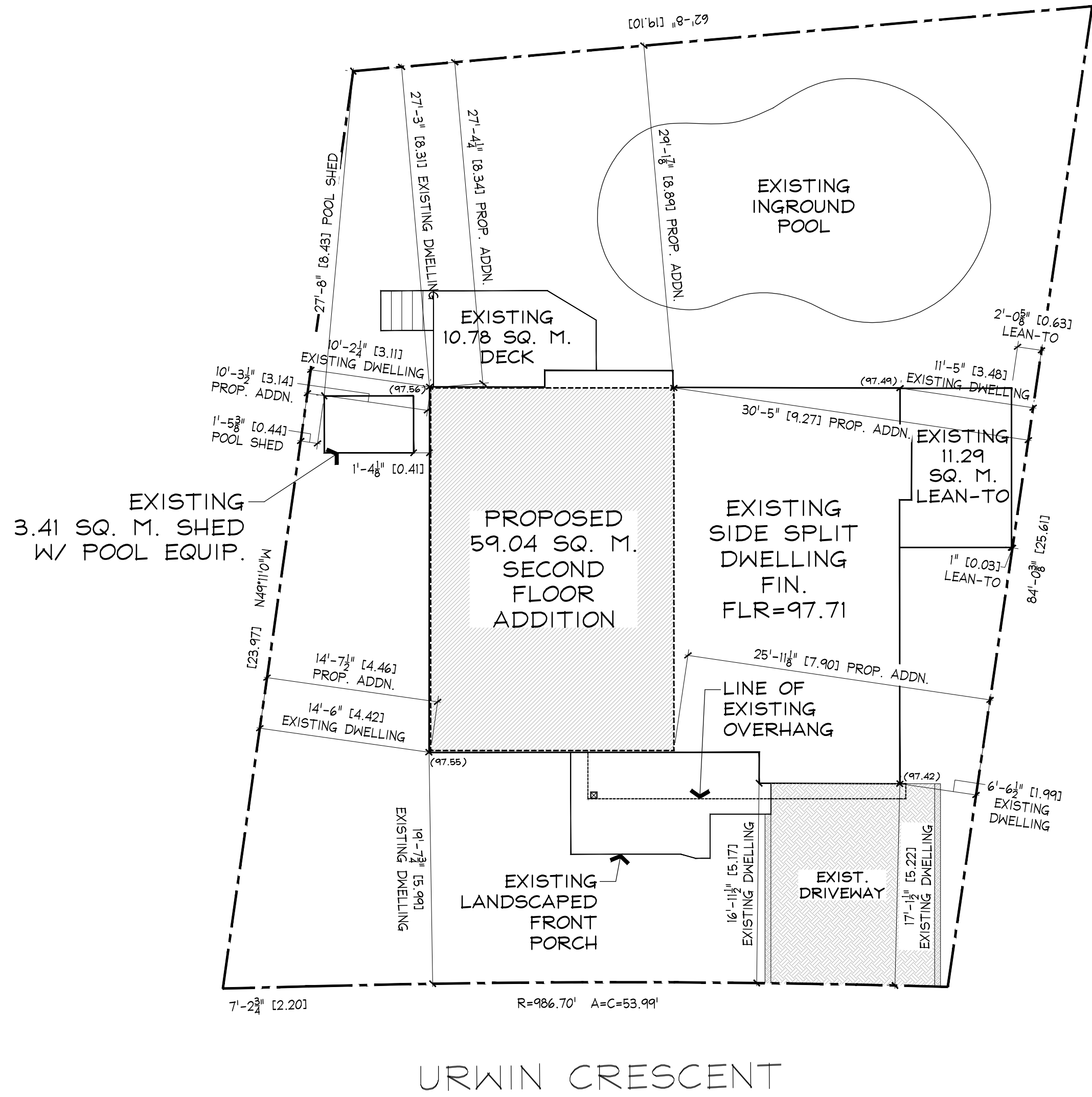
Like the lean-to shed, this pool shed including pool equipment is existing and has been in this location since the pool was constructed. The current homeowner would guess this was added in the early 2000's but we can't know for sure as he purchased the property just in 2023.

We wish to legalize this shed as well to ensure no issues in the future.

We have consulted with staff through the Pre-Consultation process and were happy to hear they were in support of all these variances and agree with us that this request is in minor in nature.

We do not feel this addition causes overbuilding of the site and we feel this fits in well with the surrounding homes and streetscape, ensuring no negative impacts on this property or others.

We appreciate your time and consideration in this manner.



1 SITE PLAN
A1 1:100



LOT
LOCATION

ZONING SCHEDULE (METRIC) FOR ZONING REVIEW				
ZONE DESIGNATION: RESIDENTIAL LOW RL3-0				
ITEM:	EXISTING:	REQUIRED:	PROPOSED:	REMARKS:
LOT AREA	460.13 SQ. M.	-----	-----	
LOT FRONTAGE	18.78 M.			
LOT DEPTH	24.53 M.			
FRONT YARD SETBACK	5.17 M.	5.17 M.	6.05 M. TO ADDITION	
REAR YARD SETBACK	8.31 M.	7.50 M.	8.34 M. TO ADDITION	
R SIDE YARD SETBACK	1.99 M.	1.20 M.	7.90 M. TO ADDITION	
L SIDE YARD SETBACK	3.11 M.	2.40 M.	3.14 M. TO ADDITION	
BUILDING HEIGHT	7.16 M.	9.0 M. MAX.	8.58 M.	
RESIDENTIAL FLOOR AREA	165.94 SQ. M. = 36.06%	43.0% MAX.	105.39 SQ. M. EXIST. GROUND/FIRST FLOOR + 58.22 SQ. M. EXIST. SECOND FLOOR + 59.04 SQ. M. NEW SECOND FLOOR = 222.65 SQ. M. TOTAL = 48.39%	VARIANCE REQUIRED
DWELLING COVERAGE INCLUD. ACCES. BLDGS.	151.68 SQ. M. (INCLUD. SHED, DECK, COV. FRONT PORCH & LEAN-TO) = 32.96%	35.0% MAX.	TO REMAIN THE SAME	

RESIDENCE
2216 URWIN CRES.
OAKVILLE, ON
L6L 2T2

drafting + design
193 East 43rd Street
Hamilton, ON
L8T 3C3
jbdraftinganddesign@live.ca
905.517.6027

FOR MINOR VARIANCE
06.02.25 signature required
Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcjn 103416 individual bcjn 33001

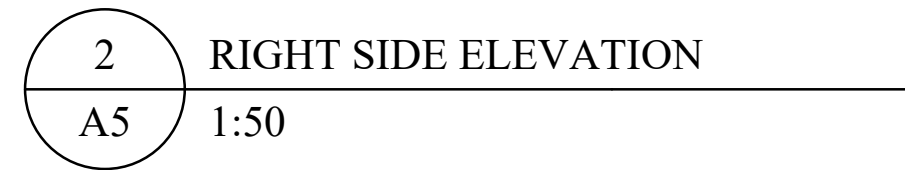
DATE	ISSUE DESCRIPTION
01.09.25	ISSUED FOR REVIEW
01.13.25	ISSUED FOR REVIEW
02.10.25	ISSUED FOR REVIEW
03.25.25	ISSUED FOR REVIEW
04.01.25	ISSUED FOR REVIEW
05.08.25	ISSUED FOR PRECONSULT
06.02.25	ISSUED FOR MV

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

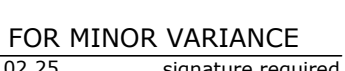
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JBDRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



2216 URWIN CRES.
OAKVILLE, ON
L6L 2T2



Jennifer Bognar reviews and takes responsibility for the design work described in this document
m bcin 103416 ■ individual bcin 33001

[illegible]

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

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ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF J.B. DRAFTING AND DESIGN. USE LATEST REVISION DRAWINGS. DO NOT

SHEET

A5

OF 5

Notice of Public Hearing Committee of Adjustment Application



File # A/098/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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
L. Rai	Vivek Gupta ITI Building Permit Designer Inc. 201-603 Argus Rd Oakville ON, L6J 6G6	214 Cherryhill Rd PLAN M6 LOT 75

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 variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 5.2.1, Accessory Residential Uses (Row 1)</i> Attached or detached additional residential units require 1 additional parking space.	To require no additional parking space for the attached additional residential unit.
2	<i>Section 5.8.7 a)</i> Where a private garage has a vehicle entrance facing the flankage lot line or front lot line and the applicable minimum yard is less than 5.7 metres, the private garage shall be set back a minimum of 5.7 metres from the applicable lot line.	To reduce the private garage setback to 3.33 metres.
3	<i>Table 6.3.1 (Column RL3, Row 4)</i> The minimum flankage yard shall be 3.5 metres.	To reduce the minimum flankage yard to 3.13 metres.
4	<i>Section 6.4.3 a)</i> The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 8.17 metres.	To reduce the minimum front yard to 6.54 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.

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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:

July 8, 2025

An aerial photograph of a residential neighborhood. A blue boundary outlines a specific area, and a green circle is drawn over a portion of it. The map shows various streets including Hixon St, Jones St, Belyea St, Meadowood Cres, and Cherry Hill Rd. House numbers are visible on the map, and there are green tree symbols scattered throughout the area.

Town of Oakville
2021 Town of Oakville

June 05, 2025

Committee of Adjustment
City of Oakville

Subject: Minor Variance Application Request Property Address: 214 Cherryhill Rd, Oakville, ON L6L 3E2

Owner: [REDACTED]

Scope of Work: Proposed Addition and Second Unit Basement Apartment(ARU)

Dear Committee Members,

We are submitting a Minor Variance application for the proposed new dwelling at 214 Cherryhill Road. The project requires relief from several zoning provisions, summarized as follows:

- **Additional Parking:** We are requesting a Minor Variance through the Committee of Adjustment to permit no additional parking space for the proposed Additional Residential Unit (ARU), whereas the Zoning By-law requires one additional space.
- **Garage Setback:** A front yard setback of 3.33 m is proposed, whereas 5.70 m is required.
- **Front Yard (Hixon Road):** Proposed setback is 6.54 m, whereas 7.50 m is required.
- **Flankage Side Yard (Cherryhill Road):** Proposed setback is 3.13 m, while 3.50 m is required.

Some of the above items may not strictly require variances, but are included for clarity and Committee consideration. The proposed design is consistent with the character of the area and will not result in adverse impacts to neighbouring properties.

We appreciate your review of this application and welcome any further questions or requests for information.

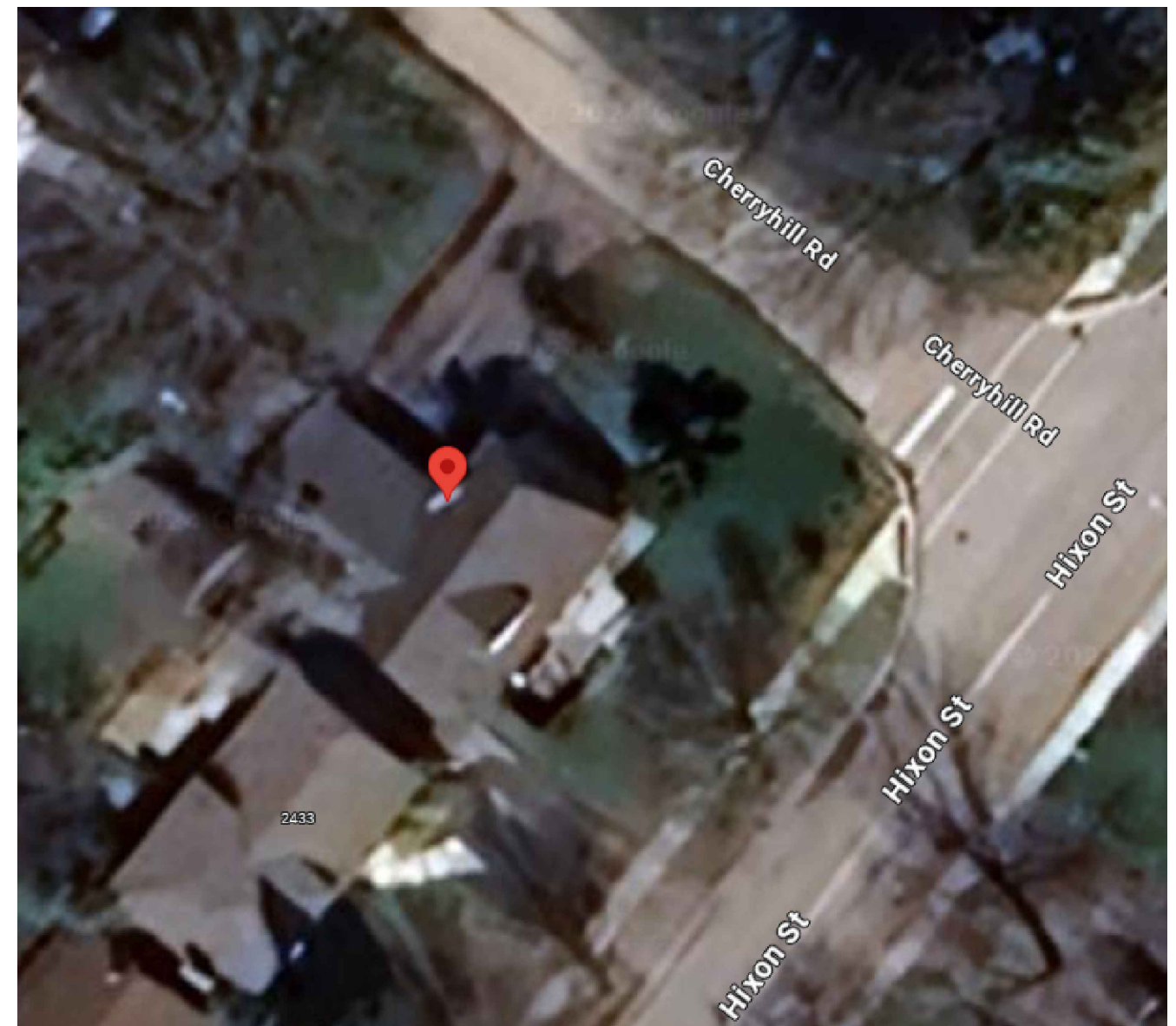
Sincerely,
Vivek Gupta
iTi Building Permit Designer Inc.

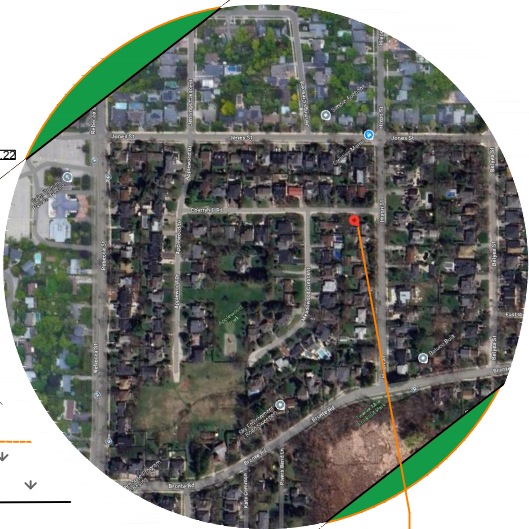
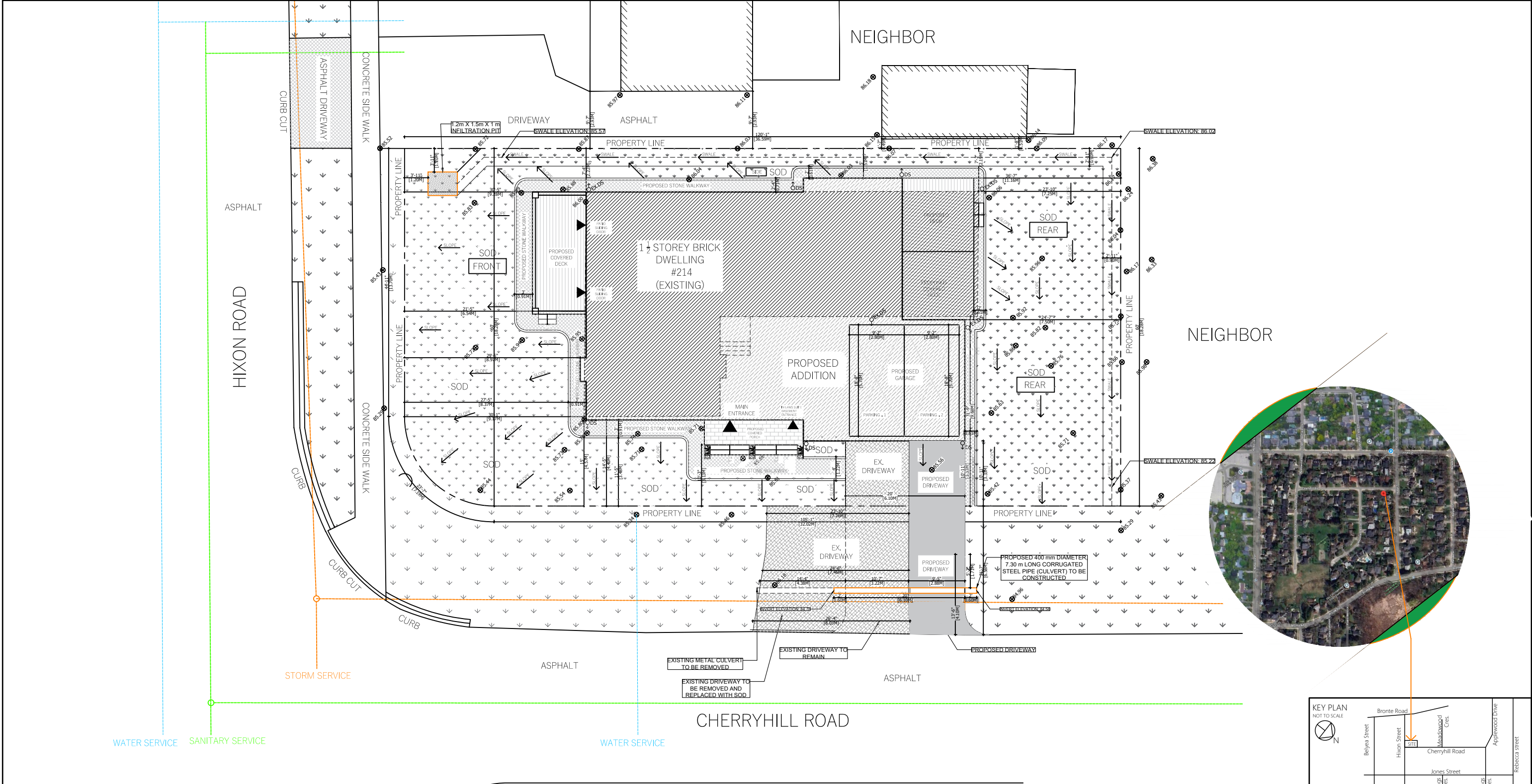
PROPOSED ADDITION AND SECOND UNIT **BASEMENT APARTMENT (ARU)**

214 Cherryhill Rd, Oakville, ON L6L 3E2

DRAWING LIST

A000 - COVER SHEET
A101 - PROPOSED SITE PLAN
A102 - PROPOSED BASEMENT
A103 - PROPOSED MAIN FLOOR
A104 - PROPOSED SECOND PLAN
A105 - FOUNDATION PLAN
A106 - ROOF PLAN
A107 - NORTH ELEVATION
A108 - WEST ELEVATION
A109 - SOUTH ELEVATION
A110 - EAST ELEVATION
A111 - SECTION A-A
A112 - SECTION B-B
A113 - WALL SECTION
A114 - DECK FOUNDATION PLAN
A115 - DETAILS
A116 - EXISTING BASEMENT
A117 - EXISTING MAIN FLOOR
A118 - EXISTING SECOND FLOOR





SITE STATISTICS				
ADDRESS : 214 Cherryhill Rd, Oakville, ON L6L 3E2				
ZONING : RL3-0				
LOT AREA	664.43 m2			
LOT FRONTAGE	18.28 m			
FRONT YARD AREA	165.12 m2			
FRONT YARD LANDSCAPE AREA	131.98 m2			
GROSS FLOOR AREA	EXISTING	PROPOSED	TOTAL	
MAIN FLOOR AREA	91.53 m2	76.11 m2	167.64	m2
SECOND FLOOR AREA	73.24 m2	100.26 m2	173.50	m2
TOTAL GFA	41% x 664.43= 272.42 m2		PRO: 341.14	m2
PARKING				
TOTAL PARKING SPACE REQUIRED				spaces
TOTAL PARKING SPACE PROVIDED				2 spaces

ZONING - RL3-0 (214 Cherryhill Rd, Oakville, ON L6L 3E2)			
PROVISIONS		PROPOSED	
MINIMUM FRONT YARD SETBACK (HIXON RD)	7.5m	6.54m	
MINIMUM REAR YARD SETBACK	7.50m	7.50m	
MINIMUM INTERIOR SIDE YARD SETBACK	2.40m (1.20 m for parking)	1.51m	
MINIMUM FLANKAGE YARD SETBACK	3.5m	3.13m	
MAXIMUM HEIGHT	9.00m	8.92 m	
LOT AREA	7151.91 sq ft	664.43 m2	
EXISTING BUILDING COVERAGE	1910.36 sq ft	177.47 m2	
PROPOSED BUILDING COVERAGE	2319.43 sq ft	215.50 m2	
MAXIMUM LOT COVERAGE	35% x 664.43= 232.55 m2	PROPOSED= 215.50 m2	

SITE PLAN LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SOD		DECK		DOWN SPOT
	PROPOSED STONE WALKWAY		PROPERTY LINE		EX. DOWN SPOT
	EX.DRIVEWAY		WATER SERVICE		
	PROPOSED DRIVEWAY		STORM SERVICE		
	PROPOSED ADDITION		SANITARY SERVICE		
	EXISTING BUILDING				

ITI BUILDING
Permit Designer Inc.

603 Argus Rd, Suit 201
Oakville, ON
(647) 973-1733
itipermits@gmail.com
itipermits.com

The undersigned has reviewed & taken 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 design is exempt under 3.2.5 of Div.C, of the building code

VIVEK GUPTA 39587 BCIN
Name
Signature
#CURDATE
Date

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.5. of Div. C, of the building code

ITI PERMIT DESIGNERS INC. -
Firm Name BCIN

KEY PLAN
NOT TO SCALE

ADDRESS:
214 Cherryhill Rd, Oakville, ON L6L 3E2

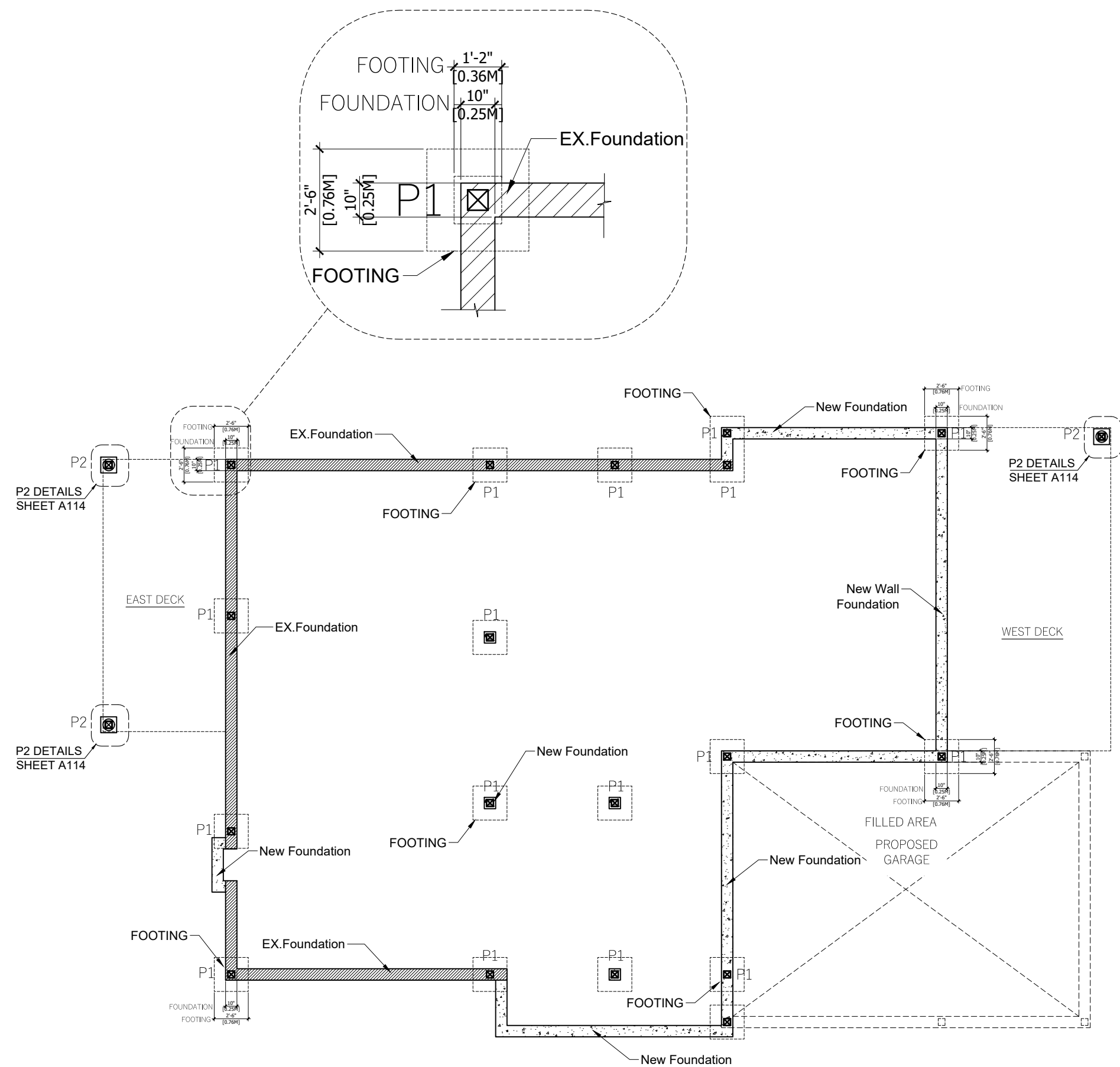
PROJECT NAME:
PROPOSED ADDITION &
SECOND UNIT BASEMENT APARTMENT (ARU)

DRAWN BY: BB CLIENT APPROVAL DATE: April 07, 2025 REV. 1 DATE: April 07, 2025 REV. 2 DATE: April 22, 2025

CHECKED BY: VG ORIGINAL DATE: FEB 18, 2025 REV. 3 DATE: REV. 4 DATE:

SC: 1/16" = 1'-0" REV. 5 DATE: REV. 6 DATE:

DRAWING NAME: SITE PLAN DRAWING NO: A101 SHEET SIZE: 17" x 11"



From Table 2.5.1.1.(1) O.B.C
Design Data For Selected Locations
(Oakville, Ontario)

LOAD STATISTICS	
SNOW	2.54 KPa
RAIN	0.4 KPa
HOURLY WIND PRESSURES 1/50	0.43 KPa
LIVE LOAD (ROOF)	1.8 KPa
DEAD LOAD (ROOF)	0.72 KPa
LIVE LOAD (FLOOR)	1.92 KPa
DEAD LOAD (FLOOR)	0.72 KPa

POST	
P1	4 , 2*6 SPF 1 OR 2
P2	T 6*6

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VIVEK GUPTA	39587
Name	BCIN
Signature	#CURDATE
Date	Date

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.5. of Div. C, of the building code

ITI PERMIT DESIGNERS INC.	-
Firm Name	BCIN

ADDRESS:
214 Cherryhill Rd, Oakville, ON L6L 3E2

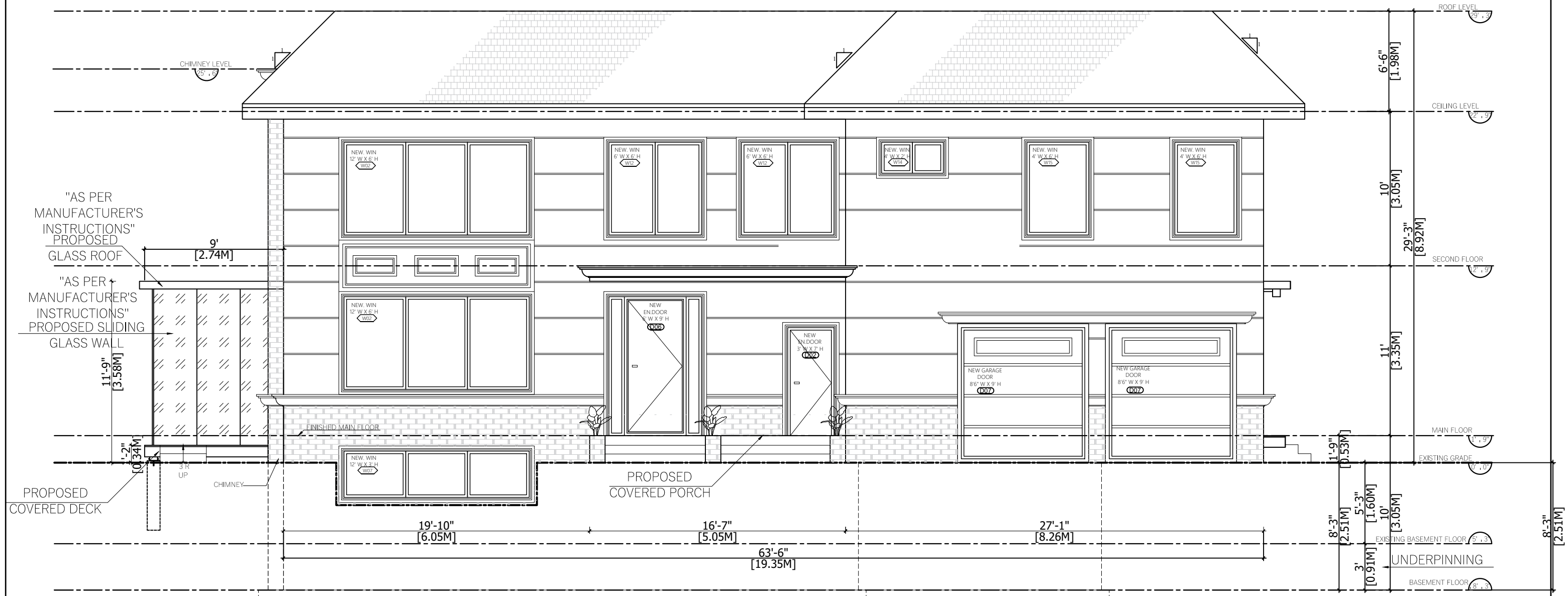
PROJECT NAME:
PROPOSED ADDITION &
SECOND UNIT BASEMENT APARTMENT (ARJ)

