

AGENDA

Date: April 30, 2025
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)	
6. Minor Variance Application(s)	
6.1 A/049/2025 - 379 Allan Street	3 - 17
6.2 A/055/2025 - 401 Ash Road	18 - 30
6.3 A/056/2025 - 580 Fourth Line	31 - 47
6.4 A/057/2025 - 339 Pinegrove Road	48 - 69
6.5 A/059/2025 - 631 Trudale Court	70 - 91
6.6 A/061/2025 - 149 Lakeshore Road East	92 - 104

6.7	A/062/2025 - 137 Dornie Road	105 - 123
6.8	A/063/2025 - 414 Reynolds Street	124 - 138
6.9	A/099/2024 - 26 Holyrood Avenue (Deferred from June 26, 2024)	139 - 170
6.10	A/016/2025 - 2019 Lakeshore Road East (Deferred from February 19, 2025)	171 - 185

7. Confirmation of Minutes

8. Adjournment

Notice of Public Hearing Committee of Adjustment Application



File # A/049/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 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
H. Taylor	Emelie Vea Willmott & Strickland Inc. #3 – 594 Chartwell Road Oakville, ON L6J 4A5	379 Allan St PLAN 113 LOT 61

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 with attached garage and a covered porch in the rear yard on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 15.10.1 c)</i> The maximum lot coverage for a dwelling having two storeys shall be 19%.	To increase the maximum lot coverage to 25%.
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How do I participate if I have comments or concerns?

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Participate in the electronic hearing by videoconference.

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Notice of decision:

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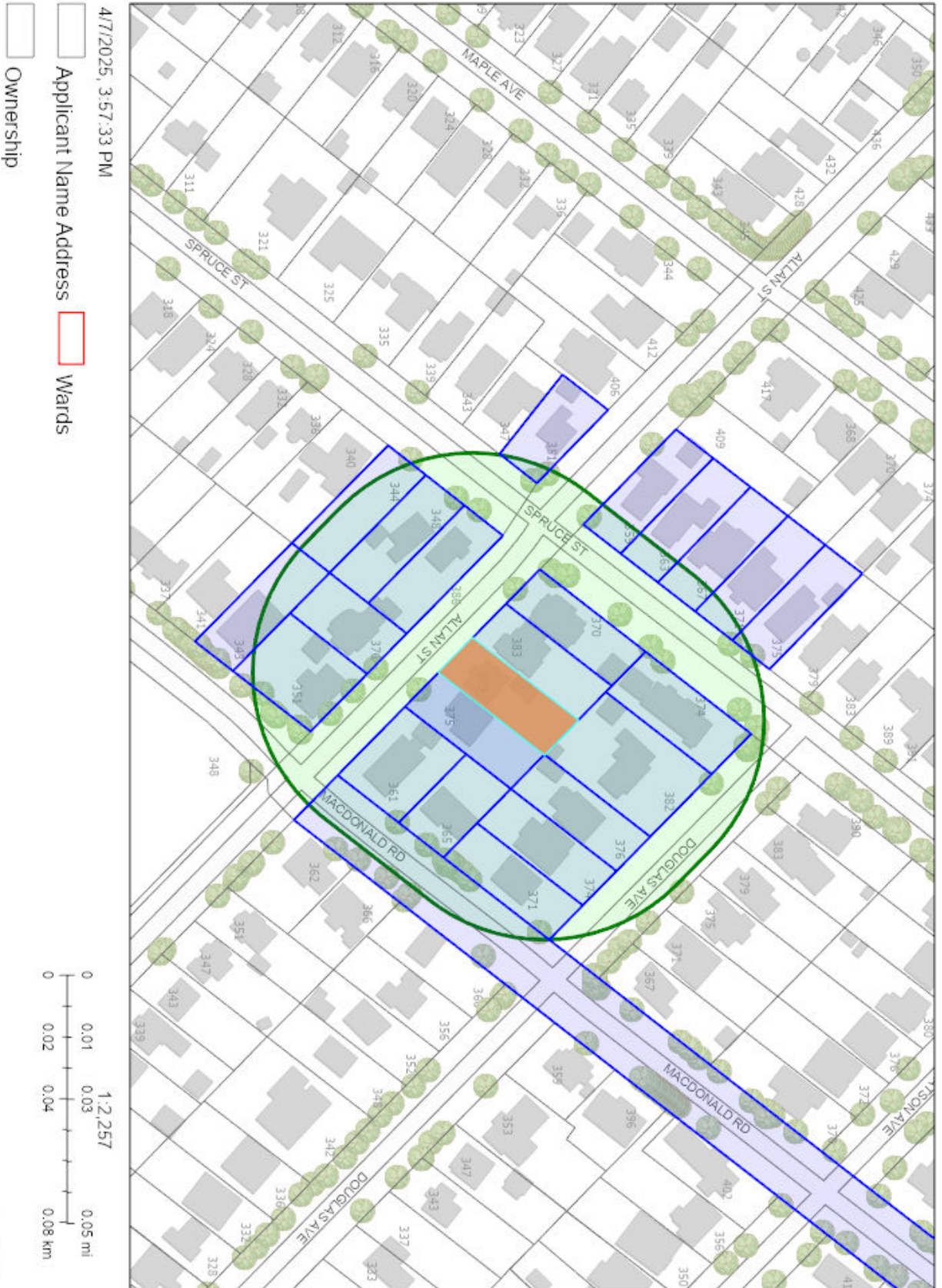
Contact information:

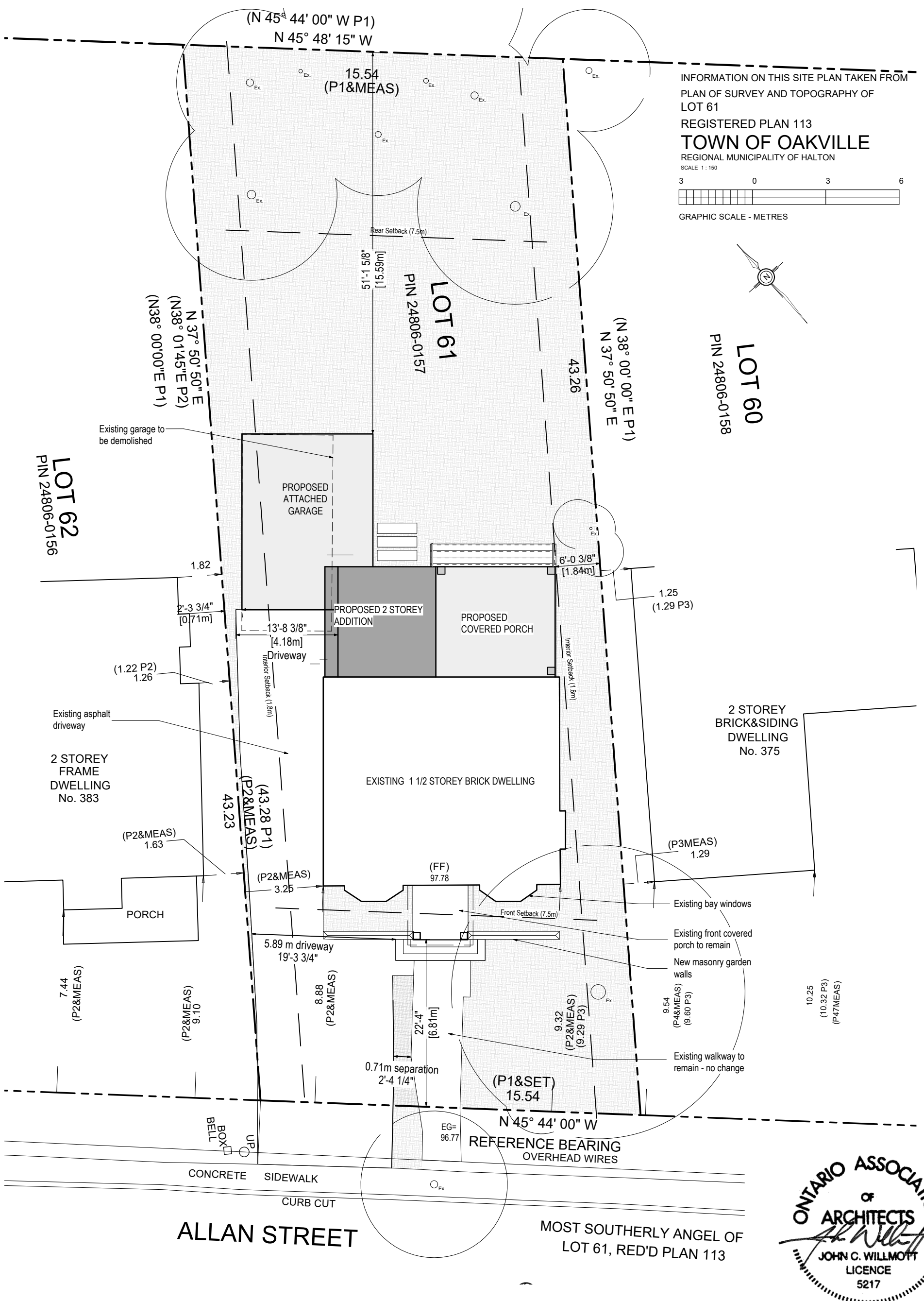
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

April 15, 2025

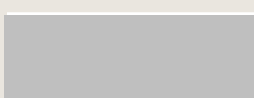
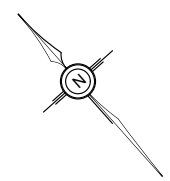
A-049-2025 (379 Allan Street)





INFORMATION ON THIS SITE PLAN TAKEN FROM
PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 61

REGISTERED PLAN 113
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



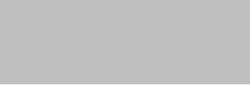
RESIDENCE

Site Plan • 1/150 • CAV Application
379 Allan Street, Oakville, ON • March 27, 2025

WILLMOTT & STRICKLAND

Architecture & Interiors

OAKVILLE ZONING CHECK REVIEW - 379 Allan					
Zoning				By-Law 2014-014	Reference
				RL3-0 SP10	
Lot Area	668.02 m2	7,190.54 ft2		558 m2	6.3
Lot Frontage	15.54 m	51.00 ft		18 m	6.3
Lot Coverage					
Existing Dwelling	84.75 m2	912.22 ft2	12.69%		
Existing Front Covered Porch	4.83 m2	51.96 ft2	0.72%		
New Addition - Mud room	17.91 m2	192.75 ft2	2.68%		
New Addition - Garage	35.81 m2	385.49 ft2	5.36%		
New Rear Porch	22.12 m2	238.10 ft2	3.31%		
New Second level	1.47 m2	15.77 ft2	0.22%		
Total Proposed	166.88 m2	1796.29 ft2	25.0%	19% (max)	SP.10
Existing Lot Coverage - Existing Detached Garage (T.B.R.)					
Existing Detached Garage (TBR)	29.87 m2	321.56 ft2	4.47%		
Existing Dwelling Coverage	89.58 m2	964.18 ft2	13.41%		
Existing Lot Coverage	119.45 m2	1285.74 ft2	17.88%		
Residential Floor Area Ratio					
Existing Ground Floor	84.75 m2	912.22 ft2	12.69%		
Existing Second Floor	79.95 m2	860.54 ft2	11.97%		
New Ground Floor Addition	18.02 m2	194.00 ft2	2.70%		
New Second Floor Addition	15.91 m2	171.23 ft2	2.38%		
Total	198.63 m2	2137.99 ft2	29.7%	41% (max)	6.3 / 6.4.1
Garage Floor Area					
Attached Garage (NEW)	30.89 m2	332.51 ft2		38 m2 (max)	SP.10
Building Height					
Existing Dwelling Height	7.48 m	24.54 ft		9.0m (max)	6.3/6.4.6.
Driveway					
Driveway Width	5.89 m	19.32 ft		7.77m (max)	5.8.2.(c)(ii)
Driveway and Walkway Separation	0.71 m	2.33 ft		0.6m (min)	5.8.2.
Setbacks (Dwelling)					
Front Yard (to covered porch) (Existing)	6.81 m	22.34 ft		7.8m (min) / 13.3m (max)	6.3 / 6.4.3
Rear Yard (New)	15.59 m	51.17 ft		7.5m (min)	6.3
Interior Side Yard (N) (New)	0.71 m	2.33 ft		1.8m (min)	SP.10
Interior Side Yard (S) (New)	1.84 m	6.03 ft		1.8m (min)	SP.10
Shaded items require minor variance					



RESIDENCE

Site Statistics • CAV Application
379 Allan Street, Oakville, ON • March 27, 2025

WILLMOTT &
STRICKLAND
Architecture & Interiors



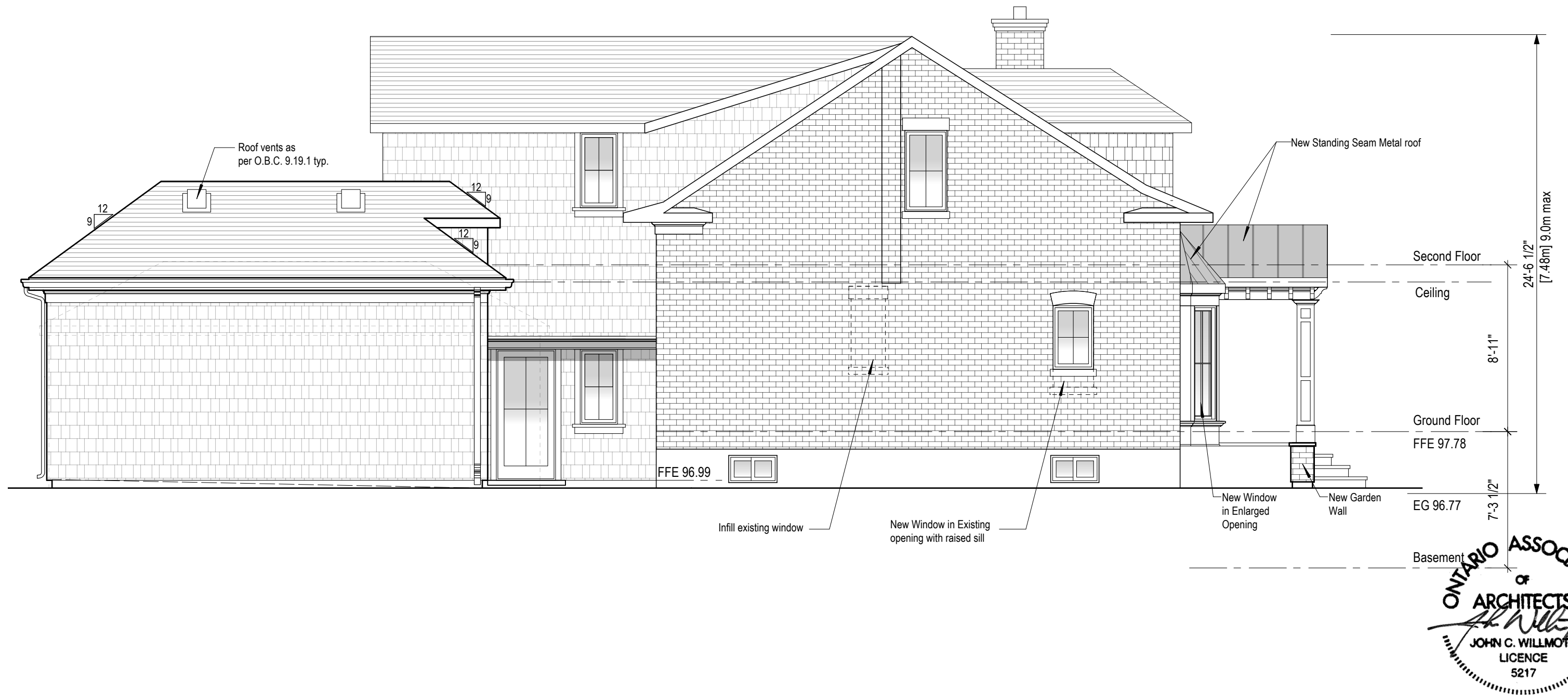
RESIDENCE

West Elevation • 3/16" = 1'-0" • CAV Application • 379 Allan Street, Oakville, ON • March 27, 2025



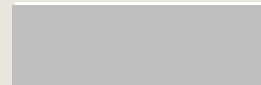
RESIDENCE

East Elevation • 3/16" = 1'-0" • CAV Application • 379 Allan Street, Oakville, ON • March 27, 2025



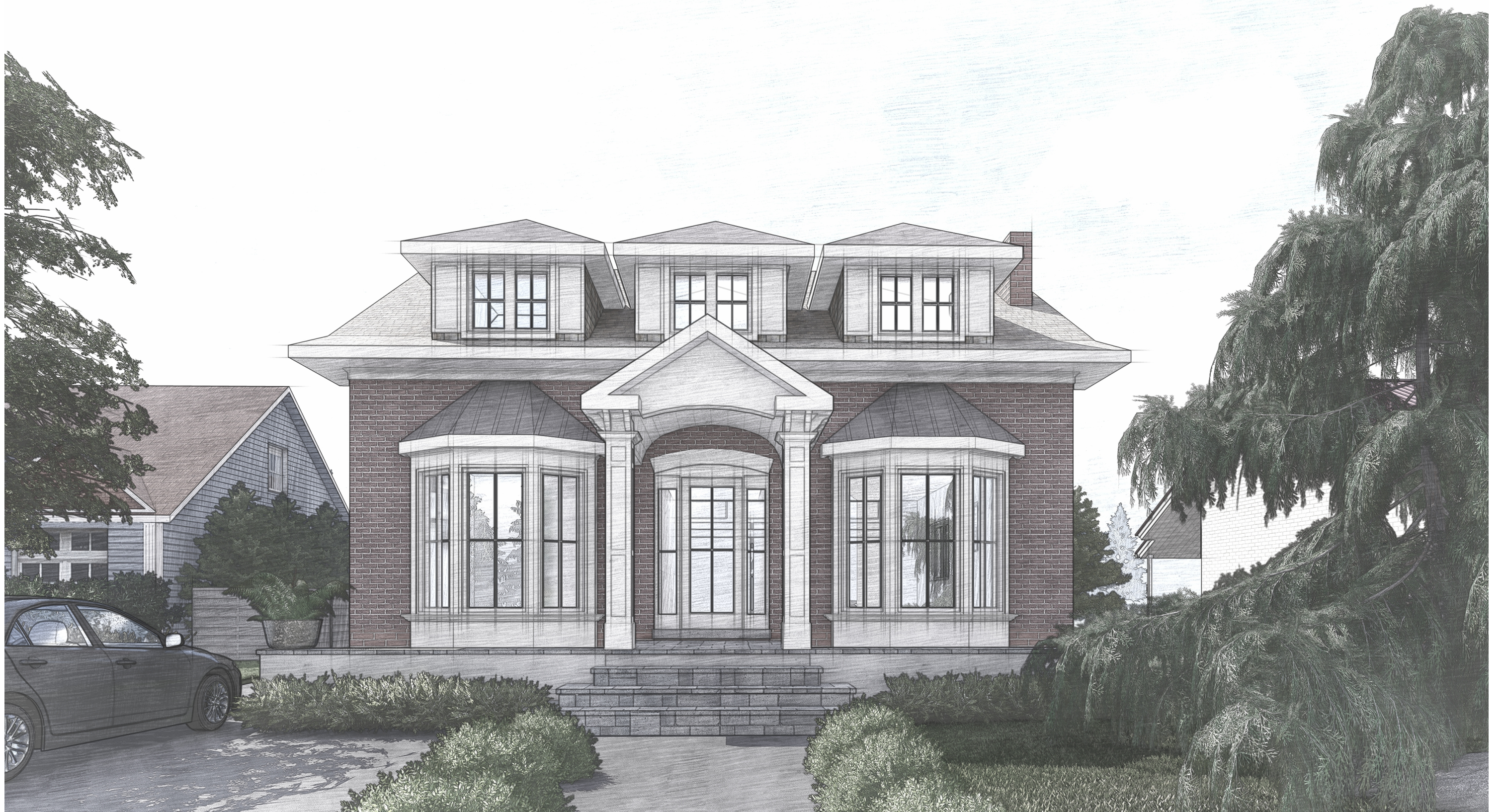
RESIDENCE

North Elevation • 3/16" = 1'-0" • CAV Application • 379 Allan Street, Oakville, ON • March 27, 2025



RESIDENCE

South Elevation • 3/16" = 1'-0" • CAV Application • 379 Allan Street, Oakville, ON • March 27, 2025



RESIDENCE

Exterior Perspective • CAV Application • 379 Allan Street, Oakville, ON • January 16, 2025

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**WILLMOTT &
STRICKLAND**
Architecture & Interiors

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/049/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
H. Taylor	Emelie Vea Willmott and Strickland Inc. 594 Chartwell Road, Suite 3 Oakville ON, L6J 4A5	PLAN 113 LOT 61 379 Allan St Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential

ZONING: RL3-0 sp:10, Residential

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 a one-storey addition with attached garage and a covered porch in the rear yard on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 15.10.1 c)</i> The maximum lot coverage for a dwelling having two storeys shall be 19%.	To increase the maximum lot coverage to 25%.
2	<i>Section 15.10.1 g)</i> The minimum interior side yard for a detached dwelling having two storeys and an attached private garage shall be 1.8 metres.	To reduce the minimum northerly interior side yard to 0.71 metres.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

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

A/049/2025 - 379 Allan Street (East District) (Low Density Residential)

The applicant is proposing the construction of an addition to the existing one and half storey dwelling, subject to the variances listed above. The proposal consists of a two-

storey addition, a covered porch, and an attached garage located towards the rear of the property.

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

Site Area and Context

The subject lands are located within the Brantwood neighbourhood (RL3-0 SP: 10) which permits a maximum lot coverage of 19% for two-storey dwellings. However, through an evolution in the housing stock in the neighbourhood, there are two-storey dwellings with lot coverages greater than 19%. Relief from the Zoning By-law has been granted by the Committee of Adjustment for increases beyond 19%.

As noted above, this neighbourhood 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.

The property will be subject to Site Alteration Permit for review by Development Engineering staff to further assess impacts on drainage and grading.

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 and is required to be evaluated using the criteria established in Section 11.1.9 to maintain and protect the existing neighbourhood character. It is staff's opinion that the proposed addition does not make the existing dwelling appear larger than other dwellings in the surrounding area as the addition will be located towards the rear of the property which will not be visible from the street, preserving the existing character of the streetscape.

Additionally, the minimum requirements for the easterly interior side, rear yard setback and height are proposed to be maintained. As such, staff is of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

Variance #1 –Lot Coverage (No Objection)- Increase from 19% to 25.0%.

The applicant is seeking relief from the Zoning By-law 2014-014, as amended, to permit an increase in lot coverage from the existing lot coverage of 18% (119.45m²) to 25% (166.88 m²) whereas the maximum permitted lot coverage is 19%. The proposed addition will result in an additional 77.31 m² of lot coverage. The intent of regulating lot coverage is to prevent the construction of a dwelling with a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. Staff are of the opinion that the requested variance maintains the general intent and purpose of the Zoning By-law.

Variance #2 - Interior side yard (No Objection) – Reduce from 1.8 m to 0.71 m.

The intent of the Zoning By-law provision for interior side yard setback is to provide sufficient space for access, drainage and grading, as mentioned above drainage will continue to be reviewed as part of the site alternation permit submission of detailed engineering plans. It is noted that the proposed 0.71 m interior side yard setback will still allow the Owner to access all sides of the addition for construction, maintenance and repairs, if required, without infringing on abutting properties. Staff are of the opinion that the requested variance 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?

It is staff's opinion that the requested variances maintain the general intent and purpose of the Official Plan and Zoning By-law as it results in an addition that is in keeping with the character of the neighbourhood. Further, the variances are minor in nature and appropriate for the development of the site as there are no negative impacts to abutting properties or the streetscape.

Recommendation:

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

1. That the dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated March 27/ 2025; 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.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- 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 in the maximum lot coverage to 25%, and to reduce the minimum northerly interior side yard to 0.71 metres, under the requirements of the Town of

Oakville Zoning By-law, for the purpose of permitting a one-storey addition with attached garage and a covered porch in the rear yard on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

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, 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.
- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.

- Unless otherwise states, 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 constructed in general accordance with the submitted site plan and elevation drawings dated March 27/ 2025; 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.

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # A/055/2025

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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
M. Board	Vivek Gupta ITI Permit 201-603 Argus Rd Oakville ON, L6J6G6	401 Ash Rd PLAN 628 LOT 59

Zoning of property: RL2-0, 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 two-storey sunroom addition on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1022.00 m ² and 1114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 41.91%.
2	<i>Table 6.4.2 (Row 2, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 26.63%.

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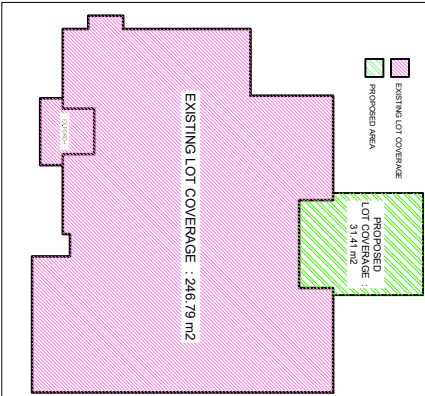
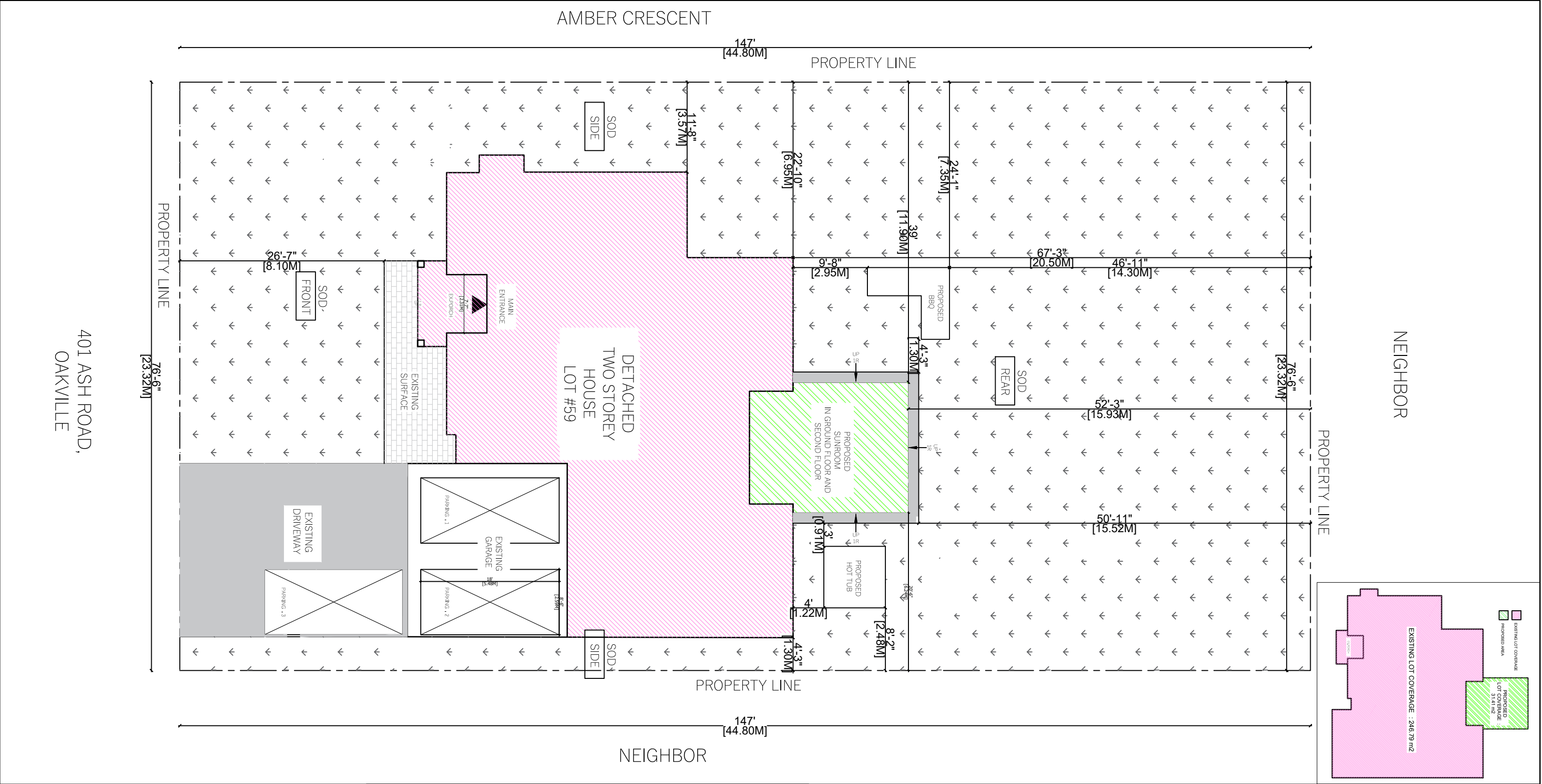
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

April 15, 2025

A/055/2025 - 401 Ash Road





SITE STATISTICS						
ADDRESS : 401 Ash Rd, Oakville, ON L6J 4P6						
ZONING : RL2-0						
LOT AREA	1044.68 m2					
EXISTING LOT COVERAGE	246.79 m2 (23.62 %)					
PROPOSED LOT COVERAGE	278.20 m2 (26.63 %)					
GROSS FLOOR AREA	EXISTING		PROPOSED		TOTAL	
BASEMENT AREA	—		—		—	
MAIN FLOOR AREA	191.78	m2	31.41	m2	223.20	m2
SECOND FLOOR AREA	183.21	m2	31.41	m2	214.62	m2
TOTAL GFA (37% of the lot area permitted)	1044.68 m2 x 37% = 386.53 m2			(41.9 %) 437.82 m2		
	437.82- 386.53 = 51.29 m2					

Page 21 of 185

603 Argus Rd, Suit 201
Oakville, ON
(647) 973-1733
itipermits@gmail.com
itipermits.com

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.5 of Div.C, of the building code

VIVEK GUPTA 39587 BCIN
Name
Signature
#CURDATE
Date

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.5. of Div. C, of the building code

ITI PERMIT DESIGNERS INC. 102755 BCIN
Firm Name

ADDRESS:
401 Ash Rd, Oakville, ON L6J 4P6

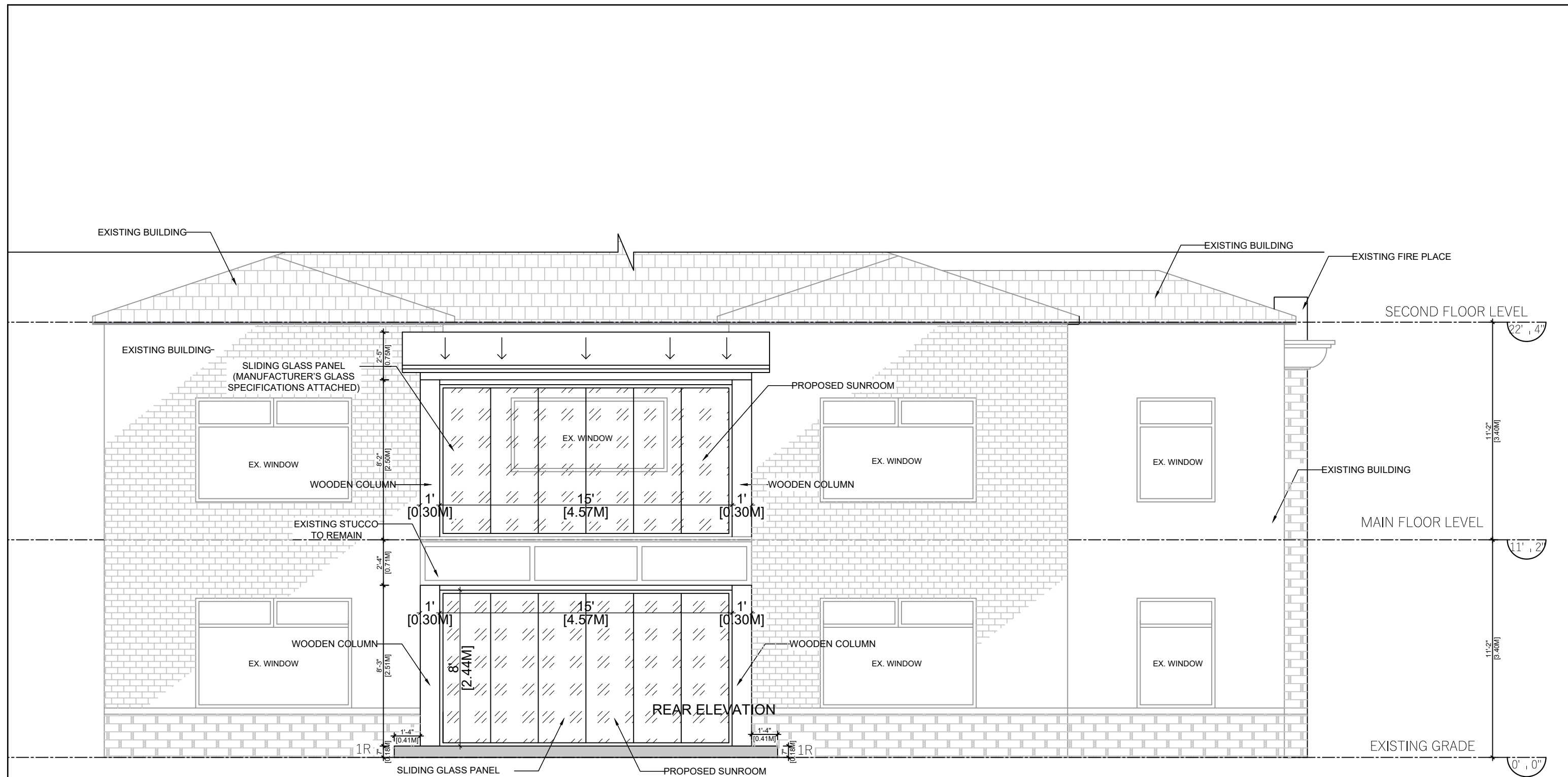
PROJECT NAME:
Proposed Sunroom, BBQ and Hot tub in back yard


DRAWN BY: BB	CLIENT APPROVAL DATE:	REV. 1 DATE: Mar 14, 2025	REV. 2 DATE:
CHECKED BY: VG	ORIGINAL DATE: Mar 03, 2025	REV. 3 DATE:	REV. 4 DATE:
SC: 1/150		REV. 5 DATE:	REV. 6 DATE:

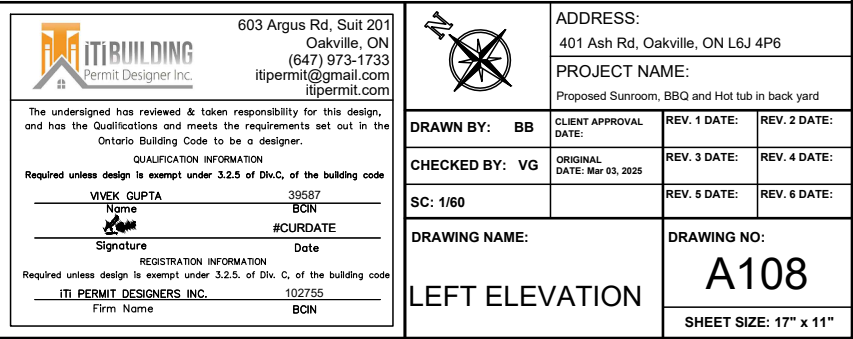
DRAWING NAME:
PROPOSED SITE PLAN

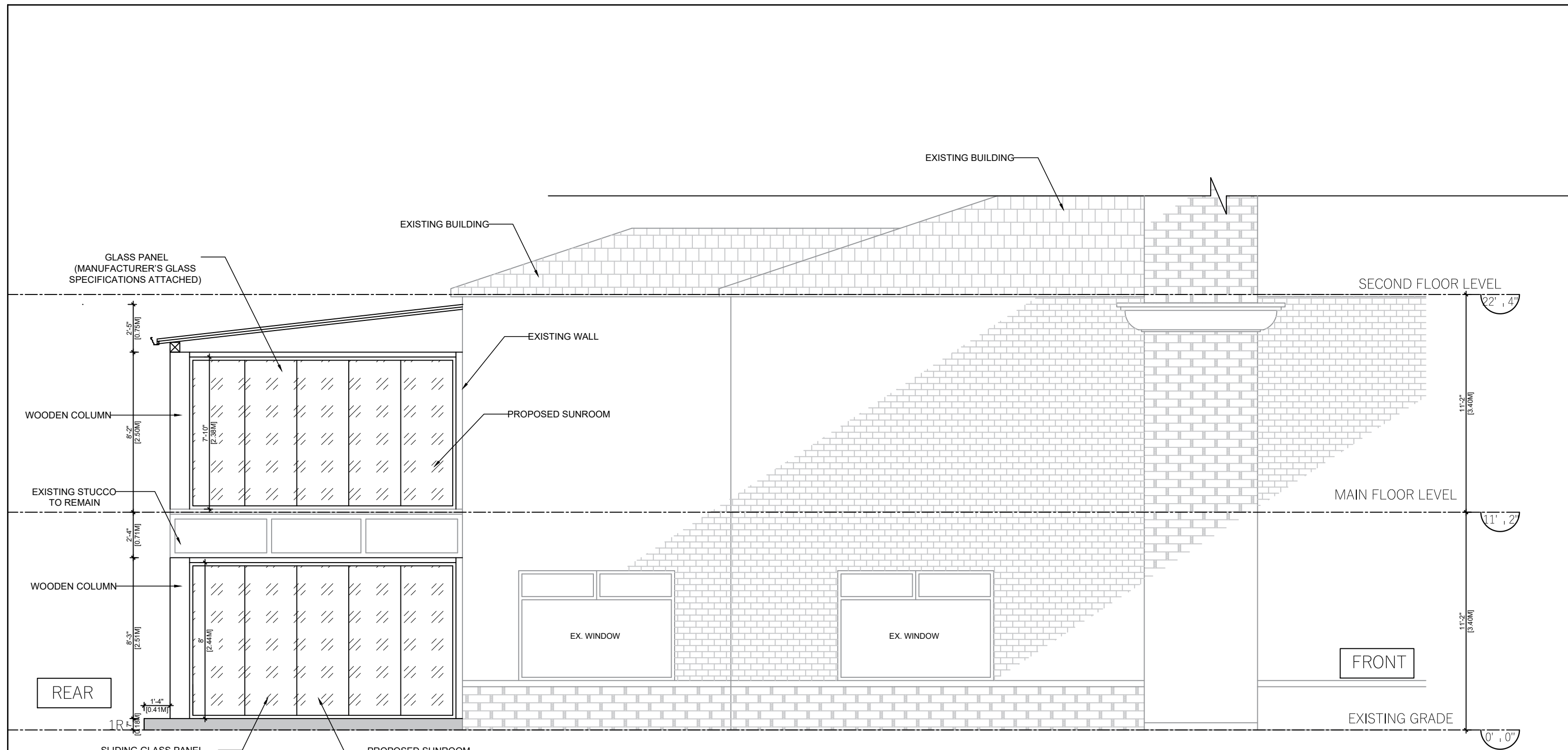
DRAWING NO:
A101


SHEET SIZE: 17" x 11"



 603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com	ADDRESS: 401 Ash Rd, Oakville, ON L6J 4P6			
	PROJECT NAME: Proposed Sunroom, BBQ and Hot tub in back yard			
	DRAWN BY: BB	CLIENT APPROVAL DATE:	REV. 1 DATE:	REV. 2 DATE:
	CHECKED BY: VG	ORIGINAL DATE: Mar 03, 2025	REV. 3 DATE:	REV. 4 DATE:
SC: 1/60		REV. 5 DATE:	REV. 6 DATE:	
DRAWING NAME: REAR ELEVATION		DRAWING NO: A107 SHEET SIZE: 17" x 11"		





 603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com	ADDRESS: 401 Ash Rd, Oakville, ON L6J 4P6			
	PROJECT NAME: Proposed Sunroom, BBQ and Hot tub in back yard			
	DRAWN BY: BB	CLIENT APPROVAL DATE:	REV. 1 DATE:	REV. 2 DATE:
	CHECKED BY: VG	ORIGINAL DATE: Mar 03, 2025	REV. 3 DATE:	REV. 4 DATE:
SC: 1/100		REV. 5 DATE:	REV. 6 DATE:	
DRAWING NAME: RIGHT ELEVATION		DRAWING NO: A109		
		SHEET SIZE: 17" x 11"		

March 3, 2025

Committee of Adjustment
City of Oakville
Oakville, ON

Subject: Minor Variance Application Request – Lot Coverage and Gross Floor Area Adjustment for Proposed Sunrooms at 401 Ash Rd, Oakville, ON L6J 4P6

Dear Committee of Adjustment Members,

I am writing to formally submit a Minor Variance Application for the property located at 401 Ash Rd, Oakville, ON, as advised by the Building Permit Department. This request pertains to the construction of two proposed sunrooms—one on the main floor and one on the second floor.

The proposed development results in a lot coverage of 26.6%, exceeding the maximum permitted 25% under the zoning by-law by 1.6%. Additionally, the proposed gross floor area exceeds the permitted 37% of the lot area by 37.18 m². These variances are essential to accommodate the sunrooms while ensuring they integrate seamlessly with the existing structure and meet the homeowner's functional and aesthetic needs.

The Development Engineering Department has reviewed the proposal and advised that a Minor Variance Application be submitted to proceed with the approval process.

We believe that the requested variances are minor in nature and will not negatively impact neighboring properties, drainage, or the overall character of the neighborhood. The sunrooms have been designed to complement the existing property while enhancing its usability and value.

To assist in your review, we have included:

- Detailed architectural drawings with area calculations clearly demonstrating the proposed lot coverage and gross floor area.

We kindly request your consideration and approval of this Minor Variance Application to allow the project to proceed. Please do not hesitate to reach out if additional information or clarification is required.

Thank you for your time and attention to this matter. We look forward to your decision.

Sincerely,
iTi Building Permit Designer Inc.

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/055/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
M. Board	Vivek Gupta ITI Permit 201-603 Argus Rd Oakville ON, L6J6G6	PLAN 628 LOT 59 401 Ash Rd Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential

ZONING: RL2-0, Residential

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 a two-storey sunroom addition on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1022.00 m ² and 1114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 41.91%.
2	<i>Table 6.4.2 (Row 2, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 26.63%.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

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

A/055/2025 - 401 Ash Road (East District) (OP Designation: Low Density Residential)

The applicant proposes to construct a two-storey sunroom addition on the subject property, subject to the variances listed above.

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'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 on the corner of Ash Road and Amber Crescent with the rear yard fenced in, backing onto a lot containing a one-storey detached dwelling. The neighbourhood contains a mix of one-storey dwellings original to the area, and newly constructed two-storey dwellings.

Due to this site being in the Bill 97 buffer area, this site will be required to go through the Minor Site Plan process. This means that the site will need to provide stormwater management controls for the 25mm volumetric event.

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 Section 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."*

The proposed development has also 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 preservation of the existing neighbourhood character in accordance with Section 11.1.9 of Livable Oakville. 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. Staff are of the opinion that the proposal would not implement the Design Guidelines for Stable Residential Communities, in particular, the following section:

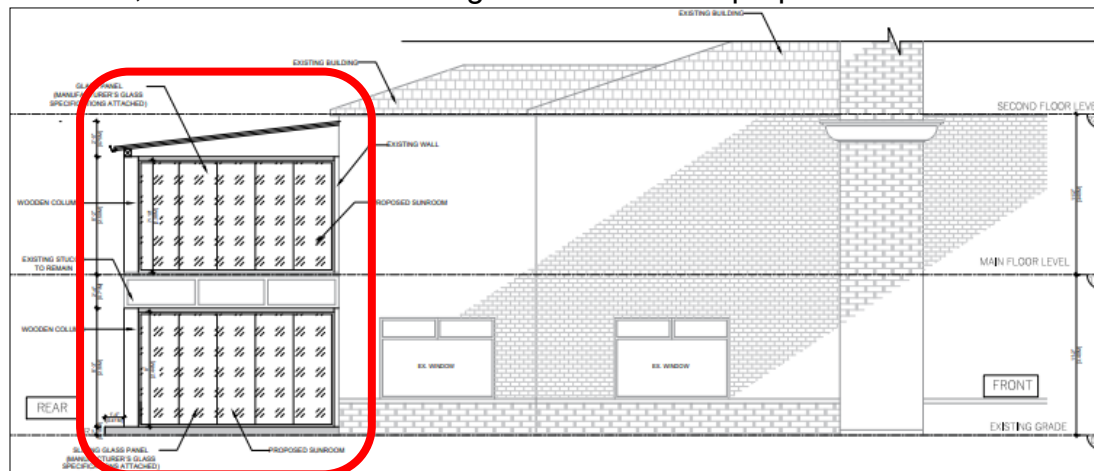
"3.1.5 Rear Yard Privacy

- 1. New development, which projects beyond the established rear setback of adjacent dwellings should be designed such that the height and massing of the projection does not cast significant shadows onto amenity space in the rear yards of adjacent properties.*

2. *New development, which projects beyond the established rear setback of adjacent dwellings, should be designed so that the placement of doors, decks and balconies do not directly overlook adjacent rear and side yards.*
3. *New development should not include second storey decks and balconies, which may create an undesirable overlook condition onto adjacent properties.”*

This application proposes the construction of two sunrooms, one on the main level, and one on the second floor. Staff recognize that the first level currently contains a porch, and the second level has a balcony expanding the area of the proposed sunroom. In this instance, staff raise concerns that the second floor sunroom proposed will enhance the massing and scale impacts as viewed from Amber Crescent, and further contribute to undesirable overlook conditions onto the abutting property.

Due to the above concerns, staff are of the opinion that the new development proposed does not implement the Design Guidelines for Stable Residential Communities, and therefore, does not maintain the general intent and purpose of the Official Plan.



Right Elevation – 401 Ash Road



Streetview – 401 Ash Road



Streetview – 401 Ash Road

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

Variance #1 – Maximum Residential Floor Area Ratio (Objection) – 37% increased to 41.91%

Variance #2 – Maximum Lot Coverage (Objection) – 25% increased to 26.63%

The intent of the Zoning By-law provisions for residential floor area and lot coverage are to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. Staff recognize that the front façade of the existing dwelling will not be altered by the sunroom proposed. It will, however, impact the side elevation as can be viewed from Amber Crescent.

It is noted that the subject property is located within the -0 suffix zone. Although balconies are prohibited within the -0 suffix zone through the Town of Oakville Zoning By-law 2014-014, as amended, it is recognized that the existing balcony condition is legal non-conforming being that it was built prior to the date that the Zoning By-law came into force.

Staff advise that although the first floor sunroom does not raise concern, staff do not support the conversion of the second floor balcony into a sunroom as it will exacerbate the overlook and privacy conditions on the abutting property. Further, the second floor sunroom will exacerbate the massing and scale impacts as viewed from Amber Crescent. On this basis, staff are of the opinion that the requested variances do not maintain 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?

Staff are of the opinion that the proposal does not represent the appropriate development of the subject property. The requested variances are not appropriate for the development and are not minor in nature.

Recommendation:

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.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

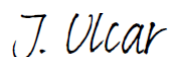
- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit an increase in the maximum residential floor area ratio to 41.91%, and to increase the maximum lot coverage to 26.63%, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting a two-storey sunroom addition on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

Letter(s) in support – 0

Letter(s) in opposition – 0



Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing

Committee of Adjustment Application



File # A/056/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 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
P. Yamka	Alex Blanchard Carrothers and Associates 505 York Blvd, Unit 3 Hamilton ON, L8R 3K4	580 Fourth Line PLAN 350 PT LOT 53

Zoning of property: RL3 sp:1, 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 site proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well with a maximum width of 2.13 metres to encroach a maximum of 0.49 metres into the minimum northerly interior side yard.
2	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well with a maximum width of 2.74 metres to encroach a maximum of 0.59 metres into the minimum northerly interior side yard.
3	<i>Section 5.2.3 b) iv)</i> The minimum dimensions of a parking space located in a private garage shall be 5.7 metres in length and where stacked parking spaces are provided, 3.0 metres in width for either the parking space on or below the vehicle elevating device.	To reduce the minimum width of a stacked parking space to 2.54 metres.

