

103 Ringwood Road
Oakville, Ontario

Project Description:

- New Cabana

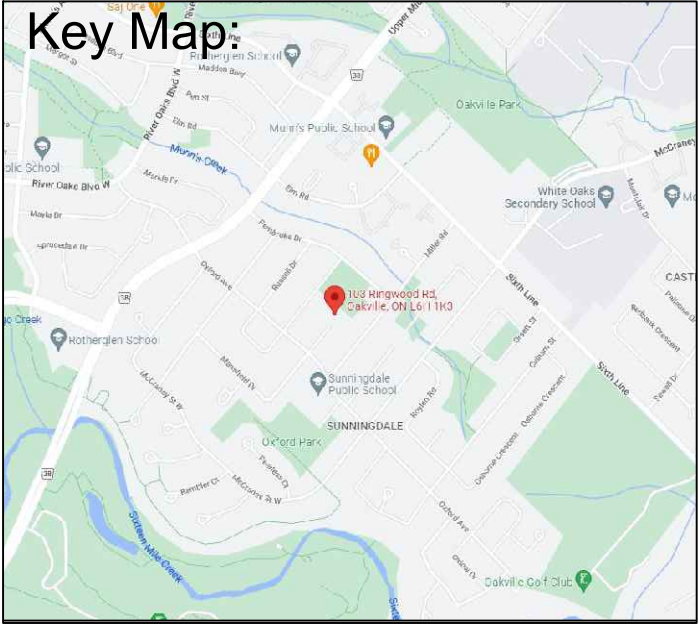


Square Footage:		
Cabana	412.02 ft ²	38.28 m ²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St,
Hamilton, Ontario

Postal: L8R 2G2

Phone: 905-529-7675



DO NOT SCALE DRAWINGS

Note:

1) Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO
sustainable, modern, practical, livable

Architectural Design Services

www.smpdesignstudio.com

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	

Page
B0.01

Cover Page
Cabana

103 Ringwood Road
Oakville, Ontario

Project Description:

- New Dwelling



Square Footage:

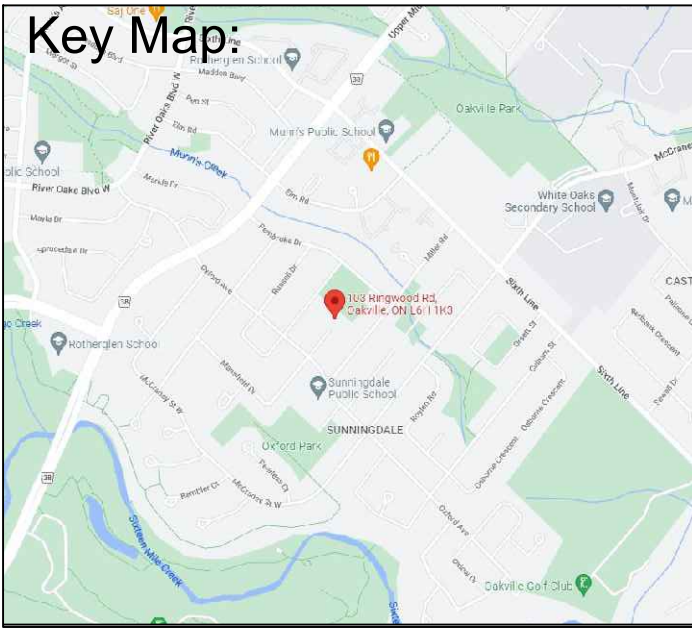
Finished Basement	2471.85 ft ²	229.64 m ²
Main	2410.63 ft ²	223.95 m ²
Second	2256.40 ft ²	209.63 m ²
Garage	452.30 ft ²	42.02 m ²
Covered Porch	45.46 ft ²	4.22 m ²
Covered Patio	762.32 ft ²	70.82 m ²
Uncovered Patio	197.80 ft ²	18.38 m ²
Cabana	412.02 ft ²	38.28 m ²

Architectural Design Firm:
SMPL Design Studio

Address: 15 Colbourne St,
Hamilton, Ontario

Postal: L8R 2G2

Phone: 905-529-7675



DO NOT SCALE DRAWINGS

- Note:
- 1) Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
 - 2) These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 - 3) All works to be in accordance with the Ontario Building Code.

smpl DESIGN STUDIO
sustainable.modern.practical.liveable
Architectural Design Services
www.smpdesignstudio.com

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	

Page
A0.01

Cover Page

SURVEYOR'S REAL PROPERTY REPORT,

LOT 67

REGISTERED PLAN 553

IN THE

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON



THOMAS GONDO
ONTARIO LAND SURVEYOR

LEGEND

- | | |
|---------|---|
| ■ | SURVEY MONUMENT FOUND |
| □ | SURVEY MONUMENT PLANTED |
| ▢ | IRON PIPE |
| ▣ | STANDARD IRON BAR |
| SB | CONCRETE |
| OU | CONCRETE ORIGIN UNKNOWN |
| N-E-W-S | DENOTES NORTH - EAST - WEST - SOUTH |
| S | DENOTES SECURED |
| SP | DENOTES REGISTERED PLAN 553 |
| P1 | DENOTES PLAN BY COOK & DUNNING O.L.S. |
| P2 | DENOTES PLAN BY ASHRAFF RIZK O.L.S. |
| P3 | DENOTES PLAN BY COOK & DUNNING O.L.S. |
| P4 | DENOTES PLAN 20R/276 |
| HP | DENOTES PLAN 20R/3669 |
| HP | DENOTES HYDRO POLE |
| SP | DENOTES SPARK TOWER |
| BF | DENOTES BARRIAGE FENCE |
| DS | DENOTES DOOR SILL |
| — | DENOTES SUBJECT LANDS BOUNDARY |
| — | DENOTES DEED LINE |
| — | DENOTES LOT LINE |
| — | DENOTES ALLEY STREET |
| — X — | DENOTES FENCE LINE |
| — W — | DENOTES OVER HEAD WIRE |
| — 24 — | DENOTES J.H. GELBLOOM SURVEYING LIMITED |
- (1808)

METRIC

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH EASTERLY
LIMIT OF LOT 67 HAVING A BEARING OF N49°38'00"W
AS SHOWN ON REGISTERED PLAN 553

BENCH MARK

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO BENCHMARK No. 0011963U3476 HAVING AN ELEVATION OF 79.980 Metres.