DRAWN BY: BB	CLIENT APPROVAL DATE:	REV. 1 DATE: April 07, 2025	REV. 2 DATE: April 22, 2025
CHECKED BY: VG	ORIGINAL DATE: FEB 18, 2025	REV. 3 DATE:	REV. 4 DATE:
DRG. SCALE: 1:100		REV. 5 DATE:	REV. 6 DATE:

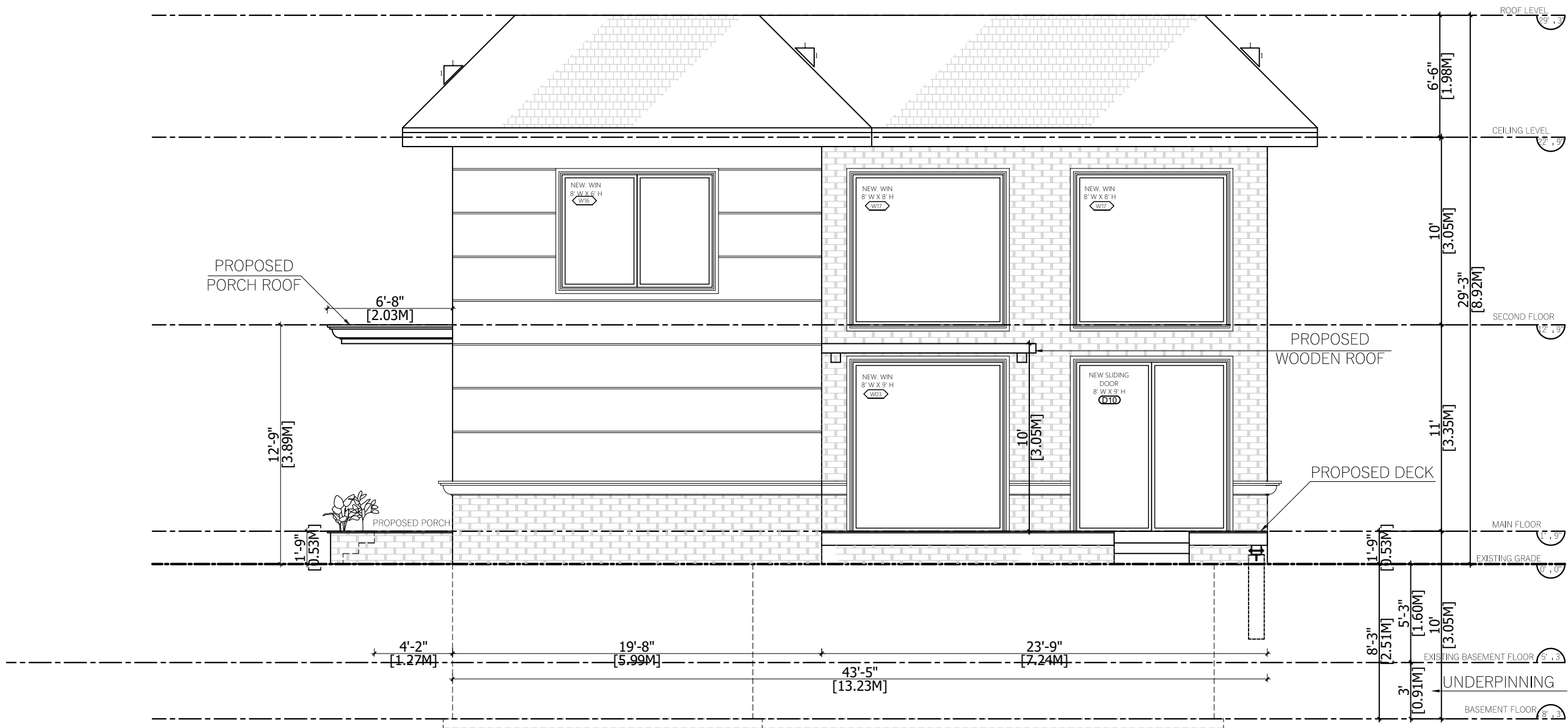
DRAWING NAME:
FOUNDATION PLAN

DRAWING NO:
A105

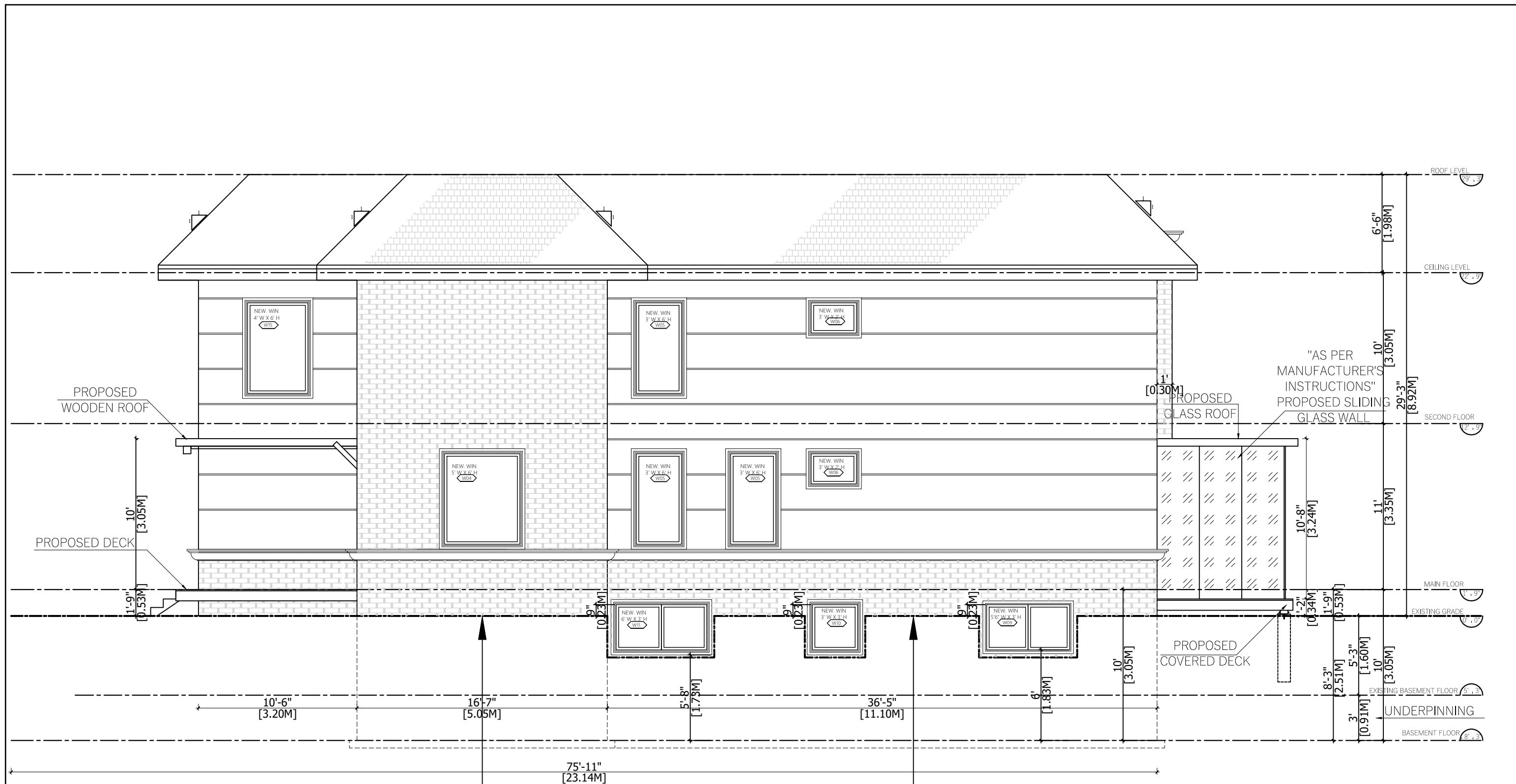
SHEET SIZE: 17" x 11"



603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com The undersigned has reviewed & taken 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 design is exempt under 3.2.5 of Div.C, of the building code VIVEK GUPTA 39587 Name BCIN Signature #CURDATE Date REGISTRATION INFORMATION Required unless design is exempt under 3.2.5. of Div. C, of the building code ITI PERMIT DESIGNERS INC. - Firm Name BCIN	ADDRESS: 214 Cherryhill Rd, Oakville, ON L6L 3E2 PROJECT NAME: PROPOSED ADDITION & SECOND UNIT BASEMENT APARTMENT (ARU)	
	DRAWN BY: BB CHECKED BY: VG DRG. SCALE: 1:75 DRAWING NAME: NORTH ELEVATION	CLIENT APPROVAL DATE: April 07, 2025 ORIGINAL DATE: FEB 18, 2025
DRAWING NO: A107 SHEET SIZE: 17" x 11"		



 603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com				ADDRESS: 214 Cherryhill Rd, Oakville, ON L6L 3E2	
The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		PROJECT NAME: PROPOSED ADDITION & SECOND UNIT BASEMENT APARTMENT (ARU)		DRAWN BY: BB	
QUALIFICATION INFORMATION Required unless design is exempt under 3.2.5 of Div.C, of the building code		CLIENT APPROVAL DATE:		REV. 1 DATE: April 07, 2025	
VIVEK GUPTA Name BCIN		ORIGINAL DATE: FEB 18, 2025		REV. 2 DATE: April 22, 2025	
#CURDATE Signature Date		REV. 3 DATE:		REV. 4 DATE:	
REGISTRATION INFORMATION Required unless design is exempt under 3.2.5. of Div. C, of the building code		REV. 5 DATE:		REV. 6 DATE:	
ITI PERMIT DESIGNERS INC. Firm Name BCIN		DRAWING NAME: WEST ELEVATION		DRAWING NO: A108	
				SHEET SIZE: 17" x 11"	



ALLOWABLE UNPROTECTED OPENINGS:
 LIMITING DISTANCE: 5' FT (1.51 M)
 MAX PERCENTAGE: 9%
 BUILDING FACE AREA: 385.5 SF (35.80 SQM)
 ALLOWED GLAZED OPENINGS AREA
 (AS PER TABLE 9.10.15.4): 34.65 SF (3.22 SQM)
 TOTAL PROPOSED WINDOW AREA: 30 SF (2.78 SQM)

ALLOWABLE UNPROTECTED OPENINGS:
 LIMITING DISTANCE: 7'4" FT (2.22 M)
 MAX PERCENTAGE: 10%
 BUILDING FACE AREA: 846.70 SF (78.66 SQM)
 ALLOWED GLAZED OPENINGS AREA
 (AS PER TABLE 9.10.15.4): 84.60 SF (7.86 SQM)
 TOTAL PROPOSED WINDOW AREA: 84 SF (7.80 SQM)

 ITIBUILDING Permit Designer Inc. (647) 973-1733 itipermits@gmail.com itipermits.com	603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com	ADDRESS: 214 Cherryhill Rd, Oakville, ON L6L 3E2
	 PROJECT NAME: PROPOSED ADDITION & SECOND UNIT BASEMENT APARTMENT (ARU)	

The undersigned has reviewed & taken 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 design is exempt under 3.2.5 of Div.C, of the building code

VIVEK GUPTA	30587	
Name	BCIN	
	#CURDATE	
Signature	Date	

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.5. of Div. C, of the building code

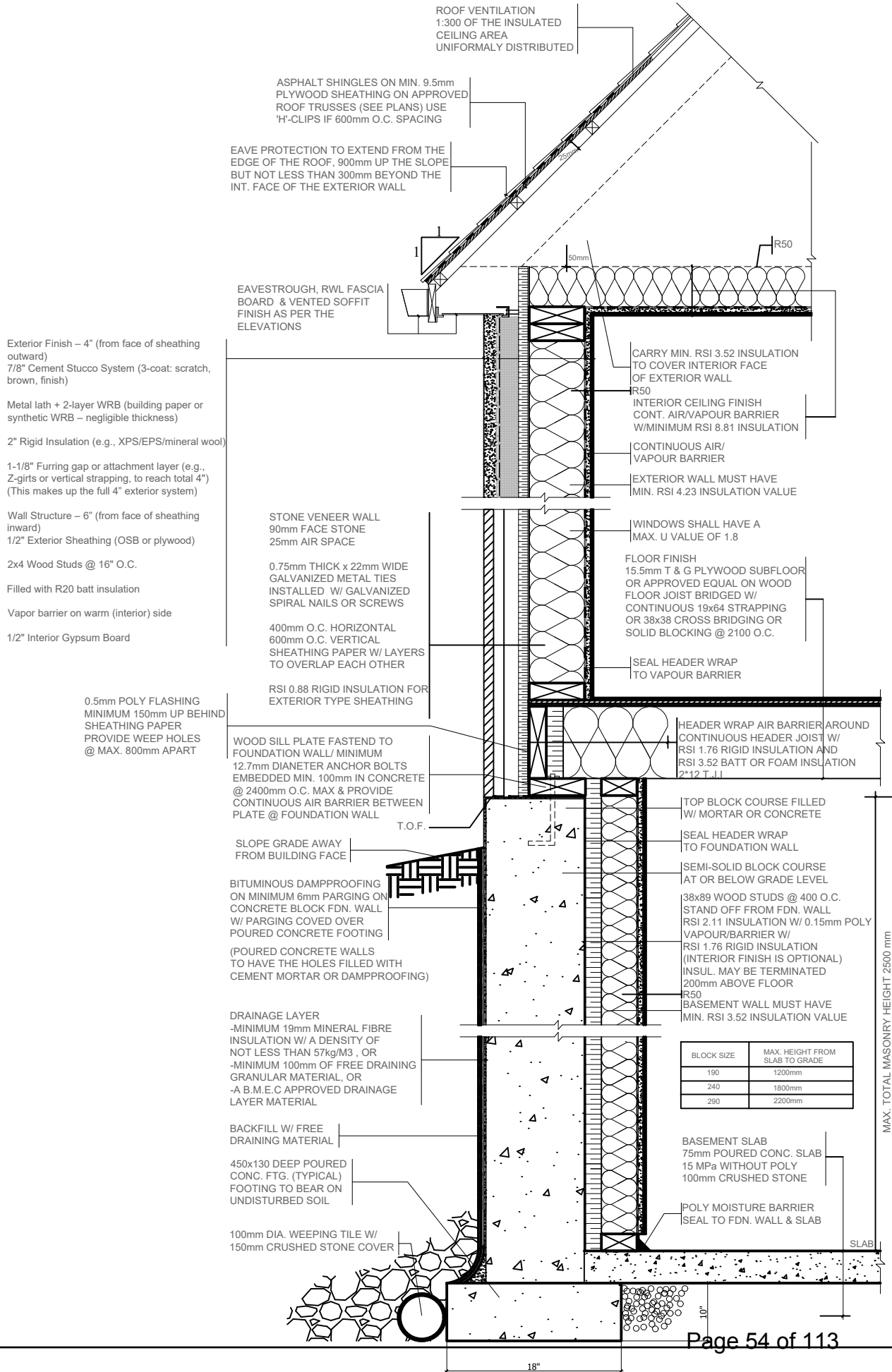
ITI PERMIT DESIGNERS INC.	—
Firm Name	BCIN

DRAWN BY:	BB	CLIENT APPROVAL DATE:	REV. 1 DATE: April 07, 2025	REV. 2 DATE: April 22, 2025
CHECKED BY:	VG	ORIGINAL DATE: FEB 18, 2025	REV. 3 DATE:	REV. 4 DATE:
DRG. SCALE: 1:75			REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME: SOUTH ELEVATION	DRAWING NO: A109 SHEET SIZE: 17" x 11"
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 603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com	ADDRESS: 214 Cherryhill Rd, Oakville, ON L6L 3E2	
	PROJECT NAME: PROPOSED ADDITION & SECOND UNIT BASEMENT APARTMENT (ARU)	
	DRAWN BY: BB	CLIENT APPROVAL DATE:
	CHECKED BY: VG	ORIGINAL DATE: FEB 18, 2025
DRG. SCALE: 1:75	REV. 1 DATE: April 07, 2025	REV. 2 DATE: April 22, 2025
DRAWING NAME: EAST ELEVATION	REV. 3 DATE:	REV. 4 DATE:
	REV. 5 DATE:	REV. 6 DATE:
DRAWING NO: A110		
SHEET SIZE: 17" x 11"		



SECTION

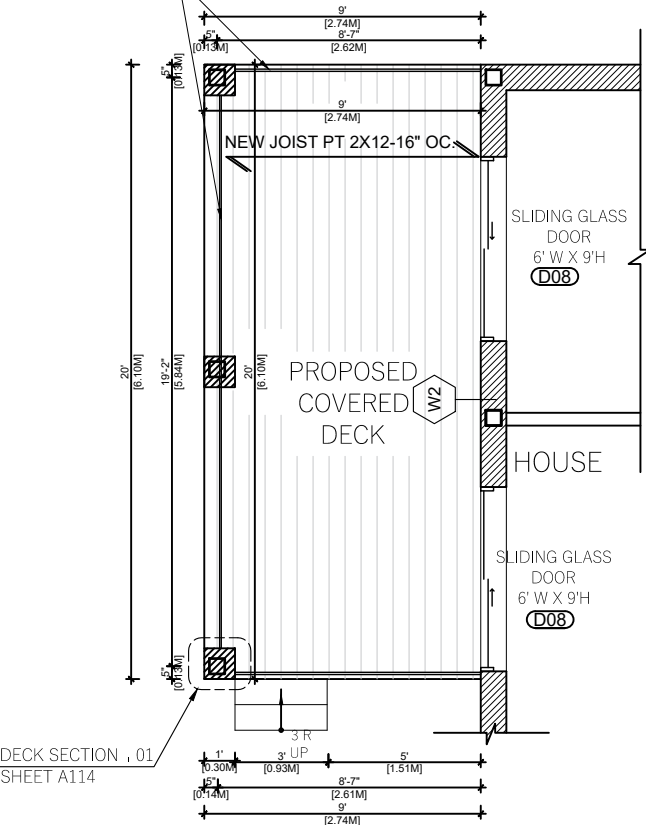
SC: NTS



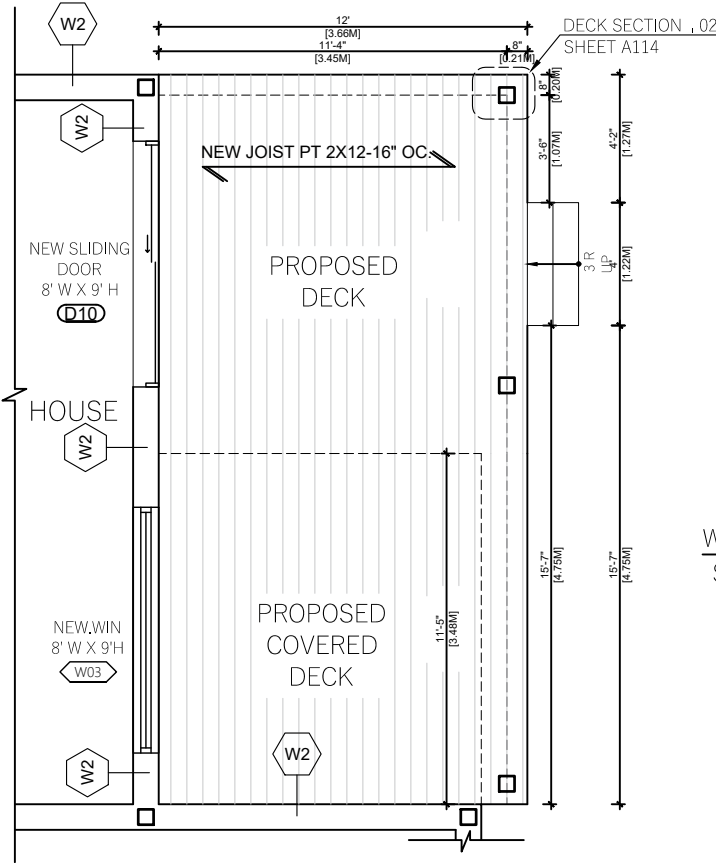
 603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com		ADDRESS: 214 Cherryhill Rd, Oakville, ON L6L 3E2	
The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		PROJECT NAME: PROPOSED ADDITION & SECOND UNIT BASEMENT APARTMENT (ARU)	
QUALIFICATION INFORMATION Required unless design is exempt under 3.2.5 of Div.C, of the building code		CLIENT APPROVAL DATE:	REV. 1 DATE: April 07, 2025
VIVEK GUPTA Name BCIN		ORIGINAL DATE: FEB 18, 2025	REV. 2 DATE: April 22, 2025
Signature Date			REV. 3 DATE: REV. 4 DATE:
REGISTRATION INFORMATION Required unless design is exempt under 3.2.5. of Div. C, of the building code			REV. 5 DATE: REV. 6 DATE:
ITI PERMIT DESIGNERS INC. Firm Name BCIN		DRAWING NO: A113 SHEET SIZE: 17" x 11"	

DRAWN BY: BB	CHECKED BY: VG	DRG. SCALE: NTS.	DRAWING NAME: WALL SECTION
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"AS PER
MANUFACTURER'S
INSTRUCTIONS"
GLASS WALL



EAST DECK FLOOR PLAN
SC: 1/60



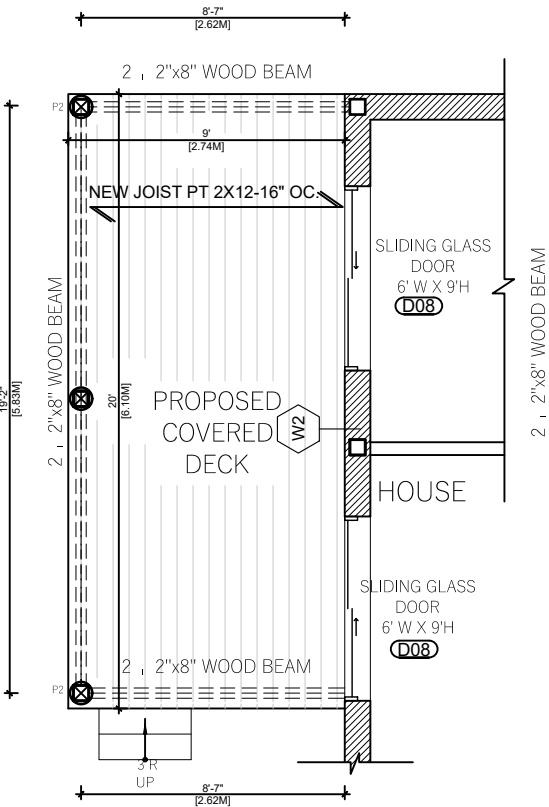
WEST DECK FLOOR PLAN
SC: 1/60

NEW DECK

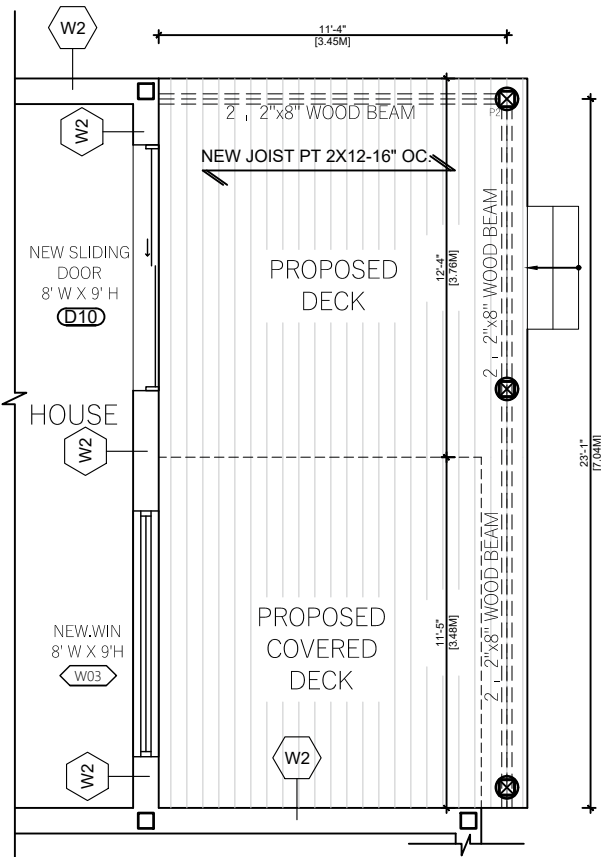
P2 , 6"X6" POST ON NEW 12" DIA.
CONCRETE FOUNDATION

