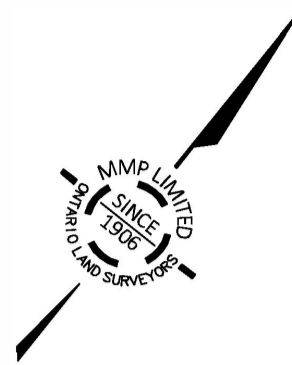


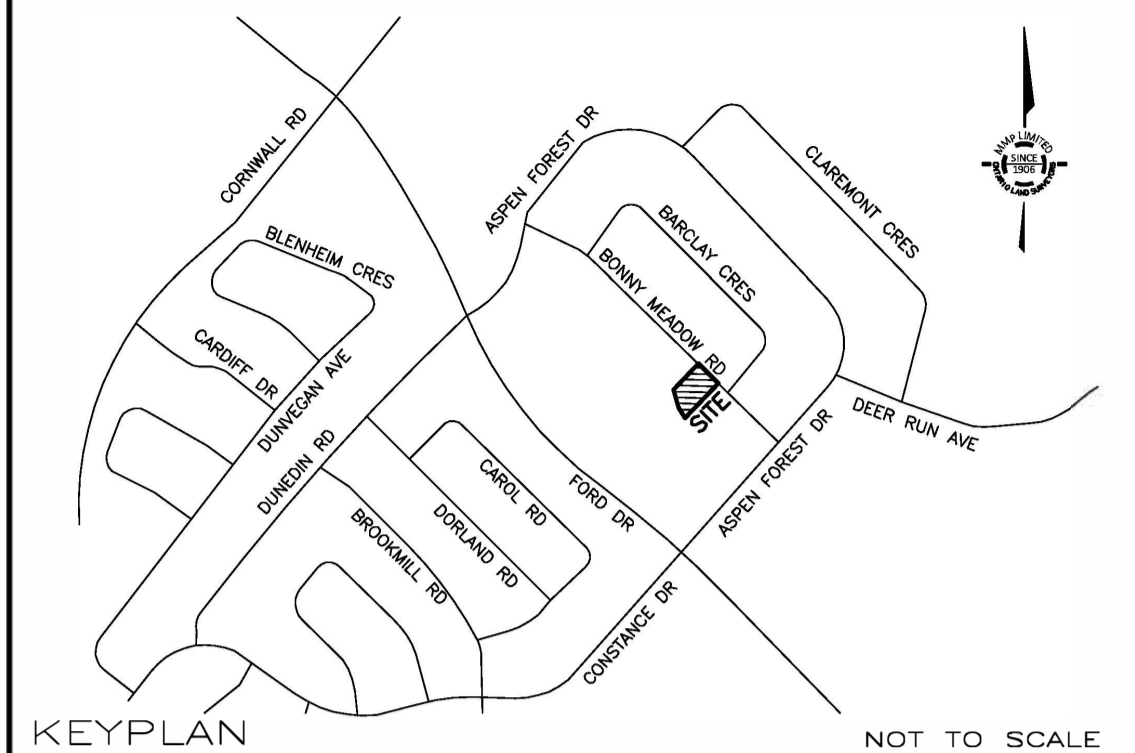
TOWN OF OAKVILLE ZONING BY-LAW 2014-014
ZONING REGULATION - RL3-0

ZONE	REQUIRED	PROVIDED
LOT FRONTAGE (⊙ 7.5m)	18.0m (min)	19.94m
LOT AREA	557.50sq.m. (min)	605.38sq.m.
FRONT YARD	5.55m (min)	6.55m EXISTING 5.55m WINDOW WELL
REAR YARD	7.5m (min)	7.61m EXISTING
SIDE YARD	1.2m (min)	1.22m (NORTHWEST) 1.30m (SOUTHEAST) EXISTING
STREET SIDE YARD	3.5m (min)	N/A
BUILDING AREA		184.49 sq.m. (EXISTING STRUCTURES) 49.11 sq.m. (PROPOSED STRUCTURES) 233.60 sq.m. (TOTAL AREA)
LOT COVERAGE	40.95%	38.6%
BUILDING HEIGHT	9.0m (max)	7.82m
FLOOR AREA RATIO	54.66% (max)	54.32%
NUMBER OF STOREYS	2 (max)	2

