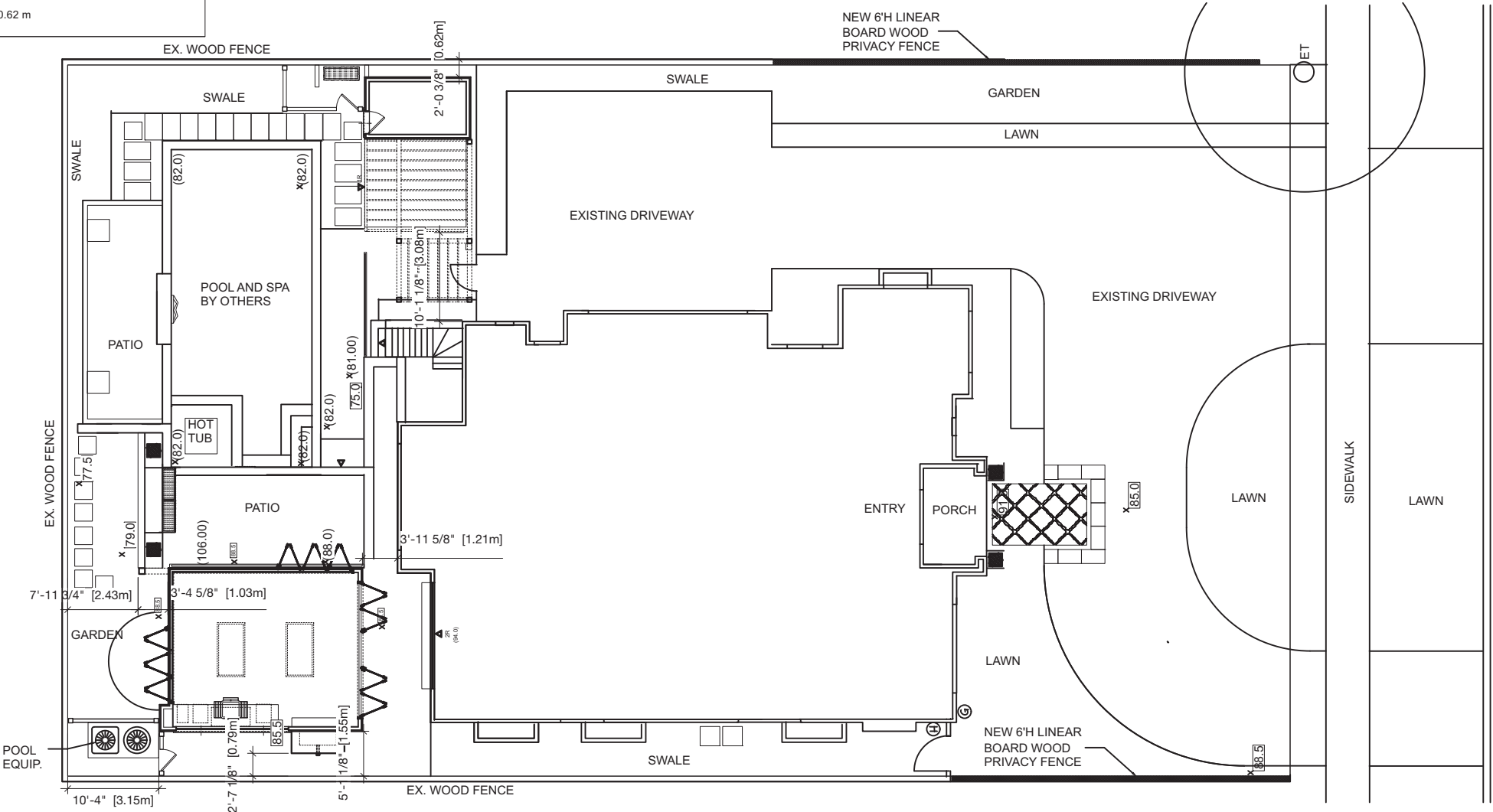


SITE STATISTICS

Address: 257 THIRD LINE
Zoning Classification: RL2-0

1.0 LOT AREA			Existing		5.0 BUILDING HEIGHTS			Allowed		Proposed					
Lot Area			1053.48 m2			EXISTING HOUSE			10 m		9.5 m				
2.0 LOT COVERAGE			Allowed - 25% of Lot Area		House - 24.56% of Lot Area		PROPOSED CABANA			4.0 m		3.51 m			
LOT COVERAGE			263.37 m2			258.79 m2			PROPOSED SHED			4.0 m		2.92 m	
3.0 ACCESSORY BUILDING COVERAGE															
			Proposed - 4.35% of Lot Area		Total Coverage - 28.91% of Lot Area										
CABANA & SHED			45.89 m												
4.0 SETBACKS			Accessory buildings Allowed		Cabana & Shed										
Rear Yard	7.5 m		3.15 m												
Interior Side - North	2.4 m		1.55 m												
Interior Side - South	1.2 m		0.62 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.

