

PRIVATE RESIDENCE

NEW CUSTOM SINGLE FAMILY DWELLING

580 FOURTH LINE, OAKVILLE, ONTARIO L6L 5A7

ISSUED FOR COMMITTEE OF ADJUSTMENT



LOCATION MAP:

ZONING AND PROPERTY STATISTICS

DESCRIPTION:	PART OF LOT 53 REGISTERED PLAN 350 TOWN OF OAKVILLE	
ADDRESS:	580 FOURTH LINE, OAKVILLE, ONTARIO	
	REQUIRED:	PROPOSED:
ZONING DESIGNATION:	RL3 SP:1	RL3 SP:1 (EXISTING)
LOT AREA:	557.5 m2	1523.69 m2 (EXISTING)
FRONTAGE:	18.00 m	18.34 m (EXISTING)
LOT COVERAGE:	533.29 m2 (35%)	353.06 m2 (23.17%)
FLOOR AREA RATIO:	N/A	420.76 m2 (27.60%)
FRONT YARD TO HOUSE:	15.95 m	18.32 m
REAR YARD TO HOUSE:	7.5 m	36.68 m
RIGHT YARD TO HOUSE:	1.20 m	1.72 m
RIGHT YARD TO WINDOW WELL:	1.20 m	**0.61 m & 0.71 m
LEFT YARD TO HOUSE:	1.20 m	1.86 m
BUILDING HEIGHT:	12.0 m	9.04 m
PARKING SPACES:	2	2
STACKED PARKING WIDTH:	3.0 m	**2.54 m
GARAGE FLOOR AREA:	45.0 m2	**78.05 m2
** MINOR VARIANCE REQUIRED		

AREA CALCULATIONS

BASEMENT	= 3800.3 sqft (353.1 m2)
MAIN FLOOR PLAN	= 2190.3 sqft (203.5 m2)
SECOND FLOOR PLAN	= 2704.5 sqft (251.3 m2)
TOTAL GFA	= 4894.8 sqft (454.8 m2)

FOOTPRINT	= 3831.9 sqft (256.0 m2)
GARAGE	= 840.0 sqft (78.0 m2)
FRONT PORCH	= 81.4 sqft (7.56 m2)
REAR PORCH	= 653.4 sqft (60.7 m2)



NEW ELEVATION (FOR REFERENCE ONLY):

<h1>RE-ISSUED FOR COMMITTEE OF ADJUSTMENT</h1>	Project Name: PRIVATE RESIDENCE NEW CUSTOM SINGLE FAMILY DWELLING 580 FOURTH LINE OAKVILLE, ON. L6L 5A7	Drawn By: Checked By: Scale: N.T.S. Date: MARCH 2025 Project No: 2023-17												
	Sheet Title: COVER PAGE	<table border="1"> <tr> <td>No.</td> <td>Date:</td> <td>Issue/Revision</td> <td>By:</td> </tr> <tr> <td>2</td> <td>MAR 11/25</td> <td>RE-ISSUED FOR MINOR VARIANCE</td> <td></td> </tr> <tr> <td>1</td> <td>MAY 14/24</td> <td>ISSUED FOR MINOR VARIANCE</td> <td></td> </tr> </table>	No.	Date:	Issue/Revision	By:	2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE		1	MAY 14/24	ISSUED FOR MINOR VARIANCE	
No.	Date:	Issue/Revision	By:											
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE												
1	MAY 14/24	ISSUED FOR MINOR VARIANCE												

