

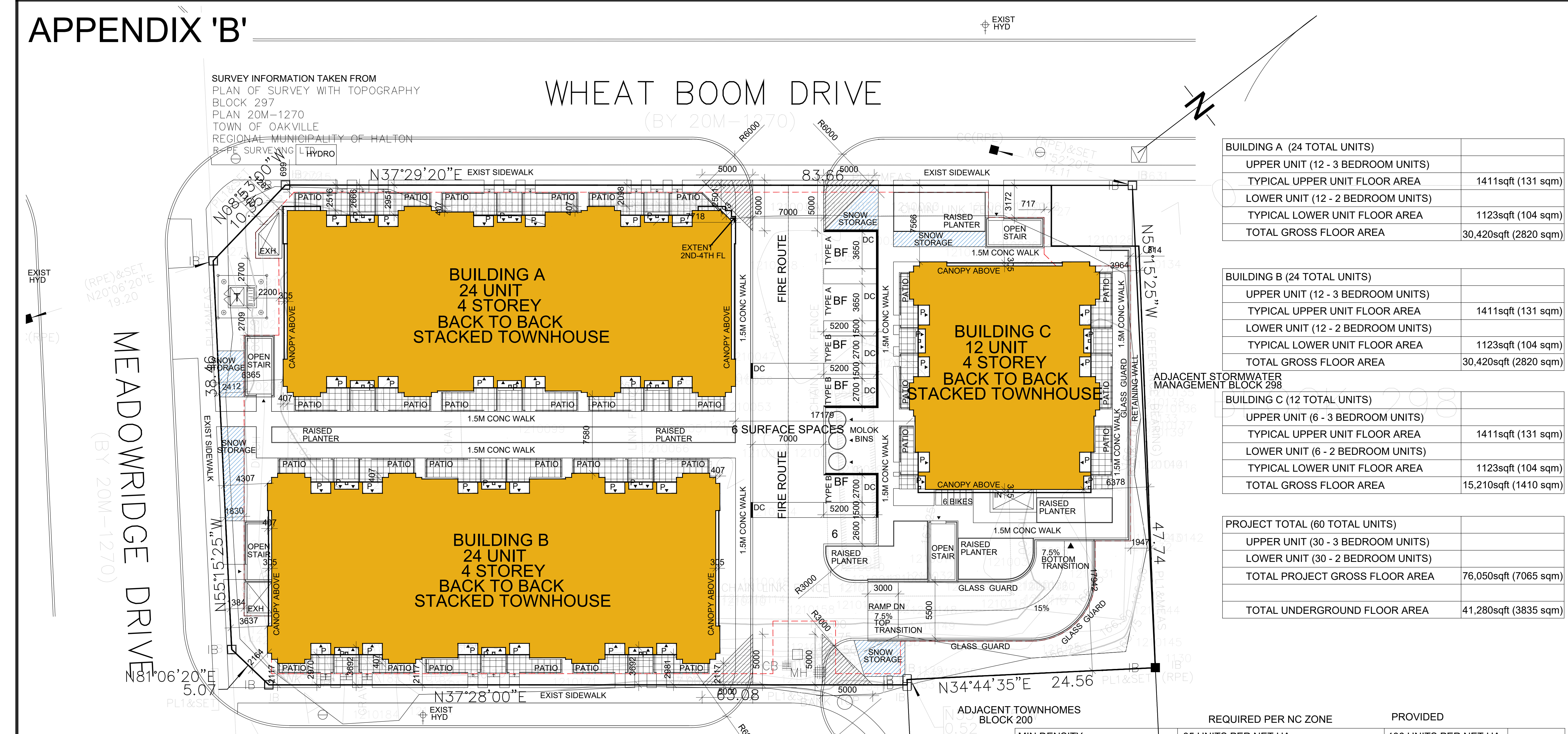
APPENDIX 'B'

APPENDIX 'B'

SURVEY INFORMATION TAKEN FROM
 PLAN OF SURVEY WITH TOPOGRAPHY
 BLOCK 297
 PLAN 20M-1270
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 R.P.F. SURVEYING LTD.

