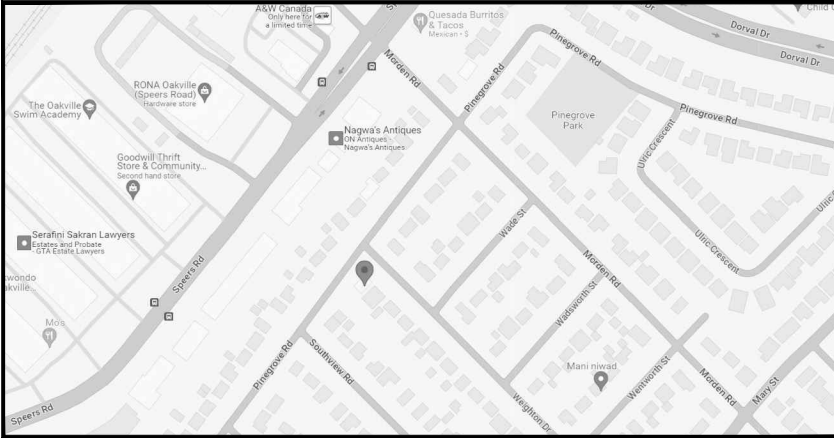


# PRIVATE RESIDENCE

## NEW CUSTOM SINGLE FAMILY DWELLING

400 PINEGROVE ROAD, OAKVILLE, ONTARIO, L6K 2B8

ISSUED FOR COMMITTEE OF ADJUSTMENT



LOCATION MAP:

AREA CALCULATIONS	
BASEMENT	= 2206.6 sqft (205.0 m2)
MAIN FLOOR PLAN	= 1872.1 sqft (173.9 m2)
SECOND FLOOR PLAN	= 1676.8 sqft (155.7 m2)
<b>TOTAL GFA</b>	<b>= 3548.9 sqft (329.7 m2)</b>
FOOTPRINT	= 2381.3 sqft (221.2 m2)
GARAGE	= 484.0 sqft (45.0 m2)
FRONT PORCH	= 50.5 sqft (4.7 m2)
REAR PORCH	= 285.4 sqft (26.5 m2)



NEW ELEVATION (FOR REFERENCE ONLY):

