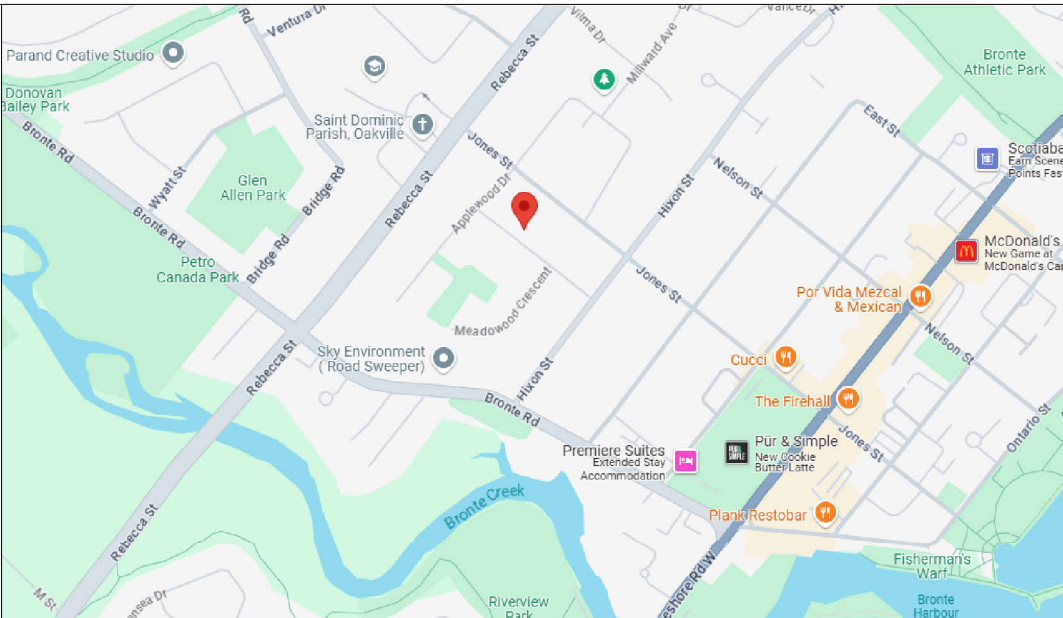


249 CHERRYHILL ROAD

COMMITTEE OF ADJUSTMENT



TITLE SHEET



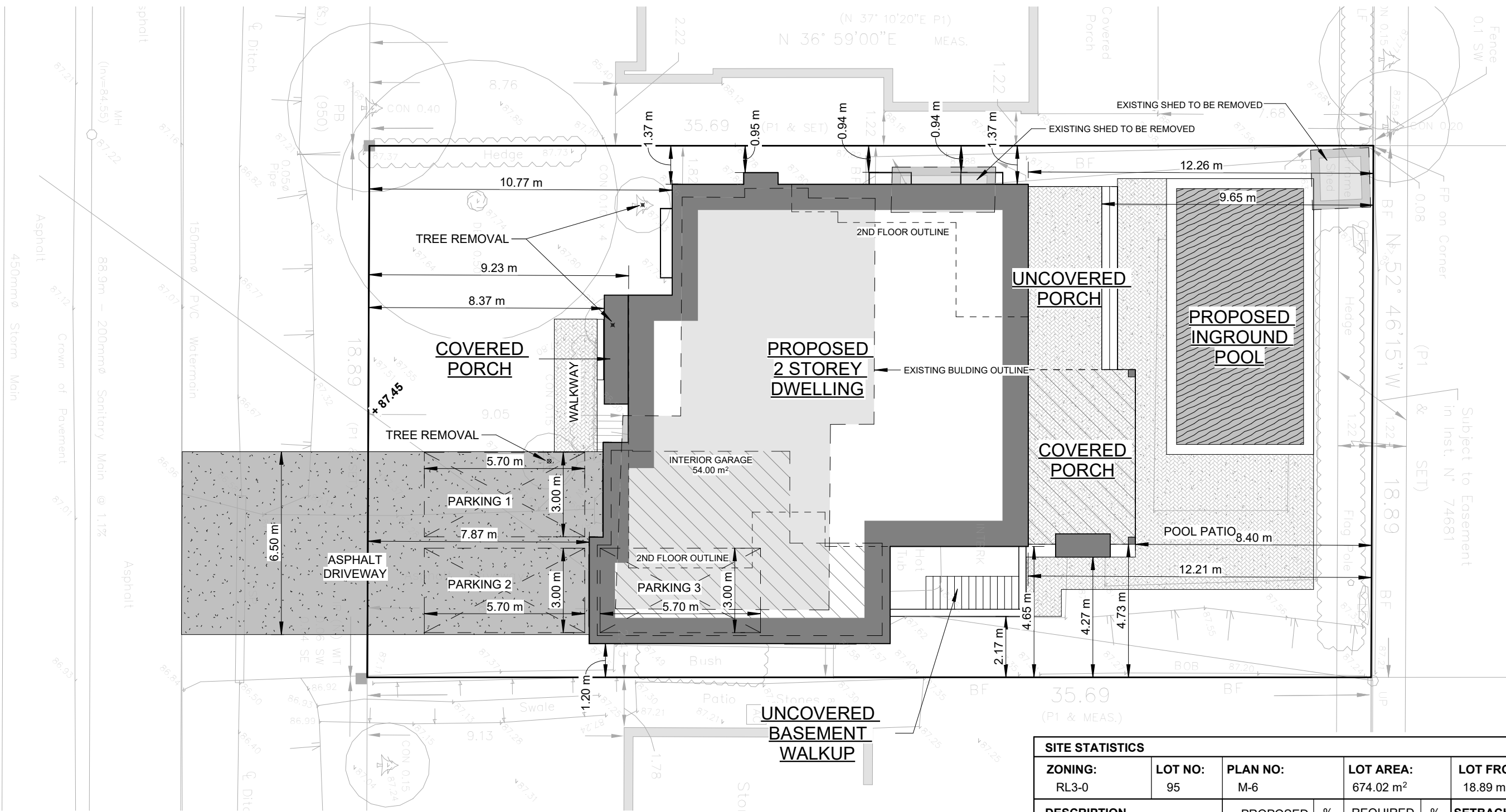
KEY MAP

DRAWING LIST - ZONING	
TITLE SHEET	Z01.1
SITE PLAN	Z02.1
BASEMENT PLAN	Z02.2
MAIN FLOOR PLAN	Z02.3
2nd FLOOR PLAN	Z02.4
ROOF PLAN	Z02.5
EAST ELEVATION	Z03.1
NORTH ELEVATION	Z03.2
SOUTH ELEVATION	Z03.3
WEST ELEVATION	Z03.4
MAIN FLOOR AREA PLAN	Z04.1
2nd FLOOR AREA PLAN	Z04.2

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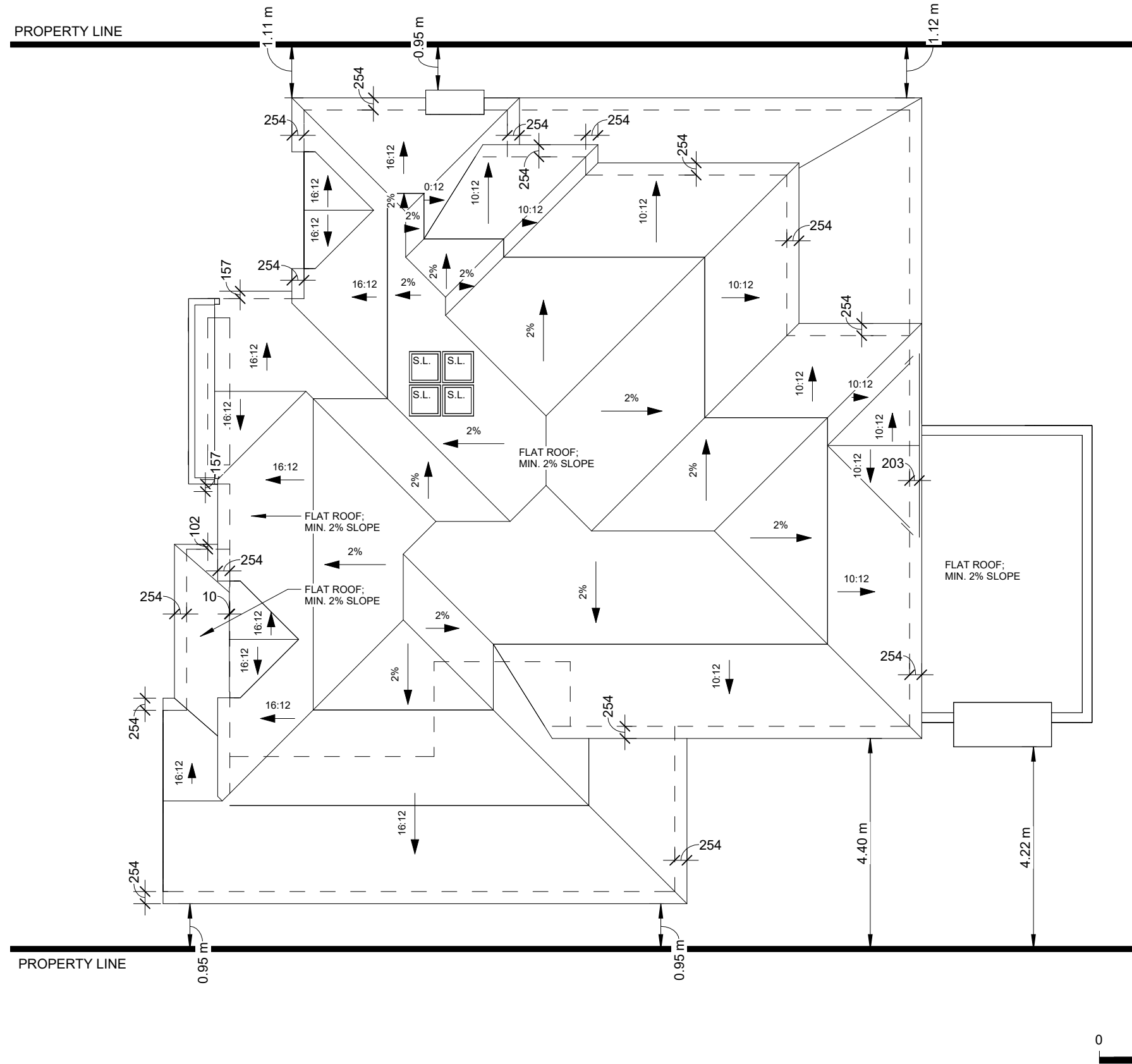
SITE PLAN

NEW CUSTOM HOME
249 Cherryhill Rd, Oakville



LANDSCAPING LEGEND			
	EXISTING TREE W/ TRUNK DBH, DRIP LINE, DECIDUOUS OR CONIFEROUS		TREE PROTECTION HOARDING
	SOFT LANDSCAPING		ASPHALT PAVING
	FENCING		POURED CONCRETE PAVING
	SWIMMING POOL (WATER)		SEMI-PERMEABLE PAVERS

SITE STATISTICS								
ZONING:		LOT NO:	PLAN NO:		LOT AREA:		LOT FRONTAGE:	
RL3-0		95	M-6		674.02 m²		18.89 m	
DESCRIPTION			PROPOSED	%	REQUIRED	%	SETBACKS	REQUIRED
LOT COVERAGE ⁽¹⁾			245.46 m²	36.4	235.91 m²	35.0	FRONT YARD	7.81 m
ACCESSORY BUILDING COVERAGE			N/A		42.00 m²		REAR YARD	7.50 m
FLOOR AREA ⁽²⁾	1ST FLOOR	158.54 m²					SIDE YARD (NORTH)	1.20 m
	2ND FLOOR	141.65 m²					SIDE YARD (SOUTH)	1.20 m
	TOTAL	300.19 m²	44.5		276.35 m²	41.0		
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE					REQ'D.	PROP.	HEIGHT	9.00 m
(2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS			BLDG. STOREYS		1	2	GARAGE INT. AREA	45.00 m
			PARKING SPACES		2	3		54.00 m



ROOF PLAN

Scale: 1 : 100

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TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED 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 CLUMPS' AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIDING 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 FLECKER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. 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.
6. 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.
7. 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.

