Committee of Adjustment
Town of Oakville

AGENDA

Date: July 23, 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/095/2025 - 166 Dornie Road	3 - 24
	6.2	A/096/2025 - 120 Ulster Drive	25 - 41
	6.3	A/097/2025 - 2216 Urwin Crescent	42 - 56
	6.4	A/098/2025 - 214 Cherryhill Road	57 - 77
	6.5	A/099/2025 - 248 Jennings Crescent	78 - 92
	6.6	A/100/2025 - 93 Second Street	93 - 106

6.7 A/101/2025 - 2472 Deer Run Avenue 107 - 117

6.8 A/102/2025 - 2449 Meadowood Crescent 118 - 131

6.9 A/103/2025 - 2433 Hixon Street 132 - 157

7. Confirmation of Minutes

8. Adjournment

Notice of Public Hearing
Committee of Adjustment Application

File # A/095/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
S. Simmonds	Jennifer Scholes Jennifer Scholes Architect Inc. 68 Wimbleton Rd Toronto ON, M9A 3S1	166 Dornie Rd PLAN 1008 LOT 38

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	*Section 5.8.6 c)* For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres.	To increase the maximum total floor area to 58.0 square metres.
2	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area greater than 1,301.00m^2 shall be 29%.	To increase the maximum residential floor area ratio to 32.33%.

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.

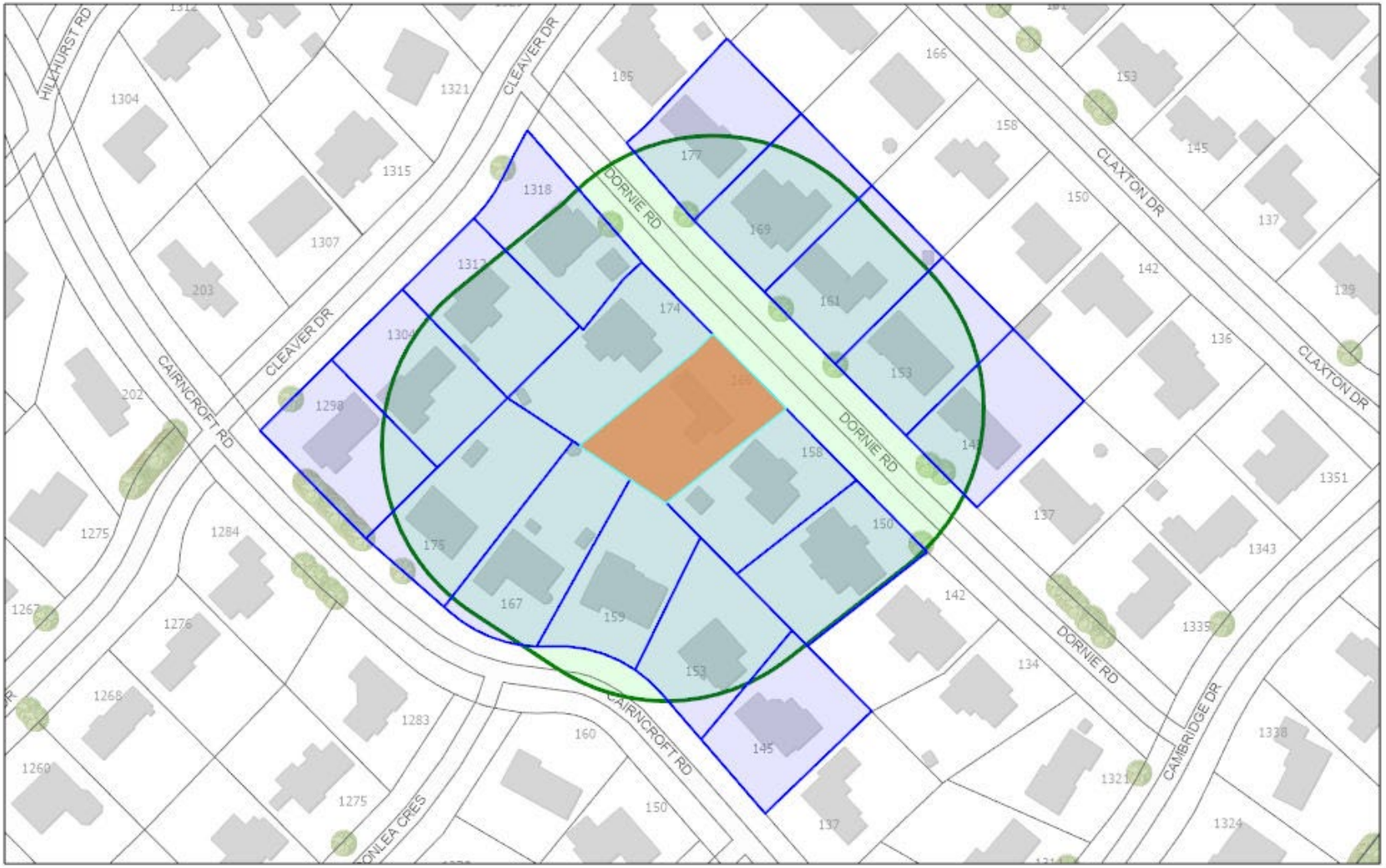
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

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:
July 8, 2025

A/095/2025 - 166 Dornie Road



6/30/2025, 3:14:29 PM

Applicant Name Address

Wards

Ownership

1:2,257

0 0.01 0.03 0.05 mi

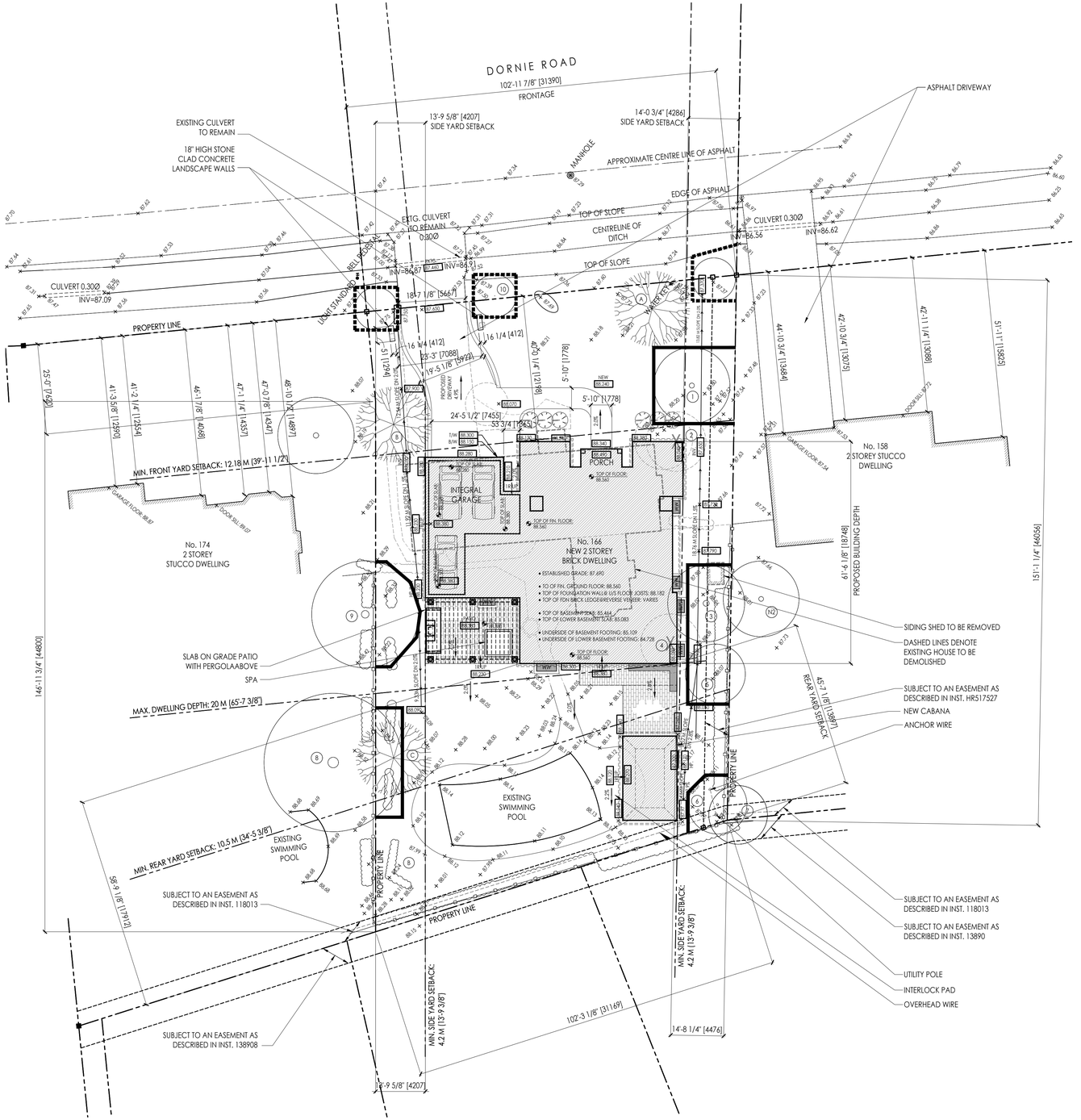
0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

ZONING INFORMATION: 166 DORNIE ROAD
TOWN OF OAKVILLE BYLAW 2014-014
MAP No. 19(9)

ZONING DESIGNATION: RL1-0 RESIDENTIAL LOW MIN. LOT FRONTAGE: 30.5 M			
	ALLOWABLE	PROPOSED	
		METRIC	IMPERIAL
MIN. LOT AREA: 1393.5 SM			
LOT AREA:		1482.8 SM	15961.0 SF
FRONTAGE:	MIN. 30.5 M	31.4 M	102'-11 3/4"
FLOOR AREA RATIO:			
BASEMENT FLOOR (not included in GFA)		309.37 SM	3330.02 SF
GARAGE (not included in F.A.R.):		58.00 SM	624.31 SF — VARIANCE
GROUND FLOOR:		261.47 SM	2814.44 SF
SECOND FLOOR:		217.89 SM	2345.35 SF
TOTAL RESIDENTIAL FLOOR AREA: 29% (if lot area is 1300 sm or greater: Part 6.4)	MAX. 430 SM (4628.7 SF)	479.36 SM	5159.79 SF — 32.33 % — VARIANCE
COVERAGE: HOUSE: MAX. : If height of dwelling is more than 7.0 m: 25%		332.87 SM	3582.96 SF — 22.4 %
CABANA / SHED:		32.52 SM	350.01 SF — 2.2 %
TOTAL COVERAGE	MAX. 25 %: 370.71 SM (3990.25 SF)	365.39 SM	3932.97 SF — 24.64 % TOTAL
DWELLING HEIGHT MAXIMUM: (Oakville Bylaw part 6.4)	9.0 M (29'-6 1/4")	9.0 M	29'-6 1/4"
MAXIMUM No. of STOREYS: (Oakville Bylaw part 6.4) 2			2
BUILDING DEPTH MAXIMUM:	20 M (65'-7 3/8")	18.748 M	61'-6 1/8"
MINIMUM YARDS:			
FRONT YARD: (NORTH): 12.18 M ((existing less 1 metre: 13180-1000)	12.18 M (39'-11 1/2")	12.197 M	40'-0 1/4"
SIDE YARD: (WEST): 4.2 M	4.2 M (13'-9 3/8")	4.200 M	13'-9 3/8"
SIDE YARD: (EAST): 4.2 M	4.2 M (13'-9 3/8")	4.208 M	13'-9 11/16"
REAR YARD: (SOUTH): 10.5 M	10.5 M (34'-5 3/8")	13.897 M	45'-7 1/4"
ACCESSORY BUILDINGS (not for human habitation or business: PART 6.5):			
Must be min. 2.0 m from dwelling		M	'.⁰
SIDE YARD: 0.6 M	0.6 M (1'-11 5/8")	4.253 M	13'-11 1/2"
REAR YARD: 0.6 M	0.6 M (1'-11 5/8")	1.271 M	4'-2"
MAX HEIGHT: 4.0 M from grade	4.0 M (13'-1 1/2")	M	'.⁰
MAX COVERAGE: greater of 5% of lot area or 42.0 sm (included in total coverage	74.1 SM (797.6 SF)	32.52 SM	350.01 SF
DRIVEWAYS:			
MIN. WIDTH: 3.0 M (2.4 M if garage is detached in rear yard)			
MAX. WIDTH: 9.0 M (frontage is 31.4 M) (can add 1.8 m of walkway on each side)		6.198 M	20'-4"
PRIVATE GARAGES: (frontage is 31.4 M)			
MAX. TOTAL FLOOR AREA: ~~45.0 SM~~ RL1: 56.0 SM	56 SM	64.51 SM	694.43 SM
MAX. WIDTH OF ENTRANCE TO GARAGE: 9.0 M		5.589 M	18'-4"
MAX. GARAGE PROJECTION: 1.5 M from main wall of house			
MIN. NO. OF PARKING SPACES (min. 1 in garage) min size: 3.0x5.7 m if one spot, 5.6 m width if 2 spots	2		3

1 ZONING INFORMATION
SCALE NOT TO SCALE



1 SITE PLAN: PROPOSED
SCALE 1/16" = 1'-0"

SURVEY INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 38
REGISTERED PLAN 1008
IN THE TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON
GUIDO V. CONSOLI O.L.S.
ONTARIO LAND SURVEYOR
ALTIMAP LAND SURVEYORS INC.
2 OCTOBER 2024

Committee of Adjustment	22 May 2025
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Building Permit	14 March 2025
Coordination	26 February 2025
Coordination	18 February 2025
Coordination	13 February 2025
Coordination	3 February 2025
Coordination	7 January 2025
Review	18 October 2024
Review	October 2024
Print Record	Date

jennifer scholes architect inc.
68 Wimbleton Road
Toronto Ontario M9A 3S1
647 999 8593
jen@scholesarchitect.com

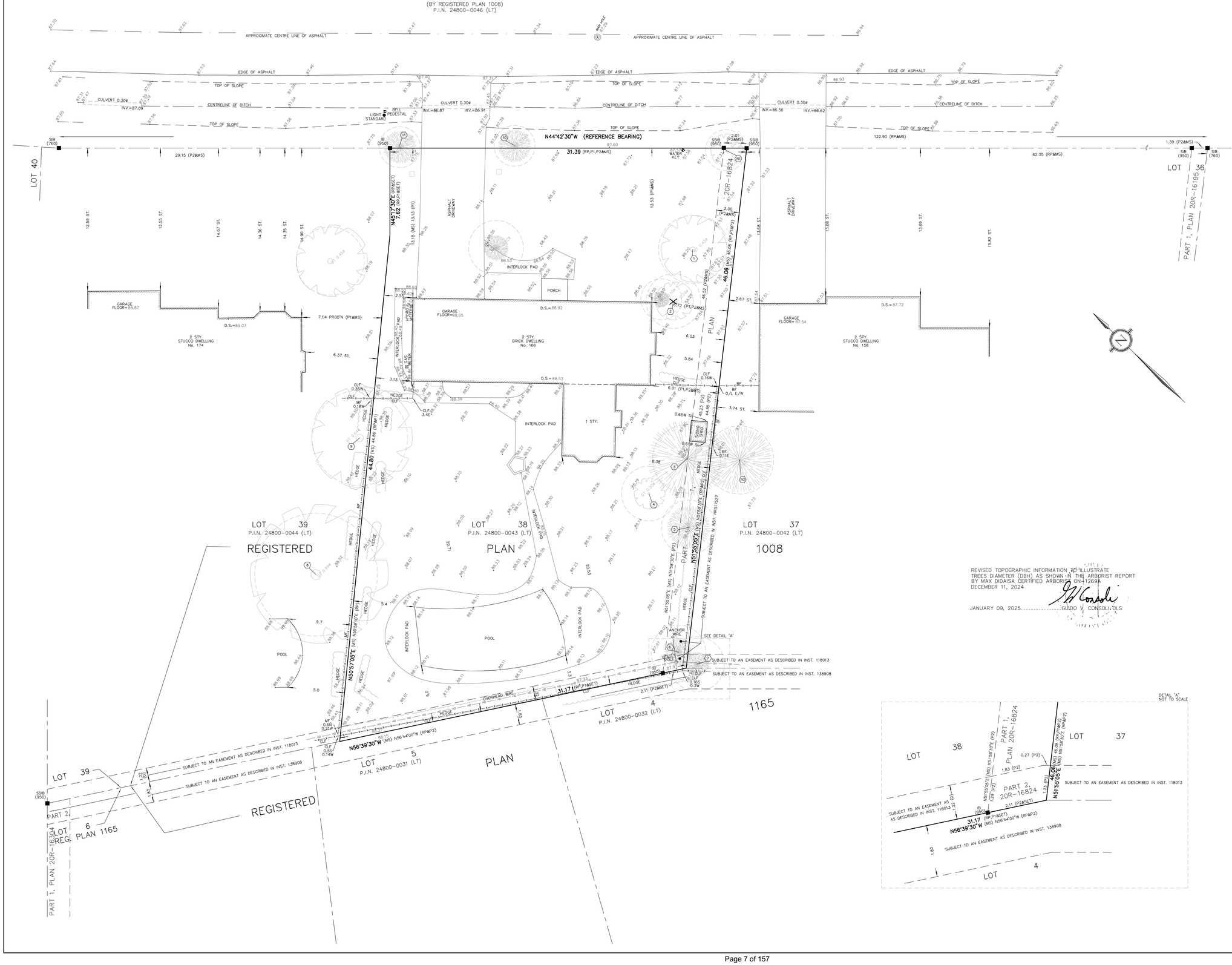
ONTARIO ASSOCIATION OF ARCHITECTS
JENNIFER SCHOLES
LICENCE
7502

Dornie Residence
166 Dornie Rd
Oakville Ontario L6J 4N6

Project No.:	2407DORNIE
Drawn by:	JS
Reviewed by:	JS
Scale:	As Noted

ZONING INFORMATION + SITE PLAN

A101



REVISED TOPOGRAPHIC INFORMATION TO ILLUSTRATE TREES DIAMETER (DBH) AS SHOWN IN THIS ARBORIST REPORT BY MAX DIDAISA CERTIFIED ARBORIST ON-1269A DECEMBER 11, 2024

JANUARY 09, 2025..... GUIDO V. CONSOLI OLS

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF

LOT 38
REGISTERED PLAN 1008

IN THE

TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

SCALE & NOTES

Scale 1:150

2 0 2 4 6 8 10 METRES

ALTIMAP LAND SURVEYORS INC.

© COPYRIGHT 2024

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 15, HAVING A PUBLISHED ELEVATION OF 83.506 METERS.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF DORNIE ROAD AS SHOWN ON REGISTERED PLAN 1008 HAVING A BEARING OF N44°42'30"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
OH	DENOTES	OVERHEAD WIRE
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
INV	DENOTES	INVERT ELEVATION
NTS	DENOTES	NOT TO SCALE
MS	DENOTES	MEASURED
FN.	DENOTES	FOUNDATION
BR.	DENOTES	BRICK
ST.	DENOTES	STUCCO
SI.	DENOTES	SIDING
STY.	DENOTES	STOREY
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
MF	DENOTES	METAL FENCE
D.S.	DENOTES	DOOR SILL ELEVATION
RP	DENOTES	REGISTERED PLAN 1008
P1	DENOTES	PLAN BY SEWELL & SEWELL O.L.S. DATED OCTOBER 24, 1961
P2	DENOTES	PLAN 20R-16824
D	DENOTES	INSTRUMENT No. 118013
760	DENOTES	McCONNELL & MAUGHAN LTD., O.L.S.
950	DENOTES	CUNNINGHAM McCONNELL LTD., O.L.S.
O/L	DENOTES	ON LINE
PROD'N	DENOTES	PRODUCTION
(#)	DENOTES	TREE NUMBERED BY ARBORIST REPORT BY MAX DIDAISA CERTIFIED ARBORIST ON-1269A DECEMBER 11, 2024

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2220667

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1026, Section 29(3)

PART 2

REGISTERED EASEMENTS/RIGHTS-OF-WAY – SUBJECT TO AN EASEMENT AS DESCRIBED IN INSTRUMENT No. 118013 AND HR517527.

MUNICIPAL ZONING – THIS PLAN AND REPORT DOES NOT CERTIFY ZONING COMPLIANCE.

ADDITIONAL REMARKS – MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN. BUILDING TIES ARE TO BRICK/CONCRETE UNLESS OTHERWISE NOTED

THIS PLAN WAS PREPARED FOR SHAUNA SIMMONDS AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 SEPTEMBER 30, 2024.

OCTOBER 02, 2024

GUIDO V. CONSOLI
ONTARIO LAND SURVEYOR

ALTIMAP LAND SURVEYORS INC.
222 FINCH AVE W, UNIT 212, TORONTO, ON M2R 1M6
TEL 416 990 3001 INFO@ALTIMAP.CA

DWN BY: EJ
CHK BY: GVC
JOB No. : 24-3563

TREE PROTECTION LEGEND

- TREE TO BE REMOVED
- TREE TO BE PROTECTED
- TREE TO BE INJURED
- TREE WITH DIAMETER OF LESS THAN 30 CM
- TREE PROTECTION FENCE COVERED WITH SNOW FENCING
- SOLID PLYWOOD TREE PROTECTION BARRIER
- SOLID 3/4" PLYWOOD ON EITHER SIDE OF 4"x4" FRAME, FILLED W/ WOOD MULCH AS PER ARBORIST REPORT

3 TREE PROTECTION LEGEND
SCALE NOT TO SCALE

REPLACEMENT TREE LEGEND

#	COMMON NAME	LATIN NAME
A	ENGLISH OAK	Quercus robur
B	SERVICEBERRY Autumn Brilliance	Amelanchier x grandiflora
C	COMMON APPLE	Malus pumila

4 TREE PLANTING LEGEND
SCALE NOT TO SCALE

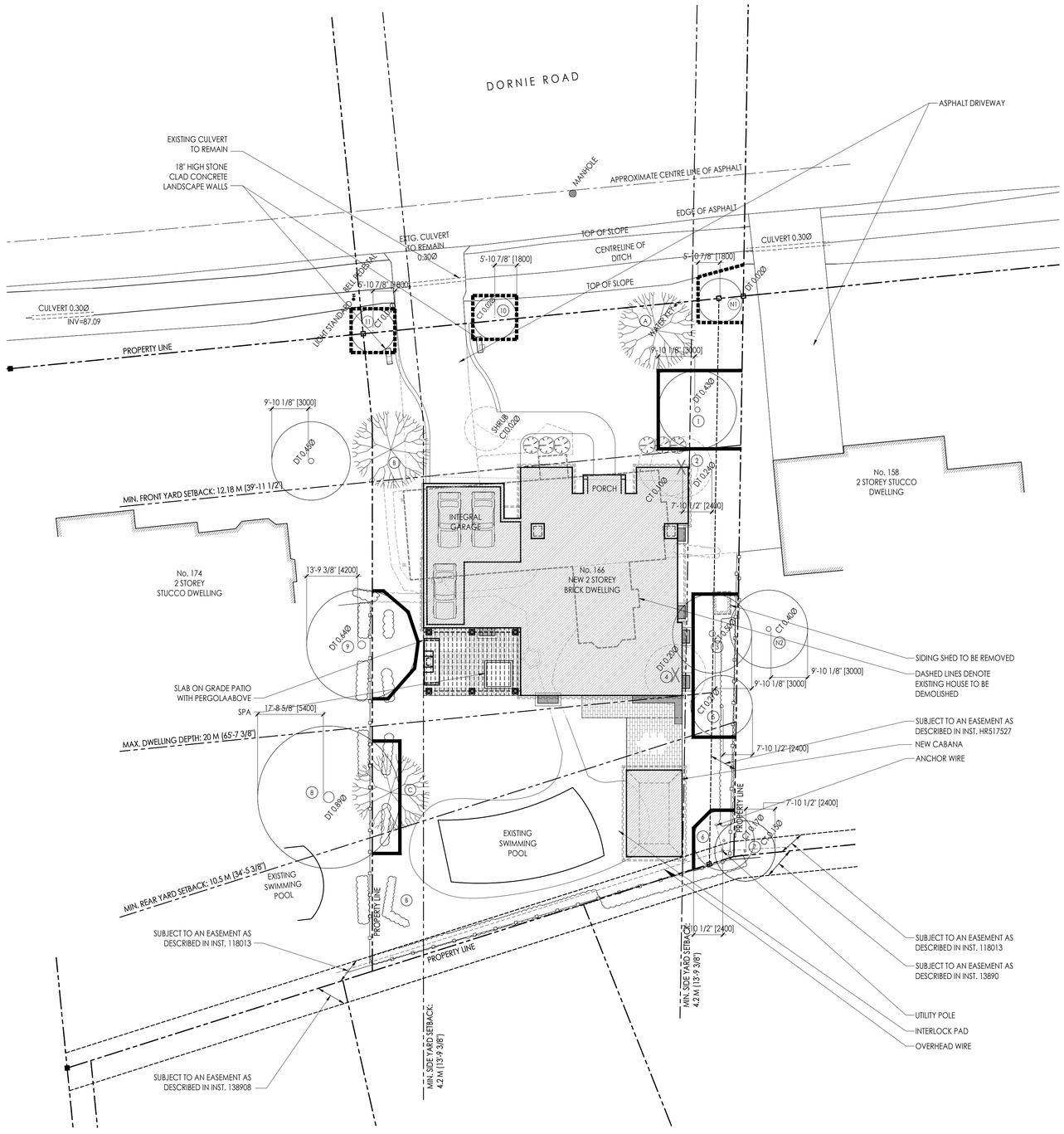
EXISTING TREE LEGEND

#	COMMON NAME	LATIN NAME	DBH (CM)	TPZ (M)	LOCATION	STATUS
1	BEECH	Fagus sylvatica	43	3.0	SUBJECT SITE	PROTECT
N1	JAPANESE MAPLE	Acer palmatum	2	1.8	SUBJECT SITE	PROTECT
2	BIRCH	Betula papyrifera	24	2.4	SUBJECT SITE	REMOVED
N2	SPRUCE	Picea	40	3.0	ADJACENT SITE	PROTECT
3	WHITE SPRUCE	Picea glauca	50	3.0	SUBJECT SITE	INJURE
4	APPLE	Malus domestica	20	2.4	SUBJECT SITE	REMOVED
5	BLACK PINE	Pinus nigra	27	2.4	SUBJECT SITE	PROTECT
6	WHITE SPRUCE	Picea glauca	17	2.4	SUBJECT SITE	PROTECT
7	WHITE SPRUCE	Picea glauca	15	2.4	ADJACENT SITE	PROTECT
8	SILVER MAPLE	Acer saccarinum	89	5.4	ADJACENT SITE	PROTECT
9	NORWAY MAPLE	Acer platanoides	64	4.2	ADJACENT SITE	PROTECT
10	YEW SHRUB	Taxus	2	1.8	CITY-OWNED	PROTECT
11	YEW SHRUB	Taxus	2	1.8	CITY-OWNED	PROTECT

NOTE: FOR COMPLETE TREE ASSESSMENT INFORMATION AND TREE PROTECTION PLAN DETAILS REFER TO ARBORIST REPORT

2 TREE INVENTORY
SCALE NOT TO SCALE

NOTE:
PLEASE REFER TO PRIVATE TREE REMOVAL PERMIT No. 25 102233 ISSUED BY THE TOWN OF OAKVILLE ON 10 FEBRUARY 2025



1 LANDSCAPE PLAN: PROPOSED
SCALE 1/16" = 1'-0"

Committee of Adjustment	22 May 2025
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jennifer scholes architect inc.
68 Wimbleton Road
Toronto Ontario M9A 3S1
647 999 8593
jen@scholesarchitect.com

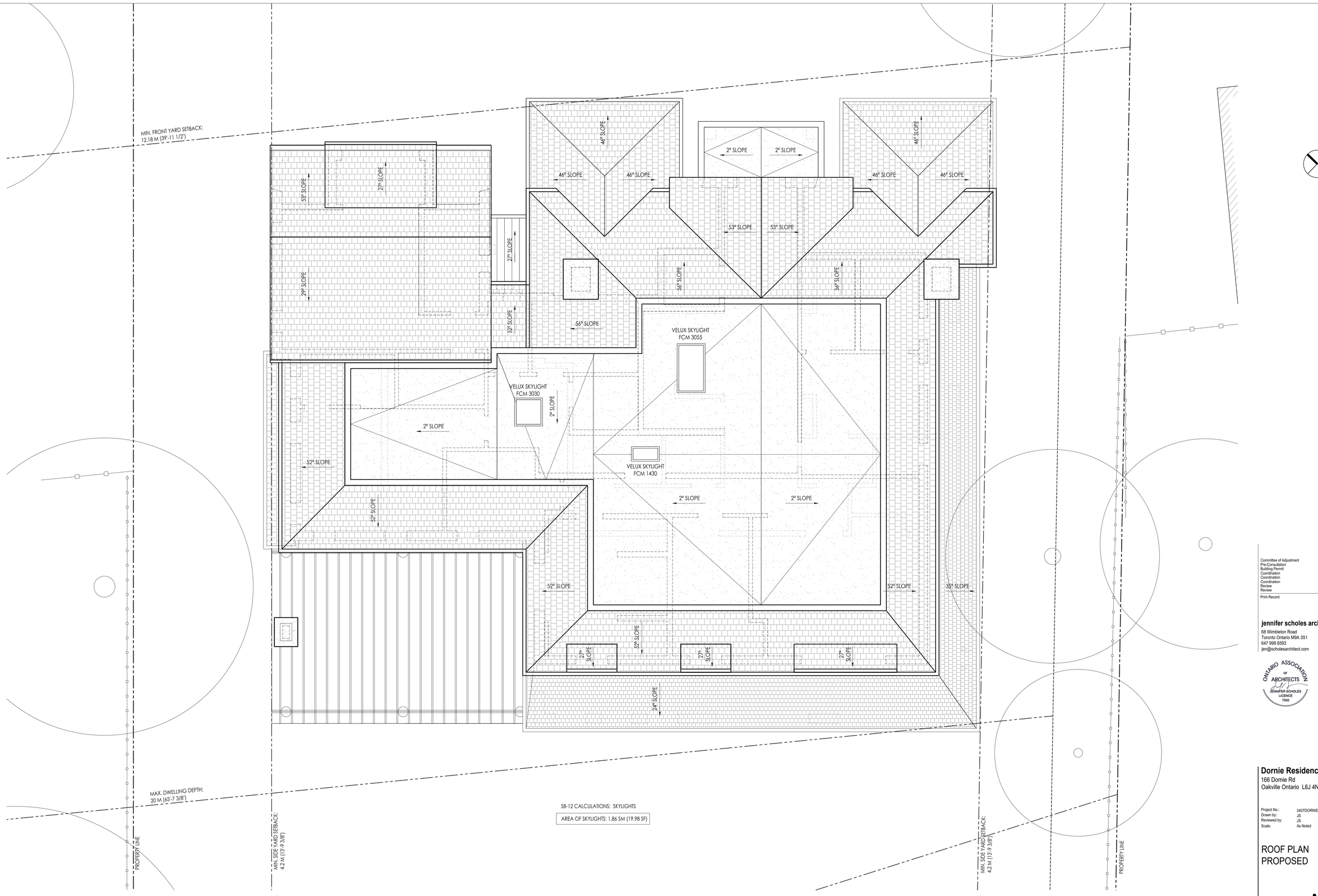
ONTARIO ASSOCIATION OF ARCHITECTS
JENNIFER SCHOLES
LICENCE 7908

Dornie Residence
166 Dornie Rd
Oakville Ontario L6J 4N6

Project No.:	2407DORNIE
Drawn by:	JS
Reviewed by:	JS
Scale:	As Noted

LANDSCAPE PLAN
PROPOSED

A101L



SB-12 CALCULATIONS: SKYLIGHTS

AREA OF SKYLIGHTS: 1.86 SM (19.98 SF)

1 ROOF PLAN: PROPOSED
SCALE 1/4" = 1'-0"

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ONTARIO ASSOCIATION OF ARCHITECTS
JENNIFER SCHOLES
LICENCE
7502

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Project No.:	2407DORNIE
Drawn by:	JS
Reviewed by:	JS
Scale:	As Noted

ROOF PLAN
PROPOSED

A203

SB-12 CALCULATIONS: TOTAL

EXPOSING BUILDING FACE AREA (from grade to uppermost ceiling): 520.50 SM (5602.65 SF)
TOTAL GROSS WINDOW AREA (rough openings): 96.28 SM (1036.39 SF): 18.50%

SB-12 CALCULATIONS: NORTH ELEVATION

EXPOSING BUILDING FACE AREA: 134.92 SM (1452.31 SF)
PROPOSED AREA OF OPENINGS: 26.35 SM (283.66 SF)

1 NORTH ELEVATION: PROPOSED
SCALE 1/4"=1'-0"

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Project No.:	2407DORNIE
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Reviewed by:	JS
Scale:	As Noted

NORTH ELEVATION
PROPOSED

A401

SB-12 CALCULATIONS: EAST ELEVATION

EXPOSING BUILDING FACE AREA: 112.08 SM (1206.43 SF)
PROPOSED AREA OF OPENINGS: 13.22 SM (142.30 SF)

LIMITING DISTANCE CALCULATIONS (pline 2" offset from rough opening)

TOTAL EXPOSING BUILDING FACE (EBF) AREA: 112.08 SM (1206.43 SF)
LIMITING DISTANCE: 4.286 M
ALLOWABLE UNPROTECTED OPENING AREA: 12%: 13.45 SM (144.77 SF)
PROPOSED UNPROTECTED OPENING AREA: 8.28 SM (89.11 SF): 7.39%

1 EAST ELEVATION: PROPOSED
SCALE 1/4"=1'-0"

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Project No.:	2407DORNIE
Drawn by:	JS
Reviewed by:	JS
Scale:	As Noted

EAST ELEVATION
PROPOSED

A402

SB-12 CALCULATIONS: SOUTH ELEVATION

EXPOSING BUILDING FACE AREA: 140.01 SM (1507.07 SF)
PROPOSED AREA OF OPENINGS: 40.46 SM (435.47 SF)

1 SOUTH ELEVATION: PROPOSED
SCALE 1/4"=1'-0"

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Project No.:	2407DORNIE
Drawn by:	JS
Reviewed by:	JS
Scale:	As Noted

SOUTH ELEVATION
PROPOSED

A403

SB-12 CALCULATIONS: WEST ELEVATION

EXPOSING BUILDING FACE AREA: 111.0 SM (1194.79 SF)
PROPOSED AREA OF OPENINGS: 15.76 SM (169.69 SF)

LIMITING DISTANCE CALCULATIONS (pline 2" offset from rough opening)

TOTAL EXPOSING BUILDING FACE (EBF) AREA: 111.0 SM (1194.79 SF)
LIMITING DISTANCE: 4.2 M
ALLOWABLE UNPROTECTED OPENING AREA: 12%: 13.32 SM (143.37 SF)
PROPOSED UNPROTECTED OPENING AREA: 11.66 SM (125.47 SF): 10.5%

1 WEST ELEVATION: PROPOSED
SCALE 1/4"=1'-0"

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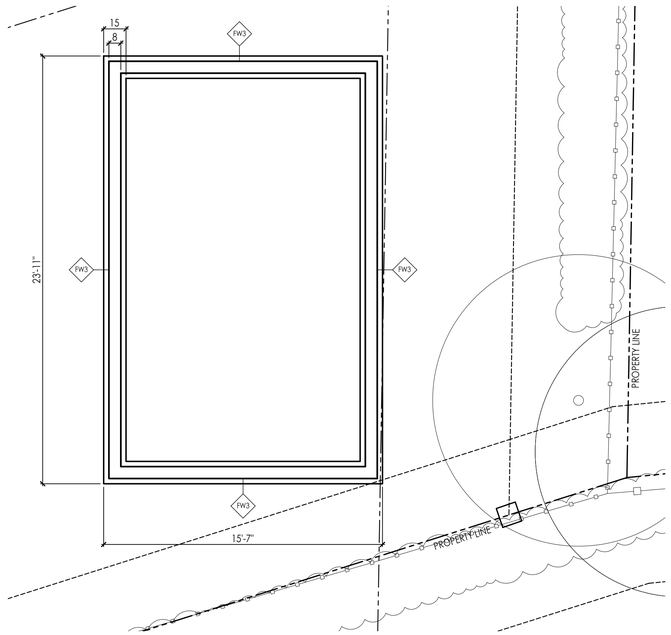
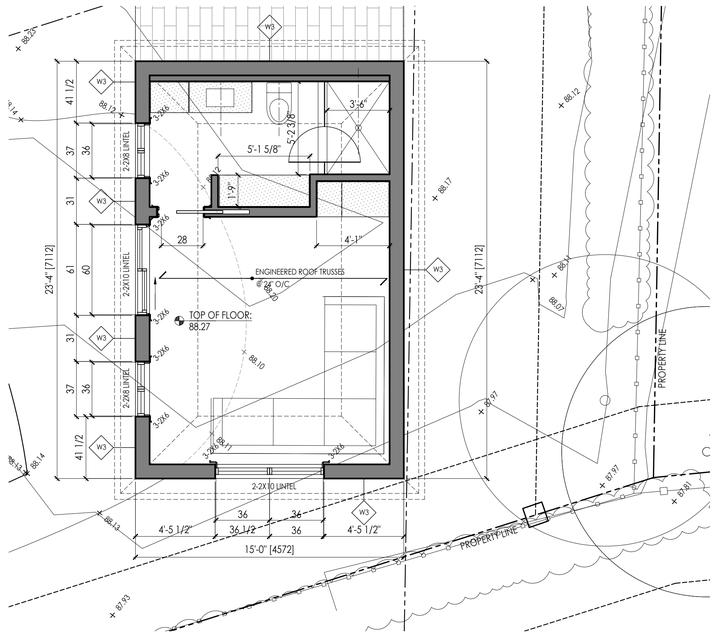
Project No.:	2407DORNIE
Drawn by:	JS
Reviewed by:	JS
Scale:	As Noted

WEST ELEVATION
PROPOSED

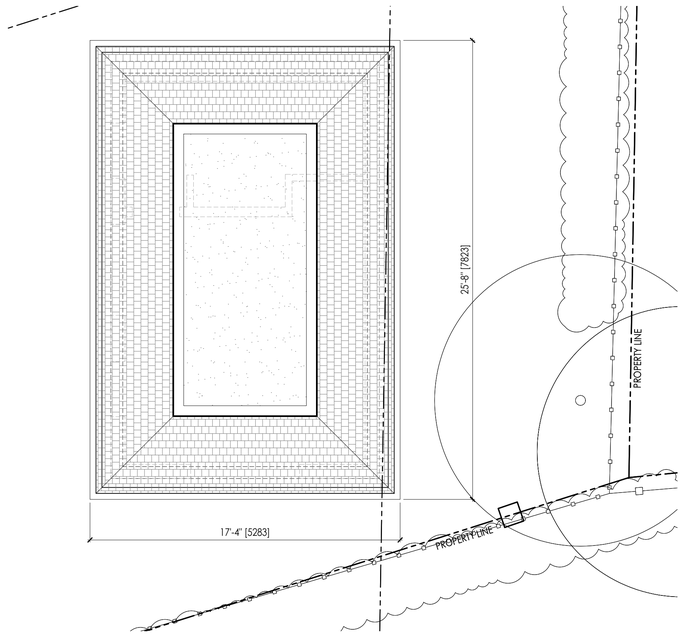
A404



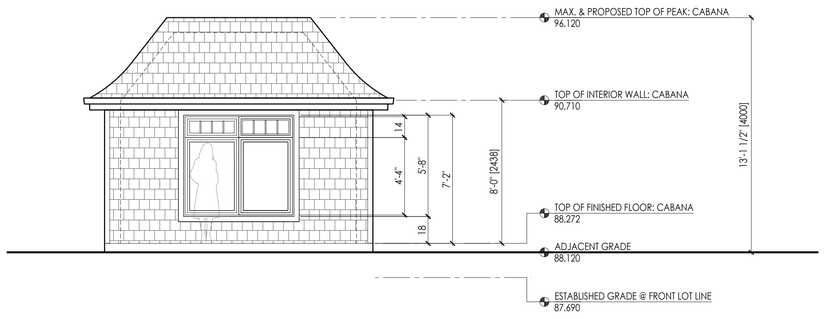
1 CABANA: FOUNDATION PLAN
SCALE 1/4" = 1'-0"



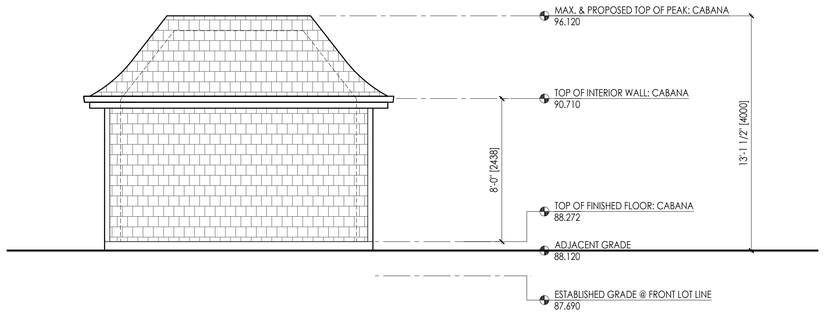
2 CABANA: PLAN
SCALE 1/4" = 1'-0"



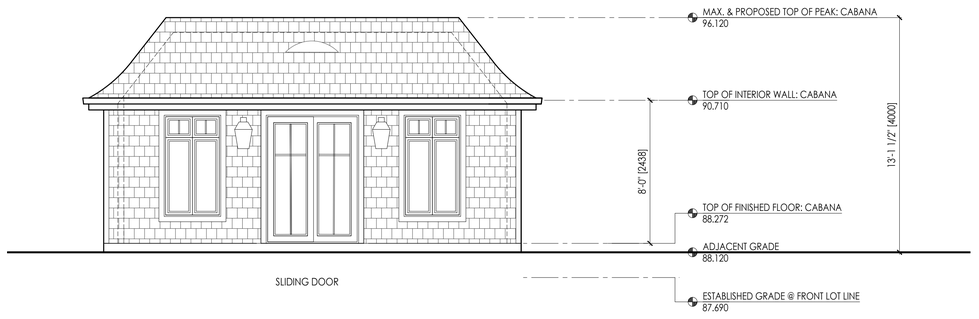
3 CABANA: ROOF PLAN
SCALE 1/4" = 1'-0"



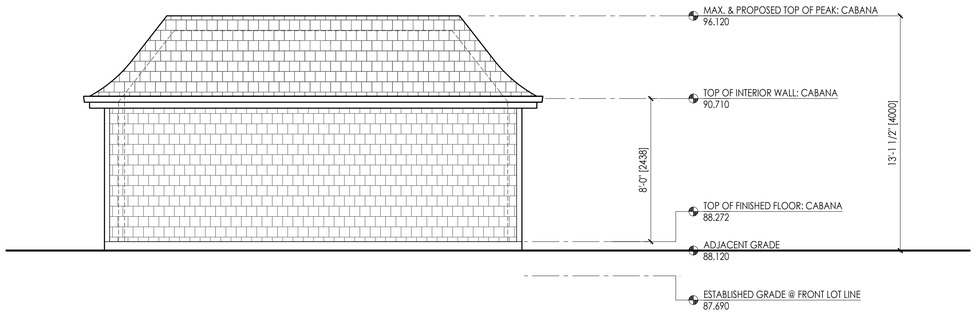
4 CABANA: SOUTH ELEVATION
SCALE 1/4" = 1'-0"



5 CABANA: NORTH ELEVATION
SCALE 1/4" = 1'-0"



6 CABANA: WEST ELEVATION
SCALE 1/4" = 1'-0"



7 CABANA: EAST ELEVATION
SCALE 1/4" = 1'-0"

Committee of Adjustment	22 May 2025
Pre-Consultation	14 May 2025
Building Permit	14 March 2025
Coordination	26 February 2025
Coordination	18 February 2025
Coordination	13 February 2025
Coordination	3 February 2025
Coordination	7 January 2025
Review	8 December 2024
Review	December 2024
Print Record	Date

jennifer scholes architect inc.
68 Wimbleton Road
Toronto Ontario M9A 3S1
647 999 8593
jen@scholesarchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
JENNIFER SCHOLES
LICENCE
7502

Dornie Residence
166 Dornie Rd
Oakville Ontario L6J 4N6

Project No.:	2407DORNIE
Drawn by:	JS
Reviewed by:	JS
Scale:	As Noted

CABANA DRAWINGS
PROPOSED

A601

jennifer scholes architect inc.
68 Wimbleton Road
Toronto Ontario
M9A 3S1
jen@scholesarchitect.com

13 May 2025

To: Committee Members
Committee of Adjustment
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Re: **166 DORNIE RD**
Committee of Adjustment
Cover Letter

To Whom it May Concern:

My name is Jennifer Scholes and I am the applicant representing the homeowner of 166 Dornie Road. This application is to construct a new dwelling with an attached garage and a cabana.