RE-ISSUED FOR COMMITTEE OF ADJUSTMENT

Project Name:
**PRIVATE RESIDENCE
NEW CUSTOM SINGLE
FAMILY DWELLING
580 FOURTH LINE
OAKVILLE, ON L6L 5A7**

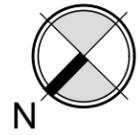
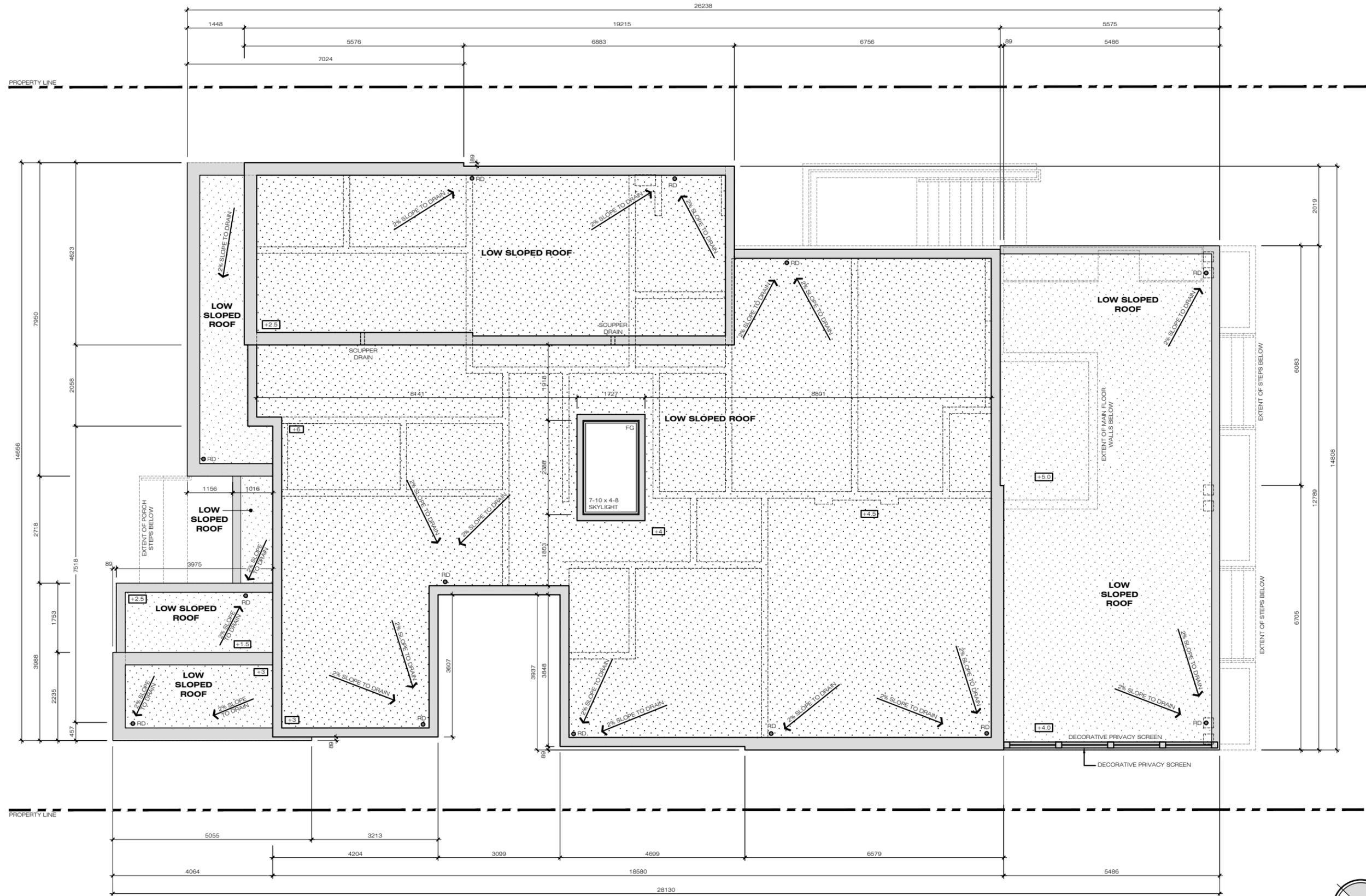
Sheet Title:
ROOF PLAN

No.	Date	Issue/Revisions
1	MAR 14/24	ISSUED FOR MINOR VARIANCE
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE

Drawn By:
Checked By:
Scale:
Date:
Project No.:

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MARCH 2025
2023-17



ROOF PLAN

RE-ISSUED FOR COMMITTEE OF ADJUSTMENT

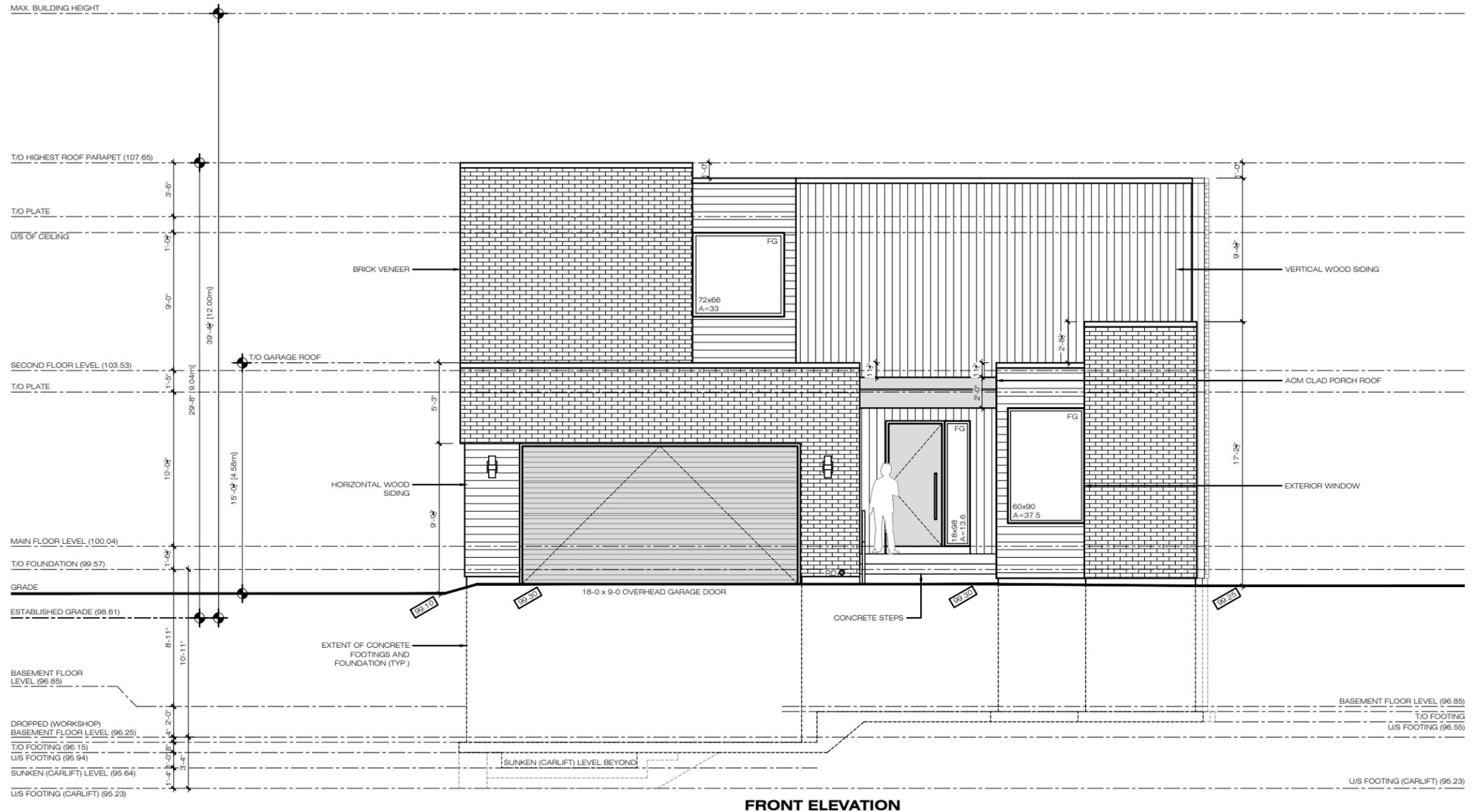
Project Name:
PRIVATE RESIDENCE
NEW CUSTOM SINGLE
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580 FOURTH LINE
OAKVILLE, ON L6L 5A7

Sheet Title:
FRONT ELEVATION

No.	Date	Issued For / Revisions
1	MAR 14/24	ISSUED FOR MINOR VARIANCE
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE

Drawn By: _____
Checked By: _____
Scale: 1:100
Date: MARCH 2025
Project No: 2023-17