THIS PLAN WAS SIGNED WITH A SCANNED SIGNATURE AS A RESULT OF THE EMERGENCY ORDER RELATED TO THE COVID-19 PANDEMIC

PART 2 – SURVEY REPORT

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
- THERE WERE NO REGISTERED RIGHT OF WAY LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE
 - THE SURVEY IS SUBJECT TO AN EASEMENT IN FAVOUR OF THE TELEPHONE COMPANY AS SHOWN ON INST. NO. 162046.
- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
- THERE WERE NO BOUNDARY FEATURES OBSERVED TO SUGGEST AN EASEMENT.
- COMPLIANCE WITH MUNICIPAL BY-LAWS
- THE PLAN DOES NOT CERTIFY ZONING COMPLIANCE
- OTHERS

- THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES
- THE NEW CONCRETE PAD OF THE ADJACENT PROPERTY ON THE EAST LIMIT IS ENCRANCHING THE EAST LIMIT OF THE SUBJECT PROPERTY AS SHOWN ON THE PLAN

THIS SURVEY IS PREPARED EXCLUSIVELY FOR ANDRIJANA & MARCO RADOSEVIC AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

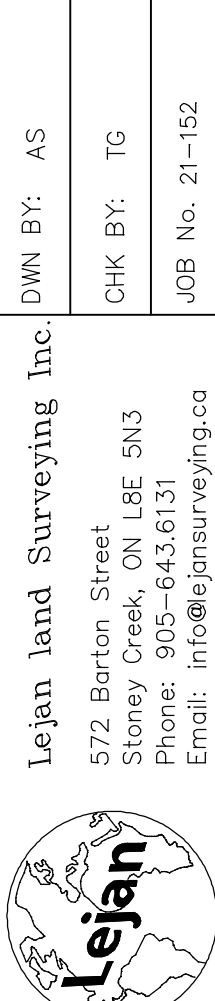
SURVEYOR'S CERTIFICATE

CERTIFY THAT

2. THE SURVEY WAS COMPLETED ON DECEMBER 06, 2021.

ATF: DECEMBER 08, 2021.

THOMAS GONDO

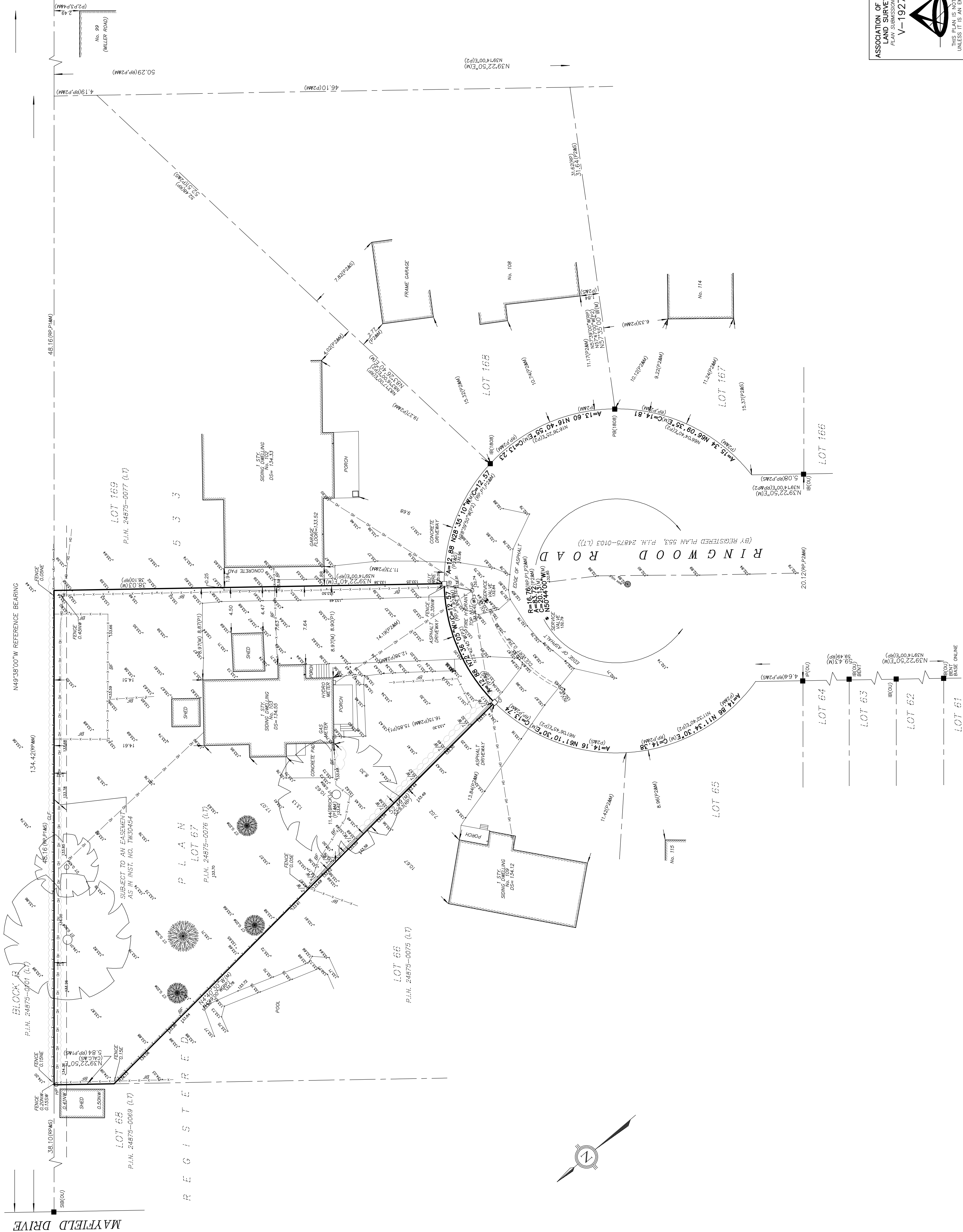


Leian land Surveying Inc.
DWN BY: AS

572 Barton Street


Stoney Creek, ON L8E 5N3
CHK BT: 16

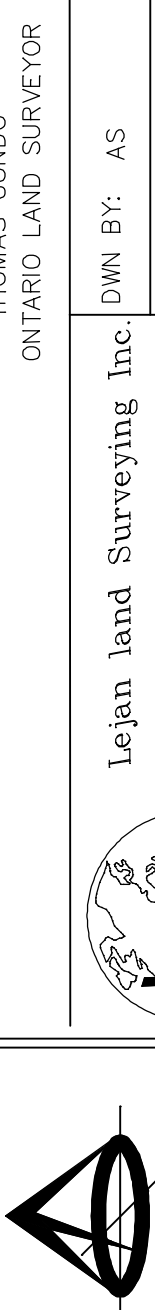
File# 903-043.0131
Email: info@leinsurveying.ca
JOB No. 21-152



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-19279

DATE: DECEMBER 08, 2021.

 THOMAS C. CAND



Lejan

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 2a(3).

