

EXISTING & PROPOSED
BUILDING DEPTH
25.40m

PERMITTED
BUILDING DEPTH
20m

PROPOSED
DRIVEWAY
WIDTH 13.2m
PERMITTED
DRIVEWAY
WIDTH 9m

PROPOSED SITE PLAN

1/32"=1'-0" (1:384)

1
A100

LOT 9
REGISTERED PLAN 343
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

- EXISTING :
- SITE STATISTICS – ZONE RL1–0
1. LOT AREA = 3524 m2 (1393.5m2 Minimum).
 2. LOT FRONTAGE = 34.94m (30.00m Minimum).
 3. AREAS FOR COVERAGE =630.45m2 (6786.37 sq.ft)
(A) MAIN DWELLING (Includes Garage) =584.89m2
(B) COVERED PORCH =30.17m2
(C) GAZEBO = 15.39m2
 4. LOT COVERAGE =17.89% (25.0% Maximum 881m2).
 5. ESTABLISHED GRADE = 79.57m.
 6. BUILDING HEIGHTS:
– ROOF RIDGE = 10.07m (10.50m Maximum);
 7. SETBACKS:
– FRONT = 19.14m (min 10.5m);
– REAR = 28.57m (Dwelling) (10.50m Minimum);
– SIDES: 4.22m AND 4.23m (4.20m & 4.20m Min);
 8. FLOOR AREA =727.97 m2,(7,835.90 sq.ft)
 9. FA/LOT RATIO = 20.65% (29% Maximum 1021.96m2).
 10. BUILDING WIDTH = 25.40m
 11. BUILDING WIDTH = 37.27m

- PROPOSED :
- SITE STATISTICS – ZONE RL1–0
1. LOT AREA = 3524 m2 (1393.5m2 Minimum).
 2. LOT FRONTAGE = 34.94m (30.00m Minimum).
 3. AREAS FOR COVERAGE =734.03m2 (7901.03 sq.ft)
(A) MAIN DWELLING (Includes Garage) = 709.77
(B) COVERED PORCH =8.87m2
(C) GAZEBO = 15.39m2
 4. LOT COVERAGE =20.82% (25.0% Maximum 881m2).
 5. ESTABLISHED GRADE = 79.57m.
 6. BUILDING HEIGHTS:
– ROOF RIDGE = 10.07m (10.50m Maximum);
 7. SETBACKS:
– FRONT = 19.14m (min 10.5m);
– REAR = 28.57m (Dwelling) (10.50m Minimum);
– SIDES: 4.22m AND 5.00m (4.20m & 4.20m Min);
 8. FLOOR AREA =942.07 m2,(10,140.42 sq.ft)
 9. FA/LOT RATIO = 26.73% (29% Maximum 1021.96m2).
 10. BUILDING DEPTH = 25.40m
 11. BUILDING WIDTH = 36.44m

VARIANCES REQUESTED

1. BUILDING DEPTH–NEW WORKS
PERMITTED=20m
PROPOSED=25.40m
VARIANCE=5.40m
2. ROOF HEIGHT –NEW WORKS
PERMITTED=9.0m
PROPOSED=9.42m
VARIANCE=0.42m
3. DRIVEWAY WIDTH
PERMITTED=9.0m
PROPOSED=13.20m
VARIANCE=4.20m

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ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

FOR COA

PROJECT NAME AND ADDRESS:

**PROPOSED
RESIDENCE AT
37 COLONIAL CRES**

OAKVILLE,

DRAWINGS TITLE		SHEET NO.
SITE PLAN		
DATE	APRIL 01 2025	
SCALE	NOTED	

A100

STANDARD DEVELOPMENT NOTES
(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK SHALL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION SHALL BE PROVIDED FOR THE DRIVEWAY.
3. THE TOPS OF ANY CURBS ADJOINING THE DRIVEWAYS WITHIN THE MUNICIPAL BOUNDARY SHALL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