PROPOSED BAY WINDOW



402 BONNY MEADOW ROAD
SITE PLAN FOR COMMITTEE OF ADJUSTMENT



GEOGRAPHIC LOCATION NOTE
LOT 12
PLAN M-255
IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 200

MacKAY, MacKAY & PETERS LIMITED-ONTARIO LAND SURVEYORS
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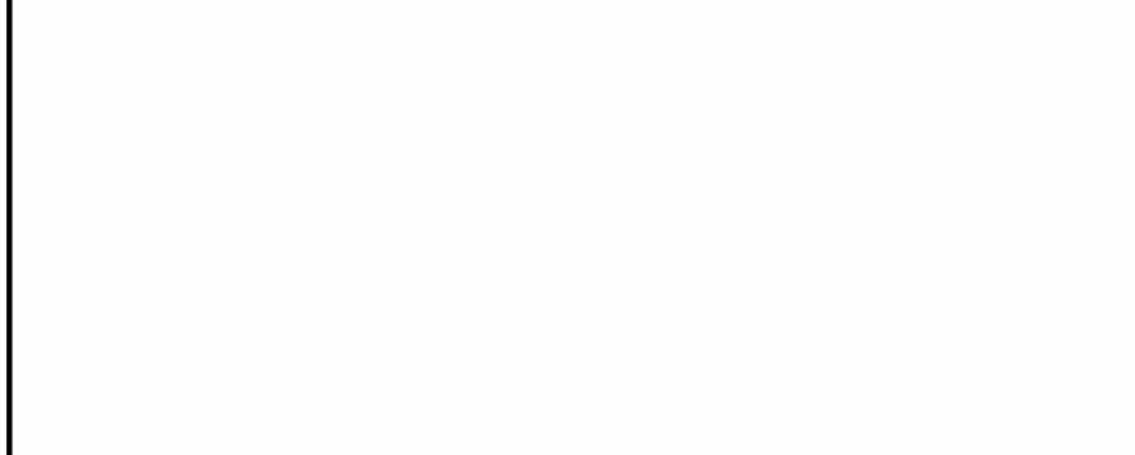
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METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BENCHMARK NOTE
TOWN OF OAKVILLE BENCHMARK No. 16
ELEVATION = 79.980 METRES (CGVD 1928:1978 ADJUSTMENT)
BRIDGE OVER MORRISON CREEK ON LAKESHORE ROAD EAST BETWEEN COLONIAL CRESCENT AND ENNISCLARE DRIVE. BRASS PLAQUE IS IN THE SOUTH FACE OF THE WEST END OF THE WINGWALL ON THE SOUTH SIDE OF LAKESHORE ROAD EAST

LEGEND
FFE DENOTES FINISHED FLOOR ELEVATION R DENOTES RISER
TFW DENOTES TOP OF FOUNDATION WALL W.W DENOTES WINDOW WELL
TBS DENOTES TOP OF BASEMENT SLAB DS DENOTES DOORSILL
USF DENOTES UNDERSIDE OF FOOTING GF DENOTES GARAGE FLOOR
○ DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
* DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES

NOTES
- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- LOT DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED DATED MAY 20, 2022 (22-115)
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION



CAUTION
- THIS IS NOT ORIGINAL COPY UNLESS EMBOSSED
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES

CERTIFICATION NOTE
BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 1 STOREY ADDITION LOCATED AT 402 BONNY MEADOW ROAD AND CERTIFY:
PROPOSED BUILDING SETBACKS AS SHOWN
PROPOSED BUILDING HEIGHT AS SHOWN
PROPOSED LOT COVERAGE AS SHOWN
PROPOSED BUILDING SITE STATISTICS AS SHOWN