572 Barton Street
Stoney Creek, ON L8E 5N3
Phone: 905-643.6131
Email: info@lejanurveying.ca

CHK BY: TG

JOB No. 21-152

LOT STATISTICS
103 Ringwood Road, Oakville, Ontario
Zoning Designation - RL3-0
Lot Area: Minimum 557.5 m ² ; Actual 1351.70 m ²
Lot Frontage: Minimum 18.0 m; Actual 18.64 m
Existing Front Yard 12.38 m
Required Front Yard 11.38 m; Proposed 9.69 m
Rear Yard: Required 7.50 m; Proposed 7.64 m
West Side Yard: Required 2.40 m; Proposed 2.77 m
East Side Yard: Required 2.40 m; Proposed 3.50 m
Total Lot Coverage: Allowed: 35% (473.09 m ²); Proposed 30.24% (408.37 m ²)
Dwelling Coverage: 27.38% (370.09 m ²)
Cabana Coverage: 2.86% (38.28 m ²)
Floor Area Ratio: Allowed 29% (391.99 m ²); Proposed 31.78% (429.54 m ²)
Garage Area: Allowed: 45.00 m ² ; Proposed 42.02 m ²
Building Height: Allowed 9.00 m (2 storey); Proposed 8.29 m
Driveway Width: Allowed 9.00 m; Proposed 6.20 m

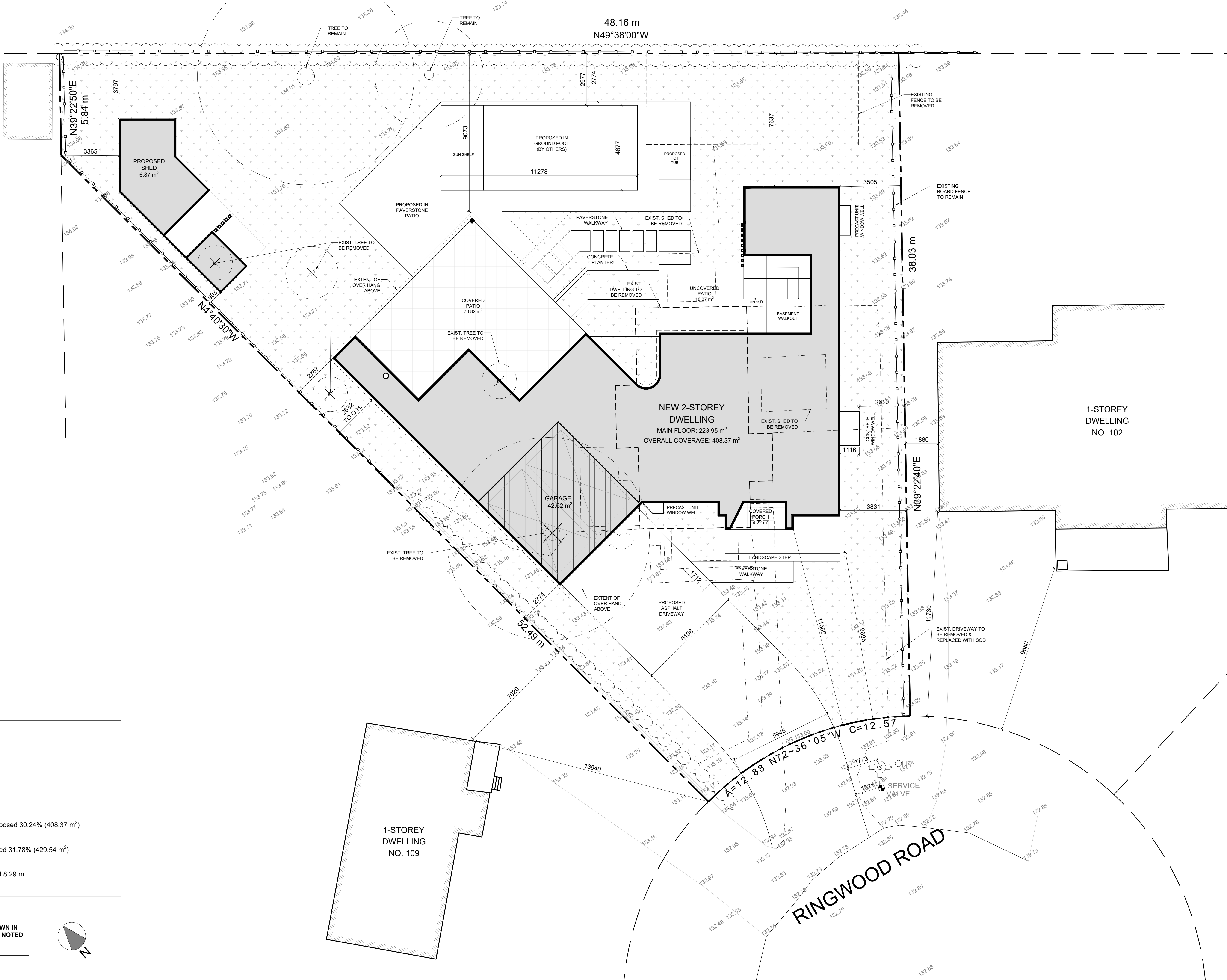
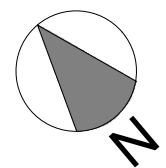
NEW BUILD

GARAGE

PORCH/ PATIO

LANDSCAPE

NOTE:
ALL DIMENSIONS SHOWN IN
MILLIMETERS UNLESS NOTED
OTHERWISE



DO NOT SCALE DRAWINGS

Note:

- 1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

s

m

p

l

DESIGN STUDIO

sustainable.modern.practical.livable

Architectural Design Services

www.smpdesignstudio.com

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By

JT

Drawn By

HD²

Plot Date

Page

SP1.01

Proposed Site Plan

April 28, 2022

Town of Oakville
Building Services Department
1225 Trafalgar Road
Oakville, ON L6H 0H3
coarequests@oakville.ca

RE: Minor Variance Application – 103 Ringwood Road, Oakville ON L6H 1K3

SMPL Design Studio is the authorized architectural consultant for the property owner of 103 Ringwood Road in the Town of Oakville, and we are pleased to submit this application for a Minor Variance on their behalf.

The subject lands are designated *Urban Area* on Map 1, Regional Structure in the Region of Halton's Official Plan. Within the Town of Oakville Official Plan they are furthermore designated *Residential Areas* on Schedule A1 Urban Structure, and *Low Density Residential* on Schedule I Central Land Use. Additionally, the lands reside in the Residential Low (RL3-0) Zone in Oakville's Zoning By-law No. 2014-014. The lands front onto Ringwood Road and are surrounded by existing low density residential uses. Adjacent the rear property line is Sunningdale Park.

This Minor Variance application is intended to achieve relief from the Town of Oakville's Zoning By-law No. 2014-014 with respect to the Residential Low (RL3-0) Zone to permit the development of the lands for the proposed construction of a new 2-storey dwelling with attached garage, and rear covered patio, inground pool, hot tub and cabana, with associated landscaping.