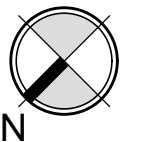
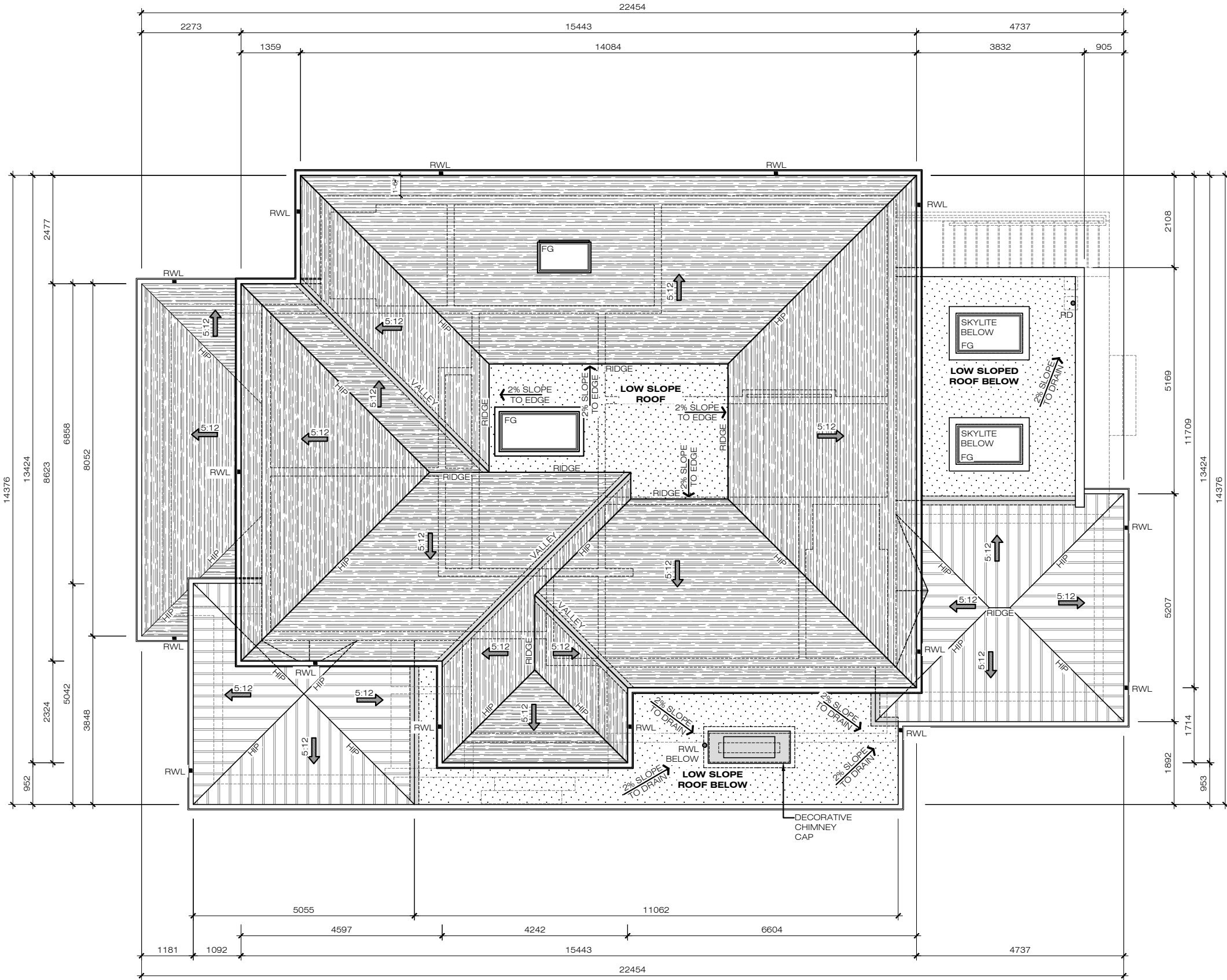
ZONING AND PROPERTY STATISTICS		
<b>ADDRESS:</b>	400 PINEGROVE ROAD, OAKVILLE, ON.	
<b>ZONING:</b>	RL3-0	
	<b>BY-LAW:</b>	<b>EXISTING:</b>
MIN. LOT AREA:	557.5 m <sup>2</sup>	730.29 m <sup>2</sup>
MIN. FRONTAGE:	18.0 m	20.38 m

SETBACKS	BY-LAW:	PROPOSED:
FRONT YARD TO HOUSE	8.13 m	9.00 m
REAR YARD TO HOUSE	7.5 m	8.59 m
FLANKAGE YARD TO HOUSE [MAIN FLOOR]	3.5 m	3.66 m
SIDE YARD HOUSE [MAIN FLOOR]	1.2 m	1.70 m
MAX. BUILDING HEIGHT	9.0 m	8.81 m
GARAGE PROJECTION	1.5 m	1.21 m
PARKING SPACES	2	2

FLOOR AREA RATIO	BY-LAW:	PROPOSED:
BASEMENT FLOOR [NOT INCLUDED]		205.0 m <sup>2</sup>
GARAGE [NOT INCLUDED]	45.0 m <sup>2</sup>	45.0 m <sup>2</sup>
MAIN FLOOR		173.9 m <sup>2</sup>
SECOND FLOOR		155.7 m <sup>2</sup>
<b>TOTAL GFA :</b>	299.4 m <sup>2</sup> 41%	<b>329.7 m<sup>2</sup> **45.15%</b>
<b>**VARIANCE REQUIRED</b>		

LOT COVERAGE	AREA:	PERCENTAGE:
BUILDING FOOTPRINT [GARAGE INCLUDED]	221.2 m <sup>2</sup>	30.3 %
COVERED PORCH	4.7 m <sup>2</sup>	0.6 %
COVERED TERRACE	26.5 m <sup>2</sup>	3.6 %
PROJECTIONS > 0.6m	11.7 m <sup>2</sup>	1.6 %
BASEMENT WALKOUT [NOT INCLUDED]	7.1 m <sup>2</sup>	1.0 %
<b>TOTAL PROPOSED COVERAGE:</b>	<b>264.1 m<sup>2</sup></b>	<b>36.2%</b>
<b>MAX. COVERAGE ALLOWED:</b>	255.68 m <sup>2</sup>	35.0 %
<b>**VARIANCE REQUIRED</b>		