AUGUST 27, 2025
DATE
ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR: MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
4	AUGUST 26, 2025	REVISED PER CLIENT'S COMMENTS
3	MAY 10, 2024	REVISED PER CLIENT'S COMMENTS
2	MARCH 1, 2023	REVISED PER CITY COMMENT
1	NOVEMBER 10, 2022	SITE PLAN COMPLETED

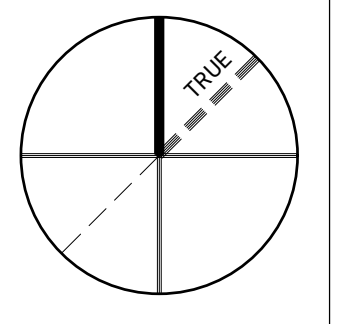
MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

VALLEY RES
RENO/ADDITION

402 BONNY MEADOW
OAKVILLE ONTARIO

PROJECT NORTH ENG. STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.2 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

AUG 22/25
DATE

D. Sanger-Smith
SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.A.R.C.H. BCIN 26286
STRUCTURED CREATIONS INC. BCIN 29617

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

CONTRACTOR TO REVIEW ALL FINAL DRAWINGS AND CONFIRM AVAILABILITY OF SPECIFIED NOMINAL AND ENGINEERED LUMBER. ANY SUBSTITUTION FOR JOIST OR BEAM SIZE AND/OR TYPE DUE TO TIMING AND/OR AVAILABILITY ISSUES ARE TO BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CLIENT AND DESIGNER OF ANY/COST DIFFERENCES ASSOCIATED WITH THE CHANGE PRIOR TO ORDERING. STRUCTURED CREATIONS INC. IS NOT RESPONSIBLE FOR ISSUES PERTAINING TO AVAILABILITY AND/OR TIMING OF SPECIFIED LUMBER AND MATERIAL DELIVERY.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH TRUSS DRAWINGS PRIOR TO ORDERING FOR REVIEW. CONTRACTOR TO COORDINATE WITH TRUSS COMPANY FOR ON-SITE MEASUREMENTS TO VERIFY ALL NEW/EXISTING FRAMING CONDITIONS AND VERIFY/CONFIRM WITH TRUSS SHOP DRAWINGS.

CONTRACTOR TO REVIEW SUBMITTED FINAL DRAWINGS FOR ANY/ALL HANGER LOCATIONS THROUGHOUT FLOOR, WALL AND/OR ROOF FRAMING AND COORDINATE WITH LUMBER COMPANY FOR THE MANUFACTURING OF ANY CUSTOM HANGERS PRIOR TO CONSTRUCTION.

CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE, HEIGHTS, CONSTRUCTION AND INSTALLATION. CONTACT DESIGNER FOR ANY/ALL CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

No.	DATE	ISSUE/REVISION	BY
5	22.08.25	SUB FOR COA - BAY WINDOW	D.S.S.
4	31.10.22	SUB FOR COA	D.S.S.
3	26.05.22	INIT DESIGN PRESENTATION	D.S.S.
2	13.04.22	AS-BUILTS COMPLETE	C.B.
1	12.04.22	SITE MEASURE	C.B.