4	Section 5.8.6 b) For detached dwellings on lot 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 to 78.05 square metres.
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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:

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

Date mailed:

April 15, 2025

A/056/2025 - 580 Fourth Line



580 FOURTH LINE, OAKVILLE, ONTARIO L6L 5A7
ISSUED FOR COMMITTEE OF ADJUSTMENT



LOCATION MAP:

AREA CALCULATIONS

BASEMENT	= 3800.3 sqft (353.1 m2)
MAIN FLOOR PLAN	= 2190.3 sqft (203.5 m2)
SECOND FLOOR PLAN	= 2704.5 sqft (251.3 m2)
<u>TOTAL GFA</u>	<u>= 4894.8 sqft (454.8 m2)</u>

FOOTPRINT = 3831.9 sqft (256.0 m2)
GARAGE = 840.0 sqft (78.0 m2)
FRONT PORCH = 81.4 sqft (7.56 m2)
REAR PORCH = 653.4 sqft (60.7 m2)

DESCRIPTION:	PART OF LOT 53 REGISTERED PLAN 350 TOWN OF OAKVILLE	
ADDRESS:	580 FOURTH LINE, OAKVILLE, ONTARIO	
	REQUIRED:	PROPOSED:
ZONING DESIGNATION:	RL3 SP:1	RL3 SP:1 (EXISTING)
LOT AREA:	557.5 m2	1523.69 m2 (EXISTING)
FRONTAGE:	18.00 m	18.34 m (EXISTING)
LOT COVERAGE:	533.29 m2 (35%)	353.06 m2 (23.17%)
FLOOR AREA RATIO:	N/A	420.76 m2 (27.60%)
FRONT YARD TO HOUSE:	15.95 m	18.32 m
REAR YARD TO HOUSE:	7.5 m	36.68 m
RIGHT YARD TO HOUSE:	1.20 m	1.72 m
RIGHT YARD TO WINDOW WELL:	1.20 m	**0.61 m & 0.71 m
LEFT YARD TO HOUSE:	1.20 m	1.86 m
BUILDING HEIGHT:	12.0 m	9.04 m
PARKING SPACES:	2	2
STACKED PARKING WIDTH:	3.0 m	**2.54 m
GARAGE FLOOR AREA:	45.0 m2	**78.05 m2
** MINOR VARIANCE REQUIRED		



NEW ELEVATION (FOR REFERENCE ONLY):

RE-ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:

PRIVATE RESIDENCE

**NEW CUSTOM SINGLE
FAMILY DWELLING**

**580 FOURTH LINE
OAKVILLE, ON. L6L 5A7**

Sheet Title:

COVER PAGE

				Drawn By:	
				Checked By:	
				Scale:	N.T.S.
				Date:	MARCH 2025
				Project No.	2023-17
				A1	
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE			
1	MAY 14/24	ISSUED FOR MINOR VARIANCE			
No.	Date:	Issue/Revision	By:		

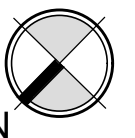
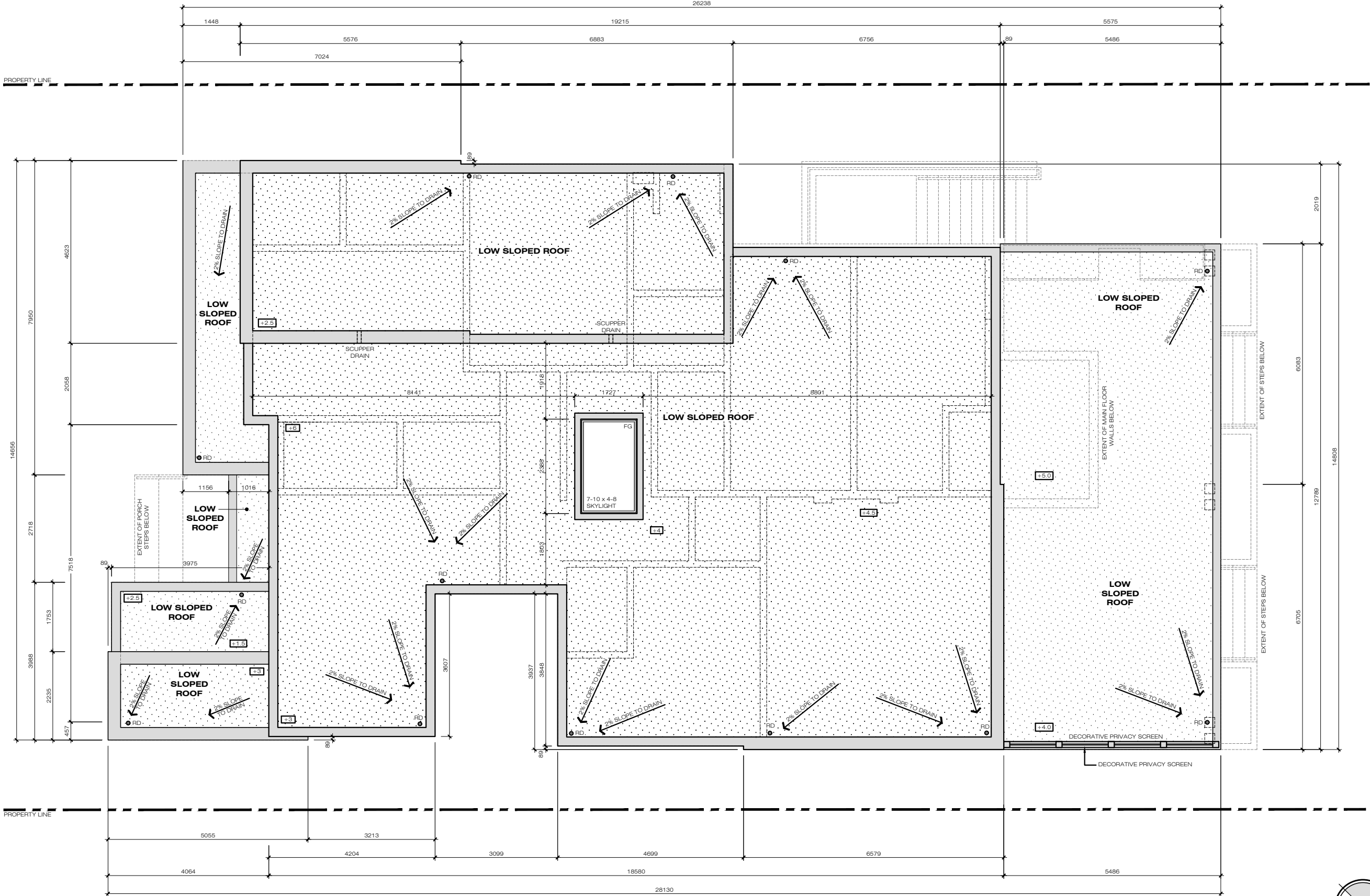
ADJUSTMENT

ROOF PLAN

2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE
1	MAY 14/24	ISSUED FOR MINOR VARIANCE
No.	Date:	Issue/Revision

Date: **MARCH 2025**
Project No. **2023-17**

A5



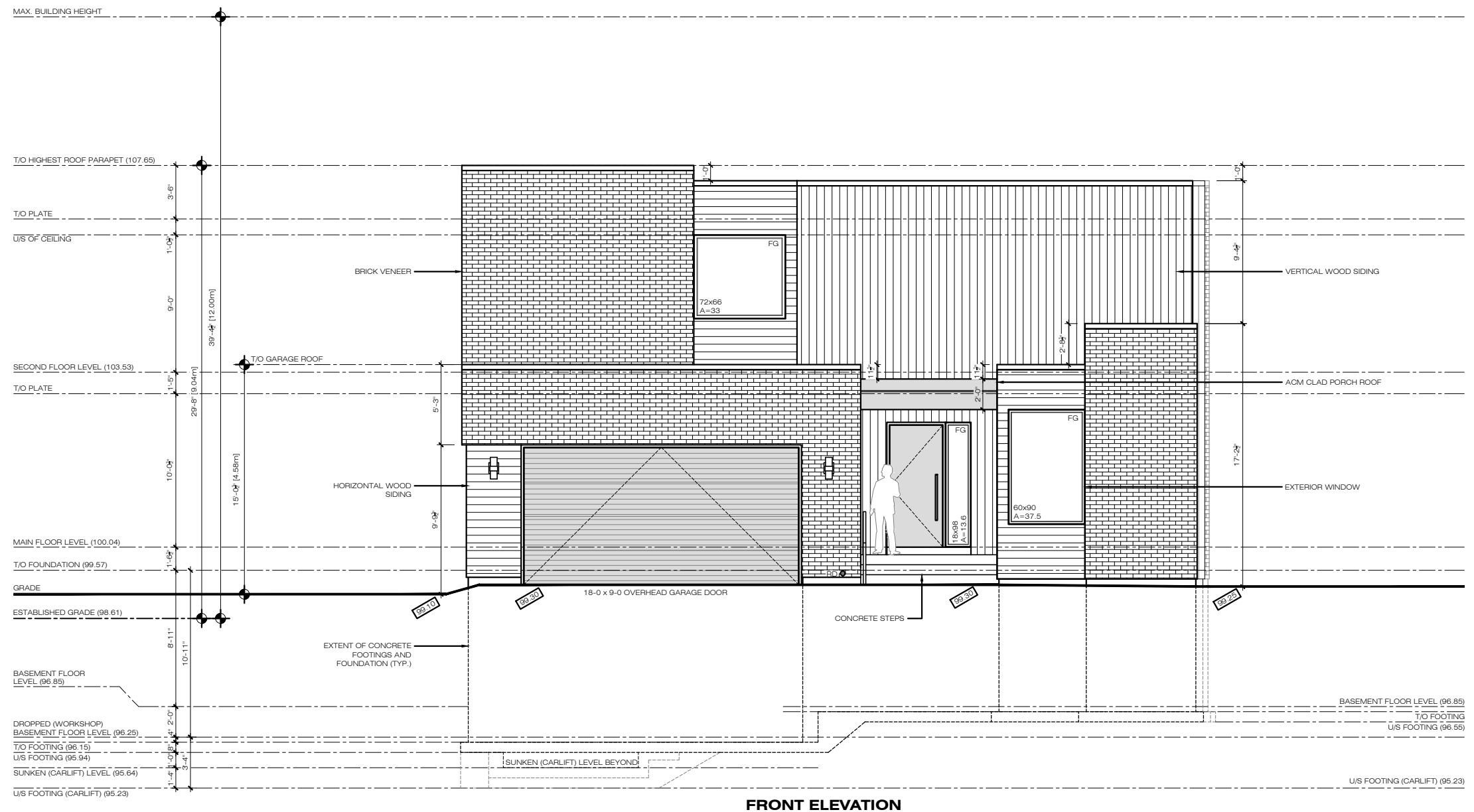
ROOF PLAN

RE-ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
PRIVATE RESIDENCE
NEW CUSTOM SINGLE
FAMILY DWELLING
580 FOURTH LINE
OAKVILLE, ON, L6L 5A7

No.	Date:	Issue/Revision	By:
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE	
1	MAY 14/24	ISSUED FOR MINOR VARIANCE	

A9



RE-ISSUED FOR
COMMITTEE OF
ADJUSTMENT

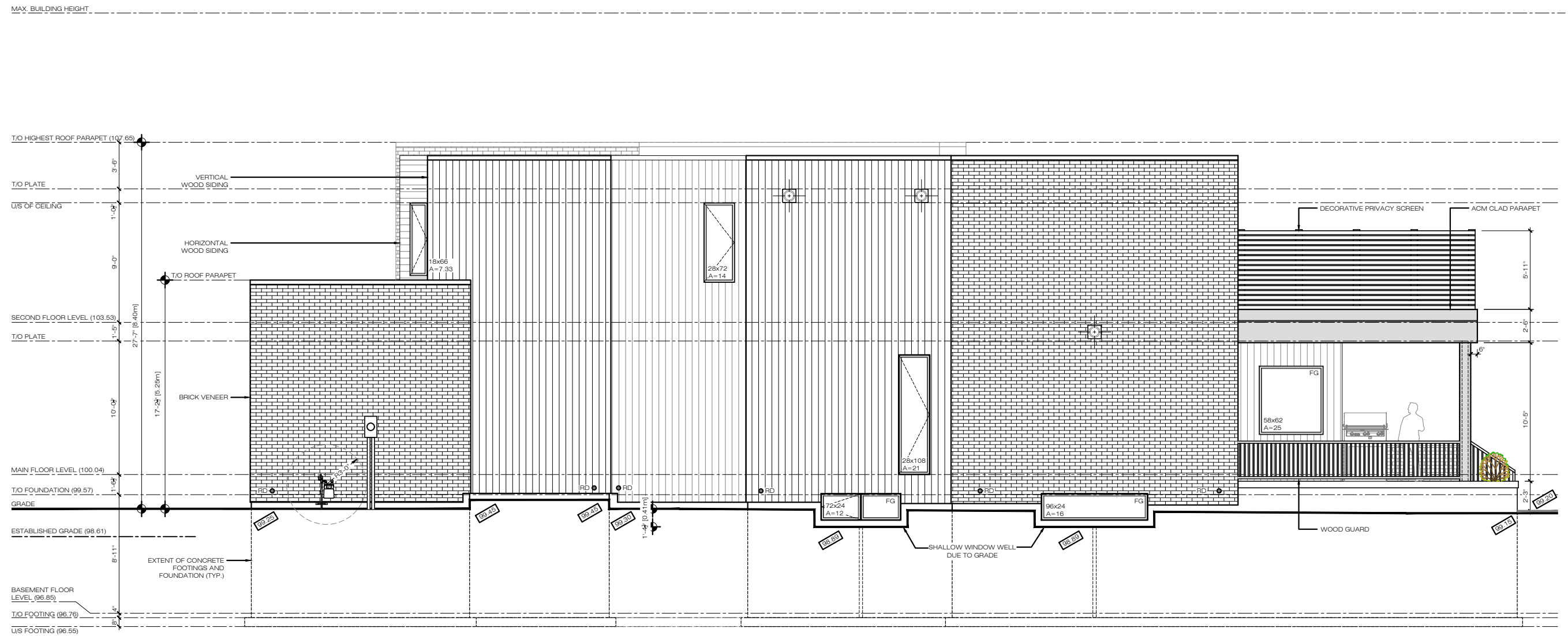
Project Name:
PRIVATE RESIDENCE
NEW CUSTOM SINGLE
FAMILY DWELLING
580 FOURTH LINE
OAKVILLE, ON. L6L 5A7

Sheet Title:
RIGHT SIDE ELEVATION

No.	Date:	Issue/Revision	By:
2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE	
1	MAY 14/24	ISSUED FOR MINOR VARIANCE	

Drawn By:	
Checked By:	
Scale:	1:100
Date:	MARCH 2025
Project No.	2023-17

A7



RIGHT SIDE ELEVATION

RE-ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
PRIVATE RESIDENCE
NEW CUSTOM SINGLE
FAMILY DWELLING
580 FOURTH LINE
OAKVILLE, ON, L6L 5A7

2	MAR 11/25	RE-ISSUED FOR MINOR VARIANCE
1	MAY 14/24	ISSUED FOR MINOR VARIANCE
No.	Date:	Issued/Revision

Drawn By:	
Checked By:	
Scale:	1:100
Date:	MARCH 2025
Project No.	2023-17

8A



REAR ELEVATION

PRIVATE RESIDENCE
NEW CUSTOM SINGLE
FAMILY DWELLING
580 FOURTH LINE
OAKVILLE, ON L6L 5A7

Sheet Title:

LEFT SIDE ELEVATION

Architectural elevation drawing of a building facade. The drawing includes the following elements and dimensions:

- Vertical Levels (Left Side):**
 - T/O HIGHEST ROOF PARAPET (107.65)
 - T/O PLATE
 - U/S OF CEILING
 - 9'-0"
 - 1'-0"
 - 3'-6"
 - 11'-7"
 - 1'-0"
 - 1'-5"
 - 2'-6"
 - 29'-8" (9.04m)
 - 10'-0"
 - 10'-5"
 - 3'-0"
 - 2'-11"
 - 1'-0"
 - 8'-11"
 - 9'-3"
 - 8'-4"
 - 1'-6"
 - 9'-4"
- Vertical Levels (Right Side):**
 - 2'-0"
 - 17'-1"
 - 14'-5"
 - 9'-0"
 - 9'-11"
 - 8'-11"
 - 2'-0"
 - 1'-6"
 - 3'-4"
 - 1'-0"
- Materials and Features:**
 - BRICK VENEER
 - VERTICAL WOOD SIDING
 - ACM CLAD PARAPET
 - FG (Finish Grade)
 - 58x62 A=25
 - 60x66 A=27.5
 - 42" H. METAL GUARD BY P. ENG.
 - RD (Road)
 - HORIZONTAL WOOD SIDING
 - EXTENT OF BASEMENT WALKOUT
 - SUNKEN (CARLIFT) LEVEL BEYOND
- Window and Door Details:**
 - 42x30 A=8.75
 - 84x66 A=38.5
 - 28x66 A=12.8
 - 60x90 A=37.5
- Basement Levels (Bottom):**
 - BASEMENT FLOOR LEVEL (96.85)
 - U/S FOOTING (96.55)
 - U/S FOOTING (HOME WORKSHOP) (96.25)
 - SUNKEN (CARLIFT) LEVEL (95.64)
 - U/S FOOTING (CARLIFT) (95.23)
 - BASEMENT FLOOR LEVEL (96.85)
 - U/S FOOTING (96.55)
 - DROPPED (WORKSHOP) BASEMENT FLR. LEVEL (96.25)
 - T/O FOOTING (95.94)
 - U/S FOOTING (95.94)
 - SUNKEN (CARLIFT) LEVEL (95.64)
 - U/S FOOTING (CARLIFT) (95.23)
- Other Labels:**
 - 95.75
 - 96.24
 - 96.63
 - 96.00
 - 96.10
 - 96.30

Page 39 of 185

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TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.
8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ) AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.

STANDARD DEVELOPMENT NOTES:

(A) TRANSPORTATION AND WORKS DEPARTMENT

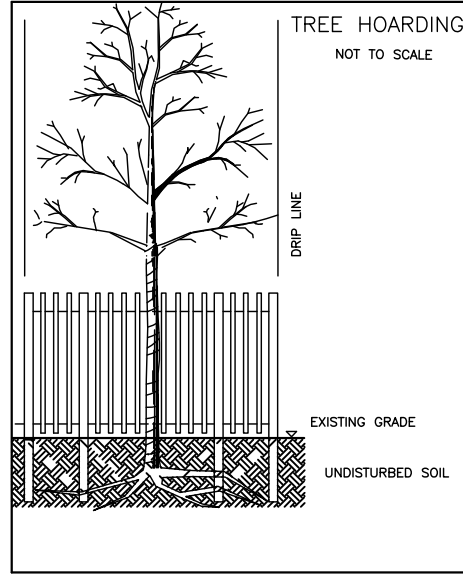
1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
4. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
5. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS NO EASEMENTS REGISTERED ON TITLE AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGION OF HALTON STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 200 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
20. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS, UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER SERVICES.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREA IS STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
 - A. WEEKLY
 - B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - E. AFTER SIGNIFICANT SNOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITH 48 HOURS.
 - A. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING- NOISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS(REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL(RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.



TRUNK DIAMETER (DBH)	MINIMUM PROTECTION DISTANCES REQUIRED
<10 CM	1.8 M
11-30 CM	2.4 M
31-50 CM	3.0 M
51-60 CM	3.6 M
61-70 CM	4.2 M
71-80 CM	4.8 M
81-90 CM	5.4 M
91-100+ CM	6.0 M

PROPOSED CONNECTIONS
TO BE HORIZONTALLY BORED ONLY
NO OPEN TRENCHING

1. DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND
2. TREE PROTECTION ZONE DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE AND MAY BE LIMITED BY AN EXISTING PAVED SURFACE, PROVIDED THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

REGIONAL APPROVAL

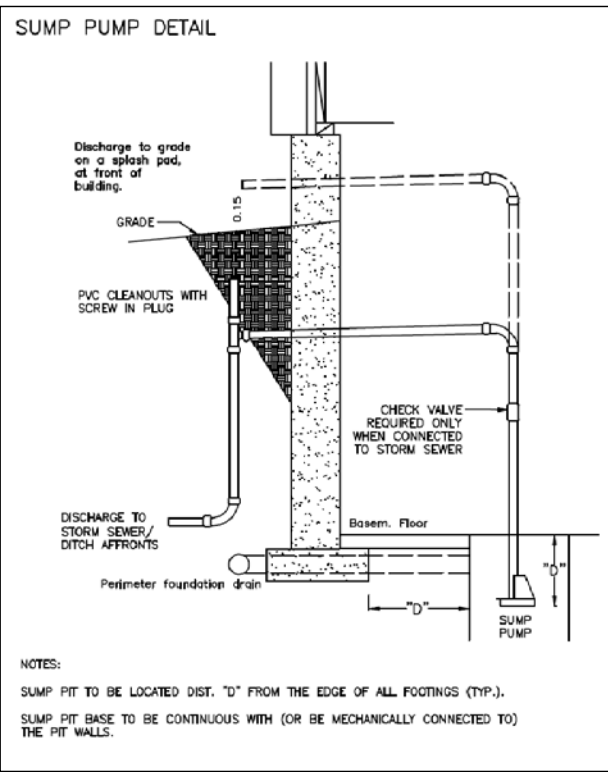
REGION DESIGN OF WATER &/OR WASTEWATER SERVICES
APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING
TO HALTON REGION STANDARDS & SPECIFICATIONS &
LOCAL APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____
Development Services

The approval of the water system on private property is the responsibility of the
Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's
standards and specifications are met. The Water and Wastewater Linear Design Manual
may be obtained on Halton.ca or by calling 311 all water quality tests must be completed
to the Region of Halton's satisfaction, before the water supply can be turned on.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.



REG'D

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52

LOT

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March 13, 2025

Committee of Adjustment – Planning Services

Town of Oakville 1225 Trafalgar Road, Oakville. On. L6H 0H3

Attn: Heather McCrae, Secretary Treasurer

Project Address: 580 Fourth Line, Oakville, Ontario.

Carrothers and Associates Inc. are the consultants to Paul Yamka (the owner) of the lands municipally known as 580 Fourth Line, Oakville, Ontario. On behalf of the owner, we are pleased to provide this submission letter to provide further information for item #10 on page 5 of the 2024 Minor Variance application.

1. Why is the variance(s) minor in nature:

The minor variances will facilitate a 3 car garage and exterior window wells as part of a new custom home project that is consistent and compatible with the existing community-built form character.

The entire development was carefully designed to stay within the majority parameters of the Zoning By-Law, these 3 requested variances are required due to the house design and are in our opinion a minor departure from what is allowed.

2. Why are the variance(s) desirable for the appropriate use of the land?

It is our opinion that our development proposal will maintain compatibility with the surrounding area and will be in keeping with the current streetscape massing. The variance will facilitate additional interior garage space and larger basement windows on the property without creating any excessive additional massing or streetscape impacts on any neighbouring properties.

3. Do the variance(s) meet the intent and purpose of the Official Plan?

The Subject Property is designated 'Low Density Residential'.

The intent of the 'Low Density Residential' is to facilitate a range of permitted low density housing types including single detached dwellings. The proposed dwelling has been designed to be complimentary with recent development forms in the neighbourhood including similar features providing of high-quality refined design. Given this, the proposal will provide a built form massing that will seamlessly integrate with the established neighbourhood and it's evolving character.

There are no natural heritage features on or adjacent to the subject property that will be adversely impacted by our proposal. There will be no increase in building height and our proposal will stay well within the required building setbacks of the property.

The variance relief represents a minor departure from what is currently permitted and meets the general intent of the Official Plan.

4. Do the variance(s) meet the intent and purpose of the Zoning By-law?

The general purpose and intent of the Zoning By-Law is to implement the policies of the Official Plan through specific permissions and regulations.

The Subject Property is currently zoned 'Low Density Residential (RL3 SP)' and permits the existing detached dwelling and allows for expansion of the dwelling on the lot.

The requested variances seek the following relief:

Variance 1 – Side Yard - Window well setbacks of 0.61 and 0.71 where a min of 1.2m are required

The numerical values of 0.61m and 0.71 vs 1.2m requirement are a minor departure from the general intent and purpose of the Official Plan and Zoning By-Law. The requested encroachment into the side yard wells are due to design and will allow deeper / wider windows while adding additional natural light into the basement level. They will not have an adverse impact on the Lot-grading and be shown on the Siting and Grading Plan stamped by a professional engineer.

Variance 2 – Min. width stacked Parking Space of 2.54 where a min 3.0m is required.

The requested parking space variance of 2.54m vs 3.0m requirement - will facilitate the owner to install a car lift inside the 3rd parking space. The relief for this parking space reduction is due to the structural car-lift posts are within the 3.0m space. The posts are encroaching and are a requirement of the lift.

Variance 3 – Garage Area of 78.05m² where a maximum of 45.0m² is required

The special provision only allows for 45.0m² for an attached garage and we are proposing 78.05m². The zoning intent of limiting the garage area is to prevent the garage from visually dominating the dwelling façade with multiple garage doors. In our case, there are only two garage doors from the street and the third space is in tandem so there is no impact on driveway width or the streetscape. The additional space will be used for a car lift and storage space and we believe it's appropriate for the development and maintains the intent of the Zoning By-Law.

Conclusion

As described above, the requested variances will allow for reinvestment to occur on the Subject lands in a matter that is compatible and in keeping with the current streetscape of the neighbourhood. We believe that the application is minor in nature and appropriate for the development and use of the lands, and maintains the general intent and purpose of the Official Plan and Zoning By-Law.

It is in my opinion that the requested variance satisfies the four tests of Section 45(1) of the Planning Act and represent good design and planning.

Regards,



David Carrothers
Carrothers and Associates Inc.
905.574.1504 ext. 1

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

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

APPLICATION: A/056/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
P. Yamka	Alex Blanchard Carrothers and Associates 505 York Blvd., Unit 3 Hamilton ON, L8R 3K4	PLAN 350 PT LOT 53 580 Fourth Line Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential

ZONING: RL3 sp:1, Residential

WARD: 2

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 site proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well with a maximum width of 2.13 metres to encroach a maximum of 0.49 metres into the minimum northerly interior side yard.
2	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well with a maximum width of 2.74 metres to encroach a maximum of 0.59 metres into the minimum northerly interior side yard.
3	<i>Section 5.2.3 b) iv)</i> The minimum dimensions of a parking space located in a private garage shall be 5.7 metres in length and where stacked parking spaces are provided, 3.0 metres in width for either the parking space on or below the vehicle elevating device.	To reduce the minimum width of a stacked parking space to 2.54 metres.

4	<p><i>Section 5.8.6 b)</i> For detached dwellings on lot 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.</p>	To increase the maximum total floor area to 78.05 square metres.
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CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development;

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

A/056/2025 - 580 Fourth Line (West District) (OP Designation: Low Density Residential)

The applicant proposes to construct a two-storey detached dwelling, subject to the variances listed above.

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

Site Area and Context

The neighbourhood is comprised of one-storey and two-storey dwellings that are original to the area as well as two-storey dwellings that are newly constructed.

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 dwelling is in keeping with the existing neighbourhood and would not result in negative cumulative impacts on the surrounding neighbourhood. It is staff's opinion that the 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 – Maximum Window Well Width in Interior Side Yard (No Objection) – 1.5 to 2.13 m

Variance #2 – Maximum Window Well Width in Interior Side Yard (No Objection) – 1.5 m to 2.74 m

The intent of regulating the size and dimension of the window well is to ensure there are no negative impacts to drainage and adequate access to rear amenity space. The window wells do not exceed the maximum encroachment of 0.6 metres into the required yard. Adequate space is still available for access and drainage within the side yard.

Staff are of the opinion that the requested variances maintain the general intent and purpose of the Zoning By-law.

Variance #3 – Minimum Stacked Parking Space Width (No Objection) – 3.0 m to 2.54 m

The intent of regulating the minimum width of stacked parking spaces is to ensure adequate space and functionality for a stacked parking / elevating device and the ability to adequately enter and exit a vehicle. In this instance, the elevating device is within a private garage that has a width greater than 3.0 m; however, the structural car lift posts are within the 3.0 m space. Car lifts are designed to allow car doors to open and allow for adequate functionality. As a result, staff have no objections to the requested variance and are of the opinion that it meets the general intent and purpose of the Zoning By-law.

Variance #4 – Maximum Private Garage Floor Area (No Objection) – 45 square metres to 78.05 square metres

The intent of regulating the garage floor area is to prevent the garage from being a visually dominant feature of the dwelling. In this instance, the garage appears to be a two-car garage from the street and the additional private garage floor area is to accommodate a tandem parking space internally. The additional space includes the car lift. Staff is of the opinion that the requested variance 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 variances are minor in nature and will not create any undue adverse impacts to adjoining properties, the public realm 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. That the dwelling be built in general accordance with the submitted site plan dated May 22, 2024 and elevation drawings dated March 11, 2025; 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.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- 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 window well with a maximum width of 2.13 metres to encroach a maximum of 0.49 metres into the minimum northerly interior side yard, to permit a window well with a maximum width of 2.74 metres to encroach a maximum of 0.59 metres into the minimum northerly interior side yard, to reduce the minimum width of a stacked parking space to 2.54 metres, and to increase the maximum total floor area to 78.05 square metres, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of a two-storey detached dwelling on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

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, 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.

- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.
- Unless otherwise states, 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 dated May 22, 2024 and elevation drawings dated March 11, 2025; 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.

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # A/057/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 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
S. Al Karawi N. Alkassab	GHADA ALKASSAB AG Architects Inc. 2302 Crestmont Dr Oakville ON, L6M 5J5	339 Pinegrove Rd PLAN M84 LOT 9

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>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with an area between 836.00m ² and 928.99m ² shall be 39%.	To increase the maximum residential floor area ratio to 40.96%.

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:

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

Date mailed:

April 15, 2025

A/057/2025 - 339 Pinegrove Road



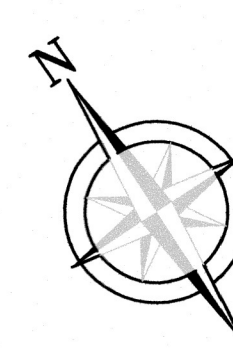
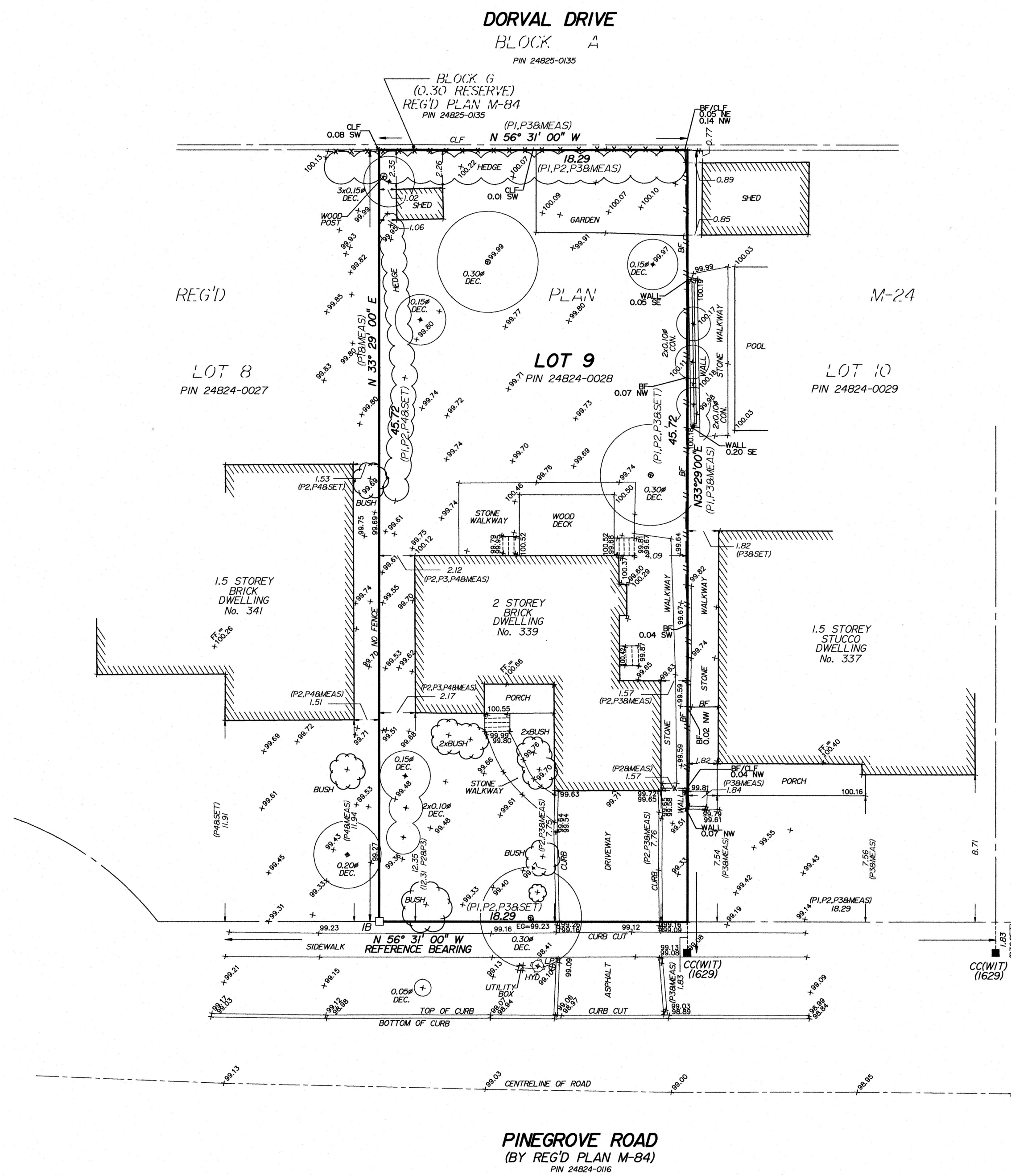
4/8/2025, 11:40:41 AM

Applicant Name Address Wards

Ownership

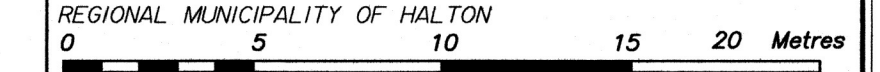


Town of Oakville
2021 Town of Oakville



SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 9
REGISTERED PLAN M-84
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



SCALE 1 : 200
J. H. Gelbloom Surveying Limited
Ontario Land Surveyor 2024

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SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
None

NOTABLES

- Note the location of the Fences around the Subject Property.
- Note the location of the Wall along the Southeasterly limit of the Subject Property.

LEGEND

■	Survey Monument Found	N	Denotes North
□	Survey Monument Set	S	Denotes South
SIB	Standard Iron Bar	E	Denotes East
IB	Iron Bar	W	Denotes West
RIB	Round Iron Bar		
(OU)	Origin Unknown		
(1629)	B.A. Jacobs Surveying Ltd., O.L.S.		
WIT	Witness		
P1	Registered Plan M-84		
P2	Plan of Survey by Sewell & Sewell O.L.S. dated September 24, 1973 (Lot 9+10)		
P3	Plan of Survey by B.A. Jacobs Surveying LTD, O.L.S. dated August 02, 2016		
P4	Plan of Survey by Sewell & Sewell O.L.S. dated September 24, 1973 (Lot 7+8)		
FF	Finished Floor		
CLF	Chain Link Fence		
BF	Board Fence		
UP	Utility Pole		
DEC.	Deciduous		
CON.	Coniferous		
HYD.	Hydrant		
LP	Light Pole		
TOC	Top of Curb		
BOC	Bottom of Curb		
MH	Maintenance Hole		
EG	Established Grade		

BENCHMARK

Elevations are Referred to the Town of Oakville Benchmark No. 80, having an Elevation of 98.4032 m.

NOTE

This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.

All building ties are from the foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Dr. Al-bayati Dentistry Corporation and the undersigned accepts no responsibility for use by other parties.

NOTE

Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

BEARING NOTE

Bearings are astronomic, and are referred to the Northeasterly limit of Pinegrove Road as shown on Reg'd Plan M-84, having a Bearing of N 56° 31' 00" W.

SURVEYOR'S CERTIFICATE

I certify that:
1: This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.
2: The survey was completed on the 12th day of August, 2024.

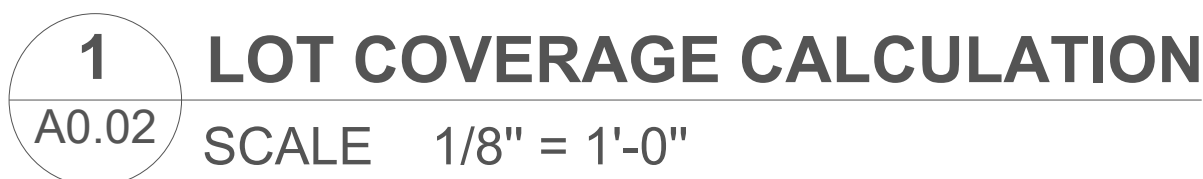
August 20, 2024
Date
Andrew Musil O.L.S.

Party Chief:	Drawn By:	Checked By:	Project:
Y.S.	M.D.	A.M.	24-129

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4
office@jhgsurveying.ca
Phone: (905) 338-8210

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-85936

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



GENERAL NOTES:

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9. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND SIGNED BY THE ARCHITECT.

ARCHITECT:



AG Architecture + Design Inc.
https://ag-arch.com/
info@ag-arch.com
(416) 571-5339
Oakville, ON

DRAWING TITLE:

**ZONING BY-LAW
CALCULATION**

SEAL:

ZONING BY-LAW	ALLOWED	PROPOSED
6.3 LOT AREA	836.3M ² =9001.84Ft ²	
6.4.2 LOT COVERAGE		
NEW DWELLING COVERAGE		24.4%= 242.12M ² / 2606.15Ft ²
FRONT PORCH COVERAGE		1.14%= 11.27M ² / 121.26Ft ²
SIDE PORCH COVERAGE		0.94%= 9.31M ² / 100.25Ft ²
TOTAL LOT COVERAGE	MAX 35% 292.7M ² / 3,150.6Ft ²	34.99%= 290.7M ² / 3,130Ft ²
6.4.1 RESIDENTIAL FLOOR AREA	MAX RFA 39%=3510.7 Ft ² / 326.2 M ²	TOTAL RFA 40.9%= 3684.25 Ft ² / 342.27 M ²
5.8.6 GARAGE AREA	484.37 Ft ² / 45 M ²	482.7 Ft ² / 44.8 M ²
6.4.6 BUILDING HEIGHT	MAX 29'6.25" Ft/ 9 M	29'2.25" Ft/ 8.90 M
6.4.3 MIN & MAX FRONT YARD	7.76 M	6.76 M
6.3 REAR YARD	7.5 M	7.5 M
6.3 INTERIOR SIDE YARD W. ELEV.	1.2 M	1.43 M
6.3 INTERIOR SIDE YARD E. ELEV.	1.2 M	1.31 M



1.5 STOREY
BRICK
DWELLING
No. 341

1.5 STOREY
STUCCO
DWELLING
No. 337

DORVAL DRIVE
BLOCK A
PIN 24825-0135

SHED

PROPOSED
TOP OF ROOF PEAK
@
8.90 M

LOT 8
PIN 24824-0027

LOT 10
PIN 24824-0029

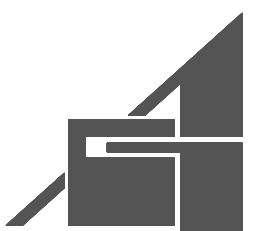
LOT 11

PINEGROVE ROAD
(BY REG'D PLAN M-84)
PIN 24824-0116

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[illegible]

ARCHITECT:



ARCHITECTURE + DESIGN INC.

AG Architecture + Design Inc.
<https://ag-arch.com/>
info@ag-arcg.com
(416)557.9339
Oakville, ON

PROJECT:

DETACHED SINGLE
DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

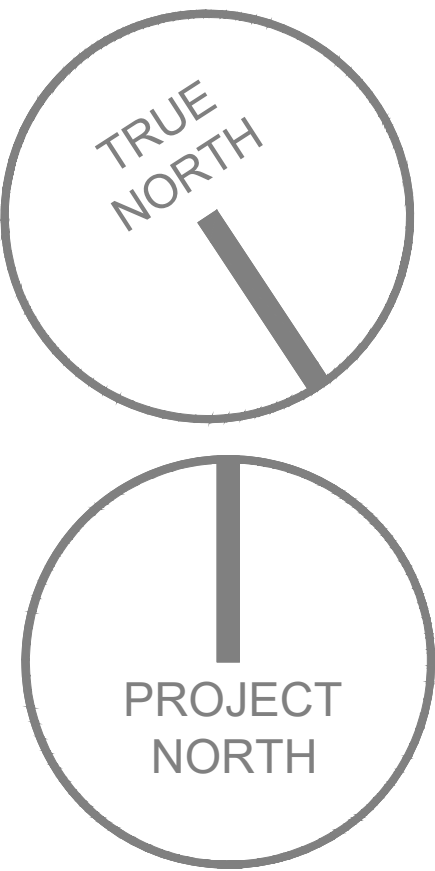
DRAWING TITLE:

SITE SETTING PLAN









PREPARED:	CHECKED:	AUTHORIZED:
GK	AR	GK
SCALE:	SHEET SIZE:	DATE:
1/4" = 1'-0"	36" x 24"	JAN27, 2025
		PROJECT NO.:
		AG/AR24-339
DRAWING NO.:		REV.
A0.03		1

SEAL:

1 SITE SETTING PLAN



DRAWING LEGEND

	OPTICAL SMOKE ALARM, ULC RATED, INTERCONNECT WITH VISUAL INDICATOR
	CARBON MONOXIDE DETECTOR/ALARM
	FAN
	FLOOR DRAIN WITH SLOPED ADJACENT FINISH
	ROOF VENT. REFER TO CONSTRUCTION SPECS NO. 37
	ATTIC ACCESS HATCH, R20 INSULATED, REFER TO CONSTRUCTION SPECS NO. 30
	FLOOR JOIST DIRECTION
	RAINWATER DOWNSPOUT

TAGS DRAWING TAGS:
TAGS NUMBER TO BE READ IN CONJUNCTION WITH FINISH
AND CONSTRUCTION SPECIFICATIONS. REFER TO DRAWING
NO. A6.01 FOR FURTHER DETAILS & INFORMATION

(1) NATURAL STONE VENEER
(2) EXTERIOR WALL STUCCO FINISH
(14) TWO STORY HEIGHT SPACES
(16) INTERIOR STUD PARTITIONS
(18) ASPHALT SHINGLES ROOFING
(19) 2% SLOPED ROOFING
(21) EAVES TROUGH, FACIA, DOWNSPOUTS
(24) INSULATION & WEATHER PROOFING
(26) HANDRAILS AND GUARDS
(27) STAIRS
(29) DOORS / WINDOWS / SKYLIGHTS
(30) ACCESS TO ATTIC
(37) NATURAL VENTILATION

NOTE:

- MULTI-LEVEL FLAT ROOFS-SEE ELEVATIONS FOR CLARITY ON ROOF OVERLAPS

ROOF SPACES VENTING GENERAL NOTES
<ul style="list-style-type: none">• ROOF SPACES VENTING: UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300' OF THE INSULATED CEILING AREA O.B.C. 9.19.1.2.(1). STATIC LOUVER VENT TYPE TO BE PROVIDED WITH SUFFICIENT FREE AREA. SHOP DRAWINGS AND CALCULATIONS TO BE PREPARED BY SPECIALIST FOR REVIEW AND APPROVAL• ATTIC SPACE VENTILATION: INSULATED ATTIC CEILING AREA = 1482.4 SQ.F. UNOBSTRUCTED VENT AREA 4.94 SQ.F. 60% INTAKE = 2.96 SQ.F./ 40% EXHAUST = 1.98SQ.F.• LOCATIONS AND NUMBERS OF ROOF VENTS SHOWN ARE INDICATIVE. GENERAL CONTRACTOR TO DEVELOP FINAL CALCULATIONS AS PER SELECTED MANUFACTURER AND O.B.C. REQUIREMENTS FOR REVIEW AND APPROVAL

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STATIC LOUVER VENT TYPE TO BE PROVIDED WITH SUFFICIENT FREE AREA.
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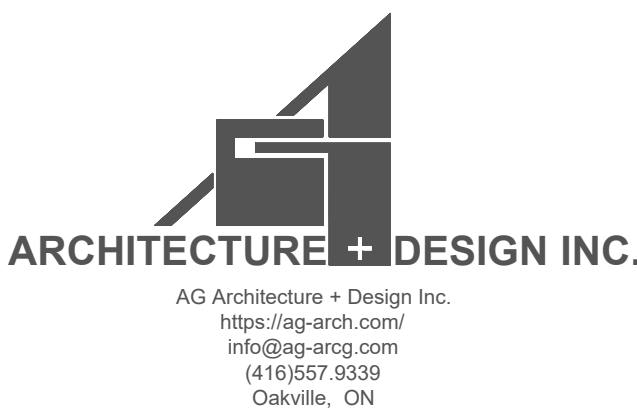
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- MULTI-LEVEL PLAT ROOFS SEE ELEVATIONS FOR CLARITY ON ROOF OVERLAPS.
- PROVIDE CONTINUOUS ICE AND WATER SHEED MEMBRANE OVER SHEATHING ON ALL ROOFS LESS THAN 4:12.
- SUBMIT MEMBRANE ROOFING TO MEET OBC 9.26.2.1 (g) REQUIREMENTS CGSB 37-GP-52M ROOFING AND WATERPROOFING MEMBRANE, SHEET APPLIED, ELASTOMERIC
- ALL OVER-HANGS ARE 32" (TYPICAL)

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1	DEC18, 2024	ISSUED FOR COMMITTEE OF ADJUSTMENT	GK
REV.	DATE	PURPOSE OF ISSUE / REVISIONS DESCRIPTION	AUTH.

ARCHITECT



PROJECT: DETACHED SINGLE DWELLING AT : 339 PINEGROVE RD. OAKVILLE, ON.

DRAWING TITLE

PROPOSED ROOF PLAN

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024 PROJECT NO.: AG/AR24-339
DRAWING NO.: A1.04		REV. 1

SEAL

SCALE 1/4" = 1'-0"

NOTE:

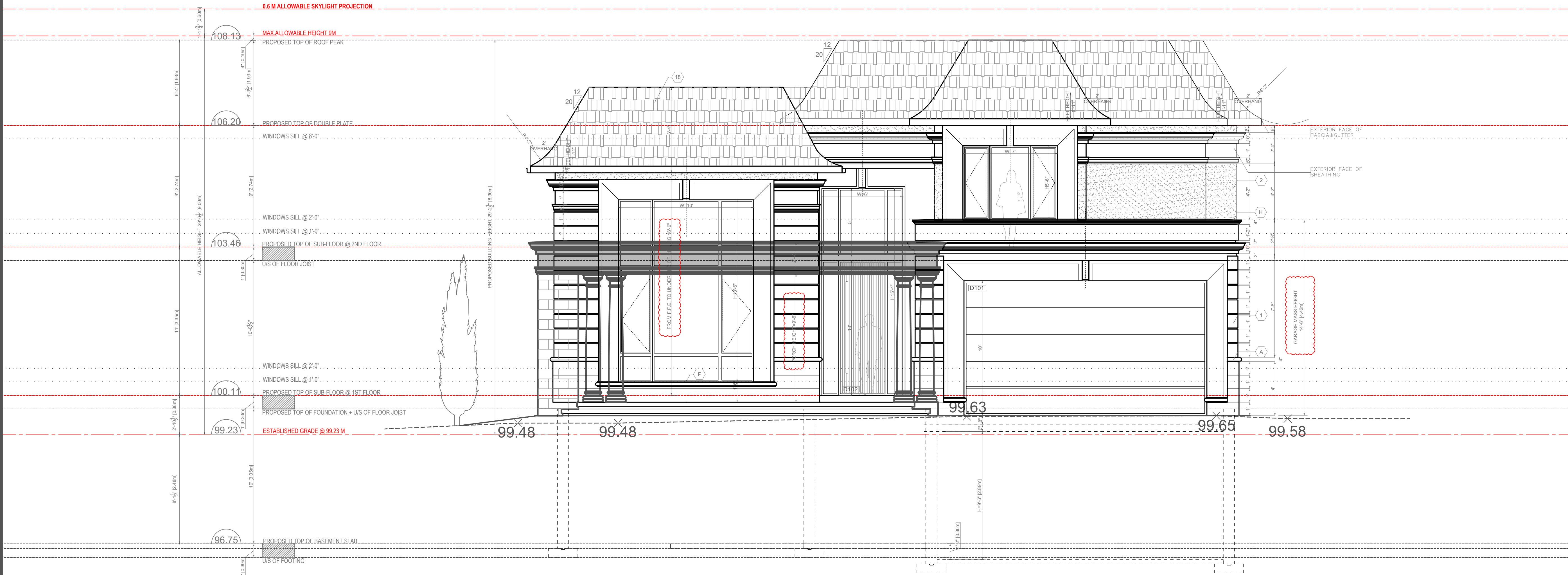
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GENERAL NOTE FOR CONTRACTOR PRIOR TO MATERIAL PROCUREMENT AND EXECUTE CONSTRUCTION:

- WINDOW FRAME: THE ARCHITECT PROPOSE SLIM PROFILE AS PER DESIGN. THE OWNER MAY CHANGE THE SIZE UPON NOTIFYING THE ARCHITECT. WINDOWS & WINDOW TRIMS AS PER MANUFACTURER & OWNER'S.
- GARAGE DOOR: THE ARCHITECT PROPOSE 10FT HEIGHT & 18FT WIDTH FOR GARAGE DOOR, OWNER MAY CHANGE THE DOOR SIZE UPON NOTIFYING THE ARCHITECT. GARAGE DOOR SPECIFICATION AS PER MANUFACTURER & OWNER'S.

