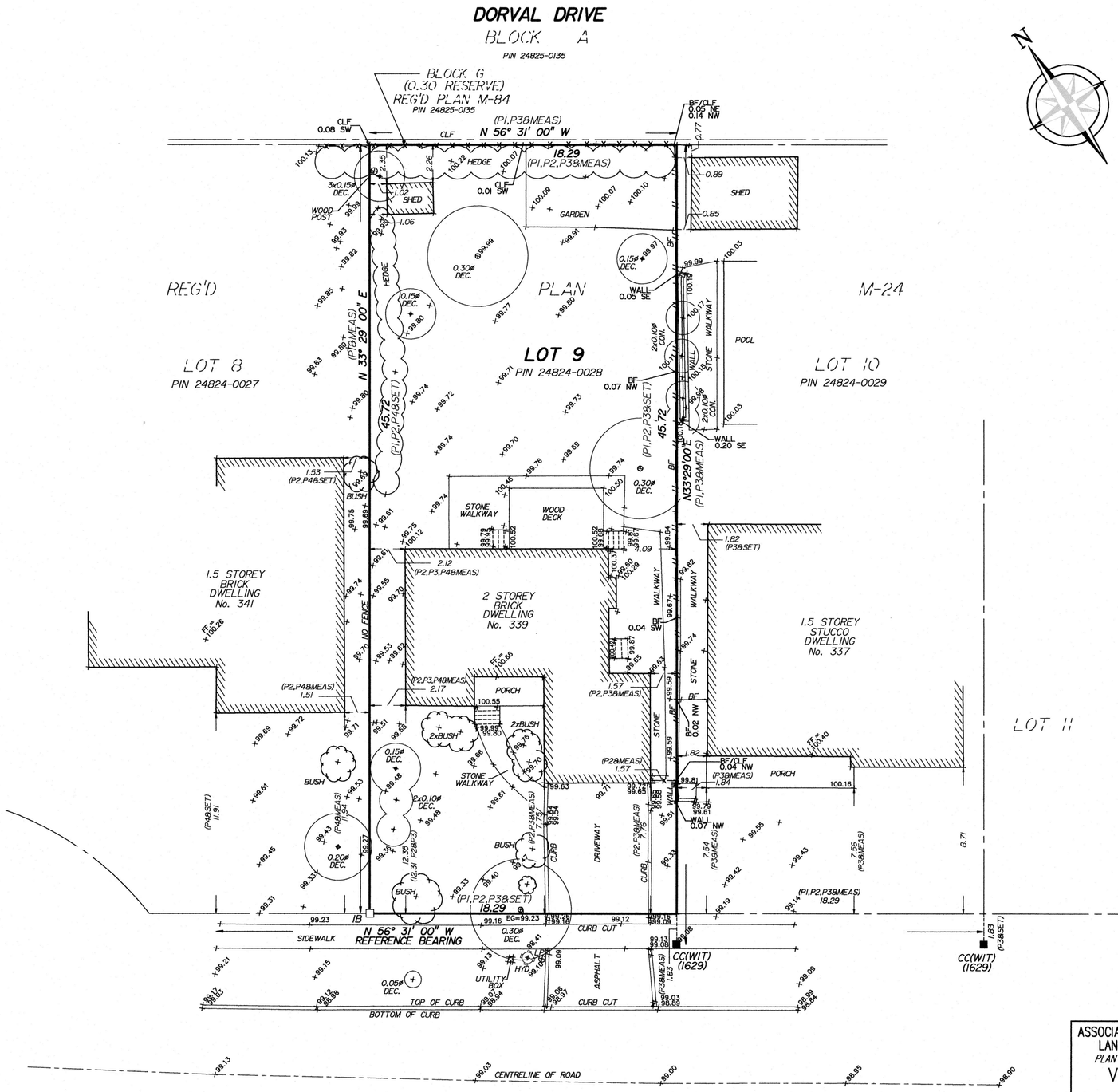


ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-85936

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

SURVEYOR'S REAL PROPERTY REPORT – PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF

LOT 9
REGISTERED PLAN M-84
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

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 Wall along the Southeasterly limit of the Subject Property.

LEGEND

■	Survey Monument Found	N	Denotes North
□	Survey Monument Set	S	Denotes South
SIB	Standard Iron Bar	E	Denotes East
IB	Iron Bar	W	Denotes West
RIB	Round Iron Bar		
(OU)	Origin Unknown		
(1629)	B.A. Jacobs Surveying Ltd., O.L.S.		
WIT	Witness		
PI	Registered Plan M-84		
P2	Plan of Survey by Sewell & Sewell O.L.S. dated September 24, 1973 (Lot 9+10)		
P3	Plan of Survey by B.A. Jacobs Surveying LTD. O.L.S. dated August 02, 2016		
P4	Plan of Survey by Sewell & Sewell O.L.S. dated September 24, 1973 (Lot 7+8)		
FF	Finished Floor		
CLF	Chain Link Fence		
BF	Board Fence		
UP	Utility Pole		
DEC.	Deciduous		
CON.	Coniferous		
HYD.	Hydrant		
LP	Light Pole		
TOC	Top of Curb		
BOC	Bottom of Curb		
MH	Maintenance Hole		
EG	Established Grade		

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 80, having an Elevation of 98.4032 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 Dr. Al-bayati Dentistry Corporation 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 Northeasterly limit of Pinegrove Road as shown on Reg'd Plan M-84, having a Bearing of N 56° 31' 00" W.

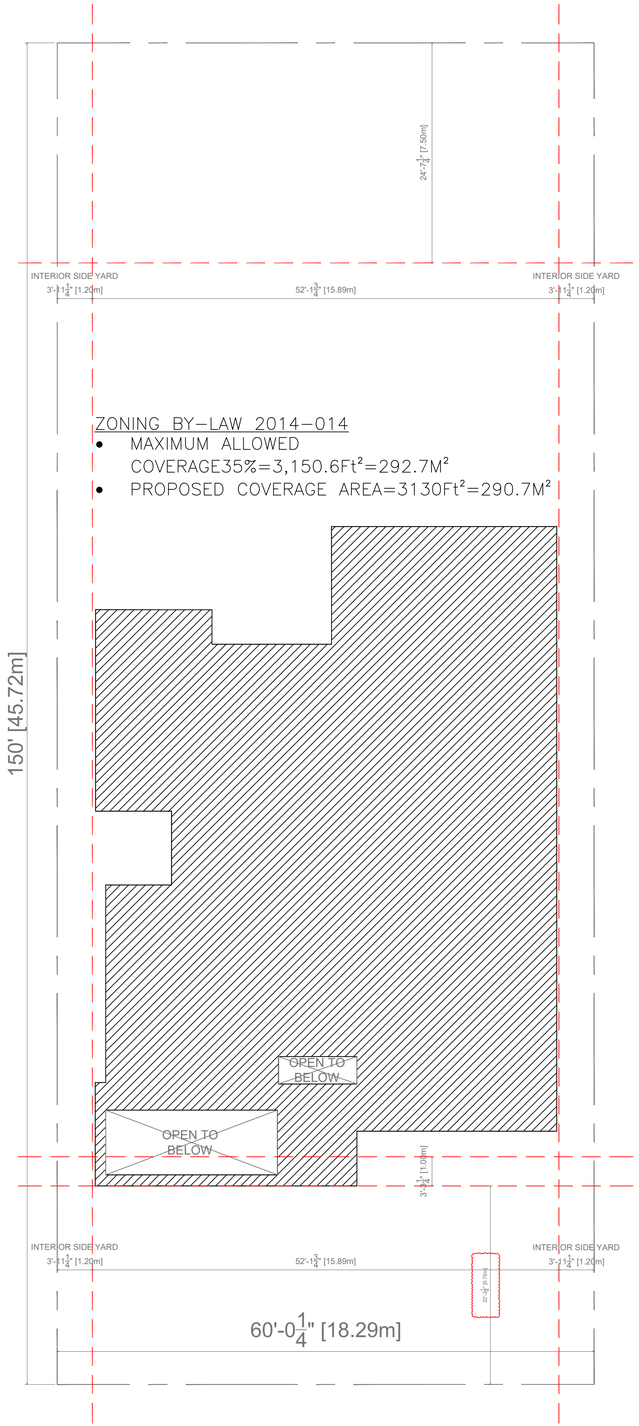
SURVEYOR'S CERTIFICATE
I certify that:
1: This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.
2: The survey was completed on the 12th day of August, 2024.

