



251 North Service Rd. Suite 303. Oakville, ON. L6H 3E7

Tel. 905-616-2221

e-mail: info@keystonehomedesigns.com

June 4, 2024

Town of Oakville
Committee of Adjustment
1225 Trafalgar Rd.
Oakville, ON. L6H OH3

Re: 485 Patricia drive

We would like to make an application to the committee of adjustment for 485 Patricia Drive

The variance requested is for **R.F.A.:**

1-Request for **43.71%** R.F.A. (308.71m²), where the maximum R.F.A. allowed is **41%** (289.56m²) for a difference of 19.15m² (2.71%)

There are quite a few homes in the immediate area that recently went to the same process and got approved:

486 Patricia Rd. 41% req'd. (42.3% Approved)

461 Patricia rd. 40% req'd. (40.9% approved)

479 Brookside 43.8% approved

483 Brookside 43.57% Approved

493 Brookside 43.6% approved

284 Southview rd. 43.75% approved

The new homeowner has a family of 5, which one is an 85 yr. old wheelchair bound senior citizen, that requires extra space and elevator which takes a lot of space to circulate.

The second-floor footprint is smaller than the ground and the different roof heights give curb appeal as well as reducing the mass of the building.

Attached are the drawings and a few 3D renders that will be submitted in a few days.
I hope these are satisfactory for your review.

Please let me know if you need anything else from me.

Thank you.

GERARDO CASTILLO
KEYSTONE Home Designs Inc.
251 North Service Rd. W. Suite 303
Oakville, ON. L6M 3E7
T. 905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

MAX. HEIGHT

TOP PLATE

SECOND FLOOR

TOP PLATE

GROUND FLOOR

90.30 GRADE

AVERAGE GRADE 89.98

10'-1"

10'-1"

10'-0"

29'-6" [9.00]

BASEMENT PLAN

U.S. OF FTG.

4

SOUTH ELEVATION 'B3'

DESIGNED APPROVED BY:

DATE:



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NOT FOR CONSTRUCTION

PROJECT:
**DEWAN
RESIDENCE**
485 PATRICIA RD.
OAKVILLE, ON.

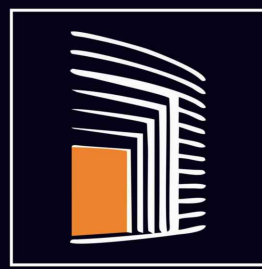
PROJECT: 24-01
DATE: MAY. 14.24
SCALE: N.T.S.
DRAWN BY: G. CASTILLO

A4.1



5 WEST ELEVATION 'B3'

DESIGNED APPROVED BY: _____
 DATE: _____



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PROJECT:
DEWAN RESIDENCE
 485 PATRICIA RD.
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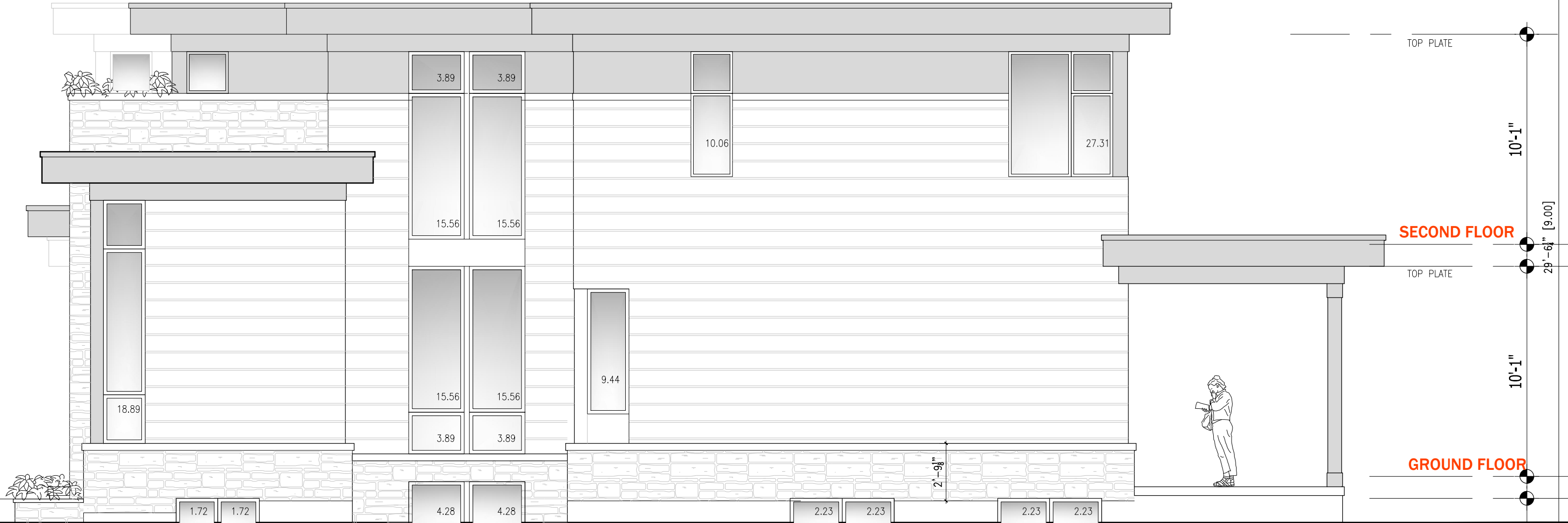
PROJECT: 24-01
 DATE: MAY. 14.24
 SCALE: N.T.S.
 DRAWN BY: G. CASTILLO