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.
3. NOTWITHSTANDING THE CRITERIA SET OUT WITHIN THE DEVELOPMENT ENGINEERING PROCEDURES AND GUIDELINES ADDENDUM 1, SECTION 3, DUE TO STORM SEWER CAPACITY CONCERNS IN THE AREA, THE SUMP PUMPS SHALL DISCHARGE TO GRADE 0.3-1.0 m FROM THE HOUSE ONTO A SPLASH PAD. WHEN DOING SO, PLEASE NOTE THE REQUIREMENTS SUBSECTION (d).

EXCAVATION NOTES:

1. APPROXIMATE GROUNDWATER ELEVATION IS TO BE CONFIRMED PRIOR TO CONSTRUCTION. IF GROUNDWATER INTERFERES WITH HOUSE CONSTRUCTION/DESIGN, CONTRACTOR TO NOTIFY ENGINEER.

EROSION AND SILTATION NOTES:

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. REOSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - A. WEEKLY
 - B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - E. AFTER SIGNIFICANT SNOW MELT EVENTS.
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
4. 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 RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING - NUISANCE OR OTHERWISE, INTERFERENCE ISSUES ETC.
5. 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.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

TREE PROTECTION ZONE

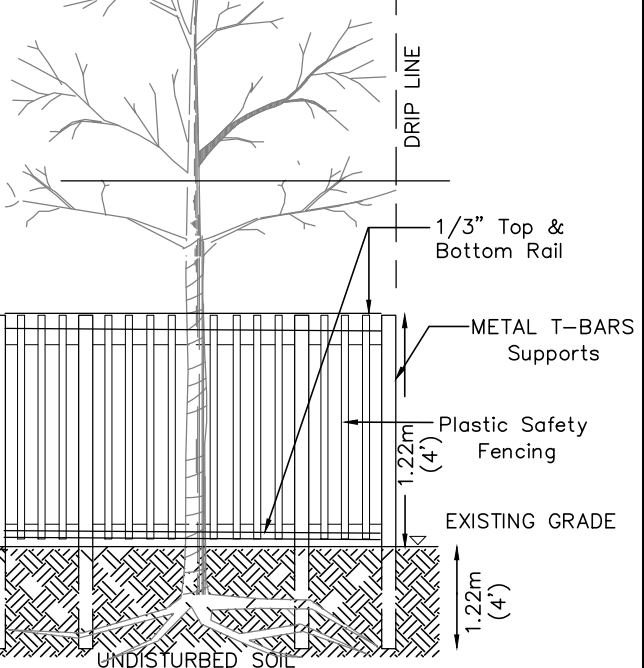
TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:(3)

Trunk Diameter (DBH)(1)	Minimum Protection Distances Required (2)
<10cm	1.8 m
10-40 cm	2.4 m
41-50 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

- (1) Diameter at breast height (DBH) measurement of tree trunk taken at 1.4 metres above ground.
- (2) 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 the existing paved surface remains intact throughout the construction work.
- (3) The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line. Some trees and some condition may require a larger TPZ at the discretion of the Town.

FRAMED HOARDING

NOT TO SCALE

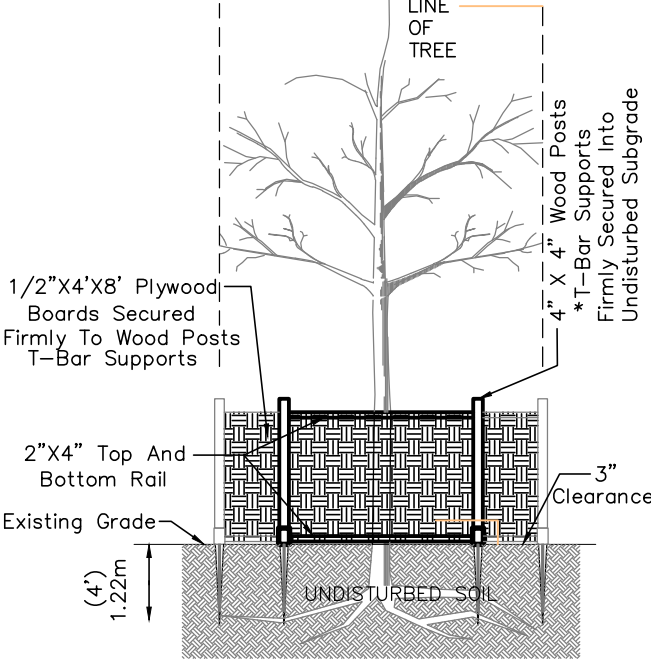


- NOTE:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
 2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
 3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION. UNLESS APPROVAL IS OBTAINED FROM DEVELOPMENT AND DESIGN.
 4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.

- * T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.

