



MV App\_74 Stewart\_Cover letter REV B  
21 June 2024

Project Ref: CAV A/157/2021  
74 Stewart Street, Oakville, L6K 1X5  
Committee of Adjustment, Minor Variance Application (DEFERRAL)

F.A.O Committee of Adjustment/Treasury Secretary

Please find enclosed documents and drawings prepared in support of a minor variance application for a previously deferred application CAV A/157/2021. We were advised during the Committee of Adjustment Meeting to defer the application, due to further review by Town Staff relating to Driver Sight Lines. This item has since been reviewed and we have included supporting documentation relating to this review by Development Engineering Services.

The Subject Land is an existing vacant lot, municipally addressed as 74 Stewart Street in the Town of Oakville. This lot is currently in review by the Town for Site Plan Approval ( SP.1616.069/01).

Since the previous application, the design has been revised to reduce the number of residential units from 7 Units to 6 Units. Also, the orientation of the residential units has also changed so that the dwellings are in a row, all facing toward Stewart Street.

The minor variances requested are listed below and were previously reviewed and discussed with Peter Kozelj and Kelly Lanaus. This list of variances should be read in conjunction with enclosed drawings A-101, A-102, A-103 and A-201 where each minor variance has been referenced;

447 KERR STREET  
OAKVILLE ON L6K3C2  
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**Variance #1**

Part 3 (Definitions) Dwelling, Apartment means:

a) A Dwelling unit within a building containing three or more dwelling units where the units are connected by a common corridor or vestibule.

**Variance Request:**

To alter the definition of Dwelling, Apartment to mean:

A dwelling unit within a building containing three or more dwelling units where the units are connected by an uncovered, exterior podium.

**Variance #2**

Table 4.3: Allowable Building and Structure Encroachments and Projections

Row 4: Balconies shall be located in a front or rear yard with a maximum total projection of 1.5m beyond the main wall.

**Variance Request:**

To permit balconies to be located in the flankage yard with a maximum total projection of 2.45m beyond the Main Wall on both the Second and Third Floor Levels.

**Variance #3**

Table 5.2.2. Ratios of Minimum Number of Parking Spaces for Mixed Use Zones: All Non-Residential Uses ;

All other permitted non-residential uses in a Mixed Use Zone on Map 19(7a) [Kerr Village]

Minimum Number of Parking Spaces required (commercial) 1.0 per 40.0 sq m net floor area

**Variance Request:**

To permit a minimum of 0.0 Commercial Parking spaces

**Variance #4**

Section 8.6 (d) – The parking of motor vehicles is prohibited in all storeys of an above grade parking structure for the first 9.0m of depth of the building, measured in from the main wall oriented toward the lot line adjacent to Kerr Street.

**Variance Request:**

To permit the parking of motor vehicles within 16.8% of the area within 9.0m of depth of the building on the ground floor, measured in from the main wall oriented toward the lot line adjacent to Kerr Street

**Variance #5**

Table 8.3.1: Regulations in the Mixed Use Zones ; MU2

Minimum First Storey Height of 4.5m

**Variance Request:**

To permit a minimum First Storey Height of 3.04m

(where First Storey Height is the vertical distance between the top of the finished floor level of the first storey and the top of the finished floor level of the storey above)

We have included the following documents and drawings in support of the application;