<h1>ISSUED FOR COMMITTEE OF ADJUSTMENT</h1>	Project Name: <b>PRIVATE RESIDENCE</b> NEW CUSTOM SINGLE FAMILY DWELLING 400 PINEGROVE RD OAKVILLE, ON. L6K 2B8	Drawn By: Checked By: Scale: N.T.S. Date: AUGUST 2024 Project No. 2022-93								
	Sheet Title: COVER PAGE	<table border="1"> <tr> <td>1</td> <td>AUG 09/24</td> <td>ISSUED FOR MINOR VARIANCE</td> <td></td> </tr> <tr> <td>No.</td> <td>Date:</td> <td>Issue/Revision</td> <td>By:</td> </tr> </table>	1	AUG 09/24	ISSUED FOR MINOR VARIANCE		No.	Date:	Issue/Revision	By:
1	AUG 09/24	ISSUED FOR MINOR VARIANCE								
No.	Date:	Issue/Revision	By:							



**ROOF PLAN**

**ISSUED FOR  
COMMITTEE OF  
ADJUSTMENT**

Project Name:  
**PRIVATE RESIDENCE  
NEW CUSTOM SINGLE  
FAMILY DWELLING**  
400 PINEGROVE RD  
OAKVILLE, ON L6K 2B8

Sheet Title:  
**ROOF PLAN**

No.	Date	Issued For / Revisions
1	AUG 09/24	ISSUED FOR MINOR VARIANCE

Drawn By:  
Checked By:  
Scale: 1:100  
Date: AUGUST 2024  
Project No: 2022-93

**A5**

ISSUED FOR  
COMMITTEE OF  
ADJUSTMENT

FRONT ELEVATION

Project Name:  
**PRIVATE RESIDENCE**  
NEW CUSTOM SINGLE  
FAMILY DWELLING  
400 PINEGROVE RD  
OAKVILLE, ON L6K 2B8

No.	Date	Issue/Revision
1	AUG 09/24	ISSUED FOR MINOR VARIANCE

Drawn By:  
Checked By:  
Scale: 1:100  
Date: AUGUST 2024  
Project No: 2022-93

A6



FRONT ELEVATION

**ISSUED FOR  
COMMITTEE OF  
ADJUSTMENT**

**RIGHT SIDE ELEVATION**

Project Name:  
**PRIVATE RESIDENCE**  
NEW CUSTOM SINGLE  
FAMILY DWELLING  
400 PINEGROVE RD  
OAKVILLE, ON L6K 2B8

No.	Date	Issue/Revision
1	AUG 09/24	ISSUED FOR MINOR VARIANCE

Drawn By:	Checked By:
Scale:	1:100