August 20,2024
Date

A.Musil
Andrew Musil O.L.S.

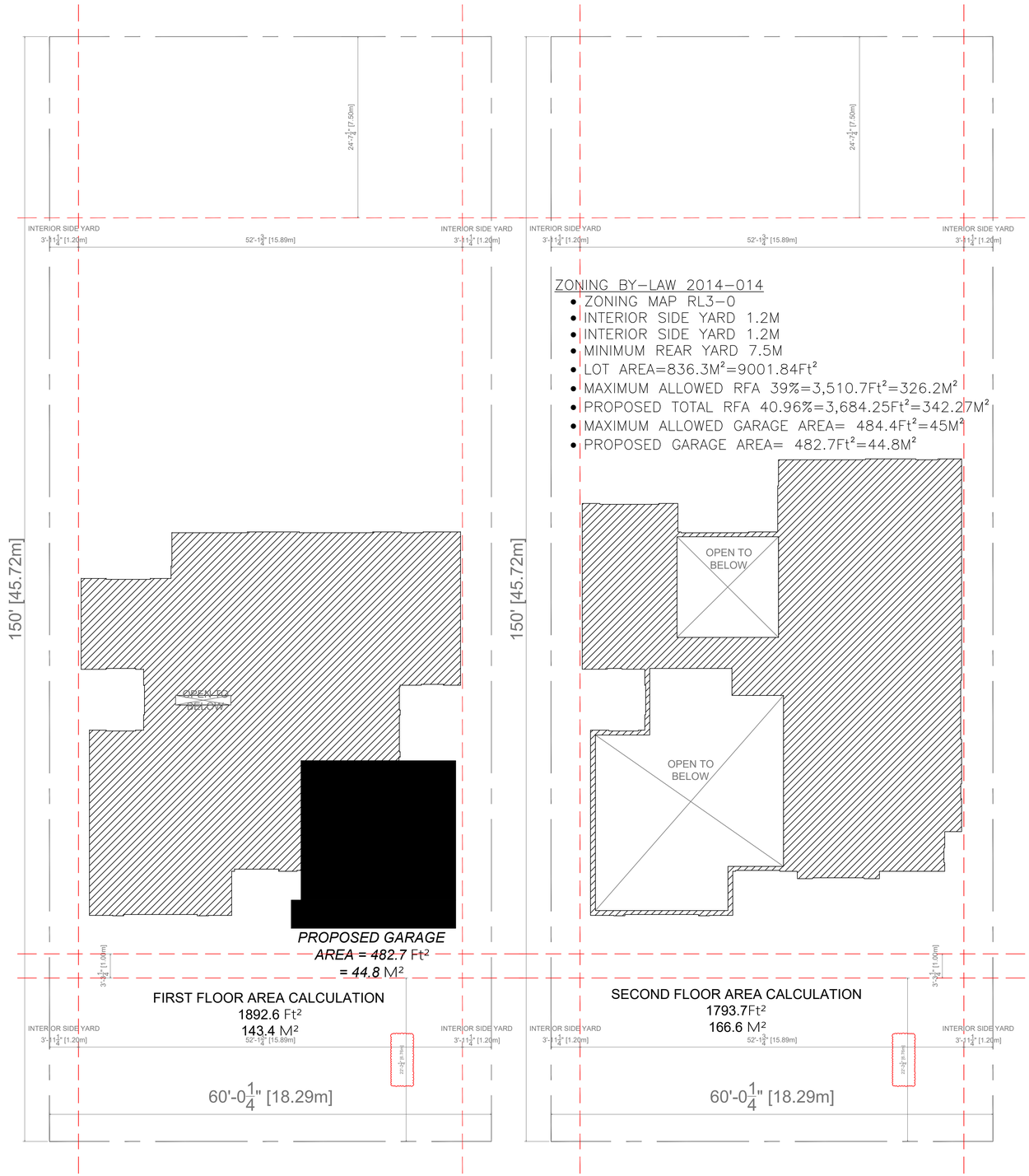
Party Chief:	Drawn By:	Checked By:	Project:
Y.S.	M.D.	A.M.	24-129

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



1 A0.02 **LOT COVERAGE CALCULATION**

SCALE 1/8" = 1'-0"



2 A0.02 **RESIDENTIAL FLOOR AREA**

SCALE 1/8" = 1'-0"

NOTE:
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GENERAL NOTES:

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REV.	DATE	PURPOSE OF ISSUE / REVISIONS DESCRIPTION	AUTH.
1	DEC18, 2024	ISSUED FOR COMMITTEE OF ADJUSTMENT	GK

DRAWING PURPOSE OF ISSUE / REVISIONS DESCRIPTION

ARCHITECT:
ARCHITECTURE + DESIGN INC.
AG Architecture + Design Inc.
https://ag-arch.com/
info@ag-arcg.com
(416)567.5339
Oakville, ON

PROJECT:
DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:
ZONING BY-LAW CALCULATION