A6



FRONT ELEVATION

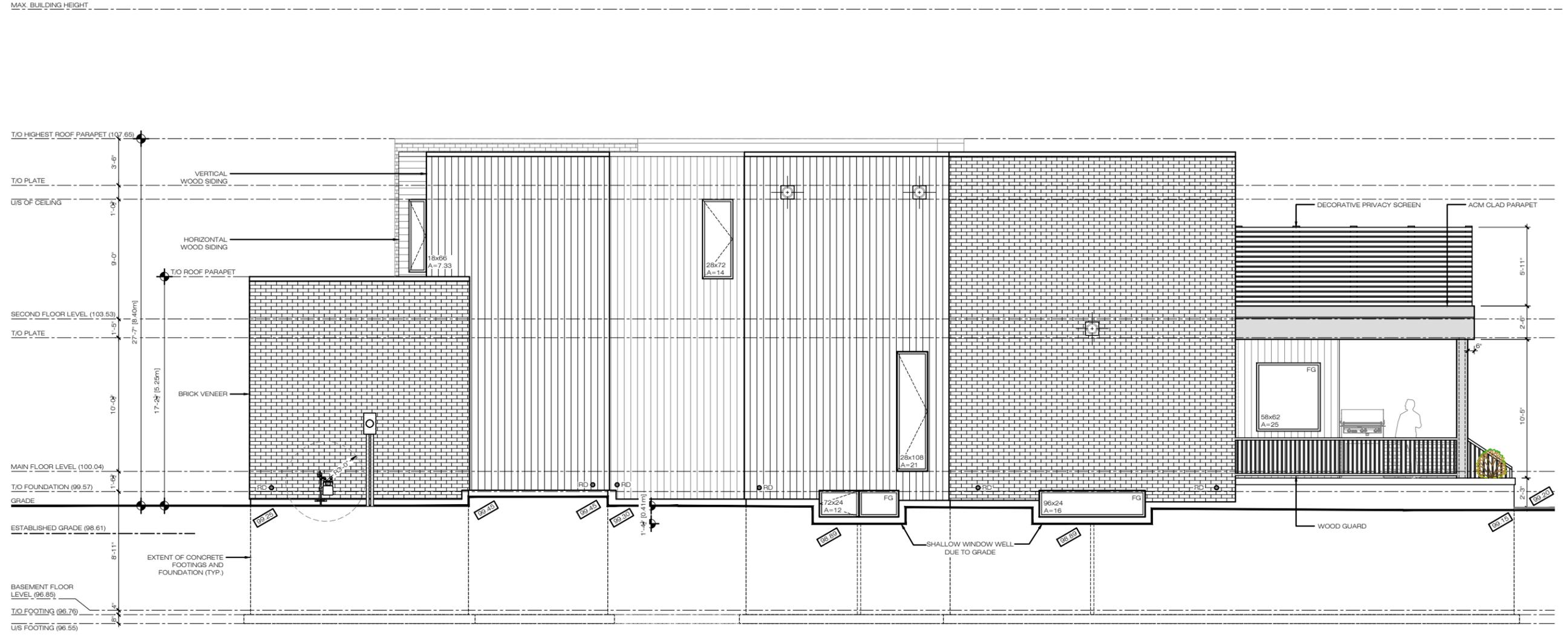
RE-ISSUED FOR COMMITTEE OF ADJUSTMENT

Project Name:
**PRIVATE RESIDENCE
NEW CUSTOM SINGLE
FAMILY DWELLING**
580 FOURTH LINE
OAKVILLE, ON L6L 5A7

Sheet Title:
RIGHT SIDE ELEVATION

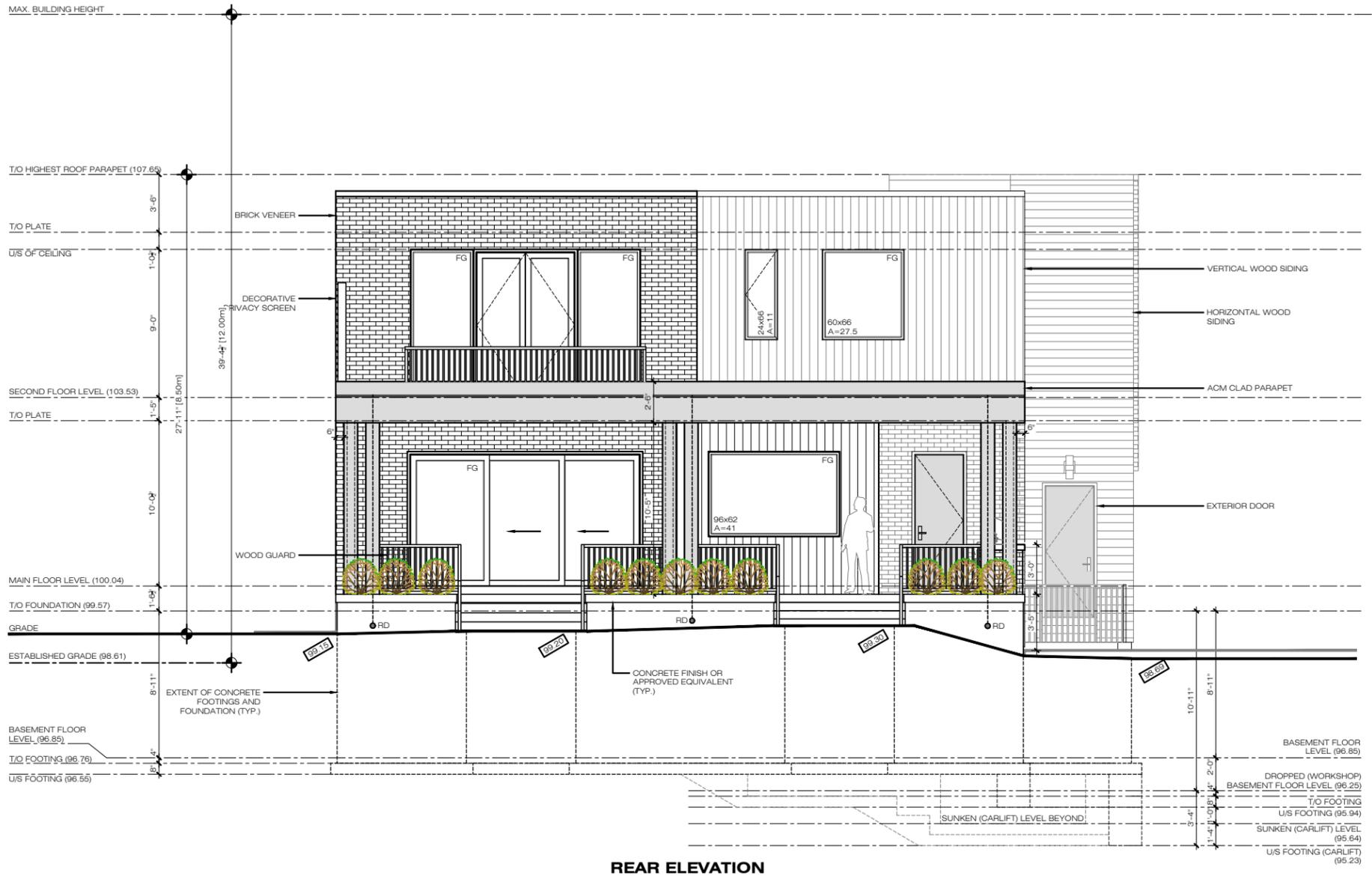
No.	Date	Issue/Revisions
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE
1	MAR 14/24	ISSUED FOR MINOR VARIANCE

