

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 : PLAN OF SURVEY**  
**SHOWING TOPOGRAPHIC INFORMATION OF**  
**PART OF LOT 1**  
**CONCESSION 3**  
**SOUTH OF DUNDAS STREET**  
**TOWN OF OAKVILLE**  
**REGIONAL MUNICIPALITY OF HALTON**

SCALE 1 : 400

10m 0 10 20m

SHAJEESHANE RAJAKULENDRAN, O.L.S./O.L.I.P

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**PART 2: REPORT (SUMMARY)**

**DESCRIPTION:** P.I.N. 24784-0442(LT) BEING PART OF LOT 1 CONCESSION 3, SOUTH OF DUNDAS STREET

**MUNICIPAL ZONING:** THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.

**REGISTERED EASEMENTS:** NONE

**ADDITIONAL COMMENTS:** NOTE LOCATION OF FENCES

**CLIENT:** MACRAE, NORENE JOAN  
 MACRAE, GAVIN JOHN  
 MACRAE, GAVIN HILFFORD

**NOTE**  
 THIS PLAN AND REPORT WAS PREPARED FOR THE CLIENT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBLE FOR USE BY OTHER PARTIES.

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

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JUNE 3, 2021.

DATE: 24-June, 2021

SHAJEESHANE RAJAKULENDRAN  
 ONTARIO LAND SURVEYOR

**RS SURVEYING LIMITED.**  
**ONTARIO LAND SURVEYORS**  
 117 RINGWOOD DRIVE, UNIT 9  
 STOUFFVILLE (ONT), L4A 8C1  
 Ph. 905-554-1021, Cell 416-708-0545  
 Web: www.rssurveyinglimited.ca, Email: shane@rssurveyinglimited.ca

FIELD : MM/JN    DRAWN : BL    CHECKED : RS    PROJECT : RSSU-2021-262-SR

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - B DENOTES IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - P DENOTES IRON PIPE
  - (S) DENOTES SET
  - (M) DENOTES MEASURED
  - (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY, DAVID HORWOOD LIMITED, O.L.S. DATED MAY 30, 2001
  - (P2) DENOTES PLAN 20R-5301
  - (D1) DENOTES INSTRUMENT No. 677100
  - (D2) DENOTES INSTRUMENT No. 237981
  - (1365) DENOTES B.J. STASSEN, O.L.S.
  - (OU) DENOTES ORIGIN UNKNOWN
  - (WT) DENOTES WITNESS
  - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
  - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
  - (DSE) DENOTES DOOR SILL ELEVATION
  - (TRE) DENOTES TOP OF ROOF ELEVATION
  - BF DENOTES BOARD FENCE
  - CLF DENOTES CHAIN LINK FENCE
  - UP DENOTES UTILITY POLE
  - DENOTES DECIDUOUS TREE
  - O/-H- DENOTES OVERHEAD WIRES
  - CRW DENOTES CONCRETE RETAINING WALL
  - (NTS) DENOTES NOT TO SCALE
  - WV DENOTES WINDOW WELL
  - FH DENOTES FIRE HYDRANT

**BEARING NOTE:**  
 BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF WINSTON CHURCHILL BOULEVAED AS SHOWN ON PLAN 20R-11908, HAVING A BEARING OF N44°44'00"W.

**ELEVATION NOTE:**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND REFERRED TO CANADIAN VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

SITE BENCH MARK SET ON CUT CROSS ON UTILITY POLE AS SHOWN THE PLAN HAVING AN ELEVATION OF 92.33 METRES.

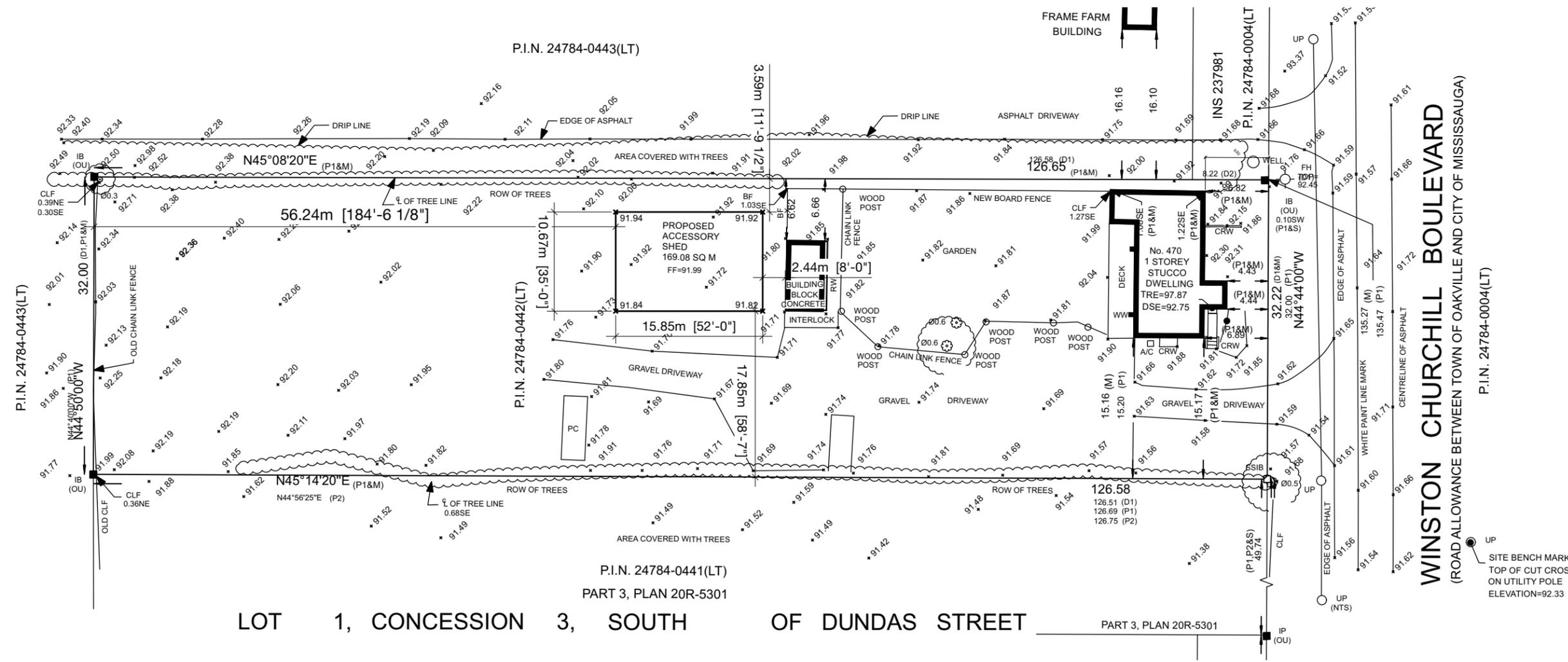
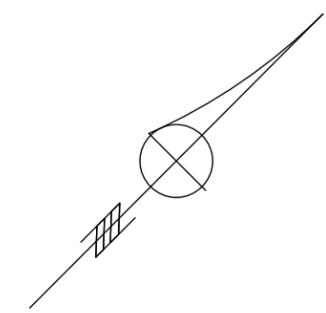
**NOTE:**

- UNDERGROUND SERVICES WERE NOT LOCATED IN THIS SURVEY
- LOCATION AND TYPE OF UTILITIES HAS TO BE VERIFIED. BY THE OWNERS REPRESENTATIVE.



# SITE STATISTICS

Address: 407 WINSTON CHURCHILL BLVD	<b>2.0 Accessory Buildings</b>		Allowed - 42 m <sup>2</sup> or 5% of Lot Area (203.22 m <sup>2</sup> )	Proposed 4.93% of Lot Area (200.60 m <sup>2</sup> )
Zoning Classification: RL3-0	EXISTING STORAGE BUILDING			31.52 m <sup>2</sup>
<b>1.0 LOT AREA</b>	PROPOSED ACCESSORY SHED			169.08 m <sup>2</sup>
Existing	<b>3.0 LOT FRONTAGE</b>		Allowed	Existing
Lot Area 4064.54 m <sup>2</sup>	LOT FRONTAGE			32.22 m <sup>2</sup>
<b>2.0 LOT COVERAGE</b>	Allowed 35% of Lot Area	Proposed 9.40% of Lot Area		
LOT COVERAGE	1422.58 m <sup>2</sup>	382.21 m <sup>2</sup>	<b>4.0 SETBACKS</b>	Accessory buildings Allowed
EXISTING HOUSE	174.23 m <sup>2</sup>		Rear Yard - West	0.6 m
EXISTING STORAGE BUILDING	31.52 m <sup>2</sup>		Interior Side - North	1.2 m
PROPOSED ACCESSORY SHED	176.46 m <sup>2</sup>		Interior Side - South	2.4 m
			Proposed Garage	17.85 m



**NOTES**

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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.

The undersigned has reviewed and takes 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:**  
 NAME: Melissa Weller  
 SIGNATURE: [Signature]  
 BCIN: 36148

**REGISTRATION INFORMATION:**  
 ELEVATED DESIGN INC. 112445  
 FIRM NAME: [Blank]  
 BCIN: [Blank]

NO	DESCRIPTION	DATE
3	REVISED PER CITY COMMENTS	11.10.21
2	ISSUED FOR BUILDING PERMIT	09.27.21
1	ISSUED FOR CLIENT REVIEW	07.14.21

**DESIGN INC**  
**ELEVATED**

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

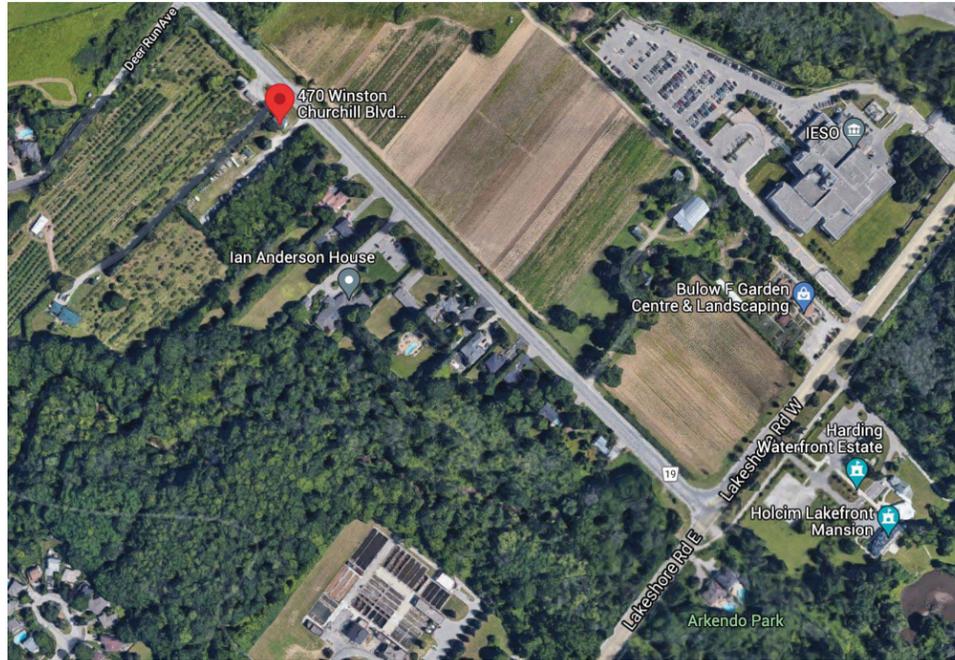
**PROJECT**  
 470 WINSTON CHURCHILL BLVD.  
 OAKVILLE, ON

**SHEET TITLE**  
 SITE PLAN

**DRAWN BY** MW  
**JOB NUMBER** 21023  
**DATE** 07/11/2021  
**SCALE** 1:500

**SHEET NUMBER**  
**A-1.0**

1 SITE PLAN  
 A-1.0 SCALE: 1:500



GOOGLE MAPS  
KEY MAP - NOT TO SCALE

## DRAWING LIST

### ARCHITECTURAL

- A-0.0 TITLE PAGE
- A-1.0 SITE PLAN
- A-2.1 FOUNDATION PLAN
- A-2.2 GROUND FLOOR PLAN
- A-2.3 ROOF PLAN
- A-3.0 ELEVATION A & B
- A-3.1 ELEVATION C & D
- A-4.0 SECTION

### STRUCTURAL - FOUNDATION

- S01 GENERAL NOTES
- S02 FOUNDATION PLAN AND DETAILS

### BUILDING FEE CALCULATIONS - ACCESSORY BUILDING

INTERIOR ALTERATIONS: BUILDING FEE SERVICE INDEX \$5.80 / m2

AREA OF PROPOSED ACCESSORY BUILDING: 169.08 m2

ALTERATION FEE: 169.08 X \$5.80 = **\$980.66**

**BUILDING PERMIT FEE: \$980.66**

# 470 WINSTON CHURCHILL DRIVE - ACCESSORY BUILDING - PRE-FABRICATED ACCESSORY SHED OAKVILLE, ONTARIO

ZONING LABEL: RL3-0

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### REVISIONS

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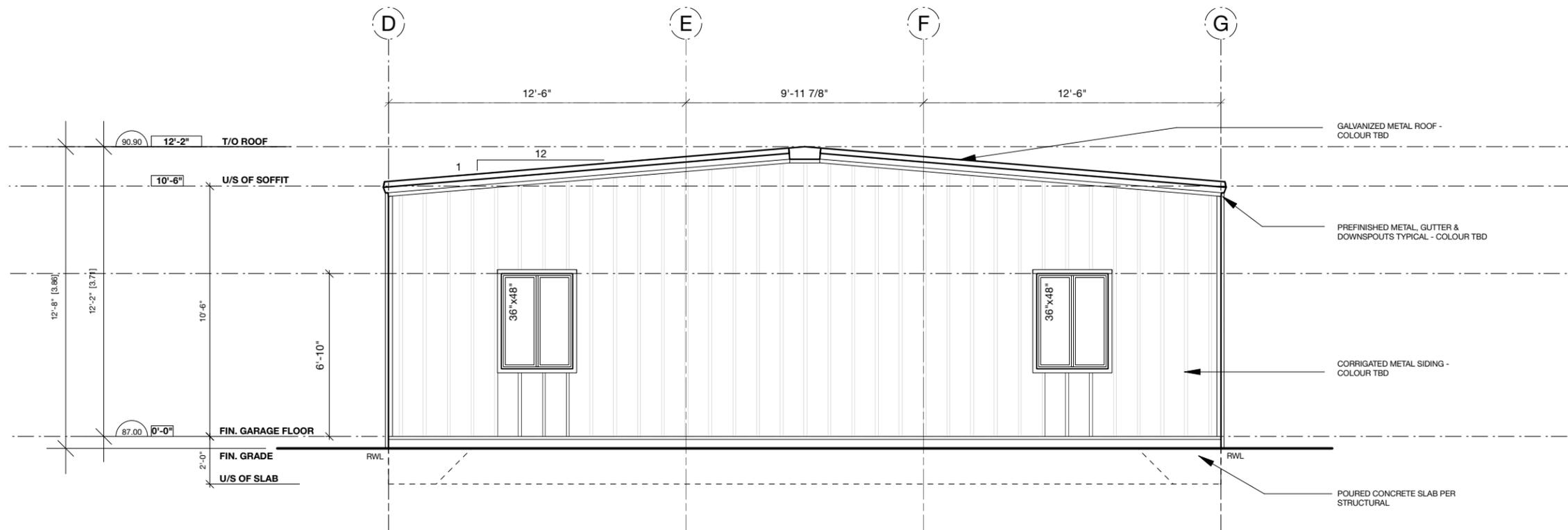
melisso@elevateddesign.ca • @elevateddesignoakville  
416-556-9818 • 2354 Lionstone Drive, Oakville, ON L6M 4T4

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OAKVILLE, ON

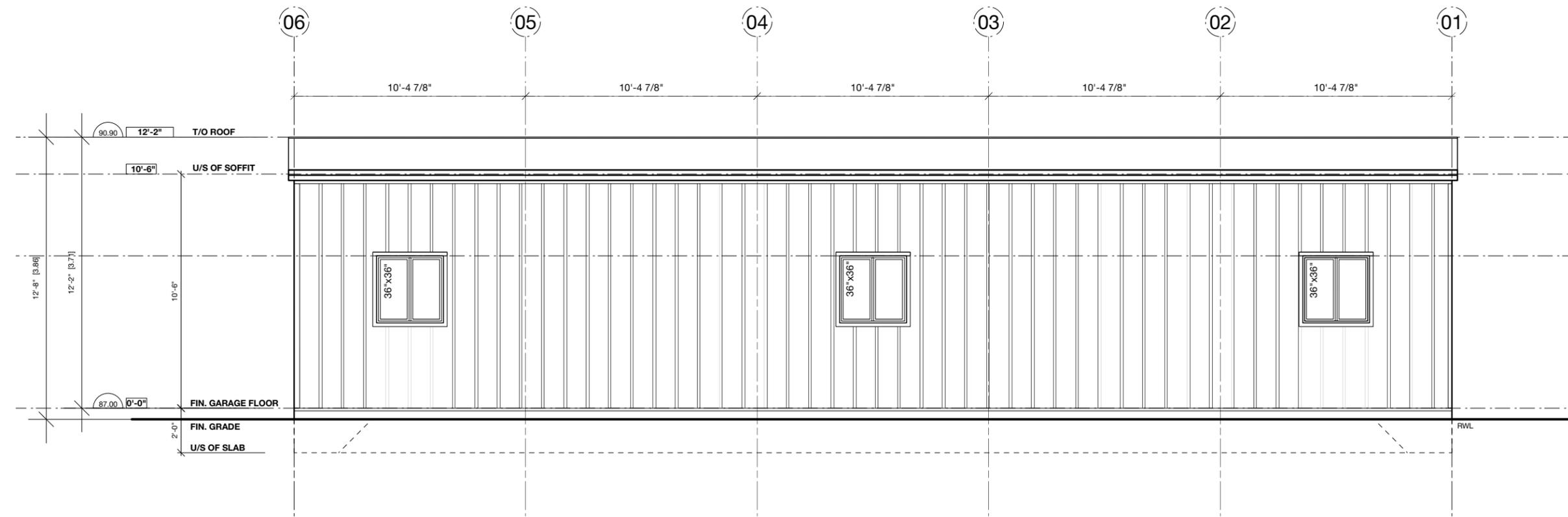
SHEET TITLE  
TITLE PAGE

DRAWN BY	JOB NUMBER
MW	21023
DATE	SCALE
07/11/2021	3/16" = 1'-0"

SHEET NUMBER  
**A-0.0**



1 ELEVATION C  
A-3.1 3/16" = 1'-0"



2 ELEVATION D  
A-3.1 3/16" = 1'-0"

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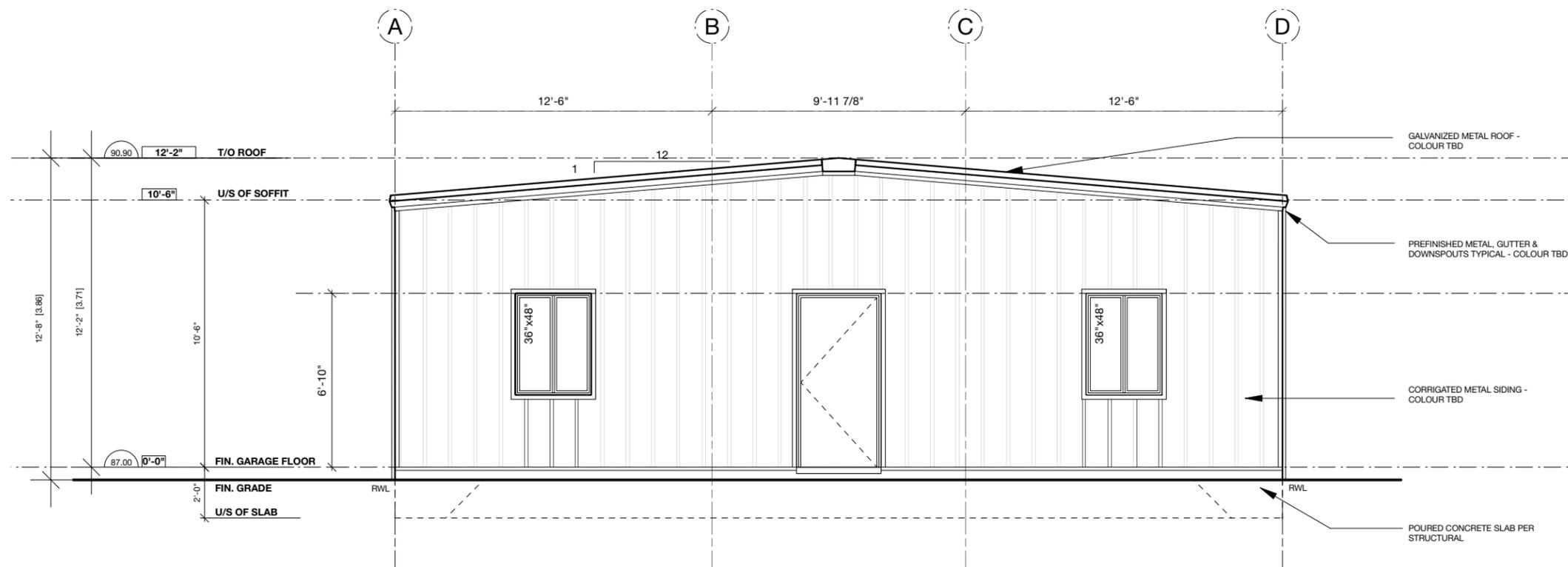
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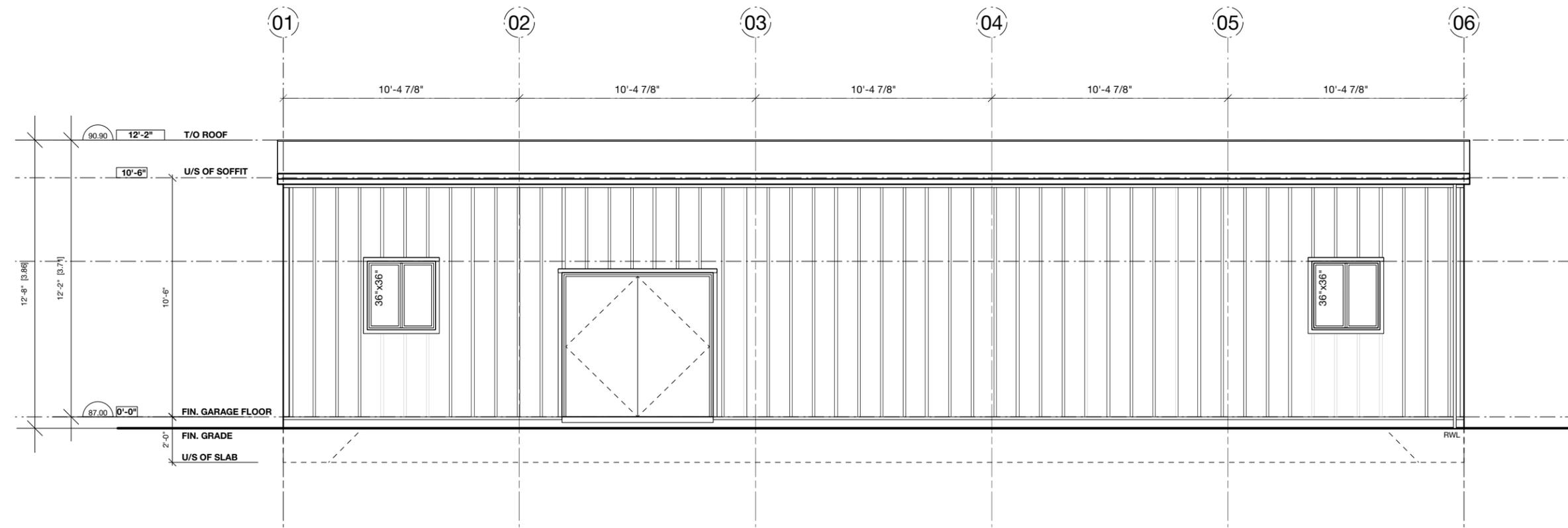
**SHEET TITLE**  
 ELEVATIONS

**DRAWN BY** MW  
**JOB NUMBER** 21023  
**DATE** 07/11/2021  
**SCALE** 3/16" = 1'-0"

**SHEET NUMBER**  
 A-3.0



1 ELEVATION A  
A-3.0 3/16" = 1'-0"



2 ELEVATION B  
A-3.0 3/16" = 1'-0"

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DRAWN BY	JOB NUMBER
MW	21023
DATE	SCALE
07/11/2021	3/16" = 1'-0"

SHEET NUMBER  
**A-3.0**



June 2, 2022

GSAI File: 1466-001

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

**RE: Minor Variance Application  
Accessory Structure  
470 Winston Churchill Boulevard, Town of Oakville**

---

Dear Ms. McCrae,

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Gavin MacRae (the 'Owner') of the lands municipally known as 470 Winston Churchill Boulevard, 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 pre-fabricated accessory structure.