SITE AREA AND CONTEXT

166 Dornie Road is 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 of the original homes of the subdivision being replaced by newer two-storey dwellings.

The subject property has frontage along the southwest side of the street and is an interior lot with detached dwellings to the northwest southeast.

SPECIAL POLICY EXCEPTION

We are aware that this neighborhood falls within the Special Policy exception area of the Official Plan which reflects the area's large lot character. These lots typically feature mature vegetation. They were also designed to have ample space between dwellings with deep front yard setbacks.

The application that we have submitted aims to respect and maintain the general intent and purpose of the following *Zoning* and *Urban Design* documents that work together to guide development of homes in residential neighbourhoods.

OFFICIAL PLAN
LIVABLE OAKVILLE PLAN

The subject property is designated:
Low Density Residential – Special Policy Area in the Official Plan.
Development within stable residential communities

- 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.

It aims to ensures that new development will:

- Maintain and protect the existing neighbourhood **character**
- *The built form including **scale, height, massing, architectural***
- ***Character and materials**, is to be **compatible** with the surrounding neighbourhood*
- *Be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*
- *Minimize Impacts on the adjacent properties in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*

DESIGN GUIDELINES FOR STABLE RESIDENTIAL COMMUNITIES
Low Density Residential Development in Stable Neighbourhoods

- *To maintain the beauty scale and typology of each neighbourhood in the town.*
- *Sense of identity: creating distinct and vibrant communities*
- *Compatibility: fostering compatibility and adaptability*
- *Connectivity: enhancing connectivity and accessibility*
- *Sustainability: integrating sustainability and diversity*
- *Legacy: preserving cultural and natural resources*
- *Creativity: inspiring creativity and innovation*

OAKVILLE ZONING BYLAW
Zoning by-law 2014-014
Regulates and limits height, setbacks, floor area, coverage etc.

The proposed design has been developed with all of these documents in mind:

NEIGHBOURHOOD 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."

- Oakville is a town that has a unique character that has been maintained through a focus on appropriate development with the help of a unique collection of Design Guidelines and studies undertaken by planners with conviction
- It is a reasonably sized single family dwelling that respects the historic charm of the past while considering the fact that development should be sensitive and contextual.
- Positive impact on the streetscape and is compatible with the character of the neighbourhood.
- The modern cottage style is subtle with its use of massing, materials, traditional details and landscaping.
- The front yard setback has been maintained to maintain streetscape continuity.

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."

- The proposal attempts to minimize street massing.
- It does not appear to be a 2 storey house from the road.
- Two one-storey volumes in front reduce a scale.
- The mass and impact of the second floor is reduced because it is stepped back on the sides and rear and has little presence at the front.
- Roofline has multiple peaks with swooping eaves that bring your eye down hence reducing the visual mass.
- A double garage with articulated door reinforces the human scale.
- Traditional narrow windows with charming divisions.
- Smaller scale decorative flourishes throughout.

EXTERIOR MATERIALS

- Maintain existing neighbourhood character
- Similar to the house that we are replacing by way of materials
- Light coloured Brick, painted wood, natural stone
- Light window frames
- Brick Arches, corbelling, brick articulation
- Cedar roof

LANDSCAPING

- Retaining existing mature trees on the lot.
- Proposing to plant 3 new approved trees, one in the front yard.
- Additional plantings.

VARIANCES

The proposal meets all other zoning bylaw requirements including coverage, side, front and rear yard setbacks and building depth and height.
We are seeking relief from the Zoning by-law 2014-014, as amended, with 2 variances as follows:

VARIANCE 1
DWELLING RESIDENTIAL FLOOR AREA RATIO (RFA)
To permit an increase in residential floor area ratio from 29%: 430.01 square meters to 32.33%: 479.36 sm, for a total increase of 49.35 sm.

- We understand that the purpose of limiting 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. We have tried to design the exterior to minimize its impact on adjacent properties.
- There are only 4 bedrooms on the second floor
- This 3.3% increase allows for the homeowners to enjoy a house that suits their needs from a functional perspective

VARIANCE 2
PRIVATE GARAGE RESIDENTIAL FLOOR AREA RATIO (RFA)
To permit an increase in garage floor area from 56.0 square meters to 58.0 sm for a total increase of 2 square meters.

- This increase in garage area is internal to the dwelling due to the three-car tandem parking configuration.
- It ensures that the garage is not a visually dominant feature of the dwelling, limiting its impact the streetscape.

- The façade of the proposed dwelling creates a transition in height toward the adjacent dwellings, which respects the massing and scale of the surrounding context

CONCLUSION

Oakville's zoning by-law, official plan and design guidelines helped shape the design that we are proposing. It acknowledges that the neighbourhood is stable but not static. The new typology is of two storey dwellings with double garages.

We believe this proposal therefore maintains the general intent and purpose of the Liveable Oakville plan with respect to current urban design and infill design and it meets the intent of the zoning bylaw.

The design is not excessive but it is rather sensitive to the scale of dwellings in the vicinity. It will serve to contribute to contextually responsive development.

Thank you,

Jennifer Scholes
BES March OAA MRAIC

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/095/2025 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 July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
S. Simmonds	Jennifer Scholes Jennifer Scholes Architect Inc. 68 Wimbleton Rd Toronto ON, M9A 3S1	PLAN 1008 LOT 38 166 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 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	*Section 5.8.6 c)* For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres.	To increase the maximum total floor area to 58.0 square metres.
2	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area greater than 1,301.00m^2 shall be 29%.	To increase the maximum residential floor area ratio to 32.33%.

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/095/2025 - 166 Dornie Road (East District) (OP Designation: Low Density Residential – Special Policy Area)

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

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 elevation drawings dated 22 May 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.

Analysis:
Staff have evaluated the application and found that it is minor in nature, is in keeping with the general intent and purpose of the Official Plan and Zoning By-law and is desirable for the appropriate development of the land. The proposed development maintains and protects the character of the existing neighbourhood and does not present unacceptable adverse impacts. The requested variances have been evaluated against the Urban Design Guidelines and due to the tandem parking configuration, lowered eaves, floor area built into the second story roof lines, a mix of materials and single storey elements found on existing and newly built dwelling along the street, the proposed development will be compatible with the streetscape. On this basis, the application meets the four tests of the *Planning Act*.

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 permit an increase to the maximum total floor area to 58.0 square metres and an increase to the maximum residential floor area ratio to 32.33%, 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.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – None

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:

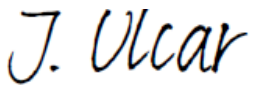
- Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the 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 elevation drawings dated 22 May 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.



Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing
Committee of Adjustment Application

File # A/096/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
S. Hundal	Gerardo Castillo KEYSTONE HOME DESIGNS INC 251 NORTH SERVICE RD W UNIT 303 Oakville ON, L6M 3E7	120 Ulster Dr PLAN 1324 LOT 31

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	*Section 5.8.6 b)* 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 a private garage to 49.23 square 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) 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:
July 8, 2025

A/096/2025 - 120 Ulster Drive

6/30/2025, 3:23:24 PM

Applicant Name Address Wards

Ownership

1:2,257

0 0.01 0.03 0.05 mi

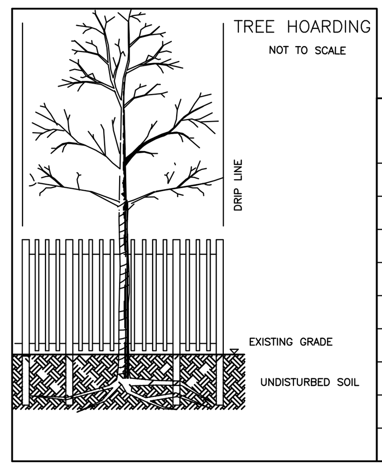
0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

Salmon Rd
Ulster Dr
Salmon Rd
Ulster Dr
Hockey
Elite Fitness Solutions
125
2158
130
105
112
99
108
108
104
105

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)
9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.



NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

TRUNK DIAMETER (DBH)[1]	MINIMUM PROTECTION DISTANCES REQUIRED[2]
<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

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

OPEN TRENCHING WILL NOT BE PERMITTED WITHIN TREE PRESERVATION AREA

PROPOSED CONNECTIONS TO BE HORIZONTALLY BORED ONLY NO OPEN TRENCHING

STANDARD DEVELOPMENT NOTES:

(A) TRANSPORTATION AND WORKS DEPARTMENT

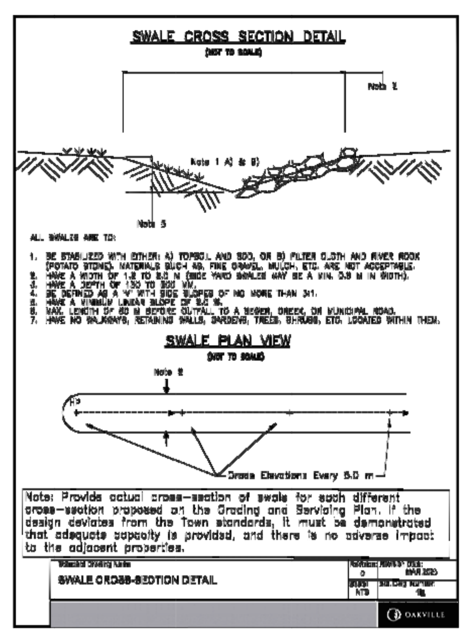
1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL 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.

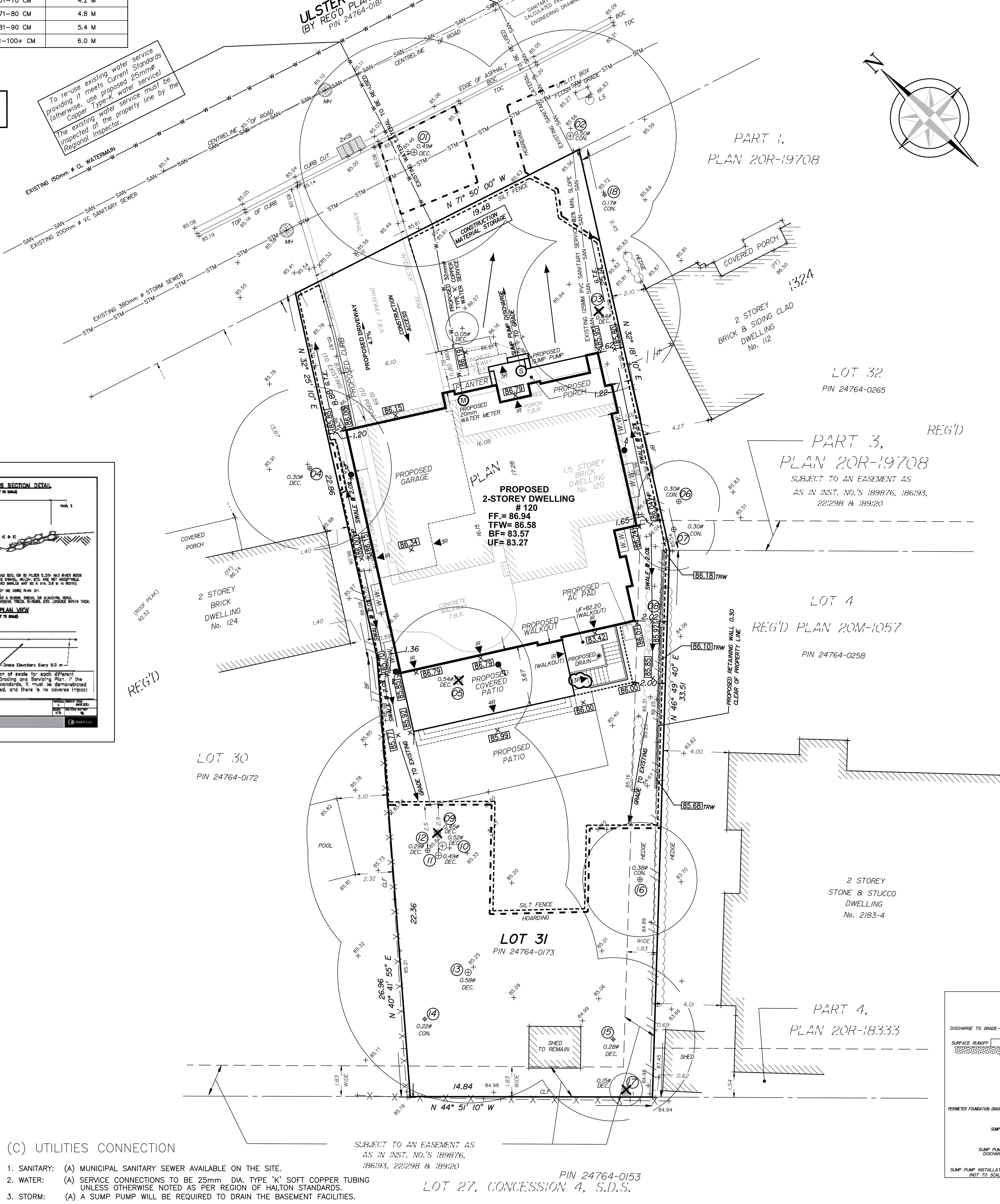
(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE ARE EASEMENTS REGISTERED ON TITLE AND 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 AREAS ARE 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 BR REPAIRED WITH 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASE TO A SUITABLE RECEIVER IN MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING– NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILL 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 DEVISES 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.





(C) UTILITIES CONNECTION

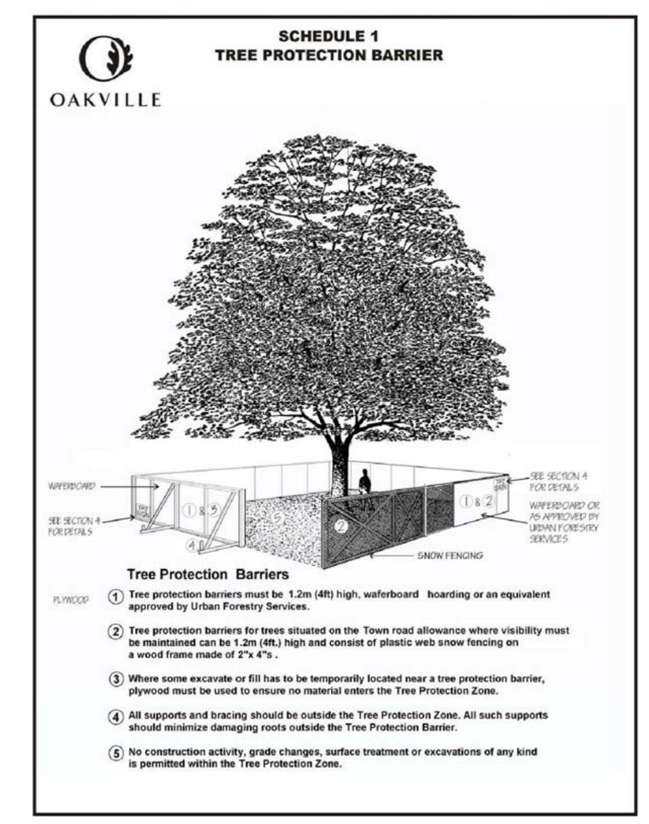
1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.

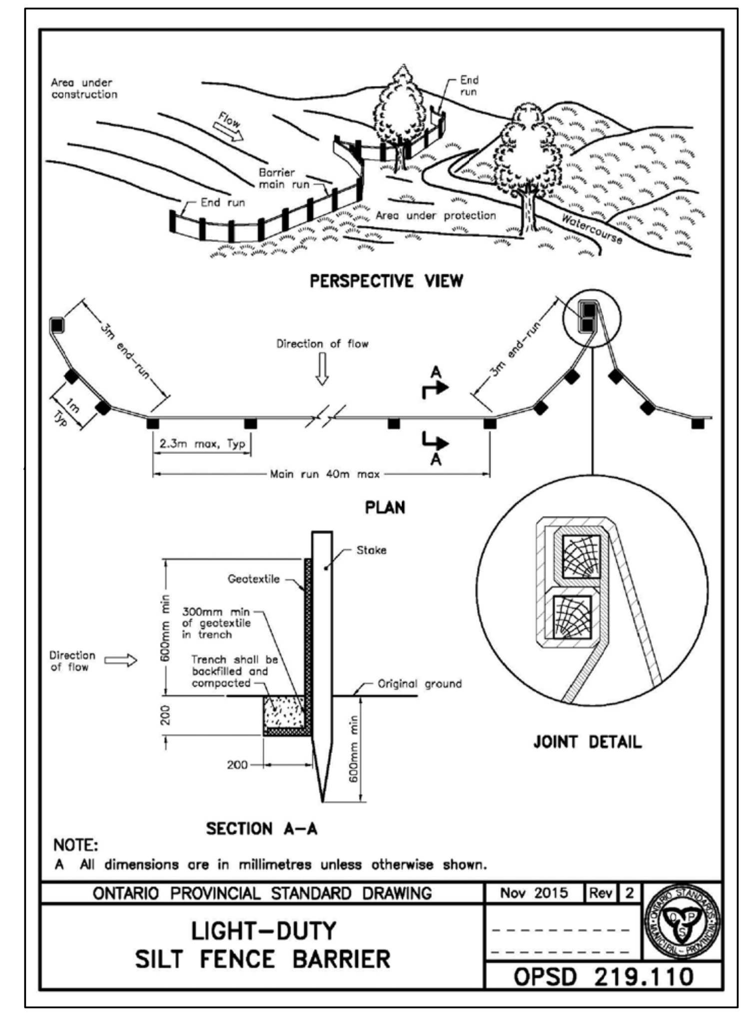
REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL 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 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.





KEY PLAN (NOT TO SCALE)

SITE, GRADING & SERVICING PLAN

LOT 31 REGISTERED PLAN 1324 TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 Metres

SCALE 1 : 150

J.H. Gelbloom Surveying Limited
Ontario Land Surveyor
2025

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

ITEM DESCRIPTION	PERMITTED (METERS)	ACTUAL OR PROPOSED (METERS)
OAKVILLE BY-LAW	2014-014	
ZONING DESIGNATION	RL3-0	
LOT AREA (MINIMUM)	557.5 SQ.M.	949.93 SQ.M.
LOT FRONTAGE (MINIMUM)	18.00	19.49
LOT COVERAGE (MAXIMUM)	332.48 SQ.M.	288.74 SQ.M.
LOT COVERAGE % (MAXIMUM)	35.00%	30.39%
RFA (MAXIMUM)	360.97 SQ.M.	354.89 SQ.M.
RFA/LOT RATIO (MAXIMUM)	38.00%	37.36%
FRONT YARD SETBACK (MINIMUM)	7.88	8.88
SIDE YARD SETBACK (MINIMUM)	1.20 & 1.20	1.20 & 1.62
REAR YARD SETBACK (MINIMUM)	7.50	22.36
OVERALL HEIGHT	9.00	8.97

LEGEND

CLF	Chain Link Fence	INV.	Invert Elevation
BF	Board Fence	EG	Established Grade
TFW	Top of Foundation Wall	92.56	Proposed Elevation
MH	Maintenance Hole	T.B.R.	To Be Removed
FF	Finished Floor	TOS	Top of Slope
UP	Utility Pole	BOS	Bottom of Slope
DEC.	Deciduous Tree	CSP	Corrugated Steel Pipe
CON.	Coniferous Tree	WV	Water Valve
ø	Diameter	—·—	Hoarding
TOC	Top of Curb	×90.33	Existing Elevation
BOC	Bottom of Curb	◄●	Rain Water Leader
▼	Entrance	┬┬┬	Embankment
HP	High Point	✕	Tree to be Removed
TRW	Top of Retaining Wall		
BRW	Bottom of Retaining Wall		
(3)	Arborist's Tree Number		

SITE ADDRESS
120 ULSTER DRIVE
OAKVILLE, ONTARIO

SUNNY HUNDAL (OWNER)
3171 DANIEL WAY
OAKVILLE, ONTARIO

No.	Date	Description	By
1	MAY 24=6, 2025	SITE & GRADING	R.H.
2			
3			

R E V I S I O N S

INFORMATION TAKEN FROM A SURVEY PREPARED BY J.H. GELBLOOM SURVEYING LTD., O.L.S.
DATED : MAY 17, 2023

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 36 having an Elevation of 90.284 m.

NOTE
EAVES DO NOT PROJECT MORE THAN 0.60M INTO PROPOSED SETBACKS.

All NEW water and sanitary main taps are to be performed by Region of Halton forces only

NOTE
DOWN SPOUT DISCHARGE LOCATIONS ARE TO BE DISCHARGED ONTO SPLASH PADS.

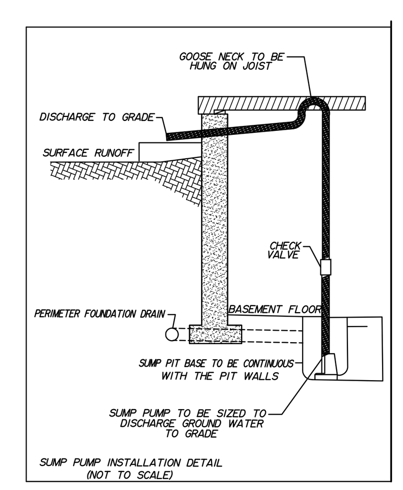
ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

NOTE
THIS LOT REQUIRES A SUMP PUMP FOR THE FOUNDATION DRAINS AND SHALL DISCHARGE TO THE STORM SEWER. COMPLETE WITH BACKFLOW PREVENTER.

NOTE
Sewer contractor to verify in the field and provide 2.5m (MIN.) separation between the Water and Sanitary Lines.
Contractor to use existing services.

NOTE
If the existing sanitary service lateral is used, it must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection

NOTE
Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O-00591
The contractor must verify inverts.



SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 120 ULSTER DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

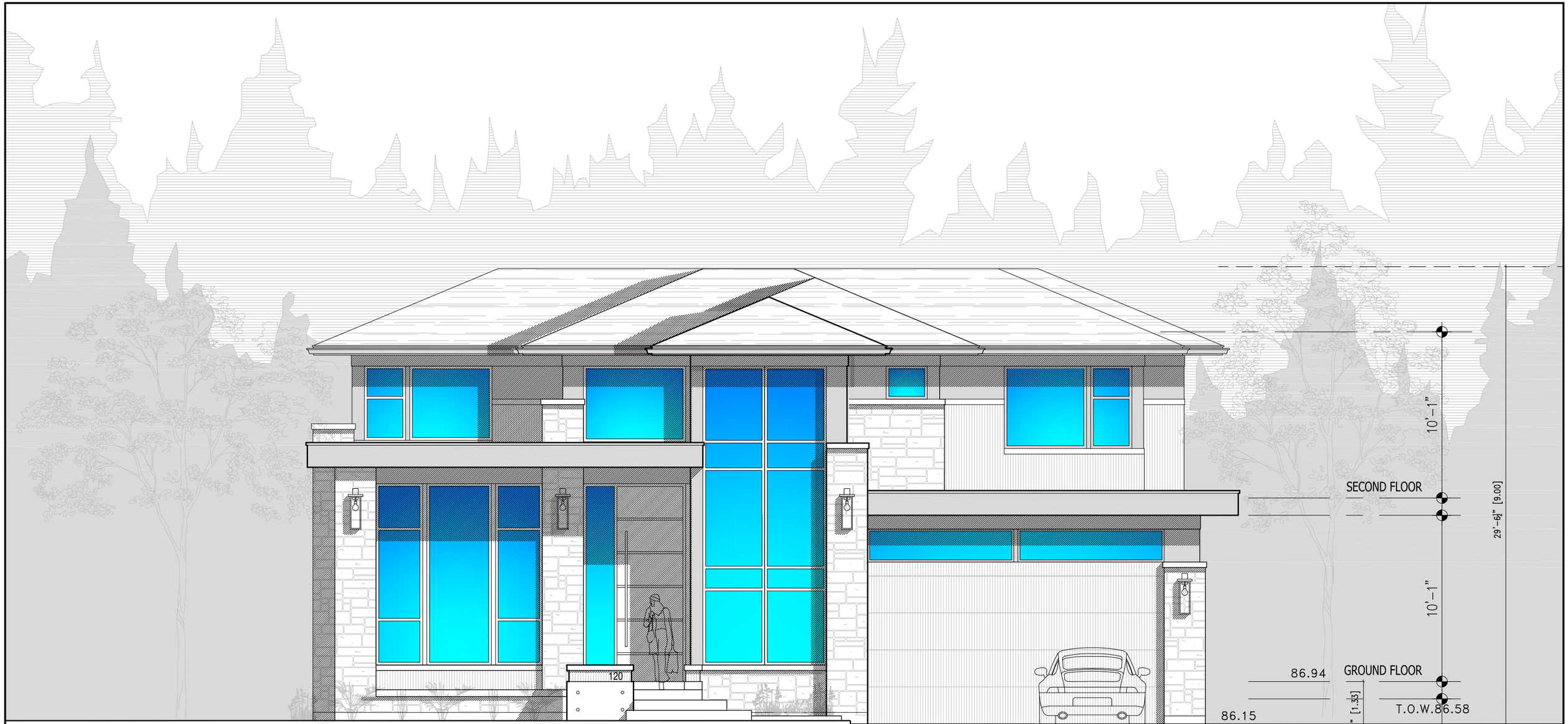
I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

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.

June 4, 2025 — DATE
Andrew Musil, O.L.S.

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

Project: 24-173	Checked By: A.M.
Drawn By: R.H.	Party Chief: —.—.



4 **FRONT ELEVATION 'C'**

DESIGNED APPROVED BY:

DATE:

KEYSTONE HOME DESIGNS

ADDRESS:
251 NORTH SERVICE RD.
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

©2024

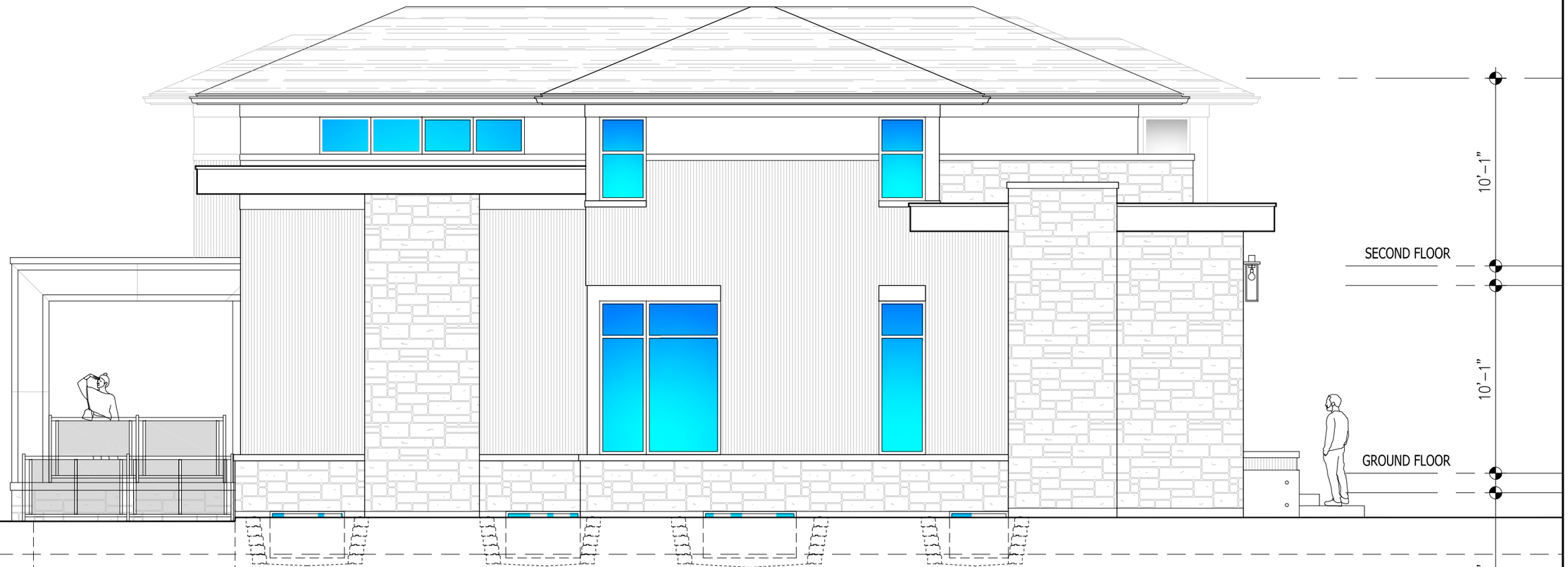
NOT FOR CONSTRUCTION

[redacted] RESIDENCE
120 ULSTER DRIVE
OAKVILLE, ON.

ELEVATIONS

PROJECT: 24-10
DATE: DEC.20.2024
SCALE: 3/8"=1'-0"
DRAWN BY: G. CASTILLO

A4.1



5 LEFT ELEVATION 'C'

DESIGNED APPROVED BY:

DATE:

KEYSTONE HOME DESIGNS

©2024

ADDRESS:
251 NORTH SERVICE RD.
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

NOT FOR CONSTRUCTION

[redacted]
RESIDENCE
120 ULSTER DRIVE
OAKVILLE, ON.

ELEVATIONS

PROJECT: 24-10
DATE: DEC. 17.2024
SCALE: 3/8"=1'-0"
DRAWN BY: G. CASTILLO

A4.2

6 RIGHT ELEVATION 'C'

DESIGNED APPROVED BY:

DATE:

KEYSTONE HOME DESIGNS

ADDRESS:
251 NORTH SERVICE RD.
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

©2024

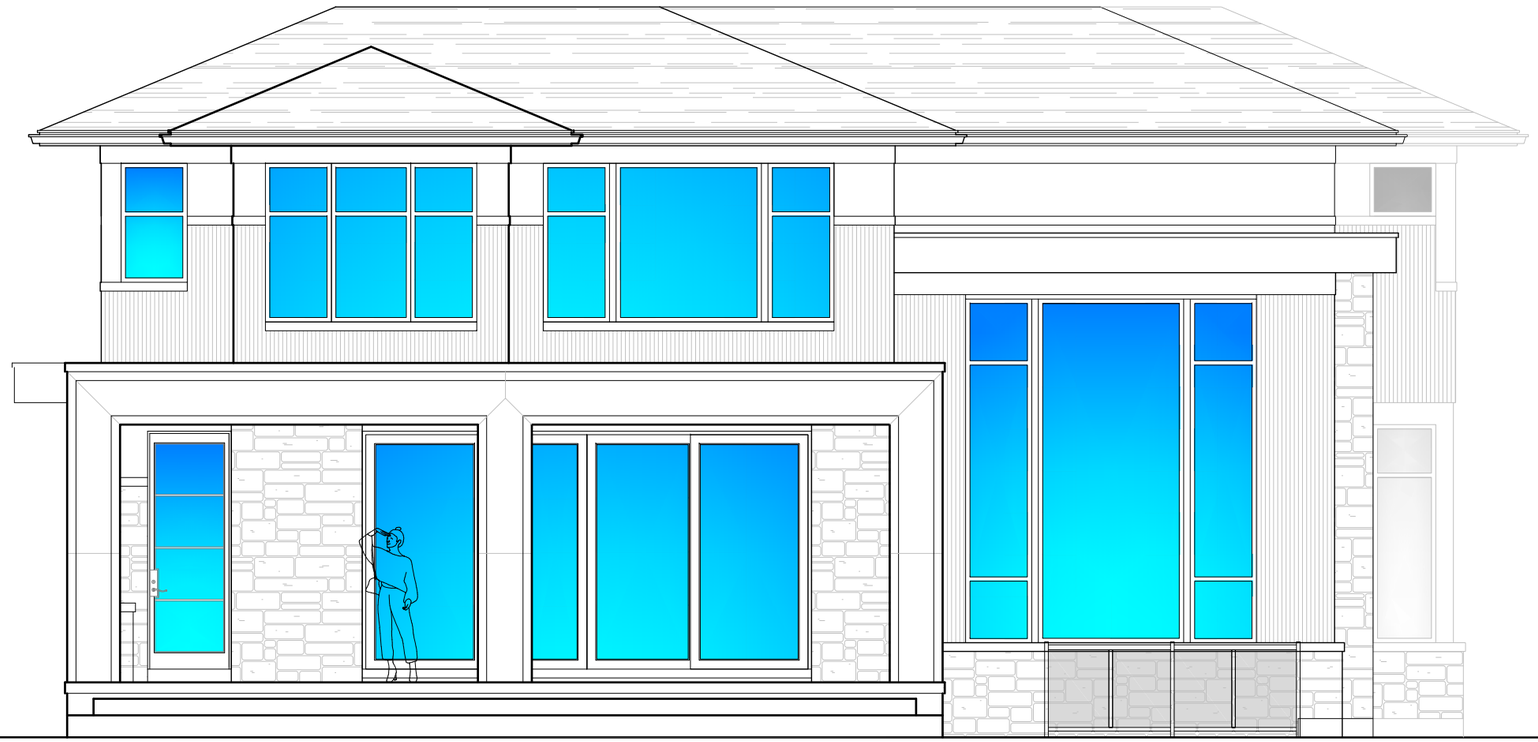
NOT FOR CONSTRUCTION

[redacted]
RESIDENCE
120 ULSTER DRIVE
OAKVILLE, ON.

ELEVATIONS

PROJECT: 24-10
DATE: DEC.20.2024
SCALE: 3/8"=1'-0"
DRAWN BY: G. CASTILLO

A4.3



5 REAR ELEVATION 'C'

DESIGNED APPROVED BY:

DATE:

KEYSTONE HOME DESIGNS

©2024

ADDRESS:
251 NORTH SERVICE RD.
SUITE 303
OAKVILLE, ON.
L6M 3E7
905-616-2221
info@keystonehomedesigns.com
www.keystonehomedesigns.com

NOT FOR CONSTRUCTION

[redacted]
RESIDENCE
120 ULSTER DRIVE
OAKVILLE, ON.

ELEVATIONS

PROJECT: 24-10
DATE: DEC. 17.2024
SCALE: 3/8"=1'-0"
DRAWN BY: G. CASTILLO

A4.4

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/096/2025 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 July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
S. Hundal	Gerardo Castillo Keystone Home Designs Inc. 251 North service Rd. W., Suite 303 Oakville ON, L6M 3E7	PLAN 1324 LOT 31 120 Ulster Dr Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: RL3-0, Residential
WARD: 1 **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	*Section 5.8.6 b)* 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 a private garage to 49.23 square 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/096/2025 - 120 Ulster Dr (West District) (OP Designation: Low Density Residential)

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

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

1. The dwelling be constructed in general accordance with the submitted site, grading and servicing plan dated May 24, 2025, and elevations dated December 17, 2024 and December 20, 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.

Analysis:
Staff have evaluated the application and found that it is minor in nature, is in keeping with the general intent and purpose of the Official Plan and Zoning By-law and is desirable for the appropriate development of the land. The proposed development maintains and protects the character of the existing neighbourhood and does not present unacceptable adverse impacts. On this basis, the application meets the four tests of the *Planning Act*.

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 to the maximum total floor area for a private garage to 49.23 square metres, under the requirements of the Town of Oakville Zoning By-law, for the purpose of constructing a two-storey detached dwelling on the Subject Property.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – None

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, grading and servicing plan dated May 24, 2025, and elevations dated December 17, 2024 and December 20, 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/097/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
M. Sharifi	Jenny Bognar JB Drafting and Design 193 East 43rd Street Hamilton ON, L8T 3C3	2216 Urwin Cres PLAN M37 LOT 92

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 second-floor addition, an attached accessory structure to the existing dwelling, and an accessory building (pool shed) on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	*Table 6.3.1 (Column RL3, Row 5)* The minimum interior side yard shall be 1.2 metres.	To reduce the westerly interior side yard to the attached accessory structure to 0.03 metres.
2	*Table 6.3.1 (Column RL3, Row 5)* The minimum interior side yard shall be 2.4 metres.	To reduce the easterly interior side yard to the accessory building to 0.44 metres.
3	*Section 6.4.1 d)* 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 48.39%.

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:
July 8, 2025

A/097/2025 - 2216 Urwin Crescent

7/2/2025, 10:18:29 AM

Applicant Name Address
Wards
Ownership

1:2,257

0 | 0.01 | 0.03 | 0.05 mi

0 | 0.02 | 0.04 | 0.08 km

Town of Oakville
2021 Town of Oakville

Minor Variance Supplemental Information

2216 Urwin Crescent, Oakville

To whom it may concern,

We are kindly requesting consideration for a number of minor variances to build a new second story addition on the existing side split dwelling, as well as legalize two existing non-conforming structures.

This existing dwelling is a modest side split dwelling. There are many different types of homes in the area including many side splits, with and without similar additions, bungalows and full two-story homes.

There is an existing lean-to shed on the right side of the house that the previous owner built, as well as a pool shed on the left side of the house, which houses the pool equipment, that, again was here before the current homeowners bought the house. We aim to ensure that anything existing non-conforming is captured in this application to ensure it is legalized.