PREPARED:	CHECKED:	AUTHORIZED:
GK	AR	GK

SCALE:	SHEET SIZE:	DATE:
1/4" = 1'-0"	36" x 24"	DEC14, 2024
		PROJECT NO.: AG/AR24-339

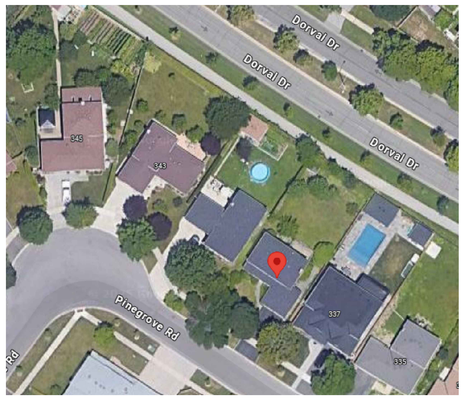
DRAWING NO.: **A0.02**

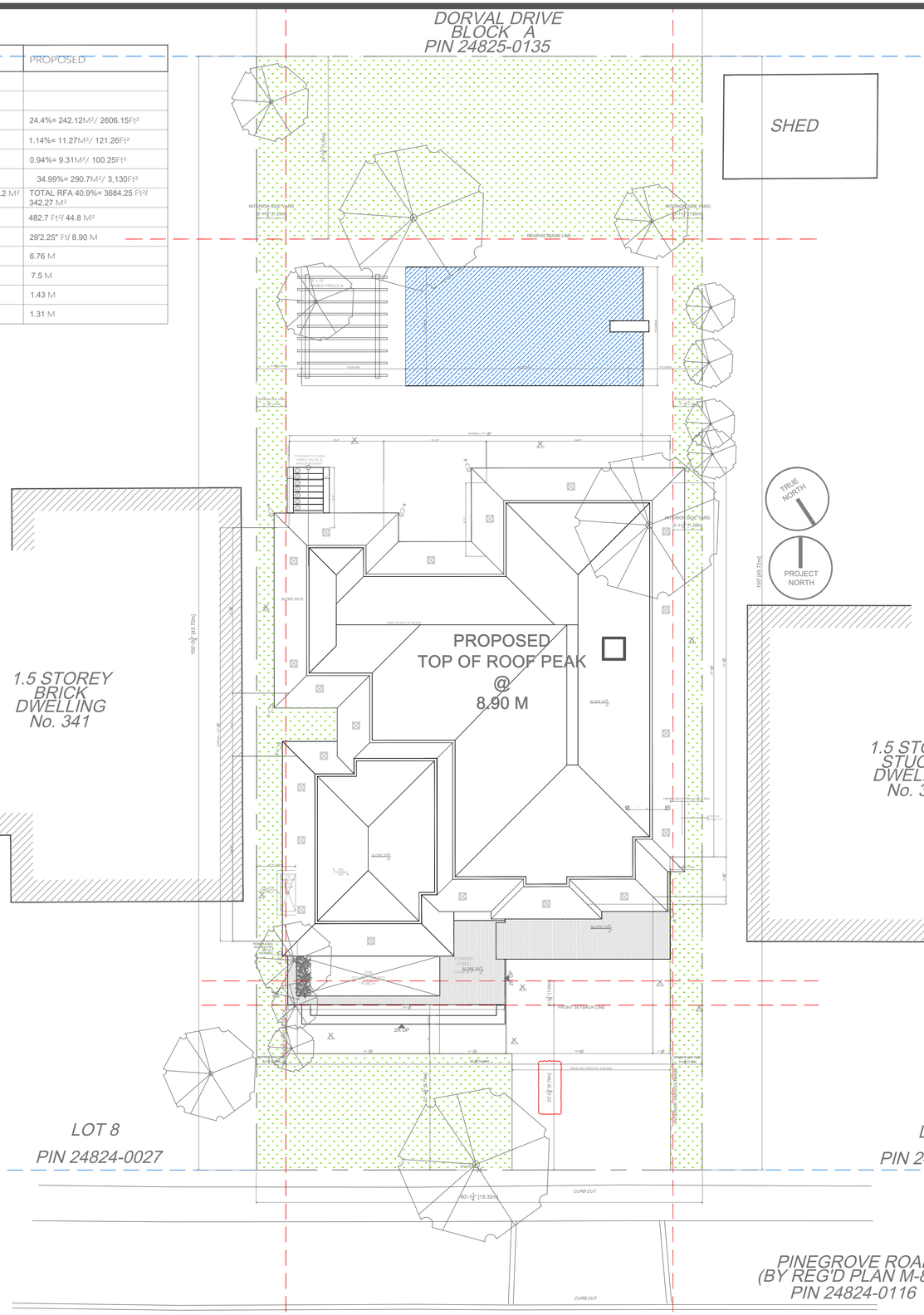
REV.: **1**

SEAL:

339 PINGROVE RD BY-LAW 2014-014 RL3-0

ZONING BY-LAW	ALLOWED	PROPOSED
6.3 LOT AREA	836.3M²=9001.84Ft²	
6.4.2 LOT COVERAGE		
NEW DWELLING COVERAGE		24.4%= 242.12M²/ 2606.15Ft²
FRONT PORCH COVERAGE		1.14%= 11.27M²/ 121.26Ft²
SIDE PORCH COVERAGE		0.94%= 9.31M²/ 100.25Ft²
TOTAL LOT COVERAGE	MAX 35% 292.7M²/ 3,150.6Ft²	34.99%= 290.7M²/ 3,130Ft²
6.4.1 RESIDENTIAL FLOOR AREA	MAX RFA 39% =3510.7 Ft²/ 326.2 M²	TOTAL RFA 40.9%= 3684.25 Ft²/ 342.27 M²
5.8.6 GARAGE AREA	484.37 Ft²/ 45 M²	482.7 Ft²/ 44.8 M²
6.4.6 BUILDING HEIGHT	MAX 29'6.25" Ft/ 9 M	29'2.25" Ft/ 8.90 M
6.4.3 MIN & MAX FRONT YARD	7.76 M	6.76 M
6.3 REAR YARD	7.5 M	7.5 M
6.3 INTERIOR SIDE YARD W. ELEV.	1.2 M	1.43 M
6.3 INTERIOR SIDE YARD E. ELEV.	1.2 M	1.31 M





1 A0.03 **SITE SETTING PLAN**
SCALE 1/8" = 1'-0"

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DRAWING PURPOSE OF ISSUE / REVISIONS DESCRIPTION

ARCHITECT:
ARCHITECTURE + DESIGN INC.
AG Architecture + Design Inc.
https://ag-arch.com/
info@ag-arcg.com
(416)557.9339
Oakville, ON

PROJECT:
DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:
SITE SETTING PLAN

PREPARED:	CHECKED:	AUTHORIZED:
GK	AR	GK

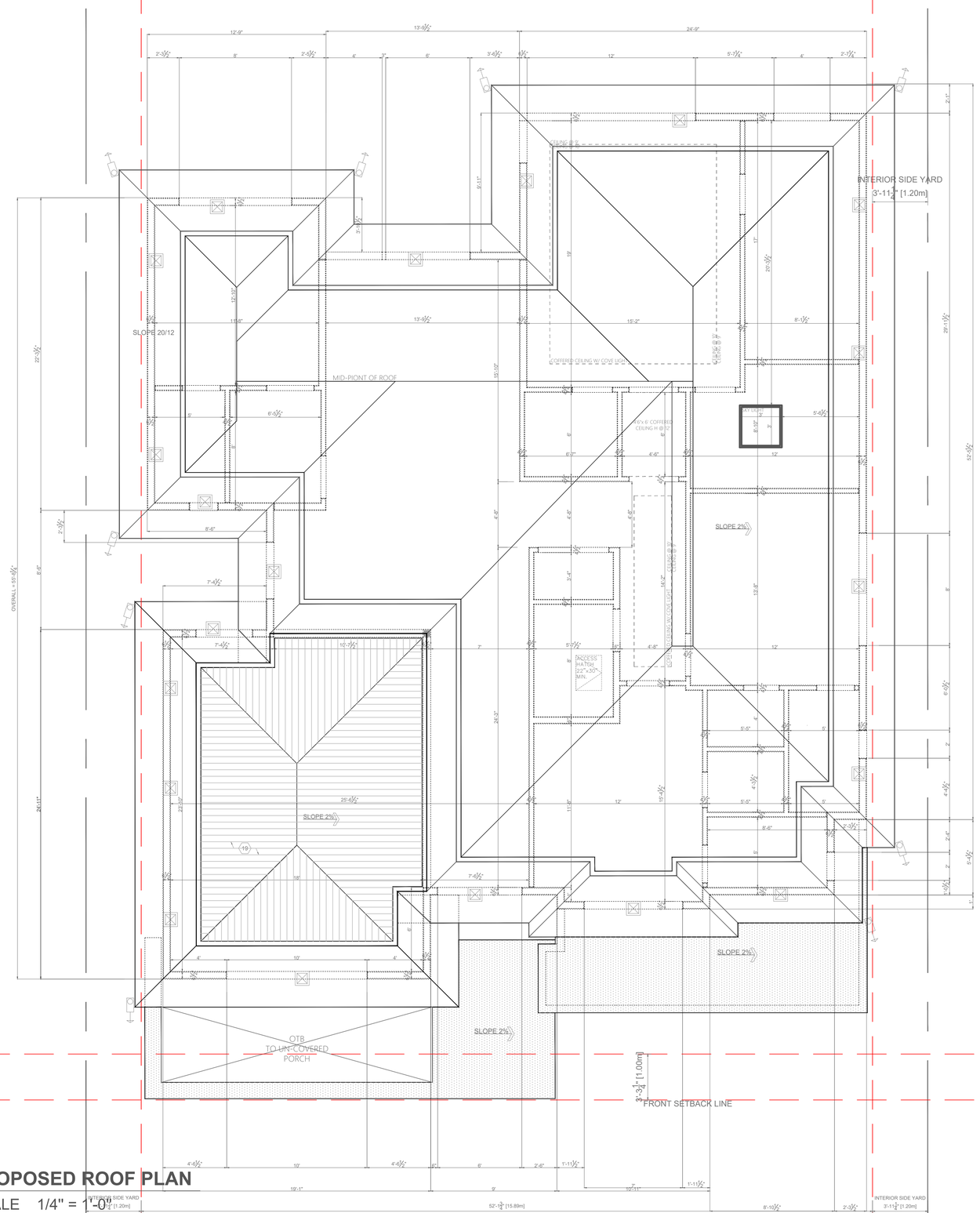
SCALE:	SHEET SIZE:	DATE:
1/4" = 1'-0"	36" x 24"	JAN27, 2025

PROJECT NO.: AG/AR24-339

DRAWING NO.: **A0.03**

REV.: **1**

SEAL:



1 A1.04 **PROPOSED ROOF PLAN**

SCALE 1/4" = 1'-0"