FINISHING LEGEND:

	12"x24" LIMESTONE VENEER (4.5" THICK) COMPLETED WITH PROPER WEEP HOLES AT 24" oc AT BASE (by others)
	ACM METAL CLADDING
	PIGMENTED 2" STUCCO LIGHT GRAY COLOR
	PIGMENTED 2" STUCCO CHARCOAL COLOR
	PAINTED STEEL POST (by others)

- (A) 4" PRECAST CONCRETE SILL C/W 2" PROJECTION W/D RIP EDGE, 2% SLOP AWAY FROM HOUSE
- (B) 4" STUCCO SILL PROJECTED 2"W/D RIP EDGE, 2% SLOP AWAY FROM HOUSE
- (C) 2" STUCCO SILL PROJECTED 2"W/D RIP EDGE, 2% SLOP AWAY FROM HOUSE
- (D) ALUMINUM CLADDING CHARCOAL COLOR
- (E) PAINTED STEEL POST
- (F) 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
- (G) TYP. CORNICE TRIM 4" STUCCO COVERED CROWN MOULD ON CREZON FLAT STOCK W/2" HIGH X +/- 1-1/4" DEEP BOTTOM TRIM(TOTAL 12"HIGH)
- (H) TYP. BANDING TRIM 4" STUCCO DECORATIVE HORIZONTAL TRIM BANDING PROJECTED 2"

PROJECT:

DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

FRONT ELEVATION

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024 PROJECT NO.: AG/AR24-339
DRAWING NO.: A2.01	REV.	1

SEAL:

1 PROPOSED FRONT ELEVATION
A2.01 SCALE 1/4" = 1'-0"

NOTE:

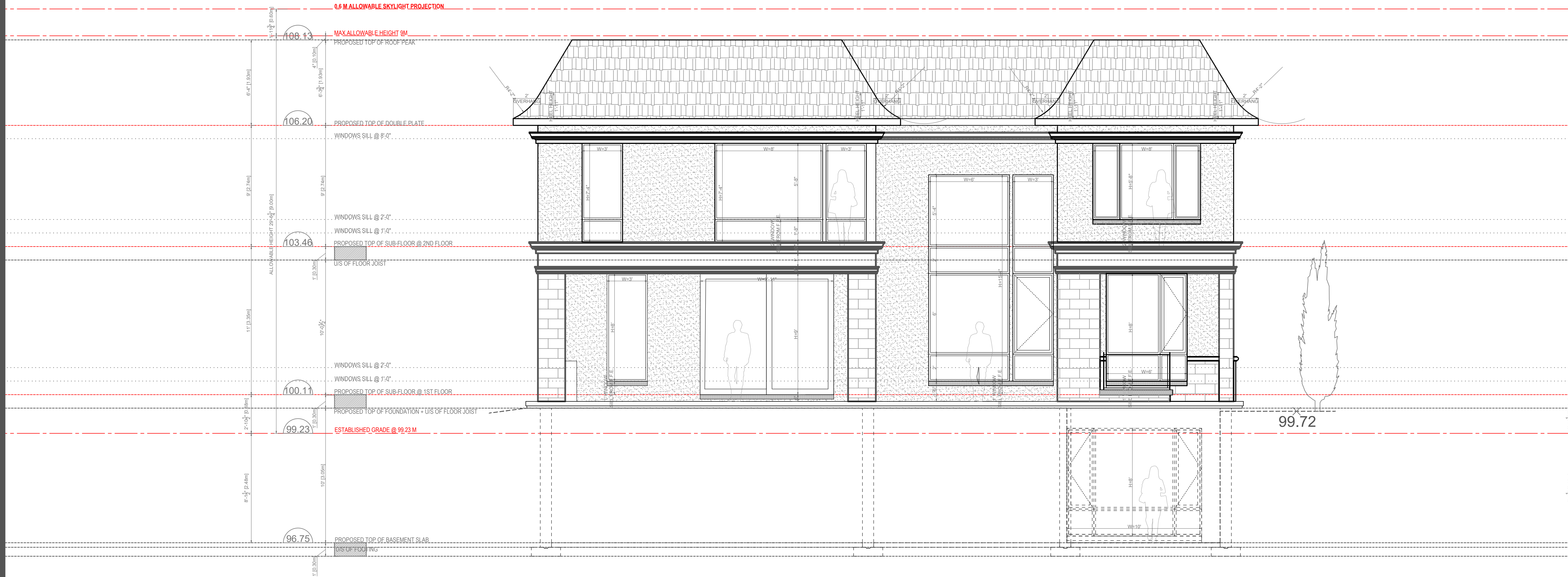
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FINISHING LEGEND:

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	ACM METAL CLADDING
	PIGMENTED 2" STUCCO LIGHT GRAY COLOR
	PIGMENTED 2" STUCCO CHARCOAL COLOR
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- (B) 4" STUCCO SILL PROJECTED 2"W/D RIP EDGE, 2% SLOP AWAY FROM HOUSE
- (C) 2" STUCCO SILL PROJECTED 2"W/D RIP EDGE, 2% SLOP AWAY FROM HOUSE
- (D) ALUMINUM CLADDING CHARCOAL COLOR
- (E) PAINTED STEEL POST
- (F) 4" PRECAST CONCRETE COPING CAP C/W 2" PROJECTION
- (G) TYP. CORNICE TRIM 4" STUCCO COVERED CROWN MOULD ON CREZON FLAT STOCK W/2" HIGH X +/- 1-1/4" DEEP BOTTOM TRIM(TOTAL 12"HIGH)
- (H) TYP. BANDING TRIM 4" STUCCO DECORATIVE HORIZONTAL TRIM BANDING PROJECTED 2"

DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

REAR ELEVATION

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024 PROJECT NO.: AG/AR24-339
DRAWING NO.: A2.02		REV.: 1

SEAL:

1 PROPOSED REAR ELEVATION
A2.02 SCALE 1/4" = 1'-0"

NOTE:

- FOR STRUCTURAL INFORMATION REFER TO STRUCTURAL DRAWINGS

EAST ELEVATION

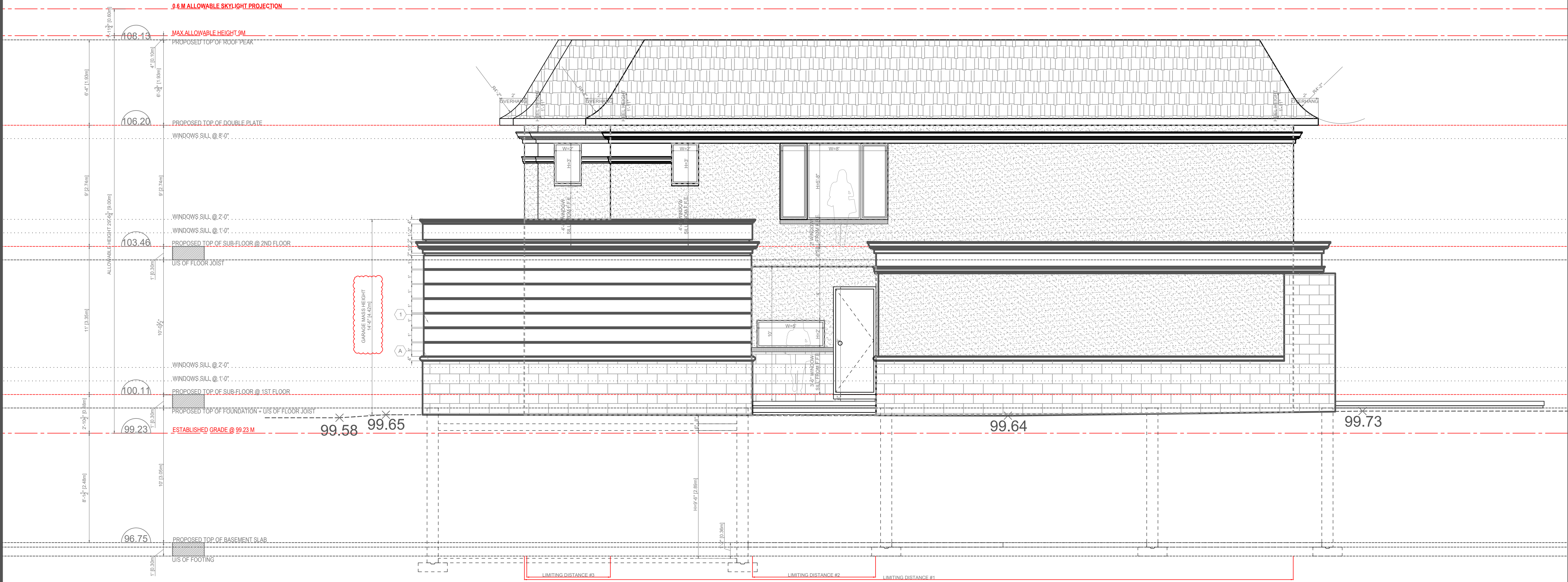
O.B.C
ARTICLE
9.10.14.4.(2)

ROOF TRUSS DESIGN GENERAL NOTES

- ALL TRUSS DIMENSIONS TO BE SITE MEASURED AND VERIFIED BY BUILDER OR CLIENT PRIOR TO INITIATING TRUSS FABRICATION.
- ALL TRUSS HUNGERS, UPLIFT ANCHORS AND SPECIAL FASTNERS TO BE SPECIFIED BY TRUSS DESIGNER INCLUDING STAMPED HANGERS WHEN REQUIRED FOR APPROVALS.

OPENING IN EXPOSING BUILDING FACE
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS
O.B.C. ARTICLE 9.10.14.4.(2)

AREA OF EXPOED BUILDING FACE	114 M ² 1228 Ft ²
LIMITING DISTANCE #1 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA=100.24M ² , LD=1.33M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 1)	100.24 M ² ≈1079 Ft ² 100.24 M ² @7%= 7.3 M ² ≈ 75.5Ft ² PROPOSED 61.1Ft ²
LIMITING DISTANCE #2 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 9.5M ² , LD=2.02M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=21% ALLOWABLE GLAZED OPENINGS (WALL AREA 2)	9.5 M ² 102 Ft ² 9.5 M ² @21%= 2 M ² ≈ 21.42Ft ² PROPOSED 10Ft ²
LIMITING DISTANCE #3 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 4.5M ² , LD=3.87M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 3)	4.5 M ² ≈44.7 Ft ² 4.5 M ² @55%= 2.5 M ² ≈ 24.6Ft ² PROPOSED 5.75Ft ²
TOTAL PROPOSED AGGREGATE AREA OF GLAZED OPENINGS ABOVE GRADE	7.1 M ² 76.9 Ft ²



GENERAL NOTE FOR CONTRACTOR PRIOR TO MATERIAL PROCUREMENT AND EXECUTE CONSTRUCTION:

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- GARAGE DOOR: THE ARCHITECT PROPOSE 10FT HEIGHT & 18FT WIDTH FOR GARAGE DOOR, OWNER MAY CHANGE THE DOOR SIZE UPON NOTIFYING THE ARCHITECT. GARAGE DOOR SPECIFICATION AS PER MANUFACTURER & OWNER'S.

FINISHING LEGEND:

	12"x24" LIMESTONE VENEER (4.5" THICK) COMPLETED WITH PROPER WEEP HOLES AT 24" oc AT BASE (by others)
	ACM METAL CLADDING
	PIGMENTED 2" STUCCO LIGHT GRAY COLOR
	PIGMENTED 2" STUCCO CHARCOAL COLOR
	PAINTED STEEL POST (by others)

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- (C) 2" STUCCO SILL PROJECTED 2"W/DRIP EDGE, 2% SLOP AWAY FROM HOUSE
- (D) ALUMINUM CLADDING CHARCOAL COLOR
- (E) PAINTED STEEL POST
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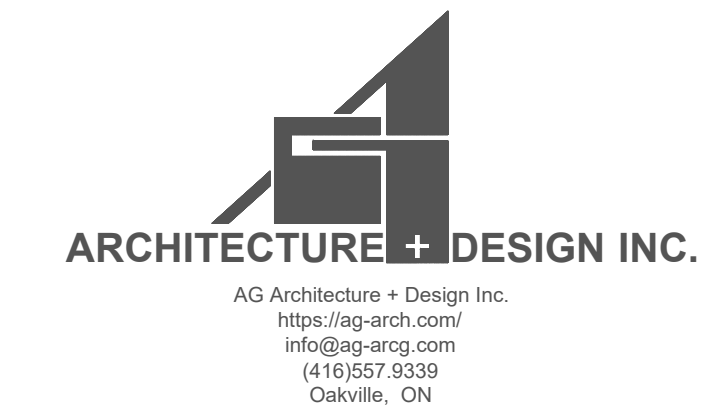
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- STRUCTURAL ENGINEER TO INSPECT RE-BAR SET UP PRIOR TO CONCRETE POURING. STRUCTURAL ENGINEER TO CERTIFY INSPECTED CONCRETE WALLS, FOOTINGS AND SLABS ONLY. GENERAL CONTRACTOR TO MAKE REQUIRED ARRANGEMENTS.
- TAGS NUMBERS SHOWN ON DRAWING TO BE READ IN CONIUNCTION WITH DRAWING NO. A6.01 FINISHES AND CONSTRUCTION SPECIFICATIONS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND SIGNED BY THE ARCHITECT.

1	DEC18, 2024	ISSUED FOR COMMITTEE OF ADJUSTMENT	GK
REV.	DATE	PURPOSE OF ISSUE / REVISIONS DESCRIPTION	AUTH.

DRAWING PURPOSE OF ISSUE / REVISIONS DESCRIPTION

ARCHITECT:



PROJECT:

DETACHED SINGLE DWELLING AT :
339 PINEGROVE RD.
OAKVILLE, ON.

DRAWING TITLE:

EAST ELEVATION

PREPARED: GK	CHECKED: AR	AUTHORIZED: GK
SCALE: 1/4" = 1'-0"	SHEET SIZE: 36" x 24"	DATE: DEC18, 2024 PROJECT NO.: AG/AR24-339
DRAWING NO.: A2.03	REV. 1	

SEAL:

1

PROPOSED EAST ELEVATION

A2.03

SCALE 1/4" = 1'-0"

NOTE:
• FOR STRUCTURAL INFORMATION REFER TO STRUCTURAL DRAWINGS

WEST ELEVATION

O.B.C
ARTICLE
9.10.14.4.(2)

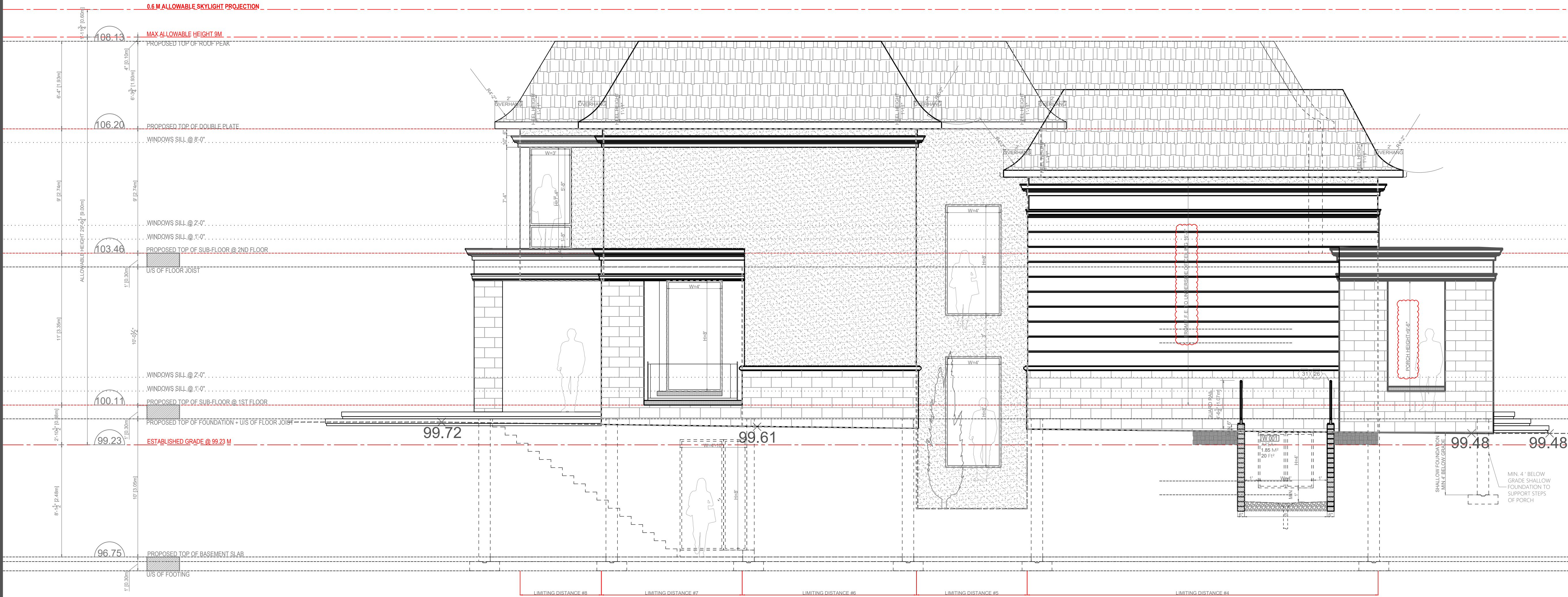
OPENING IN EXPOSING BUILDING FACE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS O.B.C. ARTICLE 9.10.14.4.(2)	
AREA OF EXPOED BUILDING FACE	378.7 M ² 1242.6 Ft ²
LIMITING DISTANCE #4 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA=43M ² ,LD=1.70M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=8% ALLOWABLE GLAZED OPENINGS (WALL AREA 4)	43 M ² =463.25 Ft ² 43 M ² @8%= 3.44 M ² = 37Ft ² PROPOSED 0.00Ft ²
LIMITING DISTANCE #5 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 20.6M ² ,LD=3.93M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=30% ALLOWABLE GLAZED OPENINGS (WALL AREA 5)	20.6 M ² 222 Ft ² 20.6 M ² @30%= 6.2M ² = 66.6Ft ² PROPOSED 64Ft ²
LIMITING DISTANCE #6 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 35M ² ,LD=1.34M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=7% ALLOWABLE GLAZED OPENINGS (WALL AREA 6)	35 M ² 376.24 Ft ² 35 M ² @7%= 2.45M ² = 26.3Ft ² PROPOSED 0.00Ft ²
LIMITING DISTANCE #7 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 10.9M ² ,LD=5.07M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=96% ALLOWABLE GLAZED OPENINGS (WALL AREA 7)	10.9 M ² 117 Ft ² 10.9 M ² @96%= 10.5M ² = 112.3Ft ² PROPOSED 32Ft ²
LIMITING DISTANCE #8 AREA OF EXPOSED BUILDING FACE TABLE (9.10.15.4 (WITH AREA= 4.5M ² ,LD=9.42M), ALLOWABLE PERCENTAGE OF GLAZED OPENINGS=100% ALLOWABLE GLAZED OPENINGS (WALL AREA 8)	6 M ² =65 Ft ² 6 M ² @100%= 6 M ² = 65Ft ² PROPOSED 22Ft ²
TOTAL PROPOSED AGGREGATE AREA OF GLAZED OPENINGS ABOVE GRADE	19.94 M ² 118 Ft ²

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DRAWING TAGS: TAGS NUMBER TO BE READ IN CONJUNCTION WITH FINISHES AND CONSTRUCTION SPECIFICATIONS. REFER TO DRAWING NO. A6.01 FOR FURTHER DETAILS & INFORMATION

- (1) NATURAL STONE VENEER
- (2) EXTERIOR WALL STUCCO FINISH
- (3) WALLS WITH EXPOSING BUILDING FACE WITHIN LIMITING DISTANCE OF 1.2M (3'-11")
- (4) EXCAVATION & BACKFILL
- (5) DAMPPROOFING AND DRAINAGE
- (6) FOOTINGS
- (7) FOUNDATION WALLS
- (8) FLOORS
- (9) TWO STORY HEIGHT SPACES
- (10) INTERIOR STUD PARTITIONS
- (11) GARAGE WALLS AND CEILING
- (12) ASPHALT SHINGLES ROOFING
- (13) 2% SLOPED ROOFING
- (14) EAVES TROUGH, FACIA, DOWNSPOUTS
- (15) CONCRETE FLOOR SLABS ON GRADE
- (16) INSULATION & WEATHER PROOFING
- (17) HANDRAILS AND GUARDS
- (18) STAIRS
- (19) DOORS / WINDOWS / SKYLIGHTS
- (20) DOORS / WINDOWS / SKYLIGHTS
- (21) ACCESS TO ATTIC
- (22) WINDOW WELL
- (23) NATURAL VENTILATION

1 PROPOSED WEST ELEVATION
A2.04 SCALE 1/4" = 1'-0"



2025-03-02

Town of Oakville
339 Pinegrove Road,
Oakville, ON

1

Committee of Adjustment Minor Variance Application

Good day,

Please find this letter to request Committee of Adjustment for Minor Variance application with the below clarification to Heritage Planning, Urban Design and Development Engineering:

1. New development address: 339 Pinegrove Rd Oakville, ON
2. Legal description Roll Number: Lot 9, Registered Plan M-84, Town of Oakville, Regional Municipality of Halton
3. Lot Area: = 836.3M²
4. Minor variance being requested: **only additional RFA**
5. The permitted RFA is 39% =326.2M²
6. This application is asking for 40.96%. =342.2M²
7. All other key regulations are being met (Refer to Architectural Drawing Set, Sheet A0.02 for by-law calculation).
8. Attached Topographic Survey
9. Attached Architectural Construction drawing Set
10. Attached Form
11. Attached Covering letter from AG Architects Inc.
12. Attached Planning Justification/ new development comply with Design Guidelines for stable residential Communities (Four Tests).

Thank you and have a good day

Gada Kassab

Architect OAA, M.Arch,
Principal, Director
AG Architects Inc.
[email:gada.k@ag-arch.com](mailto:gada.k@ag-arch.com)
<https://ag-arch.com/>

Planning Justification
Address: 339 Pinrgrove Road, Oakville ON

1

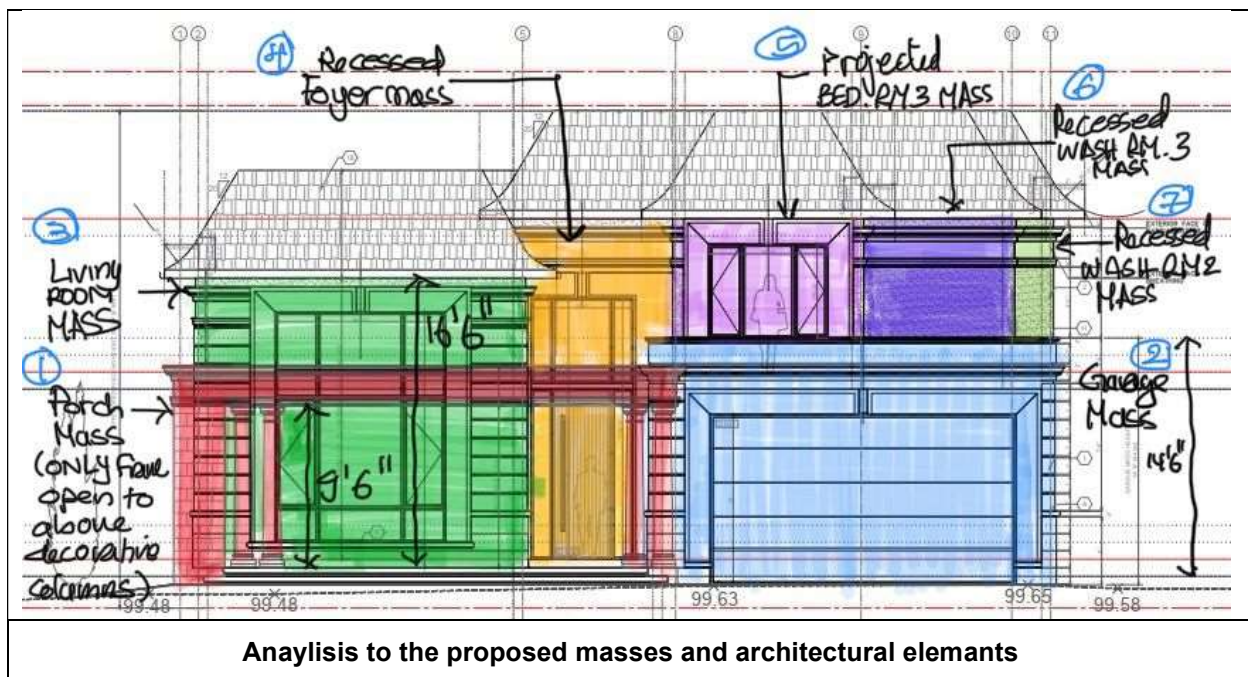
Variances being requested

- **Residential Floor Area (RFA)**

The permitted RFA is 39% and this application is asking for 40.96%. the main reason for the overage is to accommodate office room at first floor and Ensuite and walk in closets on Second floor.

Four Tests:

1. The intent of the zoning by-law is met with this proposal because most key regulations are being met, proposed design complies with applicable zoning by low, **NO increase** in the proposed coverage (allowable 35% = 3,150.6Ft² = **292.6M²**, proposed coverage 3,130Ft²= **290.7M²** complies), NO increase in the proposed Building Height (allowable **9M**, proposed **8.90M** complies), in general the proposed design comply with all setbacks (front, Rear and interior yards).
2. The proposed development complies with the official plan in that it is a single family detached dwelling, with four-bedroom that is prevalent to the new developments on the street and in the surrounding area. Therefore it is a proposal that is both desirable and appropriate.
3. *The proposed French Chateau style for primary façade, designed to reduce building massing, incorporate projections in forms and recess in masses, different forms and wall panels on the primary façade, a single-level building elements located at lower height that respect human scale, using horizontal Stucco dividing between the first floor and second floor to de-emphasize the massing and the 1 storey garage mass used to creat gradation in building height to achieve a transition in height from adjacent shorter dwelling.*
4. The proposed development is appropriate for the site and area because it will complement the fabric of the neighbourhood, espacially it continous to be re-developed in the coming years.



Reference to design Guidelines for Stable Residential Communities categories

1.Neighbourhood Context (Section 3.1)

The street and immediate area are in transition, with about 1/3 being newer dwellings at the maximum permitted RFA & Coverage, with COA approvals for some dwelling to permit increases in RFA, Coverage, height & reduce setbacks.

2

French Château is classic language, architectural character and design features of this style have certain massing, height, roof shape/slop and architectural element/ detailing. Every possible alteration to the design has been considered to decrease the massing, please see clarification below:

- The design is compatible with setbacks, the new development maintains the front setbacks of both adjacent properties, new development is located further away from the allowable front yard that is an increase in the separation with the main street that creates further distance from public realm and pedestrian environment, also the proposed interior yards wider than 1.2M, please see attached drawing A1.02 First Floor Plan.
- Gradation in building height. The higher portion of the house is stepped back , with many recessed masses and projected forms. A mass of one storey for garage to create transition in proposed height 14'6". Proposed 1.5 storey-built form for living room with height 16'6", front porch mass stepping down the height towards the street scale with proposed 9'6" ceiling height. In that the new development proposed masses does not create overpowering effect on the street scape, brought design to human scale, creating comfortable and walkable environment and prevent shadowing on adjacent properties. Please see (analysis to the proposed masses and architectural elements and finishes in page 1).
- The primary façade is sub-divided, building width is divided into smaller segments. Projected forms and recessed wall panels on the façade. In that primary façade is not wider than the adjacent dwelling.
- Single-level building elements: verticality of structure is minimised at the primary facade with proposed projected and recessed masses divide and separate the first floor from second floor, primary façade articulation and variety of architectural elements (stucco detailing on the upper and lower part of façade break the massing to minimize appearance of greater height) in that it is not blank walls facing the street.
- Subdividing the larger building into smaller elements through addition and repetitive massing techniques, reduced building massing through the composition of smaller elements and forms, constructing mid-range building elements.
- Horizontal detailing to de-emphasize the massing, middle stucco decorative banding to divide the building massing and define clearly the first storey from second storey. Proposed building architectural details and texture and quality of finishing materials (limestone and stucco) are like the materials used in the surrounding area, in that it is enhancing the visual continuity and maintaining the character of the neighborhood.
- New development incorporate a one story height primary entrance porch on the front façade in that it is providing clear sense of arrival. With the proposed area for this semi-covered porch it is incorporating exterior living space that is an extension of the primary façade
- Interior living spaces is located directly on the primary façade and it has ample window openings that establish an eye on the street.

3.2.1 MASSING

The height and width of a dwelling are the dominant visual indicators in the perception of building size or massing in comparison to the surrounding dwellings. Well-proportioned massing may be achieved through an appropriate balance of building height and width and the proportion of building components that are compatible to dwellings within the surrounding context.

DESIGN GUIDELINES

1. 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. This design approach may incorporate:
 - projections and/or recesses of forms and/or wall planes on the façade(s)
 - single-level building elements when located adjacent to lower height dwellings
 - variation in roof forms
 - subdividing the larger building into smaller elements through additive and/or repetitive massing techniques
 - porches and balconies that can reduce the verticality of taller dwellings and bring focus to the main entrance
 - architectural components that reflect human scale and do not appear monolithic
 - horizontal detailing to de-emphasize the massing
 - variation in building materials and colours.
2. New development should be designed to mitigate potential impacts of overshadowing on adjacent properties by avoiding bulky massing close to the shared property line, by stepping down the height of the structure, and/or by increasing the setback(s) from the side and rear property lines.

3.2.2 HEIGHT

In residential neighbourhoods, significant contrasts in dwelling heights can have an impact on the overall character of the area. Although new development may be designed as a taller structure in dimension than the nearby existing dwellings, every effort should be made so that it does not appear to be higher and maintains the character of the stable residential community.

DESIGN GUIDELINES

1. New development should make every effort to incorporate a transition in building height when the proposed development is more than a storey higher than the adjacent dwellings. The transition may be achieved by:
 - stepping down the proposed dwelling height towards the adjacent shorter dwellings
 - constructing a mid-range building element between the shorter and taller dwellings on either side
 - increasing the separation distance between the dwellings.
2. New development is encouraged to incorporate upper storey living spaces wholly or partially within the roof structure to de-emphasize the height and overall building scale, and to divide the massing of the roof. Dormer and end gable windows can provide adequate light into these spaces.
3. New development that is taller than the average dwelling in the surrounding area should make every effort to step back the higher portions of the dwelling façade and roof to minimize the verticality of the structure and presence along the building front.
4. New development with a full second storey is encouraged to incorporate facade articulation and different materials on the upper storey façade to minimize the appearance of greater height.

3.2.4 PRIMARY FAÇADE

Orienting dwellings towards the street supports a pedestrian-friendly street environment and allows residents to survey activity with their "eyes on the street". To ensure this neighbourhood characteristic is maintained, the primary façade, main entrance, and living spaces of a new dwelling should be oriented towards the street.

DESIGN GUIDELINES

1. New development should incorporate a front façade that is well-articulated through the use of compatible architectural elements. Blank walls face the street are strongly discouraged.
2. New development should incorporate a prominent primary entrance on the front façade to provide a clear sense of arrival. A connection/walkway between the primary entrance and the municipal sidewalk is encouraged, where appropriate.
3. New development should make every effort to position interior living spaces directly behind the primary façade(s) and incorporate ample window openings to establish an "eyes on the street" condition. New development should make every effort to incorporate exterior living spaces that can be extensions of the primary facade.
4. New development containing a primary façade which is significantly wider than adjacent dwellings should make every effort to subdivide the building width into smaller segments, both visually and physically, to maintain the rhythm of the surrounding built form.
5. New development is discouraged to project significant built form and elements toward the street which may create an overpowering effect on the streetscape.
6. New development with flankage or rear façades adjacent to a public space (side street, park, natural feature) should incorporate consistent detailing and design elements on all visible elevations.

3.2.5 ARCHITECTURAL ELEMENTS AND MATERIALS

Residential neighbourhoods are typically characterized by commonly used architectural elements; such as, windows and doors, roof forms, porches, building details and materials. New development is encouraged to incorporate architectural elements, details, and quality materials found in the surrounding area that can enhance the visual continuity, add detail and texture, and maintain the character of the neighbourhood.

DESIGN GUIDELINES

1. New development is encouraged to design all accessory elements on the building and the site, such as porches, balconies, verandahs, decks, fences and screens, to be compatible with the quality, style, materials and colours of the main dwelling.
2. New development is encouraged to incorporate adequate window openings on the primary facade to add visual interest and to maximize light penetration and views, while minimizing overlook conditions onto neighbouring properties. Window openings are encouraged to be designed in proportion and scale with the façade.
3. New development is encouraged to incorporate durable and quality building and accent materials which are compatible with the materials found on dwellings within the neighbourhood. Incorporating recycled-content materials, recycled materials and local sustainable renewable resources is also encouraged.

Gada Kassab
 Architect OAA, M.Arch,
 Principal, Director
 AG Architecture + Design Inc.
[email:gada.k@ag-arch.com](mailto:gada.k@ag-arch.com)
<https://ag-arch.com/>

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/057/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
S. Al Karawi N. Al Kassab	Ghada Alkassab AG Architects Inc. 2302 Crestmont Dr Oakville ON, L6M 5J5	PLAN M84 LOT 9 339 Pinegrove Rd Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential – Special Policy Area

ZONING: RL3-0, Residential

WARD: 2

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>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with an area between 836.00m ² and 928.99m ² shall be 39%.	To increase the maximum residential floor area ratio to 40.96%.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

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

A/057/2025 - 339 Pinegrove Rd (West District) (OP Designation: Low Density Residential – Special Policy Area)

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

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

Site Area and Context

The subject lands are located near the curve in Pinegrove Road, within a neighbourhood that is characterized as having a mix of one- and two-storey dwellings with many homes original to the subdivision. Opposite the subject property, directly west of the subject lands is Pinegrove Park, as shown in the figure below



Aerial Imagery - 339 Pinegrove Road

Staff note this development will need a Site Alteration Permit (DEPA) following this application, prior to proceeding with works. The Site Alteration Permit review will require development to provide for stormwater management on site to control post development flows to pre-development conditions.

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

The subject property is designated Low Density Residential – Special Policy Area 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. It is staff's opinion that the proposed dwelling incorporates single storey elements and integrates the second floor into the roofline. The dwelling does not project into the established rear yards of the abutting properties and incorporates setbacks in the front façade to mitigate the massing and scale impacts on the streetscape.

It is staff's opinion that the proposed variance to permit an increase in residential floor area ratio results in a dwelling that maintains the character of the existing neighbourhood.

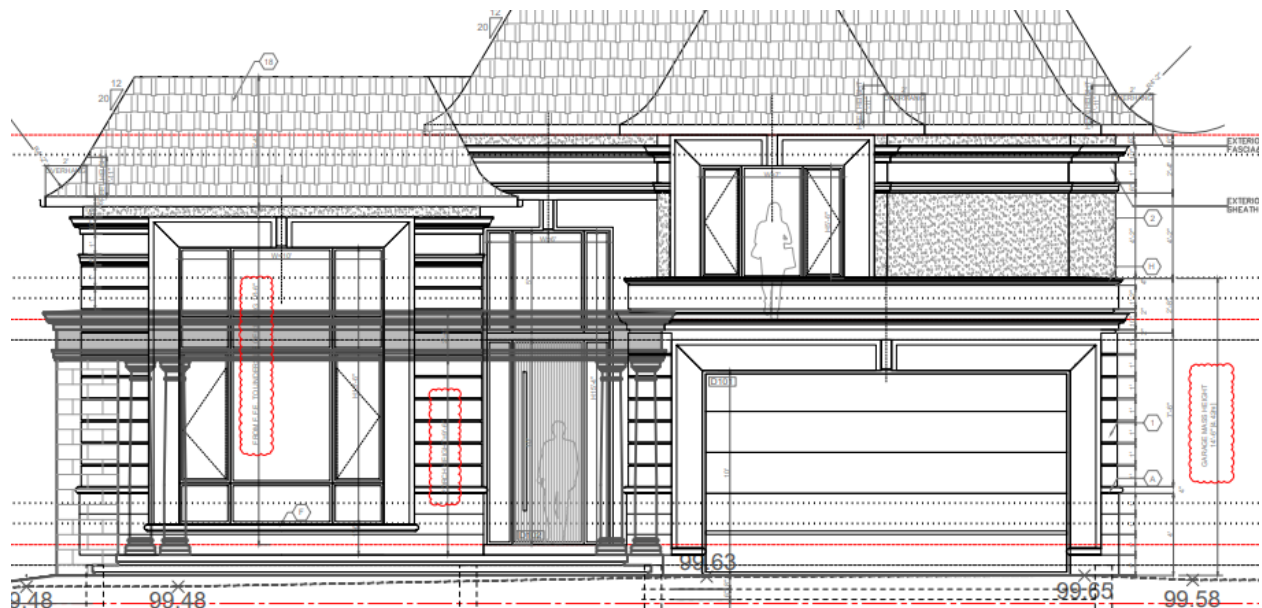
On this basis, it is staff's opinion that the proposed two-storey detached dwelling maintains the general intent and purpose of the Official Plan.

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 Ratio (No Objection) – 39% increased to 40.96%

The intent of regulating the residential floor area is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. The applicant is requesting relief from By-law 2014-014, as amended, to permit an increase in residential floor area ratio from 39% to 40.96%, for a total increase of 16.07 square meters.



Front Elevation - 339 Pinegrove Road

As shown in the figure above, the proposed dwelling features varying roof lines and step backs to reduce its mass and scale, consistent with the architectural features found on dwellings within the surrounding neighbourhood. It is staff's opinion that the reduced height of the dwelling's left elevation will provide a transition to the single-storey dwelling directly north of the subject property as shown in the figure below



Streetview – 339 Pinegrove Road

Staff are of the opinion that the requested increase in residential floor area ratio is minor in nature and meets the general intent and purpose of the Zoning By-law. This proposal generally maintains the overall character of the existing neighbourhood while accommodating the proposed dwelling.

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 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. That the dwelling be built in general accordance with the submitted site plan dated January 27, 2025 and elevation drawings dated December 18, 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.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to increase the maximum residential floor area ratio to 40.96%, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of a two-storey detached dwelling on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

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, 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.
- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous

in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.

- Unless otherwise states, 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 dated January 27, 2025 and elevation drawings dated December 18, 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.

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # A/059/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 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
D. Bandi	Mahesh Sharma The Planning Hub 3050 Yorkville St London ON, N6P 0J3	631 Trudale Crt PLAN 646 LOT 114

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 variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.2 c) iii)</i> The maximum width for a single driveway shall be 9.0 metres for a lot having a lot frontage equal to or greater than 18.0 metres.	To increase the maximum driveway width to 9.13 metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.2%.
3	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 10.02 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.

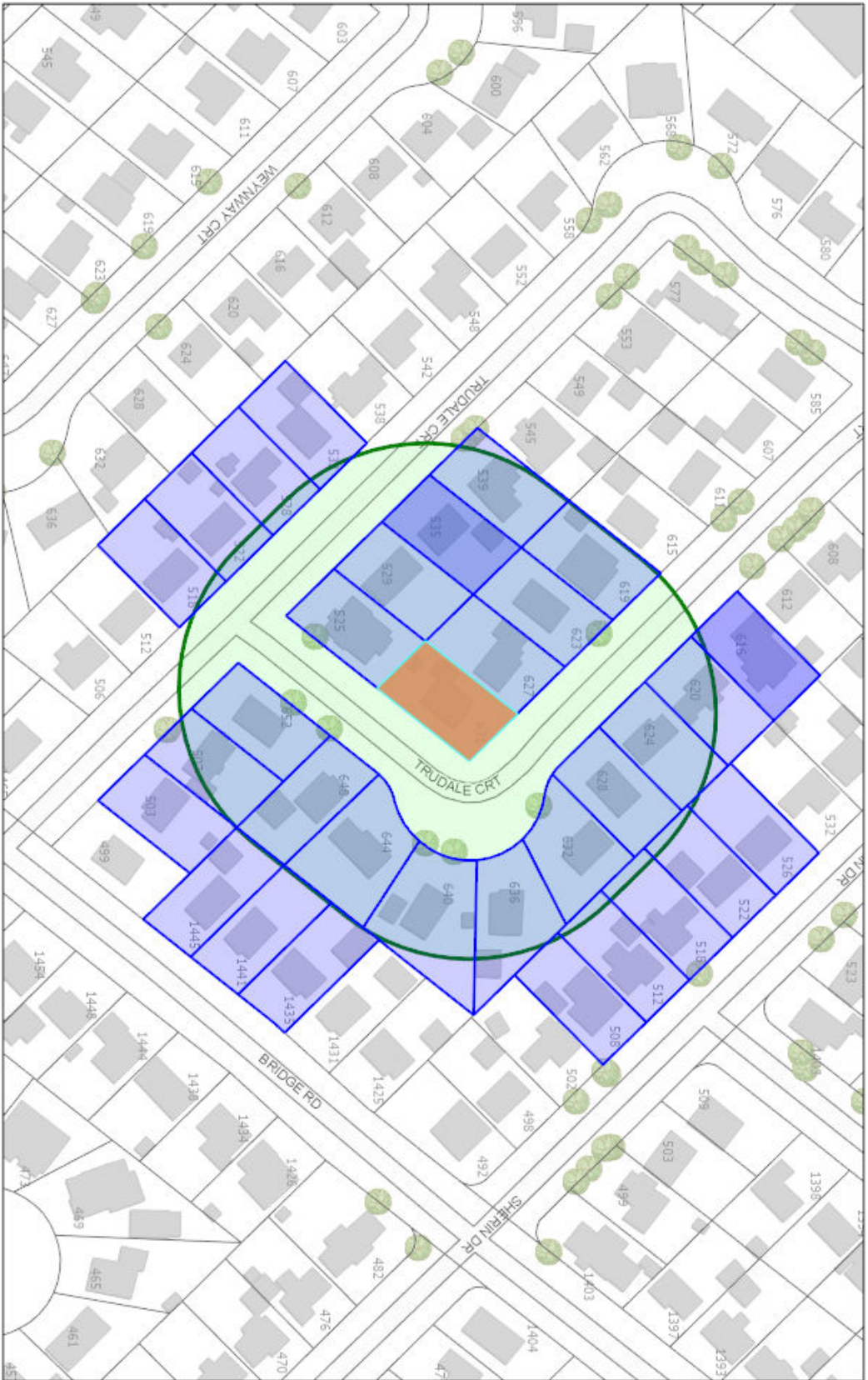
Contact information:

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

Date mailed:

April 15, 2025

A/059/2025 - 631 Trudale Court



4/8/2025, 11:49:06 AM

Applicant Name Address 631 Wards

Ownership

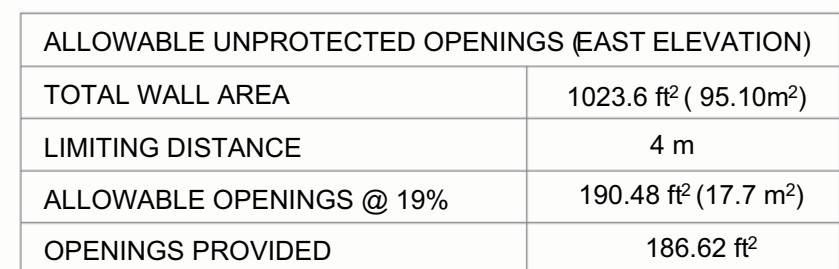
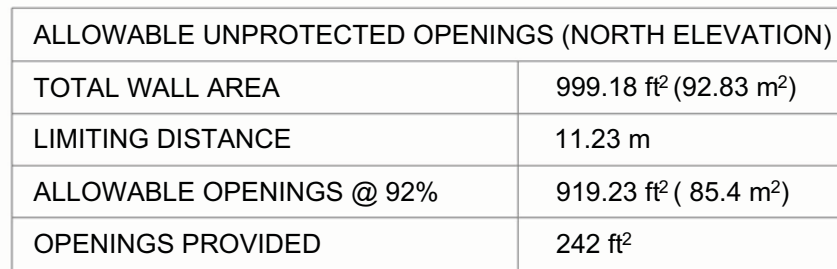


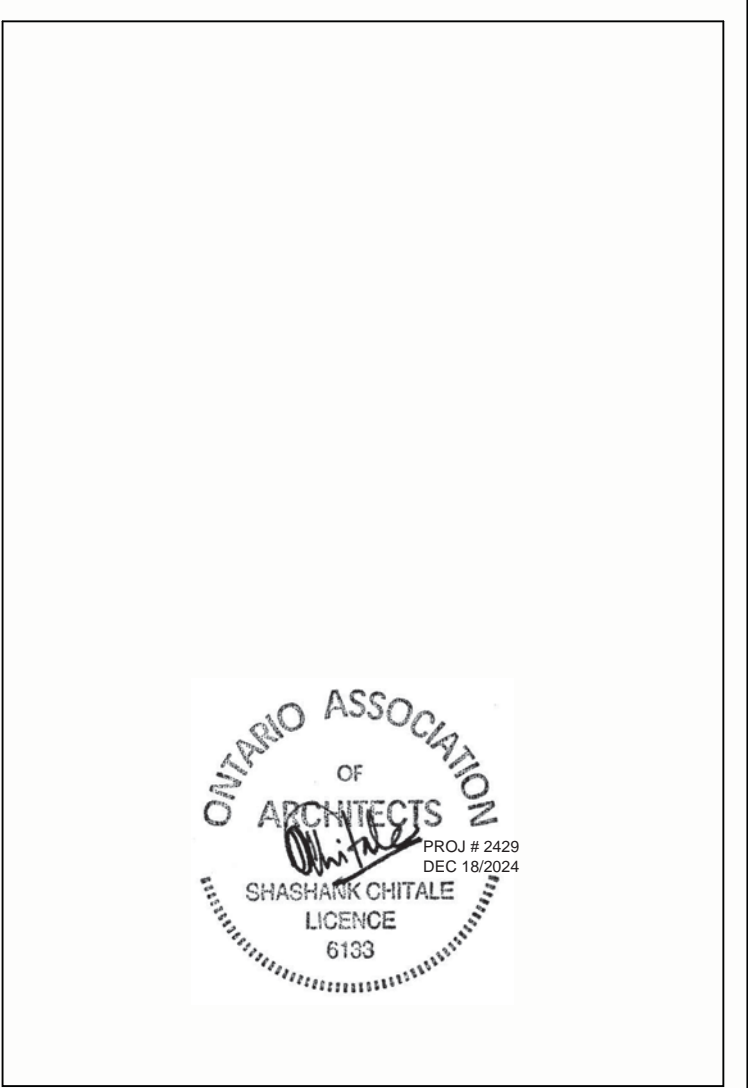

Town of Oakville
2021 Town of Oakville

ONTARIO ASSOCIATION
OF
ARCHITECTS
PROJ # 2429
OAC 185024
SHASHANK CHITALE
LICENCE
6133



1109 Britannia Road E, Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca





631 Trudale Court, Oakville	
PROPOSED RESIDENCE	
South & West Elevation	
Project number	2429
Date	11-12-2024
Drawn by	HL
Checked by	SC
A5	
Scale	1/4" = 1'-0"

South & West Elevation

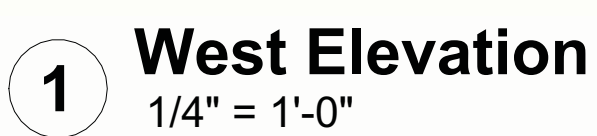
A5



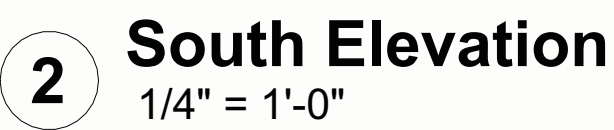
ANTRIX
ARCHITECTS INC.

