

BY-LAW 2014-014 - ZONING RL3-0

	PROPOSED	PERMITTED
BASEMENT	178.60M2	
FIRST FLOOR	168.19M2	
SECOND FLOOR	160.24M2	
RESIDENTIAL FLOOR AREA RATIO	45.32% (329.59M2)	41% (298.20M2)
COVERAGE	34.98% (254.41M2)	35% (254.56M2)
HEIGHT	9M	9M
LOT AREA	727.31M2	

↑
PROJECT
NORTH

General Notes

No.	Revision/Issue	Date

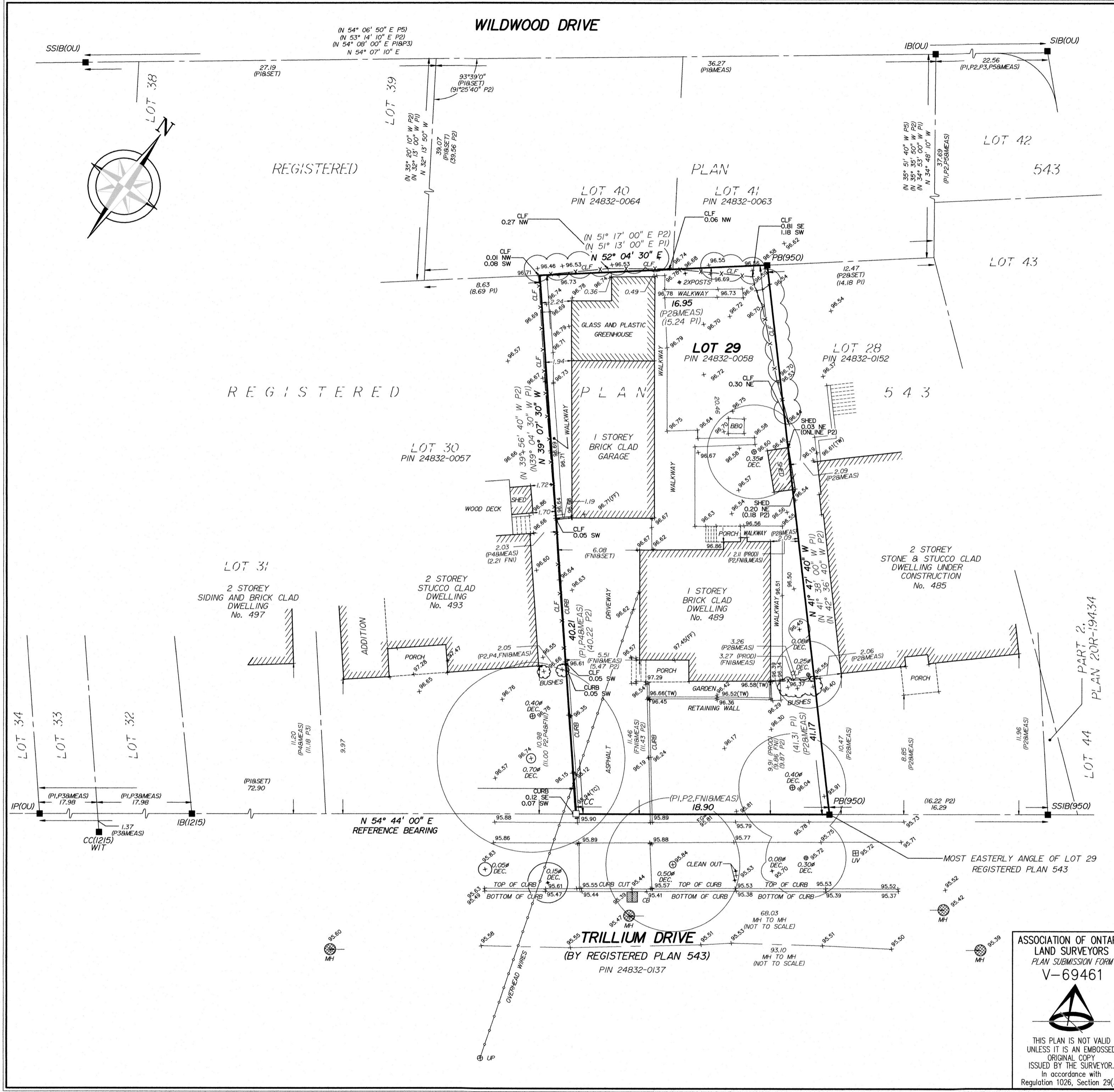
Firm Name and Address

Project Name and Address

489 TRILLIUM DRIVE

Project SITE PLAN Sheet

Date 8/7/2024	A1
Scale 1/16" = 1'0"	



SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 29
REGISTERED PLAN 543
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 0 5 10 15 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 Curb along the Southwesterly limit of the Subject Property
 Note the location of the Walkway along the Southwesterly limit of the Subject Property
 Note the location of the Shed along the Northeasterly limit of the Subject Property

LEGEND

■	Survey Monument Found	N	Denotes North
□	Survey Monument Set	S	Denotes South
SSIB	Short Standard Iron Bar	E	Denotes East
IB	Iron Bar	W	Denotes West
IP	Iron Pipe	TW	Top of Wall
PB	Plastic Bar	TC	Top of Curb
CC	Cut Cross	EG	Established Grade
(OU)	Origin Unknown		
(950)	Cunningham McConnell O.L.S.		
(1215)	ERTL Surveyors O.L.S.		
P1	Registered Plan 543		
P2	Plan of Survey by Cunningham McConnell Ltd., O.L.S. dated December 4, 2023.		
P3	Plan of Survey by ERTL Surveyors O.L.S., dated November 3, 2020.		
P4	Plan of Survey by H.D. Sewell O.L.S., dated November 19, 1954		
P5	Plan of Survey by J.H. Gelbloom Surveying Ltd. O.L.S., dated August 31, 2023		
FNI	Field Notes dated November 17, 1954		
PROD	Denotes Production Distance		
FF	Finished Floor Elevation		
CLF	Chain Link Fence		
DEC.	Deciduous		
MH	Maintenance Hole		
CB	Catch Basin		
UV	Utility Vault		

BENCHMARK
 Elevations are Referred to the Town of Oakville Benchmark No. 79 having an Elevation of 96.4302 m.

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

This REPORT was prepared for Sydney Capolletto and the undersigned accepts no responsibility for use by any 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 Northerly limit of Trillium Drive as shown on Registered Plan 543, having a Bearing of N 54° 44' 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 12th day of June, 2024.

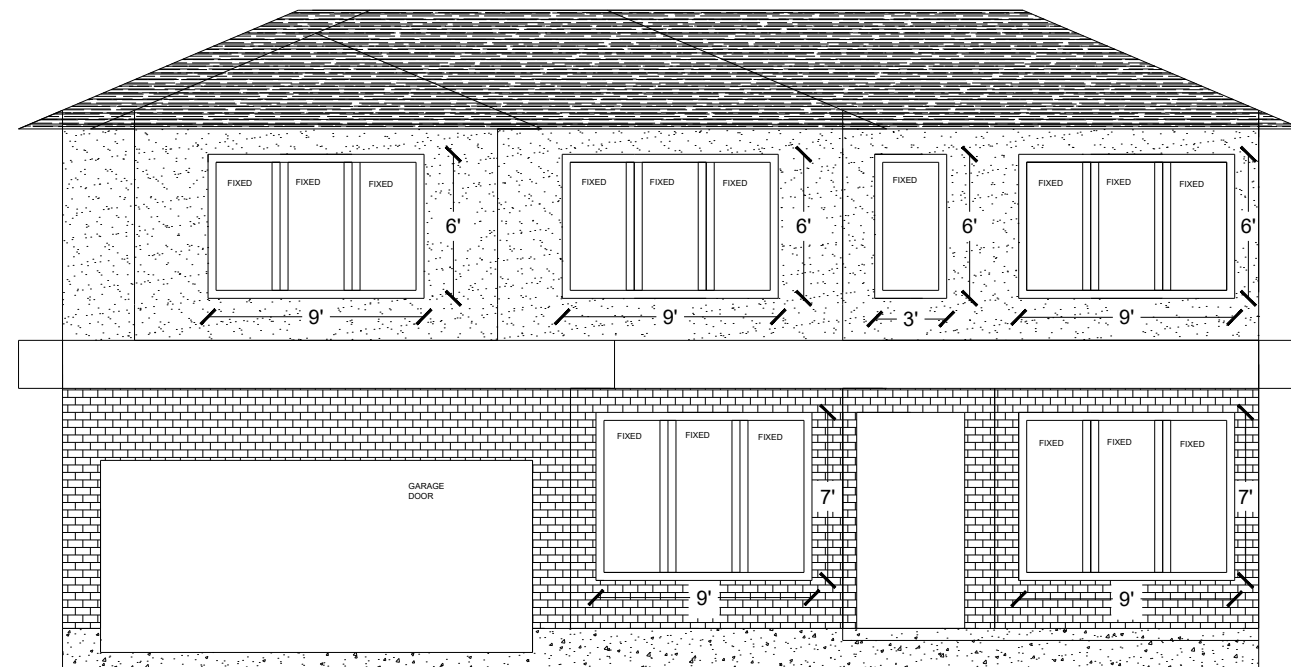
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-69461