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

- A copy of the completed Minor Variance Application Form;
- A copy of the Plan of Survey, prepared by RS Surveying Limited, dated June 24, 2021; and,
- A copy of the Architectural Plans, prepared by Elevated Design Inc., dated November 10, 2021, including:
  - Title Page (Drawing A-0.0);
  - Site Plan (Drawing A-1.0);
  - Proposed Foundation Plan (Drawing A-2.1);
  - Proposed Ground Floor Plan (Drawing A-2.2);
  - Proposed Roof Plan (Drawing A-2.3);
  - Elevations (Drawing A-3.0); and,
  - Section A (Drawing A-4.0).

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 west side of Winston Churchill Boulevard, south of Deer Run Avenue and north of Lakeshore Road East, in the Town of Oakville. The Site, municipally known as 470 Winston Churchill Boulevard, has an area of approximately 0.41 hectares (1.01 acres) and a frontage of approximately 32.2 metres on Winston Churchill Boulevard. The Subject Lands are currently improved with a 1-storey, detached dwelling with an attached garage and a detached, accessory structure. Access is provided via a driveway off of Winston Churchill Boulevard.

The area surrounding the Subject Lands is a mixture of uses. More specifically, surrounding uses are as follows:

- Cristan Farms is immediately north. Further north is Deer Run Avenue, active agricultural fields, and a segment of an established Neighbourhood comprised of low-rise residential dwellings;
- Joshua Creek, a component of the Parkway Belt, is immediately west. The Creek, including a large forested area, a public park (Joshua's Valley Park) and Joshua's Creek Trail, surround the Subject Lands. A continuation of the established Neighbourhood is west of the Creek;
- A vacant lot is immediately south. Further south are a selection of low-rise residential dwellings, a low-rise long-term care home (Ian Anderson House, on the lands municipally known as 430 Winston Churchill Boulevard), and Joshua Creek;
- Winston Churchill Boulevard is immediately east. Further east are active agricultural fields, an outdoor storage facility (Yardspace Storage, on the lands municipally known as 535 Winston Churchill Boulevard) and a low-rise Employment Area in the City of Mississauga.

I note that the Subject Lands and the immediate surrounding area are an established area. Given this, the Neighbourhood can be described as having an eclectic character as there is a diverse range of dwelling designs and sizes. The Neighbourhood also contains a number of older detached dwellings and newer detached dwellings.

## **OFFICIAL PLAN & ZONING**

The Subject Lands are designated 'Urban Area' by the in-effect Halton Regional Official Plan and are further designated 'Low Density Residential' by the in-effect Livable Oakville Plan. There are no applicable Secondary Plan or Site-Specific Policies.

The in-effect Halton Regional Official Plan ('ROP') directs that development is to be directed to lands within the 'Urban Area'. Furthermore, the ROP states that servicing is to be provided in a manner that facilitates cost-effective servicing, while protecting the natural environment. As a Site within the Region's Urban Area and bordered by natural features, the proposal is consistent with the objectives and policies of the ROP regarding urban services. Specifically, the proposal does not contemplate a structure being connected to services. Furthermore, the Region's servicing priorities and phasing are not compromised. As such, there are no adverse impacts to urban serves in the surrounding area. Furthermore, the



proposal will enable the continued preservation of the natural environment and cost-effective delivery of services.

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 (RL3-0)'. Detached dwellings and accessory structures are permitted.

### **REQUESTED RELIEF**

The Owner is seeking permission to construct a rear yard pre-fabricated accessory structure. The proposed structure, which is to be utilized for storage of personal items, has been planned and designed to comply with the applicable zoning regulations, to the greatest extent possible.

The following is the variance for which the Owner is seeking approval:

1. **Section 4.14.a, By-law 2014-014**  
*On lands subject to this By-law south of Dundas Street, no building may be erected or enlarged unless the land is serviced by municipal water and sewage systems.  
A building that is not serviced 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 variances are 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 ('Livable Oakville'). 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 structure 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 structure 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 also be visually screened by the existing dwelling and existing accessory structure on the lot, as well as by landscaped open spaces and landscaping along the property lines. Collectively, these features address 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 (RL3-0)'. The requested variance seeks relief as follows:

***Building With No Servicing***

The purpose and intent of servicing regulations is to ensure municipal water and wastewater services can be provided in a safe, efficient and cost-effective manner. While By-law 2014 – 014 requires that any building located south of Dundas Street be fully serviced, a proposed structure that is not to be serviced is requested.

In this case, the requested variance is technical in nature and is required to facilitate a new accessory, pre-fabricated structure to be constructed. As further demonstrated on the accompanying Site Plan, the proposed accessory structure is to be positioned west of the existing residential dwelling and existing accessory structure. Furthermore, the proposed structure is not to be serviced given there are limited municipal services available in the community and the proposed structure is to facilitate additional area to accommodate storage of personal items on the lot. The structure is not contemplated as a garage nor for a commercial operation. The structure is of an appropriate and desirable design for the Site. It is also reflective of an optimized site design that provides opportunity for the continued



enjoyment of property. As a result, the positioning of the structure will not have adverse impacts on the surrounding lands and will not impact the ability to provide services in a safe, efficient and cost-effective manner.

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 and in a manner that preserves the natural environment, such as that being proposed, is appropriate and desirable for the Town, the Neighbourhood, and this property.

The requested permission for a building not on services will maintain an appropriate development. The variance will also accommodate an accessory structure that has been planning 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 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 variances will permit the development of a pre-fabricated accessory structure on the Subject Lands and represents a minor departure from what is currently permitted. The variance required is technical in nature and does not represent overdevelopment of the Subject Lands. Overall, the variance will allow for sensitive reinvestment to occur and will not result in adverse impacts on adjoining properties. It is my opinion that the proposed variance is minor in nature.

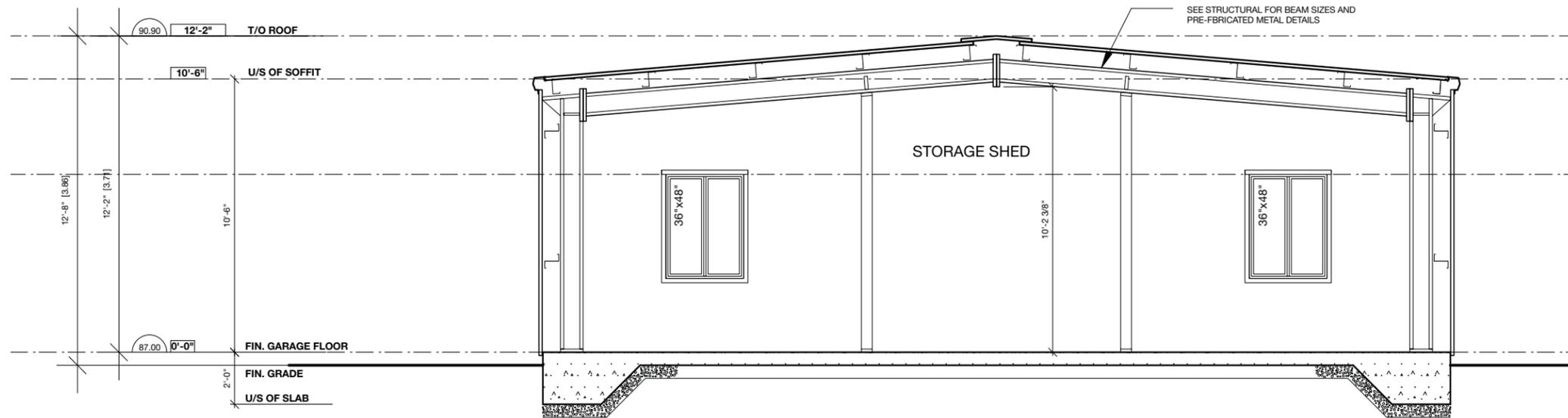
**CONCLUSION**

As described above, the requested variances satisfy 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



1 SECTION A  
A-4.0 3/16" = 1'-0"

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SHEET TITLE  
 SECTION A

DRAWN BY: MW  
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