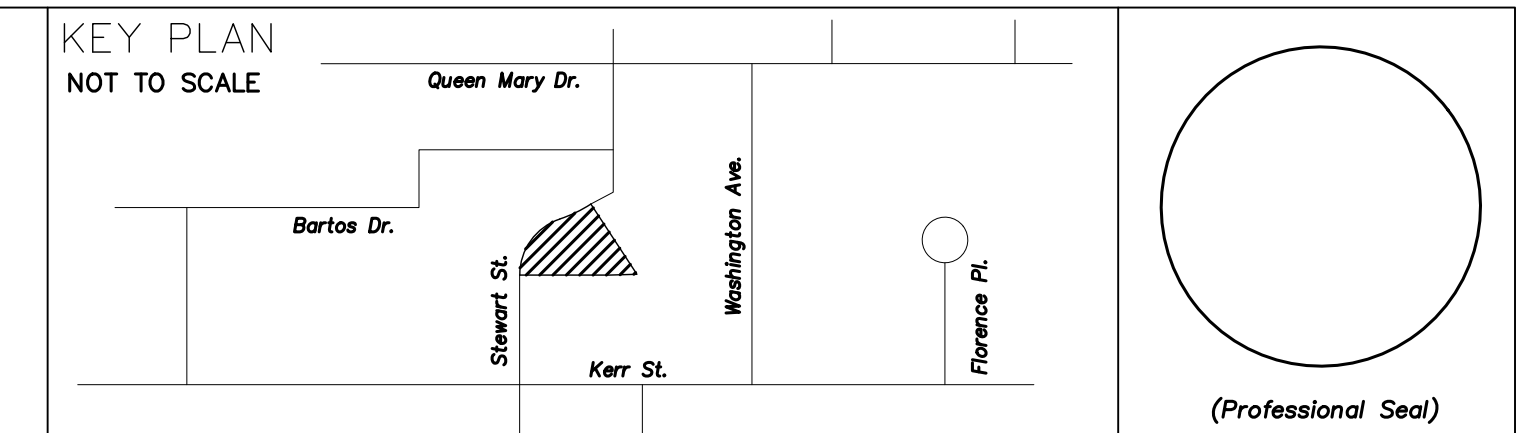
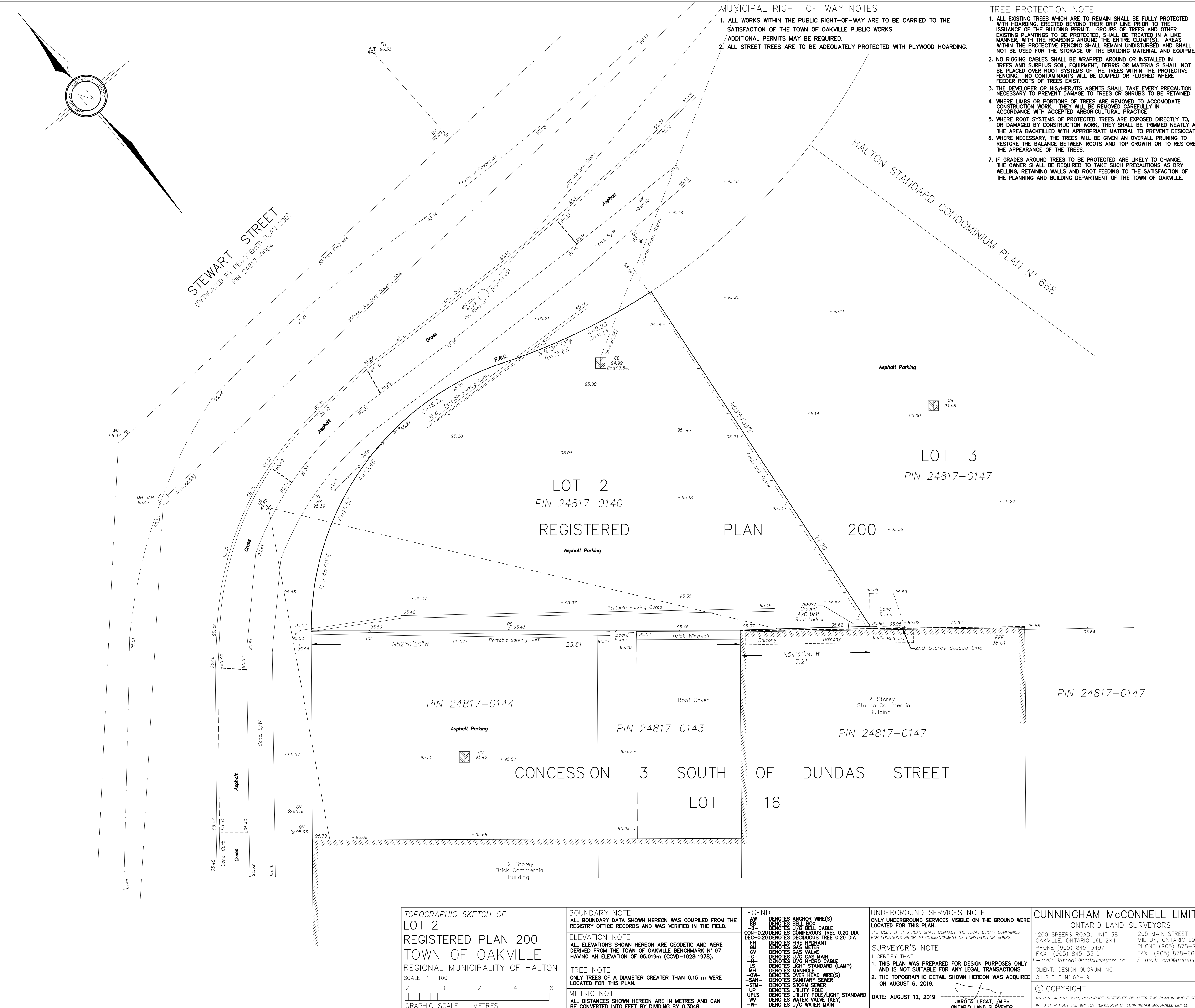
- Revised Application Form
- Existing Site Survey (C-62-19-1 - EXISTING SURVEY PLAN.pdf)
- Proposed Site Plan (A-001 - PROP SITE PLAN.pdf)
- Minor Variance Reference Drawings;
  - A-101 – Parking and Commercial Level Plan
  - A-102 – Second Floor Plan (Residential and Podium)
  - A-103 – Third Floor Plan (Residential)
  - A-201 – Elevation
- Sightline review - Transportation Services, email
- Arborist Letter (ARB - ARBORIST LETTER.pdf)