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

June 24, 2024
 Date
 Ashraf Rizk O.L.S.
 Party Chief: D.L. Drawn By: N.A. Checked By: A.R. Project: 24-104

J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor
 476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4
 office@jhgsurveying.ca
 Phone:(905) 338-8210 Fax:(905) 338-9446

General Notes



3"
4'-9"
10'
1'
10'
1'-8"
TOP OF ROOF
SECOND FLOOR CEILING
FIRST FLOOR CEILING
GRADE
E.G.

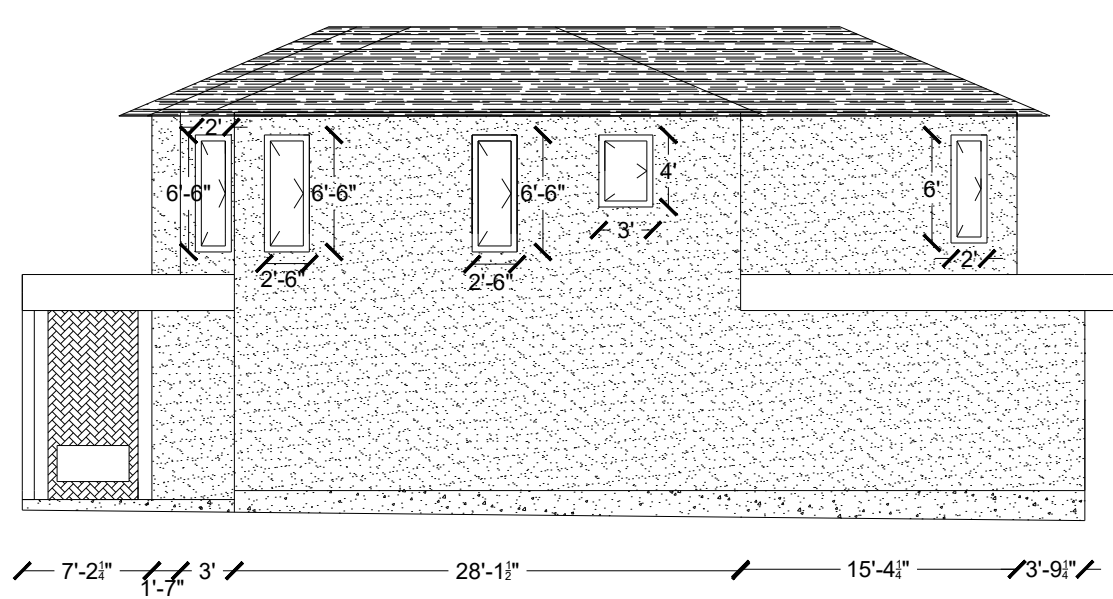
3' 15'-1 1/2" 3'-0 1/2" 11'-4" 6'-4" 11'

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
489 TRILLIUM DRIVE

Project FRONT ELEVATION	Sheet A6
Date 7/31/2024	
Scale 1/8" = 1'0"	



3" TOP OF ROOF
 4'-9" SECOND FLOOR CEILING
 10' FIRST FLOOR CEILING
 1' FIRST FLOOR CEILING
 10'