SOLID BOARD HOARDING

NOT TO SCALE



● DENOTES PROPOSED TREE REPLACEMENT
(Min. 30mm CALIPER IF DECIDUOUS TREE OR 1.5m HEIGHT FOR CONIFEROUS TREE)

DESIGN LEGEND

- (86.85) DENOTES EXISTING GRADE TO REMAIN
- (86.85) DENOTES PROPOSED GRADE
- (86.85) DENOTES EXISTING GRADE
- (86.85) DENOTES DOOR ENTRANCE
- (86.85) DENOTES DRAINAGE DIRECTION
- (86.85) DENOTES PROPOSED WATER METER
- (86.85) DENOTES PROPOSED SUMP PIT
- (86.85) DENOTES PROPOSED TREE HOARDING
- (86.85) DENOTES TREE TO BE REMOVED
- (86.85) DENOTES DOWNSPOUT C/W SPLASHPAD

TOPOGRAPHIC SKETCH OF

LOT 95

REGISTERED PLAN M-6

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

3 0 3 6 9

GRAPHIC SCALE - METRES

SCALE 1:150

BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 35 HAVING AN ELEVATION OF 95.215m (CGVD-1928).

TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

LEGEND

- AC DENOTES AIR CONDITIONER
- BB DENOTES BELL BOX
- BF DENOTES BOARD FENCE
- CON-0.20 DENOTES CONIFEROUS TREE 0.20 DIA
- CON-0.20 DENOTES DECIDUOUS TREE 0.20 DIA
- CS DENOTES CHAIN LINK FENCE
- CSW DENOTES CONCRETE SIDEWALK
- CSP DENOTES CORRUGATED STEEL PIPE
- C-U DENOTES U/G GAS MAIN
- IFE DENOTES FINISHED FLOOR ELEVATION
- INTBRK DENOTES INTERLOCKING BRICK
- MF DENOTES MANHOLE
- OW DENOTES OVER HEAD WIRE(S)
- SAN- DENOTES SANITARY SEWER
- STM- DENOTES STORM SEWER
- UP DENOTES UTILITY POLE
- WV DENOTES WATER VALVE (KEY)
- W- DENOTES U/G WATER MAIN

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.
THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S NOTE

1. CERTIFY THAT:
 1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
 2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON THE 25th DAY OF JULY, 2024.
 - DATE: SEPT. 5, 2024
- ROBERT D. MCCONNELL
ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
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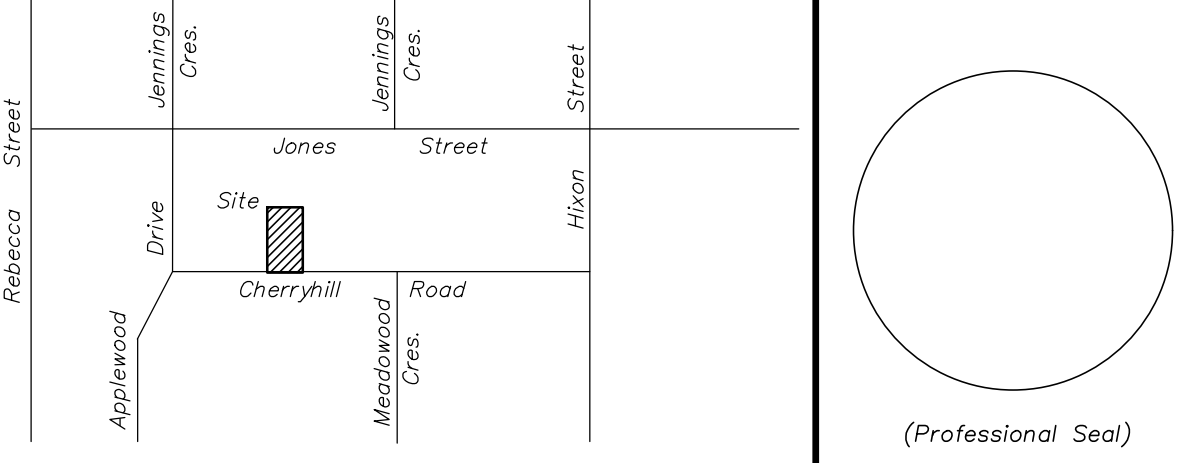
205 MAIN STREET
MILTON, ONTARIO L9T 1N7
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E-mail: milton.office@cmllandsurveyors.ca

CLIENT: D-CAM HOMES
O.L.S. FILE N° 57-24

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KEY PLAN

NOT TO SCALE



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 CURBS AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
3. 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

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS AN EASEMENT REGISTERED ON TITLE AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING 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/EXCAVATED 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 SOD 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 VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
14. 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.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENER ELEVATION.
16. 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 100 mm OF TOPSOIL AND N° 1 NURSURY 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.
17. NO SODDING 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. LAWN AND SWALES 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 3:1. 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 UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS 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. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
(B) EXISTING CONNECTION TO BE ABANDONED. PROPOSED 125mm* PVC CONNECTION SUBJECT TO REGION APPROVAL. BASEMENT FACILITIES MAY REQUIRE A SEWAGE EJECTOR.
2. STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
(B) STORM WATER TO BE DISCHARGED INTO THE EXISTING STORM MAIN.
3. WATER: (A) SERVICE CONNECTIONS TO BE 20 mm* TYPE 'K' SOFT COPPER ON PUBLIC-SIDE UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS. THE EXISTING CONNECTION TO BE USED SUBJECT TO REGIONAL APPROVAL.
(B) SERVICE CONNECTIONS TO BE 25 mm* TYPE 'K' SOFT COPPER ON PRIVATE-SIDE UNLESS OTHERWISE NOTED AS PER TOWN OF OAKVILLE STANDARDS.

SITE STATISTICS - ZONE RL3-0

ZONING BY-LAW 2014-014

1. LOT AREA = 674.0 m² (557.5 m² Minimum).
2. LOT FRONTAGE = 18.89 m (18.00 m Minimum).
3. AREAS FOR COVERAGE:
 - (A) MAIN DWELLING (Includes Garage) = 245.46 m²;
4. LOT COVERAGE = 36.42% (35.0% Maximum).
5. ESTABLISHED GRADE = 87.51 m.
6. BUILDING HEIGHTS:
 - ROOF RIDGE = 8.90 m (9.00 m Maximum);
7. SETBACKS:
 - FRONT = 7.85 m (7.81 m Min. - 13.31 m Max.);
 - REAR = 8.35 m (Porch) (7.50 m Minimum);
 - SIDES = 1.2 m AND 1.3 m (1.20 m & 1.20 m Minimum);
8. RESIDENTIAL FLOOR AREA = 300.19 m²
9. RFA/LOT RATIO = 44.5% (41% Maximum).

