

REGISTERED

WYNFORD PLACE

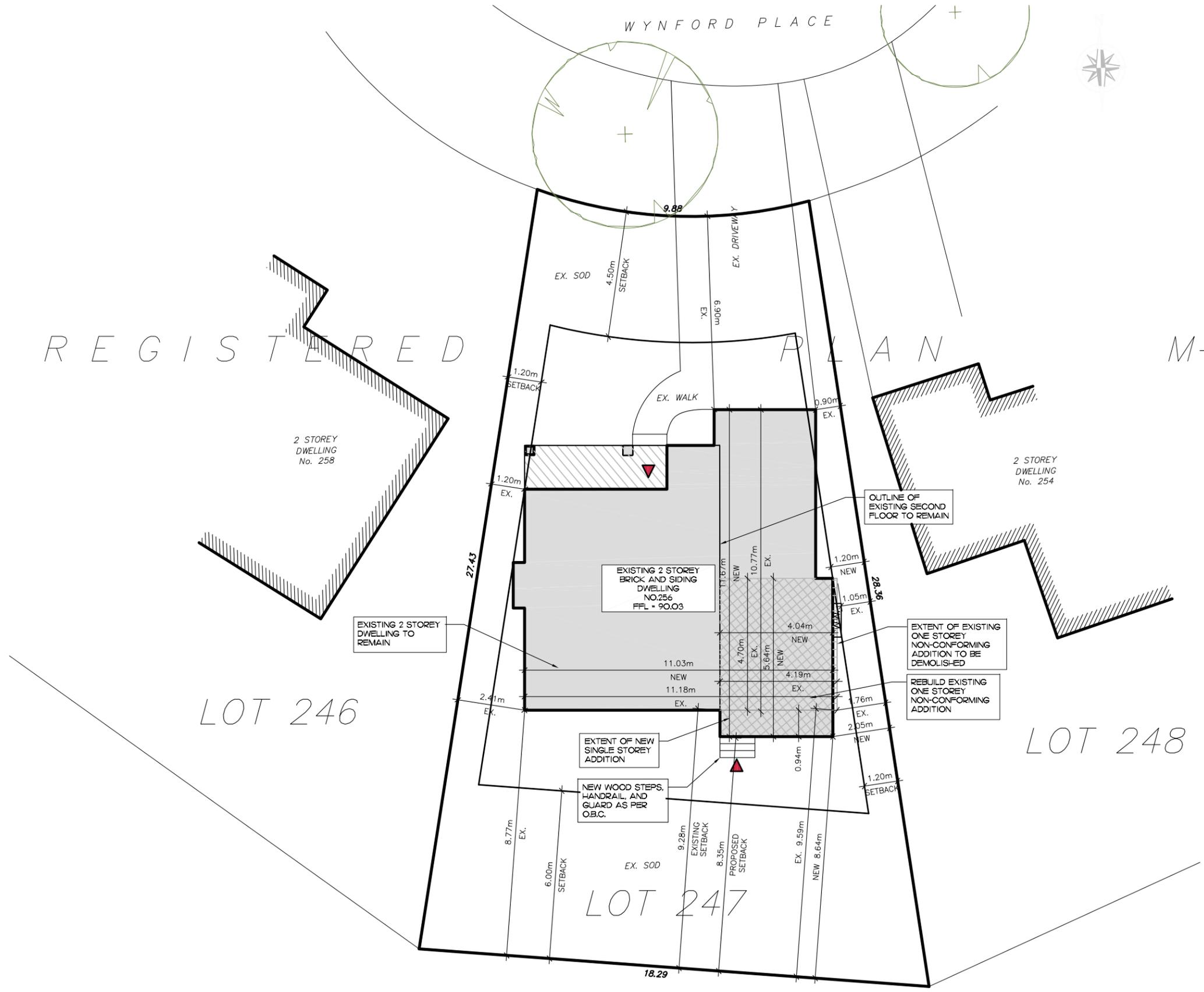
M-220

PLAN

LOT 246

LOT 248

LOT 247



SITE PLAN

1:150  
23.MAR.2021

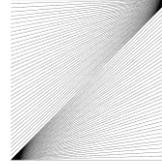
# CUSOLLE McPHERSON ADDITION AND RENOVATION

OAKVILLE, ON

**sbd** steven brousseau design  
architectural design

March 11<sup>th</sup>, 2021

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



**Steven Brousseau Design**

**Architectural  
Design**

— phone  
905 541 7661

— info@  
stevenbrousseaudesign.com

**RE: Application for minor variance @ 256 Wynford Place, Oakville, ON L6L 5T3**

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Dear Committee of Adjustment Council Members,

My clients seek your approval to rebuild an existing legal non-conforming addition at the rear of their house.