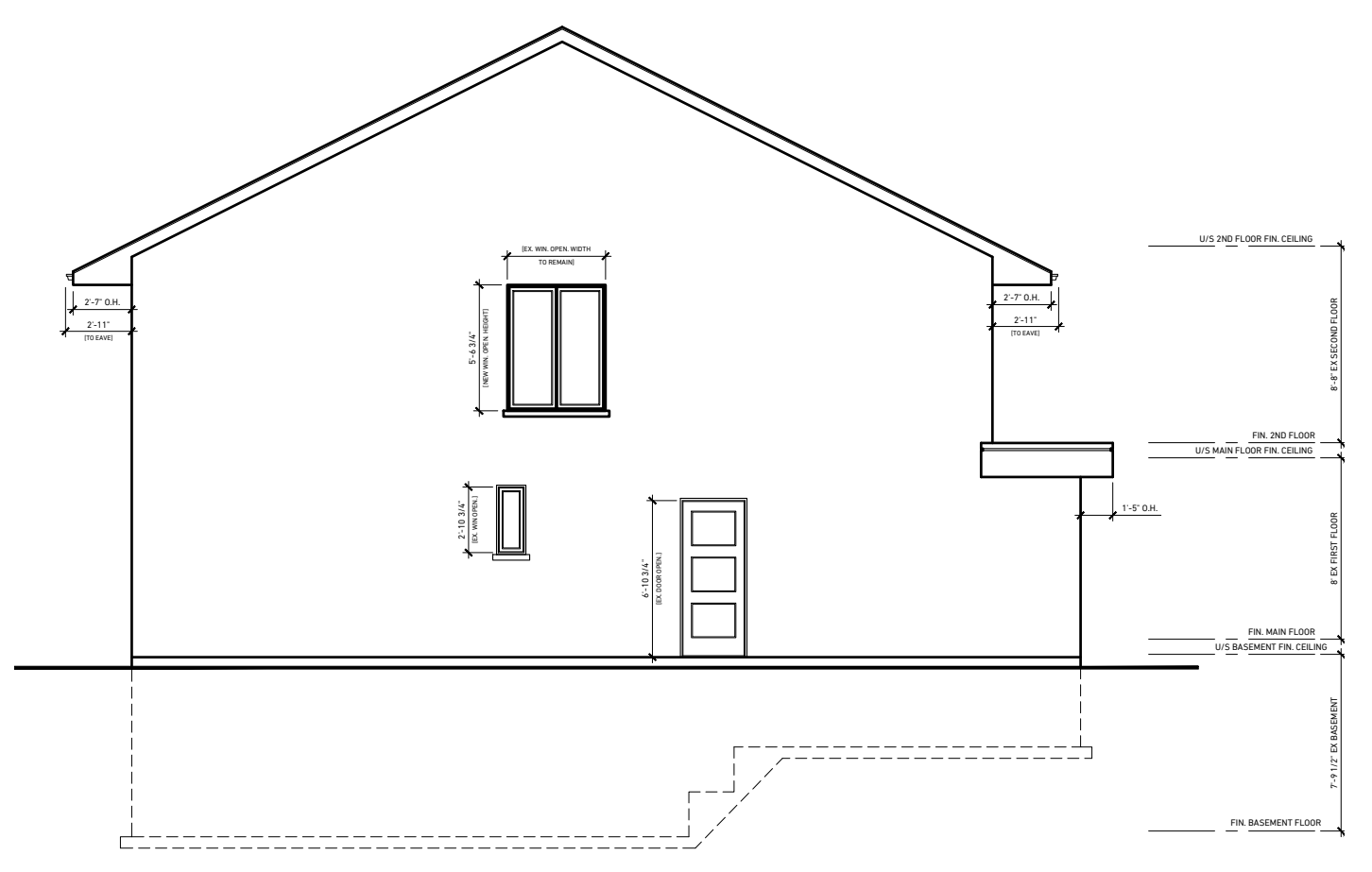
DRAWING ISSUES | REVISIONS

EX AND PROP EXTERIOR ELEVATIONS

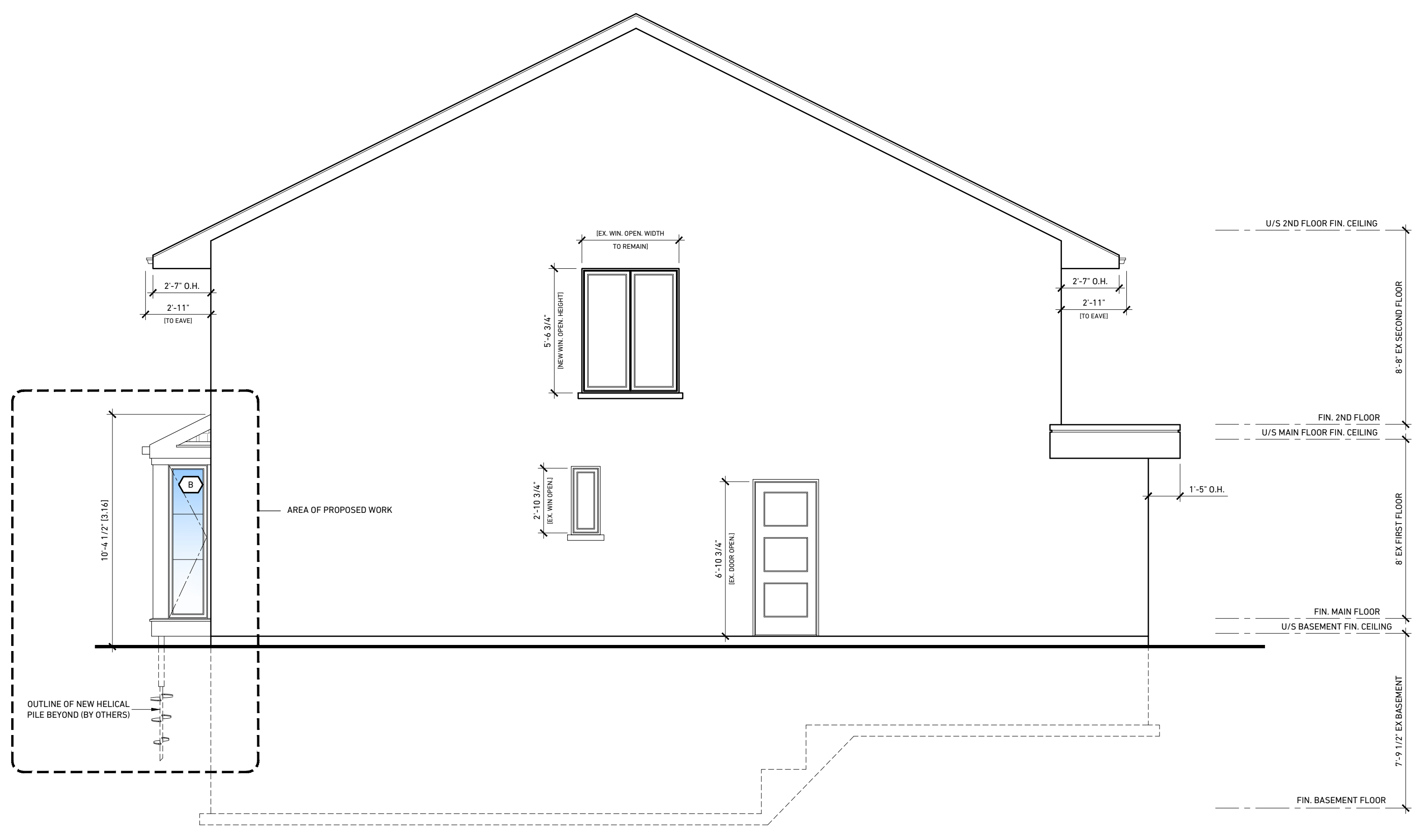
DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	J.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	AUG 22/25	22-022