WHEAT BOOM DRIVE
 (BY 20M-1270)

MEADOWRIDGE DRIVE
 (BY 20M-1270)



BUILDING A (24 TOTAL UNITS)	
UPPER UNIT (12 - 3 BEDROOM UNITS)	
TYPICAL UPPER UNIT FLOOR AREA	1411sqft (131 sqm)
LOWER UNIT (12 - 2 BEDROOM UNITS)	
TYPICAL LOWER UNIT FLOOR AREA	1123sqft (104 sqm)
TOTAL GROSS FLOOR AREA	30,420sqft (2820 sqm)

BUILDING B (24 TOTAL UNITS)	
UPPER UNIT (12 - 3 BEDROOM UNITS)	
TYPICAL UPPER UNIT FLOOR AREA	1411sqft (131 sqm)
LOWER UNIT (12 - 2 BEDROOM UNITS)	
TYPICAL LOWER UNIT FLOOR AREA	1123sqft (104 sqm)
TOTAL GROSS FLOOR AREA	30,420sqft (2820 sqm)

BUILDING C (12 TOTAL UNITS)	
UPPER UNIT (6 - 3 BEDROOM UNITS)	
TYPICAL UPPER UNIT FLOOR AREA	1411sqft (131 sqm)
LOWER UNIT (6 - 2 BEDROOM UNITS)	
TYPICAL LOWER UNIT FLOOR AREA	1123sqft (104 sqm)
TOTAL GROSS FLOOR AREA	15,210sqft (1410 sqm)

PROJECT TOTAL (60 TOTAL UNITS)	
UPPER UNIT (30 - 3 BEDROOM UNITS)	
LOWER UNIT (30 - 2 BEDROOM UNITS)	
TOTAL PROJECT GROSS FLOOR AREA	76,050sqft (7065 sqm)
TOTAL UNDERGROUND FLOOR AREA	41,280sqft (3835 sqm)

	REQUIRED PER NC ZONE	PROVIDED
MIN DENSITY	35 UNITS PER NET HA	136 UNITS PER NET HA
MAX DENSITY	150 UNITS PER NET HA	136 UNITS PER NET HA
MIN INTERIOR SIDE YARD SETBACK ONE SIDE	0 M	4.3M
MIN INTERIOR SIDE YARD SETBACK OPPOSITE SIDE	0 M	NA
MIN FLANKAGE SETBACK	2 M	2.5 M
MIN REAR YARD SETBACK	0.75 M	NA
COMMON YARD MIN	2.5 M	4.3M
PORCH YARD MIN	2.5 M	2.5 M
INSET PORCH YARD MIN	2.5 M	2.5 M
COMMON YARD MIN	2.5 M	2.5 M
STOOP YARD ACCESSED BY REAR LANE MIN	2.5 M	2.5 M
HEIGHT	2-5 STOREYS	4 STOREYS
ENCROACHMENTS		
GUTTERS AWNINGS BOX BAYS	ENCR 0.6 M MAX ALL SIDES	
EXTERIOR STAIRWAYS	ENCR 1.5 M MAX REAR AND SIDE 0.6 M MIN FROM LOT LINE	
BALCONIES/ PORCHES	ENCR 1.5 M MAX ALL SIDES 1.5 M MIN FROM LOT LINE	
BOX BAYS	ENCR 0.6 M MAX ALL SIDES 1 M MIN FROM FRONT LOT LINE 0.6 M MIN FROM SIDE REAR LOT LINE	
PARKING	1 SPACE PER UNIT	118 PARKING SPACES 1.98 SPACE PER UNIT
SHORT-TERM BIKE PARKING		6 SPACES

60 UNIT CONDOMINIUM

LOT AREA - 4391 SM = .44HA
 ZONING BYLAW 2009-189
 PER APARTMENTS IN NC ZONE

1 SITE PLAN
 SP1 SCALE: 1:200

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
 ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED		No.	DATE (DD.MM.YY)
CLIENT REVIEW	1	26.08.2024	
STATISTICS	2	24.09.2024	
110 PARKING SPACES	3	16.10.2024	
ADJACENT TOWNHOMES/ EXTRA STAIR	4	25.10.2024	
ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024	
ATTAIN 123 TOTAL PARKING SPACES	6	18.11.2024	
100M BIDGE	7	28.01.2025	
BACKGROUND SET	8	11.02.2025	
COORD SET	9	19.03.2025	
OPA/ZBA & CONTROL ARCHITECT REVIEW	10	26.03.2025	