Date:	AUGUST 2024
Project No.:	2022-93

**A7**



**RIGHT SIDE ELEVATION**

ISSUED FOR  
COMMITTEE OF  
ADJUSTMENT

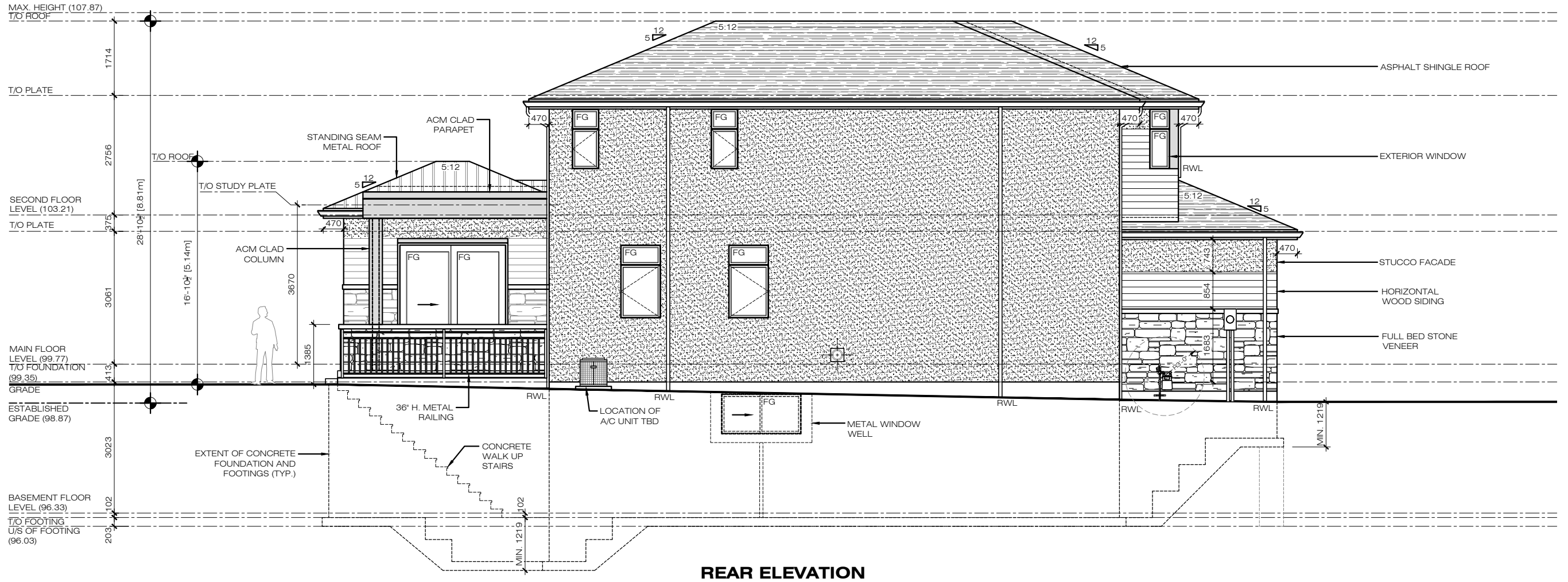
REAR ELEVATION

Project Name:  
**PRIVATE RESIDENCE**  
NEW CUSTOM SINGLE  
FAMILY DWELLING  
400 PINEGROVE RD  
OAKVILLE, ON L6K 2B8

No.	Date	Issued For
1	AUG 09/24	ISSUED FOR MINOR VARIANCE

Drawn By:  
Checked By:  
Scale: 1:100  
Date: AUGUST 2024  
Project No.: 2022-93

A8



REAR ELEVATION

ISSUED FOR  
COMMITTEE OF  
ADJUSTMENT

LEFT SIDE ELEVATION

Project Name:  
**PRIVATE RESIDENCE**  
NEW CUSTOM SINGLE  
FAMILY DWELLING  
400 PINEGROVE RD  
OAKVILLE, ON L6K 2B8

No.	Date	Issued For
1	AUG 09/24	ISSUED FOR MINOR VARIANCE

Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Scale: 1:100  
Date: AUGUST 2024  
Project No: 2022-93

A9



LEFT SIDE ELEVATION

# TREE PROTECTION NOTE

- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERRECTED 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.
- IF 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.
- 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.

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

OPEN TRENCHING WILL NOT BE PERMITTED WITHIN TREE PRESERVATION AREA

PROPOSED CONNECTIONS TO BE HORIZONTALLY BORED ONLY NO OPEN TRENCHING

## STANDARD DEVELOPMENT NOTES:

### (A) TRANSPORTATION AND WORKS DEPARTMENT

- MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
- RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
- DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
- AT THE ENTRIES 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 CURB.