The following minor variances are requested:

- To permit a *maximum* Floor Area Ratio of 31.78%, whereas 29% is permitted; and,
- To permit a *minimum* Front Yard Setback of 9.69m, whereas 11.38m is required.

Are the proposed minor variances in keeping with the general purpose and intent of the Official Plan?

The lands are designated *Residential Areas* on Schedule A1 Urban Structure, as well as *Low Density Residential* on Schedule I Central Land Use in the Town of Oakville Official Plan. As outlined in Section 11, *Residential Areas* represent the areas that provide for stable residential communities. It is furthermore stated that housing initiatives to facilitate

revitalization and innovation are to be promoted. Section 11.2 speaks to permitted uses within the *Low Density Residential* designation, which include the proposed detached dwelling.

The intent of these policies is to encourage and accommodate compatible forms of development which is exemplified in the subject application. The requested variances will facilitate the Site Plan, which represents a permitted use, and the proposed development is in keeping with the existing and planned land uses in the surrounding area. Therefore, the requested variances meet the general purpose and intent of the Official Plan.

Are the proposed minor variances in keeping with the general purpose and intent of the Zoning By-law?

The subject lands are located in the Residential Low (RL3-0) Zone in Oakville's Zoning By-law No. 2014-014.

The intent of regulating the Floor Area Ratio is to control development and limit the intensity of land use. The requested relief represents a modest increase from what is currently permitted in this zone and will yield a desirable built form.

The Front Yard Setback zoning provision is intended to ensure continuity in the streetscape of a neighbourhood. The required setback in this zone is existing minus 1.0m, and the subject lands currently have the greatest front yard setback on Ringwood Road at 12.38m. Excluding lot 103, existing setbacks on this cul-de-sac range from approximately 6.6m to 10.3m, with an average of less than 9 metres, using the Town of Oakville's online mapping. The requested reduction in the minimum front yard setback will yield a more visually cohesive and continuous streetscape while maintaining a deep setback, which is in line with the neighbouring lots.

The proposal conforms to all other zoning provisions and therefore the overall intent of the Zoning By-law is maintained.

Are the proposed minor variances minor in nature?

The proposed variances are minor in nature and necessary to facilitate the Site Plan. The intent of this application is to request relief from the zoning provisions regarding Floor Area Ratio and Front Yard Setback, and will allow a permitted use. Given that all other regulations of the By-law remain, the request is consistent with the Zoning By-law and is considered to be minor in nature.

Are the proposed minor variances desirable for the appropriate development or use of the land, building or structure?

The requested variances will facilitate the Site Plan, which will result in a form of development that is in keeping with the character of the surrounding area, and represents a use of land that is permitted in the Town of Oakville's Official Plan and Zoning By-law No. 2014-014. Therefore, the application is desirable and appropriate for the development of the lands.

As such, the proposed variances satisfy the four tests as outlined in Section 45(1) of the *Planning Act* as the relief requested is minor in nature, is desirable for the appropriate development of the land, and meets the general intent and purpose of the Official Plan and Zoning By-law.

In support of our Minor Variance application, the following material is provided for review:

- Minor Variance Application Form, prepared by SMPL Design Studio, dated April 28, 2022;
- Plan of Survey, prepared by Lejan Land Surveying, dated December 8, 2021;
- Site Plan & Architectural Drawings, prepared by SMPL Design Studio, dated April 19, 2022.

We look forward to working with Town Staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

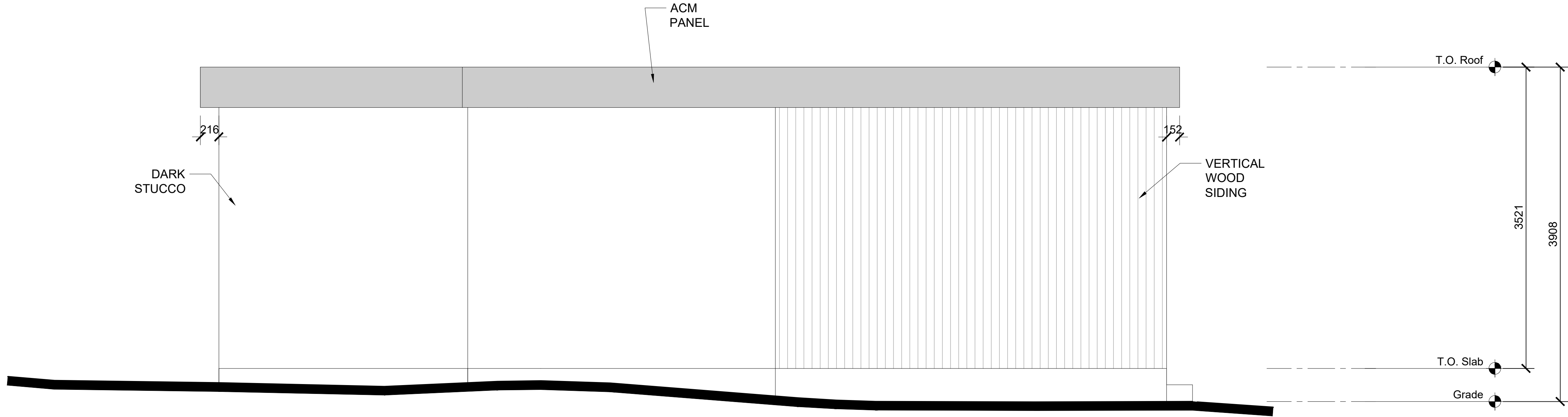
Sincerely,

A handwritten signature in black ink that reads "L. Bruce". The signature is written in a cursive, flowing style.

Lindsey Bruce

Director of Operations

lindsey@smpldesignstudio.com



DO NOT SCALE DRAWINGS

Note:

- 1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

s

m

p

l

DESIGN STUDIO
sustainable.modern.practical.livable

Architectural Design Services

www.smpdesignstudio.com

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By

JT

Drawn By

HD²

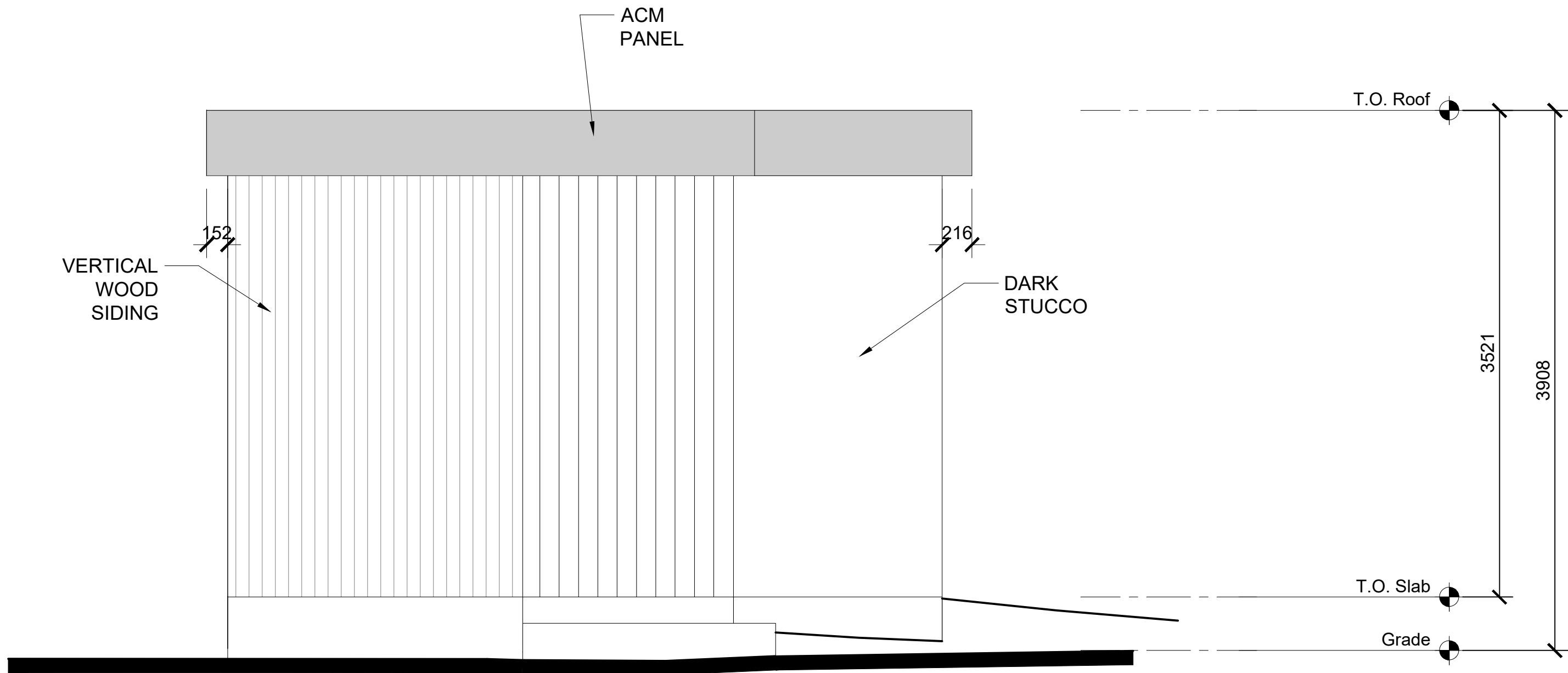
Plot Date

Page

B2.06

Cabana

Elevation



DO NOT SCALE DRAWINGS

Note:

- 1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	

DO NOT SCALE DRAWINGS

Note:

1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

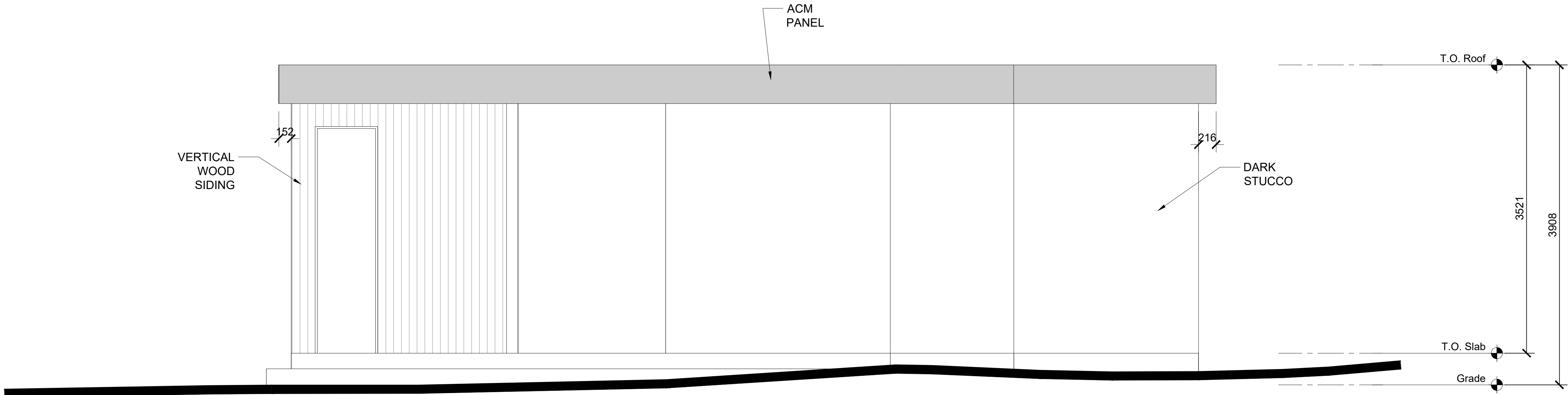
3) All works to be in accordance with the Ontario Building Code.

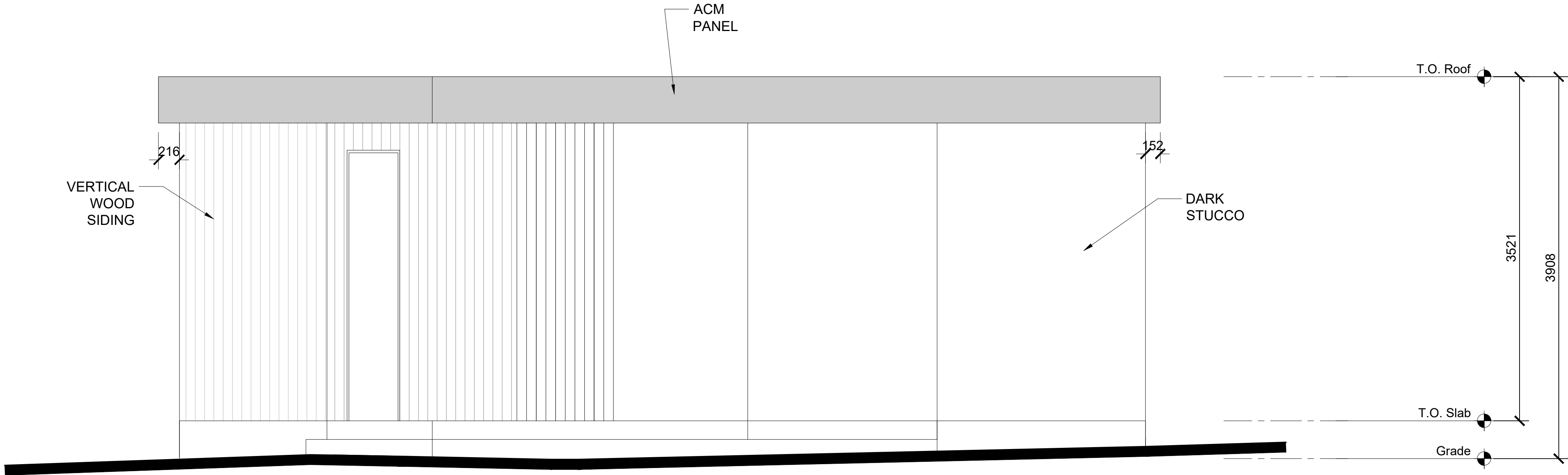
Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