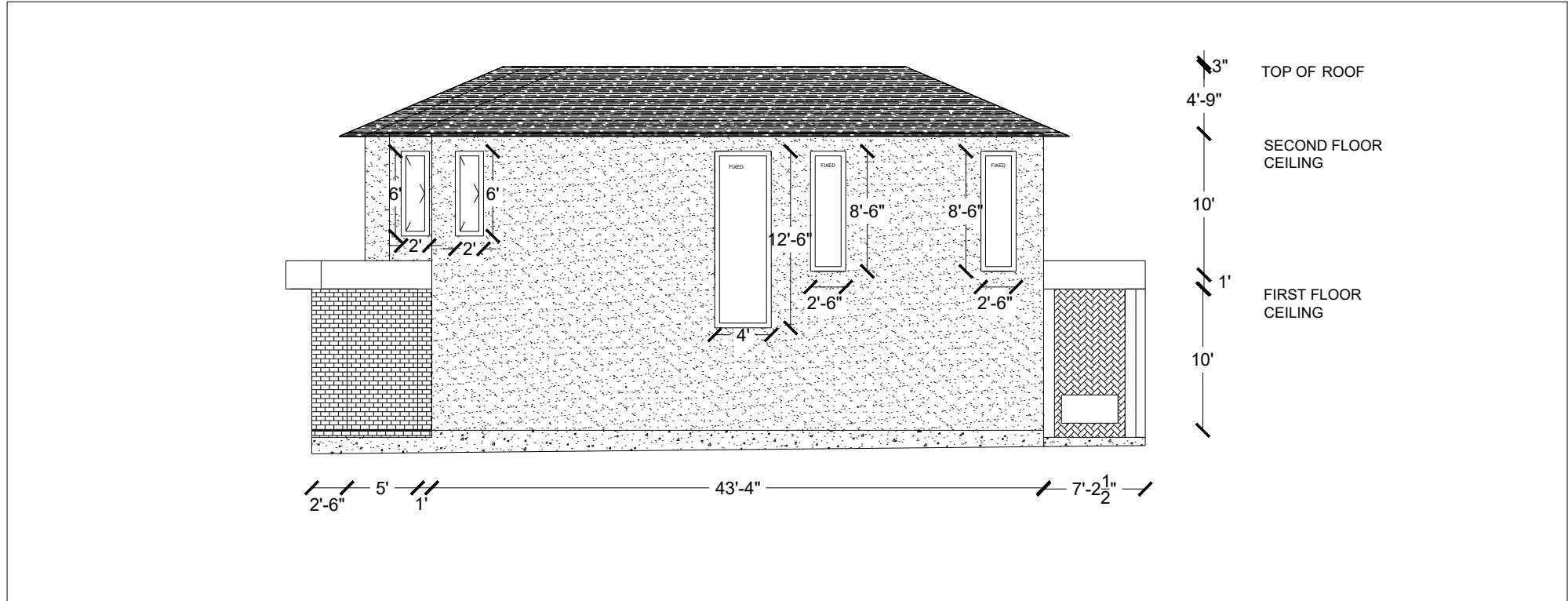
General Notes

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489 TRILLIUM DRIVE

Project WEST ELEVATION	Sheet A7
Date 7/31/2024	
Scale 3/32" = 1'0"	