### (B) GENERAL NOTES

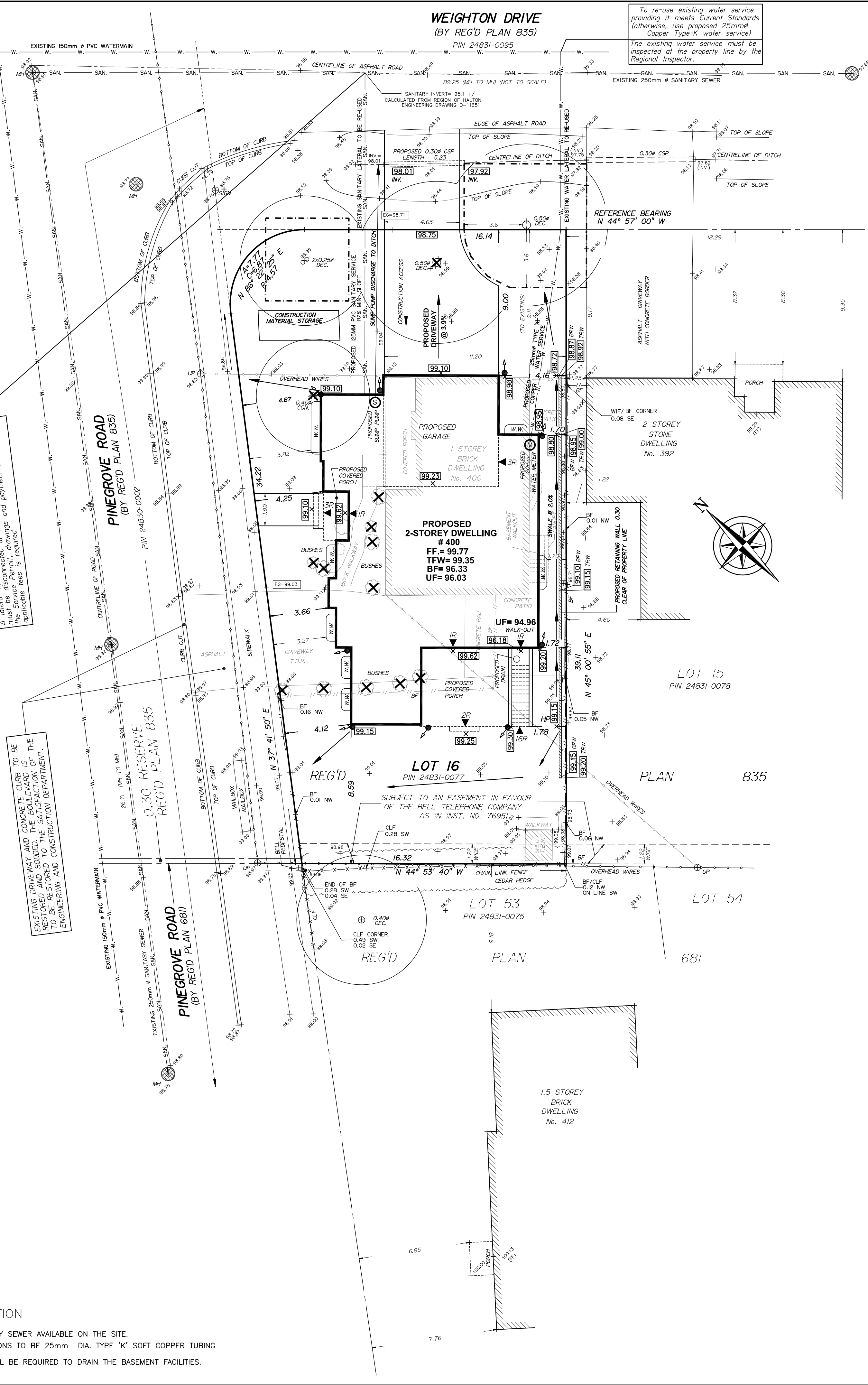
- THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
- THERE ARE NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LOTS.
- THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
- ALL ROOF DOWNSPOUTS FROM EAVESTROUGH 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 REGION OF HALTON 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 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.
- NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
- DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.0% AND NOT GREATER THAN 7.0%.
- LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
- 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.
- 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 2.5 m FROM THEMSELVES AND OTHER SERVICES.
- 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.

## EROSION AND SILTATION NOTES

- 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.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
  - WEEKLY
  - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
  - FOLLOWING AN UNPREDICTED RAINFALL EVENT
  - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
  - AFTER SIGNIFICANT SNOW MELT EVENTS
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITH 48 HOURS.
- 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 GREATER THAN 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-- NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
- 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. DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
- 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 AN PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

## (C) UTILITIES CONNECTION

- SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
- WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE "K" SOFT COPPER TUBING
- STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.



**WEIGHTON DRIVE**  
(BY REG'D PLAN 835)  
PIN 24831-0095

To re-use existing water service providing it meets Current Standards (otherwise, use proposed 25mm# Copper Type-K water service). The existing water service must be inspected at the property line by the Regional Inspector.