SOIL BROMIC CAPACITY 100KPA

SNOW LOAD 1.9KPA

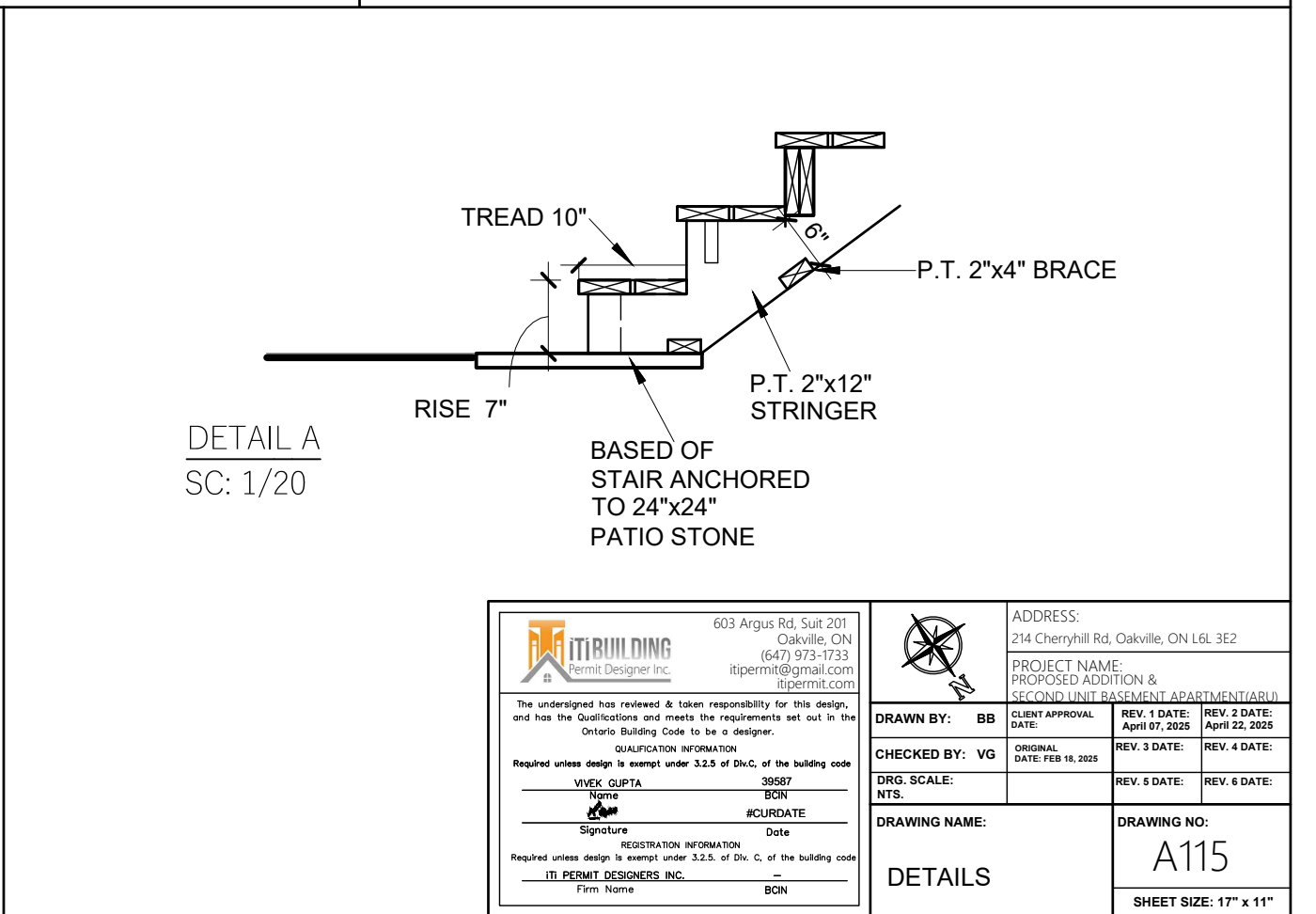
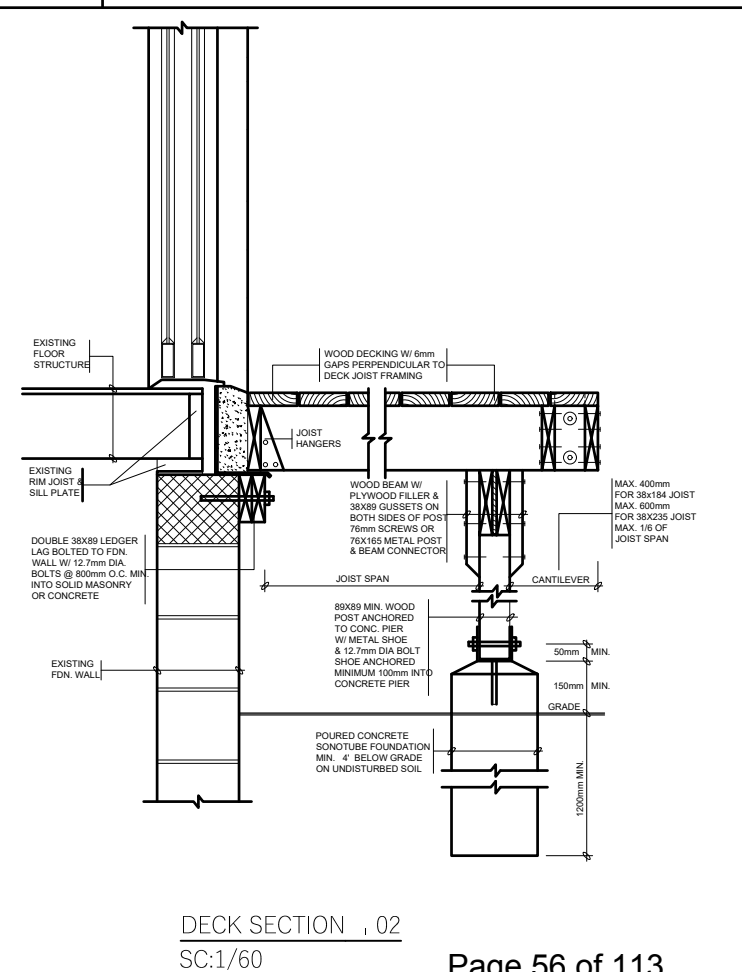
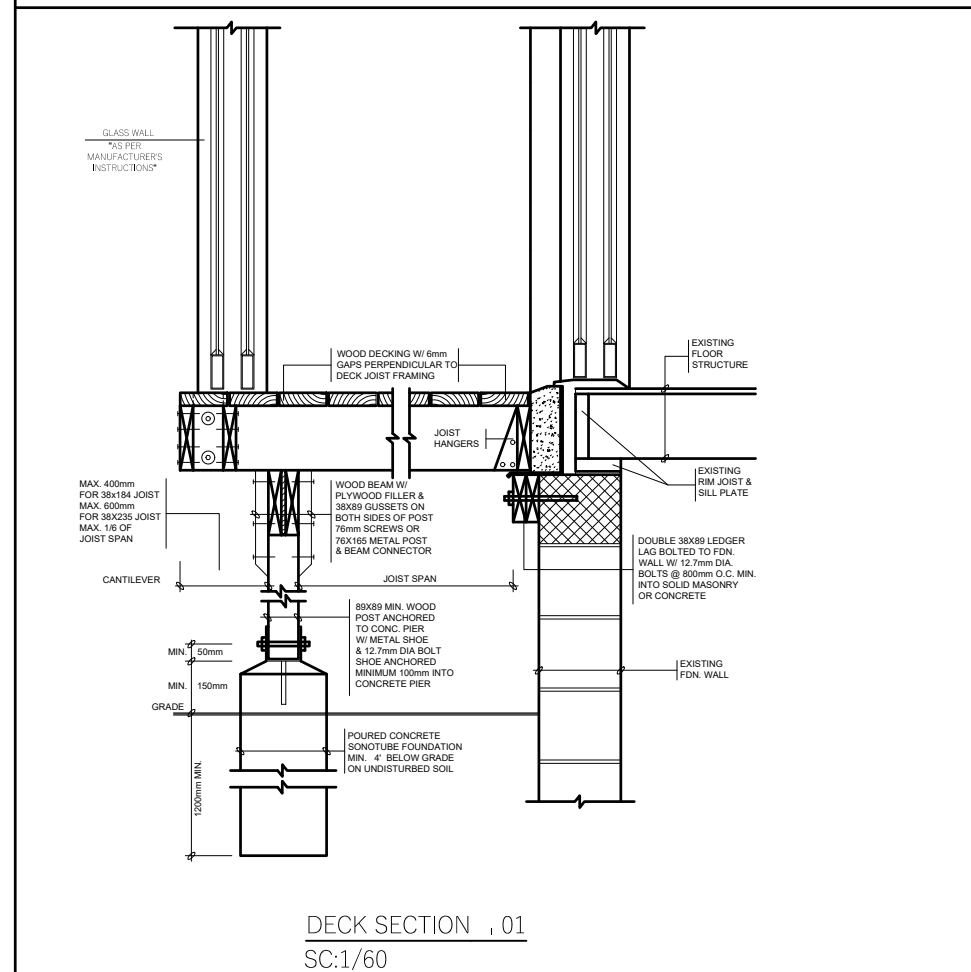
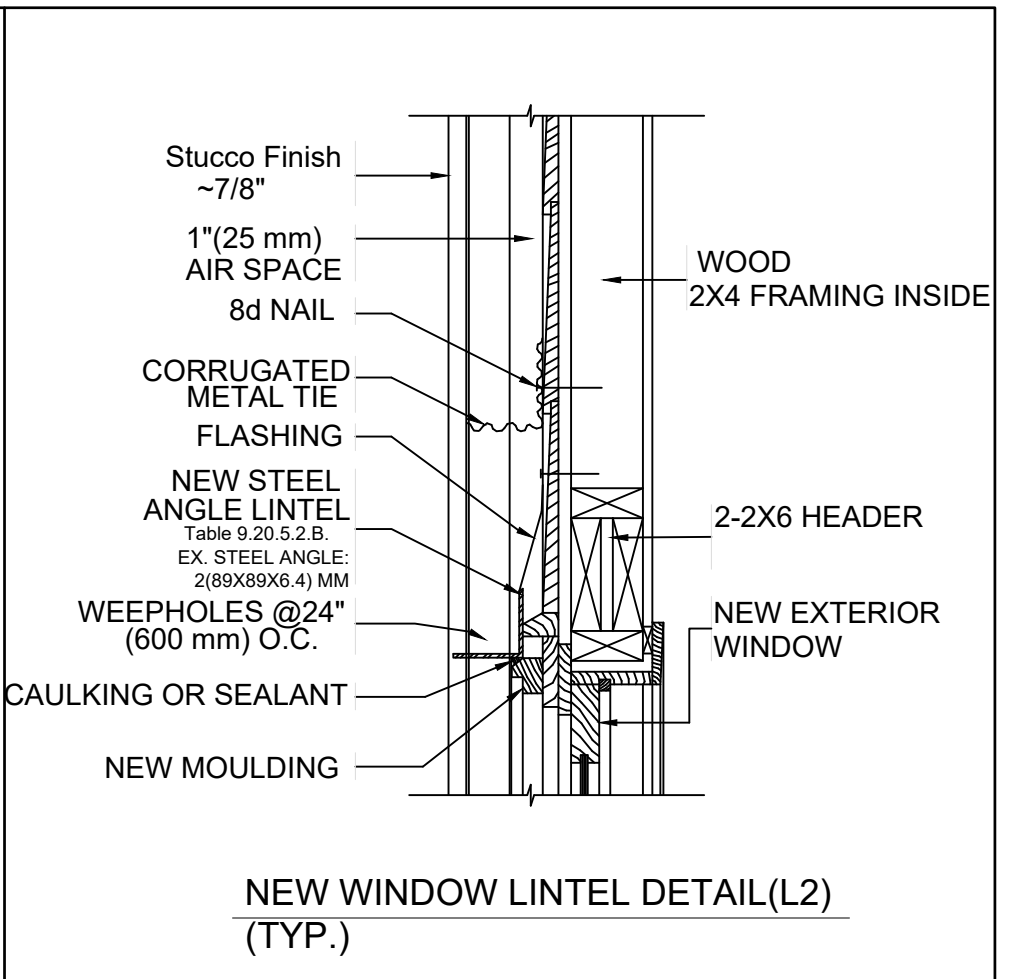
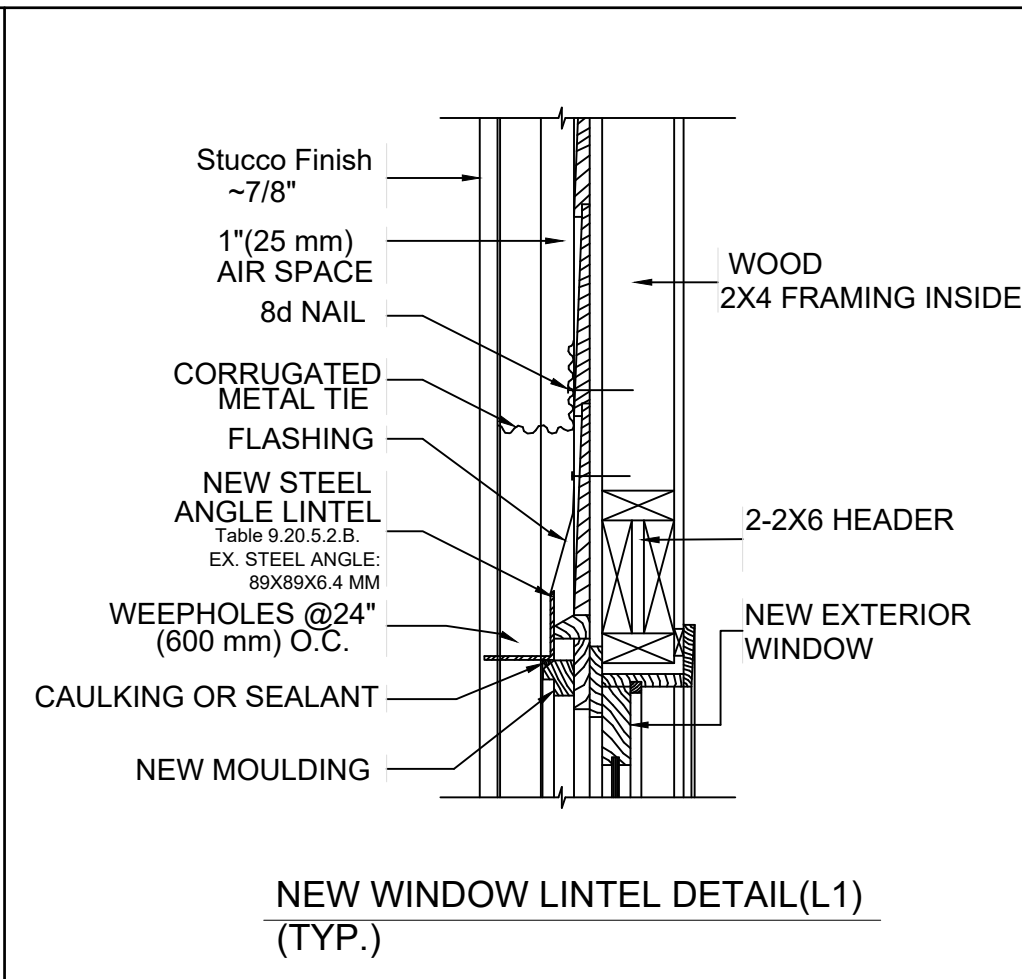
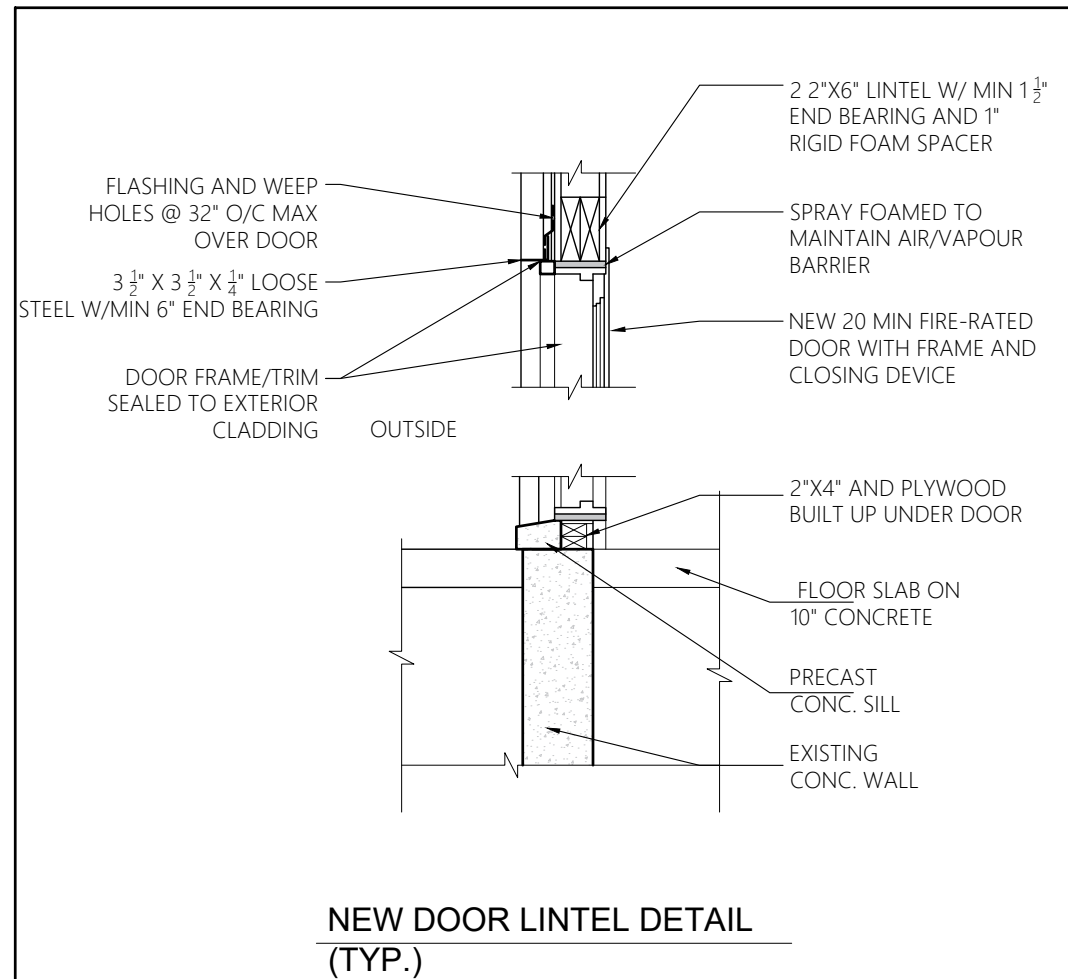


EAST DECK STRUCTURAL PLAN
SC: 1/60



WEST DECK STRUCTURAL PLAN
SC: 1/60

 603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com		 ADDRESS: 214 Cherryhill Rd, Oakville, ON L6L 3E2	
The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		PROJECT NAME: PROPOSED ADDITION & SECOND UNIT BASEMENT APARTMENT (ARU)	
QUALIFICATION INFORMATION Required unless design is exempt under 3.2.5 of Div.C, of the building code		DRAWN BY: BB CLIENT APPROVAL DATE: REV. 1 DATE: April 07, 2025 REV. 2 DATE: April 22, 2025	
VIVEK GUPTA Name BCIN Signature Date		CHECKED BY: VG ORIGINAL DATE: FEB 18, 2025 REV. 3 DATE: REV. 4 DATE:	
REGISTRATION INFORMATION Required unless design is exempt under 3.2.5. of Div. C, of the building code ITI PERMIT DESIGNERS INC. Firm Name BCIN		DRG. SCALE: 1/75 REV. 5 DATE: REV. 6 DATE:	
DECK FOUNDATION PLAN		DRAWING NO: A114 SHEET SIZE: 17" x 11"	



Notice of Public Hearing

Committee of Adjustment Application



File # A/099/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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
JNW Development Ltd.	Mengdi Zhen Z Square Consulting Inc. 2710 14TH Ave Markham ON, L3R 0J1	248 Jennings Cres PLAN M6 LOT 163

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	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 44%.

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.

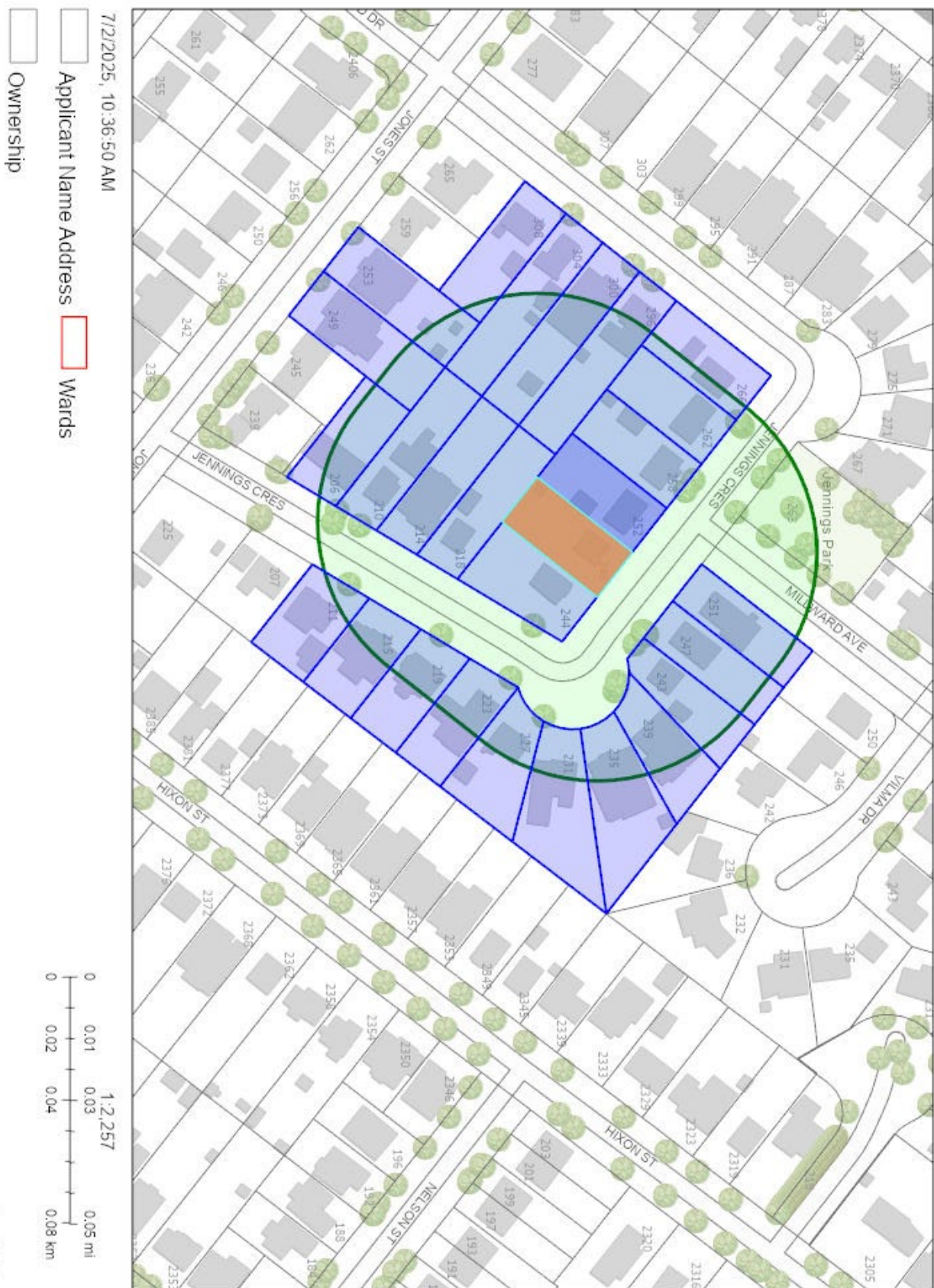
Contact information:

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:

July 8, 2025

A/099/2025 - 248 Jennings Crescent



This architectural rendering depicts a modern two-story residence. The house features a white gabled roof with a dark trim along the eaves. A small, narrow vertical window is positioned in the gable. The main facade is composed of white walls and large, dark-framed windows. On the left, a tall, narrow window unit spans two floors, revealing an interior with tables and chairs. To the right of this, a central entrance is sheltered by a dark, cantilevered overhang. Above the entrance, a balcony with a glass railing and dark posts extends across the second floor. To the right of the balcony, another set of windows is visible. A prominent feature is a large, multi-paneled garage door on the right side of the house, set into a light-colored, textured wall. The roof is dark gray with a skylight on the right side. The house is surrounded by landscaping, including a row of low-lying shrubs in front of a concrete foundation wall, a paved driveway on the right, and trees in the background. The overall style is clean and minimalist, with a focus on geometric forms and material contrast.

1. ALL DIMENSIONS AND QUANTITIES OF MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. AN ACCEPTABLE LEVEL OF FINISH MUST BE ACHIEVED AND APPROVED BY OWNER.
2. ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTINGS ON SITE.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
4. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING REQUIRED IN WALLS TO ACCOMMODATE INSTALLATION OF CLOSETWORK, ARTWORK, FURNITURE, WASHROOM ACCESSORIES, AND EQUIPMENT.
5. MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL SURFACES WITHIN WASHROOMS & MUDROOMS.
6. THE BACKER BOARD TO BE USED IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES TO EXTENT OF WALLS WHERE CERAMIC WALL TILES ARE INDICATED TO BE INSTALLED.
7. DO NOT SCALE DRAWINGS.

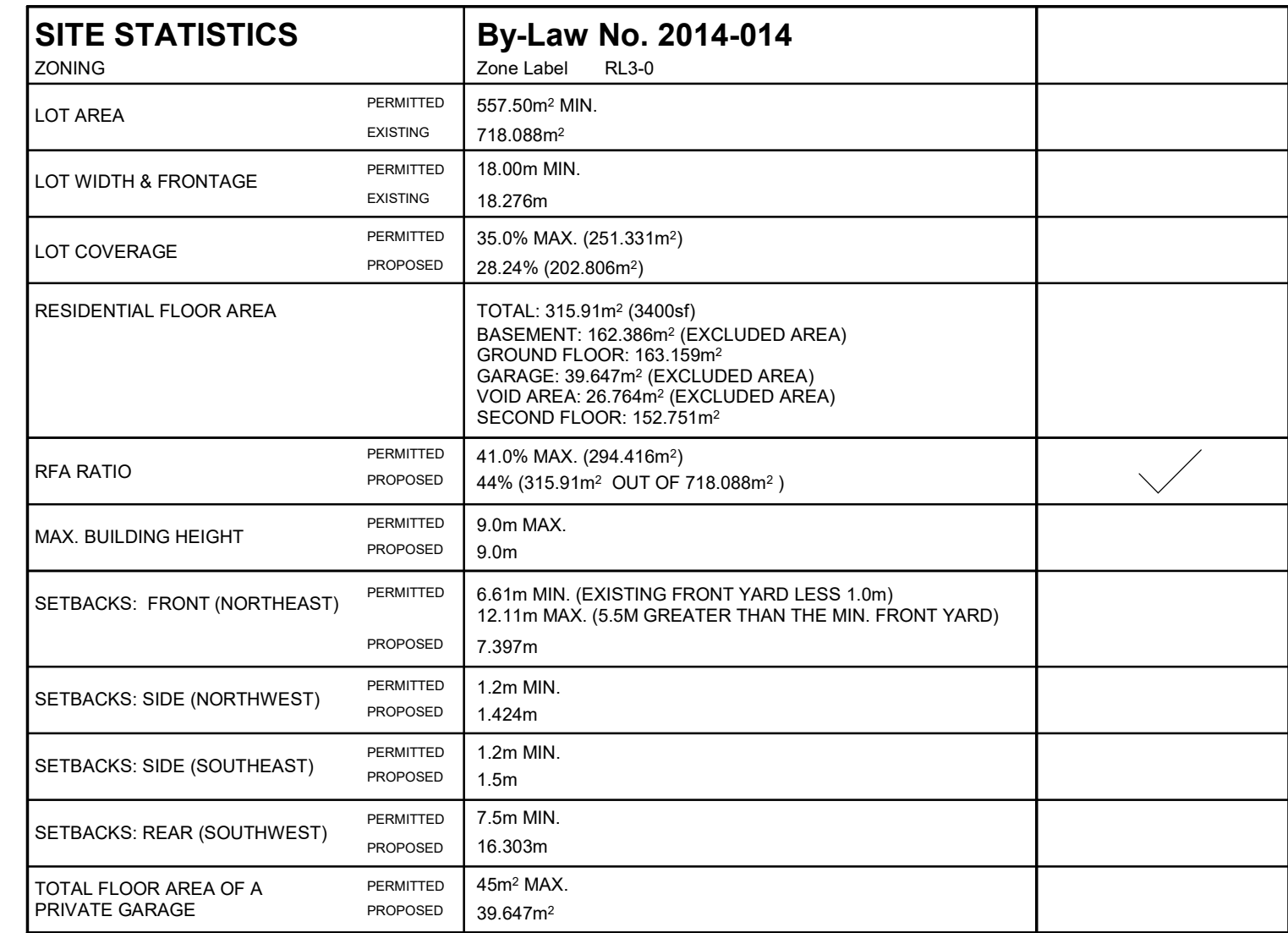
[illegible]

Z SQUARE CONSULTING INC.
2710 14th Ave, Markham, ON, L3R 0J1

W www.zsquaregroup.com
E info@zsquaregroup.com
T 416 502 1616

A0.1

5/30/2025 4:33:59 PM

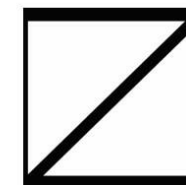


NOTES:

1. ALL DIMENSIONS AND QUANTITIES OF MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. AN ADEQUATE LEVEL OF FINISH MUST BE ACHIEVED AND APPROVED BY OWNER.
2. ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTING ON SITE.
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4. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING REQUIRED IN WALLS TO ACCOMMODATE INSTALLATION OF MILLWORK, ARTWORK, FURNITURE, WASHROOM ACCESSORIES, AND EQUIPMENT.
5. MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL SURFACES WITHIN WASHROOMS & MUDROOMS.
6. TILE BACKER BOARD TO BE USED IN LIEU OF GYPSUM BOARD FOR ALL WALL TYPES TO EXTENT OF WALLS WHERE CERAMIC WALL TILES ARE INDICATED TO BE INSTALLED.
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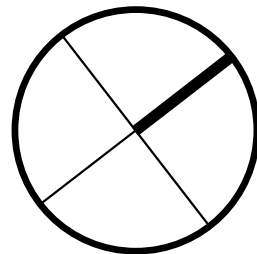
[illegible]