--	--

103 Ringwood Rd.
Oakville, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	





DO NOT SCALE DRAWINGS

Note:

1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.

s

m

p

l

DESIGN STUDIO
sustainable.modern.practical.livable

Architectural Design Services

www.smpdesignstudio.com

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By

JT

Drawn By

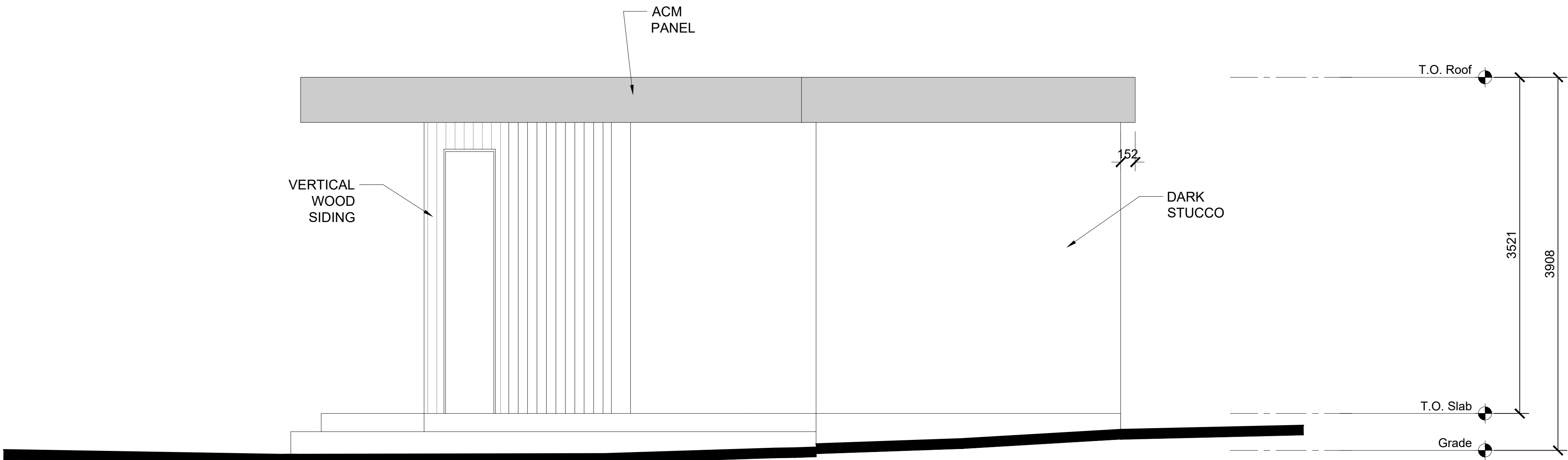
HD²

Plot Date

Page

B2.03

Cabana
Elevation



DO NOT SCALE DRAWINGS

Note:

- 1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	

DO NOT SCALE DRAWINGS

Note:

1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

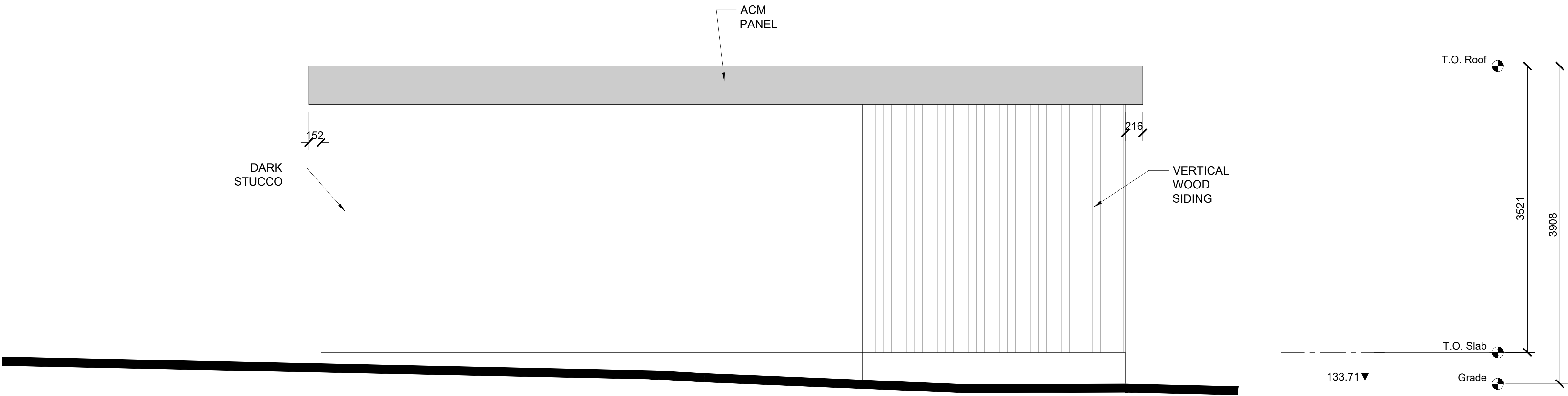
3) All works to be in accordance with the Ontario Building Code.

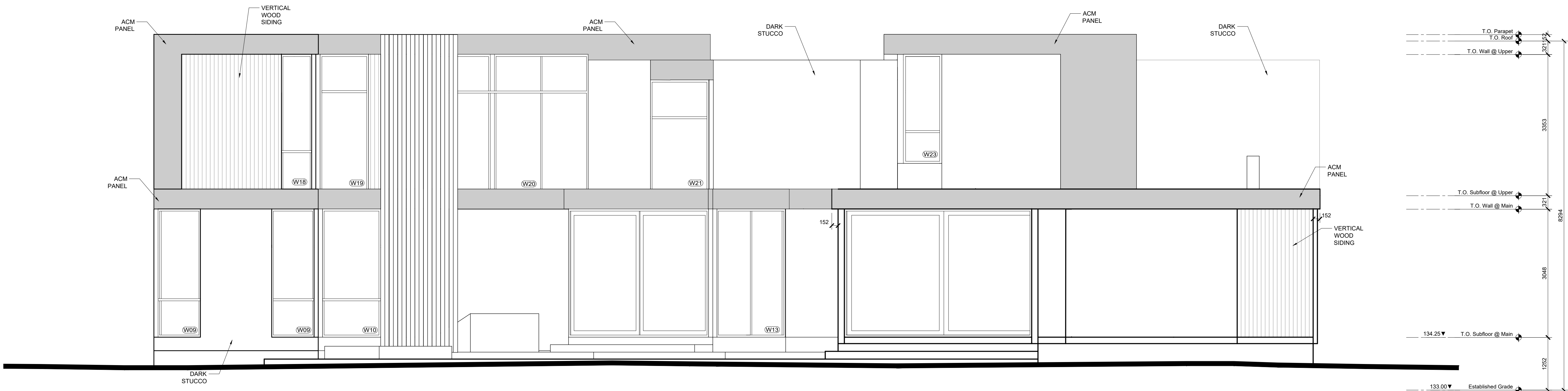
Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