Variances Required

1. To permit a residential floor area of 48.39% instead of the maximum of 43%, to permit the construction of a second floor addition over the left side of the existing dwelling.

2. To permit a side yard setback of 0.03m. instead of the required 1.2m. to legalize an existing non-conforming lean-to shed.

3. To permit a side yard setback of 0.44m. instead of the required 2.4m. to legalize an existing non-conforming pool shed in the side yard.

Variances

Variance #1: To permit a residential floor area of 48.39% instead of the maximum of 43%, to permit the construction of a second floor addition over the left side of the existing dwelling.

This growing family is in need of more space for themselves and their kids. They are working from home part time, so are in need of a dedicated work space and often have family visiting from out of country, sometimes for longer periods of time, so they also need to have a flexible spare bedroom space.

We are proposing to build this addition over a portion of the existing dwelling to ensure we don't go over our maximum lot coverage. This side of the lot flanks a lot with a recently built full 2 story dwelling so we feel this addition will not negatively impact their lot or it's use. We are not proposing any windows on the left side of the addition there for we will also not impose any privacy concerns on their lot.

Variance #2: To permit a side yard setback of 0.03m. instead of the required 1.2m. to legalize an existing non-conforming lean-to shed.

The homeowner purchased this home in 2023 and this lean-to shed was already in existence. This shed provides great storage for the homeowner and also closes off the rear yard nicely, providing an extra layer of security for their rear yard, private space. We wish to make this structure legal during this process to ensure no issues down the road for both this homeowner or any future homeowners should they ever choose to sell.

Variance #3: To permit a side yard setback of 0.44m. instead of the required 2.4m. to legalize an existing non-conforming pool shed in the side yard.

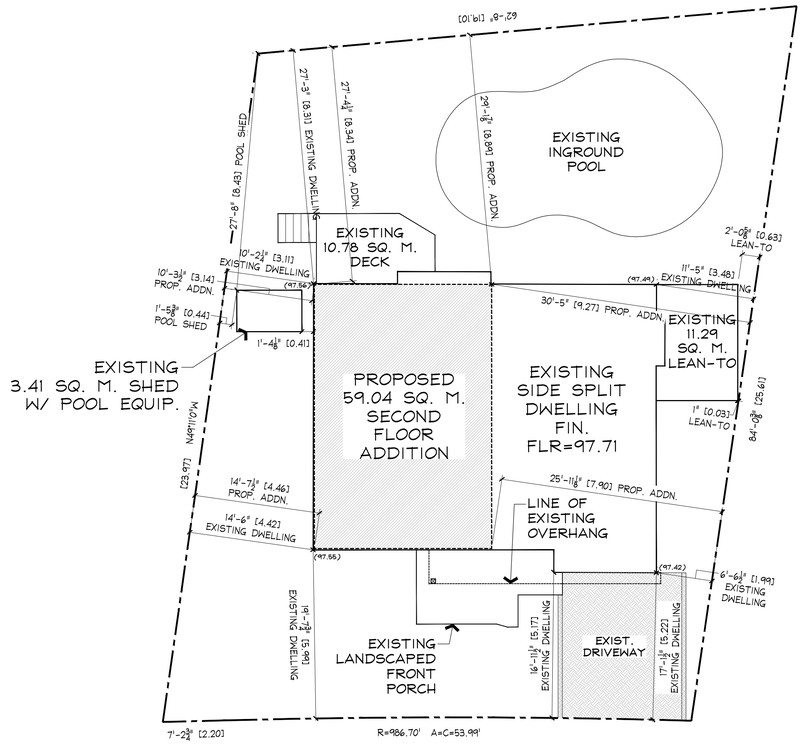
Like the lean-to shed, this pool shed including pool equipment is existing and has been in this location since the pool was constructed. The current homeowner would guess this was added d in the early 2000's but we can't know for sure as he purchased the property just in 2023.

We wish to legalize this shed as well to ensure no issues in the future.

We have consulted with staff through the Pre-Consultation process and were happy to hear they were in support of all these variances and agree with us that this request is in minor in nature.

We do not feel this addition causes overbuilding of the site and we feel this fits in well with the surrounding homes and streetscape, ensuring no negative impacts on this property or others.

We appreciate your time and consideration in this manner.



1 / A1 SITE PLAN
1:100

ZONING SCHEDULE (METRIC) FOR ZONING REVIEW

ZONE DESIGNATION: RESIDENTIAL LOW RL3-0

ITEM:	EXISTING:	REQUIRED:	PROPOSED:	REMARKS:
LOT AREA	460.13 SQ. M.	----------	----------	
LOT FRONTAGE	18.78 M.			
LOT DEPTH	24.53 M.			
FRONT YARD SETBACK	5.17 M.	5.17 M.	6.05 M. TO ADDITION	
REAR YARD SETBACK	8.31 M.	7.50 M.	8.34 M. TO ADDITION	
R SIDE YARD SETBACK	1.99 M.	1.20 M.	7.90 M. TO ADDITION	
L SIDE YARD SETBACK	3.11 M.	2.40 M.	3.14 M. TO ADDITION	
BUILDING HEIGHT	7.16 M.	9.0 M. MAX.	8.58 M.	
RESIDENTIAL FLOOR AREA	165.94 SQ. M. = 36.06%	43.0% MAX.	105.39 SQ. M. EXIST. GROUND/FIRST FLOOR + 58.22 SQ. M. EXIST. SECOND FLOOR + 59.04 SQ. M. NEW SECOND FLOOR = 222.65 SQ. M. TOTAL = 48.39%	VARIANCE REQUIRED
DWELLING COVERAGE INCLUD. ACCES. BLDGS.	151.68 SQ. M. (INCLUD. SHED, DECK, COV. FRONT PORCH & LEAN-TO) = 32.96%	35.0% MAX.	TO REMAIN THE SAME	

[redacted]
RESIDENCE

2216 URWIN CRES.
OAKVILLE, ON
L6L 2T2

jb drafting + design
■ 193 East 43rd Street ■
■ Hamilton, ON ■
■ L8T 3G3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

FOR MINOR VARIANCE
06.02.25 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
01.09.25	ISSUED FOR REVIEW
01.15.25	ISSUED FOR REVIEW
02.10.25	ISSUED FOR REVIEW
03.24.25	ISSUED FOR REVIEW
04.01.25	ISSUED FOR REVIEW
04.08.25	ISSUED FOR PRE-CONSULT
06.02.25	ISSUED FOR MV

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNERS KNOWLEDGE AND PERMISSION.

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

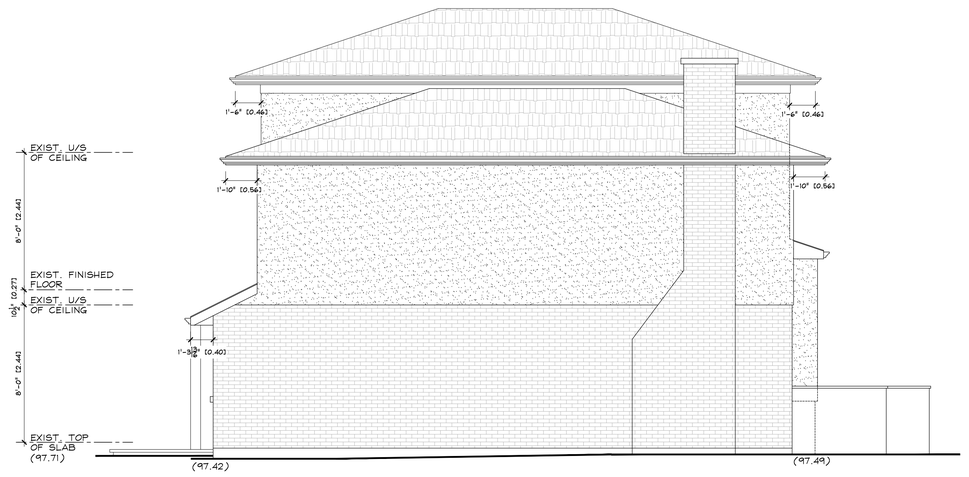
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR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

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JB DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

SITE PLAN

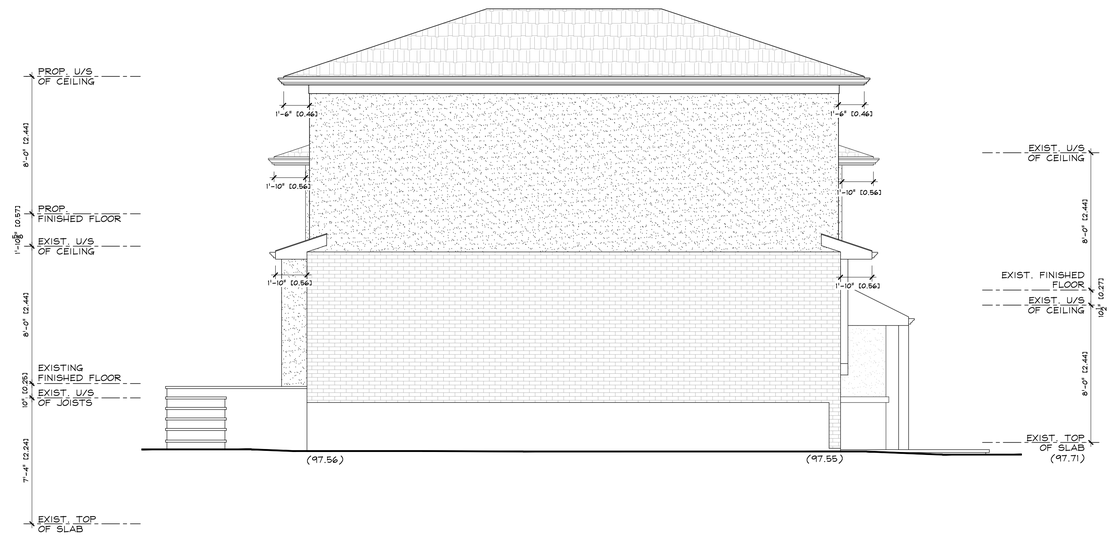
SHEET
A1
OF 5

1 / A5 FRONT ELEVATION
1:50



2 / A5 RIGHT SIDE ELEVATION
1:50

3 / A5 REAR ELEVATION
1:50



4 / A5 LEFT SIDE ELEVATION
1:50

RESIDENCE

2216 URWIN CRES.
OAKVILLE, ON
L6L 2T2

drafting + design
■ 193 East 43rd Street ■
■ Hamilton, ON ■
■ L8T 3C3 ■
■ jbdraftinganddesign@live.ca ■
■ 905.517.6027 ■

FOR MINOR VARIANCE
06.02.25 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 ■ individual bcin 33001

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PROPOSED ELEVATIONS

SHEET
A5
OF 5

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/097/2025 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 July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
M. Sharifi	Jenny Bognar JB Drafting and Design 193 East 43rd Street Hamilton ON L8T 3C3	PLAN M37 LOT 92 2216 Urwin Cres Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: RL3-0, Residential
WARD: 1 **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 second-floor addition, an attached accessory structure to the existing dwelling, and an accessory building (pool shed) on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	*Table 6.3.1 (Column RL3, Row 5)* The minimum interior side yard shall be 1.2 metres.	To reduce the westerly interior side yard to the attached accessory structure to 0.03 metres.
2	*Table 6.3.1 (Column RL3, Row 5)* The minimum interior side yard shall be 2.4 metres.	To reduce the easterly interior side yard to the accessory building to 0.44 metres.
3	*Section 6.4.1 d)* 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 48.39%.

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/097/2025 - 2216 Urwin Crescent (West District) (OP Designation: Low Density Residential)

The applicant is proposing to construct an addition to the existing dwelling and to permit accessory buildings, subject to the variances listed above.

Recommendation:
It is staff's opinion that variance #3 maintains the general intent and purpose of the Official Plan and Zoning By-law, is minor in nature and desirable for the appropriate development of the subject land. However, it is staff's opinion that variances #1, and 2 do not maintain the general intent and purpose of the Official Plan and Zoning By-law, are not minor in nature or desirable for the appropriate development of the subject land.

Therefore, staff do not object to variances #3. Should the Committee's evaluation of the application differ from Staff, the Committee should determine whether approval of variances #1 and 2 would result in appropriate development for the site. The following conditions are recommended:

1. That the addition be constructed in general accordance with the submitted site plan and elevation drawings dated 06.02.25; 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.

Site Area and Context
The subject land is located within a neighbourhood that consists predominantly of split-level detached dwellings that are original to the subdivision. In addition, several newer two-storey dwellings exist within the established neighbourhood.

Does the proposal maintain the general intent and purpose of the Official Plan?
The subject land is designated Low Density Residential in the Livable Oakville 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 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 neighbourhood character in accordance with Section 11.1.9 of Livable Oakville. Section 6.1.2 of Livable Oakville also provides that the urban design policies of the Plan will be implemented through design documents, such as the Design Guidelines for Stable Residential Communities, and zoning. Staff are of the opinion that the proposal does not implement the Design Guidelines for Stable Residential Communities, in particular, the following sections:

> ***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.*
>
> 2. *New development should maintain the setback or average of setbacks from the street frontage as the existing dwellings in the immediate area.*
>
> 3. *New development may slightly vary the front yard setback, provided the change accommodates site constraint(s) and makes every effort to maintain existing natural features and mature trees.*
>
> ***3.2.6 Garages and Accessory Structures****: New development should make every effort to minimize the visual prominence of the garage and the surface parking area on the property frontage in order to maintain a positive pedestrian experience along the streetscape. Detached garages and accessory structures should be located within the rear or side yards to reduce their prominence on the streetscape.*
>
> 1. *New development with an attached garage should make every effort to incorporate this feature into the design of the building, to achieve compatibility with the overall massing, scale and style of the dwelling and the immediate surroundings.*
>
> 2. *New development with an attached garage on the front façade should position the garage flush with or recessed behind the front façade of the dwelling. Where applicable, additional building elements, such as porches or trellises, are encouraged to extend along the garage face and primary facade to lessen the visual prominence of the garage.*
>
> 3. *New development with an attached garage on the front façade is encouraged to incorporate glazed panels within the doors and to apply a neutral colour that blends the doors into the façade.*
>
> 4. *New development with an attached or detached double vehicle garage is encouraged to design the garage openings with separated overhead doors to decrease the visual impact of the garage door on the streetscape.*

5. *New development which includes an accessory structure(s), such as a detached garage, carport, cabana, gazebo and/or storage structure, should design the structure(s) to be compatible with the quality, style, materials, and colours of the primary dwelling.*

6. *New development with an accessory structure(s) should incorporate articulation on façade(s) of the structure which are located adjacent to and/or visible from a street or other public space. These facing walls should be articulated through the use of architectural elements compatible with the main dwelling.*

While the proposed addition to the dwelling as illustrated on the submitted Site Plan and Elevation Drawings will be compatible with dwellings in the surrounding neighborhood in terms of mass and scale, staff have concerns with the existing accessory buildings. Based on the submitted Cover Letter, these structures located in the side yards were constructed by the previous owner, and through a review of the property records there is no documentation to legally permit them. Prior to May 5 2022, a Building Permit was not required for buildings or structures less than 10 square metres in size. Noting that the existing lean-to is 11.29 square metres, a permit and compliance with the required Zoning (1.2 m in the interior side yard) were applicable when it was constructed, making it illegal. Although the existing shed did not require a permit, it is still required to comply with Zoning (2.4 m in the interior side yard), also making it illegal.

Noting that both structures are located in the side yards and do not provide adequate spatial separation between the dwelling or property lines, it is staff's opinion that the requested variances to legalize the accessory structures do not maintain the general intent and purpose of the Official Plan.

On this basis, it is staff's opinion that variances #2, and 3 do not maintain the general intent and purpose of the Official Plan. Further, it is staff's opinion that variances #3 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 Zoning By-law 2014-014, as amended, as follows:

Variance #1 – Interior side yard setback (Objection) – Decreased from 1.2 m to 0.03 m

Variance #2 – Interior side yard setback (Objection) – Decreased from 2.4 m to 0.44 m

The intent of regulating interior side yard setback is to allow for safe access through the property, to mitigate negative impacts onto abutting properties and to ensure adequate drainage along the property line. Further to the comments above, the location of the existing accessory structures do not provide adequate space for maintenance or repairs. Also, staff noticed during a site inspection that the existing lean-to has a door with a lock which may cause concerns in an emergency if it cannot be unlocked. Noting that both structures located in the side yards do not provide unobstructed circulation through the property, the requested variances to legalize the accessory structures do not maintain the general intent and purpose of the Zoning By-law.

Variance #3 – Residential floor area ratio (No objection) – Increased from 43% to 48.39%

The intent of regulating the residential floor area (RFA) ration is to prevent a dwelling from having a mass and scale that appears larger than dwelling in the surrounding neighbourhood. The requested variance for increased RFA has been evaluated against the Urban Design Guidelines and due to the staggered height of the resulting dwelling from the addition and retention of original elements that form part of the existing built form, the proposed development will be compatible with the streetscape.

Is the proposal minor in nature or desirable for the appropriate development of the subject lands?
Staff are of the opinion that variances #1 and #2 do not represent the appropriate development of the subject property and are not minor in nature. As proposed, these variances to permit illegal structures will restrict safe and unobstructed access through the property, most notably the lean-to. It should also be noted that the submitted Elevation Drawings do not depict the lean-to, which is attached to the dwelling and visible from the public realm, while the shed is located behind a fence on the opposite side.

Staff are of the opinion that variance #3 represents appropriate development of the subject property, is minor in nature and will result in a dwelling that continues to protect and maintain the existing neighbourhood character. The design and location of the addition will not result in a dwelling that appears larger than those in the surrounding area.

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 decrease in the westerly interior side yard to the attached accessory structure to 0.03 metres, a decrease in the easterly interior side yard to the accessory building to 0.44 metres and an increase in the maximum residential floor area ratio to 48.39%, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of a second floor addition, an attached accessory structure to the existing dwelling, and an accessory building (pool shed) on the Subject Property.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – 1

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 addition be constructed in general accordance with the submitted site plan and elevation drawings dated 06.02.25; 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

Attachment:
Letter in Opposition – 1

coarequests

From: Murray Pellowe [redacted]
Sent: Wednesday, July 9, 2025 2:50 PM
To: coarequests
Subject: [EXTERNAL] A/097/2025 - 2216 Urwin Crescent

Categories: JEN

You don't often get email from [redacted] Learn why this is important

Dear Jen Ulcar, Secretary Treasurer, Committee of Adjustment.
Beata and Murray Pellowe, homeowners of [redacted] Wyandotte Dr., have received a notice of public hearing to change the Zoning Variances to Zoning By-law 2014-014 regarding 2216 Urwin Cres. PLAN M37 LOT 92.

The question must be asked; what purpose does a zoning by-law serve, if at a whim, a property can be re-zoned? By-laws are put in place to protect neighbourhoods from changes that would be contrary to the continuity of that neighbourhood.

I am sure the town will sufficiently increase the residential tax and therefore justifying the ignoring of the existing by-law. By-laws serve a purpose ONLY when obeyed as written, regardless if they are inconvenient.

--
Regards,

Murray (& Bea) Pellowe
1 Cor 16:13

coarequests

From: Murray Pellowe [redacted]
Sent: Thursday, July 10, 2025 9:38 PM
To: coarequests
Subject: Re: [EXTERNAL] A/097/2025 - 2216 Urwin Crescent

You don't often get email from [redacted] Learn why this is important

Hello Sharon,
Possibly I have misunderstood the meaning of "minor variances planned for 2216 Unwin Crescent"
If the proposed alteration of the property complies with the current variances then go ahead. However, if the proposed variances exceed the current variances allowed then we are opposed.

Notice of Public Hearing
Committee of Adjustment Application

File # A/098/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
L. Rai	Vivek Gupta ITI Building Permit Designer Inc. 201-603 Argus Rd Oakville ON, L6J 6G6	214 Cherryhill Rd PLAN M6 LOT 75

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	*Table 5.2.1, Accessory Residential Uses (Row 1)* Attached or detached additional residential units require 1 additional parking space.	To require no additional parking space for the attached additional residential unit.
2	*Section 5.8.7 a)* Where a private garage has a vehicle entrance facing the flankage lot line or front lot line and the applicable minimum yard is less than 5.7 metres, the private garage shall be set back a minimum of 5.7 metres from the applicable lot line.	To reduce the private garage setback to 3.33 metres.
3	*Table 6.3.1 (Column RL3, Row 4)* The minimum flankage yard shall be 3.5 metres.	To reduce the minimum flankage yard to 3.13 metres.
4	*Section 6.4.3 a)* 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 8.17 metres.	To reduce the minimum front yard to 6.54 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.

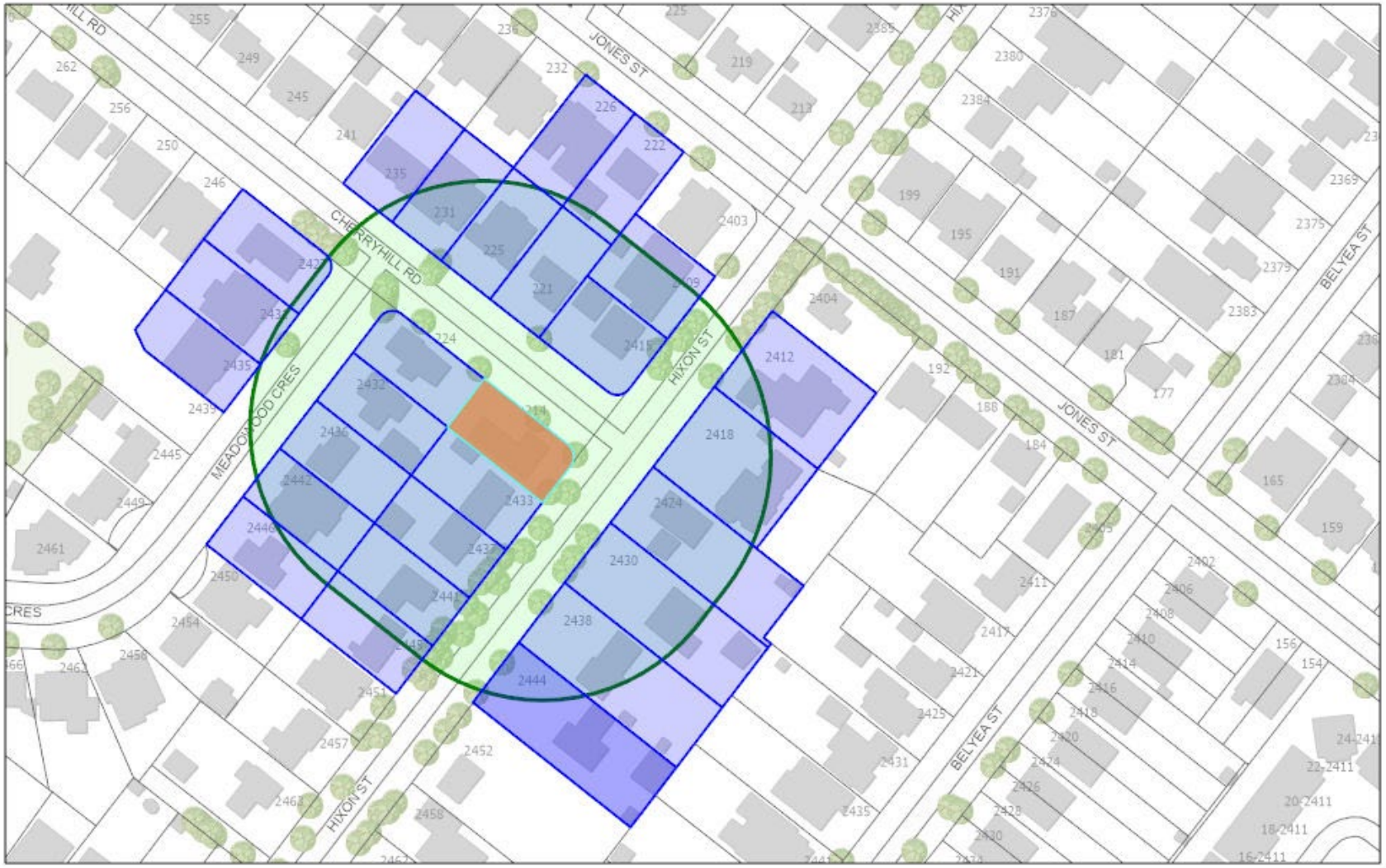
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

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:
July 8, 2025

A/098/2025 - 214 Cherryhill Road



7/2/2025, 10:28:45 AM

Applicant Name Address

Wards

Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

June 05, 2025

Committee of Adjustment
City of Oakville

Subject: Minor Variance Application Request Property Address: 214 Cherryhill Rd, Oakville, ON L6L 3E2

Owner: [redacted]
Scope of Work: Proposed Addition and Second Unit Basement Apartment(ARU)

Dear Committee Members,

We are submitting a Minor Variance application for the proposed new dwelling at 214 Cherryhill Road. The project requires relief from several zoning provisions, summarized as follows:

- **Additional Parking:** We are requesting a Minor Variance through the Committee of Adjustment to permit no additional parking space for the proposed Additional Residential Unit (ARU), whereas the Zoning By-law requires one additional space.
- **Garage Setback:** A front yard setback of 3.33 m is proposed, whereas 5.70 m is required.
- **Front Yard (Hixon Road):** Proposed setback is 6.54 m, whereas 7.50 m is required.
- **Flankage Side Yard (Cherryhill Road):** Proposed setback is 3.13 m, while 3.50 m is required.

Some of the above items may not strictly require variances, but are included for clarity and Committee consideration. The proposed design is consistent with the character of the area and will not result in adverse impacts to neighbouring properties.

We appreciate your review of this application and welcome any further questions or requests for information.

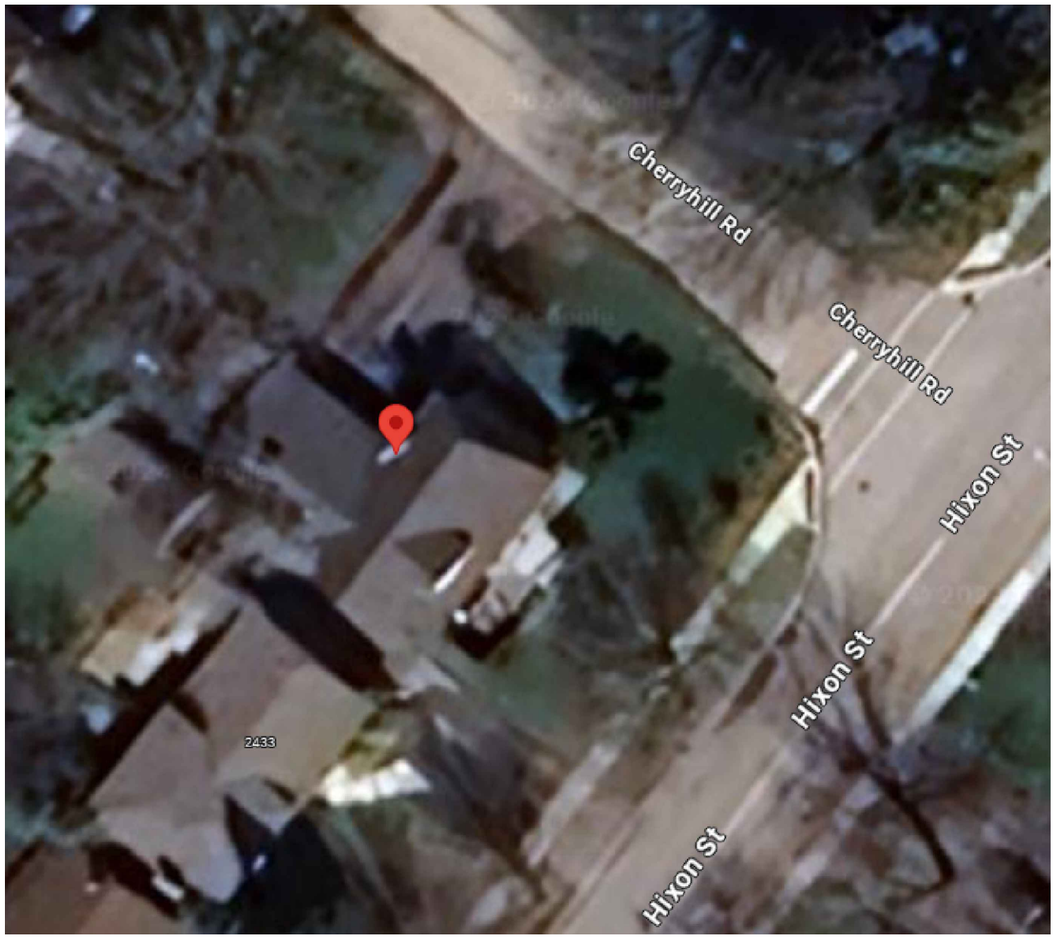
Sincerely,
Vivek Gupta
iTi Building Permit Designer Inc.

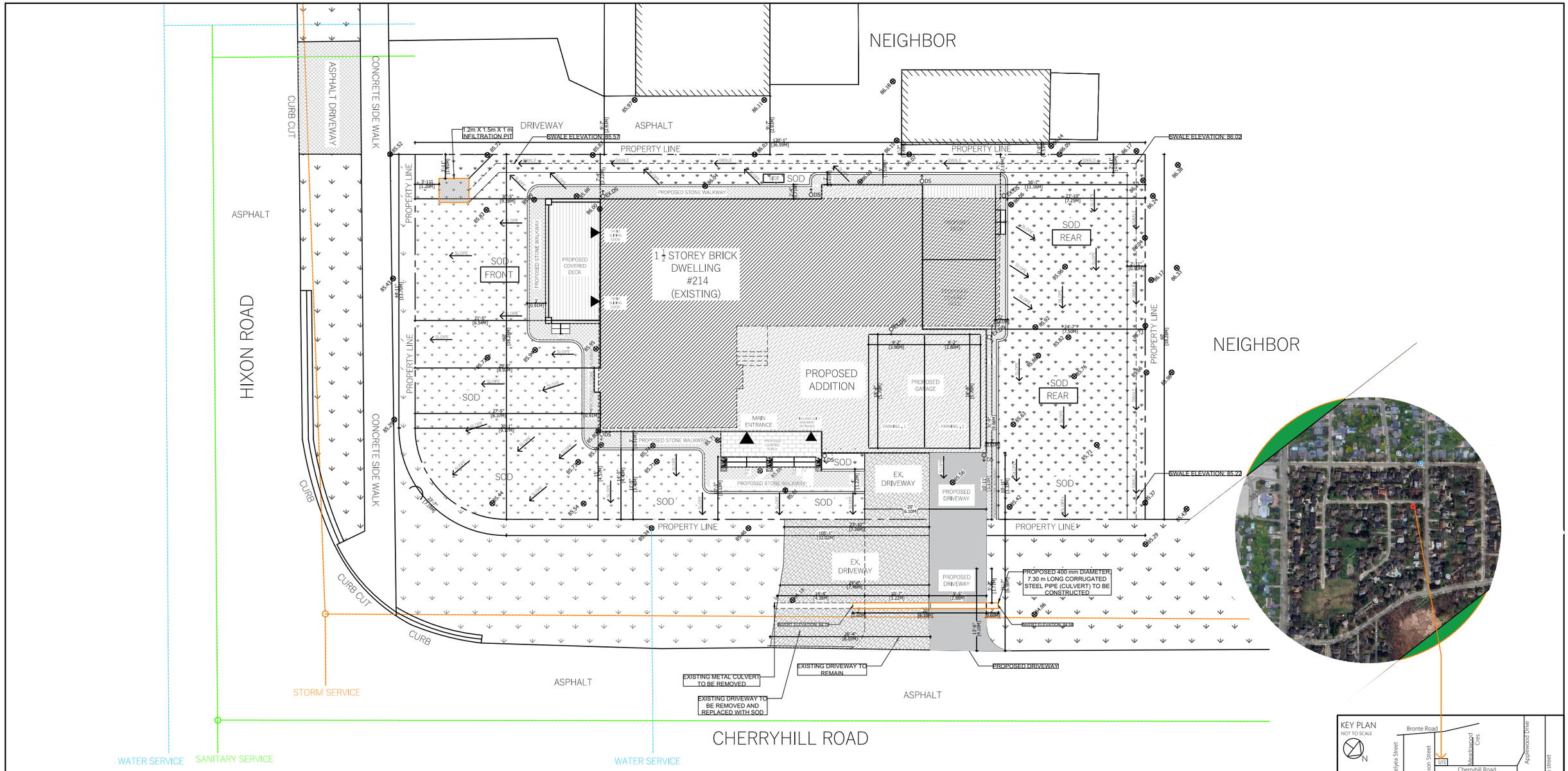
PROPOSED ADDITION AND SECOND UNIT
BASEMENT APARTMENT(ARU)

214 Cherryhill Rd, Oakville, ON L6L 3E2

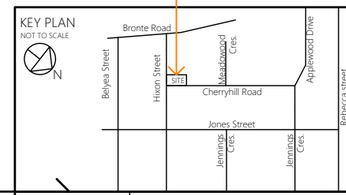
DRAWING LIST

A000 - COVER SHEET
A101 - PROPOSED SITE PLAN
A102 - PROPOSED BASEMENT
A103 - PROPOSED MAIN FLOOR
A104 - PROPOSED SECOND PLAN
A105 - FOUNDATION PLAN
A106 - ROOF PLAN
A107 - NORTH ELEVATION
A108 - WEST ELEVATION
A109 - SOUTH ELEVATION
A110 - EAST ELEVATION
A111 - SECTION A-A
A112 - SECTION B-B
A113 - WALL SECTION
A114 - DECK FOUNDATION PLAN
A115 - DETAILS
A116 - EXISTING BASEMENT
A117 - EXISTING MAIN FLOOR
A118 - EXISTING SECOND FLOOR





KEY PLAN
NOT TO SCALE



SITE STATISTICS

ADDRESS : 214 Cherryhill Rd, Oakville, ON L6L 3E2						
ZONING : RL3-0						
LOT AREA	664.43 m2					
LOT FRONTAGE	18.28 m					
FRONT YARD AREA	165.12 m2					
FRONT YARD LANDSCAPE AREA	131.98 m2					
GROSS FLOOR AREA	EXISTING		PROPOSED		TOTAL	
MAIN FLOOR AREA	91.53 m2	m2	76.11	m2	167,64	m2
SECOND FLOOR AREA	73.24 m2	m2	100.26	m2	173,50	m2
TOTAL GFA	41% x 664.43= 272.42 m2				PRO: 341.14	m2
PARKING						
TOTAL PARKING SPACE REQUIRED					spaces	
TOTAL PARKING SPACE PROVIDED					2 spaces	

ZONING - RL3-0 (214 Cherryhill Rd, Oakville, ON L6L 3E2)

PROVISIONS		PROPOSED
MINIMUM FRONT YARD SETBACK (HIXON RD)	7.5m	6.54m
MINIMUM REAR YARD SETBACK	7.50m	7.50m
MINIMUM INTERIOR SIDE YARD SETBACK	2.40m (1.20 m for parking)	1.51m
MINIMUM FLANKAGE YARD SETBACK	3.5m	3.13m
MAXIMUM HEIGHT	9.00m	8.92 m
LOT AREA	7151.91 sq ft	664.43 m2
EXISTING BUILDING COVERAGE	1910.36 sq ft	177.47 m2
PROPOSED BUILDING COVERAGE	2319.43 sq ft	215.50 m2
MAXIMUM LOT COVERAGE	35% x 664.43= 232.55 m2	PROPOSED= 215.50 m2

SITE PLAN LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SOD		DECK	DS	DOWN SPOT
	PROPOSED STONE WALKWAY		PROPERTY LINE	EDS	EX. DOWN SPOT
	EX.DRIVEWAY		WATER SERVICE		
	PROPOSED DRIVEWAY		STORM SERVICE		
	PROPOSED ADDITION		SANITARY SERVICE		
	EXISTING BUILDING				

iTiBUILDING Permit Designer Inc.
603 Argus Rd, Suit 201
Oakville, ON
(647) 973-1733
itipermit@gmail.com
itipermit.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
Name — BCIN
Signature — #CURDATE
Date

REGISTRATION INFORMATION
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ITI PERMIT DESIGNERS INC. — –
Firm Name — BCIN

ADDRESS:
214 Cherryhill Rd, Oakville, ON L6L 3E2

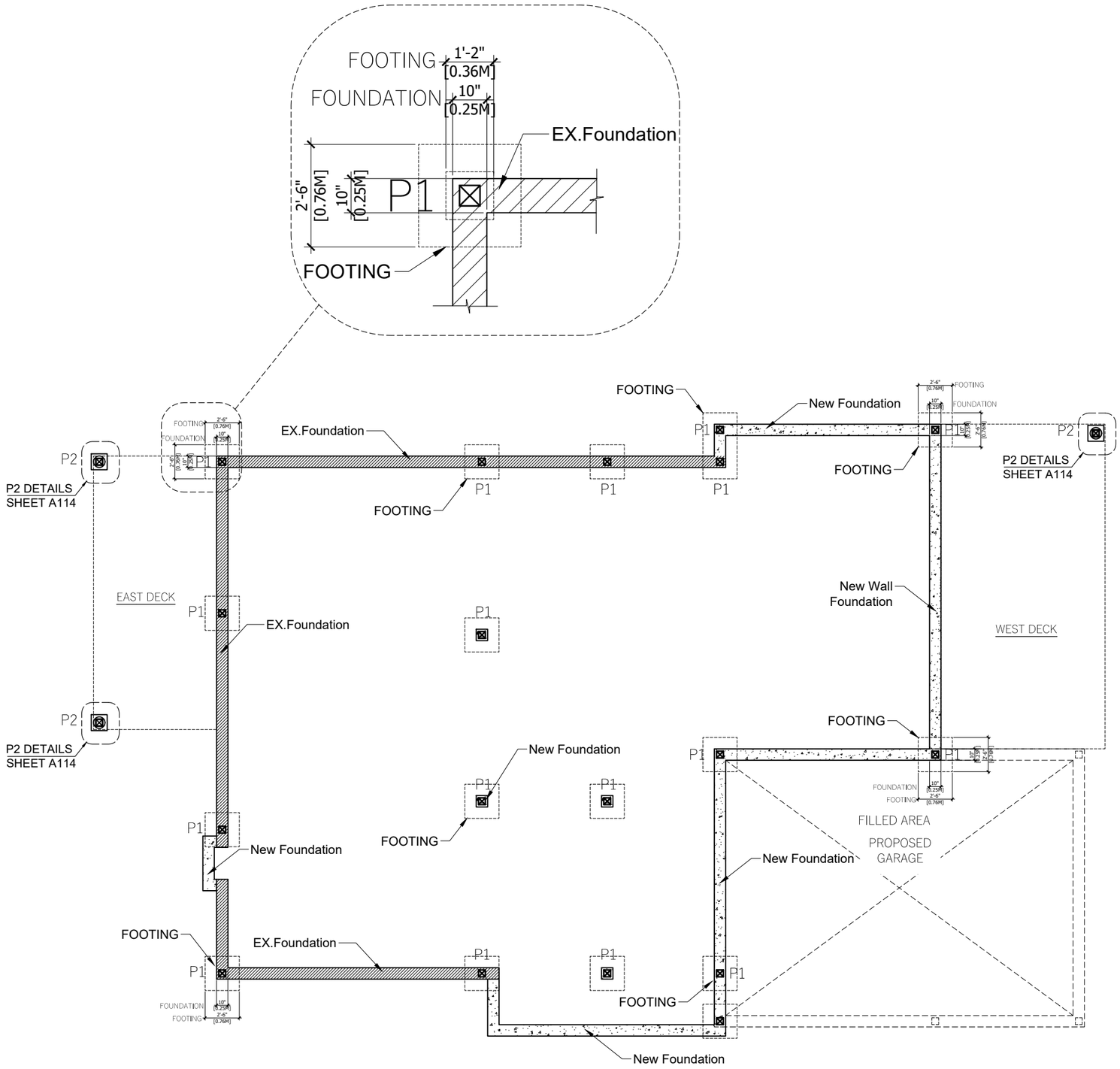
PROJECT NAME:
PROPOSED ADDITION &
SECOND UNIT BASEMENT APARTMENT(ARU)

DRAWN BY: BB	CLIENT APPROVAL DATE:	REV. 1 DATE: April 07, 2025	REV. 2 DATE: April 22, 2025
CHECKED BY: VG	ORIGINAL DATE: FEB 18, 2025	REV. 3 DATE:	REV. 4 DATE:
SC: 1/16" = 1'-0"		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME:
SITE PLAN

DRAWING NO:
A101

SHEET SIZE: 17" x 11"



From Table 2.5.1.1.(1) O.B.C
Design Data For Selected Locations
(**Oakville, Ontario**)