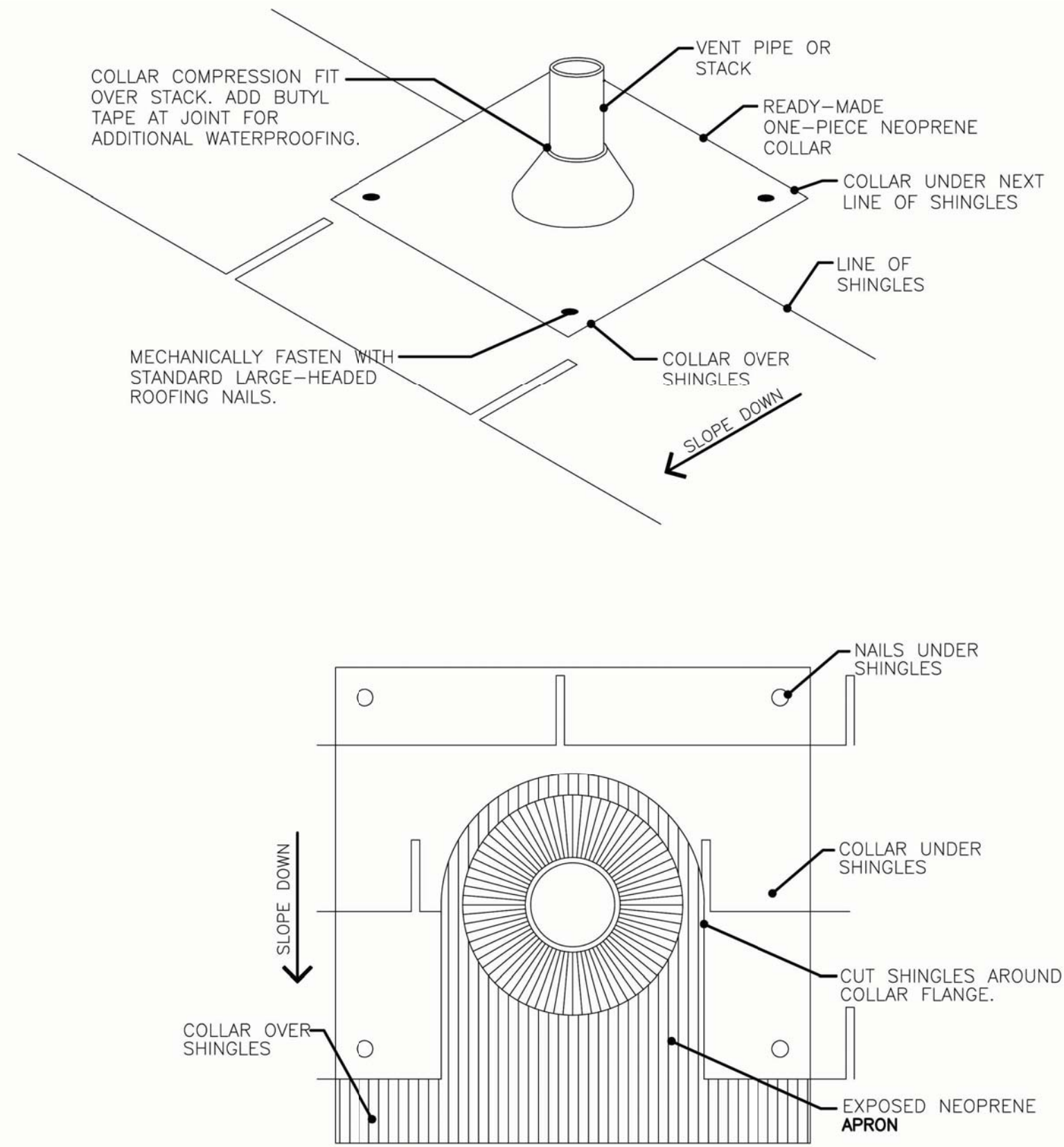
1109 Briantanna Road E. Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

11/12/2024 14:21:41

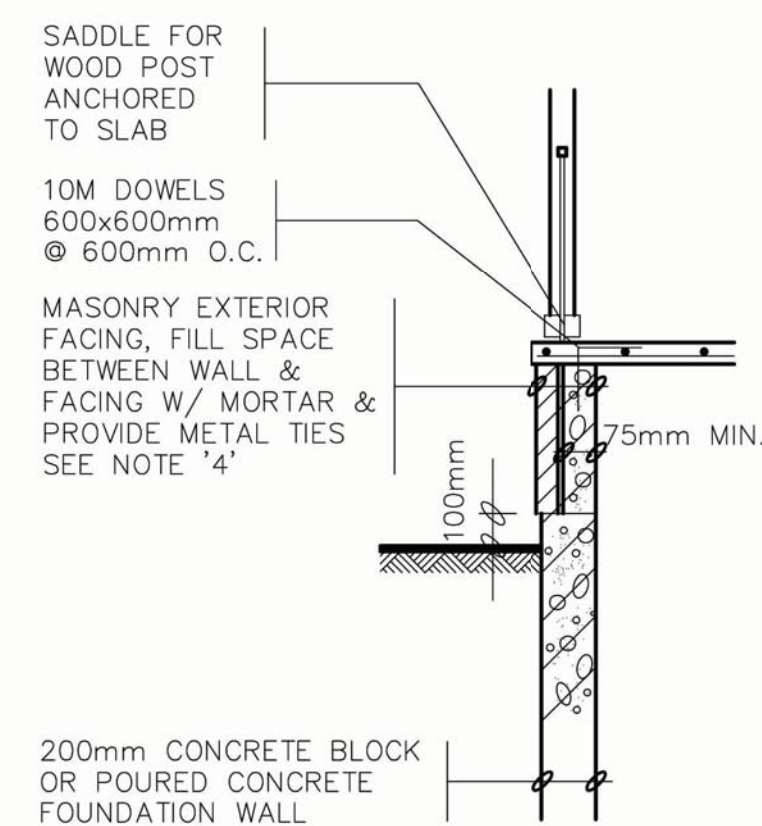
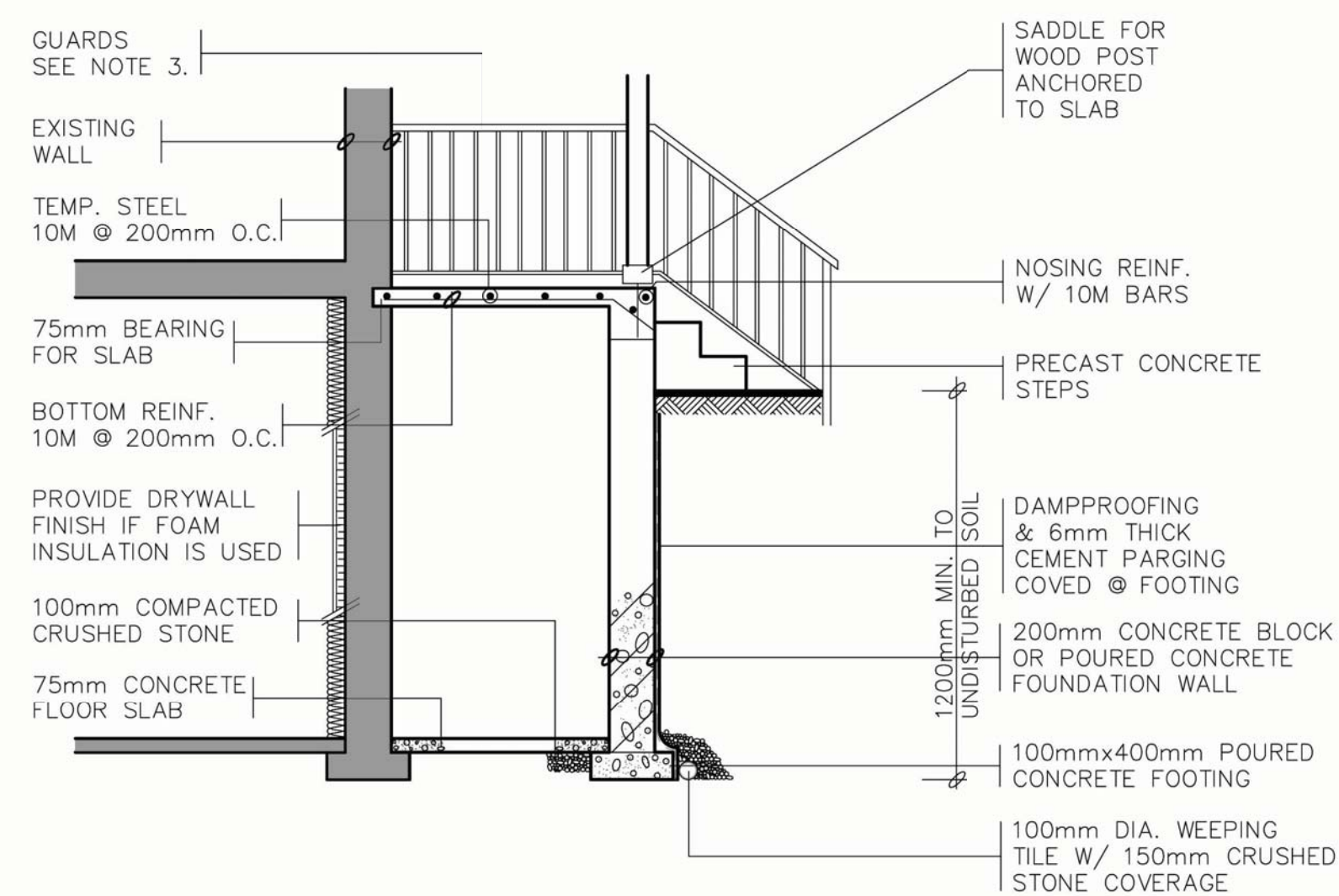
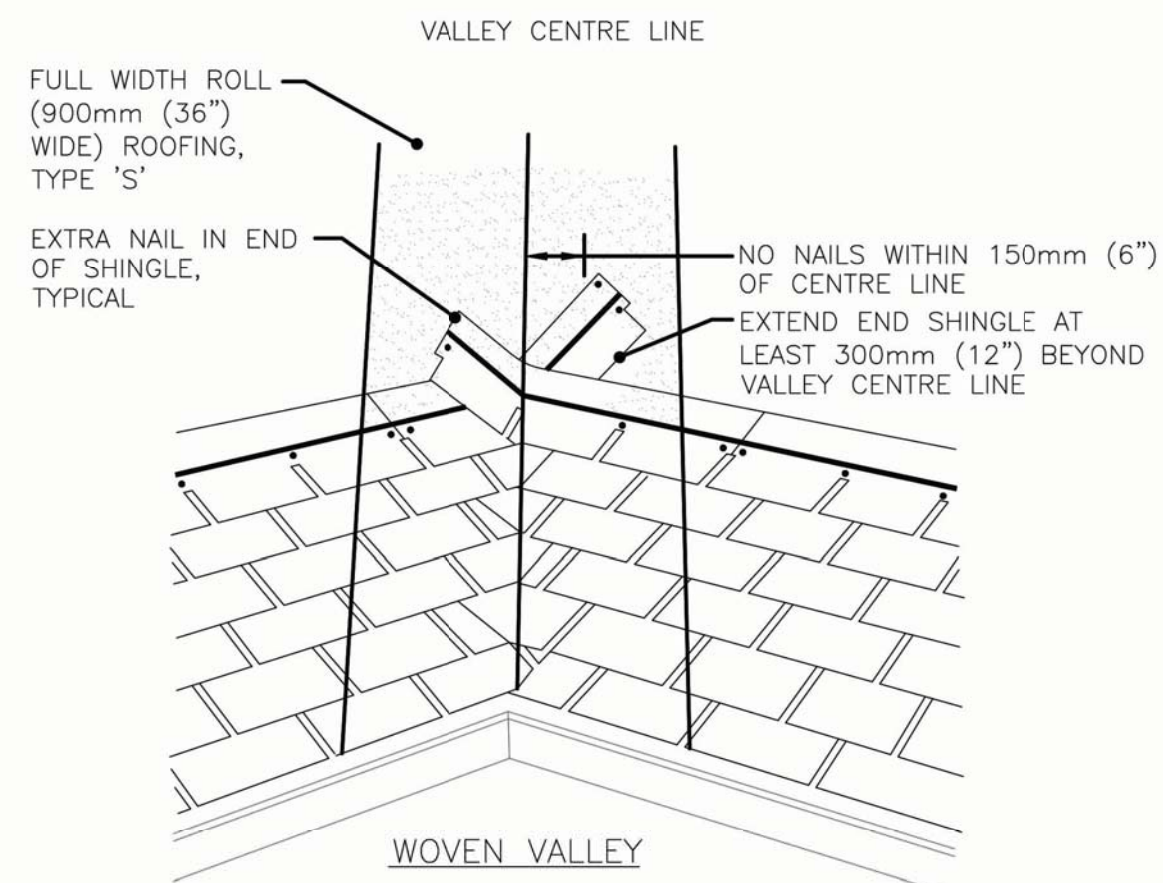


ALLOWABLE UNPROTECTED OPENINGS (EAST ELEVATION)	
TOTAL WALL AREA	1013 ft ² (94.11 m ²)
LIMITING DISTANCE	8.13 m
ALLOWABLE OPENINGS @ 59.5%	602.73 ft ² (56 m ²)
OPENINGS PROVIDED	148.2 ft ²





1. CONCRETE TO BE 25 MPa AT 28 DAYS
2. BACKFILL AFTER COMPLETION OF BASEMENT FLOOR SLAB OR TEMPORARY BRACING IS REQUIRED
3. THE DESIGN IS VALID IF WATER TABLE IS BELOW THE FOOTING.
4. SEE ARCHITECTURAL DRAWINGS FOR OTHER INFORMATION.



SECTION 'B'

1. EXTERIOR STAIRS

1. EXTERIOR STAIRS
125mm – 200mm RISE
210mm – 355mm RUN
235mm – 355mm TREAD
STEPS ARE TO BE UNIFORM
THROUGHOUT FLIGHT

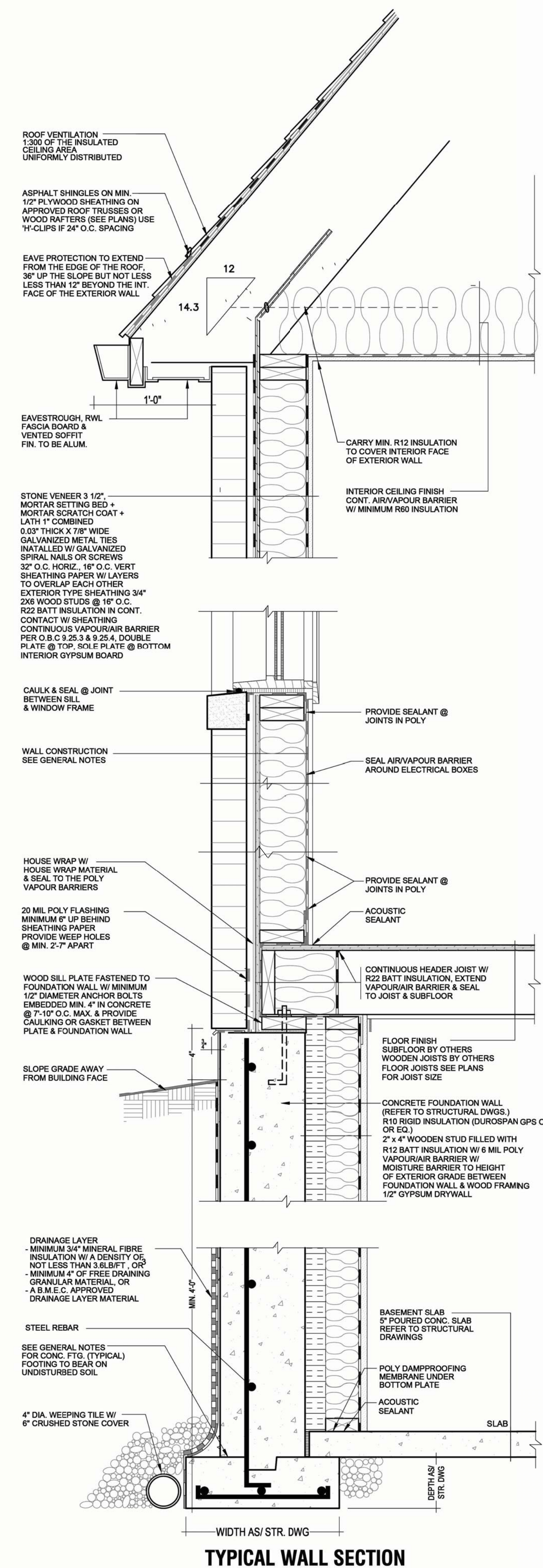
2. HANDRAILS
ARE REQUIRED WHERE STEPS HAVE MORE THAN
3 RISERS. HANDRAIL HEIGHT 800mm – 965mm

3. GUARDS
ARE REQUIRED AROUND CONCRETE
SLAB IF MORE THAN 600mm ABOVE
GRADE & ON BOTH SIDES OF STAIRS
MINIMUM 900mm HIGH FOR STAIRS
MINIMUM 900mm HIGH FOR PORCHES
UP TO 1800mm ABOVE GRADE.
MINIMUM 1070mm HIGH FOR GREATER HTS.
MAXIMUM 100mm BETWEEN PICKETS AND
NO MEMBER DESIGNED TO FACILITATE
CLIMBING BETWEEN 140mm & 900mm

4. MASONRY TIES
WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE
0.76mm THICK & 22mm WIDE
CORROSION RESISTANT METAL TIES
@ 600mm HORIZ. & 500mm VERTICAL

5. FOUNDATION WALLS
THICKNESS OF UNREINFORCED FOUNDATION WALLS Laterally
SUPPORTED AT THE TOP ARE DEPENDANT UPON HEIGHT OF
FINISH GRADE ABOVE BASEMENT FLOOR
UNIT MASONRY THICKNESS 190mm – MAX. HEIGHT 1200mm
UNIT MASONRY THICKNESS 240mm – MAX. HEIGHT 1800mm
UNIT MASONRY THICKNESS 290mm – MAX. HEIGHT 2200mm

6. CONCRETE
MINIMUM CONCRETE STRENGTH SHALL BE
32mpa W/ 5%-8% AIR ENTRAINMENT
CONCRETE SLAB THICKNESS 125mm
PROVIDE MIN. 30mm CLEAR CONCRETE
COVER TO REINFORCING BARS



ONTARIO ASSOCIATION
OF
ARCHITECTS
Shashank Chitale
SHASHANK CHITALE
LICENCE
6133
PROJ # 2429
DEC 18/2024

[illegible]

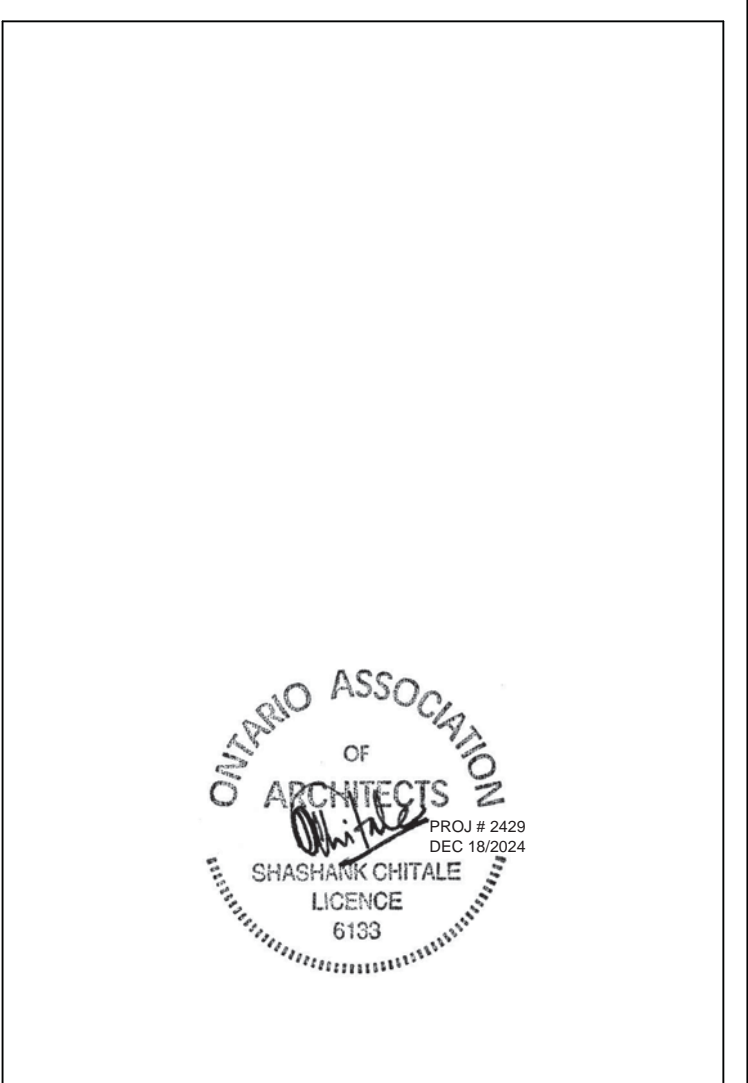

631 Trudale Court, Oakville

Project number	2429
Date	11-12-2024
Drawn by	Author
Checked by	Checker
A7	
Scale	NTS

MATRIX
ARCHITECTS INC.

1109 Britannia Road E, Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
www.antrix.ca

11/12/2024 14:21:43



No.	Issued For	Date
A	ISSUED FOR PERMIT	11-12-24

631 Trudale Court, Oakville	
PROPOSED RESIDENCE	
Basement & Roof Plan	
Project number	2429
Date	11-12-2024
Drawn by	HL
Checked by	SC
A3	
Scale	1/4" = 1'-0"

Basement & Roof Plan	
Project number	2429
Date	11-12-2024
Drawn by	HL
Checked by	SC
A3	
Scale	1/4" = 1'-0"

Project number	2429
Date	11-12-2024
Drawn by	HL
Checked by	SC
A3	
Scale	1/4" = 1'-0"

Date	11-12-2024
Drawn by	HL
Checked by	SC
A3	
Scale	1/4" = 1'-0"

Checked by	SC
A3	
Scale	1/4" = 1'-0"

A3	
Scale	1/4" = 1'-0"



ANTRIX
ARCHITECTS INC.

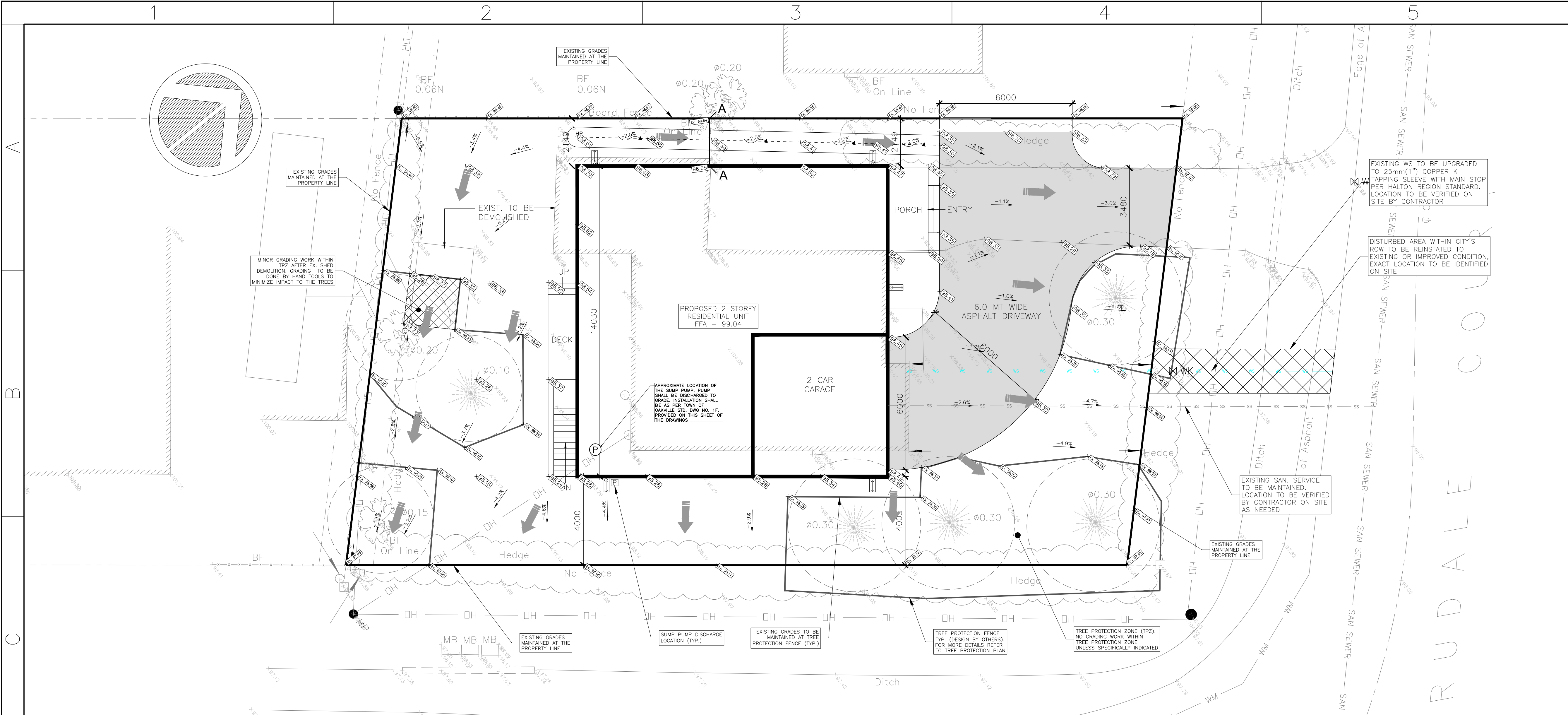
1109 Britannia Road E, Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
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ARCHITECTS INC.

1109 Britannia Road E, Mississauga,
Ontario L4W 3X1
O: 905 564 1154, M: 416 669 6564, 416 728 1807
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DISCLAIMER:
1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF A.S. CHAHAL ENGINEERING SERVICES LTD. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SURVEY WAS CONDUCTED ON AUGUST 21, 2024 BY GRAD SURVEYING.
ELEVATION NOTE:
ELEVATION SHOWN HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK #152 HAVING A PUBLISHED VALUE OF 93.755 METRES.
BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF TRUDALE COURT HAVING A BEARING OF N38°36'00"E.

KEY MAP:
[Aerial map showing the project location within the surrounding neighborhood, with labels for 'TRUDALE COURT' and 'THIRD LINE'.

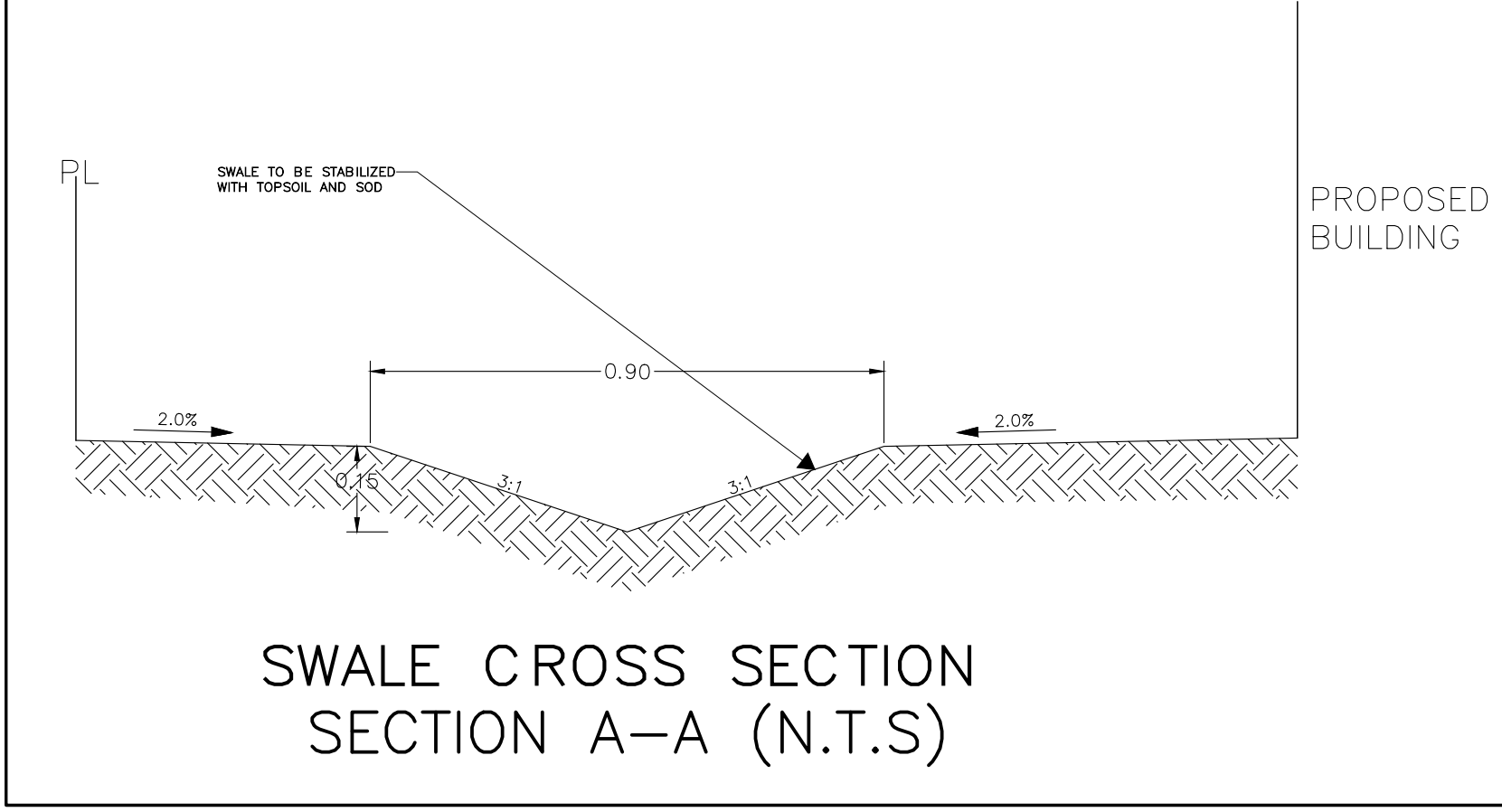
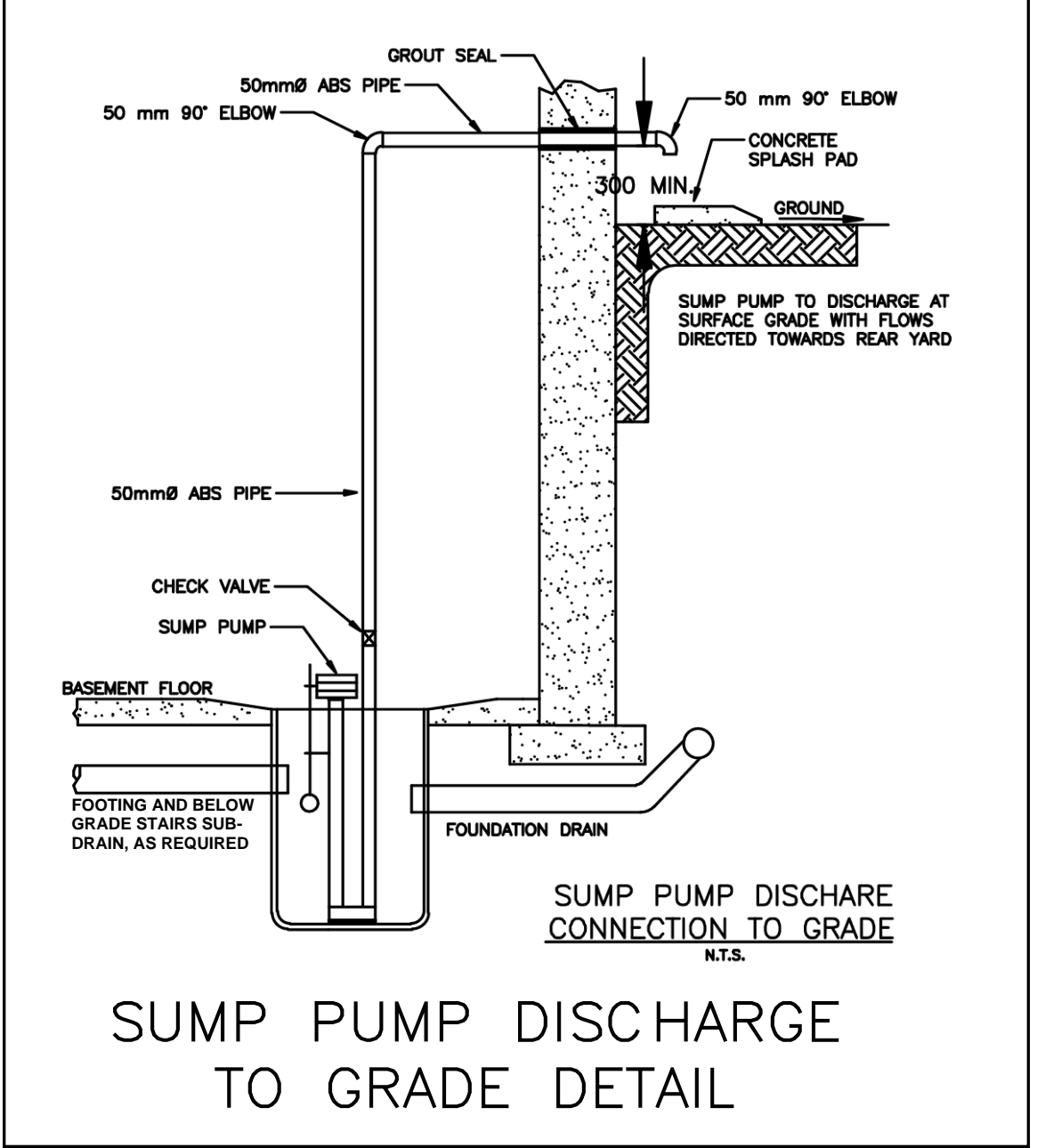
LEGEND:

- 211.78 EXISTING ELEVATION
- 211.78 PROPOSED ELEVATION
- 211.78 EXISTING ELEVATION MAINTAINED
- OVERLAND FLOW DIRECTION
- LIGHT DUTY ASPHALT
- PROPOSED SWALE
- PROPOSED ROOF LEADER
- TREE PROTECTION FENCE (BY OTHERS)
- TREE PROTECTION ZONE (BY OTHERS)
- PROPOSED WATER SERVICE
- EXISTING SAN. SERVICE
- EXISTING WATERMAIN
- EXISTING SAN. SEWER

- GENERAL CONSTRUCTION NOTES:
1. MAINTAIN A COPY OF PERMIT ON THE SITE.
 2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF OAKVILLE STANDARDS, OPSD AND OPSS. WHERE CONFLICT OCCURS, TOWN OF OAKVILLE STANDARDS TO GOVERN.
 3. NOTIFY ALL SUBCONTRACTORS AND SUPPLIERS OF APPROVED ACCESS ROUTES TO THE SITE AND ENSURE COMPLIANCE WITH THESE INSTRUCTIONS.
 4. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 5. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
 6. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
 7. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
 8. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
 9. PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE

10. DOWNSPOUTS TO DISCHARGE ONTO THE GROUND VIA SPLASH PADS.
11. ALL LANDSCAPING AND GRADING WITHIN CLOSE PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE DESIGNED TO ENSURE THAT ADEQUATE SIGHT DISTANCES ARE AVAILABLE FOR ALL APPROACHING AND EXITING MOTORISTS AND PEDESTRIANS.
12. ALL DISTURBED AREAS DURING CONSTRUCTION MUST BE RESTORED TO THE ORIGINAL CONDITION OR BETTER. ALL GRASS OR VEGETATION COVERED AREAS MUST BE RESTORED BY PLACING MINIMUM 100mm APPROVED TOPSOIL AND SEEDING OR SODDED TO THE SATISFACTION OF THE TOWN/CITY.
13. SILT FENCE IS TO BE INSTALLED PRIOR TO STRIPPING TOPSOIL AND TO BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE.
14. MUD-MAT TO BE CONSTRUCTED PRIOR TO COMMENCING CONSTRUCTION AND TO BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE.
15. MONITOR AND MAINTAIN ALL EXISTING ROAD AND STORM DRAINAGE SYSTEM
16. MAINTAIN ALL ROADS IN SAME OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF WORK AND KEEP ALL ROAD FREE FROM ANY MATERIALS OR EQUIPMENT ARISING FROM THE WORK SET OUT IN THE

- PERMIT.
17. ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.5M OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE APPLICANT'S EXPENSE.
 18. STANDARD DRAWINGS OF CITY OF OSHAWA AND MINISTRY OF TRANSPORTATION ARE PART OF THE WORK.
 19. ALL DIMENSIONS MUST BE CHECKED AND CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE CONSTRUCTION.
 20. ALL CONTRACTORS MUST ROUGH GRADE THE SITE WITHIN 600mm OF FINISHED GRADE PLUS OR MINUS 100mm AS SHOWN ON THE GRADING PLAN.
 21. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENT OF OCCUPATIONAL HEALTH AND SAFETY ACTS AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 22. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO M.T.O. MANUAL "UNIFORM TRAFFIC CONTROL DEVICE" LATEST EDITION.
 23. NO GRADING WORK WITHIN THE TREE PROTECTION ZONE EXCEPT AS SPECIFICALLY INDICATED.



As per OBC 9.14.6.1.(1), I certify that the building will be located and the site grading has been designed so that it will not adversely affect adjacent properties.

Design Engineer: ARSHVEER S. CHAHAL

Signature: Arshveer S. Chahal

REV.	DATE	DESCRIPTION	BY
2	2025-01-06	REISSUED FOR PERMIT	AC
1	2024-12-08	ISSUED FOR PERMIT	AC
0	2024-11-24	ISSUED FOR COORDINATION	AC

CLIENT:

ANTRIX
ARCHITECTS
1109 BRITANNIA ROAD EAST, MISSISSAUGA
ON L4W 3X1, PHONE: 905 564 1154

CIVIL ENGINEER:

A.S. CHAHAL
ENGINEERING SERVICES LTD.
T: 416-828-8449
E: info@aschahal.ca

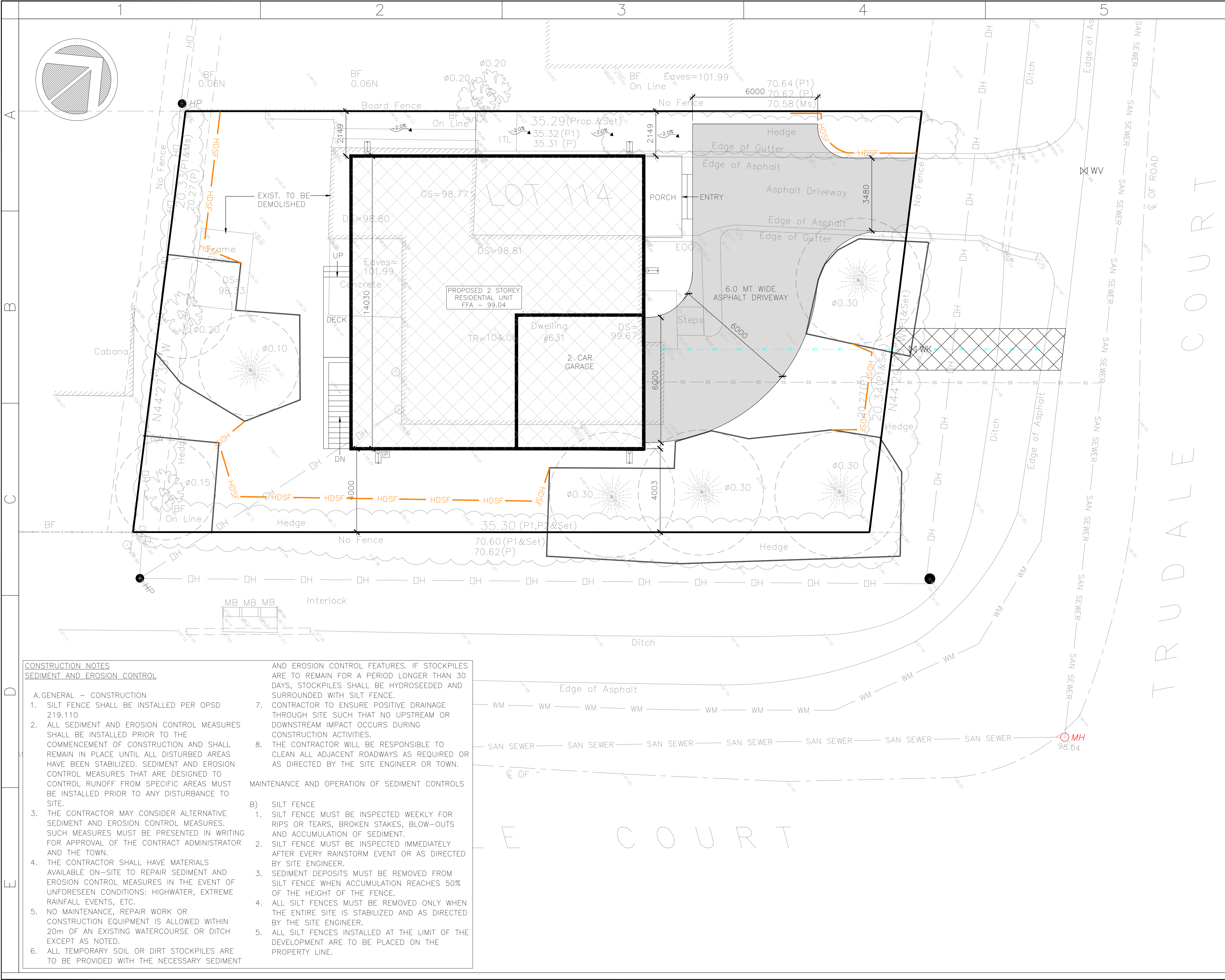
ENGINEER:

SITE: 631 TRUDALE COURT
OAKVILLE, ON

TITLE: GRADING AND SERVICING PLAN

SCALE:	DATE:	DRAWN:	CHECKED:
1:100	11/23/2024	AC	AC

PROJECT NO:	SHEET NO:	REVISION:
F24-010	C-103	1



CONSTRUCTION NOTES
SEDIMENT AND EROSION CONTROL

- A. GENERAL – CONSTRUCTION
1. SILT FENCE SHALL BE INSTALLED PER OPSD 219.110
 2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO SITE.
 3. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING FOR APPROVAL OF THE CONTRACT ADMINISTRATOR AND THE TOWN.
 4. THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGHWATER, EXTREME RAINFALL EVENTS, ETC.
 5. NO MAINTENANCE, REPAIR WORK OR CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 20m OF AN EXISTING WATERCOURSE OR DITCH EXCEPT AS NOTED.
 6. ALL TEMPORARY SOIL OR DIRT STOCKPILES ARE TO BE PROVIDED WITH THE NECESSARY SEDIMENT

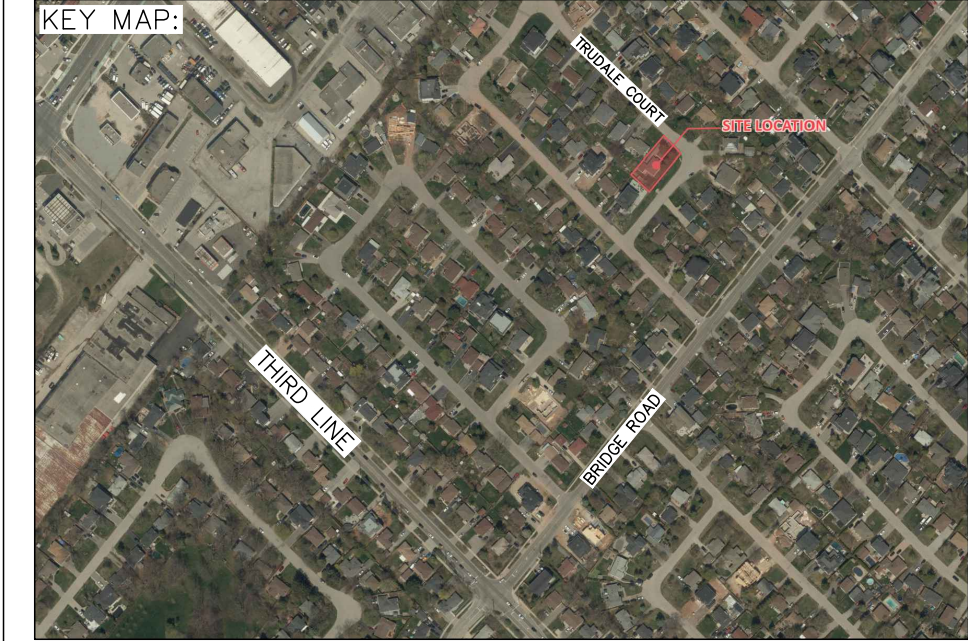
- AND EROSION CONTROL FEATURES. IF STOCKPILES ARE TO REMAIN FOR A PERIOD LONGER THAN 30 DAYS, STOCKPILES SHALL BE HYDROSEED AND SURROUNDED WITH SILT FENCE.
7. CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGH SITE SUCH THAT NO UPSTREAM OR DOWNSTREAM IMPACT OCCURS DURING CONSTRUCTION ACTIVITIES.
 8. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN ALL ADJACENT ROADWAYS AS REQUIRED OR AS DIRECTED BY THE SITE ENGINEER OR TOWN.

- MAINTENANCE AND OPERATION OF SEDIMENT CONTROLS
- B) SILT FENCE
1. SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
 2. SILT FENCE MUST BE INSPECTED IMMEDIATELY AFTER EVERY RAINSTORM EVENT OR AS DIRECTED BY SITE ENGINEER.
 3. SEDIMENT DEPOSITS MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
 4. ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.
 5. ALL SILT FENCES INSTALLED AT THE LIMIT OF THE DEVELOPMENT ARE TO BE PLACED ON THE PROPERTY LINE.

DISCLAIMER:
1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF A.S. CHAHAL ENGINEERING SERVICES LTD. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SURVEY WAS CONDUCTED ON AUGUST 21, 2024 BY GRAD SURVEYING.
ELEVATION NOTE:
ELEVATION SHOWN HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK #152 HAVING A PUBLISHED VALUE OF 93.755 METRES.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF TRUDALE COURT HAVING A BEARING OF N38°36'00"E.



- LEGEND:
- HDSF — PROPOSED SILT FENCE
 - TREE PROTECTION FENCE (BY OTHERS)
 - TREE PROTECTION ZONE (BY OTHERS)

REV.	DATE	DESCRIPTION	BY
2	2025-01-06	REISSUED FOR PERMIT	AC
1	2024-12-08	ISSUED FOR PERMIT	AC
0	2024-11-24	ISSUED FOR COORDINATION	AC

CLIENT:

ANTRIX
ARCHITECTS
1109 BRITANNIA ROAD EAST, MISSISSAUGA
ON L4W 3X1, PHONE: 905 564 1154

CIVIL ENGINEER:

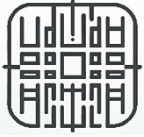
A.S. CHAHAL
ENGINEERING SERVICES LTD.
T: 416-828-8449
E: info@aschahal.ca

ENGINEER:

SITE: 631 TRUDALE COURT
OAKVILLE, ON

TITLE: EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1:100	DATE: 11/23/2024	DRAWN: AC	CHECKED: AC
PROJECT NO: F24-014	SHEET NO: C-104	REVISION:	1



THE PLANNING HUB

Address: 3050 Yorkville St,
London, ON

Contact: +1-647-937-9524
Email: saeshcorp@gmail.com

To,

The Secretary Treasurer,

Committee of Adjustment

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

Subject: Minor Variance Application for 631 Trudale Court, Oakville

Dear Secretary-Treasurer and Members of the Committee,

I am writing to submit a Minor Variance Application for the property located at 631 Trudale Court, Oakville. The current owner recently purchased this property with the intent to build a spacious and functional home that can accommodate a growing, multi-generational family while ensuring a high standard of living and architectural integrity. The proposal includes the demolition of the existing single detached dwelling unit and the construction of a new two-storey detached dwelling.

The proposed development maintains the permitted use of a single detached dwelling unit, in keeping with the established residential character of the surrounding neighbourhood. The community comprises a mix of original one- and two-storey dwellings, along with newly constructed two-storey homes that reflect contemporary living standards. Trudale Court is a quiet residential street with no sidewalks, and the subject property, being a corner lot, has a unique orientation that has influenced the proposed site layout.

The subject lands are designated 'Low Density Residential' as per Schedule F Southwest Land Use of the Official Plan of the Town of Oakville. Section 11.1.9 of the Official Plan sets out criteria to ensure that new developments within stable residential communities maintain and protect existing neighbourhood character.

The proposal has been evaluated against the applicable policies of Section 11.1.9, which states:

- a) The built form of development, including scale, height, massing, architectural character, and materials, must be compatible with the surrounding neighbourhood.
- b) Development should be compatible with setbacks, orientation, and separation distances within the surrounding neighbourhood.
- h) Impacts on adjacent properties should be minimized concerning grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.

The subject lands are zoned **Residential Low (RL3-0)** under **Zoning By-law 2014-014**. The following table compares the **permitted zoning regulations** under the **Residential Low (RL3-0) Zone** with the **proposed development parameters** for the subject property:

Zoning Regulation	Permitted	Proposed	Variance Required
Minimum Lot Area	557.5 sqm	712.28 sqm	No
Minimum Lot Frontage	18m	20.34m	No
Minimum Front Yard Setback	7.5m	10.53m	No
Minimum Flankage Yard Setback	3.5m	4.0m	No
Minimum Interior Side Yard Setback	1.2m (if garage attached)	2.15m	No
Minimum Rear Yard Setback	7.5m	7.5m	No
Maximum Number of Storeys	2 storeys	2 storeys	No
Maximum Building Height	9.0m	10.02m	Yes
Maximum Dwelling Depth	N/A	N/A	No
Maximum Residential Floor Area Ratio (FAR)	41%	43.20%	Yes
Maximum Lot Coverage for Dwelling Unit	35%	30.40%	No
Maximum Driveway Width	9.0m	9.13m	Yes

This table demonstrates that the proposed development complies with the majority of zoning regulations, with only three minor variances requested to enhance design functionality, efficiency, and site safety while preserving the integrity of the surrounding community.

Requested Variances:

1. To permit a **maximum building height of 10.02 meters**, whereas **9.0 meters is permitted** as per Zoning By-law 2014-014.
2. To permit a **maximum driveway width of 9.13 meters**, whereas **9.0 meters is permitted** as per Zoning By-law 2014-014.
3. To permit a **maximum residential floor area ratio of 43.2%**, whereas **41% is permitted** as per Zoning By-law 2014-014.

Planning Justification:

In accordance with Section 45(1) of the Planning Act, we have assessed these variances against the four required tests:

1. Consistent with the General Intent and Purpose of the Official Plan

The Liveable Oakville Plan aims to preserve and enhance neighbourhood character while supporting a range of housing options to meet diverse community needs.

- **Building Height & FAR:** The proposed height and floor area ratio support the construction of a functional and efficient home that incorporates modern building standards, HVAC systems,

enhanced insulation, and optimized ceiling heights. The additional height requested aims to accommodate these services and systems within concealed ceiling on each floor and the floor area is necessary for a well-balanced home design that meets the living requirements of a multi-generational household. The massing is proportionate to the lot size and respects the scale of other homes in the neighbourhood.

- **Driveway Width:** The proposed driveway width marginally exceeds the by-law standard to facilitate better vehicular access and manoeuvrability, particularly given the property's corner lot configuration. This slight modification is beneficial for safe entry and exit, while maintaining compatibility with surrounding properties and street safety.

2. General Intent and Purpose of the Zoning By-law

- **Building Height:** The height restriction in the Zoning By-law aims to ensure consistent massing and avoid excessive overshadowing of adjacent properties. The requested variance of 1.02 meters is primarily to accommodate modern mechanical systems and energy-efficient insulation requirements while maintaining comfortable ceiling heights. The increased height will not negatively impact sunlight access or privacy for neighbouring properties, as it aligns with recently approved homes of similar scale in the area.
- **Driveway Width:** The by-law limitation on driveway width is meant to prevent unnecessary hardscaping and protect streetscape aesthetics. The increase of 0.13 meters (1.44%) is negligible and will not impact pedestrian pathways, traffic flow, or sightlines. The variance is necessary to enhance manoeuvrability and provide a safer turning radius for vehicles entering and exiting the property.
- **FAR:** The requested 2.2% increase in floor area ratio ensures the home remains functional and well-proportioned while allowing for essential interior living spaces that accommodate a larger household. The proposed architectural design includes articulated facades, varied rooflines, and high-quality materials to ensure compatibility with surrounding properties and avoid an overbearing presence.

3. Desirability for the Appropriate Development and Use of the Land

The proposal reflects a high-quality, thoughtfully designed home that enhances the liveability of the property while maintaining compatibility with the neighbourhood.

- The additional height accommodates modern HVAC systems and functional living spaces, ensuring the home is energy-efficient and comfortable for a multi-generational family.
- The FAR increase allows for an optimized layout that provides ample living space while maintaining appropriate setbacks and massing.
- The driveway width adjustment improves vehicular access and circulation while ensuring safe ingress and egress, particularly considering the property's corner lot constraints.

4. Minor in Nature

Each variance request represents a small deviation from the existing by-law provisions but will greatly contribute to day-to-day aspects of the people living in it:

- The 1.02-meter height increase remains consistent with the evolving neighbourhood context and does not introduce adverse shadowing effects.
- The 0.13-meter driveway width increase (1.44% change) is negligible and does not interfere with traffic or pedestrian safety.
- The 2.2% FAR increase is a modest adjustment that aligns with the scale of existing and approved developments in the surrounding area.

Conclusion

The requested variances align with the principles of good planning, urban design, and the Town of Oakville's Official Plan and Zoning By-law. The proposed home is well-integrated within the neighbourhood context and designed to accommodate a modern, multi-generational household.

By permitting these minor adjustments, the Town can facilitate the construction of a thoughtfully designed residence that enhances the neighbourhood, meets modern family living needs, and aligns with the Town's vision for sustainable and high-quality residential development.

I sincerely appreciate the Committee's time and consideration in reviewing this application. Attached to this submission are the required supporting documents, including the Site Plan, Architectural Drawings, and Application Form.

Should you require any additional information, I would be happy to provide further details.

Sincerely,

Mahesh Sharma

Consultant

The Planning Hub

+1-647-937-9524

saeshcorp@gmail.com

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/059/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
D. Bandi	Mahesh Sharma The Planning Hub 3050 Yorkville St London ON, N6P 0J3	PLAN 646 LOT 114 631 Trudale Crt Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential

ZONING: RL3-0, Residential

WARD: 2

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 variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.2 c) iii)</i> The maximum width for a single driveway shall be 9.0 metres for a lot having a lot frontage equal to or greater than 18.0 metres.	To increase the maximum driveway width to 9.13 metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.2%.
3	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 10.02 metres.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

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

A/059/2025 - 631 Trudale Court (West District) (OP Designation: Low Density Residential)

The applicant is proposing to construct a new two-storey detached dwelling while the existing dwelling to be demolished subject to the variances listed above. 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's comments concerning the application of the four tests to this minor variance request are as follows:

Site Area and Context

The subject lands are located within a neighbourhood that consists predominantly of one, one-half and two-storey dwellings designed in a range of architectural forms with two-car garages. Some newer two-storey dwellings exist in the surrounding neighbourhood.

Additionally, the neighbourhood consists of single and double car driveways, at varying lengths, also featured landscaped front yards with mature vegetation on both public and private property and the driveway is not the dominant feature of the front yard. As shown in the figure below.

The property will be subject to Site Alteration Permit for review by Development Engineering staff to further assess impacts on drainage and grading.





644 Trudale Court



620 Trudale Court

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. Although there have been significant revisions to the previous concept reviewed by staff through the pre-consultation process, Staff are of the opinion that the proposal still does not implement the Design Guidelines for Stable Residential Communities, in particular, the following sections:

“3.1.1 Character: New development should be designed to maintain and preserve the scale and character of the site and its immediate context and to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighbourhood.

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...

3.2.3 Setbacks: New development should be compatible with the character of the existing dwellings by maintaining the established front yard setback patterns and side yard setback patterns along the street edge. There may be instances when the established front yard setback can be slightly varied due to specific site constraints.