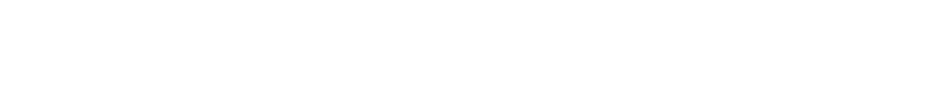
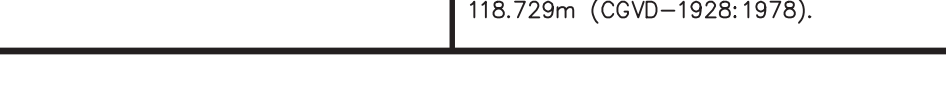
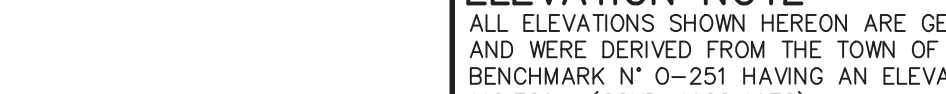
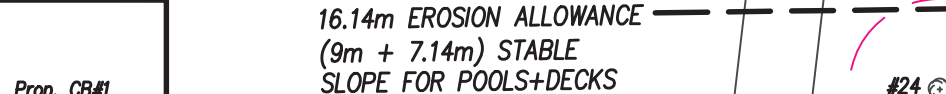
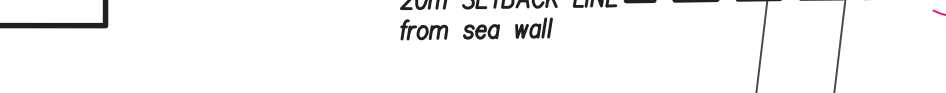
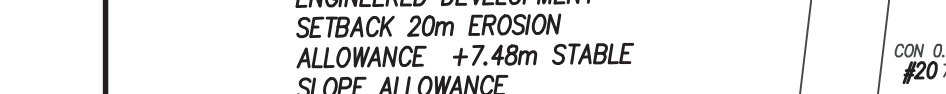
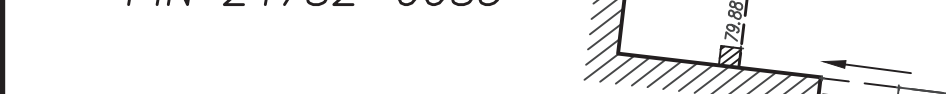
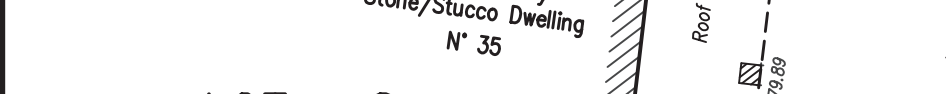
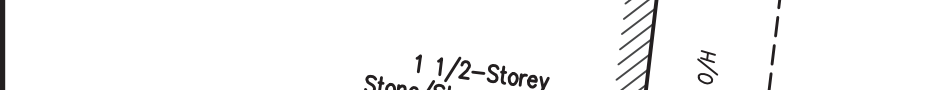
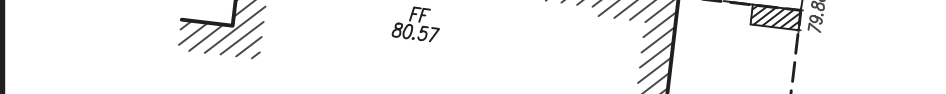
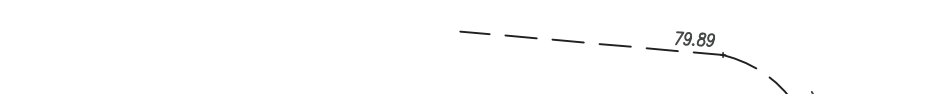