A4.2

DESIGNED APPROVED BY:

DATE:

MAX. HEIGHT



TOP PLATE

SECOND FLOOR

TOP PLATE

GROUND FLOOR

10'-1"

2'-6" [9.00]

10'-1"

10'-0"

6

EAST ELEVATION 'B3'

WALL #2

WALL AREA	24.15m ² (260s.f.)
LIMITING DISTANCE	3.57m. (35.5%)
OPENINGS ALLOWED	92.3 s.f.
OPENINGS PROVIDED	86.36 s.f.

WALL #3

WALL AREA	24.43m ² (629s.f.)
LIMITING DISTANCE	1.77m. (11%)
OPENINGS ALLOWED	69.19 s.f.
OPENINGS PROVIDED	55.73s.f.

WALL #1

WALL AREA	18.85m ² (203s.f.)
LIMITING DISTANCE	1.77m. (13%)
OPENINGS ALLOWED	26.39 s.f.
OPENINGS PROVIDED	22.33 s.f.

BASEMENT PLAN



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 DATE: MAY. 14.24
 SCALE: N.T.S.
 DRAWN BY: G. CASTILLO

A4.3

MAX. HEIGHT

29'-6 1/2" [9.00]
TOP PLATE
10'-1"
SECOND FLOOR
TOP PLATE

10'-1"

GROUND FLOOR

2'-1"

TOP PLATE

16'-1"

GROUND FLOOR

10'-0"

BASEMENT PLAN

U.S. OF FTG.

7 NORTH ELEVATION 'B3'

DESIGNED APPROVED BY:

DATE:



KEYSTONE HOME DESIGNS

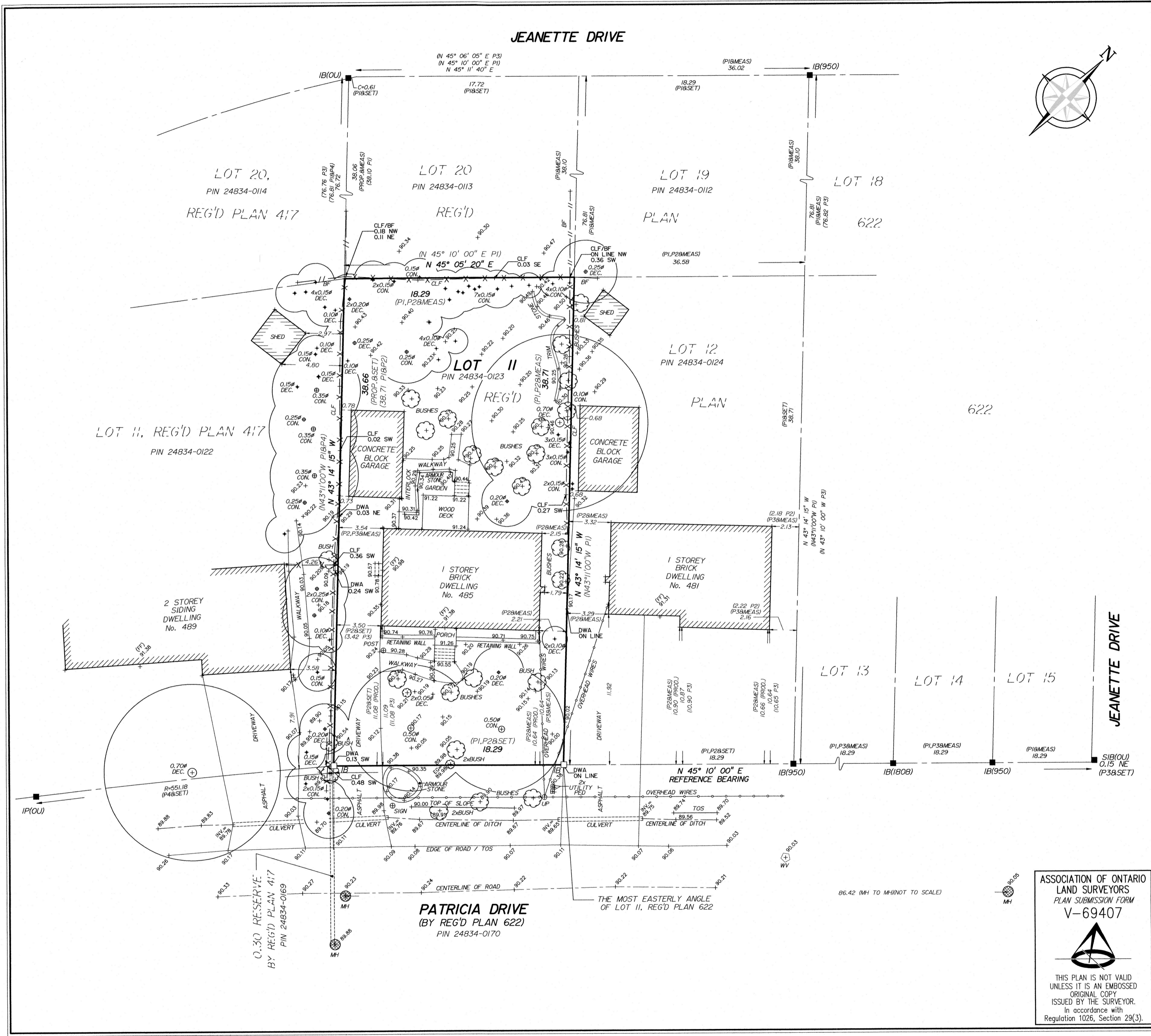
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SCALE: N.T.S.
DRAWN BY: G. CASTILLO

A4.4



SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
LOT II
REGISTERED PLAN 622
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 0 5 10 15 20 Metres

SCALE 1 : 200
 J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor 2024

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SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
 None

NOTABLES
 Note the Location of the Fences around the Subject Property.
 Note the Location of the Driveway along the Southwesterly limit of the Subject Property.
 Note the Location of the Overhead Wires crossing the Subject Property along the easterly corner to house # 481.

- LEGEND**
- Survey Monument Found
 - Survey Monument Set
 - SIB Standard Iron Bar
 - IB Iron Bar
 - IP Iron Pipe
 - (950) Cunningham McConnell Ltd., O.L.S.
 - (1808) J. H. Gelbloom Surveying Ltd., O.L.S.
 - (OU) Origin Unknown
 - P1 Registered Plan 622
 - P2 Plan of Survey by H.D. Sewell, O.L.S., dated June 1, 1956
 - P3 Plan of Survey by Cunningham McConnell Ltd., O.L.S. dated March 6, 2018
 - P4 Registered Plan 417
 - CLF Chain Link Fence
 - BF Board Fence
 - TOS Top of Slope
 - MH Maintenance Hole
 - PROD Denotes Production Distance
 - EG Established Grade
 - DEC. Deciduous
 - CON. Coniferous
 - INV. Invert
 - WV Water Valve
 - N Denotes North
 - S Denotes South
 - E Denotes East
 - W Denotes West
 - DWA Driveway Asphalt

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

NOTE
 This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
 All building ties are from foundation and are perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Rohit Dewan and the undersigned accepts no responsibility for use by other parties.

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

BEARING NOTE
 Bearings are Astronomic, and are Referred to the Northwesterly limit of Patricia Drive as shown on Reg'd Plan 622, having a Bearing of N 45° 10' 00" E.

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 the 17th day of, 2024

April 19, 2024
 Date
 Ashraf Rizk, O.L.S.

Party Chief: Y.S.	Drawn By: M.K.	Checked By: A.R.	Project: 24-030
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J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor
 476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4
 office@jhgsurveying.ca
 Phone:(905) 338-8210

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-69407

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