ISSUE RECORD



Z SQUARE CONSULTING INC.
2710 14th Ave, Markham, ON, L3R 0J1

W www.zsquaregroup.com
E info@zsquaregroup.com
T 416 502 1616



248 Jennings Cres, Oakville, ON
L6L 1W1

for

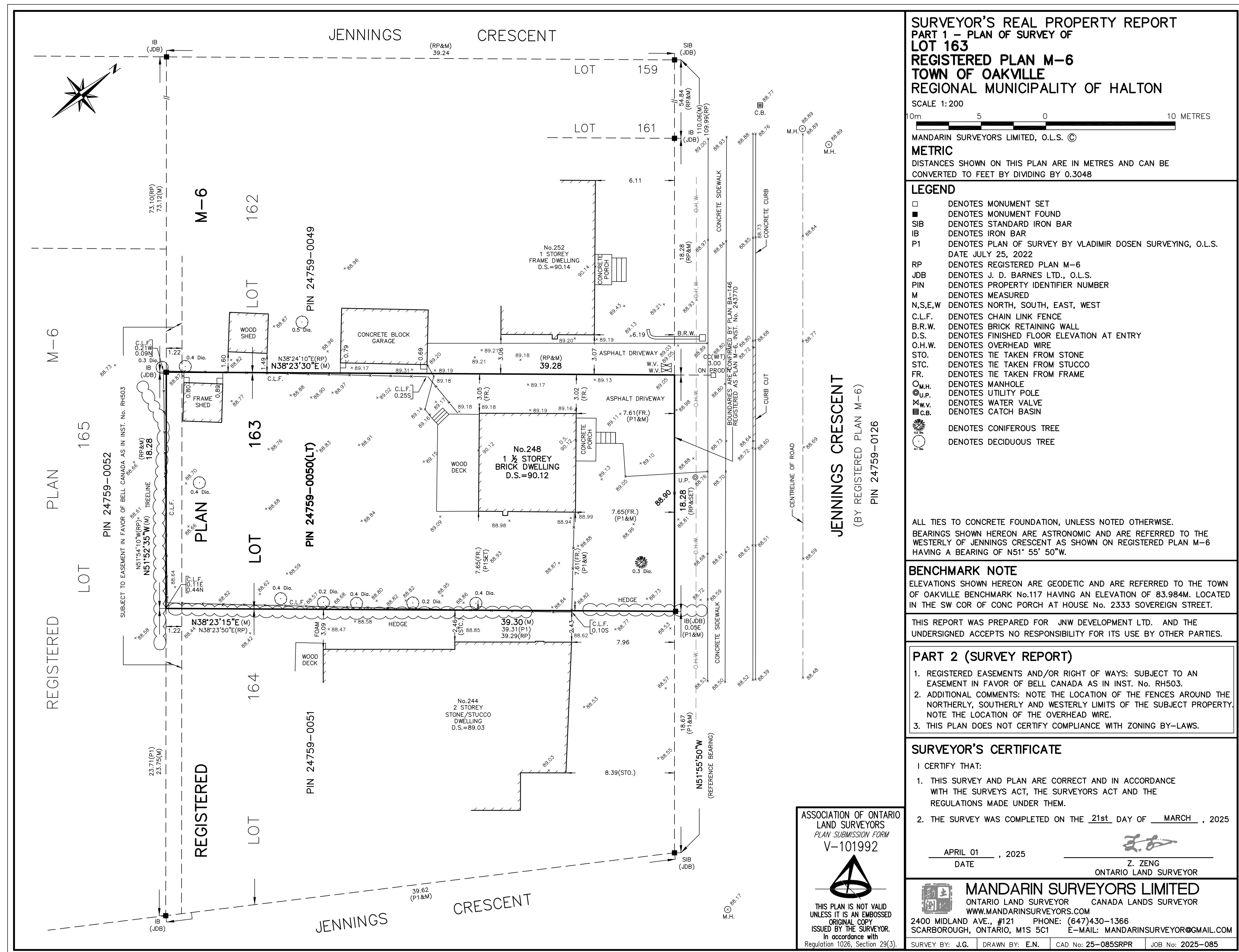
25015 As indicated

PROJECT SCALE	DRAWN	REVIEWED
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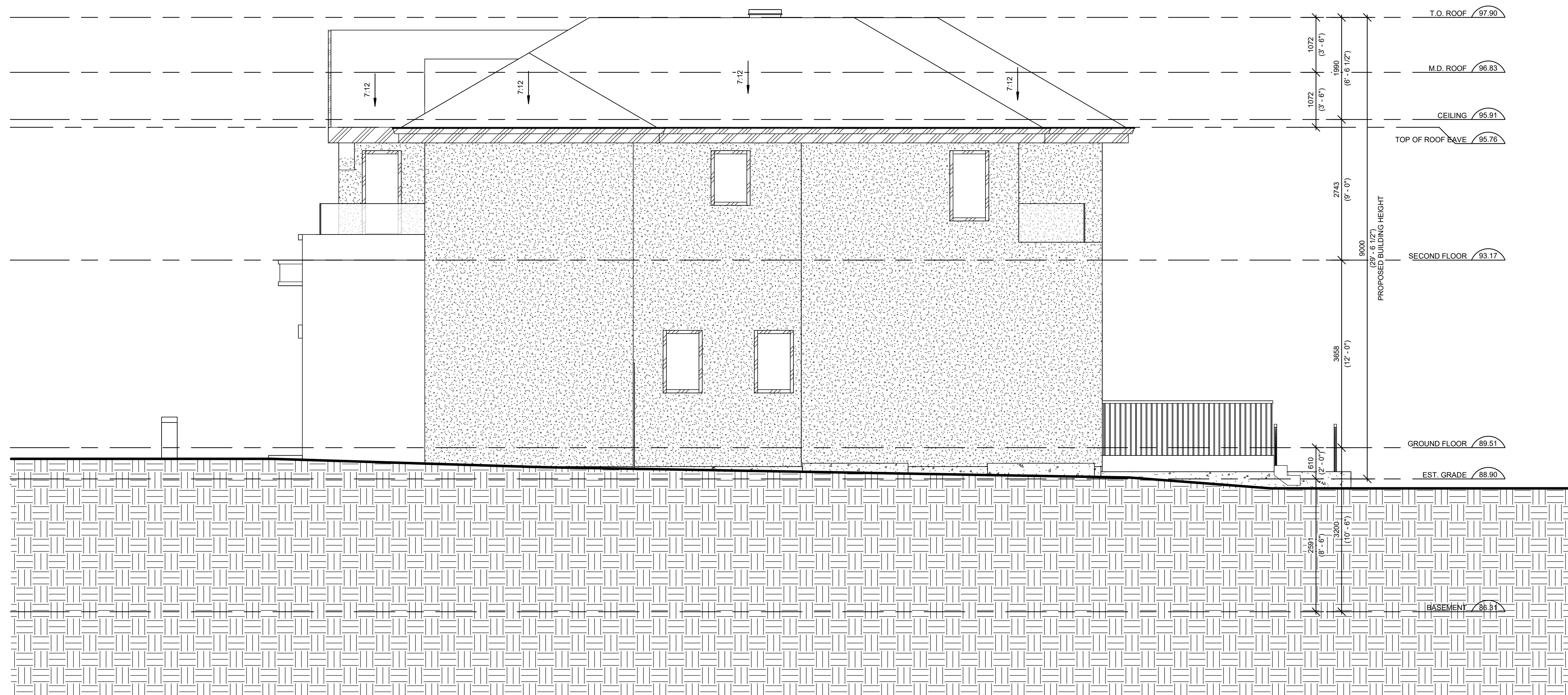
SITE PLAN

A1.1

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.







NOTES:

ALL DIMENSIONS AND QUANTITIES OF MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. AN ACCEPTABLE LEVEL OF FINISH MUST BE ACHIEVED AND APPROVED BY OWNER.

ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTING ON SITE.

REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.

GENERAL CONTRACTOR TO PROVIDE ALL WORKING REQUIRED IN WALLS TO ACCOMMODATE ALL FINISHES, INCLUDING ARTWORK, FURNITURE, WASHROOM ACCESSORIES, AND EQUIPMENT.

MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL SURFACES WITHIN WASHROOMS & MUDROOMS.

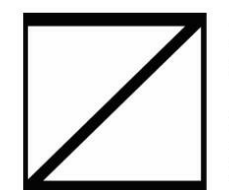
THE BACKER BOARD TO BE USED IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES TO THE EXTENT OF WALLS WHERE CERAMIC WALL TILES ARE INDICATED TO BE INSTALLED.

DO NOT SCALE DRAWINGS.

EVISION RECORD

[illegible]

ISSUE RECORD



SQUARE CONSULTING INC.
710 14th Ave, Markham, ON, L3R 0J1
f www.zsquaregroup.com
info@zsquaregroup.com
416 502 1616

48 Jennings Cres, Oakville, ON
6L 1W1

or

5015 1 : 50

PROJECT SCALE	DRAWN	REVIEWED
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SIDE ELEVATION

A3.2

Note: This drawing is the property of the Architect and may not be reproduced
 without the expressed consent of the Architect. The Contractor is
 responsible for
 checking and verifying all levels and dimensions and shall report all
 discrepancies to the Architect and obtain clarification prior to commencing
 work.

5/30/2025 4:34:02 PM

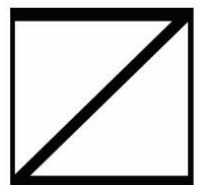


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2. ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTING ON SITE.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.
4. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING REQUIRED IN WALLS TO ACCOMMODATE INSTALLATION OF CASEWORK, ARTWORK, FURNITURE, WASHROOM ACCESSORIES, AND EQUIPMENT.
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7. DO NOT SCALE DRAWINGS.

REVISION RECORD

[illegible]

ISSUE RECORD



Z SQUARE CONSULTING INC.
2710 14th Ave, Markham, ON, L3R 0J1

W www.zsquaregroup.com
E info@zsquaregroup.com
T 416 502 1616

248 Jennings Cres, Oakville, ON
L6L 1W1

for

25015 1 : 50

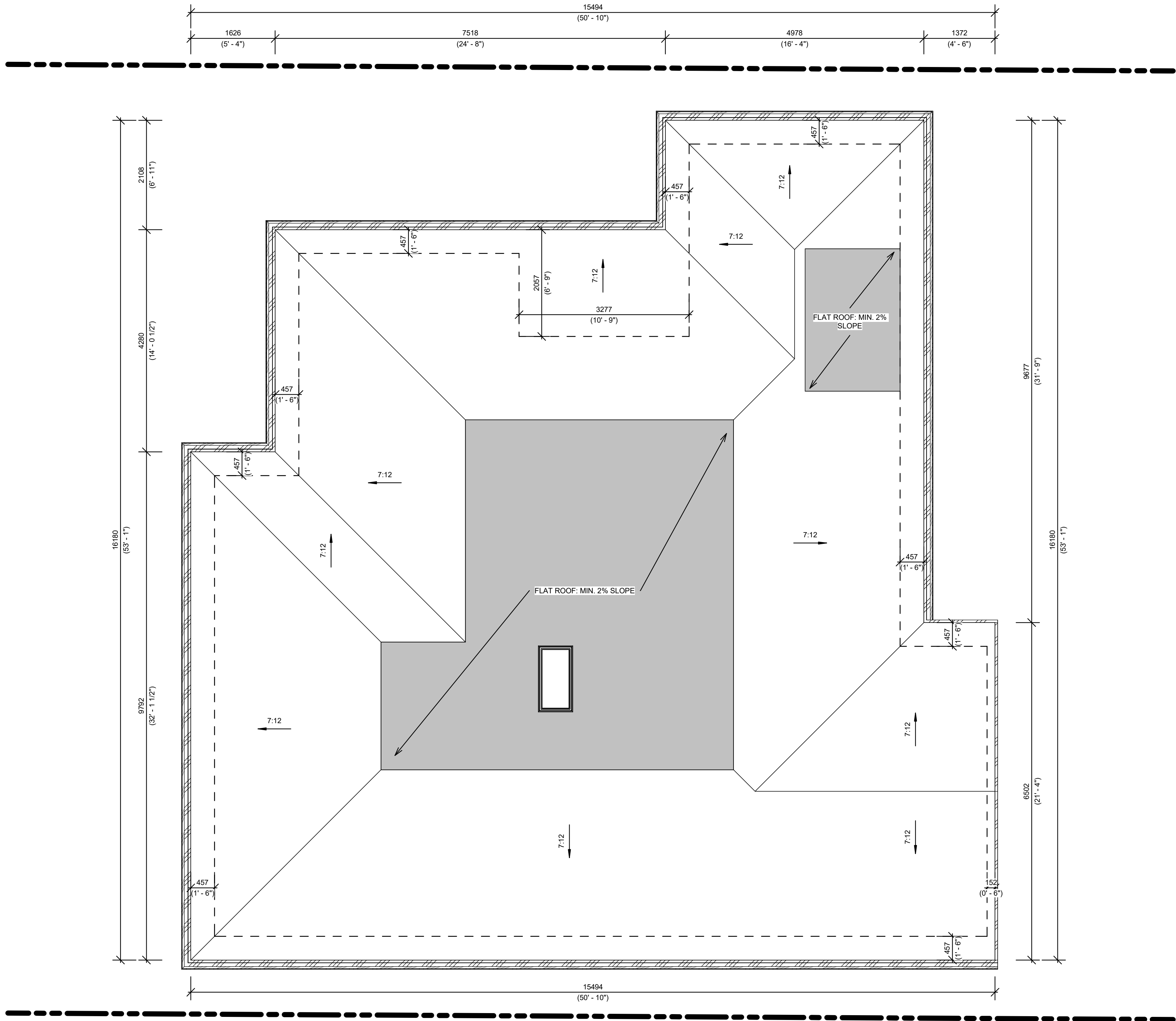
PROJECT SCALE	DRAWN	REVIEWED
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SIDE ELEVATION

A3.3

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.





Notice of Public Hearing Committee of Adjustment Application



File # A/100/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, July 23, 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
L. Zhai	Alex Temporale ATA Architects Inc. 3221 North Service Rd Burlington ON, L7N 3G2	93 Second St PLAN 19 PT LOT 32 RP 20R1932 PART 1

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 proposed development of an attached garage addition to the existing dwelling proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.7 c)</i> Attached private garages shall not project more than 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.	To increase the attached private garage projection to a maximum of 3.61 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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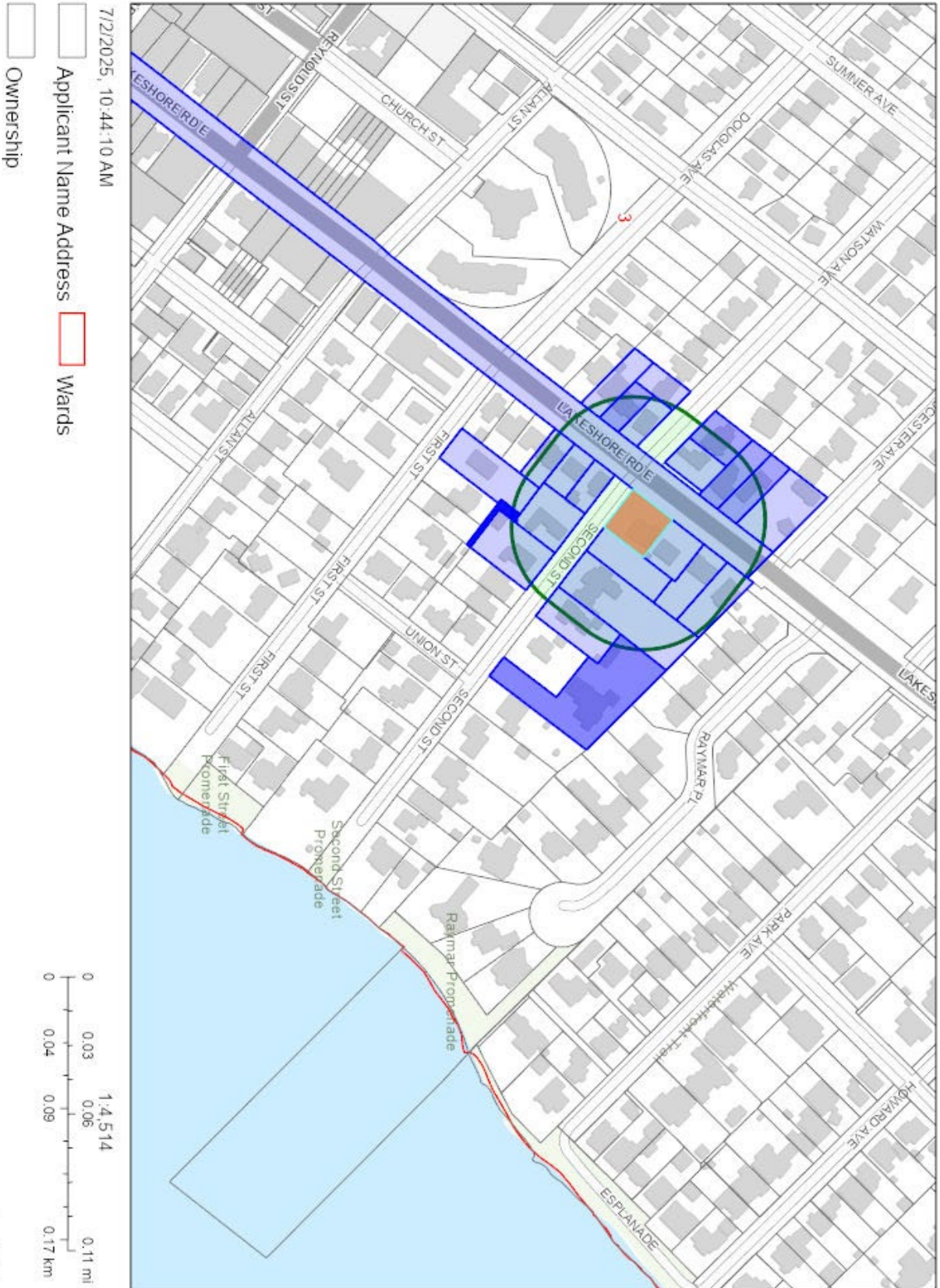
Contact information:

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:

July 8, 2025

A/100/2025 - 93 Second Street





Brian O'Hare, Planner
Planning Services, Town of Oakville
1225 Trafalgar Road
Oakville, ON, L5H 0H3
Brian.o'hare@oakville.ca

Re: 93 Second Street

May 26, 2025

Dear Mr. O'Hare,

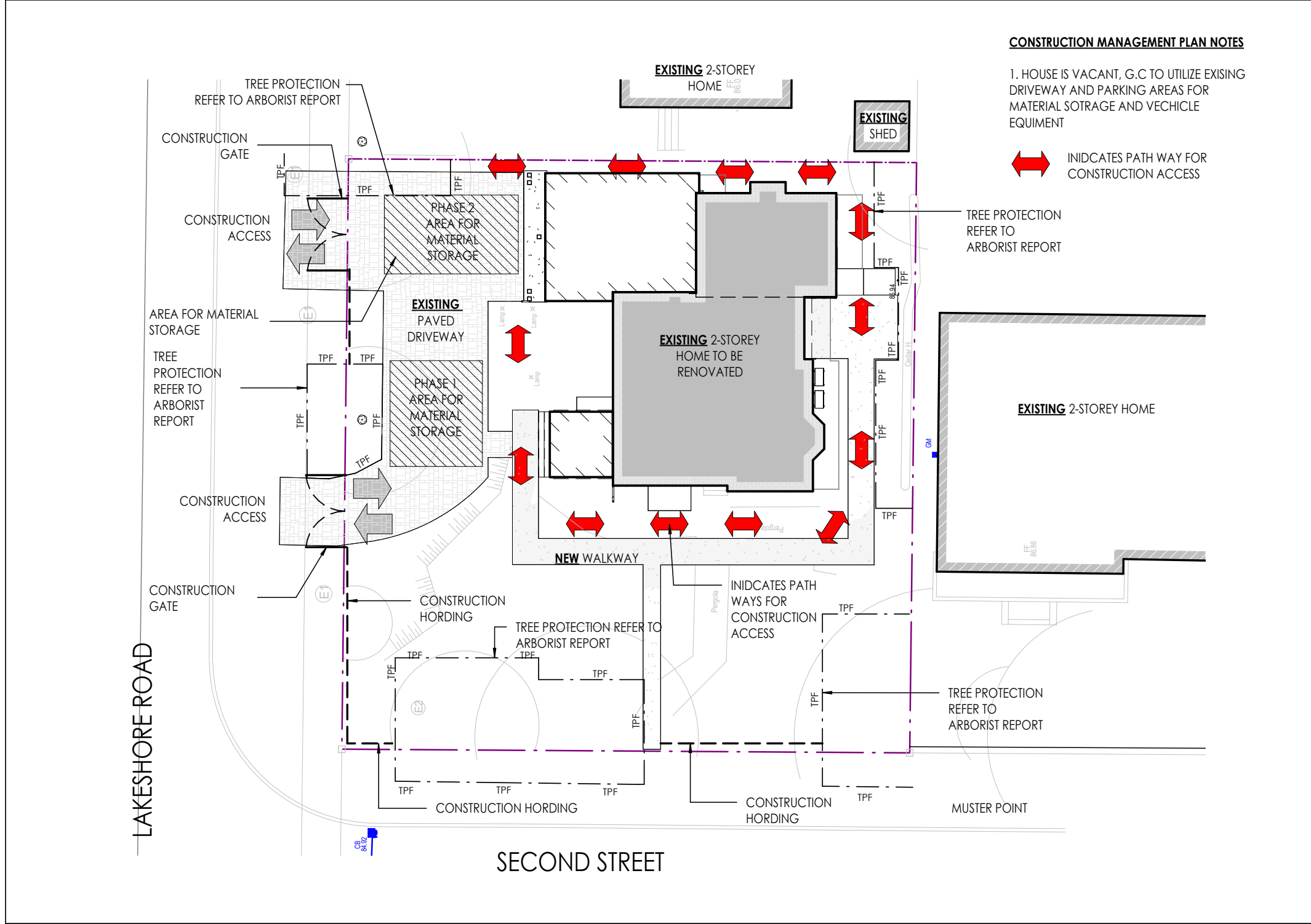
An additional variance is sought for 93 Second Street are related to long established existing site condition, resulting from renovations and additions to retain the existing home and renew to acceptable standards. In addition to this, the goal is to restore and enhance the Tudor character as well as unify the various additions into a more coherent and functional design.

The variance is for the proposed garage which replaces what was an existing enclosed carport, sited in the same location as the carport the garage extends beyond the required 1.5 metres from the main wall of the house. The garage projection is however balanced with a new entrance porch that projects 3.0 metres and creates a unified façade with similar detailing.

I believe the variance to be minor and that it meets the intent and purposes of the Official Plan, the Zoning By-law and represent desirable and appropriate development in the Second Street Heritage District.

Yours truly,

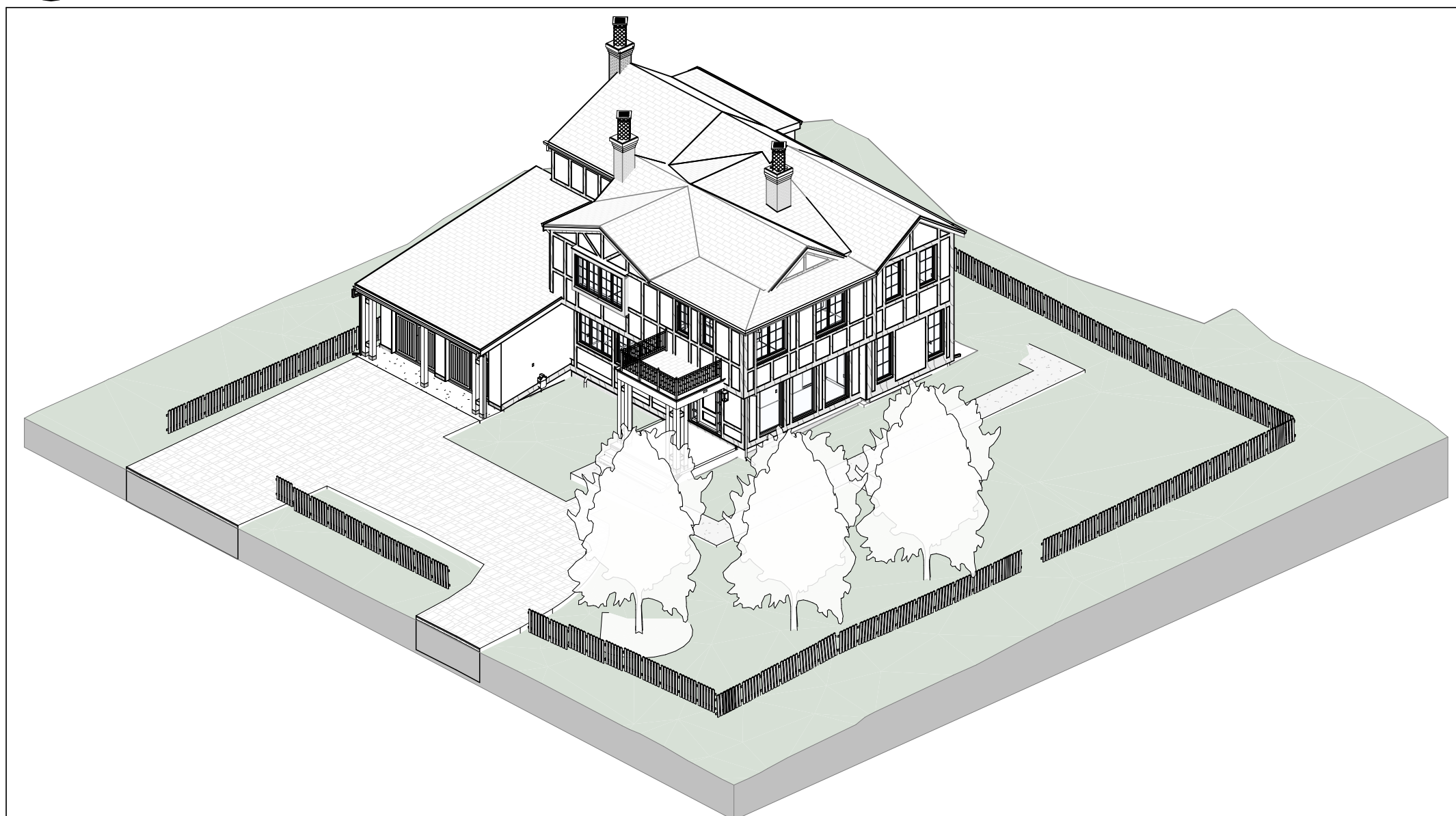
Alexander Temporale
B.Arch., OAA, CAHP, FRAIC



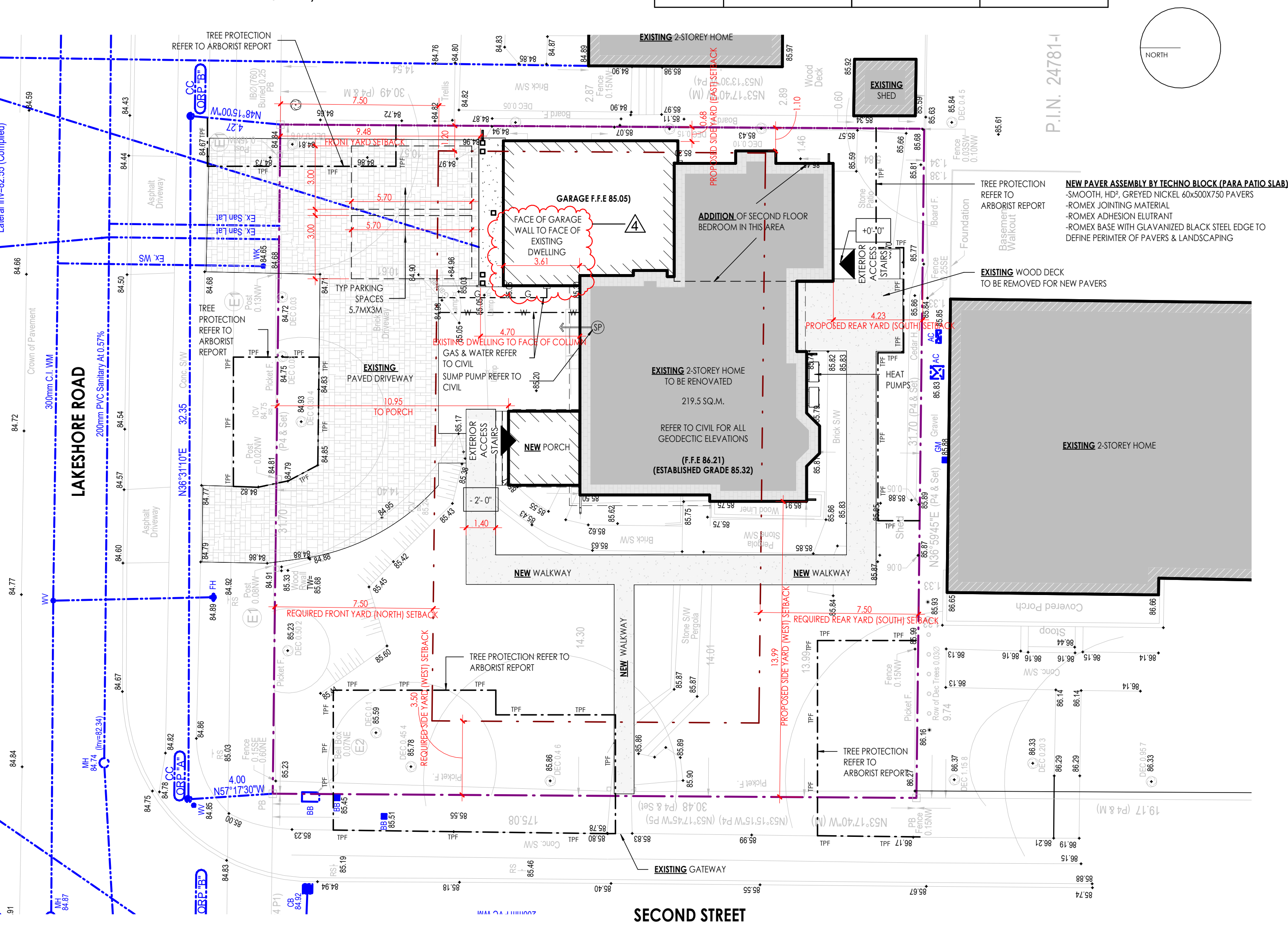
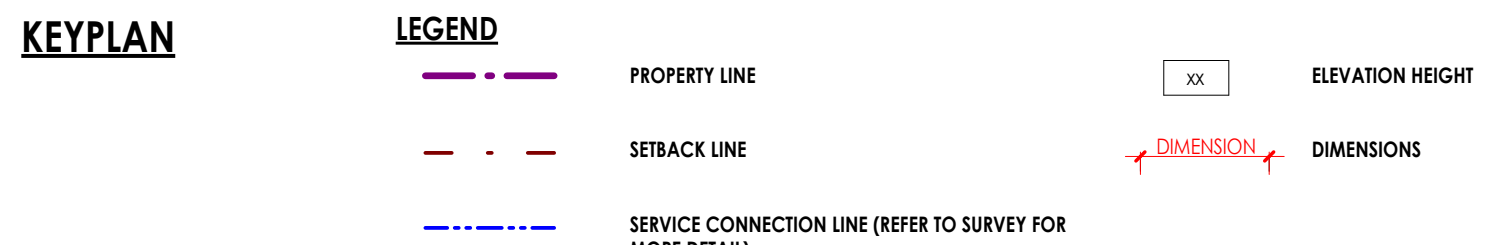
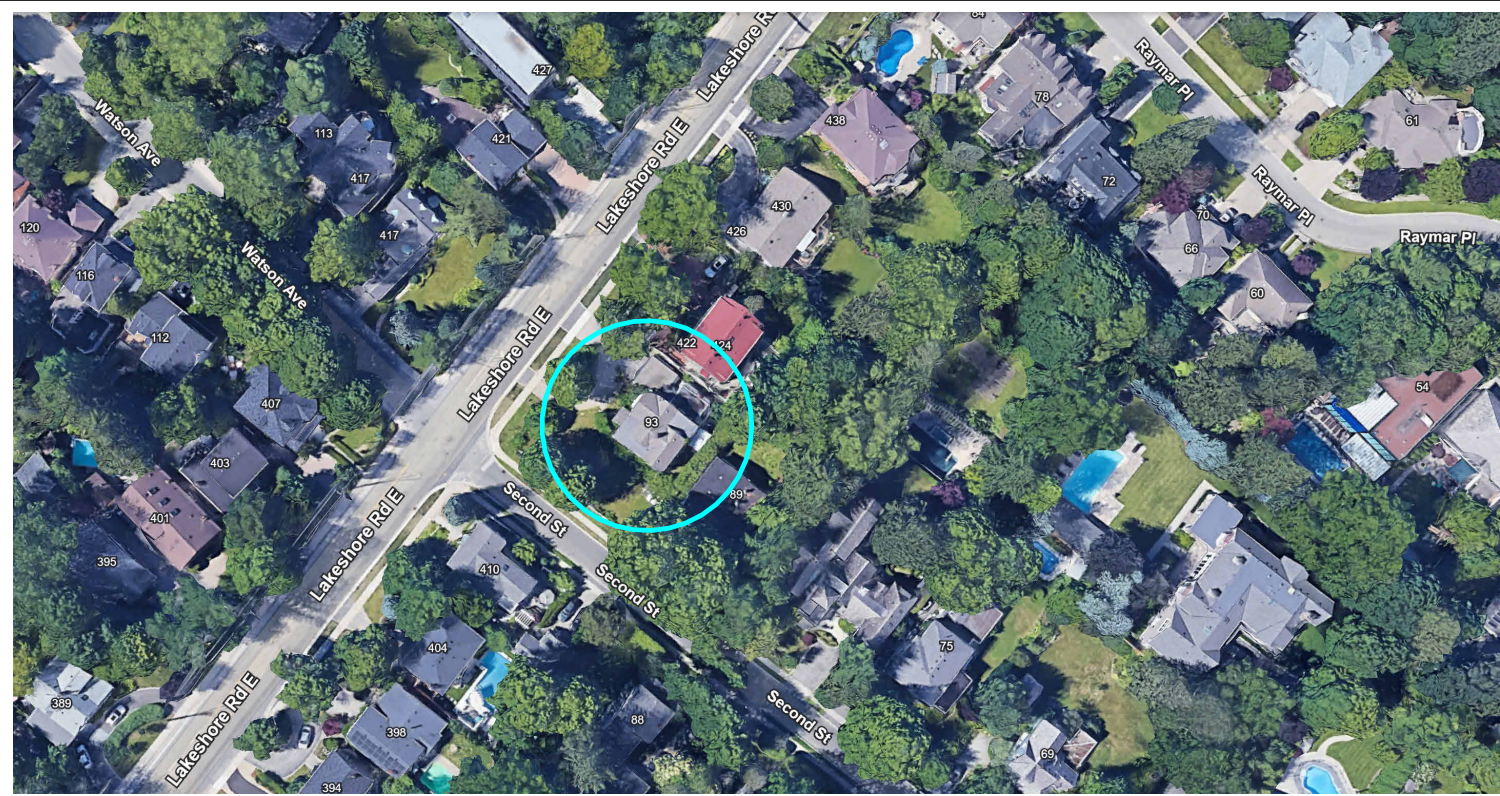
4 01 - CONSTRUCTION MANAGEMENT PLAN
A1.01 1:250



1 3D ORTHO BACK - SITE PLAN
A1.01



3 3D ORTHO FRONT - SITE PLAN
A1.01



- TREE PROTECTION NOTE:**
- REFER TO ARBORIST REPORT & TREE PRESERVATION AREAS & HORDING DETAILS
 - (TPF) TREE PROTECTION FENCE
 - 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.
 - 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.
 - THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
 - WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
 - 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.
 - 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.
 - F. GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE. THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.