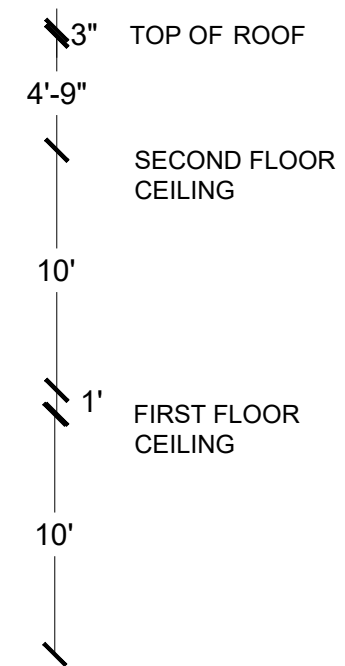
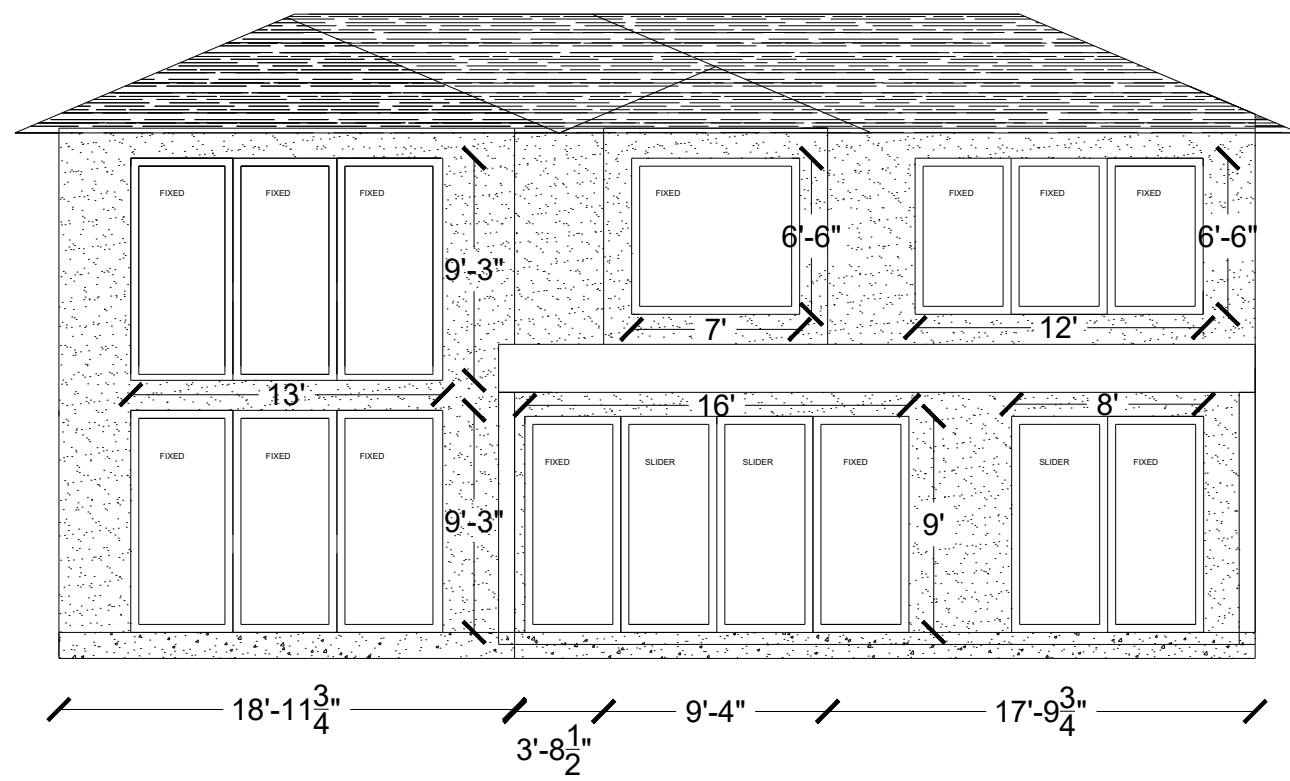
General Notes

No.	Revision/Issue	Date

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Project Name and Address
489 TRILLIUM DRIVE

Project EAST ELEVATION	Sheet A8
Date 7/31/2024	
Scale 3/32" = 1'0"	