We trust the enclosed is in order, however please let us know if you require any additional information or if you have any queries regarding the submitted information.

Yours sincerely,

Jonathan Sprawson  
e: jon@dqi.ca

A handwritten signature in black ink, appearing to read 'Jonathan Sprawson', written in a cursive style.



- ### STANDARD DEVELOPMENT NOTES
- (A) ENGINEERING AND CONSTRUCTION DEPARTMENT
- DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
  - 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.
  - 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
- THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
  - THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
  - THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
  - ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
  - ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
  - MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
  - 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.
  - ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
  - CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
  - ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
  - THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
  - 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.
  - ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
  - 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.
  - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
  - 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 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.
  - NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
  - DRIVEWAY GRADES SHALL BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
  - LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
  - 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.
  - 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.
  - ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
  - 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.
  - SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
  - ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.
- (C) UTILITIES CONNECTION
- 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-26, PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
  - STORM:** (A) MUNICIPAL STORM SEWER NOT AVAILABLE ON THE SITE. (B) STORM WATER TO BE DISCHARGED ONTO GROUND AND INTO THE EXISTING DITCHES.
  - WATER:** (A) EXISTING 19mm 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.

### REGIONAL APPROVAL

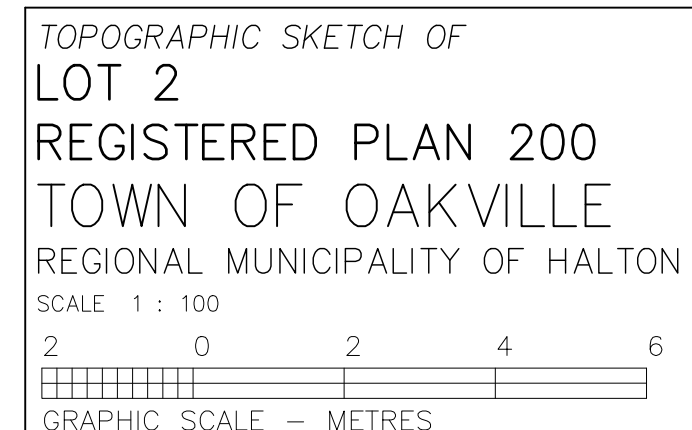
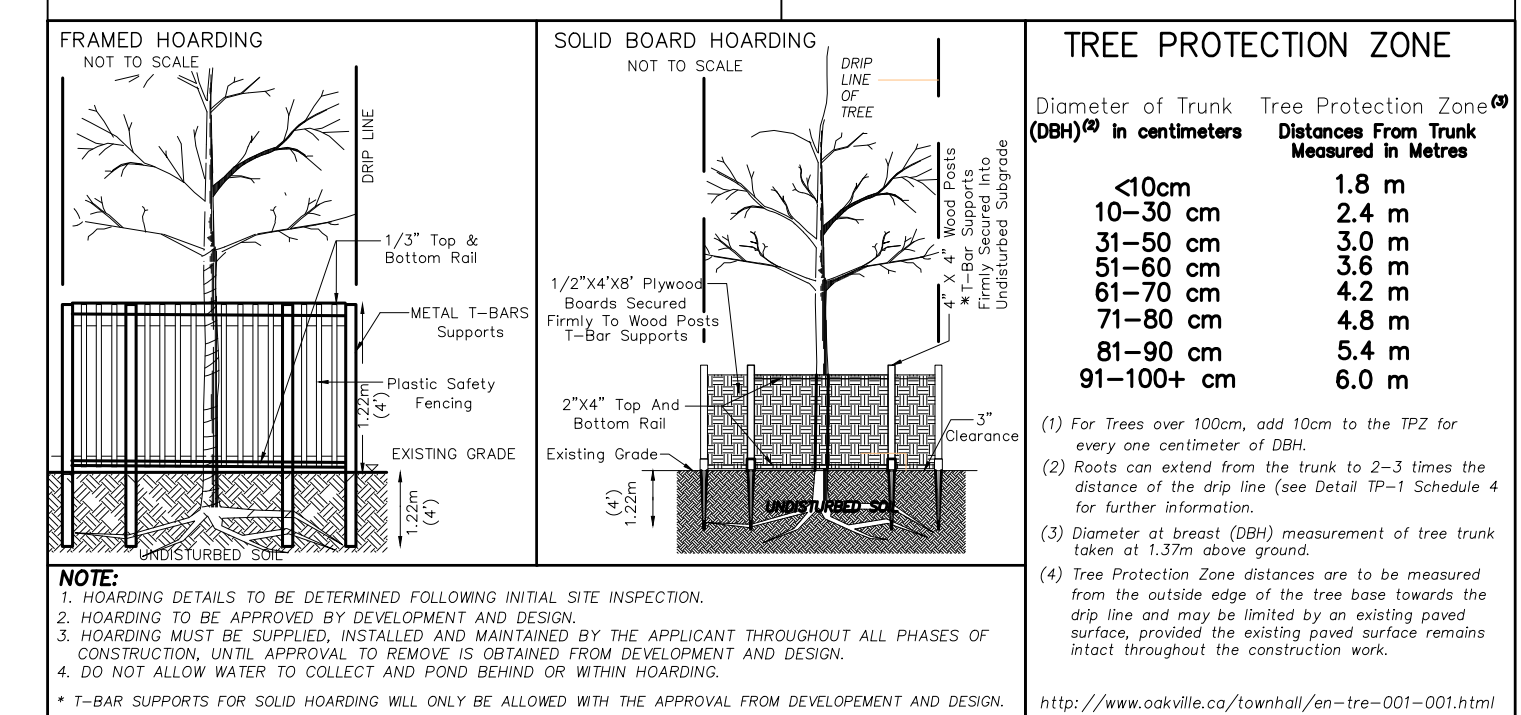
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_

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 \_\_\_\_\_



### BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

### ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 97 HAVING AN ELEVATION OF 95.019m (CGVD-1928:1978).

### TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

### METRIC NOTE

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

### LEGEND

AW	DENOTES ANCHOR WIRE(S)
BB	DENOTES BELL BOX
CB	DENOTES U/G BELL CABLE
CON-0.20	DENOTES CONCRETE TREE 0.20 DIA
DEC-0.20	DENOTES DECIDUOUS TREE 0.20 DIA
PH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GM	DENOTES U/G GAS MAIN
H	DENOTES U/G HYDRO CABLE
LS	DENOTES LIGHT STANDARD (LAMP)
MH	DENOTES MANHOLE
SW	DENOTES OVER HEAD WIRE(S)
SAN	DENOTES SANITARY SEWER
STM	DENOTES STORM SEWER
UP	DENOTES UTILITY POLE
UVLS	DENOTES UTILITY POLE LIGHT STANDARD
WV	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. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

### SURVEYOR'S NOTE

I CERTIFY THAT:  
 1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.  
 2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON AUGUST 6, 2019.

DATE: AUGUST 12, 2019

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

**CUNNINGHAM McCONNELL LIMITED**  
 ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38 OAKVILLE, ONTARIO L6L 2X4  
 PHONE (905) 845-3497  
 PHONE (905) 845-3519  
 E-mail: info@cmllandsurveyors.ca

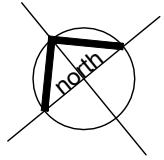
205 MAIN STREET MILTON, ONTARIO L9T 1N7  
 PHONE (905) 878-7810  
 FAX (905) 878-6672  
 E-mail: cmll@rimus.ca