2 01 - MAIN FLOOR - SITE - PROPOSED
A1.01 1:150

ZONING CHART		
PROJECT ADDRESS	REQUIRED	PROVIDED
1. ZONING:		
A. CATEGORY	RL3 - SP12	RL3 - SP12
A. LOT COVERAGE WITH GARAGE		218.3 SQ.M
B. EXISTING LOT AREA		765.8 SQ.M
C. LOT COVERAGE WITHOUT GARAGE		175 SQ.M
D. LOT COVERAGE RATIO (C/B)	25.0%	22.6%
F. NEW GROUND FLOOR AREA (W/OUT GARAGE)		165.9 SQ.M
G. NEW SECOND FLOOR AREA		161.7 SQ.M
H. TOTAL GROSS BUILDING AREA (F+G)		327.6 SQ.M
3. SETBACKS:		
FRONT YARD (NORTH)	7.50 M	9.48 M
SIDE YARD (WEST)	3.50 M	13.99 M
SIDE YARD (EAST)	1.20 M	0.68 M
REAR YARD (SOUTH)	7.50 M	4.23 M
GARAGE SETBACK TO FACADE	1.50 M	3.61 M

BUILDING STATISTICS			
FLOOR	GROSS FLOOR AREA (GFA) EXISTING	GROSS FLOOR AREA (GFA) PROPOSED	GROSS FLOOR AREA (GFA) TOTAL
MAIN FLOOR	1,524 SF (141.6 M ²)	261.56 SF (24.3 M ²)	1785.73 SF (165.9 M ²)
2ND FLOOR	1,245 SF (115.7 M ²)	495.14 SF (46 M ²)	1740.52 SF (161.7 M ²)
TOTAL	2,769 SF (257.3 M ²)	756.70 SF (70.3 M ²)	3526.26 SF (327.6 M ²)

NOTE:
THE ARCHITECTURAL SITE PLAN IS FOR GENERAL ARRANGEMENT ONLY. REFER TO THE LANDSCAPE DRAWING, THE CIVIL ENGINEERING DRAWINGS AND THE SURVEY FOR LANDSCAPING, GRADING AND SERVING DETAILS.

NUMBER	DATE	REMARK
4	2025 06 16	REISSUED FOR MINOR VARIANCE
3	2025 05 26	ISSUE FOR MINOR VARIANCE
2	2025 05 08	RE-ISSUED FOR PERMIT
1	2025 04 16	ISSUED FOR TENDER

REVISION TABLE

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

ATA ARCHITECTS

ATA ARCHITECTS INC.

BURLINGTON OFFICE:

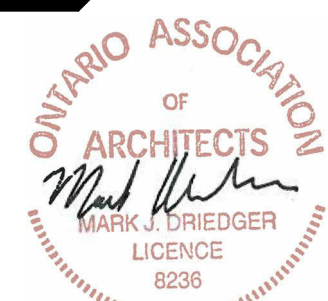
3221 NORTH SERVICE RD, SUITE 101

BURLINGTON ONTARIO L7N 3G2

T 905 849 6986

www.ataarchitectsinc.ca

SEALS



PROJECT

RENOVATION & ADDITION

93 SECOND ST, OAKVILLE
ON, L6J 3T1

DRAWING

SITE PLAN & KEYPLAN

DRAWN

JL, VB, AA, CG

SCALE

As indicated

DATE

2024-11-04

CHECKED

MJD

PROJECT

#23-1569

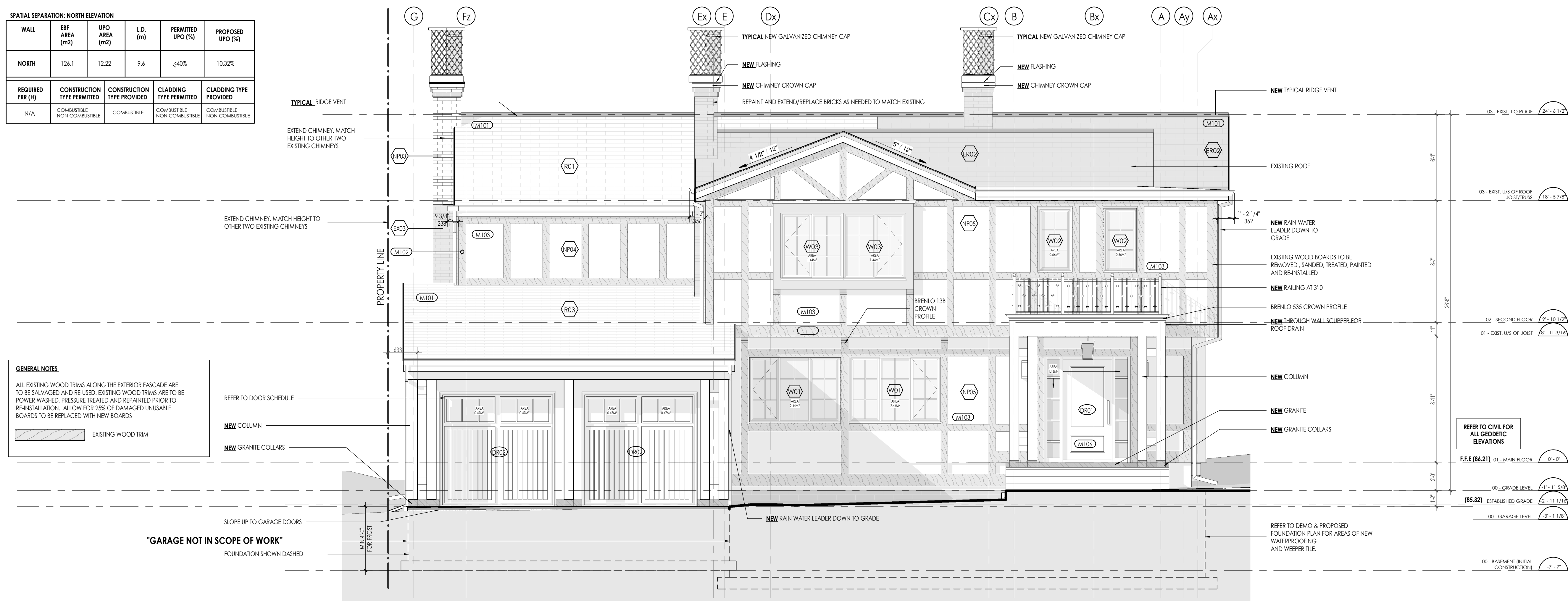
DRAWING

A1.01



2
A3.01 PROPOSED PERSPECTIVE 1

SPATIAL SEPARATION: NORTH ELEVATION					
WALL	EBF AREA (m2)	UPO AREA (m2)	L.D. (m)	PERMITTED UPO (%)	PROPOSED UPO (%)
NORTH	126.1	12.22	9.6	≤40%	10.32%
REQUIRED FRK (H)	CONSTRUCTION TYPE PERMITTED	CONSTRUCTION TYPE PROVIDED	CLADDING TYPE PERMITTED	CLADDING TYPE PROVIDED	
N/A	COMBUSTIBLE NON-COMBUSTIBLE	COMBUSTIBLE	COMBUSTIBLE NON-COMBUSTIBLE	COMBUSTIBLE NON-COMBUSTIBLE	



1
A3.01 NORTH ELEVATION - PROPOSED
1/4" = 1'-0" - REF. A2.01

3	2025 08 26	ISSUE FOR MINOR VARIANCE
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3221 NORTH SERVICE RD, SUITE 101
BURLINGTON ONTARIO L7N 3G2
T 905 849 8986
www.ataarchitectsinc.ca



SEALS
ONTARIO ASSOCIATION
of
ARCHITECTS
Mark A. Driedger
LICENCE
60236

PROJECT
RENOVATION & ADDITION
93 SECOND ST, OAKVILLE
ON, L6J 3T1
DRAWING
NORTH ELEVATION
DRAWN
JL, VB, AA, CG, MB
SCALE
As indicated

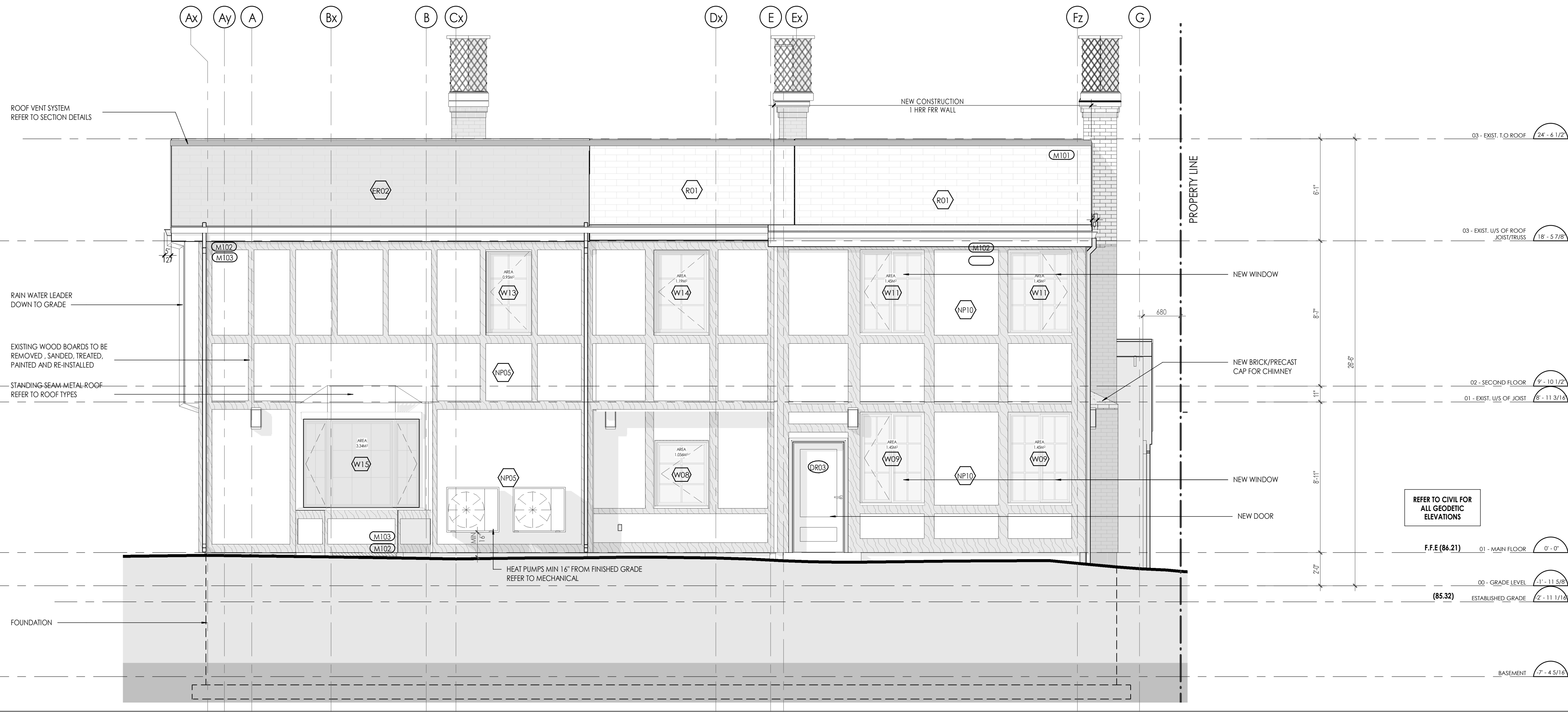
DATE
2024-11-04
CHECKED
MJD
PROJECT
#23-1569
DRAWING

A3.01



2 3D PERSPECTIVE 3A
A3.03

SPATIAL SEPARATION:					
WALL	EBF AREA (m2)	UPO AREA (m2)	L.D. (m)	PERMITTED UPO (%)	PROPOSED UPO (%)
SOUTH	115.8	12.34	4.2	≤12%	10.7%
REQUIRED FR (h)	CONSTRUCTION TYPE PERMITTED	CONSTRUCTION TYPE PROVIDED	CLADDING TYPE PERMITTED	CLADDING TYPE PROVIDED	
1HR	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE	NON COMBUSTIBLE	NON COMBUSTIBLE	



1 SOUTH ELEVATION - PROPOSED
A3.03
1/4" = 1'-0" - REF. A2.01

3	2025-08-26	ISSUE FOR MINOR VARIANCE
2	2025-09-08	RE-ISSUED FOR PERMIT
1	2025-04-16	ISSUED FOR TENDER

NUMBER	DATE	REMARK
REVISION TABLE		

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3221 NORTH SERVICE RD, SUITE 101
BURLINGTON ONTARIO L7N 3G2

T 905 849 8986
www.ataarchitectsinc.ca



SEALS



PROJECT

RENOVATION & ADDITION

93 SECOND ST, OAKVILLE
ON, L6J 3T1

DRAWING

SOUTH ELEVATION

DRAWN

JL, VB, AA, CG, MB

SCALE

As indicated

DATE

2024-11-04

CHECKED

MJD

PROJECT

#23-1569

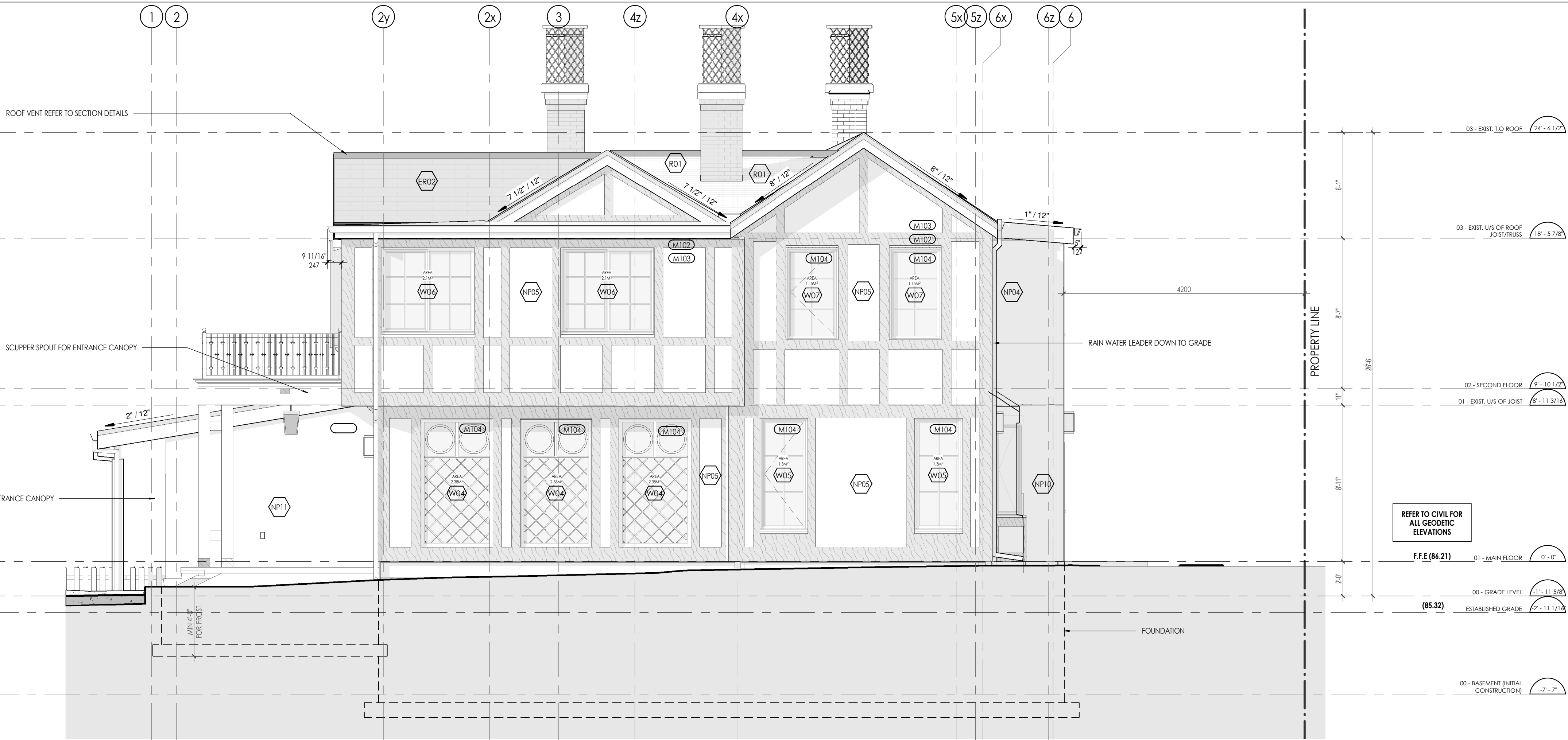
DRAWING

A3.03



2
A3.04 3D PERSPECTIVE 4

SPATIAL SEPARATION:					
WALL	EBF AREA (m ²)	UPO AREA (m ²)	L.D. (m)	PERMITTED UPO (%)	PROPOSED UPO (%)
WEST	85.8	16.24	13.9	<100%	18.9%
REQUIRED FR (H)	CONSTRUCTION TYPE PERMITTED	CONSTRUCTION TYPE PROVIDED	CLADDING TYPE PERMITTED	CLADDING TYPE PROVIDED	
N/A	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE NON COMBUSTIBLE	NON COMBUSTIBLE



1
A3.04 WEST ELEVATION - PROPOSED
1/4" = 1'-0" - REF. A2.01

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SEALS



PROJECT

RENOVATION &
ADDITION

93 SECOND ST, OAKVILLE
ON, L6J 3T1

DRAWING

WEST ELEVATION

DRAWN

JL, VB, AA, CG, MB

SCALE

As indicated

DATE

2024-11-04

CHECKED

MJD

PROJECT

#23-1569

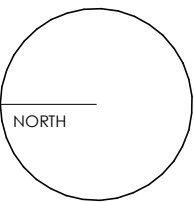
DRAWING

A3.04

1. THE OVERALL ROOF WILL RECEIVE **NEW** SHINGLES AND ICE + WATER SHIELD
2. 25% OF **EXISTING ROOF** SHEATHING FOUND TO BE DAMAGED TO BE REPLACED WITH **NEW** 1/2" ROOF SHEATHING

EXISTING ROOF STRUCTURE TO REMAIN,
EXISTING ROOF SHINGLES TO BE **REMOVED** AND REPLACED WITH **NEW**

HATCHED AREA REPRESENTS NEW ROOF VENTING
REFER TO ROOF VENT SECTION DETAIL FOR
SPECIFICATIONS ON ROOF VENTING SYSTEM



NUMBER	DATE	REMARK
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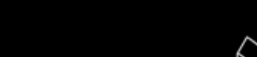
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ONTARIO ASSOCIATION
OF
ARCHITECTS
Mark J. Driedger
MARK J. DRIEDGER
LICENCE
8236

RENOVATION & ADDITION

93 SECOND ST, OAKVILLE
ON, L6J 3T1

OOOF PLAN

IL, VB, AA, CG

IL, VB, AA, CG

: 50

2024-11-04

MJD

#23-1569

A2.04

Notice of Public Hearing Committee of Adjustment Application



File # A/101/2025

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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
H. Hyravy	N/A	2472 Deer Run Ave W/S PLAN M349 BLK 21

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 an inground swimming pool on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Section 4.16.1 c) The swimming pool shall not be located in a front yard.	To permit a swimming pool to be located in a front yard.

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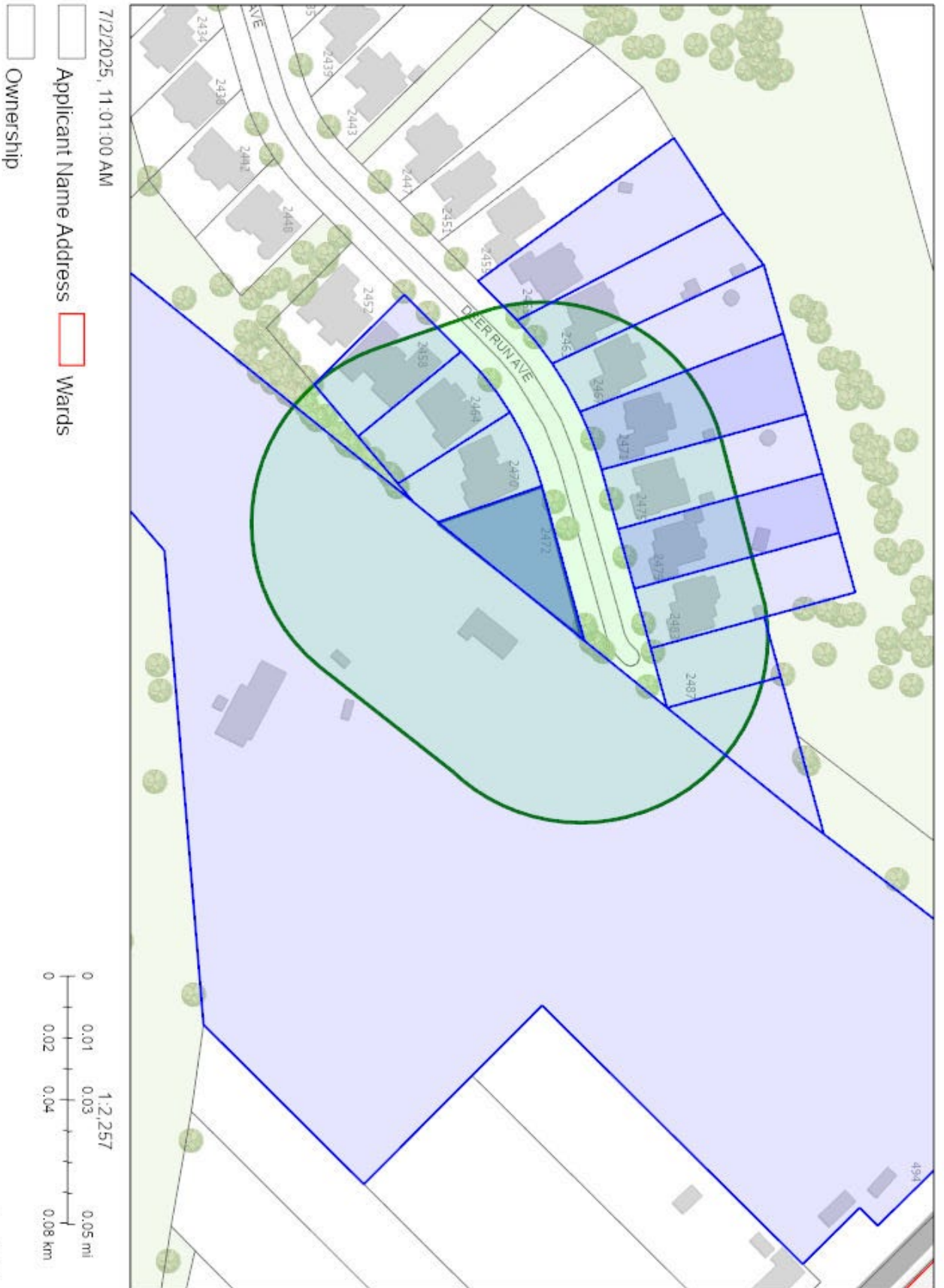
Contact information:

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

Date mailed:

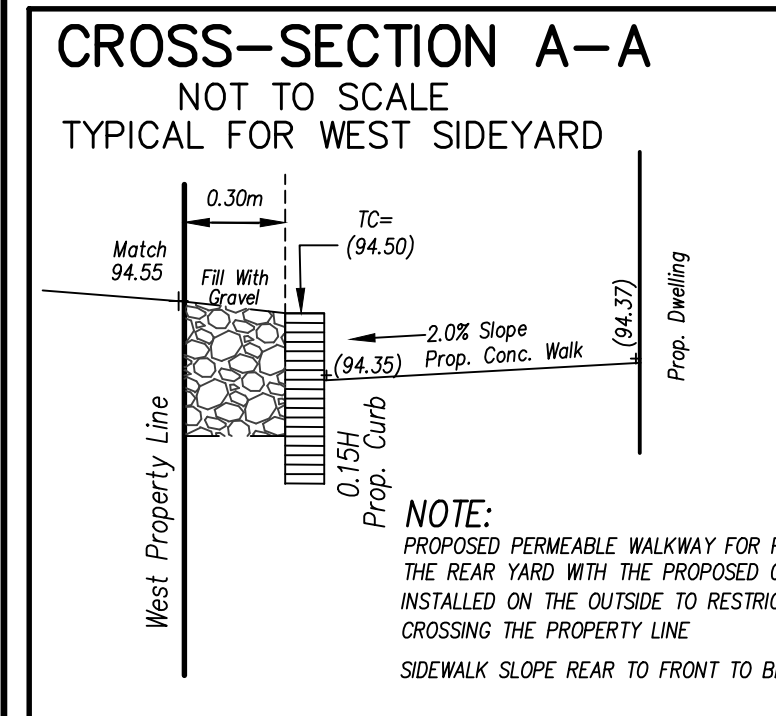
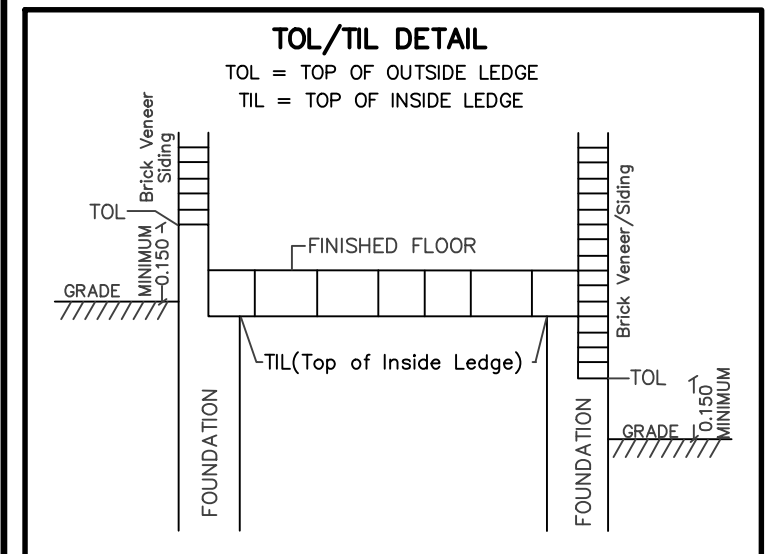
July 8, 2025

A/101/2025 - 2472 Deer Run Avenue



TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEFORE 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.
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6. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.