REGION OF HALTON CERTIFICATE

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

SIGNED: _____ DATED: _____

INFRASTRUCTURE PLANNING & POLICY

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.

N° 249 CHERRYHILL ROAD,
OAKVILLE

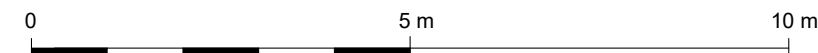
SITE PLAN

DEPA N° 24-

SITE GRADING AND SERVICING PLAN

DATE: AUG. 5, 2025 SCALE 1 : 150

REGIONAL DRAWING N° _____ PLAN 57-24-1



WEST ELEVATION

Scale: 1 : 100

2025-07-08 1:25:06 PM

NEW CUSTOM HOME
249 Cherryhill Rd, Oakville

FINE LINES DESIGN

Z03.4

249 CHERRYHILL ROAD, OAKVILLE, ON

STORMWATER MANAGEMENT BRIEF

JUNE 30, 2025

**CLIENT: DCAM HOMES INC.
(c/o DANNY CANTARELLI)**

MUNICIPALITY: TOWN OF OAKVILLE



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PROJECT # 25138

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1.0 INTRODUCTION

1.1. STUDY OBJECTIVE

ARIK Engineering Ltd., has been retained by **DCAM Homes Inc. (c/o Danny Cantarelli)** to prepare a stormwater management brief for the proposed development located at 249 Cherryhill Road, Oakville, Ontario. The property is currently occupied with an existing dwelling which will be demolished and has been proposed to build a new single-family dwelling.

The purpose of this report is to provide Stormwater Management Design Brief for the property 249 Cherryhill Road legally know as Lot 95, Registered Plan M-6, Town of Oakville. The report will describe stormwater management analysis in accordance with the current drainage and stormwater management design criteria established by the Town of Oakville. The proposed stormwater management analysis has been completed based on the existing topographic survey and the grading plan completed by Cunningham McConnell Limited.

1.2. EXISTING TOPOGRAPHY AND DRAINAGE PATTERN

As per the natural topography, the site has split drainage pattern partially drain towards Cherryhill Road and the remaining area drains towards the rear yard. The proposed grading plan has been prepared by Cunningham McConnell Limited (received on June 27, 2025) follows the similar existing drainage pattern.

2.0 PRE-DEVELOPMENT & POST-DEVELOPMENT RUNOFF VOLUME CALCULATIONS

Pre-development and post-development calculations are based on the following rainfall and IDF Curves:

Design Storm – 4 Hour Chicago 25mm Storm Event

25mm- IDF CURVE DATA

$$I = A / (t + B)^c$$

I = Intensity (mm/hr)

A= 456.00

B= 5.0

c= 0.780

Refer to the attached SWMHYMO files for rainfall depth.

Following are the calculations for pre-development and post-development runoff volumes for the proposed development based on 25mm storm event.

2.1. PRE-DEVELOPMENT RUNOFF VOLUME: (AS PER EXISTING CONDITONS)

2.1.1. FRONT YARD AREA

IMPERVIOUS AREA-----	146.18 m ²
PERVIOUS AREA-----	153.99 m ²
TOTAL AREA (A)-----	300.17 m ²
% IMPERVIOUSNESS (IMP)-----	48.70%
RUNOFF COEFFICIENT (C) ⇔ C = 0.95 × imp + 0.25(1.0 – imp) -----	0.59
RAINFALL DEPTH (D)-----	25.00mm
PRE-DEVELOPMENT RUNOFF VOLUME ⇔ AxCxD= 300.17m ² x0.59x25.00mm-----	4.43m ³

2.1.2. REAR YARD AREA

IMPERVIOUS AREA-----	216.48 m ²
PERVIOUS AREA-----	156.73 m ²
TOTAL AREA (A)-----	373.21 m ²
% IMPERVIOUSNESS (IMP)-----	58.00%
RUNOFF COEFFICIENT (C) ⇔ C = 0.95 × imp + 0.25(1.0 – imp) -----	0.66
RAINFALL DEPTH (D)-----	25.00mm
PRE-DEVELOPMENT RUNOFF VOLUME ⇔ AxCxD= 373.21m ² x0.66x25.00mm-----	6.16m ³

2.2. POST-DEVELOPMENT RUNOFF VOLUME:(AS PER PROPOSED GRADING)

2.2.1. FRONT YARD AREA

IMPERVIOUS AREA-----	242.92 m ²
PERVIOUS AREA-----	118.69 m ²
TOTAL AREA (A)-----	361.61 m ²
% IMPERVIOUSNESS (IMP)-----	67.18%
RUNOFF COEFFICIENT (C) ⇔ $C = 0.95 \times \text{imp} + 0.25(1.0 - \text{imp})$ -----	0.72
RAINFALL DEPTH (D)-----	25.00mm
POST-DEVELOPMENT RUNOFF VOLUME ⇔ $A \times C \times D = 361.61\text{m}^2 \times 0.72 \times 25.00\text{mm}$ -----	6.51m ³

2.2.2. REAR YARD AREA

IMPERVIOUS AREA-----	224.91m ²
PERVIOUS AREA-----	86.86 m ²
TOTAL AREA (A)-----	311.77m ²
% IMPERVIOUSNESS (IMP)-----	72.14%
RUNOFF COEFFICIENT (C) ⇔ $C = 0.95 \times \text{imp} + 0.25(1.0 - \text{imp})$ -----	0.75
RAINFALL DEPTH (D)-----	25.00mm
POST-DEVELOPMENT RUNOFF VOLUME ⇔ $A \times C \times D = 311.77\text{m}^2 \times 0.75 \times 25.00\text{mm}$ -----	5.85m ³