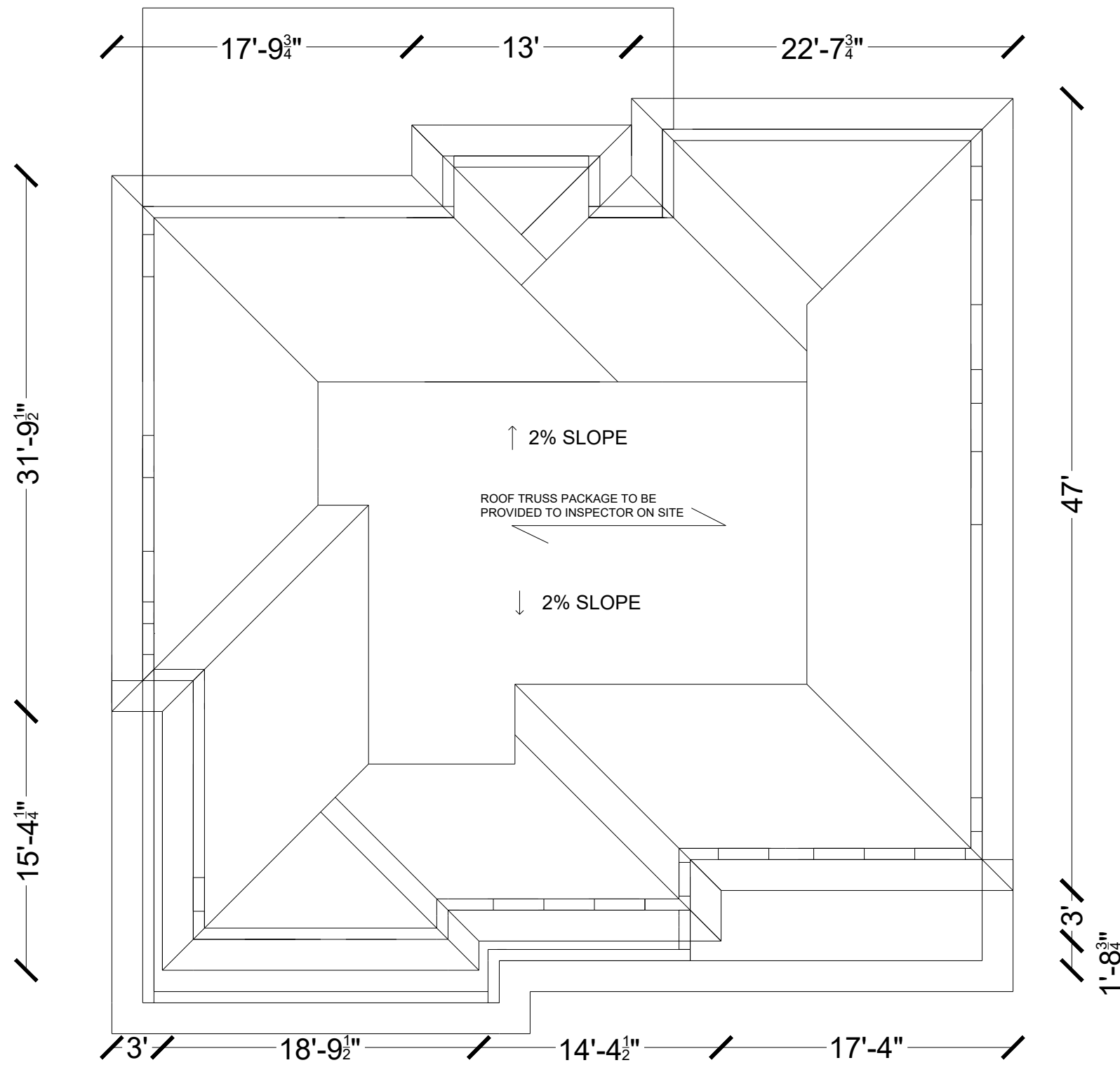
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
489 TRILLIUM DRIVE

Project REAR ELEVATION	Sheet A9
Date 7/31/2024	
Scale 1/8" = 1'0"	



General Notes

No.	Revision/Issue	Date

Firm Name and Address

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489 TRILLIUM DRIVE

Project ROOF PLAN	Sheet A5
Date 7/31/2024	
Scale 1/8" = 1'0"	

Planning Justification Report:

We are looking to obtain 1 variance for the proposed new house. Residential Floor area. The allowable percentage based on the RL3 zoning area and the lot area is 41%. The proposal requests 45.32% RFA (329.59 M2).

Through past interactions with the planning department and reviewing the official plan we created a design that would keep with the general intent of the official plan. The overall structure complies with all setbacks, height and coverage requirements which indicates the mass and scale is keeping with the intent of the zoning bylaw and official plan on building envelope size. We also took the initiative to both stagger the house from left to right and set back the second floor. This essentially turns the 2 storey dwelling into 8 different 1 storey elements drastically reducing the mass and scale of the building which is a preference of the planning department. We also provide an increased front yard setback for part of the building of 12.64m and an increased side yard setback of 1.9m to further reduce the mass and scale from the street line.

Trillium Drive has been redeveloped in recent years with approximately 80% of the houses having undergone complete reconstruction. This proposal would bring the property more in line with the rest of the street. To date 6 of the 11 new houses have been approved through the Committee of Adjustment process. With all of them requesting RFA for 44% +. The neighboring building at 485 Trillium Drive is currently under construction. Their Committee of Adjustment request was approved in September 2021 for 45.28% RFA with the full support of planning as the design incorporated the same aspect as our design with the use of stepping back the second floor and the use of first floor roofs on the front and back to reduce the impact of mass and scale. This can also be seen in the other applications in our direct area (approximately 1 square block surrounding the home) where the proposals used roof lines and the step back approach to reduce mass and scale. These applications have been approved at Committee and supported by planning for variances ranging from 44.93%, 45.09%, 45.28%, 45.9% etc and they also involved other variance (coverage and height).

With this proposal we would also be reducing the hardscape on the lot from the existing 4617 sqft to a proposed 3560 sqft which will drastically reduce the risk of flooding and help with natural drainage for the area.

Based on the design elements implemented and the previous approvals on this street and the surrounding streets we believe this proposal keeps with the general intent of the zoning bylaw and official plan.