1. New development should be oriented and positioned on the lot to be compatible with the existing pattern of dwelling placement, in terms of front, side, flankage and rear yard setbacks.

3.3.2 Driveways and Walkways: New development should be designed with minimal paved areas in the front yard. These paved areas should be limited in width to accommodate a driveway plus a pedestrian walkway.

3.3.1 Landscaping and Tree Preservation: New development should make every effort to retain established landscaping, such as healthy mature trees and

existing topography, by designing new dwellings and building additions around these stable features.”

While the proposed dwelling shows some variation in the roofline to reduce the visual impact of the front façade, it is staff's opinion that the cumulative effect of the proposed variances such as the increase in dwelling height, increased floor area, and increased driveway width will result in negative massing and scale impacts onto the streetscape of the surrounding area, does not maintain or preserve the scale and character of the existing neighbourhood. Additionally, it is staff's opinion that the proposed dwelling represents an overbuild of the site and does not protect or maintain the existing character of the neighbourhood and therefore does not maintain 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 – Driveway Width (Objection) – Increase driveway width from 9 m to 9.13 m

The intent of regulating driveway width is to prevent the construction of a driveway that is wider than the width of the garage, in order to minimize the amount of hardscaping in the front yard. Maintaining an appropriate amount of landscaping in the front yard also promotes improved drainage conditions for redeveloped sites.

The increase in the driveway width will result in 50% of front yard being hardscape. Although the numerical increase of the variance may appear small, the proposed increase does contribute to the driveway becoming a dominant feature on the front yard. 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- Maximum Residential Floor Area Ration (Objection)- Increase from 41% to 43.2%

Variance #3 – Maximum Dwelling Height (Objection) – Increased from 9.0 m to 10.2 m

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 the residential area from 41% (292.03 square metres) to 43.2% (307.86 square metres) for an increase of 15.83 square metres. The proposed design of the dwelling includes an open to below area on the second floor, with an area of approximately 12.73 square metres. It is staff's opinion that the open to below area results in the second-floor area being pushed to the perimeter of the dwelling, negatively contributing to the overall massing and scale of the proposed dwelling. Additionally, the increase in dwelling height is not compatible with the adjacent dwellings in the existing neighbourhood.

The proposed height and residential floor area increase results in a dwelling that appears larger than what exists. 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.

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

When considered cumulatively, it is staff's opinion that the variances result in massing and scale impacts that contribute to an overbuilding of the subject property. On this basis, staff are of the opinion that the proposal does not represent the appropriate development of the subject property. The requested variances are not appropriate for the development and are not minor in nature.

Recommendation:

On this basis, it is staff's opinion that the application does not maintain the general intent and purpose of the Official Plan and 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 and staff recommend that the application be denied.

Fire: No concerns for Fire.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to increase the maximum driveway width to 9.13 metres, to increase the maximum residential floor area ratio to 43.2%, and to increase the maximum height to 10.02 metres, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of a two-storey detached dwelling on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

Letter(s) in support – 0

Letter(s) in opposition – 0

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing

Committee of Adjustment Application



File # A/061/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 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
Astra Property Group GP Inc.	William Hicks William Hicks Holdings Inc. 905 Sangster Ave Mississauga ON, L5H 2Y3	149 Lakeshore Rd E PLAN 1 BLK 5 PT LOT F

Zoning of property: CBD sp:9, Mixed Use

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 three (3) apartment dwelling units to be located on the second floor within the existing building on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 5.2.2 (Row 1)</i> Minimum parking for an apartment dwelling shall be 1.0 per dwelling where the unit has less than 75.0 square metres net floor area.	To require no additional parking spaces for the proposed apartment dwelling units.

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.

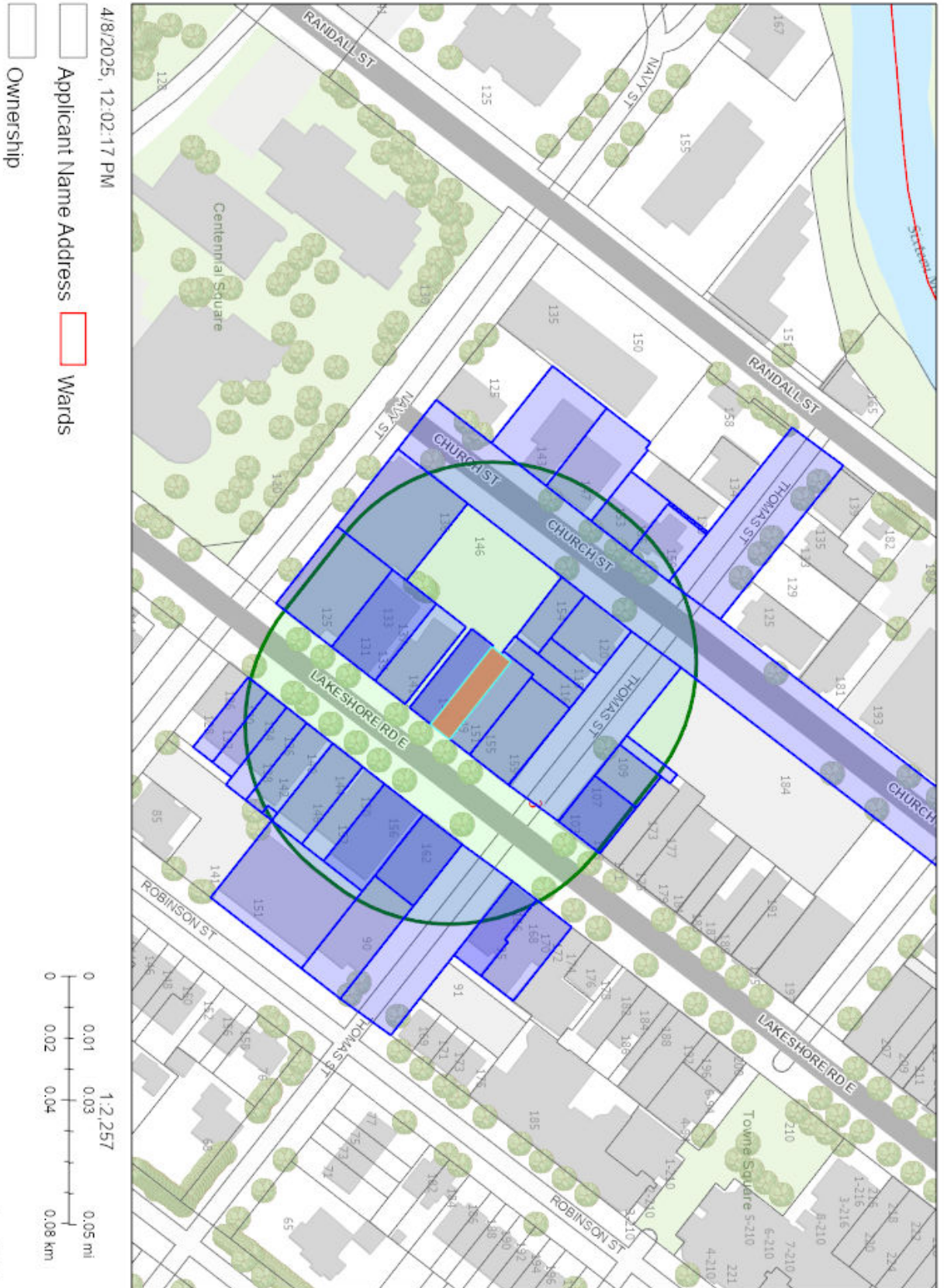
Contact information:

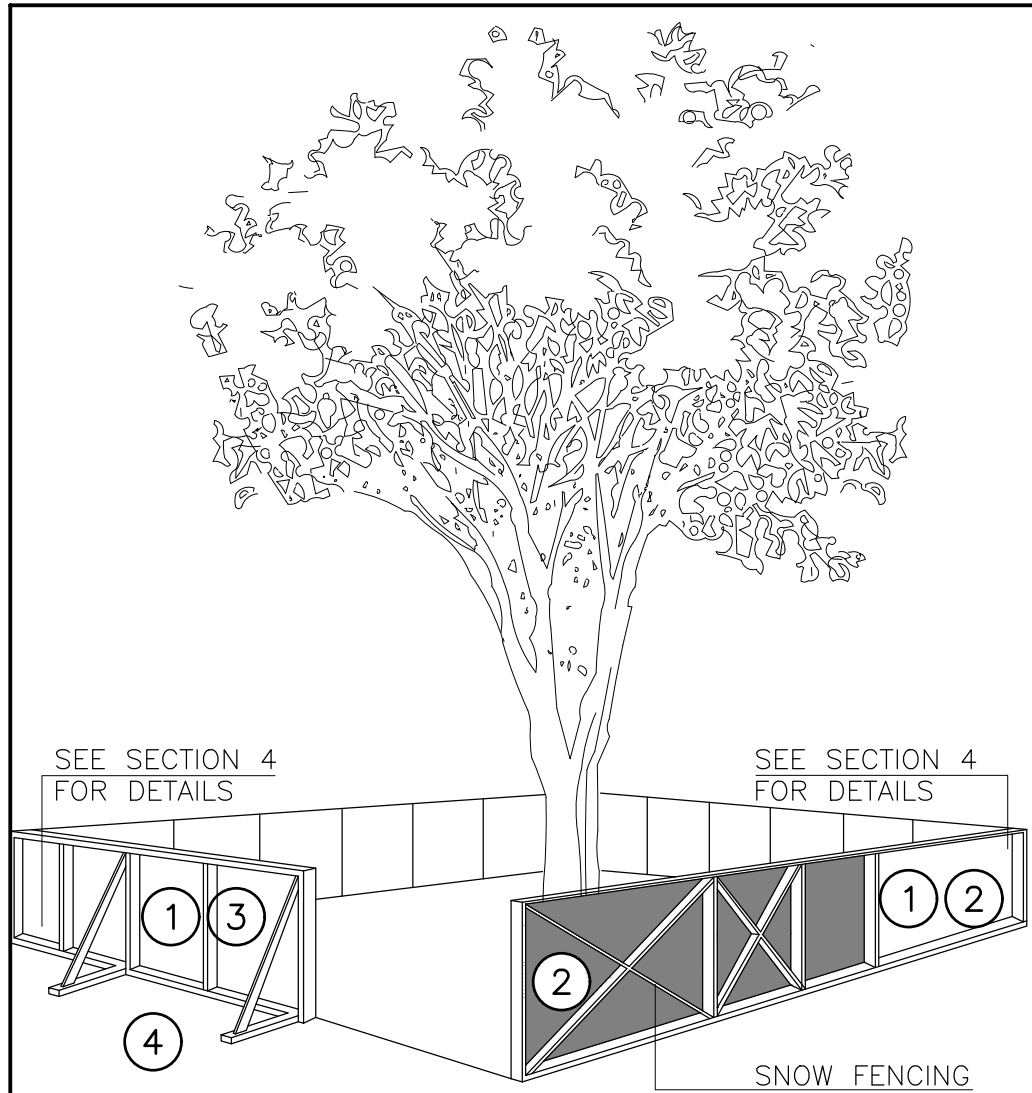
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

April 15, 2025

A/061/2025 - 149 Lakeshore Road East





5 TREE PROTECTION
A1.1 SCALE: N.T.S.

TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") 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 (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"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.
- ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

- 1 TYPE 1= TREE HOARDING WAFER BOARD
2 TYPE 2 = TREE HOARDING ORANGE SNOW FENCE

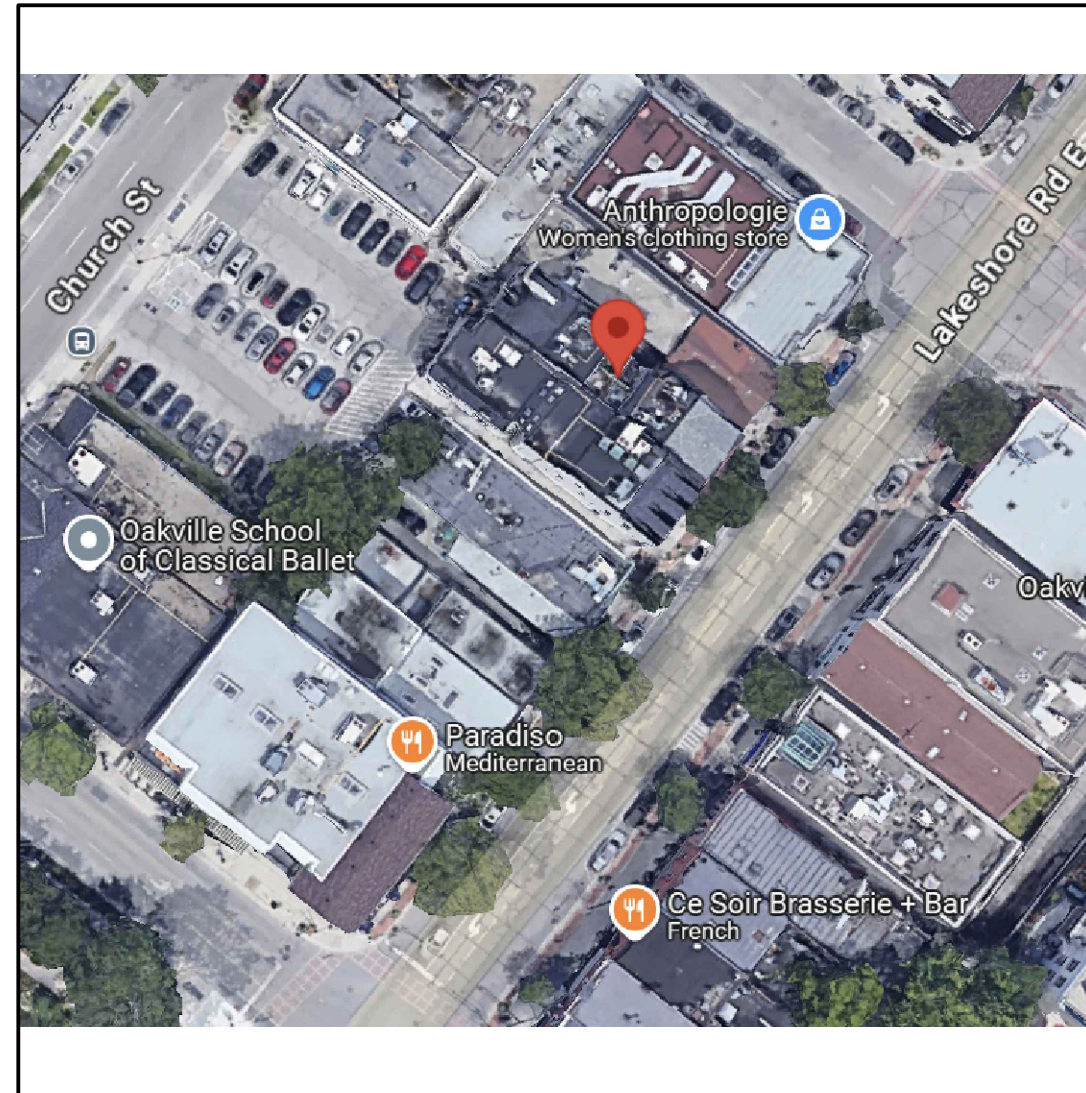
SECTION 4, SIGNAGE

- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

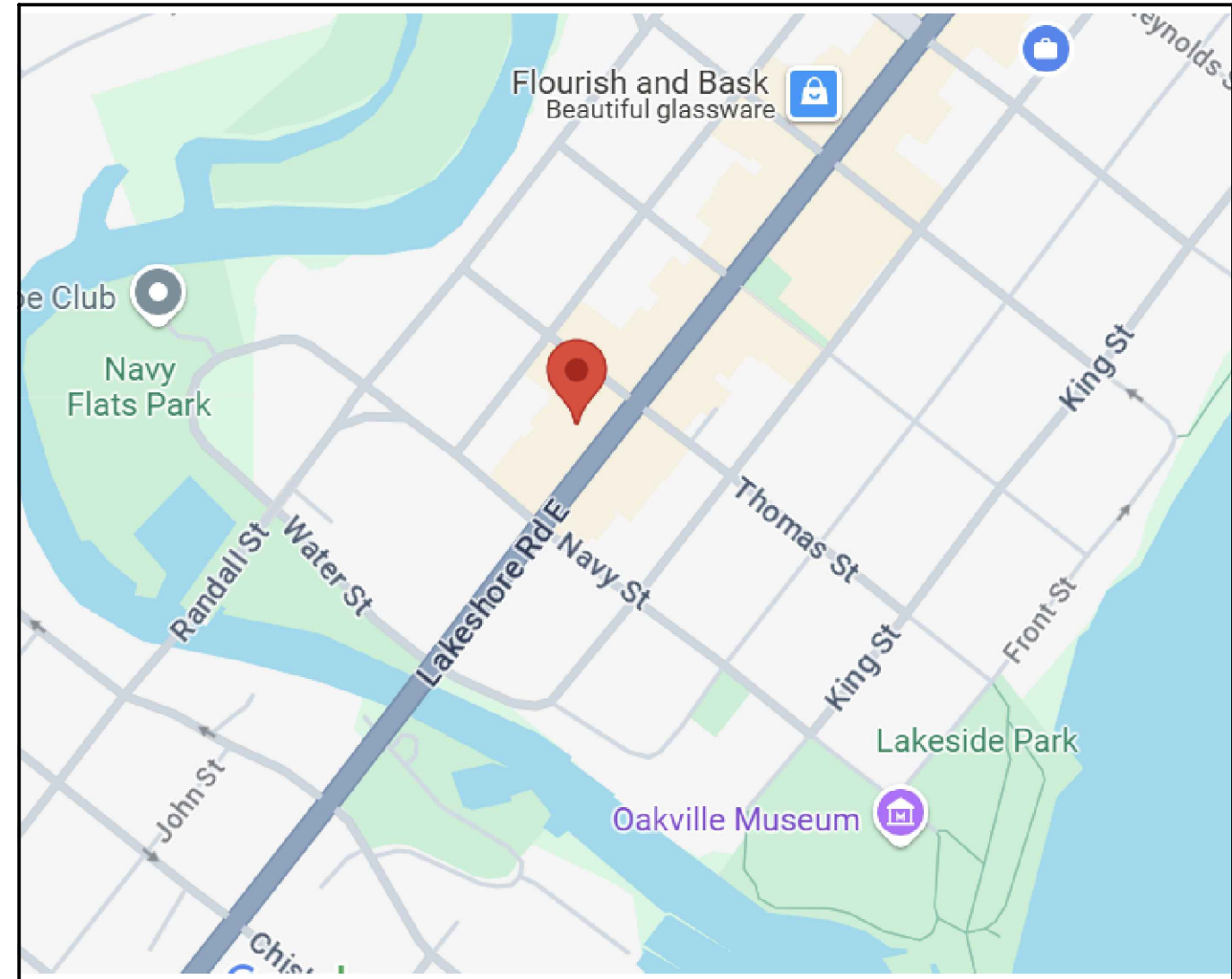
"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

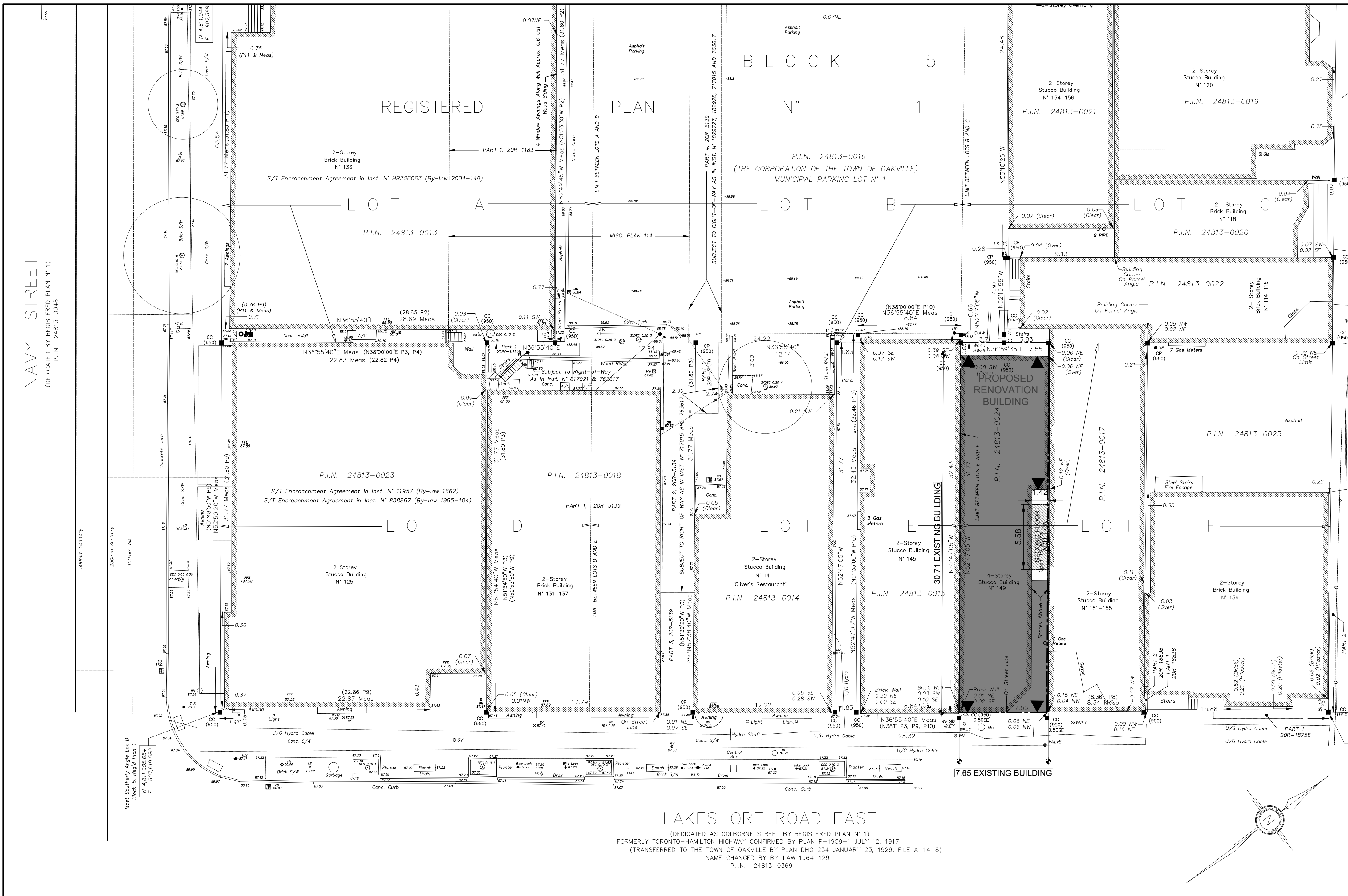
NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:



4 AERIAL VIEW
A1.1 SCALE: N.T.S.



3 KEY PLAN
A1.1 SCALE: N.T.S.



2 SITE PLAN
A1.1 SCALE: 1:200

SITE STATISTICS		149 LAKESHORE ROAD OAKVILLE, ON. L&I SC3 PART OF LOT F REG PLAN N°1			
LEGAL DESCRIPTION:		CBD			
ZONING:					
DESCRIPTION		REQUIRED METRIC	IMPERIAL	EXISTING METRIC	IMPERIAL
LOT AREA:				239.270	2,575
LOT FRONTAGE:				7.55	25
1. AT STREET 2. AS PER DEFINITION (7.5m back from property line)				7.550	25
LOT COVERAGE:				222.580	2,396
BUILDING				222.580	2,396
SECOND STOREY ADDITION				7.940	110
TOTAL				93.02%	96.34%
FLOOR AREA:				184.041	1,981
GROUND FLOOR OCCUPANT				6.410	69
GROUND FLOOR STAIR				15.979	172
GROUND FLOOR ENTRY				206	2,222
TOTAL				185.806	2,000
SECOND FLOOR OCCUPANT				15.422	166
SECOND FLOOR STAIR				201	2,166
SECOND FLOOR ADDITION				210.518	2,266
TOTAL				16.723	180
THIRD FLOOR OCCUPANT				227	2,446
THIRD FLOOR STAIR				96.433	1,038
FOURTH FLOOR OCCUPANT				30.751	331
FOURTH FLOOR PATIOS				127	1,369
TOTAL				30.710	100.75
MAX. DWELLING DEPTH				30.710	100.75
BASEMENT				26.570	286
BASEMENT COMMON				9.662	104
BASEMENT STAIR				131.179	1,412
BASEMENT OCCUPANT				167.411	1,802
TOTAL BASEMENT					
YARDS:				0.00	0.0
FRONT YARD (MIN)		0.00	0.0	0.00	0.0
FRONT YARD (MAX)		3.00	9.8		
REAR YARD (MIN)		0	0.0	1.05	3.4
SIDE YARD - WEST (MIN)		0	0.0	0.00	0.0
SIDE YARD - EAST (MIN)		0	0.0	0.00	0.0
HEIGHT:				12.900	42.3
HEIGHT (MIN)		7.50	24.61	12.900	42.3
HEIGHT (MAX)		15.00	49.21	12.900	42.3
NO. OF STOREYS (MIN)		2		4	
NO. OF STOREYS (MAX)		4		4	

1 SITE STATISTICS
A1.1 SCALE: N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

- PROPERTY LINE
- EXISTING GRADE
- FINISHED GRADE
- FINISHED FLOOR ELEVATION
- FINISHED BASEMENT ELEVATION
- FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING STRUCTURES TO BE REMOVED
- BORE HOLE LOCATION & No. PER SOILS REPORT
- ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600X600 CONC. PAVER
- PROPOSED DIMENSIONS TO NEW STRUCTURES
- EXISTING DIMENSIONS TO EXISTING STRUCTURES

- NEW SUMP WITH DISCHARGE DIRECTION
- TREE HOARDING
- TREE NUMBER PER ARBOURIST REPORT
- EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN.

REGION OF HALTON CERTIFICATE

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

SIGNED: _____ DATED: _____

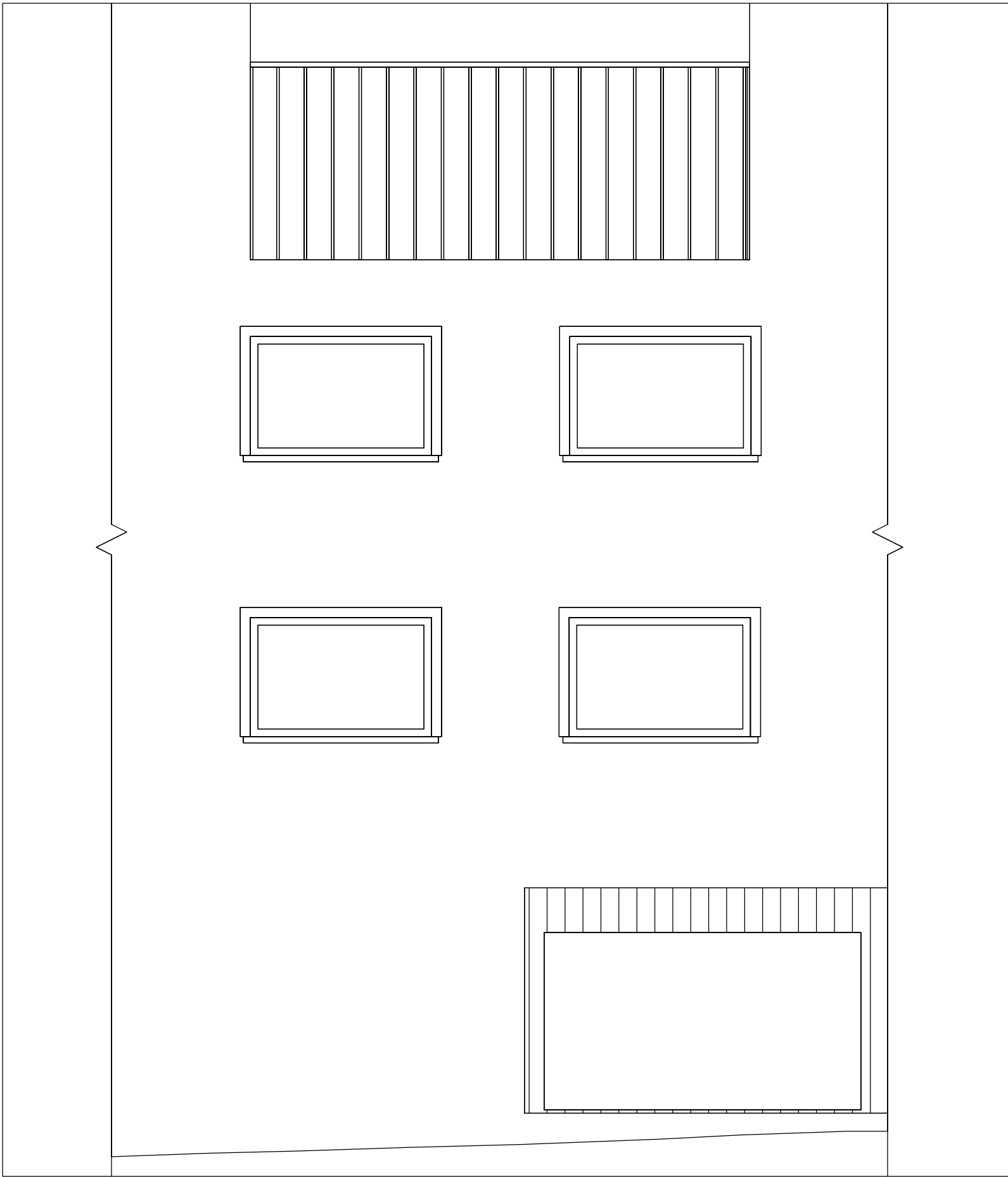
Planning & Public Works Department
The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department at 905-825-8032). Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:

CLIENT:
ASTRA CAPTIAL
149 LAKESHORE ROAD

ADDRESS: 149 LAKESHORE ROAD
CITY: OAKVILLE, ONTARIO
DRAWING TITLE:
SITE PLAN

DRAWN: A.A.
DATE: 25.03.01
JOB NUMBER: 24-149
SCALE: 1:200
SHEET NUMBER: A1.1



01 EAST ELEVATION
A4.0 SCALE: 1/4"=1'-0"



02 WEST ELEVATION
A4.0 SCALE: 1/4"=1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

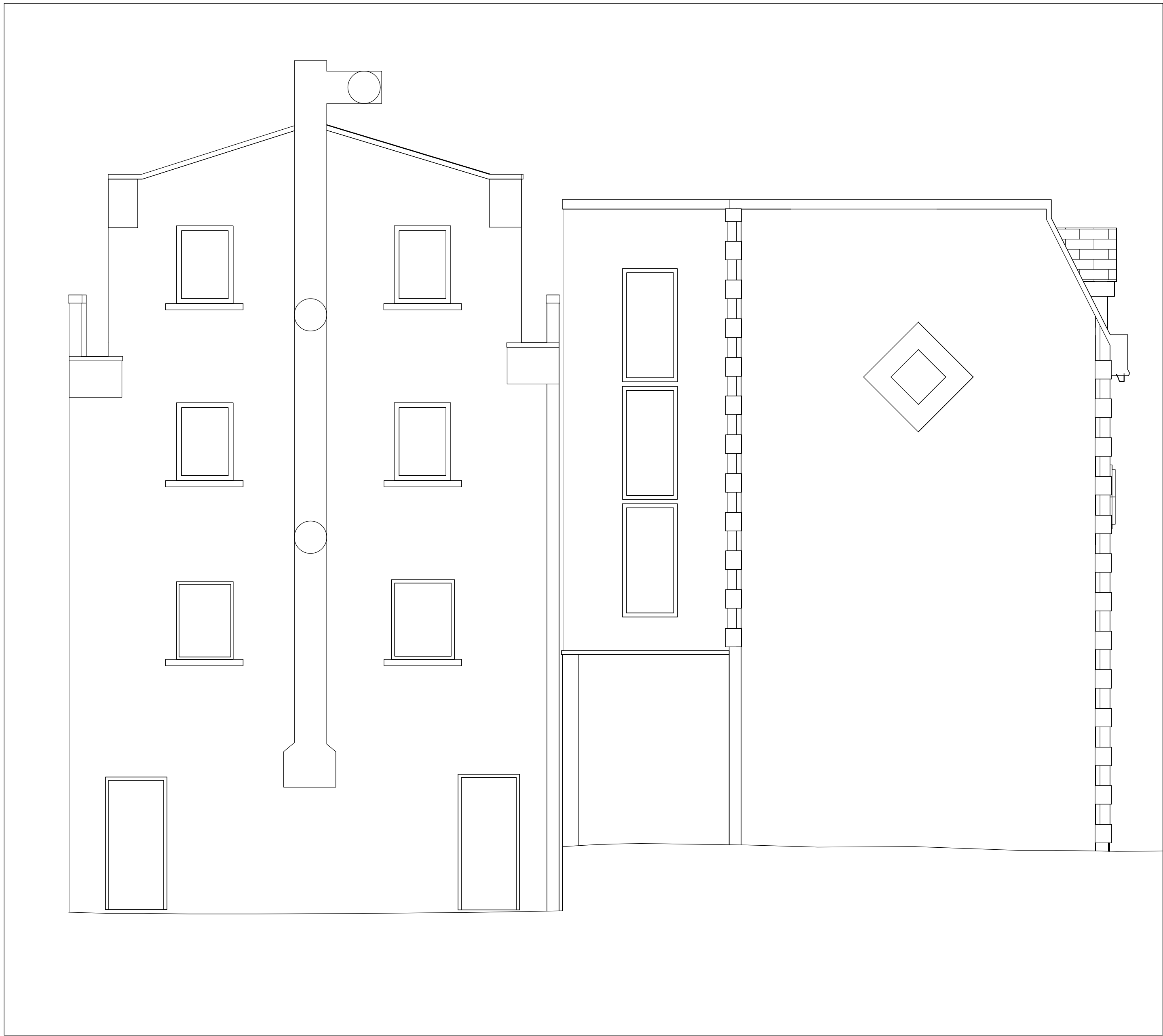
CLIENT:
ASTRA CAPTIAL
149 LAKESHORE ROAD

ADDRESS: 149 LAKESHORE ROAD
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
EXISTING EAST & WEST
ELEVATION

DRAWN: A.A	DATE: 24.11.29	SCALE: 1/4"=1'-0"
JOB NUMBER:	SHEET NUMBER:	
24-149	A4.0	

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



01 NORTH ELEVATION
A4.1 SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
A4.1 SCALE: 1/4"=1'-0"

REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

CLIENT:
ASTRA CAPTIAL
149 LAKESHORE ROAD

ADDRESS: 149 LAKESHORE ROAD
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
EXISTING NORTH &
SOUTH ELEVATION

DRAWN: A.A	
DATE: 24.11.29	SCALE: 1/4"=1'-0"
JOB NUMBER:	SHEET NUMBER:
24-149	A4.1

TOWN OF OAKVILLE

SCHEDULE A 149 LAKESHORE

REASONS FOR VARIANCES

PARKING REQUIREMENTS

The owner is developing the second floor to re instate two residential rental units and to add a third one.

In the past late 80 the third and fourth floor were developed with 4 residential units with no parking allocated for these units as the lot is already 1005 covered. There is a lot behind the site owned by the Town of Oakville but it was found that these units are occupied by tenants that don't require a car.

At some point after 1995 or thereabout the two units on the second floor were also occupied with residential units . These were then converted to office uses and that use ended with the previous owner.

The current owner who has purchased the site along with other =s in the core wishes to restore the building and to add these much needed units downtown.

There is however no parking so we need to request a variance for each of the three units as part of one variance application. Since each unit is less than 75M2 the parking ration required for each unit is one parking space.

The variance will request a variance for each individual unit to permit it to proceed with no parking allocation as has occurred in the past decisions etc.

This request is certainly consistent with the Op and the provincial 0olicies encouraging affordable housing in developed areas. The request is reasonable and meets the intent of the bylaw in general even though it cannot meet the specific parking requirement. The resulting development will have no impact on neighbouring properties and will have no impact on light or shadows or privacy.

We thus believe this request meets all four tests and would seek the approval of the committee of adjustment for these three individually stated minor variances.

Yours Truly

William R Hicks

B Arch, OAA, MRAIC

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/061/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
Astra Property Group GP Inc.	William Hicks William Hicks Holdings Inc. 905 Sangster Ave Mississauga ON, L5H 2Y3	PLAN 1 BLK 5 PT LOT F 149 Lakeshore Rd E Town of Oakville

OFFICIAL PLAN DESIGNATION: Growth Area – Downtown Oakville – Main Street 1

ZONING: CBD sp:9, Mixed Use

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 three (3) apartment dwelling units to be located on the second floor within the existing building on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 5.2.2 (Row 1)</i> Minimum parking for an apartment dwelling shall be 1.0 per dwelling where the unit has less than 75.0 square metres net floor area.	To require no additional parking spaces for the proposed apartment dwelling units.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

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

A/061/2025 - 149 Lakeshore Road East (East District) (OP Designation: Growth Area – Downtown Oakville – Main Street 1)

The applicant proposes to re-establish the two existing residential rental units located on the second floor of the building and is also proposing to construct an additional

residential unit, for a total of three residential units on the second floor, subject to the variance listed above.

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

Site and Context

The subject site is located within the Downtown Oakville. The area is characterized by a mix use building including retail, restaurants, offices and residential. The residential units are situated above a restaurant. The subject site is also designated as part of the Downtown Oakville Heritage Conservation District. It is staff's opinion that the proposed changes to the building do not have a negative impact on the heritage conservation district. However, any changes to the exterior of the building will require a heritage permit.

It is the Town's understanding that historically the third and fourth floors of the building included four residential units without any proposed parking which was approved under CAV A/121/19.

The second floor also included residential units but was converted into office use sometime after 1995. The office use has since ceased and the current owner is seeking to re-establish the residential units as well as construct an additional unit on the second floor, for a total of three residential units.

As mentioned above the site is within Downtown Oakville, where it prioritizes walkability and transit-oriented development. The town also offers overnight parking permits and temporary on-street parking permits for designated municipal lots within the downtown.

Additionally, the site's proximity to Oakville transit routes and Oakville GO station supports the use of sustainable transportation options and aligns with the town's transit-oriented objectives.

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

The subject site is within the Downtown Oakville Growth Area and is designated Main Street 1 within Schedule Q1 Downtown Oakville.

The Main Street 1 designation represents small-scale, mixed-use development along main streets and is intended to reflect a pedestrian-oriented, historic main street character. Permitted uses include commercial use as well as residential.

In accordance with Policy 4.1 of the Official Plan Growth Areas, which will accommodate the highest level of intensification. They are intended to be developed as mixed-use centres with transit-supportive development focused around major transit station areas and along corridors.

Further, Policy 25.3 states:

"Downtown Oakville is...intended to accommodate new commercial, office, residential, community and cultural uses through intensification."

Additionally, Policy 25.4.1 a) states:

“Parking will primarily be provided in centralized or shared parking areas. It is intended that such facilities be integrated with buildings and provide convenient pedestrian connections to Downtown Oakville’s commercial, office, community and cultural uses.”

The existing structure is a two-storey mix-use building and the proposed units will support the intensification objectives of the Growth Area as such, it is staff’s opinion that the proposed variance 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 – Apartment Dwelling Unit Parking (No Objection) – To reduce the parking requirement from three to zero parking units.

The applicant requests relief from Zoning By-law 2014-014, as amended, to waive the requirement for an additional parking space for an apartment dwelling unit to zero. The intent of regulating the number of parking spaces for an apartment dwelling unit to ensure that there is an adequate and appropriate level of parking allocated for residents/tenants of the unit.

As mentioned above the historically the subject site did not include any parking. Additionally, the subject site is located with the Downtown Oakville Growth Area. The proposal helps to support the town’s goals and objectives in the downtown core area by proposing three residential dwelling units above a commercial building. It also promotes housing diversity and housing options within the downtown. The site is also located within numerous transit options. As such, it is staff’s opinion that the proposed minor variance 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 aligns with the objectives of section 4.1 and section 25 of the Livable Oakville Plan which support compact, pedestrian oriented development.

Recommendation:

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

1. 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.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to require no additional parking spaces for the proposed apartment dwelling units, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting three (3) apartment dwelling units to be located on the second floor within the existing building on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

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, 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.

- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.
- Unless otherwise states, 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 approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # A/062/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 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
D. Gleason L. Gleason	William Hicks William Hicks Holdings Inc. 905 Sangster Ave Mississauga ON, L5H 2Y3	137 Dornie Rd PLAN 1008 LOT 47

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 two storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 31.77%.

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.

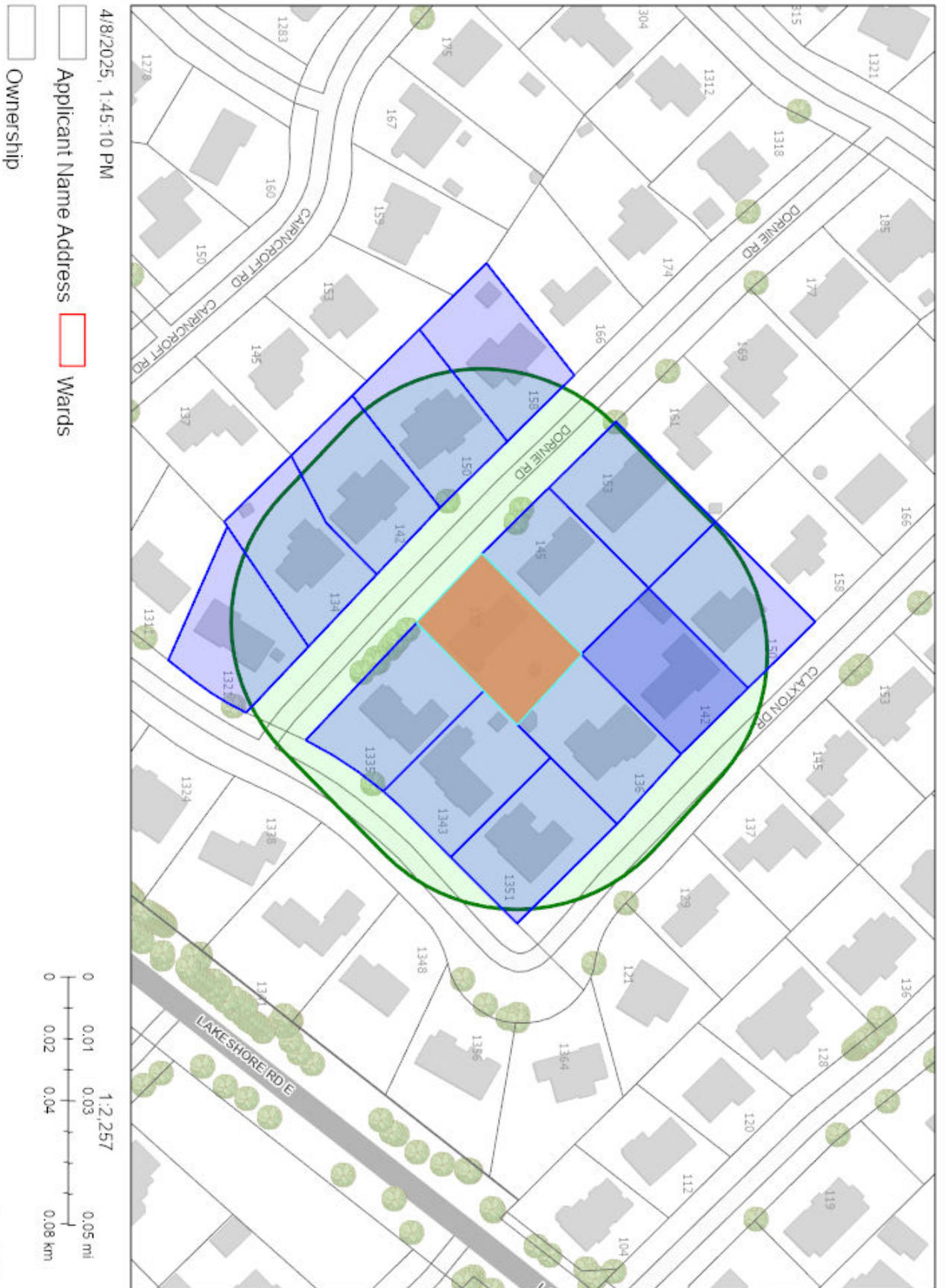
Contact information:

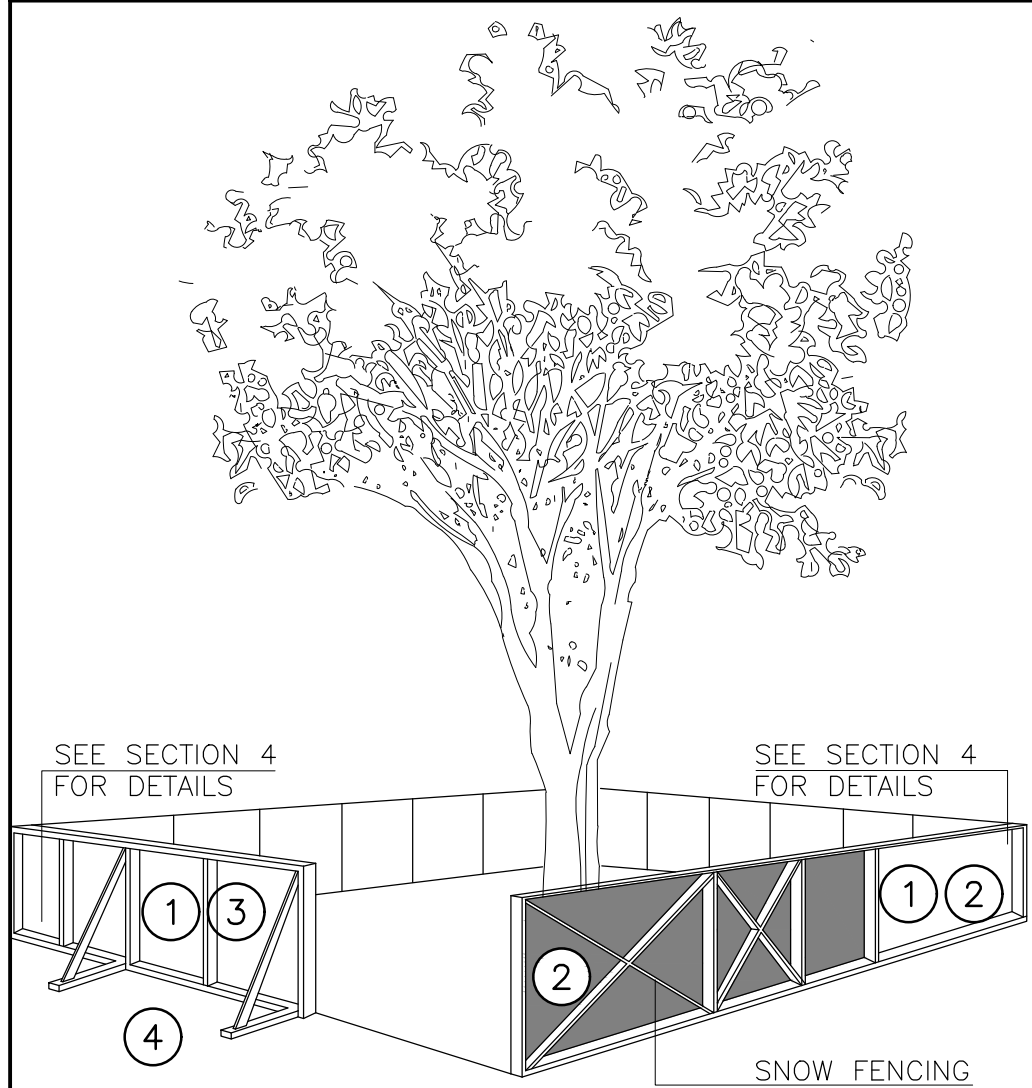
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

April 15, 2025

A/062/2025 - 137 Dornie Road





5 TREE PROTECTION
A1.1 SCALE: N.T.S.

TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") 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 (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"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.
- ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

- 1 TYPE 1= TREE HOARDING WAFER BOARD
2 TYPE 2 = TREE HOARDING ORANGE SNOW FENCE

SECTION 4, SIGNAGE

- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmx60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

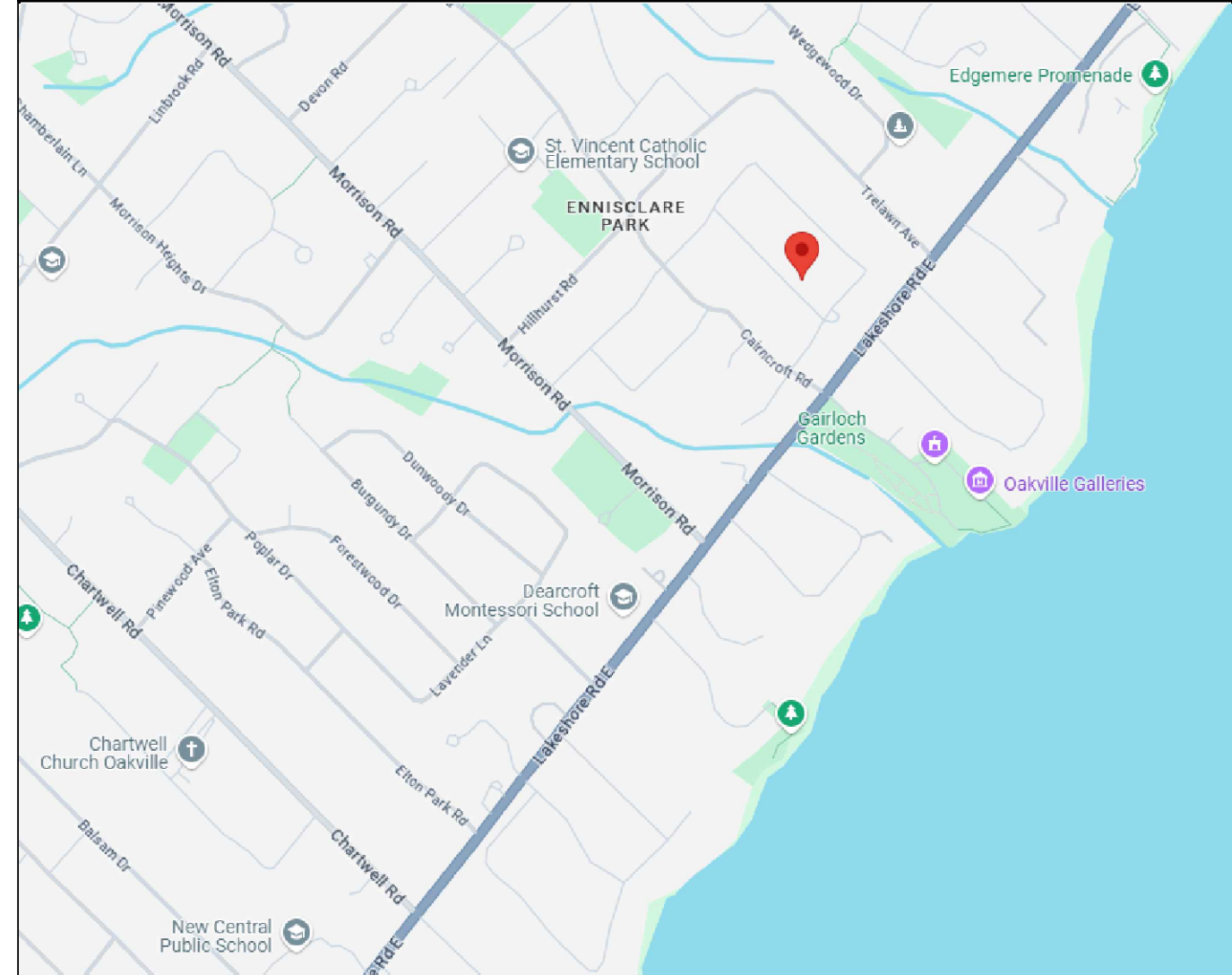
"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

