

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 37
REGISTERED PLAN 718
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 20 25 m

SCALE 1 : 250

J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor 2016

©COPYRIGHT 2016 J. H. Gelbloom Surveying Limited
 The reproduction, alteration, or use of this REPORT in whole or in part, without the written permission of J. H. Gelbloom Surveying Limited is Strictly Prohibited.

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
 Subject to a 1.22 m wide Easement in Favour of the Bell Telephone Company of Canada as in Inst. No. 56510

NOTABLES
 Note the Location of the Fences around the Subject Property.

LEGEND
 Survey Monument Found
 Survey Monument Set
 SIB Standard Iron Bar
 IB Iron Bar
 RIB Round Iron Bar
 IP Iron Pipe
 (OU) Origin Unknown
 (950) Cunningham McConnell Ltd., O.L.S.
 (626) H.D. Sewell, O.L.S.
 (1370) Krcmar Surveyors Ltd., O.L.S.
 P1 Registered Plan 718
 P2 Plan of Survey by Krcmar Surveyors Ltd., O.L.S., dated October 21, 2005
 P3 Plan of Survey by Christopher Peat, O.L.S., dated September 19, 1961
 P4 Plan of Survey by A.G. CUNNINGHAM, O.L.S., dated January 8, 2004
 UP Utility Pole
 DEC Deciduous
 CON Coniferous
 PROD Production Distance
 MH Maintenance Hole
 GW Guy Wire
 FF Finished Floor
 CLF Chain Link Fence
 BF Board Fence
 TOS Top of Slope
 BOS Bottom of Slope
 INV Invert
 N Denotes North
 S Denotes South
 E Denotes East
 W Denotes West
 WV Water Valve
 EG Established Grade
 HYD Hydrant

BENCHMARK
 Elevations are Related to the Town of Oakville Benchmark No. 46, having an Elevation of 83.643 m.

NOTE
 This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
 All building lines are perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Rygar Corporation Inc. and the undersigned accepts no responsibility for use by other parties.

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

BEARING NOTE
 Bearings are Astronomic, and are Related to the Northwesterly limit of Dunnwoody Drive as shown on Reg'd Plan 718, having a Bearing of N 70° 49' 00" E.

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 17th day of May, 2015.

May 24, 2016
 Date
 Ashraf Rizk, O.L.S.
 Party Chief: D.L. Drawn By: M.K. Checked By: A.R. Project: 16-079

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1973629
 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor
 476 Morden Road, Unit 102, Oakville, Ont. L6K 3W4
 office@jhgsurveying.ca
 Phone: (905) 338-0210 Fax: (905) 338-9446

LOT STATISTICS

265 Dunwoody Drive
Zoning Designation : RL1-0
Lot Area: 3972.88 m²
Lot Frontage: 36.728 m





Front Yard: Required 13.54m; Proposed 8.67m
Rear Yard: Required 10.50m; Proposed 35.34m
West Side Yard: Required 4.20m; Proposed 4.24m
East Side Yard: Required 4.20m; Proposed 4.20m

Lot Coverage: Allowed: 25% (993.22m²); Proposed 14.24% (565.99 m²)
Floor Area Ratio: Allowed 29% (1152.13 m²); Proposed 13.62% (541.29)

Garage Area: Allowed: 56.00m²; Proposed 70.26m²
Building Height: Allowed 9.00m (2 storey); Proposed 7.95m
Building Depth: Allowed 20.00m; Proposed 19.99m

Garage Projection; Allowed 1.50m; Proposed 2.74m
Parking: Required 2; Proposed 3

Front Yard Area: 393.96 m²
Driveway Area: 151.60 m² (38.48%)

-  BUILDING
 GARAGE
 PORCH / PATIO
 LANDSCAPE

note:
all dimensions shown in
millimeters unless noted
otherwise



DO NOT SCALE DRAWINGS

- Note:
- 1) Contractor to check all dimensions, specifications, ect on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
 - 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 - 3) All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO
sustainable.modern.practical.livable

Architectural Design Services

smpdl

www.smpdesignstudio.com

Drawing Submissions:

Date:	Type:
Jan, 28 . 2022	Planning
Apr, 07 . 2022	Planning V2

265 Dunwoody Drive
Oakville, Ontario

Reviewed By LB

Drawn By HD²

Plot Date

Page

SP1.01

Site Plan

1
SP1.01

Proposed Site Plan
Scale 1:300

265 Dunwoody Drive Oakville, Ontario

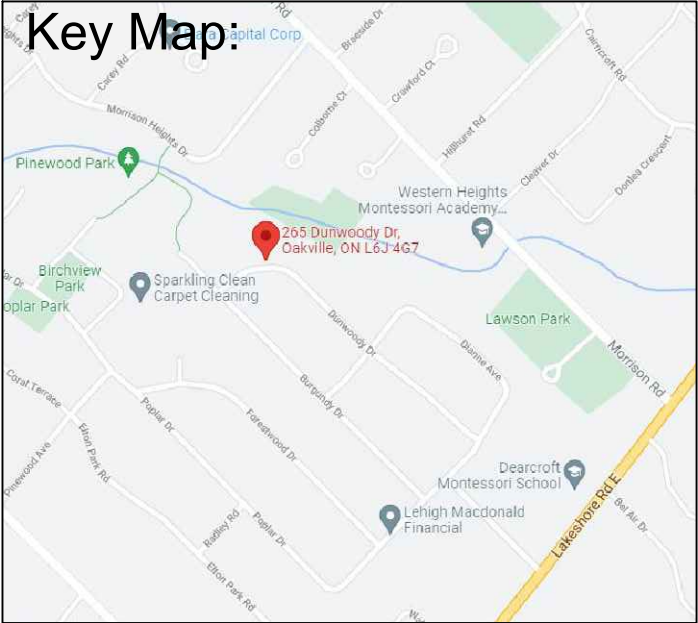
Project Description:

- New Dwelling



Square Footage:		
Finished Basement	3289.84 ft ²	305.64 m ²
Main	3852.65 ft ²	357.92 m ²
Second	1973.76 ft ²	183.37 m ²
Garage	756.30 ft ²	70.26 m ²
Covered Porch	252.86 ft ²	23.49 m ²
Covered Patio	370.40 ft ²	34.41 m ²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St, Hamilton, Ontario
Postal: L8R 2G2
Phone: 905-529-7675



DO NOT SCALE DRAWINGS

Note:

1) Contractor to check all dimensions, specifications, ect on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO
sustainable . modern . practical . livable

Architectural Design Services

smp l

www.smpdesignstudio.com

Drawing Submissions:	
Date:	Type:
Jan, 28 . 2022	Planning
Apr, 07 . 2022	Planning V2

265 Dunwoody Drive
Oakville, Ontario

Reviewed By	LB
Drawn By	HD ²
Plot Date	
Page	A0.01

Cover Page

DO NOT SCALE DRAWINGS

- Note:
- 1) Contractor to check all dimensions, specifications, ect on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
 - 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 - 3) All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO
sustainable.modern.practical.livable

Architectural Design Services

smpL

www.smpdesignstudio.com

Drawing Submissions:

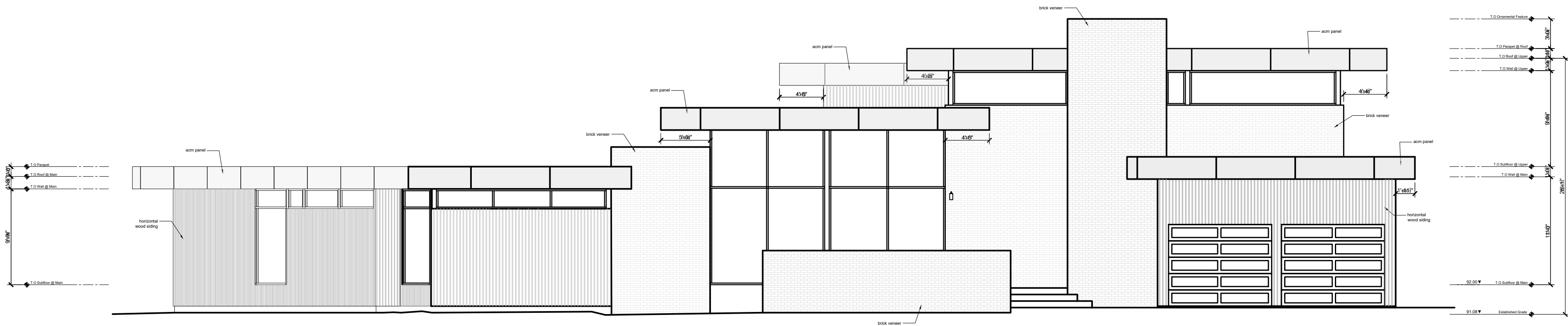
Date:	Type:
Jan, 28 . 2022	Planning
Apr, 07 . 2022	Planning V2

265 Dunwoody Drive
Oakville, Ontario

Reviewed By LB
Drawn By HD²
Plot Date

Page
A2.01

Elevations



Note:

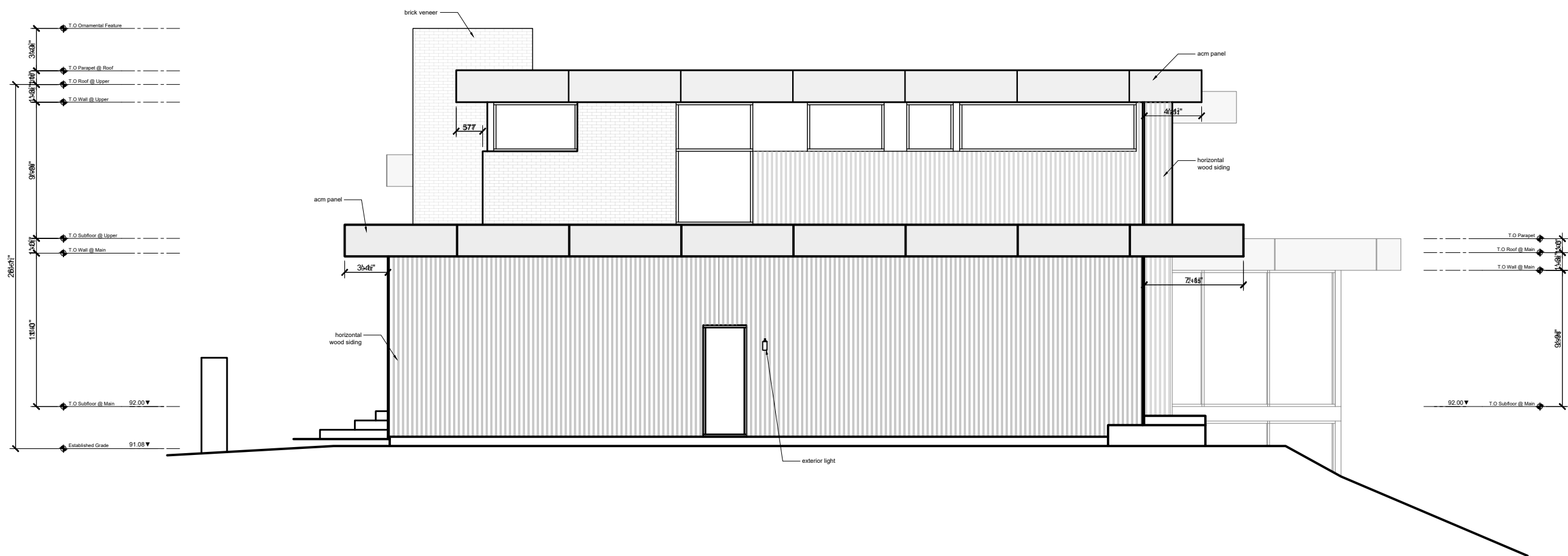
- 1) Contractor to check all dimensions, specifications, ect.on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.



Date:	Type:
Jan, 28 . 2022	Planning
Apr, 07 . 2022	Planning V2

Reviewed By	LB
Drawn By	HD ²
Plot Date	

Elevations



DO NOT SCALE DRAWINGS

- Note:
- 1) Contractor to check all dimensions, specifications, ect on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
 - 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 - 3) All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO
sustainable.modern.practical.livable

Architectural Design Services

smp l

www.smpdesignstudio.com

Drawing Submissions:

Date:	Type:
Jan, 28 . 2022	Planning
Apr, 07 . 2022	Planning V2

265 Dunwoody Drive
Oakville, Ontario

Reviewed By LB

Drawn By HD²

Plot Date

Page

A2.02

Elevations

DO NOT SCALE DRAWINGS

- Note:
- 1) Contractor to check all dimensions, specifications, ect on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
 - 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 - 3) All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO
sustainable.modern.practical.livable

Architectural Design Services

smp l

www.smpdesignstudio.com

Drawing Submissions:

Date:	Type:
Jan, 28 . 2022	Planning
Apr, 07 . 2022	Planning V2

265 Dunwoody Drive
Oakville, Ontario

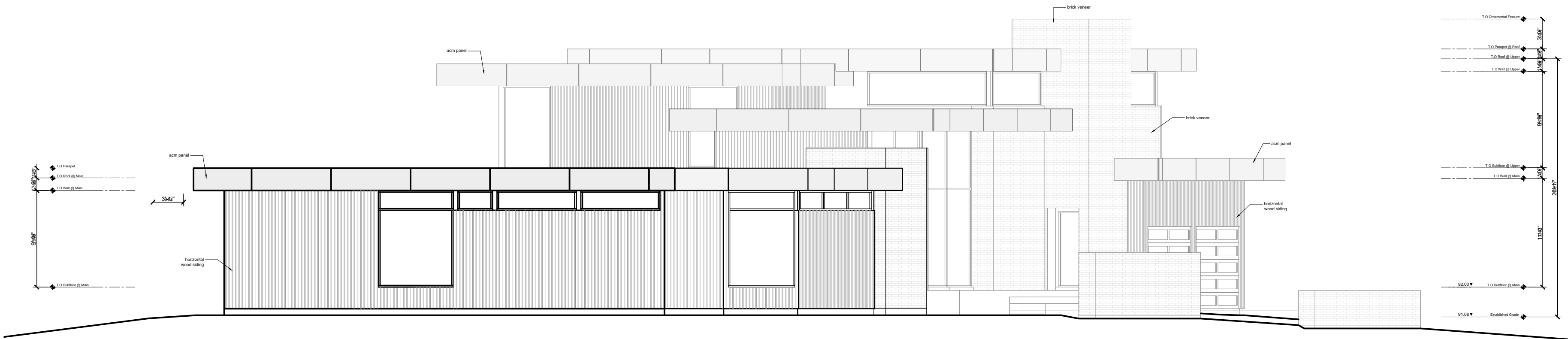
Reviewed By LB
Drawn By HD²
Plot Date

Page

A2.04

Elevations

Window Glazing Calculations		
	ft ² (ft)	m ² (m)
Total Wall Area	724	68.2
Total Glazing Area	129	12.0
Total Glazing %	17.8%	
Glazing Allowable %	15.0%	
Limiting Distance		4.24m (14m)



April 7, 2022

Town of Oakville
Building Services Department
1225 Trafalgar Road
Oakville, ON L6H 0H3
coarequests@oakville.ca

RE: Minor Variance Application – 265 Dunwoody Drive, Oakville ON L6J 4G7

SMPL Design Studio is the authorized architectural consultant for the property owners of 265 Dunwoody Drive in the Town of Oakville, and we are pleased to submit this application for a Minor Variance on their behalf.

The subject lands are designated *Urban Area* on Map 1, Regional Structure in the Region of Halton's Official Plan. Within the Town of Oakville's Official Plan they are furthermore designated *Residential Areas* on Schedule A1 Urban Structure, and *Low Density Residential* and *Special Policy Area*, with the north east portion of the lands falling within the *Natural Area* designation on Schedule G, South East Land Use. Additionally, the lands reside in the Residential Low (RL1-0) Zone and a portion of the property to the rear is in the Natural Area (N) Zone in Oakville's Zoning By-law No. 2014-014. The lands front onto Dunwoody Drive and are surrounded by existing low density residential uses, with Morrison Creek meandering through the north east corner of the property. A portion of the rear yard is regulated by Conservation Halton, and a permit application was made on January 19, 2022. We are currently awaiting the necessary approvals from this conservation authority.

This Minor Variance application is intended to achieve relief from the Town of Oakville's Zoning By-law No. 2014-014 with respect to the Residential (RL1-0) Zone to permit the development of the lands for the proposed construction of a new 2-storey single detached dwelling with attached garage along with rear covered patio, pool and associated landscaping, to replace the existing 1-storey single detached residential dwelling and detached shed.

The following minor variances are requested:

- To permit a minimum front yard setback of 8.67m, whereas ex. - 1m is required (13.54m);
- To permit a maximum garage area of 70.26m², whereas 56m² is permitted; and,
- To permit a maximum garage projection of 2.74m, whereas 1.5m is permitted.

Is the proposed minor variance in keeping with the general purpose and intent of the Official Plan?

The lands are designated *Residential Areas* on Schedule A1, Urban Structure, as well as *Low Density Residential* and *Special Policy Area* on Schedule G, South East Land Use in the Town of Oakville's Official Plan. In addition, a portion of the property to the north east is furthermore designated *Natural Area* on this schedule.

As outlined in Section 11, *Residential Areas* represent the areas that provide for stable residential communities. It is furthermore stated that housing initiatives to facilitate revitalization and innovation are to be promoted. Section 11.2 speaks to permitted uses within the *Low Density Residential* designation.

The Town of Oakville's *Natural Area* designation policies are in place to ensure the long-term preservation of natural features and functions. Policy objectives in Section 16 encourage protecting Oakville's rivers and streams, forests and natural areas for resident enjoyment. As outlined in Section 16.1.9 c) development or site alteration is permitted in the vicinity of minor valleys and tributaries with the establishment of a minimum buffer of 7.5m from stable top-of-bank.

The proposed new 2-storey single detached dwelling represents a permitted use and features an innovative architectural design showcasing the views to the naturalized area to the rear of the property for resident enjoyment. The proposed dwelling is located towards the front of the property thereby ensuring the preservation of the designated natural area to the rear, and meeting associated policy objectives.

The intent of these policies is to encourage and accommodate compatible forms of development while protecting existing natural areas. The subject application exemplifies these policies and the requested variances will facilitate the Site Plan, which represents a permitted use. The proposed new residential build is in keeping with the existing and planned land uses in the surrounding area while affording the protection of a designated natural area. Therefore, the requested variances meet the general purpose and intent of the Official Plan.

Is the proposed minor variance in keeping with the general purpose and intent of the Zoning By-law?

The subject lands are located in the Residential Low (RLI-0) Zone and a portion of the rear yard is located in the Natural Area (N) Zone in the Town of Oakville's Zoning By-law No. 2014-014.

The front yard setback zoning provision is intended to ensure continuity in the streetscape of a neighbourhood. There are eleven residential dwellings fronting Dunwoody Drive and the subject lands currently have the largest front yard setback in comparison. Removing the subject lands, the average frontage of the remaining 10 homes is approximately 10m. The required front yard setback is existing minus 1m, so theoretically the existing average front yard setback is approximately 9m. Furthermore, this relief is requested due to the limited space on which to build due to the extensive naturalized area and creek in the rear of the property, along with the desire to preserve the existing vegetation on this lot. The requested front yard setback is 8.67m which represents only a modest reduction from this requirement and will facilitate the Site Plan.

The zoning provision limiting the maximum garage size is in place to regulate lot coverage and massing. The subject lands comprise by far the largest lot fronting Dunwoody Avenue at almost 0.4ha. This irregular shaped lot is situated on the outside curve of this municipal right-of-way and is well over double the size of most of the neighbouring lots. The allowable lot coverage is 25% and as a result of the large lot the proposal will only yield total lot coverage of 14.24%. The proposal also features a substantial residential dwelling thereby eliminating the risk of the garage being seen as overwhelming the principal dwelling. The requested relief to the maximum permitted garage size is minimal and will result in a desirable built form.

The zoning provision regarding the maximum garage projection is to regulate the extent of the garage beyond the front wall to control the built form such that the attached garage is not seen as competing with the dwelling. As can be seen in the building elevations and renderings, the appearance of this projection is vastly minimized by the proposed attached covered front porch and steps, which project beyond the garage, thereby mitigating this concern.

The proposal conforms to all other zoning provisions and therefore the overall intent of the Zoning by-law is maintained.

Is the proposed minor variance minor in nature?

The proposed variances are minor in nature and necessary to facilitate the Site Plan. The intent of this application is to request relief from provisions regarding the built form and setbacks, and will allow a permitted use. Given that all other regulations of the By-law remain, the request is consistent with the Zoning By-law and is considered to be minor in nature.

Are the proposed minor variances desirable for the appropriate development or use of the land, building or structure?

The requested variances will facilitate the Site Plan, which will result in a form of development that is in keeping with the character of the surrounding area. The proposal respects and preserves the existing natural area on the property, and represents a use of land that is permitted in the Town of Oakville's Official Plan and Zoning By-law No. 2014-014. Therefore, the application is desirable and appropriate for the development of the lands.

As such, the proposed variances satisfy the four tests as outlined in Section 45(1) of the *Planning Act* as the relief requested is minor in nature, is desirable for the appropriate development of the land, and meets the general intent and purpose of the Official Plan and Zoning By-law.

In support of our Minor Variance application, the following material is provided for review:

- Minor Variance Application Form, prepared by SMPL Design Studio, March 8, 2022;
- Site Plan & Architectural Plans, prepared by SMPL Design Studio, dated April 7, 2022; and,
- Survey Plan, prepared by J.H. Gelbloom Surveying, dated May 24, 2016.

We look forward to working with Town Staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,



Lindsey Bruce

Director of Operations

lindsey@smpldesignstudio.com