DRAWING #

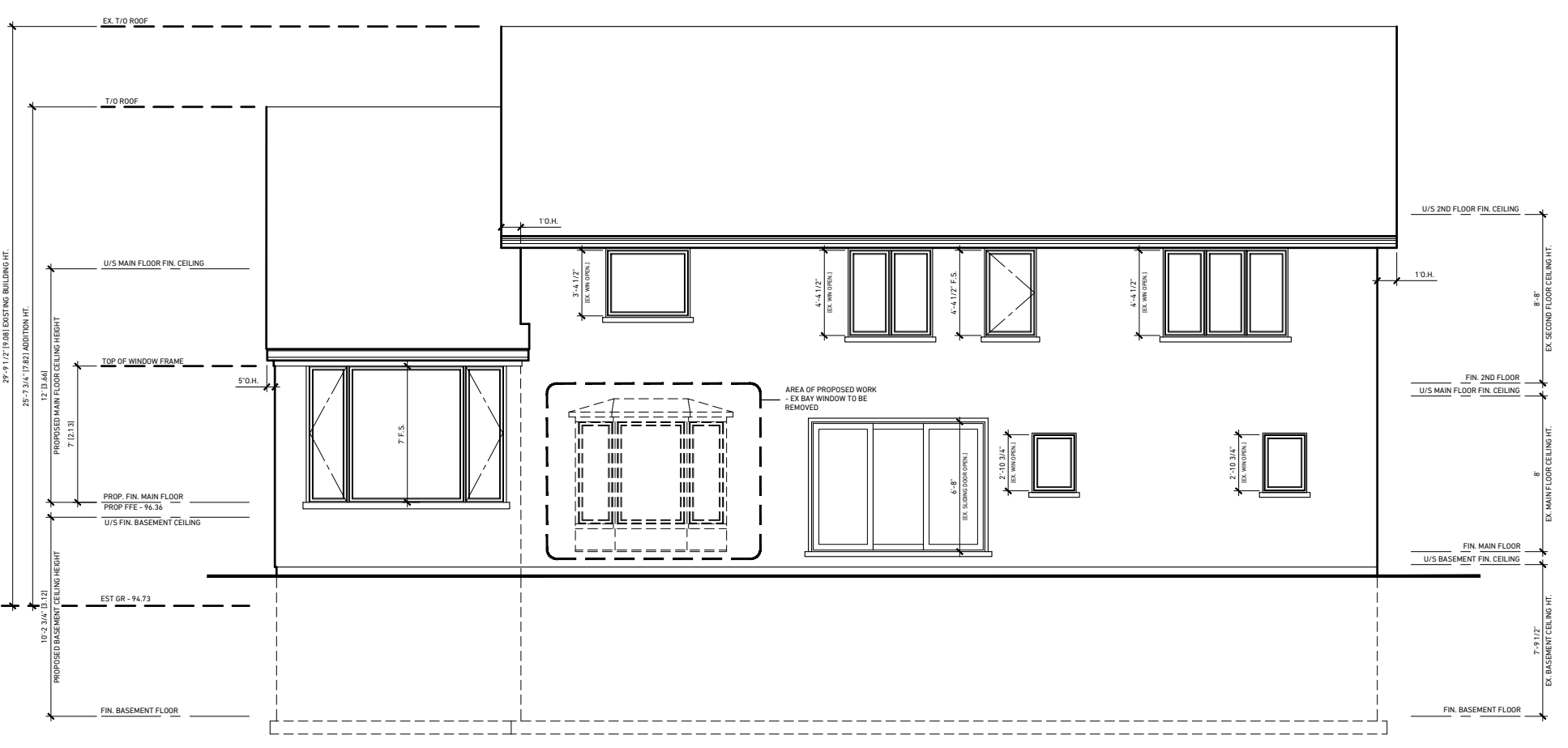
A301



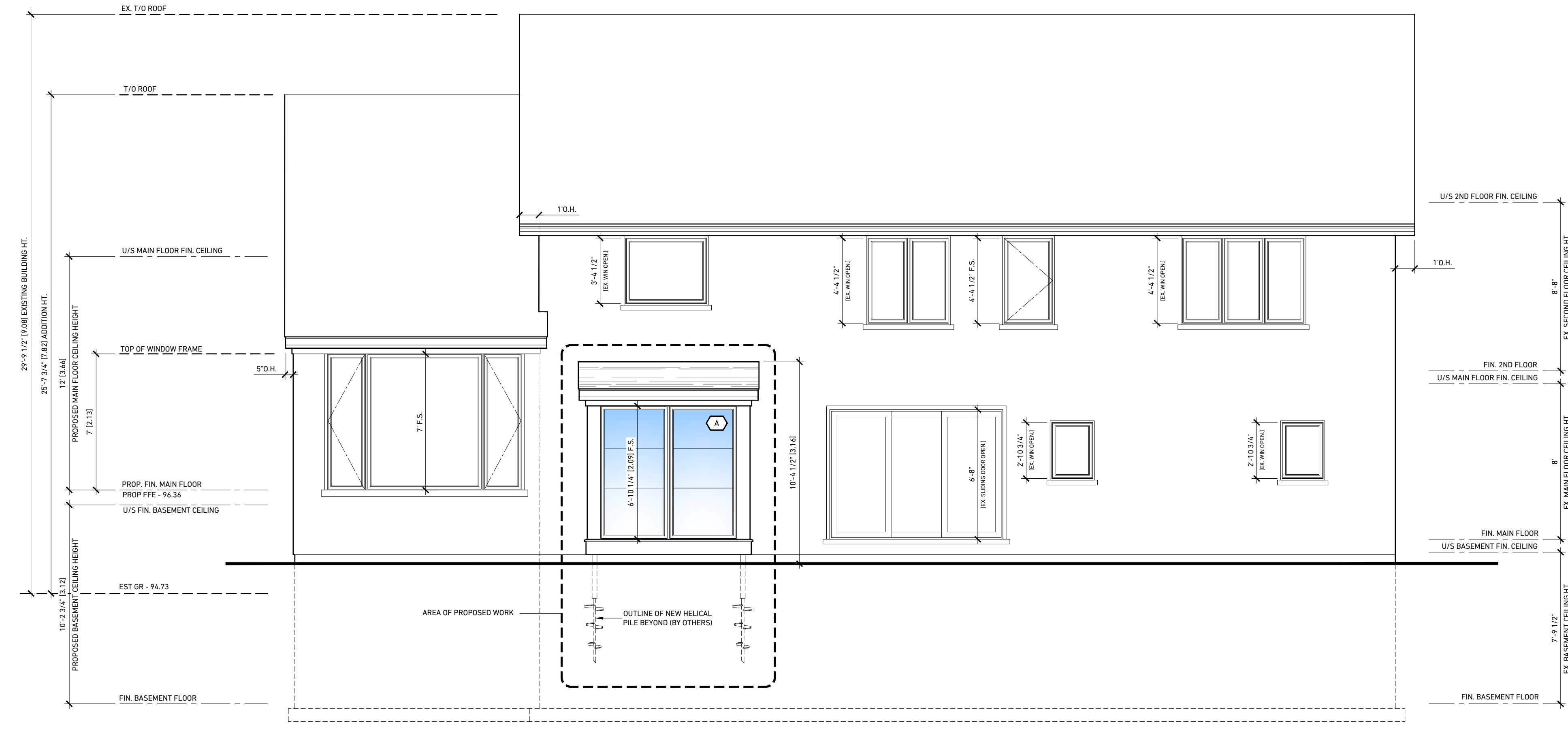
1 EX SIDE (SOUTH) ELEVATION
A301 SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE (SOUTH) ELEVATION
A301 SCALE: 1/4" = 1'-0"



3 EX REAR (WEST) ELEVATION
A301 SCALE: 1/8" = 1'-0"



4 PROPOSED REAR (WEST) ELEVATION
A301 SCALE: 1/4" = 1'-0"