--	--

103 Ringwood Rd.
Oakville, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	





DO NOT SCALE DRAWINGS

Note:
1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.

smp **DESIGN STUDIO**
sustainable.modern.practical.livable

Architectural Design Services

www.smpdesignstudio.com

Drawing Submissions:

Date: April 19, 2022 Type: Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By JT
Drawn By HD²
Plot Date

Page
A2.06

Elevations

1
A2.06

Rear Elevation 002
Scale 1:50

DO NOT SCALE DRAWINGS

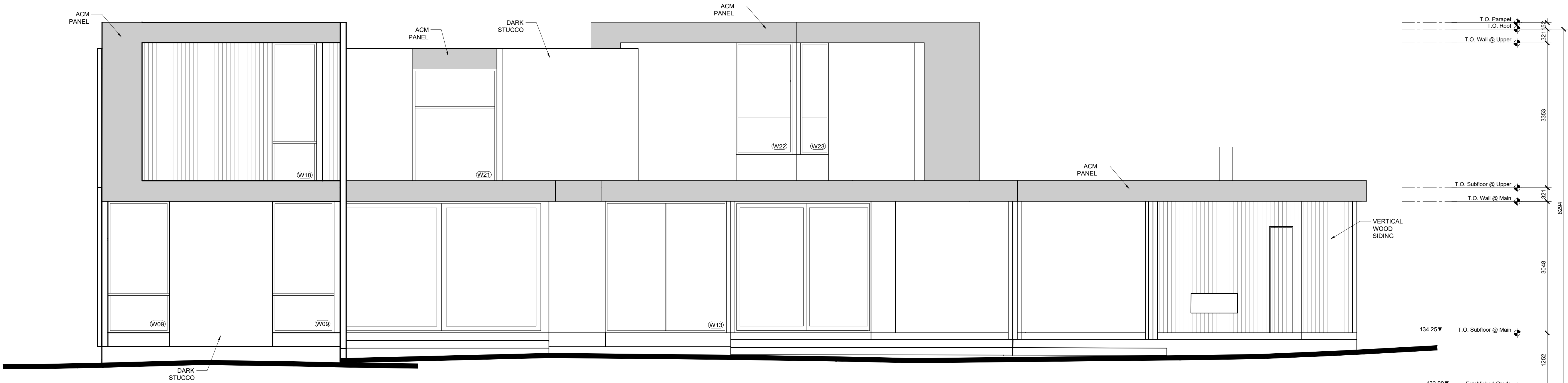
Note:

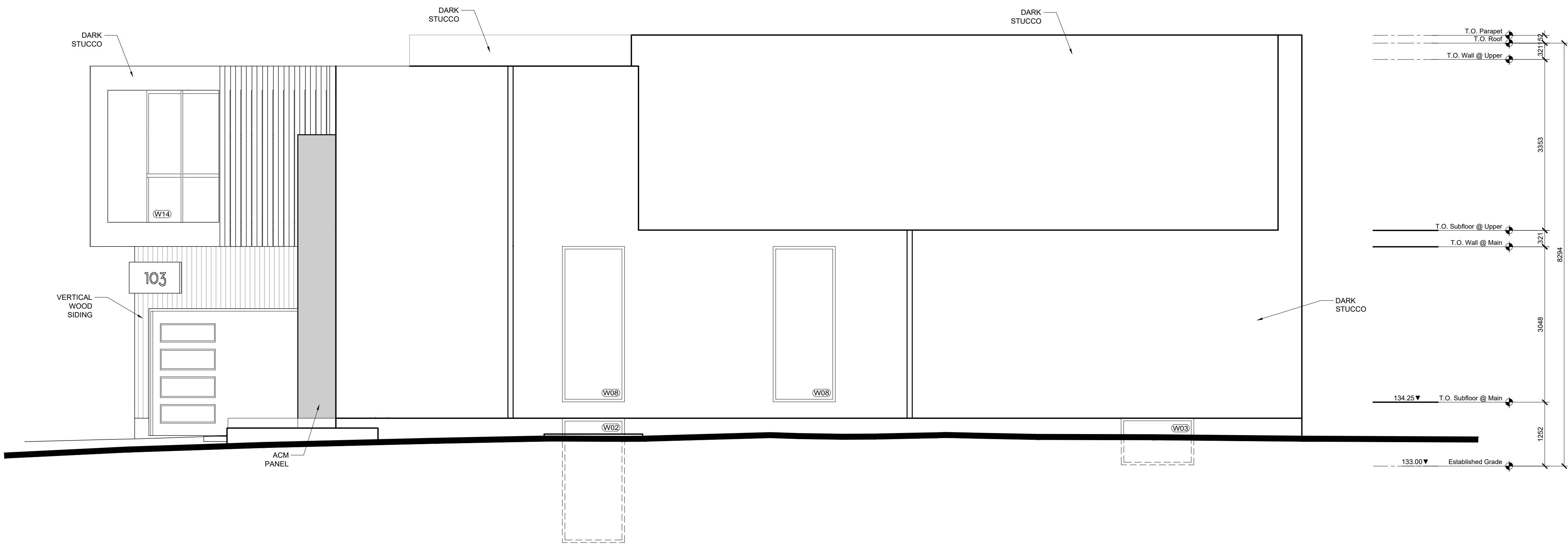
- 1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