Drawn By:	
Checked By:	
Scale:	1:100
Date:	MARCH 2025
Project No.:	2023-17
By:	A7



RIGHT SIDE ELEVATION

RE-ISSUED FOR COMMITTEE OF ADJUSTMENT



REAR ELEVATION

Project Name:
PRIVATE RESIDENCE
NEW CUSTOM SINGLE
FAMILY DWELLING
580 FOURTH LINE
OAKVILLE, ON L6L 5A7

Sheet Title:
REAR ELEVATION

No.	Date	Issued For / Revisions
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE
1	MAR 14/24	ISSUED FOR MINOR VARIANCE

Drawn By: _____
Checked By: _____
Scale: 1:100
Date: MARCH 2025
Project No: 2023-17

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RE-ISSUED FOR COMMITTEE OF ADJUSTMENT

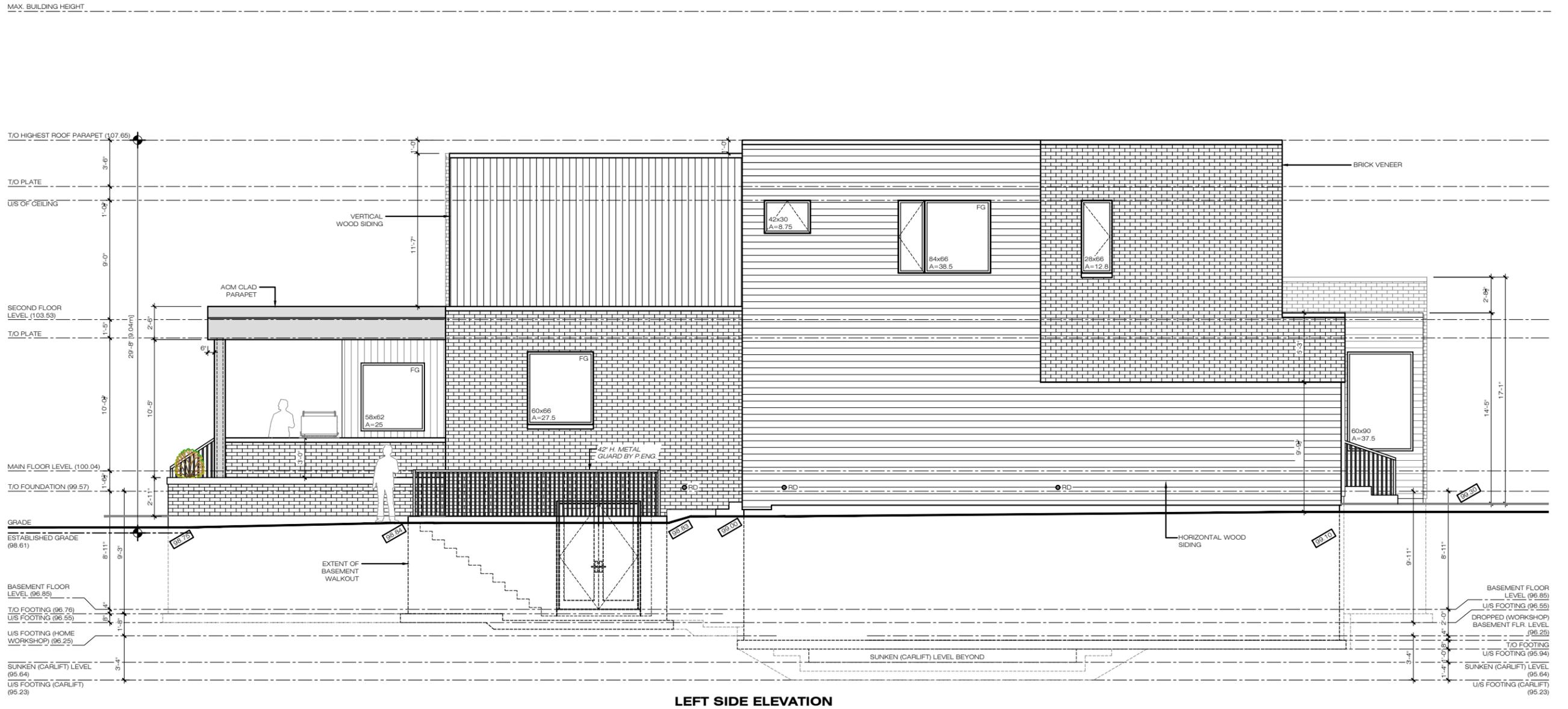
Project Name:
PRIVATE RESIDENCE
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FAMILY DWELLING
580 FOURTH LINE
OAKVILLE, ON L6L 5A7