MUNICIPAL RIGHT-OF-WAY NOTES

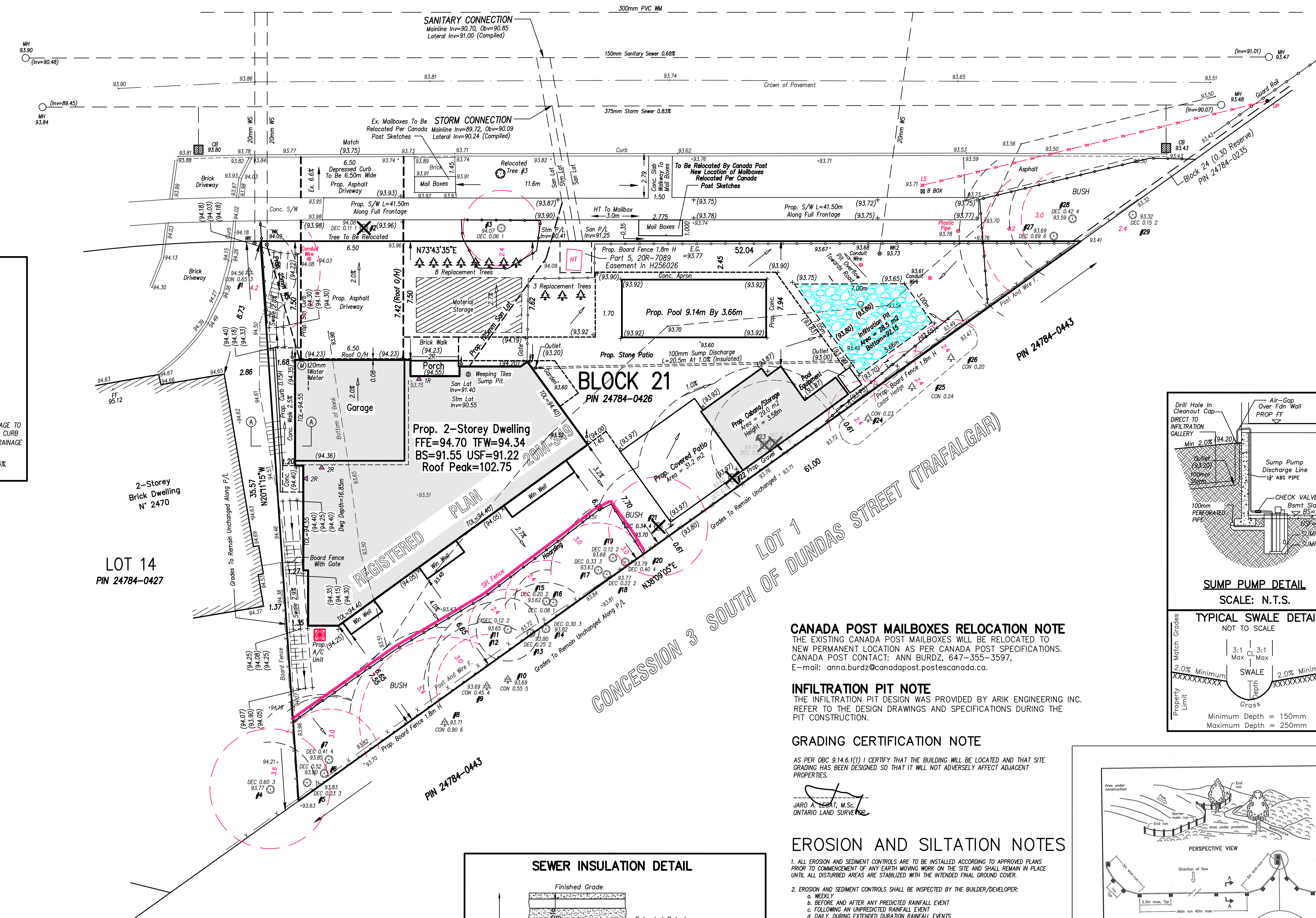
1. ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.
3. WORK AREA TO BE RESTORED TO THE SATISFACTION OF TOWN OF OAKVILLE.
4. ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN IS REQUIRED TO BE REVIEWED VIA REVISION PROCESS.
5. ELEVATIONS SHALL MATCH NEIGHBOURING PROPERTY AT LOT LINE.

TREE REPLACEMENT NOTE

TOTAL OF 11 TREES TO BE PLANTED/IN LIEU OF TREES REMOVED.

DEER RUN AVENUE

(DEDICATED BY REGISTERED PLAN 20M-349)
ASSUMED BY BY-LAW 1990-81, INST. 441736
PIN 24784-0235



CANADA POST MAILBOXES RELOCATION NOTE

THE EXISTING CANADA POST MAILBOXES WILL BE RELOCATED TO NEW PERMANENT LOCATION AS PER CANADA POST SPECIFICATIONS. CANADA POST CONTACT: ANN BURDZ, 647-355-3597, E-mail: anna.burdz@canadapost.postescanada.ca.

INFILTRATION PIT NOTE

THE INFILTRATION PIT DESIGN WAS PROVIDED BY ARIK ENGINEERING INC. REFER TO THE DESIGN DRAWINGS AND SPECIFICATIONS DURING THE PIT CONSTRUCTION.

GRADING CERTIFICATION NOTE

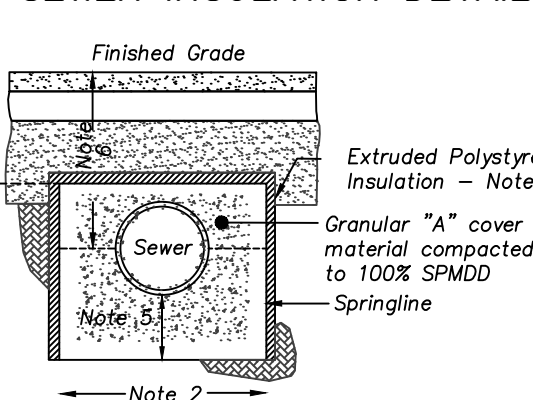
AS PER CBC 9.14.6.1(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THAT SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

JARO A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTERIOR 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 SLOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HRS.
4. WHERE A SITE REQUIRES DRAINAGE AND WHERE THE EXPULSED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPULSED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40micron IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOCCO GUIDELINES. THE CLEAN EXPULSED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A 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 ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS ALL INLETS (DEAR LOT CATHARIS, ROAD CATHARIS, PIPE INLETS TO) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES THE INSTALLATION OF ROCK CHECK DAMS, SILTATION CONTROL MEASURES, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEM 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNER'S AGENT SHALL IMMEDIATELY NOTIFY THE MOCCO AN FOLLOW AN PRESORBED CLEAN UP PROCEDURE. THE OWNER OR OWNER'S AGENT MUST ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

SEWER INSULATION DETAIL



BOUNDARY NOTE

ALL BOUNDARY SHOWN HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY SURVEY BY CUNNINGHAM DATED JUNE 5, 2024.

GRADING CERTIFICATION NOTE

AS PER CBC 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.

JARO A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.999740733.

METRIC NOTE

ALL METRIC SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK 0-251 HAVING AN ELEVATION OF 118.729m (CGVD-1928:1978).

TOPOGRAPHIC LEGEND

- AW DENOTES ANCHOR WIRE(S)
- BB DENOTES BELL BOX
- U/G BELL CABLE
- CON-0.20 DENOTES CONCRETE TUBE 0.20 DIA
- DCS-0.20 DENOTES CONCRETE TUBE 0.20 DIA
- FM DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- U/G GAS MAIN
- H DENOTES U/G HYDRO CABLE
- LS DENOTES LIGHT STANDARD (LAMP)
- MANH DENOTES MANHOLE
- OV DENOTES OVER HEAD WIRE(S)
- SN- DENOTES SANITARY SEWER
- ST- DENOTES STORM SEWER
- UP DENOTES UTILITY POLE
- UP DENOTES UTILITY POLE/LIGHT STANDARD
- W- DENOTES WATER VALVE (KEY)
- W- DENOTES U/G WATER MAIN

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT: 1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS AND (OR) MORTGAGE PURPOSES.

2. THE SURVEY WAS COMPLETED ON JUNE 5, 2024.

DATE: JUNE 5, 2024

JARO A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
info@cmlsurveyors.ca

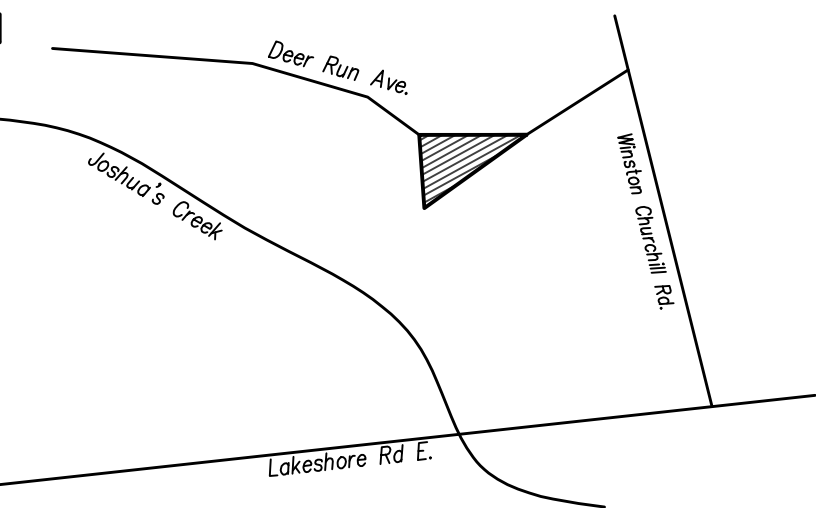
205 MAIN STREET
MILTON, ONTARIO L7T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
milton.office@cmlsurveyors.ca

PLOT PAPER SIZE = 914mm BY 609mm

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUNNINGHAM McCONNELL LIMITED.

KEY PLAN

NOT TO SCALE



STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

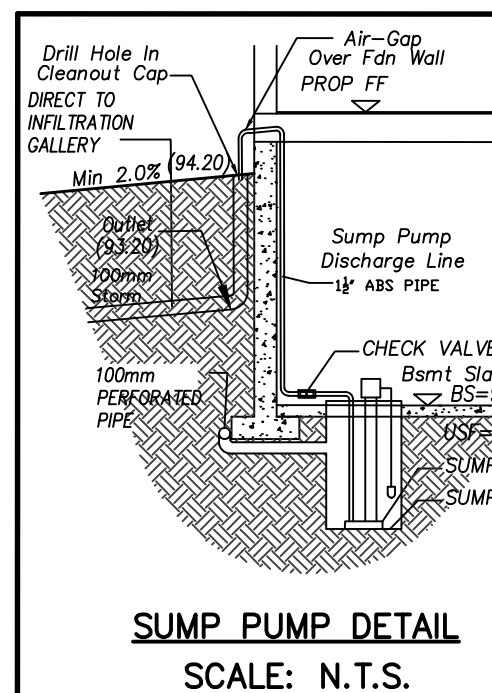
1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
3. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND CURB.

(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING 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/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD SHALL BE RESTORED TO BE REINSTATEMENT 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 REGIONAL 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 100 mm OF TOPSOIL AND N¹ NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE 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 2.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. 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 TRAVELED 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 WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMANS 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. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATEMENT WITH TOPSOIL AND SOD.

(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) NEW LATERAL 125mm SDR-28, PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
2. STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
(B) EXISTING STORM LATERAL MAIN TO PROPERTY LINE NOT TO BE USED DUE TO CAPACITY LIMITS.
(C) DOWNSPOUTS TO DISCHARGE ONTO SPLASHPADS AND AWAY FROM DWELLING.
(D) SUMP PIT TO BE PUMPED INTO THE INFILTRATION PIT.
3. WATER: (A) EXISTING 20mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
(B) NEW 25mm WATER SERVICE, SOFT COPPER, TYPE "K" TO BE CONSTRUCTED P/L TO DWELLING.
(C) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.



SITE STATISTICS - ZONE RL3-0

1. LOT AREA = 923.0 m² (557.5 m² Minimum).
2. LOT FRONTAGE = 41.54m (18.00m Minimum).
3. AREAS FOR COVERAGE = 203.1 m².
(A) MAIN DWELLING (Includes Garage) = 200.1 m²
(B) FRONT PORCH = 3.0 m²
(C) PROP. CABANA = 29.0 m²
(D) PROP. COVERED PATIO = 31.2 m²
4. LOT COVERAGE (A+B) = 22.00% (35.0% Maximum).
LOT COVERAGE (C+D) = 6.52%.
5. ESTABLISHED GRADE = 93.77m.
6. BUILDING HEIGHTS:
- ROOF RIDGE = 8.98m (9.00m Maximum);
7. SETBACKS:
- FRONT = 7.50m (7.50m Minimum);
- REAR = 7.55m (Dwelling) (7.50m Minimum);
- SIDES: 1.20m;
8. FLOOR AREA = 329.90 m².
9. FA/LOT RATIO = 35.74% (39% Maximum).
10. DWELLING DEPTH = 16.85.

REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL, SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____
Development Services
The approval of the water system on private property is the responsibility of the Local Municipality, regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met, (the Water and Wastewater Linear Design Manual may be obtained on Halton.ca or by calling 311) all water quality tests must be completed to the Region of Halton's satisfaction before the water supply can be turned on.

ARBORIST'S REPORT NOTE

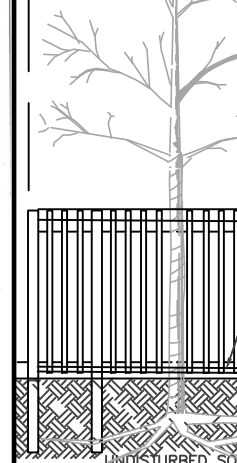
TREE NUMBERING SHOWN HEREON WAS DERIVED FROM THE ARBORIST'S REPORT PREPARED BY McFARLAN TREE CARE INC. (URBAN ARBORICULTURE INC.), OAKVILLE LICENSE 24-105594.

REPLACEMENT TREE NOTE

⊗ DENOTES MINIMUM 30mm CALIPER DECIDUOUS TREE
⊗ DENOTES MINIMUM 150cm IN HEIGHT CONIFEROUS TREE
RT# DENOTES REPLACEMENT TREE #

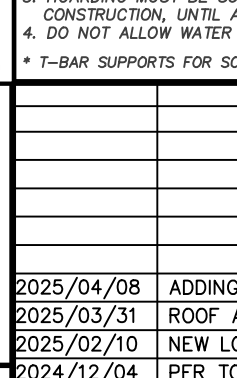
FRAMED HOARDING

NOT TO SCALE



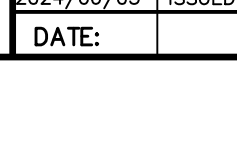
SOLID BOARD HOARDING

NOT TO SCALE



TREE PROTECTION ZONE

NOT TO SCALE



NOTE:

1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE IS OBTAINED FROM DEVELOPMENT AND DESIGN.
4. DO NOT ALLOW WATER TO COLLECT AND POOL BEHIND OR WITHIN HOARDING.

* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.

http://www.oakville.ca/townhall/faq-tree-001-001.html

#2472 DEER RUN AVENUE

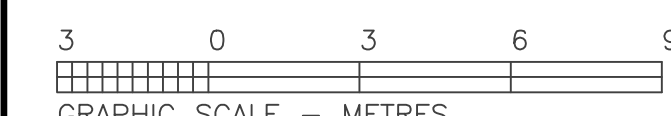
SITE PLAN

SITE GRADING AND SERVICING PLAN

DATE: JUNE 5, 2024 SCALE: 1:150

PERMIT 2024 216307 PLAN 46-24-2

GRADING PLAN OF BLOCK 121 REGISTERED PLAN 20M-349 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON SCALE 1:150



Notice of Public Hearing

Committee of Adjustment Application



File # A/102/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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
P. Bhikadia A. Bhikadia	Olumuyiwa Oyelade OAL Engineering 320 North Service Rd W Oakville ON L6M 2R7	2449 Meadowood Cres PLAN M6 LOTS 56,57

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 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 44.72%.

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 x. 1829
coarequests@oakville.ca

Date mailed:

July 8, 2025

A/102/2025 - 2449 Meadowwood Crescent



2449 MEADOWOOD CRESCENT
OAKVILLE, ON

SCOPE

1. CUSTOM 2-STOREY HOUSE

GENERAL NOTES

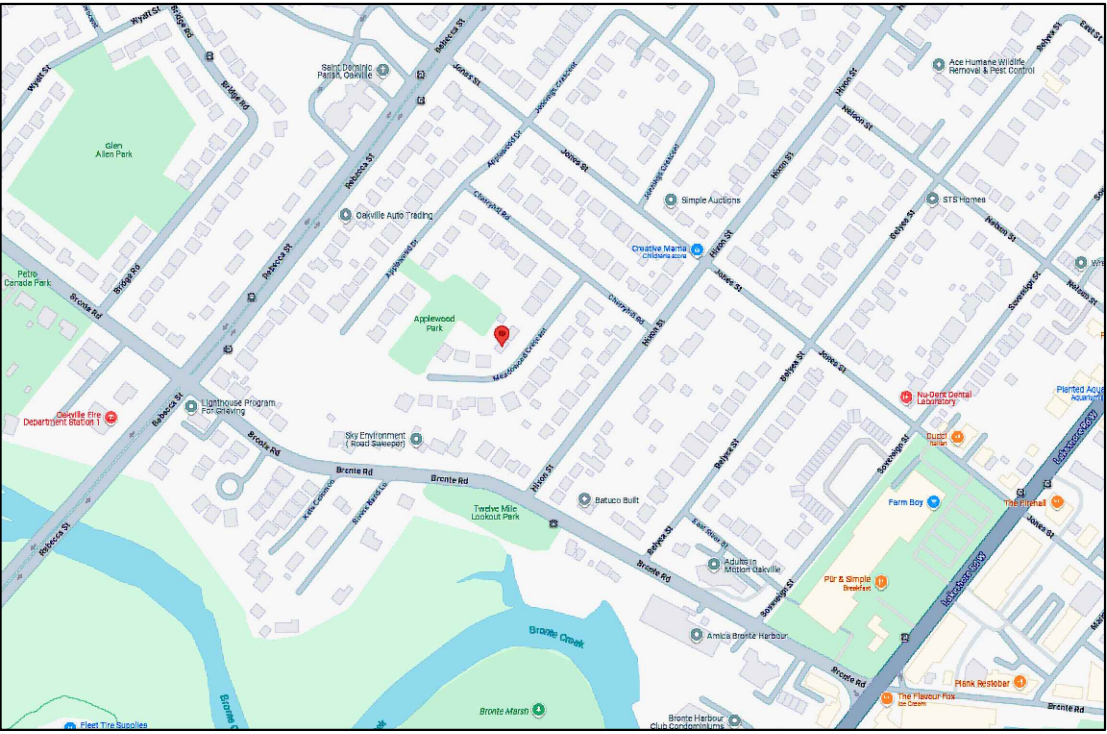
1. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE WITH EXISTING CONDITIONS BEFORE QUOTING FOR THE JOB.
2. VERIFY ALL EXISTING MEMBER SIZES, ELEVATIONS, AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS.
3. REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY FOR ADVISE.
4. CONTRACTOR TO SUBMIT DETAIL SHOP DRAWINGS PRIOR TO FABRICATION.
5. REFER TO NOTES AND SCHEDULES FOR SPECIFICATIONS & GENERAL NOTES.
6. DIMENSIONS MARKED ON STRUCTURAL DRAWINGS ARE FOR DESIGN ONLY. CONTRACTOR IS REQUIRED TO FOLLOW MEASURE ALL DIMENSIONS, LEVELS & CONDITIONS ON SITE.

DISCREPANCY BETWEEN STRUCTURAL & ON SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF ENGINEER & OWNER PRIOR TO COMMENCING ANY CONSTRUCTION AND FABRICATION.

7. THESE NOTES AND ALL NOTES ARE PART OF THE WHOLE APPLICATION.

CONTRACTOR(S) MUST GO THOUGHT NOTES AND TREAT ALL DRAWINGS AS PART OF ONE APPLICATION.

8. PRIOR TO THE REMOVAL OF ANY INTERIOR WALLS, VERIFY THE CONSTRUCTION AND SUPPORT REQUIREMENTS OF THE CEILING JOISTS OR BOTTOM CHORDS OF ROOF TRUSSES (ABOVE). IF CEILING JOISTS BEAR ON INTERIOR WALLS, METHOD AND DESIGN OF SUPPORT FOR THE CEILING AREA TO BE PROVIDED TO INSPECTOR ON SITE FOR APPROVAL.

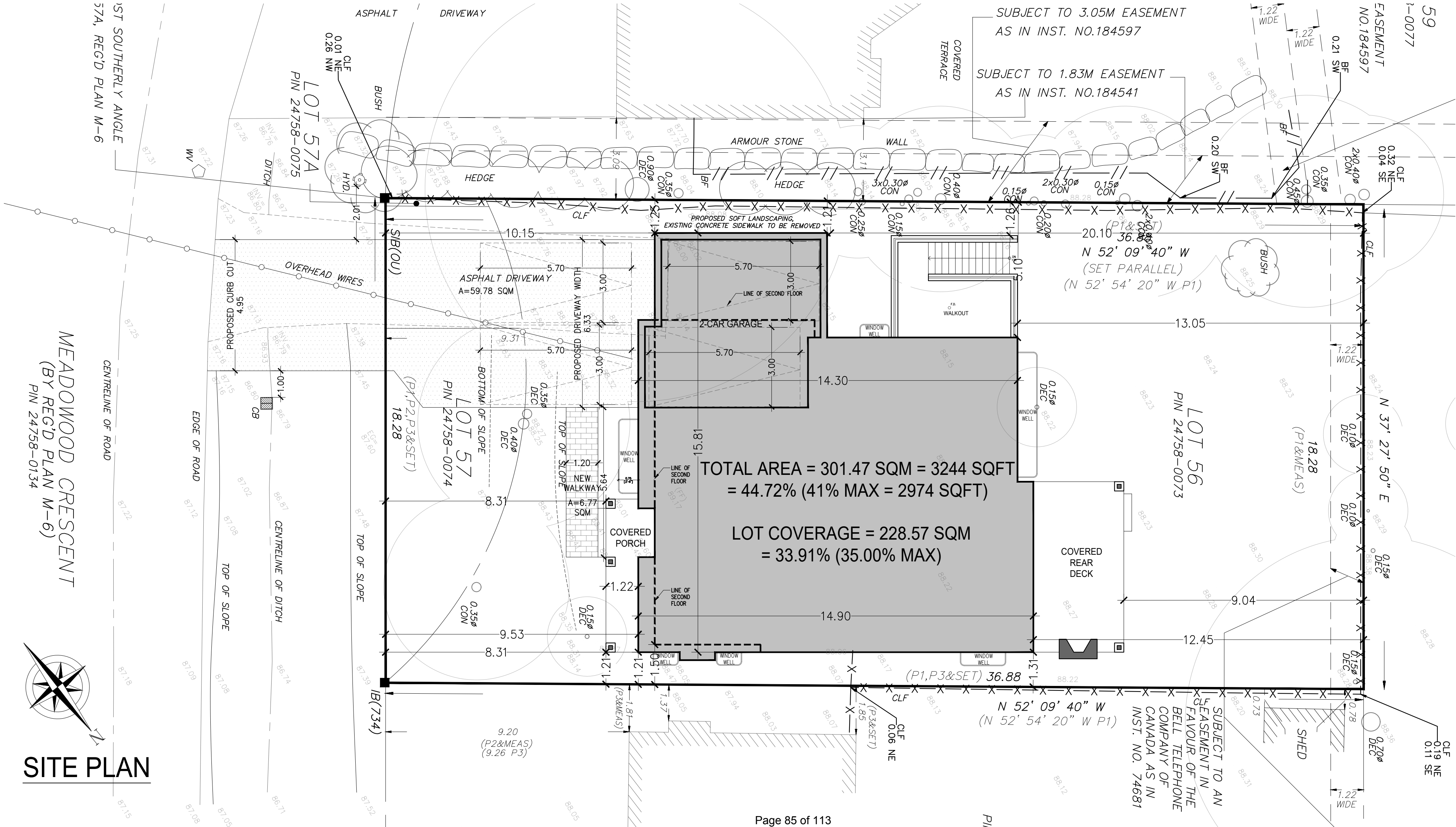


KEY MAP

Zoning Information	Allowed	Provided
RL3-0		
Lot Area (Min.)	557.5 sqm	674.08 sqm
Max Height	9m	8.92m
Lot Frontage (Min.)	18m	18.28m
Lot Coverage (Max. 35%)	235.93	228.57 = 33.91%
FSI (Max. 41%)	276.37	301.47 = 44.72%
Setbacks		
Front Yard	8.31m	8.31m
Rear Yard	7.5m	12.45m
Side Yard 1	1.2m	1.21m
Side Yard 2	1.2m	1.21m

Proposed	sqm	sqft
Lot Area	674.08	7,255.73
Proposed		
	sqm	sqft
First Floor Area	159.83	1,720.39
Second Floor Area	141.64	1,524.60
Basement	142.10	1,529.55
GFA	301.47	3,244.99
FSI	44.72%	sqm

Lot Coverage	sqm
Lot Area	674.08
Dwelling Footprint	198.46
Covered Porch	8.19
Covered Deck	21.92
Total	228.57
Percentage	33.91%



DESIGNER'S STAMP

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF OAL ENGINEERING AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM OAL ENGINEERING

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO OAL ENGINEERING

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

NO. ISSUED FOR DATE

OAL ENGINEERING

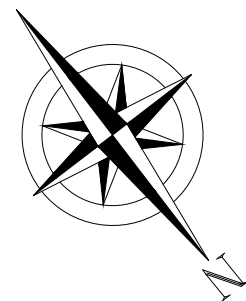
T: 905-825-6439
M: 647-572-8623
OFFICE@
OALENGINEERING.COM