LOAD STATISTICS	
SNOW	2.54 KPa
RAIN	0.4 KPa
HOURLY WIND PRESSURES 1/50	0.43 KPa
LIVE LOAD (ROOF)	1.8 KPa
DEAD LOAD (ROOF)	0.72 KPa
LIVE LOAD (FLOOR)	1.92 KPa
DEAD LOAD (FLOOR)	0.72 KPa

POST	
P1	4 , 2*6 SPF 1 OR 2
P2	T 6*6

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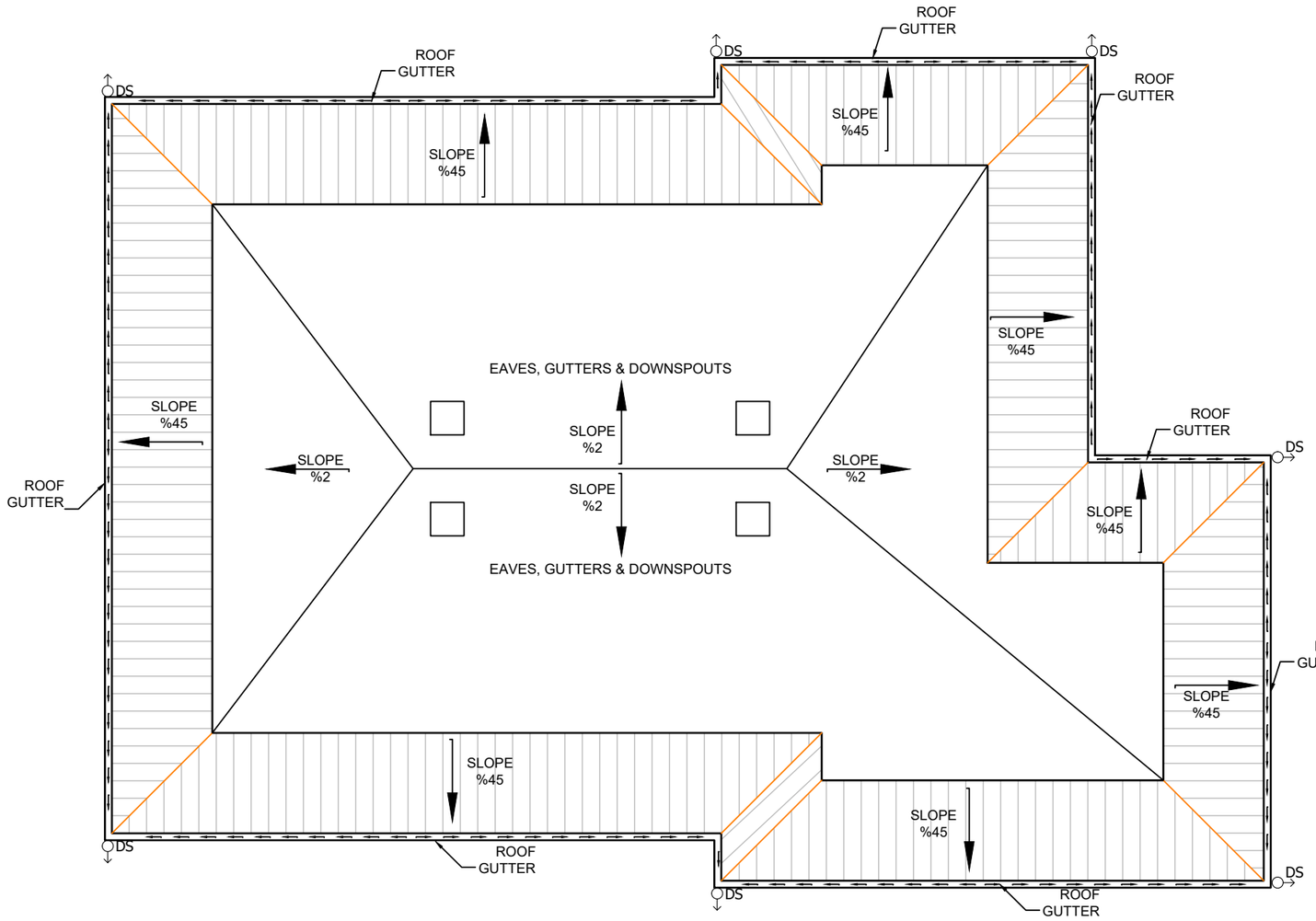
DRG. SCALE: 1:100		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME: FOUNDATION PLAN

DRAWING NO: A105

SHEET SIZE: 17" x 11"



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	#CURDATE
Signature	Date

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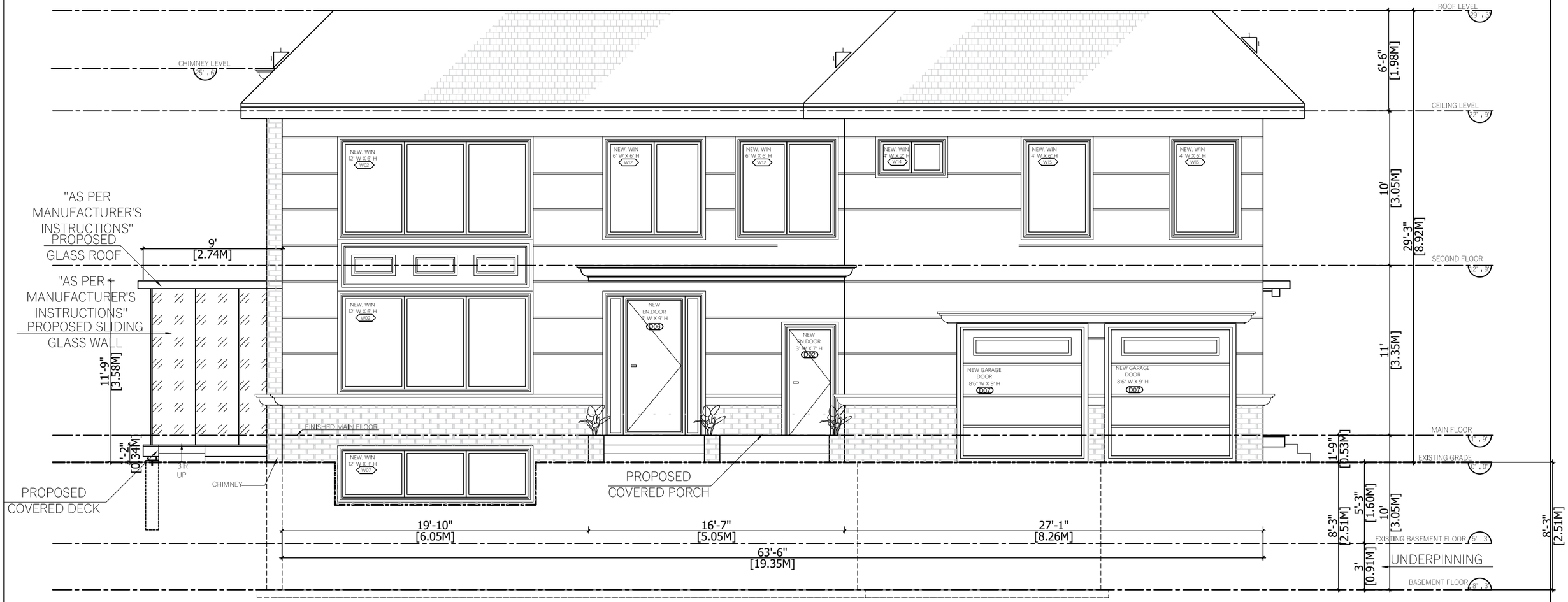
DRG. SCALE: 1:100		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME:
ROOF PLAN

DRAWING NO:
A106

SHEET SIZE: 17" x 11"



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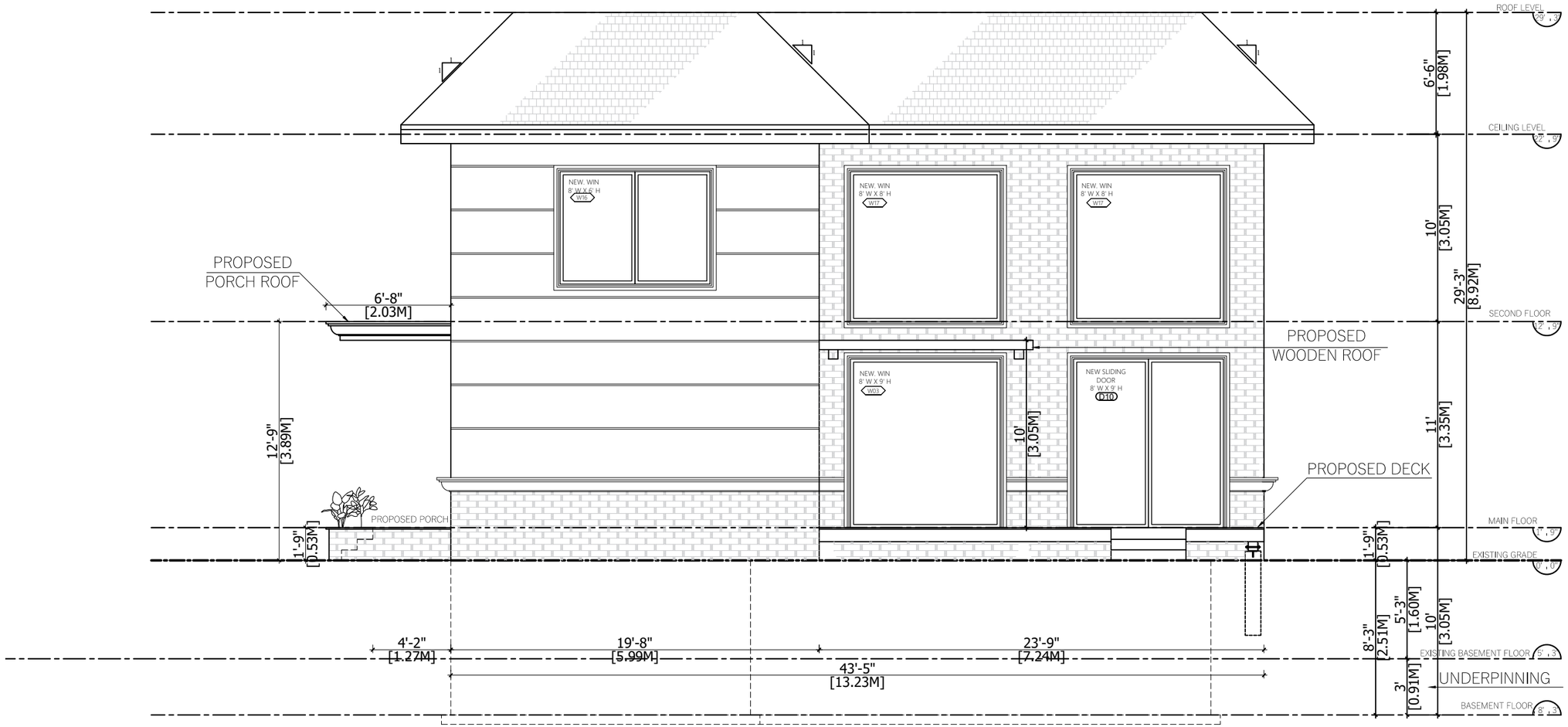
DRG. SCALE: 1:75		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME:
NORTH ELEVATION

DRAWING NO:
A107

SHEET SIZE: 17" x 11"



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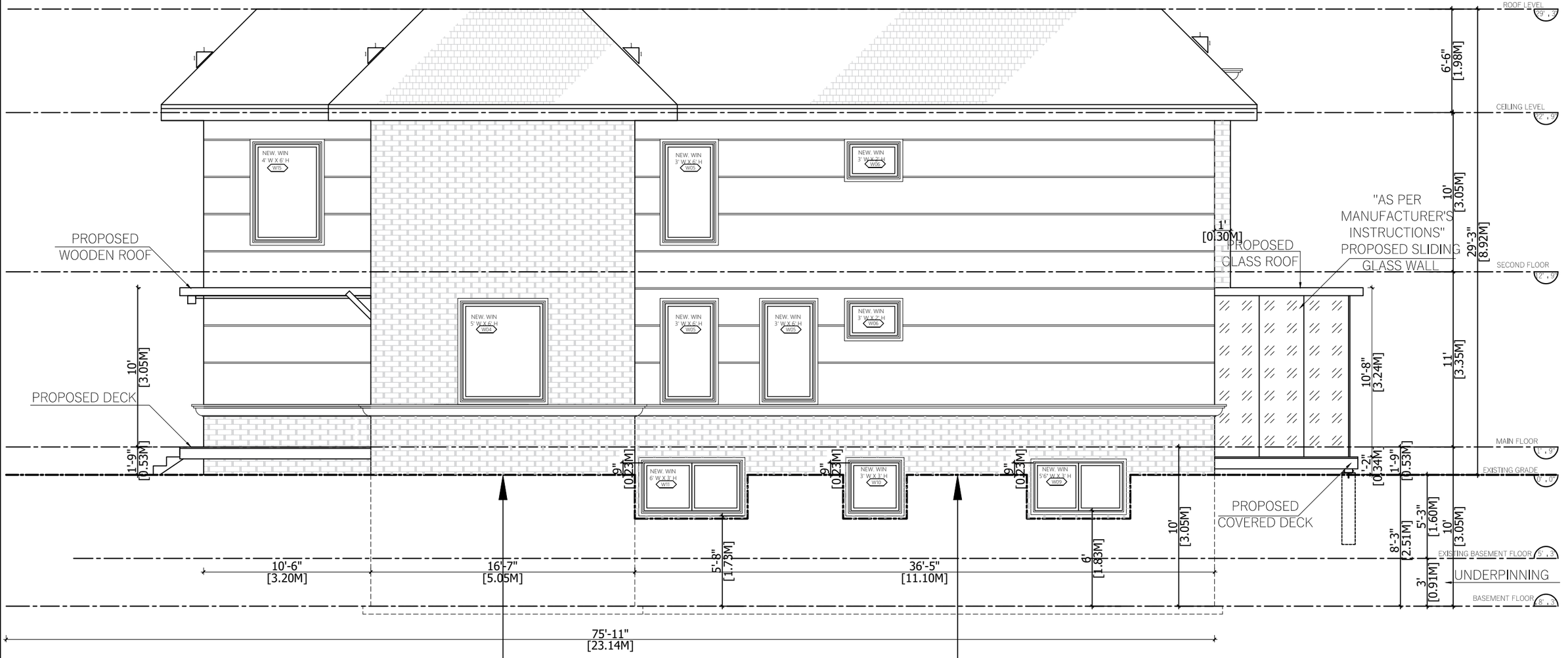
DRG. SCALE: 1:75		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME:
WEST ELEVATION

DRAWING NO:
A108

SHEET SIZE: 17" x 11"



ALLOWABLE UNPROTECTED OPENINGS:
LIMITING DISTANCE: 5' FT (1.51 M)
MAX PERCENTAGE: 9%
BUILDING FACE AREA: 385.5 SF (35.80 SQM)
ALLOWED GLAZED OPENINGS AREA
(AS PER TABLE 9.10.15.4): 34.65 SF (3.22 SQM)
TOTAL PROPOSED WINDOW AREA: 30 SF (2.78 SQM)

ALLOWABLE UNPROTECTED OPENINGS:
LIMITING DISTANCE: 7'4" FT (2.22 M)
MAX PERCENTAGE: 10%
BUILDING FACE AREA: 846.70 SF (78.66 SQM)
ALLOWED GLAZED OPENINGS AREA
(AS PER TABLE 9.10.15.4): 84.60 SF (7.86 SQM)
TOTAL PROPOSED WINDOW AREA: 84 SF (7.80 SQM)

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DRG. SCALE: 1:75		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME:
SOUTH ELEVATION

DRAWING NO:
A109

SHEET SIZE: 17" x 11"

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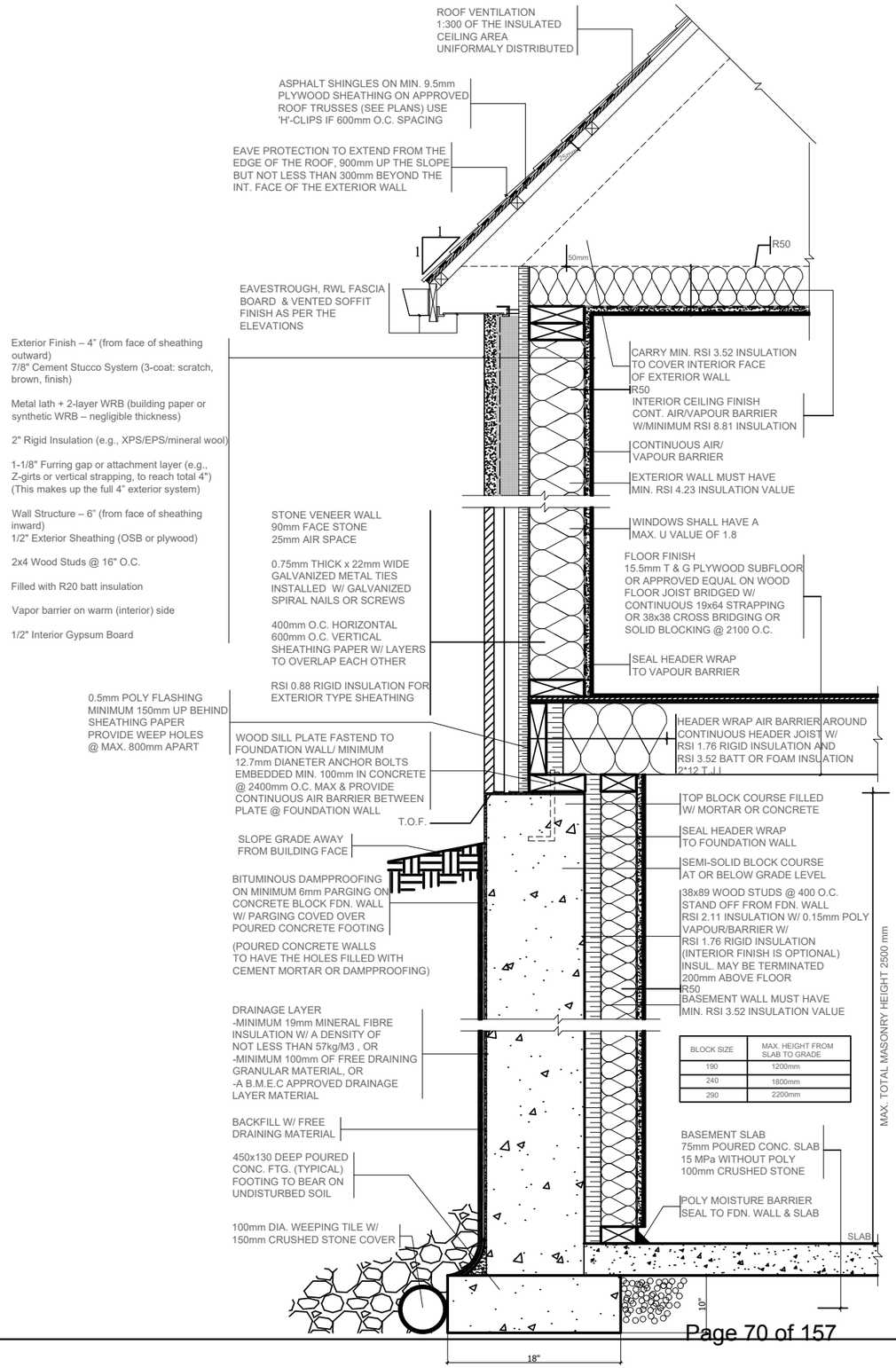
DRG. SCALE: 1:75		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME:
EAST ELEVATION

DRAWING NO:
A110

SHEET SIZE: 17" x 11"



BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
190	1200mm
240	1800mm
290	2200mm

SECTION

C-C
A113

SC: NTS

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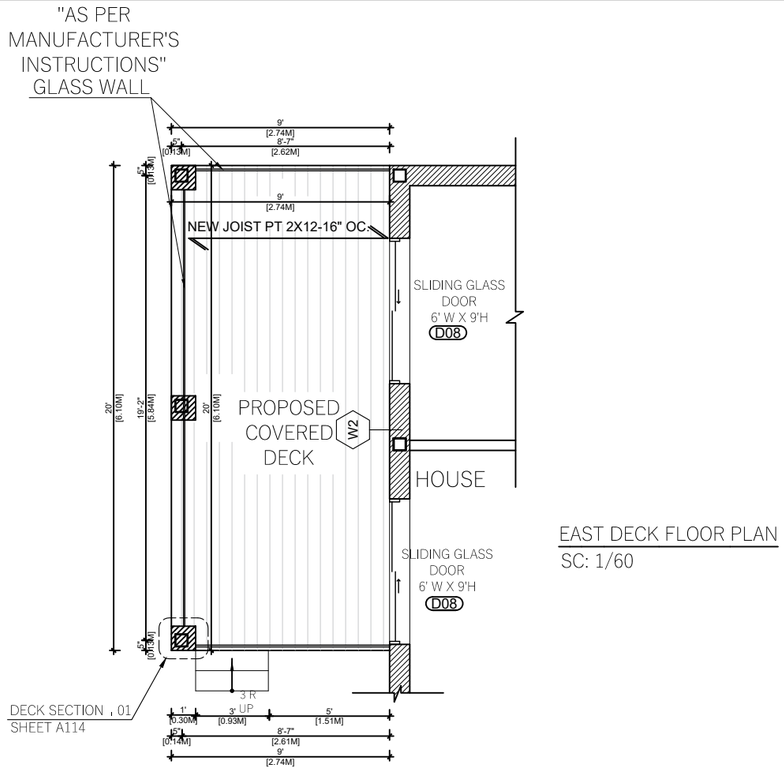
DRG. SCALE: NTS.		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME: WALL SECTION

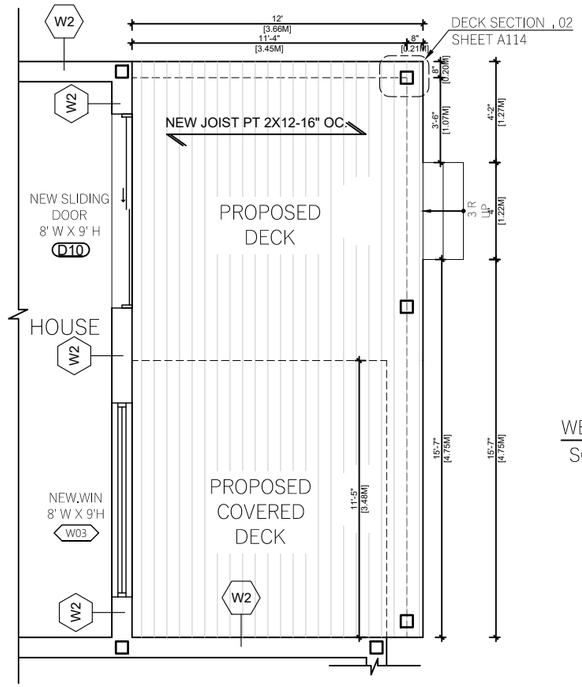
DRAWING NO: A113

SHEET SIZE: 17" x 11"



EAST DECK FLOOR PLAN

SC: 1/60



WEST DECK FLOOR PLAN

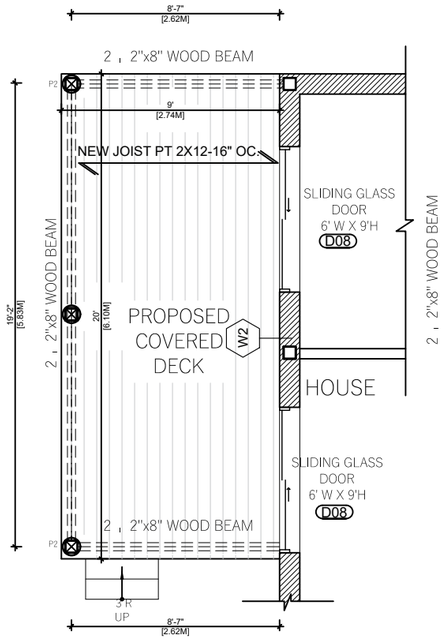
SC: 1/60

NEW DECK

P2 , 6"X6" POST ON NEW 12" DIA. CONCRETE FOUNDATION

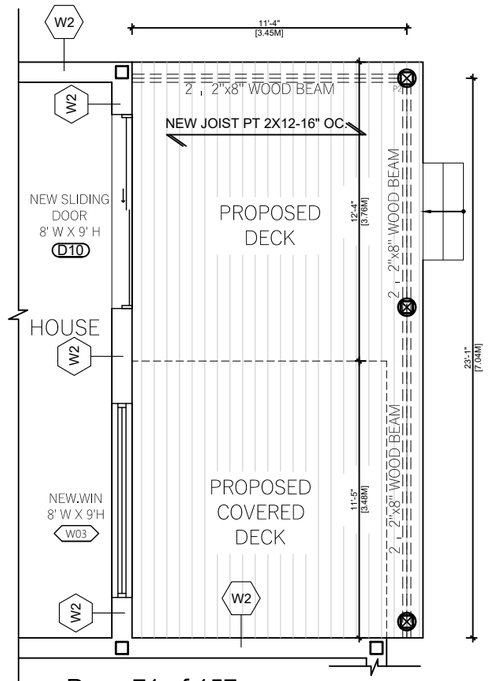
SOIL BROMIC CAPACITY 100KPA

SNOW LOAD 1.9KPA



EAST DECK STRUCTURAL PLAN

SC: 1/60



WEST DECK STRUCTURAL PLAN

SC: 1/60

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ITI PERMIT DESIGNERS INC. — — BCIN

Firm Name

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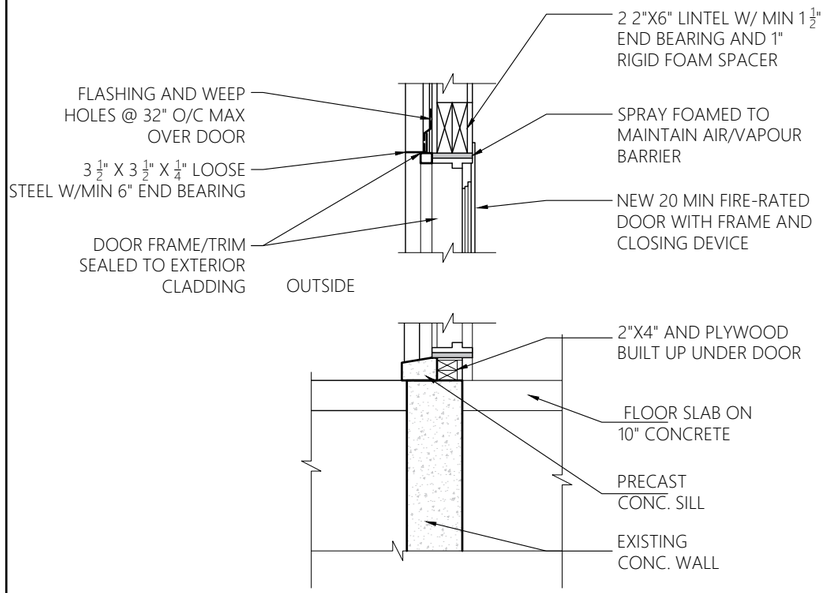
DRG. SCALE: 1/75		REV. 5 DATE:	REV. 6 DATE:

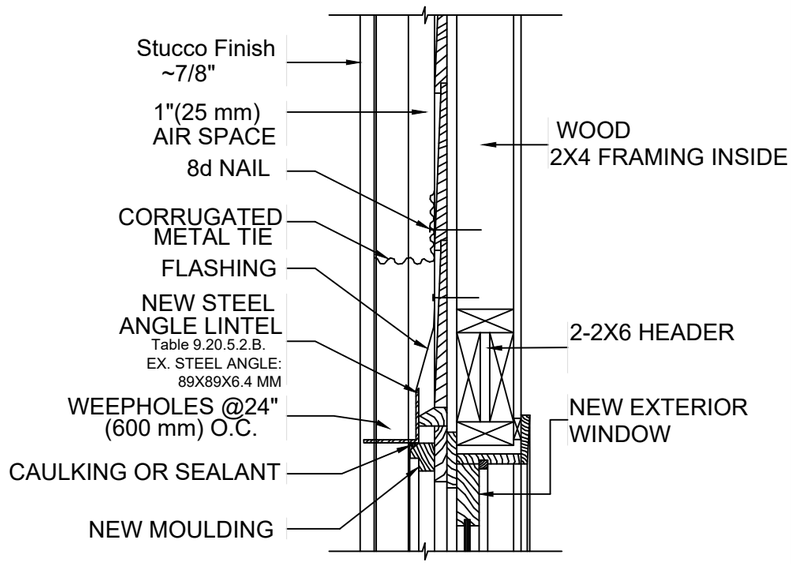
DRAWING NAME: DECK FOUNDATION PLAN

DRAWING NO: A114

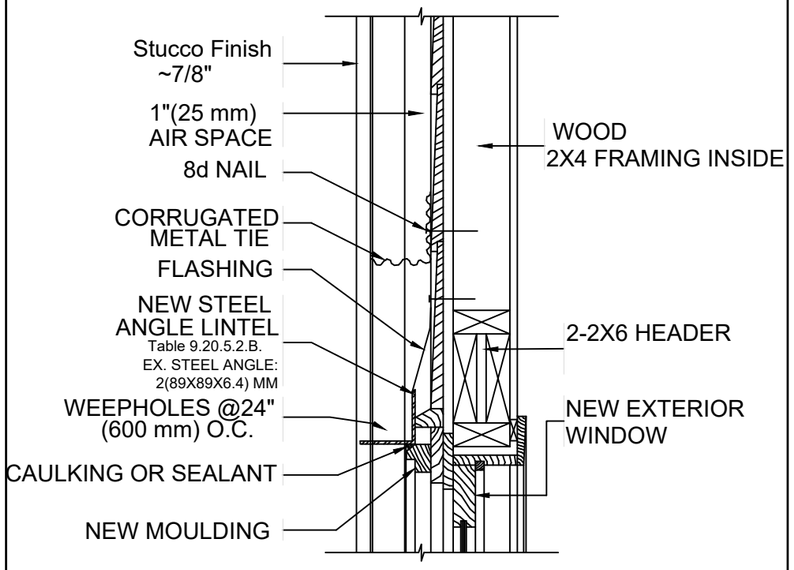
SHEET SIZE: 17" x 11"



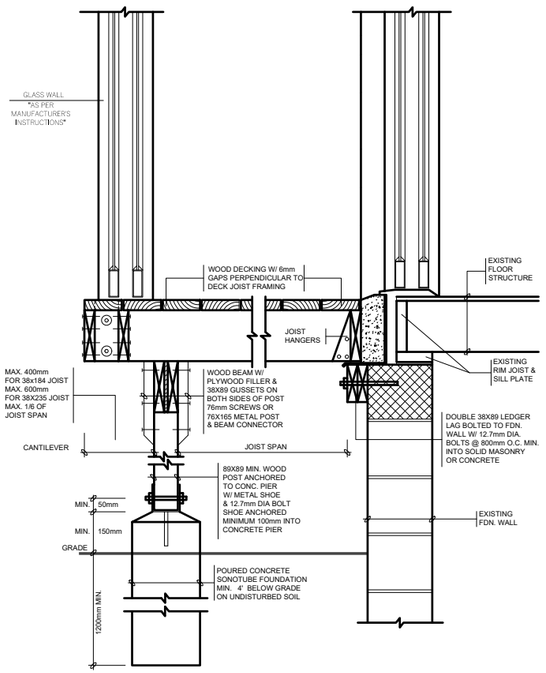
NEW DOOR LINTEL DETAIL
(TYP.)



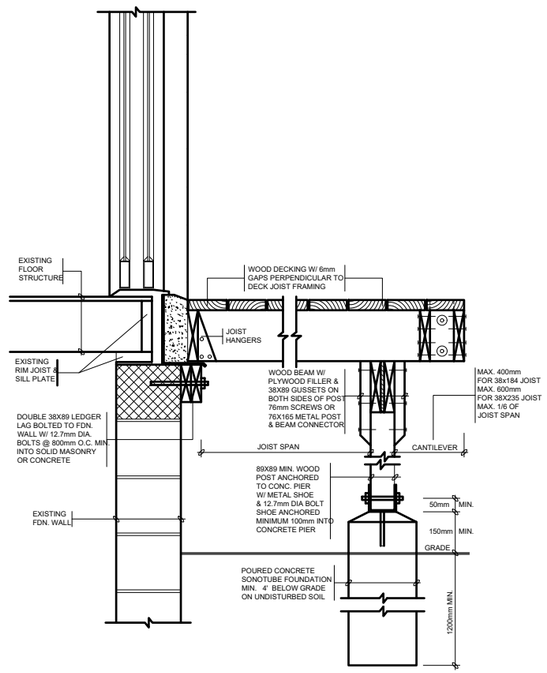
NEW WINDOW LINTEL DETAIL(L1)
(TYP.)



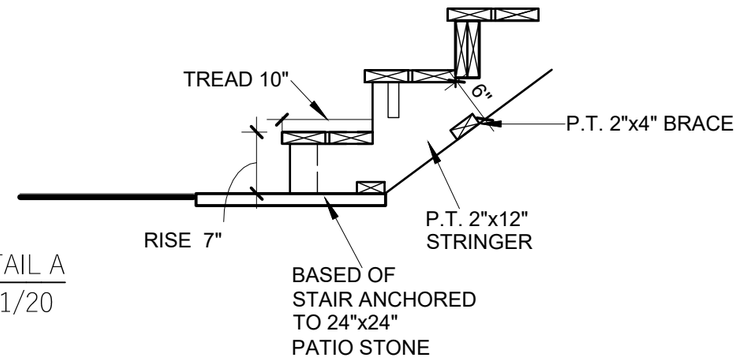
NEW WINDOW LINTEL DETAIL(L2)
(TYP.)



DECK SECTION , 01
SC:1/60



DECK SECTION , 02
SC:1/60



DETAIL A
SC: 1/20

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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.	–
Firm Name	BCIN

ADDRESS:
214 Cherryhill Rd, Oakville, ON L6L 3E2

PROJECT NAME:
PROPOSED ADDITION & SECOND UNIT BASEMENT APARTMENT(ARU)

DRAWN BY: BB	CLIENT APPROVAL DATE:	REV. 1 DATE: April 07, 2025	REV. 2 DATE: April 22, 2025
CHECKED BY: VG	ORIGINAL DATE: FEB 18, 2025	REV. 3 DATE:	REV. 4 DATE:
DRG. SCALE: NTS.		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME:
DETAILS

DRAWING NO:
A115

SHEET SIZE: 17" x 11"

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/098/2025 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 July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
L. Rai	Vivek Gupta ITI Permit 201-603 Argus Road Oakville ON L6J6G6	PLAN M6 LOT 75 214 Cherryhill Rd Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: RL3-0, Residential
WARD: 1 **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	*Table 5.2.1, Accessory Residential Uses (Row 1)* Attached or detached additional residential units require 1 additional parking space.	To require no additional parking space for the attached additional residential unit.
2	*Section 5.8.7 a)* Where a private garage has a vehicle entrance facing the flankage lot line or front lot line and the applicable minimum yard is less than 5.7 metres, the private garage shall be set back a minimum of 5.7 metres from the applicable lot line.	To reduce the private garage setback to 3.33 metres.
3	*Table 6.3.1 (Column RL3, Row 4)* The minimum flankage yard shall be 3.5 metres.	To reduce the minimum flankage yard to 3.13 metres.

4	*Section 6.4.3 a)* 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 8.17 metres.	To reduce the minimum front yard to 6.54 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/098/2025 - 214 Cherryhill Road (West District) (Low Density Residential)

The applicant proposes to construct an addition to the existing two storey dwelling and convert the existing basement into a basement apartment (ARU).

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 addition and proposed garage be constructed in general accordance with the submitted site plan and elevation drawings dated April 7, 2025;

2. The owner agrees that they will advise potential tenants that there is no additional parking space provided for the additional residential unit; and,

3. 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.

Analysis:
The proposed front yard setback reduction is due to the uncovered deck being proposed along Hixon Street. The main front wall of the dwelling exceeds the minimum required setback and will remain aligned with the neighbouring dwellings.

The proposed variances to reduce the flankage yard setback is due to the covered porch being proposed and the garage setback maintains an appropriate separation from the public realm and the visual prominence of the garage as it is not located on the front of the house is being proposed slightly behind the proposed covered porch making the porch the main visual dominance.

Lastly, the proposed ARU will contribute to housing diversity and housing options within Town. It is noted that this property is within walking distance to Bronte Village. Parking requirements for the ARU unit will be influenced by market demand and mitigated by the availability of nearby transit options and multi-use trails.
Staff have evaluated the application and found that it is minor in nature, is in keeping with the general intent and purpose of the Official Plan and Zoning By-law and is desirable for the appropriate development of the land. The proposed development maintains and protects the character of the existing neighbourhood and does not

present unacceptable adverse impacts. On this basis, the application meets the four tests of the *Planning Act*

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 decrease to the private garage setback to 3.33 metres, a decrease to the minimum flankage yard to 3.13 metres a decrease to the minimum front yard to 6.54 metres and to require no additional parking space for the attached residential unit, 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.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – None

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 addition and proposed garage be constructed in general accordance with the submitted site plan and elevation drawings dated April 7, 2025;

2. The owner agrees that they will advise potential tenants that there is no additional parking space provided for the additional residential unit; and,

3. 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/099/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
JNW Development Ltd.	Mengdi Zhen Z Square Consulting Inc. 2710 14TH Ave Markham ON, L3R 0J1	248 Jennings Cres PLAN M6 LOT 163

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	*Table 6.4.1* 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 44%.

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.

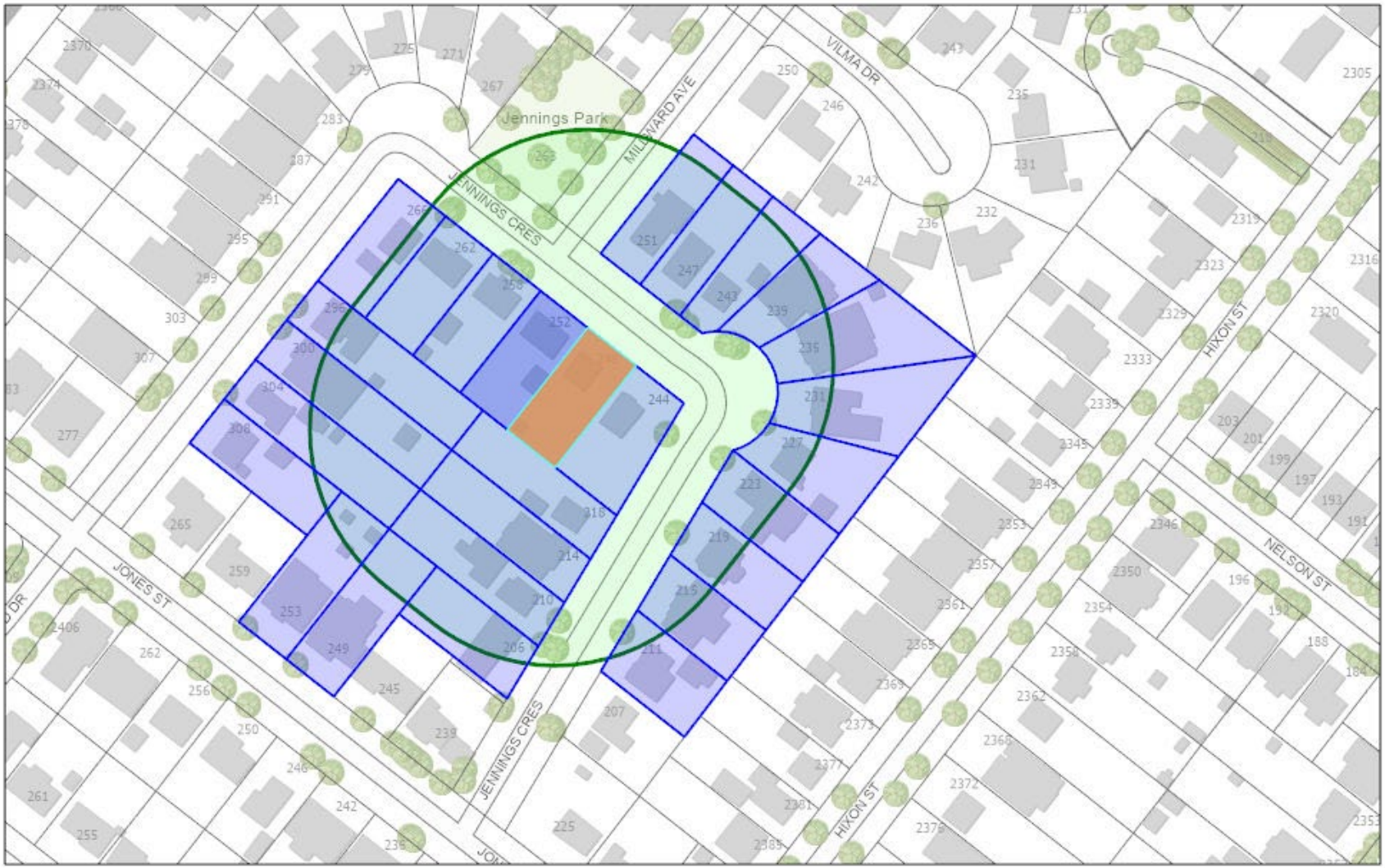
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

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:
July 8, 2025

A/099/2025 - 248 Jennings Crescent



7/2/2025, 10:36:50 AM

Applicant Name Address

Wards

Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

248 JENNINGS CRES

NOTES:

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2. ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTING ON SITE.