2.3. REQUIRED RUNOFF VOLUME

2.3.1. FRONT YARD AREA

$$\begin{aligned}
 \text{FRONT YARD REQUIRED VOLUME} &= \text{POST-DEV. RUNOFF VOLUME} - \text{PRE-DEV. RUNOFF VOLUME} \\
 &= 6.51 \text{ m}^3 - 4.43 \text{ m}^3 \\
 &= 2.08 \text{ m}^3
 \end{aligned}$$

2.3.2. REAR YARD AREA

$$\begin{aligned}
 \text{REAR YARD REQUIRED VOLUME} &= \text{POST-DEV. RUNOFF VOLUME} - \text{PRE-DEV. RUNOFF VOLUME} \\
 &= 5.85 \text{ m}^3 - 6.16 \text{ m}^3 \\
 &= -0.31 \text{ m}^3
 \end{aligned}$$

The required volume is negative or post-development conditions are almost equivalent to the pre-development conditions, it has been noted that the post-development conditions will not impact the runoff volume as compared to the pre-development conditions in the rear yard, therefore, there is no need of onsite storage system in the rear yard area.

3.0 PROPOSED INFILTRATION SYSTEM DESIGN

The proposed infiltration system has been designed based on the required volume. The depth of infiltration system has been calculated as per MECP Manual Equation 4.2 as mentioned below:

$$d = PT/1000$$

d= Maximum allowable depth of the soakaway pit (infiltration system) (m)

P = Percolation Rate (mm/hr)

T= Drawdown Time (24 – 48 hrs) (hr.)

According to the Ministry of Northern Development, Mines, Natural Resources and Forestry geotechnical boreholes records, mix of silt and clay was found around the development area. Also based on our experience in the area, the soil conditions are most likely clay with slow infiltration rate, however, the storm runoff will still slowly penetrate into the ground in addition to the surface over flow towards the existing drainage pattern. The infiltration rate of 10mm/hr has been used to design the infiltration system.

Drawdown time of 48 hours has been used to calculate the depth of infiltration system as follows:

$$\text{Depth of the proposed infiltration system (d)} = PT / 1000 = (10\text{mm/hr} \times 48 \text{ hrs}) / 1000 = 0.48\text{m} \\ \sim 0.50\text{m}$$

The proposed infiltration system will consist of 50mm clear stone with 40% voids which will accommodate the required runoff volume during 25mm storm event. The system will consist of non-woven filter cloth (Terrafix 270 R or approved equivalent around the sides and top of clear stone with 300mm sand backfill on the top and 150mm topsoil. **Figure 1** represents post-development drainage area plan including the proposed infiltration system size, location and specifications. **Figure 2** represents pre-development drainage area plan.

Following are the dimensions of the proposed infiltration system:

3.1 FRONT YARD INFILTRATION SYSTEM DIMENSIONS

REQUIRED STORAGE VOLUME – FRONT YARD AREA

2.08 m³

It should be noted that due to limited space in the front yard and shallow depth of infiltration system has been provided, the infiltration system has been designed based on the difference between post-development and pre-development runoff volumes using the best effort approach.

PROVIDED STORAGE VOLUME- INFILTRATION SYSTEM-1:

= DEPTH (m) x LENGTH (m) x WIDTH (m) x 40% (50mm CLEAR STONE VOIDS VOLUME)
= 0.50m x 5.04m x 2.17m x 40%
= 2.19 m³

PROPOSED DIMENSIONS INFILTRATION SYSTEM-1:

DEPTH = 0.50 m

LENGTH = 5.04 m

WIDTH = 2.17 m

Provided storage is 2.19m³ which is greater than the required effective storage of 2.08m³.

PROVIDED STORAGE > REQUIRED STORAGE

Based on the proposed lot grading and above calculations, one infiltration system is required. The proposed infiltration system has been sized to mitigate increased runoff volume on the lot and it has adequate capacity to accommodate post-development runoff, therefore, the proposed development will not impact the existing storm drainage pattern.

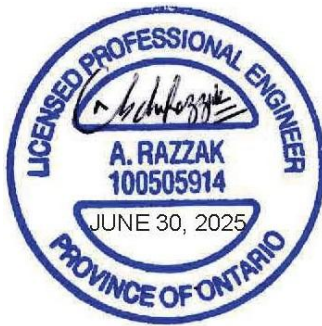
It should be noted that all the front and rear yard swales drainage (where applicable) must be directed towards the proposed infiltration systems. Refer to grading plan prepared by Cunningham McConnell Limited.

Please note that the stormwater management analysis has been completed based on the existing topographic survey and the site grading plan completed by Cunningham McConnell Limited (received on June 27, 2025). ARIK Engineering Ltd. is not responsible for the design of the site servicing and grading for the subject site. Any revisions or changes to the site grading plan must be coordinated with ARIK Engineering Ltd.

If you have any questions on this matter, please contact the undersigned.

Respectfully Submitted By:

ARIK ENGINEERING LTD.



Abdul Razzak, MEng., P.Eng.