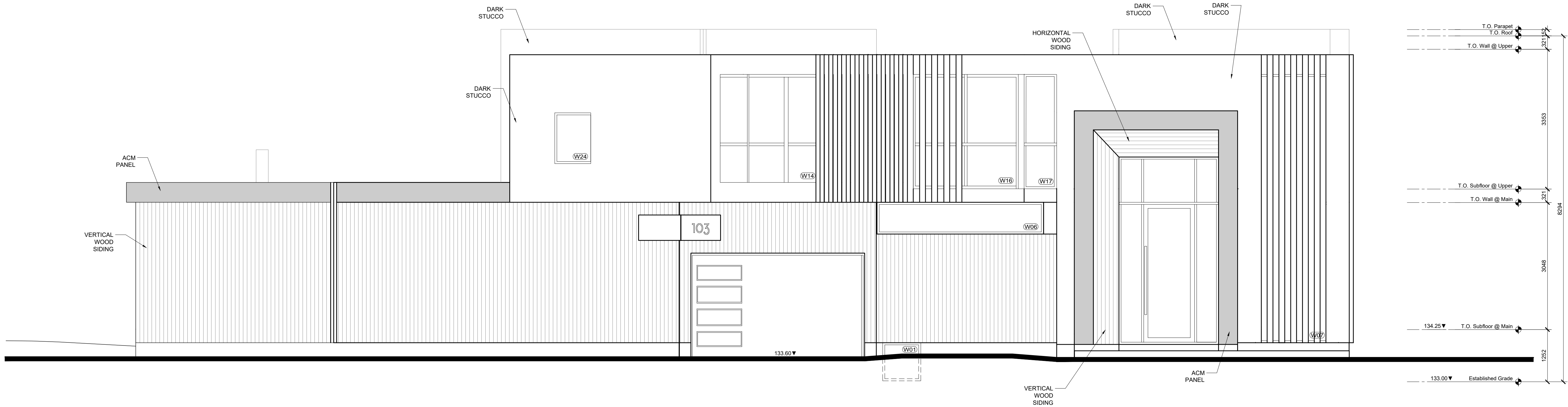
Reviewed By	JT
Drawn By	HD ²
Plot Date	





DO NOT SCALE DRAWINGS

Note:
1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3) All works to be in accordance with the Ontario Building Code.



DO NOT SCALE DRAWINGS

- Note:
- 1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
 - 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 - 3) All works to be in accordance with the Ontario Building Code.

smp **DESIGN STUDIO**
sustainable, modern, practical, livable

Architectural Design Services

www.smpdesignstudio.com

Drawing Submissions:

Date: April 19, 2022 Type: Planning

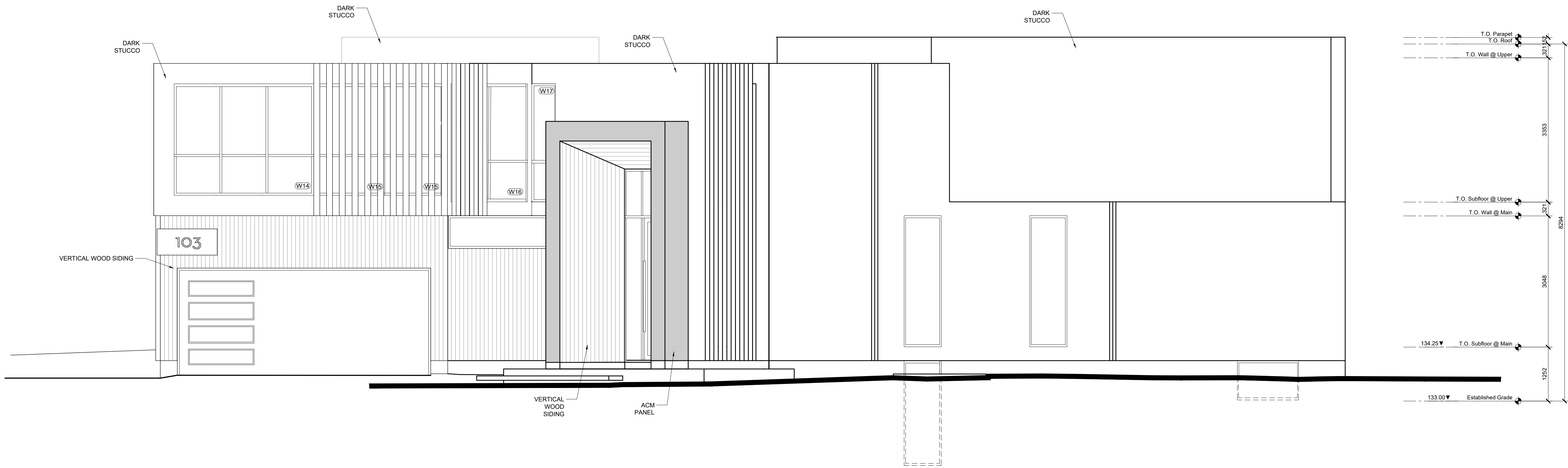
103 Ringwood Rd.
Oakville, Ontario

Reviewed By JT
Drawn By HD²
Plot Date

Page
A2.03

Elevations

Front Elevation 001
Scale 1:50



DO NOT SCALE DRAWINGS

Note:

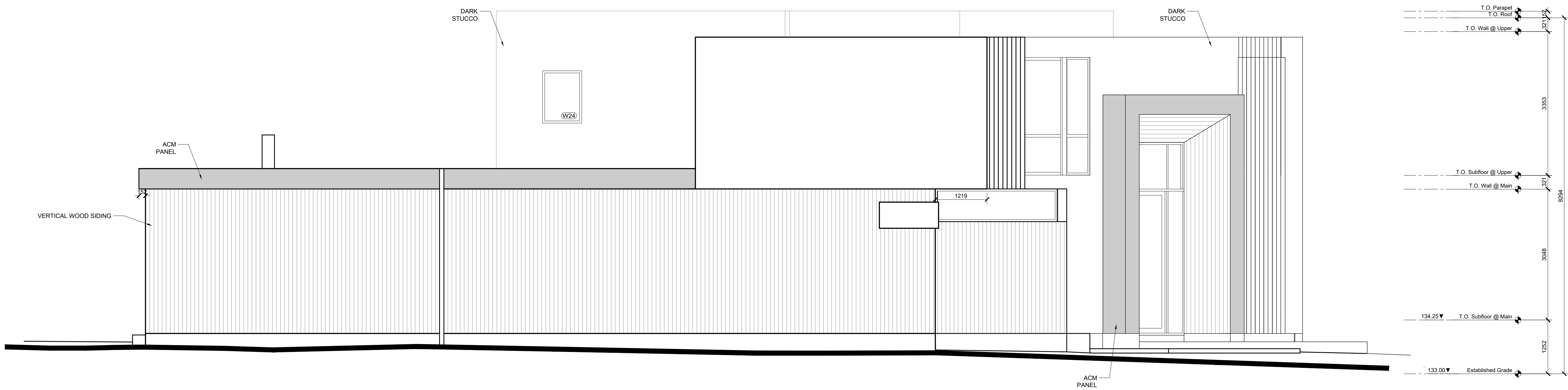
- 1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

Drawing Submissions:

Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By JT
Drawn By HD²
Plot Date



DO NOT SCALE DRAWINGS

Note:

- 1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

Drawing Submissions:	
Date:	Type:
April 19, 2022	Planning

103 Ringwood Rd.
Oakville, Ontario

Reviewed By	JT
Drawn By	HD ²
Plot Date	