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7. DO NOT SCALE DRAWINGS.

REVISION RECORD

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE APPLICATION	06/02/2025

ISSUE RECORD

Z SQUARE CONSULTING INC.
2710 14th Ave, Markham, ON, L3R 0J1

W www.zsquaregroup.com
E info@zsquaregroup.com
T 416 502 1616

248 Jennings Cres, Oakville, ON L6L 1W1

for

25015
PROJECT SCALE DRAWN REVIEWED

COVER PAGE

A0.1

Note: This drawing is the property of the Architect and may not be reproduced or
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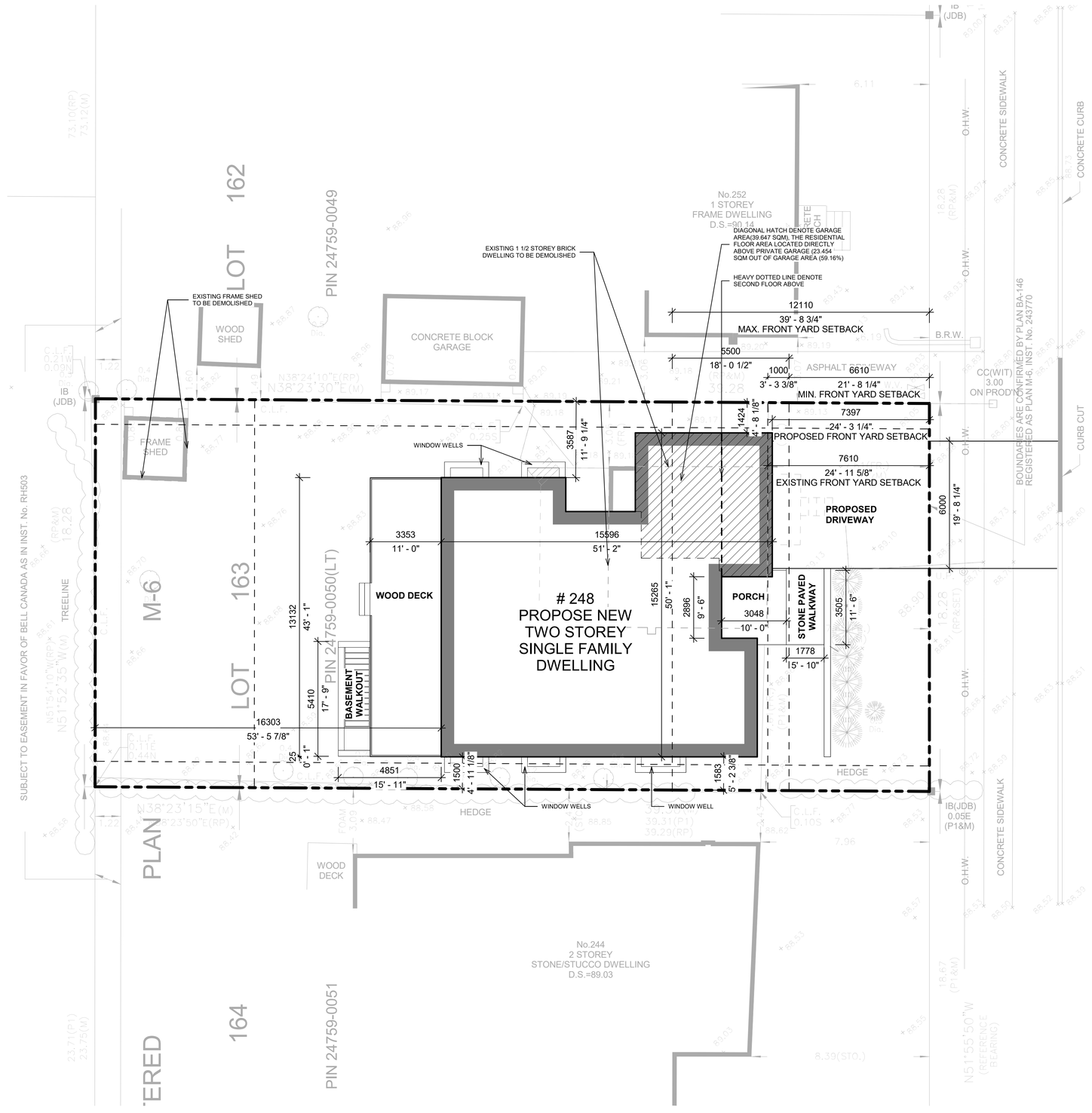
for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

5/30/2025 4:33:59 PM



1 / A1.1 SITE PLAN
SCALE: 1 : 100

SITE STATISTICS		By-Law No. 2014-014	
ZONING		Zone Label RL3-0	
LOT AREA	PERMITTED	557.50m² MIN.	
	EXISTING	718.088m²	
LOT WIDTH & FRONTAGE	PERMITTED	18.00m MIN.	
	EXISTING	18.276m	
LOT COVERAGE	PERMITTED	35.0% MAX. (251.331m²)	
	PROPOSED	28.24% (202.806m²)	
RESIDENTIAL FLOOR AREA		TOTAL: 315.91m² (3400sf) BASEMENT: 162.386m² (EXCLUDED AREA) GROUND FLOOR: 163.159m² GARAGE: 39.647m² (EXCLUDED AREA) VOID AREA: 26.764m² (EXCLUDED AREA) SECOND FLOOR: 152.751m²	
RFA RATIO	PERMITTED	41.0% MAX. (294.416m²)	
	PROPOSED	44% (315.91m² OUT OF 718.088m²)	✓
MAX. BUILDING HEIGHT	PERMITTED	9.0m MAX.	
	PROPOSED	9.0m	
SETBACKS: FRONT (NORTHEAST)	PERMITTED	6.61m MIN. (EXISTING FRONT YARD LESS 1.0m) 12.11m MAX. (5.5M GREATER THAN THE MIN. FRONT YARD)	
	PROPOSED	7.397m	
SETBACKS: SIDE (NORTHWEST)	PERMITTED	1.2m MIN.	
	PROPOSED	1.424m	
SETBACKS: SIDE (SOUTHEAST)	PERMITTED	1.2m MIN.	
	PROPOSED	1.5m	
SETBACKS: REAR (SOUTHWEST)	PERMITTED	7.5m MIN.	
	PROPOSED	16.303m	
TOTAL FLOOR AREA OF A PRIVATE GARAGE	PERMITTED	45m² MAX.	
	PROPOSED	39.647m²	

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2710 14th Ave, Markham, ON, L3R 0J1
W www.zsquaregroup.com
E info@zsquaregroup.com
T 416 502 1616

248 Jennings Cres, Oakville, ON
L6L 1W1

for

25015 As indicated
PROJECT SCALE DRAWN REVIEWED

SITE PLAN

A1.1

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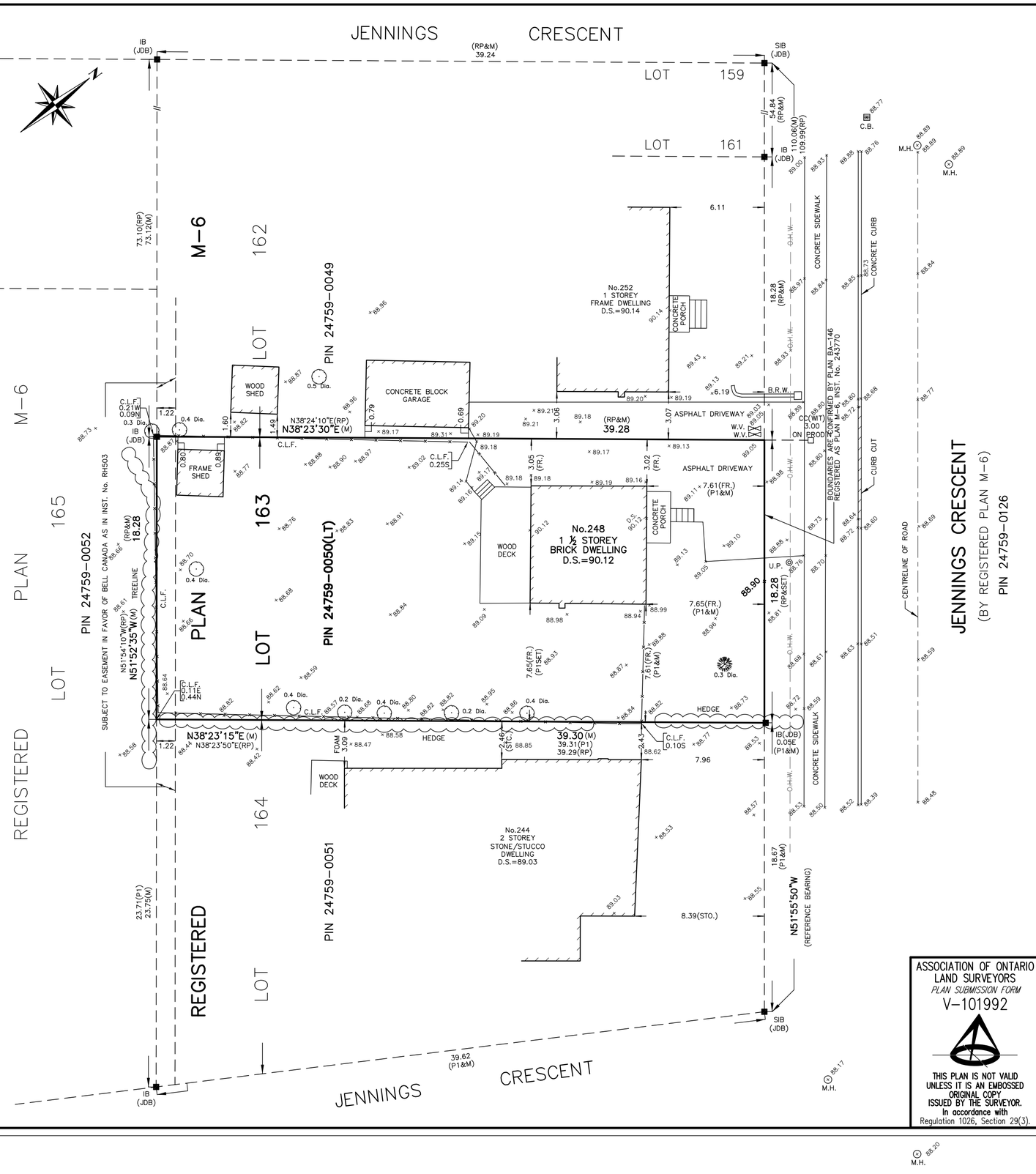
5/30/2025 4:34:00 PM



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY OF
LOT 163
REGISTERED PLAN M-6
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:200

10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN OF SURVEY BY VLADIMIR DOSEN SURVEYING, O.L.S. DATE JULY 25, 2022
RP	DENOTES REGISTERED PLAN M-6
JDB	DENOTES J. D. BARNES LTD., O.L.S.
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES CHAIN LINK FENCE
B.R.W.	DENOTES BRICK RETAINING WALL
D.S.	DENOTES FINISHED FLOOR ELEVATION AT ENTRY
O.H.W.	DENOTES OVERHEAD WIRE
STO.	DENOTES TIE TAKEN FROM STONE
STC.	DENOTES TIE TAKEN FROM STUCCO
FR.	DENOTES TIE TAKEN FROM FRAME
M.H.	DENOTES MANHOLE
U.P.	DENOTES UTILITY POLE
W.V.	DENOTES WATER VALVE
C.B.	DENOTES CATCH BASIN
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY OF JENNINGS CRESCENT AS SHOWN ON REGISTERED PLAN M-6 HAVING A BEARING OF N51° 55' 50"W.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No.117 HAVING AN ELEVATION OF 83.984M. LOCATED IN THE SW COR OF CONC PORCH AT HOUSE No. 2333 SOVEREIGN STREET.

THIS REPORT WAS PREPARED FOR JNW DEVELOPMENT LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN EASEMENT IN FAVOR OF BELL CANADA AS IN INST. No. RH503.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, SOUTHERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF THE OVERHEAD WIRE.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

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 21st DAY OF MARCH , 2025

APRIL 01 , 2025
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-101992

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

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYORS.COM
2400 MIDLAND AVE., #121 PHONE: (647)430-1366
SCARBOROUGH, ONTARIO, M1S 5C1 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: J.G.	DRAWN BY: E.N.	CAD No: 25-085SRPR	JOB No: 2025-085

1 A3.1 FRONT ELEVATION
SCALE: 1 : 50

NOTES:

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ISSUE RECORD

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E info@zsquaregroup.com
T 416 502 1616

248 Jennings Cres, Oakville, ON
L6L 1W1

for

25015 1 : 50
PROJECT SCALE DRAWN REVIEWED

FRONT ELEVATION

A3.1

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used without the expressed consent of the Architect. The Contractor is responsible
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5/30/2025 4:34:01 PM

1 / A3.2 SIDE ELEVATION 1
SCALE: 1 : 50

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E info@zsquaregroup.com
T 416 502 1616

248 Jennings Cres, Oakville, ON L6L 1W1

for

25015 1 : 50
PROJECT SCALE DRAWN REVIEWED

SIDE ELEVATION

A3.2

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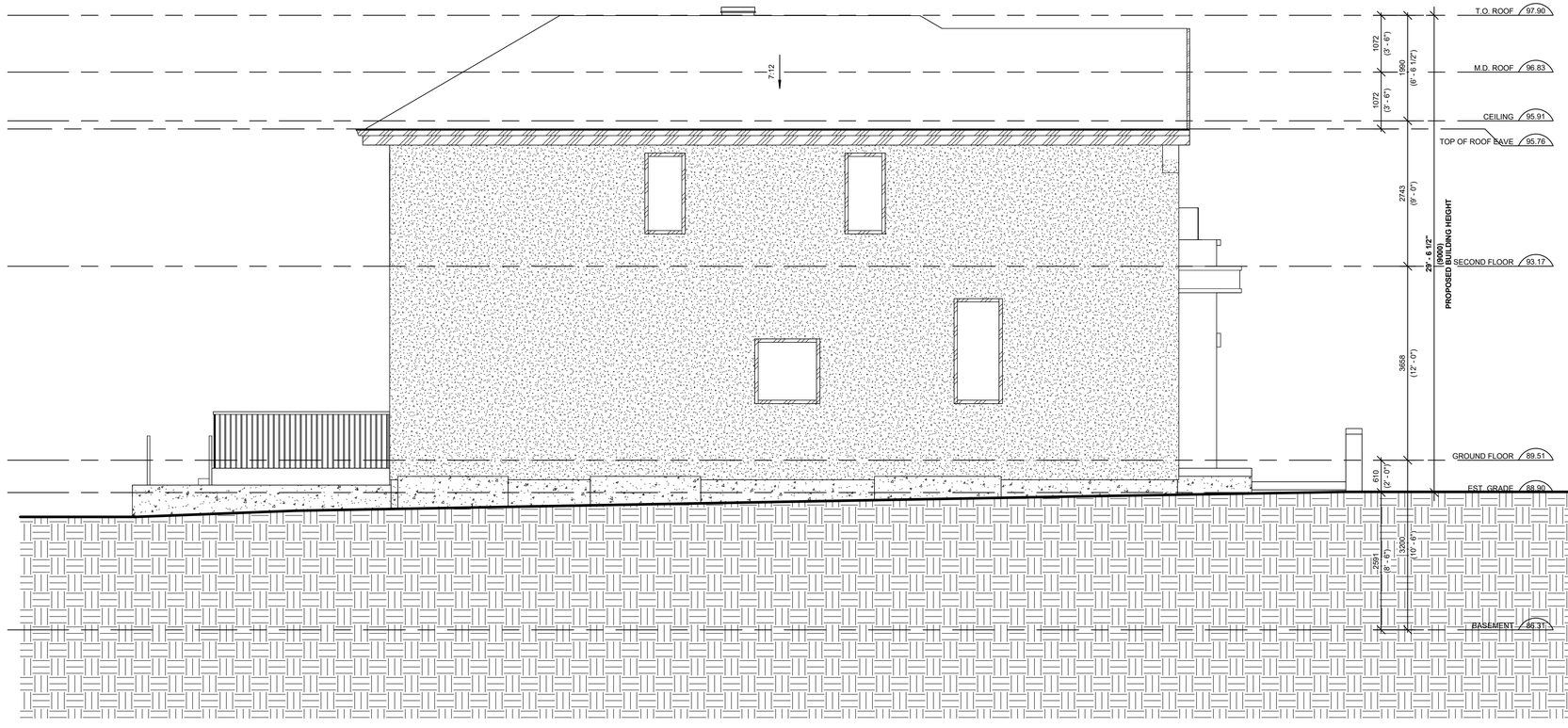
5/30/2025 9:34:02 PM



1 A3.3 SIDE ELEVATION 2
SCALE: 1 : 50

NOTES:

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5. MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL SURFACES WITHIN WASHROOMS & MUDROOMS.

6. TILE BACKER BOARD TO BE USED IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES TO EXTENT OF WALLS WHERE CERAMIC WALL TILES ARE INDICATED TO BE INSTALLED.

7. DO NOT SCALE DRAWINGS.

REVISION RECORD

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE APPLICATION	06/02/2025

ISSUE RECORD

Z SQUARE CONSULTING INC.
2710 14th Ave, Markham, ON, L3R 0J1

W www.zsquaregroup.com
E info@zsquaregroup.com
T 416 502 1616

248 Jennings Cres, Oakville, ON L6L 1W1

for

25015 1 : 50
PROJECT SCALE DRAWN REVIEWED

SIDE ELEVATION

A3.3

Note: This drawing is the property of the Architect and may not be reproduced or
used without the expressed consent of the Architect. The Contractor is responsible
for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

5/30/2025 4:34:02 PM

1 A3.4 REAR ELEVATION
SCALE: 1 : 50

NOTES:

1. ALL DIMENSIONS AND QUANTITIES OF MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. AN ACCEPTABLE LEVEL OF FINISH MUST BE ACHIEVED AND APPROVED BY OWNER.

2. ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTING ON SITE.

3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.

4. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING REQUIRED IN WALLS TO ACCOMODATE INSTALLATION OF MILLWORK, ARTWORK, FURNITURE, WASHROOM ACCESSORIES, AND EQUIPMENT.

5. MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL SURFACES WITHIN WASHROOMS & MUDROOMS.

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25015 1 : 50
PROJECT SCALE DRAWN REVIEWED

REAR ELEVATION

A3.4

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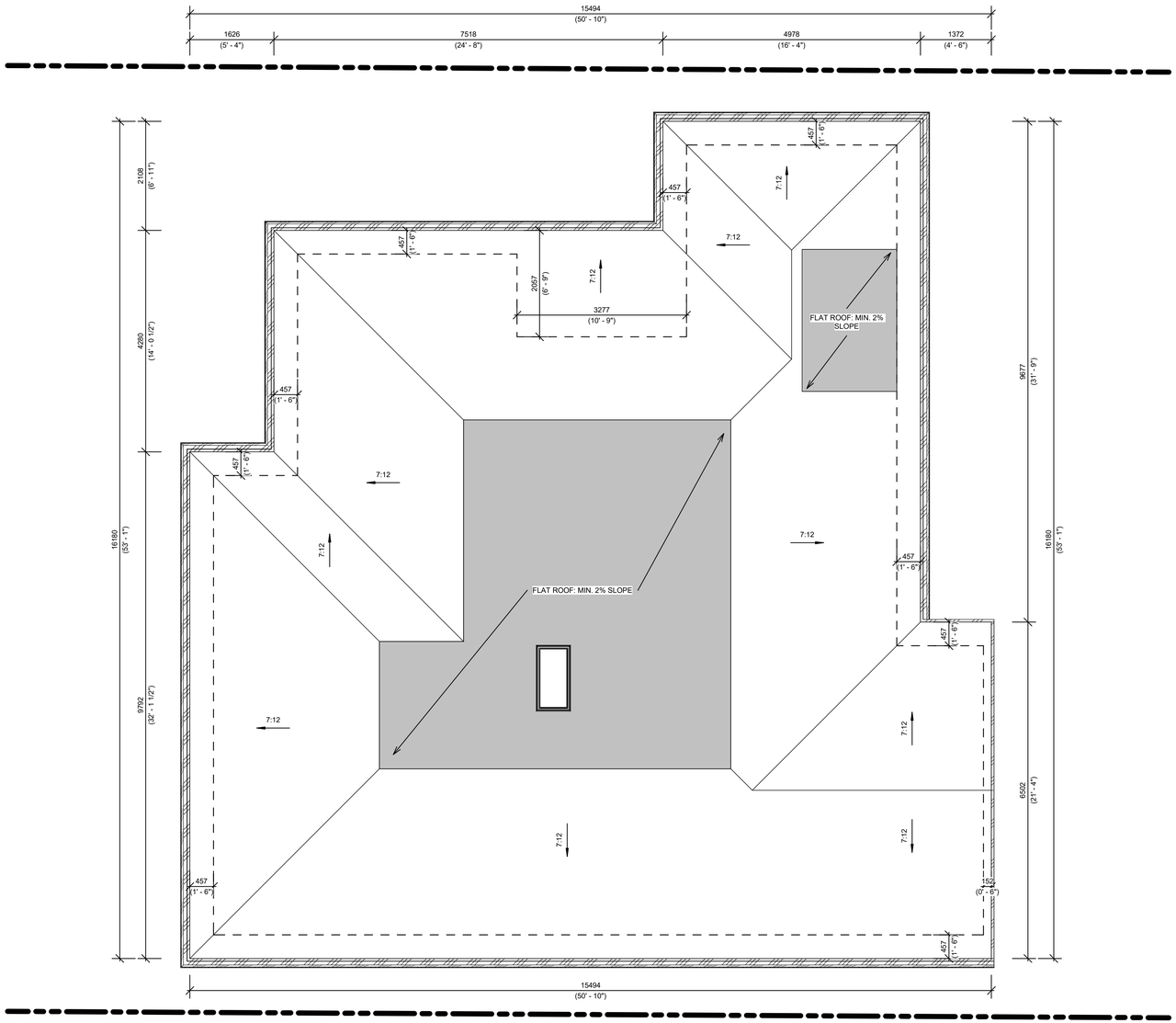

1 / A2.4 ROOF PLAN
SCALE: 1 : 50

NOTES:

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REVISION RECORD

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248 Jennings Cres, Oakville, ON L6L 1W1

for

25015 1 : 50
PROJECT SCALE DRAWN REVIEWED

ROOF PLAN

A2.4

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used without the expressed consent of the Architect. The Contractor is responsible
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5/30/2025 4:34:01 PM

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/099/2025 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 July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
JNW Development Ltd.	Mengdi Zhen Z Square Consulting Inc. 2710 14TH Avenue Markham ON L3R 0J1	PLAN M6 LOT 163 248 Jennings Cres Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: RL3-0, Residential
WARD: 1 **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	*Table 6.4.1* 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 44%.

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/099/2025 - 248 Jennings Crescent (West District) (Low Density Residential)

Recommendation:
Based on the below analysis, 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.

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.

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 requested variance 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 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…*

3.2.4 Primary Façade: New development is discouraged to project significant built form and elements towards the street which may create an overpowering effect on the streetscape.

The intent of the Official Plan is to protect the existing character of stable residential neighbourhoods. While redevelopment of some of the original housing stock has taken place in the surrounding area, staff are of the opinion that the proposed dwelling would not maintain and protect the existing neighbourhood character. The proposed dwelling presents as substantially larger than adjacent dwellings and creates an overpowering effect on the local streetscape.

The proposed front façade of the dwelling includes full two-storey window elements towards the street and there are also two large open-to-below areas, cumulatively contribute to the massing and scale impacts and will result in negative massing and scale impacts onto the streetscape of the surrounding area. 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- Maximum Residential Floor Area Ratio **(Objection)-** Increase from 41% to 44%

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 floor area from 41% (292.03 square metres) to 44% (315.91 square metres) for an increase of 23.91 square metres. The proposed design of the dwelling includes an open to below area on the second floor, with an area of approximately 18.904 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 messing and scale of the proposed dwelling.

Additionally, second storey balconies are proposed at the front and the rear which are prohibited under the RL3-0 zoning regulations. It is noted that a balcony variance is not included as part of this application.

The proposed residential floor area increase results in a dwelling that appears larger than what exists in the neighbourhood. 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?
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 variance is not appropriate for the appropriate development of the property and is not minor in nature.

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 to the maximum total floor area ratio to 44%, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of two-storey detached dwelling on the Subject Property.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – None

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing
Committee of Adjustment Application

File # A/100/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
L. Zhai	Alex Temporale ATA Architects Inc. 3221 North Service Rd Burlington ON, L7N 3G2	93 Second St PLAN 19 PT LOT 32 RP 20R1932 PART 1

Zoning of property: RL3 sp:12, 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 proposed development of an attached garage addition to the existing dwelling proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	*Section 5.8.7 c)* 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 a maximum of 3.61 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.

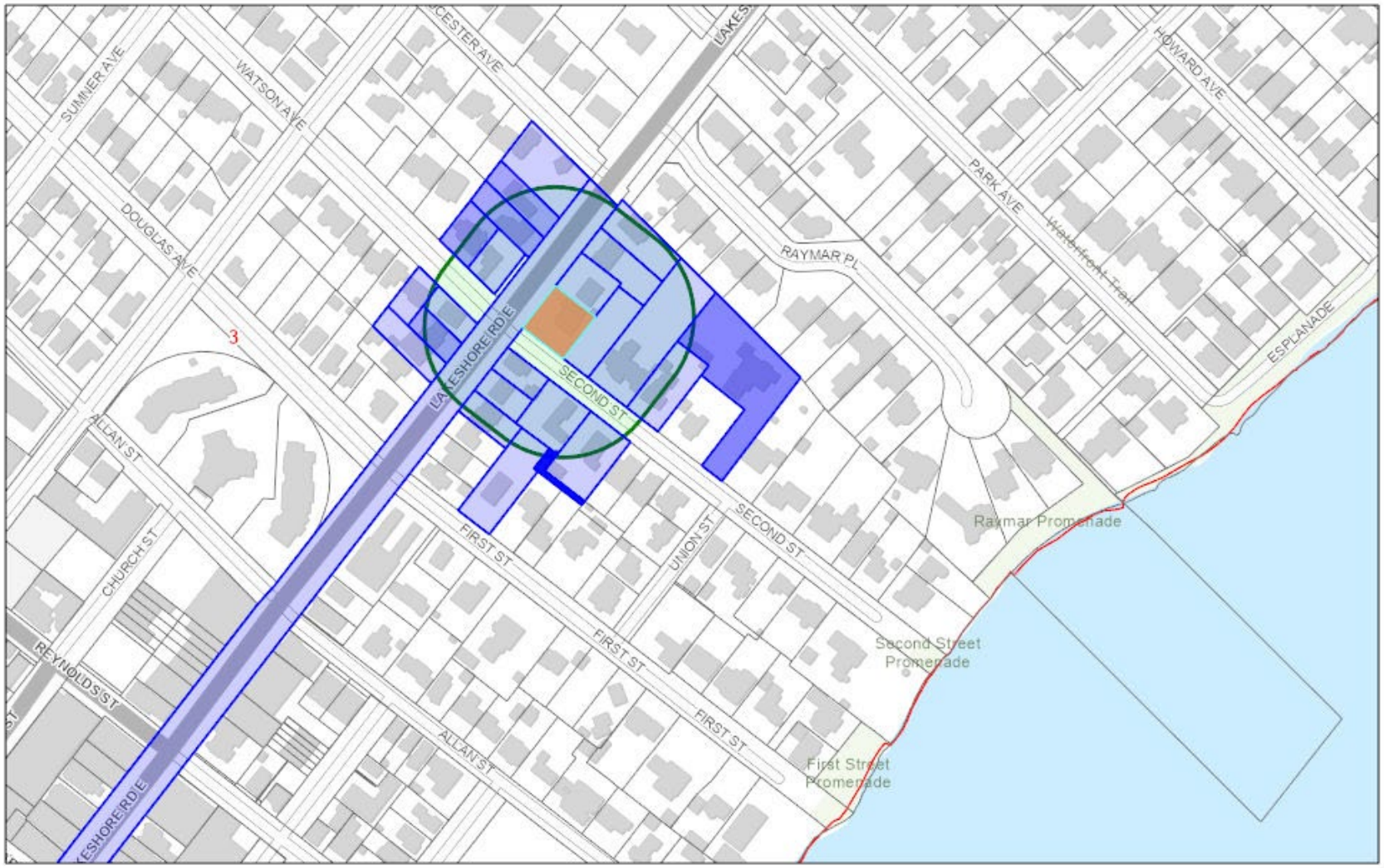
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

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:
July 8, 2025

A/100/2025 - 93 Second Street



7/2/2025, 10:44:10 AM

Applicant Name Address

Wards

Ownership

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Town of Oakville
2021 Town of Oakville

Brian O'Hare, Planner
Planning Services, Town of Oakville
1225 Trafalgar Road
Oakville, ON, L5H 0H3
Brian.o'hare@oakville.ca

Re: 93 Second Street **May 26, 2025**

Dear Mr. O'Hare,

An additional variance is sought for 93 Second Street are related to long established existing site condition, resulting from renovations and additions to retain the existing home and renew to acceptable standards. In addition to this, the goal is to restore and enhance the Tudor character as well as unify the various additions into a more coherent and functional design.

The variance is for the proposed garage which replaces what was an existing enclosed carport, sited in the same location as the carport the garage extends beyond the required 1.5 metres from the main wall of the house. The garage projection is however balanced with a new entrance porch that projects 3.0 metres and creates a unified façade with similar detailing.

I believe the variance to be minor and that it meets the intent and purposes of the Official Plan, the Zoning By-law and represent desirable and appropriate development in the Second Street Heritage District.

Yours truly,

Alexander Temporale
B.Arch., OAA, CAHP, FRAIC

3221 NORTH SERVICE RD, SUITE 101
BURLINGTON ON L7N 3G2
T 905 849 6986
WWW.ATAARCHITECTSINC.COM

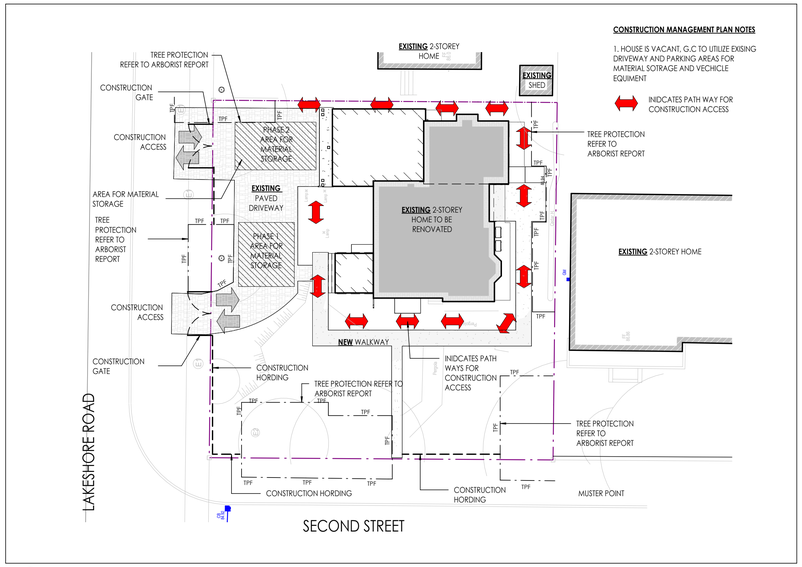
MICHAEL W. BILJETINA
PARTNER B.Arch., B.SC., MRAIC, AIA, OAA

MARK J. DRIEDGER
PARTNER M.Arch., B.Arch., Sci., OAA, LEED AP

ALEXANDER TEMPORALE
PRINCIPAL EMERITUS B.Arch., OAA, CAHP, FRAIC

RYAN C. LEE
ASSOCIATE M.Arch., B.Arch., Sci. OAA

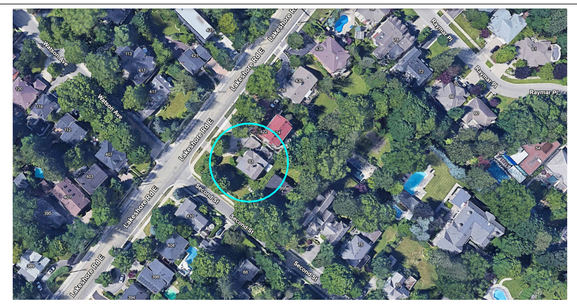
JASON TRUELOVE
ASSOCIATE B.Arch., Sci., CAHP



4 A1.01 01 - CONSTRUCTION MANAGEMENT PLAN
1 : 250

1 A1.01 3D ORTHO BACK - SITE PLAN

3 A1.01 3D ORTHO FRONT - SITE PLAN



KEYPLAN

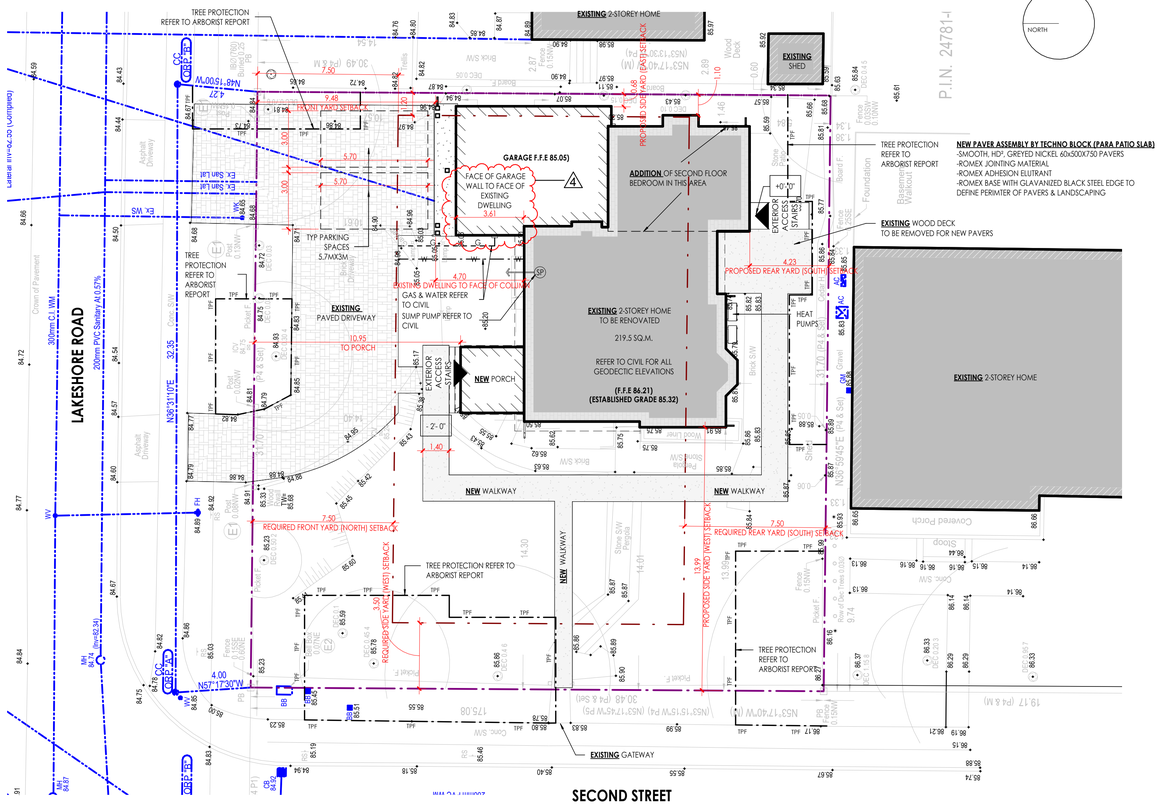
LEGEND

PROPERTY LINE
SETBACK LINE
SERVICE CONNECTION LINE (REFER TO SURVEY FOR MORE DETAIL)
xx ELEVATION HEIGHT
DIMENSION DIMENSIONS

ZONING CHART		
PROJECT ADDRESS		
ITEM	REQUIRED	PROVIDED
1. ZONING:		
A. CATEGORY	RL3 - SP12	RL3 - SP12
LOT COVERAGE		
A. LOT COVERAGE WITH GARAGE		218.3 SQ.M
B. EXISTING LOT AREA		965.8 SQ.M
C. LOT COVERAGE WITHOUT GARAGE		175 SQ.M
D. LOT COVERAGE RATIO (C/B)	25.0%	22.6%
F. NEW GROUND FLOOR AREA (W/OUT GARAGE)		165.9 SQ.M
G. NEW SECOND FLOOR AREA		161.7 SQ.M
H. TOTAL GROSS BUILDING AREA (F+G)		327.6 SQ.M
3. SETBACKS:		
FRONT YARD (NORTH)	7.50 M.	9.48 M.
SIDE YARD (WEST)	3.50 M.	13.99 M.
SIDE YARD (EAST)	1.20 M.	0.68 M.
REAR YARD (SOUTH)	7.50 M.	4.23 M.
GARAGE SETBACK TO FACADE	1.50 M.	3.61 M.

BUILDING STATISTICS

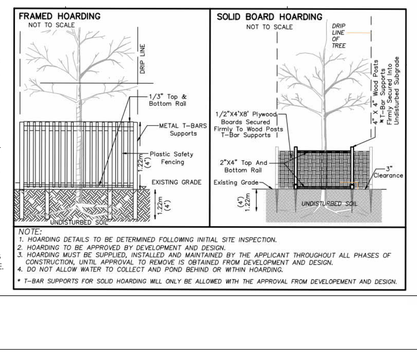
FLOOR	GROSS FLOOR AREA (GFA) EXISTING	GROSS FLOOR AREA (GFA) PROPOSED	GROSS FLOOR AREA (GFA) TOTAL
MAIN FLOOR	1,524 SF (141.6 M2)	261.56 SF (24.3 M2)	1785.73 SF (165.9 M2)
2ND FLOOR	1,245 SF (115.7 M2)	495.14 SF (46 M2)	1740.52 SF (161.7 M2)
TOTAL	2,769 SF (257.3 M2)	756.70 SF (70.3 M2)	3526.26 SF (327.6 M2)

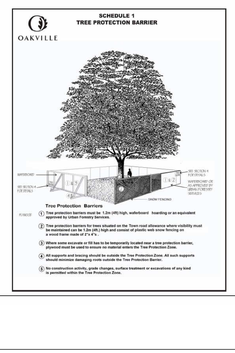


2 A1.01 01 - MAIN FLOOR - SITE - PROPOSED
1 : 150

TREE PROTECTION NOTE :

1. REFER TO ARBORIST REPORT & TREE PRESERVATION AREAS & HORDING DETAILS
2. (TPF) TREE PROTECTION FENCE
3. 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.
4. 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.
5. THE DEVELOPER OR HIS/HERITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
6. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULL Y IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
7. 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.
8. 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.
9. 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.





TREE PROTECTION ZONE

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

Trunk Diameter (DBH)(1)	Minimum Protection Distances Required (2)
<10cm	1.8 m
10–30 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

(1) Diameter at breast height (DBH) measurement of tree trunk taken at 1.4 metres above ground.
(2) Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.
(3) The roots of a tree can extend from the trunk to approximately 2–3 times the distance of the drip line. Some trees and some condition may require a larger TPZ at the discretion of the Town.

NOTE:
THE ARCHITECTURAL SITE PLAN IS FOR GENERAL ARRANGEMENT ONLY. REFER TO THE LANDSCAPE DRAWING, THE CIVIL ENGINEERING DRAWINGS AND THE SURVEY FOR LANDSCAPING, GRADING AND SERVICING DETAILS.