4		
3		
2	REVISED PER COMMENTS	02.14.22
1	ISSUED FOR PRELIMINARY REVIEW	01.19.22
NO	DESCRIPTION	DATE

REVISIONS

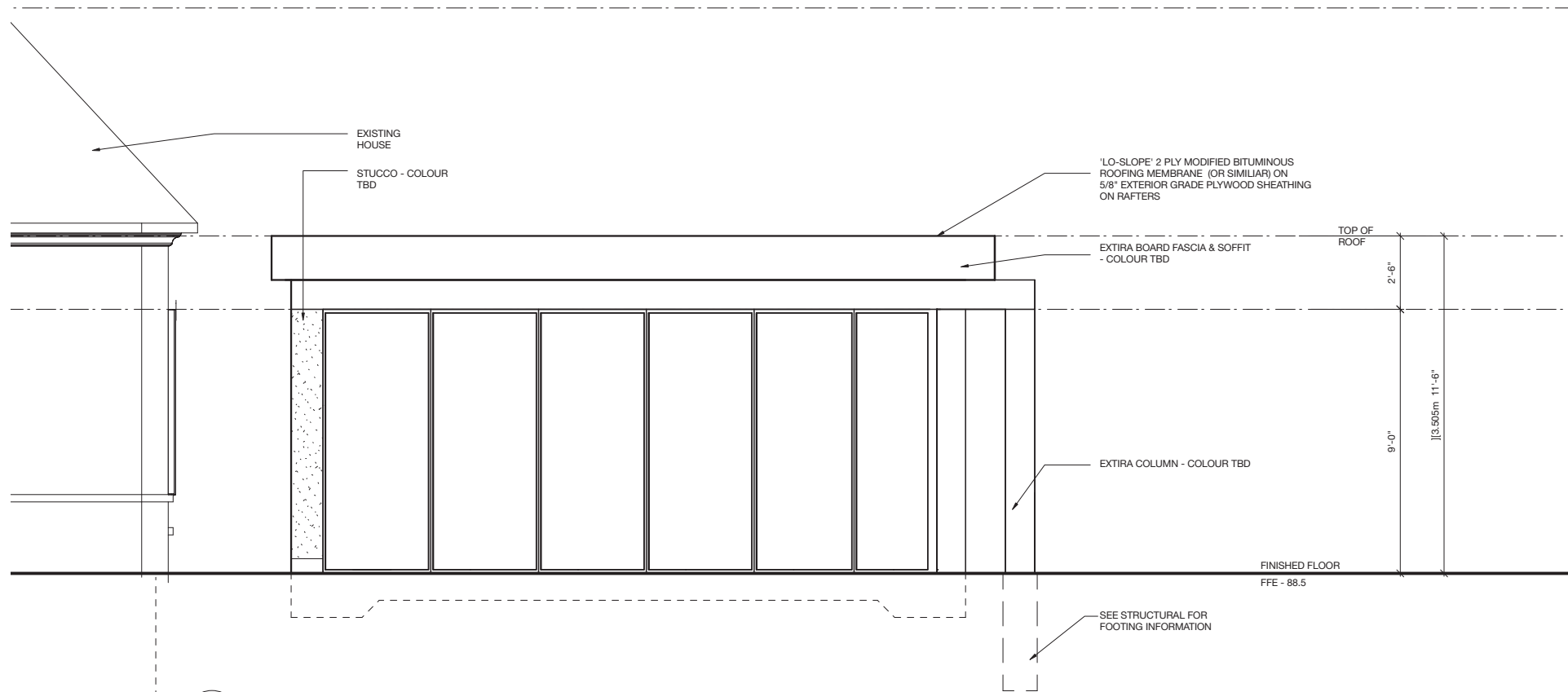


ProScape Land Design Inc.
(905) 842-0069
www.proscape.net
@proscape.land.design

PROJECT		257 THIRD LINE OAKVILLE, ON	
SHEET TITLE		SITE PLAN	
DRAWN BY	JOB NUMBER		
MW	21036		
DATE	SCALE		
01/10/2022	1:200		
SHEET NUMBER		A-1.3	



