

KEY PLAN

01	MINOR VARIANCE APPLICATION	Feb. 28, 2022
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REV.	DESCRIPTION	DATE
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PROJECT: 529 Maple Avenue
Oakville, ON

CLIENT:

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.



5147 Preservation Circle,
Mississauga, ON, L5M7T4
www.proffloorplans.ca

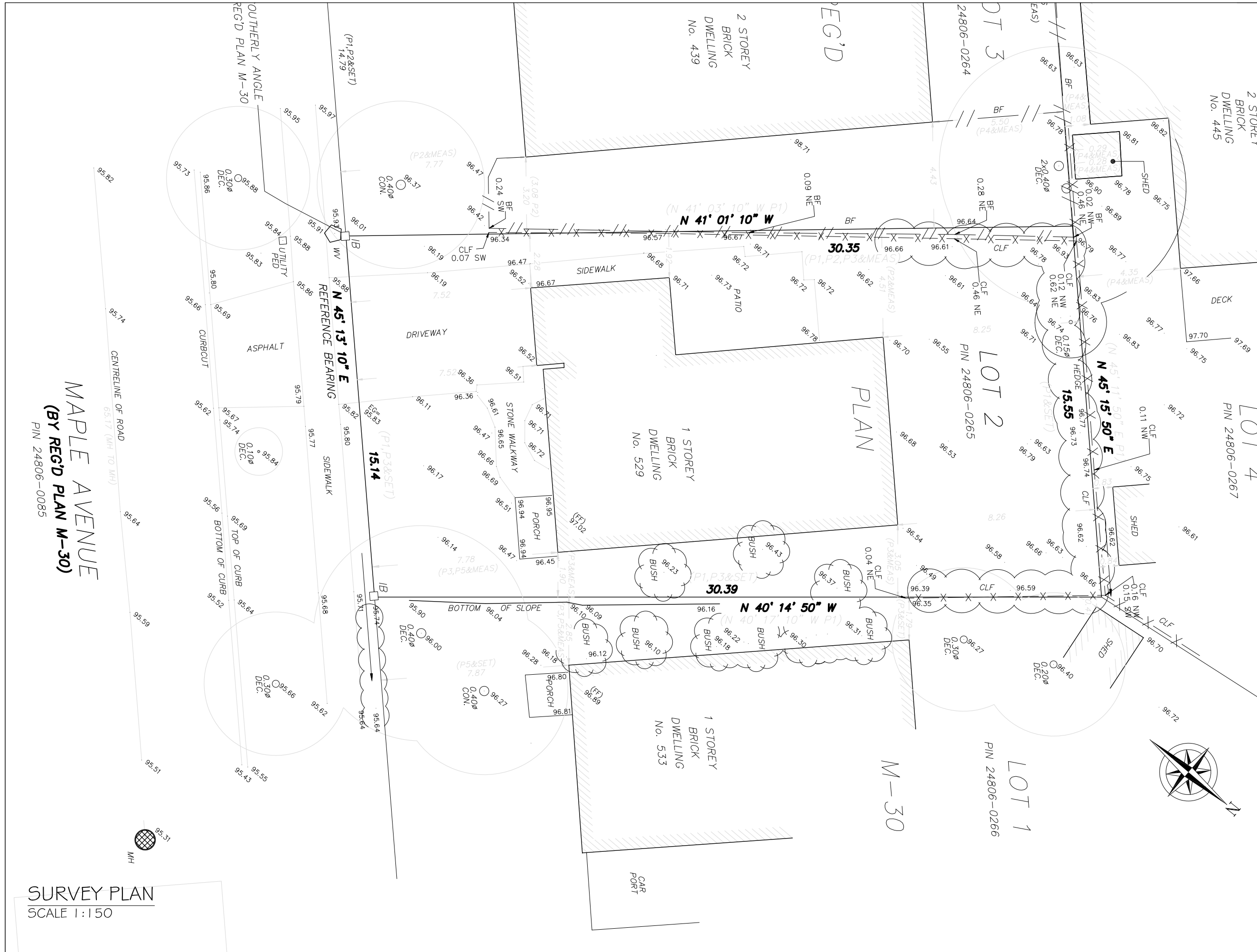
DWG TITLE: SURVEY PLAN

SHEET:	C-100
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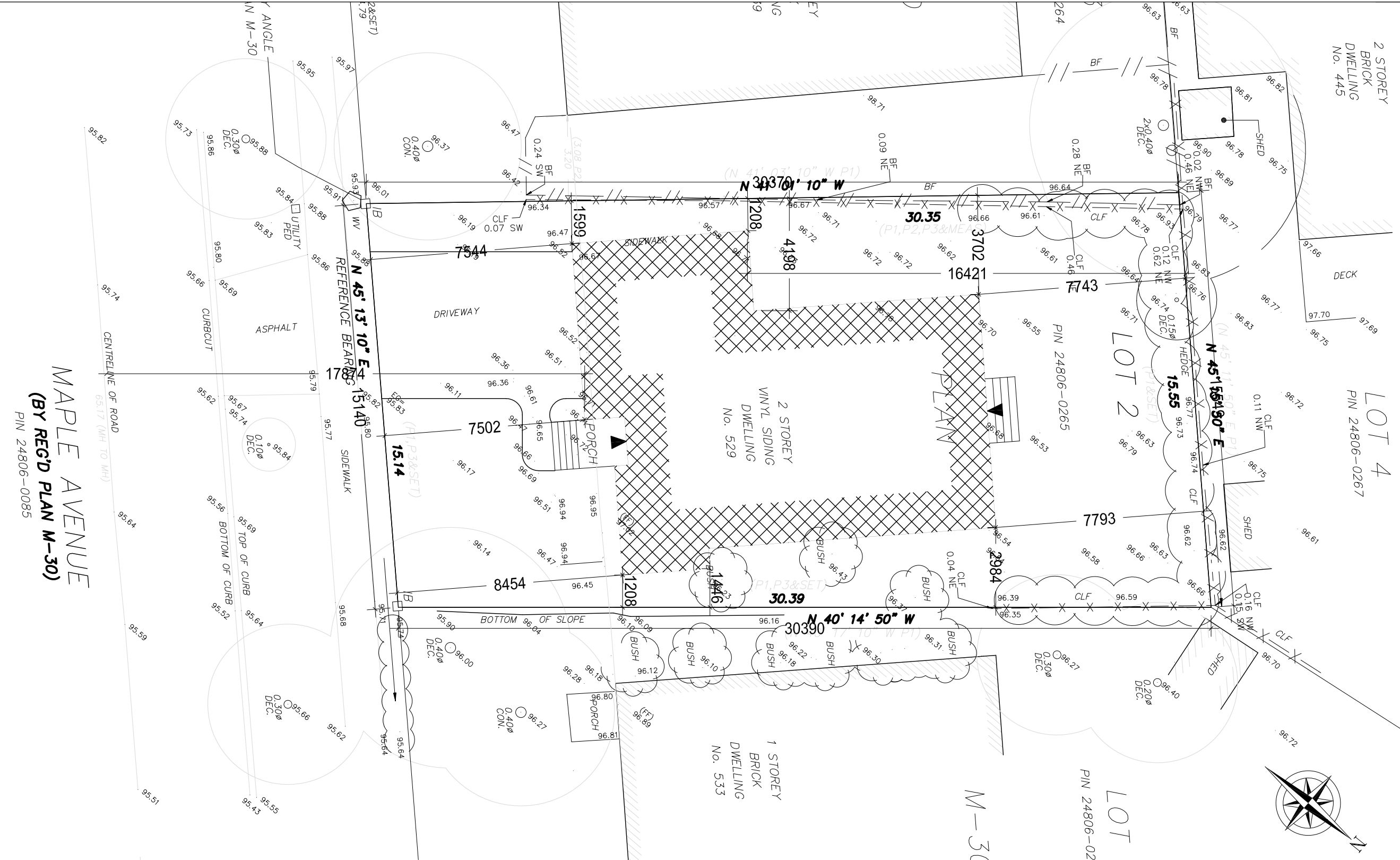
SCALE:	1:150
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DRAWN:	Zainab Khudair
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DATE:	Feb. 28, 2022
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SURVEY PLAN
SCALE 1:150



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DWG TITLE: SITE PLAN

SHEET: A-100	SCALE: 1:150
DRAWN: Zainab Khudair	DATE: Feb. 28, 2022

SITE PLAN
SCALE 1:150

TOWN OF OAKVILLE ZONING BY-LAW

BY LAW	PROPOSED
ZONING LOT AREA LOT FRONTAGE	RL5-0 464.50 m ² MIN. 15.00 m
MIN. FRONT YARD MIN. EXTERIOR SIDE YARD MIN. INTERIOR SIDE YARD MIN. REAR YARD NO. OF STORIES	Exis.-1 m (6.52 m) N.A. 1.20 m, 1.20m 7.50m 2 STORIES

BUILDING AREA

FIRST FLOOR AREA SECOND FLOOR AREA TOTAL	110.50 m ² 121.93 m ² 232.43 m ²
LOWER LEVEL (FINISHED BASEMENT AREA) FRONT COVERED PORCH GARAGE TOTAL COVERAGE AREA (FIRST+GARAGE+PORCH)	132.17 m ² 3.76 m ² 37.16 m ² 151.42 m ²

FLOOR AREA RATIO LOT COVERAGE	43% (Max. 199.93m ²) 35% (Max. 162.74m ²)	EXISTING 130.71 m ² (28.11%) 9.31 m	PROPOSED 232.43 m ² (49.99%) 32.57 %
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PFP-2022-0304-01

Date: 03/04/2022

To: Town of Oakville - Committee of Adjustment

**Attn: Catherine Buckerfield, MCIP, RPP - Planner
Planning Services**

Town of Oakville | 905-845-6601, ext. 2084 | www.oakville.ca
catherine.buckerfield@oakville.ca

**Re: 529 Maple Ave., Oakville, ON L6J 3Z1
– Justification of Minor Variance Application**

Dear Ms. Buckerfield,

We would like to provide a description for the minor variance application proposed of 529 Maple Ave. as below:

The lot is located on Zone RL5_0 and have a total area of 464.95 sq.m. Proposed application to Committee of Adjustment for increasing FAR from the allowed 43% (199.93 sq.m = 2,152 sq.ft) to 49.99% (232.43 sq.m = 2,502 sq.ft).

After performing a case study in the neighborhood, we would like to clarify our position and compare our application with preceding cases as below:

- The lot is located at boarder of Zoning RL5_0 abutting Zones RL2_0, RL2_0 SP:302 and RL3_0 (Attached Zoning Map). Accordingly, the properties across the street have clearly larger built-up area and scale. Sp. 302 allowed for FAR of 50%.
- In order to have a fair comparison, we are providing preceding cases for properties in Zone RL5_0 and abutting zone RL2_0 sp.302 within short distance from the property with FAR variances approved by committee. Refer to Table (1).
- The owner did discuss with the abutting neighbours and received their consent. We can include the supporting letters within the application.

From Table (1), we can see that some properties even with larger lot area were granted more than 50% FAR. We attach herewith revised design with FAR of 50% to be in line with preceding approvals.

TABLE (1): PROPERTIES WITH INCREASED FAR

No.	Property	File No.	Zone	Lot Area, m ²	Approved FAR %	Approved FAR m ²
1	430 Reynolds St.	CAV A/032/2019	RL5_0	494	50.3%	248.47
2	510 Anthony Dr.	CAV A/026/2017	RL5_0	464	48.0%	222.90
3	367 Pine Ave.	CAV A/162/2016	RL5_0	322	49.08%	158.17
4	414 Chartwell Rd.	CAV A/025/2016	RL2_0 sp.302	825	50.4%	415.84
5	505 Anthony Dr.	CAV A/188/2015	RL5_0	507	45.37%	230.00
6	454 Maple Ave.	CAV A/074/2017	RL5_0	983	41.39%	406.92
7	438 Watson Ave	CAV A/027/2016	RL5_0	463	45.4%	210.2
8	534 Maple Ave.	CAV A/025/2016	RL2_0 sp.302	915	50.4%	461.2

We attach herewith the proposed site plan, floor plans and elevations together with 3D images for the proposed elevations. We hope that the submittal will meet your expectations and we would be pleased to further clarify as necessary.

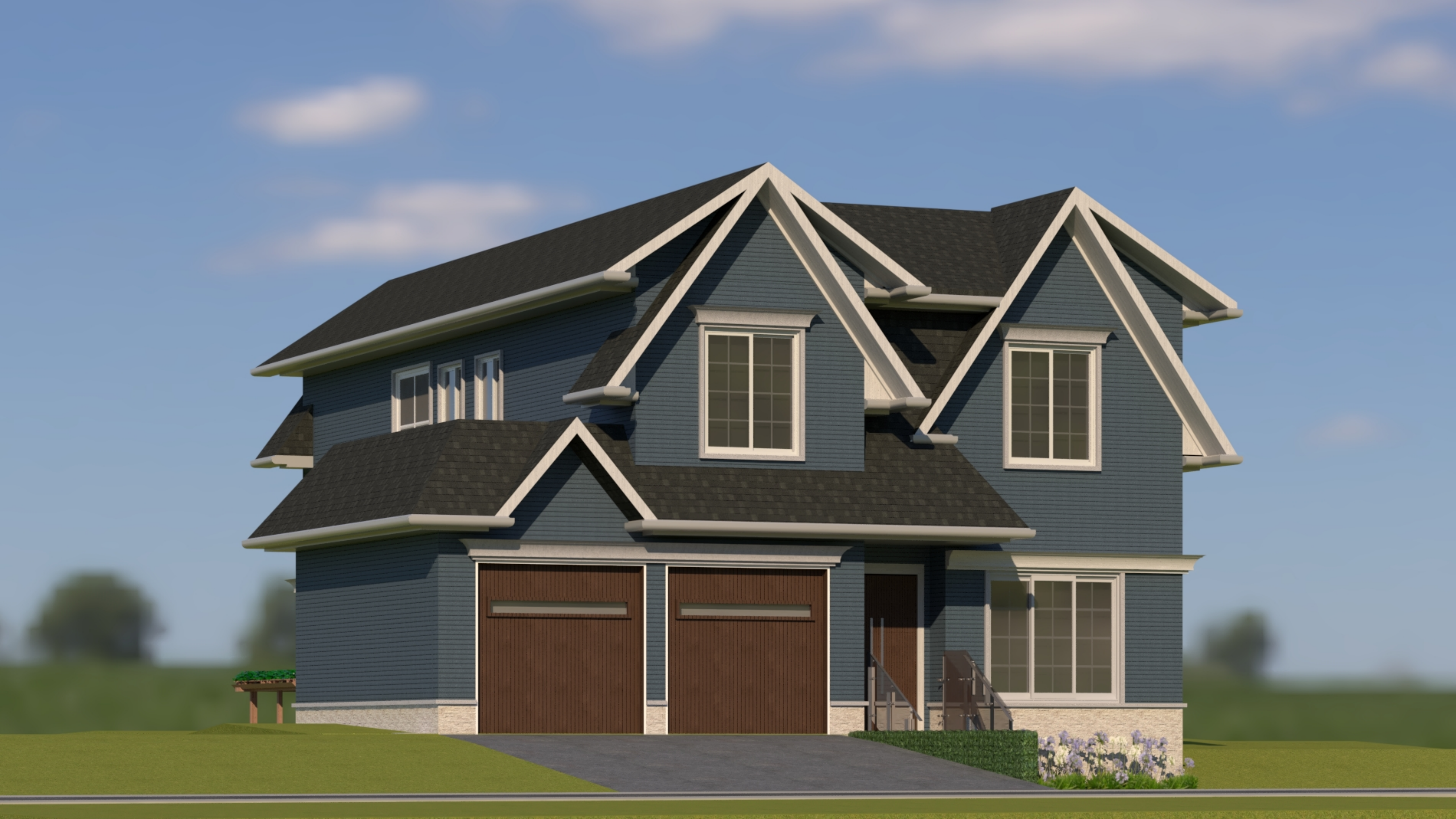
Kindly feel free to contact the undersigned for any questions.