CLIENT: DESIGN QUORUM INC.  
 O.L.S. FILE N° 62-19

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#74 STEWART STREET	
SITE GRADING AND SERVICING PLAN	
2019/08/12	ISSUED FOR DESIGN
DATE:	REVISIONS
JAL	DATE: AUGUST 12, 2019
INITIAL	REGIONAL DRAWING N°
	SCALE 1 : 100
	PLAN 62-19-1

**STEWART STREET**  
 (DEDICATED BY REGISTERED PLAN 200)  
 PIN 24817-0004



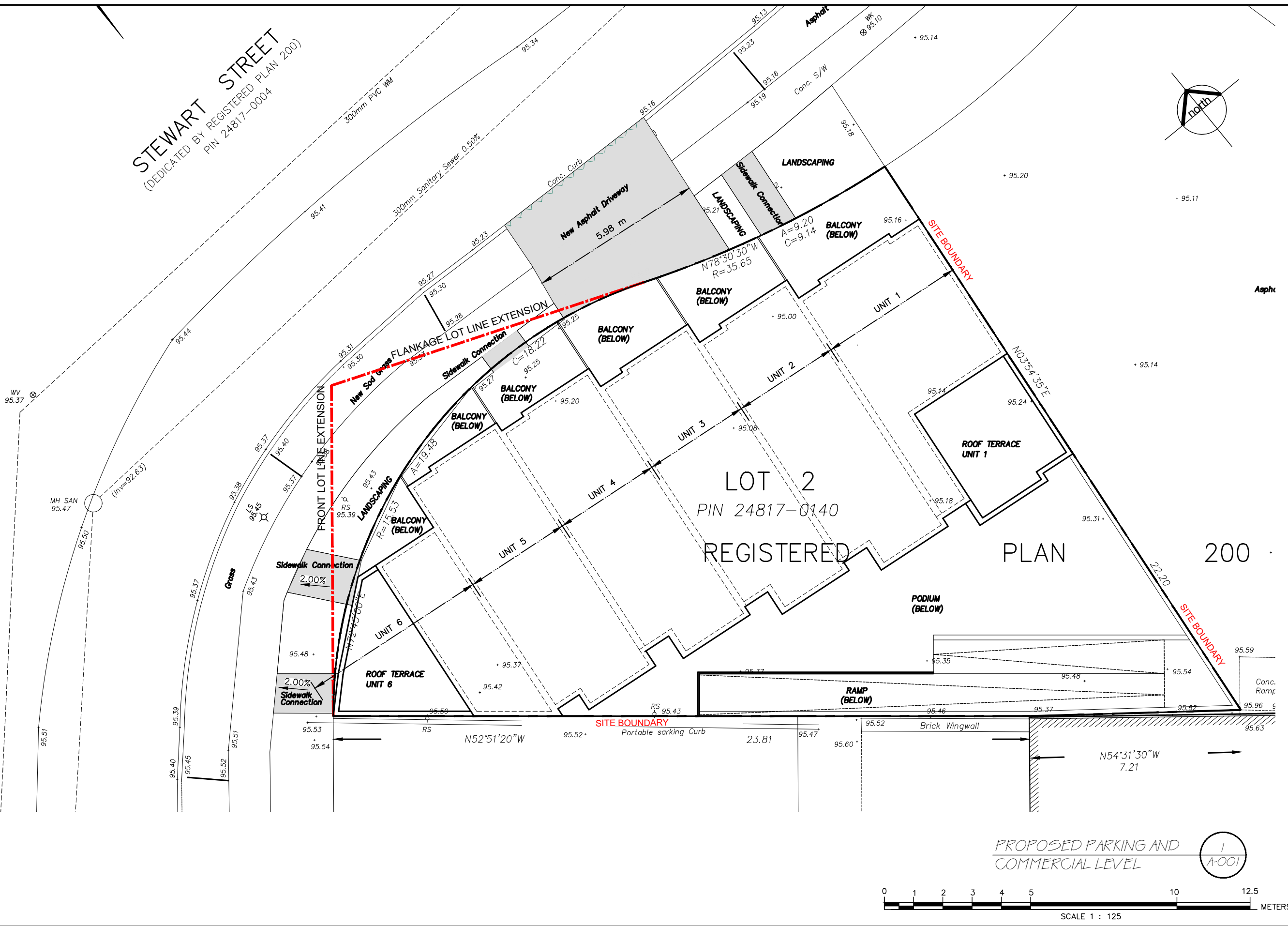
**GENERAL NOTES**

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

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS, THE DESIGN OFFICE MUST BE NOTIFIED IMMEDIATELY.