The existing RFA of the home is 146.70m<sup>2</sup> while the bylaw is restricting us to 126.0m<sup>2</sup>. This is due to the special provision SP:103 for the lot. We would like to rebuild the current existing addition along with a new basement in the same location as before with a few minor changes listed below.

- The new width of the addition will now be slightly narrower in order to conform to the side yard setbacks.
- The new addition is to be slightly longer as the clients want more light and views to Village Wood Park while keeping the space functional.

Alongside this letter, application, and drawings, we have 5 letters of support from the adjacent neighbours.

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

Sincerely,

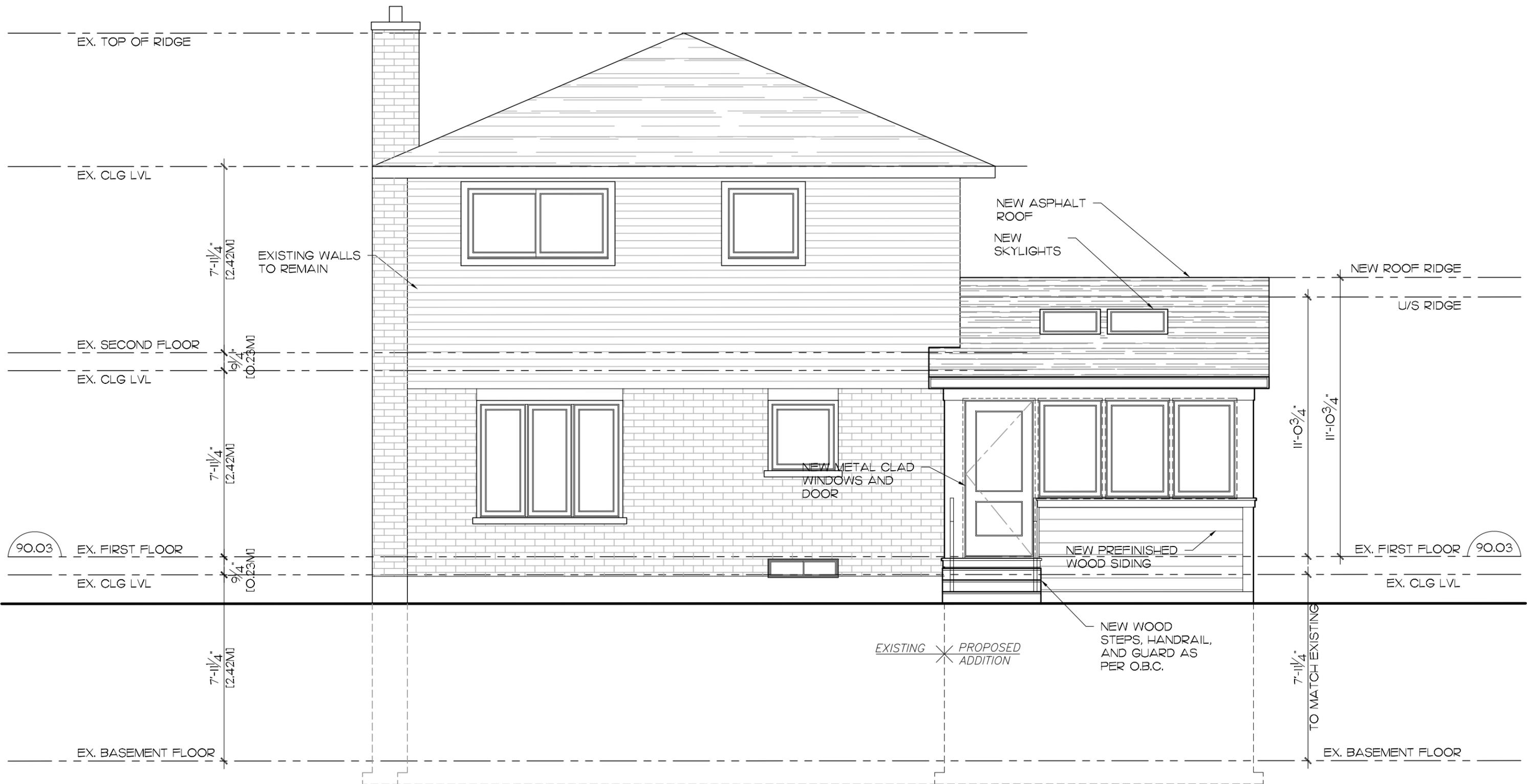
**Steven Brousseau**

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

PROPOSED SITE STATISTICS Cusolle/McPherson Residence			
DESCRIPTION	EXISTING	PROPOSED	BY-LAW
ZONED	RL-8 SP:103		
LOT AREA	380.55m <sup>2</sup> (4,096.21ft <sup>2</sup> )		
FOOTPRINT AREA:			
HOUSE FOOTPRINT	107.28m <sup>2</sup>	110.38m <sup>2</sup>	—
MAX LOT COVERAGE	—	—	n/a
MAX STOREYS	2	2	2
MAX HEIGHT	7.42m	7.42m	10.5m
RESIDENTIAL FLOOR AREA:			
1ST FLOOR	78.66m <sup>2</sup>	81.76m <sup>2</sup>	—
2ND FLOOR	68.04m <sup>2</sup>	68.04m <sup>2</sup>	—
TOTAL:	146.70m <sup>2</sup>	149.80m <sup>2</sup>	—
MAX RESIDENTIAL FLOOR AREA	146.70m <sup>2</sup>	149.80m <sup>2</sup>	126.0m <sup>2</sup>
MAX RESIDENTIAL FLOOR AREA RATIO %	38.55%	39.36%	65%
GARAGE FLOOR AREA			
FRONT SETBACK	6.90m	6.90m	4.5m
EAST SIDE SETBACK(INTERIOR)	0.9m	EX. 0.9m (ADDITON @ 1.2m)	0.9m (2.4 AGGREGATE)
WEST SIDE SETBACK(INTERIOR)	1.2m	1.2m	0.9m (2.4 AGGREGATE)
REAR SETBACK	9.28m	8.35m	6.0m