### SCHEDULE 1 TREE PROTECTION BARRIER

**Tree Protection Barriers**

- The protection barrier for trees situated on the Town road allowance where visibility must be maintained shall be 1.2m (4ft) high, self-supporting, non-flammable, and approved by Urban Forestry Services.
- The protection barrier for trees situated on the Town road allowance where visibility must be maintained shall be 1.2m (4ft) high, self-supporting, non-flammable, and approved by Urban Forestry Services. It shall be constructed of 25mm diameter steel pipe with a minimum wall thickness of 2.0mm.
- Where some excavation or 60 mm to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- All supports and bracing should be outside the Tree Protection Zone. All such supports should maintain adequate clearance from the Tree Protection Barrier.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

### SILT FENCE BARRIER

**LEGEND**

CLF	Chain Link Fence	INV.	Invert Elevation
BF	Board Fence	EG	Established Grade
TFW	Top of Foundation Wall	92.55	Proposed Elevation
MH	Maintenance Hole		
FF	Finished Floor	T.B.R.	To Be Removed
UP	Utility Pole	TOS	Top of Slope
DEC.	Deciduous Tree	BOS	Bottom of Slope
CON.	Coniferous Tree	CSP	Compacted Steel Pipe
Ø	Diameter	WV	Water Valve
TOP	Top of Curb		
BOC	Bottom of Curb		
ENT	Entrance		
HP	High Point		
TRW	Top of Retaining Wall		
BRW	Bottom of Retaining Wall		
3	Arbors' Tree Number		

**NOTE:**  
A All dimensions are in millimetres unless otherwise shown.

OPSD 219.110



## SITE, GRADING & SERVING PLAN

**LOT 16 REGISTERED PLAN 835 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON**

SCALE 1 : 150

**J.H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
2024

**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	2014-014	
ZONING DESIGNATION	RS-3-O	
LOT AREA (MAXIMUM)	537.50 SQ.M.	730.29 SQ.M.
LOT FRONTAGE (MINIMUM)	18.00	20.58
LOT COVERAGE (MAXIMUM)	25.60 SQ.M.	264.06 SQ.M.*
LOT COVERAGE % (MAXIMUM)	35.0%	36.16%*
RFA MAXIMUM	299.42 SQ.M.	329.70 SQ.M.*
RFA/LOT RATIO (MAXIMUM)	41.0%	45.15%*
FRONT YARD SETBACK (MINIMUM)	8.11	9.00
SIDE YARD SETBACK (MINIMUM)	1.20 & 3.50	1.70 & 3.66
REAR YARD SETBACK (MINIMUM)	7.50	8.59
OVERALL HEIGHT	9.00	8.81

SUBJECT TO COMMITTEE OF ADJUSTMENTS FILE NO.

### SITE ADDRESS

400 PINEGROVE ROAD  
OAKVILLE, ONTARIO

EDDIE HENNAIE  
110 CUMBERLAND STREET  
TORONTO, ONTARIO

DATE: JUNE 6, 2024  
DATE: JULY 22, 2024

REVISIONS

No.	Date	Description	By
1	JUNE 6, 2024	SITE & GRADING	M.K.
2	JULY 22, 2024	REVISED COVERAGE	R.H.
3			

INFORMATION TAKEN FROM A SURVEY PREPARED BY J.H. GELBLOOM SURVEYING LTD., O.L.S. DATED: JANUARY 6, 2022

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

**SURVEYOR'S CERTIFICATE**  
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 400 PINEGROVE ROAD 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 ACCORDING TO THE PROPOSED ELEVATIONS AND GRADEMENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF 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 GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

August 12, 2024  
DATE

**Andrew Musil, O.L.S.**

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

**NOTE**  
Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. 0-11651  
The contractor must verify inverts.

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

Project: 21-338  
Drawn By: M.K.  
Checked By: A.M.  
Party Chief: ---

August 12, 2024

Committee of Adjustment – Planning Services

Town of Oakville 1225 Trafalgar Road, Oakville. On. L6H 0H3

Attn: Heather McCrae, Secretary Treasurer

Project Address: 400 Pinegrove Road, Oakville, Ontario.

Carrothers and Associates Inc. are the consultants to Abdulhalim Henaine (the owner) of the lands municipally known as 400 Pinegrove Road, Oakville, Ontario. On behalf of the owner, we are pleased to provide this submission letter to provide further information for item #10 on page 5 of the 2024 Minor Variance application.