NUMBER	DATE	REMARK
4	2025.06.16	REISSUED FOR MINOR VARIANCE
3	2025.05.26	ISSUE FOR MINOR VARIANCE
2	2025.05.08	RE ISSUED FOR PERMIT
1	2025.04.16	ISSUED FOR TENDER

REVISION TABLE

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

ATA ARCHITECTS
ATA ARCHITECTS INC.
BURLINGTON OFFICE:
3221 NORTH SERVICE RD, SUITE 101
BURLINGTON ONTARIO L7N 3G2
T 905 849 6986
www.ataarchitectsinc.ca

SEALS

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. DRIEDGER
LICENCE
8228

PROJECT
RENOVATION & ADDITION
93 SECOND ST, OAKVILLE ON, L6J 3T1

DRAWING
SITE PLAN & KEYPLAN

DRAWN
JL, VB, AA, CG

SCALE
As indicated

DATE
2024-11-04

CHECKED
MJD

PROJECT #
#23-1569

DRAWING #
A1.01

C:\Users\mattieb\Documents\23-1569 93 Second Street Oakville_2025-05-05_mattieb(CW19).rvt
2025-06-16 3:31:02 PM

2 A3.01 PROPOSED PERSPECTIVE 1

SPATIAL SEPARATION: NORTH ELEVATION

WALL	EBF AREA (m2)	UPO AREA (m2)	L.D. (m)	PERMITTED UPO (%)	PROPOSED UPO (%)
NORTH	126.1	12.22	9.6	≤40%	10.32%

REQUIRED FRR (H)	CONSTRUCTION TYPE PERMITTED	CONSTRUCTION TYPE PROVIDED	CLADDING TYPE PERMITTED	CLADDING TYPE PROVIDED
N/A	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE NON COMBUSTIBLE

GENERAL NOTES

ALL EXISTING WOOD TRIMS ALONG THE EXTERIOR FASCADE ARE TO BE SALVAGED AND RE-USED. EXISTING WOOD TRIMS ARE TO BE POWER WASHED, PRESSURE TREATED AND REPAINTED PRIOR TO RE-INSTALLATION. . ALLOW FOR 25% OF DAMAGED UNUSABLE BOARDS TO BE REPLACED WITH NEW BOARDS.

EXISTING WOOD TRIM

G Fz Ex E Dx Cx B Bx A Ay Ax

TYPICAL NEW GALVANIZED CHIMNEY CAP
NEW FLASHING
NEW CHIMNEY CROWN CAP
REPAINT AND EXTEND/REPLACE BRICKS AS NEEDED TO MATCH EXISTING
TYPICAL RIDGE VENT
EXTEND CHIMNEY, MATCH HEIGHT TO OTHER TWO EXISTING CHIMNEYS
EXTEND CHIMNEY, MATCH HEIGHT TO OTHER TWO EXISTING CHIMNEYS
PROPERTY LINE
4 1/2" / 12"
5" / 12"
9 3/8" 238
1' - 2" 356
633
NEW TYPICAL RIDGE VENT
EXISTING ROOF
1' - 2 1/4" 362
NEW RAIN WATER LEADER DOWN TO GRADE
EXISTING WOOD BOARDS TO BE REMOVED , SANDED, TREATED, PAINTED AND RE-INSTALLED
NEW RAILING AT 3'-0"
BRENLO S35 CROWN PROFILE
NEW THROUGH WALL SCUPPER FOR ROOF DRAIN
BRENLO 138 CROWN PROFILE
NEW COLUMN
NEW GRANITE
NEW GRANITE COLLARS
REFER TO DOOR SCHEDULE
NEW COLUMN
NEW GRANITE COLLARS
SLOPE UP TO GARAGE DOORS
"GARAGE NOT IN SCOPE OF WORK"
FOUNDATION SHOWN DASHED
MIN 4'-0" FOR FROST
NEW RAIN WATER LEADER DOWN TO GRADE
REFER TO DEMO & PROPOSED FOUNDATION PLAN FOR AREAS OF NEW WATERPROOFING AND WEEPER TILE.

REFER TO CIVIL FOR ALL GEODETIC ELEVATIONS

03 - EXIST. T.O ROOF 24' - 6 1/2"
03 - EXIST. U/S OF ROOF JOIST/TRUSS 18' - 5 7/8"
02 - SECOND FLOOR 9' - 10 1/2"
01 - EXIST. U/S OF JOIST 0' - 11 3/16"
F.F.E (86.21) 01 - MAIN FLOOR 0' - 0"
00 - GRADE LEVEL 1' - 11 5/8"
(85.32) ESTABLISHED GRADE 0' - 11 1/16"
00 - GARAGE LEVEL -3' - 1 1/8"
00 - BASEMENT (INITIAL CONSTRUCTION) -7' - 7"
8' - 1"
8' - 7"
8' - 11"
2' - 0"
1' - 1"
29' - 8"

1 A3.01 NORTH ELEVATION - PROPOSED
1/4" = 1'-0" - REF. A2.01

NUMBER	DATE	REMARK
3	2025 05 26	ISSUE FOR MINOR VARIANCE
2	2025 05 08	RE ISSUED FOR PERMIT
1	2025 04 16	ISSUED FOR TENDER

REVISION TABLE

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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ATA ARCHITECTS
ATA ARCHITECTS INC.
BURLINGTON OFFICE:
5221 NORTH SERVICE RD, SUITE 101
BURLINGTON ONTARIO L7N 3G2
T 905 849 6986
www.ataarchitectsinc.ca

SEALS

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. DRIEDIGER
LICENCE
8236

PROJECT

RENOVATION & ADDITION

93 SECOND ST, OAKVILLE ON, L6J 3T1

DRAWING: NORTH ELEVATION

DRAWN: JL, VB, AA, CG, MB

SCALE: As indicated

DATE: 2024-11-04

CHECKED: MJD

PROJECT: #23-1569

DRAWING: **A3.01**

C:\Users\Catherine\Documents\23-1569 93 Second Street Oakville - 2025.05.05_catherineREVIT.rvt
2025-05-29 6:07:30 PM

2 A3.02 PROPOSED PERSPECTIVE 2

SPATIAL SEPARATION:

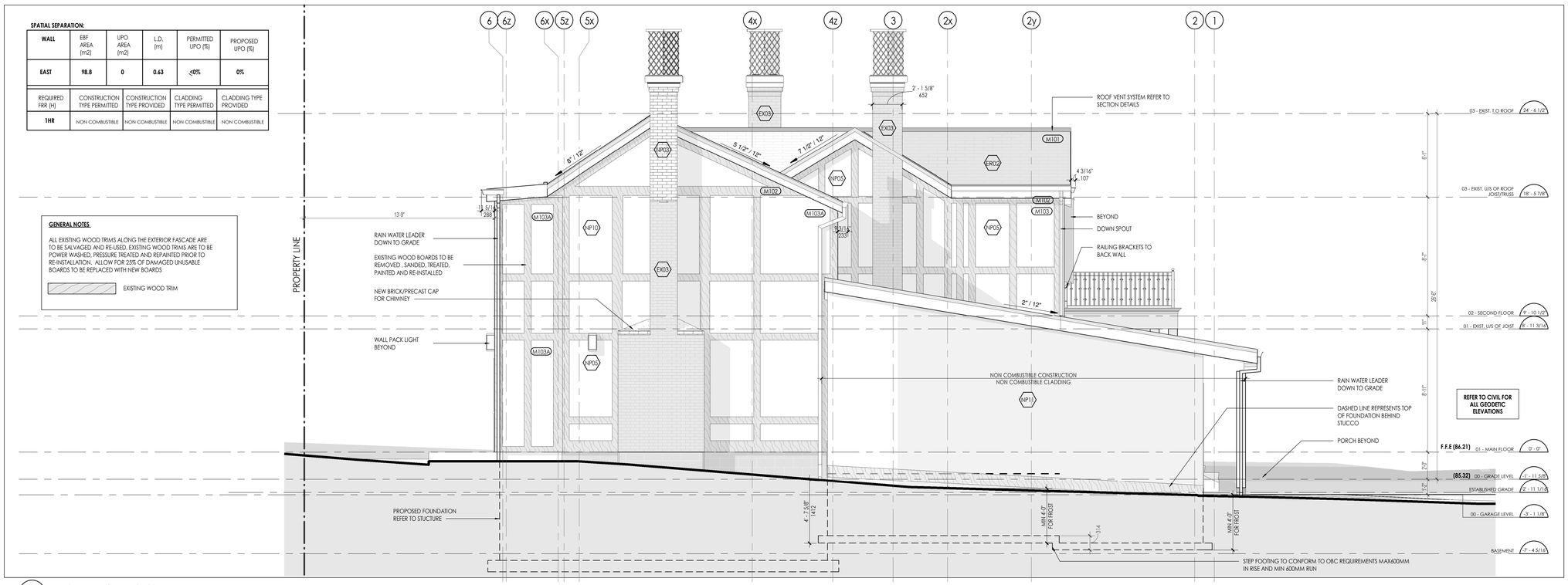
WALL	EBF AREA (m2)	UPO AREA (m2)	L.D. (m)	PERMITTED UPO (%)	PROPOSED UPO (%)
EAST	98.8	0	0.63	<0%	0%

REQUIRED FRR (H)	CONSTRUCTION TYPE PERMITTED	CONSTRUCTION TYPE PROVIDED	CLADDING TYPE PERMITTED	CLADDING TYPE PROVIDED
1HR	NON COMBUSTIBLE	NON COMBUSTIBLE	NON COMBUSTIBLE	NON COMBUSTIBLE

GENERAL NOTES

ALL EXISTING WOOD TRIMS ALONG THE EXTERIOR FASCADE ARE TO BE SALVAGED AND RE-USED. EXISTING WOOD TRIMS ARE TO BE POWER WASHED, PRESSURE TREATED AND REPAINTED PRIOR TO RE-INSTALLATION. ALLOW FOR 25% OF DAMAGED UNUSABLE BOARDS TO BE REPLACED WITH NEW BOARDS

EXISTING WOOD TRIM



1 A3.02 EAST ELEVATION - PROPOSED
1/4" = 1'-0" - REF. A2.01

NUMBER	DATE	REMARK
3	2025 05 26	ISSUE FOR MINOR VARIANCE
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BURLINGTON OFFICE:
3021 NORTH SERVICE RD. SUITE 101
BURLINGTON ONTARIO L7N 3G2
T 905 849 6886
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LICENCE
8236

PROJECT

RENOVATION & ADDITION

93 SECOND ST, OAKVILLE ON, L6J 3T1

DRAWING

EAST ELEVATION

DRAWN

JL, VB, AA, CG, MB

SCALE

As indicated

DATE

2024-11-04

CHECKED

MJD

PROJECT

#23-1569

DRAWING

A3.02

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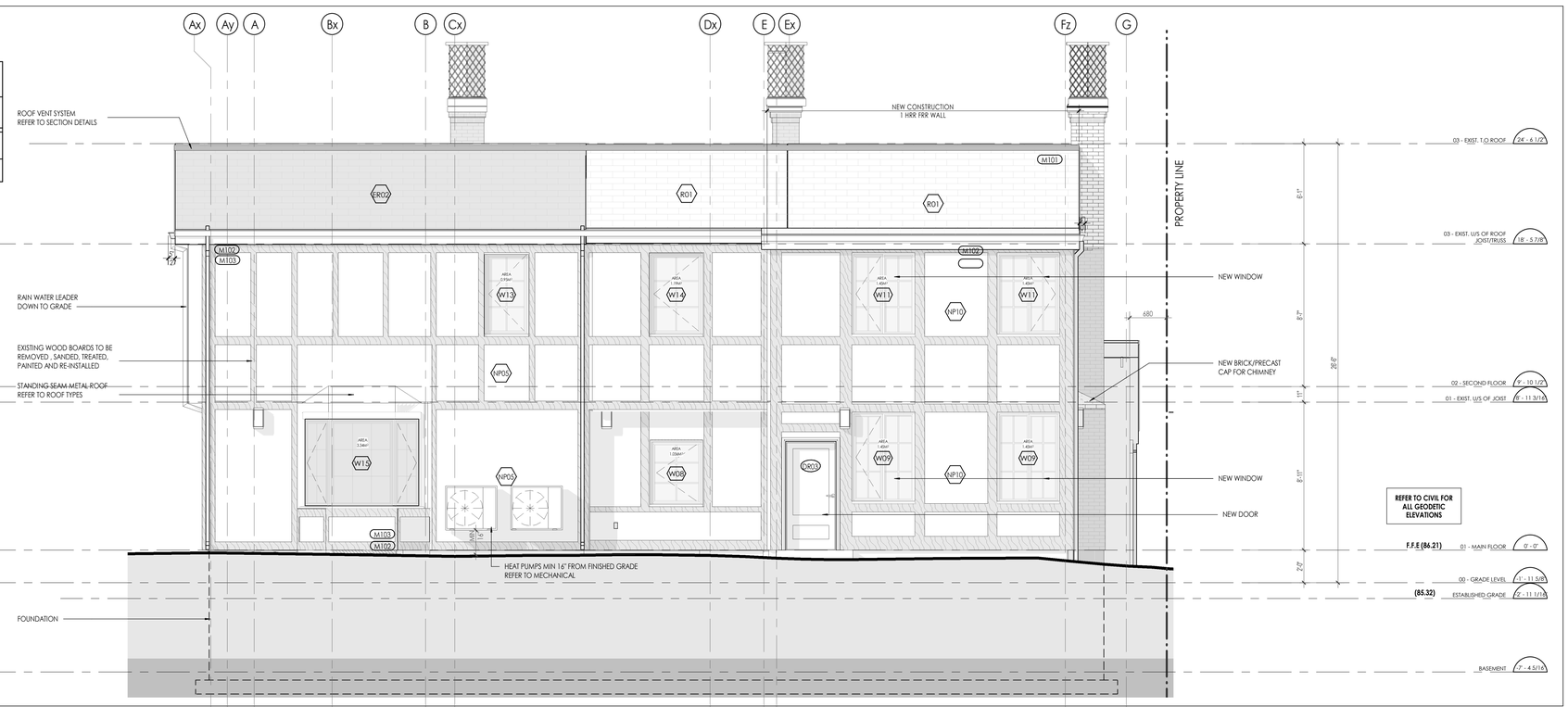
2 A3.03 3D PERSPECTIVE 3A

SPATIAL SEPARATION:

WALL	EBF AREA (m2)	UPO AREA (m2)	L.D. (m)	PERMITTED UPO (%)	PROPOSED UPO (%)
SOUTH	115.8	12.34	4.2	≤12%	10.7%

REQUIRED FRR (H)	CONSTRUCTION TYPE PERMITTED	CONSTRUCTION TYPE PROVIDED	CLADDING TYPE PERMITTED	CLADDING TYPE PROVIDED
1HR	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE	NON COMBUSTIBLE	NON COMBUSTIBLE



1 A3.03 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0" - REF. A2.01

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NUMBER	DATE	REMARK
3	2025 05 26	ISSUE FOR MINOR VARIANCE
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ATA ARCHITECTS INC.
BURLINGTON OFFICE:
3221 NORTH SERVICE RD, SUITE 101
BURLINGTON ONTARIO L7N 3G2
T 905 849 6986
www.ataarchitectsinc.ca

SEALS

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. DRIEDGER
LICENCE
8236

PROJECT

RENOVATION & ADDITION

93 SECOND ST, OAKVILLE ON, L6J 3T1

DRAWING

SOUTH ELEVATION

DRAWN

JL, VB, AA, CG, MB

SCALE

As indicated

DATE

2024-11-04

CHECKED

MJD

PROJECT

#23-1569

DRAWING

A3.03

2 A3.04 3D PERSPECTIVE 4

SPATIAL SEPARATION:

WALL	EBF AREA (m2)	UPO AREA (m2)	L.D. (m)	PERMITTED UPO (%)	PROPOSED UPO (%)
WEST	85.8	16.24	13.9	<100%	18.9%

REQUIRED FRR (H)	CONSTRUCTION TYPE PERMITTED	CONSTRUCTION TYPE PROVIDED	CLADDING TYPE PERMITTED	CLADDING TYPE PROVIDED
N/A	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE NON COMBUSTIBLE	COMBUSTIBLE NON COMBUSTIBLE	NON COMBUSTIBLE

1 A3.04 WEST ELEVATION - PROPOSED
1/4" = 1'-0" - REF. A2.01

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PROJECT

RENOVATION & ADDITION

93 SECOND ST, OAKVILLE ON, L6J 3T1

DRAWING

WEST ELEVATION

DRAWN

JL, VB, AA, CG, MB

SCALE

As indicated

DATE

2024-11-04

CHECKED

MJD

PROJECT

#23-1569

DRAWING

A3.04

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NOTE:

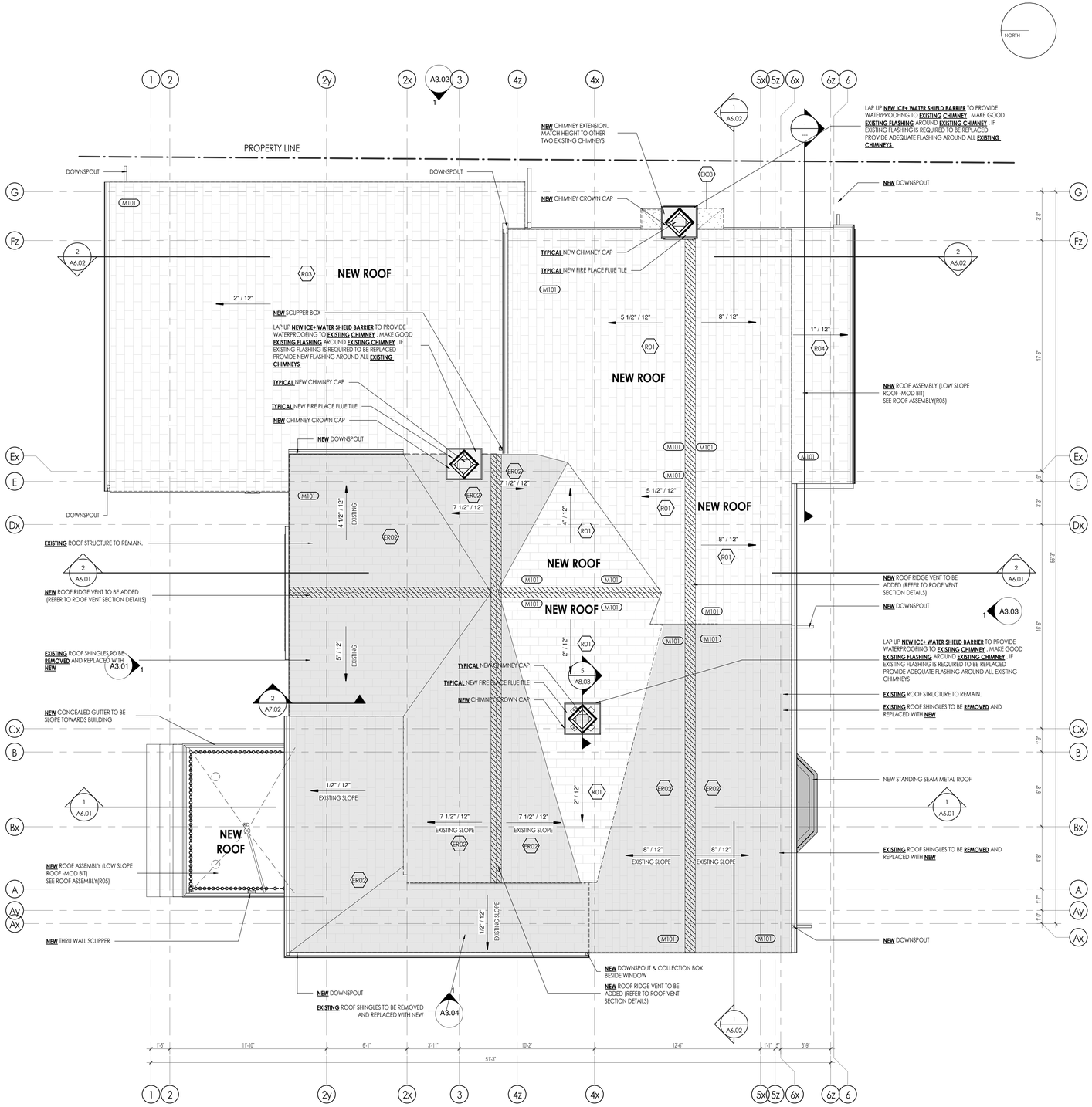
1. THE OVERALL ROOF WILL RECEIVE **NEW** SHINGLES AND ICE + WATER SHIELD
2. 25% OF **EXISTING ROOF** SHEATHING FOUND TO BE DAMAGED TOL BE REPLACED WITH **NEW** 1/2" ROOF SHEATHING

ROOF LEGEND

EXISTING ROOF STRUCTURE TO REMAIN.
EXISTING ROOF SHINGLES TO BE **REMOVED** AND REPLACED WITH **NEW**

NEW ROOF

HATCHED AREA REPRESENTS NEW ROOF VENTING. REFER TO ROOF VENT SECTION DETAIL FOR SPECIFICATIONS ON ROOF VENTING SYSTEM



1 / A2.04 — 03 - ROOF PLAN - PROPOSED
1 : 50 - REF. A0.02

NUMBER	DATE	REMARK
3	2025 05 26	ISSUE FOR MINOR VARIANCE
2	2025 05 08	RE ISSUED FOR PERMIT
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BURLINGTON ONTARIO L7N 3G2
T 905 849 6986
www.ataarchitectsinc.ca

SEALS

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. DREDGER
LICENCE
8236

PROJECT

RENOVATION & ADDITION

93 SECOND ST, OAKVILLE ON, L6J 3T1

DRAWING: ROOF PLAN

DRAWN: JL, VB, AA, CG

SCALE: 1 : 50

DATE: 2024-11-04

CHECKED: MJD

PROJECT: #23-1569

DRAWING: **A2.04**

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2025-05-29 6:07:14 PM

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/100/2025 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, July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
L. Zhai	Alex Temporale ATA Architects Inc. 3221 North Service Rd Burlington ON L7N 3G2	PLAN 19 PT LOT 32 RP 20R1932 PART 1 93 Second St Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: RL3 sp:12, 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 proposed development of an attached garage addition to the existing dwelling proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	*Section 5.8.7 c)* 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 a maximum of 3.61 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/100/2025 - 93 Second Street (East District) (Low Density Residential)

The applicant proposes to construct an attached garage addition to the existing dwelling subject to the variance listed above.

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

1. The garage be constructed in general accordance with the submitted site plan and elevation drawings dated 2024-11-04 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.

Background:
A related application was previously approved by Committee on August 21, 2024, for the construction of a two- storey addition to the existing dwelling and new attached private garage. The applicant is not proposing any changes to the previously approved site plan and elevation drawings. However, the required variance for the garage projection was not identified or included as part of the original approval process.

Analysis:
Staff have evaluated the application and found that it is minor in nature, is in keeping with the general intent and purpose of the Official Plan and Zoning By-law and is desirable for the appropriate development of the land. The proposed development maintains and protects the character of the existing neighbourhood and does not present unacceptable adverse impacts. On this basis, the application meets the four tests of the *Planning*

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 attached private garage projection to a maximum of 3.61 metres, under the requirements of the Town of Oakville Zoning By-law, for the purpose of

permitting the construction of an attached garage addition to the existing dwelling on the Subject Property.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – None

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 garage be constructed in general accordance with the submitted site plan and elevation drawings dated 2024-11-04 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/101/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
H. Hyravy	N/A	2472 Deer Run Ave W/S PLAN M349 BLK 21

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 an inground swimming pool on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	*Section 4.16.1 c)* The swimming pool shall not be located in a front yard.	To permit a swimming pool to be located in a front yard.

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.

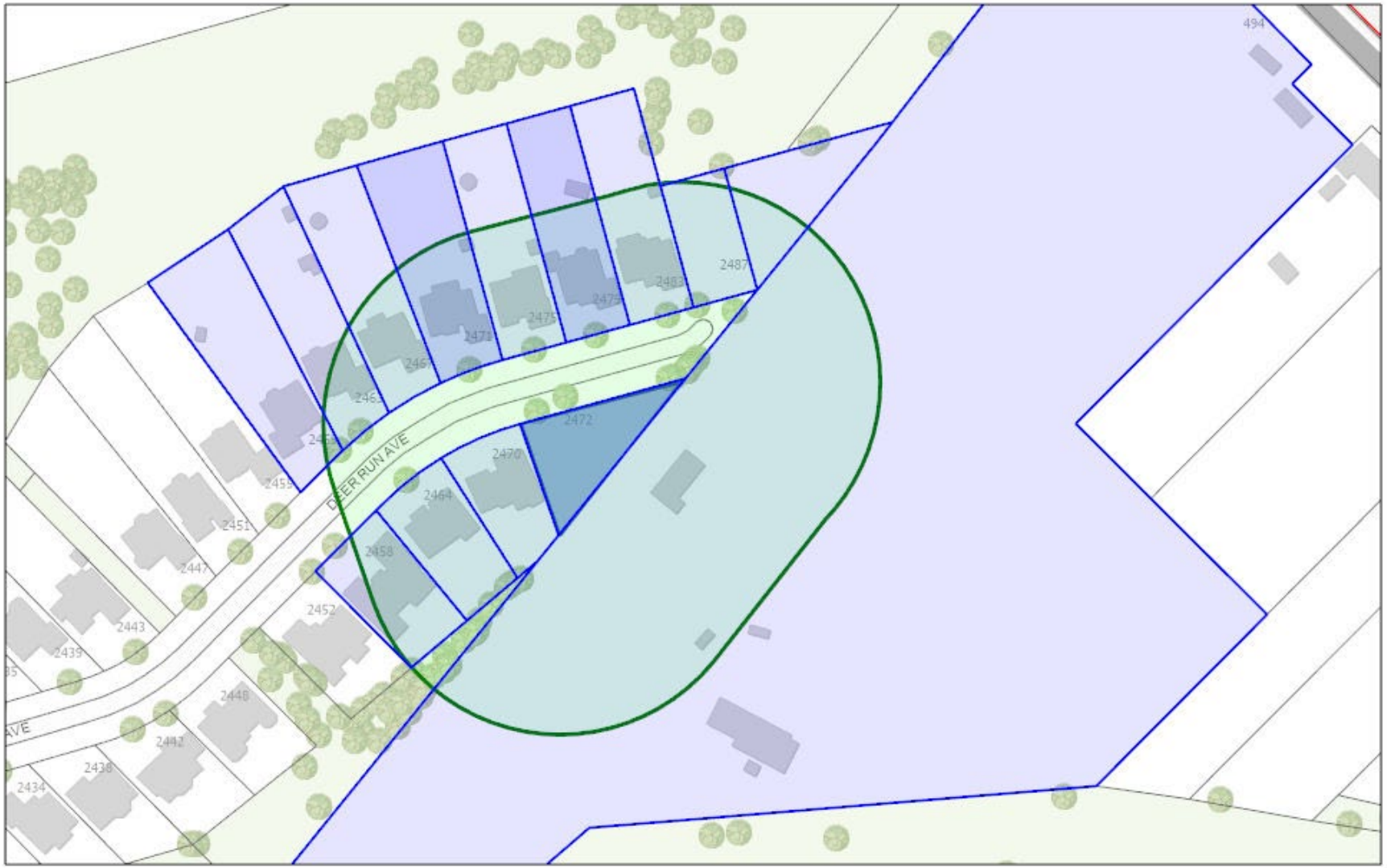
More information:
Town departments and agency comments regarding this application will be available online at Agendas & Meetings (oakville.ca) by noon on the Friday before the hearing date.

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 x. 1829
coarequests@oakville.ca

Date mailed:
July 8, 2025

A/101/2025 - 2472 Deer Run Avenue



7/2/2025, 11:01:00 AM

Applicant Name Address

Wards

Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville

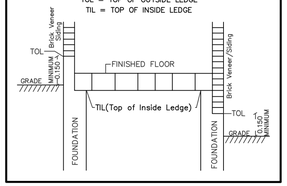
2021 Town of Oakville

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.

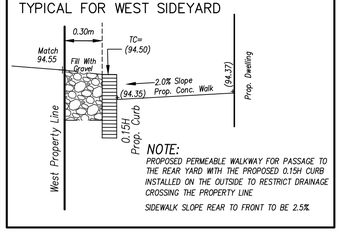
TOL/TIL DETAIL

TOL = TOP OF OUTSIDE LEDGE
TIL = TOP OF INSIDE LEDGE



CROSS-SECTION A-A

NOT TO SCALE
TYPICAL FOR WEST SIDEYARD



NOTE:
PROPOSED PERMEABLE WALKWAY FOR PASSAGE TO THE REAR YARD WITH THE PROPOSED 0.15H CURB INSTALLED ON THE OUTSIDE TO RESTRICT DRAINAGE CROSSING THE PROPERTY LINE

SIDEWALK SLOPE REAR TO FRONT TO BE 2.5%

MUNICIPAL RIGHT-OF-WAY NOTES

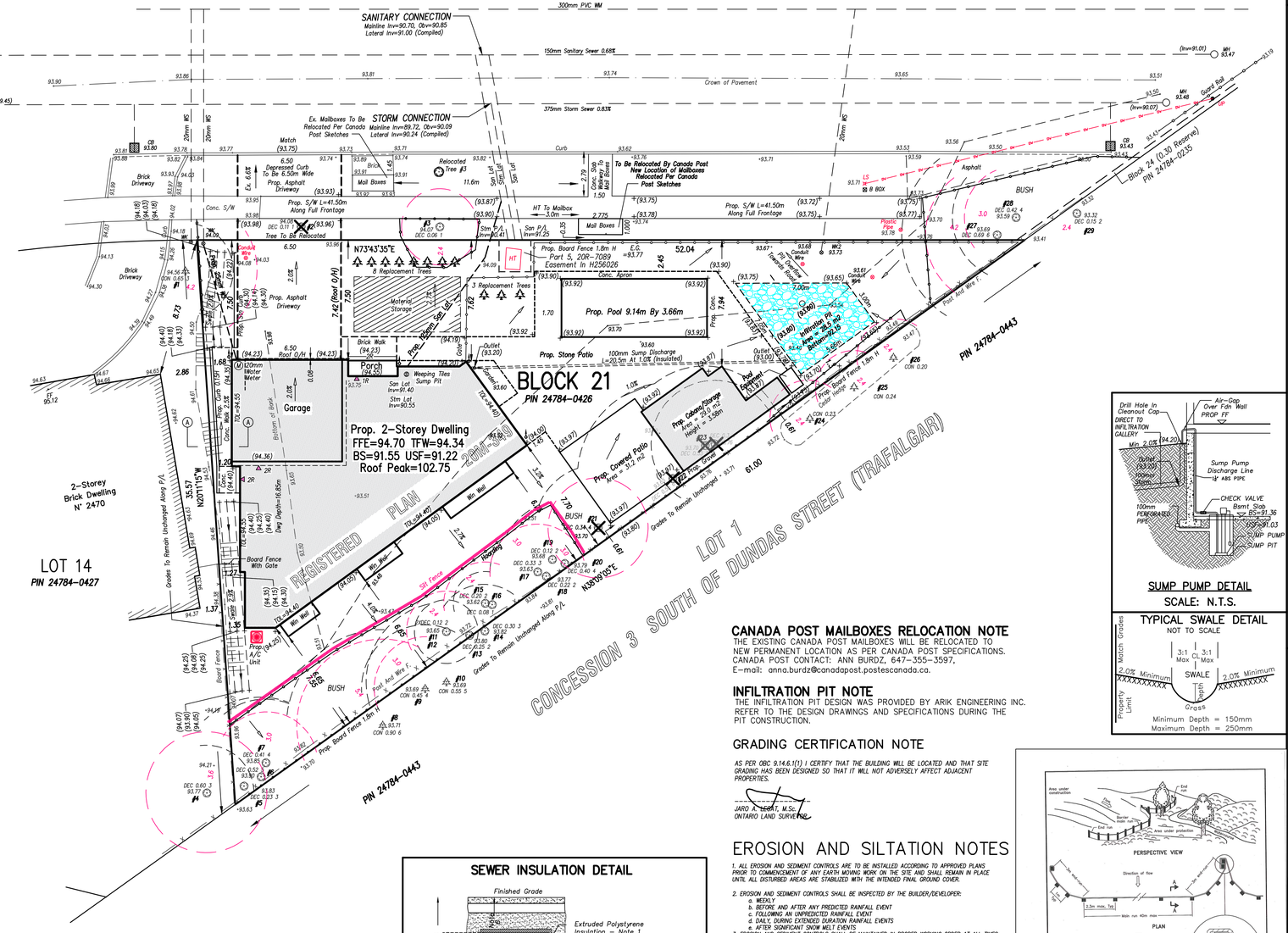
1. ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.
3. WORK AREA TO BE RESTORED TO THE SATISFACTION OF TOWN OF OAKVILLE.
4. ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN IS REQUIRED TO BE REVIEWED VIA REVISION PROCESS.
5. ELEVATIONS SHALL MATCH NEIGHBOURING PROPERTY AT LOT LINE.

TREE REPLACEMENT NOTE

TOTAL OF 11 TREES TO BE PLANTEDIN LIEU OF TREES REMOVED.

DEER RUN AVENUE

(DEDICATED BY REGISTERED PLAN 20M-349)
ASSUMED BY BY-LAW 1990-81, INST. 441736
PIN 24784-0235



CANADA POST MAILBOXES RELOCATION NOTE

THE EXISTING CANADA POST MAILBOXES WILL BE RELOCATED TO NEW PERMANENT LOCATION AS PER CANADA POST SPECIFICATIONS.
CANADA POST CONTACT: ANN BURDZ, 647-355-3597,
E-mail: anna.burdz@canadapost.postescanada.ca.

INFILTRATION PIT NOTE

THE INFILTRATION PIT DESIGN WAS PROVIDED BY ARIK ENGINEERING INC. REFER TO THE DESIGN DRAWINGS AND SPECIFICATIONS DURING THE PIT CONSTRUCTION.

GRADING CERTIFICATION NOTE

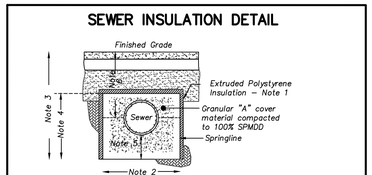
AS PER OBC 9.14.6.1(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THAT SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

JARO A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

EROSION AND SILTATION NOTES

1. *ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.*
2. *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 WITHIN 48 HRS.*
4. *WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40microns 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 A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING - NUISANCE OR DWELLINGS, INTERFERENCE ISSUES ETC.*
5. *EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS ALL INLETS (REAR LOT CATHARSIS, ROAD CATCHBASINS, PIPE INLETS ETC) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES THE INSTALLATION OF ROCK CHECK DAMS, SILTATION CONTROL MEASURES, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEM 2 AND 3 ABOVE.*
6. *IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNER'S AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AN FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNER'S AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.*

SEWER INSULATION DETAIL

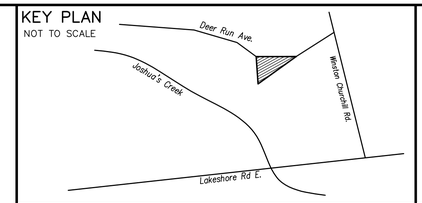


1. *Extruded Polystyrene Insulation To Be 50mm Thick Multi-Purpose STYROFOAM Brand SM Insulation With Shiplap Edge Treatment Or Approved Equivalent.*
2. *Trench Width Dimensions To Conform To the Municipal Standards.*
3. *Granular "A" Bedding To Extend To A Minimum 150mm Below Surface.*
4. *Insulation Along Trench Side Slope To Extend All The Way To The Bottom of The Bedding.*
5. *Minimum Bedding Depth To Conform To Municipal Standards.*
6. *When The Springline of The Pipe Is Below 1.5m Insulation Is Not Required.*

A. All dimensions are in millimeters unless otherwise shown.

KEY PLAN

NOT TO SCALE



ASSOCIATION OF ONTARIO LAND SURVEYORS
J.A. LEGAT
1809

(Professional Seal)

STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

1. *DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.*
2. *AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.*
3. *THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.*

(B) GENERAL NOTES

1. *THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.*
2. *THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.*
3. *THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.*
4. *ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.*
5. *ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.*
6. *MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.*
7. *PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.*
8. *ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.*
9. *CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.*
10. *ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.*
11. *THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.*
12. *THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.*
13. *ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.*
14. *BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.*
15. *OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE 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 100 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 2.0% AND NOT GREATER THAN 7.0%.*
19. *LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.*
20. *WHERE GRADING IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.*
21. *THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.*
22. *ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.*
23. *WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.*
24. *SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.*
25. *ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.*

(C) UTILITIES CONNECTION

1. SANITARY: *(A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.*
   (B) EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
   (C) NEW LATERAL 125mm SDR-28, PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
2. STORM: *(A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.*
   (B) EXISTING STORM LATERAL MAIN TO PROPERTY LINE NOT TO BE USED DUE TO CAPACITY LIMITS.
   (C) DOWNSPOUTS TO DISCHAREG ONTO SPLASHPADS AND AWAY FROM DWELLING.
   (D) SUMP PIT TO BE PUMPED INTO THE INFILTRATION PIT.
3. WATER: *(A) EXISTING 20mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.*
   (B) NEW 25mm WATER SERVICE, SOFT COPPER, TYPE "K" TO BE CONSTRUCTED P/L TO DWELLING.
   (C) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

SUMP PUMP DETAIL

SCALE: N.T.S.

TYPICAL SWALE DETAIL

NOT TO SCALE

SITE STATISTICS – ZONE RL3-0

1. *LOT AREA = 923.0 m2 (557.5 m2 Minimum).*
2. *LOT FRONTAGE = 41.54m (18.00m Minimum).*
3. *AREAS FOR COVERAGE = 203.1 m2*
   (A) MAIN DWELLING (Includes Garage) = 200.1 m2
   (B) FRONT PORCH = 3.0 m2
   (C) PROP. CABANA = 29.0 m2
   (D) PROP. COVERED PATIO = 31.2 m2.
4. *LOT COVERAGE (A+B) = 22.00% (35.0% Maximum). LOT COVERAGE (C+D) = 6.52%.*
5. *ESTABLISHED GRADE = 93.77m.*
6. *BUILDING HEIGHTS:*
   - *ROOF RIDGE = 8.98m (9.00m Maximum);*
7. *SETBACKS:*
   - *FRONT = 7.50m (7.50m Minimum);*
   - *REAR = 7.55m (Dwelling) (7.50m Minimum);*
   - *SIDES: 1.20m;*
8. *FLOOR AREA = 329.90 m2.*
9. *FA/LOT RATIO = 35.74% (39% Maximum).*
10. *DWELLING DEPTH = 16.85.*

REGIONAL APPROVAL

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

SIGNED: _____ DATED: _____
Development Services

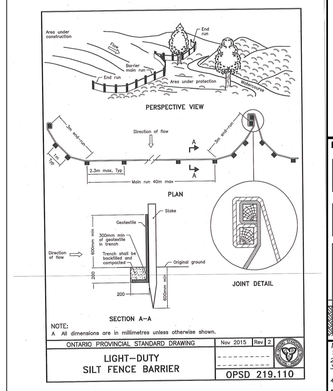
The approval of the water system on private property is the responsibility of the Local Municipality , regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met, (the Water and Wastewater Linear Design Manual may be be obtained on Halton.ca or by calling 311)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

ARBORIST'S REPORT NOTE

TREE NUMBERING SHOWN HEREON WAS DERIVED FROM THE ARBORIST'S REPORT PREPARED BY McFARLAN TREE CARE INC. (URBAN ATRBORETUM INC.), OAKVILLELICENSE 24-105594.

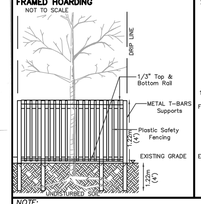
REPLACEMENT TREE NOTE

- DENOTES MINIMUM 30mm CALIPER DECIDUOUS TREE
- DENOTES MINIMUM 150cm IN HEIGHT CONIFEROUS TREE
- RT-# DENOTES REPLACEMENT TREE #



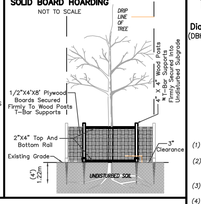
FRAMED HOARDING

NOT TO SCALE



SOLID BOARD HOARDING

NOT TO SCALE



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

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

TREE PROTECTION ZONE

Diameter of Trunk (DBH)[1] in centimeters	Tree Protection Zone[2] Distances From Trunk Measured in Metres
<10cm	1.8 m
10-30 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

(1) For Trees over 100cm, add 10cm to the TPZ for every one centimeter of DBH.
(2) Roots can extend from the trunk to 2-3 times the distance of the drip line (see Detail TP-1 Schedule 4 for further information.
(3) Diameter at breast (DBH) measurement of tree trunk taken at 1.37m above ground.
(4) Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.

http://www.oakville.ca/townhall/en-tre-001-001.html

GRADING PLAN OF BLOCK 121 REGISTERED PLAN 20M-349 TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

3 0 3 6 9
GRAPHIC SCALE – METRES

BOUNDARY NOTE

ALL BOUNDARY SHOWN HEREON WAS DERIVED FROM TOPOGRAPHIC SURVEY SURVEY BY CUNNINGHAM DATED: JUNE 5, 2024.

GRADING CERTIFICATION NOTE

AS PER OBC 9.14.6.1(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THAT SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

JARO A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.999740733.

METRIC NOTE

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

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK O-251 HAVING AN ELEVATION OF 118.729m (CGVD-1928:1978).