SITE STATS

11.MAR.2021

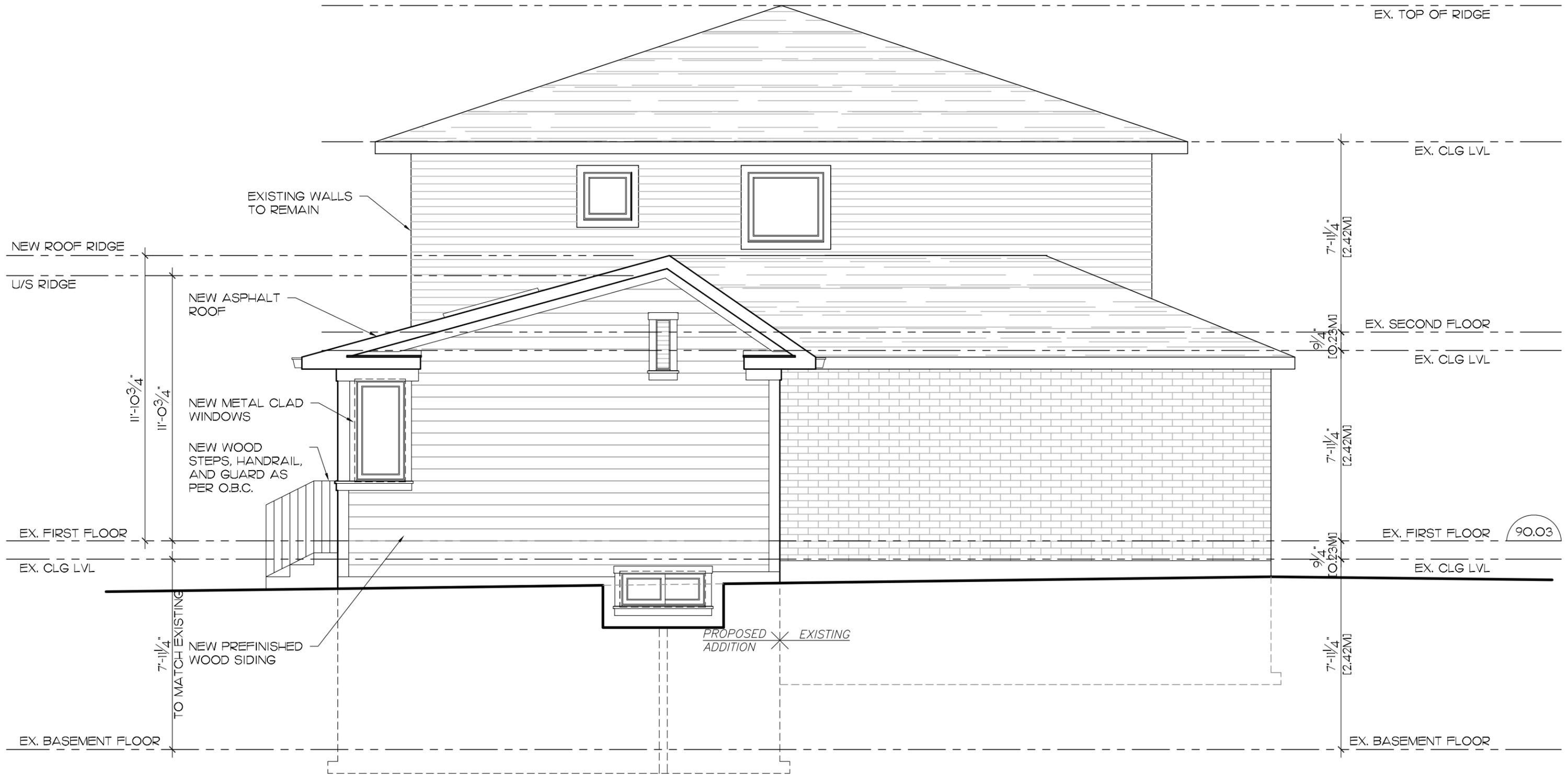


SOUTH ELEVATION

1/4" = 1'-0"  
11.MAR.2021