PROJECT ADDRESS
2449
MEADOWOOD CRESCENT,
OAKVILLE, ON

DRAWING
SITE PLAN

DRAWN
OLU
PLOTTED DATE
JUN 16, 2025
SCALE
1:100
CHECKED
MO

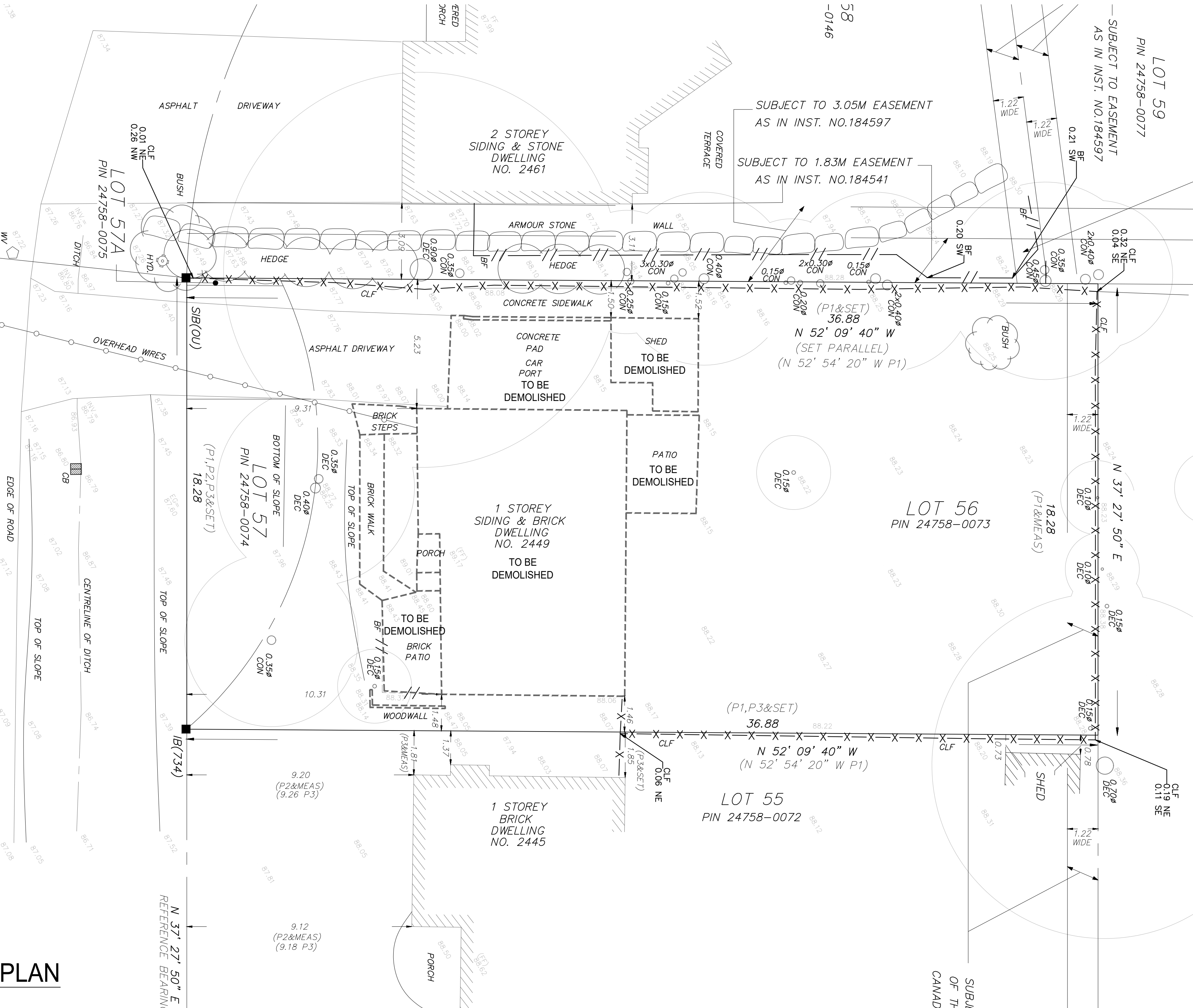
DRAWING NO
A0.1



DEMOLITION PLAN

MEADOWOOD CRESCENT
(BY REG'D PLAN M-6)
PIN 24758-0134

THE MOST SOUTHERLY ANGLE
OF LOT 57A, REG'D PLAN M-6



DESIGNER'S STAMP

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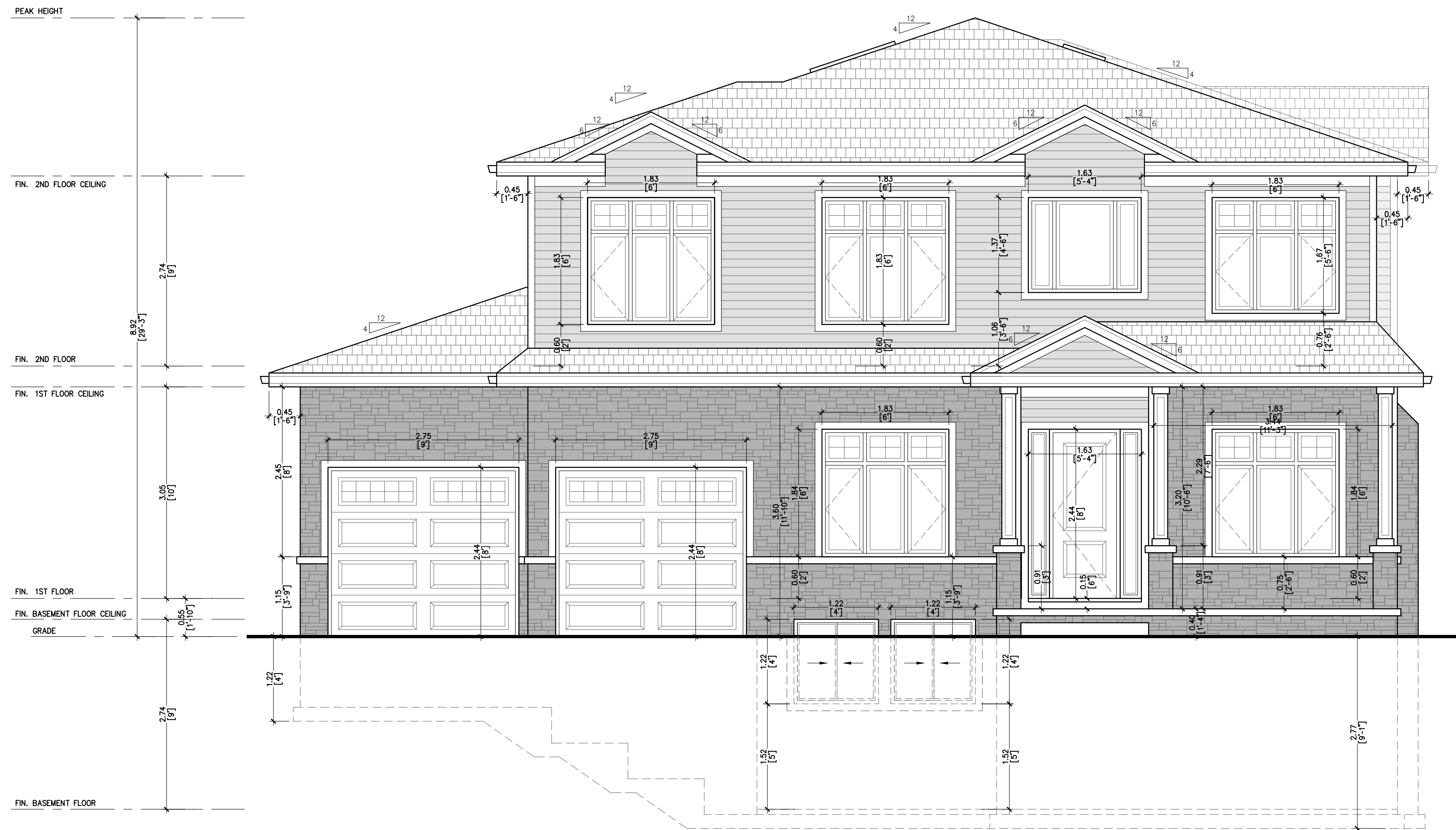
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M: 647-572-8623
OFFICE@OALENGINEERING.COM

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OAKVILLE, ON

DRAWING
DEMOLITION PLAN

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PROPOSED FRONT ELEVATION

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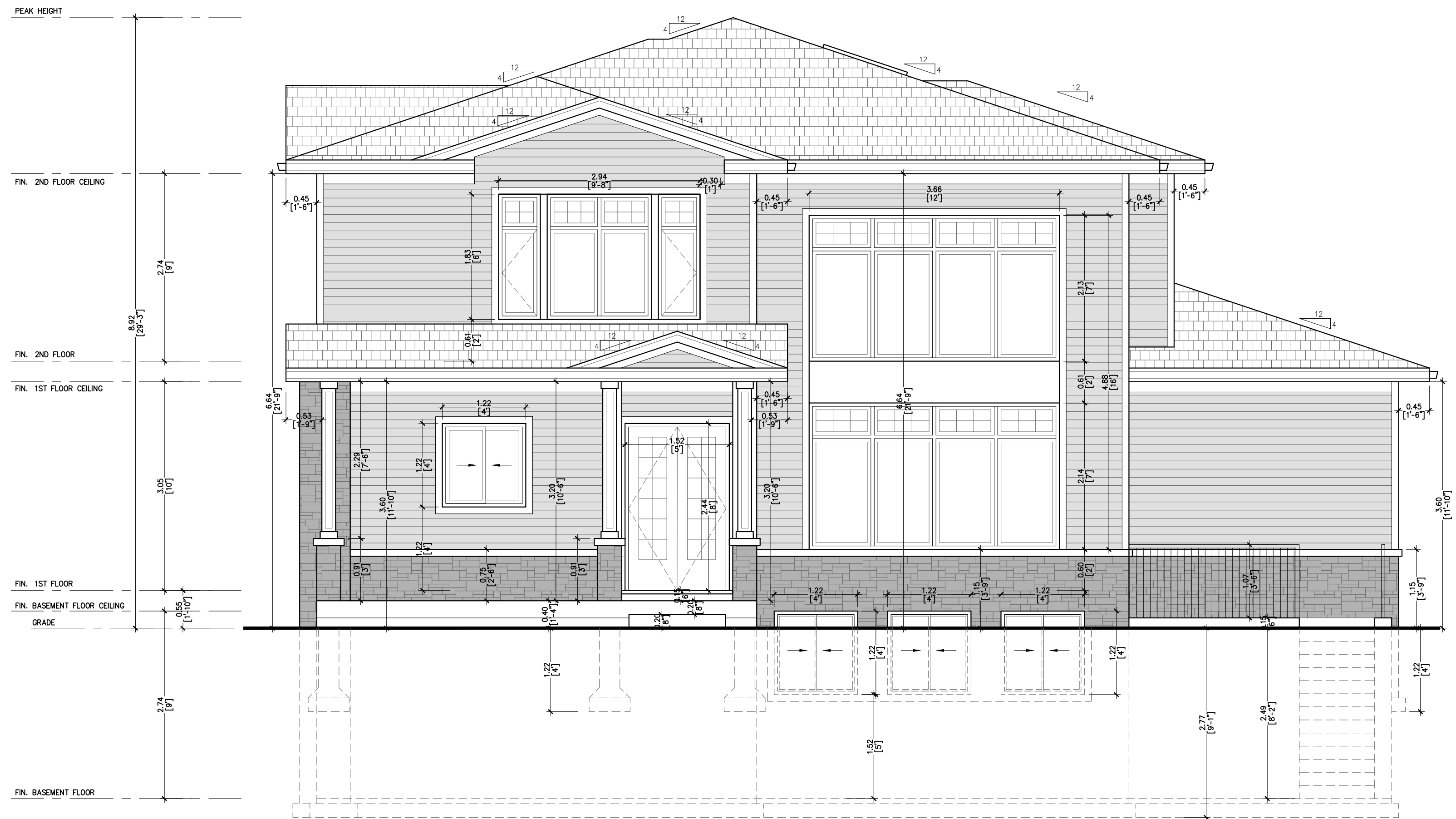
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OALENGINEERING.COM

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2449
MEADOWOOD CRESCENT,
OAKVILLE, ON

DRAWING
PROPOSED FRONT
ELEVATION

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PROPOSED REAR ELEVATION

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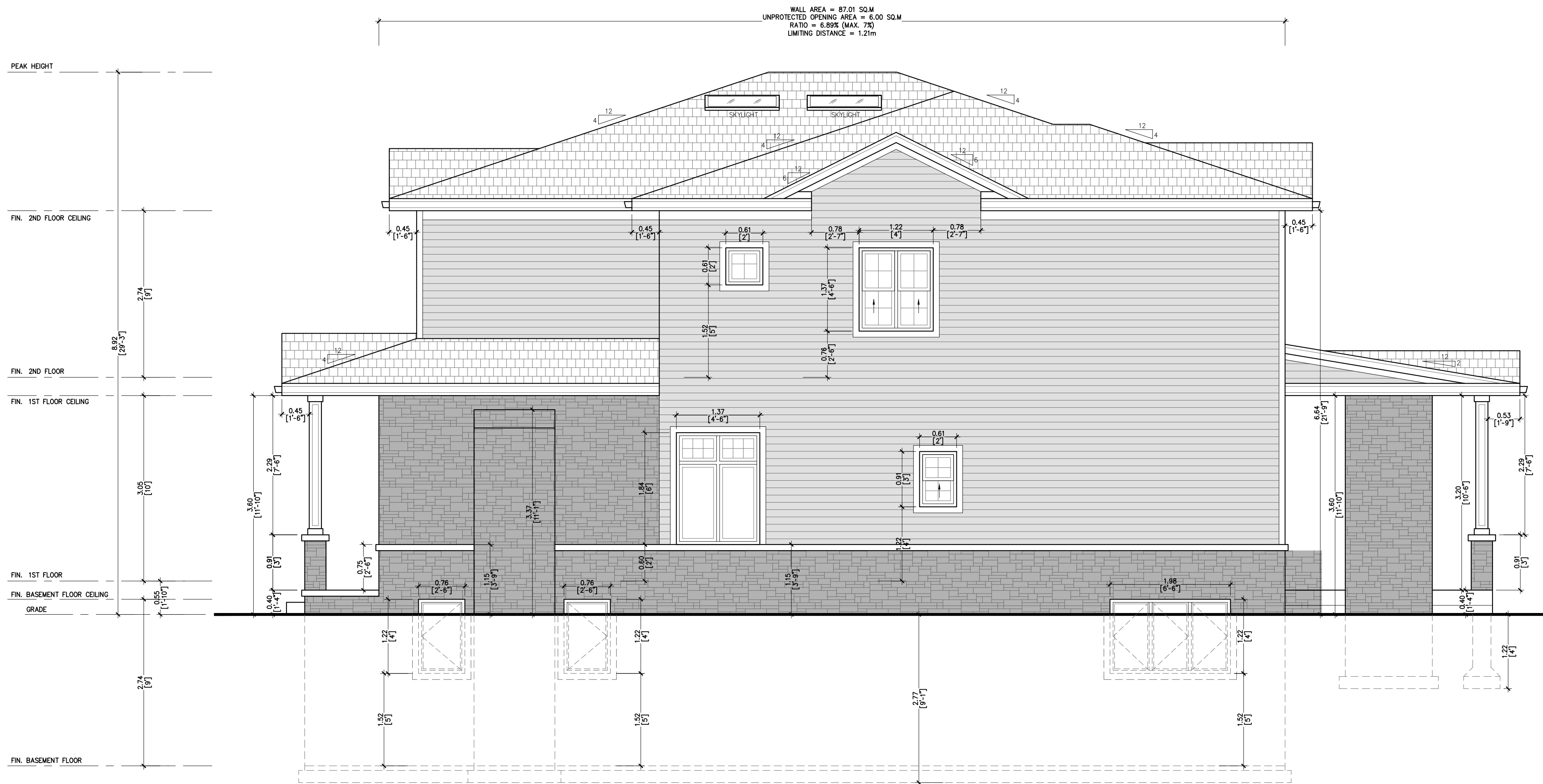
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PROPOSED REAR ELEVATION

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PROPOSED SIDE ELEVATION 1

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OAKVILLE, ON

DRAWING

PROPOSED SIDE
ELEVATION 1

DRAWN

OLU

PLOTTED DATE

JUN 16, 2025

SCALE

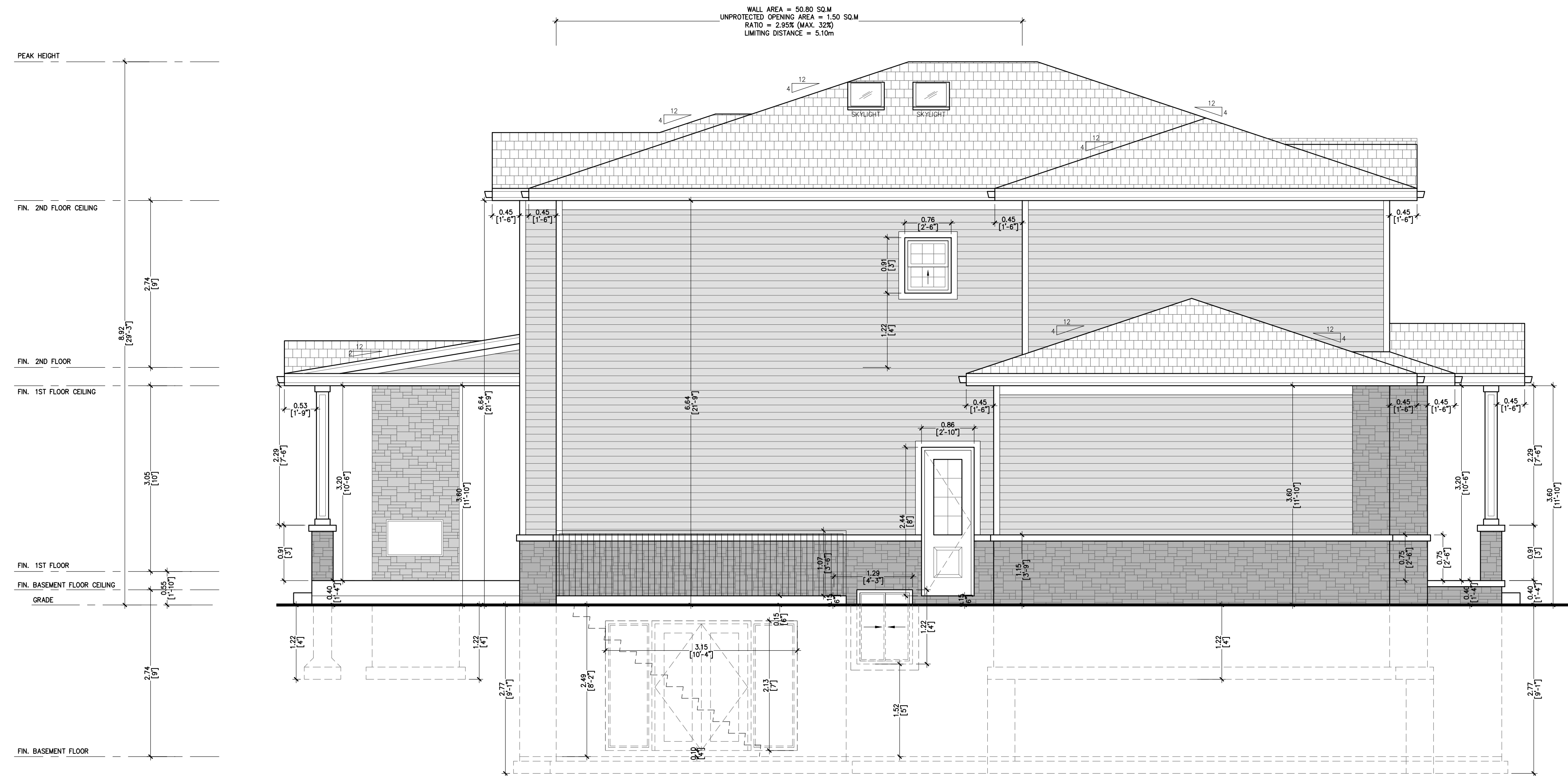
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A2.3



PROPOSED SIDE ELEVATION 2

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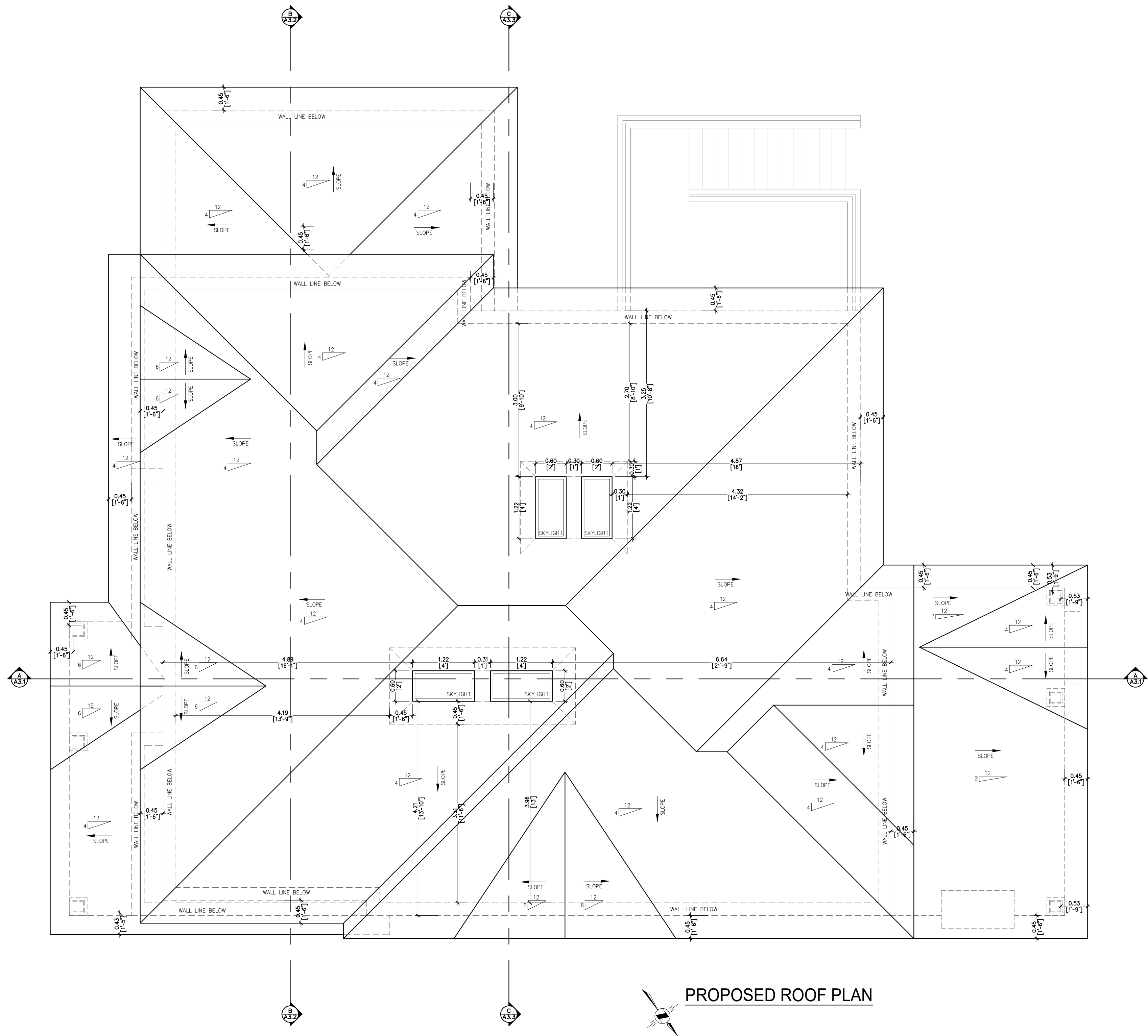
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DRAWING
PROPOSED SIDE
ELEVATION 2

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PROPOSED ROOF PLAN

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PROJECT ADDRESS
2449
MEADOWOOD CRESCENT,
OAKVILLE, ON

DRAWING
PROPOSED ROOF PLAN

DRAWN
OLU
PLOTTED DATE
JUN 16, 2025
SCALE 1/50
CHECKED
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DRAWING NO
A1.4

Notice of Public Hearing Committee of Adjustment Application



File # A/103/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, July 23, 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 \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
K. Song Y. Chang	Joe Domb JD COA Consulting 133 Torresdale Ave., Suite 207 North York ON, M2R 3T2	2433 Hixon St PLAN M6 LOT 76

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 variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.6 b)</i> For detached dwellings on lot having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for a private garage to 47.87 square metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 45.75%.
3	<i>Table 6.4.2</i> For a lot with a detached dwelling, the maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 35%.	To increase the maximum lot coverage to 36.8%.
4	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.38 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:

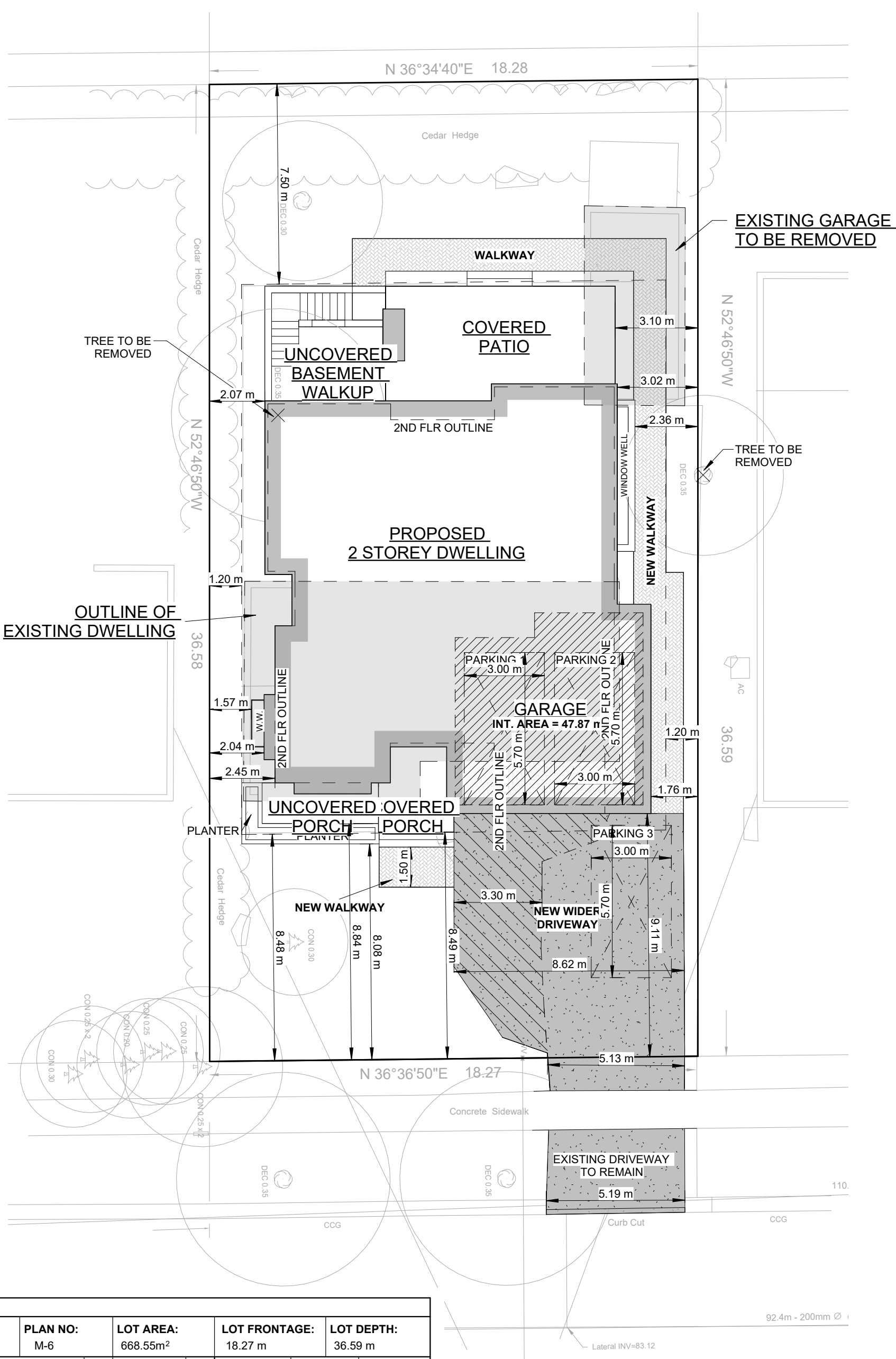
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

July 8, 2025

A/103/2025 - 2433 Hixon Street





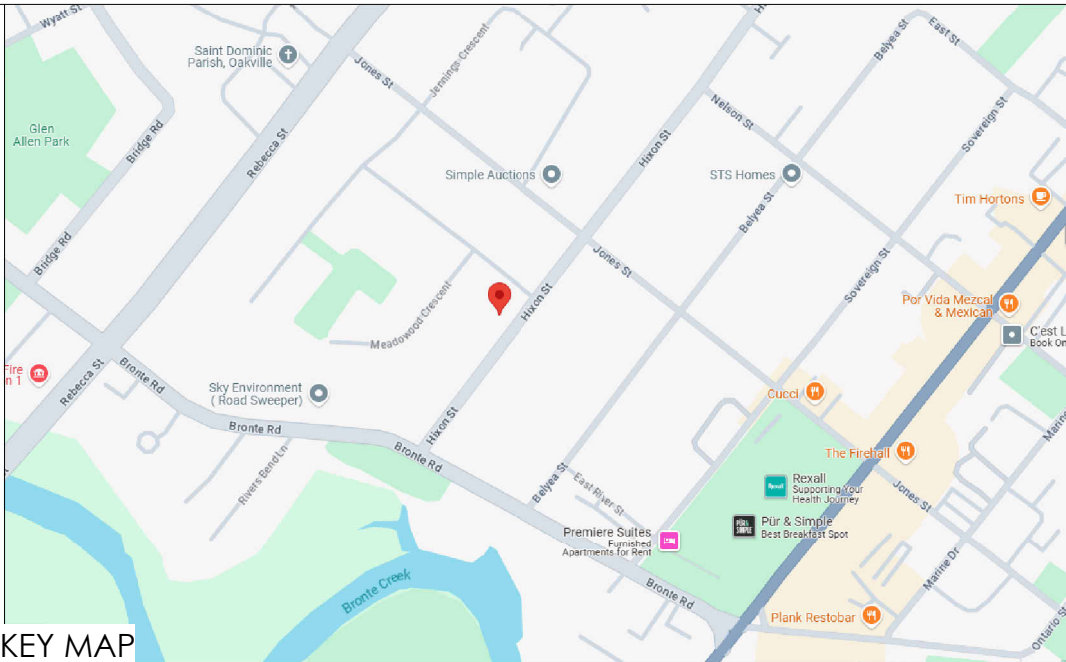
SITE STATISTICS													
ZONING:		LOT NO:		PLAN NO:		LOT AREA:		LOT FRONTAGE:		LOT DEPTH:			
RL3-0		76		M-6		668.55m ²		18.27 m		36.59 m			
DESCRIPTION			PROPOSED		%		REQUIRED		%		SETBACKS	REQUIRED	PROPOSED
LOT COVERAGE ⁽¹⁾			245.71 m ²		36.8		233.99 m ²		35.0		FRONT YARD	8.48 m	8.49 m
ACCESSORY BUILDING COVERAGE			N/A								REAR YARD	7.50 m	11.32 m
FLOOR AREA ⁽²⁾	1ST FLOOR		156.11 m ²								SIDE YARD (EAST)	1.20 m	1.76 m
	2ND FLOOR		149.73 m ²										
	TOTAL		305.84 m ²		45.7		274.11 m ²		41.0		SIDE YARD (WEST)	1.20 m	2.04 m
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE (2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS						REQ'D.		PROP.		HEIGHT		9.00 m	9.38 m
			BLDG. STOREYS			2		2		DEPTH		N/A	N/A
			PARKING SPACES			1		3		GARAGE INT		45.00 m ²	47.87 m ²