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S      W W W MM MM H H Y Y MM MM 0 0 9 9 9 9
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9 9 9 9 # 3124689
StormWater Management HYdrologic Model 999 999 =====
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*****
***** SWMHYMO Ver/4.05 *****
***** A single event and continuous hydrologic simulation model *****
***** based on the principles of HYMO and its successors *****
***** OTTHYMO-83 and OTTHYMO-89. *****
*****
***** Distributed by: J.F. Sabourin and Associates Inc. *****
***** Ottawa, Ontario: (613) 836-3884 *****
***** Gatineau, Quebec: (819) 243-6858 *****
***** E-Mail: swmhymo@jfsa.Com *****
*****
```

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+++++
+++++ Licensed user: ARIK ENGINEERING LTD +++++
+++++ Hannon SERIAL#:3124689 +++++
+++++
```

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*****
***** +++++ PROGRAM ARRAY DIMENSIONS +++++ *****
***** Maximum value for ID numbers : 10 *****
***** Max. number of rainfall points: 105408 *****
***** Max. number of flow points : 105408 *****
*****
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***** D E T A I L E D O U T P U T *****
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* DATE: 2025-06-27 TIME: 17:57:22 RUN COUNTER: 001362 *
*****
* Input filename: C:\SWMHYMO\249CHE\249CHE.DAT *
* Output filename: C:\SWMHYMO\249CHE\249CHE.out *
* Summary filename: C:\SWMHYMO\249CHE\249CHE.sum *
* User comments: *
* 1: _____ *
* 2: _____ *
* 3: _____ *
*****
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001:0001-----

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*#####
*# Project Name: 249 CHERRYHILL ROAD, OAKVILLE
*# Project Number: 25138
*# Date : JUNE 27, 2025
*# Modeller : AR
*# Company : ARIK ENGINEERING LTD.
*# License # : 3124689
*#####

| START | Project dir.: C:\SWMHYMO\249CHE\
----- Rainfall dir.: C:\SWMHYMO\249CHE\

TZERO = .00 hrs on 0
METOUT= 2 (output = METRIC)
NRUN = 001
NSTORM= 0

--
001:0002-----

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*
*
*
*+++++
*=====TOWN OF OAKVILLE IDF CURVES=====

| CHICAGO STORM | IDF curve parameters: A= 456.000
| Ptotal= 24.96 mm | B= 5.000
----- C= .780
used in: INTENSITY = A / (t + B)^C

Duration of storm = 4.00 hrs
Storm time step = 10.00 min
Time to peak ratio = .33

TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN
hrs	mm/hr	hrs	mm/hr	hrs	mm/hr	hrs	mm/hr
.17	1.681	1.17	12.826	2.17	3.913	3.17	1.993
.33	1.921	1.33	55.159	2.33	3.338	3.33	1.854
.50	2.257	1.50	16.768	2.50	2.923	3.50	1.734
.67	2.762	1.67	8.900	2.67	2.608	3.67	1.631
.83	3.621	1.83	6.160	2.83	2.360	3.83	1.541

1.00 5.455 | 2.00 4.763 | 3.00 2.159 | 4.00 1.461

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001:0003-----
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FINISH

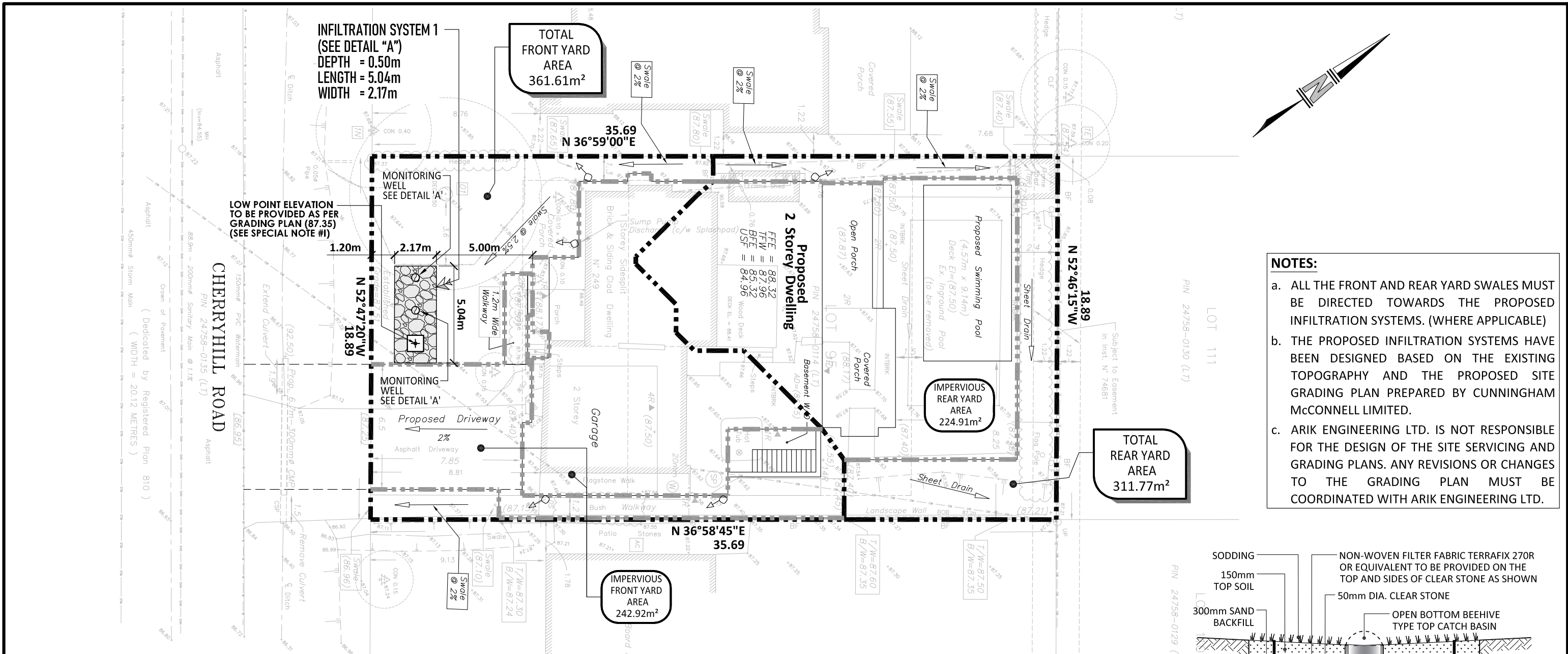
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WARNINGS / ERRORS / NOTES