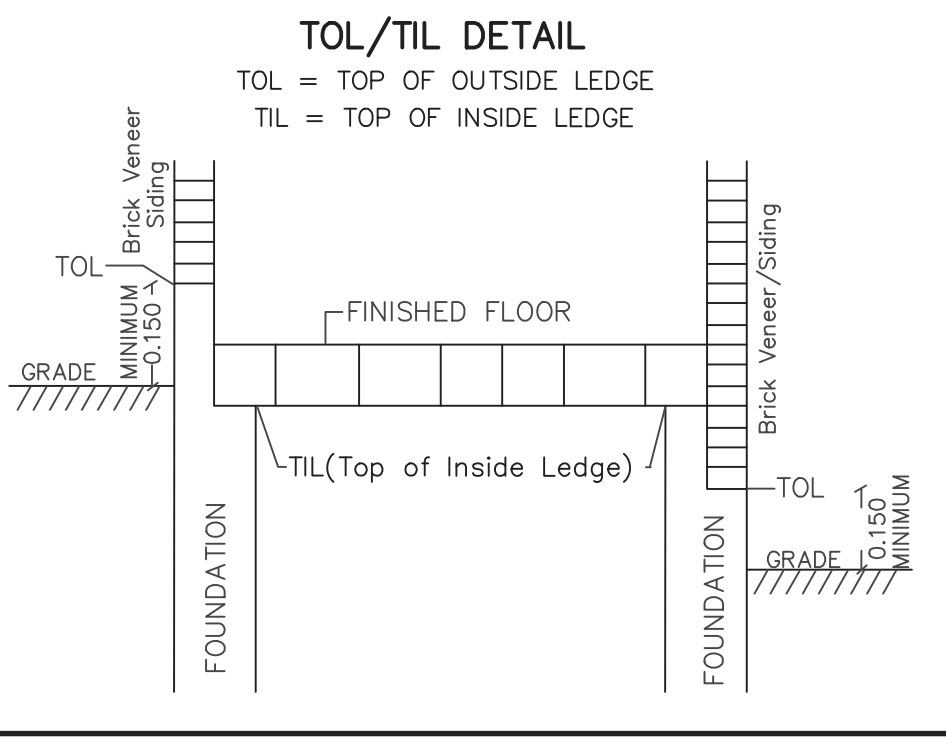
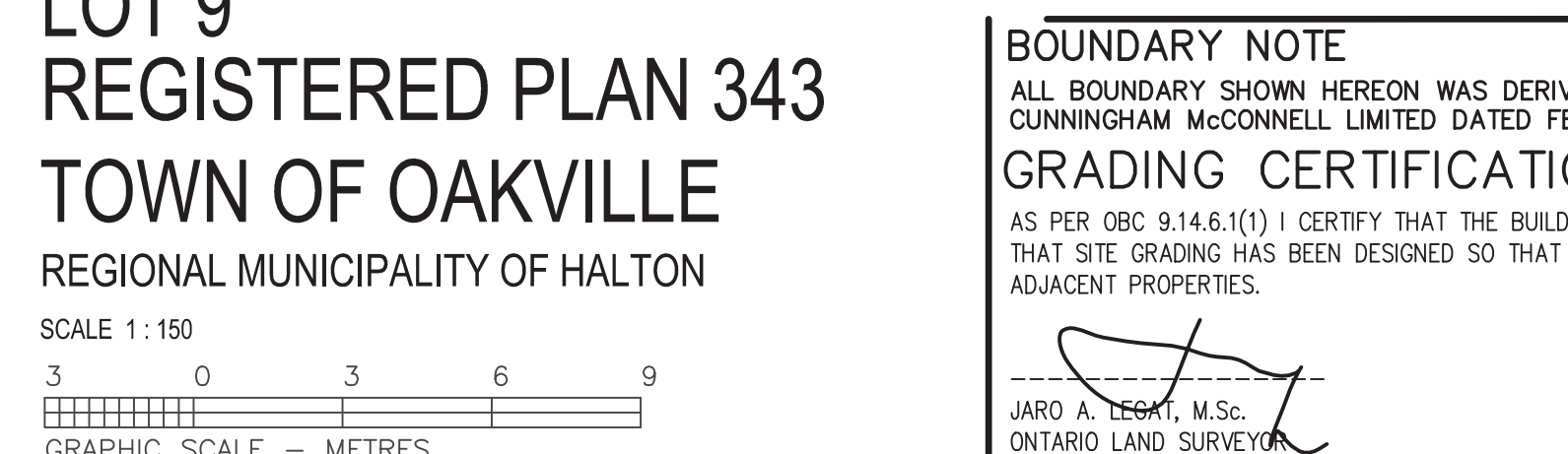
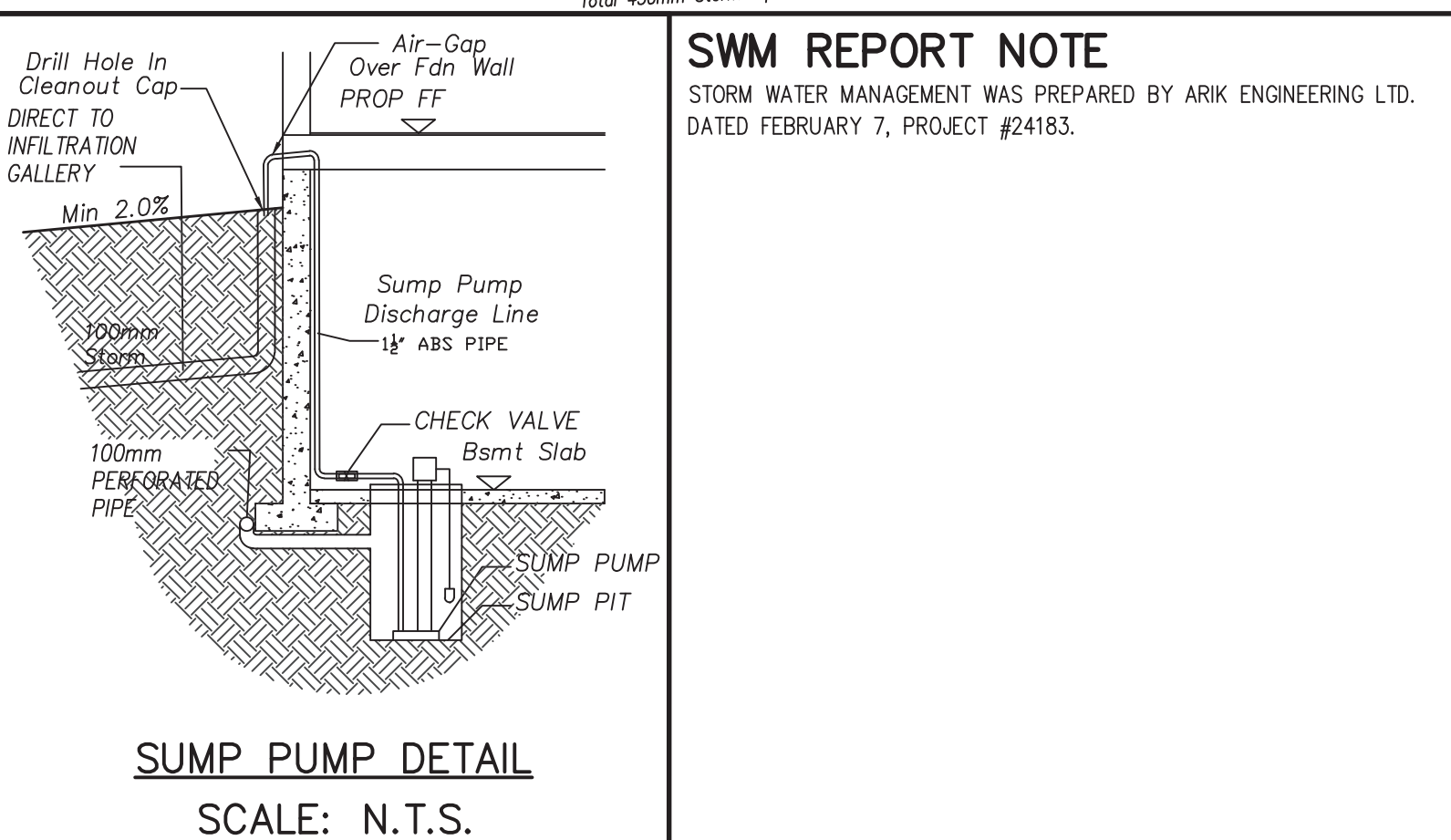
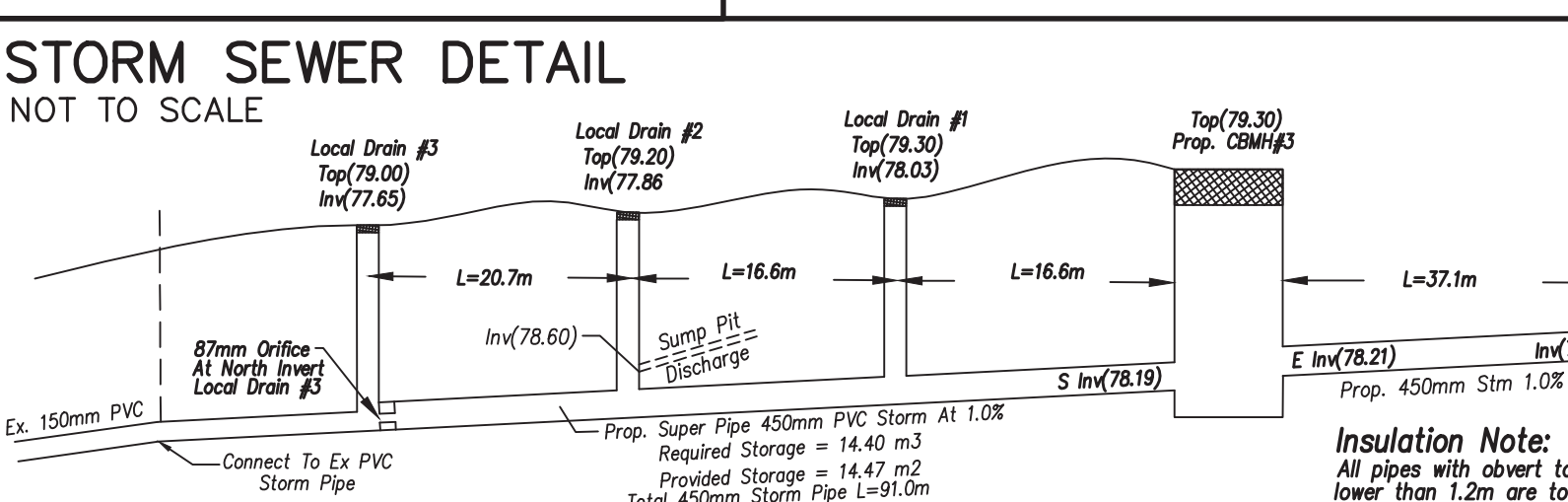
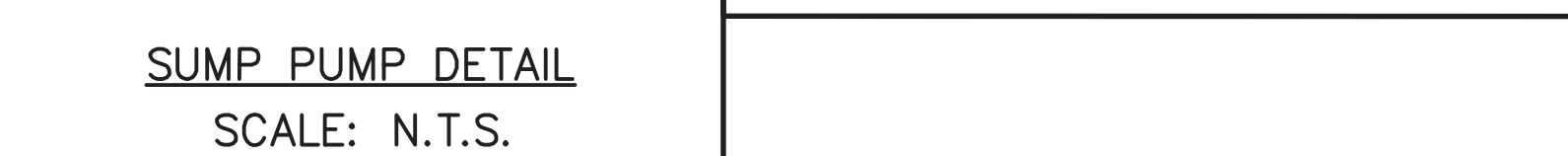
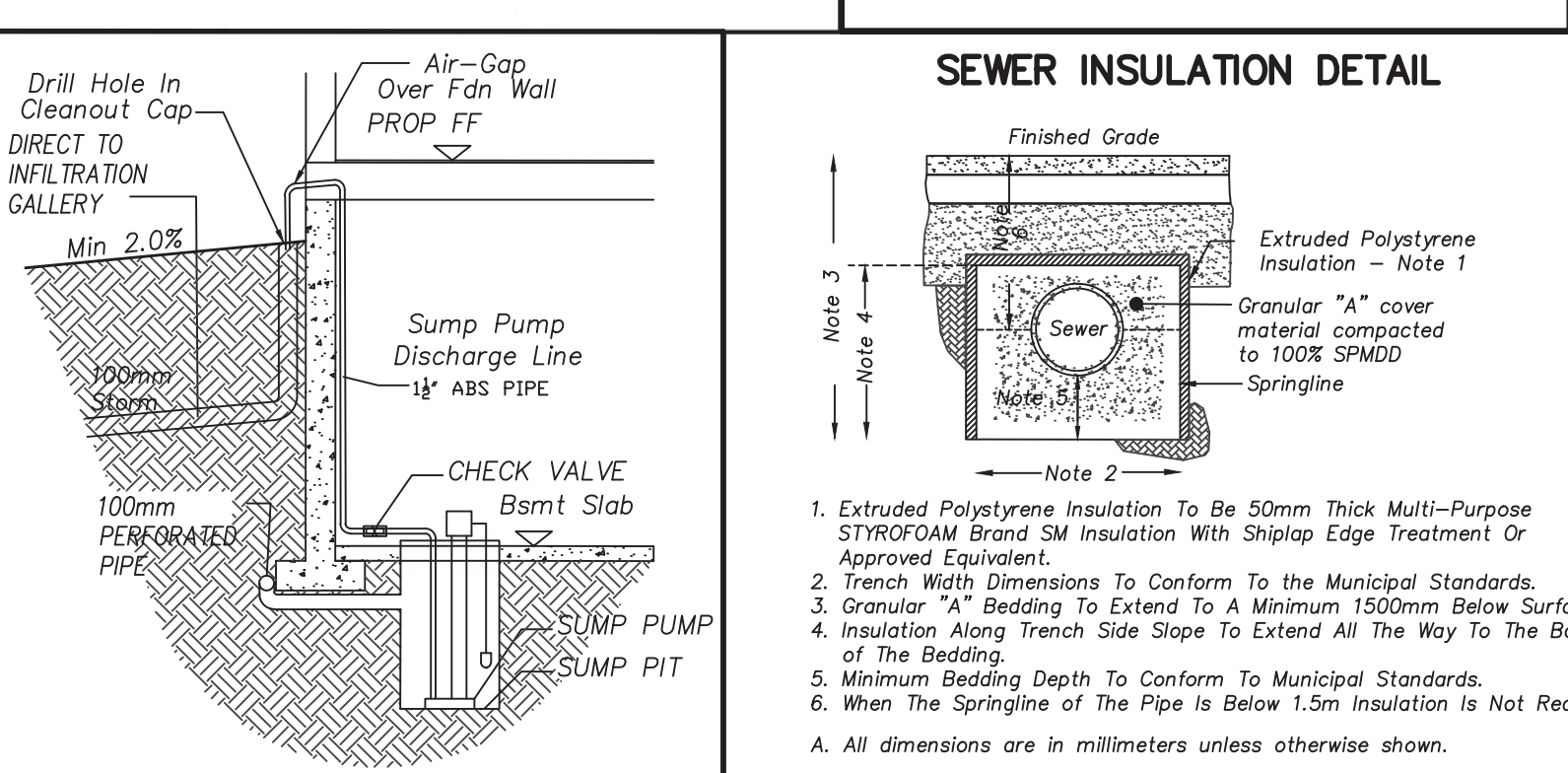
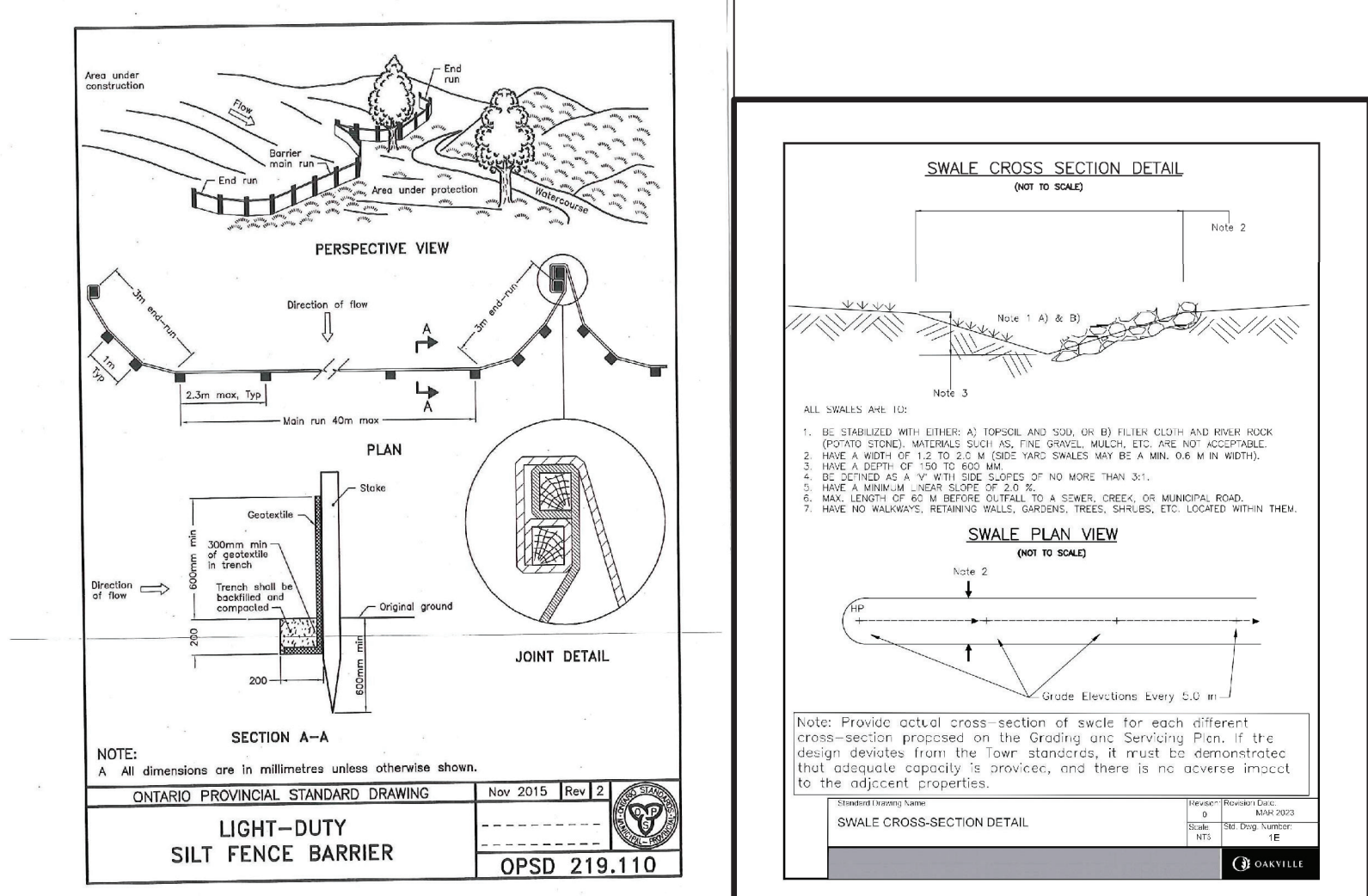
1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS NO EASEMENT REGISTERED ON TITLE AFFECTING THE SUBJECT LANDS.
3. THE STREETS OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. 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.
8. ALL SURPLUS/EXHAUSTED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOO TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. 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 KEPT PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
14. BUILDING IS TO VERIFY TO THE ENGINEER THAT THE FINAL EXISTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMANCE WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SOILING, THE SOIL, CONSULT ANY AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SOILED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND 100 mm OF NURSERY SOO AND A MINIMUM DEPTH OF 150 mm OF NURSERY SOO ON THE EXISTING LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE.
17. NO SOILING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
19. LARNS AND GRADES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 5:1. 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.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNCOMPRESSED BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAIN AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAIN 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.
24. SEWAGE CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOO.

