

AGENDA

Date: October 16, 2024
Time: 7:00 pm
Location: Virtual Meeting

Live streaming video is available at oakville.ca/live.html or the Town's YouTube channel at youtube.com/user/townofOakvilleTV.

Making submissions to the Committee of Adjustment

To participate in the electronic hearing or to submit written correspondence regarding an application on the agenda, please email the Secretary-Treasurer at coarequests@oakville.ca, or call 905-845-6601 ext. 1829, by noon the day before the hearing date.

	Pages
1. Reading of Preamble	
2. Regrets	
3. Declarations of Pecuniary Interest	
4. Requests for Deferrals or Withdrawals of Applications	
5. Consent Application(s)	
None.	
6. Minor Variance Application(s)	
6.1 CAV A/141/2024 - 1178 Wood Place	3 - 23
6.2 CAV A/147/2024 - 246 Douglas Avenue	24 - 39
6.3 CAV A/148/2024 - 1315 Cleaver Drive	40 - 54
6.4 CAV A/105/2024 - 1187 Pinegrove Road (Deferred from July 24, 2024)	55 - 69

6.5 CAV A/121/2024 - 2515 Royal Windsor Drive (Deferred from August 21, 2024)

70 - 100

7. Confirmation of Minutes

8. Adjournment

Notice of Public Hearing Committee of Adjustment Application



File # CAV A/141/2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, October 16, 2024 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
1000135399 Ontario Inc.	Amritpal Bansal Khalsa Design Inc. 3 FOREST HILL Lane East Garafraxa ON, CANADA L9W 7S4	1178 Wood Pl PLAN 716 LOT 111

Zoning of Property: RL3-0, Residential

Variance Request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a new two-storey detached dwelling proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1.	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for the private garage to 50.01 square metres.
2.	<i>Table 6.3.1 (Row 6, Column RL3)</i> The minimum rear yard shall be 7.5 m.	To reduce the minimum rear yard to 4.89 m.
3.	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 743.00 m ² and 835.99 m ² shall be 40%.	To increase the maximum residential floor area ratio to 45.2%.

4.	<i>Section 6.4.3 (a)</i> The minimum front yard shall be 9.55 metres in this instance.	To reduce the minimum front yard to 6.04 metres.
5.	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.5 metres.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:

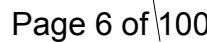
Jennifer Ulcar
Secretary-Treasurer of Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

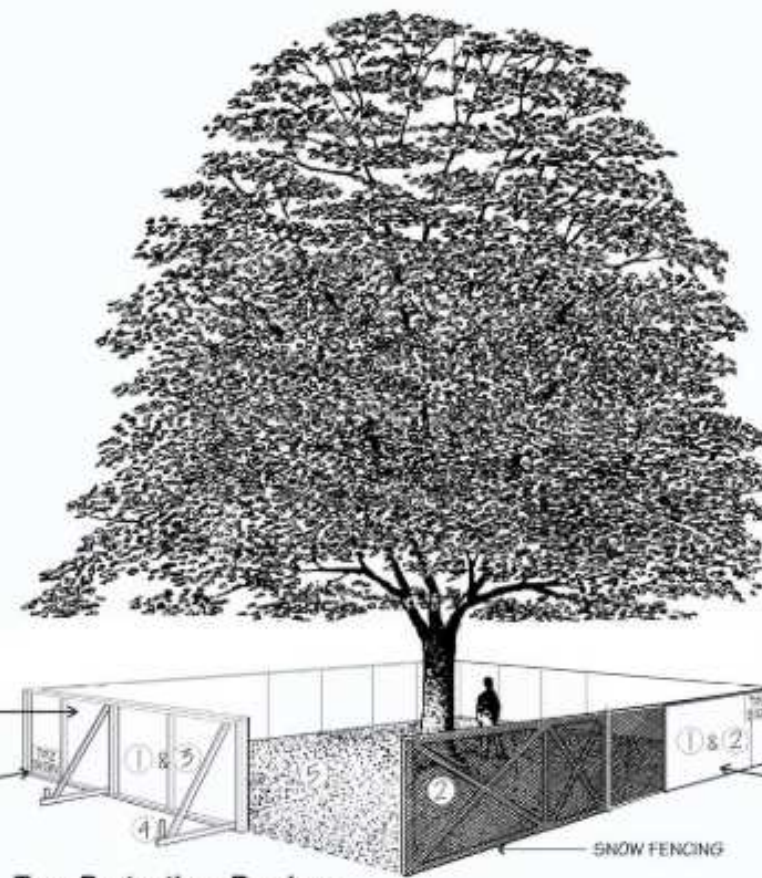
October 1, 2024

CAV A/141/2024 - 1178 Wood Place





GRADING NOTE:
TO GRADING PLAN FOR
AILS PREPARED BY A&K
SURVEYING)



Tree Protection Barriers

Tree protection barriers must be 1.2m (4ft) high, waferboard hoarding or an equivalent approved by Urban Forestry Services.

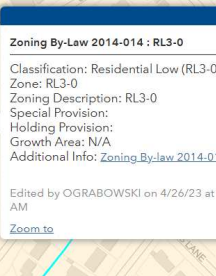
Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2"x 4"s.

Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.

All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.

No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

LOT 111
REGISTERED PLAN 716
TOWN OF OAKVILLE
REGION OF HALTON



1. MAXIMUM GRADIENT OF GRASS SWALES ALONG SIDEWALK AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SHALL BE A MINIMUM OF 0.15m ABOVE THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM MAXIMUM SHALL BE 5.0%.
2. TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 75% OF THE REAR YARD AND 10% OF SHORDBANK AND 1 VERTICAL MAXIMUM TO THE REAR LOT LINE.
3. EDGE OF THE DRIVEWAYS ARE A MINIMUM OF 1.0M FROM EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDERS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THE DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
4. BRICK LINE SHALL BE 0.15m ABOVE SLOE ELEVATION.
5. ALL NEW FENCES REQUIRED ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL INCLUDING FOUNDATIONS COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3m REDLINE.
6. SLOE CONSULTANTS VERIFICATION REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
7. THE BUILDER MUST VERIFY THE AS TO BE CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2.0% GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTING.
8. BUILDER TO VERIFY LOCATION ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
9. BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSION AT TIME OF TOP CURB INSTALLATION.
10. THE PROPOSED GRADING AND APPURTENANCE DRAWINGS WORKS COMPLY WITH APPROVED ENGINEERING PRINCIPALS.
11. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS LOT SPECIFIC AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
12. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
13. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR FROM EDGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.
14. APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN ORDER TO AVOID ANY CONFLICTS. THE BUILDING APPLICANT ASSUMES ALL RESPONSIBILITIES, OR ANY MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF KHALSA DESIGN INC.
15. INLETS UNLESS NOT ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES, TO BE LOCATED WITHIN CONNECTING THE BUILDING ENVELOPE SHALL BE TO BE CONSIDERED TO BE PROVIDED FOR THE TYPICAL OR SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION IN THICKNESS FOR MASONRY VENEER AS REQUIRED.
16. THE BUILDER / APPLICANT AGREES THAT BY REQUESTING THIS GRADING CERTIFICATION BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION, THE BUILDER / APPLICANT AGREES TO ACCEPT ANY POTENTIAL COMPLICATIONS DUE TO THE ULTIMATE SLOPE CONNECTION ELEVATIONS AT THE STREET LINE.

SITE STATISTICS

CLIENT
1178 WOOD PLACE,
OAKVILLE ON



KHALSA

TELEPHONE: 647-468-2940

CONSULTANTS:

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THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REVISIONS

o.

ASP-1

FRIENDS REAL DESIGN



KHALSA DESIGN INC.
www.tkgeast.ca
abansal@tkgeast.ca
647.468.2940

1178 WOOD PLACE, OAKVILLE ON
FRIENDS REAL DESIGN

24025
3838 SF EXCLUDING OPEN SPACE

All drawings specifications, related documents and design are the copyright property of Khalsa Design Inc. (KDI). Reproduction of this property in whole or in part is strictly prohibited without KDI's written permission.

BUILDER

SCALE
1/8" = 1'-0"
DATE
05/14/2024
DRAWN BY
KDI

DRAWING TITLE

FRONT ELEVATION

SHEET NO.

A-4

MATERIAL LEGEND	
Key Value	Keynote Text



KHALSA DESIGN INC.
www.tkgeast.ca abansal@tkgeast.ca 647.468.2940
www.tkgeast.com

1178 WOOD PLACE, OAKVILLE ON
FRIENDS REAL DESIGN

24025
3838 SF EXCLUDING OPEN SPACE

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BUILDER

SCALE
1/8" = 1'-0"
DATE
05/14/2024
DRAWN BY
KDI

DRAWING TITLE

REAR ELEVATION

SHEET NO.

A-5

MATERIAL LEGEND	
Key Value	Keynote Text



KHALSA DESIGN INC.
www.tkgeast.ca abansal@tkgeast.ca 647.468.2940
www.tkgeast.com

1178 WOOD PLACE, OAKVILLE ON
FRIENDS REAL DESIGN

24025
3838 SF EXCLUDING OPEN SPACE

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BUILDER

SCALE
1/8" = 1'-0"
DATE
05/14/2024
DRAWN BY
KDI

DRAWING TITLE

**LEFT SIDE
ELEVATION**

SHEET NO.

A-6

MATERIAL LEGEND	
Key Value	Keynote Text



KHALSA DESIGN INC.
www.tkgeast.ca abansal@tkgeast.ca 647.468.2940
www.tkgeast.com

1178 WOOD PLACE, OAKVILLE ON
FRIENDS REAL DESIGN

24025
3838 SF EXCLUDING OPEN SPACE

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BUILDER

SCALE
1/8" = 1'-0"
DATE
05/14/2024
DRAWN BY
KDI

DRAWING TITLE

**RIGHT SIDE
ELEVATION**

SHEET NO.

A-7

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: *Section 45 of the Planning Act, 1990*

APPLICATION: CAV A/141/2024

RELATED FILE: N/A

DATE OF MEETING: October 16, 2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
1000135399 ONTARIO INC.	Amritpal Bansal Khalsa Design Inc. 3 FOREST HILL Lane East Garafraxa ON, CANADA L9W 7S4	1178 Wood Pl Town of Oakville PLAN 716 LOT 111

**OFFICIAL PLAN DESIGNATION: Low Density Residential
WARD: 2**

**ZONING: RL3-0
DISTRICT: West**

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a new two-storey detached dwelling proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1.	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for the private garage to 50.01 square metres.
2.	<i>Table 6.3.1 (Row 6, Column RL3)</i> The minimum rear yard shall be 7.5 m.	To reduce the minimum rear yard to 4.89 m.
3.	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 743.00 m ² and 835.99 m ² shall be 40%.	To increase the maximum residential floor area ratio to 45.2%.
4.	<i>Section 6.4.3 (a)</i> The minimum front yard shall be 9.55 metres in this instance.	To reduce the minimum front yard to 6.04 metres.
5.	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.5 metres.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

CAV A/141/2024 – 1178 Wood Place (West District) (OP Designation: Low Density Residential)

The applicant proposes to demolish the existing one-storey dwelling and construct a new two-storey dwelling subject to the variances listed above.

Site Area and Context

The subject lands are located at the end of a cul-de-sac within a neighbourhood that consists of one- and two-storey dwellings with some newer two-storey dwellings having been constructed in recent years.



Aerial Photo – 1178 Wood Place



Easterly View of Wood Place (Subject lands in centre – 1178 Wood Place)

The following images are of adjacent dwellings and recently constructed dwellings along Wood Place.



1177 Wood Place



1182 Wood Place



1186 Wood Place



1189 Wood Place (left) & 1183 Wood Place (right)



1195 Wood Place

The existing dwelling and proposed dwelling for the subject lands may be viewed in the images below.



Existing Dwelling – 1178 Wood Place



Excerpt of Proposed Front (West) Elevation – 1178 Wood Place



Excerpt of Proposed Rear (East) Elevation – 1178 Wood Place

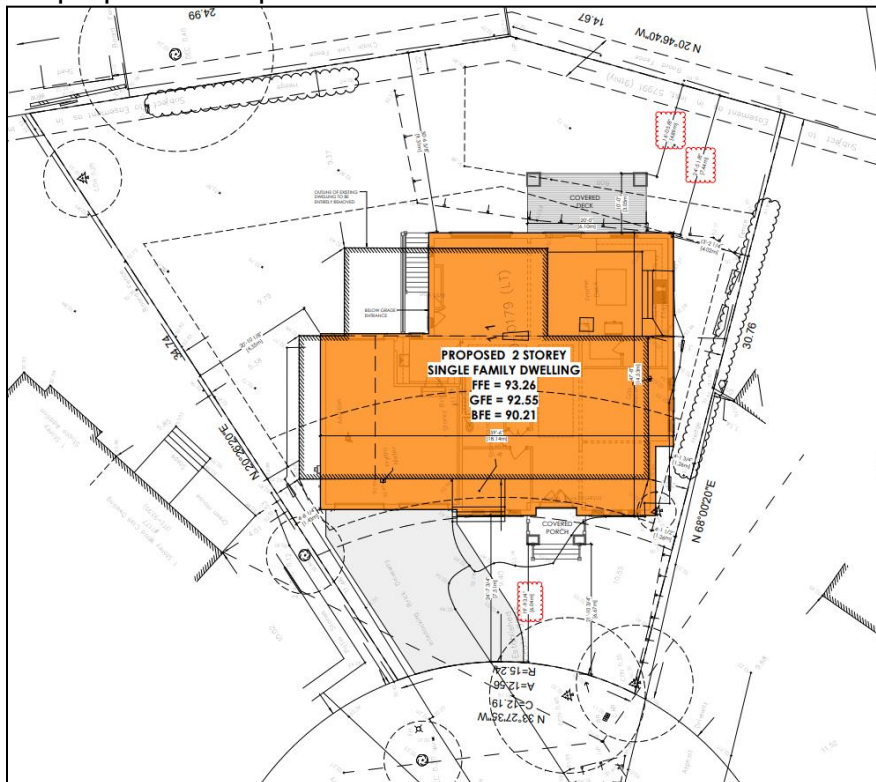


Excerpt of Proposed Left (North) Elevation – 1178 Wood Place



Excerpt of Proposed Right (South) Elevation – 1178 Wood Place

Being located at the end of a cul-de-sac, the subject lands are irregularly shaped, and the proposed site plan is shown below:



Excerpt of Proposed Site Plan – 1178 Wood Place

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to authorize minor variances from provisions of the Zoning By-law provided the requirements set out under 45(1) in the *Planning Act* are met. Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Low Density Residential in the Official Plan. Development within stable residential communities shall be evaluated against the criteria in Section 11.1.9 to ensure new development will maintain and protect the existing neighbourhood character. The proposal was evaluated against the criteria established under 11.1.9, and the following criteria apply:

Policies 11.1.9 a), b), and h) state:

a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.

b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.

h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.”

Section 6.1.2 c) of Livable Oakville provides that the urban design policies of Livable Oakville will be implemented through design documents, such as the Design Guidelines for Stable Residential Communities, and the Zoning By-law. The variances have been evaluated against the Design Guidelines for Stable Residential Communities, which are used to direct the design of the new development to ensure the maintenance and protection of the existing neighbourhood character in accordance with Section 11.1.9 of Livable Oakville. Staff are of the opinion that the proposal does not implement the Design Guidelines for Stable Residential Communities, in particular, the following sections:

3.1.3 Scale: 1. New development should not have the appearance of being substantially larger than the existing dwellings in the immediate vicinity. If a larger massing is proposed, it should be subdivided into smaller building elements that respond to the context of the neighbourhood patterns.

3.2.1 Massing: New development, which is larger in overall massing than adjacent dwellings, should be designed to reduce the building massing through the thoughtful composition of smaller elements and forms that visually reflect the scale and character of the dwellings in the surrounding area.

The proposed dwelling does not maintain nor protect the existing neighbourhood character, nor does the proposal sufficiently mitigate the impact of the massing and scale on abutting properties. Although the principle front wall of the proposed dwelling maintains the required setback from the street frontage, the two-storey covered porch accentuates the massing and increased height of the dwelling. The requested variances are interrelated as they all contribute to facilitating the proposed development, and as a whole would result in negative cumulative impacts on the existing neighbourhood.

Therefore, on the foregoing basis, it is staff's opinion that the requested variances are not in keeping with the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The applicant is seeking relief from the Zoning By-law 2014-014, as amended, as follows:

Variance #1 – Garage Floor Area (Objection) – 45m² increased to 50.01m²

The intent of regulating garage floor area is to ensure that the garage is not a visually dominant feature of the dwelling. The proposed garage is setback slightly from the principal front elevation and the increased size is not visible from the public realm. However, the increased area contributes to a full second storey and the design of which increases the massing of the proposed dwelling. On this basis, staff are of the opinion that the requested variance does not maintain the general intent and purpose of the Zoning By-law.

Variance #2 – Rear Yard (Objection) – 7.5m reduced to 4.89m

The intent of regulating rear yard setback is to provide adequate rear yard amenity space and reduce potential overlook and privacy impacts. The proposed reduction to the rear yard setback is to address the corner of a covered deck that is approximately 18.6 m² in area. Staff recognize the irregular shape of the subject lands and are of the opinion that the proposed setback will result in inadequate rear yard amenity space. On this basis, staff are of the opinion that the requested variance does not maintain the general intent and purpose of the Zoning By-law.

Variance #3 – Residential Floor Area (Objection) – 40% increased to 45.2%

Variance #5 – Height (Objection) – 9.0m increased to 9.5m

The intent of regulating the residential floor area and height is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. The applicant is proposing an increase in residential floor area of 42 m². However, the proposed dwelling includes open to below elements in the front entrance, front living, room and family room in the rear will create negative adverse impact of mass and scale onto adjacent and surrounding properties and the streetscape. With respect to the requested increase in building height, the roofline of the proposed dwelling has not been lowered or integrated into the second storey to help mitigate massing and scale from the public realm, which has been incorporated in the designs of new dwellings on the cul-de-sac. The lack of other mitigation measures, such as the second storey not being stepped back from the front main wall of the first storey, variation in roof forms, and massing that is broken up into smaller elements, exacerbates the negative impacts of mass and scale of the proposed dwelling on the adjacent properties and the surrounding streetscape. Therefore, staff are of the opinion that proposed variances do not meet the general intent and purpose of the Zoning By-law.

Variance #4 – Front Yard (Objection) – 9.55m reduced to 6.04m

The intent of regulating the front yard setback is to ensure a relatively uniform setback along the street. The reduced front yard of 6.04m allows significant two-storey massing being projected towards the street, creating an overpowering effect on the streetscape

and resulting in a dwelling that is not compatible with the surrounding neighbourhood. Furthermore, the scale and massing of the proposed dwelling will be compounded by the contextual prominence which naturally occurs with the central location of the subject lands at the end of the cul-de-sac. As such, staff are of the opinion that proposed minimum front yard setback does not meet the general intent and purpose of the Zoning By-law.

Is the proposal minor in nature or desirable for the appropriate development of the subject lands?

It is staff's opinion that the cumulative impacts of the requested variances result in a proposed dwelling that represents an overbuild of the site and is not in keeping with the surrounding neighbourhood. The dwelling design does not appropriately mitigate the potential massing and scale impacts on the public realm. In addition, the inclusion of the two-storey front porch creates an overpowering front façade element which also projects massing towards the public realm.



Excerpt of Proposed Front (West) Elevation with emphasized architectural elements – 1178 Wood Place

The requested variances are not minor in nature or appropriate for the development of the lands. The variances intend to facilitate a development that does not maintain the character of the neighbourhood.

Recommendation:

Given the foregoing, it is staff's opinion that the application does not maintain the general intent and purpose of the Official Plan, Zoning By-law, is not minor in nature, and is not desirable for the appropriate development of the subject lands. Accordingly, the application does not meet the four tests under the *Planning Act* and staff recommends that the application be denied.

Fire: No concerns for Fire. Passed.

Transit: No comments received.

Finance: The tax account is not clear. There is an outstanding balance of \$45.36 to be paid.

Halton Region:

6.1 CAV A/141/2024 – 1000135399 Ontario Inc., 1178 Wood Place, Oakville

- Due to recent Provincial legislation, as of July 1, 2024, the Region will no longer be responsible for the Regional Official Plan – as this will become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities is being prepared that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines a continued of interests for the Region and the Conservation Authorities in these matters. Going forward, comments offered through minor variance applications will be reflective of this changing role.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit an increase to the maximum total floor area for a private garage to 50.01 square metres, a decrease to the minimum rear yard to 4.89 metres, an increase to the maximum residential floor area ratio to 45.2%, a decrease to the minimum front yard to 6.04 metres and an increase to the maximum height to 9.5 metres, under the requirements of the Town of Oakville Zoning By-law, for the purpose of constructing a two-storey detached dwelling on the Subject Property.
- General ROP Policy: The Region's Official Plan provides goals, objectives and policies to direct physical development and change in Halton. All proposed Minor Variances are located on lands that are designated as 'Urban Area' in the 2009 Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. The Urban Area policies state that the range of permitted uses and the creation of new lots in the Urban Area will be per Local Official Plans and Zoning-By-laws. All development, however, will be subject to the policies of the ROP.

Halton Conservation: We will not be providing comments.

Bell Canada: No comments received.

Union Gas: No comments received.

Oakville Hydro: We do not have any comments to add.

Letter(s) in support – 0

Letter(s) in opposition – 0

Sharon Coyne
 Sharon Coyne
 Assistant Secretary-Treasurer
 Committee of Adjustment

Addendum 1 to Comments

October 16, 2024

Committee of Adjustment

BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE
OAKVILLE.CA

1)

CAV A/141/2024

1178 Wood Place

PLAN 716 LOT 111

Proposed

Under Section 45(1) of the *Planning Act*

Zoning By-law 2014-014 requirements – RL3-0, Residential

- 1.** To increase the maximum total floor area for the private garage to 50.01 square metres.
- 2.** To reduce the minimum rear yard to 4.89 m.
- 3.** To increase the maximum residential floor area ratio to 45.2%.
- 4.** To reduce the minimum front yard to 6.04 metres.
- 5.** To increase the maximum height to 9.5 metres.

Comments from:

Email of Opposition – 1

From: Dan Tregunno [REDACTED]
Sent: October 13, 2024 10:08 AM
To: coarequests
Subject: [EXTERNAL] CAV A/141/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: [REDACTED]

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATT: Jennifer Ulcar,

We are the owners of [REDACTED] Wood Place, the property abutting to the west of the noted application. Please excuse the lateness of this letter, as we were travelling out of the country for the last three weeks, and have just returned.

We concur with the staff comments on this application, and are in agreement with a denial by the Committee members of all variances being sought. We are not against the demolish and rebuild trend that has become prevalent in our neighbourhood, as long as the design of the new homes demonstrates at least a moderate level of regard for the existing homes in the area. We acknowledge that the existing character is in transition, but even so, the proposal before the Committee does not even have regard for the new homes that have been built over the last number of years, all of which in one way or another have successfully demonstrated regard for the original homes build in this subdivision. The Committee may not be aware, but a new home on this lot was to have started construction a year ago, by a different owner. That did not occur, however, the owner and his builder kindly showed us the plans, and the home did have a high degree of regard for the existing neighborhood. It can be done.

In conclusion, we would request a denial of all aspects of this application.

Sincerely,
Dan and Nancy Tregunno,
[REDACTED] Wood Place

Notice of Public Hearing Committee of Adjustment Application



File # CAV A/147/2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, October 16, 2024 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
J. Snyder R. Snyder	Alison Strickland Narratif Design Inc 33 SHEPHERD Rd 100 Oakville ON, Canada L6K 2G6	246 Douglas Ave PLAN 113 LOT 96

Zoning of property: RL3-0 sp:10, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit a one-storey addition to the existing dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 15.10.1 c)</i> Maximum lot coverage for a dwelling having two storeys shall be 19%.	To increase the maximum lot coverage to 29%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](#) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

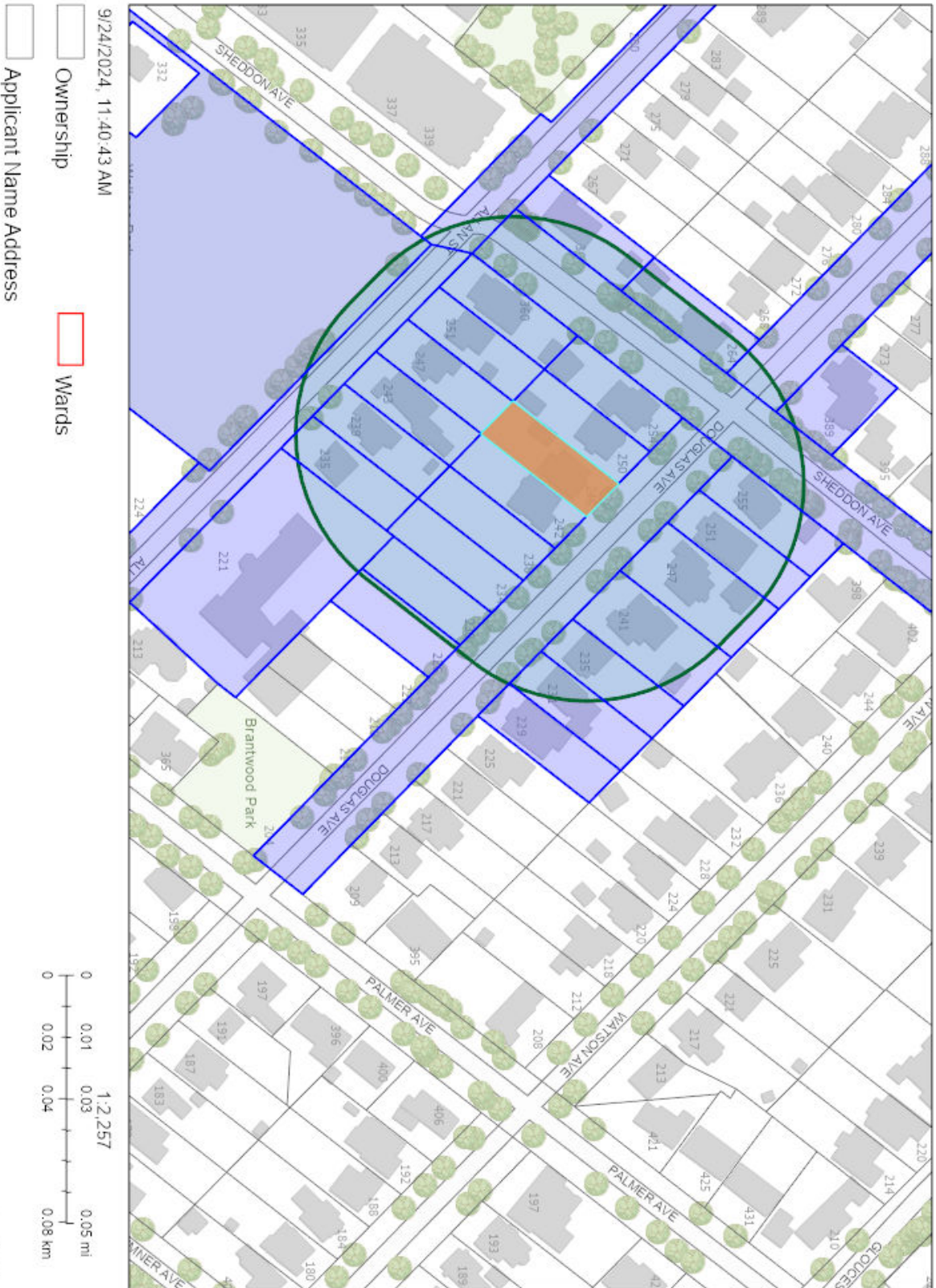
Contact information:

Jennifer Ulcar
Secretary-Treasurer of Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

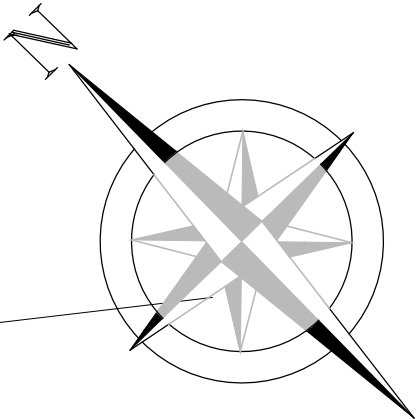
October 01, 2024

CAV A/147/2024 (246 Douglas Avenue)





SITE STATISTICS			
DESCRIPTION	BY-LAW	EXISTING	PROPOSED
	RL3-0 sp.10		
LOT AREA	—	629.76m ²	(no change)
LOT FRONTAGE	18m	14.63m	(no change)
LOT DEPTH	30m	43.32m	(no change)
COVERAGE:			
— Dwelling	—	108.44m ²	137.91m ²
— Covered Porches	—	24.91m ²	24.43m ²
— Detached Garage	—	26.16m ²	20.80m ²
TOTAL:	—	159.51m ²	183.13m ²
LOT COVERAGE %	19%	25%	29%
BUILDING HEIGHT:			
— House	9m	9.26m	(no change)
— Exterior Main Walls	—	—	—
RESIDENTIAL FLOOR AREA:			
— Main Floor	—	110.4m ²	140.6m ²
— Second Floor	—	116.00m ²	116.00m ²
TOTAL:	264.49m ²	226.41m ²	256.60m ²
G.F.A. %	42%	35.95%	40.75%
ACCESSORY BUILDING (GARAGE): EXISTING		%OF LOT AREA	PROPOSED
Garage		26.16m ²	4.15%
		20.80m ²	3.3%



LEGEND:			
	EXISTING HOUSE		STRUCTURES TO BE DEMOLISHED
	PROPOSED NEW HOUSE EXTENSION		SOFT LANDSCAPING
	EXISTING DRIVEWAY		PROPOSED NEW DRIVEWAY
	FLAGSTONE PAVERS		

#	DATE	REVISION / ISSUE	CHKD
1		#	

PROJECT: **SNYDER RESIDENCE**
246 Douglas Ave. Oakville, ON

DWG. TITLE: **Site Plan**

Approved/Client Sign Off

Date:

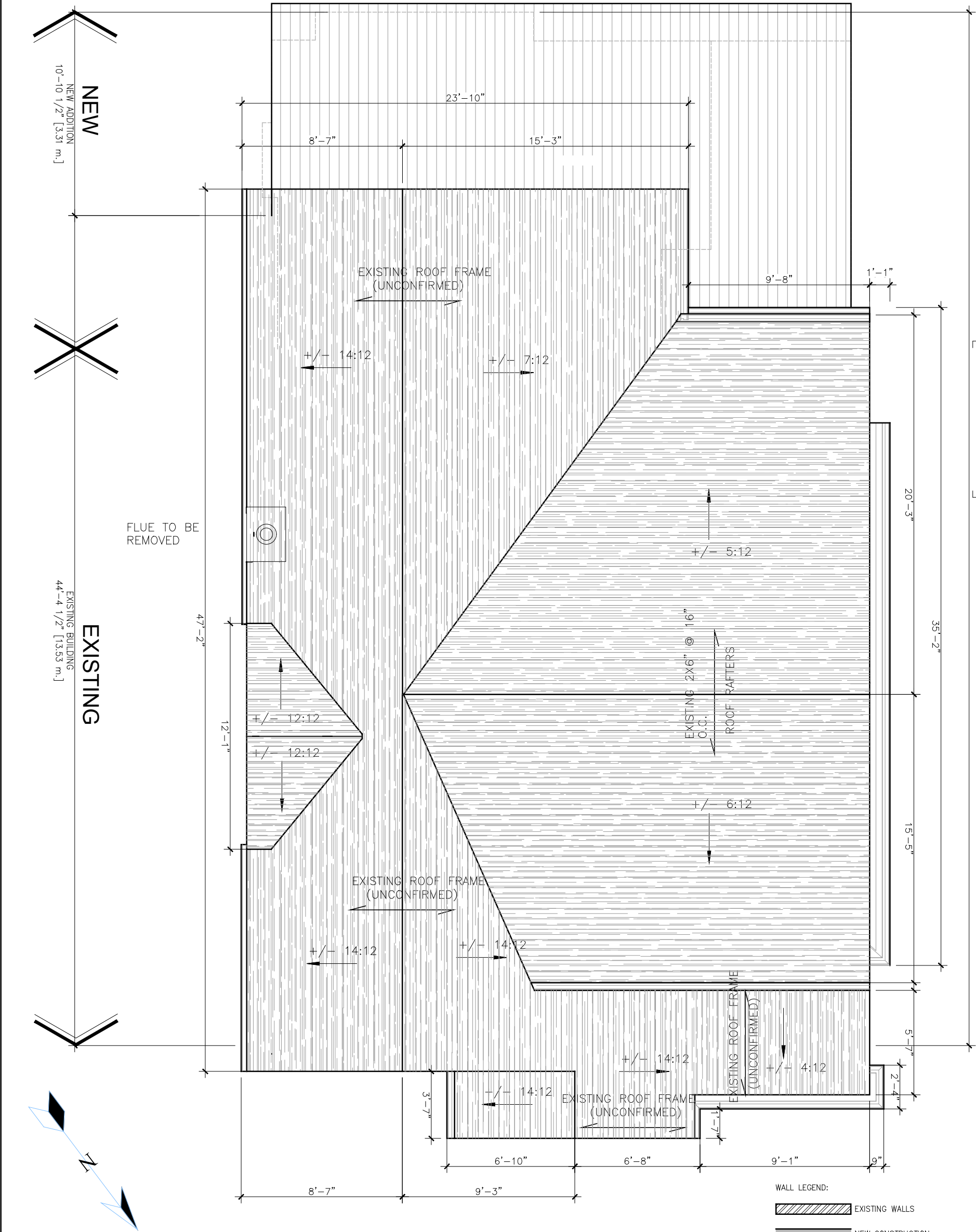
DATE: 9/4/2024

SCALE: 3/32"-1'-0"

DWN BY: K.D.

PROJECT ID: 24.05

NARRATIF



ROOF PLAN

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

#	DATE	REVISION / ISSUE	CHKD
1		#	

A5

PROJECT: SNYDER RESIDENCE
246 Douglas Ave. Oakville, ON

DWG. TITLE: Ground Floor Plan

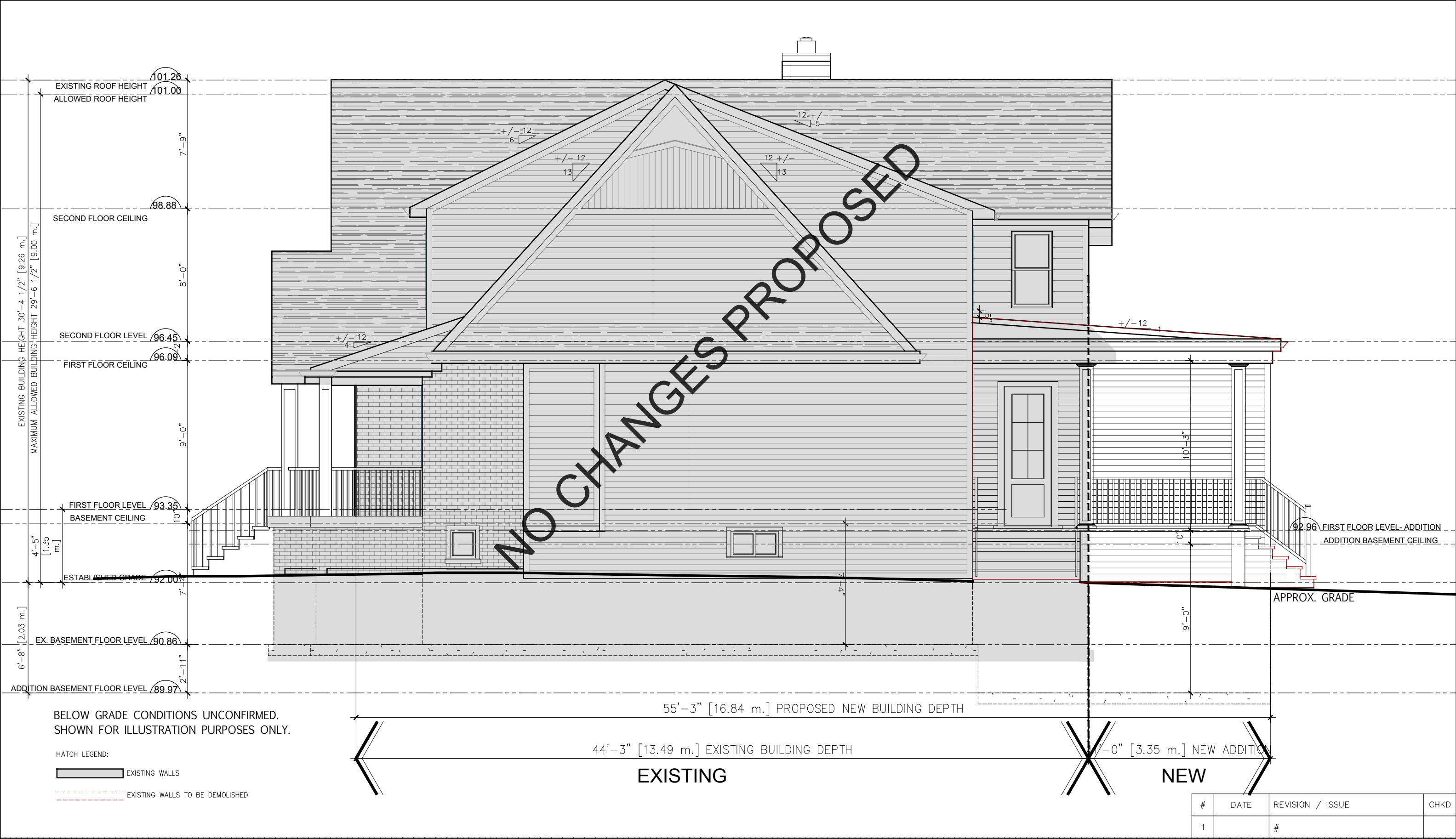
Approved/Client Sign Off

Date:

DATE: 9/4/2024
SCALE: 3/16"-1'-0"
DWN BY: K.D.
PROJECT ID: 24.05











COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: *Section 45 of the Planning Act, 1990*

APPLICATION: CAV A/147/2024

RELATED FILE: N/A

DATE OF MEETING: October 16, 2024

Owner (s)	Agent	Location of Land
R. SNYDER J. SNYDER	Alison Strickland Narratif Design Inc 33 SHEPHERD Rd 100 Oakville ON, L6K 2G6	246 Douglas Ave Town of Oakville PLAN 113 LOT 96

OFFICIAL PLAN DESIGNATION: Low Density Residential
WARD: 3

ZONING: RL3-0 sp:10
DISTRICT: East

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit a one-storey addition to the existing dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 15.10.1 c)</i> Maximum lot coverage for a dwelling having two storeys shall be 19%.	To increase the maximum lot coverage to 29%.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

CAV A/147/2024 – 246 Douglas Avenue (East District) (OP Designation: Low Density Residential)

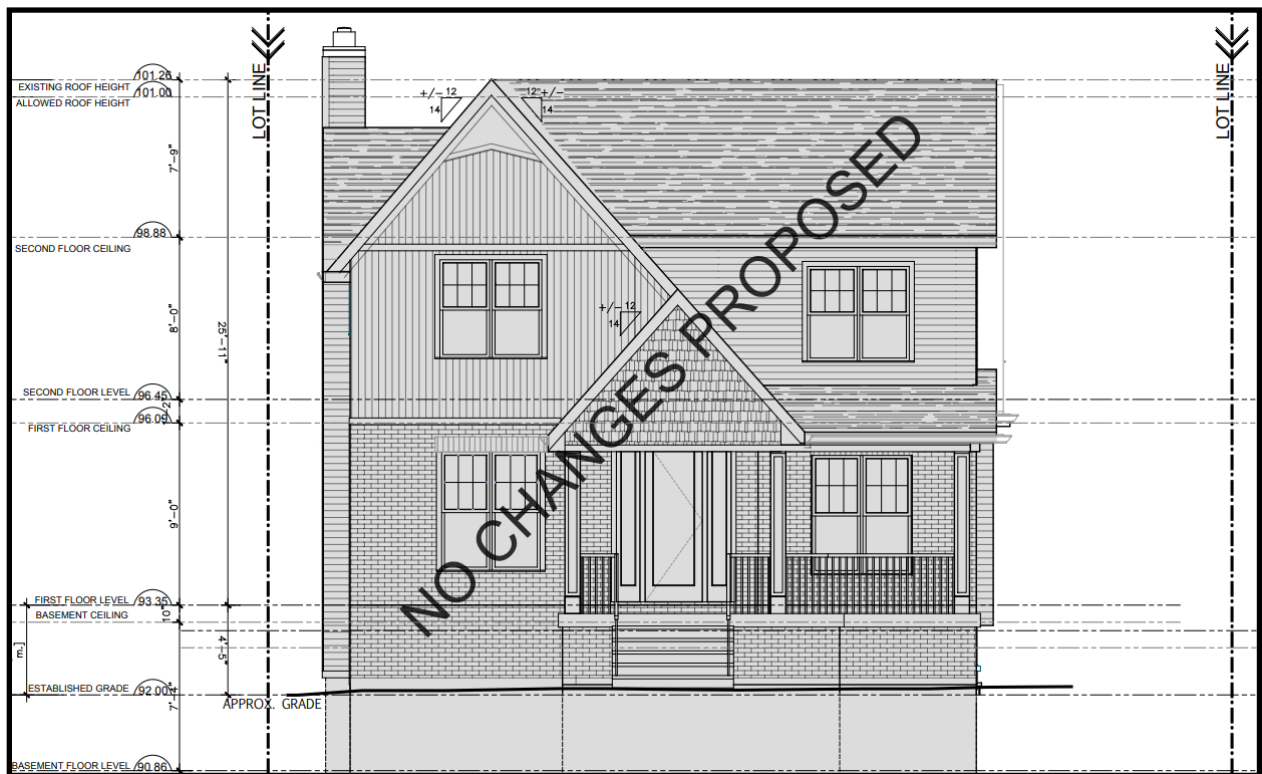
The applicant is proposing to construct a rear one-storey addition to the existing two-storey detached dwelling and a new detached single vehicle garage, subject to the variance listed above.

Site Area and Context

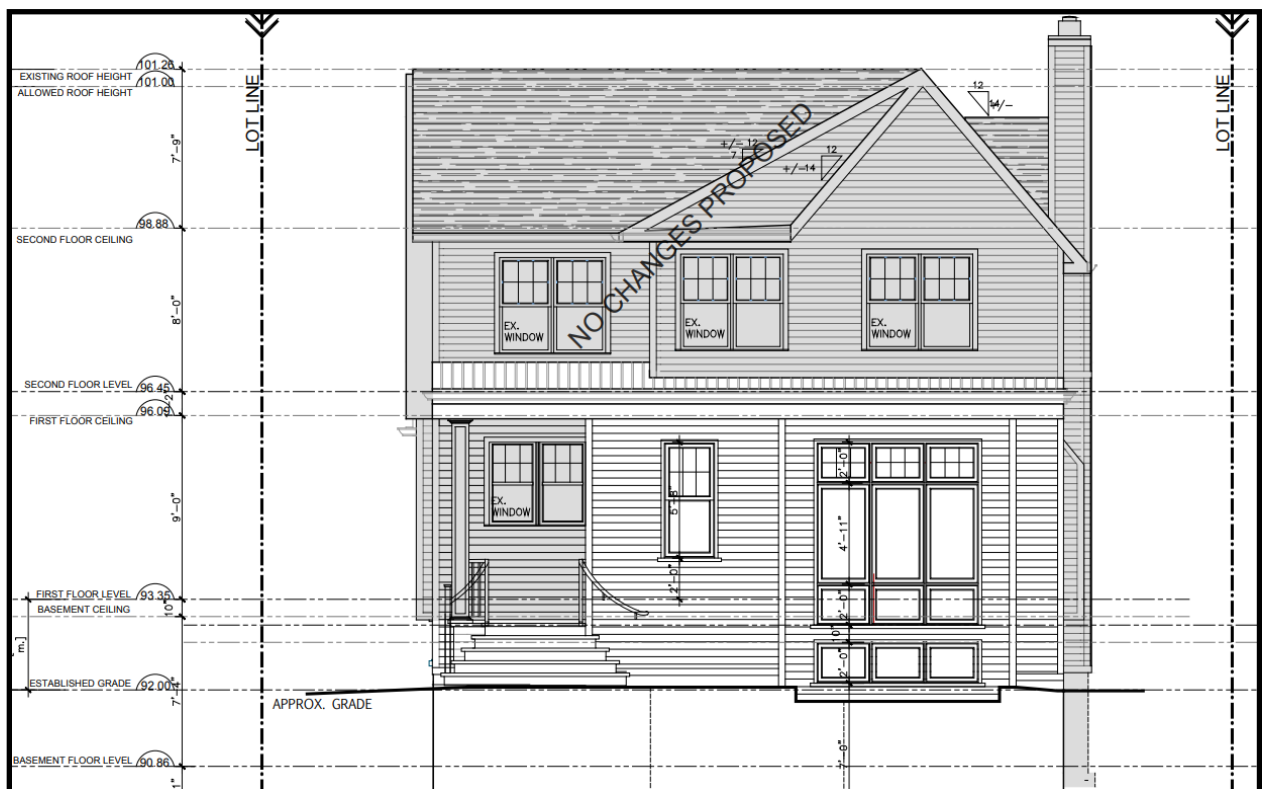
The subject lands are located within the Brantwood neighbourhood (RL3-0 SP: 10) which has seen past variance approvals for increases in the maximum lot coverage from 25% to approximately 30%. This area has experienced redevelopment in the form of replacement dwellings and additions/alterations to existing dwellings. The neighbourhood consists of original one-storey, one-half-storey, and two-storey detached dwellings, as well as newer two-storey detached dwellings. Newer two-storey dwellings in the surrounding area consist of a variety of architectural forms, many of which include one-storey architectural elements that assist in breaking up the massing.



Aerial Photo – 246 Douglas Avenue



Front Elevation – 246 Douglas Avenue (No changes proposed)



Rear Elevation – 246 Douglas Avenue highlighting the proposed 1-storey rear addition

The application notes that the existing home currently surpasses the minimum required lot coverage standards under the By-law. The existing dwelling has a lot coverage of 25%, whereas the minimum requirement under the RL3-0 sp:10 zone is 19%. The one-storey rear addition and new detached garage are proposed to add an additional 23.62 square metres of gross floor area, for a total lot coverage of 29%. The site plan diagram below

illustrates the existing dwelling footprint and detached garage location, along with the proposed one-storey rear addition and new garage on the property.



Site Plan – 246 Douglas Avenue

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to authorize minor variance from the provisions of the Zoning By-law provided the requirements set out under 45(1) in the *Planning Act* are met.

Staff's comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Low Density Residential by Livable Oakville. Development is required to be evaluated using the criteria established in Section 11.1.9 to maintain and protect the existing neighbourhood character. The proposed addition is

one-storey in height, helping to limit any potential shadowing or overlook concerns on neighbouring properties, and all of the minimum required side yard and rear yard setbacks are proposed to be maintained. The proposed gross floor area of the existing dwelling, one-storey addition, and new detached garage results in a residential floor area ratio of 40.75% which is less than the 42% maximum permitted under the By-law. Staff is of the opinion that the proposal maintains the general neighbourhood character and complies with Livable Oakville.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 – Maximum Lot Coverage (No Objection) – increased from 19% to 29%.

The intent of the Zoning By-law provision for lot coverage is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. The subject lands are located within the Brantwood neighbourhood (RL3-0 SP: 10) which has seen past variance approvals for increases in maximum lot coverage of approximately 25% or greater.

The one-storey rear addition projects 3.31 metres further into the existing rear yard setback than the current dwelling, but still meets all applicable setback requirements. This allows for the maintenance of an adequate rear yard amenity space with substantial landscaped areas to help mitigate stormwater management concerns. The newly proposed detached garage is also located closer to the rear of the property and is approximately 5.36 square metres smaller than the existing detached garage. This helps to deemphasize the garage as one of the predominant features of the dwelling since it is located further away from the street and not as visible from the public realm. This helps to further maintain and protect the existing character of the Brantwood neighbourhood. The one-storey addition does not contribute to any adverse massing or scale impacts to the existing streetscape or any neighbouring properties, and staff are of the opinion that the request maintains the general intent and purpose of the Zoning By-law

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Based on a site visit of the surrounding neighbourhood, staff note that there are other properties in the surrounding area with similar variances and various architectural styles. The proposed one-storey rear addition and detached garage are located away from the public realm and do not negatively contribute to the overall massing and scale of the dwelling or create any deleterious effects on neighbouring properties. Accordingly, this proposal would maintain and protect the established neighbourhood character.

Staff are of the opinion that the proposal represents appropriate development of the subject property. The variance is minor in nature and will not create any undue adverse impacts to adjoining properties or the existing neighbourhood character.

Recommendation:

Staff do not object to the proposed variance. Should this minor variance request be approved by the Committee, the following conditions are recommended:

1. The dwelling be constructed in general accordance with the submitted site plan dated September 4, 2024, and elevation drawings; and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Fire: No concerns for Fire. Passed.

Transit: No comments received.

Finance: The Tax account is clear.

Halton Region:

CAV A/147/2024 – J. Snyder and R. Snyder, 246 Douglas Avenue, Oakville

- Due to recent Provincial legislation, as of July 1, 2024, the Region will no longer be responsible for the Regional Official Plan – as this will become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities is being prepared that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines a continued of interests for the Region and the Conservation Authorities in these matters. Going forward, comments offered through minor variance applications will be reflective of this changing role.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit an increase to the maximum lot coverage to 29%, under the requirements of the Town of Oakville Zoning By-law, for the purpose of constructing a two-storey detached dwelling on the Subject Property.
- **General ROP Policy:** The Region's Official Plan provides goals, objectives and policies to direct physical development and change in Halton. All proposed Minor Variances are located on lands that are designated as 'Urban Area' in the 2009 Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. The Urban Area policies state that the range of permitted uses and the creation of new lots in the Urban Area will be per Local Official Plans and Zoning-By-laws. All development, however, will be subject to the policies of the ROP.

Halton Conservation: No comments will be provided.

Bell Canada: No comments received.

Union Gas: No comments received.

Oakville Hydro: We do not have any comments to add.

Letter(s) in support – 0

Letter(s) in opposition – 0

General notes for all applications:

Note: *The following standard comments apply to all applications. Any additional application specific comments are as shown below.*

- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- The applicant is advised that permits may be required from other departments / authorities (e.g. Engineering and Construction, Building Services, Conservation Halton, etc.) should any proposed work be carried out on the property.
- The applicant is advised that any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report.
- The applicant is advised that any current or future proposed works will require the removal of all encroachments from the public road allowance to the satisfaction of the Engineering and Construction Department.
- The applicant is advised that the comments provided pertain only to zoning and are not to be construed as a review or approval of any proposal for the site. This review will be carried out through the appropriate approval process at which time the feasibility/scope of the works will be assessed.
- Unless otherwise stated, the Planning basis for the conditions referenced herein are as follows:
 - Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the actual planning, neighbourhood and site basis for the request for the variances, and then the plans to be reviewed through the building permit and construction processes.
 - A two (2) year timeframe allows the owner to obtain building permit approval for what is ultimately approved within a reasonable timeframe of the application being heard by the Committee of Adjustment based on the requirements when it is processed, but cognizant of the ever-changing neighbourhoods, policies and regulations which might then dictate a different result. Furthermore, if a building permit is not obtained within this timeframe, a new application would be required and subject to the neighbourhood notice circulation, public comments, applicable policies and regulations at that time.