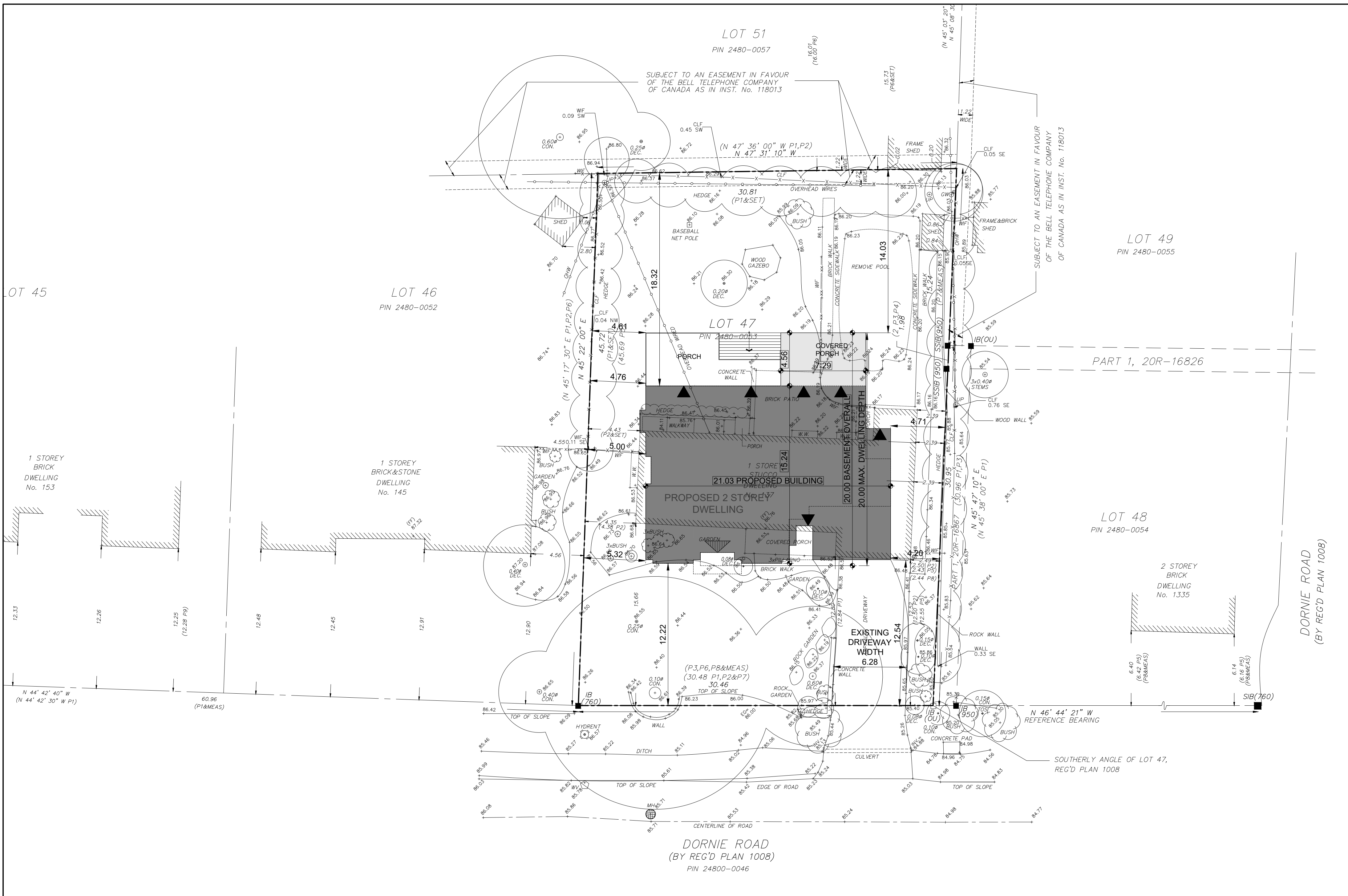
NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:



4 AERIAL VIEW
A1.1 SCALE: N.T.S.



3 KEY PLAN
A1.1 SCALE: N.T.S.



2 SITE PLAN
A1.1 SCALE: 1:200

SITE STATISTICS		137 DORNIE ROAD OAKVILLE, ON. L6J 4N7 LOT 47 REG PLAN 1008			
LEGAL DESCRIPTION:		RL1-0			
ZONING:					
DESCRIPTION		REQUIRED METRIC	IMPERIAL	EXISTING - DEMO METRIC	IMPERIAL
LOT AREA:					
LOT AREA		1,393.500	15,000	1,406.630	15,141
LOT FRONTAGE:					
1. AT STREET		30.5	100	30.46	100
2. AS PER DEFINITION (7.5m back from property line)					
LOT COVERAGE:					
DWELLING				173.140	1,864
COVERED ENTRY PORCH(ES)				16.280	175
GARAGE				40.420	435
COVERED PORCH					
EXISTING WOOD SHED				5.700	61
TOTAL		351.658		235.540	2,535
LOT COVERAGE -0 SUFFIX (%)		25%		16.74%	
GROSS FLOOR AREA:					
GROUND FLOOR				173.140	1,864
SECOND FLOOR					
TOTAL				173.140	1,864
RESIDENTIAL FLOOR AREA RATIO					
TOTAL		407.923	4,391	173.140	1,864
G.F.A (%)		29.0%		12.31%	
MAX. DWELLING DEPTH		20	65.62	12.870	42.22
BASEMENT					
FINISHED AREA					237.925
UNFINISHED AREA					39.112
TOTAL BASEMENT					277.037
PARKING GARAGE:					
FLOOR AREA		45.000	147.6		56.531
DRIVEWAY WIDTH		9	29.5	6.280	20.6
YARDS:					
MAX FRONT YARD +5.5		16.00	52.5	18.02	59.1
FRONT YARD (MIN)		10.50	34.4	12.52	41.1
REAR YARD (MIN)		10.5	34.4	20.80	68.2
SIDE YARD - WEST (MIN)		4.2	13.8	4.35	14.3
SIDE YARD - EAST (MIN)		4.2	13.8	2.39	7.8
MAXIMUM HEIGHT:					
MAXIMUM HEIGHT		9.00	29.53	UNKNOWN	
NO. OF STOREYS		2		1	2

1 SITE STATISTICS
A1.1 SCALE: N.T.S.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

- PROPERTY LINE
- EXISTING GRADE
- FINISHED GRADE
- FINISHED FLOOR ELEVATION
- FINISHED BASEMENT ELEVATION
- FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING STRUCTURES TO BE REMOVED
- BORE HOLE LOCATION & No. PER SOILS REPORT
- ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600X600 CONC. PAVER
- PROPOSED DIMENSIONS TO NEW STRUCTURES
- EXISTING DIMENSIONS TO EXISTING STRUCTURES
- NEW SUMP WITH DISCHARGE DIRECTION
- TREE HOARDING
- TREE NUMBER PER ARBOURIST REPORT
- EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN.

REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES
APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.
SIGNED: _____ DATED: _____
Planning & Public Works Department
The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Design Criteria, Standard Drawings & Specifications manual may be obtained thru Capital Planning & Data Technologies Department at 905-825-8032). Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

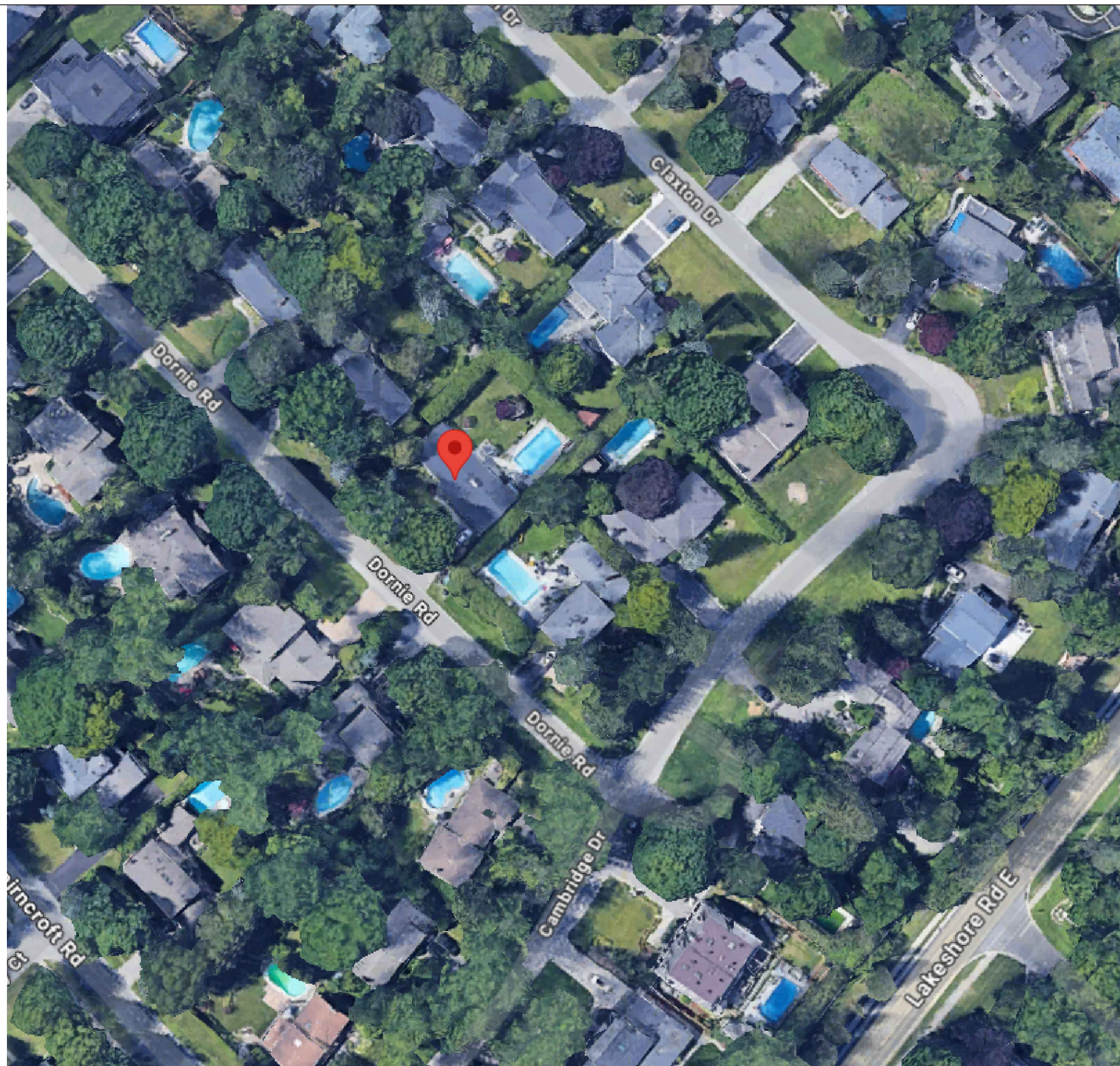
REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:

CLIENT:
**DR. ABBAS & SABRI
RESIDENCE**

ADDRESS: 137 DORNIE ROAD
CITY: OAKVILLE, ONTARIO
DRAWING TITLE:
SITE PLAN

DRAWN: A.A.
DATE: 25.01.29 SCALE: 1:200
JOB NUMBER: SHEET NUMBER:
A1.1

SITE STATISTICS							
ADDRESS:		137 DORNIE ROAD OAKVILLE, ON. L6J 4N7					
LEGAL DESCRIPTION:		LOT 47 REG PLAN 1008					
ZONING:		RL1-0					
DESCRIPTION		REQUIRED		EXISTING - DEMO		PROPOSED	
		METRIC	IMPERIAL	METRIC	IMPERIAL	METRIC	IMPERIAL
LOT AREA:							
LOT AREA		1,393.500	15,000	1,406.630	15,141	1,406.630	15,141
LOT FRONTAGE:							
1. AT STREET		30.5	100	30.46	100	30.460	100
2. AS PER DEFINITION							
(7.5m back from property line)							
LOT COVERAGE:							
DWELLING				173.140	1,864	238.482	2,567
COVERED ENTRY PORCH(ES)				16.280	175	10.219	110
GARAGE				40.420	435	63.081	679
COVERED PORCH						33.631	362
EXISTING WOOD SHED				5.700	61		
TOTAL		351.658		235.540	2,535	345.414	3,718
LOT COVERAGE -0 SUFFIX (%)		25%		16.74%		24.56%	
BASED ON ZONING BY-LAW 2014-14	GROSS FLOOR AREA:						
	GROUND FLOOR			173.140	1,864	238.482	2,567
	SECOND FLOOR					208.474	2,244
	TOTAL			173.140	1,864	446.957	4,811
	RESIDENTIAL FLOOR AREA RATIO						
	TOTAL	407.923	4,391	173.140	1864	446.957	4811
G.F.A (%)	29.0%		12.31%		31.77%		
MAX. DWELLING DEPTH		20	65.62	12.870	42.22	20.000	65.62
BASEMENT							
FINISHED AREA						237.925	2,561
UNFINISHED AREA						39.112	421
TOTAL BASEMENT						277.037	2,982
PARKING GARAGE:							
FLOOR AREA		45.000	147.6			56.531	609
DRIVEWAY WIDTH		9	29.5	6.280	20.6	6.280	20.6
YARDS:							
MAX FRONT YARD +5.5		16.00	52.5	18.02	59.1	17.72	58.1
FRONT YARD (MIN)		10.50	34.4	12.52	41.1	12.22	40.1
REAR YARD (MIN)		10.5	34.4	20.80	68.2	14.03	46.0
SIDE YARD - WEST (MIN)		4.2	13.8	4.35	14.3	4.31	14.1
SIDE YARD - EAST (MIN)		4.2	13.8	2.39	7.8	4.20	13.8
MAXIMUM HEIGHT:							
MAXIMUM HEIGHT		9.00	29.53	UNKNOWN		8.950	29.4
NO. OF STOREYS		2		1		2	



AERIAL VIEW

DR. ABBAS/SABRI RESIDENCE
137 DORNIE RD, UNIT 10, SCARBOROUGH, ONTARIO



TAOS & CO.®
A CREATIVE COMPANY

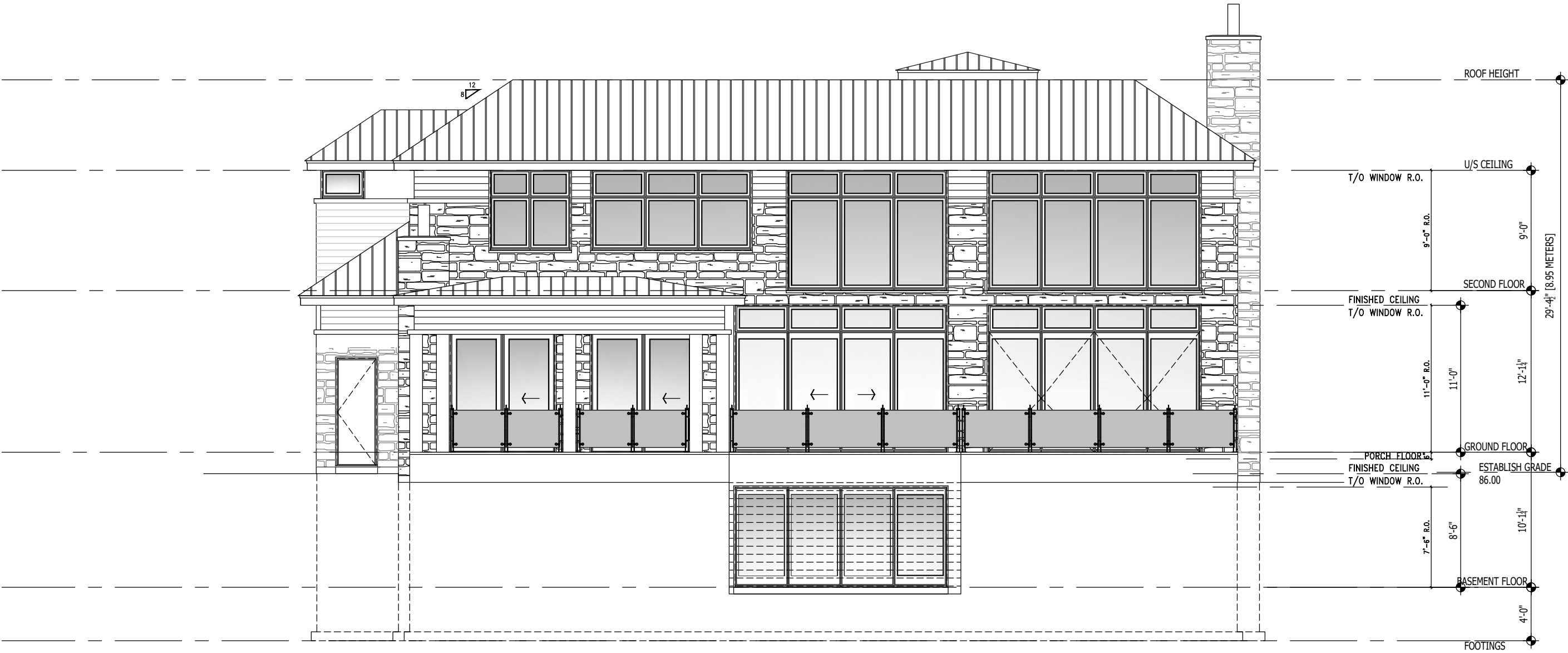
T. 647.534.4522 | E. info@taosco.ca | www.taosco.ca



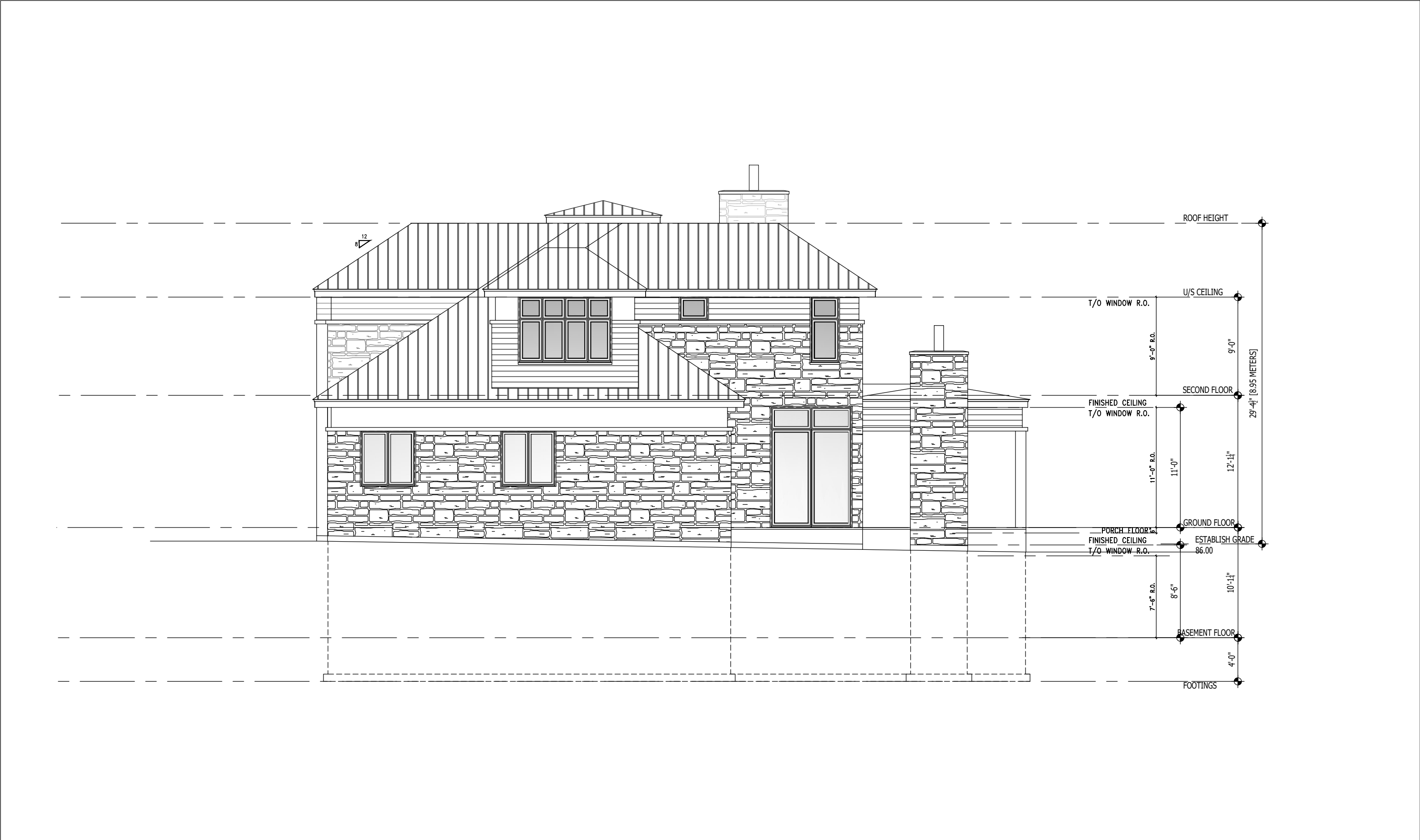
FRONT ELEVATION



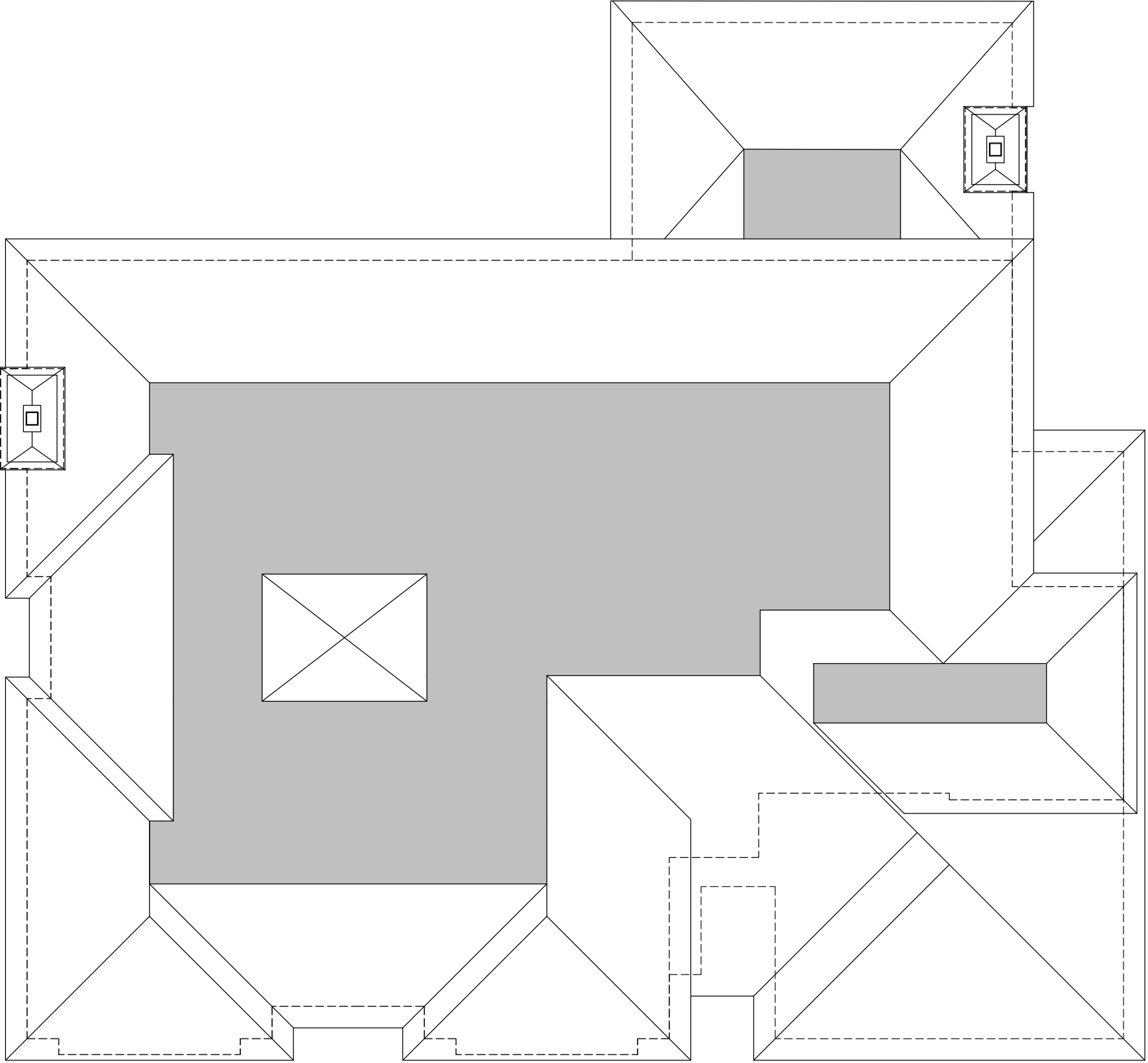
LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



ROOF PLAN

TOWN OF OAKVILLE

SCHEDULE A 137 DORNIE

REASONS FOR VARIANCES

GROSS FLOOR AREA TO LOT RATIO

The permitted ratio is 29% or 4,391 sq ft and we are proposing 31.77 % or 4,811 sq ft in area.

The building meets all other zoning bylaw requirements including coverage side and front and rear yard setbacks and building depth and height.

The design of the house has been carefully developed so the height and mass is reduced from the front by not building on top of the garage in any manner with windows facing the street. This reduces the scale and height of the house on the south side where it is adjacent to a pool and a lower scale house .

The height of the overall house is under what is permitted and the low slope roof prevents any impact or overshadowing of the neighbouring properties.

The front yard setback has been carefully aligned with the house to the north so that the streetscape impact is reduced and the house to the north is two storeys on this side of their house so our two storey segment works well within the streetscape .

We believe the mass and impact of the floor area has been carefully placed at the back of the house where it has little impact on any neighbours and where it is well screened from the houses behind it.

Thus we believe the proposed variance meets the intent of the official plan and the policies found within with respect to urban design and infill design and it meets the intent of the zoning bylaw and finally that the result has no impact on the streetscape or neighbourhood and thus it is compatible with the character of the neighbourhood.

Having met these four tests we believe the variances should be supported.

Yours Truly

William R Hicks

William Hicks Holdings Inc.

B Arch, OAA, MRAIC

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/062/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
D. Gleason L. Gleason	William Hicks William Hicks Holdings Inc. 905 Sangster Ave Mississauga ON, L5H 2Y3	PLAN 1008 LOT 47 137 Dornie Rd Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential – Special Policy Area

ZONING: RL1-0, Residential

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 a two storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 31.77%.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

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

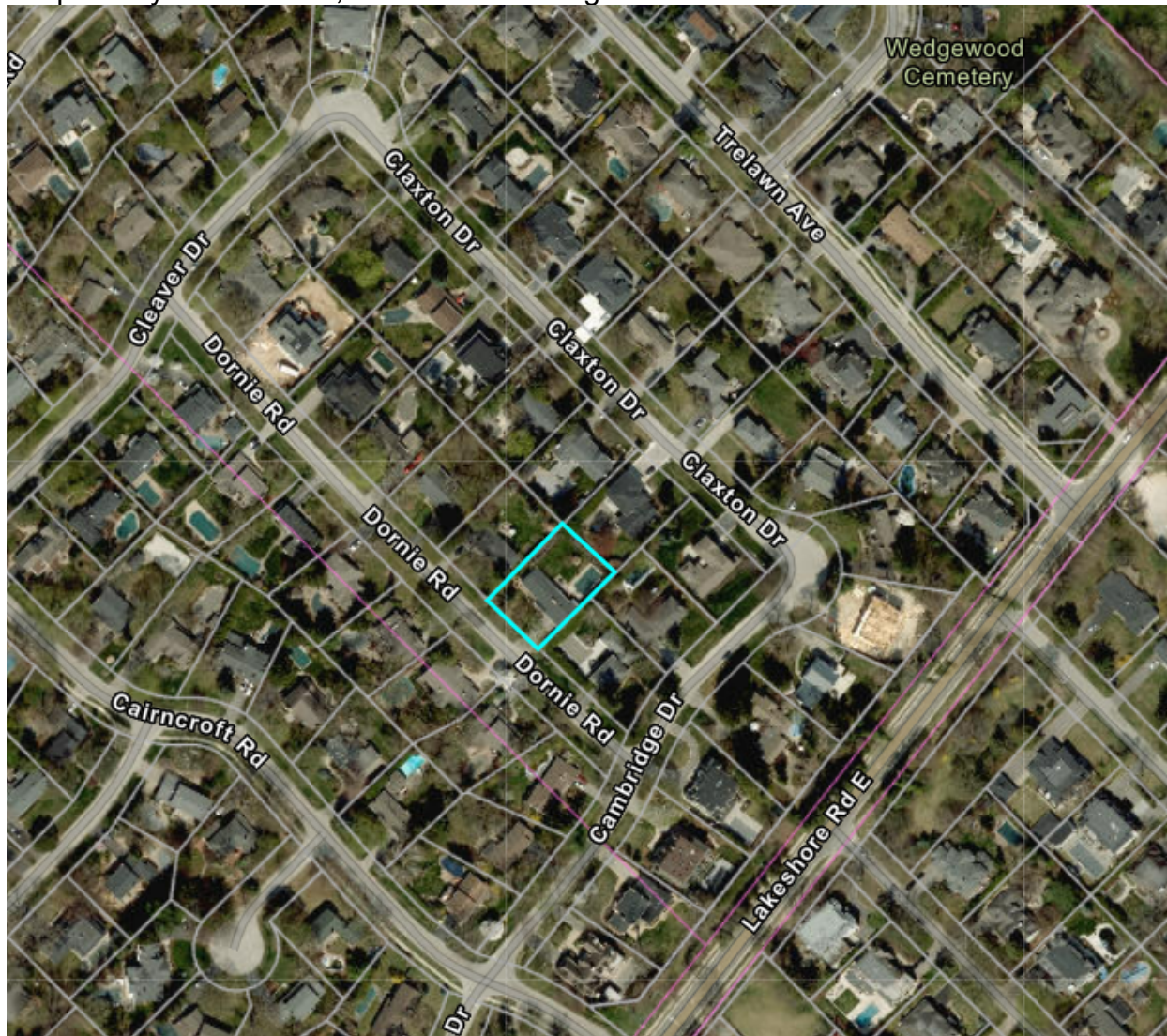
A/062/2025 - 137 Dornie Road (East District) (OP Designation: Low Density Residential – Special Policy Area)

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

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

Site Area and Context

The subject lands are located north of Lakeshore Road East, along Dornie Road, within a neighbourhood that is characterized as having a mix of one- and two-storey dwellings with many homes original to the subdivision having been replaced by newer two-storey dwellings. The neighborhood falls within the Special Policy exception area of the Official Plan, which reflects the area's large lot character. These large lots typically feature mature vegetation and homes designed with significant space between dwellings and deep front yard setbacks, as shown in the figure below.



Aerial Photo – 137 Dornie Road

Staff note this development will need a Site Alteration Permit (DEPA) following this application, prior to proceeding with works. The Site Alteration Permit review will require development to provide for stormwater management on site to control post development flows to pre-development conditions.

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

The subject property is designated Low Density Residential – Special Policy Area 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:

“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:

“3.1.1 Character: *New development should be designed to maintain and preserve the scale and character of the site and its immediate context and to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighbourhood.*

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.”*

Planning staff are of the opinion that the proposed variance to permit an increase in residential floor area ratio does not implement the Design Guidelines for Stable Residential Communities. The subject property is abutting a one-storey dwelling to the north, and a two-storey dwelling to the south. The proposed dwelling introduces a mass and scale on the left side of the dwelling that does not provide a transition to the abutting one-storey dwelling to the north.



Streetview – 137 Dornie Road

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 Ratio (Objection) – 29% increased to 31.77%

The intent of regulating the residential floor area is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. The applicant is requesting relief from By-law 2014-014, as amended, to permit an increase in residential floor area ratio from 29% (407.9 square meters) to 31.77% (446.95 square meters), for a total increase of 39.05 square meters.

Staff note that the property directly abutting 137 Dornie Road to the north contains a one-storey detached dwelling, while the south property line is bordered with trees, followed by a two-storey detached dwelling. It is staff's opinion that the proposed dwelling has not incorporated a transition in height toward the dwelling to the north to further mitigate the negative impacts of massing and scale on the public realm. On this basis, staff are of the opinion that the request does not maintain 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 does not represent appropriate development of the subject property. The requested variance is not appropriate for the development of the subject property and is not minor in nature as the proposed dwelling creates negative impacts on the streetscape in terms of massing and scale, which does not maintain or protect the character of the existing neighbourhood.

Recommendation:

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.

Oakville Hydro:

- Oakville Hydro is a tenant on the Bell poleline located at the rear of 137 Dornie Rd. In addition, underground secondary cable may be present along the southeastern side yard of 137 Dorine Rd. The appropriate Hydro locates must be obtained to confirm the possibility of any underground plant prior to the commencement of construction.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to increase the maximum residential floor area ratio to 31.77%, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting a two-storey detached dwelling on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

Letter(s) in support – 0

Letter(s) in opposition – 0

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # A/063/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 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
K. Jones	Emelie Vea Willmott and Strickland Inc. 594 Chartwell Road, Suite 3 Oakville ON, L6J 4A5	414 Reynolds St PLAN 126 PT LOT 54

Zoning of property: RL5-0, 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 two-storey addition with attached garage and a covered porch in the rear yard on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area less than 557.5m ² shall be 43%.	To increase the maximum residential floor area ratio to 45.56%.

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.

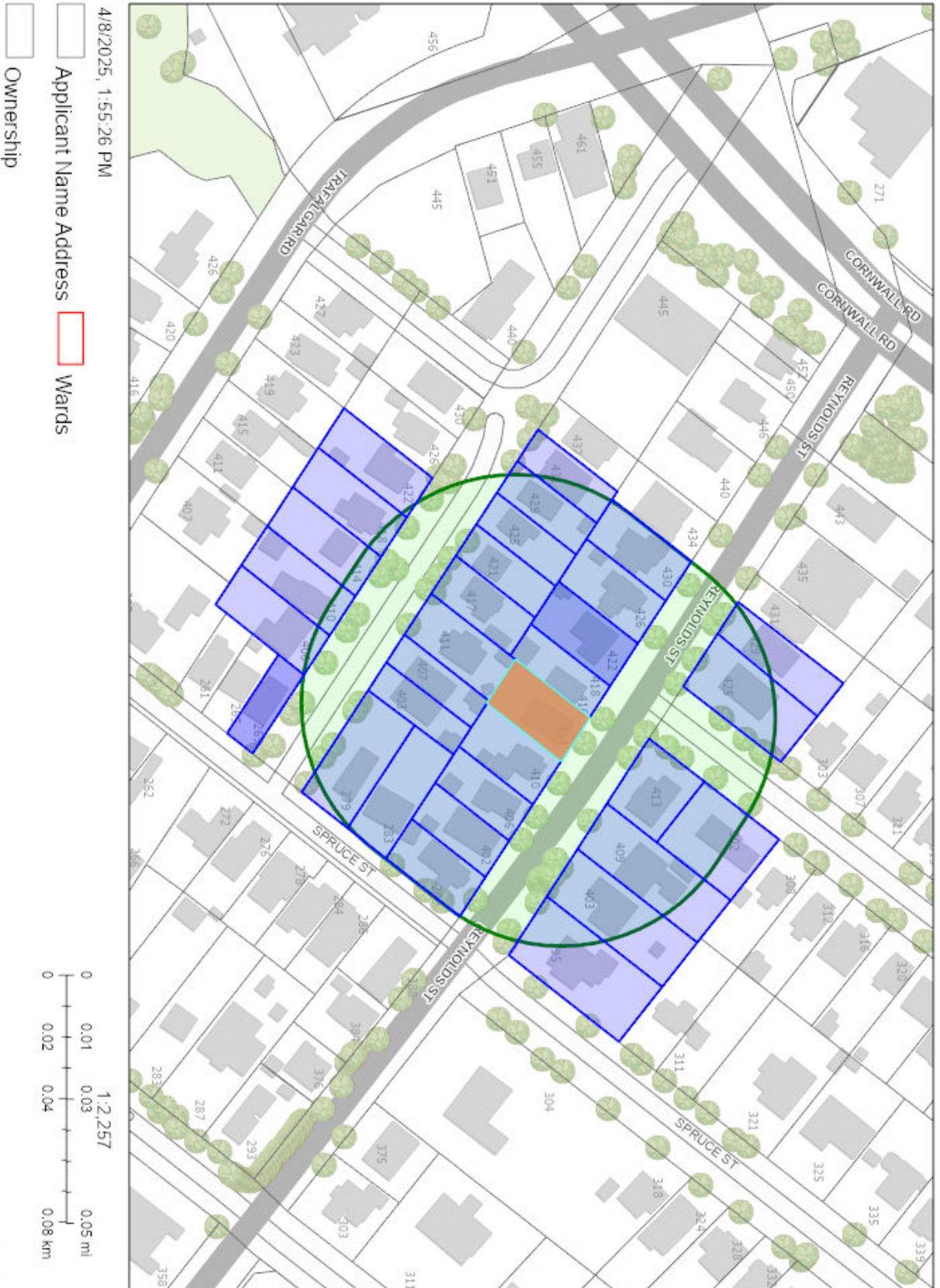
Contact information:

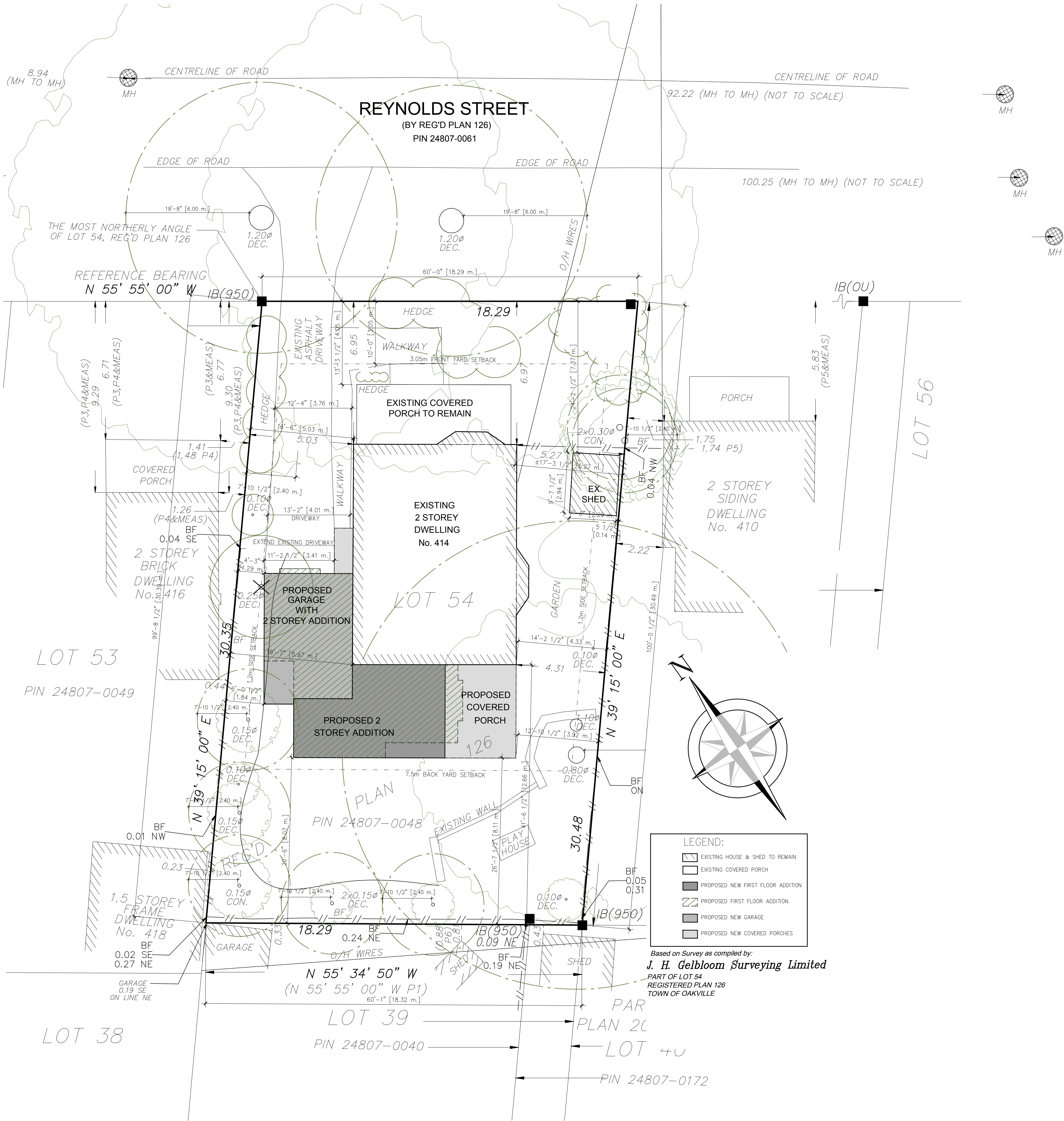
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

April 15, 2025

A/063/2025 - 414 Reynolds Street





OAKVILLE ZONING CHECK REVIEW						
	Existing		Proposed		By-Law 2014-014	
Zoning					RLS-0	
Lot Area	553.83 m ²	5 961.43 ft ²	553.83 m ²	5 961.43 ft ²	464.50 m ²	
Lot Frontage	18.30 m		18.30 m		15.00 m	
Lot Coverage						
Dwelling	87.85 m ²	946 ft ²	146.78 m ²	1580 ft ²		
Covered Porches	20.31 m ²	219 ft ²	35.26 m ²	380 ft ²		
Accessory Structure	6.73 m ²	72 ft ²	6.73 m ²	72 ft ²	1.21%	5% (max)
Total	114.89 m ²	1237 ft ²	188.76 m ²	2032 ft ²	34.08%	35% (max)
Residential Floor Area						
Ground Floor	87.85 m ²	946 ft ²	117.09m ²	1260 ft ²		
Second Floor	83.13 m ²	895 ft ²	135.23 m ²	1456 ft ²		
Total	170.97 m ²	1840 ft ²	252.32 m ²	2716 ft ²	45.56%	43% (max)
Building Height						
Dwelling Height	8.53 m	27.99 ft	8.53 m	27.99 ft		9m (max)
Max number of storeys	2		2			2
Max dwelling depth	n/a		n/a			n/a
Setbacks (Dwelling)						
Front Yard	4.05 m	13.29 ft	4.05 m	13.29 ft		3.05 m (min)
Rear Yard	12.60 m	41.34 ft	8.07 m	26.48 ft		7.5 m (min)
Interior Side Yard (W)	5.03 m	16.50 ft	1.29 m	4.23 ft		1.2 m (min)
Interior Side Yard (E)	4.31m	14.14 ft	3.92m	12.86 ft		1.2 m (min)
Driveway Width						
Max Width	3.76 m		4.01 m			9.15m

*Shaded line requires Minor Variance

WILLMOTT &
STRICKLAND
Architecture & Interiors



Willmott & Strickland Inc.
594 Chartwell Road, Suite 3, Oakville, Ontario,
L6J 4A5

T. 905 842 2332
willmottstrickland.ca

Notes
All work shall conform the Ontario Building Code, latest edition, and all other regulations of authorities having jurisdiction. All work shall be carried out in accordance with best trade practice by trades skilled in the type of work being performed. No work shall proceed prior to the issuance of a building permit.

These drawings shall be read in conjunction with specifications, schedules, details and other instructions prepared by the Architect, Structural Consultant, Mechanical Consultant and other consultants who have provided service for this project.

All dimensions and information shown on these drawings must be checked and verified on site by the Contractor and any discrepancies shall be reported to the Architect prior to construction and fabrication of its components.

Copyright: All drawings and related documents shall remain the property and copyright of Willmott & Strickland, Inc. Reproduction of these documents without consent of the Architect is prohibited.
Use latest revised drawings. Do not scale drawings.

Revisions	
R1: Issued for Structural design	2022-01-31
R2: Issued for building Permit	2022-09-23
R3: Revised design	2025-02-03
R4: Issue for Minor Variance	2025-03-14
R5: Revise First floor areas	2025-03-25

Project
Residence

Address
414 Reynolds St
Oakville, ON

Project no
25.11

Drawn By
CS

Checked By
CE

Date
14 March 2025

Scale
1:100

A1.0
Site Plan

T. 905 842 2332
willmottstrickland.ca

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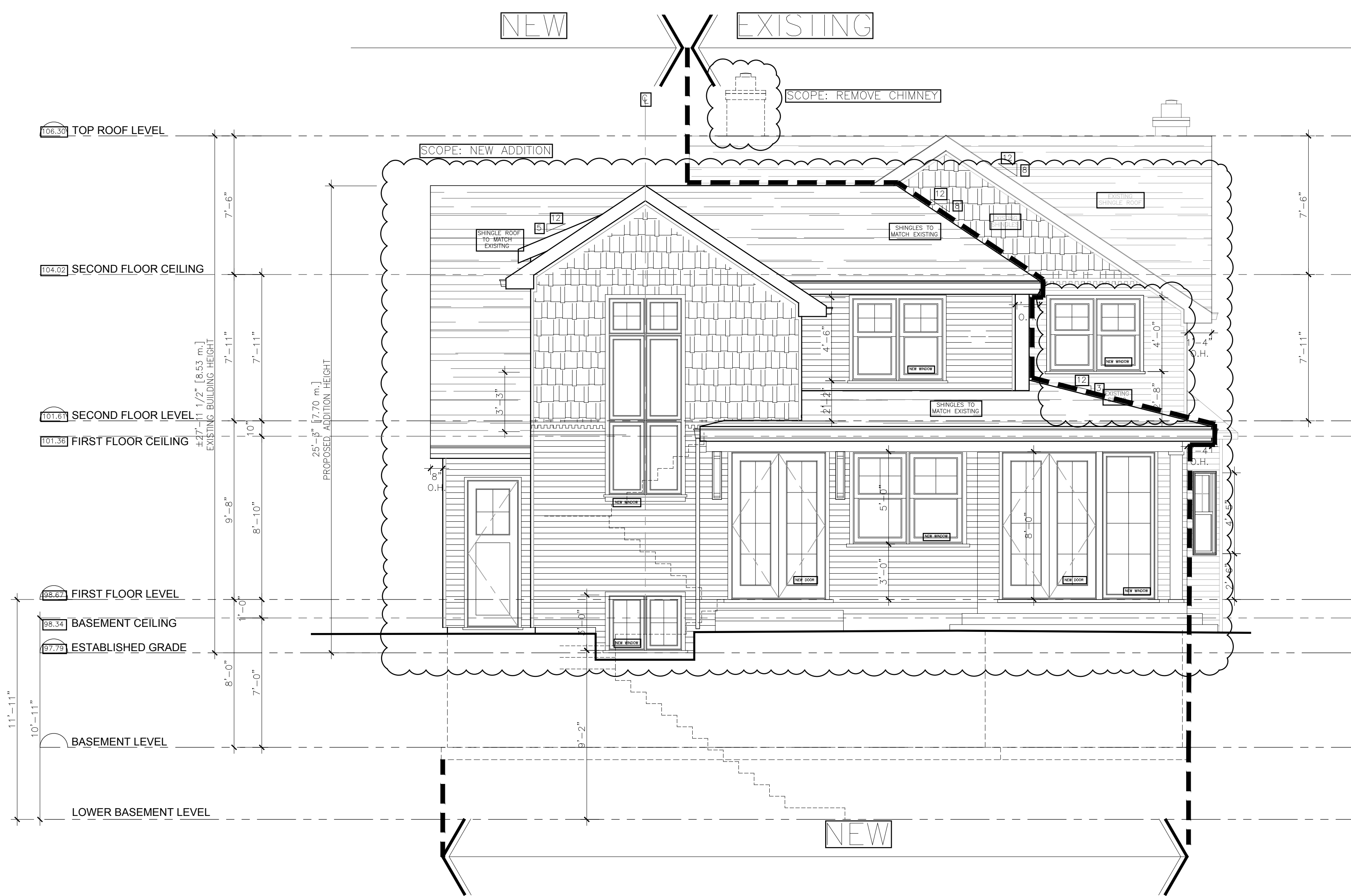
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R4: Issue for Minor Variance	2025-03-14

Scale
1/4"-1-0"

Page 128 of 185





3 SOUTH (REAR) ELEVATION

A3.1 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION (SIDE)

A3.1 SCALE: 1/4" = 1'-0"

WILLMOTT & STRICKLAND
Architecture & Interiors



Willmott & Strickland Inc.
594 Chartwell Road, Suite 3, Oakville, Ontario,
L6J 4A5

T. 905 842 2332
willmottstrickland.ca

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R3: Revised design	2025-02-03
R4: Issue for Minor Variance	2025-03-14

Project
Residence

Address
414 Reynolds St
Oakville, ON

Project no
25.11

Drawn By
CS

Checked By
CE

Date
14 March 2025

Scale
1/4"=1'-0"

A3.1
South & East
Elevations

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/063/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
K. Jones	Emelie Vea Willmott and Strickland Inc. 594 Chartwell Road, Suite 3 Oakville ON, L6J 4A5	PLAN 126 PT LOT 54 414 Reynolds St Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential

ZONING: RL5-0, Residential

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 a two-storey addition with attached garage and a covered porch in the rear yard on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area less than 557.5m ² shall be 43%.	To increase the maximum residential floor area ratio to 45.56%.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

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

A/063/025 - 414 Reynolds Street (East District) (OP Designation: Low Density Residential)

The applicant proposes to construct a two-storey addition with an attached garage and a covered porch in the rear yard, subject to the variance listed above.