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



2 RIGHT SIDE ELEVATION
A-3.0 SCALE: 3/16"=1'-0"

NOTES

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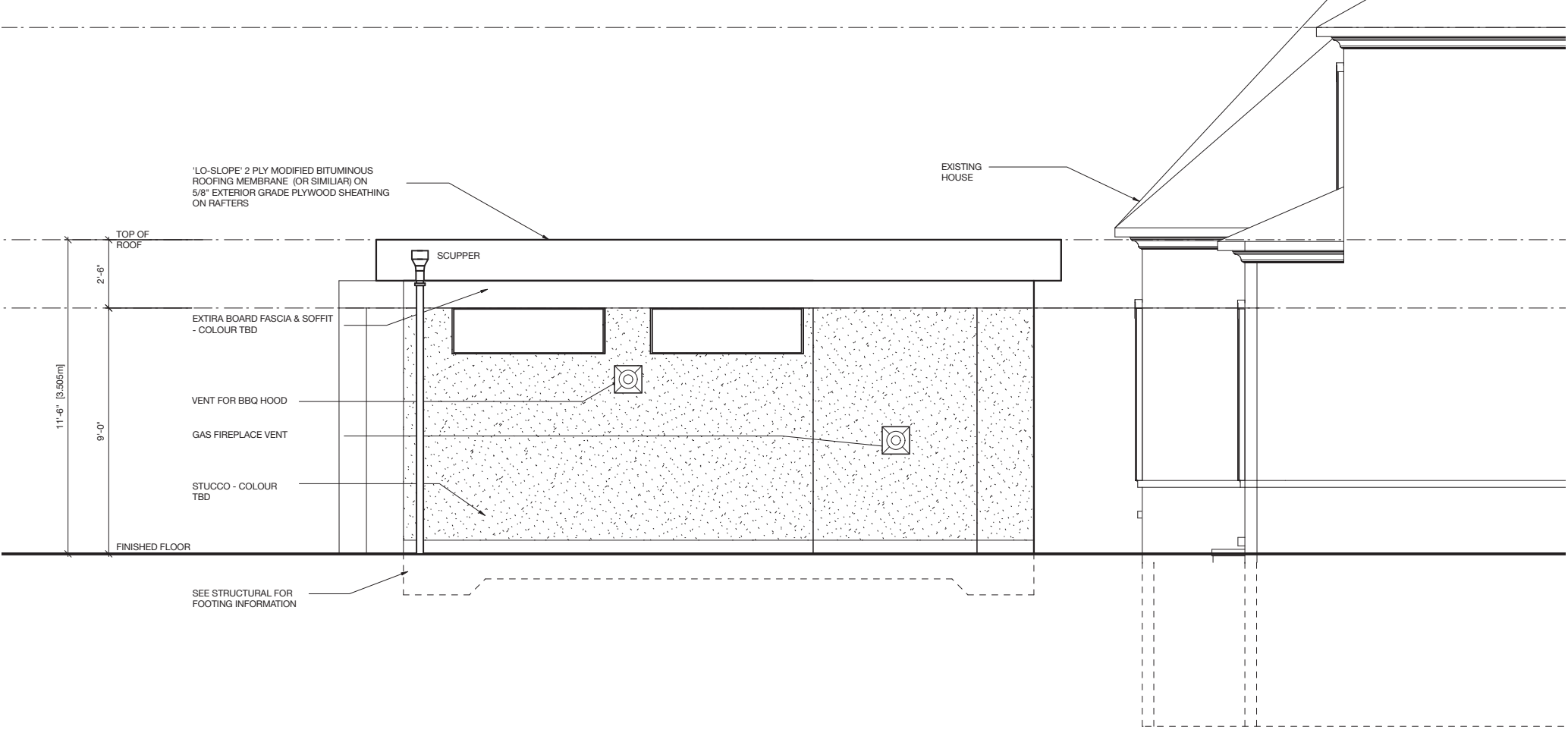
4		
3		
2	REVISED PER COMMENTS	02.14.22
1	ISSUED FOR PRELIMINARY REVIEW	01.19.22
NO	DESCRIPTION	DATE