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OAKVILLE, ON

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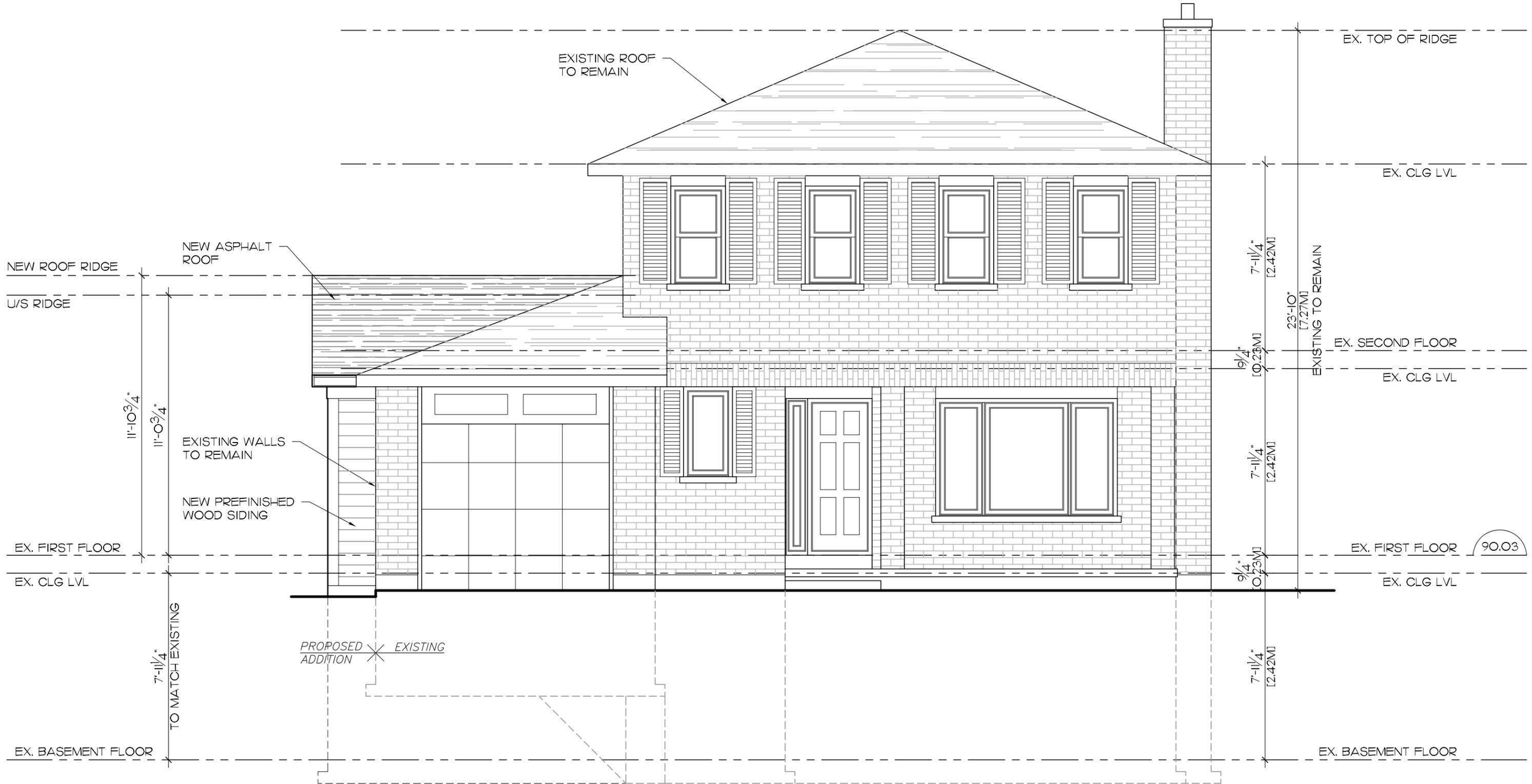