NOTE:
- FOR STRUCTURAL INFORMATION REFER TO STRUCTURAL DRAWINGS

DRAWING LEGEND

- **OPTICAL SMOKE ALARM, ULC RATED, INTERCONNECTED WITH VISUAL INDICATOR**
- **CARBON MONOXIDE DETECTOR/ALARM**
- **FAN**
- **FLOOR DRAIN WITH SLOPED ADJACENT FINISH**
- **ROOF VENT. REFER TO CONSTRUCTION SPECS NO. 37**
- **ATTIC ACCESS HATCH, R20 INSULATED, REFER TO CONSTRUCTION SPECS NO. 30**
- **FLOOR JOIST DIRECTION**
- **RAINWATER DOWNSPOUT**

DRAWING TAGS:

TAGS NUMBER TO BE READ IN CONJUNCTION WITH FINISHES AND CONSTRUCTION SPECIFICATIONS. REFER TO DRAWING NO. A6.01 FOR FURTHER DETAILS & INFORMATION

- (1) NATURAL STONE VENEER
- (2) EXTERIOR WALL STUCCO FINISH
- (14) TWO STORY HEIGHT SPACES
- (16) INTERIOR STUD PARTITIONS
- (18) ASPHALT SHINGLES ROOFING
- (19) 2% SLOPED ROOFING
- (21) EAVES TROUGH, FACIA, DOWNSPOUTS
- (24) INSULATION & WEATHER PROOFING
- (26) HANDRAILS AND GUARDS
- (27) STAIRS
- (29) DOORS / WINDOWS / SKYLIGHTS
- (30) ACCESS TO ATTIC
- (37) NATURAL VENTILATION

NOTE:
- MULTI-LEVEL FLAT ROOFS-SEE ELEVATIONS FOR CLARITY ON ROOF OVERLAPS

ROOF SPACES VENTING GENERAL NOTES

- ROOF SPACES VENTING: UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA O.B.C. 9.19.1.2.(1).
  STATIC LOUVER VENT TYPE TO BE PROVIDED WITH SUFFICIENT FREE AREA.
  SHOP DRAWINGS AND CALCULATIONS TO BE PREPARED BY SPECIALIST FOR REVIEW AND APPROVAL
- ATTIC SPACE VENTILATION:
  INSULATED ATTIC CEILING AREA = 1482.4 SQ.F.
  UNOBSTRUCTED VENT AREA 4.94 SQ.F.
  60% INTAKE = 2.96 SQ.F./ 40% EXHAUST = 1.98SQ.F.
- LOCATIONS AND NUMBERS OF ROOF VENTS SHOWN ARE INDICATIVE. GENERAL CONTRACTOR TO DEVELOP FINAL CALCULATIONS AS PER SELECTED MANUFACTURER AND O.B.C. REQUIREMENTS FOR REVIEW AND APPROVAL

ROOF TRUSS DESIGN AND LINTEL GENERAL NOTES

- ALL TRUSS DIMENSIONS TO BE SITE MEASURED AND VERIFIED BY BUILDER OR CLIENT PRIOR TO INITIATING TRUSS FABRICATION. ALL TRUSS HANGERS, UPLIFT AND ANCHORS AND SPECIAL FASTENERS TO BE SPECIFIED BY TRUSS DESIGNER INCLUDING STAMPED HANGERS WHEN REQUIRED FOR APPROVALS. DWSD REVIEWS TRUSS PACKAGE FOR GENERAL CONFORMANCE WITH TRUSS LAYOUT AND TRUSS PROFILES BUT IS NOT RESPONSIBLE FOR DETAILED TRUSS ENGINEERING PROVIDED IN TRUSS PACKAGES.
- MULTI-LEVEL FLAT ROOFS SEE ELEVATIONS FOR CLARITY ON ROOF OVERLAPS.
- PROVIDE CONTINUOUS ICE AND WATER SHIELD MEMBRANE OVER SHEATHING ON ALL ROOFS LESS THAN 4/12.
- RUBBER MEMBRANE ROOFING TO MEET OBC. 9.26.2.1.(g) REQUIREMENTS CGSB 37-GP-52M ROOFING AND WATERPROOFING MEMBRANE, SHEET APPLIED, ELASTOMERIC
- ALL OVER-HANGS ARE 32" (TYPICAL)

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DRAWING PURPOSE OF ISSUE / REVISIONS DESCRIPTION

ARCHITECT:

ARCHITECTURE + DESIGN INC.

AG Architecture + Design Inc.
https://ag-arch.com/
info@ag-arcg.com
(416)557.8339
Oakville, ON

PROJECT:

DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

PROPOSED ROOF PLAN

PREPARED:	CHECKED:	AUTHORIZED:
GK	AR	GK

SCALE:	SHEET SIZE:	DATE:
1/4" = 1'-0"	36" x 24"	DEC18, 2024

PROJECT NO.: AG/AR24-339

DRAWING NO.: **A1.04**

REV.: **1**

SEAL:

NOTE:

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ROOF TRUSS DESIGN GENERAL NOTES

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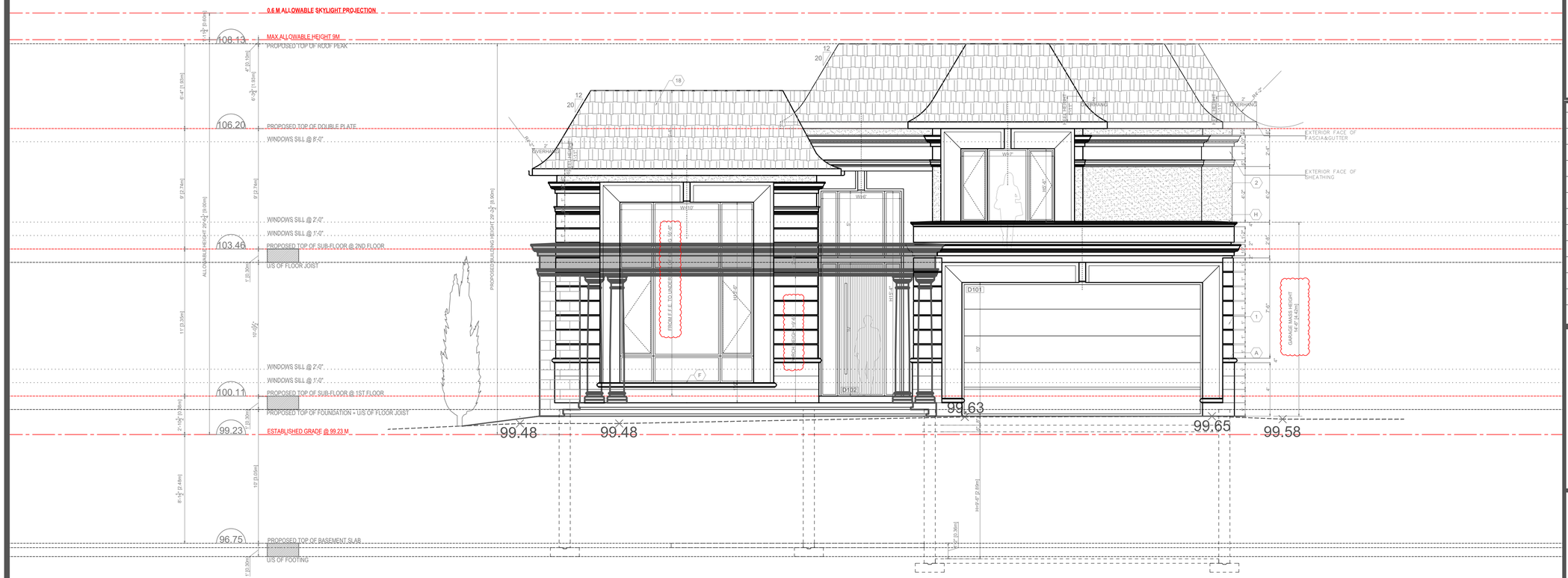

GENERAL NOTE FOR CONTRACTOR PRIOR TO MATERIAL PROCUREMENT AND EXECUTE CONSTRUCTION:

- WINDOW FRAME: THE *ARCHITECT* PROPOSE SLIM PROFILE AS PER DESIGN. THE OWNER MAY CHANGE THE SIZE UPON NOTIFYING THE *ARCHITECT*. WINDOWS & WINDOW TRIMS AS PER MANUFACTURER & OWNER'S.
- GARAGE DOOR: THE *ARCHITECT* PROPOSE 10FT HEIGHT & 18FT WIDTH FOR GARAGE DOOR, OWNER MAY CHANGE THE DOOR SIZE UPON NOTIFYING THE *ARCHITECT*. GARAGE DOOR SPECIFICATION AS PER MANUFACTURER & OWNER'S.