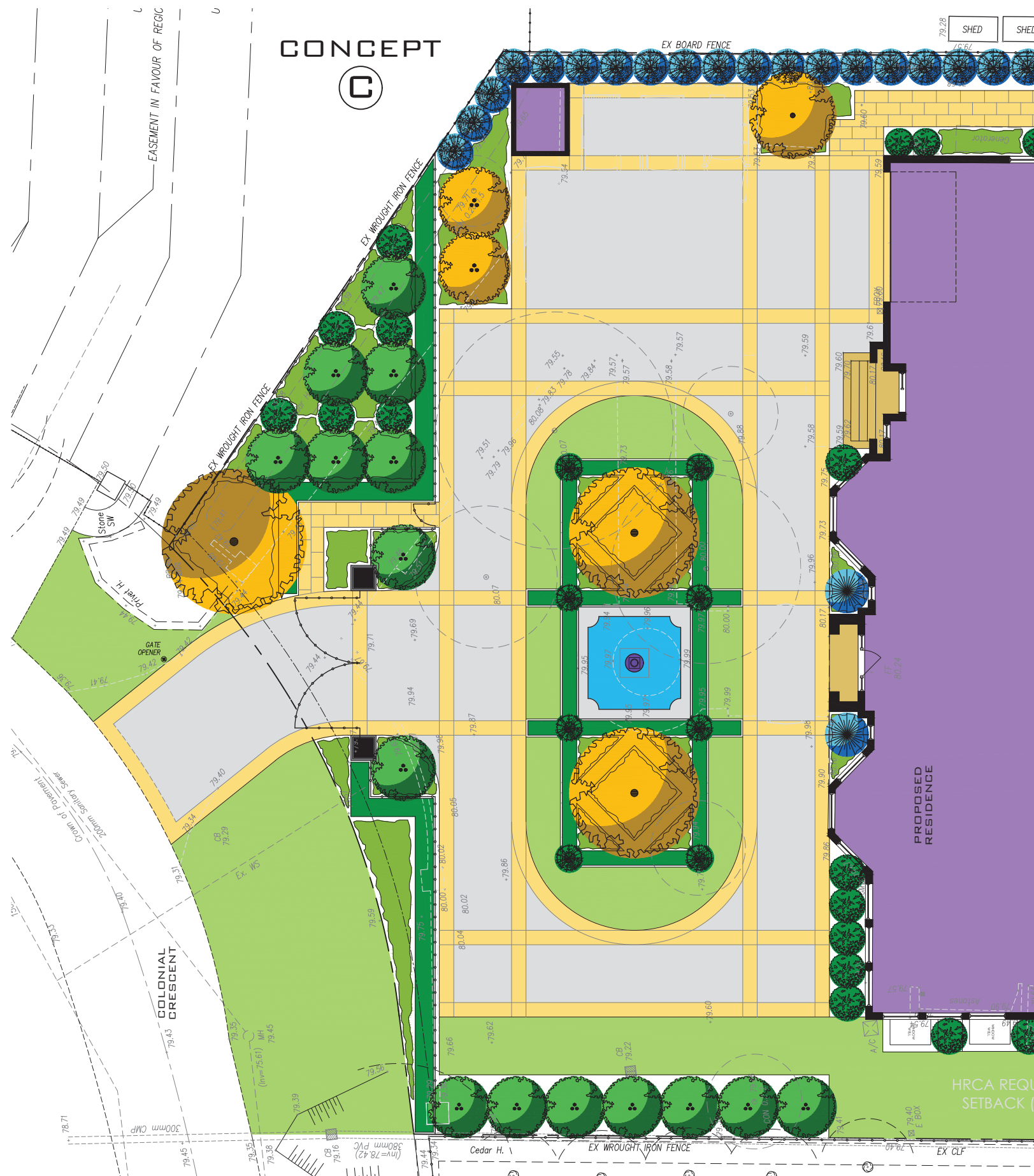
(C) UTILITIES CONNECTION

1. 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) EXISTING CONNECTION PROPERTY LINE TO DWELLING TO BE USED.
2. STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
(B) STORM WATER TO BE DISCHARGED ONTO GROUND AND INTO PROPOSED STORM SYSTEM.
3. WATER: (A) EXISTING 20mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
(B) EXISTING WATER LATERAL PROPERTY LINE TO DWELLING TO BE USED.
(C) EX. 20mm WATER METER INSTALLED WHERE SERVICE ENTERS BUILDING.

MUNICIPAL RIGHT-OF-WAY NOTES

1. ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.





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DANIEL J. O'BRIEN & ASSOCIATES LIMITED

DANIEL J. O'BRIEN
D.A.L.A. C.S.L.A.

[illegible]

PLOT DATE: JAN 24/201



**DANIEL J. O'BRIEN
& ASSOCIATES LTD.
LANDSCAPE
ARCHITECTS**

LANDSCAPE ARCHITECTS, LANDSCAPE DESIGN
CONSULTATION AND PROJECT MANAGEMEN

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OSHAWA, ONTARIO, L1G 4H2

PROJECT:
[REDACTED] RESIDENCE
37 COLONIAL CRESCENT
OAKVILLE, ONTARIO

DRAWING:
FRONT LANDSCAPE
CONCEPT PLANS 'C'

DATE: JAN 2025	PROJECT NO:
DESIGNED: DOB	2024-12
DRAWN: RPR	
CHECKED: DOB	DRAWING NO:
	L1 OF 1
SCALE: 1"=6'-0"	

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

FOR COA

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
37 COLONIAL CRES

OAKVILLE,

DRAWINGS TITLE	SHEET NO.
FRONT ELEVATION	A200
DATE	APRIL 01 2025
SCALE	NOTED



NORTH ELEVATION – FRONT

3/32"=1'-0" (1:128)

1
A200

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE

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FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