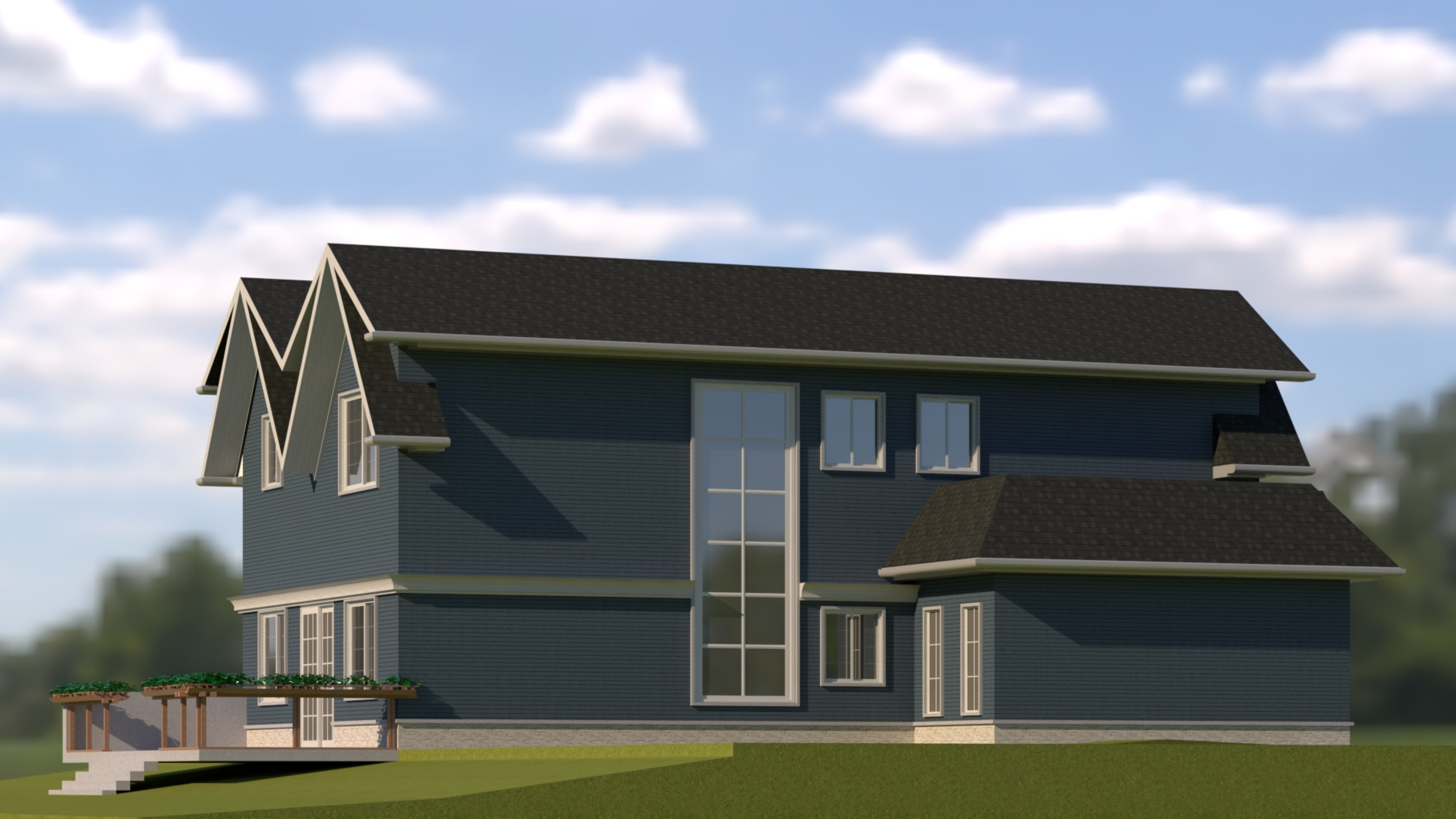
Sincerely yours

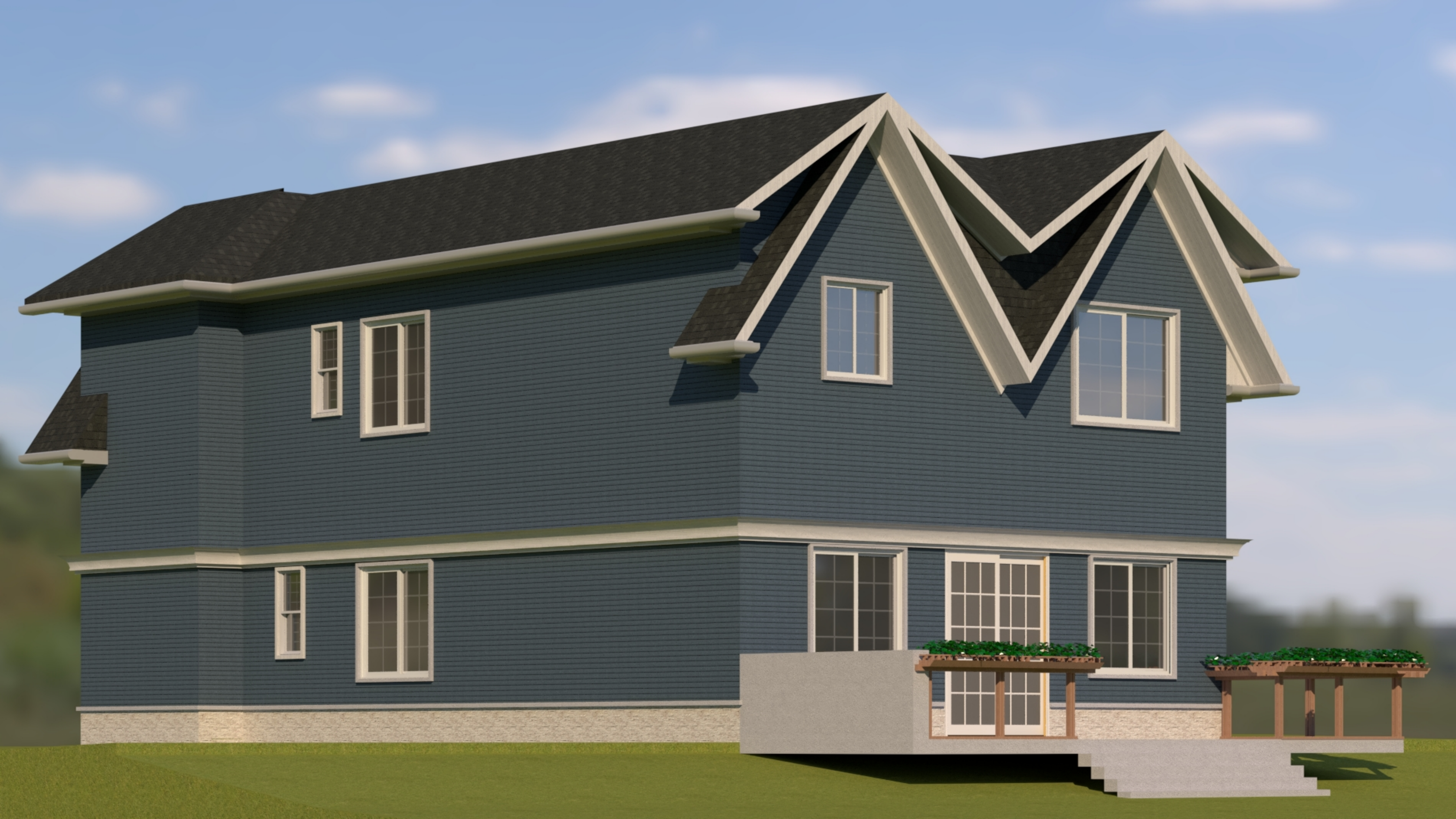


Raed Al-Rawi, P. Eng.
 Ph. D., M. Sc., B. Sc. Civil Engineer
 General Manager - PFP









TOP OF ROOF = 104.68

SECOND FLOOR
CEILING LEVEL
= 102.66

SECOND FLOOR LEVEL
= 99.92
FIRST FLOOR
CEILING LEVEL
= 99.63

FIRST FLOOR LEVEL = 96.59
BASEMENT CEILING LEVEL
GARAGE LEVEL = 96.05
ESTABLISHED
GRADE LEVEL = 95.83

BASEMENT FLOOR LEVEL
= 93.90



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DWG TITLE: PROPOSED REAR ELEVATION		
SHEET: A-202	SCALE: 3/16"=1'-0"	
DRAWN: Zainab Khudair	DATE: Feb. 28, 2022	

PROPOSED REAR ELEVATION
SCALE 3/16"=1'-0"



PROPOSED FRONT ELEVATION
SCALE 3/16"=1'-0"

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DWG TITLE: PROPOSED FRONT ELEVATION		
SHEET: A-201	SCALE: 3/16"=1'-0"	
DRAWN: Zainab Khudair	DATE: Feb. 28, 2022	

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SECOND FLOOR
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FIRST FLOOR LEVEL = 96.59
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GARAGE LEVEL = 96.05
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PROPOSED NORTH ELEVATION
SCALE 3/16"=1'-0"



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DWG TITLE: PROPOSED NORTH ELEVATION		
SHEET: A-204	SCALE: 3/16"=1'-0"	
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SECOND FLOOR LEVEL
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FIRST FLOOR LEVEL = 96.59
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ESTABLISHED
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PROPOSED SOUTH ELEVATION
SCALE 3/16"=1'-0"

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DWG TITLE:
PROPOSED SOUTH ELEVATION

SHEET: A-203	SCALE: 3/16"=1'-0"
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