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DO NOT SCALE DRAWINGS.



REV NO.	DESCRIPTION	DATE	BY
-	DRAWING ISSUED	21.05.17	SB
A	MINOR VARIANCE APPLICATION	21.07.27	SB
B	MINOR VARIANCE APPLICATION: DIMENSION ADDED RELATING TO VARIANCE #6	21.08.26	SB
C	MINOR VARIANCE APPLICATION: REVISED AS PER TOWN COMMENTS	21.09.23	SB
D	DESIGN REVISIONS INCORPORATED	22.09.11	SB
E	MINOR VARIANCE APPLICATION REVISED: LAYOUT UPDATED	24.04.10	SB
F	ISSUED FOR MINOR VARIANCE APPLICATION	24.05.13	SB
G	REVISIONS FOLLOWING ZONING COMMENTS ISSUED FOR MINOR VARIANCE APPLICATION	24.06.21	SB

**PROPOSED SITE PLAN**

CLIENT: DESIGN QUORUM INC.

PROJECT TITLE: 74 STEWART STREET, OAKVILLE, ONTARIO

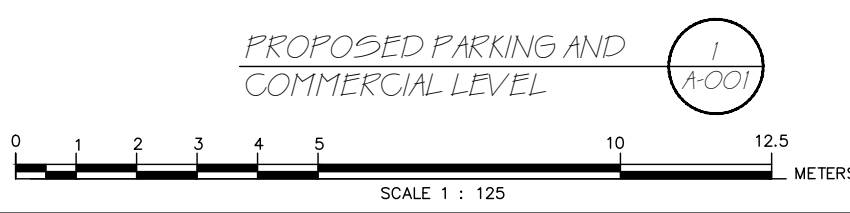
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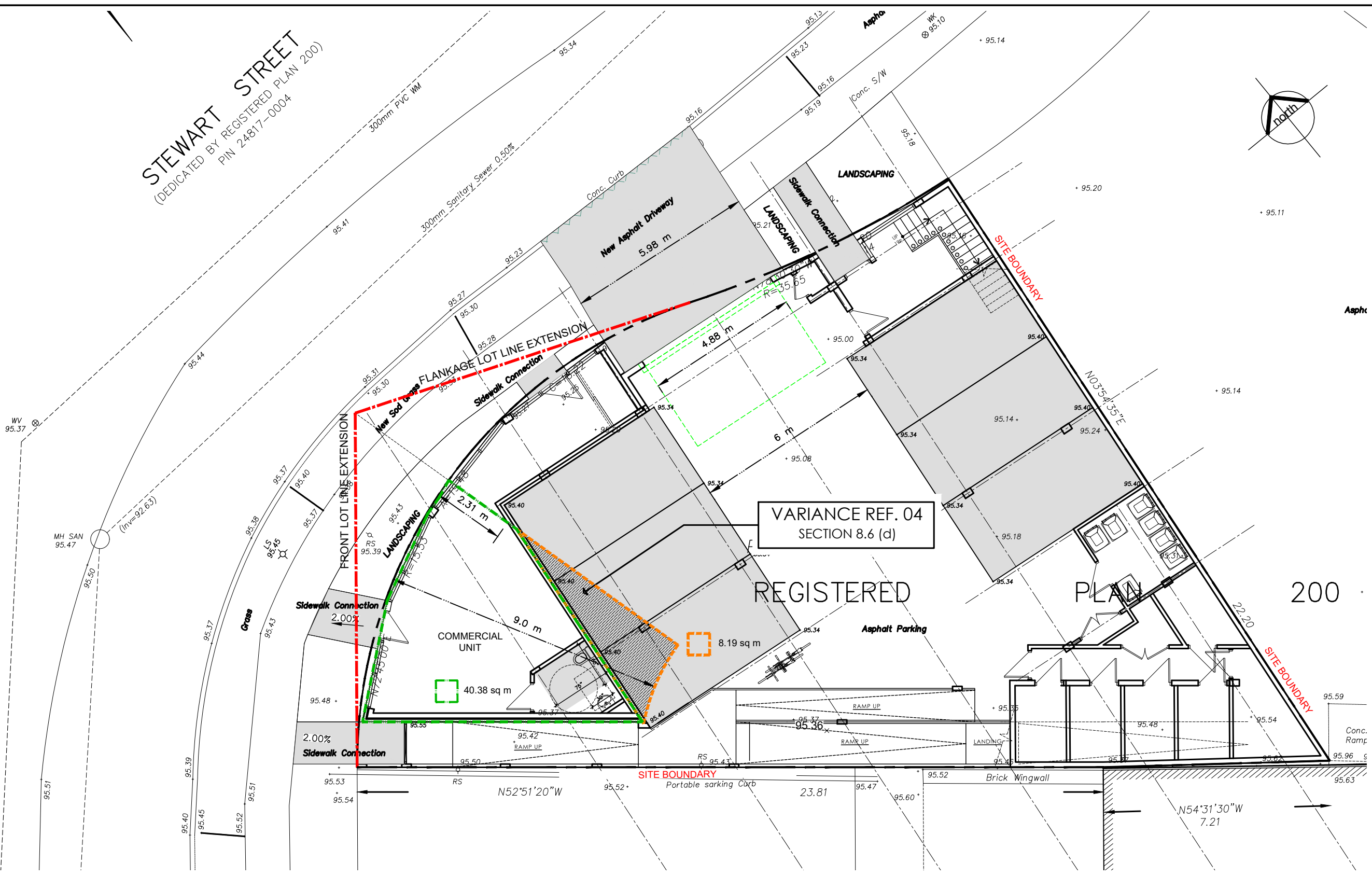
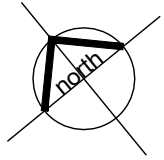
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DRAWING NO.: A-001 | REV: G