**1. Why is the variance(s) minor in nature:**

The minor variances will facilitate a new custom home project that is consistent and compatible with the existing and transitioning community-built form character. The entire development was carefully designed to stay within the building setbacks and overall building height of the Zoning By-Law, these 2 requested variances are required due to the house design/room sizes and are in our opinion a minor departure from what is allowed.

**2. Why are the variance(s) desirable for the appropriate use of the land?**

It is our opinion that our development proposal will maintain compatibility with the surrounding area and will be in keeping with the current streetscape massing. The variance will facilitate additional living space without creating any excessive additional massing or streetscape impacts on any neighbouring properties. It is a corner lot with a unique design consisting of various roof heights and façade changes so the additional requested area is spread throughout the massing of the house.

**3. Do the variance(s) meet the intent and purpose of the Official Plan?**

The Subject Property is designated 'Low Density Residential' of the Livable Oakville Official Plan. The intent of the 'Low Density Residential' is to facilitate a range of permitted low density housing types including single detached dwellings. The proposed dwelling has been designed to be complimentary with recent development forms in the neighbourhood including similar features providing a high-quality refined design. Given this, the proposal will provide a built form massing that will integrate with the established neighbourhood and it's transitioning character.

There are no natural heritage features on or adjacent to the subject property that will be adversely impacted by our proposal. Our proposal will stay well within the required building setbacks and the building height is within the Zoning regulations.

The variance relief represents a minor departure from what is currently permitted and meets the general intent of the Official Plan.



#### **4. Do the variance(s) meet the intent and purpose of the Zoning By-law?**

The general purpose and intent of the Zoning By-Law is to implement the policies of the Official Plan through specific permissions and regulations.

In our case – RL3-0 ‘Low Density Residential’ regulates the maximum lot coverage and residential floor area to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding area. Our design with lowered roof lines, single-storey elements and varying step backs from the first to second-storey walls, provide relief and a design that is unique and refined for a corner lot.

In our opinion, the following requests represent a minor departure from what meets the intent of the Zoning By-Law.

##### **The variances seek the following relief:**

**Variance 1** – Requested lot coverage of 36.2% vs maximum allowable of 35.0%

The Zoning By-Law requires that the floor area of covered porches and walk-out basement areas be included in the calculation of lot coverage. This results in situations where proposed lot coverage is elevated. In the case of the Subject Lands, appropriately 5.2% of the requested lot coverage is contained in the front covered porch, rear covered terrace and basement walk-out area. The front covered porch and rear covered porch design features assist in providing architectural diversity to the proposed design. Furthermore, the front covered porch is a noted design feature of dwellings in the surrounding neighbourhood. I also highlight that the proposed dwelling features a large façade step-back above the rear covered porch, thereby reducing the dwellings visual massing and privacy concerns.

**Variance 2** – Requested gross floor area ratio of 45.15% vs maximum allowable of 41.0%

The intent of the maximum residential floor area regulation is to regulate the overall scale and massing of a dwelling so as to ensure that the dwelling is in keeping with the character of the surrounding neighbourhood. The RFA regulation works hand in hand with the zoning regulation for maximum lot coverage to ensure that a reasonable building footprint can be established and that the overall mass within that footprint is further regulated by limiting the amount of floor area that can be accommodated on the subject property. The building has been designed to include a number of articulations in the front and upper façade of the dwelling, therefore effectively breaking up the massing of the dwelling’s streetscapes. Furthermore, the proposed design complies with all the minimum setback and height requirements.

The proposed increase in RFA is compatible with the range of dwelling sizes which exist within the neighbourhood. The proposed increase in residential floor area will result in an increase of 30.03 square metres (323.22 square feet) of floor area beyond that which is permitted under the zoning regulations.

##### **Conclusion**

As described above, the requested variances will allow for reinvestment to occur on the Subject lands in a matter that is compatible and in keeping with the transitioning streetscape of the neighbourhood. We believe that the application is minor in nature and appropriate for the development and use of the lands and maintains the general intent and purpose of the Official Plan and Zoning By-Law.

It is in my opinion that the requested variance satisfies the four tests of Section 45(1) of the Planning Act.

Regards,

A handwritten signature in black ink, appearing to read 'D. Carrothers', with a stylized flourish at the end.

David Carrothers  
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