EAST ELEVATION

1/4" = 1'-0"  
11.MAR.2021

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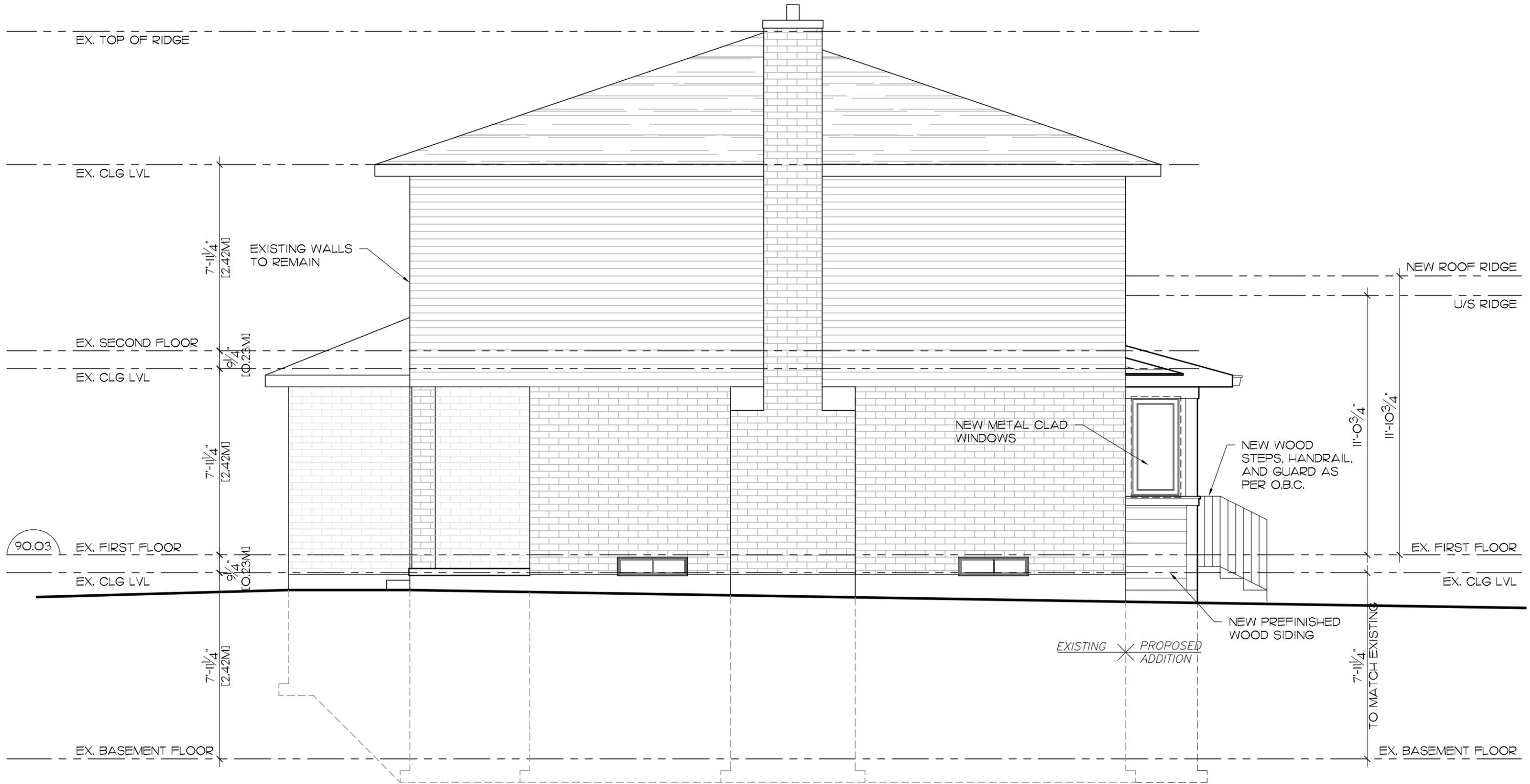