Sheet Title:
LEFT SIDE ELEVATION

No.	Date	Issued For
1	MAY 14/24	ISSUED FOR MINOR VARIANCE
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE

Drawn By:	
Checked By:	
Scale:	1:100
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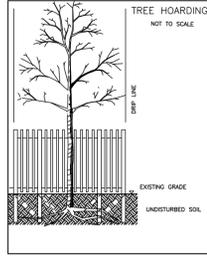
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LEFT SIDE ELEVATION

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 PLANTED TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CIRCUMFERENCE. 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 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).
- UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ.
- AND/OR NO OPEN TRENCH METH OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.



NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

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

- DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND
- TREE PROTECTION ZONE DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE AND MAY BE LIMITED BY AN EXISTING PAVED SURFACE, PROVIDED THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

REGIONAL APPROVAL

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

SIGNED: _____ DATED: _____
Development Services

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.

(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 UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
- STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.

(A) TRANSPORTATION AND WORKS DEPARTMENT

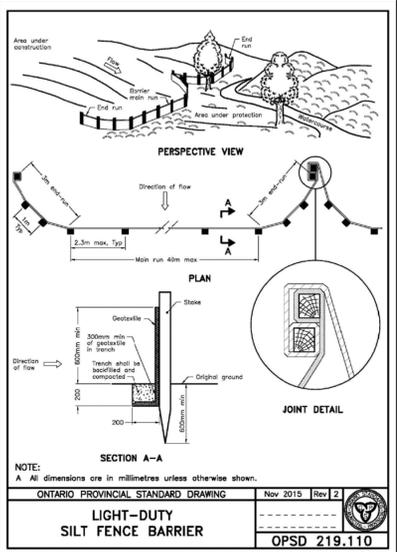
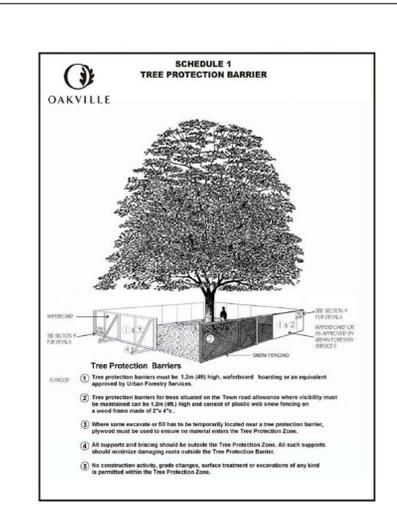
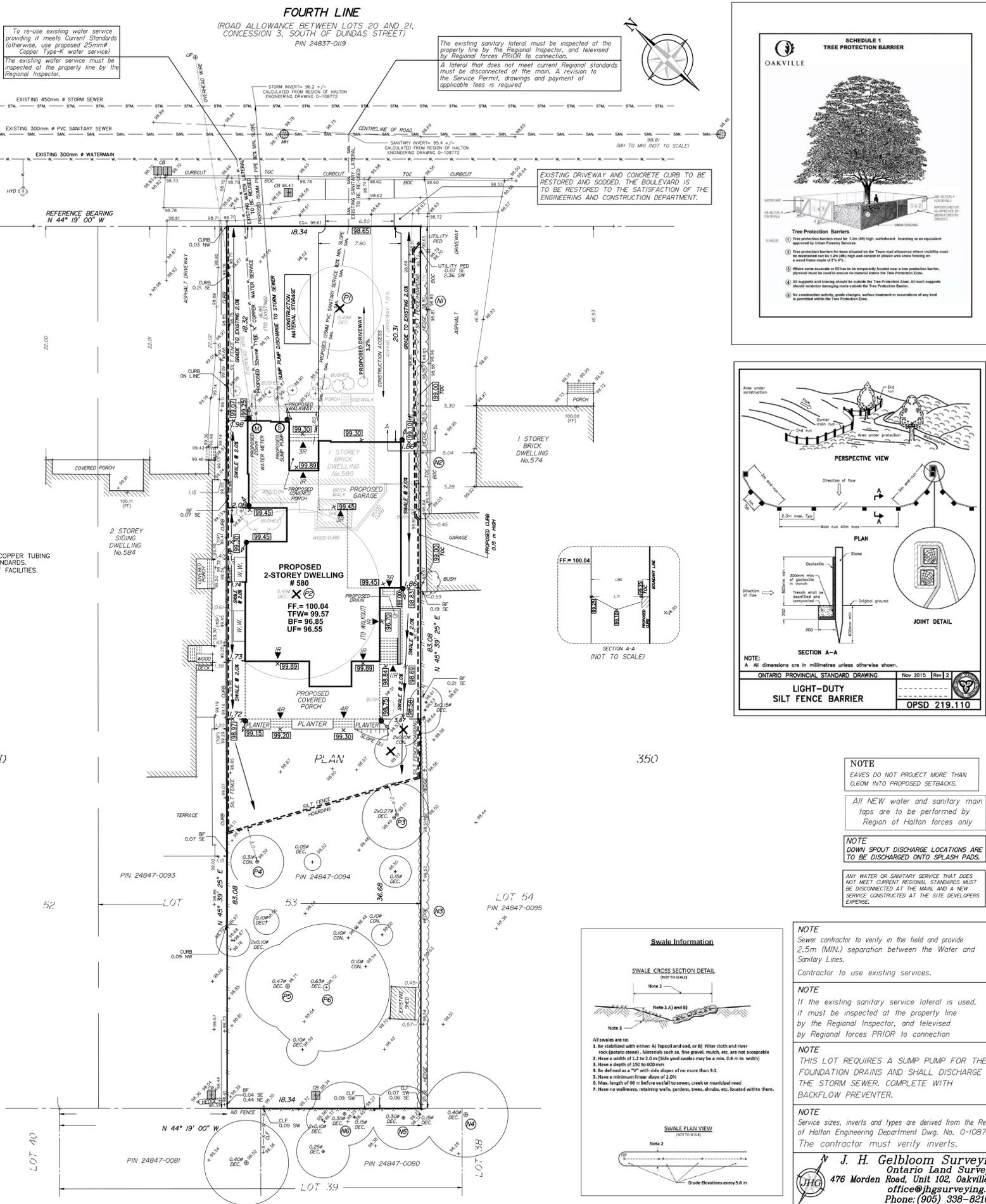
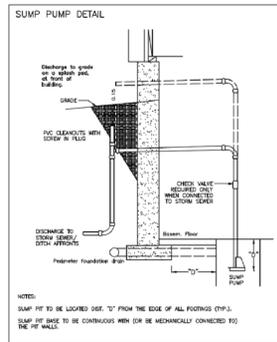
- MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
- RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
- DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
- AT THE 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 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 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. FOR 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) OR ON EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW AN APPROPRIATE CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

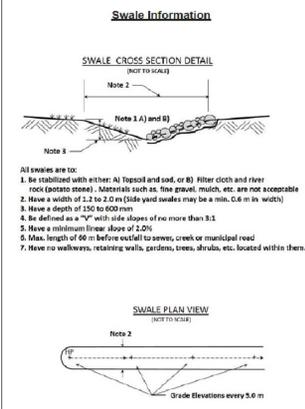


NOTE
EAVES DO NOT PROJECT MORE THAN 0.60M INTO PROPOSED SETBACKS.

All NEW water and sanitary main taps are to be performed by Region of Halton forces only

NOTE
DOWN SPOUT DISCHARGE LOCATIONS ARE TO BE DISCHARGED ONTO SPLASH PADS.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.



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 STORM SEWER, COMPLETE WITH BACKFLOW PREVENTER.

NOTE
Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O-108772 The contractor must verify inverts.



SITE, GRADING & SERVICING PLAN

PART OF LOT 53 REGISTERED PLAN 350 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200
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	RL3 SP1	
LOT AREA (MIN/MAX)	557.5 SQ.M	1523.69 SQ.M
LOT FRONTAGE (MIN/MAX)	18.00	18.34
LOT COVERAGE (MAX/MAX)	533.29 SQ.M	353.06 SQ.M
LOT COVERAGE % (MAX/MAX)	35%	23.17%
RFA (MAX/MAX)	N/A	420.76 SQ.M
FR/LOT RATIO (MAX/MAX)	N/A	27.65%
FRONT YARD SETBACK (MIN/MAX)	15.95	18.32
SIDE YARD SETBACK (MIN/MAX)	1.20 & 1.20	1.7 & 1.86
REAR YARD SETBACK (MIN/MAX)	7.5	35.68
OVERALL HEIGHT	12.00	9.04

LEGEND

CLF	Chain Link Fence	INV.	Invert Elevation	
BF	Board Fence	EG	Established Grade	
TFW	Top of Foundation Wall	92.50	Proposed Elevation	
MH	Maintenance Hole		Finished Floor	
FF	Finished Floor		T.O.S	Top of Slope
UP	Utility Pole		BOS	Bottom of Slope
DEC.	Deciduous Tree		CSP	Corrugated Steel Pipe
CON.	Coniferous Tree		WV	Water Valve
Ø	Diameter		HW	Harding
TOC	Top of Curb		EW	Existing Elevation
BOC	Bottom of Curb		HP	High Point
ENTRANCE	Entrance		RP	Rain Water Leader
HP	High Point		EW	Top of Retaining Wall
TRW	Top of Retaining Wall		BRW	Bottom of Retaining Wall
BRW	Bottom of Retaining Wall		TTT	Tree to be Removed
3	Arbair's Tree Number		X	Tree to be Removed

SITE ADDRESS
580 FOURTH LINE
OAKVILLE, ONTARIO

DR. SAMANTHA RISTIMAKI & OAIL YANKA (OWNER)
2443 VENTURA DRIVE
OAKVILLE, ONTARIO

No.	Date	Description	By
1	JAN. 18, 2024	SITING & GRADING	M.K.
2	FEB. 29, 2024	UPDATE BUILDING	M.S.
3	MAR. 7, 2024	COMMENTS	R.H.
4	MAY 22, 2024	ZONING COMMENTS	R.H.

REVISIONS

INFORMATION TAKEN FROM A SURVEY PREPARED BY J.H. GELBLOOM SURVEYING LTD. DATED : MARCH 8, 2023

BENCHMARK
Elevations are Geodetic and are Related to the Town of Oakville Benchmark No. 16, having an Elevation of 95.994 m.

SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 580 FOURTH LINE 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 ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR 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.

May 22, 2024
DATE

Andrew Gelbloom, O.L.S.

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: 23-021
Checked By: A.M.
Drawn By: M.K.
Party Chief: _____

March 13, 2025

Committee of Adjustment – Planning Services

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

Attn: Heather McCrae, Secretary Treasurer

Project Address: 580 Fourth Line, Oakville, Ontario.

Carrothers and Associates Inc. are the consultants to Paul Yamka (the owner) of the lands municipally known as 580 Fourth Line, 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 3 car garage and exterior window wells as part of a new custom home project that is consistent and compatible with the existing community-built form character.

The entire development was carefully designed to stay within the majority parameters of the Zoning By-Law, these 3 requested variances are required due to the house design 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 interior garage space and larger basement windows on the property without creating any excessive additional massing or streetscape impacts on any neighbouring properties.

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

The Subject Property is designated 'Low Density Residential'.

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 of high-quality refined design. Given this, the proposal will provide a built form massing that will seamlessly integrate with the established neighbourhood and it's evolving character.

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

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.

The Subject Property is currently zoned 'Low Density Residential (RL3 SP)' and permits the existing detached dwelling and allows for expansion of the dwelling on the lot.

The requested variances seek the following relief:

Variance 1 – Side Yard - Window well setbacks of 0.61 and 0.71 where a min of 1.2m are required

The numerical values of 0.61m and 0.71 vs 1.2m requirement are a minor departure from the general intent and purpose of the Official Plan and Zoning By-Law. The requested encroachment into the side yard wells are due to design and will allow deeper / wider windows while adding additional natural light into the basement level. They will not have an adverse impact on the Lot-grading and be shown on the Siting and Grading Plan stamped by a professional engineer.

Variance 2 – Min. width stacked Parking Space of 2.54 where a min 3.0m is required.

The requested parking space variance of 2.54m vs 3.0m requirement - will facilitate the owner to install a car lift inside the 3rd parking space. The relief for this parking space reduction is due to the structural car-lift posts are within the 3.0m space. The posts are encroaching and are a requirement of the lift.

Variance 3 – Garage Area of 78.05m² where a maximum of 45.0m² is required

The special provision only allows for 45.0m² for an attached garage and we are proposing 78.05m². The zoning intent of limiting the garage area is to prevent the garage from visually dominating the dwelling façade with multiple garage doors. In our case, there are only two garage doors from the street and the third space is in tandem so there is no impact on driveway width or the streetscape. The additional space will be used for a car lift and storage space and we believe it's appropriate for the development and maintains the intent of the Zoning By-Law.

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 current 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 and represent good design and planning.

Regards,



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