SITE PLAN

Scale: 1 : 150
2025-06-02 9:34:12 AM

2433 HIXON STREET

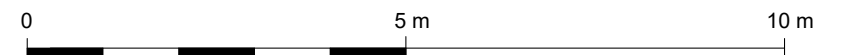
COMMITTEE OF ADJUSTMENT



DRAWING LIST - ZONING	
TITLE SHEET	Z01.1
SITE PLAN	Z02.1
BASEMENT PLAN	Z02.2
MAIN FLOOR PLAN	Z02.3
2nd FLOOR PLAN	Z02.4
ROOF PLAN	Z02.5
EAST ELEVATION	Z03.1
NORTH ELEVATION	Z03.2
SOUTH ELEVATION	Z03.3
WEST ELEVATION	Z03.4

TITLE SHEET

NEW CUSTOM HOME
2433 Hixon St, Oakville



SOUTH ELEVATION

Scale: 1 : 100

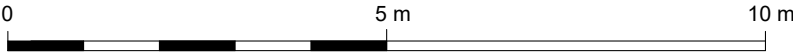
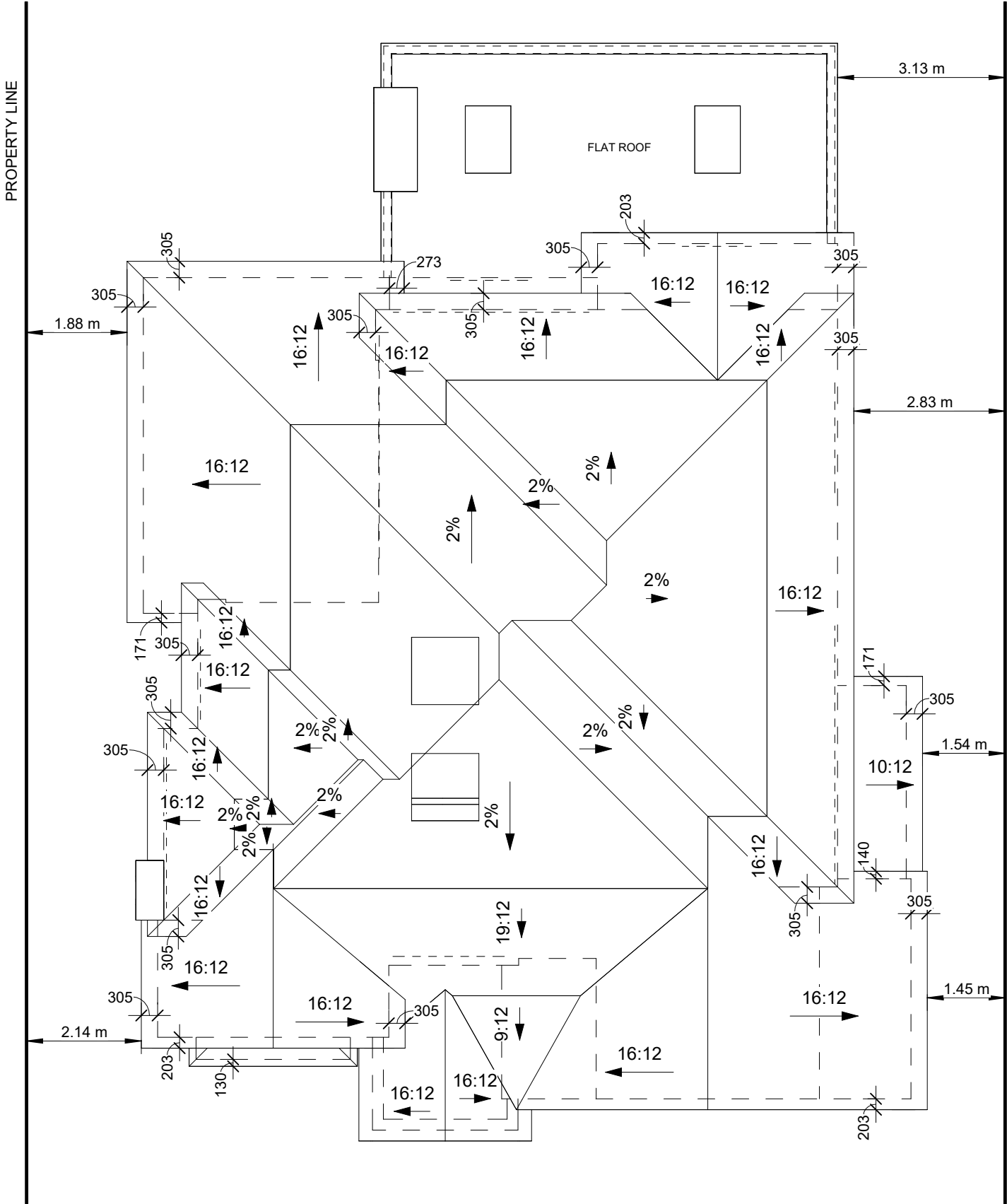
2025-06-02 9:34:17 AM



WEST ELEVATION

Scale: 1 : 100

2025-06-02 9:34:18 AM



ROOF PLAN

Scale: 1 : 100
2025-06-02 9:34:14 AM

2433 HIXSON STREET, OAKVILLE, ON

STORMWATER MANAGEMENT BRIEF

JUNE 26, 2025

**CLIENT: DCAM HOMES INC.
(c/o DANNY CANTARELLI)**

MUNICIPALITY: TOWN OF OAKVILLE



ARIK ENGINEERING LTD.

Where Community Design & Develop

**260 Nebo Road, Unit 205, Hamilton,
Ontario, L8W 3K5**

Email: info@arikengineering.com

web: www.arikengineering.com

phone: +1-289-965-9772

PROJECT # 25139

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1.0 INTRODUCTION

1.1. STUDY OBJECTIVE

ARIK Engineering Ltd., has been retained by **DCAM Homes Inc. (c/o Danny Cantarelli)** to prepare a stormwater management brief for the proposed development located at 2433 Hixon Street, Oakville, Ontario. The property is currently occupied with an existing dwelling which will be demolished and has been proposed to build a new single-family dwelling.

The purpose of this report is to provide Stormwater Management Design Brief for the property 2433 Hixon Street legally know as Lot 76, Registered Plan M-6, Town of Oakville. The report will describe stormwater management analysis in accordance with the current drainage and stormwater management design criteria established by the Town of Oakville. The proposed stormwater management analysis Cunningham McConnell Limited.

1.2. EXISTING TOPOGRAPHY AND DRAINAGE PATTERN

As per the natural topography, the site has rear to front drainage pattern towards Hixon Street. The proposed grading plan has been prepared by Cunningham McConnell Limited (received on June 25, 2025) follows the similar existing drainage pattern.

2.0 PRE-DEVELOPMENT & POST-DEVELOPMENT RUNOFF VOLUME CALCULATIONS

Pre-development and post-development calculations are based on the following rainfall and IDF Curves:

Design Storm – 4 Hour Chicago 25mm Storm Event

25mm- IDF CURVE DATA

$$I = A / (t + B)^c$$

I = Intensity (mm/hr)

A= 456.00

B= 5.0

c= 0.780

Refer to the attached SWMHYMO files for rainfall depth.

Following are the calculations for pre-development and post-development runoff volumes for the proposed development based on 25mm storm event.

2.1. PRE-DEVELOPMENT RUNOFF VOLUME: (AS PER EXISTING CONDCTIONS)

IMPERVIOUS AREA-----	314.11 m ²
PERVIOUS AREA-----	354.44 m ²
TOTAL AREA (A)-----	668.55 m ²
% IMPERVIOUSNESS (IMP)-----	46.98%
RUNOFF COEFFICIENT (C) ⇔ $C = 0.95 \times \text{imp} + 0.25(1.0 - \text{imp})$ -----	0.58
RAINFALL DEPTH (D)-----	25.00mm
PRE-DEVELOPMENT RUNOFF VOLUME ⇔ $A \times C \times D = 668.55\text{m}^2 \times 0.58 \times 25.00\text{mm}$ -----	9.69m ³

2.2. POST-DEVELOPMENT RUNOFF VOLUME:(AS PER PROPOSED GRADING)

IMPERVIOUS AREA-----	474.85 m ²
PERVIOUS AREA-----	193.70 m ²
TOTAL AREA (A)-----	668.55 m ²
% IMPERVIOUSNESS (IMP)-----	71.03%
RUNOFF COEFFICIENT (C) ⇔ $C = 0.95 \times \text{imp} + 0.25(1.0 - \text{imp})$ -----	0.75
RAINFALL DEPTH (D)-----	25.00mm
POST-DEVELOPMENT RUNOFF VOLUME ⇔ $A \times C \times D = 668.55\text{m}^2 \times 0.75 \times 25.00\text{mm}$ -----	12.54m ³

2.3. REQUIRED RUNOFF VOLUME

$$\begin{aligned}\text{FRONT YARD REQUIRED VOLUME} &= \text{POST-DEV. RUNOFF VOLUME} - \text{PRE-DEV. RUNOFF VOLUME} \\ &= 12.54 \text{ m}^3 - 9.69 \text{ m}^3 \\ &= 2.85 \text{ m}^3\end{aligned}$$

3.0 PROPOSED INFILTRATION SYSTEM DESIGN

The proposed infiltration system has been designed based on the required volume. The depth of infiltration system has been calculated as per MECP Manual Equation 4.2 as mentioned below:

$$d = PT/1000$$

d= Maximum allowable depth of the soakaway pit (infiltration system) (m)

P = Percolation Rate (mm/hr)

T= Drawdown Time (24 – 48 hrs) (hr.)

Based on our previous experience in the area, the soil conditions are silty sand/sandy silt/clayey silt, however, this needs to be confirmed onsite prior to installation of the infiltration system.

ARIK Engineering Ltd. must be notified if the infiltration system design changes are required due to onsite soil conditions and the revised infiltration system to be submitted to the Town of Oakville for review.

The percolation rate of 15mm/hr has been assumed to design the depth of infiltration system.

Drawdown time of 48 hours has been used to calculate the depth of infiltration system as follows:

$$\text{Depth of the proposed infiltration system (d)} = PT / 1000 = (15\text{mm/hr} \times 48 \text{ hrs}) / 1000 = 0.72\text{m} \sim 0.75\text{m}$$

Prior to installation of the infiltration system, depth of seasonally high groundwater table and bedrock to be confirmed onsite to ensure minimum 1m vertical clearance available between the bottom of the infiltration system and seasonally high groundwater table/bedrock as per MOE SWM Design Manual. ARIK Engineering Ltd. must be notified if the infiltration system design changes are required due to onsite conditions and the revised infiltration system to be submitted to the Town of Oakville for review.

The proposed infiltration system will consist of 50mm clear stone with 40% voids which will accommodate the required runoff volume during 25mm storm event. The system will consist of non-woven filter cloth (Terrafix 270 R or approved equivalent around the sides and top of clear stone with 300mm sand backfill on the top and 150mm topsoil. **Figure 1** represents post-development drainage area plan including the proposed infiltration system size, location and specifications. **Figure 2** represents pre-development drainage area plan.

Following are the dimensions of the proposed infiltration system:

3.1 FRONT YARD INFILTRATION SYSTEM DIMENSIONS

REQUIRED STORAGE VOLUME – FRONT YARD AREA

2.85 m³

It should be noted that due to limited space in the front yard such 5m building setback and existing trees, the infiltration system has been designed based on the difference between post-development and pre-development runoff volumes using the best effort approach.

PROVIDED STORAGE VOLUME- INFILTRATION SYSTEM-1:

= DEPTH (m) x LENGTH(m) x WIDTH (m) x 40% (50mm CLEAR STONE VOIDS VOLUME)
= 0.75m x 3.92m x 2.65m x 40%
= 3.12 m³

PROPOSED DIMENSIONS INFILTRATION SYSTEM-1:

DEPTH = 0.75 m

LENGTH = 3.92 m

WIDTH = 2.65 m

Provided storage is 3.12m³ which is greater than the required effective storage of 2.85 m³.

PROVIDED STORAGE > REQUIRED STORAGE

Based on the proposed lot grading and above calculations, one infiltration system is required. The proposed infiltration system has been sized to mitigate increased runoff volume on the lot and it has adequate capacity to accommodate post-development runoff, therefore, the proposed development will not impact the existing storm drainage pattern.

It should be noted that all the front and rear yard swales drainage (where applicable) must be directed towards the proposed infiltration systems. Refer to grading plan prepared by Cunningham McConnell Limited.

Please note that the stormwater management analysis has been completed based on the existing topographic survey and the site grading plan completed by Cunningham McConnell Limited. (received on June 25, 2025). ARIK Engineering Ltd. is not responsible for the design of the site servicing and grading for the subject site. Any revisions or changes to the site grading plan must be coordinated with ARIK Engineering Ltd.

If you have any questions on this matter, please contact the undersigned.

Respectfully Submitted By:

ARIK ENGINEERING LTD.



Abdul Razzak, MEng., P.Eng.

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S W W M M H H Y M M 0 0 9999 9999 Sept 2011
SSSSS W W M M H H Y M M 000 9 9 =====
9 9 9 9 # 3124689
StormWater Management HYdrologic Model 999 999 =====

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*****
***** SWMHYMO Ver/4.05 *****
***** A single event and continuous hydrologic simulation model *****
***** based on the principles of HYMO and its successors *****
***** OTTHYMO-83 and OTTHYMO-89. *****
*****
***** Distributed by: J.F. Sabourin and Associates Inc. *****
***** Ottawa, Ontario: (613) 836-3884 *****
***** Gatineau, Quebec: (819) 243-6858 *****
***** E-Mail: swmhymo@jfsa.Com *****
*****

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+++++
+++++ Licensed user: ARIK ENGINEERING LTD +++++
+++++ Hannon SERIAL#:3124689 +++++
+++++

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*****
***** +++++ PROGRAM ARRAY DIMENSIONS +++++ *****
***** Maximum value for ID numbers : 10 *****
***** Max. number of rainfall points: 105408 *****
***** Max. number of flow points : 105408 *****
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* Output filename: C:\SWMHYMO\2433HIX\2433HIX.out *
* Summary filename: C:\SWMHYMO\2433HIX\2433HIX.sum *
* User comments: *
* 1: _____ *
* 2: _____ *
* 3: _____ *
*****

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001:0001-----

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*#*****

*# Project Name: 2433 HIXSON STREET, OAKVILLE

*# Project Number: 25139

*# Date : JUNE 26, 2025

*# Modeller : AR

*# Company : ARIK ENGINEERING LTD.

*# License # : 3124689

*#*****

| START | Project dir.: C:\SWMHYMO\2433HIX\

----- Rainfall dir.: C:\SWMHYMO\2433HIX\

TZERO = .00 hrs on 0

METOUT= 2 (output = METRIC)

NRUN = 001

NSTORM= 0

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001:0002-----

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*

*

*

*+++++

*=====TOWN OF OAKVILLE IDF CURVES=====

*=====25mm 4HR CHICAGO STORM=====

*+++++

*

*

*

| CHICAGO STORM |
| Ptotal= 24.96 mm |

IDF curve parameters: A= 456.000

B= 5.000

C= .780

used in: INTENSITY = $A / (t + B)^C$

Duration of storm = 4.00 hrs

Storm time step = 10.00 min

Time to peak ratio = .33

TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN
hrs	mm/hr	hrs	mm/hr	hrs	mm/hr	hrs	mm/hr
.17	1.681	1.17	12.826	2.17	3.913	3.17	1.993
.33	1.921	1.33	55.159	2.33	3.338	3.33	1.854
.50	2.257	1.50	16.768	2.50	2.923	3.50	1.734
.67	2.762	1.67	8.900	2.67	2.608	3.67	1.631
.83	3.621	1.83	6.160	2.83	2.360	3.83	1.541

1.00 5.455 | 2.00 4.763 | 3.00 2.159 | 4.00 1.461

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FINISH

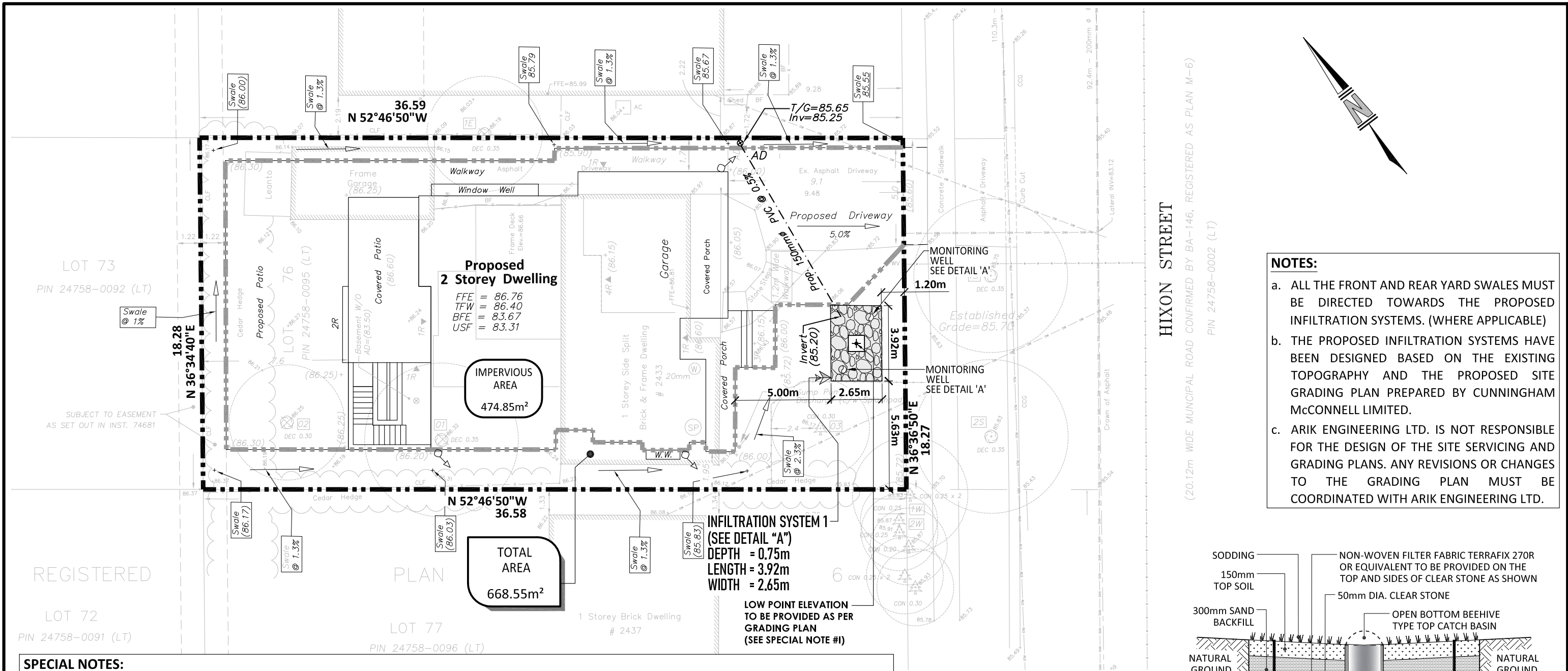
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**

WARNINGS / ERRORS / NOTES

Simulation ended on 2025-06-26 at 12:34:27

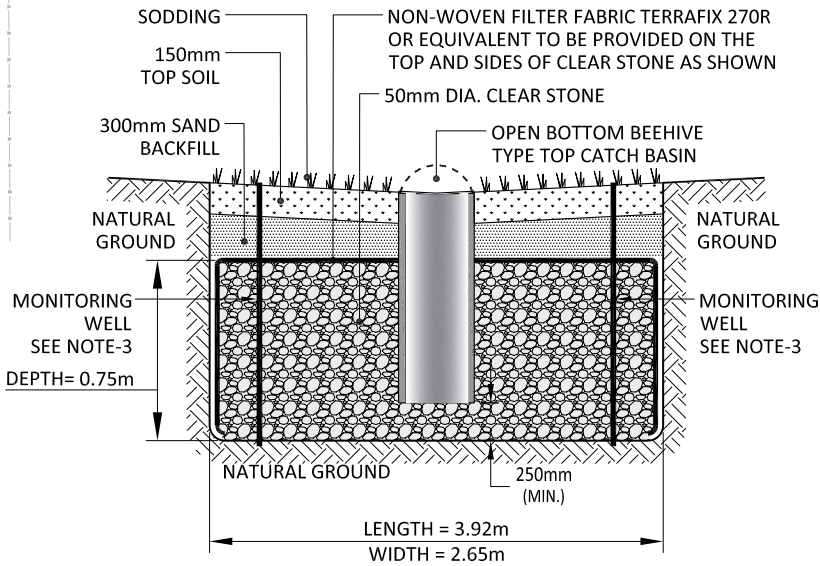
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- NOTES:**
- a. ALL THE FRONT AND REAR YARD SWALES MUST BE DIRECTED TOWARDS THE PROPOSED INFILTRATION SYSTEMS. (WHERE APPLICABLE)
 - b. THE PROPOSED INFILTRATION SYSTEMS HAVE BEEN DESIGNED BASED ON THE EXISTING TOPOGRAPHY AND THE PROPOSED SITE GRADING PLAN PREPARED BY CUNNINGHAM McCONNELL LIMITED.
 - c. ARIK ENGINEERING LTD. IS NOT RESPONSIBLE FOR THE DESIGN OF THE SITE SERVICING AND GRADING PLANS. ANY REVISIONS OR CHANGES TO THE GRADING PLAN MUST BE COORDINATED WITH ARIK ENGINEERING LTD.

HIXON STREET

(20.12m WIDE MUNICIPAL ROAD CONFIRMED BY BA-146, REGISTERED AS PLAN M-6)
PIN 24758-0002 (LT)



INFILTRATION SYSTEM DETAIL 'A'

- SPECIAL NOTES:**
- I. THE PROPOSED INFILTRATION SYSTEM HAS BEEN DESIGNED BASED ON 25mm STORM EVENT AND IT HAS CAPACITY TO ACCOMMODATE ONLY 25mm STORM RUNOFF. FOR ADDITIONAL RUNOFF ABOVE 25mm STORM EVENT, THE PROPOSED INFILTRATION SYSTEM WILL REQUIRE OVERFLOW OUTLET POINT AS PER THE EXISTING DRAINAGE PATTERN OF THE SITE TO AVOID PONDING ONSITE/NEIGHBOURING PROPERTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING DESIGN WITH CUNNINGHAM McCONNELL LIMITED PRIOR TO FINALIZE GRADING ONSITE.
 - II. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PROPOSED INFILTRATION SYSTEM TO PREVENT FILLING OF SEDIMENTS IN VOIDS OF 50mm CLEAR STONE. THE PROPOSED INFILTRATION SYSTEMS ARE NOT DESIGNED TO DISCHARGE CONSTRUCTION WASTEWATER, THEREFORE, DISCHARGING WASTEWATER DURING CONSTRUCTION IN INFILTRATION SYSTEM ARE NOT ALLOWED.
 - III. PRIOR TO INSTALLATION OF THE INFILTRATION SYSTEM, DEPTH OF SEASONALLY HIGH GROUNDWATER TABLE AND BEDROCK TO BE CONFIRMED ONSITE TO ENSURE MINIMUM 1m VERTICAL CLEARANCE AVAILABLE BETWEEN THE BOTTOM OF THE INFILTRATION SYSTEM AND SEASONALLY HIGH GROUNDWATER TABLE/BEDROCK AS PER THE MOE DESIGN MANUAL. ARIK ENGINEERING LTD. MUST BE NOTIFIED IF THE INFILTRATION SYSTEM DESIGN CHANGES ARE REQUIRED DUE TO ONSITE CONDITIONS AND THE REVISED INFILTRATION SYSTEM TO BE SUBMITTED TO THE TOWN OF OAKVILLE FOR REVIEW.

- NOTES:**
- 1. EROSION CONTROL MEASURES TO BE PROVIDED UNTIL THE ENTIRE LOT IS SODDED.
 - 2. OPEN BOTTOM BEEHIVE TYPE TOP CATCH BASIN AS PER MANUFACTURER SPECIFICATIONS.
 - 3. MONITORING WELL TO BE INSTALLED WITH 150mm DIAMETER PERFORATED HDPE PIPE (WRAPPED WITH FILTER FABRIC) WITH LOCKABLE BASE CAP TO BE FLUSHED WITH FINAL GRADE.



ARIK ENGINEERING LTD.
Where Community Design & Develop
260 Nebo Road, Unit 205, Hamilton
Ontario, L8W 3K5
email: info@arikengineering.com
web: www.arikengineering.com
phone: +1-289-965-9772

LEGEND

- RAINWATER LEADER
- POST-DEVELOPMENT DRAINAGE AREA
- POST-DEVELOPMENT IMPERVIOUS AREA
- INFILTRATION SYSTEM

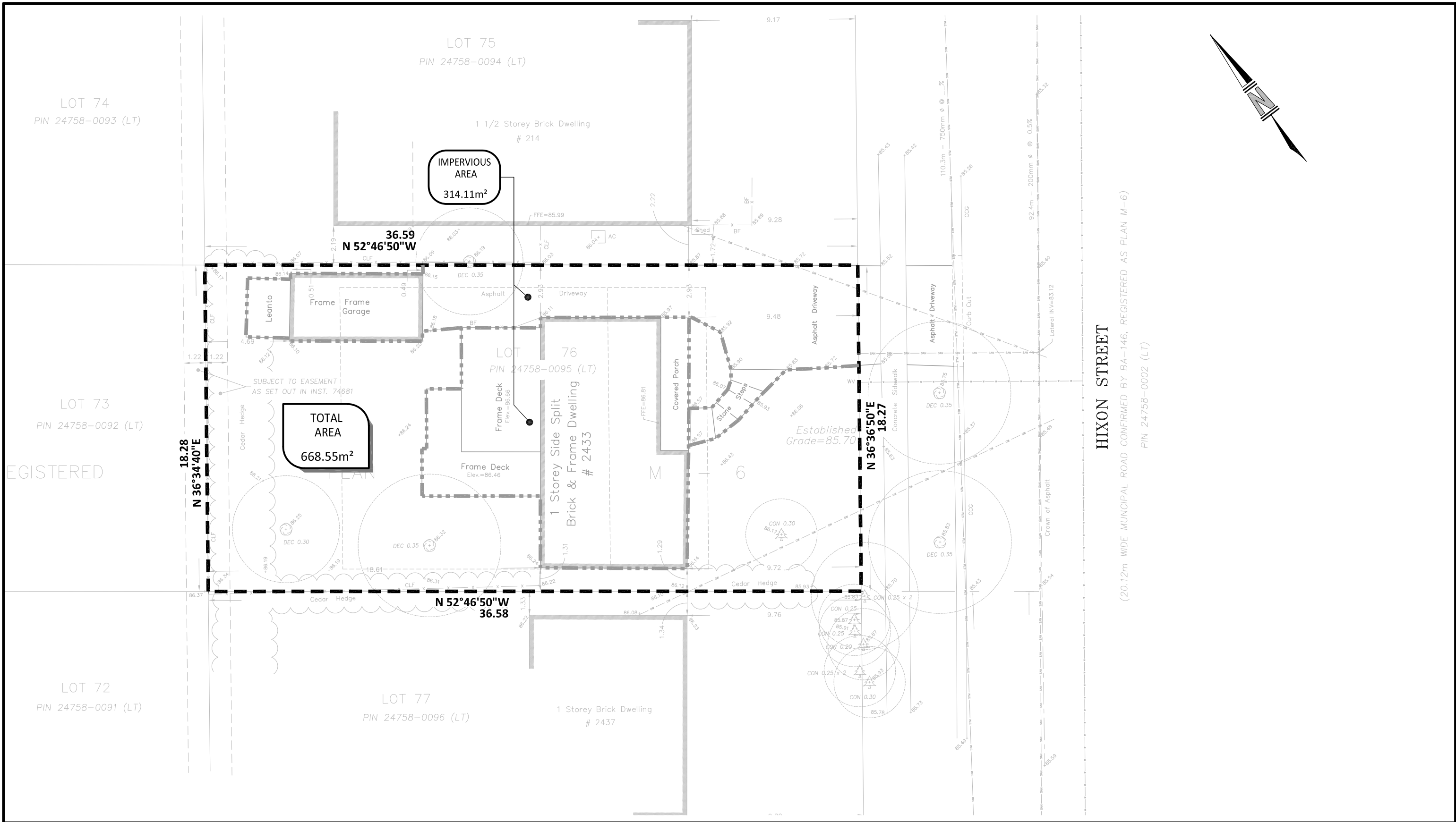
PROJECT:

2433 HIXON STREET
TOWN OF OAKVILLE

FIGURE -1

POST-DEVELOPMENT DRAINAGE
AREA PLAN &
INFILTRATION SYSTEM DESIGN

DATE:
JUNE 26, 2025
SCALE:
1:200
PROJECT NO.
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Ontario, L8W 3K5
email: info@arikengineering.com
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LEGEND

- RAINWATER LEADER
- PRE-DEVELOPMENT DRAINAGE AREA
- PRE-DEVELOPMENT IMPERVIOUS AREA

PROJECT:

2433 HIXON STREET
TOWN OF OAKVILLE

FIGURE -2

PRE-DEVELOPMENT DRAINAGE
AREA PLAN

DATE:

JUNE 26, 2025

SCALE:

1:200

PROJECT NO.

25139