NORTH ELEVATION

1/4" = 1'-0"  
11.MAR.2021

**CUSOLLE McPHERSON ADDITION AND RENOVATION**  
OAKVILLE, ON

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architectural design



WEST ELEVATION

1/4" = 1'-0"  
11.MAR.2021

**CUSOLLE McPHERSON ADDITION AND RENOVATION**  
OAKVILLE, ON

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architectural design

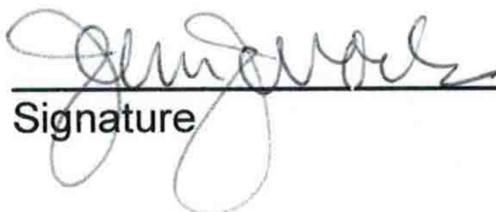
February 17<sup>th</sup>, 2021

Committee of Adjustment  
Corporation Town of Oakville  
1225 Trafalgar Road  
Oakville, ON  
L6J 5A6

To Whom It May Concern,

We have reviewed the drawings as shown to us by Mr. Troy Cusolle and Mrs. Lynn McPherson for their proposed addition at 256 Wynford Place, Oakville, Ontario. We understand these drawings are to be submitted to the Town of Oakville for a Minor Variance Application and we have no objections to the proposal.

Sincerely,

  
Signature

Jenn Jevons  
Please Print

254 Wynford Place Oakville, ON L6L5T3  
Address

March 1, 2021  
Date

February 17<sup>th</sup>, 2021

Committee of Adjustment  
Corporation Town of Oakville  
1225 Trafalgar Road  
Oakville, ON  
L6J 5A6

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Sincerely,

  
\_\_\_\_\_  
Signature

KRISTY HARPER  
\_\_\_\_\_  
Please Print

263 Wynford Pl.  
\_\_\_\_\_  
Address

Mar 1 / 21.  
\_\_\_\_\_  
Date

February 17<sup>th</sup>, 2021

Committee of Adjustment  
Corporation Town of Oakville  
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Oakville, ON  
L6J 5A6

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Sincerely,



Signature

YEHUDA ZACHARIAH

Please Print

260 WYNFORD PL. OAKVILLE, ON. L6L 5T3

Address

01 Mar/21

Date

February 17<sup>th</sup>, 2021

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Corporation Town of Oakville  
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Sincerely,



Signature

GULFEM YENER

Please Print

258 WYNFORD PLACE

Address

FEB 27<sup>TH</sup>/2021

Date

February 17<sup>th</sup>, 2021

Committee of Adjustment  
Corporation Town of Oakville  
1225 Trafalgar Road  
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Sincerely,

  
Signature

SEAN THOMPSON  
Please Print

261 WYNFORD PL, OAKVILLE, ON, L6L 5T3  
Address

FEB 25/21  
Date