Requested conditions from circulated agencies:

1. The dwelling be constructed in general accordance with the submitted site plan dated September 4, 2024, and elevation drawings; and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Sharon Coyne
Sharon Coyne
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # CAV A/148/2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, October 16, 2024 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
M. Akhokail	STEVEN BROUSSEAU Steven Brousseau Design Inc. 18 BEVERLY St E ST. GEORGE ON, Canada N0E 1N0	1315 Cleaver Dr PLAN 1008 LOT 58

Zoning of property: RL1-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit a one storey addition to the existing dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.3.1 (Row 5, Column RL1) The minimum interior side yard shall be 4.20 m.	To reduce the minimum westerly interior side yard to 2.51 m.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:

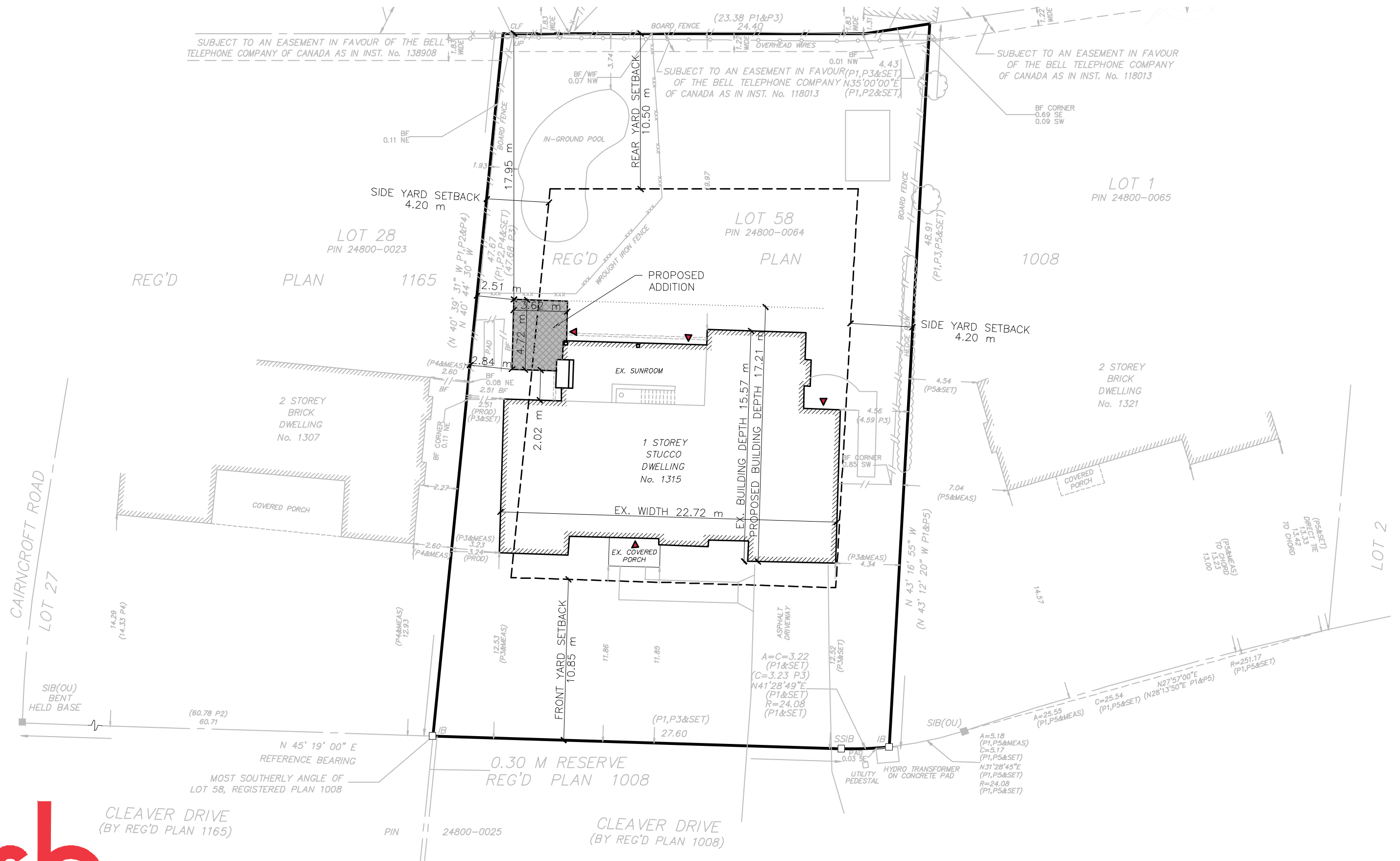
Sharon Coyne
Assistant Secretary-Treasurer of Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601
Email: coarequests@oakville.ca

Date mailed:

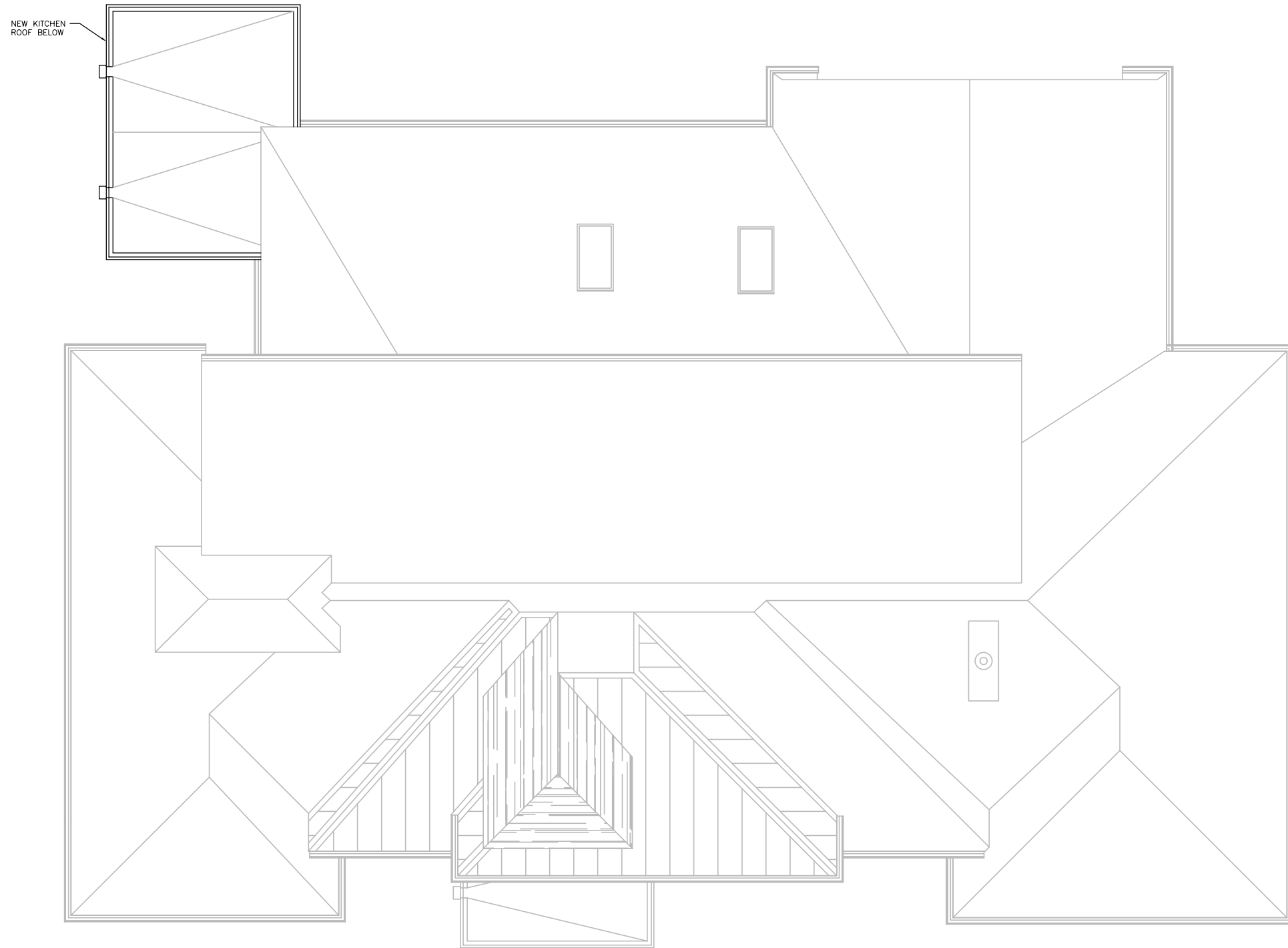
October 1, 2024

CAV A/148/2024 (1315 Cleaver Drive)

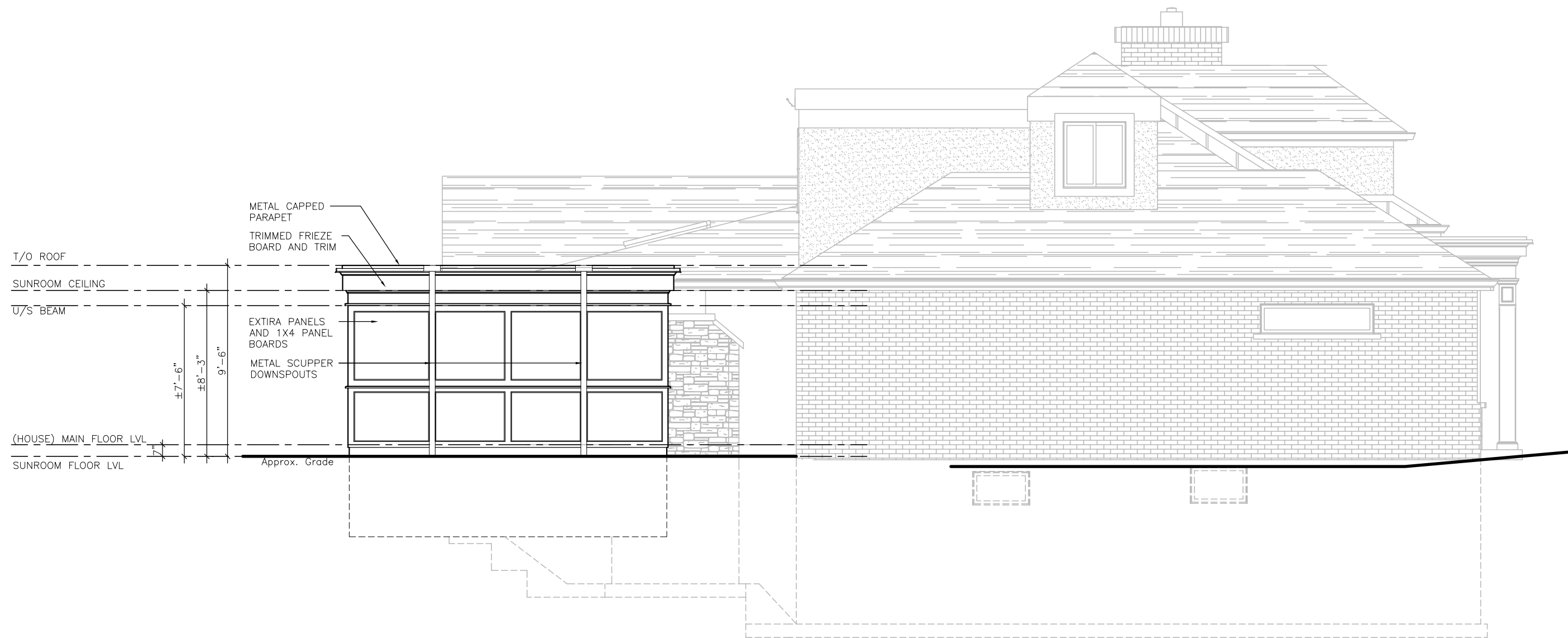


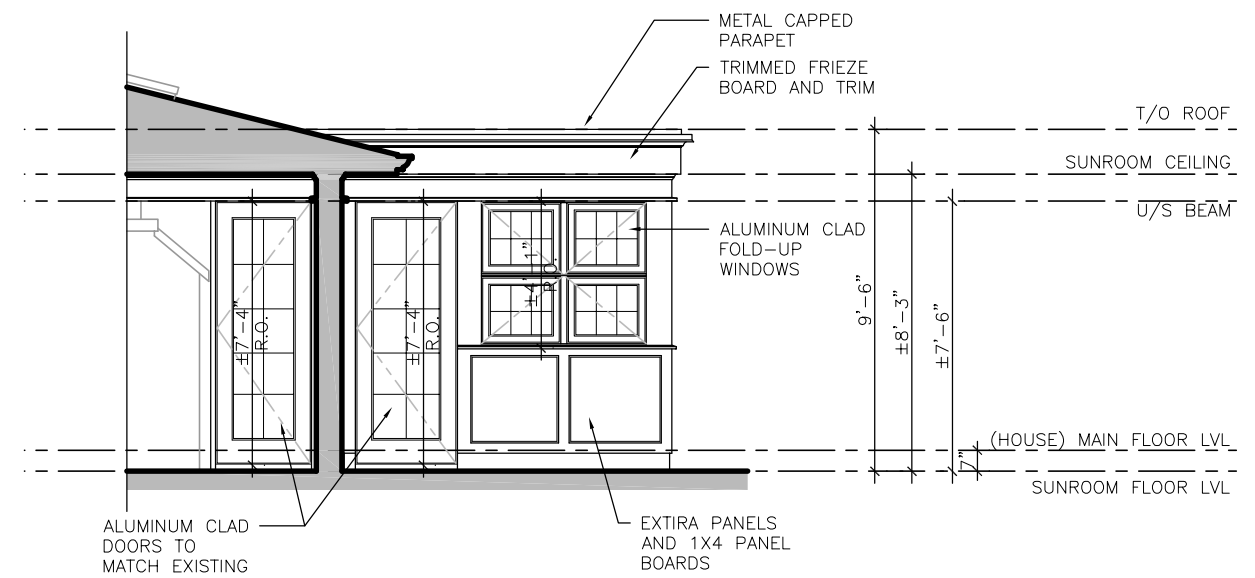
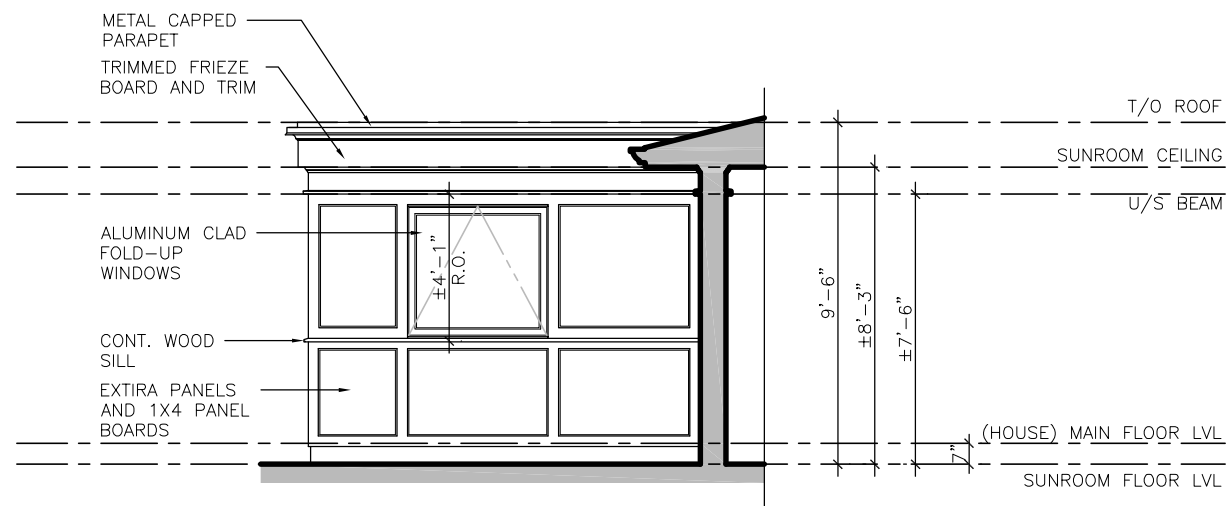


SITE STATISTICS – COA			
DESCRIPTION	EXISTING	PROPOSED	BY–LAW
ZONED	RL1–0		
LOT AREA (MINIMUM)	1,429.17 m ²	EX. TO REMAIN	1,393.5 m ²
LOT FRONTAGE (MINIMUM)	30.83 m	EX. TO REMAIN	30.5 m
SETBACKS			
– FRONT YARD	11.85 m	EX. TO REMAIN	10.85 m
– INTERIOR YARD (WEST)	2.51 m	2.51 m	4.2 m
– REAR YARD	19.97 m	EX. TO REMAIN	10.5 m
– INTERIOR YARD (EAST)	4.34 m	EX. TO REMAIN	4.2 m
MAX. NUMBER OF STOREYS	2	EX. TO REMAIN	2
MAX. BUILDING HEIGHT	EX. TO REMAIN	EX. TO REMAIN	9.0 m
MAX. DWELLING DEPTH	15.57 m	17.21 m	20.0 m
R.F.A.			
– MAIN FLOOR	261.29m ²	277.64m ²	
– SECOND FLOOR	111.93m ²	EX. TO REMAIN	
TOTAL:	373.22m ²	389.57m ²	
MAX. R.F.A. RATIO %	26.11%	27.26%	29%
FOOTPRINT AREA	310.40m ²	325.55m ²	
LOT COVERAGE %	21.72%	22.78%	25%









September 5th, 2024

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON, L6H 0H3



RE: MINOR VARIANCE APPLICATION
LOCATION: 1315 CLEAVER DRIVE, OAKVILLE, ON L6J 1W5

Dear Committee of Adjustment Council Members,

My client seeks your approval to build a small addition off their existing sunroom in the side yard of their house.

My client would like an enclosed outdoor kitchen serving both the backyard and the sunroom. This location is important for the addition as any other location is quite difficult to accommodate. We have designed it in a way that minimizes the impact of the addition to the neighbours by matching the already existing side yard setback of the house and designing it as a single storey structure with a flat roof.

Therefore, we are seeking relief from one bylaw parameter:

- We are looking to match the addition side yard setback with the existing side yard setback of the house at 2.51m (Bylaw is 4.2m)

If you have any questions or concerns, feel free to contact me. Thank you for your time.

Sincerely,

Steven Brousseau

Principal | *Steven Brousseau Design Inc.*
info@stevenbrousseaudesign.com
(905) 541-7661

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: CAV A/148/2024

RELATED FILE: N/A

DATE OF MEETING: October 16, 2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
M. AKHOKAIL	STEVEN BROUSSEAU Steven Brousseau Design Inc. 18 BEVERLY St E ST. GEORGE ON, N0E 1N0	1315 Cleaver Dr Town of Oakville PLAN 1008 LOT 58

OFFICIAL PLAN DESIGNATION: Low Density Residential
WARD: 3

ZONING: RL1-0
DISTRICT: East

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit a one storey addition to the existing dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.3.1 (Row 5, Column RL1) The minimum interior side yard shall be 4.20 m.	To reduce the minimum westerly interior side yard to 2.51 m.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

CAV A/148/2024 - 1315 Cleaver Drive (East District) (OP Designation: Low Density Residential)

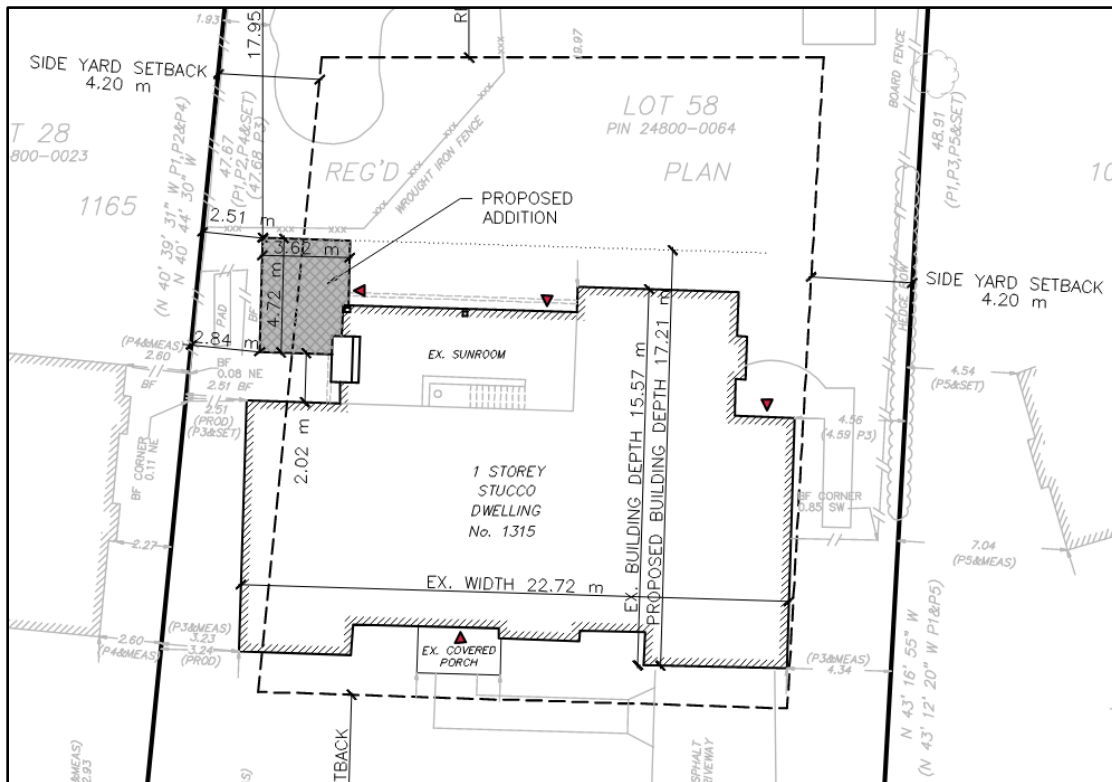
The applicant proposes to construct an addition to the main floor of the existing dwelling, subject to the variance listed above.

Site Area and Context

The subject property is located in an area that has experienced some redevelopment in the form of replacement dwellings and additions/alterations to existing dwellings. The neighbourhood consists of two-storey and one-storey existing housing stock and newer two-storey replacement dwellings. Dwellings in the surrounding area consist of a variety of architectural styles and design elements that maintain and contribute to the established neighbourhood character.



Aerial Photo – 1315 Cleaver Drive



Site Plan – 1315 Cleaver Drive

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to authorize minor variance from the provisions of the Zoning By-law provided the requirements set out under 45(1) in the *Planning Act* are met.

Staff's comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Low Density Residential by Livable Oakville. Development is required to be evaluated using the criteria established in Section 11.1.9 to maintain and protect the existing neighbourhood character. The addition does not contribute to the establishment of a dwelling that appears larger than those in the surrounding area. Staff is of the opinion that the proposal maintains the general neighbourhood character and complies with Livable Oakville.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 – Minimum interior side yard (No Objection) – reduced from 4.2 m to 2.51 m

The intent of the Zoning By-law provision for regulating the minimum interior side yard is to ensure adequate spatial separation between dwellings and that there are no negative impacts on drainage. The proposed variance maintains adequate spatial separation between dwellings and maintains appropriate space to facilitate effective drainage. A future site alteration permit may be required to demonstrate that there are no negative impacts on existing drainage. Staff is of the opinion that the request maintains the general intent and purpose of the Zoning By-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the proposal represents appropriate development of the subject property. The variance is minor in nature and will not create any undue adverse impacts to adjoining properties or the established neighbourhood character.

Recommendation:

Staff do not object to the proposed variance. Should this minor variance request be approved by the Committee, the following conditions are recommended:

1. The dwelling be constructed in general accordance with the submitted site plan dated September 5, 2024; and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Fire: No concerns for Fire. Passed.

Transit: No comments received.

Finance: The tax account is not clear. There is an outstanding balance of \$174.27

Halton Region:

6.3 CAV A/148/2024 – M. Akhokhail, 1315 Cleaver Drive, Oakville

- Due to recent Provincial legislation, as of July 1, 2024, the Region will no longer be responsible for the Regional Official Plan – as this will become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities is

being prepared that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines a continued of interests for the Region and the Conservation Authorities in these matters. Going forward, comments offered through minor variance applications will be reflective of this changing role.

- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit a decrease to the minimum westerly interior side yard to 2.51 m, under the requirements of the Town of Oakville Zoning By-law, for the purpose of constructing a one-storey addition to the dwelling on the Subject Property.
- General ROP Policy: The Region's Official Plan provides goals, objectives and policies to direct physical development and change in Halton. All proposed Minor Variances are located on lands that are designated as 'Urban Area' in the 2009 Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. The Urban Area policies state that the range of permitted uses and the creation of new lots in the Urban Area will be per Local Official Plans and Zoning-By-laws. All development, however, will be subject to the policies of the ROP.

Halton Conservation: We will not be providing comments.

Bell Canada: No comments received.

Union Gas: No comments received.

Oakville Hydro: We do not have any comments to add.

Letter(s) in support – 0

Letter(s) in opposition – 0

General notes for all applications:

Note: *The following standard comments apply to all applications. Any additional application specific comments are as shown below.*

- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- The applicant is advised that permits may be required from other departments / authorities (e.g. Engineering and Construction, Building Services, Conservation Halton, etc.) should any proposed work be carried out on the property.
- The applicant is advised that any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report.
- The applicant is advised that any current or future proposed works will require the removal of all encroachments from the public road allowance to the satisfaction of the Engineering and Construction Department.
- The applicant is advised that the comments provided pertain only to zoning and are not to be construed as a review or approval of any proposal for the site. This review will be carried out through the appropriate approval process at which time the feasibility/scope of the works will be assessed.
- Unless otherwise stated, the Planning basis for the conditions referenced herein are as follows:

- Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the actual planning, neighbourhood and site basis for the request for the variances, and then the plans to be reviewed through the building permit and construction processes.
- A two (2) year timeframe allows the owner to obtain building permit approval for what is ultimately approved within a reasonable timeframe of the application being heard by the Committee of Adjustment based on the requirements when it is processed, but cognizant of the ever-changing neighbourhoods, policies and regulations which might then dictate a different result. Furthermore, if a building permit is not obtained within this timeframe, a new application would be required and subject to the neighbourhood notice circulation, public comments, applicable policies and regulations at that time.

Requested conditions from circulated agencies:

1. The dwelling be constructed in general accordance with the submitted site plan dated September 5, 2024; and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Sharon Coyne
 Sharon Coyne
 Assistant Secretary-Treasurer
 Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # CAV A/105/2024- Deferred from July 24, 2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, October 16, 2024 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
Pratik Babariya	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr Brampton ON, Canada L6Z 4N5	1187 Pinegrove Rd PLAN 682 LOT 5

Zoning of property: RL3-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.75%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](https://oakville.ca) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:

Jennifer Ulcar
Secretary-Treasurer of Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

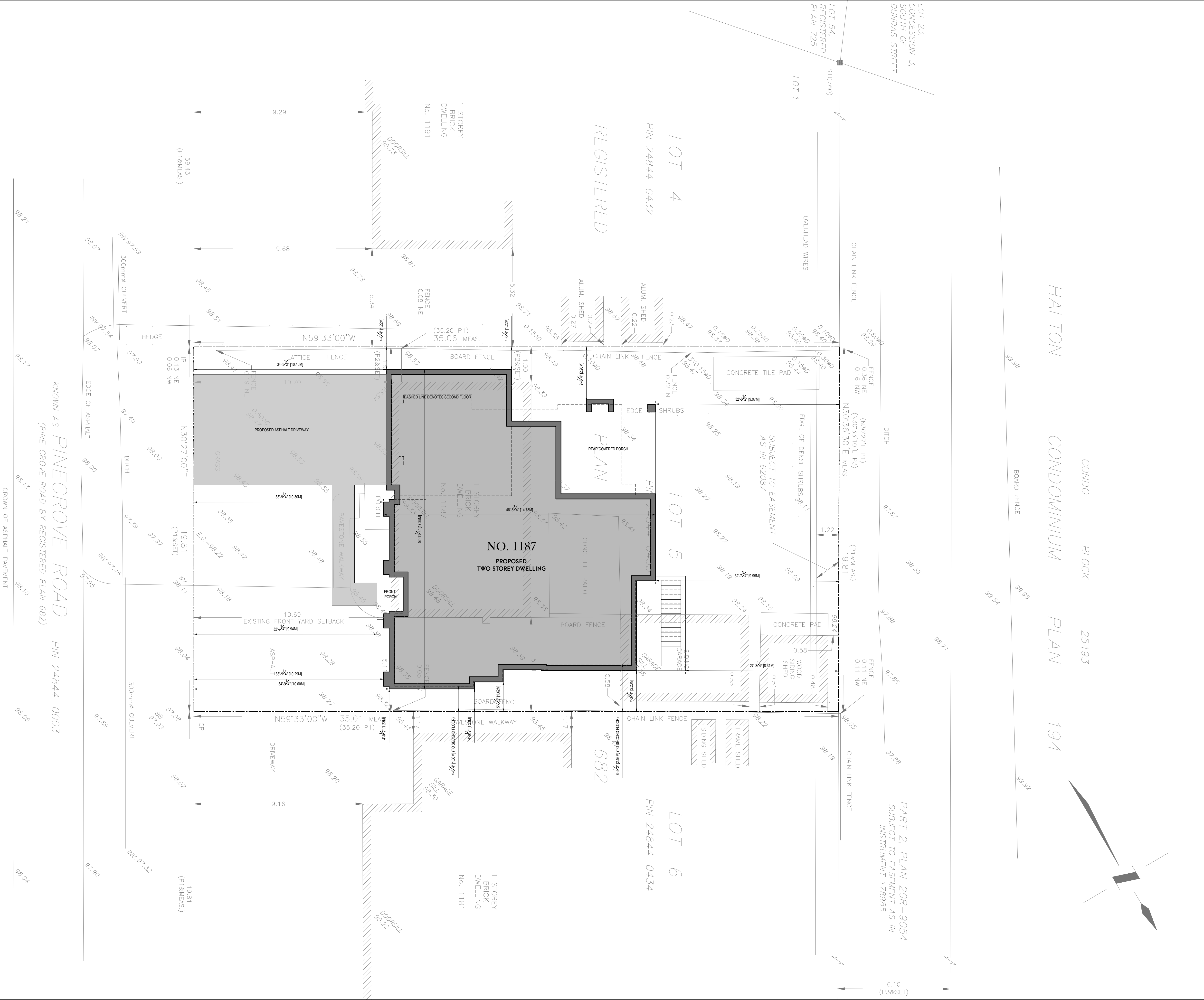
October 01, 2024

CAV A/105/2024-Revised (1187 Pinegrove Road)



SITE STATISTICS			
ADDRESS:	1187 PINEGROVE ROAD		
ZONING:	RL3-0		
		Proposed	Required
LOT AREA	694.08	m2	557.5 m2
LOT FRONTAGE	19.81	m	18.00 m2
ESTABLISHED GRADE	98.22		N/A
HEIGHT TO MID-POINT	7.88	m	N/A
HEIGHT TO HIGHEST RIDGE	8.52	m	9.00 m
HEIGHT TO EAVE	7.09	m	N/A
		Proposed	Required
RFA (FLOOR AREA)			
GROUND FLOOR	148.62	m2	N/A
SECOND FLOOR	186.45	m2	N/A
GARAGE (NOT INCL.)	46.67	m2	N/A
SUBTOTAL	335.07	m2	N/A
OPEN AREAS (TO BE DEDUCTED)	31.38	m2	N/A
TOTAL RFA	303.69	m2	284.57 m2
RFA TO LOT AREA (MAX 41%)	43.75	%	41 %
		Proposed	Required
LOT COVERAGE			
DWELLING FOOTPRINT (INCL GARAGE)	195.29	m2	N/A
FRONT PORCH	3.04	m2	N/A
REAR COVERED PORCH	27.94	m2	N/A
TOTAL LOT COVERAGE:	226.27	m2	242.93 m2
MAX ALLOWED = 35%	=	32.60	%
		Proposed	Required
SETBACKS			
FRONT YARD	9.94	m	9.63 m
INTERIOR SIDE YARD (NORTH)	1.23	m	1.20 m
INTERIOR SIDE YARD (SOUTH)	1.22	m	1.20 m
REAR YARD	9.95	m	7.50 m

ARCHITECTURAL SITE PLAN



1:100

huis

design studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.