FINISHING LEGEND:

	12"x24" LIMESTONE VENEER (4.5" THICK) COMPLETED WITH PROPER WEEP HOLES AT 24" oc AT BASE (by others)
	ACM METAL CLADDING
	PIGMENTED 2" STUCCO LIGHT GRAY COLOR
	PIGMENTED 2" STUCCO CHARCOAL COLOR
	PAINTED STEEL POST (by others)

- (A) 4" PRECAST CONCRETE SILL C/W 2" PROJECTION W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- (B) 4" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- (C) 2" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- (D) ALUMINUM CLADDING CHARCOAL COLOR
- (E) PAINTED STEEL POST
- (F) 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
- (G) TYP. CORNICE TRIM 4" STUCCO COVERED CROWN MOULD ON CREZON FLAT STOCK W/2" HIGH X +/- 1-1/4" DEEP BOTTOM TRIM(TOTAL 12"HIGH)
- (H) TYP. BANDING TRIM 4" STUCCO DECORATIVE HORIZONTAL TRIM BANDING PROJECTED 2"

1 PROPOSED FRONT ELEVATION

A2.01

SCALE 1/4" = 1'-0"

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REV.	DATE	PURPOSE OF ISSUE / REVISIONS DESCRIPTION	AUTH.
1	DEC18, 2024	ISSUED FOR COMMITTEE OF ADJUSTMENT	GK

ISSUED I

DRAWING PURPOSE OF ISSUE / REVISIONS DESCRIPTION

ARCHITECT:

ARCHITECTURE + DESIGN INC.

AG Architecture + Design Inc.
https://ag-arch.com/
info@ag-arcg.com
(416)557.9339
Oakville, ON

PROJECT:

DETACHED SINGLE DWELLING AT : 339 PINEGROVE RD. OAKVILLE, ON.

DRAWING TITLE:

FRONT ELEVATION

PREPARED:	CHECKED:	AUTHORIZED:
GK	AR	GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024
		PROJECT NO.: AG/AR24-339
DRAWING NO.: **A2.01**		REV.: **1**

SEAL:

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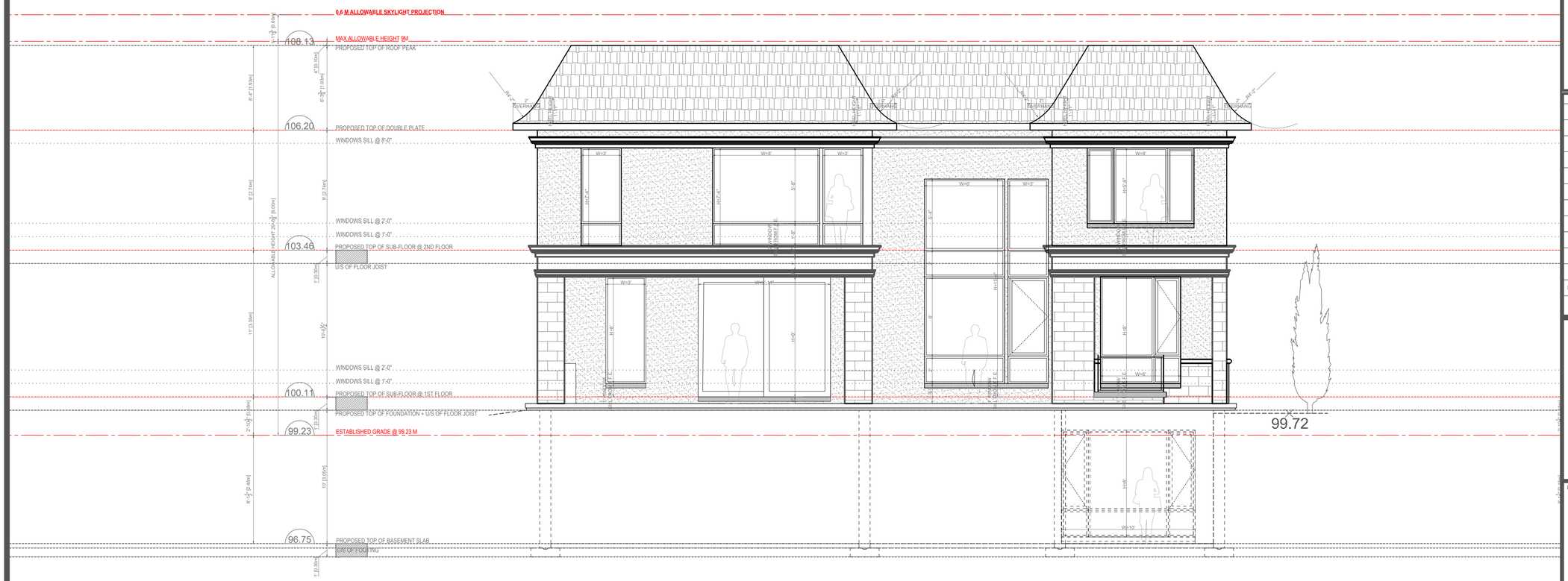

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FINISHING LEGEND:

▦	12"x24" LIMESTONE VENEER (4.5" THICK) COMPLETED WITH PROPER WEEP HOLES AT 24" oc AT BASE (by others)
▩	ACM METAL CLADDING
▨	PIGMENTED 2" STUCCO LIGHT GRAY COLOR
▩	PIGMENTED 2" STUCCO CHARCOAL COLOR
▨	PAINTED STEEL POST (by others)

A 4" PRECAST CONCRETE SILL C/W 2" PROJECTION W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
B 4" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
C 2" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
D ALUMINUM CLADDING CHARCOAL COLOR
E PAINTED STEEL POST
F 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
G TYP. CORNICE TRIM 4" STUCCO COVERED CROWN MOULD ON CREZON FLAT STOCK W/2" HIGH X +/- 1-1/4" DEEP BOTTOM TRIM(TOTAL 12"HIGH)
H TYP. BANDING TRIM 4" STUCCO DECORATIVE HORIZONTAL TRIM BANDING PROJECTED 2"

1
A2.02

PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

GENERAL NOTES:

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1	DEC18, 2024	ISSUED FOR COMMITTEE OF ADJUSTMENT	GK
REV.	DATE	PURPOSE OF ISSUE / REVISIONS DESCRIPTION	AUTH.