TOPOGRAPHIC LEGEND

AW	DENOTES ANCHOR WIRE(S)
BB	DENOTES BELL BOX
-B-	DENOTES U/G BELL CABLE
CON-0.20	DENOTES CONIFEROUS TREE 0.20 DIA
DEC-0.20	DENOTES DECIDUOUS TREE 0.20 DIA
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
-G-	DENOTES U/G GAS MAIN
-H-	DENOTES U/G HYDRO CABLE
LS	DENOTES LIGHT STANDARD (LAMP)
MH	DENOTES MANHOLE
-OW-	DENOTES OVER HEAD WIRE(S)
-SAN-	DENOTES SANITARY SEWER
-STM-	DENOTES STORM SEWER
UP	DENOTES UTILITY POLE
UPLS	DENOTES UTILITY POLE/LIGHT STANDARD
WV	DENOTES WATER VALVE (KEY)
-W-	DENOTES U/G WATER MAIN

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS AND (OR) MORTGAGE PURPOSES.
2. THE SURVEY WAS COMPLETED ON JUNE 5, 2024.

DATE: JUNE 5, 2024

JARO A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS
1200 SPEERS ROAD, UNIT 3B
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
infook@cmlsurveyors.ca
205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
milton.office@cmlsurveyors.ca

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PLOT PAPER SIZE = 914mm BY 609mm | *PLAN 46-24-2*

DATE:	REVISIONS	INITIAL
2025/04/08	ADDING POOL AND CABANA	JAL
2025/03/31	ROOF AND TFW REVISED FOR AS-BUILT DATA	JAL
2025/02/10	NEW LOCATION OF CANADA POST MAILBOXES	JAL
2024/12/04	PER TOWN'S COMMENTS NOVEMBER 25, 2024	JAL
2024/10/23	ROOF OVERHANG ADDED	JAL
2024/10/16	ISSUED FOR GRADING APPROVAL	JAL
2024/06/05	ISSUED FOR DESIGN	JAL

#2472 DEER RUN AVENUE

SITE PLAN

SITE GRADING AND SERVICING PLAN

DATE: JUNE 5, 2024 | SCALE 1 : 150

PERMIT 2024 216307 | *PLAN 46-24-2*

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/101/2025 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, July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
Henrieta Hyravy	N/A	PLAN M349 BLK 21 2472 Deer Run Ave W/S Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: RL3-0, 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 an inground swimming pool on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	*Section 4.16.1 c)* The swimming pool shall not be located in a front yard.	To permit a swimming pool to be located in a front yard.

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/101/2025 - 2472 Deer Run Avenue (East District) (OP Designation: Low Density Residential)

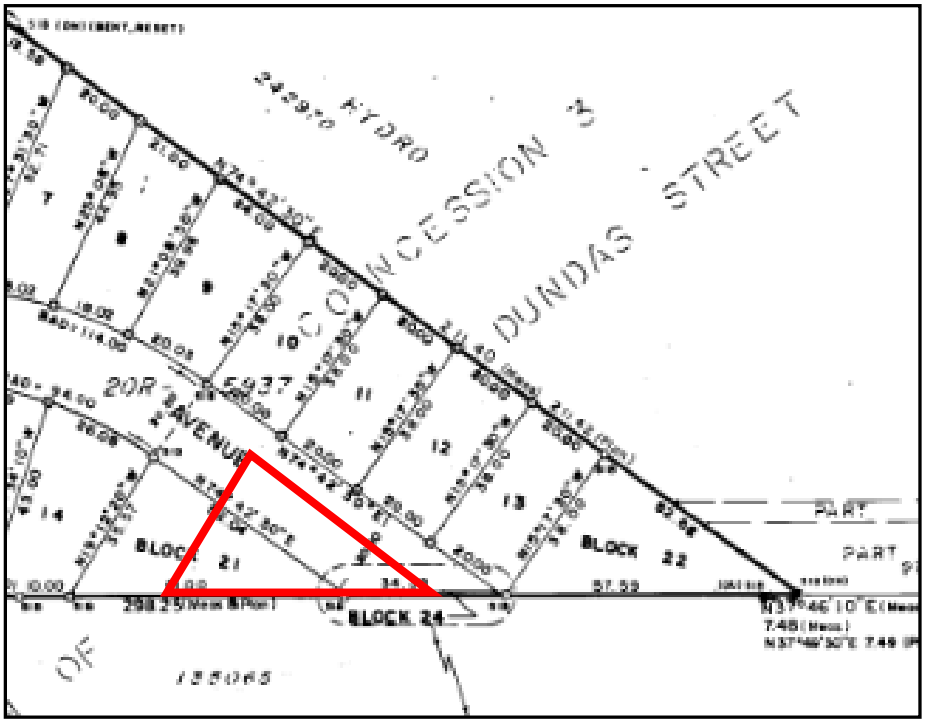
The applicant is proposing to permit a pool in the front yard, subject to the variance listed above.

Recommendation:
Based on the analysis below, it is staff's opinion that the application does not meet the four tests and staff recommend that the application be denied. Should the Committee approve the application, they must be satisfied that the application meets the four tests of the *Planning Act.*

Site Area and Context
The subject land is located within a neighbourhood that consists predominantly of two-storey detached dwellings that are original to the subdivision, which was draft approved in 1982 and registered on June 27, 1985. On August 14, 2023, Planning and Development Council adopted a resolution to release the subject land from requirements of the Subdivision Agreement registered on title, as the property is Block 21 within Plan 20M-349. The agreement was registered against title in September 1985 and included the following clause:

> *29 (13) Blocks 21 and 22 do not satisfy the requirements of the Oakville zoning by-law for use as lots and will not be built upon except in conjunction with other blocks. The lots resulting from their combination with other property adjacent thereto and at that time meeting the requirements of the Oakville zoning by-law for use as lots will be treated as lots subject to this agreement. The Owner will not require the issuance of a building permit for Blocks 21 and 22 until adjacent lands are added thereto. The Owner will not require the issuance of a building permit for Block 22 until Deer Run Avenue is extended to Winston Churchill Boulevard.*

The location of Block 21 is shown on the excerpt from Plan 20M-349 below:



The intent behind this clause was to "freeze" the subject land until the land to the south came forward to develop and formally extend Deer Run Avenue to Winston Churchill. Despite the amount of time that has passed, the adjacent lands are not subject to a

development application and thusly, Council permitted the owner to proceed with release of clause 29 (13) of the agreement and allow them to construct a single detached dwelling on the property.

It should be noted that due to the triangular shape of the lot, the proposed cabana and covered patio are located in the side yard and are required to be setback 1.2 m from the property line, whereas they are depicted to be setback 0.6 m.

Also, the submitted Site Plan depicts a proposed 1.8 m board fence, whereas the Fence By-law states:

> *5. The maximum height of a fence in a residential zone shall be:*
>
> *(1) 2 metres (6 feet 6 inches) in height in any yard other than a front yard;*
>
> ***(2) 1.5 metres (5 feet) in height in a front yard, provided any portion of the fence exceeding 1 metre (3 feet 3 inches) in height shall be of commercially available open lattice (By-law 2011-130)***

Furthermore, the Pool Enclosure By-law states:

> *6. Notwithstanding Section 5,*
>
> *(a) no conflict exists between the provisions of this by-law and the provisions of any other by-law or approval if it is possible to comply with both bylaws by choosing an alternate type, design or location for a pool enclosure or pool.*
>
> ***(b) nothing in this by-law permits the location of a pool, deck, platform or other structure in a location which is not permitted under the Town's Zoning by-law.***
>
> *21. Every owner of a pool shall ensure that the pool is enclosed by a pool enclosure that satisfies the following standards:*
>
> *(a) Height: the pool enclosure shall extend from the ground to a height of not less than 1.20 m (4 feet). Height shall be measured from the effective ground level on the outside (not the pool side) of the pool enclosure;*
>
> *(b) Openings and Materials:*
>
> > *(i) except as provided in (ii) and (iii), the pool enclosure shall not have any openings that would allow the passage of a spherical object having a diameter greater than 38 mm (1.5 inches);*
> >
> > *(ii) for pool enclosures which are not chain link fences or wood lattice, where the pool enclosure is at least 1.52 m (5 feet) high and the vertical distance between each horizontal rail measured from the top of each rail is at least 1.22 m (4 feet), the openings in the pool enclosure are permitted to be greater than 38 mm (1.5 inches) but not greater than that which would allow the passage of a spherical object having a diameter of 10 cm (4 inches);*

(iii) or for a pool enclosure which is a chain link fence, if the pool enclosure is at least 1.83 m (6 feet) in height, the openings in the pool enclosure are permitted to be greater than 38 mm (1.5 inches) but not greater than that which would allow the passage of a spherical object having a diameter of 50 mm (2 inches);

(iv) for a pool enclosure which is comprised of wood lattice, the wood shall be at least 13 mm (0.5 inches) in thickness, with openings of less than 38 mm (1.5 inches);

Does the proposal maintain the general intent and purpose of the Official Plan?
The subject land is designated Low Density Residential in the Livable Oakville 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 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 neighbourhood character in accordance with Section 11.1.9 of Livable Oakville. Section 6.1.2 of Livable Oakville also provides that the urban design policies of the Plan will be implemented through design documents, such as the Design Guidelines for Stable Residential Communities, and zoning. Staff are of the opinion that the proposal does not implement the Design Guidelines for Stable Residential Communities, in particular, the following sections:

***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.*

2. *New development should maintain the setback or average of setbacks from the street frontage as the existing dwellings in the immediate area.*

3. *New development may slightly vary the front yard setback, provided the change accommodates site constraint(s) and makes every effort to maintain existing natural features and mature trees.*

***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.*

6. *Service elements, such as heating and air conditioning units, utility meters and telecommunication equipment, are encouraged to be incorporated into the design of new development in such a way that they are effectively screened from public view. Screening techniques may include:*

    - *incorporating the element(s) within the main dwelling or an accessory building,*
    - *locating the element(s) in a non-prominent location on the building or site, or*
    - *screening the elements(s) with a building wall, dense landscaping, and/or decorative walls/fences.*

While it was determined that the extension of Deer Run Avenue to Winston Churchill will not be compromised by development of the subject lands, the proposed location of the pool in the front yard is not consistent with the streetscape or the surrounding neighbourhood. Deer Run has been designed to eventually continue towards Winston Churchill with lots fronting onto Deer Run Avenue. The proposed development creates a rear yard amenity space in the front yard, which is not compatible with the existing neighbourhood character based on the submitted Site Plan. It is noted that the pool is proposed to be physically in front of the dwelling and that there is no landscaping or screening depicted that would provide for additional security or privacy, also noting that the existing mailboxes will be relocated in front of the proposed pool, which will be regularly accessed by the public. Given the requirements of the Fence By-law in the front yard, some members of the public may be able to easily view the pool from the public realm. This situation will not be dealt with by the proposed 1.8 m solid board fence, as it would not meet the criteria for a Fence Variance, which is:I

(a) whether the request is minor in nature;
(b) whether the proposed variance is desirable and in keeping with the fences in the area; and
(c) whether the proposed variance affects safety or sight lines.

On this basis, it is staff's opinion that the proposed variance 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 Zoning By-law 2014-014, as amended, as follows:

Variance #1 – Swimming pool (Objection) – permit in the front yard

The intent of regulating the location of swimming pools is to provide for a safe and private amenity space feature, separated from the public realm. It is noted that while pools are common in the surrounding neighbourhood, none are located in the front yard. While staff acknowledge that the lot is irregular in shape, the proposed pool would be physically located in front of the existing dwelling. The location of the pool would be inconsistent with the existing streetscape and the anticipated extension of Deer Run Avenue. As such, 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?
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 and is not minor in nature as the proposed location of the pool creates negative impacts on the streetscape, which does not fit within the context of the surrounding area. Furthermore, there are privacy and safety concerns with respect to fencing and lack of landscaping or screening.

On this basis, it is staff's opinion that the application does not meet the four tests and staff recommend that the application be denied.

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 swimming pool to be located in a front yard, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting an in-ground swimming pool on the Subject Property.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – None

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Notice of Public Hearing
Committee of Adjustment Application

File # A/102/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
P. Bhikadia A. Bhikadia	Olumuyiwa Oyelade OAL Engineering 320 North Service Rd W Oakville ON L6M 2R7	2449 Meadowood Cres PLAN M6 LOTS 56,57

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	*Table 6.4.1* 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 44.72%.

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 x. 1829
coarequests@oakville.ca

Date mailed:
July 8, 2025

A/102/2025 - 2449 Meadowood Crescent

7/2/2025, 11:17:28 AM

Applicant Name Address

Wards

Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

2449 MEADOWOOD CRESCENT
OAKVILLE, ON

SCOPE
1. CUSTOM 2-STOREY HOUSE

GENERAL NOTES

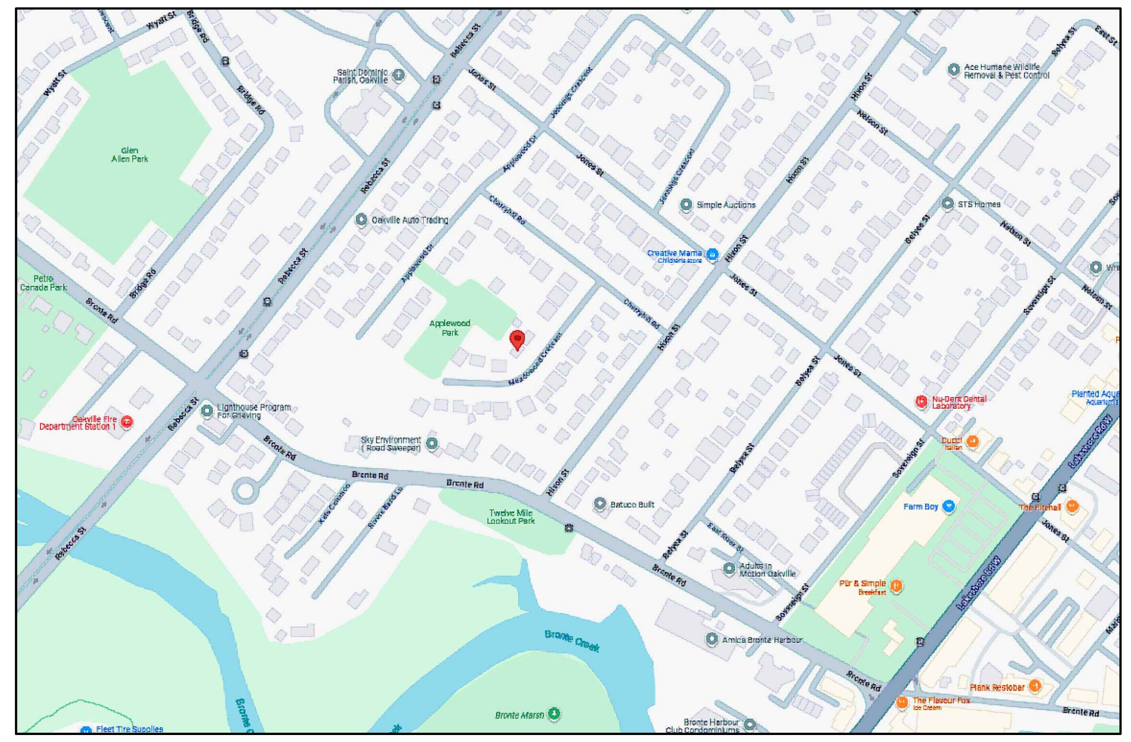
1. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE WITH EXISTING CONDITIONS BEFORE QUOTING FOR THE JOB.
2. VERIFY ALL EXISTING MEMBER SIZES, ELEVATIONS, AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS.
3. REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY FOR ADVISE.
4. CONTRACTOR TO SUBMIT DETAIL SHOP DRAWINGS PRIOR TO FABRICATION.
5. REFER TO NOTES AND SCHEDULES FOR SPECIFICATIONS & GENERAL NOTES.
6. DIMENSIONS MARKED ON STRUCTURAL DRAWINGS ARE FOR DESIGN ONLY. CONTRACTOR IS REQUIRED TO FOLLOW MEASURE ALL DIMENSIONS, LEVELS & CONDITIONS ON SITE.

DISCREPANCY BETWEEN STRUCTURAL & ON SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF ENGINEER & OWNER PRIOR TO COMMENCING ANY CONSTRUCTION AND FABRICATION.

7. THESE NOTES AND ALL NOTES ARE PART OF THE WHOLE APPLICATION.

CONTRACTOR(S) MUST GO THOUGHT NOTES AND TREAT ALL DRAWINGS AS PART OF ONE APPLICATION.

8. PRIOR TO THE REMOVAL OF ANY INTERIOR WALLS, VERIFY THE CONSTRUCTION AND SUPPORT REQUIREMENTS OF THE CEILING JOISTS OR BOTTOM CHORDS OF ROOF TRUSSES (ABOVE).
IF CEILING JOISTS BEAR ON INTERIOR WALLS, METHOD AND DESIGN OF SUPPORT FOR THE CEILING AREA TO BE PROVIDED TO INSPECTOR ON SITE FOR APPROVAL.

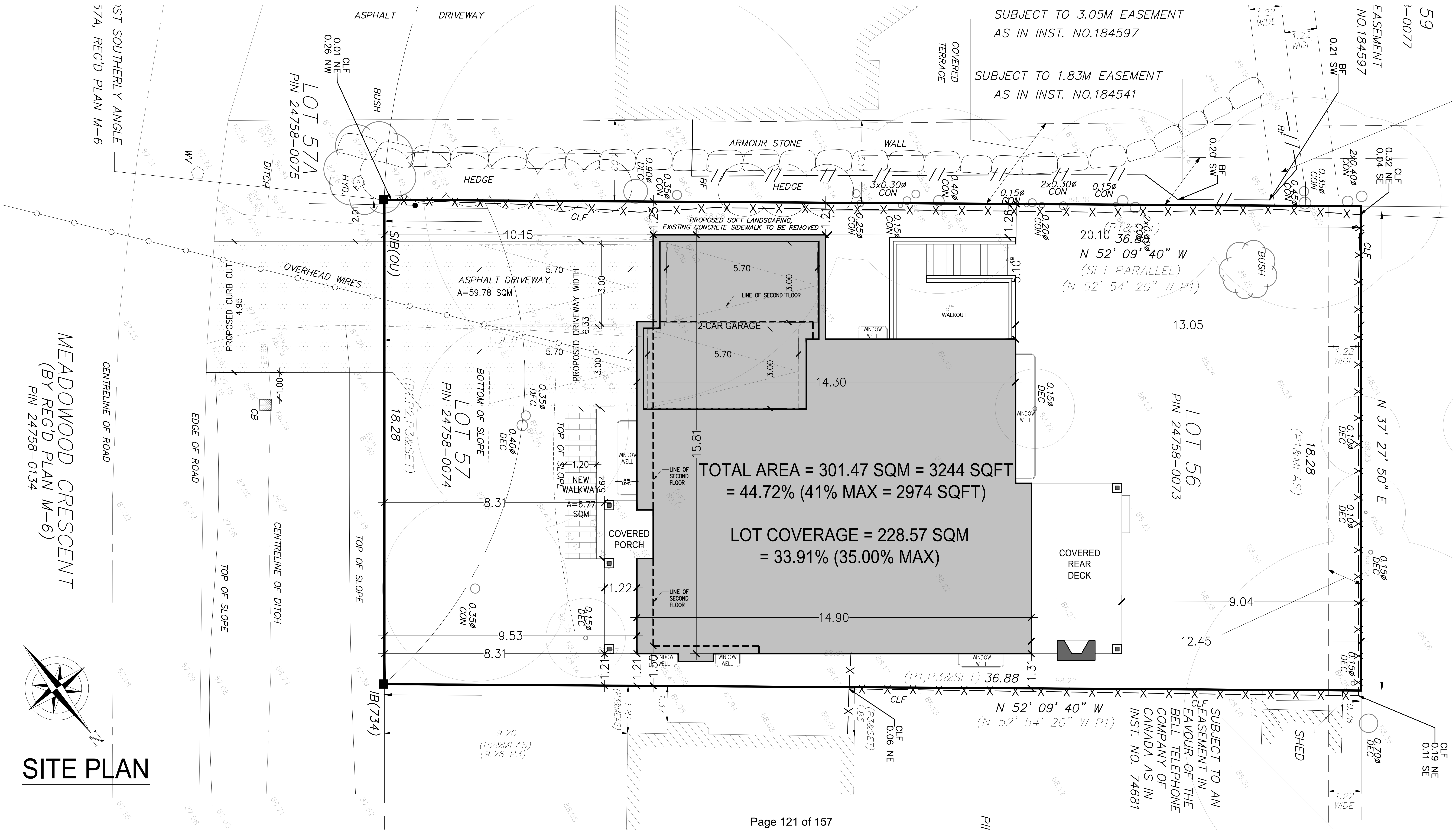


KEY MAP

Zoning Information	Allowed	Provided
RL3-0		
Lot Area (Min.)	557.5 sqm	674.08 sqm
Max Height	9m	8.92m
Lot Frontage (Min.)	18m	18.28m
Lot Coverage (Max. 35%)	235.93	228.57 = 33.91%
FSI (Max. 41%)	276.37	301.47 = 44.72%
Setbacks		
Front Yard	8.31m	8.31m
Rear Yard	7.5m	12.45m
Side Yard 1	1.2m	1.21m
Side Yard 2	1.2m	1.21m

Proposed	sqm	sqft
Lot Area	674.08	7,255.73
	Proposed	
	sqm	sqft
First Floor Area	159.83	1,720.39
Second Floor Area	141.64	1,524.60
Basement	142.10	1,529.55
GFA	301.47	3,244.99
FSI	44.72%	sqm

Lot Coverage	sqm
Lot Area	674.08
Dwelling Footprint	198.46
Covered Porch	8.19
Covered Deck	21.92
Total	228.57
Percentage	33.91%



SITE PLAN

DESIGNER'S STAMP

GENERAL NOTES

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO OAL ENGINEERING

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

NO. ISSUED FOR DATE

OAL ENGINEERING

T: 905-825-6439
M: 647-572-8623
OFFICE@
OALENGINEERING.COM

PROJECT ADDRESS
2449
MEADOWOOD CRESCENT,
OAKVILLE, ON

DRAWING
SITE PLAN

DRAWN
OLU

DRAWING NO
A0.1

PLOTTED DATE
JUN 16, 2025

SCALE @18"X24"
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DEMOLITION PLAN

MEADOWOOD CRESCENT
(BY REG'D PLAN M-6)
PIN 24758-0134

THE MOST SOUTHERLY ANGLE OF LOT 57A, REG'D PLAN M-6

LOT 57A
PIN 24758-0075

LOT 57
PIN 24758-0074
(P1,P2,P3&SET)
18.28

LOT 59
PIN 24758-0077

LOT 56
PIN 24758-0073

LOT 55
PIN 24758-0072

2 STOREY SIDING & STONE DWELLING NO. 2461

1 STOREY SIDING & BRICK DWELLING NO. 2449

1 STOREY BRICK DWELLING NO. 2445

SUBJECT TO 3.05M EASEMENT AS IN INST. NO.184597

SUBJECT TO 1.83M EASEMENT AS IN INST. NO.184541

SUBJECT TO EASEMENT AS IN INST. NO.184597

(P1&SET)
36.88
N 52° 09' 40" W
(SET PARALLEL)
(N 52° 54' 20" W P1)

(P1,P3&SET)
36.88
N 52° 09' 40" W
(N 52° 54' 20" W P1)

18.28
(P1&MEAS)
N 37° 27' 50" E

N 37° 27' 50" E
REFERENCE BEARING

ASPHALT DRIVEWAY

CONCRETE SIDEWALK

ARMOUR STONE WALL

HEDGE

BUSH

DITCH

OVERHEAD WIRES

CONCRETE PAD

CAR PORT
TO BE DEMOLISHED

SHED
TO BE DEMOLISHED

PATIO
TO BE DEMOLISHED

BRICK STEPS

PORCH
TO BE DEMOLISHED

BRICK PATIO

WOODWALL

BRICK WALK

COVERED TERRACE

SHED

PORCH

SIB(OU)

IB(734)

CLF

CB

WV

HYD.

BF

BOTTOM OF SLOPE

TOP OF SLOPE

EDGE OF ROAD

CENTRELINE OF ROAD

CENTRELINE OF DITCH

9.31

10.31

9.20
(P2&MEAS)
(9.26 P3)

9.12
(P2&MEAS)
(9.18 P3)

1.22 WIDE

0.01 NE
0.26 NW

0.21 SW

0.20 SW

0.32 NE
0.04 SE

0.19 NE
0.11 SE

0.06 NE

0.90ø DEC

0.35ø CON

0.40ø DEC

0.15ø DEC

0.10ø DEC

0.70ø DEC

3x0.30ø CON

2x0.30ø CON

0.15ø CON

0.20ø CON

2x0.40ø CON

0.45ø CON

DESIGNER'S STAMP

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MEADOWOOD CRESCENT,
OAKVILLE, ON

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DEMOLITION PLAN

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PLOTTED DATE
JUN 16, 2025

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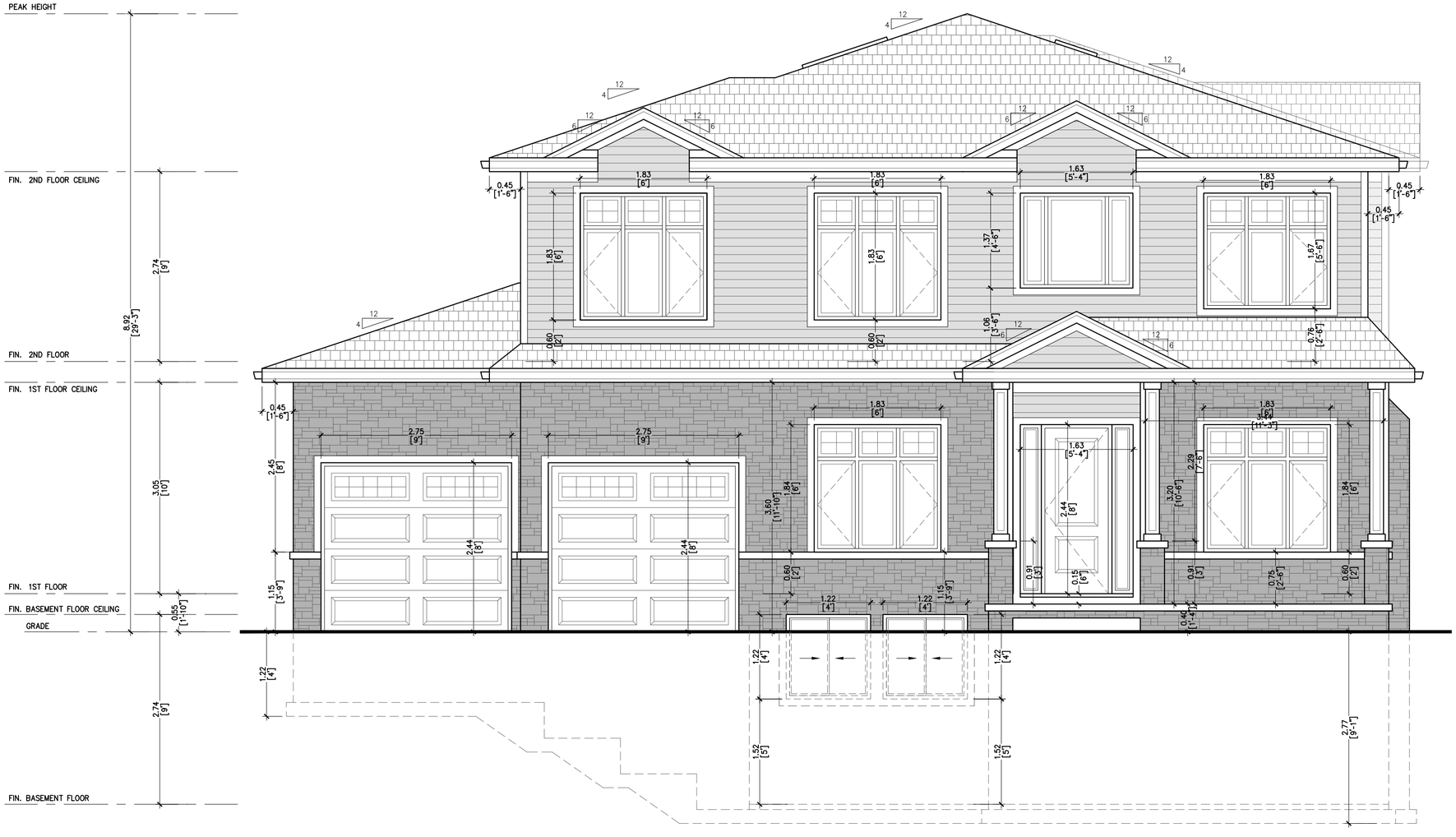

PROPOSED FRONT ELEVATION

DESIGNER'S STAMP

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MEADOWOOD CRESCENT,
OAKVILLE, ON

DRAWING
PROPOSED FRONT ELEVATION

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JUN 16, 2025

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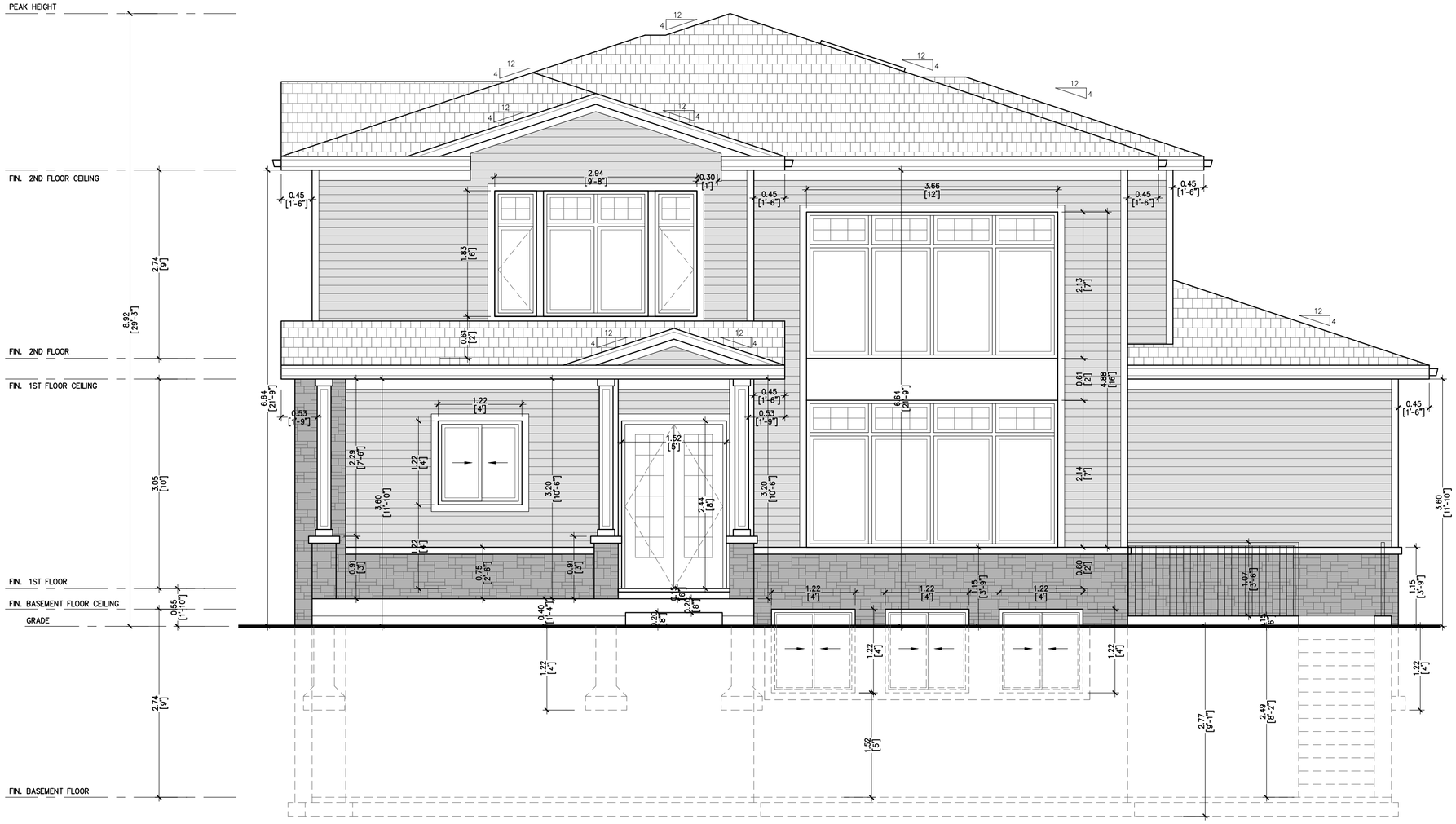

PROPOSED REAR ELEVATION

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PROPOSED REAR ELEVATION

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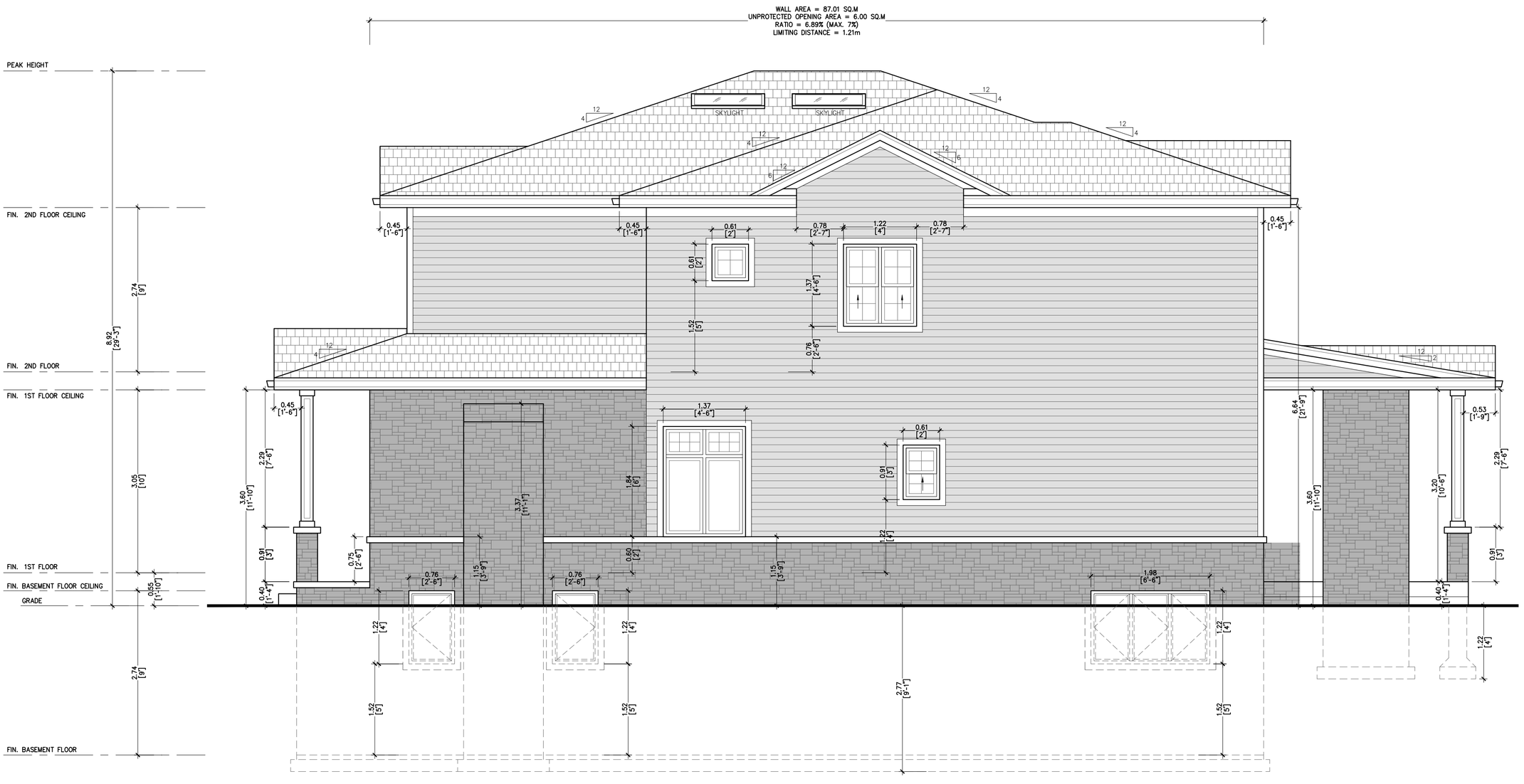

PROPOSED SIDE ELEVATION 1

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PROPOSED SIDE
ELEVATION 1

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PLOTTED DATE
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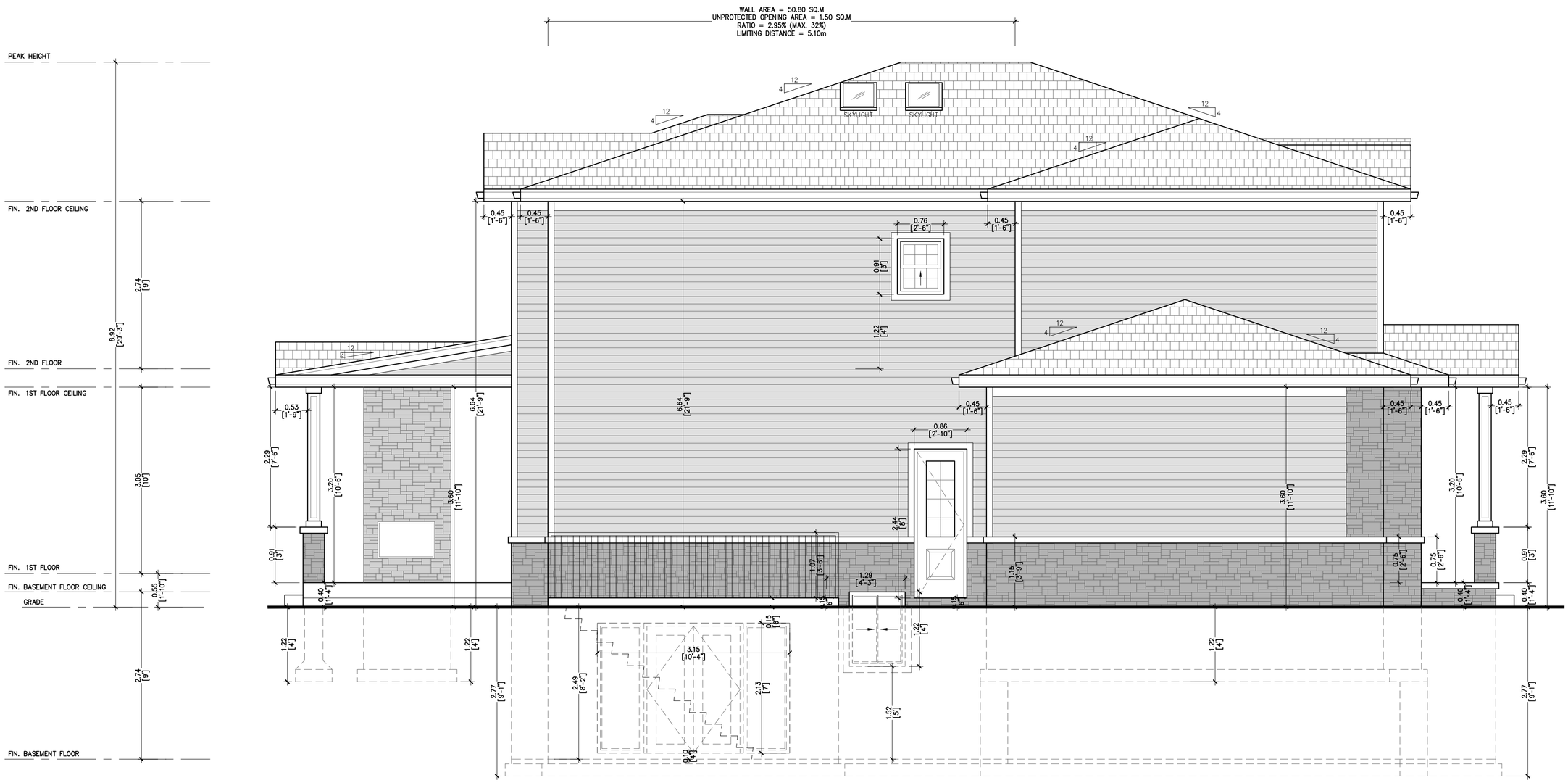

PROPOSED SIDE ELEVATION 2

DESIGNER'S STAMP

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MEADOWOOD CRESCENT,
OAKVILLE, ON

DRAWING
PROPOSED SIDE
ELEVATION 2

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PLOTTED DATE
JUN 16, 2025

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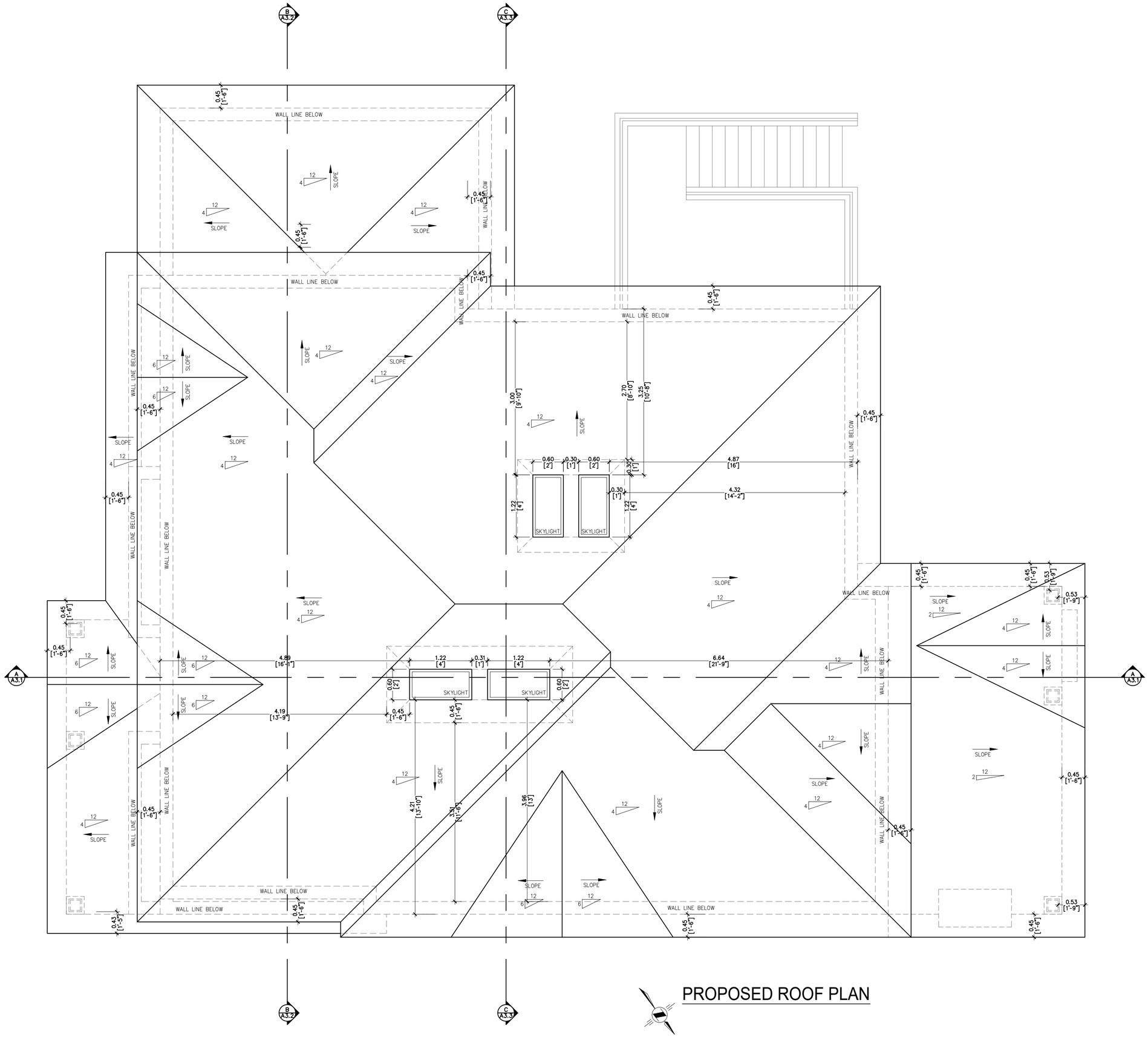

PROPOSED ROOF PLAN

DESIGNER'S STAMP

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MEADOWOOD CRESCENT,
OAKVILLE, ON

DRAWING
PROPOSED ROOF PLAN

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COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/102/2025 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 July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
A. Bhikadia P. Bhikadia	Olumuyiwa Oyelade OAL Engineering 320 North Service Rd W Oakville ON L6M 2R7	PLAN M6 LOTS 56,57 2449 Meadowood Cres Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: RL3-0, Residential
WARD: 1 **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	*Table 6.4.1* 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 44.72%.