CUSTOM HOME DESIGN

1A CONESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5

T: 1.833.456.4847 W: HUIS (E-MAIL)@HUISDESIGN.CA

HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL, UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANIFESTED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME

B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME

B.C.I.N.

REVISION LIST		ISSUE LIST	
1	-	1	DESIGN PLAN REVIEW
2	-	2	MINOR VARIANCE APPLICATION
3	-	3	DEFERRED MINOR VARIANCE APP
4	-	4	-
5	-	5	-

PROJECT NORTH		TRUE NORTH	
1	-	1	DESIGN PLAN REVIEW
2	-	2	MINOR VARIANCE APPLICATION
3	-	3	DEFERRED MINOR VARIANCE APP
4	-	4	-
5	-	5	-

DRAWING TITLE:

1187 PINEGROVE ROAD

DRAWN BY:

J.H.

CHECKED BY:

K.V.K.

PROJECT ADDRESS:

1187 PINEGROVE ROAD

PROJECT NO.:

2024-021

SCALE:



1:100

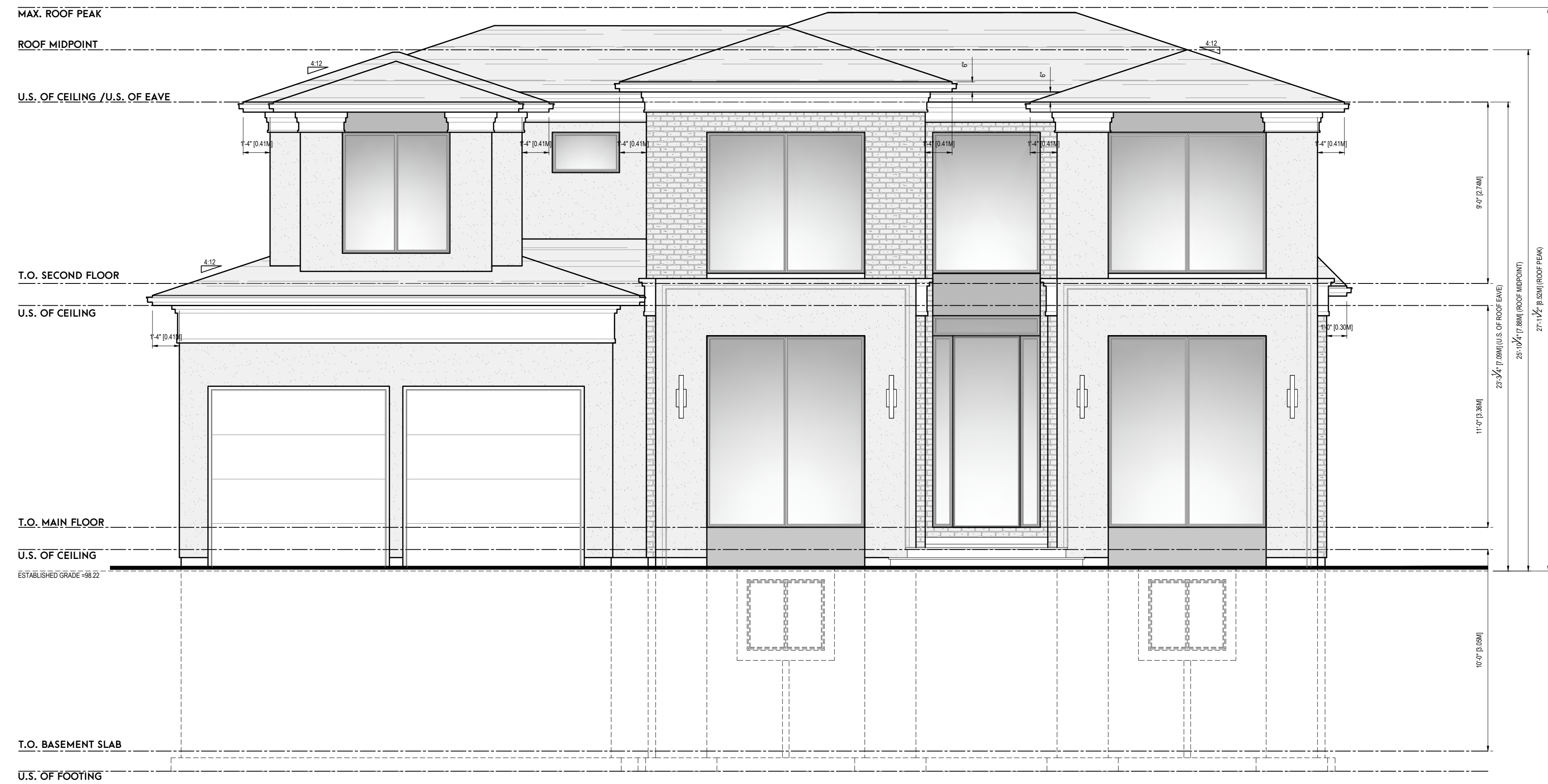
SHEET NO.:

SP




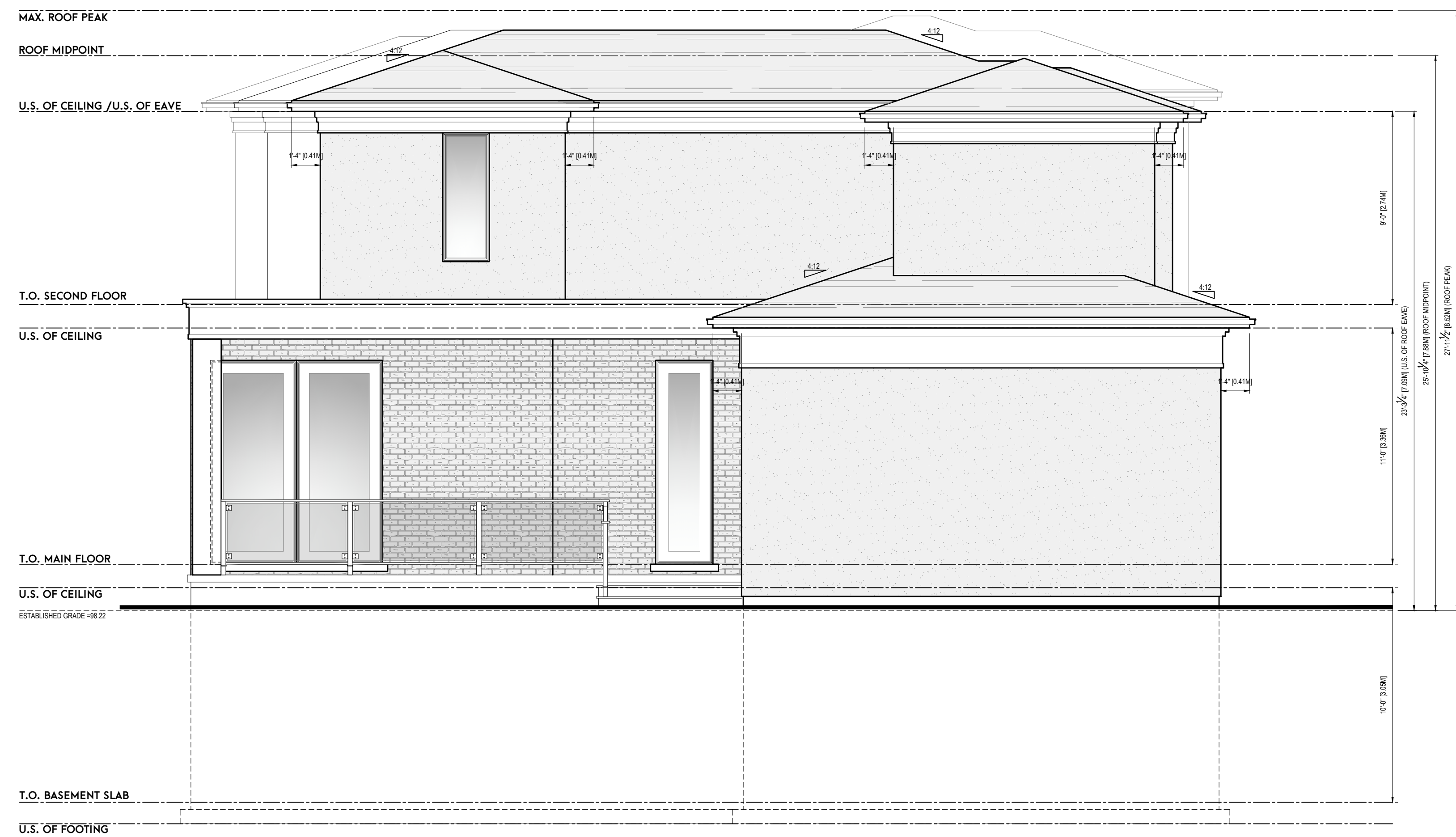
<p align="center">QUALIFICATION INFORMATION</p> <p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p>	
FIRM NAME	B.C.I.A.
<p align="center">REGISTRATION INFORMATION</p> <p>REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE</p>	
FIRM NAME	B.C.I.A.

PROJECT NORTH:		TRUE NORTH:	
			
<hr/>			
DRAWING TITLE:		ROOF PLAN	
DRAWN BY:	J.H.	CHECKED BY:	K.V.K.
PROJECT ADDRESS:		1187 PINGROVE ROAD	
PROJECT NO.	2024-021	SCALE: 1/4"=1'-0"	
SHEET NO.		A104	



1/4"=1'-0"
FRONT ELEVATION

 <p>huis design studio</p> <p>CUSTOM HOME DESIGN</p> <p>HUIS DESIGN STUDIO LTD. CUSTOM HOME DESIGN 14 MCNESTON DRIVE (E) #101 BRAMPTON, ON L6Z 4W6 T: 1.833.496.4847 (PJS) E: info@huisdesigns.com HUISDESIGN.CA</p>	<p>GENERAL NOTES</p> <p>TO BE READ TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO REPAIR, PROPER INSPECTION, ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL, UNLESS REVISED BY THE DESIGNER.</p>		<p>QUALIFICATION INFORMATION</p> <p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS MAINTAINING THE QUALIFICATION AND REQUIREMENTS MANAGED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.</p>		<p>REVISION LIST</p>		<p>DRAWING TITLE: ARCHITECTURAL ELEVATIONS</p> <p>DRAWN BY: JZH</p> <p>CHECKED BY: K.A.M.</p> <p>PROJECT ADDRESS: 1157 PROGRESSIVE ROAD</p> <p>DATE: 2024-01-21</p> <p>SHEET NO.: SCALE: 1/4"=1'-0"</p> <p>A201</p>
	<p>FORM NAME</p>		<p>B.C.I.N.</p>		<p>REUSE LIST</p>		
	<p>REGISTRATION INFORMATION</p> <p>REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C.3.2.4 OF THE ONTARIO BUILDING CODE</p>		<p>1 - DESIGN PLAN/SECTION</p> <p>2 - MINOR VARIANCE APPLICATION</p> <p>3 - DEFERRED MINOR VARIANCE APP</p> <p>4 -</p> <p>5 -</p>		<p>03.20.2024</p> <p>06.05.2024</p> <p>01.20.2024</p> <p>WM.DD.YYYY</p>		
	<p>FORM NAME</p>		<p>B.C.I.N.</p>		<p>WM.DD.YYYY</p>		
	<p>FORM NAME</p>		<p>B.C.I.N.</p>		<p>WM.DD.YYYY</p>		



LEFT ELEVATION

GENERAL NOTES		QUALIFICATION INFORMATION		REVISION LIST	
<p>DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INTERPRETATION AND CONFORMANCE WITH DOCUMENTATION ARE FINAL. UNLESS REFERRED TO OTHERWISE, THE DESIGNER'S AND PROJECT MANAGER'S SIGNATURES HEREIN, THE DESIGNER SHALL BE NOTIFIED, THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF HUS DESIGN. NO REPRODUCTION OF THE DOCUMENTATION PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.</p>		THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANIFESTED BY THE ENTIRE BUILDING CODE TO BE A DESIGNER.	1 -	MM/DD/YYYY	
			1 -	MM/DD/YYYY	
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			1 -	MM/DD/YYYY	
			5 -	MM/DD/YYYY	
<p>FIRM NAME _____ B.C.I.N. _____</p>		<p>ISSUE LIST</p>		<p>DRAWING TITLE: _____ ARCHITECTURAL ELEVATIONS</p>	
<p>REGISTRATION INFORMATION</p>		<p>DESIGN PLAN APPLICATION 03/30/2024</p>		<p>DRAWN BY: _____ CHKD BY: _____</p>	
<p>REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE</p>		<p>2 MINOR VARIANCE APPLICATION 06/01/2024</p>		<p>PROJECT ADDRESS: _____ 1147 PROGRESSIVE ROAD</p>	
		<p>3 DEFERRED MINOR VARIANCE APP. 01/01/2024</p>		<p>DATE: _____ 2024-01</p>	
<p>FIRM NAME _____ B.C.I.N. _____</p>		<p>MM/DD/YYYY</p>		<p>SHEET NO. _____ SCALE: 1/4" = 1'-0"</p>	



1/8"=1'-0"
REAR ELEVATION

FINAL DESIGN SIGN-OFF
I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HUIS INITIALS: _____

huis design studio
CUSTOM HOME DESIGN
HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #101 (B1) BRAMPTON, ON L6Z 4N5
T: 1.888.498.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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REVISION LIST	
1	- MW.DD.YYYY
2	- MW.DD.YYYY
3	- MW.DD.YYYY
4	- MW.DD.YYYY
5	- MW.DD.YYYY

ISSUE LIST	
1	DESIGN PLAN REVIEW 03.30.2024
2	MINOR VARIANCE APPLICATION 06.05.2024
3	DEFERRED MINOR VARIANCE APP 09.12.2024
4	- MW.DD.YYYY
5	- MW.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 1187 PINEGROVE ROAD
PROJECT NO.: 2024-021
SHEET NO.: _____

SCALES: 1/8"=1'-0"
A203

RIGHT ELEVATION



FINAL DESIGN SIGN-OFF
I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HUIS INITIALS: _____

huis design studio
CUSTOM HOME DESIGN
HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #101 (BRAMPTON, ON) L6Z 4N5
T: 1.833.498.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.
FIRM NAME: _____ B.C.I.N.: _____

REVISION LIST
1 - MM.DD.YYYY
2 - MM.DD.YYYY
3 - MM.DD.YYYY
4 - MM.DD.YYYY
5 - MM.DD.YYYY
ISSUE LIST
1 - DESIGN PLAN REVIEW 03.30.2024
2 - MINOR VARIANCE APPLICATION 06.05.2024
3 - DEFERRED MINOR VARIANCE APP 09.12.2024
4 - MM.DD.YYYY
5 - MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 1187 PINEGROVE ROAD
PROJECT NO. 2024-021
SHEET NO. _____
SCALE: 1/8"=1'-0"

A204

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: *Section 45 of the Planning Act, 1990*

APPLICATION: CAV A/105/2024 – Deferred from July 24, 2024

RELATED FILE: N/A

DATE OF MEETING: October 16, 2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
P. BABARIYA	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr Brampton ON, L6Z 4N5	1187 Pinegrove Rd Town of Oakville PLAN 682 LOT 5

OFFICIAL PLAN DESIGNATION: Low Density Residential
WARD: 2

ZONING: RL3-0
DISTRICT: West

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.75%.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

CAV A/105/2024 - 1187 Pinegrove Road (West District) (OP Designation: Low Density Residential)

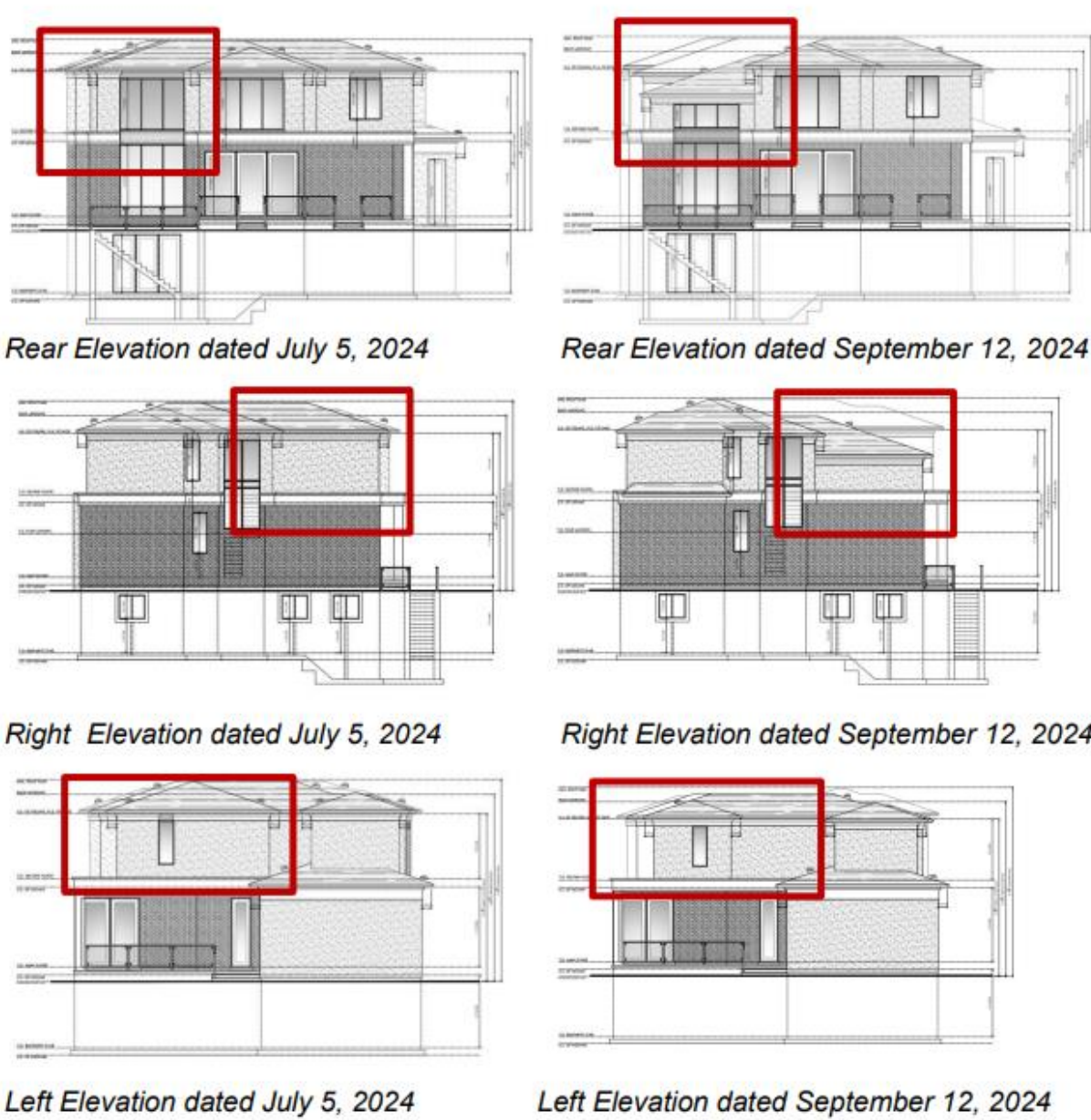
The applicant is proposing to construct a two-storey detached dwelling, subject to the variance listed above.

A minor variance application was previously submitted for consideration by the Committee on July 24, 2024. This application was deferred, at the request of the applicant, to provide the opportunity to address staff concerns with the proposed application. A revised minor variance application is now before the Committee of Adjustment for consideration.

The revised application results in a reduced variance request for residential floor area ratio and updates to the dwelling design. Please see the table below for the variance proposed in July of 2024, and the variance brought forward today.

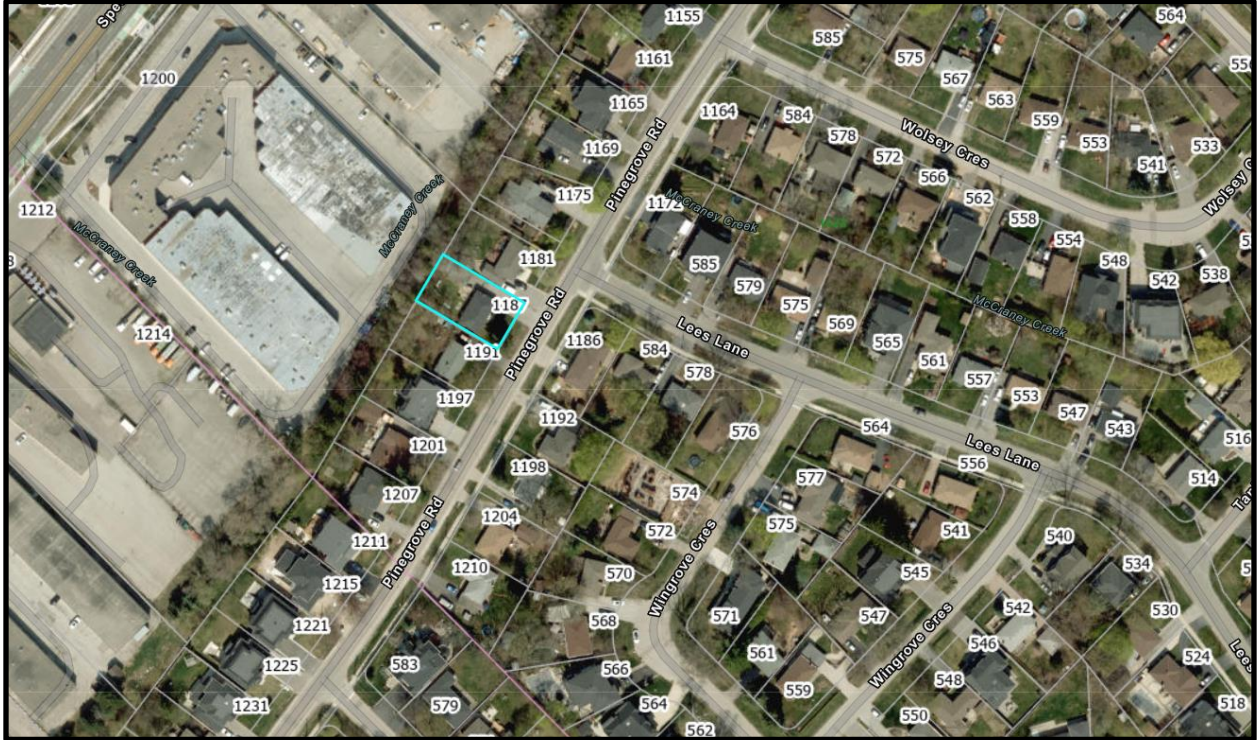
Town of Oakville Zoning By-law 2014-014		Agenda	
Regulation	Requirement	July 24, 2024	October 16, 2024
Residential Floor Area	41%	44.09%	43.75%

The original application resulted in an increase in residential floor area of approximately 21.4 square metres and the revised application results in an increase of approximately 19.12 square metres. In addition to the decrease in residential floor area, the applicant dropped the height of the open to below area above the proposed great room which reduced the impact of the proposed massing as it previously increased the massing of the second floor and exasperated the impact of the requested increase. Below is a comparison of the elevations and the changes that have been proposed to address concerns around massing of the dwelling.



Site Area and Context

The subject lands are located in a neighbourhood consisting of original one and two-storey dwellings and newer two-storey dwellings. The newer two-storey dwellings consist of a variety of architectural forms and designs. The area is primarily characterized by bungalows with bungalows located on either side of the subject property.



Aerial Photo – 1187 Pinegrove Road



1187 Pinegrove Road – Taken July 11, 2024

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to authorize minor variances from provisions of the Zoning By-law provided the

requirements set out under 45(1) in the *Planning Act* are met. Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Low Density Residential by Livable Oakville.

Development is required to be evaluated using the criteria established in Section 11.1.9 to maintain and protect the existing neighbourhood character. The dropping of the roofline and modifications to the left elevation assists with breaking up the massing of the dwelling and mitigating the proposed increase in residential floor area ratio.

It is staff's opinion that the revised proposal maintains the general intent and purpose of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The applicant is seeking relief from the Zoning By-law 2014-014, as amended, as follows:

Variance #1 – Residential Floor Area (No Objection) – 41% increased to 43.75%

The intent of regulating the residential floor area ratio is to ensure that the dwelling does not have the appearance of being larger than other dwellings in the neighbourhood. The statistics provided on the site plan show that the applicant has requested a revised residential floor area ratio increase of approximately 2.75% (19.12 m²) from the maximum permitted through the Town's Zoning By-law. As mentioned above, the massing and scale of the proposed dwelling is mitigated by the updates to the design of the dwelling. Staff are of the opinion that the proposal is compatible and in keeping with the character of the neighbourhood and are supportive of the requested variance.

Is the proposal minor in nature or desirable for the appropriate development of the subject lands?

Staff are of the opinion that the proposal represents appropriate development of the subject property. The variance is minor in nature and will not create any undue adverse impacts to adjoining properties or the existing neighbourhood character.

Recommendation:

Staff do not object to the proposed variances. Should these minor variance requests be approved by the Committee, the following conditions are recommended:

1. That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated September 12, 2024; and,
2. That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.

Fire: No concerns for Fire. Passed.

Transit: No comments received.

Finance: The tax account is clear.

Halton Region:

6.4 CAV A/105/2024 – P. Babariya, 1187 Pinegrove Road, Oakville

- It is understood that this application was deferred from July 24, 2024. Regional comments provided on July 18, 2024, still apply.
- Due to recent Provincial legislation, as of July 1, 2024, the Region will no longer be responsible for the Regional Official Plan – as this will become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities is being prepared that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines a continued of interests for the Region and the Conservation Authorities in these matters. Going forward, comments offered through minor variance applications will be reflective of this changing role.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit an increase to the maximum residential floor area ratio, under the requirements of the Town of Oakville Zoning By-law for the purpose of constructing a new two-storey detached dwelling on the Subject Property.
- General ROP Policy: The Region's Official Plan provides goals, objectives and policies to direct physical development and change in Halton. All proposed Minor Variances are located on lands that are designated as 'Urban Area' in the 2009 Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. The Urban Area policies state that the range of permitted uses and the creation of new lots in the Urban Area will be per Local Official Plans and Zoning-By-laws. All development, however, will be subject to the policies of the ROP.

Halton Conservation: We will not be providing comments.

Bell Canada: No comments received.

Union Gas: No comments received.

Oakville Hydro: We do not have any comments to add.

Letter(s) in support – 0

Letter(s) in opposition – 0

General notes for all applications:

Note: *The following standard comments apply to all applications. Any additional application specific comments are as shown below.*

- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- The applicant is advised that permits may be required from other departments / authorities (e.g. Engineering and Construction, Building Services, Conservation Halton, etc.) should any proposed work be carried out on the property.
- The applicant is advised that any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report.

- The applicant is advised that any current or future proposed works will require the removal of all encroachments from the public road allowance to the satisfaction of the Engineering and Construction Department.
- The applicant is advised that the comments provided pertain only to zoning and are not to be construed as a review or approval of any proposal for the site. This review will be carried out through the appropriate approval process at which time the feasibility/scope of the works will be assessed.
- Unless otherwise stated, the Planning basis for the conditions referenced herein are as follows:
 - Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the actual planning, neighbourhood and site basis for the request for the variances, and then the plans to be reviewed through the building permit and construction processes.
 - A two (2) year timeframe allows the owner to obtain building permit approval for what is ultimately approved within a reasonable timeframe of the application being heard by the Committee of Adjustment based on the requirements when it is processed, but cognizant of the ever-changing neighbourhoods, policies and regulations which might then dictate a different result. Furthermore, if a building permit is not obtained within this timeframe, a new application would be required and subject to the neighbourhood notice circulation, public comments, applicable policies and regulations at that time.

Requested conditions from circulated agencies:

1. That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated September 12, 2024; and,
2. That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.

Sharon Coyne
 Sharon Coyne
 Assistant Secretary-Treasurer
 Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # CAV A/121/2024 - Deferred from August 21, 2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, October 16, 2024 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
NICOLA ROYAL WINDSOR ONE LTD. NICOLA ROYAL WINDSOR TWO LTD.	Joseph Guzzi Dillon Consulting Limited	2515 Royal Windsor Dr CON 2 SDS PT LOT 1 RP 20R21673 PARTS 3, 4, 6 AND 7

Zoning of property: E3 SP: 3 and E4, Employment

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a six storey commercial self-storage building on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.11.2 (Row 4, Column 4)</i> Required width of landscaping in any Employment zone along any road shall be a minimum width of 3.00 metres.	To reduce the minimum landscaping width to 2.38m along the flankage lot line and 0.44 along the lot line abutting the daylight triangle.
2	<i>Table 4.11.2 (Row 9, Column 4)</i> Required width of landscaping in any surface parking area along any road shall be a minimum width of 3.00 metres.	To reduce the minimum landscaping width to 0.44m along the lot line abutting the daylight triangle.
3	<i>Table 10.3. (Row 5, Columns E3 and E4)</i> The minimum flankage yard shall be 3.0 m.	To reduce the minimum flankage yard to 2.05m and 1.84m along the lot line abutting the daylight triangle.

4	<i>Table 10.3. (Row 7, Columns E3 and E4)</i> The minimum interior side yard shall be 3.0 m.	To reduce the minimum westerly interior side yard to 1.0 m.
5	<i>Table 10.3. (Row 13, Column E4)</i> The maximum height shall be 18.5 metres.	To increase the maximum height to 25.00 metres.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

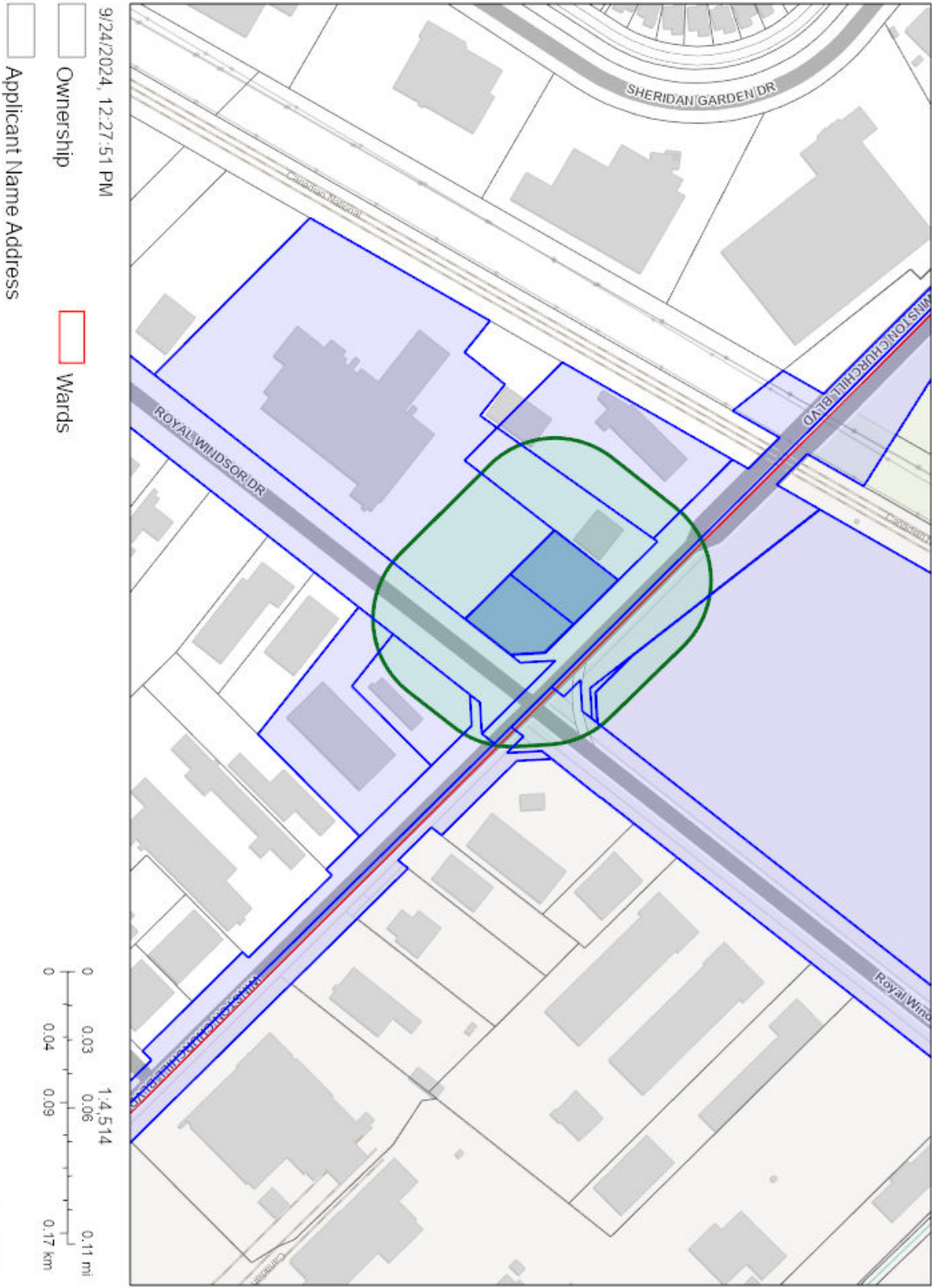
Contact information:

Sharon Coyne
Assistant Secretary-Treasurer of Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601
Email: coarequests@oakville.ca

Date mailed:

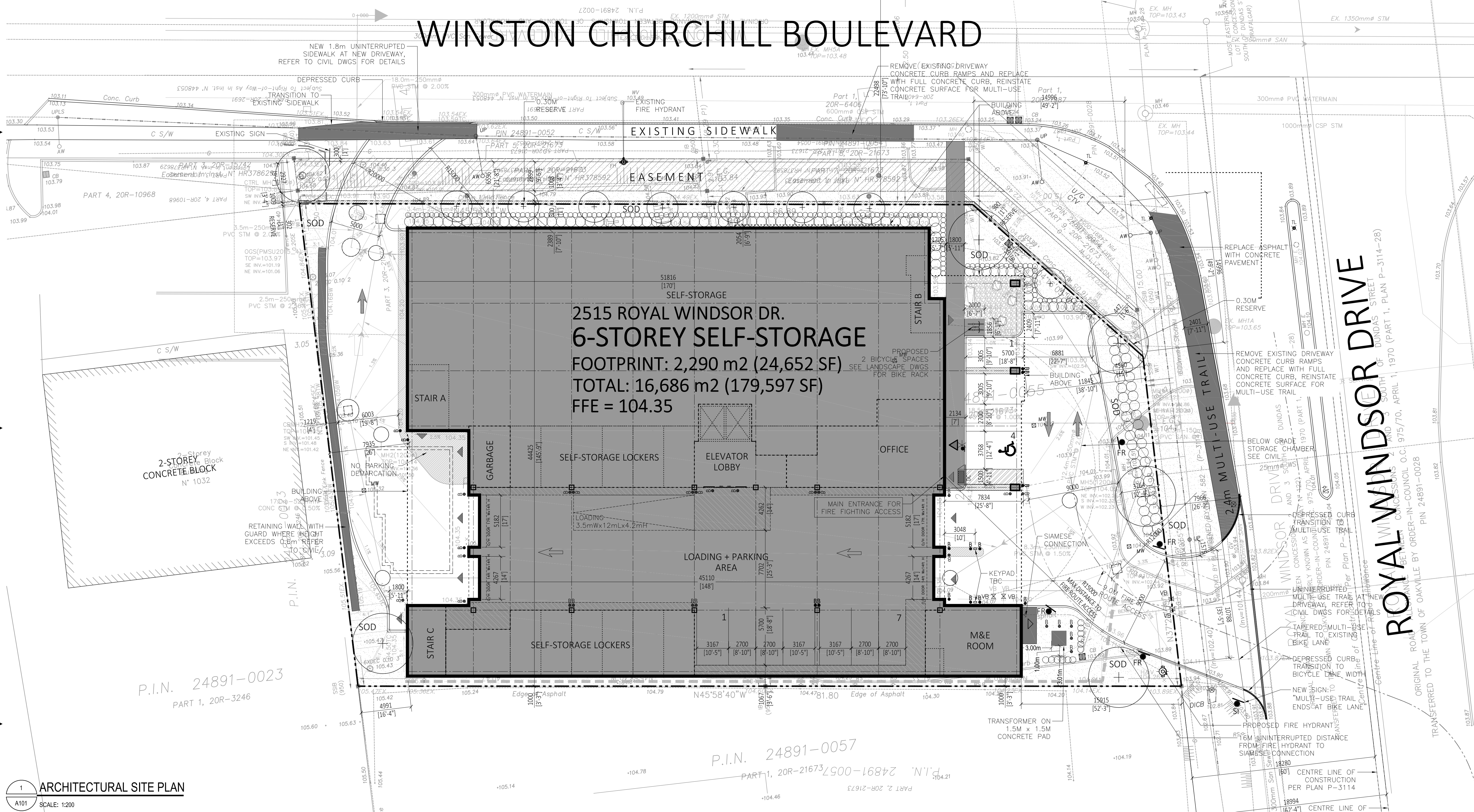
October 1, 2024

CAV A/121/2024-Revised (2515 Royal Windsor Drive)

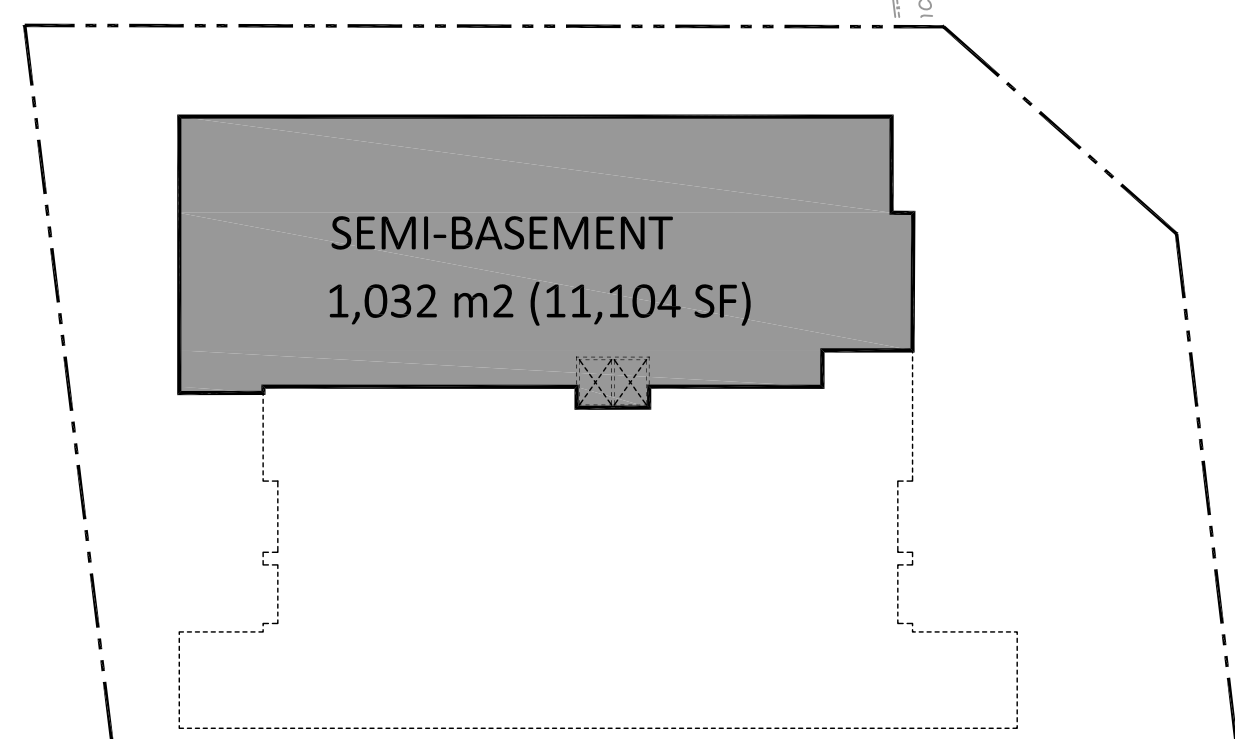


HURCHILL BOULEVARD
ETWEEN TOWNSHIPS OF TORONTO AND TRAFALGAR
P.I.N. 24891-0027

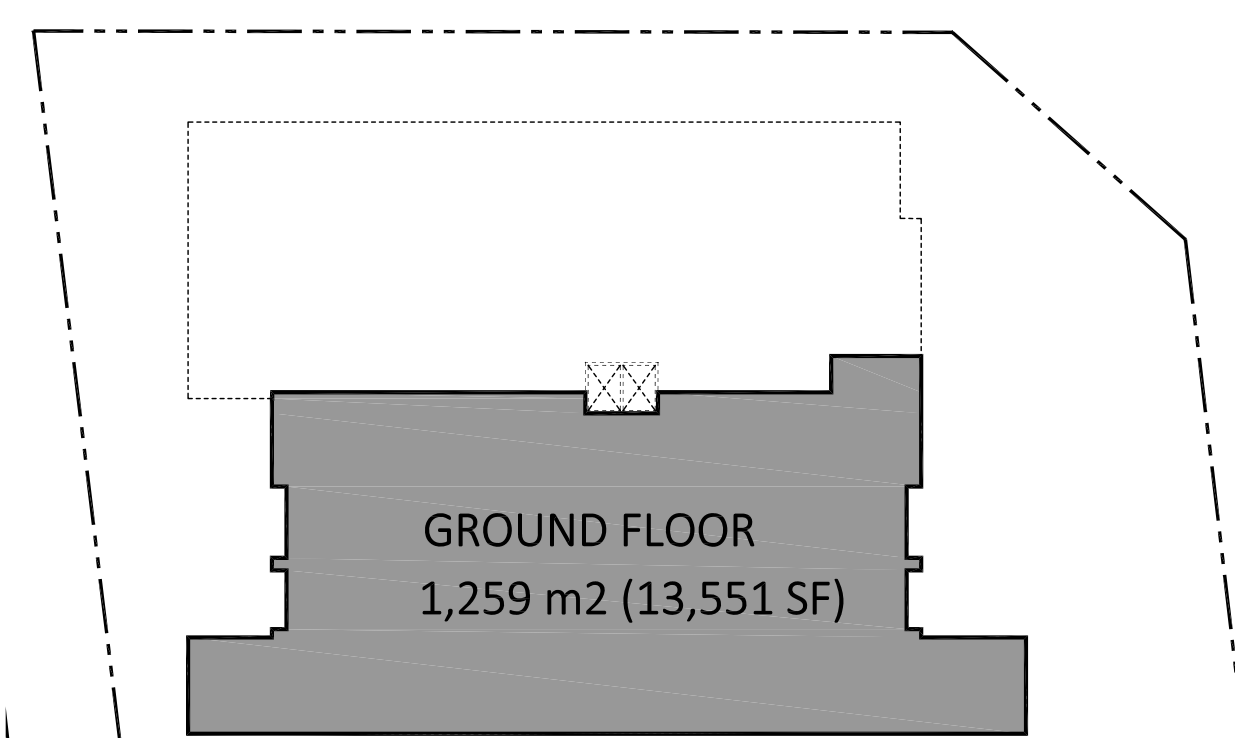
WINSTON CHURCHILL BOULEVARD



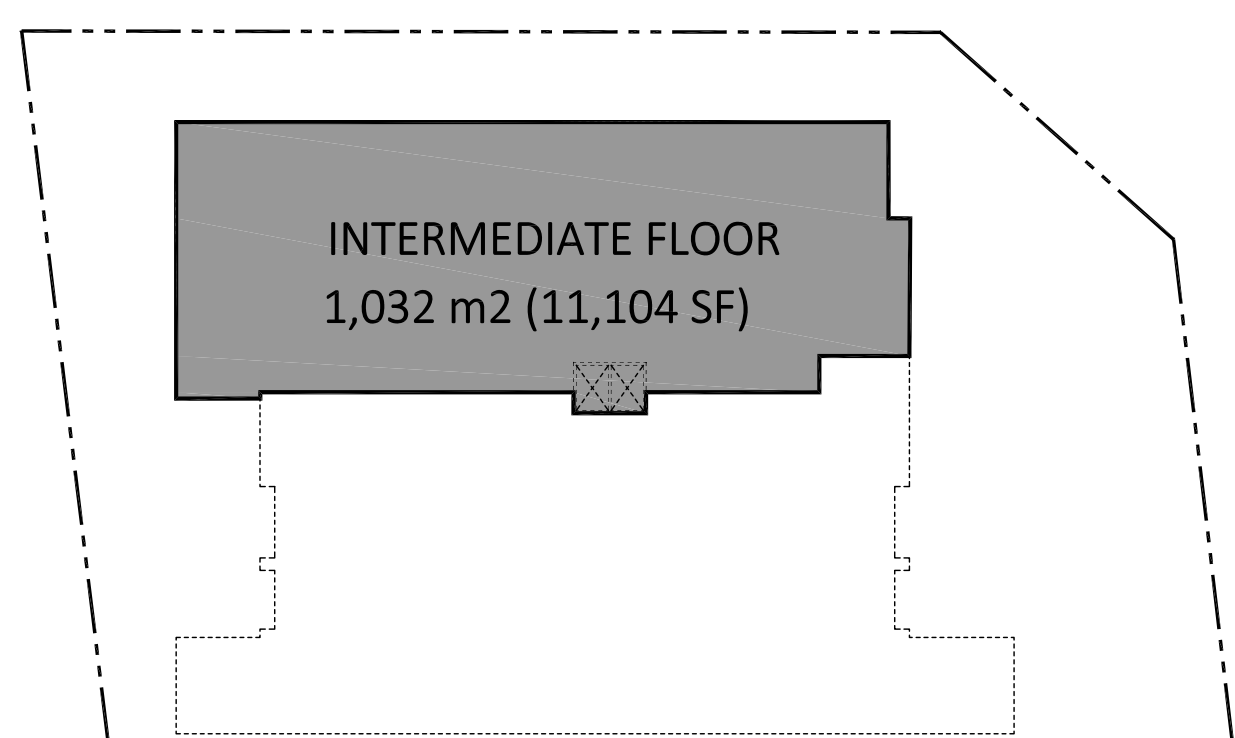
1 ARCHITECTURAL SITE PLAN
A101 SCALE: 1:200



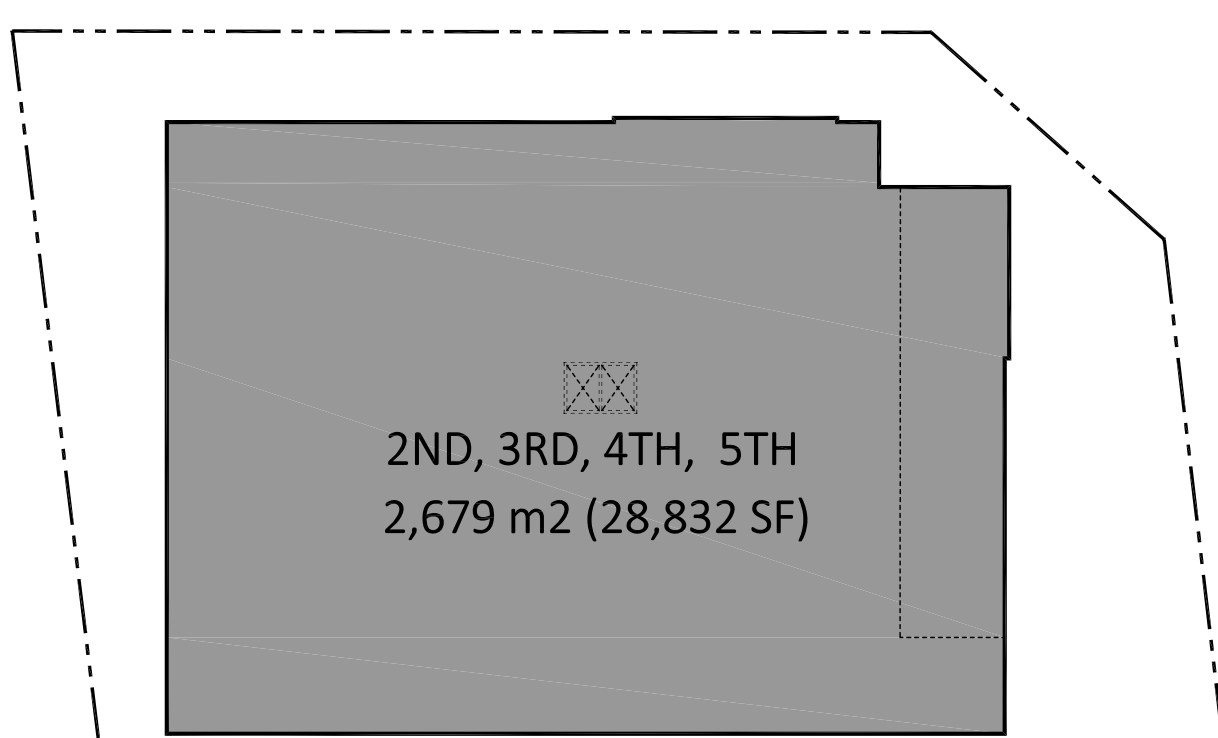
2 SEMI-BASEMENT
A101 N.T.S.



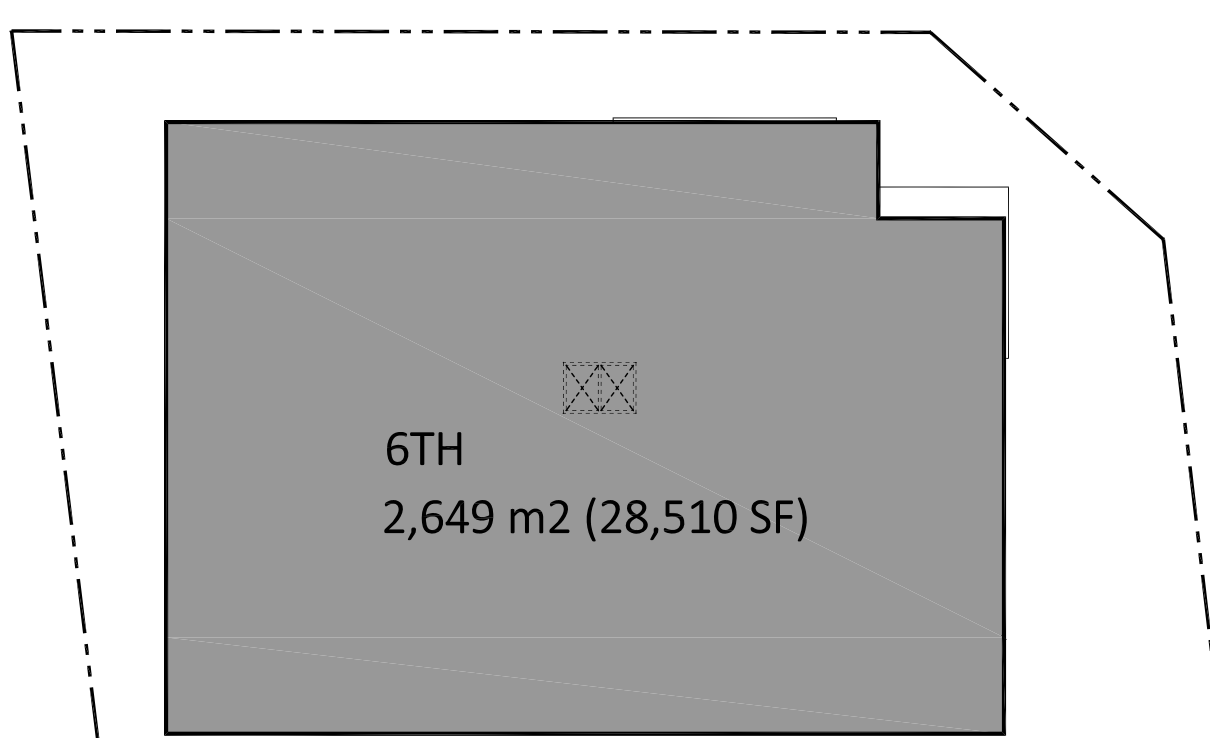
3 GROUND FLOOR PLATE
A101 N.T.S.



4 INTERMEDIATE FLOOR PLATE
A101 N.T.S.

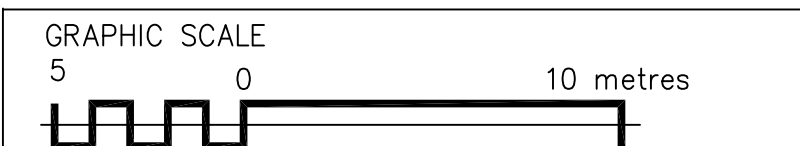


5 TYPICAL SECOND, THIRD, FOURTH & FIFTH FLOOR PLATE
A101 N.T.S.



6 SIXTH FLOOR PLATE
A101 N.T.S.

NOTE: BOULEVARD WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE RESTORED TO THE SATISFACTION OF CITY'S TRANSPORTATION AND ENGINEERING



SITE PLAN BASED ON SURVEY BY CUNNINGHAM MCCONNELL LIMITED ONTARIO LAND SURVEYORS - DRAFT R-PLAN PLAN 3-19-4, DATED MAY 4, 2023, AND PLAN 3-19-3 RECEIVED MAY 4, 2023

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDINGS ON SITE
- LANDSCAPED AREA
- CONCRETE/SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- BARRIER FREE PARKING
- BARRIER FREE PARKING
- EXISTING CONCRETE/SIDEWALK
- SIAMSE CONNECTION
- ENTRANCE AND / OR EXIT DOOR
- FIRE HYDRANT
- MANHOLE COVER
- FIRE ROUTE ACCESS SIGN MOUNTED ON POLE



7 KEY PLAN
A101 N.T.S.

2515 Royal Windsor Drive, Oakville, ON			
Zoning By-law 2014-014	ES	ES	Proposed
Minimum Lot Area	0.2 ha	6 ha	0.38 ha
Minimum Lot Frontage	30	30 m	32.88 m
Minimum Front Yard	3.0 m	3.0 m	11.84 m
Minimum Flankage Yard	3.0 m	3.0 m	1.84 m
Minimum Interior Side Yard	3.0 m	3.0 m	1.00 m
Minimum Interior Side Yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	n/a
Minimum Interior Side Yard abutting any railway corridor	7.5 m	7.5 m	n/a
Minimum Rear Yard	3.0 m	3.0 m	4.9 m
Minimum Rear Yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	15.0 m	15.0 m	n/a
Minimum Rear Yard abutting any railway corridor	7.5 m	7.5 m	n/a
Maximum Height	n/a	18.5 m	24.91 m*
Minimum Landscaping Coverage	10%	10%	12.47%
Minimum Landscaping for Surface Parking /For any employment zone to any road	3.0 m	3.0 m	0.4 m
Surface Parking Area Setbacks from Building	1.8 m	1.8 m	2.13 m
Minimum Parking Spaces	Commercial Self-storage: 1.0 per 100.0 m ² net floor area, to a maximum minimum requirement of 8 parking spaces GFA = 16,686 m ² Minimum Parking Required = 8 Commercial Self-storage: 1.0 per 100.0 m ² net floor area, to a maximum minimum requirement of 8 parking spaces GFA = 16,686 m ² Minimum Parking Required = 8	11	
Minimum Drive Aisle Width (Two way)	6 m	6 m	6.9 m
Minimum Drive Aisle Width (One way angle to a parking space is greater than or equal to 60 degrees)	5.5 m	5.5 m	6.0 m
Minimum Drive Aisle Width (One way angle to a parking space is greater than or equal to 40 degrees)	4 m	4 m	n/a
Minimum Loading Spaces	n/a	n/a	1
Loading Space Minimum Width (m)	3.5 m	3.5 m	3.5 m
Loading Space Minimum Length (m)	12 m	12 m	12 m
Loading Space Minimum Height (m)	4.2 m	4.2 m	4.2 m
NOTES * Taken from Established Grade per Zoning By-law definition to the Top of Structure. Established Grade = 103.97% (average of the centre points of each lot line abutting both roads)			
2481 & 2529 ROYAL WINDSOR DRIVE			
LOT AREA	SF	SM	Acre
LOT AREA AFTER ROW ON WINSTON CHURCHILL BLVD.	41,254	3,833	0.95
FLOOR AREAS			
SEMI-BASEMENT	11,104	1,032	
GROUND	13,551	1,259	
INTERMEDIATE FLOOR	11,104	1,032	
SECOND	28,832	2,679	
THIRD	28,832	2,679	
FOURTH	28,832	2,679	
FIFTH	28,832	2,679	
SIXTH	28,510	2,649	
TOTAL FLOOR AREA	179,597	16,686	
PARKING TOTAL	11 SPACES (4 @ grade)		
LOADING	1 SPACE (interior)		
LOT COVERAGE	60.18 %		
LANDSCAPE COVERAGE	12.47 %		
FAR	4.38		

ISSUED FOR SPA + MVA

GENERAL NOTES TYPICAL:

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24	2024-09-06	ISSUED FOR SPA + MVA
25	2024-08-01	ISSUED FOR SPA + MVA
22	2024-05-01	ISSUED FOR SPA + MVA
21	2024-03-02	ISSUED FOR SPA + MVA
20	2024-02-06	ISSUED FOR SPA + MVA
19	2023-11-24	FOR COORDINATION
18	2023-09-13	ISSUED FOR SPA
17	2023-09-06	REVISIONS

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNER AND LANDSCAPE:

CLIENT LOGO:

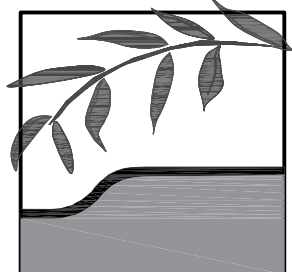
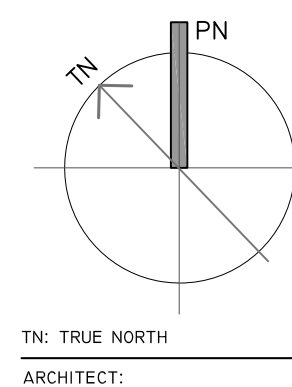


CLIENT:

FIRST GULF
351 KING ST. E. 13TH FLOOR
TORONTO, ON, M5A 0L6
TEL: 416 491 7778

PN: PROJECT NORTH

ARCHITECT'S SEAL:



WPT PROJECT #: 2022-0026-01
MUNICIPAL #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
ADVANCED SELF-STORAGE
2515 ROYAL WINDSOR DR.
OAKVILLE, ON

SHEET NAME:

ARCHITECTURAL
SITE PLAN

SCALE:

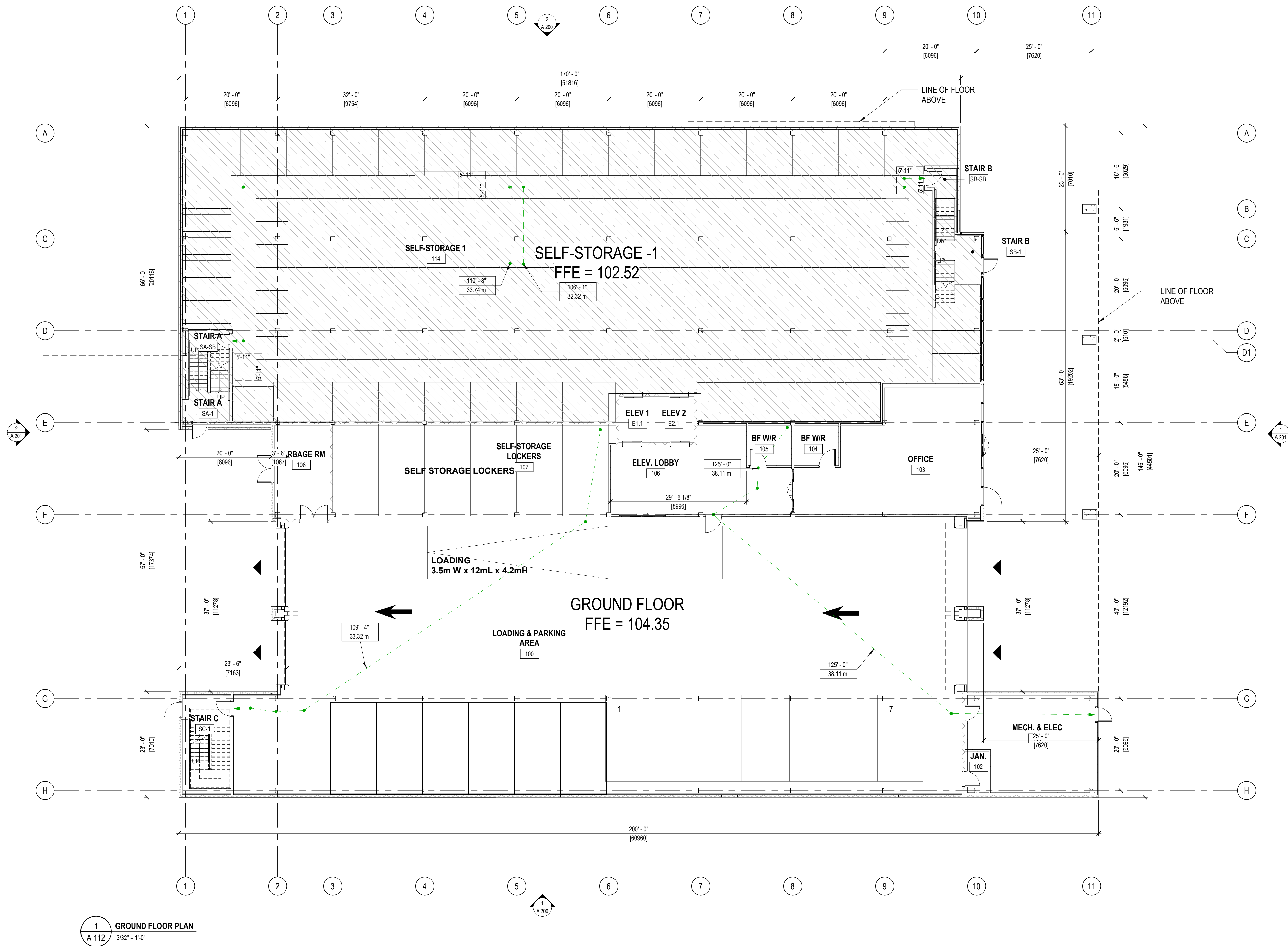
SHEET #:

1:200

DRAWN BY:

SGM

A101



1 GROUND FLOOR PLAN
A 112 3/32" = 1'-0"

GENERAL LEGEND

- 5'-11" BARRIER FREE @ 30m APART
- INDICATES LOWER FLOOR LEVEL
- DENOTES TRAVEL DISTANCE, 45m MAX

ISSUED FOR SPA

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#	YYYY-MM-DD	REVISIONS
6	2024-06-20	ISSUED FOR SPA
5	2024-01-30	ISSUED FOR SPA
4	2023-08-30	ISSUED FOR SPA
3	2022-11-30	ISSUED FOR SPA
2	2022-07-15	ISSUED FOR SPA
1	2022-07-04	FOR DISCUSSION PURPOSES

CIVIL:
HUSSON
200 CACHET WOODS CT SUITE 204
MARKHAM ONTARIO
L6C 0Z8

ELECTRICAL:
MJA
556 EDWARD AVE
RICHMOND HILL, ONTARIO
L4C9Y5

MECHANICAL:
TBD
TBD
TBD

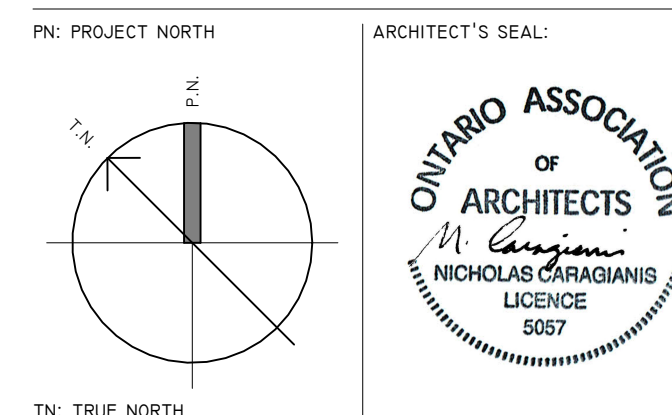
STRUCTURAL:
TBD
TBD
TBD

PLANNING:
DILLON
235 YORKLAND BLVD, SUITE 800
TORONTO, ON
M2J 4Y8

LANDSCAPING:
INSITE
5 FIELD AVE
TORONTO, ON
M4G 1Y4

CLIENT LOGO:
FIRST GULF

CLIENT:
FIRST GULF
636 BRONTE RD
OAKVILLE, ON, L6L 6S1
TEL: 905 469 9001



WPT PROJECT #: MUNICIPAL #:
CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
ADVANCED SELF STORAGE
2515 ROYAL WINDSOR DR.
OAKVILLE, ON

SHEET NAME:
GROUND FLOOR PLAN

SCALE:
3/32" = 1'-0"
DRAWN BY:
SHEET #:
A 112

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D

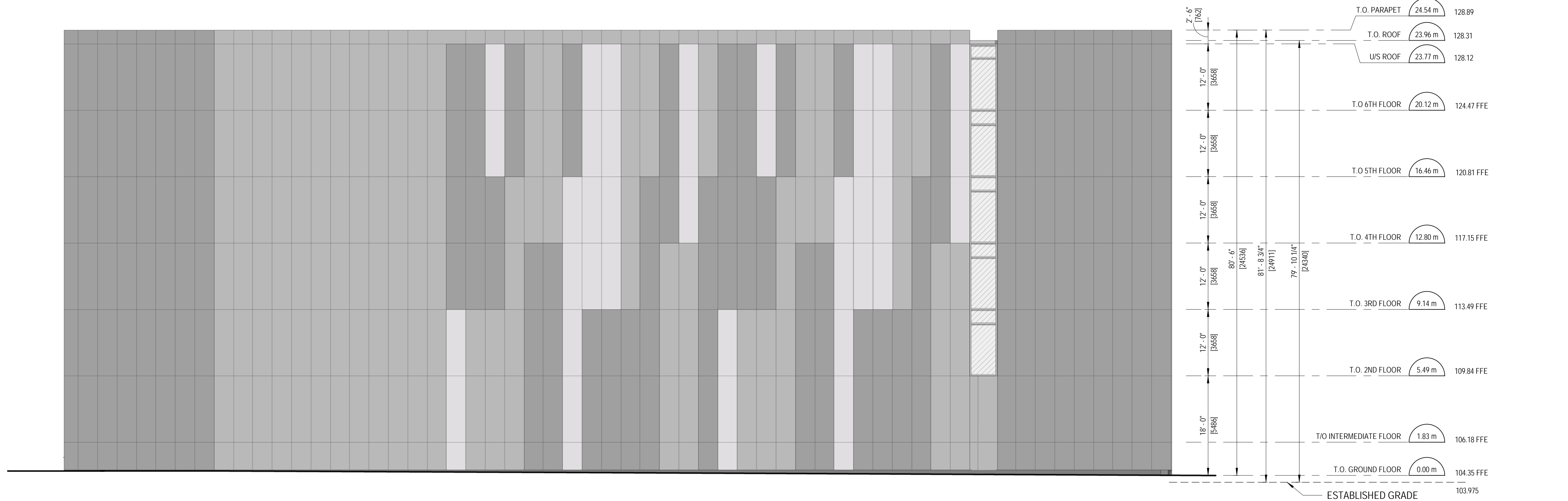
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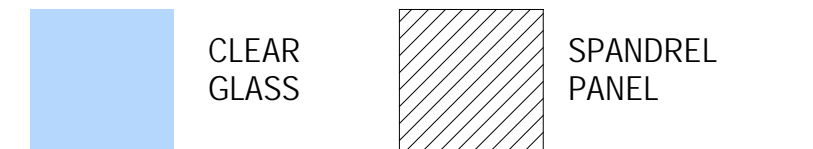


2 NORTH
A 200 3/32" = 1'-0"



1 SOUTH
A 200 3/32" = 1'-0"

GLAZING LEGEND - SPC



ISSUED FOR SPA

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6	2024-01-30	ISSUED FOR SPA
5	2023-08-30	ISSUED FOR SPA
4	2022-11-30	ISSUED FOR SPA
3	2022-07-15	ISSUED FOR SPA
2	2022-06-10	ISSUED FOR DISCUSSION
1	2022-05-19	ISSUED FOR DISCUSSION PURPOSES
#	YYYY-MM-DD	REVISIONS

CIVIL:
HUSSON
200 CACHET WOODS CT SUITE 204
MARKHAM ONTARIO
L6C 0Z8

ELECTRICAL:
MJA
556 EDWARD AVE
RICHMOND HILL, ONTARIO
L4C9Y5

MECHANICAL:
TBD
TBD
TBD
TBD

STRUCTURAL:
TBD
TBD
TBD
TBD

PLANNING:
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235 YORKLAND BLVD, SUITE 800
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M2J 4Y8

LANDSCAPING:
INSITE
5 FIELD AVE
TORONTO, ON
M4G 1Y4

CLIENT LOGO:
FIRST GULF

CLIENT:
FIRST GULF
636 BRONTE RD
OAKVILLE, ON, L6L 6S1
TEL: 905 469 9001

PN: PROJECT NORTH
ARCHITECT'S SEAL:
**ONTARIO ASSOCIATION
of
ARCHITECTS**
NICHOLAS CHADWANE
LICENCE
5007

TN: TRUE NORTH
ARCHITECT:



WPT PROJECT #:
CLIENT PROJECT #:
MUNICIPAL #:
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
ADVANCED SELF STORAGE
2515 ROYAL WINDSOR DR.
OAKVILLE, ON

SHEET NAME:
ELEVATIONS

SCALE:
N.T.S.
DRAWN BY:
A.F.

SHEET #:
A 200

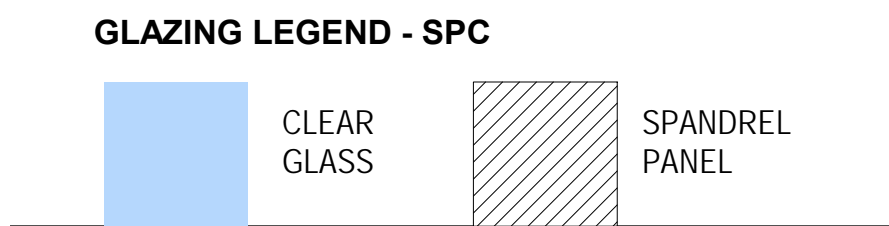
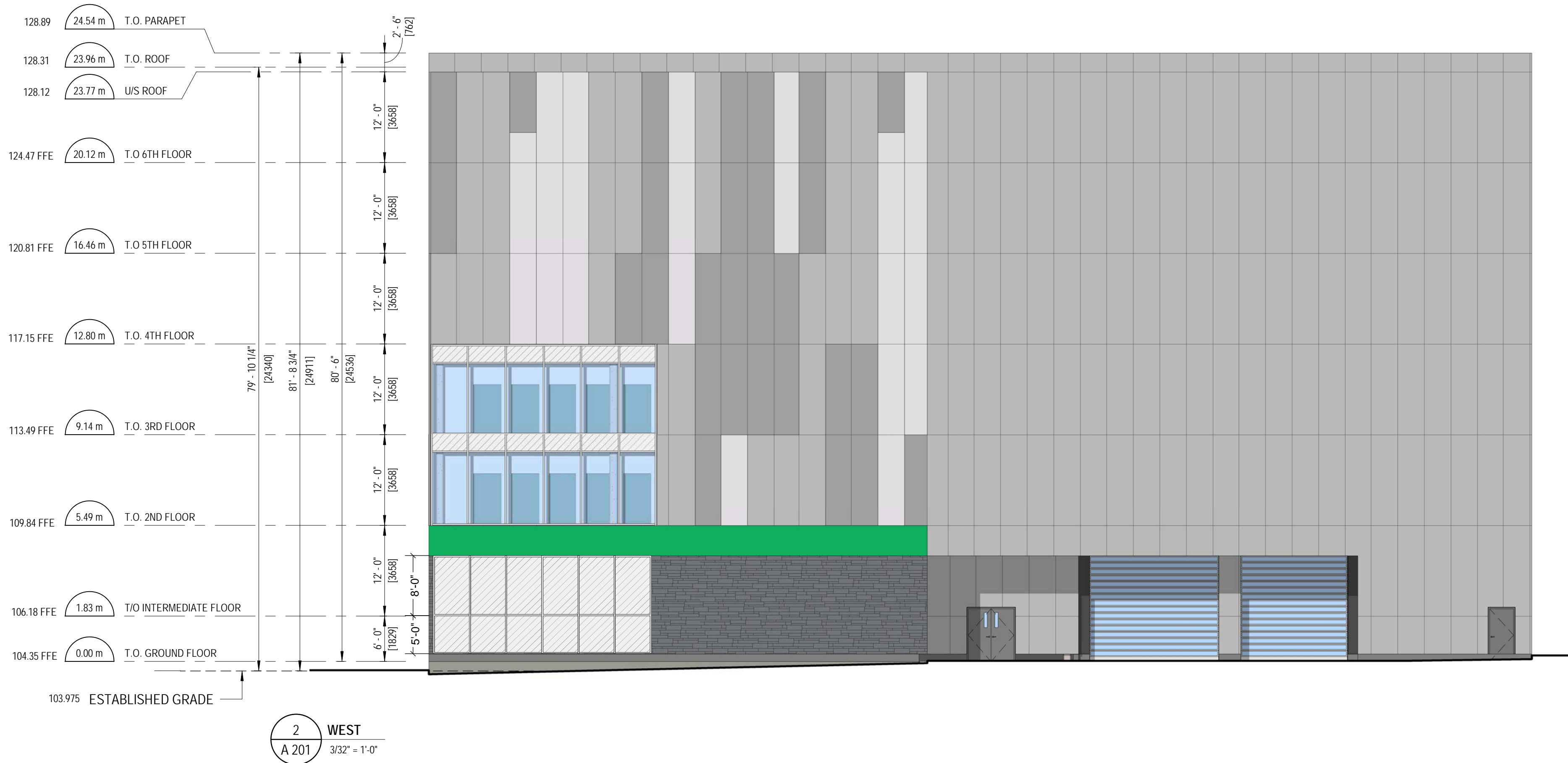
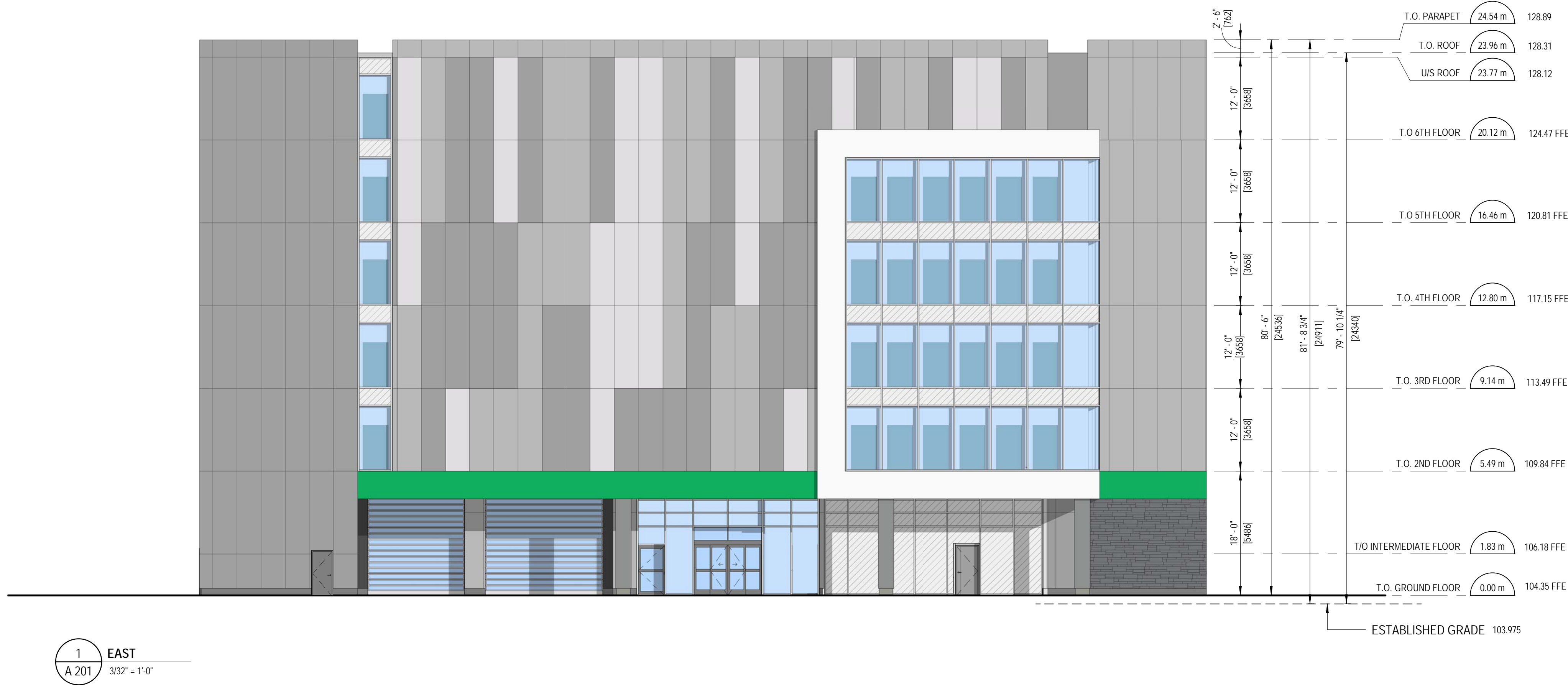
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3	2022-07-15	ISSUED FOR SPA
2	2022-06-10	ISSUED FOR DISCUSSION
1	2022-05-19	ISSUED FOR DISCUSSION PURPOSES

CIVIL:
HUSSON
200 CACHET WOODS CT SUITE 204
MARKHAM ONTARIO
L6C 0Z8

ELECTRICAL:
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MECHANICAL:
TBD
TBD
TBD
TBD

STRUCTURAL:
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TBD
TBD

PLANNING:
DILLON
235 YORKLAND BLVD, SUITE 800
TORONTO, ON
M2J 4Y8

LANDSCAPING:
INSITE
5 FIELD AVE
TORONTO, ON
M4G 1Y4

CLIENT LOGO:
FIRST GULF

CLIENT:
FIRST GULF
636 BRONTE RD
OAKVILLE, ON, L6L 6S1
TEL: 905 469 9001

PN: PROJECT NORTH
ARCHITECT'S SEAL:
**ONTARIO ASSOCIATION
of
ARCHITECTS**
NICHOLAS GRADIMANSKI
LICENCE
5807

TN: TRUE NORTH
ARCHITECT:

**WPT
ARCHITECTURE
INC**
wpt@wptarchitecture.ca

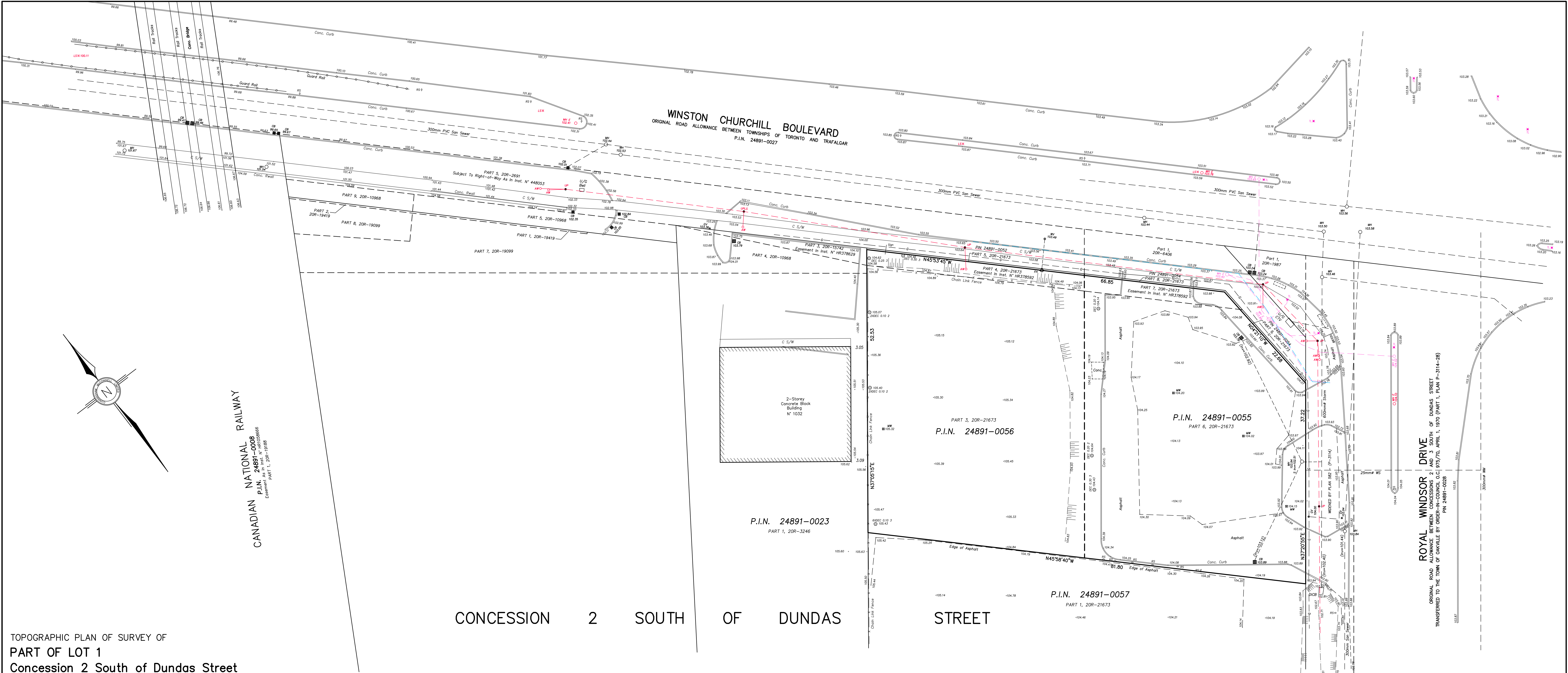
WPT PROJECT #:
CLIENT PROJECT #:
MUNICIPAL #:
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
ADVANCED SELF STORAGE
2515 ROYAL WINDSOR DR.
OAKVILLE, ON

SHEET NAME:
ELEVATIONS

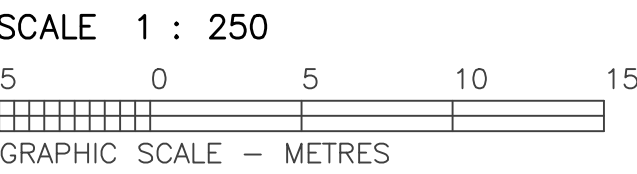
SCALE:
N.T.S.
DRAWN BY:
A.F.

SHEET #:
A 201



TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 1
Concession 2 South of Dundas Street
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)

TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



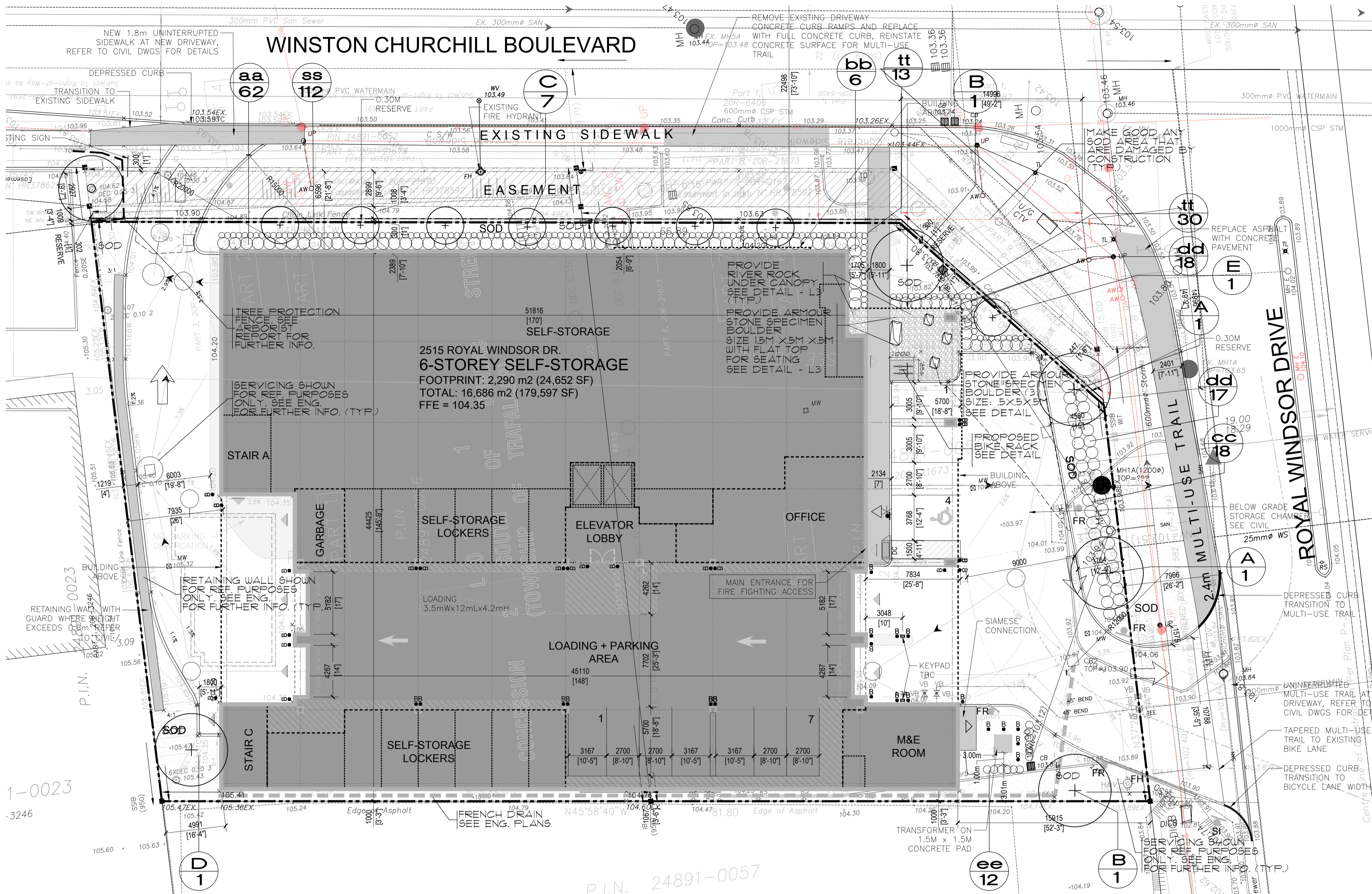
INTEGRATION DATA		
BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS-2010.0) AS SHOWN ON PLAN 20R-21673. REFER TO PLAN 20R-21673 FOR LOCATION OF CORP. A & B.		
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD-83 (CSRS-2010.0). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.R.G. 216/10.		
POINT N°	NORTHING	EASTING
"A"	4,812,505.44	607,487.69
"B"	4,812,447.87	607,444.22
CO-ORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

DISTANCE NOTE	
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.99974273.	
METRIC NOTE	
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.	
ELEVATION NOTE	
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE CITY OF MISSISSAUGA BENCHMARK 774, HAVING AN ELEVATION OF 101.356m (CGVD-1928:PRE-1978).	

TOPOGRAPHIC LEGEND	
AW	ANCHOR WIRE(S)
BB	BELL BOX
CON-0.20	CONCRETE CABLE
DEC-0.20	DECORATIVE TREE 0.20 DIA
FI	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LS	LIGHT STANDARD (LAMP)
MH	MANHOLE
OW	OVERHEAD WIRE(S)
SAN-	SANITARY SEWER
UP	UTILITY POLE
WV	WATER VALVE (KEY)
WM	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 CERTIFICATE	
1. I CERTIFY THAT: 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON MARCH 16, 2022.	
DATE: MARCH 17, 2022	
JAMES LEGAT, M.Sc. ONTARIO LAND SURVEYOR	

CUNNINGHAM McCONNELL LIMITED					
ONTARIO LAND SURVEYORS					
1200 SPEERS ROAD, UNIT 38 OAKVILLE, ONTARIO L6L 2K4 PHONE (905) 845-3497 FAX (905) 845-3519 info@cmmisurveyors.ca		205 MAIN STREET MILTON, ONTARIO L9T 1N7 PHONE (905) 878-7810 FAX (905) 878-6672 milton.office@cmmisurveyors.ca			
PLOT PAPER SIZE = 1219mm BY 609mm		PLAN 3-19-3			
© COPYRIGHT					
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUNNINGHAM MCCONNELL LIMITED.					
2022/03/17	ISSUED FOR DESIGN			JAL	
DATE:	REVISIONS				INITIAL



PLANT LIST

KEY BOTANICAL NAME	COMMON NAME	COND.	CAL.	HT/SPR.	REMARKS	QTY.
TREES						
A ACER SACCHARUM	SUGAR MAPLE	BB/LB	10M		UNIFORM	2
B GLEDITSIA TRIACANTHOS VAR. INERMIS "HALKA"	HALKA HONEYLOCUST	BB/LB	10M		UNIFORM	2
C FAGUS SYLVATICA "DAUTYCK GREEN"	DAUTYCK GREEN BEECH	BB/LB	60M		UNIFORM	7
D CARPINUS CAROLINIANA	BLUE BEECH	BB/LB	10M		UNIFORM	1
E SYRINGA RETICULATA "IVORY SILK"	IVORY SILK TREE LILAC	BB/LB	60M		UNIFORM	1
SHRUBS						
aa DIERVILLA LONICERA	LOW BUSH HONEYBUCKLE	POT		60CM	EVENLY SPACED	62
bb RIBES AUREUM	GOLDEN CURRANT	POT		60CM	EVENLY SPACED	6
cc CORNUS CERIEA	REDOISER DOGWOOD	POT		60CM	EVENLY SPACED	18
dd CEANTHUS AMERICANUS	NEW JERSEY TEA	POT		60CM	EVENLY SPACED	18
ee THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	POT		60CM	EVENLY SPACED	12
PERENNIALS						
ss ECHINACEA PURPUREA	PURPLE CONE FLOWER	POT		IGAL.	EVENLY SPACED	112
tt RUDBECKIA "HIRTIA"	BLACK EYED SUSAN	POT		IGAL.	EVENLY SPACED	43

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY EACH CONTRACTOR. ANY DISCREPANCIES AND/OR ERRORS SHALL BE REPORTED IN WRITING TO THE CONSULTANT BEFORE COMMENCING ANY WORK. ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

THIS DRAWING IS THE PROPERTY OF INSITE LANDSCAPE ARCHITECTS INC. AND MAY NOT BE COPIED IN WHOLE OR PART, NOR MAY ANY INFORMATION CONTAINED THEREON BE USED WITHOUT WRITTEN PERMISSION OF INSITE LANDSCAPE ARCHITECTS INC.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SITE PLAN AS WELL AS THE LATEST ISSUANCE OF ALL PLANS, DOCUMENTS AND REPORTS AS PREPARED FOR THIS PROJECT BY OTHER PARTIES AND CONSULTANTS.

COORDINATION NOTE

THIS DRAWING, UNLESS OTHERWISE STIPULATED HAS BEEN PREPARED AND ISSUED BY INSITE LANDSCAPE ARCHITECTS INC. FOR THE ARCHITECT'S APPROVAL PURPOSES ONLY. IF A CONTRACTOR IS TENDERING OR CONSTRUCTING USING THIS DRAWING, THEY DO SO AT THEIR OWN RISK.

NOT FOR CONSTRUCTION

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE REFER TO ARCHITECT'S REPORT FOR FURTHER INFORMATION

200 SERIES
Sustainability Facts
Description: 200 Series - 200 Bike Rack H.S. Steel Tube, Aluminum Top Coating, Direct Burial, 2 Bike Configuration.
Finish: All steel components are protected with S-Coat Rust Proofing: The Maglin Powdercoat System provides a durable finish on all metal surfaces.
Installation: The bike rack is delivered pre-assembled.
To Specify: Select MBR-0200-00001
Height: 35.81" (913mm) Diameter: 2.38" (60mm) Width: 16.75" (425mm) Weight: 21.7lbs (9.8kg)
Maglin logo and contact information.

GENERAL NOTES

- ALL LANDSCAPE WORKS, UNLESS OTHERWISE NOTED, SHALL BE EXECUTED BY ON-SITE CREW AND FORE PERSON WITH MINIMUM THREE YEARS OR MORE RELATED EXPERIENCE.
- LANDSCAPE DRAWING ARE NOT BE SCALED.
- NO EXTRA WILL BE CONSIDERED FOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS UNLESS REPORTED IN WRITING TO CONSULTANT PRIOR TO COMMENCEMENT OF WORK. DO NOT LEAVE ANY EXCAVATED HOLES OPEN OVERNIGHT.
- MAKE GOOD ALL DAMAGE RESULTING FROM THE WORK AT NO EXTRA COST.
- KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
- NO STOCKPILE IS ALLOWED ON SITE WITHOUT OWNER'S APPROVAL AND DIRECTION.
- IF REQUESTED CONTRACTOR IS TO SUBMIT SAMPLES OF ALL PROPOSED MATERIALS IN THIS CONTRACT FOR APPROVAL BY CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR RESPONSIBLE FOR STAKE OUT AND VERIFY LOCATIONS FOR ALL UTILITIES PRIORS TO ANY CONSTRUCTION AND REPORT ALL CONFLICTS TO CONSULTANT IN WRITING. CONTRACTOR TO OBTAIN WRITTEN INSTRUCTIONS PRIOR TO STARTING WORK.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S SITE PLAN, ENGINEERING DRAWINGS, SOI, REPORTS AND ALL OTHER APPLICABLE DOCUMENTS.
- ALL SHRUBS AND GROUND COVER TO BE IN CONTINUOUS PLANTING BEDS, ALL PLANTING TO MEET MUNICIPALITY'S SPECIFICATIONS.
- IF REQUESTED CONTRACTOR TO LAYOUT ALL LANDSCAPE ELEMENTS AND CONFIRM LOCATIONS WITH THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR MUST ALWAYS FOLLOW THE APPROVED ENGINEERING GRADING PLANS. REPORT ANY DISCREPANCIES TO CONSULTANTS AND SITE SUPERVISOR IMMEDIATELY.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK BY NURSERY KNOWN IN THE INDUSTRY. PROVIDE IN WRITING SOURCE OF PLANT MATERIAL TO CONSULTANT.
- CONTRACTOR TO CONFIRM THAT THE PLANT QUANTITIES SHOWN ON THE PLANT LIST CONFORM TO THE LANDSCAPE DRAWINGS. ANY DISCREPANCIES NOT REPORTED AT TIME OF TENDER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL NOTES - continued

- CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO OBTAINING SUBSTANTIAL COMPLETION.
- CONTRACTOR TO INSTALL NEW SOD AND NEW TOPSOIL AS PER SPECIFICATIONS AND GENERAL NOTES THROUGHOUT THE SITE AS DESIGNED. CONTRACTOR TO VERIFY WITH OWNER AT TIME OF TENDER IF NEW TOPSOIL AND SOD SHALL EXTEND THROUGH THE MUNICIPAL BOULEVARD TO THE REAR OF THE MUNICIPAL CURB.
- CONTRACTOR MUST ADVISE AND OBTAIN WRITTEN APPROVAL FROM THE CONSULTANT AND MUNICIPALITY OF ANY PLANT MATERIAL SUBSTITUTIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT WHEN WORK IS COMPLETED. WARRANTY PERIOD COMMENCES ONLY WHEN THE CERTIFICATE OF COMPLETION, SUBJECT TO DEFICIENCIES IS RECEIVED BY OWNER.
- CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS AND SATISFY THEMSELVES OF SITE CONDITIONS. ADVISE CONSULTANT IMMEDIATELY OF ANY CONCERN, PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM ISSUED DRAWINGS ARE LATEST REVISED DRAWINGS PRIOR TO TENDER AND/OR PRIOR TO CONSTRUCTION.
- DRAWINGS AND PLANS ARE THE COPYRIGHT PROPERTY OF INSITE LANDSCAPE ARCHITECTS INC. ANY UNAUTHORIZED USE IN ANY FORM IS PROHIBITED BY LAW. FURTHER, ANY DISTRIBUTION OF DRAWINGS TO UNAUTHORIZED PERSONS, FIRMS OR COMPANIES IS NOT PERMITTED WITHOUT INSITE LANDSCAPE ARCHITECTS INC. PERMISSION. ANY AND ALL VIOLATIONS ARE SUBJECT TO PROSECUTION IN A COURT OF LAW.

SHRUB PLANTING

NOTES:
SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS NURSERY GRADE.
SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS.
THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

DECIDUOUS TREE PLANTING

NOTES:
SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS NURSERY GRADE.
SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS.
THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

BIKE RACK INSTALLATION

MBR-0200 SERIES
Legacy # MBR0200

- MBR-0200 accommodates 2 bicycles per rack.
- Bike Racks should be installed 32" - 36" apart on center when facing one another (Reference diagram 1).
- Bike Racks should be installed 72" apart on center when facing outwards.
- Bike Racks should be installed 18" below grade for direct burial installation.
- When using surface mount, we recommend using 3/8" anchor bolts.

Diagram 1 and Diagram 2 showing installation details.

INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
insite@globalserve.net

STAMPED FOR SPA ONLY

ADVANCED SELF STORAGE
2515 ROYAL WINDSOR DRIVE
OAKVILLE, ONTARIO
SP.1501.032-01

LANDSCAPE PLAN

DATE: JULY 6-22 PROJECT: 220107
SCALE: 1:200 SHEET: L-1



Mancor Industries, Inc.
2485 Speers Road, Oakville, ON L6L 2X9

Tel: (905) 827-3737
Fax: (905) 469-8901

April 25, 2024

Planning and Development
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Re: 2515 Royal Windsor Drive, Oakville, Lot 1 Con 2, Plan 20R-21673
Town of Oakville Site Plan File No. 1501.032/01
6-Storey Commercial Self Storage Facility
Letter of Acceptance concerning proposed Minor Variances

To whom it may concern,

We, Mancor Industries, currently operate our business at 2481 Royal Windsor Drive, Oakville. We are located directly west of the property where the commercial self-storage facility is located. We have reviewed the proposed variances required to implement the proposed development of a 6 storey storage facility on the adjacent property. We understand several variances are required which we believe appear to be very minor.

We also understand that the most relevant variance, which is noticeable from our property, where we operate our business, is the reduced side yard of 1.0 metres.

We also understand that the reduced side yard will benefit our property as the regrading of the property and the proposed French Drain along the west yard (closest to our property) will mean there will no longer be surface drainage onto our parking area. This is very desirable for our staff which park in this area.

We have no objection to the proposed variances as they will not negatively impact our business operations at 2481 Royal Windsor Drive.

Thank you for your cooperation.

Respectfully,

A handwritten signature in black ink, appearing to be "D. H. H. CEO", written over a horizontal line.

Mancor Industries



April 25, 2024

Planning and Development
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Re: 2515 Royal Windsor Drive, Oakville, Lot 1 Con 2, Plan 20R-21673
Town of Oakville Site Plan File No. 1501.032/01
6-Storey Commercial Self Storage Facility
Letter of Acceptance concerning proposed Minor Variances

To whom it may concern,

We are the registered owner of the property municipally recognized as 2481 Royal Windsor Drive, Oakville. This letter is to confirm our support and acceptance of the below-noted variances to facilitate the proposed development of a 6-storey commercial self storage facility at 2515 Royal Windsor Drive, Oakville.

To implement the proposed development on the Subject Site, we understand that the following variances have been identified:

1. Minimum Interior Side Yard – 1.0 metres is proposed, whereas the by-law requires 3.0 metres
2. Minimum Flankage Yard – 1.8 metres is proposed along Royal Windsor Drive, whereas the by-law requires 3.0 metres
3. Landscape Buffer to Road – 1.8 metres is proposed, whereas the by-law requires 3.0 metres
4. Landscape Buffer from a Parking Area to a Road – 0.44 metres is proposed, whereas the by-law requires 3.0 metres
5. Maximum Height – proposes 24.6 metres, whereas the by-law requires 18.5 metres

We express no objection to the proposed variances as they will not negatively impact our property at 2481 Royal Windsor Drive. The property is currently leased and operated as a manufacturing facility. The portion of the property located adjacent to the proposed development is used for surface parking and will not be impacted.

Thank you for your cooperation.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Josh Anderson', is written over a horizontal line.

Josh Anderson
Nicola Wealth Real Estate



September 12, 2024

Town of Oakville
Committee of Adjustment
1225 Trafalgar Road
Oakville, Ontario, L6H 0H3

Attention: Jasmina Radomirovic,
Heather McCrae
Secretary-Treasurer

Re: 2515 Royal Windsor Drive - Application for Minor Variance

On behalf of Nicola Royal Windsor One Ltd; Nicola Royal Windsor Two Ltd; and First Gulf Inc., (the "Client") Dillon Consulting Limited ("Dillon") is submitting the Minor Variance application required to support the development of a self-storage facility at 2515 Royal Windsor Drive, Oakville, ON (the "Subject Site").

Preliminary Consultation Meetings were held with staff at the Town of Oakville (the "Town"). Subsequently, a Site Plan Control application was submitted for the proposed project in July 2022, and is currently under review by the Town's staff.

This letter and attached support materials form our submission for an application for a Minor Variance to seek relief from the Oakville Zoning By-law 2014-014 that will enable the proposed development of a self-storage facility at the Subject Site.

Background

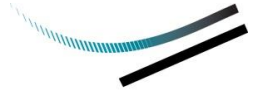
The Subject Site currently sits vacant. The proposed development will intensify the Subject Site with a self-storage building. The proposed development will be subject to a Site Plan Control application which is being reviewed by City Planning (application number SP.1501.032/01).

Town staff have confirmed that the application for the proposed site development would be subject to the Oakville Zoning By-law 2014-014 and that a Minor Variance application could be sought to obtain relief from the applicable zoning requirements.

Subject Site

The Subject Site is municipally known as 2515 Royal Windsor Drive in the Town of Oakville. The Subject Site is legally described as:

235 Yorkland Blvd.
Suite 800
Toronto, Ontario
Canada
M2J 4Y8
Telephone
416.229.4646
Fax
416.229.4692



- PART LOT 1, CONCESSION 2 TRAFALGAR, SOUTH OF DUNDAS STREET, DESIGNATED AS PARTS 6 AND 7 ON 20R21673 SUBJECT TO AN EASEMENT IN GROSS OVER PART 7 20R21673 AS IN HR378592 TOWN OF OAKVILLE
- PART LOT 1, CONCESSION 2 TRAFALGAR, SOUTH OF DUNDAS STREET, PARTS 3 AND 4 PLAN 20R21673 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 20R21673 AS IN HR378592 TOWN OF OAKVILLE

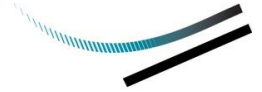
The Subject Site is located along the southeast border of the Town of Oakville. The lot is primarily rectangular in shape save for an area to the southeast and has a total area of 0.41 ha. The Subject Site lies within an Employment Area as designated by the Region of Halton Official Plan and Livable Oakville, the Town of Oakville Official Plan and is zoned E3 Industrial and E4 Business Commercial under the Oakville Zoning By-law 2014-014.

The Subject Site is currently a vacant lot and is surrounded by Industrial and Business Commercial buildings. The Subject Site is bounded by Royal Windsor Drive to the south, a parking lot to the east, a concrete structure to the north, and Winston Churchill Boulevard to the west. The lot is located approximately 2 kilometres south from the QEW and approximately 2 kilometres north from Lakeshore Boulevard West. The Subject Site is serviced by Mississauga's MiWay routes 4, 11, and 12, and is a 5-minute drive or 30-minute walk from Clarkson GO Station in Mississauga.

Proposed Development

The Proposed Development will consist of a new 6-storey building which will be used as a self-storage facility owned by Nicola Wealth and operated by Advanced Self-Storage. The Proposed Development has a footprint of 2,290 square metres, a GFA of 16,686 square metres, and an FFE of 104.35. The proposed building will have a lot coverage of 60.18% and will provide 12.47% of landscape coverage. A total of 11 parking spaces will be provided on site consisting of 7 parking spaces located indoors and 4 parking spaces provided at the exterior of the proposed building at grade. One loading space will be provided inside the building.

The lot will be accessible via Royal Windsor Drive only. The two-way driveway entrance will permit users to enter the site and park either inside the building or externally at grade. Egress from the site is either via Royal Windsor Drive or drive through the building to the exit via Winston Churchill Boulevard. Vehicles that drive into the proposed building will only be permitted to exit the lot via Winston Churchill Boulevard which acts as main exit of this proposed building. The lot is currently vacant, there are no structures to demolish.



Zoning Provisions Applicable to Proposed Land Use

The Subject Site is zoned E3 Industrial and E4 Business Commercial under the Oakville Zoning By-law 2014-014. The northern portion of the Subject Site is zoned E3 while the southern portion of the Subject Site is zoned E4.

To implement the proposed development on the Subject Site, the following variances have been identified:

1. Minimum Interior Side Yard – 1.0 metres is proposed, whereas the by-law requires 3.0 metres
2. Minimum Flankage Yard – 1.84 metres is proposed along Royal Windsor Drive, whereas the by-law requires 3.0 metres
3. Landscape Width to any Road - 1.84 metres is proposed along Royal Windsor Drive, whereas the by-law requires 3.0 metres
4. Landscape Buffer from Parking Area to a Road – 0.44 metres is proposed, whereas the by-law requires 3.0 metres
5. Maximum Height – proposes 25.0 metres, whereas the by-law requires 18.5 metres

Variance 1 is related to setback requirements of the interior side yard. Variance 2, 3 & 4 relates to the flankage yard and landscape buffer to Royal Windsor Drive. Variance 5 relates to building height on the area zoned E4.

Tests for Minor Variance

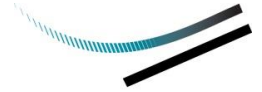
It is our opinion that the requested variance meets the “four tests” set out in subsection 45(1) of the *Planning Act*, as follows:

1. The variance is minor in nature.

As the definition of what constitutes a “minor variance” has not been precisely defined in the *Planning Act*, it is up to the Committee to determine the extent to which a by-law provision may be relaxed, and a variance still classified as minor in nature.¹ Guidance is available in the form of jurisprudence which sees this test as a matter of size, importance and impact.²

¹ See *Toronto (City) v. 621 King Developments Ltd.*, 2011 ONSC 7047 (CanLII), <http://canlii.ca/t/fqjrd> and *Re McNamara Corporation Ltd. et al. and Colekin Investments Ltd.*, 1977 CanLII 1050 (ON SC), <http://canlii.ca/t/g1j9s>.

² See *Vincent v. Degasperis*, 2005 CanLII 24263 (ON SCDC), <http://canlii.ca/t/1l4rd>.



The proposed variances call for site-specific relief from provisions related to the building setbacks, landscape buffer and building height on the Subject Site.

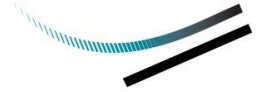
Variance 1 – The Subject Property requires an interior side yard of 3.0 metres whereas the proposal provides a 1.0 metre setback. The abutting property is currently zoned for employment uses with the immediate area providing parking to support the neighbouring employment activities. The proposed variance will not impede the existing employment use of the adjacent property nor disrupt the functionality of this parking area.

Furthermore, there is no proposed activity along the reduced side yard. The proposed development does not have any parking or circulation along the interior side yard. The proposed development will have one way-traffic through the building, with access exclusively provided via Royal Windsor Drive, and the exit situated at the rear of the proposed building with direct egress to Winston Churchill Boulevard. Further, there is no direct access to the proposed building from the neighboring lands which mitigates the impact of the reduced interior side yard.

Variances 2,3 & 4 – The proposed variances related to the reduction of the flanking side yard setback from 3.0 metres to 1.84 metres and associated reduction to the landscape buffer requirement to a road from 3.0 metres to 1.84 metres and reduction in the landscape width between a parking area and a road from 3.0 metres to 0.44 metres. These variances will have little impact to the surrounding employment uses or pedestrian experience in this employment area. Note that the flankage side yard setback of 2.3 metres is maintained along Winston Churchill Boulevard and reduced to 1.8 metres along the southern portion of the lot which accommodate the daylight triangle.

Adequate landscaping and separation distance is still provided despite these variances, which are necessary to accommodate the existing daylight triangle and the future road widening requirement of Winston Churchill Boulevard from the Region of Halton. These site-specific conditions regarding road adjustments are essential for maintaining the functionality and safety of this employment area.

Variance 5 - The requested variance is an increase of the maximum allowed height from 18.5m to 25.0 metres. The Subject Site is located in an industrial neighbourhood away from any residential areas and therefore not impacted by additional shadows which may be cast on adjacent properties and the enjoyment of personal outdoor space. Its location at a corner further serves to mitigate impact on adjacent properties. The abutting properties are large and have vast amounts of surface parking and therefore will not impact any industrial activity or common outdoor space.



The proposed variances will have little impact to the surrounding neighbourhood or the Town as a whole. The proposed development is strategically located at the corner of Royal Windsor Drive and Winston Churchill Boulevard and it will maintain adequate setbacks and enhanced landscaping on site along the street lines. It is also located adjacent to compatible and complementary uses (employment). As such, the proposed development would not be expected to constitute a significant impact relative to the approved and existing uses adjacent to the Subject Site.

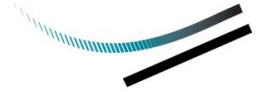
2. The variance is desirable for the appropriate development or use of the land, building or structure.

The requested variances would allow for the development of a self-storage facility that will activate an otherwise underutilized lot in the Town of Oakville. The proposed building will provide employment and economic opportunities to the local community.

The development of an employment use on this property represents the logical use of the currently zoned employment property, given the neighbourhood and consideration of the surrounding context. The property is well situated within the Town and its transportation network which supports this employment use. The Subject Site abuts Winston Churchill Boulevard to the northeast, Royal Windsor Drive to the south, and surrounded by other employment uses to the south and east.

Variance 1 – The reduction to the interior side yard provides adequate separation distance and limits adverse effects to the abutting property. Currently, the undeveloped site drains onto the abutting property, while the proposed development not only improves the current condition but prevents runoff onto the abutting property by incorporating a French Drain within this interior side yard. Maintenance of this French Drain can be carried out entirely within the proposed interior side yard, eliminating the need for access from the neighboring property. Thus, the variance not only facilitates development but also promotes responsible land use and mitigates potential environmental impacts. The interior side yard does not contain any windows and entrances, or any industrial activity and therefore the reduced yard is appropriate.

Variance 2, 3 & 4 – The design of the proposal maximizes the use of the property contributing to the local economic base of the City. The reduction to the flanking side yard setback and associated landscape buffer area along Winston Churchill Boulevard are appropriate on the Subject Site given its urban context and surrounding uses. It does not represent over development of the site as adequate separation distances are provided, and these proposed setbacks continue to support its existing functions of providing landscaping while limiting its impact on surrounding uses. The proposed development does not involve the demolition or redevelopment of an existing



structure but rather the creation of a new facility. The current conditions of this vacant site are poor and lack good urban design for such a prominent and busy employment intersection.

Variance 5 - The self-storage facility proposed for the Subject Site will activate an otherwise underutilized vacant lot in Oakville.

The site itself is located at the corner of Royal Windsor Drive and Winston Churchill Boulevard which is a prominent corner in this employment area. From an Urban Design perspective, it is appropriate to add height and density to this important intersection. The height increase is suitable here as it provides intensification to the employment area which is supported in the *Provincial Policy Statement* and the Official Plan. Due to the minimal increase in height identified, it is our opinion that the variance is minor in nature in relation to the general area.

The proposed site development strikes an appropriate balance between the intent of the Zoning By-law, and the desire to employ good urban design by locating the proposed building in a manner that minimizes its impact on the adjacent neighbours in the area. The variances required to implement the proposed site development represent a desirable approach for the appropriate development and use of the Subject Site.

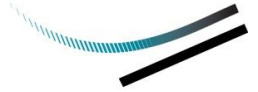
3. The variance maintains the general intent and purpose of the zoning by-law.

The variances will permit a more intensified use on the Subject Site and result in a permitted use which will be able to better serve the community. The proposed commercial self-storage use is located in an Employment zone and will continue to serve its function with the local community.

Variance 1 – The proposal provides adequate buffer with sufficient setback to the abutting Employment zoned lot to its interior side. The proposed use will not have any measureable impact to the employment use, improves the existing drainage condition, and will not impede business activity to the abutting lot.

Variance 2,3 & 4 – Adequate setbacks and landscaping are provided along Winston Churchill Boulevard. The flanking side yard and landscape buffer reduction is required to implement the future road widening of Winston Churchill Boulevard as required by the Region of Halton. Adequate opportunities for landscaping and buffer will be provided through the Site Plan Approval Process. The extent of the variances is accentuated by the interpretation of flankage side yard at the daylight triangle.

Variance 5 – The proposed variance seeks to increase the maximum height of 18.5 metres to 25.0 metres, a difference of 6.5 metres. Note that the property has a split zone and there is no height limit for the northern portion of the site. Given the by-



law is interpreted to apply the most stringent zone on the entire property, the 18.5 metre height limit applies.

Accordingly, the proposed variances will maintain the general intent and purpose of the zoning by-law.

4. The variance maintains the general intent and purpose of the Official Plan.

Halton Regional Official Plan

The Subject Site is designated as an *Urban Area with an Employment Area overlay* in the Halton OP. *Employment Areas* are meant to help the region achieve job growth rates outlined in the *Growth Plan 2020* as stated by policy 77.1. The proposed development is an industrial use and therefore appropriately located in these designated lands. The proposed development will provide economic benefits and job creation. It is our opinion the proposed Minor Variance maintains the intent and purpose of the Halton's Regional Official Plan.

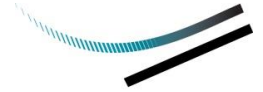
Liveable Oakville

The designated land use for the Subject Site is *Employment* under Liveable Oakville. Section 14 of the Oakville OP state that "*Employment Areas* are intended to provide industrial, business, and office activities, which will be the major source of employment opportunities in the Town". Policies 14.1.1 and 14.1.2 call for a balance of employment and population to create a balanced and *complete community*. Additionally, the subject lands are further identified under policy 14.4 as *Business Commercial* lands. As the Subject Site is considered an employment use, the Proposed Development conforms to the Liveable Oakville OP and generally maintains its intent and purpose.

Accordingly, the proposed variances will maintain the general intent and purpose of the Official Plan.

Application for a Minor Variance

The proposed variances meet the four tests outlined in the Planning Act. The proposal does not have a significant impact on the neighbouring properties and surrounding area and can be considered to be minor in nature. The proposal represents a desirable approach for the appropriate development and use of the Subject Site. The proposal complies with the purpose and intent of the Official Plan and applicable Zoning By-law.



Submission Materials

In support of the application for a Minor Variance, the following materials have been included in the submission package:

Required Material	Dated
Application Form	June 11, 2024
Submission Letter	June 11, 2024
Site Plan – A101	September 6, 2024
Elevation Plan – A200	June 20, 2024
Elevation Plan – A201	June 20, 2024
Ground Floor Plan – A112	June 20, 2024
Landscape Plan – L-1	June 19, 2024
Topographic Survey Plan - C100	March 17, 2022
Letter of Acceptance – Mancor	April 25, 2024
Letter of Acceptance – Nicola Wealth	April 24, 2024

Application Fees

We understand that the following fees will apply to the Minor Variance application.

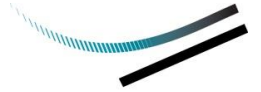
<i>Application for Minor Variance:</i>	<i>\$ 4,050.00</i>
<i>Region of Halton Review fee:</i>	<i>\$39.71</i>

We also understand that the fees will be payable upon the Town's review of the application at the point that it is deemed complete.

We trust that this submission is to the satisfaction of the Town of Oakville.

Should you have any questions or wish to discuss this application, please contact the undersigned at 416-554-1518 or by email (jguzzi@dillon.ca). We request that this application be considered by the Committee of Adjustment at its early possible scheduled meeting.

Town of Oakville, Committee of Adjustment
Page 9
September 12, 2024



Yours sincerely,

DILLON CONSULTING LIMITED

Joseph Guzzi, MCIP, RPP
Associate

Enclosure(s) or Attachment(s)
Our file: 22-3718
Cc: Kevin Somra, First Gulf Inc.

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: CAV A/121/2024 – Deferred from August 21, 2024 **RELATED FILE:** N/A

DATE OF MEETING: October 16, 2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
NICOLA ROYAL WINDSOR ONE LTD NICOLA ROYAL WINDSOR TWO LTD	Joseph Guzzi Dillon Consulting Limited	2515 Royal Windsor Dr Town of Oakville CON 2 SDS PT LOT 1 RP 20R21673 PARTS 3, 4, 6 AND 7

OFFICIAL PLAN DESIGNATION: Industrial & Business Commercial

ZONING: E3 SP: 3 & E4

WARD: 3

DISTRICT: East

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a six storey commercial self-storage building on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.11.2 (Row 4, Column 4)</i> Required width of landscaping in any Employment zone along any road shall be a minimum width of 3.00 metres.	To reduce the minimum landscaping width to 2.38m along the flankage lot line and 0.44 along the lot line abutting the daylight triangle.
2	<i>Table 4.11.2 (Row 9, Column 4)</i> Required width of landscaping in any surface parking area along any road shall be a minimum width of 3.00 metres.	To reduce the minimum landscaping width to 0.44m along the lot line abutting the daylight triangle.
3	<i>Table 10.3. (Row 5, Columns E3 and E4)</i> The minimum flankage yard shall be 3.0 m.	To reduce the minimum flankage yard to 2.05m and 1.84m along the lot line abutting the daylight triangle.
4	<i>Table 10.3. (Row 7, Columns E3 and E4)</i> The minimum interior side yard shall be 3.0 m.	To reduce the minimum westerly interior side yard to 1.0 m.
5	<i>Table 10.3. (Row 13, Column E4)</i> The maximum height shall be 18.5 metres.	To increase the maximum height to 25.00 metres.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

CAV A/121/2024 - 2515 Royal Windsor Drive (East District) (OP Designation: Industrial and Business Commercial)

The applicant proposes to construct a six-storey commercial self-storage building, subject to the variances listed above.

A minor variance application was previously submitted for consideration by the Committee on August 21, 2024. This application was deferred due to insufficient notice being provided to neighbouring property owners. The northernmost portion of the subject property had not been included within the 60-metre notice requirement area, as stipulated by the *Planning Act*. As such, adjacent landowners were not properly notified of the initial minor variance application.

The notice area deficiency issue has been rectified so that the entirety of the subject lands have now been included, and the proper notification requirements to all neighbouring properties have been made. There have been no other changes made to the proposal since the deferral, and the application as previously submitted remains the same.

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to authorize minor variance from the provisions of the Zoning By-law provided the requirements set out under 45(1) in the *Planning Act* are met. Staff's comments concerning the application of the four tests to this minor variance request are as follows:

Site Area and Context

The subject property is located in an employment area surrounded by commercial and industrial uses. The property is located at the northwest corner of Royal Windsor Drive and Winston Churchill Boulevard and is approximately 110m south of the railway line. It is located at the eastern boundary between the Town of Oakville and the City of Mississauga. The subject property is currently vacant and has an active site plan application for the proposed self-storage facility (SP.1501.032/01).



Aerial Photo of 2515 Royal Windsor Drive

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Industrial and Business Commercial in the Livable Oakville Official Plan. Development is required to be evaluated using the criteria established in Sections 14.1, 14.5 and 14.6 to ensure there are no negative adverse impacts on adjacent and surrounding properties and to ensure appropriate development on the subject site. The proposal complies with Livable Oakville.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 – Minimum landscaping width along any road (No Objection) – 3m reduced to 2.38m along flankage lot line and 0.44m along the lot line abutting the daylight triangle

Variances #2 – Minimum landscaping width in surface parking area along any road (No Objection) – 3m reduced to 0.44m along the lot line abutting the daylight triangle

Variance #3 – Minimum flankage yard (No Objection) – 3m reduced to 2.05m and 1.84m along the lot line abutting the daylight triangle

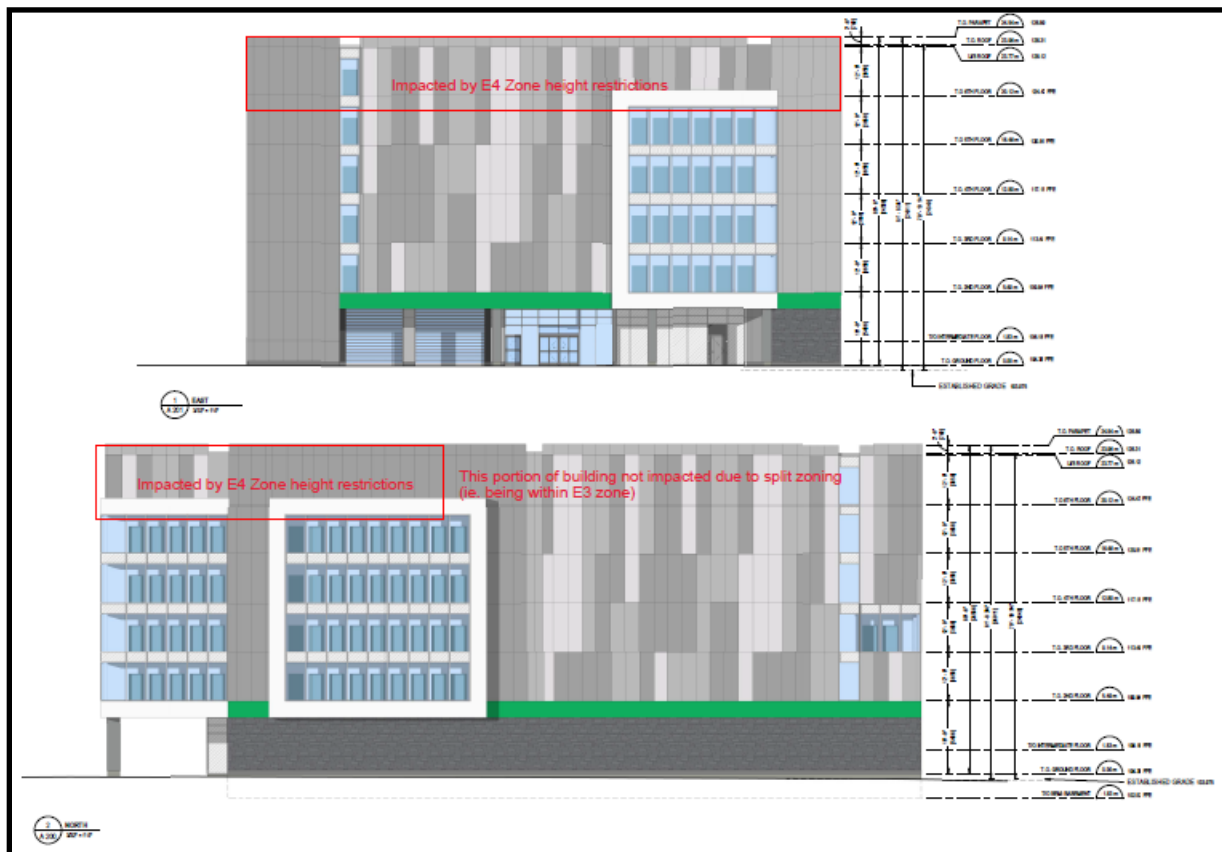
The intent of the Zoning By-law provision for minimum landscape width along the road is to provide a buffer between the road and the building or surface parking on site. The intent of the minimum flankage yard is to allow adequate separation distance and allow visibility at the corner. The reduction in the flankage yard is due to the conveyance of land for road widening along Winston Churchill Boulevard at the request of the Region of Peel, whereas the proposal originally complied with the Zoning requirements. The 2.38m landscape width along the flankage yard and the 0.44m landscape width along lot line abutting the daylight triangle does not cause any negative adverse impacts on adjacent and surrounding properties and is adequate. The drainage and grading of the site has been reviewed through the active site plan for the subject property and there are not concerns regarding the decreased landscape width. Staff are of the opinion that the minimum landscape width of 2.38m along the flankage lot line, 0.44m along the lot line abutting the daylight triangle, and the 0.44m in surface parking area along the lot line abutting the daylight triangle area meets the intent and purpose of the Zoning By-law.

Variance #4 – Minimum interior side yard (No Objection) – 3m reduced to 1m (westerly)

The intent of the Zoning By-law provision for interior side yard is to ensure adequate spatial separation between dwellings and no negative impacts on drainage. It is noted that the property to the west of the subject property is a surface parking area and there are no buildings directly abutting the proposed development. Further, to the road widening requirement noted above, this resulted in a shift to the building, whereas the proposal originally complied with the Zoning requirements. As such, the proposed interior side yard setback does not cause any negative adverse impacts on adjacent and surrounding properties. The drainage of the subject site has been reviewed through the active site plan application and there are no drainage concerns with respect to the proposed interior side yard. Staff are of the opinion that the proposed interior side yard setback meets the general intent and purpose of the Zoning By-law.

Variance #5 – Maximum height (No Objection) – 18.5m increased to 24.34m

The intent of the Zoning By-law provision for maximum height is to ensure uniformity in height of the buildings within the Employment Area and no negative impacts of height on adjacent and surrounding properties. It is noted that the subject property has split zoning with the northern portion of the property zoned as Industrial (E3) with Special Provision 3 (SP:3), and the southern portion of the property is zoned as Business Commercial (E4). The E3; SP:3 Zone does not have any height restrictions while the southern portion has a height restriction of 18.5m. Due to the split zoning, the more restrictive zoning regulation applies which in this case is a height restriction of 18.5m, which is a portion of the 5th and 6th floors at the front of the building primarily along Royal Windsor Drive as illustrated below.



It is also noted that the properties to the north and west of the subject property are zoned E3; SP3 with no height restriction. Staff are of the opinion that the proposed maximum height does not cause any negative adverse impacts on adjacent and surrounding properties and meets the general intent and purpose of the Zoning By-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the proposal represents appropriate development of the subject property. The variances, both individually and cumulatively, are minor in nature and will not create any undue adverse impacts to adjoining properties or the existing neighbourhood character.

Recommendation:

Staff do not object to the proposed variances. Should this minor variance request be approved by the Committee, the following conditions are recommended:

1. The development be constructed in general accordance with the final approved Site Plan (SP.1501.032/01) to the satisfaction of the Director of Planning and Development; and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Fire: No concerns for Fire. Passed.

Transit: No comments received.

Finance: The Tax account is clear.

Halton Region

6.5 CAV A/121/2024 – Nicola Royal Windsor One Ltd. and Nicola Royal Windsor Two Ltd.,
2515 Royal Windsor Drive, Oakville

- It is understood that this application was deferred from August 21, 2024. Regional comments provided on August 15, 2024, still apply.
- Due to recent Provincial legislation, as of July 1, 2024, the Region will no longer be responsible for the Regional Official Plan – as this will become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities is being prepared that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines a continued of interests for the Region and the Conservation Authorities in these matters. Going forward, comments offered through minor variance applications will be reflective of this changing role.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit a decrease to the minimum landscaping width to 2.38 m along the flankage lot line and 0.44 m along the lot line abutting the daylight triangle, a decrease to the minimum landscaping width to 0.44 m along the lot line abutting the daylight triangle, a decrease to the minimum flankage yard along the lot line abutting the daylight triangle, a decrease to the minimum westerly interior side yard and an increase to the maximum height to 25.0 m, under the requirements of the Town of Oakville Zoning By-law for the purpose of permitting the installation of pool and air conditioning equipment on the Subject Property.
- **General ROP Policy:** The Region's Official Plan provides goals, objectives and policies to direct physical development and change in Halton. All proposed Minor Variances are located on lands that are designated as 'Urban Area' in the 2009 Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. The Urban Area policies state that the range of permitted uses and the creation of new lots in the Urban Area will be per Local Official Plans and Zoning-By-laws. All development, however, will be subject to the policies of the ROP.

Halton Conservation: We will not be providing comments.

Bell Canada: No comments received.

Oakville Hydro: We do not have any comments to add.

Letter(s) in support – 2

Letter(s) in opposition – 0

General notes for all applications:

Note: *The following standard comments apply to all applications. Any additional application specific comments are as shown below.*

- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.

- The applicant is advised that permits may be required from other departments / authorities (e.g. Engineering and Construction, Building Services, Conservation Halton, etc.) should any proposed work be carried out on the property.
- The applicant is advised that any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report.
- The applicant is advised that any current or future proposed works will require the removal of all encroachments from the public road allowance to the satisfaction of the Engineering and Construction Department.
- The applicant is advised that the comments provided pertain only to zoning and are not to be construed as a review or approval of any proposal for the site. This review will be carried out through the appropriate approval process at which time the feasibility/scope of the works will be assessed.
- Unless otherwise stated, the Planning basis for the conditions referenced herein are as follows:
 - Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the actual planning, neighbourhood and site basis for the request for the variances, and then the plans to be reviewed through the building permit and construction processes.
 - A two (2) year timeframe allows the owner to obtain building permit approval for what is ultimately approved within a reasonable timeframe of the application being heard by the Committee of Adjustment based on the requirements when it is processed, but cognizant of the ever-changing neighbourhoods, policies and regulations which might then dictate a different result. Furthermore, if a building permit is not obtained within this timeframe, a new application would be required and subject to the neighbourhood notice circulation, public comments, applicable policies and regulations at that time.

Requested conditions from circulated agencies:

1. The development be constructed in general accordance with the final approved Site Plan (SP.1501.032/01) to the satisfaction of the Director of Planning and Development; and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Sharon Coyne
 Sharon Coyne
 Assistant Secretary-Treasurer
 Committee of Adjustment



Mancor Industries, Inc.
2485 Speers Road, Oakville, ON L6L 2X9

Tel: (905) 827-3737
Fax: (905) 469-8901

April 25, 2024

Planning and Development
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Re: 2515 Royal Windsor Drive, Oakville, Lot 1 Con 2, Plan 20R-21673
Town of Oakville Site Plan File No. 1501.032/01
6-Storey Commercial Self Storage Facility
Letter of Acceptance concerning proposed Minor Variances

To whom it may concern,

We, Mancor Industries, currently operate our business at 2481 Royal Windsor Drive, Oakville. We are located directly west of the property where the commercial self-storage facility is located. We have reviewed the proposed variances required to implement the proposed development of a 6 storey storage facility on the adjacent property. We understand several variances are required which we believe appear to be very minor.

We also understand that the most relevant variance, which is noticeable from our property, where we operate our business, is the reduced side yard of 1.0 metres.

We also understand that the reduced side yard will benefit our property as the regrading of the property and the proposed French Drain along the west yard (closest to our property) will mean there will no longer be surface drainage onto our parking area. This is very desirable for our staff which park in this area.

We have no objection to the proposed variances as they will not negatively impact our business operations at 2481 Royal Windsor Drive.

Thank you for your cooperation.

Respectfully,

A handwritten signature in black ink, appearing to be "D. H. H. 150", written over a horizontal line.

Mancor Industries



April 25, 2024

Planning and Development
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Re: 2515 Royal Windsor Drive, Oakville, Lot 1 Con 2, Plan 20R-21673
Town of Oakville Site Plan File No. 1501.032/01
6-Storey Commercial Self Storage Facility
Letter of Acceptance concerning proposed Minor Variances

To whom it may concern,

We are the registered owner of the property municipally recognized as 2481 Royal Windsor Drive, Oakville. This letter is to confirm our support and acceptance of the below-noted variances to facilitate the proposed development of a 6-storey commercial self storage facility at 2515 Royal Windsor Drive, Oakville.

To implement the proposed development on the Subject Site, we understand that the following variances have been identified:

1. Minimum Interior Side Yard – 1.0 metres is proposed, whereas the by-law requires 3.0 metres
2. Minimum Flankage Yard – 1.8 metres is proposed along Royal Windsor Drive, whereas the by-law requires 3.0 metres
3. Landscape Buffer to Road – 1.8 metres is proposed, whereas the by-law requires 3.0 metres
4. Landscape Buffer from a Parking Area to a Road – 0.44 metres is proposed, whereas the by-law requires 3.0 metres
5. Maximum Height – proposes 24.6 metres, whereas the by-law requires 18.5 metres

We express no objection to the proposed variances as they will not negatively impact our property at 2481 Royal Windsor Drive. The property is currently leased and operated as a manufacturing facility. The portion of the property located adjacent to the proposed development is used for surface parking and will not be impacted.

Thank you for your cooperation.

Respectfully,

A handwritten signature in black ink, appearing to read 'Josh Anderson', written over a horizontal line.

Josh Anderson
Nicola Wealth Real Estate

Addendum 1 to Comments

October 16, 2024

Committee of Adjustment

BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE
OAKVILLE.CA

2)

CAV A/121/2024 – Deferred from August 21, 2024

2515 Royal Windsor Drive

CON 2 SDS PT LOT 1 RP 20R21673 PARTS 3, 4, 6 AND 7

Proposed

Under Section 45(1) of the *Planning Act*

Zoning By-law 2014-014 requirements – E3 SP:3 and E4, Employment

- 1.** To reduce the minimum landscaping width to 2.38m along the flankage lot line and 0.44 along the lot line abutting the daylight triangle.
- 2.** To reduce the minimum landscaping width to 0.44m along the lot line abutting the daylight triangle.
- 3.** To reduce the minimum flankage yard to 2.05m and 1.84m along the lot line abutting the daylight triangle.
- 4.** To reduce the minimum westerly interior side yard to 1.0 m.
- 5.** To increase the maximum height to 25.00 metres.

Comments from:

Metrolinx – 1

Please find attached Metrolinx's comments for the October 16, 2024, Committee of Adjustments Agenda for Oakville.

Please note we've previously provided comments for application CAV A/121/2024, 2515 Royal Windsor Dr, which has been deferred from the Aug 21st Agenda. As our comments remain the same at this time, we've re-attached the former comments.

TO: Town of Oakville - Committee of Adjustment
1225 Trafalgar Road Oakville, ON L6H 0H3
coarequests@oakville.ca

DATE: August 13, 2024

RE: Adjacent Development Review: CAV A/121/2024
2515 Royal Windsor Drive, Oakville, ON
Minor Variance

Dear Committee of Adjustment,

Metrolinx is in receipt of the Minor Variance application for 2515 Royal Windsor Drive to construct a 6-storey commercial self-storage building on the subject site, as circulated on August 1, 2024, and to be heard at the Public Hearing on August 21, 2024, at 7:00PM. Metrolinx's comments on the subject application are noted below.

- The subject property is located within 300m of the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.

GO/HEAVY-RAIL - ADVISORY COMMENTS

- We understand the proposed development will be subject to a Zoning By-Law Amendment and Site Plan Control application which is being reviewed by City Planning (application number SP.1501.032/01). Please keep Metrolinx involved as a stakeholder in the comprehensive site application as there may be further requirements/comments upon review of the Site Plan submission.
- The applicant is advised that all other conditions/requirements/agreements related to the comprehensive application (if applicable) must also be fulfilled prior to approval of the requisite Site Plan. Additionally, the Owner shall be responsible for all costs for the preparation and registration of agreements/undertakings/easements/warning clauses as determined appropriate by Metrolinx, to the satisfaction of Metrolinx.
- As the requested variances have minimal impact on Metrolinx property (i.e., Oakville Subdivision), Metrolinx has no objections to the specified variances should the committee grant approval.
- The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the Railway Corridor:
 - **Warning:** The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Should you have any questions or concerns, please contact Farah.Farooque@metrolinx.com.

Best Regards,

Farah Faroque

Project Analyst, Third Party Project Review

Metrolinx | 10 Bay Street | Toronto | Ontario | M5J 2S3

T: (437) 900-2291