REVISIONS

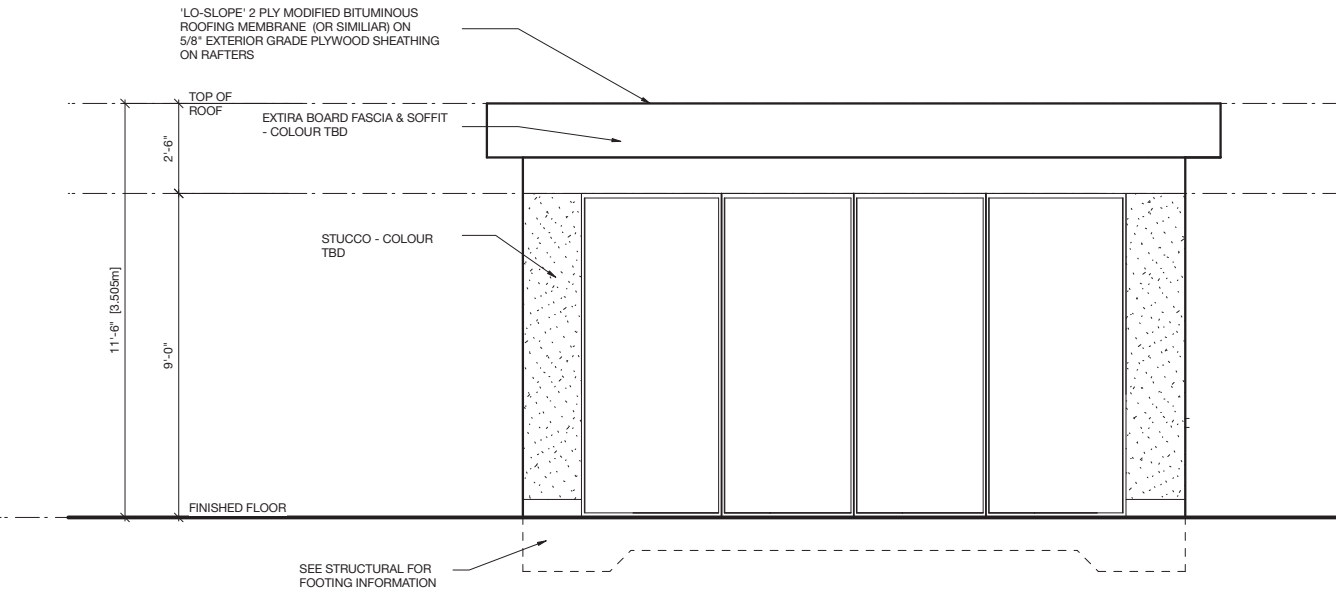


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PROJECT	
257 THIRD LINE OAKVILLE, ON	
SHEET TITLE	
ACCESSORY BUILDING - CABANA ELEVATIONS	
DRAWN BY	JOB NUMBER
MW	21036
DATE	SCALE
01/10/2022	3/16" = 1'-0"
SHEET NUMBER	
A-3.0	



1
A-3.1 LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"



1
A-3.1 REAR SIDE ELEVATION
SCALE: 3/16"=1'-0"

NOTES

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Drawings are not to be scaled.

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

4		
3		
2	REVISED PER COMMENTS	02.14.22
1	ISSUED FOR PRELIMINARY REVIEW	01.19.22
NO	DESCRIPTION	DATE

REVISIONS



ProScape Land Design Inc.
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PROJECT	
257 THIRD LINE OAKVILLE, ON	
SHEET TITLE	
ACCESSORY BUILDINGS - ELEVATIONS	
DRAWN BY	JOB NUMBER
MW	21036
DATE	SCALE
01/10/2022	3/16" = 1'-0"
SHEET NUMBER	
A-3.1	



August 22, 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 Cabana & Storage Shed
 257 Third Line, Town of Oakville

Dear Ms. McCrae,

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Sairah and Adnan Siddiqui (the 'Owner') of the lands municipally known as 257 Third Line, 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 accessory structures.

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 February 14, 2022, including:
 - Site Plan (Drawing A-1.3);
 - Accessory Building – Cabana Plans (Drawing A-2.0);
 - Accessory Building – Storage Shed Plans (Drawing A-2.1);
 - Accessory Building – Cabana Elevations (Drawing A-3.0);
 - Accessory Building – Cabana Elevations (Drawing A-3.1); and,
 - Accessory Building – Cabana Sections (Drawing A-3.2).

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 east side of Third Line, south of Rebecca Street and north of Hixon Street, in the Town of Oakville. The Site, municipally known as 257 Third Line, has approximately 24.75 metres of frontage on Third Line. 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. A local retail plaza and parks are interspersed. 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 (RL2-0)'. Detached dwellings and accessory structures are permitted.

REQUESTED RELIEF

The Owner is seeking permission to construct a rear yard accessory structure, hereinafter a 'cabana', and an accessory storage shed. The proposed cabana and shed have been planned and designed to comply with the applicable zoning regulations, to the greatest extent possible.