REVISIONS TO DRAWING		DATE (DD.MM.YY)

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
 ARCHITECTURE • SOLUTIONS

KNYMH INC
 1006 SKYVIEW DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0V1
 T 905.639.6595
 F 905.639.0394
 www.knymh.com info@knymh.com

--	--

STACKED TOWNHOUSE PROJECT
 1320 WHEAT BOOM DRIVE
 OAKVILLE, ONTARIO

DRAWING SHEET TITLE:
 SITE PLAN

DRAWING SCALE:
 PROJECT NUMBER:
 24451

DRAWING VERSION:
 DRAWING SHEET NUMBER:
 SP1
 PLOT DATE:
 June 18, 2025

TIMESTAMP: 2025-06-18 14:55 AM FILEPATH: C:\2025\24451 - Valley Homes - Maple Block 297\1 - Drawings\103 - Schmitt - Design\24451 - Maple Site.dwg

APPENDIX 'B'



VALGO
VALERY HOMES
1390 WHEAT BOOM DRIVE, OAKVILLE, ON

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
www.knymh.com



APPENDIX 'B'



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)
CLIENT REVIEW	1	26.08.2024
STATISTICS	2	24.09.2024
110 PARKING SPACES	3	16.10.2024
ADJACENT TOWNHOMES/ EXTRA STAIR	4	25.10.2024
ATTAIN 120 TOTAL PARKING SPACES	5	07.11.2024
ISSUE 144/24	6	18.11.2024
ISSUE 144/24	7	23.01.2025
BACKGROUND SET	8	11.02.2025
COORD SET	9	19.03.2025
OPA/ZBA & CONTROL ARCHITECT REVIEW	10	26.03.2025

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

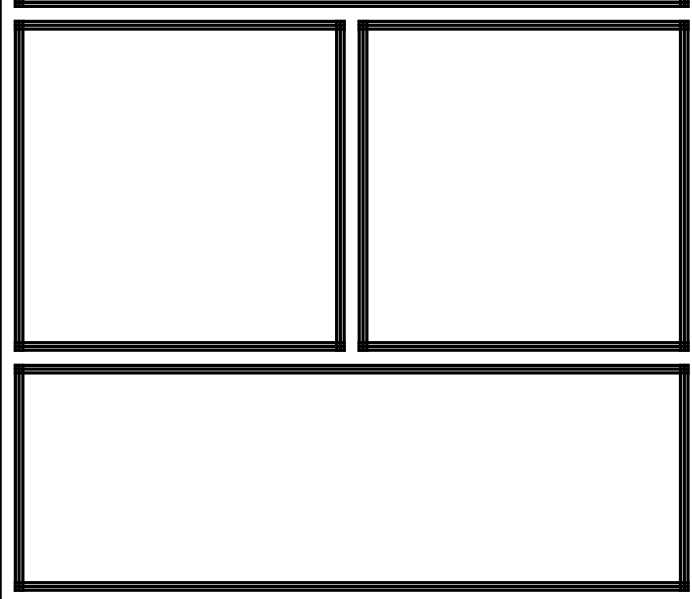
REVISIONS TO DRAWING	DATE (DD.MM.YY)

NOT FOR CONSTRUCTION

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
ARCHITECTURE • SOLUTIONS

KNYMH INC.
1006 SKYVIEW DRIVE • SUITE 101
BURLINGTON, ONTARIO • L7P 0V1
T 905.639.6595
F 905.639.0394
www.knymh.com info@knymh.com



STACKED TOWNHOUSE PROJECT
1320 WHEAT BOOM DRIVE
OAKVILLE, ONTARIO

DRAWING SHEET TITLE:
BLOCK A ELEVATIONS

DRAWING SCALE: PROJECT NUMBER:
24451

DRAWING VERSION: PLOT DATE:
June 17, 2025

DRAWING SHEET NUMBER:
A400

TIMESTAMP: 2025-06-17 15:39 AM FILEPATH: C:\2025\24451 - Valley Homes - Maple Block 2074 - Drawing\04 - Schematic Design\Stacked Townhouse.dwg User: Elevations.dwg