**DESIGN QUORUM INCORPORATED**  
 447 KERR STREET  
 OAKVILLE ON L6N 5K2  
 T. 905.339.0223  
**DQI.CA**



**STEWART STREET**  
 (DEDICATED BY REGISTERED PLAN 200)  
 PIN 24817-0004



**GENERAL NOTES**

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

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS, THE DESIGN OFFICE MUST BE NOTIFIED IMMEDIATELY.

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G	REVISIONS FOLLOWING ZONING COMMENTS ISSUED FOR MINOR VARIANCE APPLICATION	24.06.21	SB

**PROPOSED PARKING AND COMMERCIAL LEVEL**

CLIENT: DESIGN QUORUM INC.

PROJECT TITLE: 74 STEWART STREET, OAKVILLE, ONTARIO

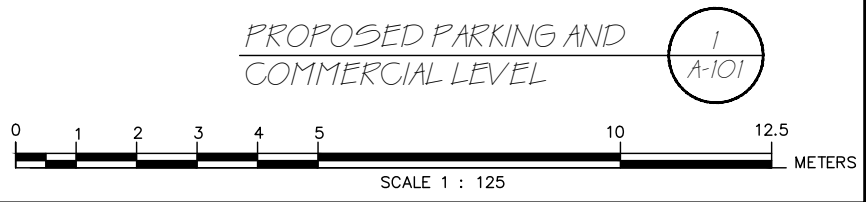
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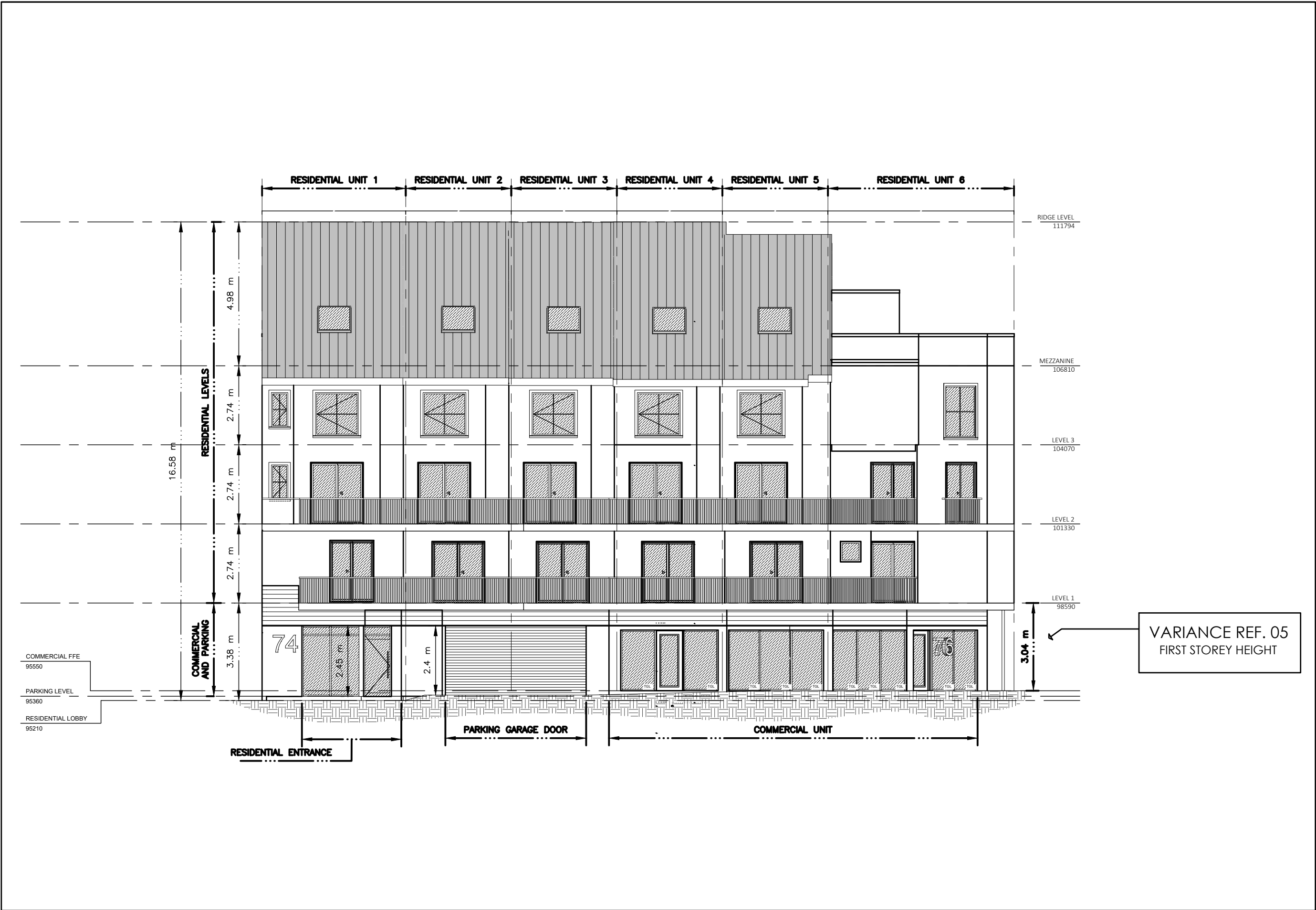
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DRAWING NO.: A-101 | REV: G

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**DQI.CA**





**GENERAL NOTES**

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C	DESIGN REVISIONS INCORPORATED ISSUED FOR REVIEW	22.09.11	SB
D	DESIGN REVISED, NOTES ADDED ISSUED FOR REVIEW	24.04.15	SB
E	ISSUED FOR MINOR VARIANCE APPLICATION	24.05.13	SB

DRAWING TITLE

**STEWART STREET ELEVATION**

CLIENT  
DESIGN QUORUM INC.

PROJECT TITLE  
74 STEWART STREET, OAKVILLE, ONTARIO

STATUS  