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 lands are located in a neighbourhood primarily comprised of one-storey and two-storey detached dwellings with a consistent architectural style, and garages stepped back from the main façade of the dwelling. This neighbourhood is also characterized by mature tree-lined streets.

Staff note this development will need a Site Alteration Permit (DEPA) following this application, prior to proceeding with works. The Site Alteration Permit review will require development to provide for stormwater management on site to control post development flows to pre-development conditions.

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. Staff note that the proposed garage addition is setback from the main façade of the dwelling, and the second floor addition is built into the roofline to further mitigate impacts of massing on the public realm.

Planning staff are of the opinion that the proposed variance to permit an increase in residential floor area ratio results in a dwelling that maintains the character of the existing neighbourhood. On this basis, it is staff's opinion that the proposed addition to the existing dwelling maintains the general intent and purpose of the Official Plan.

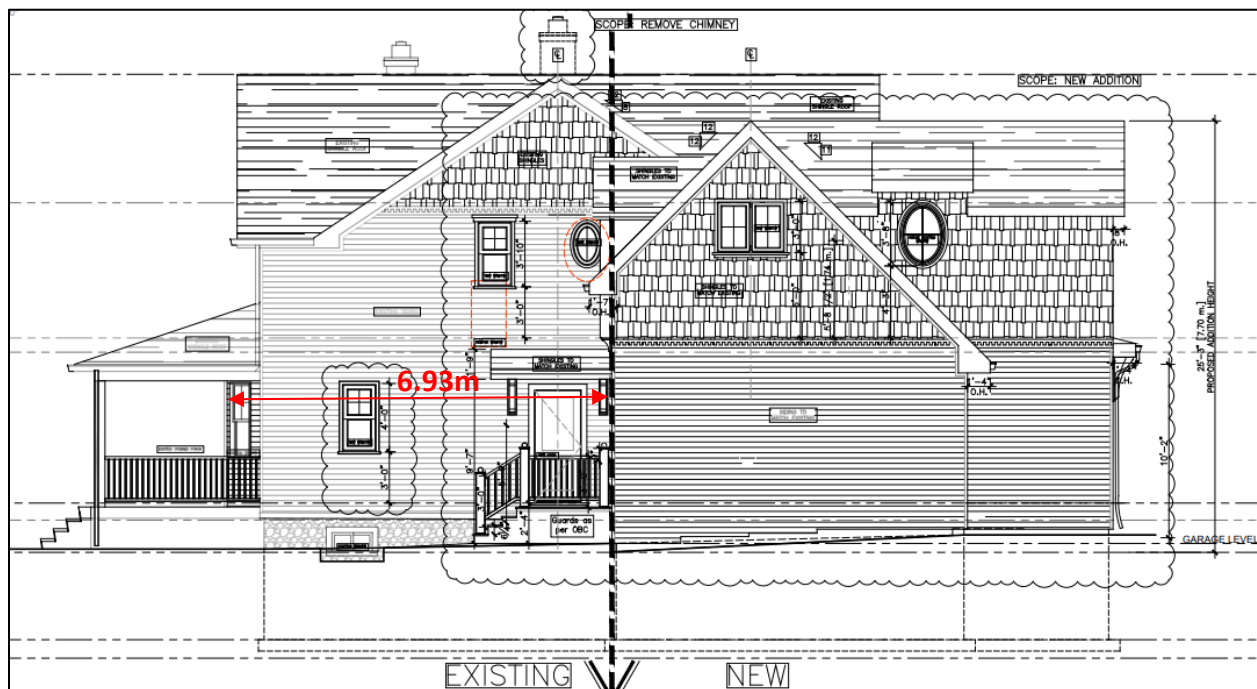
Does the proposal maintain the general intent and purpose of the Zoning By-law?

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

Variance #1 – Residential Floor Area Ratio (No Objection) – 43% increased to 45.56%

The intent of regulating the residential floor area is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. The applicant is requesting relief from By-law 2014-014, as amended, to permit an increase in residential floor area ratio from 43% (238.15 square meters) to 45.56% (252.33 square meters), for a total increase of 14.18 square meters from that permitted.

Staff recognize that the addition as can be viewed along the west elevation is stepped back 6.93 meters from the front wall of the existing dwelling, and the remainder of the addition will be located at the rear of the existing dwelling. Furthermore, the addition is proposed to have a maximum height of 7.0 meters, providing for breaks in the massing with the existing dwelling maintaining a maximum height of 8.53 meters.



West Elevation – 414 Reynolds Street

Staff are of the opinion that the 14.18 square meter increase in residential floor area ratio will not substantially impact the massing and scale of the existing dwelling. This proposal generally maintains the overall character of the existing neighbourhood while accommodating the addition.

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 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. That the addition be constructed in general accordance with the submitted site plan and elevation drawings dated March 14, 2025; 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.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- 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 in the maximum residential floor area ratio to 45.56%, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting a two-storey addition with attached garage and a covered porch in the rear yard on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

Letter(s) in support – 3

Letter(s) in opposition – 0

Date: MARCH 25, 2025

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road, P.O. Box 310
Oakville, ON
L6J 5A6

Dear Members of the Committee:

Regarding: Application for Minor Variance
414 Reynolds Street

I/We are aware of the above noted application for minor variance(s) submitted by the Owners
Adam and Kristyn Jones.

Having reviewed the design drawings proposed for the new additions and the minor variance
requested, I/we do not have any objection to the request for minor variance(s) and therefore
support the application as presented. *We celebrate the updating of homes to better
accommodate local families that live in the neighborhood.*
Sincerely,

PAUL & ERIKA MANN

Name(s) (print)

INGLEHART ST. SOUTH, OAKVILLE, L6J 3J5.

Erika H. Mann

Signature(s)

[Signature]

Dear Neighbours. @

Address

Inglehart St. South.

Date: APRIL 14/2025

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road, P.O. Box 310
Oakville, ON
L6J 5A6

Dear Members of the Committee:

**Regarding: Application for Minor Variance
414 Reynolds Street**

I/We are aware of the above noted application for minor variance(s) submitted by the Owners
Adam and Kristyn Jones.

Having reviewed the design drawings proposed for the new additions and the minor variance
requested, I/we do not have any objection to the request for minor variance(s) and therefore
support the application as presented.

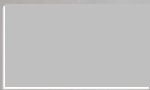
Sincerely,

RAY CHRISTOLM

Name(s) (print)

[Signature]

Signature(s)



Address

414 Reynolds St.

Date: MARCH 24

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road, P.O. Box 310
Oakville, ON
L6J 5A6

Dear Members of the Committee:

Regarding: Application for Minor Variance
414 Reynolds Street

I/We are aware of the above noted application for minor variance(s) submitted by the Owners Adam and Kristyn Jones.

Having reviewed the design drawings proposed for the new additions and the minor variance requested, I/we do not have any objection to the request for minor variance(s) and therefore support the application as presented.

Sincerely,

SHIRLEY O'QUINN
Name(s) (print)

Shirley O'Quinn
Signature(s)

REYNOLDS ST
Address OAKVILLE ON
L6J 3M4

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, 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.
- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.
- Unless otherwise states, 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:

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

1. That the addition be constructed in general accordance with the submitted site plan and elevation drawings dated March 14, 2025; 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.

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # A/099/2024 – Deferred from June 26, 2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 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
Blythe Properties Holdings Inc c/o Arati Patel	HDS Dwell Inc c/o Jason Huether 20 Gilmour Road Puslinch ON N0B 2J0	26 Holyrood Avenue PLAN 513 PT LOT 15

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 three-storey detached dwelling on the subject property proposing the following variances 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 234 square metres.
2	<i>Section 5.8.7 c)</i> Attached private garages shall not project more than 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.	To increase the attached private garage projection to 8.83 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.
3	<i>Table 6.3.1 (Row 4, Column RL3)</i> The minimum flankage yard shall be 3.5 m.	To reduce the minimum flankage yard to 1.2 m.
4	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 44.2%.

5	<i>Section 6.4.3 c)</i> The maximum front yard for a new dwelling shall be 16.68 metres in this instance.	To increase the maximum front yard to 26.01 metres.
6	<i>Section 6.4.6 a)</i> The maximum number of storeys shall be 2.	To increase the maximum number of storeys to 3.
7	<i>Section 6.4.6 b)</i> Floor area is prohibited above the second storey.	To permit floor area above the second storey.

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:

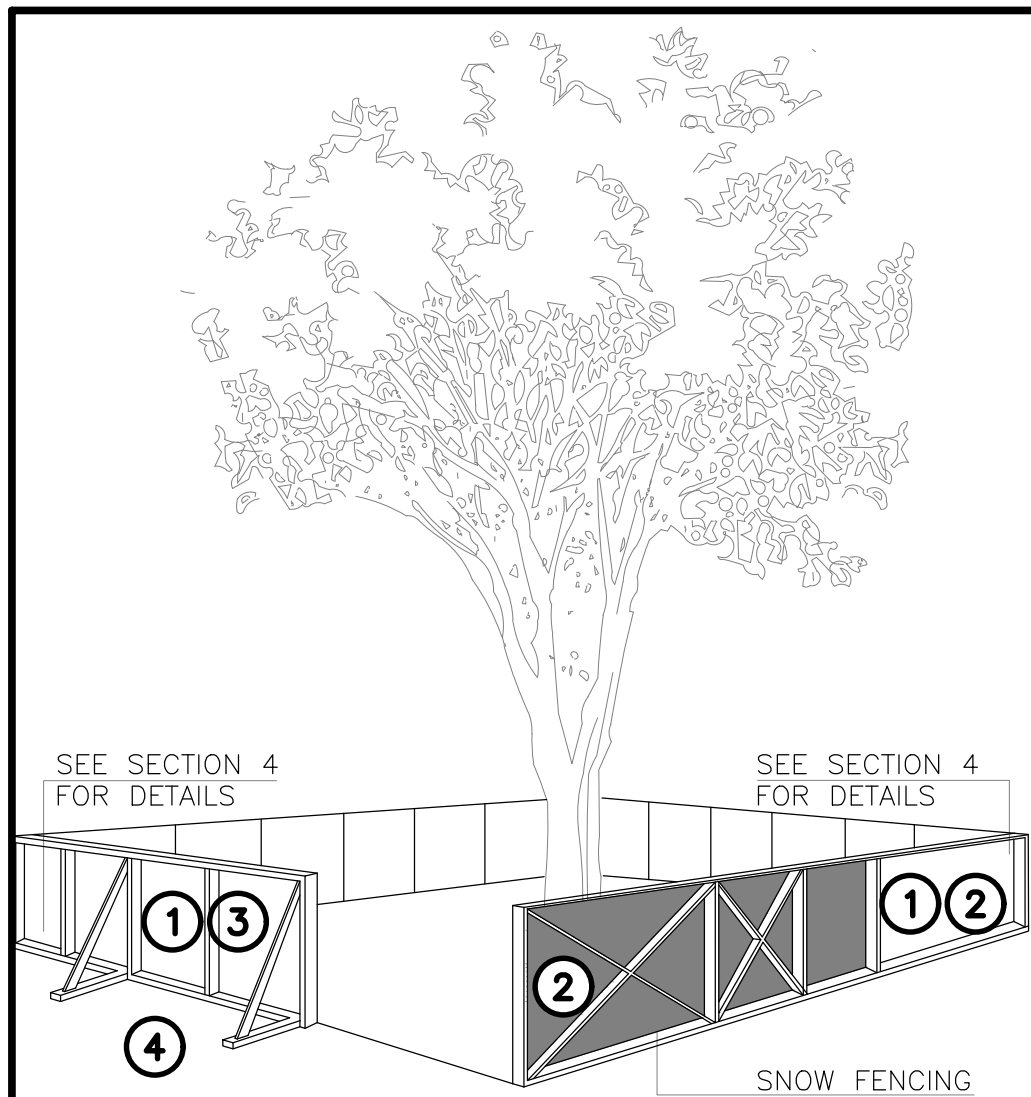
Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

April 15, 2025

A/099/2024 - 26 Holyrood Avenue





TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") 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 (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"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.
- ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

TYPE 1= TREE HOARDING WAFER BOARD
TYPE 2 = TREE HOARDING ORANGE SNOW FENCE

SECTION 4, SIGNAGE

- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

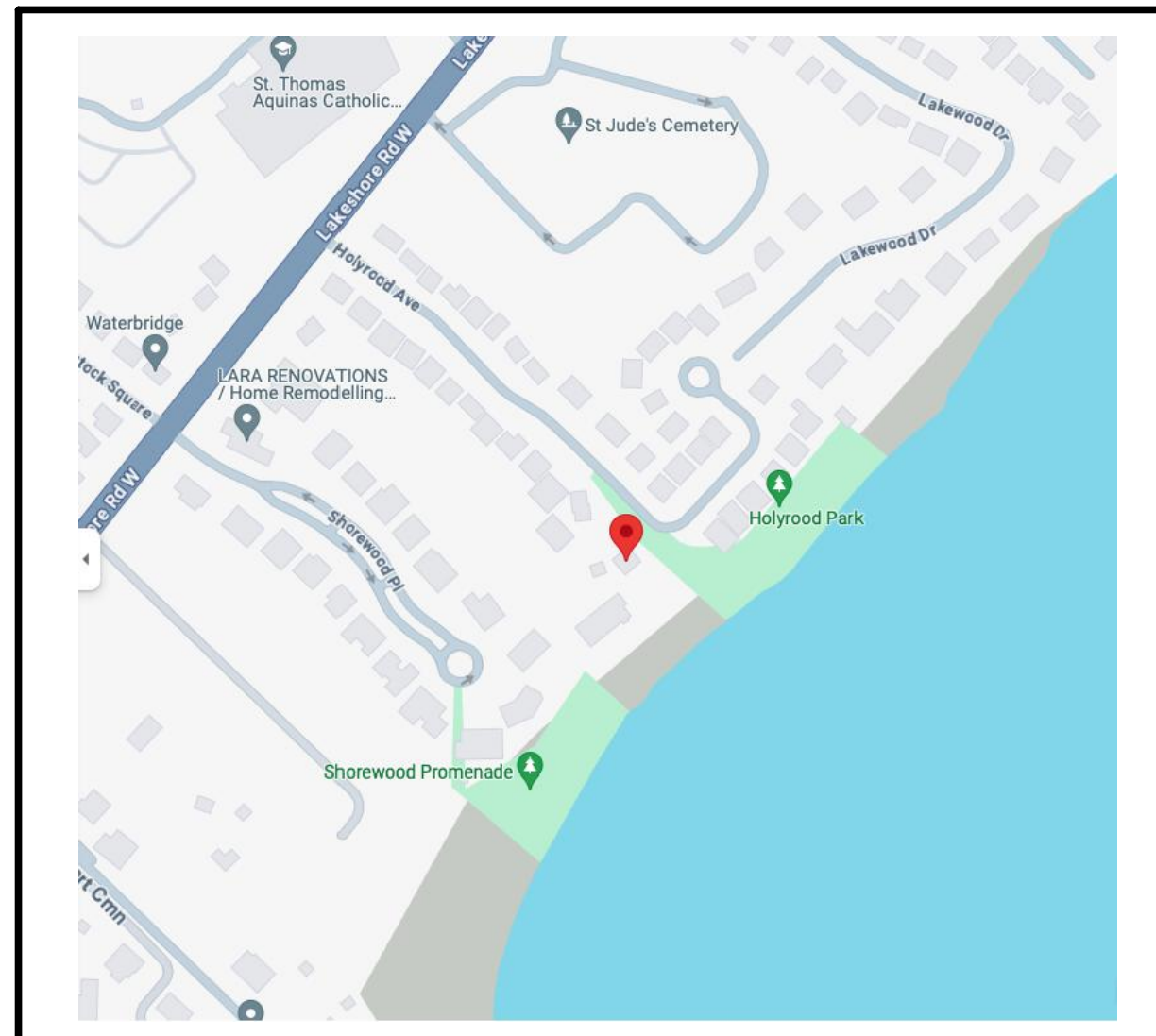
"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

NAME: TREE PROTECTION BARRIERS

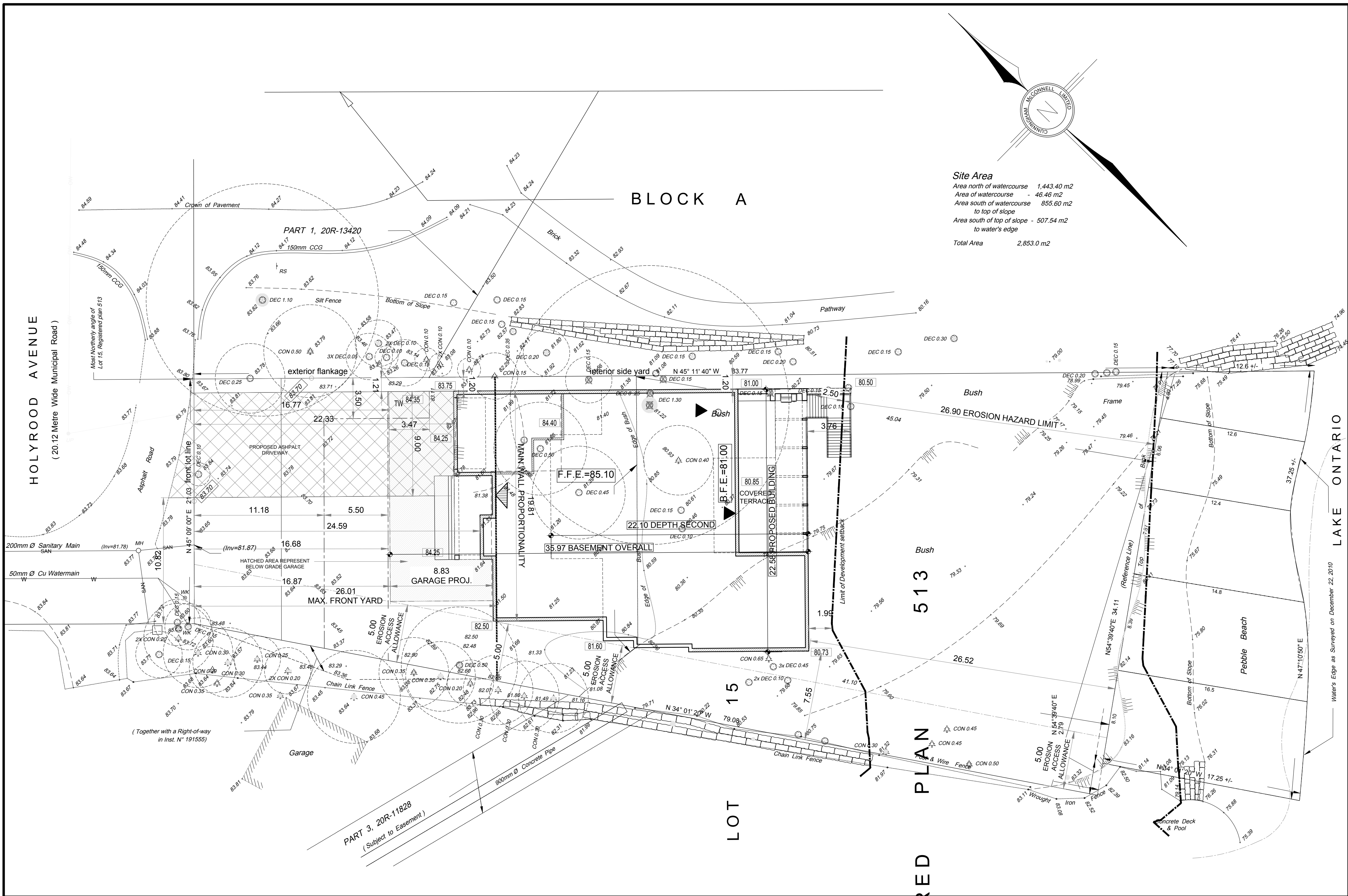
DATE:

FILE NO.:

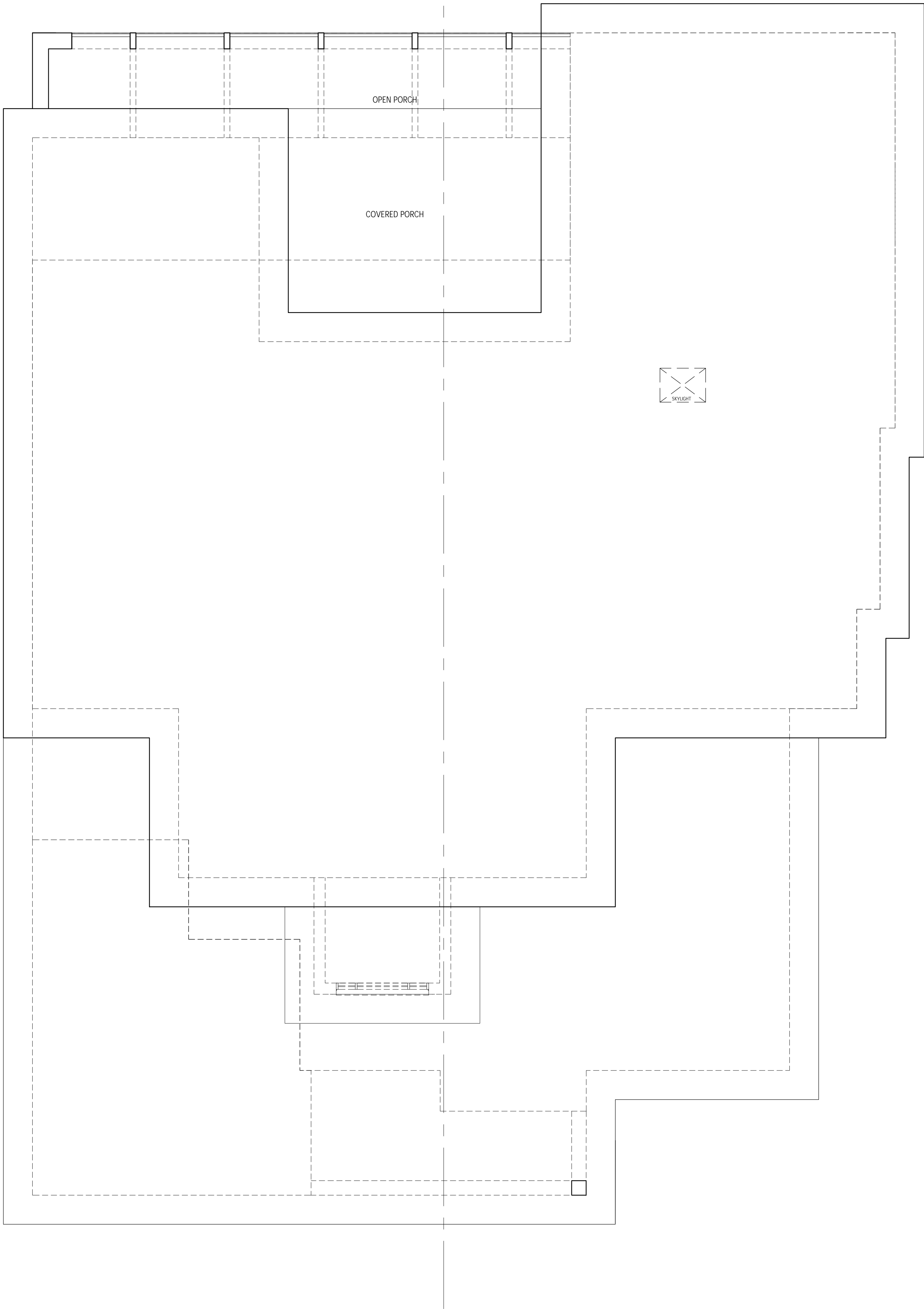


KEY PLAN SCALE: N.T.S.

TREE PROTECTION SCALE: N.T.S.



\\P0202\Users\ASHMUE\THERMAL\BRARY\CONSULTING\CONSULTING\PROJECTS\24-064\PROJECTS\24-064_PATIL_RESIDENCE_HOLYROD\DWG\DRAWINGS\A3\04-064_PATIL_RESIDENCE_HOLYROD_AVE_010624.DWG



CITY OF MISSISSAUGA STAMP:

Professional Engineer (P.Eng.) License No. 119922 Professional Architect (P.Arch.) License No. 119922	
QUALIFICATION INFORMATION Required unless design is exempt under 2.1(1) of the Building Code	
NAME	30381
DESIGNATION	ARCHITECT
REGISTRATION INFORMATION Required unless design is exempt under 2.1(1) of the Building Code	
FIRM NAME	119922
PROFESSION	ARCHITECT

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

4	02.26.25	REISSUED FOR C OF A
3	04.06.24	REISSUED FOR C OF A
2	02.06.24	ISSUED FOR CONSERVATION
1	01.24.24	ISSUED FOR C OF A

REF.	DATE	DESCRIPTION
REVISIONS / ISSUANCE:		



**HDS DWELL
INC.**

25 GLENKUR ROAD, PUEBLING ON, CAN M3B 2J9
WWW.HDSDEWELL.COM T 416-299-4991

CLIENT:
THE PATEL
RESIDENCE

ADDRESS: 26 HOLYROD DR
CITY: OAKVILLE

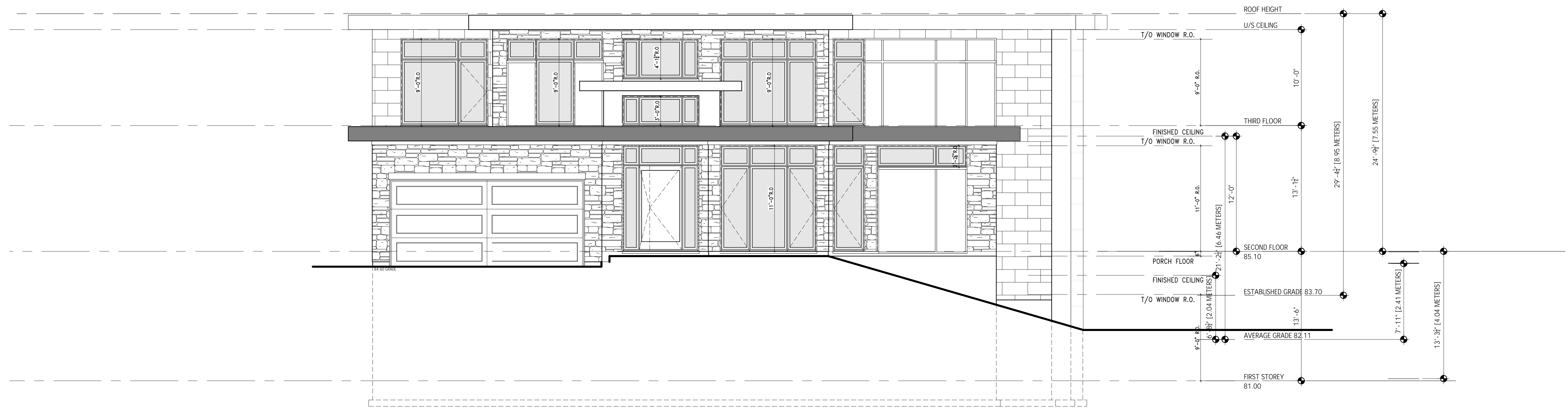
DRAWING TITLE:
ROOF PLAN

DRAWN: J.W.H	
DATE: 01.24.24	SCALE: 3/16"=1'-0"
JOB NUMBER: 24-064	SHEET NUMBER: A3.4

CITY OF MISSISSAUGA STAMP:

<p>The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set in the Orders Building Code to be a designer.</p>		
<p>QUALIFICATION INFORMATION</p> <p>required unless design is exempt under 2.17.5.1 of the building code</p>		
<p>GARCON HUTHRIER</p>	<p>32331</p>	
NAME	SIGNATURE	BCIN
<p>REGISTRATION INFORMATION</p> <p>required unless design is exempt under 2.17.5.1 of the building code</p>		
<p>IDS Dwell Inc.</p>	<p>118029</p>	
FIRM NAME		BCIN

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



4	02.26.25	REISSUED FOR C OF A
3	04.06.24	REISSUED FOR C OF A
2	02.06.24	ISSUED FOR CONSERVATION
1	01.24.24	ISSUED FOR C OF A

REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

REVISIONS / ISSUANCE:



HD5 DWELL INC.
20 GILMOUR ROAD, FUSLINCH ON, CAN N0B 2J0
WWW.HD5DWELL.CA T.(226)979-4493

CLIENT:
THE PATEL
RESIDENCE

ADDRESS: 26 HOLYROD DR
CITY: OAKVILLE

DRAWING TITLE:
NORTH
ELEVATION

DRAWN: J.W.H

DATE: 01.24.24	SCALE: 3/16"=1'-0"
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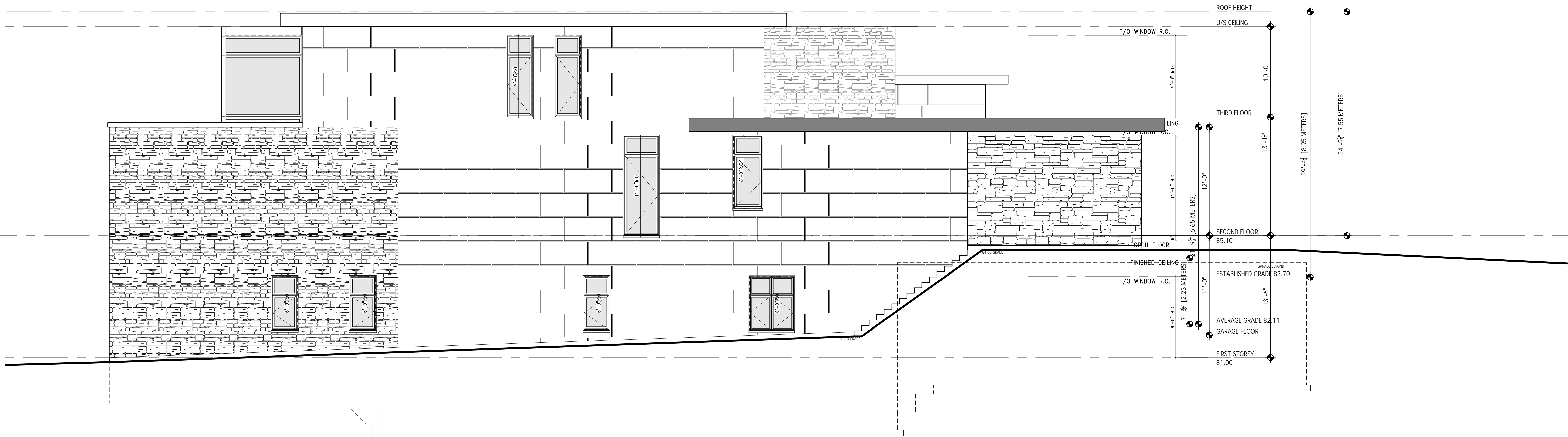
JOB NUMBER:

SHEET NUMBER:

24-064

A4.1

\\P:\2025 - USERS\JASCHKE\THERMAL BRACING\CONSTRUCTION\CONSERVATION\DWELLINGS\DWELLING\PROJECTS\04 - PATIL RESIDENCE - HOLYROD DRIVE\DRAWINGS\TODAYDATE - 26 HOLYROD AVE 010626.DWG



CITY OF MISSISSAUGA STAMP:

QUALIFICATION INFORMATION	
Required unless design is exempt under 2.1(1.1) of the Building Code	
NAME	30381
PROFESSION	ARCHITECT
REGISTRATION INFORMATION	
Required unless design is exempt under 2.1(1.1) of the Building Code	
NAME	119929
PROFESSION	ARCHITECT

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

4	02.26.25	REISSUED FOR C OF A
3	04.06.24	REISSUED FOR C OF A
2	02.06.24	ISSUED FOR CONSERVATION
1	01.24.24	ISSUED FOR C OF A

REF	DATE	DESCRIPTION
REVISIONS / ISSUANCE:		



**HDS DWELL
INC.**

HDS DWELL INC.
25 GLENVIEW ROAD, RICHMOND ON, CAN M5B 2J9
WWW.HDSDWELL.COM T 416-291-4991

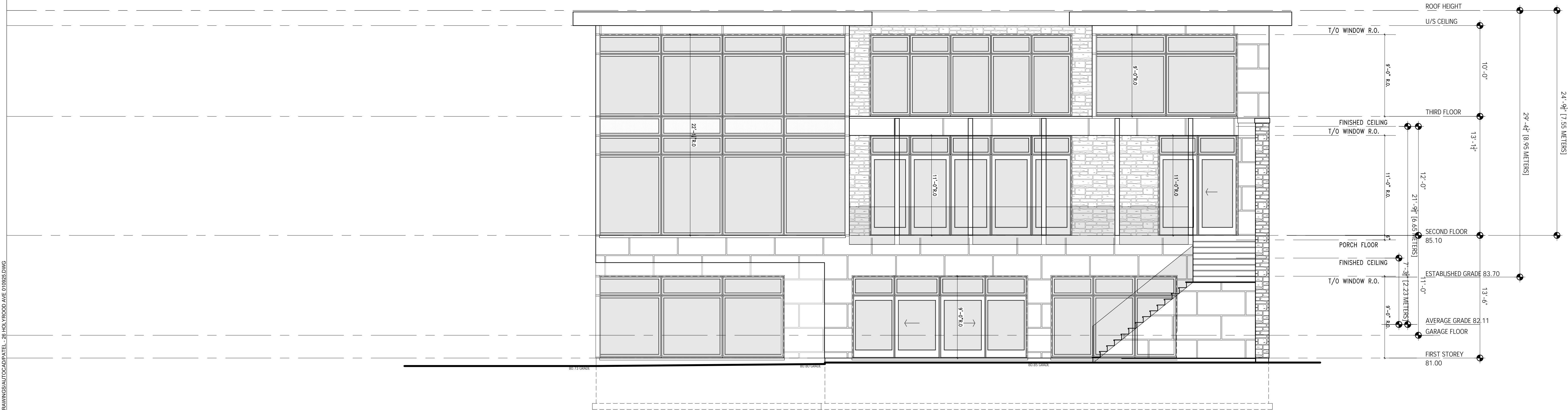
CLIENT:
THE PATEL
RESIDENCE

ADDRESS: 26 HOLYROD DR
CITY: OAKVILLE

DRAWING TITLE:
EAST
ELEVATION

DRAWN: J.W.H	
DATE: 01.24.24	SCALE: 3/16"=1'-0"
JOB NUMBER: 24-064	SHEET NUMBER: A4.2

\\P:\2025 - USERS\JASCHKE\THE PATEL RESIDENCE\CONSTRUCTION\DWG\24-064 SOUTH ELEVATIONS.DWG TEL: 905.880.0000 FAX: 905.880.0000



CITY OF MISSISSAUGA STAMP:

QUALIFICATION INFORMATION	
Required unless design is exempt under 2.1(1) of the Building Code	
NAME	30381
PROFESSION	ARCHITECT
REGISTRATION INFORMATION	
Required unless design is exempt under 2.1(1) of the Building Code	
NAME	118999
PROFESSION	ARCHITECT

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

3	04.06.24	REISSUED FOR C OF A
2	02.06.24	ISSUED FOR CONSERVATION
1	01.24.24	ISSUED FOR C OF A

REF	DATE	DESCRIPTION
-----	------	-------------

REVISIONS / ISSUANCE:



**HDS DWELL
INC.**

100 TWEED BLVD.
25 GLENVIEW ROAD, RICHMOND HILL, ONTARIO L4B 3K2
WWW.HDSDWELL.COM T: 905.880.0000

CLIENT:
THE PATEL
RESIDENCE

ADDRESS: 26 HOLYROD DR
CITY: OAKVILLE

DRAWING TITLE:
SOUTH
ELEVATIONS

DRAWN: J.W.H	
DATE: 01.24.24	SCALE: 3/16"=1'-0"
JOB NUMBER: 24-064	SHEET NUMBER: A4.3

REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



DRAWN: J.W.H	
DATE: 01.24.24	SCALE: 3/16"=1'-0"



VARIANCE RATIONALE FOR 26 HOLYROD AVE, OAKVILLE, ON

We are the Designers assisting the Owner of the property known as 26 Holyrod Ave with their new 2 storey dwelling and we are requesting some Minor variances connected to the property. We were in front of the committee some time ago. The original proposal was met with resistance from planning staff in most part due to the inclusion of a full underground garage which was accessed by a large ramp structure on the side lot line. This created 2 driveway entrances at street level. We have since been in communication with planning and have presented a revised version of the plan which removes the ramp feature and second driveway in favour of a more standard front facing street access garage and additional below grade parking accessed from within the standard garage. After several iterations and discussions we believe we have found some common ground with planning staff.

The revised drawings will also be resubmitted to Deveng, for minor site plan review. In their initial review, the concerns revolved around the ramp and lower level access to the garage and its proximity to the flood plain. This has since been removed and should work favourably in the new review cycle. We are confident the new proposal addresses these concerns.

The revised variances requested are listed below along with a brief rationale.

VARIANCES REQUIRED - RL3-0 ZONING

FLANKAGE YARD SETBACK - Required 3.5m, Proposed 1.20m to an underground garage

MAXIMUM FRONT YARD SETBACK - Required 16.68m, Proposed 26.01m

PROJECTING GARAGE - Allowable 1.5m., Proposed 8.83m

3 STOREYS WHERE 2 ARE PERMITTED - Permitted is 2 stories, proposed is 3 stories

FLOOR AREA ABOVE THE 2ND STOREY - Permitted is 0 sqm, proposed is 276 sqm

GARAGE AREA - Permitted 45sqm, Proposed 234sqm

MAX RESIDENTIAL FLOOR AREA - Permitted 29% or 826.2sqm, Proposed 1260.84sqm

The following should be noted:

Variance for Garage Area

Variance for Garage Projection

Variance for Residential Floor Area

Variance for Number of Stories

Variance Prohibited Floor area

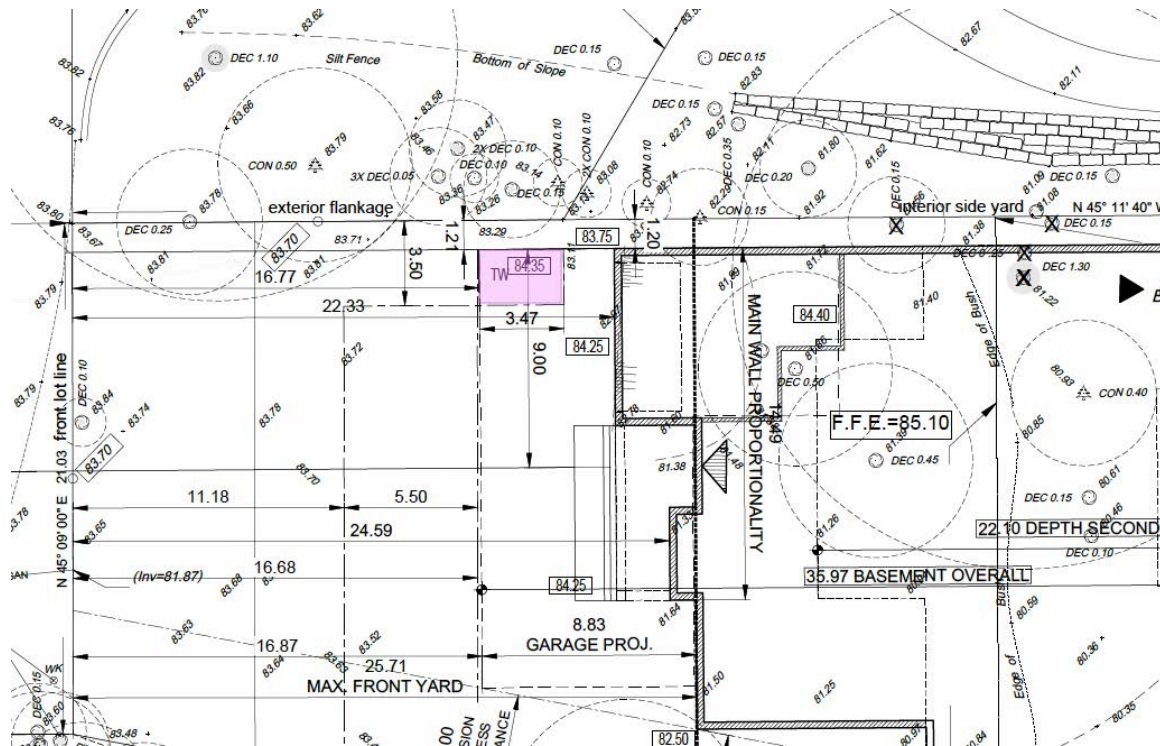
5 of the 8 variance requests noted above are all tied to the fact that the lot is a natural walkout. The lot slopes naturally 4.0+m from the street to the sea wall at the lake, providing a full natural walkout basement. The average grade taken around the base of the building at this natural grade is more than 1.8m from the basement ceiling thus the home is classified as a 3 storey dwelling vs. the 2 storey home that is represents from the street.

Were this a flat lot, the basement would not be included in GFA as it currently must be, we would not require the variances for prohibited floor area or the number of stories, and the garage below grade as it currently is designed, would not be included in garage area or projection. All 5 variances would disappear. We would only be seeking the technical variances with respect to max front yard and flange.



VARIANCE RATIONALE:

This is a rather odd shaped lot. What appears to be an interior side yard setback is actually an exterior side yard up until a point it intersects the park block lot line, where it switches back to an interior side yard. We are proposing a setback of a small square of underground garage that is 1.20m from the exterior lot line versus 3.5m required. This is a below grade structure and this condition applies for a length of 3.47m after which it complies. The main walls of the dwelling comply. See attached image below for the small area in question.



The house is pushed back on the lot given its lake front location. This also helps better align the home with the neighbouring properties. The lot had a previous house and the required minimum front yard would have been 11.18m. The required max to the front main wall will be 26.01 as we have the house deeper on the lot thus beyond the allowable max setback. This allows us to comply with a required 5.0m conservation setback and sets the house back further from the corner road. The measurement in question is taken to a below grade back garage wall which is classified per zoning bylaw as the main front wall of the first storey. The actual setback at the street level is 22.33m. See image below (projecting garage) for blue line which represents max front yard.



PROJECTING GARAGE - Permitted is 1.5m, Proposed 8.83m

This is a very technical variance given the garage is located entirely underground beneath the earth surface. The first storey of the dwelling is actually what would normally be classified as a basement (based in established grade) the garage projects 8.83m from the longest main floor exterior wall beneath grade (first floor). This has no affect whatsoever on neighbouring properties and is invisible from the street as it is all below grade.

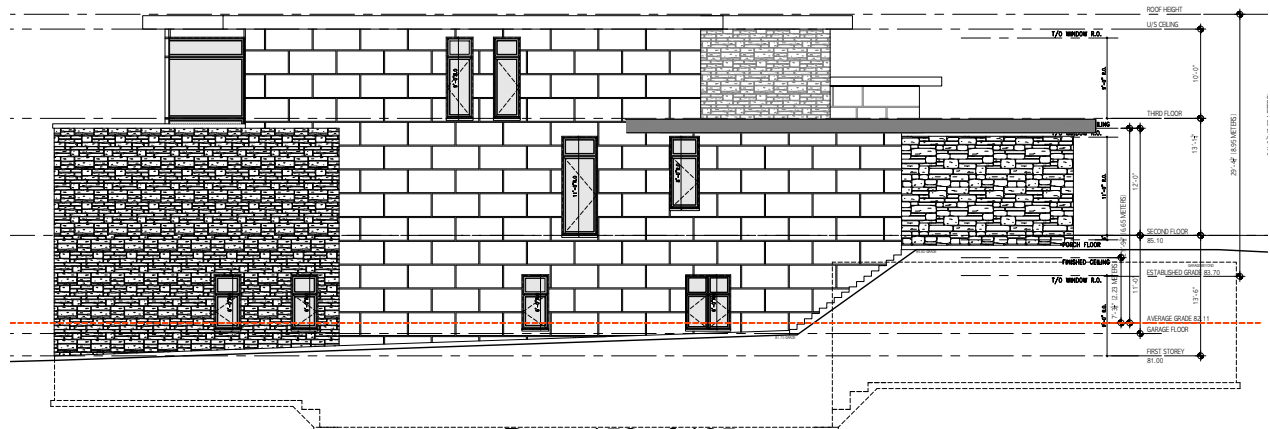
3 STOREYS WHERE 2 ARE PERMITTED - Permitted is 2 stories, proposed is 3 stories

The lot in its natural state slopes drastically from the street front to the lake, with a large overland flow south along the west side. Given the slope, the technical definition for a storey based on established grade now makes the basement walkout (which exists naturally) as the first storey. The house is a 2 storey home from the street, but based on the OBC definition, it must be classified as a 3 storey home. The home borders a park and the side lot line will be naturally screened with both existing and new trees and landscape to reduce the overall affect of height on the adjacent park. See imagery.



FLOOR AREA ABOVE THE 2ND STOREY - Permitted is 0 sqm, proposed is 276 sqm

Similar to the variance above for 3 stories. The bylaw does not permit GFA above a second storey. Since we are technically classified as 3 stories our proposed second floor of 276 sqm is above the second storey. The house is a 2 storey in design and complies with height. It is a technical variance based on the natural lot slope to the lake and calculation of average grade. Red line below represents the average grade around the home, which naturally exists.



GARAGE AREA - Permitted 45sqm, Proposed 234sqm

Again this variance is rather technical in nature as the entire garage is accessed from a ramp and is buried below grade. Given the designation as 3 stories the basement (and the garage) are now classified as the first floor and are thus required to be included. Were this not a natural walkout lot, and we proposed the full underground garage, it would not require a variance as it would be in the basement.

RESIDENTIAL FLOOR AREA - Permitted 29% or 826.30sqm, Proposed 1261sqm

Again this variance is rather technical in nature given the requirement to classify the home as 3 stories. With this designation the basement is now classified as the first storey/ floor and is thus required to be included in the total GFA. Were this not a natural walkout lot, and we proposed the same finished basement, it would not require a variance as it would be in the basement. The house as viewed from the street is 2 stories and those natural 2 stories comply with the 29% at 800 sqm in fact it is significantly less. The basement can only be seen from the lake and the additional GFA is out of site from all neighbouring dwellings. It is essentially below grade where the additional GFA exists and does not make the home feel larger as a result.

**Why this application meets the four tests.
Are the variances Minor In Nature?**

The variances as requested are minor in nature, there is no cumulative affect to the requested variances and they do not pose impacts on the neighbouring homes, as this home is bordered for the most part by a town park block and the lakefront

Is the proposal desirable and appropriate?

The new home is in keeping with the scale, size and character for the neighbourhood. This house will sit gently on this lakefront property and takes advantage of the odd shaped lot in order to conceal major portions of the home

**Is it in keeping with the general Intent of the Zoning Bylaw?
Is it in keeping with the general Intent of the Official Plan?**

The requested variances are minor in nature and will not pose impacts to surrounding homes. They do not create an overbuild for the site and the home sits comfortably on this lakefront lot.

Thank you very much. If you have any questions at all please feel free to reach out via phone or email below.

Yours truly,

Jason Huether - HDS Dwell Inc.
226 979-4493 ; jhuether@hdsdwell.ca

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

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

APPLICATION: A/099/2024 – Deferred from June 26, 2024

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
Blythe Properties Holdings Inc.	Jason Huether HDS Dwell Inc 20 GILMOUR Rd Puslinch ON, N0B 2J0	PLAN 513 PT LOT 15 26 Holyrood Ave Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential and Waterfront Open Space

ZONING: RL3-0, Residential

WARD: 2

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 three-storey detached dwelling on the subject property proposing the following variances 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 234 square metres.
2	<i>Section 5.8.7 c)</i> Attached private garages shall not project more than 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.	To increase the attached private garage projection to 8.83 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.
3	<i>Table 6.3.1 (Row 4, Column RL3)</i> The minimum flankage yard shall be 3.5 m.	To reduce the minimum flankage yard to 1.2 m.

4	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 44.2%.
5	<i>Section 6.4.3 c)</i> The maximum front yard for a new dwelling shall be 16.68 metres in this instance.	To increase the maximum front yard to 26.01 metres.
6	<i>Section 6.4.6 a)</i> The maximum number of storeys shall be 2.	To increase the maximum number of storeys to 3.
7	<i>Section 6.4.6 b)</i> Floor area is prohibited above the second storey.	To permit floor area above the second storey.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

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

A/099/2024 – Deferred from June 26, 2024 – 26 Holyrood Avenue (West District) (OP Designation: Low Density Residential and Waterfront Open Space)

The applicant is proposing to construct a new three-storey detached dwelling, subject to the variances listed above.

A minor variance application was previously submitted for consideration by the Committee on June 26, 2024. This application was deferred at the request of the applicant to provide an opportunity to address staff concerns.

A revised minor variance application is now before the Committee for consideration. The revised application results in modifications to the proposed dwelling's front and flankage façades, along with the removal of a secondary driveway access and associated below grade garage entrance. This has resulted in the elimination of one variance in its entirety and the reduction in magnitude of others.