The following are the variances for which 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 3.15 metres is requested.
2. **Section 6.3.1, By-law 2014-014**
A minimum side yard setback of 2.4 metres is required.
A (south) side yard setback of 0.62 metres is requested.
3. **Section 6.4.2.a), By-law 2014-014**
A maximum lot coverage of 25% is required.
A lot coverage, including all accessory structures, of 28.92% 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 accessory structures have been designed to be complimentary to and compatible with the surrounding Neighbourhood, it is my opinion that the requested variances conform to the above-noted development criteria. Furthermore, the proposed cabana and shed have 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 and landscaping, thereby addressing privacy and overlook concerns. For the above-noted reasons, it is my opinion that the requested variances meet 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 (RL2-0)'. The requested variances 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 and a minimum side yard setback of 2.4 metres, a 3.15 metre rear yard setback and a 0.62 metre (south) side setback is requested, respectively.

A reduced rear yard setback, as measured from the nearest perimeter of the cabana 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 cabana 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 cabana, rear yard landscaped open space areas and wooden privacy fencing along the property lines. As a result, the positioning of the cabana does not lead to overlook or privacy concerns nor will it have any adverse impacts on the surrounding lands.

A reduced south side yard setback of 0.62 metres, as measured from the perimeter of the storage shed to the property line, is requested. The reduced side yard setback is needed to facilitate the accessory storage shed in an appropriate location. The storage shed is an appropriate and desirable feature for the Site and has been positioned to reflect an optimal site design. Sufficient spacing, drainage and privacy will be provided. Visual screening is provided via the proposed height of the shed at 2.9 metres, rear yard landscaped open space areas and wooden privacy fencing along the property lines. As a result, the positioning of the shed does not lead to overlook or privacy concerns nor will it have any adverse impacts on the surrounding lands.

Increased Lot Coverage

Section 6.4.2 of By-law 2014-014 states that a maximum lot coverage of 25% is required, whereas a lot coverage of 28.92% is requested.

The general intent and purpose of lot coverage regulations is to ensure that a dwelling's overall scale and massing is appropriate. Specifically, lot coverage regulations are intended to ensure an appropriately sized dwelling is constructed on a lot and to ensure that a dwelling is in keeping with the character of the surrounding Neighbourhood. Lot coverage regulations work hand-in-hand with building envelope regulations to ensure that a reasonable building footprint is provided. An overall appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.

I note that Section 6.2.4.b) of By-law 2014 – 014 requires that the floor area of all structures, including accessory buildings, be included in the calculation of lot coverage for lots subject to the Mature Neighbourhoods Overlay (-0) Zone. In other Zones across the Town, accessory structures are permitted a maximum lot coverage of five percent (5%). This 5% lot coverage is in addition



to and exclusive of the permitted lot coverage for dwellings. As such, the requested lot coverage is technical in nature.

In the case of the Subject Lands, approximately 4.4% or 45.89 square metres of the requested lot coverage is contained in the proposed cabana and proposed storage shed areas. The proposed increased lot coverage will allow for the construction of a rear yard cabana and rear yard storage shed that will facilitate greater enjoyment of the outdoors and are generally in keeping with the character of the surrounding Neighbourhood. Accessory structures are common in the Neighbourhood. It is my opinion that the requested lot coverage is appropriate and is a minor departure from existing permissions.

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, reduced side yard setback and increased lot coverage will maintain an appropriate built form, height, massing, and built form features. The variances 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 variances have 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 variances will permit the development of a rear yard cabana and storage shed structures on the Subject Lands. Collectively and individually, the variances represent a minor departure from what is currently permitted. The variances required do not represent overdevelopment of the Subject Lands as the proposed structures will be complimentary to the surrounding community and will implement the long-term vision for the area as a complete community. Overall, the variances 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 variances are 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.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Stephanie Matveeva, MCIP, RPP
Associate

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario

Re: Minor Variance Application, 257 Third Line

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,

Signature(s)

Print Name(s)

Homeowner(s) of:

Date:

254 Tracina Dr
Aug 16 / 22

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario

Re: Minor Variance Application, 257 Third Line

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,



Signature(s)

HARBHAGAT GAKHAL

Print Name(s)

Homeowner(s) of: 263 THIRD LINE

Date: Sept 01/2022

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario

Re: Minor Variance Application, 257 Third Line

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,



Signature(s)

RICHARD PALLAO

Print Name(s)

Homeowner(s) of: 248 TRACINA

Date: 08 AUGUST 2022

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario

Re: Minor Variance Application, 257 Third Line

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,



Signature(s)

INTEKHAB AHMED

Print Name(s)

Homeowner(s) of: 257 THIRD LINE, OAKVILLE

Date: Aug 18, 2022