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/102/2025 - 2449 Meadowood Cres (West District) (OP Designation: Low Density Residential)

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

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

1. The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated June 16, 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.

Analysis:
Staff have evaluated the application and found that it is minor in nature, is in keeping with the general intent and purpose of the Official Plan and Zoning By-law and is desirable for the appropriate development of the land. The proposed development maintains and protects the character of the existing neighbourhood and does not present unacceptable adverse impacts. The requested variance has been evaluated against the Urban Design Guidelines, and due to the second storey stepbacks from the first storey, variation in building materials, and single storey elements, the proposed dwelling is compatible with the existing neighbourhood. On this basis, the application meets the four tests of the *Planning Act*.

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 to the maximum residential floor area ratio to 44.72%, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of two-storey detached dwelling on the Subject Property.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – None

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 elevation drawings dated June 16, 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/103/2025

Electronic hearing:
By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, July 23, 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).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
K. Song Y. Chang	Joe Domb JD COA Consulting 133 Torresdale Ave., Suite 207 North York ON, M2R 3T2	2433 Hixon St PLAN M6 LOT 76

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	*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 for a private garage to 47.87 square metres.
2	*Table 6.4.1* 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 45.75%.
3	*Table 6.4.2* For a lot with a detached dwelling, the maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 35%.	To increase the maximum lot coverage to 36.8%.
4	*Section 6.4.6 c)* The maximum height shall be 9.0 metres.	To increase the maximum height to 9.38 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) 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:
July 8, 2025

A/103/2025 - 2433 Hixon Street

7/2/2025, 11:34:12 AM

Applicant Name Address

Wards

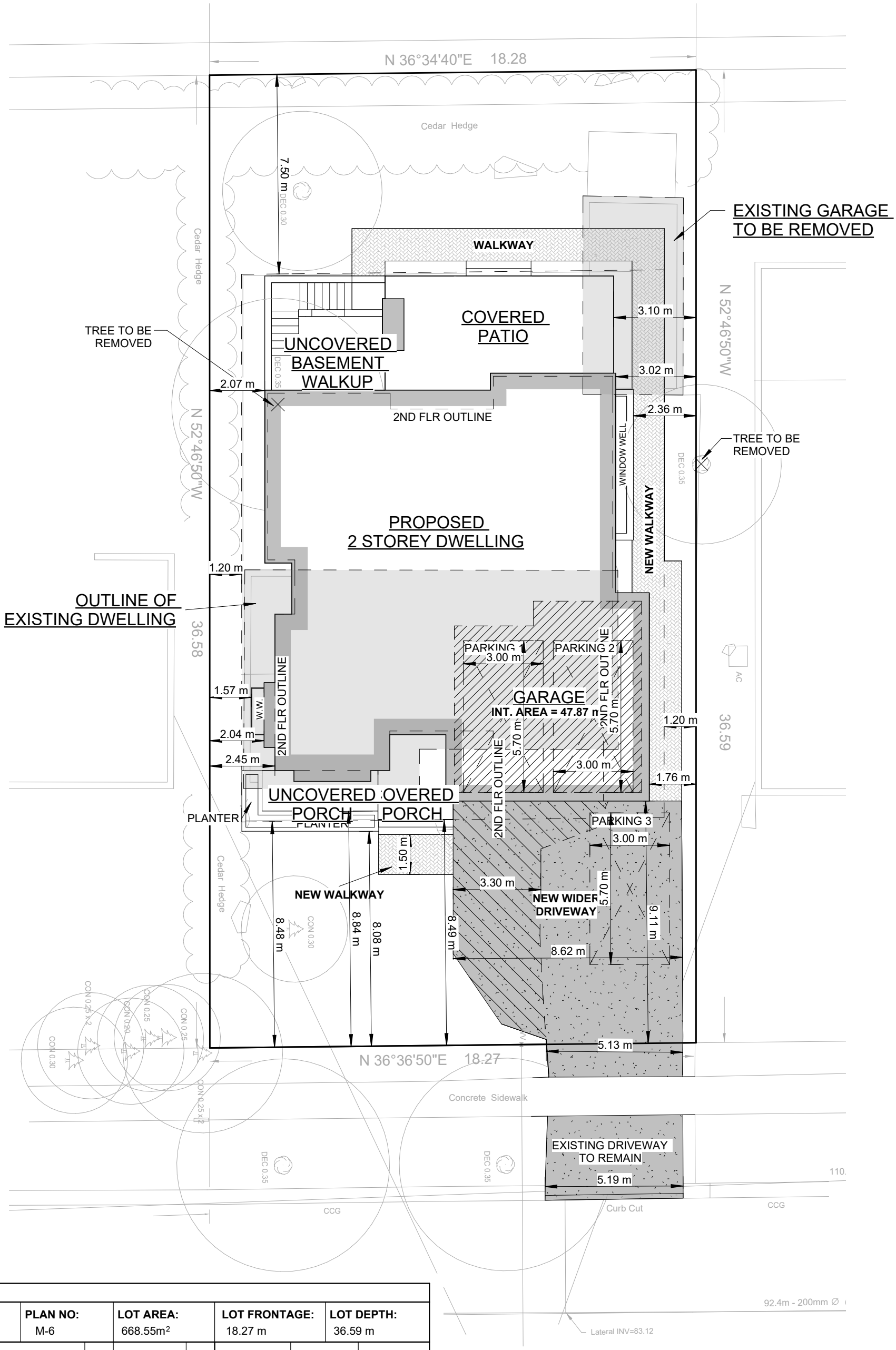
Ownership

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville



SITE STATISTICS										
ZONING: RL3-0		**LOT NO:** 76		**PLAN NO:** M-6		**LOT AREA:** 668.55m²		**LOT FRONTAGE:** 18.27 m		**LOT DEPTH:** 36.59 m
DESCRIPTION		PROPOSED	%	REQUIRED	%	**SETBACKS**	REQUIRED	PROPOSED		
LOT COVERAGE(1)		245.71 m²	**36.8**	233.99 m²	**35.0**	FRONT YARD	8.48 m	8.49 m		
ACCESSORY BUILDING COVERAGE		N/A				REAR YARD	7.50 m	11.32 m		
FLOOR AREA(2)	1ST FLOOR	156.11 m²				SIDE YARD (EAST)	1.20 m	1.76 m		
	2ND FLOOR	149.73 m²				SIDE YARD (WEST)	1.20 m	2.04 m		
	TOTAL	305.84 m²	**45.7**	274.11 m²	**41.0**					
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE (2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS			REQ'D.	PROP.		HEIGHT	9.00 m	9.38 m		
	BLDG. STOREYS		2	2		DEPTH	N/A	N/A		
	PARKING SPACES		1	3		GARAGE INT	45.00 m²	47.87 m²		

SITE PLAN

Scale: 1 : 150
2025-06-02 9:34:12 AM

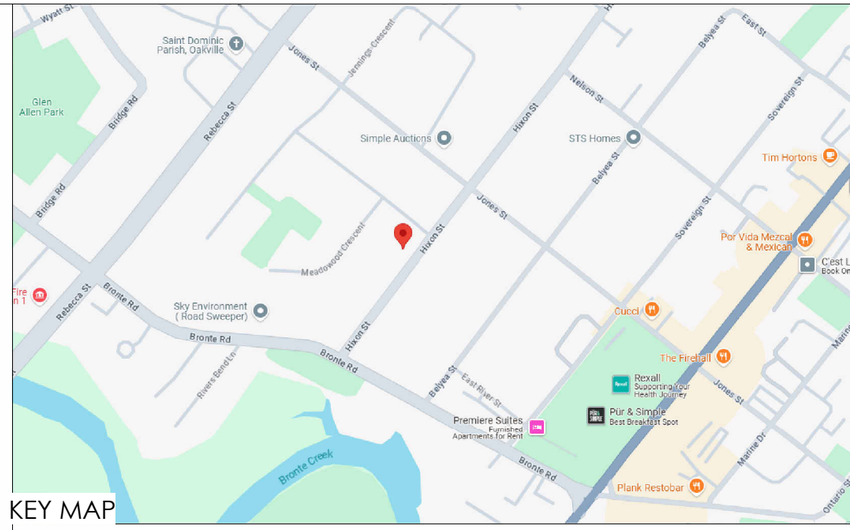
NEW CUSTOM HOME
2433 Hixon St, Oakville

FINE LINES **DESIGN**

Z02.1

2433 HIXON STREET

COMMITTEE OF ADJUSTMENT



KEY MAP

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

TITLE SHEET

Scale:

2025-06-02 9:34:11 AM

NEW CUSTOM HOME
2433 Hixon St, Oakville

FINE LINES **DESIGN**

Z01.1

0 5 m 10 m

EAST ELEVATION

Scale: 1 : 100

2025-06-02 9:34:15 AM

NEW CUSTOM HOME
2433 Hixon St, Oakville

FINE LINES **DESIGN**

Z03.1

NORTH ELEVATION

Scale: 1 : 100

2025-06-02 9:34:16 AM

NEW CUSTOM HOME
2433 Hixon St, Oakville

FINE LINES **DESIGN**

Z03.2

SOUTH ELEVATION

Scale: 1 : 100

2025-06-02 9:34:17 AM

NEW CUSTOM HOME
2433 Hixon St, Oakville

FINE LINES **DESIGN**

Z03.3

WEST ELEVATION

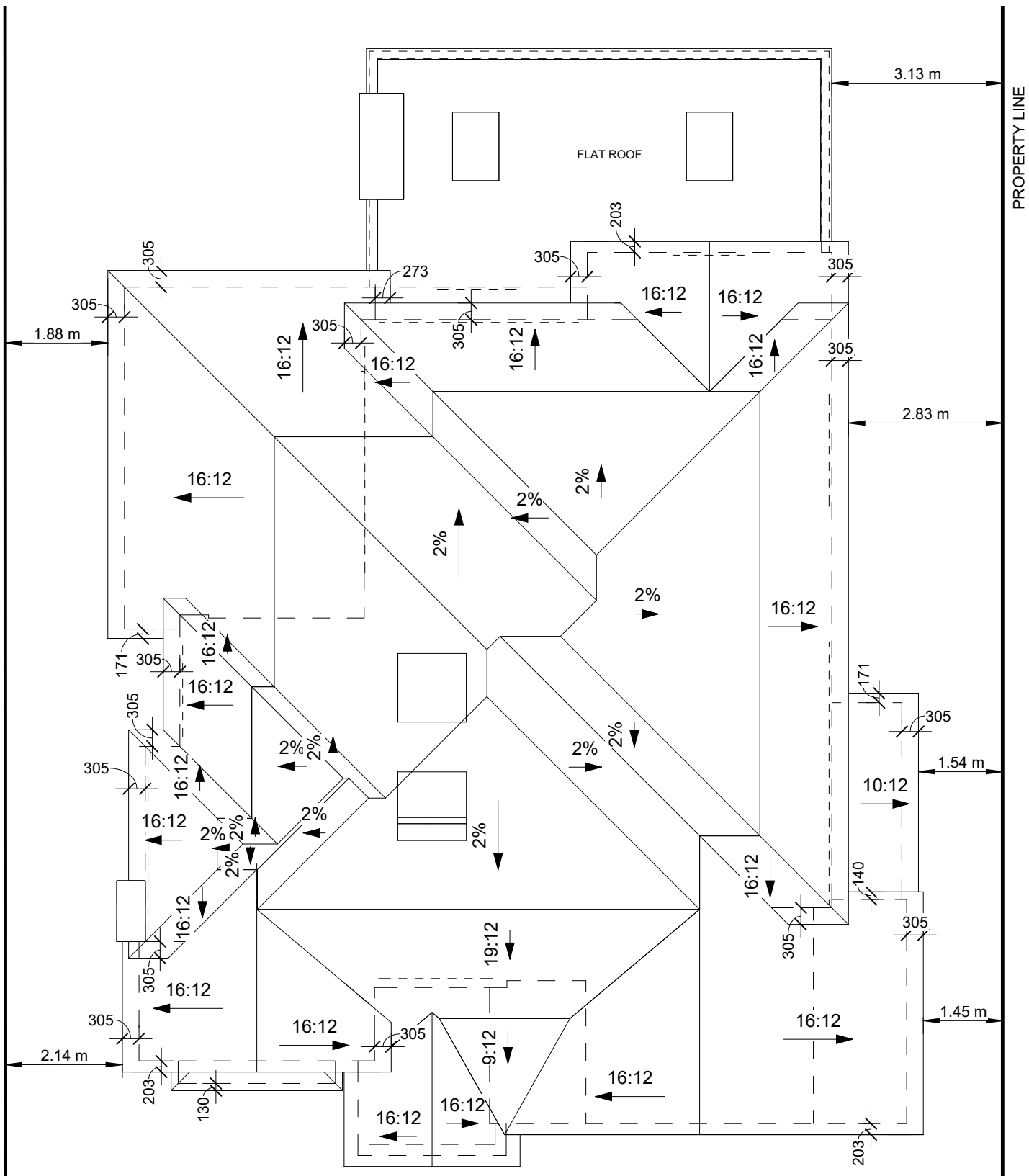
Scale: 1 : 100

2025-06-02 9:34:18 AM

NEW CUSTOM HOME
2433 Hixon St, Oakville

FINE LINES **DESIGN**

Z03.4



0 5 m 10 m

ROOF PLAN

Scale: 1 : 100
2025-06-02 9:34:14 AM

NEW CUSTOM HOME
2433 Hixon St, Oakville

FINE LINES **DESIGN**

Z02.5

2433 HIXSON STREET, OAKVILLE, ON

STORMWATER MANAGEMENT BRIEF

JUNE 26, 2025

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

MUNICIPALITY: **TOWN OF OAKVILLE**

ARIK ENGINEERING
Where Community Design & Develop

ARIK ENGINEERING LTD.
Where Community Design & Develop

260 Nebo Road, Unit 205, Hamilton,
Ontario, L8W 3K5
Email: info@arikengineering.com
web: www.arikengineering.com
phone: +1-289-965-9772

PROJECT # 25139

ERK ENGINEERING
Where Community Design & Develop

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1.0 INTRODUCTION

1.1. STUDY OBJECTIVE

ARIK Engineering Ltd., has been retained by **DCAM Homes Inc. (c/o Danny Cantarelli)** to prepare a stormwater management brief for the proposed development located at 2433 Hixon Street, Oakville, Ontario. The property is currently occupied with an existing dwelling which will be demolished and has been proposed to build a new single-family dwelling.

The purpose of this report is to provide Stormwater Management Design Brief for the property 2433 Hixon Street legally know as Lot 76, Registered Plan M-6, Town of Oakville. The report will describe stormwater management analysis in accordance with the current drainage and stormwater management design criteria established by the Town of Oakville. The proposed stormwater management analysis Cunningham McConnell Limited.

1.2. EXISTING TOPOGRAPHY AND DRAINAGE PATTERN

As per the natural topography, the site has rear to front drainage pattern towards Hixon Street. The proposed grading plan has been prepared by Cunningham McConnell Limited (received on June 25, 2025) follows the similar existing drainage pattern.

2.0 PRE-DEVELOPMENT & POST-DEVELOPMENT RUNOFF VOLUME CALCULATIONS

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

Design Storm – 4 Hour Chicago 25mm Storm Event

25mm- IDF CURVE DATA
$I = A/(t + B)^C$
I = Intensity (mm/hr)
A= 456.00
B= 5.0
c= 0.780

Refer to the attached SWMHYMO files for rainfall depth.

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

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

IMPERVIOUS AREA----------314.11 m^2
PERVIOUS AREA----------354.44 m^2
TOTAL AREA (A)----------668.55 m^2
% IMPERVIOUSNESS (IMP)----------46.98%
RUNOFF COEFFICIENT (C) ⇔ C = 0.95 × imp + 0.25(1.0 − imp) ----------0.58
RAINFALL DEPTH (D)----------25.00mm
PRE-DEVELOPMENT RUNOFF VOLUME ⇔ AxCxD= 668.55m^2x0.58x25.00mm----------9.69m^3

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

IMPERVIOUS AREA----------474.85 m^2
PERVIOUS AREA----------193.70 m^2
TOTAL AREA (A)----------668.55 m^2
% IMPERVIOUSNESS (IMP)----------71.03%
RUNOFF COEFFICIENT (C) ⇔ C = 0.95 × imp + 0.25(1.0 − imp) ----------0.75
RAINFALL DEPTH (D)----------25.00mm
POST-DEVELOPMENT RUNOFF VOLUME ⇔ AxCxD= 668.55m^2x0.75x25.00mm---------12.54m^3

2.3. REQUIRED RUNOFF VOLUME

FRONT YARD REQUIRED VOLUME = POST-DEV. RUNOFF VOLUME – PRE-DEV. RUNOFF VOLUME
= 12.54 m^3 – 9.69 m^3
= 2.85 m^3

3.0 PROPOSED INFILTRATION SYSTEM DESIGN

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

d= PT/1000

d= Maximum allowable depth of the soakaway pit (infiltration system) (m)
P = Percolation Rate (mm/hr)
T= Drawdown Time (24 – 48 hrs) (hr.)

Based on our previous experience in the area, the soil conditions are silty sand/sandy silt/clayey silt, however, this needs to be confirmed onsite prior to installation of the infiltration system. ARIK Engineering Ltd. must be notified if the infiltration system design changes are required due to onsite soil conditions and the revised infiltration system to be submitted to the Town of Oakville for review.

The percolation rate of 15mm/hr has been assumed to design the depth of infiltration system.

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

Depth of the proposed infiltration system (d) = PT /1000 = (15mm/hr x48 hrs)/1000 = 0.72m ~0.75m

Prior to installation of the infiltration system, depth of seasonally high groundwater table and bedrock to be confirmed onsite to ensure minimum 1m vertical clearance available between the bottom of the infiltration system and seasonally high groundwater table/bedrock as per MOE SWM Design Manual. ARIK Engineering Ltd. must be notified if the infiltration system design changes are required due to onsite conditions and the revised infiltration system to be submitted to the Town of Oakville for review.

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

Following are the dimensions of the proposed infiltration system:

3.1 FRONT YARD INFILTRATION SYSTEM DIMENSIONS

REQUIRED STORAGE VOLUME – FRONT YARD AREA
2.85 m^3

It should be noted that due to limited space in the front yard such 5m building setback and existing trees, the infiltration system has been designed based on the difference between post-development and pre-development runoff volumes using the best effort approach.

PROVIDED STORAGE VOLUME- INFILTRATION SYSTEM-1:
= DEPTH (m) x LENGTH(m) x WIDTH (m) x 40% (50mm CLEAR STONE VOIDS VOLUME)
= 0.75m x 3.92m x 2.65m x 40%
= 3.12 m^3

PROPOSED DIMENSIONS INFILTRATIION SYSTEM-1:
DEPTH = 0.75 m
LENGTH = 3.92 m
WIDTH = 2.65 m

Provided storage is 3.12m^3 which is greater than the required effective storage of 2.85 m^3.

PROVIDED STORAGE > REQUIRED STORAGE

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

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

Please note that the stormwater management analysis has been completed based on the existing topographic survey and the site grading plan completed by Cunningham McConnell Limited. (received on June 25, 2025). ARIK Engineering Ltd. is not responsible for the design of the site servicing and grading for the subject site. Any revisions or changes to the site grading plan must be coordinated with ARIK Engineering Ltd.

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

Respectfully Submitted By:

ARIK ENGINEERING LTD.

_____

Abdul Razzak, MEng., P.Eng.

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================================================================================

   SSSSS  W   W  M   M  H   H  Y   Y  M   M   OOO        999    999    =========
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       S   W W   M   M  H   H    Y    M   M  O   O       9999   9999   Sept 2011
   SSSSS   W W   M   M  H   H    Y    M   M   OOO           9      9   =========
                                                         9   9  9   9   # 3124689
        StormWater Management HYdrologic Model            999    999    =========

 ********************************************************************************
 ***************************** SWMHYMO Ver/4.05  ********************************
 *********  A single event and continuous hydrologic simulation model  *********
 *********     based on the principles of HYMO and its successors      *********
 *********                  OTTHYMO-83 and OTTHYMO-89.                  *********
 ********************************************************************************
 ********* Distributed by:  J.F. Sabourin and Associates Inc.          *********
 *********                  Ottawa,  Ontario: (613) 836-3884           *********
 *********                  Gatineau, Quebec: (819) 243-6858           *********
 *********                  E-Mail: swmhymo@jfsa.Com                   *********
 ********************************************************************************

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

 ********************************************************************************
 *********           ++++++ PROGRAM ARRAY DIMENSIONS ++++++            *********
 *********           Maximum value for ID numbers  :     10           *********
 *********           Max. number of rainfall points: 105408           *********
 *********           Max. number of flow points    : 105408           *********
 ********************************************************************************


 ***********************   D E T A I L E D   O U T P U T   ***********************
 ********************************************************************************
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 ********************************************************************************
 * Input   filename: C:\SWMHYMO\2433HIX\2433HIX.DAT                             *
 * Output  filename: C:\SWMHYMO\2433HIX\2433HIX.out                             *
 * Summary filename: C:\SWMHYMO\2433HIX\2433HIX.sum                             *
 * User comments:                                                               *
 * 1:_____________________________________________________________________________*
 * 2:_____________________________________________________________________________*
 * 3:_____________________________________________________________________________*
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*#*****************************************************************************
*#  Project Name: 2433 HIXSON STREET, OAKVILLE
*#  Project Number: 25139
*#  Date        : JUNE 26, 2025
*#  Modeller    : AR
*#  Company     : ARIK ENGINEERING LTD.
*#  License #   : 3124689
*#*****************************************************************************
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| START            |  Project  dir.: C:\SWMHYMO\2433HIX\

--------------------  Rainfall dir.: C:\SWMHYMO\2433HIX\

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    NRUN  = 001
    NSTORM=   0
-------------------------------------------------------------------------------
--
001:0002-------------------------------------------------------------------------
--
*
*
*
*++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
*==================TOWN OF OAKVILLE IDF CURVES=====================
*====================25mm 4HR CHICAGO STORM========================
*++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
*
*
*
--------------------
| CHICAGO STORM    |    IDF curve parameters: A= 456.000
| Ptotal= 24.96 mm |                          B=   5.000
--------------------                          C=    .780
                       used in:   INTENSITY =  A / (t + B)^C

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

              TIME    RAIN |   TIME    RAIN |   TIME    RAIN |   TIME    RAIN
               hrs   mm/hr |    hrs   mm/hr |    hrs   mm/hr |    hrs   mm/hr
               .17   1.681 |   1.17  12.826 |   2.17   3.913 |   3.17   1.993
               .33   1.921 |   1.33  55.159 |   2.33   3.338 |   3.33   1.854
               .50   2.257 |   1.50  16.768 |   2.50   2.923 |   3.50   1.734
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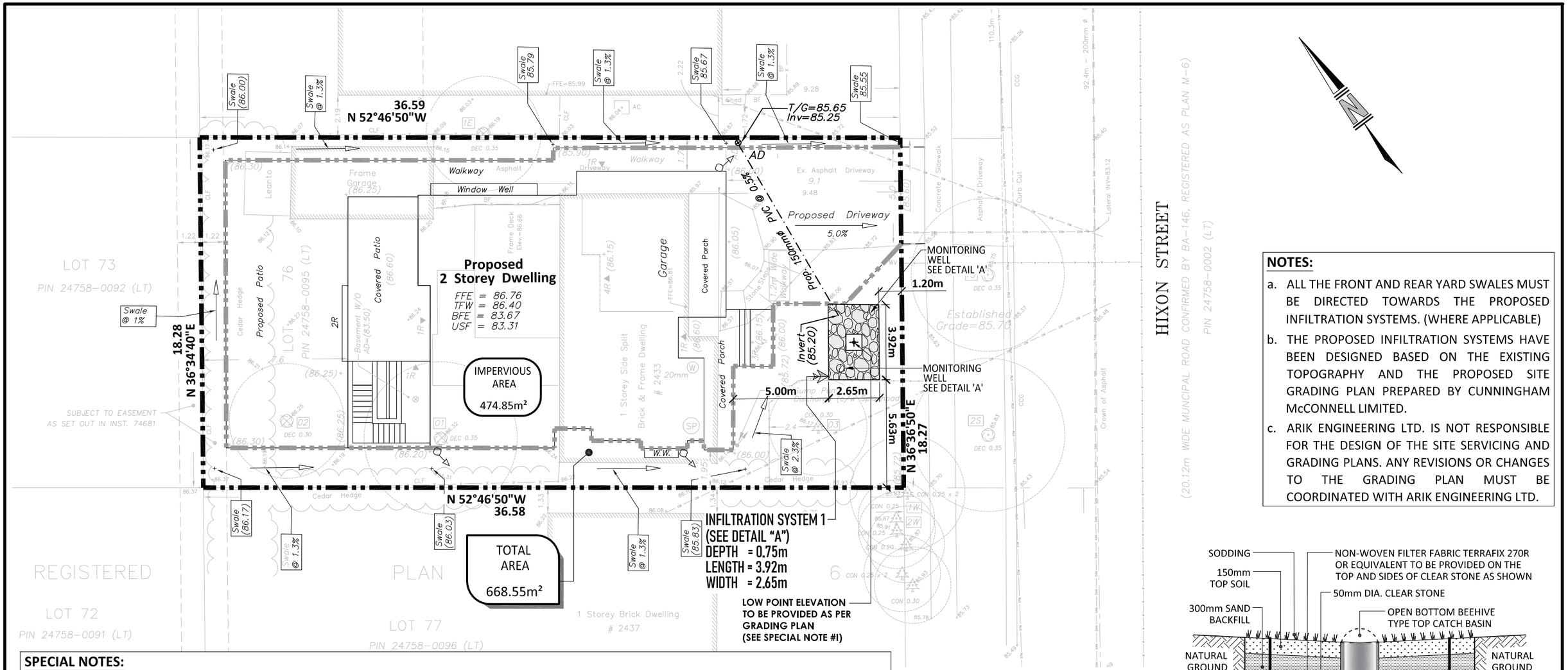


NOTES:

a. ALL THE FRONT AND REAR YARD SWALES MUST BE DIRECTED TOWARDS THE PROPOSED INFILTRATION SYSTEMS. (WHERE APPLICABLE)

b. THE PROPOSED INFILTRATION SYSTEMS HAVE BEEN DESIGNED BASED ON THE EXISTING TOPOGRAPHY AND THE PROPOSED SITE GRADING PLAN PREPARED BY CUNNINGHAM McCONNELL LIMITED.

c. ARIK ENGINEERING LTD. IS NOT RESPONSIBLE FOR THE DESIGN OF THE SITE SERVICING AND GRADING PLANS. ANY REVISIONS OR CHANGES TO THE GRADING PLAN MUST BE COORDINATED WITH ARIK ENGINEERING LTD.

SPECIAL NOTES:

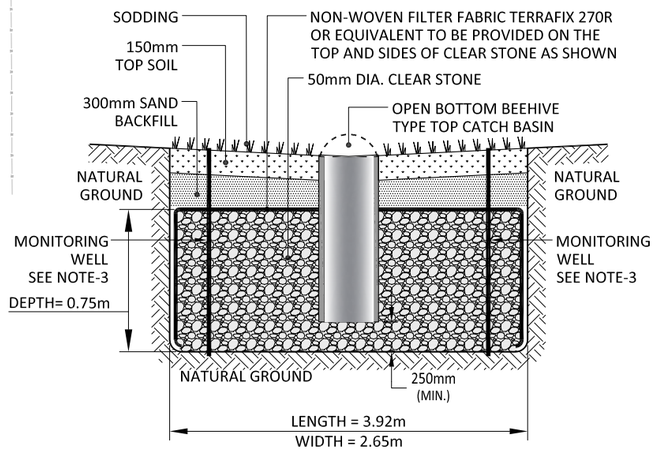
I. THE PROPOSED INFILTRATION SYSTEM HAS BEEN DESIGNED BASED ON 25mm STORM EVENT AND IT HAS CAPACITY TO ACCOMMODATE ONLY 25mm STORM RUNOFF. FOR ADDITIONAL RUNOFF ABOVE 25mm STORM EVENT, THE PROPOSED INFILTRATION SYSTEM WILL REQUIRE OVERFLOW OUTLET POINT AS PER THE EXISTING DRAINAGE PATTERN OF THE SITE TO AVOID PONDING ONSITE/NEIGHBOURING PROPERTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING DESIGN WITH CUNNINGHAM McCONNELL LIMITED PRIOR TO FINALIZE GRADING ONSITE.

II. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PROPOSED INFILTRATION SYSTEM TO PREVENT FILLING OF SEDIMENTS IN VOIDS OF 50mm CLEAR STONE. THE PROPOSED INFILTRATION SYSTEMS ARE NOT DESIGNED TO DISCHARGE CONSTRUCTION WASTEWATER, THEREFORE, DISCHARGING WASTEWATER DURING CONSTRUCTION IN INFILTRATION SYSTEM ARE NOT ALLOWED.

III. PRIOR TO INSTALLATION OF THE INFILTRATION SYSTEM, DEPTH OF SEASONALLY HIGH GROUNDWATER TABLE AND BEDROCK TO BE CONFIRMED ONSITE TO ENSURE MINIMUM 1m VERTICAL CLEARANCE AVAILABLE BETWEEN THE BOTTOM OF THE INFILTRATION SYSTEM AND SEASONALLY HIGH GROUNDWATER TABLE/BEDROCK AS PER THE MOE DESIGN MANUAL. ARIK ENGINEERING LTD. MUST BE NOTIFIED IF THE INFILTRATION SYSTEM DESIGN CHANGES ARE REQUIRED DUE TO ONSITE CONDITIONS AND THE REVISED INFILTRATION SYSTEM TO BE SUBMITTED TO THE TOWN OF OAKVILLE FOR REVIEW.

NOTES:

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



INFILTRATION SYSTEM DETAIL 'A'

ARIK ENGINEERING LTD.
Where Community Design & Develop
260 Nebo Road, Unit 205, Hamilton
Ontario, L8W 3K5
email: info@arikengineering.com
web: www.arikengineering.com
phone: +1-289-965-9772

LEGEND

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

PROJECT:

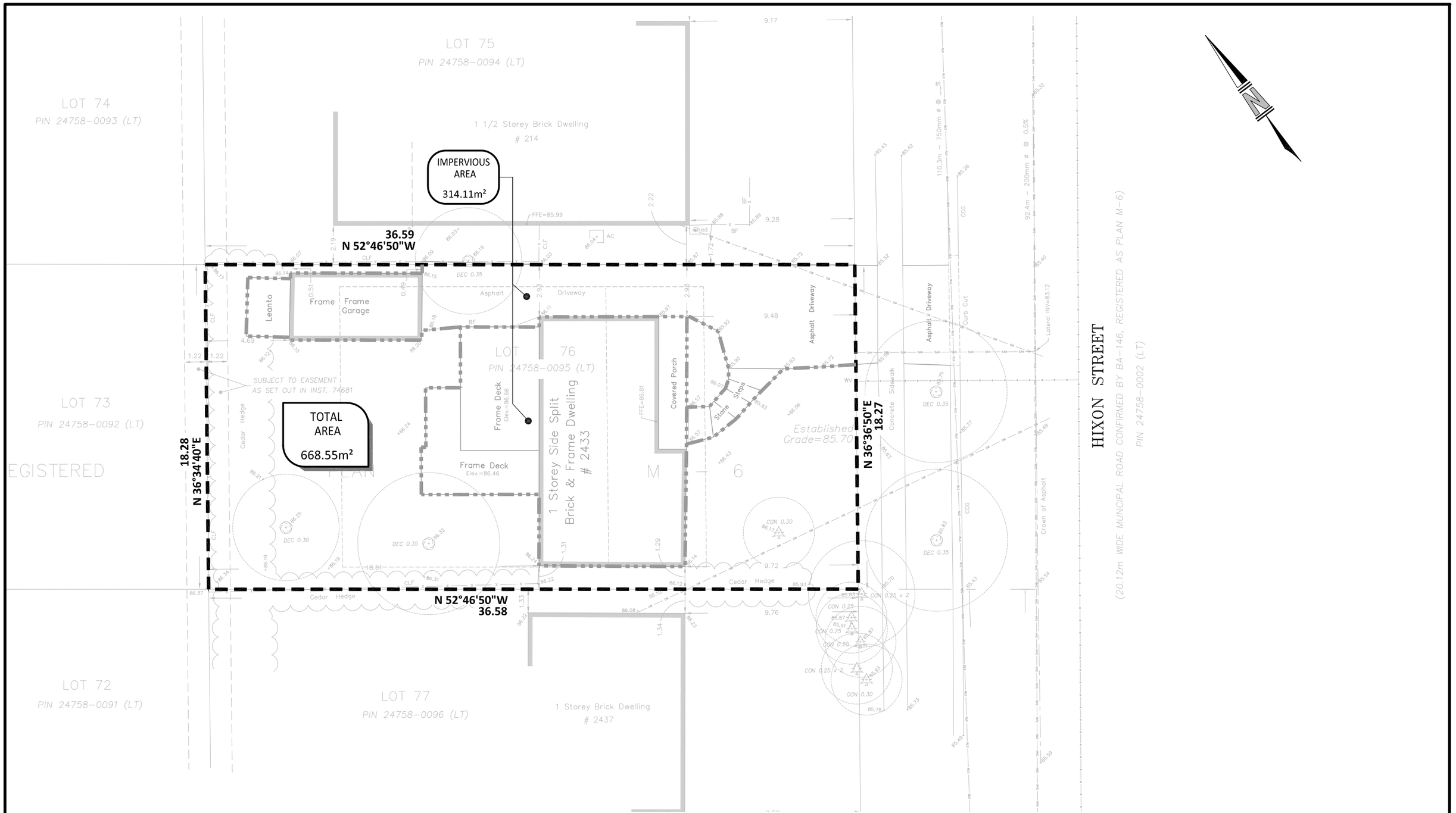
2433 HIXON STREET
TOWN OF OAKVILLE

FIGURE -1

POST-DEVELOPMENT DRAINAGE AREA PLAN & INFILTRATION SYSTEM DESIGN

DATE: JUNE 26, 2025
SCALE: 1:200
PROJECT NO. 25139

2433 HIXON STREET



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ENGINEERING
Where Community Design & Develop

LEGEND

- RAINWATER LEADER
- PRE-DEVELOPMENT DRAINAGE AREA
- PRE-DEVELOPMENT IMPERVIOUS AREA

PROJECT:

2433 HIXON STREET
TOWN OF OAKVILLE

FIGURE -2

PRE-DEVELOPMENT DRAINAGE AREA PLAN

DATE: JUNE 26, 2025
SCALE: 1:200
PROJECT NO. 25139

2433 HIXON STREET

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/103/2025 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, July 23, 2025 at 7 p.m.

Owner (s)	Agent	Location of Land
K. Song Y. Chang	Joe Domb JD COA Consulting 133 Torresdale Ave., Suite 207 North York ON M2R 3T2	PLAN M6 LOT 76 2433 Hixon St Town of Oakville

OFFICIAL PLAN DESIGNATION: Low Density Residential
ZONING: RL3-0, Residential
WARD: 1 **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	*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 for a private garage to 47.87 square metres.
2	*Table 6.4.1* 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 45.75%.
3	*Table 6.4.2* For a lot with a detached dwelling, the maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 35%.	To increase the maximum lot coverage to 36.8%.
4	*Section 6.4.6 c)* The maximum height shall be 9.0 metres.	To increase the maximum height to 9.38 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/103/2025 - 2433 Hixon St (West District) (OP Designation: Low Density Residential)

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

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 elevation drawings dated June 2, 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.

Analysis:
Staff have evaluated the application and found that it is minor in nature, is in keeping with the general intent and purpose of the Official Plan and Zoning By-law and is desirable for the appropriate development of the land. The proposed development maintains and protects the character of the existing neighbourhood and does not present unacceptable adverse impacts. The requested variances have been evaluated against the Urban Design Guidelines and due to the single-storey elements, various projections, and variation in roof form which works to subdivide the building into smaller elements, it is staff's opinion that the proposed development mitigates massing impacts on the abutting properties and is compatible with the existing neighbourhood. On this basis, the application meets the four tests of the *Planning Act*.

Bell Canada: No comments received.

Finance: No comments received.

Fire: No comments received.

Metrolinx: No comments.

Oakville Hydro: We do not have any comments.

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 total floor area for a private garage to 47.87 square metres, an increase in the maximum residential floor area ratio to 45.75%, an increase in the maximum lot coverage to 36.8% and an increase in the maximum height to 9.38 metres, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of two-storey detached dwelling on the Subject Property.

Transit: No comments received.

Union Gas: No comments received.

Letter(s) in support – None

Letter(s) in opposition – None

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 elevation drawings dated June 2, 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