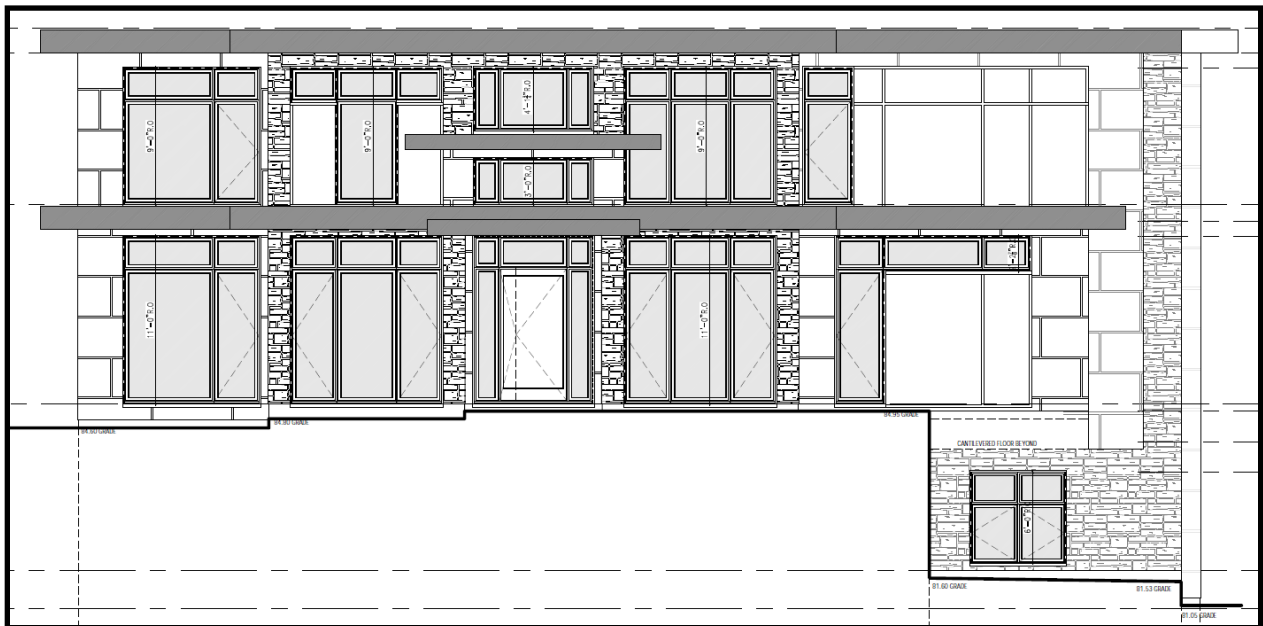
It should be noted that a Minor Site Plan application was submitted by the applicant after the previous deferral, to determine if any of the other variances could be eliminated. More specifically, under the Zoning By-law, what appears to be the basement level is considered to be the first storey of the dwelling. This is due to the significant grade change on the property that slopes down towards Lake Ontario. Due to the basement level being considered the first storey, variances have been triggered as a result. Despite the dwelling appearing as two-storeys from the street, the dwelling is technically classified as three-storeys. If this dwelling were situated on a regularly graded lot with the basement level meeting the definition of a basement under the Zoning By-law, some of the proposed variances would not be triggered, or the magnitude of such variances would be less such as variance 1 related to private garage floor area, variance 2 related to garage projection, variance 4 related to residential floor

area, variance 6 related to maximum number of storeys and variance 7 related to floor area above the second storey. Through the Minor Site Plan preliminary review process, it was determined that the grading on the lot could not be altered to allow for a majority of the basement level to be located below grade. As such, the foregoing variances are still required to implement the proposal.

Overall, staff are satisfied that the proposed revisions to the dwelling's architectural features, the removal of the second driveway access, and the façade articulation and treatments address previous concerns with the application. Additionally, the additional review undertaken regarding grading has confirmed that this is a unique site that cannot be re-graded to provide for a below grade basement level, which has been considered as context in evaluating the below revised variances:

Town of Oakville Zoning By-law 2014-014		Agenda	
Regulation	Requirement	June 26, 2024	April 30, 2025
Maximum interior side lot line setback for a driveway on a corner lot	11.20 m	18.99 m	REMOVED
Maximum garage floor area	45.0 m ²	261 m ²	234 m ²
Garage projection	1.5 m	20.89 m	8.83 m
Minimum flankage yard setback	3.5 m	1.26 m	1.20 m
Maximum residential floor area ratio	29%	40.13%	44.20%
Maximum front yard setback	16.68 m	28.99 m	26.01 m
Maximum number of storeys	2	3	3
Floor area above the second storey	Prohibited	To permit floor area above the second storey	To permit floor area above the second storey

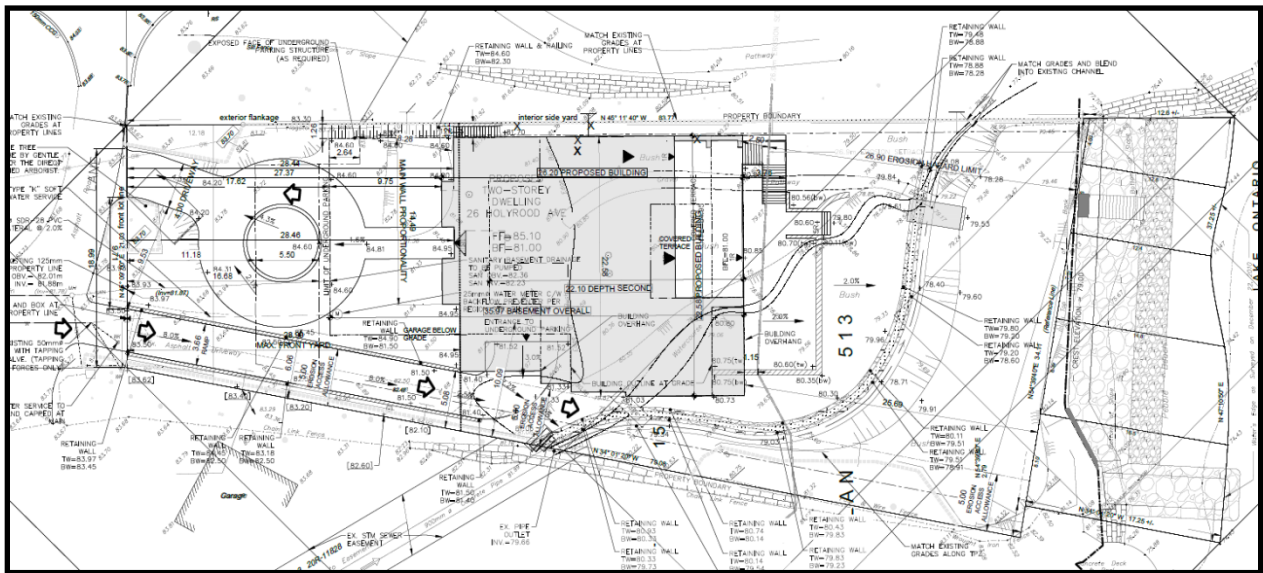
A comparison between the initial proposal heard before the Committee on June 26, 2024, and the revised proposal have been illustrated in the site plan drawing and elevation drawings/3D renderings below.



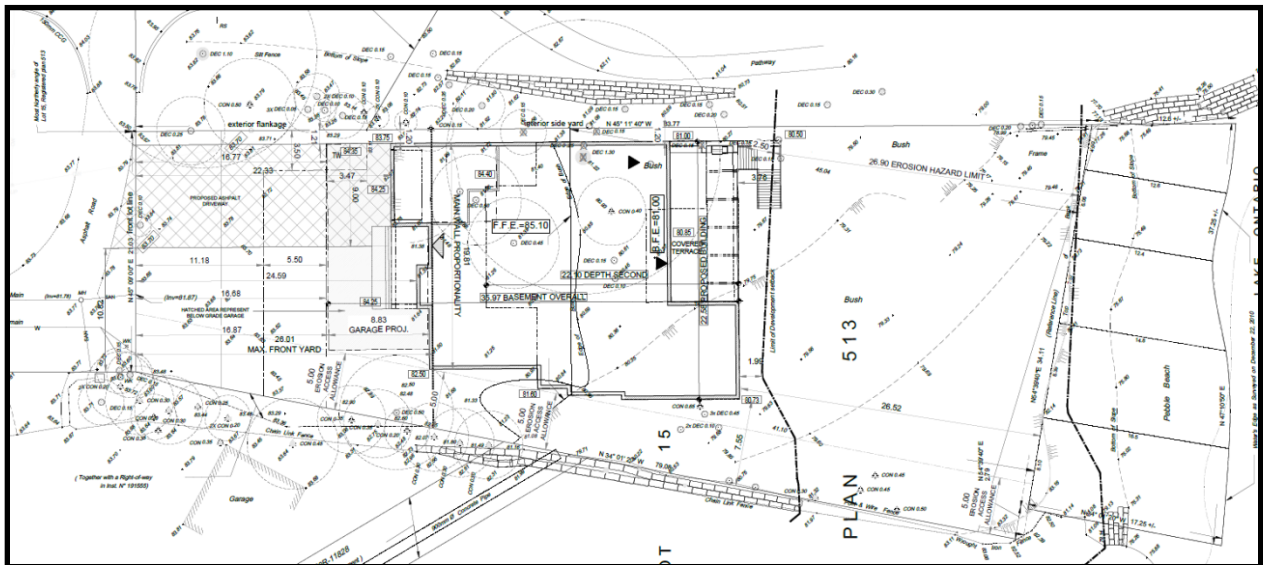
Front Elevation Rendering (June 26, 2024) – 26 Holyrood Avenue



Revised Front Elevation Rendering (April 30, 2025) – 26 Holyrood Avenue



Site Plan (June 26, 2024) – 26 Holyrood Avenue



Revised Site Plan (April 30, 2025) – 26 Holyrood Avenue



Revised Dwelling - 3D rendering (April 30, 2025) – 26 Holyrood Avenue



Revised Dwelling - 3D rendering (April 30, 2025) – 26 Holyrood Avenue

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:

Site and Area Context

Holyrood Avenue is a cul-de-sac street which contains a crescent providing access to three properties. The subject site is situated along this portion of the crescent and is adjacent to a public walkway that provides access to Holyrood Park. The property has an irregular topography and falls within Conservation Halton's regulated area limits as it abuts Lake Ontario. The site is currently vacant as the previous dwelling was demolished in 2022.

The neighbourhood consists of predominately one and two-storey dwellings that are original to the area and newly constructed two-storey dwellings. Most of the recently constructed dwellings include attached two-car garages and consist of lower second floor roof lines, stepbacks, and massing broken up into smaller elements to help reduce potential impacts on the streetscape.



Aerial Photo of subject lands – 26 Holyrood Avenue



Street View of subject lands – 26 Holyrood Avenue (vacant site) and the neighbouring dwellings abutting the property to the west, at 32 Holyrood Avenue (not visible in photo) and 38 Holyrood Avenue (right side of photo)



Street View of the neighbouring two-storey dwellings located on the east side of Holyrood Avenue, opposite the subject lands

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

The subject lands are designated Low Density Residential and Waterfront Open Space in the Official Plan. Development within the Waterfront Open Space area is required to be evaluated using the criteria established in Section 17.3. No portion of the proposed dwelling is to be constructed within the Waterfront Open Space area. Therefore, the proposal complies with this Section of Livable Oakville. Development within stable residential communities shall also 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 Section 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.”

The intent of the Official Plan is to protect the existing character of stable residential neighbourhoods. Redevelopment of some of the original housing stock has taken place in the surrounding area over the past number of years, and staff are of the opinion that the proposed dwelling continues to maintain and protect the existing neighbourhood character. The proposed dwelling does not present as substantially larger than adjacent

dwelling and would not create an overpowering effect on the local streetscape. Measures have been taken to mitigate some of the potential massing or scale impacts on the public realm; such as the third storey main wall being stepped-back along the front and rear façades, variations in the roof lines, and the introduction of a one-storey front porch element.

In staff's opinion, the variances that are now being requested, in addition to the removal of the second driveway entrance and associated ramp, along with the revised architectural design of the dwelling's exterior, have all been properly considered when examining the proposal against the existing character of the stable residential neighbourhood in which it is located. As such, the development is in keeping with other recently constructed homes around it, and would not result in negative cumulative impacts on the surrounding neighbourhood. The proposal incorporates sufficient design elements that would help to mitigate potential massing and scale impacts on adjacent properties.

On this basis, it is staff's opinion that the proposed variances maintain 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 requests relief from Zoning By-law 2014-014, as amended, as follows:

Variance #1 – Garage Floor Area (No Objection) – Increase from 45.0 square metres to 234 square metres

Variance #2 – Garage Projection (No Objection) – Increase from 1.5 metres to 8.83 metres

Variance #4 – Residential Floor Area Ratio (No Objection) – Increase from 29% to 44.2%

Variance #5 – Maximum Front Yard Setback (No Objection) – Increase from 16.68 metres to 26.01 metres

Variance #6 – Maximum Number of Storeys (No Objection) – Increase from 2 to 3

Variance #7 – To Permit Floor Area Above the Second Storey (No Objection)

The intent of regulating garage floor area and the garage projection from the front main wall is to prevent the garage from becoming the predominant feature of the dwelling. The intent of regulating the residential floor area ratio, the number of storeys, and preventing floor area above the second floor is to prevent the dwelling from having a mass and scale that is larger than the dwellings in the surrounding neighbourhood and to limit the potential impacts of shadowing or overlook conditions on abutting properties. The intent of regulating the front yard setback is to ensure a relatively uniform setback along the street, to maintain the consistency of front yards in the area, and to ensure adequate space for landscaped areas.

Given the grading of the subject property a portion of the garage, along with a considerable amount of residential floor area, is located in what appears to be the basement level. According to the Zoning By-law definitions of "first storey", "storey", and "grade" however, the basement level has been defined as the first storey, since it has a height greater than 1.8 metres above grade. As such, the proposed development is

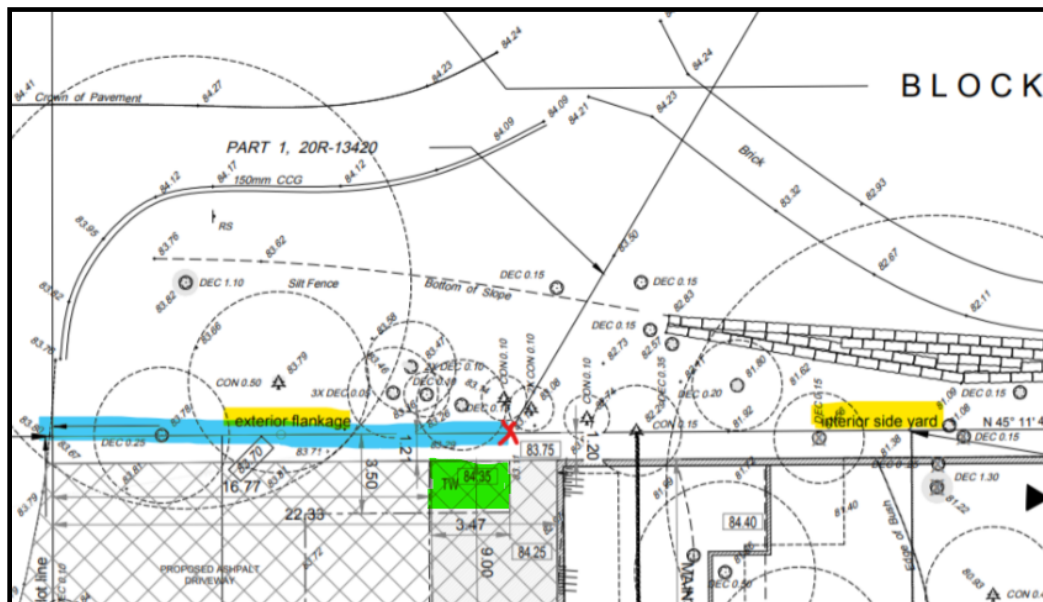
classified as three-storeys in height even though it visually appears to be two-storeys when looking at the dwelling from the front. These related variances can be perceived as minor in nature due to the current grading on the lot, which after an initial review from the Town's Development Engineering team cannot be altered, changed, or re-graded.

Given the foregoing, it is staff's opinion that the proposal, as contemplated, maintains the general intent and purpose of the Zoning By-law.

Variance #3 – Minimum Flankage Yard (No Objection) – Decrease from 3.5 metres to 1.20 metres

The intent of regulating the minimum flankage yard setback is to ensure adequate separation distances from the public right-of-way, maintain relatively consistent setbacks along the street, and to ensure there are no negative impacts on drainage.

In this instance, the curve of Holyrood Avenue results in a portion of the easterly lot line to be considered a flankage yard while the remainder is considered an interior lot line. The excerpt below indicates the flankage yard in blue and the portion of the dwelling that requires relief in green. The dwelling is proposed to be setback 1.20 metres from the easterly lot line. The majority of the dwelling is adjacent to the interior side yard and complies with the minimum setback of 1.2 metres. A portion of the underground garage falls within the flankage yard, which is 2.30 metres less than the minimum requirement under the By-law.



Excerpt of Site Plan indicating location of flankage lot line

On-site stormwater management, grading, swales, and drainage will be dealt with through the Minor Site Plan process. If it is proven that the reduced flankage yard setback is not conducive to proper Development Engineering protocols, then the design of the dwelling will need to change prior to the issuance of a building permit. To that end, one of the conditions of approval that is being recommended is that the proposal be approved in “general accordance” with the plans which allows for some minor revisions and adjustments to be made to the plan at the Minor Site Plan and Building Permit stage to address these comments.

On this basis, it is staff's opinion that the cumulative effect of the proposed variances would not negatively impact adjacent properties or the surrounding neighbourhood, as the massing and scale of the proposed dwelling is in keeping with other existing dwellings in the immediate area. In staff's opinion, the proposed variances meet the general intent and purpose of the Zoning By-law, helps to maintain and protect the neighbourhood's existing character, and would not negatively impact the streetscape.

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

Due to this site being in the Bill 97 buffer area, this site will be required to go through the Minor Site Plan process. This means that the site will need to provide Stormwater Management controls for the 25mm Volumetric event. Conservation Halton Approval will also be required. The approximate limits are on the plans but we should be noting that the Proponent needs a Professional Engineer to assess how the proposed works will impact the upstream sewer discharge and will require a Stormwater Management Report. A preliminary review was completed for this site due to the previous submissions, and detailed comments have been provided below:

1. Remnant channels are not to be enclosed as there could be potential for blockages and flooding. The Town is not supportive of the proposed grading plan that replaces the channel with a storm sewer. The Town recognizes the desire to continue the enclosure of the channel past the building envelope and would consider it to be enclosed up to that point only. This would generally reflect the April 2023 revised grading plan which shows the storm pipe end roughly at the erosion setback limit at which point it will outlet to an open channel.
2. There is to be no development within the 100-year flood limits of the channel. If there is a necessity to realign the existing channel to accommodate development, the applicant must show through a cut/fill analysis that the net storage available for the flood area on the property is matching existing or has been improved and that there are no impacts to adjacent and upstream properties.
 - a. This analysis should be done through HEC-RAS or SWM CAD and should ensure that the Town of Oakville Stormwater Master Plan is followed. The 100-year event is to be considered.
 - b. The analysis is to be done by a qualified professional
 - c. The form and function of the channel is to be replicated (Conveyance, capacity, infiltration, filtration)
 - d. There are existing erosion concerns on the downstream lands owned by the Town. Flow dissipation/erosion controls are to be proposed at the outlet of the enclosed channel.
3. A Stormwater Management Report is required to demonstrate the above, as well as demonstrate that the dwelling and any accessory buildings are outside of the 100yr limits. All external drainage is to be considered including but not limited to the overland flow from the road, and the contributing flows coming in from 32 Holyrood Ave from the rear lots north of this site on both Holyrood Ave and Shorewood Pl.

- a. Based on the existing grades on Holyrood Ave, there appears to be an overland flow route through the west side of the property. This is to be reviewed through the SWM report as to how it impacts the proposal
4. The Town will require a right of access easement over the channel in the rear yard. The channel and possible stretch of storm sewer (to pass the building envelope) will be privately owned and maintained. Specific wording of this easement can be discussed further at a future date.
5. As there is an overland flow route through the west side of the property. The west side of the home should be designed in accordance with analysis of the overland flow route.
6. The Maximum Driveway width allowed on the Municipal Right-of-Way is to be 6.5m.
7. The east side yard does not appear to have much room for drainage, please ensure that grading in that area is feasible.
8. Urban Forestry does not support the location of the proposed driveway and the removal of a municipally owned tree. The driveway is to be designed to be a distance/setback at least 2.4 m radius from the subject tree.

Staff are of the opinion that these concerns can be addressed through the Minor Site Plan process and the proposal still represents the appropriate development of the subject property. The variances are minor in nature and will not create any undue adverse impacts on 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 dwelling be constructed in general accordance with the submitted site plan and north, east, and west elevation drawings dated February 26, 2025, and the south elevation drawing dated April 6, 2024 to the satisfaction of the Director of Planning & 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.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- It is understood that this application was deferred from June 26, 2024. Regional comments provided on June 20, 2024, still apply.
- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to increase the maximum total floor area for the private garage to 234 square metres, to increase the attached private garage projection to 8.83 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line, to reduce the minimum flankage yard to 1.2 metres, to increase the maximum residential floor area ratio to 44.2%, to increase the maximum front yard to 26.01 metres, to increase the maximum number of storeys to 3, and to permit floor area above the secondary storey, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of a three-storey detached dwelling on the Subject Property.

Halton Conservation:



Planning & Regulations
905.336.1158
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

April 24, 2025

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

BY E-MAIL ONLY (coarequests@oakville.ca)

To Committee of Adjustment:

Re: Minor Variance Application
File Number: CAV A/099/2024
CH File Number: PMVG-2669
26 Holyrood Avenue, Town of Oakville
Applicant: Jason Huether
Owner: Arati Patel

Conservation Halton (CH) staff has reviewed the above-noted application according to our regulatory responsibilities under the *Conservation Authorities Act* (CA Act) and Ontario Regulation 41/24 and our provincially delegated responsibilities under Ontario Regulation 686/21 (e.g., acting on behalf of the province to ensure decisions under the *Planning Act* are consistent with the natural hazards policies of the Provincial Planning Statement [PPS, Sections 5.1.1-5.2.8] and/or provincial plans).

Proposal

The applicant is requesting the Committee of Adjustment to authorize minor variances to permit the construction of a single-family dwelling. The following variances are requested:

1. To increase the maximum total floor area for the private garage to 234 square metres.
2. To increase the attached private garage projection to 8.83 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.
3. To reduce the minimum flankage yard to 1.2 metres.
4. To increase the maximum residential floor area ratio to 44.2%.
5. To increase the maximum front yard to 26.01 metres.
6. To increase the maximum number of storeys to 3.
7. To permit floor area above the second storey.

Regulatory Comments (Conservation Authorities Act and Ontario Regulation 41/24)

CH regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline, hazardous lands including unstable soil and bedrock, as well as lands adjacent to these features. The property, at 26 Holyrood Avenue, is adjacent to the shoreline of Lake Ontario and contains the flooding

and erosion hazards associated with the shoreline. Through the review of the plans for development along the shoreline, CH seeks to ensure that waterfront development will generally be directed to areas outside of the hazardous lands. Hazardous lands are those lands adjacent to the shoreline of the Great Lakes – St. Lawrence River System, which are impacted by flooding, erosion, and/or dynamic beach hazards. Permits are required from CH prior to undertaking development activities within CH's regulated area and applications are reviewed under the *Conservation Authorities Act* (CA Act), Ontario Regulation 41/24, and CH's *Policies and Guidelines for the Administration of Part VI of the Conservation Authorities Act and Ontario Regulation 41/24 and Land Use Policy Document* (last amended, June 21, 2024) (<https://conservationhalton.ca/policies-and-guidelines>).

CH staff issued a permit for the proposed development on March 18, 2025. The drawings submitted with the minor variance application differ from the CH permit drawings as there are minor differences in the design and location of the dwelling. However, the proposed dwelling is still located behind the Engineered Development Setback (EDS) and as such, CH staff has no objections to the requested variances. A CH permit revision will still be required.

Provincial Planning Statement Natural Hazard Comments (Sections 5.1.1-5.2.8)

In addition to CH's regulatory responsibilities (described above), CH also has provincially delegated responsibilities under Ontario Regulation 686/21: Mandatory Programs and Services, including acting on behalf of the Province to ensure that decisions under the *Planning Act* are consistent with the Natural Hazards Sections (5.1.1-5.2.8) of the Provincial Planning Statement (PPS).

CH considers the proposed development to be generally consistent with the Natural Hazards Sections (5.1.1-5.2.8) of the Provincial Planning Statement.

Recommendation

Given the above, CH staff has no objection to the requested variances. A CH permit revision will be required following the approval of the minor variance application.

Should any changes to the proposed development arise through the Minor Variance process, please keep CH apprised.

Please note that CH has not circulated these comments to the applicant, and we trust that you will provide them as part of your report.

We trust the above is of assistance. Please contact the undersigned with any questions.

Sincerely,



Shayan Madani Ghahfarokhi
Planning & Regulations Analyst
905-336-1158 ext. 2335

Bell Canada: No comments received.

Union Gas: No comments received.

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.

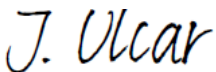
- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- The applicant is advised that permits may be required from other departments/authorities (e.g. Engineering and Construction, Building, 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.
- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.
- Unless otherwise states, 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 and north, east, and west elevation drawings dated February 26, 2025, and the south elevation drawing dated April 6, 2024 to the satisfaction of the Director of Planning & 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.



Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing Committee of Adjustment Application



File # A/016/2025 – Deferred from February 19, 2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 30, 2025 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 \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
A. Al-Hajjaj A. Al-Zhari	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr. Unit 301 Brampton ON L6Z 4N5	2019 Lakeshore Rd E PLAN 542 LOT 1

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 the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 6, Column RL1)</i> The minimum rear yard shall be 10.5 metres.	To reduce the minimum rear yard to 8.08 metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with an area between 1,115.0 m ² and 1,207.99m ² shall be 35%.	To increase the maximum residential floor area ratio to 37.25%.
3	<i>Table 6.4.2</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase the maximum lot coverage to 26.5%.
4	<i>Section 6.4.3 a)</i> The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 16.02m.	To reduce the minimum front yard to 11.27 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:

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

Date mailed:

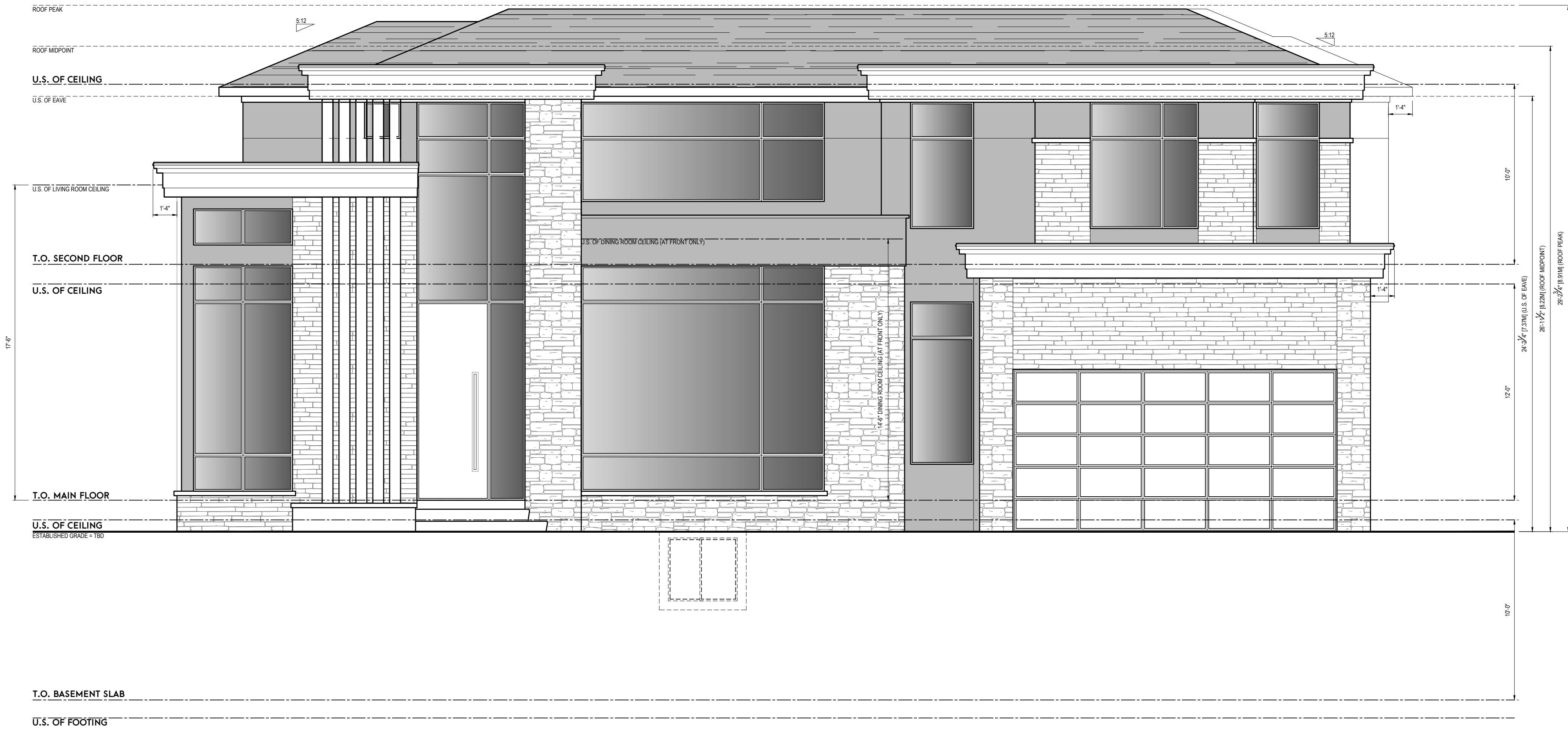
April 15, 2025

A/016/2025 - 2019 Lakeshore Road East



1/4"=1'-0"

FRONT ELEVATION



FINAL DESIGN SIGN-OFF
I (THE CLIENT) HEREBY STATE 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: _____

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Development & Building Inc.
BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM AL KHERNI
T: 416-770-1422
WWW.BETTERHOMESBUILDER.CA

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GENERAL NOTES
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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. C.3.2.4 OF THE ONTARIO BUILDING CODE
FIRM NAME _____ **B.C.I.N.** _____

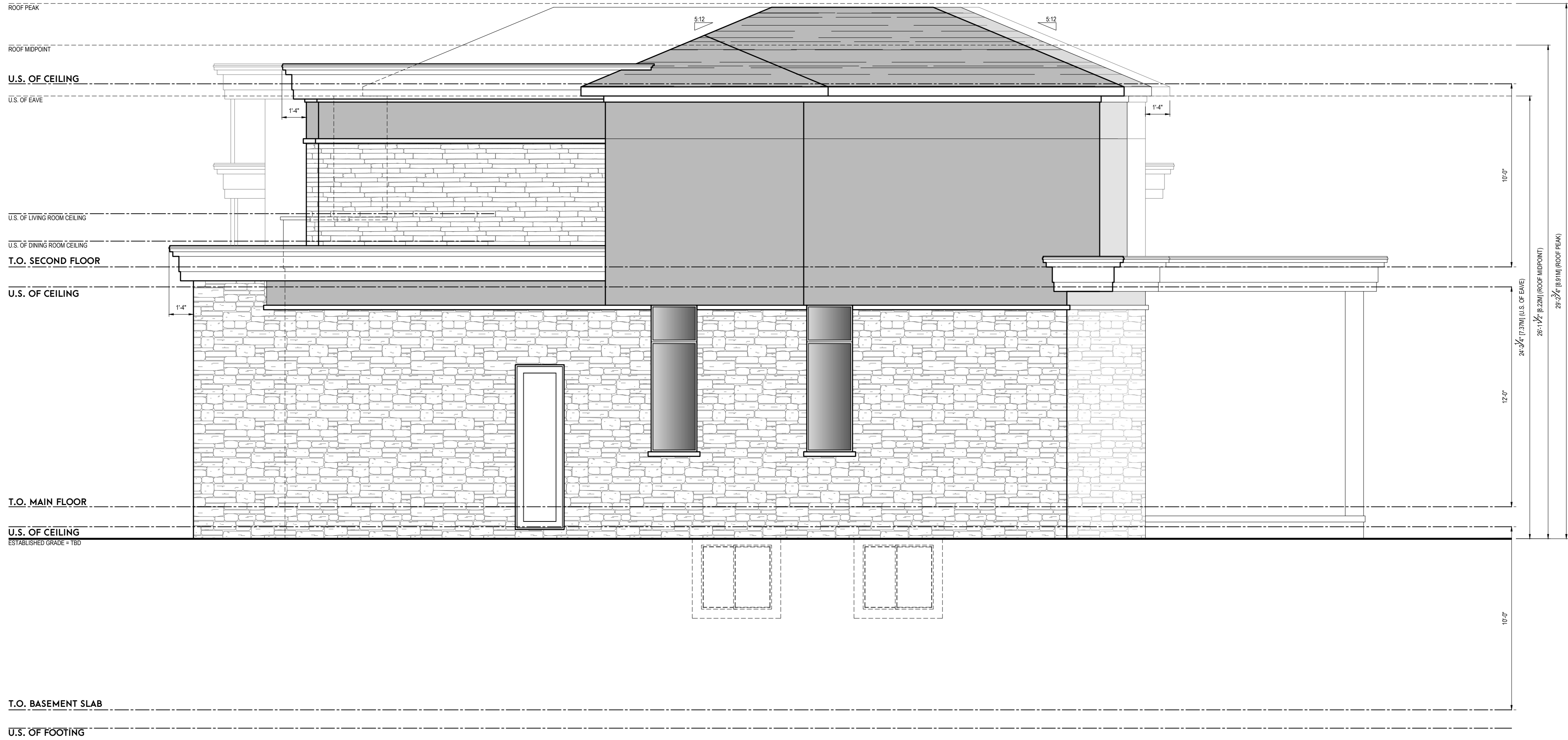
REVISION LIST	
1	-
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4	-
5	-

ISSUE LIST	
1	ISSUED FOR COA
2	-
3	-
4	-
5	-

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. CHECKED BY: K.V.A.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 SCALE: 1/4"=1'-0"
SHEET NO. _____

A201

RIGHT ELEVATION



FINAL DESIGN SIGN-OFF
I, (THE CLIENT) HEREBY 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: _____

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CUSTOM HOME DESIGN
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T: 1.888.498.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
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FIRM NAME _____ **B.C.I.N.** _____

REVISION LIST

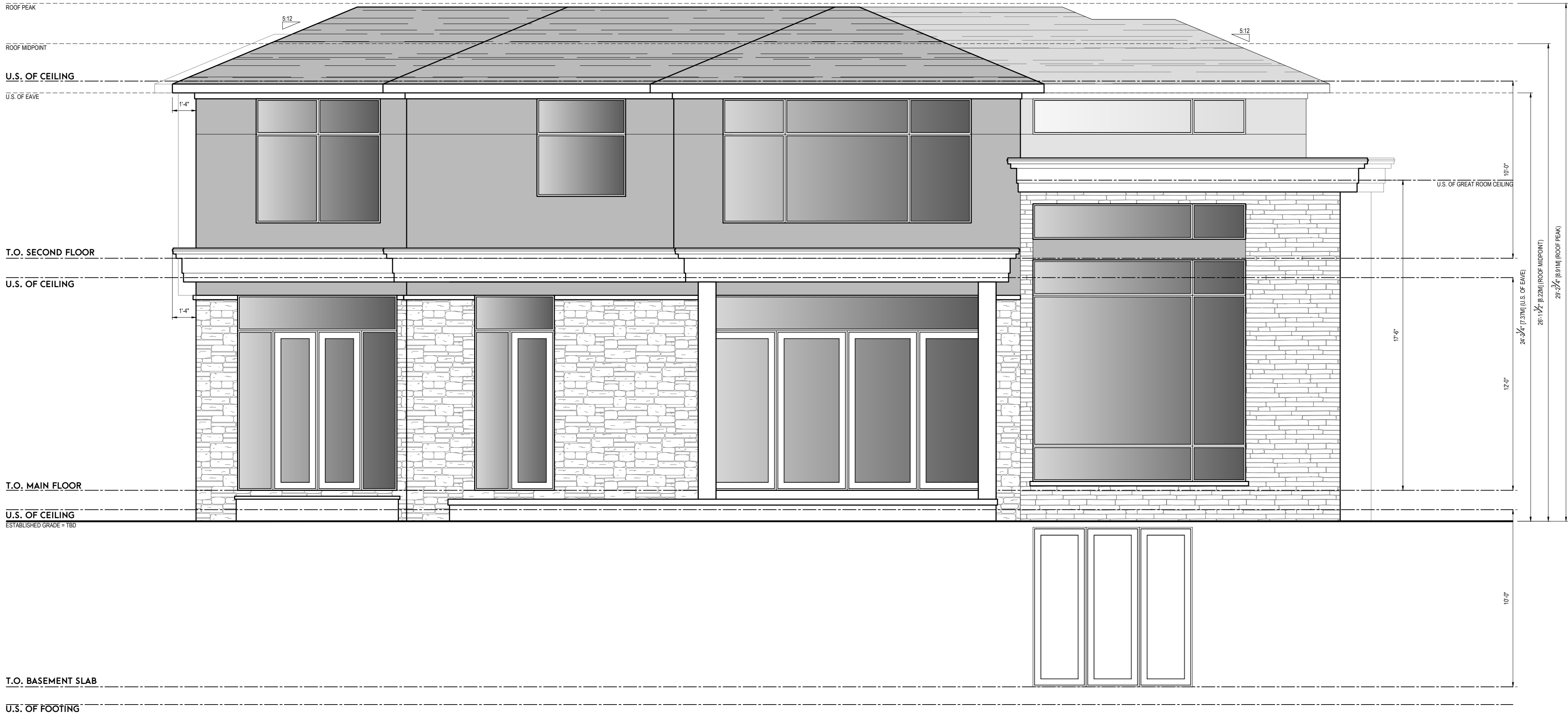
	ISSUE LIST	
1	ISSUED FOR COA	11/28/2024
2		
3		
4		
5		

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO.: 2024-056
SHEET NO.: 2024-056

A202

1/4"=1'-0"

REAR ELEVATION



FINAL DESIGN SIGN-OFF
I, THE CLIENT, HEREBY 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.

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T: 1.833.498.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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REVISION LIST

NO.	DESCRIPTION	DATE
1	-	11/28/2024
2	-	
3	-	
4	-	
5	-	

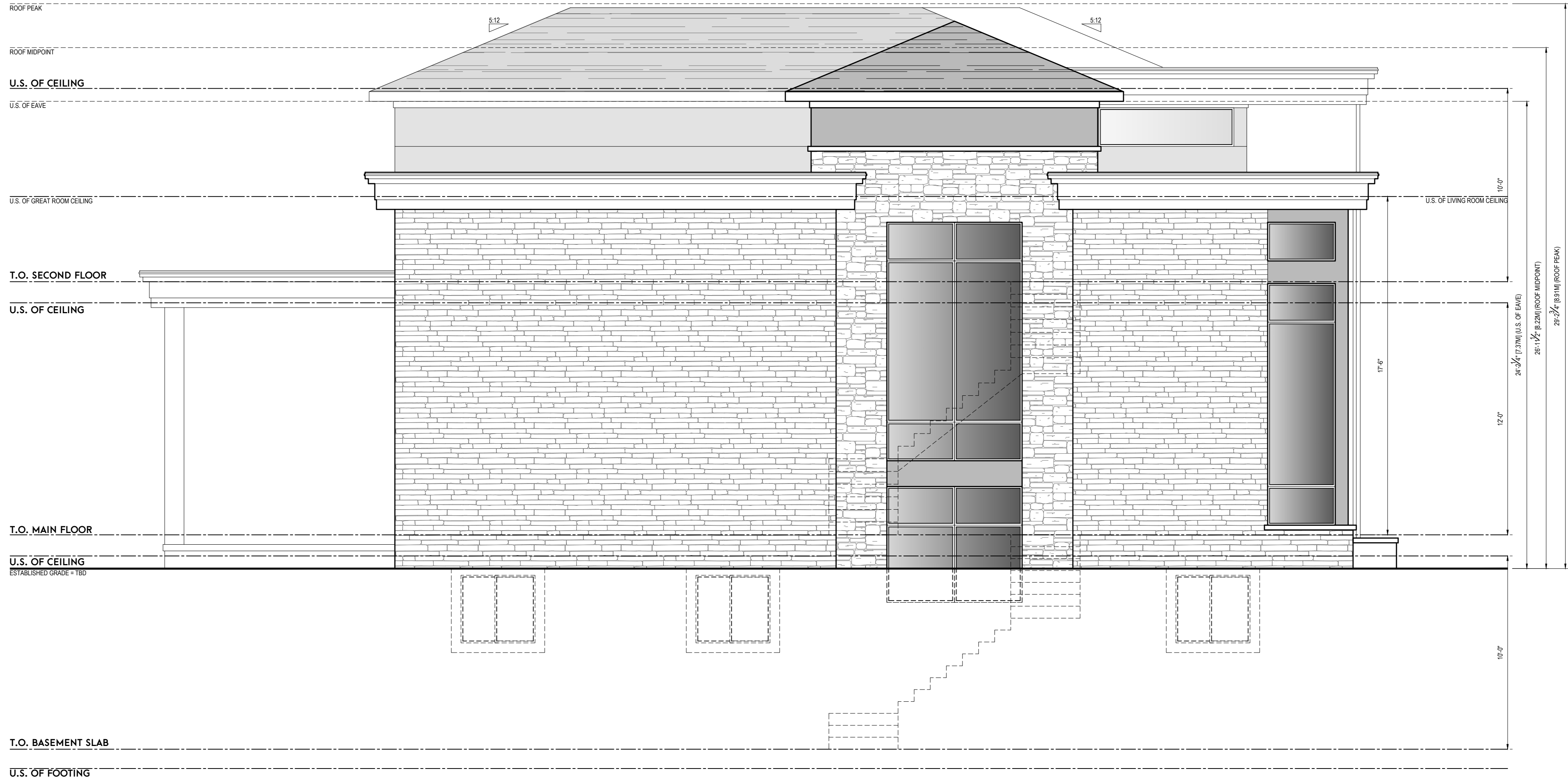
ISSUE LIST

NO.	ISSUED FOR	DATE
1	ISSUED FOR COA	11/28/2024
2	-	
3	-	
4	-	
5	-	

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO.: 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO.: A203

1/4"=1'-0"

LEFT ELEVATION



SPATIAL SEPARATION				
EXPOSING BUILDING FACE:	1037.82	SQ. FT.	96.42	SQ. M.
UNPROTECTED OPENINGS:	166.91	SQ. FT.	16.54	%
PERMITTED:	166.91	SQ. FT.	16.54	%
LIMITING DISTANCE=4.20M (4.00M AS PER TABLE 9.10.15.4.)				

FINAL DESIGN SIGN-OFF
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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	-	MW.DD.YYYY
2	-	MW.DD.YYYY
3	-	MW.DD.YYYY
4	-	MW.DD.YYYY
5	-	MW.DD.YYYY

ISSUE LIST		
1	ISSUED FOR COA	11.28.2024
2	-	MW.DD.YYYY
3	-	MW.DD.YYYY
4	-	MW.DD.YYYY
5	-	MW.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO.: 2024-056 **SCALE:** 1/8"=1'-0"
SHEET NO.: **A204**

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

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

APPLICATION: A/016/2025 – Deferred from February 19, 2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 30, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
A. Al-Hajjaj A. Al-Zhari	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr., Unit 301 Brampton ON, L6Z 4N5	PLAN 542 LOT 1 2019 Lakeshore Rd E Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential – Special Policy

ZONING: RL1-0, Residential

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 two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 6, Column RL1)</i> The minimum rear yard shall be 10.5 metres.	To reduce the minimum rear yard to 8.08 metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with an area between 1,115.0 m ² and 1,207.99m ² shall be 35%.	To increase the maximum residential floor area ratio to 37.25%.
3	<i>Table 6.4.2</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase the maximum lot coverage to 26.5%.
4	<i>Section 6.4.3 a)</i> The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 16.02m.	To reduce the minimum front yard to 11.27 metres.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development;

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

A/016/2025 - 2019 Lakeshore Road East (East District) (OP Designation: Low Density Residential – Special Policy)

The applicant proposes to construct a two-storey detached dwelling subject to the variances listed above.

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:

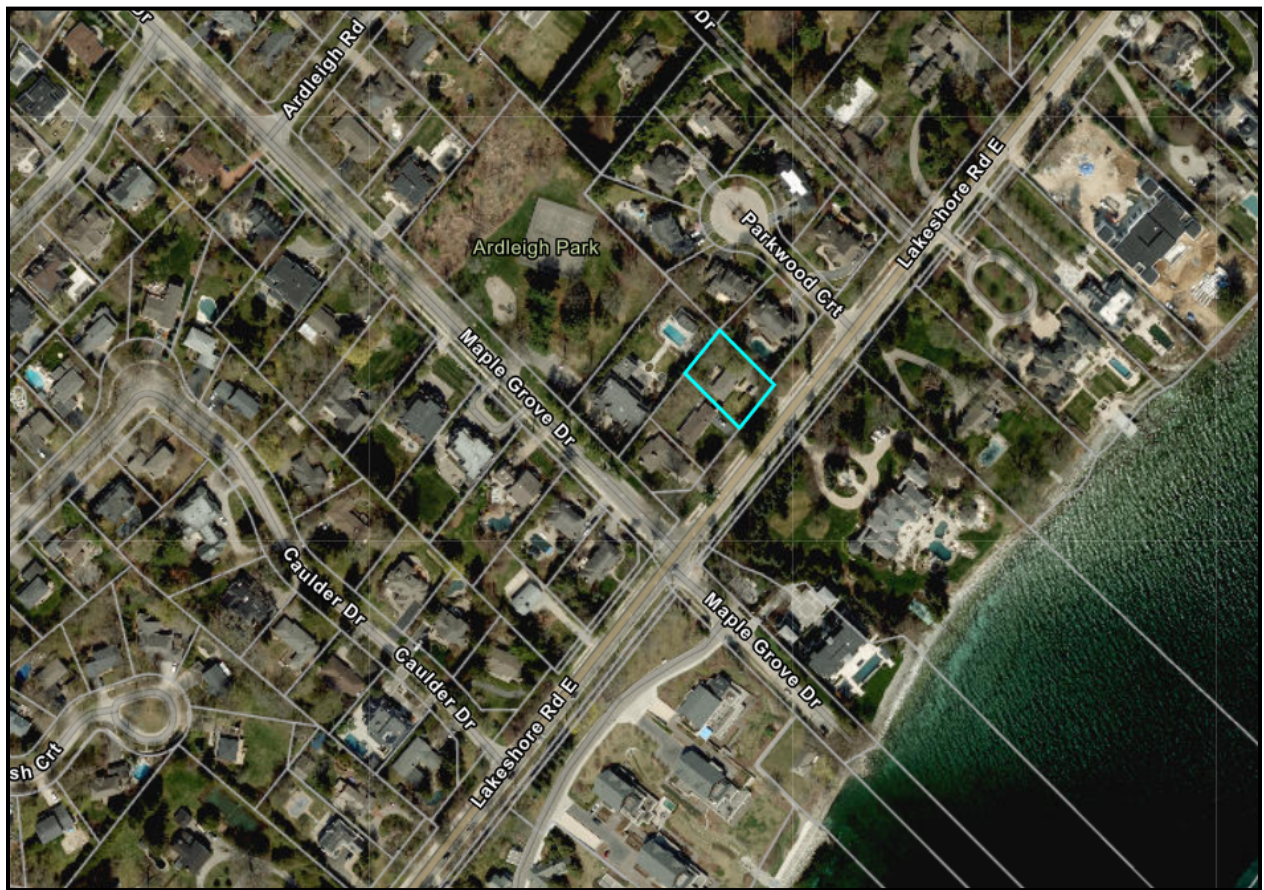
A minor variance application was previously submitted for consideration by the Committee on February 19, 2025. This application was deferred, at the request of the applicant, to provide the opportunity to address staff comments. A revised minor variance application is now before the Committee of Adjustment for consideration. The applicant proposes to mitigate the proposed variances by reducing the footprint of the dwelling, dropping the height above the great room and incorporating second floor stepbacks.

The revised application results in the removal of an interior side yard variance and a reduced variance request for minimum rear yard, maximum residential floor area ratio, and maximum lot coverage. See the table below for the variances proposed in February 2025, and the variances brought forward today.

Town of Oakville Zoning By-law 2014-014		Agenda	
Regulation	Requirement	February 19, 2025	April 30, 2025
Minimum Interior Side Yard	4.2 m	3.08 m	REMOVED
Minimum Rear Yard	10.5 m	7.52 m	8.08 m
Maximum Residential Floor Area Ratio	35%	37.83%	37.25%
Maximum Lot Coverage	25%	28.11%	26.5%
Minimum Front Yard	16.02 m	12.81 m	11.27 m

Site Area and Context

The neighbourhood is in transition and has a mix of one-storey and two-storey dwellings that are original to the area and two-storey dwellings that are newly constructed.



Aerial Photo of 2019 Lakeshore Road East



Streetview of 2019 Lakeshore Road East

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

The subject property is designated Low Density Residential- Special Policy 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. Due to the special attributes of the large lots and related homes in this Special Policy Area, intensification shall be limited to development which maintains the integrity of the large lots and not negatively impact surrounding properties. It is staff's opinion that the 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 – Rear Yard (No Objection) – 10.5 m reduced to 8.08 m

The intent of regulating rear yard setback is to provide adequate rear yard amenity. Staff are of the opinion that the space and reduce potential overlook and privacy impacts the proposed setback will result in an adequate rear yard amenity space. The reduced rear yard setback is to a one-storey covered porch which mitigates overlook and privacy. Staff are of the opinion that the requested variance maintains the general intent and purpose of the Zoning By-law. On this basis impacts.

Variance #2 – Maximum Residential Floor Area Ratio (No Objection) – increase from 35% to 37.25%

Variance #3 – Maximum lot coverage (No Objection) – increase from 25% to 26.5%

The intent of the Zoning By-law provisions for residential floor area and lot coverage are to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. The updates made to the proposed dwelling have assisted in mitigating the massing of the dwelling.

Variance #4 – Minimum front yard (No Objection) – decrease from 16.02 m to 11.27 m

The intent of regulating minimum front yard is to ensure a relatively uniform setback along the street. In this instance, the setback of the dwellings in this section of Lakeshore Road East vary; however, the proposed location of the dwelling will still be relatively consistent with the dwellings on either side.

It is staff's opinion that the application as revised maintains the general intent and purpose of the Zoning By-law, and results in a dwelling that is compatible with the existing neighbourhood character.

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 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 development. Should this minor variance request be approved by the Committee, the following conditions are recommended:

1. That the dwelling be constructed in general accordance with the submitted updated site plan and elevation drawings dated 11.28.2024, 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.

Oakville Hydro: We do not have any comments.

Transit: No comments.

Metrolinx: No comments/concerns.

Finance: No comments received.

Halton Region:

- It is understood that this application was deferred from February 19, 2025. Regional comments provided on February 13, 2025, still apply.
- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to reduce the minimum rear yard to 8.08 metres, to increase the maximum residential floor area ratio to 37.25%, to increase the maximum lot coverage to 26.5%, and to reduce the minimum front yard to 11.27 metres, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of a two-storey detached dwelling on the Subject Property.

Bell Canada: No comments received.

Union Gas: No comments received.

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, 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.
- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.
- Unless otherwise states, 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 constructed in general accordance with the submitted updated site plan and elevation drawings dated 11.28.2024, 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.

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment