

PROPERTY LINE

150' [45.72M]

16'-1"

15'-11 1/2"

15'-11"

43'-11" [13.38M]

FRONT YARD

38'-3"

FRONT PORCH

34'-11" [10.64M]

SCOPE OF WORK
 PROPOSED A WALK-OUT DECK IN THE REAR YARD.
 AREA OF DECK AND STAIRS = 1181.3 SQFT(109.7 SQM)

TOTAL LOT AREA=14999.3 SFT
 EXISTING LOT COVERAGE=3952 SFT=367.1 SQM
 PROPOSED DECK COVERAGE=1181.3 SFT=109.7 SQM
 TOTAL LOT COVERAGE=5133.3 SFT=476.9 AQM=34.2%

NOTE:
 RED COLOR SHOWS THE PROPERTY LINE
 GREEN COLOR SHOWS THE MINOR
 VARIANCE AREA(PROPOSED RAISED DECK)

REAR PROPERTY LINE

LAKESHORE RD W

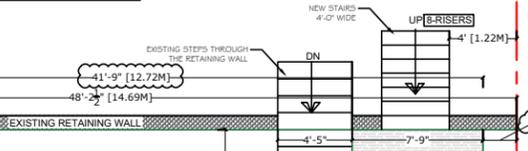
EXISTING DRIVE-WAY

100'-0 1/2" [30.50M]

EXISTING 2 STOREY DWELLING
 416 LAKESHORE RD W
 PT 1 OF LOT 19, PLAN 20R-18152
 ZONING RL-1.0

PORCH

REAR YARD
 UPPER LEVEL



OPEN YARD 26'5"X9'8"

LOWER LEVEL

EXTENT OF DECK

26'-5" [8.06M]

9'-6" [2.90M]

PROPOSED DECK

SIDE YARD

14'-2" [4.32M]

PROPERTY LINE

2'-2" [0.66M]

EXTENT OF DECK

56'-2" [17.13M]

2'-2" [0.66M]

2' [0.61M]

GENERAL NOTE:
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PROJECT:
 416 LAKESHORE RD W
 OAKVILLE ON CANADA



NOTE:
 ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED

SITE PLAN

DRAWN BY: SB CHECKED BY: SS
 SHEET # L-101 ISSUED FOR: BUILDING PERMIT
 SCALE: 1/8"=1'-0"

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer QUALIFICATION INFORMATION

SIGNATURE:

SUKHDEEP SINGH BHANGU
 BCIN #110272
 FIRM BCIN #117813
 DATE: MAY 20, 2025

REGISTRATION INFORMATION
 DESIGNER FIRM
 LINEDEZINE STUDIO LTD



LAKESHORE ROAD WEST
(THE KING'S HIGHWAY N° 2)

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, SOUTH OF DUNDAS STREET
N 38° 00' 00" E (P3) PIn 24835-0074

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

1794221

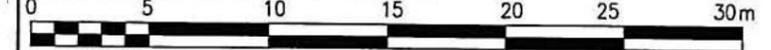


THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY OF
PART OF LOT 19
CONCESSION 4, SOUTH OF DUNDAS STREET
(FORMERLY TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)

NOW IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



SCALE 1 : 300

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor

2011

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the written permission of J. H. Gelbloom Surveying Limited is Strictly Prohibited.

SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
-Subject to an Easement in Gross as in Instruments No. HR828392
And HR828396
-Subject to an Easement in Gross over Part 1 Plan 20R-18523 as in
Instruments No. HR828384 & HR828388.

NOTABLES
None

LEGEND

- Survey Monument Found
- Survey Monument Set
- SIB Standard Iron Bar
- IB Iron Bar
- 760 McConnell, Maughan, O.L.S.
- 950 Cunningham McConnell Ltd., O.L.S.
- 1128 David Horwood Ltd., O.L.S.
- 1808 J.H. Gelbloom Surveying Ltd.
- P1 Plan 20R-16377
- P2 Plan 20R-18523
- P3 Plan of survey by J.H.Gelbloom Ltd. O.L.S. dated May 25, 2009
- P4 Plan 20R-18152
- BF Board Fence
- ∅ Round
- WIF Wrought Iron Fence
- TFW Top of Wall
- UGL Unfinished Garage Lip

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 perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Preferred Custom Homes 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 Southeasterly Limit of
Part 5, as shown on Plan 20R-4831, having a Bearing of N38°00'00"E.

SURVEYOR'S CERTIFICATE

I certify that:
1: This survey and plan are correct and in accordance with the Surveys
Act, the Surveyors Act, and the Regulations made under them.
2: This survey was completed on the 24th day of January, 2011.

January 26, 2011.

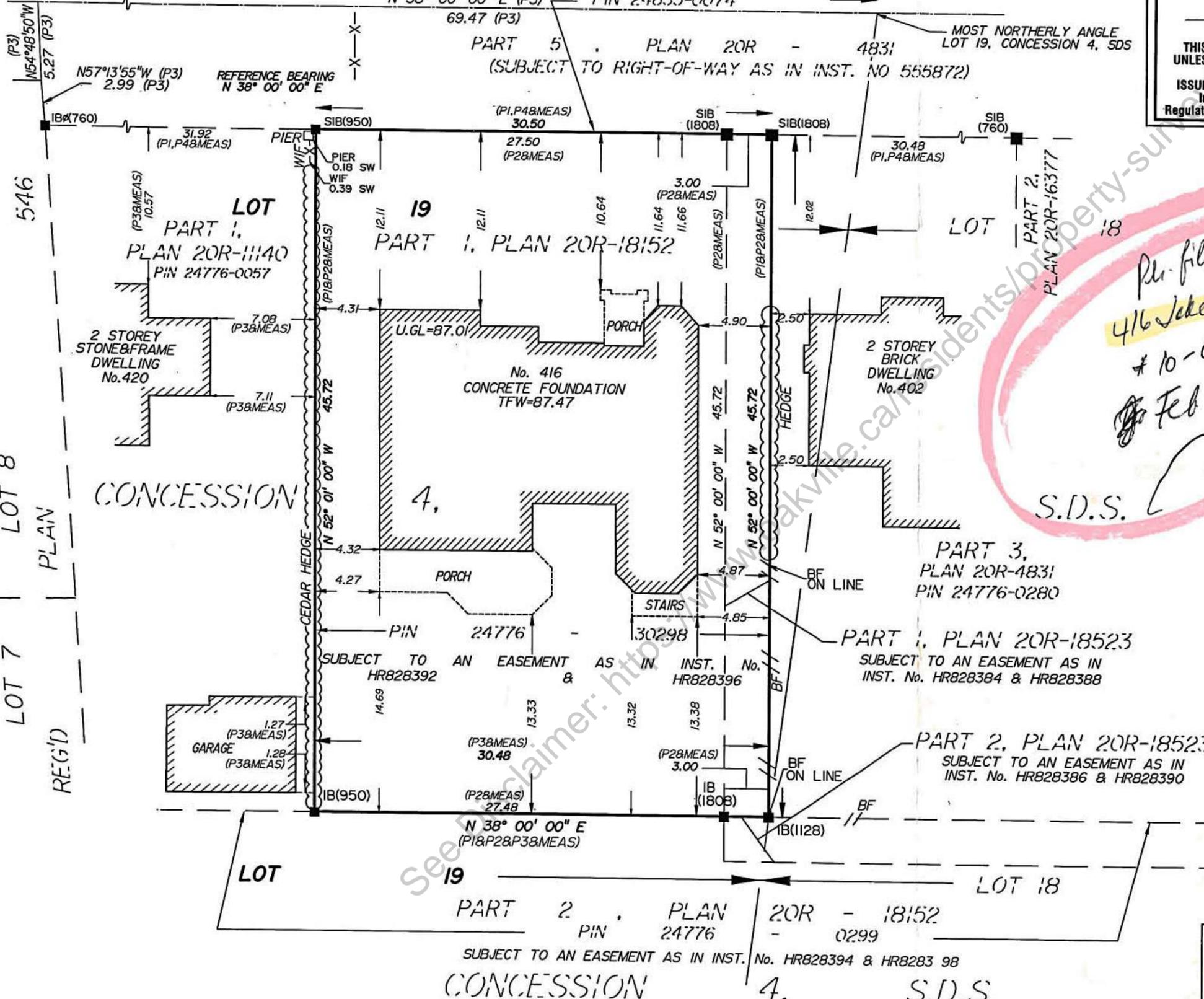
Date

Ashraf Rizk
Ashraf Rizk, 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 Fax: (905) 338-9446

Checked By: A.R. Project: 10-027
Party Chief: J.W. Drawn By: M.D.



Pls file!
476 Lakeshore Rd. W.
10-0750
Feb. 01, 2011
S.D.S.

PART 2 PLAN 20R - 18152
PIn 24776 - 0299
SUBJECT TO AN EASEMENT AS IN INST. No. HR828394 & HR8283 98
CONCESSION 4, S.D.S.

May 20, 2025

JEN ULCAR
SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT
1225 TRAFALGAR RD
OAKVILLE, ON L6H 0H3
905-845-6601 EXT. 1829
COAREQUESTS@OAKVILLE.CA



Dear Ms. Ulcar:

Re: Minor Variance Application for 416 Lakeshore Rd W.

We are writing as the applicants of the property located at 416 Lakeshore Rd W, Oakville, ON. We have submitted an application for a minor variance under section 45(1) of the Planning Act to permit the construction of a deck in the rear yard.

As per Table 4.3 of the General Provision By-Law, an uncovered platform with a floor height of equal or greater than 0.6 m, measured from the grade level, shall encroach a maximum of 1.5 m into the rear yard. The proposed deck encroaches more than 1.5 m as it extends 9.9 m into the minimum rear yard.

The request to encroach more than 1.5 m into the rear year arises from the property owner's desire to create a large deck that enables adequate family space to spend quality time outdoors in their backyard during the summer months. They also find it is better suited to the encroach into the rear yard, rather than along the rear porch. Furthermore, the backyard is two levels, and the grading is not flat, making the construction of the deck more convenient and stronger to encroach the deck towards the rear lot line.

Given these reasons, we are seeking relief for the Zoning By-Law 2014-014 to permit the encroachment of the deck into the rear yard beyond 1.5 m. If you have any questions, please feel free to contact us!

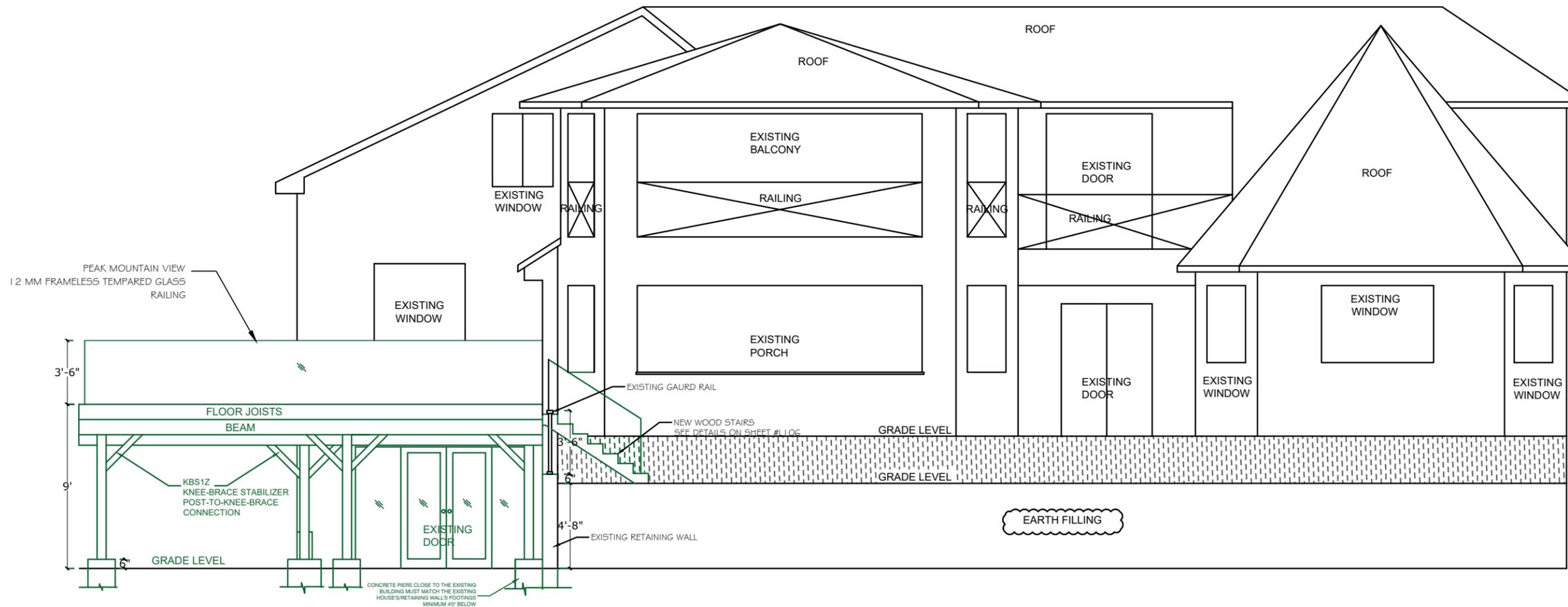
Best regards,

Sukhdeep Bhangu

BCIN Designer

LineDezine Studio Ltd

A handwritten signature in black ink, appearing to read 'Sukhdeep', followed by a colon. The signature is written in a cursive style.



REAR ELEVATION

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PROJECT:
**416 LAKESHORE RD W
OAKVILLE ON
CANADA**

NOTE:
ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED

DRAWING TITLE:
REAR SIDE ELEVATION

DRAWN BY: SB	CHECKED BY: SS
SHEET #: L-108	ISSUED FOR:
SCALE: 1:80	BUILDING PERMIT

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer QUALIFICATION INFORMATION

SIGNATURE:


SUKHDEEP SINGH BHANGU
BCIN#110272
FIRM BCIN #117813
DATE: MAY 14, 2025

REGISTRATION INFORMATION
DESIGNER FIRM
LINEDEZINE STUDIO LTD

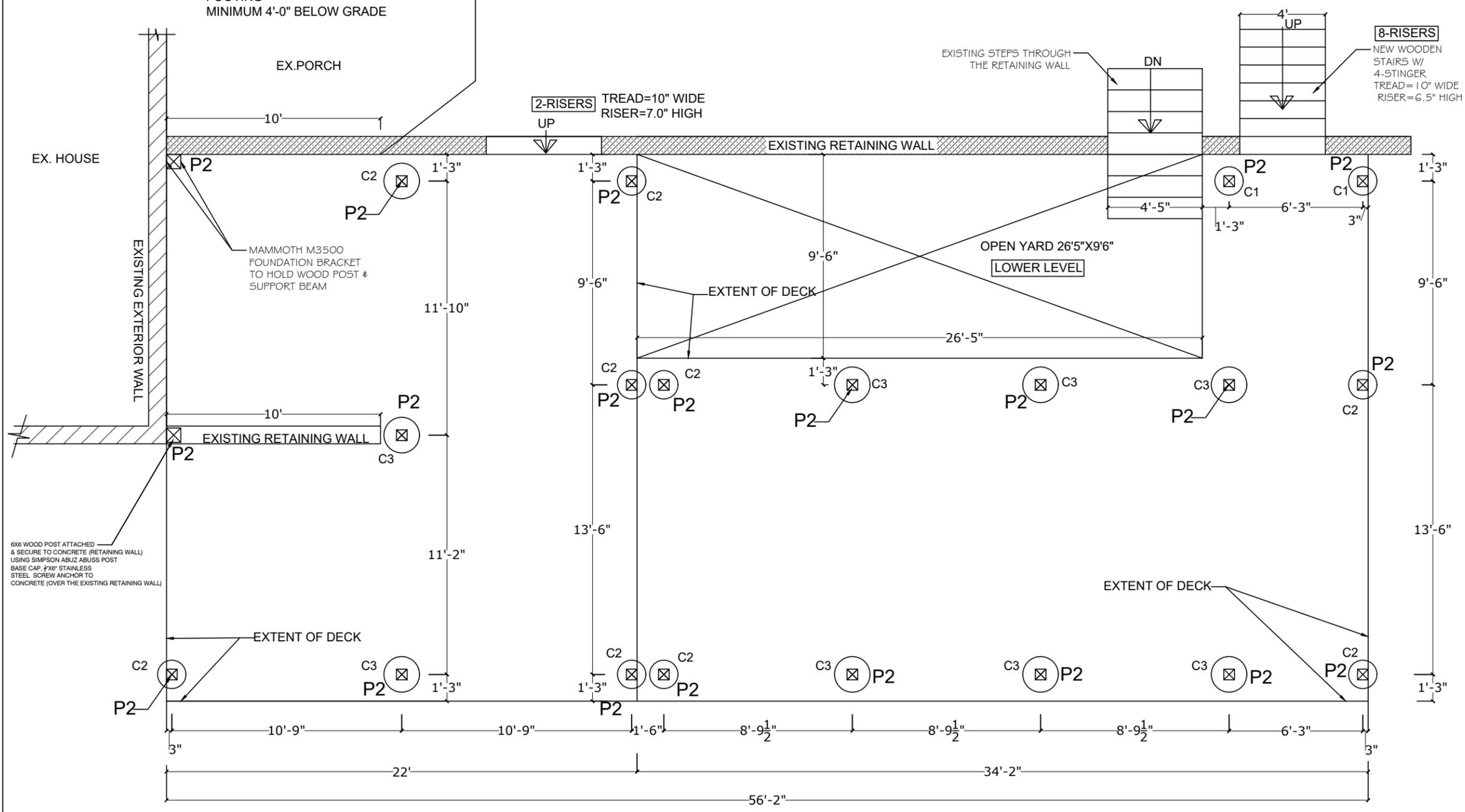
DESIGN LOAD
 DEAD LOAD: 15 PSF
 LIVE LOAD: 40 PSF
 SNOW LOAD: 40 PSF

**P2=6"X6" WOOD POST ON
 SONOTUBE C1 (18"DIA) &
 C2 (22"DIA)**

SIZE OF PIERS FOR
 SONOTUBE

(C2) 6"X6" WOOD POST SECURED TO CONC. WITH SIMPSON STRONG TIE
 # ABA ZMAX, METAL SHOE ANCHORED TO CONC. MIN 8-16D NAILS, W/ 5/8"
 (C3) DIA ANCHOR BOLT THRU METAL SHOE AND WOOD POST

C2=18" DIA CONCRETE PIER
 C3=22" DIA CONCRETE PIER
 CALCULATED BASED ON 2000 PSF
 SOIL BEARING CAPACITY FOR
 FOOTING
 MINIMUM 4'-0" BELOW GRADE



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PROJECT:
**416 LAKESHORE RD W
 OAKVILLE ON
 CANADA**

NOTE:
 ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED

DRAWING TITLE:
 DECK LAYOUT-DETAILS

DRAWN BY: SB	CHECKED BY: SS
SHEET #: L-102	ISSUED FOR:
SCALE: 3/16" = 1'-0"	BUILDING PERMIT

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer QUALIFICATION INFORMATION

SIGNATURE:

SUKHDEEP SINGH BHANGU
 BCIN#110272
 FIRM BCIN #117813
 DATE: MAY 14, 2025

REGISTRATION INFORMATION
 DESIGNER FIRM
 LINEDEZINE STUDIO LTD

PLAN OF DECK FOUNDATION





40m

-79.681 43.430 Degrees