DRAWING PURPOSE OF ISSUE / REVISIONS DESCRIPTION

ARCHITECT:

ARCHITECTURE + DESIGN INC.
AG Architecture + Design Inc.
https://ag-arch.com/
info@ag-arcg.com
(416)557.9339
Oakville, ON

PROJECT:

DETACHED SINGLE
DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

REAR ELEVATION

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024 PROJECT NO.: AG/AR24-339
DRAWING NO.: A2.02		REV. 1

SEAL:

NOTE:
- FOR STRUCTURAL INFORMATION REFER TO STRUCTURAL DRAWINGS

EAST ELEVATION

OPENING IN EXPOSING BUILDING FACE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS O.B.C. ARTICLE 9.10.14.4.(2)	
AREA OF EXPOED BUILDING FACE	114 M^2 1228 Ft^2
LIMITING DISTANCE #1 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA=100.24M^2,LD=1.33M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 1)	100.24 M^2 =1079 Ft^2 100.24 M^2 @7%= 7.3 M^2 = 75.5Ft^2 PROPOSED 61.1Ft^2
LIMITING DISTANCE #2 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 9.5M^2,LD=2.02M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=21% ALLOWABLE GLAZED OPENINGS (WALL AREA 2)	9.5 M^2 102 Ft^2 9.5 M^2 @21%= 2 M^2 = 21.42Ft^2 PROPOSED 10Ft^2
LIMITING DISTANCE #3 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 4.5M^2,LD=3.87M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 3)	4.5 M^2 =44.7 Ft^2 4.5 M^2 @55%= 2.5 M^2 = 24.6Ft^2 PROPOSED 5.75Ft^2
TOTAL PROPOSED AGGREGATE AREA OF GLAZED OPENINGS ABOVE GRADE	7.1 M^2 76.9 Ft^2

O.B.C ARTICLE 9.10.14.4.(2)

ROOF TRUSS DESIGN GENERAL NOTES

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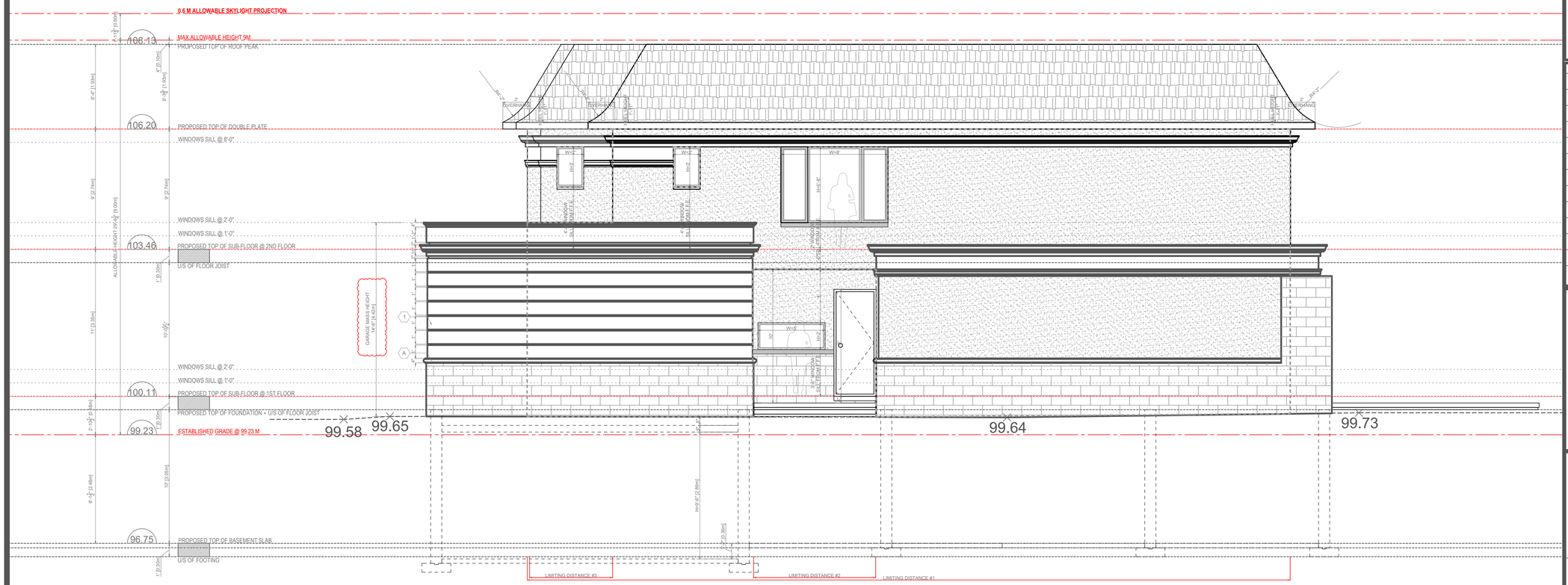

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FINISHING LEGEND:

	12"x24" LIMESTONE VENEER (4.5" THICK) COMPLETED WITH PROPER WEEP HOLES AT 24" oc AT BASE (by others)
	ACM METAL CLADDING
	PIGMENTED 2" STUCCO LIGHT GRAY COLOR
	PIGMENTED 2" STUCCO CHARCOAL COLOR
	PAINTED STEEL POST (by others)

- (A) 4" PRECAST CONCRETE SILL C/W 2" PROJECTION W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- (B) 4" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- (C) 2" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- (D) ALUMINUM CLADDING CHARCOAL COLOR
- (E) PAINTED STEEL POST
- (F) 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
- (G) TYP. CORNICE TRIM 4" STUCCO COVERED CROWN MOULD ON CREZON FLAT STOCK W/2" HIGH X +/- 1-1/4" DEEP BOTTOM TRIM(TOTAL 12"HIGH)
- (H) TYP. BANDING TRIM 4" STUCCO DECORATIVE HORIZONTAL TRIM BANDING PROJECTED 2"

1 / A2.03 PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

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ARCHITECTURE + DESIGN INC.

AG Architecture + Design Inc.
https://ag-arch.com/
info@ag-arcg.com
(416)557.9339
Oakville, ON

PROJECT:

DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

EAST ELEVATION

PREPARED:	CHECKED:	AUTHORIZED:
GK	AR	GK

SCALE:	SHEET SIZE:	DATE:
1/4" = 1'-0"	36" x 24"	DEC18, 2024

PROJECT NO.: AG/AR24-339

DRAWING NO.: **A2.03**

REV.: **1**

SEAL:

NOTE:
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WEST ELEVATION

O.B.C ARTICLE 9.10.14.4.(2)

OPENING IN EXPOSING BUILDING FACE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS O.B.C. ARTICLE 9.10.14.4.(2)	
AREA OF EXPOED BUILDING FACE	378.7 M² 1242.6 Ft²
LIMITING DISTANCE #4 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA=43M²,LD=1.70M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=8% ALLOWABLE GLAZED OPENINGS (WALL AREA 4)	43 M² =463.25 Ft² 43 M² @8%= 3.44 M² = 37Ft² PROPOSED 0.00Ft²
LIMITING DISTANCE #5 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 20.6M²,LD=3.93M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=30% ALLOWABLE GLAZED OPENINGS (WALL AREA 5)	20.6 M² 222 Ft² 20.6 M² @30%= 6.2M² = 66.6Ft² PROPOSED 64Ft²
LIMITING DISTANCE #6 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 35M²,LD=1.34M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 6)	35 M² 376.24 Ft² 35 M² @7%= 2.45M² = 26.3Ft² PROPOSED 0.00Ft²
LIMITING DISTANCE #7 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 10.9M²,LD=5.07M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=96% ALLOWABLE GLAZED OPENINGS (WALL AREA 7)	10.9 M² 117 Ft² 10.9 M² @96%= 10.5M² = 112.3Ft² PROPOSED 32Ft²
LIMITING DISTANCE #8 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 4.5M²,LD=9.42M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=100% ALLOWABLE GLAZED OPENINGS (WALL AREA 8)	6 M² =65 Ft² 6 M² @100%= 6 M² = 65Ft² PROPOSED 22Ft²
TOTAL PROPOSED AGGREGATE AREA OF GLAZED OPENINGS ABOVE GRADE	19.94 M² 118 Ft²

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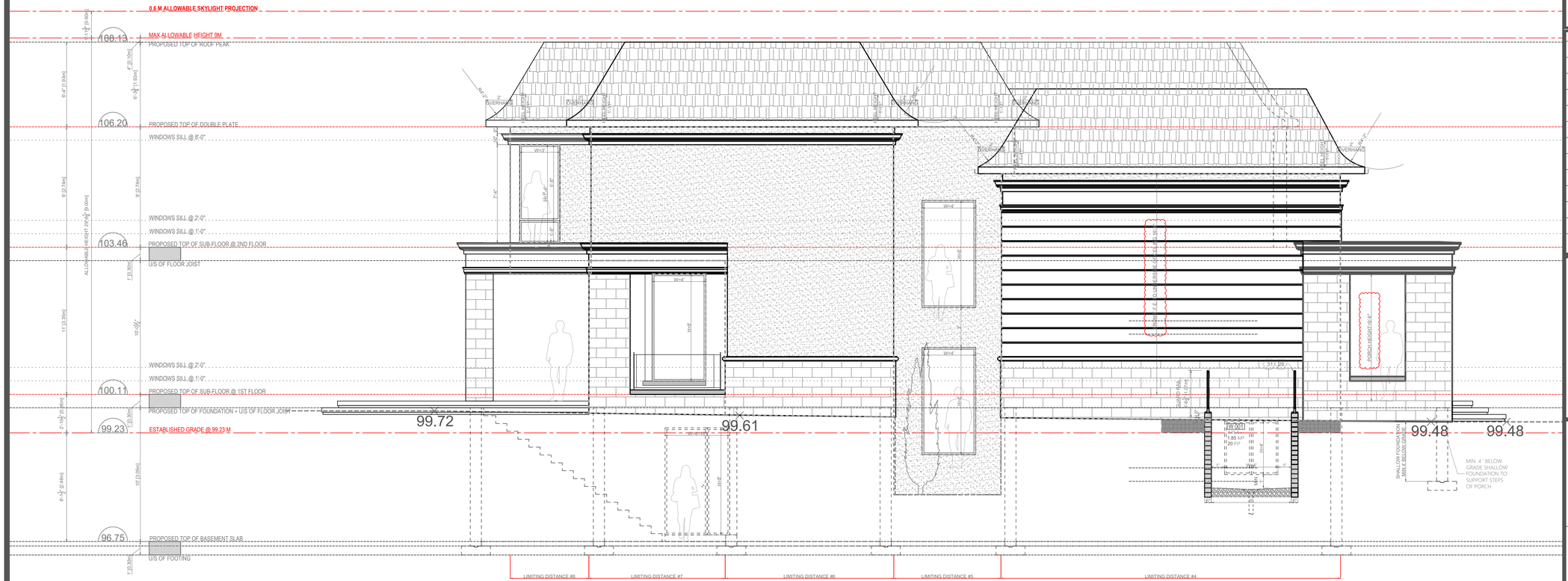

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DRAWING TAGS: TAGS NUMBER TO BE READ IN CONJUNCTION WITH FINISHES AND CONSTRUCTION SPECIFICATIONS. REFER TO DRAWING NO. A6.01 FOR FURTHER DETAILS & INFORMATION

(1) NATURAL STONE VENEER	(5) EXCAVATION & BACKFILL	(9) FOUNDATION WALLS	(17) GARAGE WALLS AND CEILING	(22) CONCRETE FLOOR SLABS ON GRADE	(29) DOORS / WINDOWS / SKYLIGHTS
(2) EXTERIOR WALL STUCCO FINISH	(6) DAMPPROOFING AND DRAINAGE	(13) FLOORS	(18) ASPHALT SHINGLES ROOFING	(24) INSULATION & WEATHER PROOFING	(29) DOORS / WINDOWS / SKYLIGHTS
(4) WALLS WITH EXPOSING BUILDING FACE WITHIN LIMITING DISTANCE OF 1.2M (3'-11")	(7) FOOTINGS	(14) TWO STORY HEIGHT SPACES	(19) 2% SLOPED ROOFING	(26) HANDRAILS AND GUARDS	(30) ACCESS TO ATTIC
		(16) INTERIOR STUD PARTITIONS	(21) EAVES TROUGH, FACIA, DOWNSPOUTS	(27) STAIRS	(31) WINDOW WELL
					(37) NATURAL VENTILATION

1 / A2.04 **PROPOSED WEST ELEVATION**
SCALE 1/4" = 1'-0"

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(416)557.9339
Oakville, ON

PROJECT:

DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

WEST ELEVATION

PREPARED:	CHECKED:	AUTHORIZED:
GK	AR	GK

SCALE:	SHEET SIZE:	DATE:
1/4" = 1'-0"	36" x 24"	DEC18, 2024
		PROJECT NO.: AG/AR24-339

DRAWING NO.:	REV.
A2.04	1

SEAL:

2025-03-02

Town of Oakville
339 Pinegrove Road,
Oakville, ON

Committee of Adjustment
Minor Variance Application

Good day,
Please find this letter to request Committee of Adjustment for Minor Variance application with the below clarification to Heritage Planning, Urban Design and Development Engineering:

1. New development address: 339 Pinegrove Rd Oakville, ON
2. Legal description Roll Number: Lot 9, Registered Plan M-84, Town of Oakville, Regional Municipality of Halton
3. Lot Area: = 836.3M²
4. Minor variance being requested: **only additional RFA**
5. The permitted RFA is 39% =326.2M²
6. This application is asking for 40.96%. =342.2M²
7. All other key regulations are being met (Refer to Architectural Drawing Set, Sheet A0.02 for by-law calculation).
8. Attached Topographic Survey
9. Attached Architectural Construction drawing Set
10. Attached Form
11. Attached Covering letter from AG Architects Inc.
12. Attached Planning Justification/ new development comply with Design Guidelines for stable residential Communities (Four Tests).

Thank you and have a good day

Gada Kassab
Architect OAA, M.Arch,
Principal, Director
AG Architects Inc.
email:gada.k@ag-arch.com
https://ag-arch.com/

2025-01-02

Planning Justification
Address: 339 Pinrgrove Road, Oakville ON

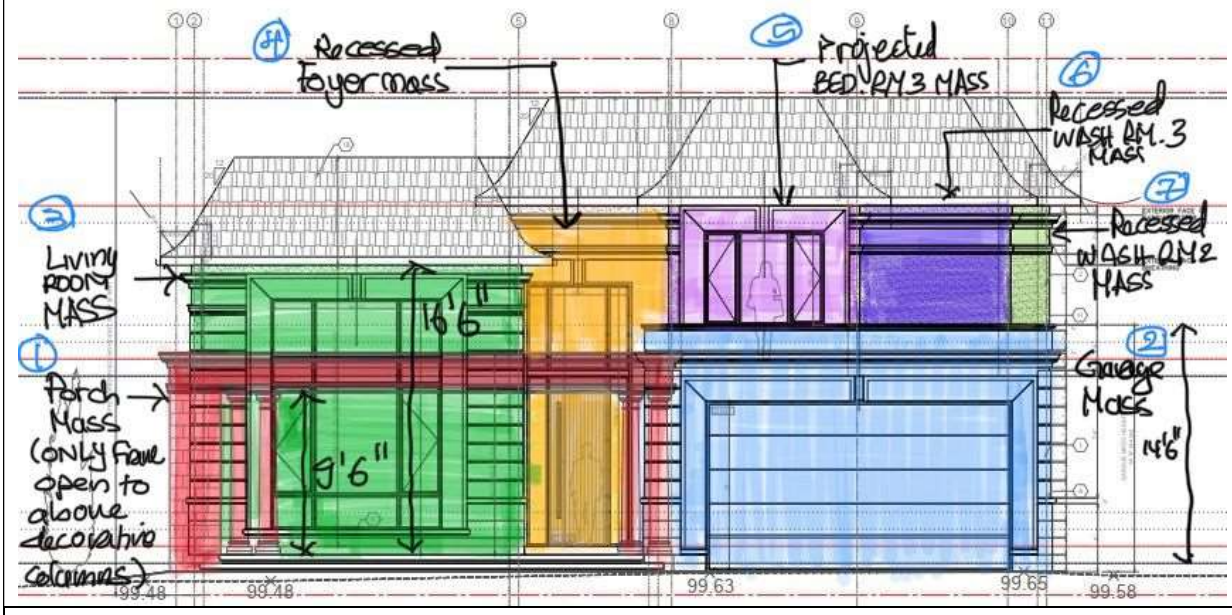
Variances being requested

- **Residential Floor Area (RFA)**

The permitted RFA is 39% and this application is asking for 40.96%. the main reason for the overage is to accommodate office room at first floor and Ensuite and walk in closets on Second floor.

Four Tests:

1. The intent of the zoning by-law is met with this proposal because most key regulations are being met, proposed design complies with applicable zoning by low, ***NO increase*** in the proposed coverage (allowable 35% =3,150.6Ft² =**292.6M²,** proposed coverage 3,130Ft²= **290.7M²** complies), NO increase in the proposed Building Height (allowable **9M**, proposed **8.90M** complies), in general the proposed design comply with all setbacks (front, Rear and interior yards).
2. The proposed development complies with the official plan in that it is a single family detached dwelling, with four-bedroom that is prevalent to the new developments on the street and in the surrounding area. Therefore it is a proposal that is both desirable and appropiate.
3. *The proposed French Chatuea style for primary façade, designed to reduce building massing, incorporate projections in forms and recess in masses, different forms and wall panels on the primary façade, a single-level building elements located at lower height that respect human scale, using horizontal Stucco dividing between the first floor and second floor to de-emphasize the massing and the 1 storey garage mass used to creat gradation in building height to achieve a transition in height from adjacent shorter dwelling.*
4. The proposed development is appropriate for the site and area because it will complement the fabric of the neighbourhood, espacially it continous to be re-developed in the coming years.



Anaylisis to the proposed masses and architectural elemants

Refrence to design Guidlines for Stable Residential Communities categories

1.Neighbourhood Context (Section 3.1)

The street and immediate area are in transition, with about 1/3 being newer dwellings at the maximum permitted RFA & Coverage, with COA approvals for some dwelling to permit increases in RFA, Coverage, height & reduce setbacks.

French Château is classic language, architectural character and design features of this style have certain massing, height, roof shape/slop and architectural element/ detailing. Every possible alteration to the design has been considered to decrease the massing, please see clarification below:

- The design is compatible with setbacks, the new development maintains the front setbacks of both adjacent properties, new development is located further away from the allowable front yard that is an increase in the separation with the main street that creates further distance from public realm and pedestrian environment, also the proposed interior yards wider than 1.2M, please see attached drawing A1.02 First Floor Plan.
- Gradation in building height. The higher portion of the house is stepped back , with many recessed masses and projected forms. A mass of one storey for garage to create transition in proposed height 14’6”. Proposed 1.5 storey-built form for living room with height 16’6”, front porch mass stepping down the height towards the street scale with proposed 9’6” ceiling height. In that the new development proposed masses does not create overpowring effect on the street scape, brought design to human scale, creating comfrtable and walkable environment and prevent shadowing on adjacent properities. Please see (analysis to the proposed masses and architectural elemants and finishes in page 1).
- The primary façade is sub-divided, building width is divided into smaller segments. Projected forms and recessesed wall panels on the façade. In that primary façade is not wider than the adjacebt dwelling.
- Single-level building elements: verticality of structure is minimised at the primary facde with proposed projected and recessed massess divide and ceparate the first floor from second floor, primary façade articulation and verity of architectural elemants (stucco detailing on the upper and lower part of façade brake the massing to minimize appearance of greater height) in that it is not blank walls facing the street.
- Subdividing the larger building into smaller elements through addition and repetitive massing techniques, reduced building massing through the composition of smaller elements and forms, constructing mid-range building elements.
- Horizontal detailing to de-emphasize the massing, middle stucco decorative banding to divide the building massing and define clearly the first storey from second storey. Proposed building architectural details and texture and quality of finishing materials (limestone and stucco) are like the materials used in the surrounding area, in that it is enhancing the visual continuity and maintaining the character of the neighborhood.
- New development incorporate a one story height primary entrance porch on the front façade in that it is providing clear sence of arrival. With the proposed area for this semi-covered porch it is incorporating exterior living space that is a extension of the primary façade
- Interior living spaces is located directly on the primary façade and it has ample window openings that establish an eye on te street.

3.2.1 MASSING

The height and width of a dwelling are the dominant visual indicators in the perception of building size or massing in comparison to the surrounding dwellings. Well-proportioned massing may be achieved through an appropriate balance of building height and width and the proportion of building components that are compatible to dwellings within the surrounding context.

DESIGN GUIDELINES

1. New development, which is larger in overall massing than adjacent dwellings, should be designed to reduce the building massing through the thoughtful composition of smaller elements and forms that visually reflect the scale and character of the dwellings in the surrounding area. This design approach may incorporate:
   - projections and/or recesses of forms and/or wall planes on the façade(s)
   - single-level building elements when located adjacent to lower height dwellings
   - variation in roof forms
   - subdividing the larger building into smaller elements through additive and/or repetitive massing techniques
   - porches and balconies that can reduce the verticality of taller dwellings and bring focus to the main entrance
   - architectural components that reflect human scale and do not appear monolithic
   - horizontal detailing to de-emphasize the massing
   - variation in building materials and colours.

2. New development should be designed to mitigate potential impacts of overshadowing on adjacent properties by avoiding bulky massing close to the shared property line, by stepping down the height of the structure, and/or by increasing the setback(s) from the side and rear property lines.

3.2.2 HEIGHT

In residential neighbourhoods, significant contrasts in dwelling heights can have an impact on the overall character of the area. Although new development may be designed as a taller structure in dimension than the nearby existing dwellings, every effort should be made so that it does not appear to be higher and maintains the character of the stable residential community.

DESIGN GUIDELINES

1. New development should make every effort to incorporate a transition in building height when the proposed development is more than a storey higher than the adjacent dwellings. The transition may be achieved by:
   - stepping down the proposed dwelling height towards the adjacent shorter dwellings
   - constructing a mid-range building element between the shorter and taller dwellings on either side
   - increasing the separation distance between the dwellings.

2. New development is encouraged to incorporate upper storey living spaces wholly or partially within the roof structure to de-emphasize the height and overall building scale, and to divide the massing of the roof. Dormer and end gable windows can provide adequate light into these spaces.

3. New development that is taller than the average dwelling in the surrounding area should should make every effort to step back the higher portions of the dwelling façade and roof to minimize the verticality of the structure and presence along the building front.

4. New development with a full second storey is encouraged to incorporate facade articulation and different materials on the upper storey façade to minimize the appearance of greater height.

3.2.4 PRIMARY FAÇADE

Orienting dwellings towards the street supports a pedestrian-friendly street environment and allows residents to survey activity with their "eyes on the street". To ensure this neighbourhood characteristic is maintained, the primary façade, main entrance, and living spaces of a new dwelling should be oriented towards the street.

DESIGN GUIDELINES

1. New development should incorporate a front façade that is well-articulated through the use of compatible architectural elements. Blank walls face the street are strongly discouraged.
2. New development should incorporate a prominent primary entrance on the front façade to provide a clear sense of arrival. A connection/walkway between the primary entrance and the municipal sidewalk is encouraged, where appropriate.
3. New development should make every effort to position interior living spaces directly behind the primary façade(s) and incorporate ample window openings to establish an "eyes on the street" condition. New development should make every effort to incorporate exterior living spaces that can be extensions of the primary facade.
4. New development containing a primary façade which is significantly wider than adjacent dwellings should make every effort to subdivide the building width into smaller segments, both visually and physically, to maintain the rhythm of the surrounding built form.
5. New development is discouraged to project significant built form and elements toward the street which may create an overpowering effect on the streetscape.
6. New development with flankage or rear façades adjacent to a public space (side street, park, natural feature) should incorporate consistent detailing and design elements on all visible elevations.

3.2.5 ARCHITECTURAL ELEMENTS AND MATERIALS

Residential neighbourhoods are typically characterized by commonly used architectural elements; such as, windows and doors, roof forms, porches, building details and materials. New development is encouraged to incorporate architectural elements, details, and quality materials found in the surrounding area that can enhance the visual continuity, add detail and texture, and maintain the character of the neighbourhood.

DESIGN GUIDELINES

1. New development is encouraged to design all accessory elements on the building and the site, such as porches, balconies, verandahs, decks, fences and screens, to be compatible with the quality, style, materials and colours of the main dwelling.
2. New development is encouraged to incorporate adequate window openings on the primary facade to add visual interest and to maximize light penetration and views, while minimizing overlook conditions onto neighbouring properties. Window openings are encouraged to be designed in proportion and scale with the façade.
3. New development is encouraged to incorporate durable and quality building and accent materials which are compatible with the materials found on dwellings within the neighbourhood. Incorporating recycled-content materials, recycled materials and local sustainable renewable resources is also encouraged.

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