

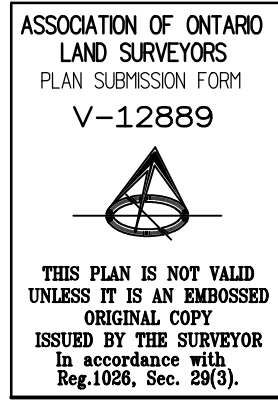
- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IP DENOTES IRON PIPE
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY, DAVID HORWOOD 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
 - (WIT) 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
 - WW DENOTES WINDOW WELL
 - FH DENOTES FIRE HYDRANT

BEARING NOTE:
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF WINSTON CHURCHILL BOULEVADE 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:
1. UNDERGROUND SERVICES WERE NOT LOCATED IN THIS SURVEY
2. LOCATION AND TYPE OF UTILITIES HAS TO BE VERIFIED. BY THE OWNERS REPRESENTATIVE.



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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THE REPRODUCTION, ALTERATION, OR REUSE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF RS SURVEYING LIMITED., IS STRICTLY PROHIBITED.

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 HLIFFORD

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.

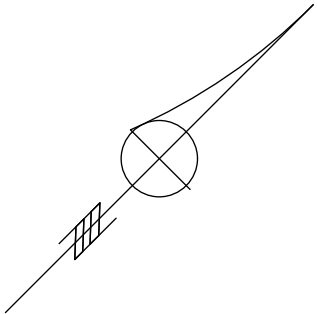
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 3, 2021.
DATE: 24-June, 2021
SHAJEESHANE RAJAKULENDRAN
ONTARIO LAND SURVEYOR

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
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SITE STATISTICS

Address:	407 WINSTON CHURCHILL BLVD		
Zoning Classification:	RL3-0		
1.0 LOT AREA	Existing	2.0 Accessory Buildings	Allowed - 42 m2 or 5% of Lot Area (203.22 m2)
Lot Area	4064.54 m2	EXISTING STORAGE BUILDING	31.52 m2
2.0 LOT COVERAGE	Allowed 35% of Lot Area	PROPOSED ACCESSORY SHED	169.08 m2
LOT COVERAGE	1422.58 m2	3.0 LOT FRONTAGE	Allowed
EXISTING HOUSE	174.23 m2	Lot Frontage	Existing
EXISTING STORAGE BUILDING	31.52 m2	4.0 SETBACKS	Accessory buildings Allowed
PROPOSED ACCESSORY SHED	176.46 m2	Rear Yard - West	0.6 m
		Interior Side - North	1.2 m
		Interior Side - South	2.4 m
			Proposed Garage
			56.24 m
			3.59 m
			17.85 m



