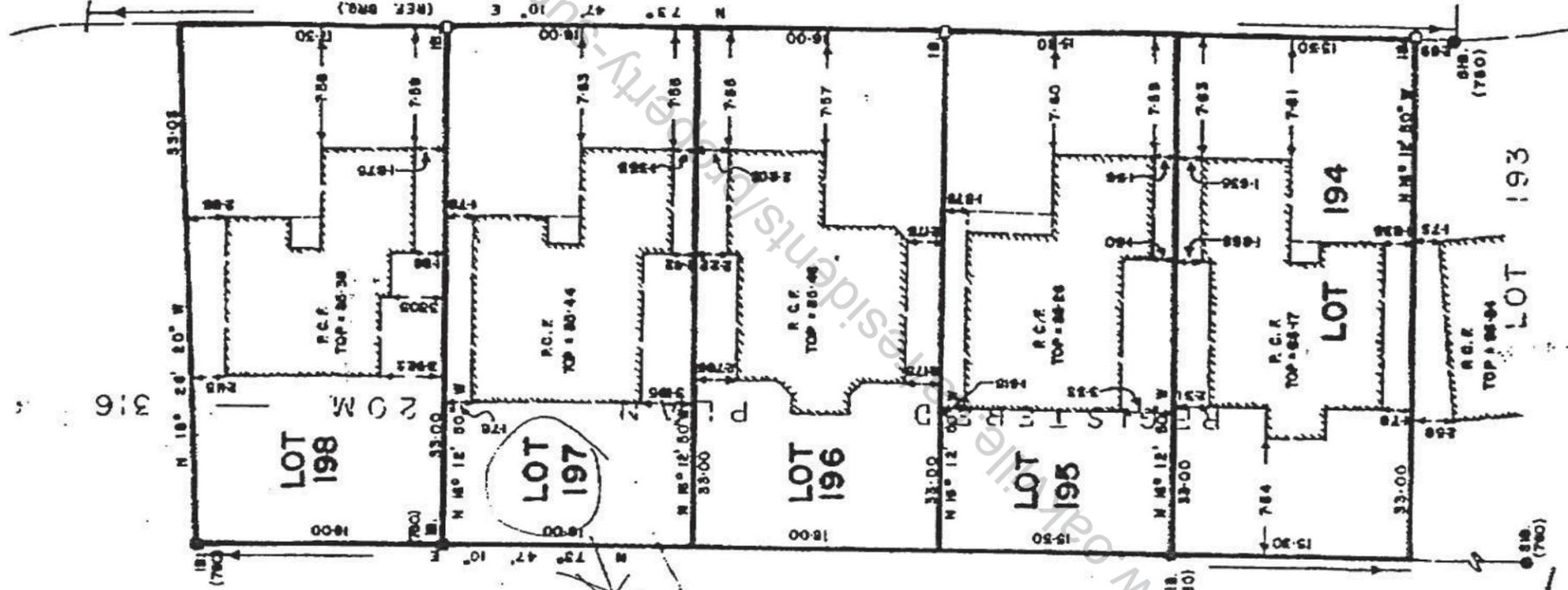


DISTANCES SHOWN ON THIS PLAN
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048



REVISION NOTE:

P.C.F. ADDED TO LOTS 194-198 &
197 AUGUST 22, 1996

M. J. MAUGHAN, O.L.S.

ROYAL PARK ESTATES

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 10th DAY OF MARCH, 1996

DATE: MARCH 10, 1996
P.C.F. ADDED TO LOT 194 APRIL 25, 1996 M. J. MAUGHAN, O.L.S.

NOTE:
BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE
REFERRED TO THE NORTHWEST LIMIT OF WILMOT CRESCENT
ASSUMED TO BE N 73° 47' 10" E PER R.P. 20M-316

LEGEND:

- 316 DENOTES STANDARD IRON BAR (0-025 x 0-025 x 1-22)
- 194 DENOTES ROUND IRON BAR (0-018 DIA x 0-61)
- 18 DENOTES IRON BAR (0-015 x 0-015 x 0-61)

NOTE: P.C.F. DENOTES POURED CONCRETE FOUNDATION

BUILDING LOCATION SURVEY OF

**LOTS 194 TO 198 INCLUSIVE
REGISTERED PLAN 20M-316
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY
OF HALTON.**

© MCCONNELL MAUGHAN LIMITED, O.L.S., 1985

**McConnell,
maughan
limited**
CONSULTING ENGINEERS
AND SURVEYORS
OAKVILLE - TORONTO

407 SPEERS ROAD, SUITE 209, OAKVILLE, L6K-3T5, TEL (416) 945-3491

PLAN 02

NOTES
The Designer is not responsible for the accuracy of the engineering information contained in these drawings, including but not limited to property surveys, structural, mechanical and electrical. Refer to appropriate engineering drawings before work commences.

The Contractor must conform to all applicable codes and by-laws of authorities having jurisdiction.

Drawings are not to be scaled.

The Contractor shall check all dimensions and report any discrepancies with the Designer prior to commencing work.

NO	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY REVIEW	06.24.22
2	REVISED PER COMMENTS	07.04.22
3		
4		
5		

DESIGN INC
ELEVATED
melisso@elevateddesign.ca • @elevateddesignoakville
416-556-9818 • 2354 Lionstone Drive, Oakville, ON L6M 4T4

PROJECT
**3483 WILMOT CRES
OAKVILLE, ON**

SHEET TITLE
EXISTING SURVEY

DRAWN BY	JOB NUMBER
MW	22017
DATE	SCALE
06/20/2022	N.T.S.

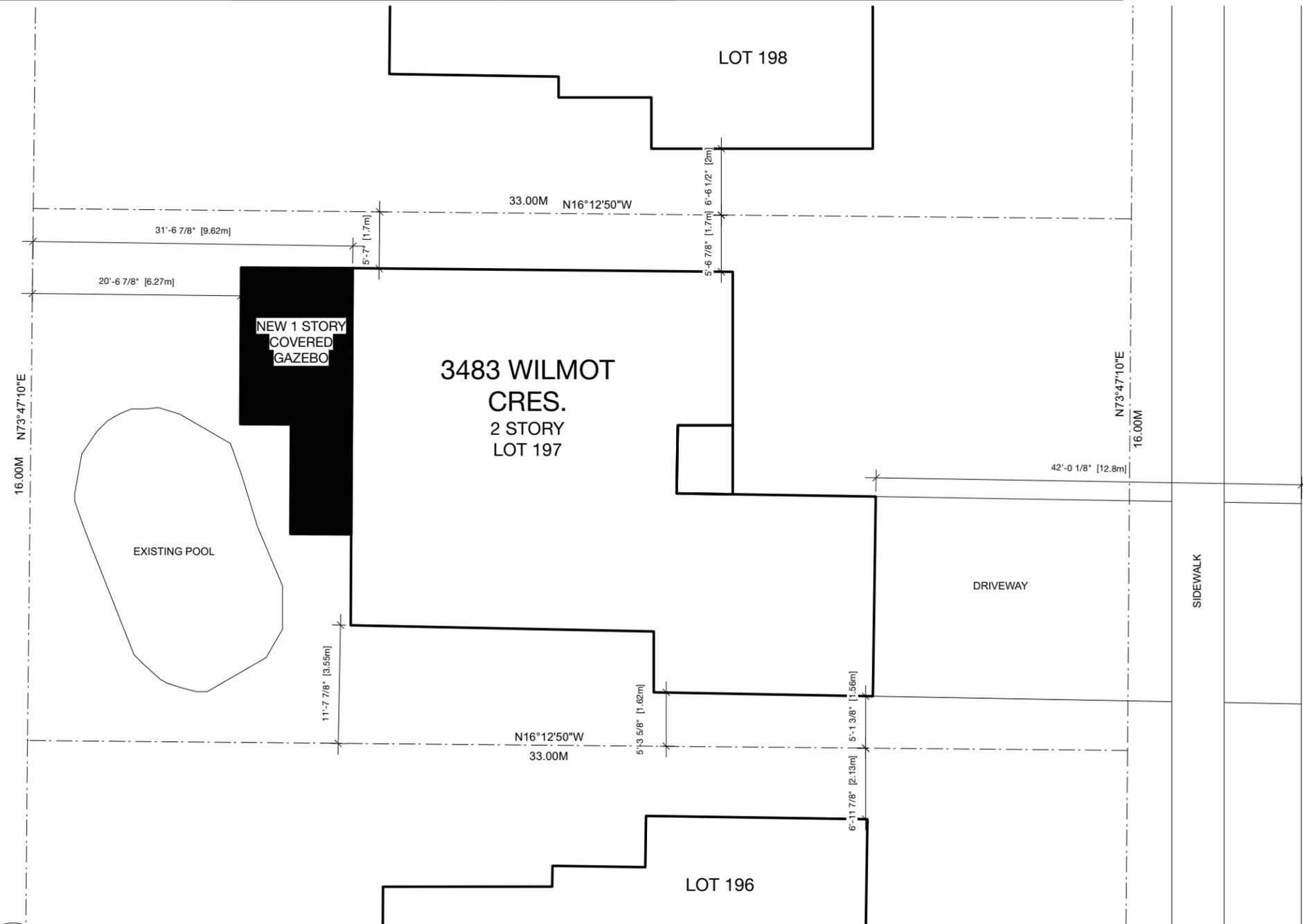
SHEET NUMBER
A-1.1

SITE STATISTICS

Address: 3483 WILMOT CRES
 Zoning Classification: RL5

1.0 LOT AREA		3.0 SETBACKS		4.0 LENGTH OF BUILDING		
Existing	Proposed (33.93%)	Allowed	Proposed	Existing	Proposed	
Lot Area	527.77 m ²	Rear Yard	7.5 m	6.01 m	House	15.78 m
2.0 LOT COVERAGE - HOUSE (ALLOWED 35% 184.71)	Existing	Interior Side - North	1.2 m	1.70 m		
LOT COVERAGE	157.32 m ²	Interior Side - South	1.2 m	1.56 m		

WILMOT PARK



I SITE PLAN
 A-1.0 1:150

WILMOT CRESCENT

NOTES

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NO	DESCRIPTION	DATE
5		
4		
3		
2	REVISED PER COMMENTS	07.04.22
1	ISSUED FOR PRELIMINARY REVIEW	06.24.22



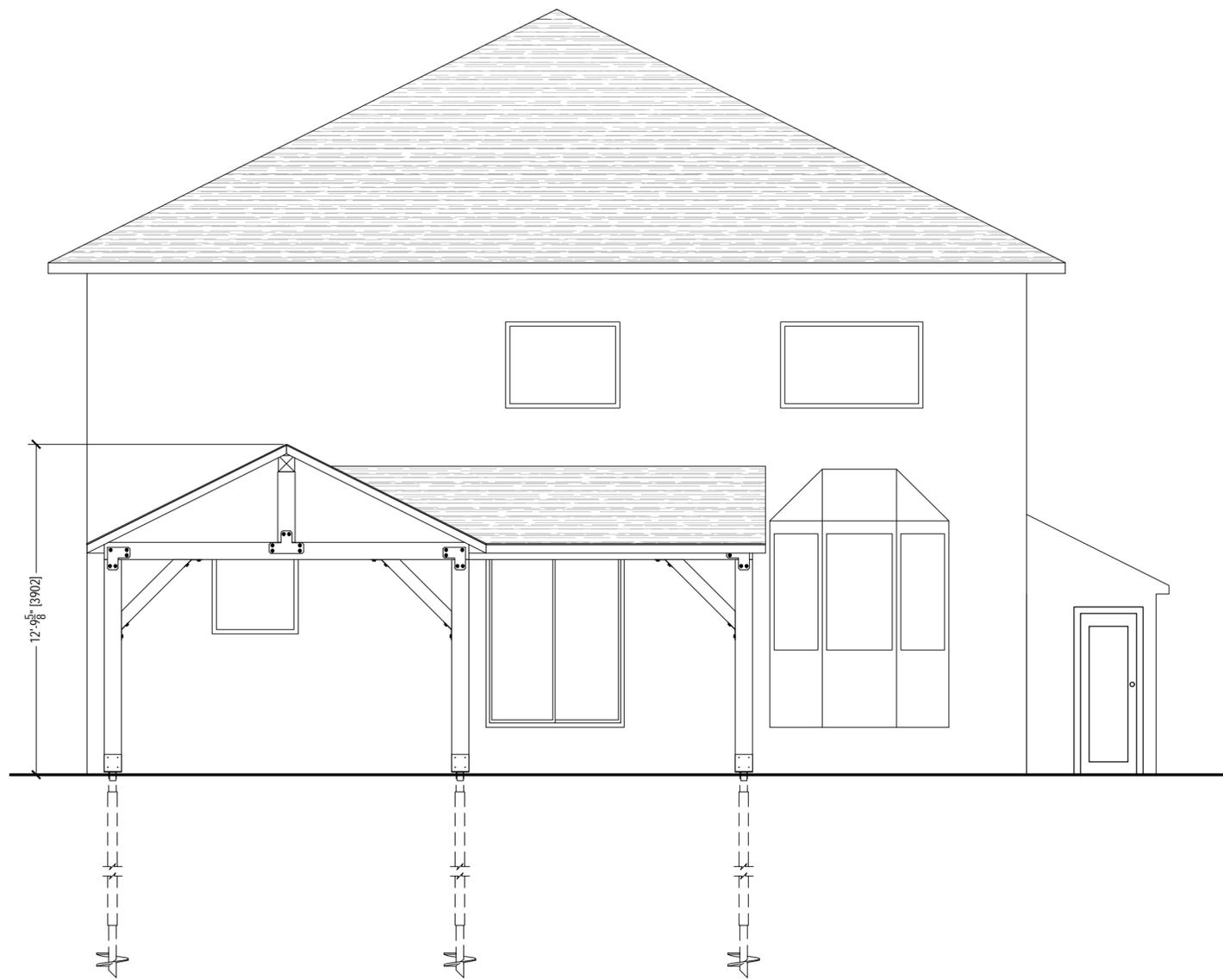
melisso@elevateddesign.ca • @elevateddesignoakville
 416-556-9818 • 2354 Lionstone Drive, Oakville, ON L6M 4T4

PROJECT
3483 WILMOT CRES
 OAKVILLE, ON

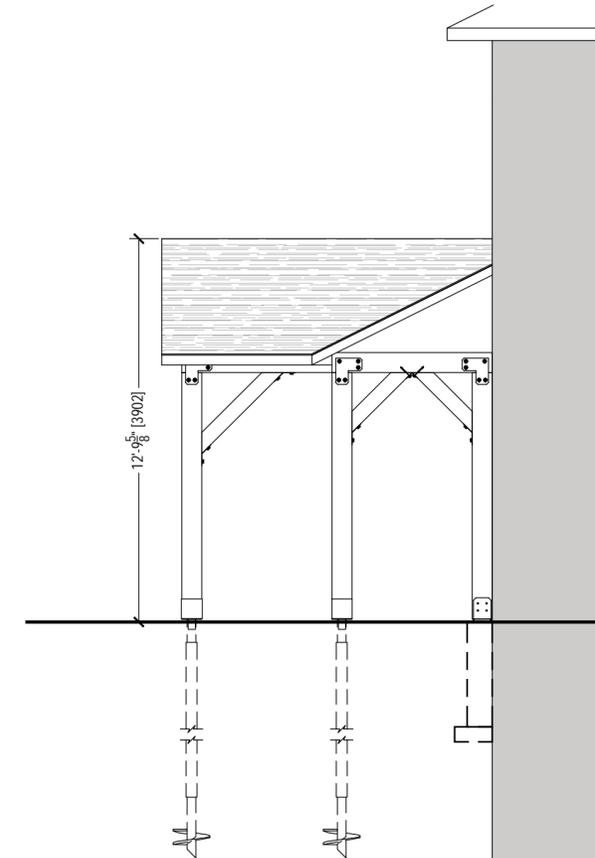
SHEET TITLE
SITE PLAN

DRAWN BY	JOB NUMBER
MW	22017
DATE	SCALE
06/20/2022	1:150

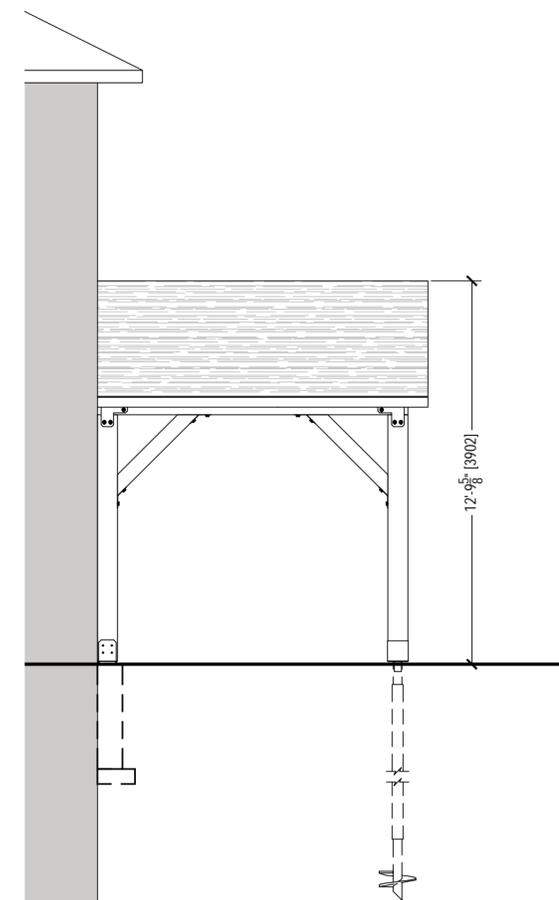
SHEET NUMBER
A-1.0



1 North Elevation
Scale: 1/4" = 1'-0"



2 West Elevation
Scale: 1/4" = 1'-0"



3 East Elevation
Scale: 1/4" = 1'-0"

CLIENT
Stephen Martin
CLIENT CONTACT
smartin330@cogeco.ca
PROJECT TITLE
Proposed Backyard Gazebo
PROJECT ADDRESS
3483 Wilmot Crescent
Oakville, ON

File No.: 0573
SHEET TITLE
Elevations
DRAWING No.
S201
REVISION No.
0
Sheet size: ARCH C (18" x 24")
Scale: 1/4" = 1'-0"
Drawn by: A.J.L.
Checked by: A.J.L.
Date: May 4, 2022

REVISION HISTORY		
No.	Description	Date
0	Issued for permit	4-May

LICENSED PROFESSIONAL ENGINEER
4 May 2022
A. J. LOHONYAI
100233966
A. J. Lohonyai
PROVINCE OF ONTARIO
PEO CERTIFICATE OF AUTHORIZATION #100511170

EXIMIUS ENGINEERING
1806 CONCESSION 11 TOWNSEND
WATERFORD, ONTARIO N0E 1Y0
TEL: (289) 700-8854
INFO@EXIMIUSENG.COM

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The contractor shall verify and be responsible for field measurements and shall notify the engineer of any site conditions or field dimensions which may be at variance with the drawings.



July 6, 2022

GSAI File: 1500 - 001

Heather McCrae
Secretary-Treasurer
Committee of Adjustment
Town of Oakville
Planning Services
1225 Trafalgar Road
Oakville, ON L6H 0H3

RE: **Minor Variance Application**
 Rear Yard Covered Porch
 3483 Wilmot Crescent, Town of Oakville

Dear Ms. McCrae,

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Stephen Martin (the 'Owner') of the lands municipally known as 3483 Wilmot Crescent, in the Town of Oakville (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Minor Variance Application to facilitate the construction of a rear yard covered porch structure.

In support of this Application, please find attached the following:

- A copy of the completed Minor Variance Application Form;
- A copy of the Architectural Plans, prepared by Elevated Design Inc., dated July 4, 2022, including:
 - Site Plan (Drawing A-1.0);
 - Survey (Drawing (A-1.1));
- A copy of the Engineering Plans, prepared by Eximius Engineering Ltd, dated May 4, 2022, including:
 - Foundation & Framing Plans (Drawing S101);
 - Elevations (Drawing S201); and,
 - Typical Section (Drawing S301).

Payment of full fees will be provided prior to circulation.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



SUBJECT LANDS & SURROUNDING AREA

The Subject Lands are located on the north side of Wilmot Crescent, east of Burloak Drive and south of Spruce Park, in the Town of Oakville. The Site, municipally known as 3483 Wilmot Crescent, has approximately 16.03 metres of frontage on Wilmot Crescent. The Subject Lands are currently improved with a 2-storey, detached dwelling with an attached garage.

The area surrounding the Subject Lands is an established Neighbourhood characterized by predominantly 2-storey detached dwellings. Spruce Park, a component of Sheldon Creek, is immediately north. The Neighbourhood can be described as having an eclectic character as there is a diverse range of dwelling designs and sizes.

OFFICIAL PLAN & ZONING

The Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. There are no applicable Secondary Plan or Site-Specific Policies.

The Site is subject to the Town of Oakville Zoning By-law 2014-014 ('By-law 2014-014'), as amended, which zones it as 'Residential Low Density (RL5)'. Detached dwellings are permitted.

REQUESTED RELIEF

The Owner is seeking permission to construct a rear yard covered porch structure. The proposed porch has been planned and designed to comply with the applicable zoning regulations, to the greatest extent possible.

The following are the variances for which our Client, the Owner, is seeking approval:

1. **Section 6.3.1, By-law 2014-014**
A minimum rear yard setback of 7.5 metres is required.
A rear yard setback of 6.27 metres is requested.

MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act*, as amended, identifies four (4) tests that must be satisfied in order for the Committee to approve this Application. Those tests are as follows:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.
4. The variance is minor in nature.

In my opinion, the requested variance is supportable and meet the four tests under the *Planning Act* in the following ways:



The Variance Maintains the General Intent and Purpose of the Official Plan

As mentioned, the Subject Lands are designated 'Low Density Residential' by the Livable Oakville Plan. The intent of the 'Low Density Residential' designation is to facilitate a range of permitted low density housing types, including single detached dwellings. The existing residential use, detached dwelling and complimentary accessory structures are permitted.

Livable Oakville directs that infill development in stable residential communities is to be evaluated against prescriptive criteria (Section 11.1.9). Specifically, Section 11.1.9 states:

'Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- 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 distanced 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.'*

Given that the proposed rear yard porch has been designed to be complimentary to and compatible with the surrounding Neighbourhood, it is my opinion that the requested variance conforms to the above-noted development criteria. Furthermore, the proposed porch has been situated in a manner that facilitates an optimal site design that will maintain appropriate site access and circulation, while also not adversely impacting adjacent properties. It will be visually screened by privacy fencing, thereby addressing privacy and overlook concerns. For the above-noted reasons, it is my opinion that the requested variance meets the general intent and purpose of the Official Plan.

The Variance Maintains the General Intent and Purpose of the Zoning By-law

As stated above, the Subject Lands are subject to the Town of Oakville Zoning By-law 2014 – 014 ('By-law 2014-014') which zones it as 'Low Density Residential (RL5)'. The requested variance seeks relief as follows:

Reduced Setbacks

The purpose and intent of setback regulations is to ensure sufficient spacing and buffering between buildings that are beside one another in order to provide adequate access and appropriate transition and scale, while also avoiding privacy and overlook concerns. While By-law 2014 – 014 requires a minimum rear yard setback of 7.5 metres, a 6.27 metre rear yard setback is requested.

A reduced rear yard setback, as measured from the nearest perimeter of the covered porch to the property line, is being requested. In this case, the requested reduced setback is required to facilitate living space that opens onto and addresses the rear yard. The porch is an appropriate and desirable design for the Site. It is also reflective of an optimized site design that provides opportunity to enjoy the outdoors and will provide for sufficient spacing. Visual screening is provided via the proposed



height of the porch, rear yard landscaped open space areas and wooden privacy fencing along the property lines. As a result, the positioning of the porch does not lead to overlook or privacy concerns nor will it have any adverse impacts on the surrounding lands.

Based on the above, it is my opinion that the requested variance meets the general intent and purpose of the Zoning By-law.

The Variance is Desirable for the Appropriate Development or Use of the Land

Approval of the requested variance will allow for the proposed development on the Subject Lands. Reinvestment in lands in close proximity to amenities, such as that being proposed, is appropriate and desirable for the Town, the Neighbourhood, and this property.

The requested reduced rear yard setback will maintain an appropriate built form, height, massing, and built-form features. The variance will also accommodate contextually appropriate development given the proposed porch has been planned and designed to seamlessly integrate into the surrounding Neighbourhood.

Overall, it is my opinion that the proposed variance has been designed to be complimentary to the evolving character of the surrounding area. The proposal will not negatively affect surrounding uses and represents an efficient, compatible, and appropriate development that is desirable for the Subject Lands.

The Variance is Minor in Nature

The requested variance will permit the development of a rear yard covered porch structure on the Subject Lands and represents a minor departure from what is currently permitted. The variance required does not represent overdevelopment of the Subject Lands as the proposed structure will be complimentary to the surrounding community and will implement the long-term vision for the area as a complete community. Overall, the variance will allow for sensitive reinvestment to occur and will not result in adverse impacts on adjoining properties. Overall, it is my opinion that the proposed variance is minor in nature.

CONCLUSION

As described above, the requested variance satisfies the four tests of Section 45(1) of the *Planning Act* and represent good planning.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.


Stephanie Matveeva, MCIP, RPP
Associate