Simulation ended on 2025-06-27 at 17:57:22

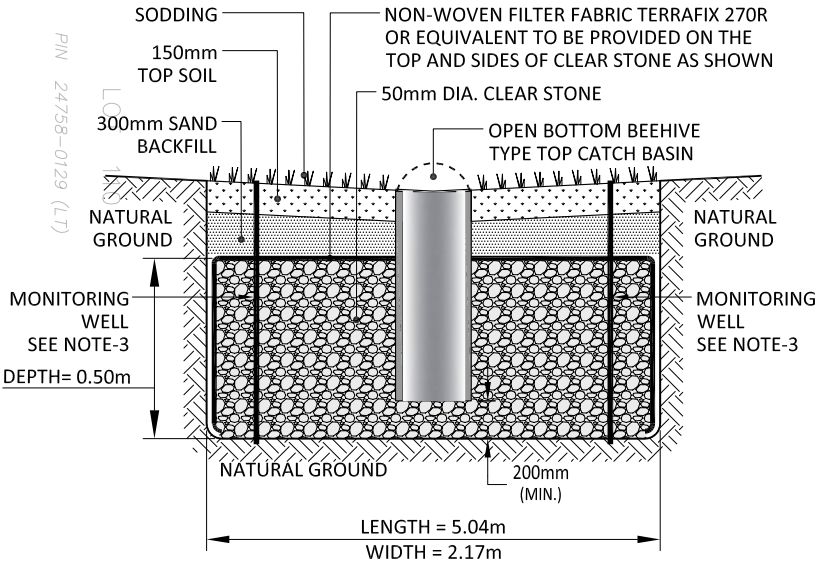
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- NOTES:**
- a. ALL THE FRONT AND REAR YARD SWALES MUST BE DIRECTED TOWARDS THE PROPOSED INFILTRATION SYSTEMS. (WHERE APPLICABLE)
 - b. THE PROPOSED INFILTRATION SYSTEMS HAVE BEEN DESIGNED BASED ON THE EXISTING TOPOGRAPHY AND THE PROPOSED SITE GRADING PLAN PREPARED BY CUNNINGHAM McCONNELL LIMITED.
 - c. ARIK ENGINEERING LTD. IS NOT RESPONSIBLE FOR THE DESIGN OF THE SITE SERVICING AND GRADING PLANS. ANY REVISIONS OR CHANGES TO THE GRADING PLAN MUST BE COORDINATED WITH ARIK ENGINEERING LTD.

- SPECIAL NOTES:**
- I. THE PROPOSED INFILTRATION SYSTEM HAS BEEN DESIGNED BASED ON 25mm STORM EVENT AND IT HAS CAPACITY TO ACCOMMODATE ONLY 25mm STORM RUNOFF. FOR ADDITIONAL RUNOFF ABOVE 25mm STORM EVENT, THE PROPOSED INFILTRATION SYSTEM WILL REQUIRE OVERFLOW OUTLET POINT AS PER THE EXISTING DRAINAGE PATTERN OF THE SITE TO AVOID PONDING ONSITE/NEIGHBOURING PROPERTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING DESIGN WITH CUNNINGHAM McCONNELL LIMITED PRIOR TO FINALIZE GRADING ONSITE.
 - II. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PROPOSED INFILTRATION SYSTEM TO PREVENT FILLING OF SEDIMENTS IN VOIDS OF 50mm CLEAR STONE. THE PROPOSED INFILTRATION SYSTEMS ARE NOT DESIGNED TO DISCHARGE CONSTRUCTION WASTEWATER, THEREFORE, DISCHARGING WASTEWATER DURING CONSTRUCTION IN INFILTRATION SYSTEM ARE NOT ALLOWED.
 - III. PRIOR TO INSTALLATION OF THE INFILTRATION SYSTEM, DEPTH OF SEASONALLY HIGH GROUNDWATER TABLE AND BEDROCK TO BE CONFIRMED ONSITE TO ENSURE MINIMUM 1m VERTICAL CLEARANCE AVAILABLE BETWEEN THE BOTTOM OF THE INFILTRATION SYSTEM AND SEASONALLY HIGH GROUNDWATER TABLE/BEDROCK AS PER THE MOE DESIGN MANUAL. ARIK ENGINEERING LTD. MUST BE NOTIFIED IF THE INFILTRATION SYSTEM DESIGN CHANGES ARE REQUIRED DUE TO ONSITE CONDITIONS AND THE REVISED INFILTRATION SYSTEM TO BE SUBMITTED TO THE TOWN OF OAKVILLE FOR REVIEW.

- NOTES:**
- 1. EROSION CONTROL MEASURES TO BE PROVIDED UNTIL THE ENTIRE LOT IS SODDED.
 - 2. OPEN BOTTOM BEEHIVE TYPE TOP CATCH BASIN AS PER MANUFACTURER SPECIFICATIONS.
 - 3. MONITORING WELL TO BE INSTALLED WITH 150mm DIAMETER PERFORATED HDPE PIPE (WRAPPED WITH FILTER FABRIC) WITH LOCKABLE BASE CAP TO BE FLUSHED WITH FINAL GRADE.



INFILTRATION SYSTEM DETAIL 'A'



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LEGEND

- RAINWATER LEADER
- POST-DEVELOPMENT DRAINAGE AREA
- POST-DEVELOPMENT IMPERVIOUS AREA
- INFILTRATION SYSTEM

PROJECT:

249 CHERRYHILL ROAD
TOWN OF OAKVILLE

FIGURE -1

POST-DEVELOPMENT DRAINAGE
AREA PLAN &
INFILTRATION SYSTEM DESIGN

DATE:
JUNE 30, 2025
SCALE:
1:200
PROJECT NO.
25138