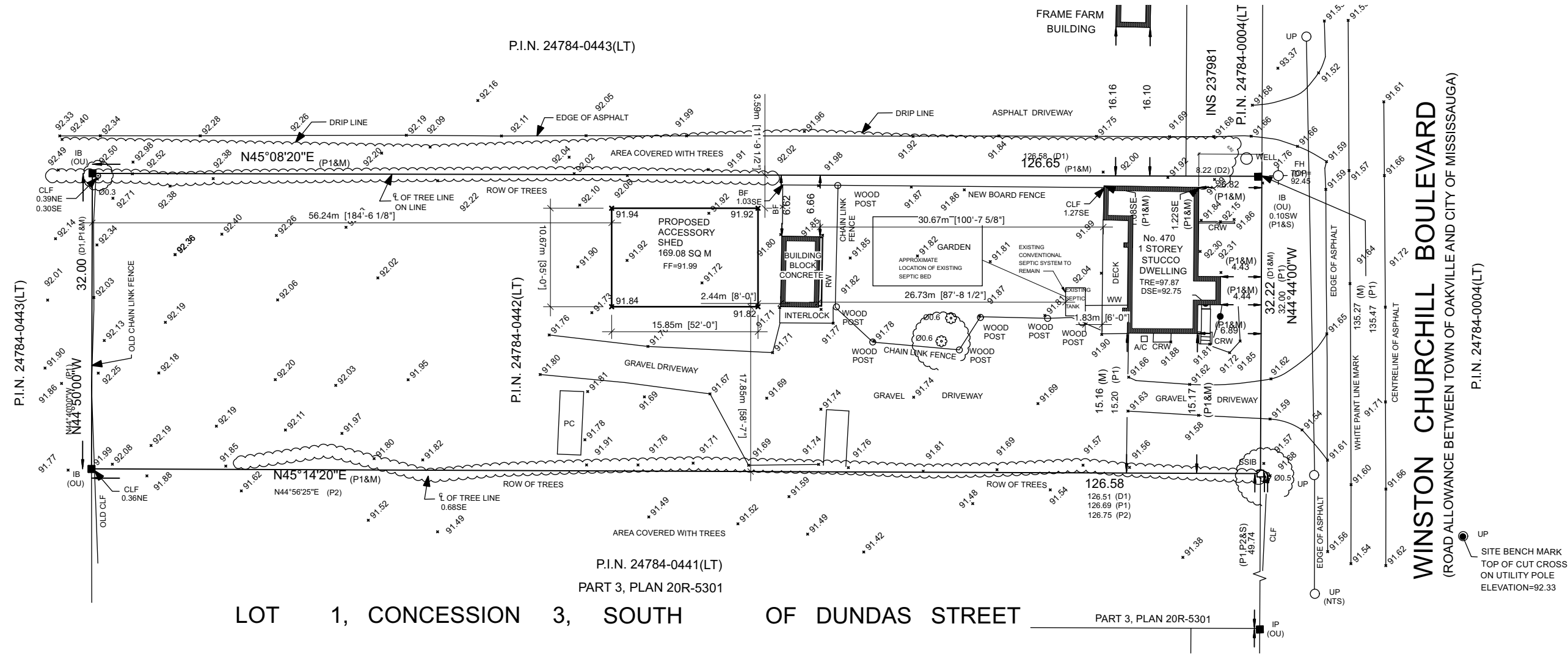
NOTES

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.



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:

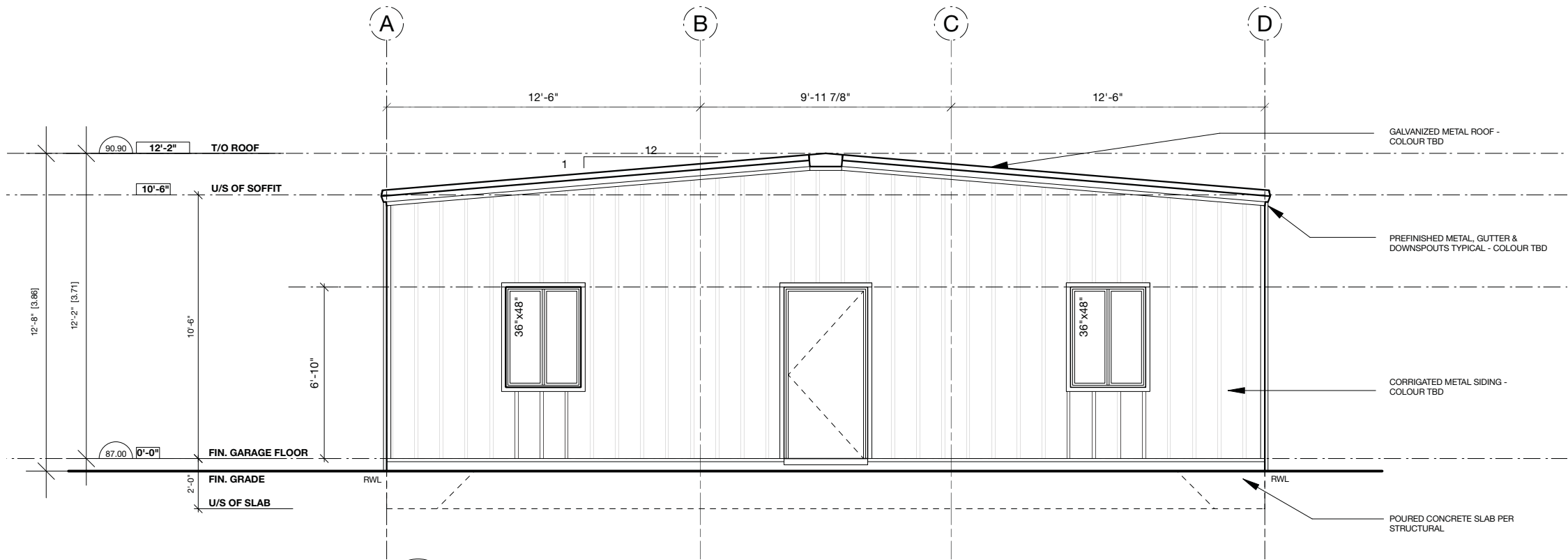
Melissa Weiler 36148
NAME SIGNATURE BCIN

REGISTRATION INFORMATION:

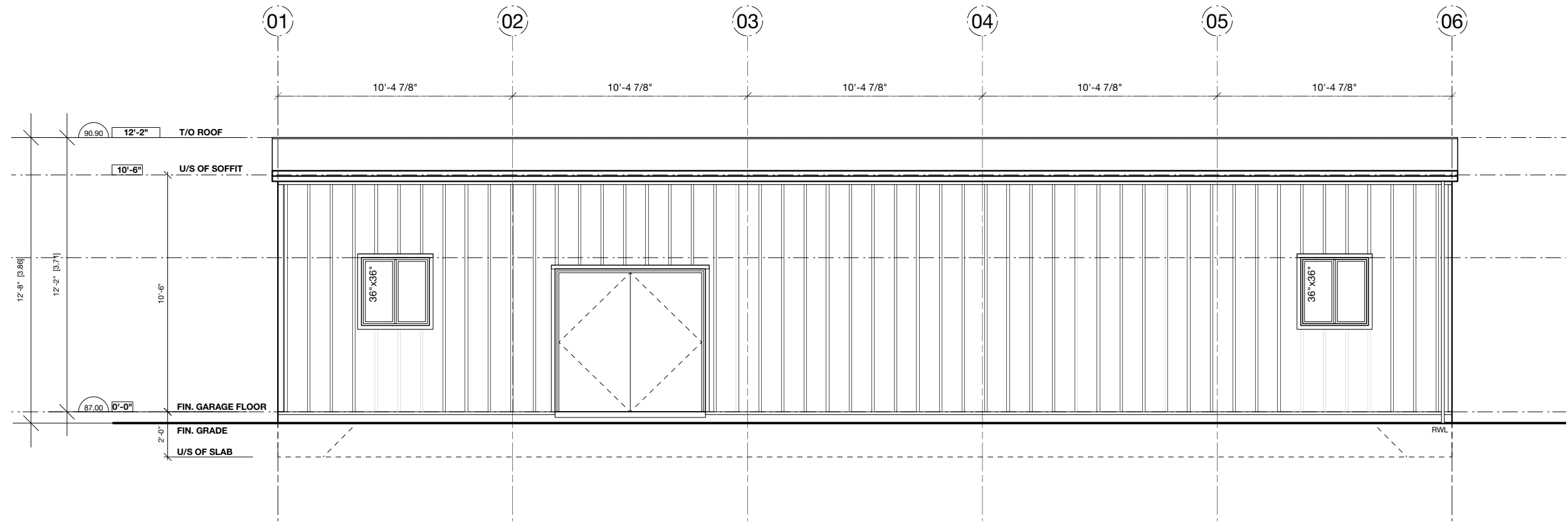
ELEVATED DESIGN INC. 112445
FIRM NAME BCIN

4	REVISED PER CITY COMMENTS	09.01.22
3	REVISED PER CITY COMMENTS	11.10.21
2	ISSUED FOR BUILDING PERMIT	09.27.21
1	ISSUED FOR CLIENT REVIEW	07.14.21
NO	DESCRIPTION	DATE
REVISIONS		
DESIGN INC. ELEVATED		
melissa@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	JOB NUMBER
MW	21023
DATE	SCALE
07/11/2021	1:500
SHEET NUMBER	A-1.0



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



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

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NAME SIGNATURE BCIN

REGISTRATION INFORMATION:

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REVISIONS

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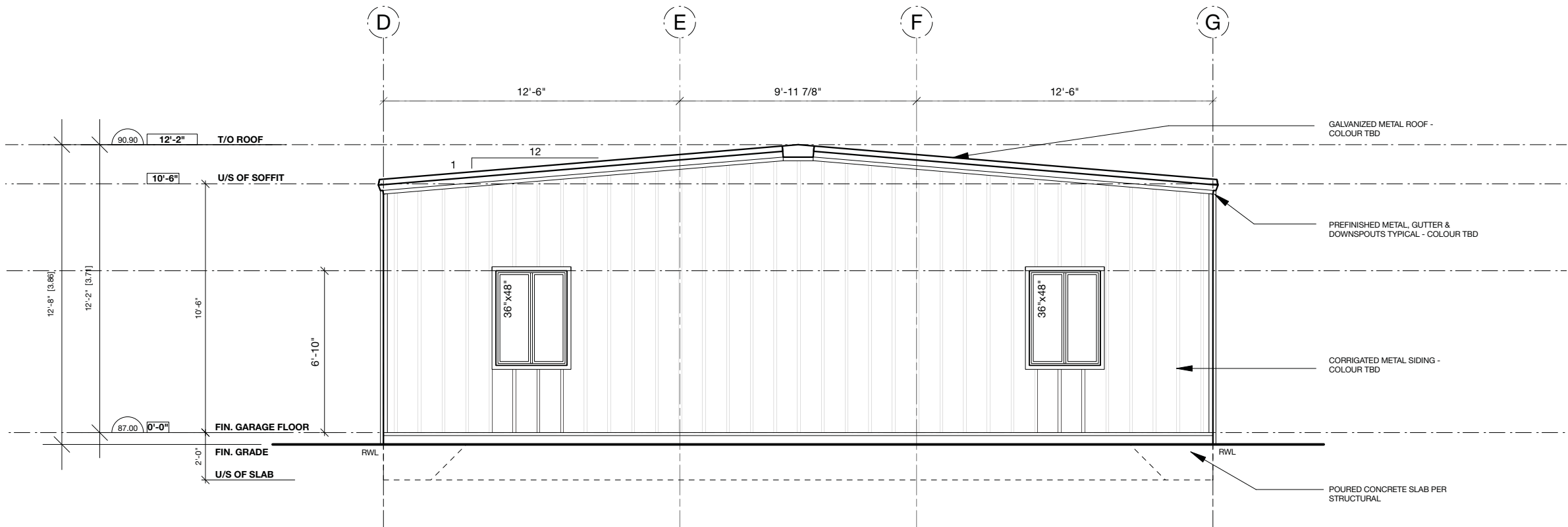
PROJECT
470 WINSTON CHURCHILL BLVD.
OAKVILLE, ON

SHEET TITLE
ELEVATIONS

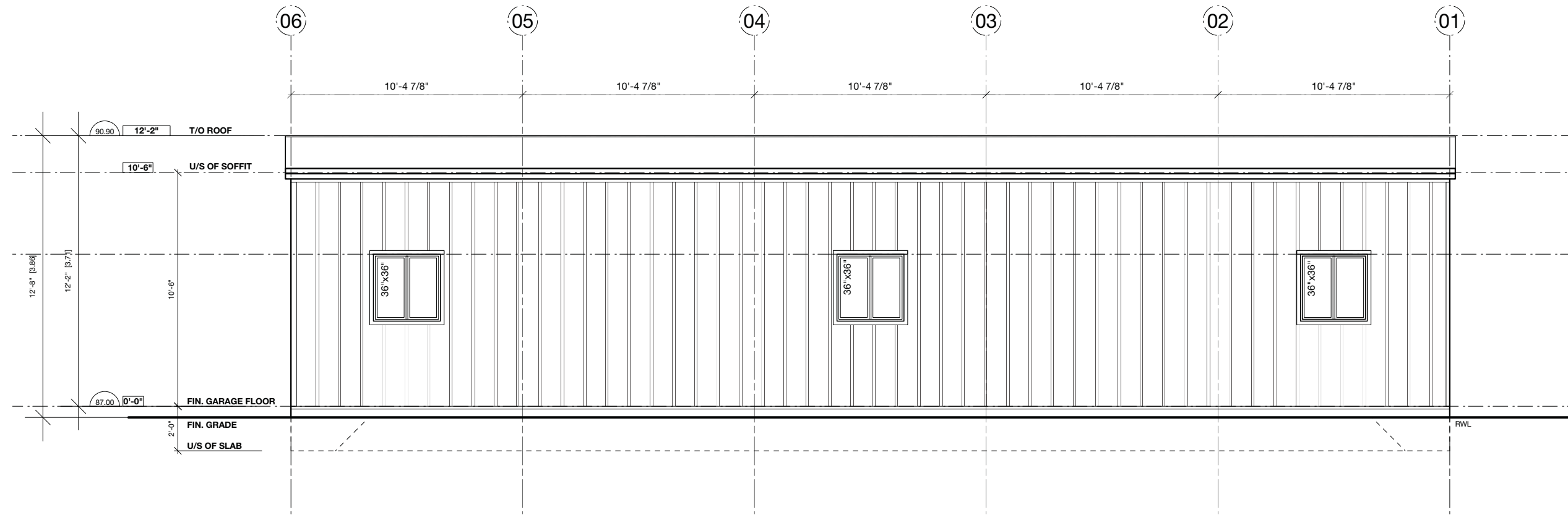
DRAWN BY MW
DATE 07/11/2021

JOB NUMBER 21023
SCALE 3/16" = 1'-0"

SHEET NUMBER
A-3.0



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



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

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DESIGN INC.
ELEVATED

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416-556-9818 • 2354 Lionstone Drive, Oakville, ON L6M 4T4

PROJECT

470 WINSTON CHURCHILL BLVD.
OAKVILLE, ON

SHEET TITLE

ELEVATIONS

DRAWN BY MW
DATE 07/11/2021

JOB NUMBER 21023
SCALE 3/16" = 1'-0"

SHEET NUMBER

A-3.0



PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

September 13, 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;
- A copy of the signed, stamped Engineer Letter, prepared by Jiri Tichy Engineering, dated September 9, 2022;
- A copy of the signed, stamped Geotechnical Engineer Letter, prepared by Terraprobe Inc, dated September 2, 2022;
- A copy of the Site Plan (Drawing A1-0), prepared by Elevated Design Inc., dated September 1, 2022;
- A copy of the Foundation Plan (Drawing A-2.1), prepared by Elevated Design Inc., dated November 10, 2021;
- A copy of the Ground Floor Plan (Drawing A-2.2), prepared by Elevated Design Inc., dated November 10, 2021;
- A copy of the Roof Plan (Drawing A-2.3), prepared by Elevated Design Inc., dated November 10, 2021;
- A copy of the Elevations (Drawing A-3.0), prepared by Elevated Design Inc., dated November 10,

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



2021; and,

- A copy of the Elevations (Drawing A-3.0), prepared by Elevated Design Inc., dated November 10, 2021.

Payment of full fees will be provided prior to circulation.

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. 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 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 with a rural nature. Given this, 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 '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') states 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.

This consistency is achieved by the proposal. Specifically, the proposal does not contemplate an accessory structure being connected to services. There is an absence of fixtures in the proposed structure, therefore the proposal does not trigger the need for servicing. As described in the accompanying Engineer Letter and Geotechnical Engineer Letters, the proposal will not impact the existing on-site municipal water and existing conventional private septic service. Furthermore, the proposal does not contemplate development of a scale nor type of development that warrants new servicing. Given this, the Region's servicing priorities and phasing for Urban Area lands are not compromised. This results in no adverse impacts to urban services, service phasing and service priorities for 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 personal items, has been planned and designed to comply with the applicable zoning regulations, to the greatest extent possible. For clarity, the proposed structure is contemplated to facilitate ease of use and enjoyment of the property. No business activities or home occupation uses are associated with the structure.

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 natural features or adjacent properties. It will also be visually screened by the existing dwelling, landscaped open spaces and landscaping along the property lines. Collectively, these features address privacy and overlook concerns.

Livable Oakville, via Policy 9.1.1, also directs that development of lands within the urban area shall be based on full urban water and sanitary sewers. I note that in accordance with Schedule A2 of Livable Oakville, the Subject Lands are located within the Urban Area. While the proposal contemplates development, as defined by Livable Oakville, it does not contemplate development that requires servicing. Given this, the existing detached dwelling is to be retained and will remain on the existing municipal water and private sanitary services. As such, the proposal will not require municipal or private servicing given the absence of fixtures, it does not compromise the Town's servicing priorities or servicing policy frameworks and will not place strain on the existing on-site septic system.

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 also ensuring public health and safety are protected. 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. Specifically, the proposed structure is an accessory, pre-fabricated structure that will not have any fixtures. As such and as further described in the accompanying signed and stamped Engineer Letter, the proposed structure will not require connection to the existing on-site municipal and private servicing infrastructure. As further demonstrated on the accompanying Site Plan, the proposed accessory structure is to be positioned west of the existing residential dwelling and west of the existing conventional septic system. The structure is not contemplated as a garage nor for a commercial operation but rather for the personal use of the Owner. The structure is of an appropriate and desirable design for the Site. It is also reflective of an optimized site design that provides for the protection and retention of nearby natural features, existing on-site servicing infrastructure and an opportunity for the continued enjoyment of property. As a result, the positioning of the structure will not have adverse impacts on the natural environment or surrounding lands and will not impact the ability to provide services in a safe, efficient and cost-effective manner for Urban Area 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 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