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JS

CLIENT APPROVAL

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A - 201

REV  
E

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447 KERR STREET  
OAKVILLE ON L6K 3G2  
T. 905.339.0223  
**DQI.CA**



# GreenPrint

Consulting Arborists

Tel: (289) 813-9250  
dcarnevale@greenprintca.com  
111 Walby Drive  
Oakville, ON L6L 4A7

*A division of The Tree Specialists, Inc.*

November 4, 2019

**Design Quorum Inc**  
447 Kerr Street  
Oakville, ON L6K 3C2

**ATTENTION: Ms. Sandra Boardman**

[Sandra@dqi.ca](mailto:Sandra@dqi.ca)  
905-844-1656

**RE: 74 Stewart Street  
Tree Survey**

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This letter is to confirm that as per my site visit dated November 4, 2019 there are no regulated trees involved with this project under the Town of Oakville's Street and Private Tree Bylaws, see Appendix 1 for Google Maps image.

I trust this meets your needs. If you have any questions or require further information, please do not hesitate to contact me directly at 289-813-9250.

**GREENPRINT CONSULTING ARBORISTS**

Davide Carnevale  
President/Consulting Arborist  
ASCA Registered #370  
E-mail: [dcarnevale@greenprintca.com](mailto:dcarnevale@greenprintca.com)



### Appendix I: Google Maps Street view