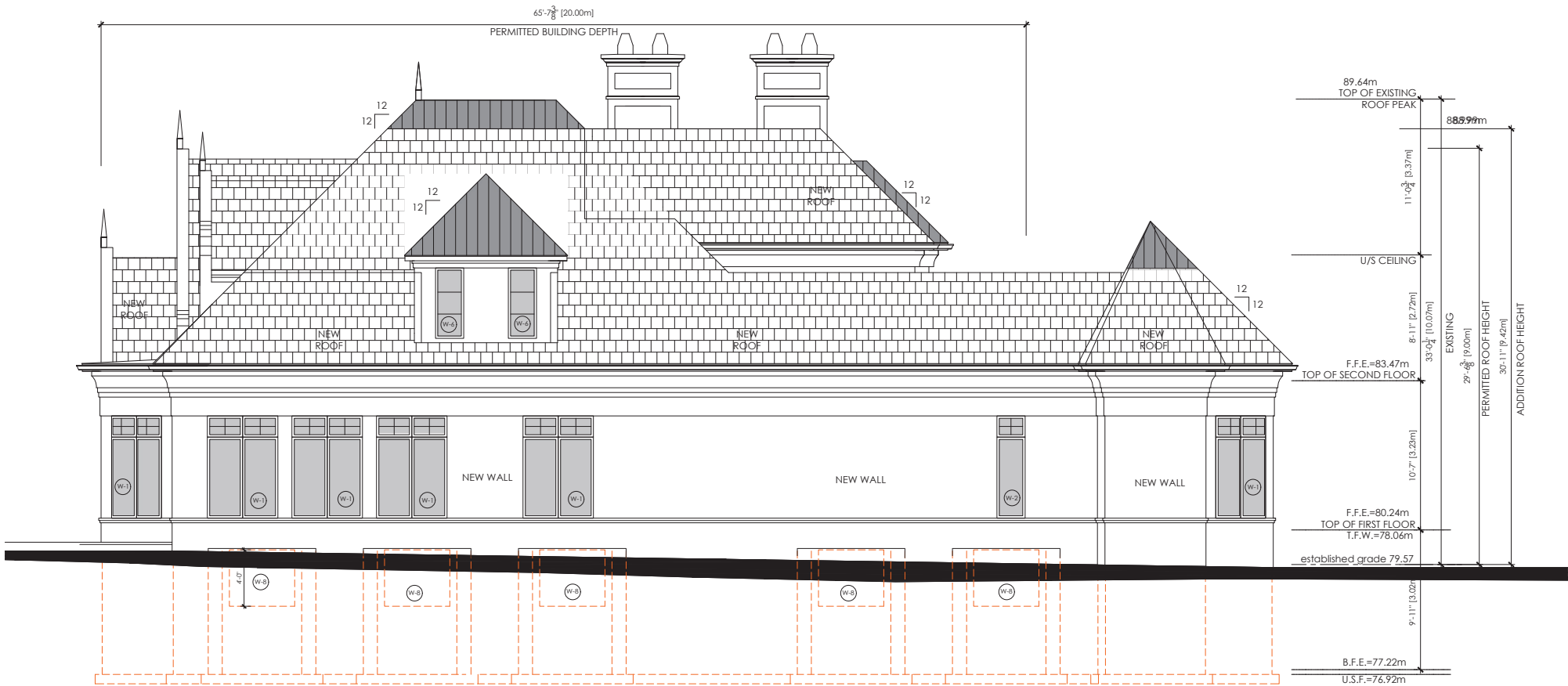
FOR COA

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
37 COLONIAL CRES

OAKVILLE,

DRAWINGS TITLE		SHEET NO.
WEST ELEVATION		
DATE	APRIL 01 2025	
SCALE	NOTED	



WEST ELEVATION

3/32"=1'-0" (1:128)

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

FOR COA

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
37 COLONIAL CRES

OAKVILLE,

DRAWINGS TITLE		SHEET NO.
EAST ELEVATION		A203
DATE	APRIL 01 2025	
SCALE	NOTED	



EAST ELEVATION

3/32"=1'-0" (1:128)



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TOWN OF OAKVILLE

SCHEDULE A 37 COLONIAL CRESCENT

VARIANCE REQUESTS AND REASONS FOR VARIANCES

The proposed building project is a renovation and addition to a home on the lake in Oakville. The existing house was built prior to the 0 section bylaws and as such the existing structure does not comply with the bylaw. While these can be considered as legal non conforming the addition all falls within the existing footprint limits but parts of it still exceed the current bylaw requirements so these variances are required.

BUILDING DEPTH

The existing building has a depth of 25.40 m on each side of the house whereas the current bylaw only allows 20 M . The new addition is placed within the court created at the back but portions of it exceed the maximum allowable depth so we wish to simply request permission for the variance within the existing building depth.

The depth of the new addition is 23.00 m

BUILDING HEIGHT

The existing building has a height of 10.07M and the new building does not exceed that height and in fact the new addition has a lower height of **9.42 m**

DRIVEWAY WIDTH

The existing driveway exceeds the permitted width and we are redoing the landscaping design of the entire front court but wish to keep the parking pad for additional cars on the east side and thus the new driveway width is 13.2 M versus the permitted width of 9 M. The allowable landscape exceeds the required minimum.

We thus believe this request is certainly consistent with the Op and the zoning bylaw and given that none of the addition exceeds the width or height or depth of the existing house that the proposed variances meet all four tests and would seek the approval of the committee of adjustment for these three individually stated minor variances.

Yours Truly

William R Hicks

B Arch, OAA, MRAIC