

STANDARD DEVELOPMENT NOTES

- (A) ENGINEERING AND CONSTRUCTION DEPARTMENT**
- DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
 - AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
 - THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
 - THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

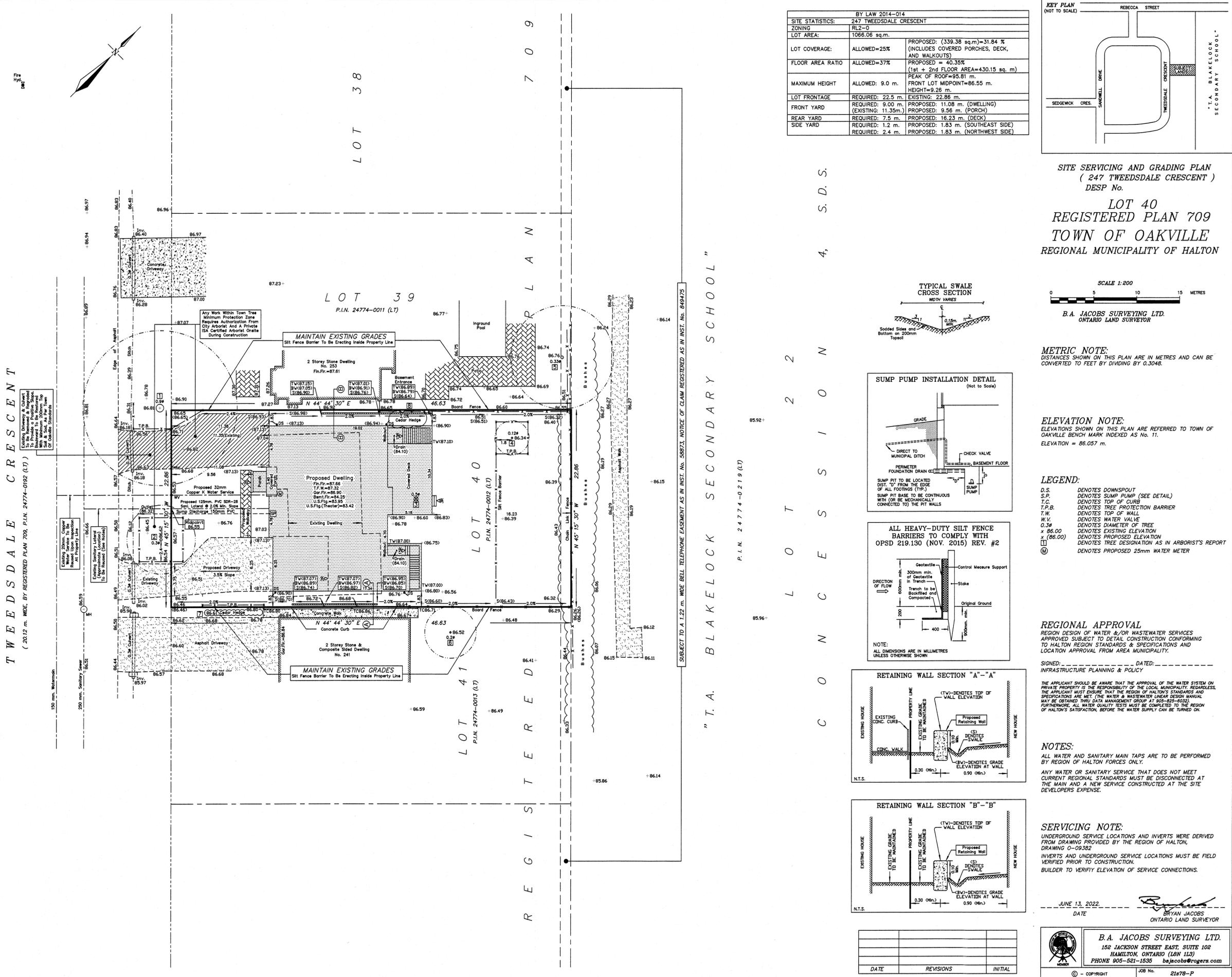
- THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
- BELL TELEPHONE EASEMENT OVER THE REAR 1.22 m. OF THE PROPERTY AS IN INST. No. 58873.
- THE STOOKPLING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
- ALL ROOF DOWNSPOUTS FROM EAVETROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
- ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DISCHARGE AWAY FROM DRIVEWAYS OR PATIO AREAS.
- MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
- ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM SITE. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
- ALL DISTURBED AREAS WITHIN THE EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOP SOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION, GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITY THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
- ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
- BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
- OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
- PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND NO. 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY AND SUBSIDIARY DRIVEWAY AND THE DRIVEWAY IS TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
- NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ALLIANCE AND THE BUILDER.
- DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
- LAWN AND SVALES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND MAXIMUM SLOPE OF 5.0%.
- WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
- THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
- ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
- WATERMAINS AND/OR WATER SERVICE CONNECTIONS SHALL HAVE A MINIMUM DEPTH OF 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 1.5m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
- SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER TOWN OF OAKVILLE STANDARDS.
- ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

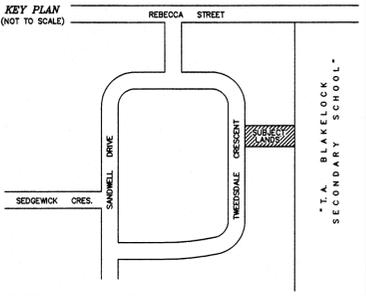
- SANITARY:**
 - MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE
 - EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE USED SUBJECT TO REGION OF HALTON APPROVAL
 - NEW LATERAL 125mm SDR-28 PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING
- STORM:**
 - MUNICIPAL STORM SEWER NOT AVAILABLE ON THE SITE
 - SUMP PUMP TO DRAIN TO EXISTING DITCH ON TWEEDSDALE CRESCENT.
 - DOWNSPOUTS TO DISCHARGE ONTO SPLASH PAD AND DIRECTED AWAY FROM BUILDING.
- WATER:**
 - EXISTING 20mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL
 - NEW 32mm WATER SERVICE SOFT COPPER TYPE "K" TO BE CONSTRUCTED P/L TO DWELLING
 - 20mm WATER SERVICE TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

EROSION AND SILTATION NOTES

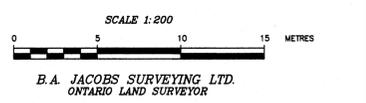
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - WEEKLY
 - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - AFTER SIGNIFICANT SNOW MELT EVENTS
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
- WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPULLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPULLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPULLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING - NUISANCE OR OTHERWISE, INTERFERENCE ISSUES ETC.
- EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCH BASINS, ROAD CATCH BASINS, PIPE INLETS ETC) MUST BE SECURED/FITTED WITH STATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 & 3 ABOVE.
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EXAMINING FROM THE SITE, THE OWNER OR OWNERS SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.



BY LAW 2014-014		
SITE STATISTICS:	247 TWEEDSDALE CRESCENT	
ZONING:	RL2-0	
LOT AREA:	1066.06 sq.m.	
LOT COVERAGE:	ALLOWED=25%	PROPOSED: (339.38 sq.m)=31.84 % (INCLUDES COVERED PORCHES, DECK, AND WALKOUTS)
FLOOR AREA RATIO:	ALLOWED=37%	PROPOSED = 40.35% (1st + 2nd FLOOR AREA=430.15 sq. m)
MAXIMUM HEIGHT:	ALLOWED: 9.0 m.	PROPOSED: PEAK OF ROOF=9.81 m. FRONT LOT MIDPOINT=86.55 m. HEIGHT=9.26 m.
LOT FRONTAGE:	REQUIRED: 22.5 m.	EXISTING: 22.86 m.
FRONT YARD:	REQUIRED: 9.00 m.	PROPOSED: 11.08 m. (DWELLING) (EXISTING: 11.35m.) PROPOSED: 9.58 m. (PORCH)
REAR YARD:	REQUIRED: 7.5 m.	PROPOSED: 16.23 m. (DECK)
SIDE YARD:	REQUIRED: 1.2 m.	PROPOSED: 1.83 m. (SOUTHEAST SIDE)
		PROPOSED: 1.83 m. (NORTHWEST SIDE)



SITE SERVICING AND GRADING PLAN
 (247 TWEEDSDALE CRESCENT)
 DESP No.
LOT 40
REGISTERED PLAN 709
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

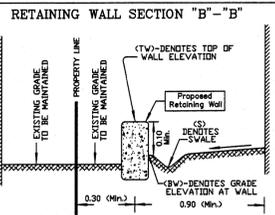
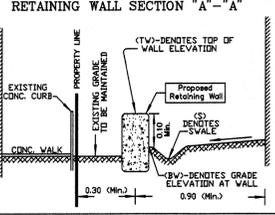
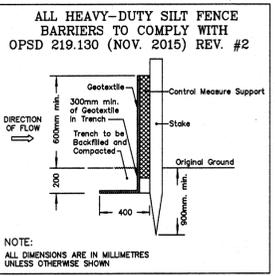
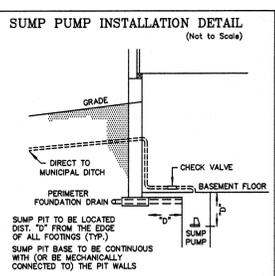
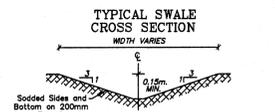


METRIC NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE:
 ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO TOWN OF OAKVILLE BENCH MARK INDEXED AS No. 11.
 ELEVATION = 86.057 m.

LEGEND:

- D.S.F. DENOTES DOWNSPOUT
- S.P. DENOTES SUMP PUMP (SEE DETAIL)
- T.C. DENOTES TOP OF CURB
- T.P.B. DENOTES TREE PROTECTION BARRIER
- DENOTES TOP OF WALL
- W.V. DENOTES WATER VALVE
- Ø 30 DENOTES DIAMETER OF TREE
- x 86.00 DENOTES EXISTING ELEVATION
- x 86.00 DENOTES PROPOSED ELEVATION
- Ⓜ DENOTES TREE DESIGNATION AS IN ARBORIST'S REPORT
- Ⓜ DENOTES PROPOSED 25mm WATER METER



REGIONAL APPROVAL
 REGION DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____
 INFRASTRUCTURE PLANNING & POLICY

THE APPLICANT SHOULD BE AWARE THAT THE APPROVAL OF THE WATER SYSTEM ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY. REGARDLESS OF THE APPLICANT MUST ENSURE THAT THE REGION OF HALTON'S STANDARDS AND SPECIFICATIONS ARE MET. (THE WATER & WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED THRU DATA MANAGEMENT GROUP AT 905-822-3033) FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION, BEFORE THE WATER SUPPLY CAN BE TURNED ON.

NOTES:
 ALL WATER AND SANITARY MAIN TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY.
 ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPERS EXPENSE.

SERVICING NOTE:
 UNDERGROUND SERVICE LOCATIONS AND INVERTS WERE DERIVED FROM DRAWING PROVIDED BY THE REGION OF HALTON, DRAWING 0-09382.
 INVERTS AND UNDERGROUND SERVICE LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 BUILDER TO VERIFY ELEVATION OF SERVICE CONNECTIONS.

JUNE 13, 2022
 DATE _____
 BRYAN JACOBS
 ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.
 152 SARGENT STREET EAST, SUITE 102
 HAMILTON, ONTARIO (L8N 1L3)
 PHONE 905-521-1535 bjacobs@rogers.com

DATE	REVISIONS	INITIAL

T.A. BLAKELOCK SECONDARY SCHOOL
 4, S.D.S.
 LOT 222
 C O N C E S S I O N
 LOT 709
 T.W.E.E.D.S.D.A.L.E C.R.E.S.C.E.N.T
 (2012 m. WIDE, BY REGISTERED PLAN 709, P.I.N. 24774-0192 (L.T.))
 SUBJECT TO A 1.22 m. WIDE BELL TELEPHONE EASEMENT AS IN INST. No. 58873, NOTICE OF CLAIM REGISTERED AS IN INST. No. 848475
 P.I.N. 24774-0219 (L.T.)
 P.I.N. 24774-0012 (L.T.)
 P.I.N. 24774-0013 (L.T.)



NO: DATE: REVISION:

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.

DATE ISSUED

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ARCHITECT.

**RAJINDER
CHAKU
ARCHITECT
INC.**

CERTIFICATE OF PRACTICE NO: 4588
8 Annual Circle
Brampton, Ontario L6X 2M2
Tel: (416) 841-8010
Email: rajinderchaku@yahoo.co.uk

PROJECT:
**SINGLE FAMILY DWELLING
CUSTOM HOME**

LOCATION:
**247 TWEEDSDALE
CRESCENT
OAKVILLE, ON**

DRAWN BY: A.M. CHECKED BY: R.C.

PROJECT DATE: APRIL, 2020

SCALE: 1/8" = 1'-0"

DRAWING NAME:
**FRONT/WEST
ELEVATION**

DRAWING NO:
A-6



NO: DATE: REVISION:

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.

DATE ISSUED

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ARCHITECT.

**RAJINDER
CHAKU
ARCHITECT
INC.**

CERTIFICATE OF PRACTICE NO: 4588
8 Annual Circle
Brampton, Ontario L6X 2M2
Tel: (416) 841-8010
Email: rajinderchaku@yahoo.co.uk

PROJECT:
**SINGLE FAMILY DWELLING
CUSTOM HOME**

LOCATION:
**247 TWEEDSDALE
CRESCENT
OAKVILLE, ON**

DRAWN BY: A.M. CHECKED BY: R.C.

PROJECT DATE: APRIL, 2020

SCALE: 1/8" = 1'-0"

DRAWING NAME:
**REAR/EAST
ELEVATION**

DRAWING NO:
A-8



NO: DATE: REVISION:

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.

DATE ISSUED

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ARCHITECT.

**RAJINDER
CHAKU
ARCHITECT
INC.**

CERTIFICATE OF PRACTICE NO: 4588
8 Annual Circle
Brampton, Ontario L6X 2M2
Tel: (416) 841-8010
Email: rajinderchaku@yahoo.co.uk

PROJECT:
**SINGLE FAMILY DWELLING
CUSTOM HOME**

LOCATION:
**247 TWEEDSDALE
CRESCENT
OAKVILLE, ON**

DRAWN BY: A.M. CHECKED BY: R.C.

PROJECT DATE: APRIL, 2020

SCALE: 1/8" = 1'-0"

DRAWING NAME:
**SIDE/SOUTH
ELEVATION**

DRAWING NO:
A-7



September 9, 2022

GSAI File: 1475-001

Committee of Adjustment
Town of Oakville
Planning Services
1225 Trafalgar Road
Oakville, ON L6H 0H3

Attn: Heather McCrae
Secretary Treasurer
Committee of Adjustment

Dear Ms., McCrae,

**RE: Minor Variance Application
Residential Development
247 Tweedsdale Crescent, Town of Oakville**

Glen Schnarr & Associates Inc. ('GSAI') are the planning consultants to Harjot Gakhal and Harbhagat Gakhal (the 'Owner') of the lands municipally known as 247 Tweedsdale 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 new single family detached dwelling.

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

- A copy of the completed Minor Variance Application Form;
- A copy of the Site Servicing and Grading Plan, prepared by B.A. Jacobs Surveying Ltd, dated June 13, 2022; and,
- A copy of the Architectural Plans, prepared by Rajinder Chaku Architect Inc., dated April 2020, including
 - Basement Floor Plan (Drawing A-2);
 - First Floor Plan (Drawing A-3);
 - Second Floor Plan (Drawing A-4);
 - Roof Plan (Drawing A-5);
 - Front/ West Elevation (Drawing A-6);
 - Side/ South Elevation (Drawing A-7);
 - Rear/ East Elevation (Drawing A-8); and,
 - Side/ North Elevation (Drawing A-9).

Payment of full fees will be provided prior to circulation.



SUBJECT LANDS & SURROUNDING AREA

The Subject Lands are located on the east side of Tweedsdale Crescent, south of Rebecca Street and north of Lakeshore Road West. The Site, municipally known as 247 Tweedsdale Crescent, has approximately 22.9 metres of frontage on Tweedsdale Crescent. The Subject Lands are currently improved with a 2-storey detached dwelling with an attached private garage.

The area surrounding the Subject Lands is a well-established residential Neighbourhood characterized predominantly by 1-, 1½- and 2-storey detached dwellings. Parks and schools are also interspersed. The Neighbourhood can be characterized as having an eclectic character given 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 are a permitted use.

REQUESTED RELIEF

The Owner is seeking permission to construct a new detached dwelling. The existing dwelling is to be demolished. The proposed dwelling has 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 interior side yard setback of 2.4 metres is required.
A (north) interior side yard setback of 1.83 metres is requested.
2. **Section 6.4.1, By-law 2014-014**
The maximum residential floor area ratio for a detached dwelling with a lot area of 1,022.0 square metres to 1,114.99 square metres is 37%.
A residential floor area ratio of 40.35% is requested.
3. **Section 6.4.2, By-law 2014-014**
Where the detached dwelling is greater than 7.0 metres in height, a maximum lot coverage is 25% is required.
A lot coverage of 31.84% is requested.



4. Section 6.4.6, By-Law 2014-014
A maximum height of 9.0 metres is required.
A maximum height of 9.26 meters is requested.

MINOR VARIANCE TESTS

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

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 & Purpose of the Official Plan

As mentioned above, the Subject Lands are designated 'Low Density Residential' by the in-effect 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 and detached dwelling built form are permitted.

Livable Oakville directs that infill development in stable residential communities is to be evaluated against perspective 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 distances 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 dwelling has been designed to be complimentary to and compatible with both historical and recent development forms in the Neighbourhood, it is my opinion that the requested variances conform to the above-noted development criteria. Furthermore, the proposed dwelling has been situated generally in accordance with the footprint of the existing dwelling and in a similar fashion to newer built



forms found in the surrounding Neighbourhood. Given this, the proposal will provide for a built form, massing and built form features that will seamlessly integrate with the established character of the Neighbourhood. 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 & Purpose of the Zoning By-law

As mentioned above, the Subject Lands are subject to By-law 2014-014, as amended. The requested variances seek the following relief:

Reduced Setback

Sections 6.3.1 of By-Law 2014-014 state that a minimum interior side yard setback is 2.4 meters is required, whereas a (north) interior side yard setback of 1.83 metres is requested.

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 maintenance as well as appropriate transition, while also avoiding privacy and overlook concerns.

A reduced (north) interior side yard setback, as measured from the perimeter of the dwelling to the northern property line, is being requested. In this case, the requested setback is required to facilitate a dwelling that is appropriately situated on the lot. The reduced setback is also reflective of an optimized site design that will provide sufficient site access, spacing and circulation. The dwelling has been appropriately situated on the lot to provide for sufficient separation between dwellings that are beside one another. Furthermore, the proposed dwelling will be visual screened by landscaping along the property lines and wooden privacy fencing. Overall, the proposed reduced interior side yard setback will not have adverse impacts on the surrounding lands. The minimal presence of windows along the northern façade and retention of privacy fencing ensure no privacy or overlook concerns will occur. Finally, I note that the reduced interior side yard are found in the surrounding Neighbourhood. Therefore, the requested reduced interior side yard setback is appropriate and will maintain the established character in the Neighbourhood.

Increased Residential Floor Area Ratio

Section 6.4.1 of By-law 2014-014 states that the maximum residential floor area ratio permitted is 37%, whereas a residential floor area ratio of 40.35% is requested.

The purpose and intent of residential floor area ratio regulations is to control the overall building mass on a property. The residential floor area ratio regulation works hand-in-hand with building envelope regulations, including lot coverage, to ensure that a reasonable built form and massing is provided. An appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.



The proposed dwelling has been planned and designed to provide a built form that is sensitive to the surrounding context and is compatible. More specifically, it provides for a built form and massing that reflects other similar dwellings in the Neighbourhood. It also includes a series of architectural articulations, particularly along the western front elevation, which breaks up the massing of the dwelling. In my opinion, the requested increase in residential floor area ratio is of a scale that is consistent and compatible with the surrounding Neighbourhood.

Increased Lot Coverage

Section 6.4.2 of By-law 2014-014 states that where the detached dwelling is greater than 7.0 metres in height the maximum lot coverage is 25%, whereas a lot coverage of 31.84% 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, including residential floor area ratio 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 By-law 2014 – 014 requires that the floor area of covered porches and walk-out basement areas to be included in the calculation of lot coverage. This results in situations where proposed lot coverage is elevated. In the case of the Subject Lands, appropriately 5.34% or 56.9 squares metres of the requested lot coverage is contained in these front covered porch, rear covered deck and basement walk-out areas. As such, approximately 26.5% of the requested lot coverage is attributed to the dwelling. The front covered porch and rear covered deck design features assist in providing architectural diversity to the proposed design. Furthermore, the front covered porch is a noted design feature of dwellings in the surrounding Neighbourhood. I also highlight that the proposed dwelling features a large stepback above the rear covered porch, thereby reducing the dwellings visual massing and privacy concerns.

The requested lot coverage will allow for the construction of a dwelling that is generally in keeping with the character of the surrounding Neighbourhood, is compatible with the historic built forms in the Neighbourhood and is within range of previous approvals and existing building coverages. As further demonstrated in **Appendix A** of this Letter, recent Committee decisions in the surrounding area have approved increased lot coverages of more than 31%. Furthermore, existing building coverages that exceed 25% are common in the Neighbourhood. Based on the above, it is my opinion that the requested lot coverage is appropriate and is a minor departure from existing and previous approvals.



Increased Building Height

Section 6.4.6 of By-Law 2014-014 states that for a maximum building height of 9.0 metres is permitted, whereas a maximum height of 9.26 meters is requested.

The purpose and intent of height regulations is to control massing and architectural form. Height regulations work hand in hand with other building envelope regulations to ensure an appropriate built form is provided on a lot.

In this case, the requested height, as measured from grade to the top of the roof, is required to facilitate a high-quality, refined built form and living space to accommodate the needs of the family. The proposed dwelling will provide for an overall scale, massing and built form features that are consistent with those found in the surrounding Neighbourhood. Furthermore, the requested height is within range of previous Committee approvals. Based on the above, it is my opinion that the requested building height is appropriate and is a minor departure from existing and previous permissions.

Based on the above, it is my opinion that the proposed variances meet 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 variances will allow for the proposed redevelopment of the Subject Lands. Reinvestment in lands in close proximity to transit and amenities, such as that being proposed, is appropriate and desirable for the Town, the Neighbourhood, and this property.

The requested reduced interior side yard, increased residential floor area ratio, increased lot coverage, and increased height will maintain an appropriate built form, height, mass, and built-form features. The variances are desirable in recognizing the appropriate redevelopment of the Subject Lands.

Overall, it is my opinion that the proposed variances have been designed to be complimentary to the character of the Subject Lands and the surrounding Neighbourhood. 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 residential structure on the Subject Lands and represents a minor departure from what is currently permitted. The variances required do not represent overdevelopment of the Subject Lands as the proposed dwelling will be complimentary to the surrounding Neighbourhood and will respect the existing physical character, massing and scale of the Neighbourhood.



Overall, the variances will allow for sensitive reinvestment to occur on the Subject Lands in a manner that is compatible and in keeping with the current physical character of the Neighbourhood. The variances requested will not result in adverse impact on adjoining properties or the surrounding Neighbourhood. Collectively and individually, it is my opinion that the proposed variances are 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



APPENDIX A / Lot Coverage Analysis



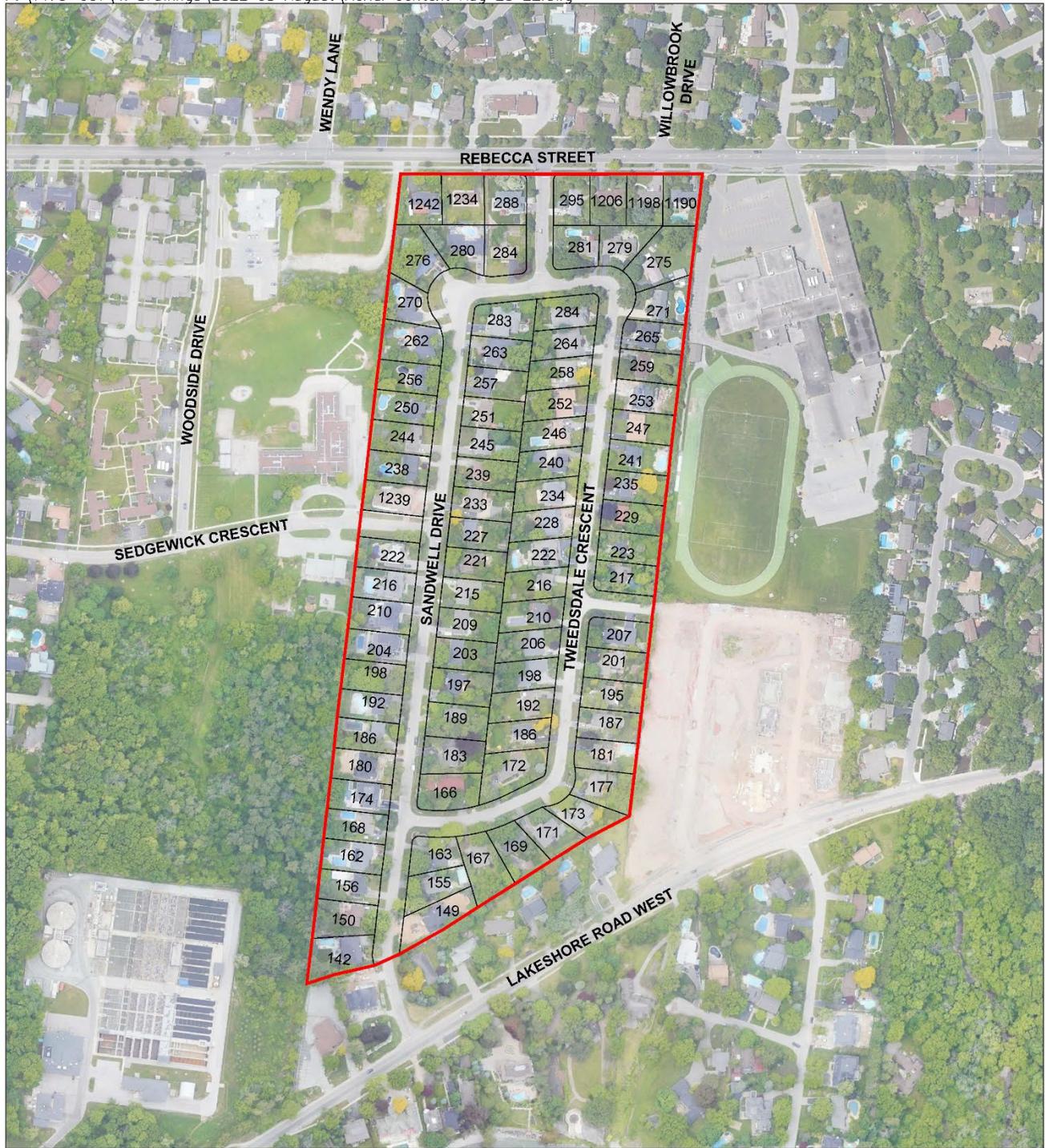
A.1 / Lot Coverage Analysis

In support of the proposed development, a lot coverage analysis was undertaken to assess the appropriateness of the proposal in the context of the surrounding Neighbourhood. For clarity, the surrounding Neighbourhood boundaries are indicated in the Aerial Context Plan provided on the next page. Furthermore, the surrounding Neighbourhood was established based on lands with a similar zoning category to the Subject Lands. The results of this analysis is presented below.

Address	Permitted Coverage	Lot Area (sq m)	Building Footprint (sq m)	Building Coverage (%)
1242 Rebecca Street	25%	1,266	231.54	18%
1234 Rebecca Street	30%	1,229	199.28	16%
1206 Rebecca Street	30%	1,070	177.84	17%
1198 Rebecca Street	30%	1,075	189.03	18%
1190 Rebecca Street	30%	1,082	163.12	15%
281 Tweedsdale Crescent	25%	1,119	144.51	13%
279 Tweedsdale Crescent	30%	1,062	331.35	31%
275 Tweedsdale Crescent	30%	1,768	165.42	9%
271 Tweedsdale Crescent	25%	1,118	235.32	20%
265 Tweedsdale Crescent	25%	1,052	229.12	22%
259 Tweedsdale Crescent	30%	1,069	178.42	17%
253 Tweedsdale Crescent	25%	1,069	329.92	31%
247 Tweedsdale Crescent	25%	1,069	262.33	25%
241 Tweedsdale Crescent	25%	1,069	234.84	22%
235 Tweedsdale Crescent	25%	1,069	148.97	14%
229 Tweedsdale Crescent	25%	1,069	140.13	13%
223 Tweedsdale Crescent	25%	1,069	133.57	12%
217 Tweedsdale Crescent	25%	1,065	158.62	15%
207 Tweedsdale Crescent	30%	1,064	218.07	20%
201 Tweedsdale Crescent	30%	1,068	170.04	16%
195 Tweedsdale Crescent	25%	1,067	182.0	17%



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AERIAL CONTEXT PLAN

TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

LEGEND

 Subject Lands



SCALE: NTS
 AUGUST 25, 2022



Address	Permitted Coverage	Lot Area (sq m)	Building Footprint (sq m)	Building Coverage (%)
187 Tweedsdale Crescent	30%	1,067	223.21	21%
181 Tweedsdale Crescent	30%	1,060	174.41	16%
177 Tweedsdale Crescent	30%	1,184	216.92	18%
173 Tweedsdale Crescent	30%	1,008	220.66	22%
171 Tweedsdale Crescent	30%	1,073	237.81	22%
169 Tweedsdale Crescent	25%	1,159	264.33	23%
167 Tweedsdale Crescent	25%	1,393	185.57	13%
284 Tweedsdale Crescent	25%	1,123	352.12	31%
264 Tweedsdale Crescent	30%	1,061	333.85	31%
258 Tweedsdale Crescent	30%	1,063	274.5	26%
252 Tweedsdale Crescent	30%	1,064	229.68	22%
246 Tweedsdale Crescent	25%	1,066	168.66	16%
240 Tweedsdale Crescent	25%	1,067	201.39	19%
234 Tweedsdale Crescent	25%	1,068	266.22	25%
228 Tweedsdale Crescent	25%	1,070	277.12	26%
222 Tweedsdale Crescent	25%	1,071	382.08	36%
216 Tweedsdale Crescent	30%	1,073	142.22	13%
210 Tweedsdale Crescent	25%	1,074	175.5	16%
206 Tweedsdale Crescent	30%	1,075	221.85	21%
198 Tweedsdale Crescent	30%	1,077	251.35	23%
192 Tweedsdale Crescent	30%	1,078	144.18	13%
186 Tweedsdale Crescent	30%	1,080	177.98	16%
172 Tweedsdale Crescent	30%	1,468	230.84	16%
288 Sandwell Drive	25%	1,221	306.49	25%
295 Sandwell Drive	30%	1,064	171.65	16%
284 Sandwell Drive	30%	1,196	188.74	16%



Address	Permitted Coverage	Lot Area (sq m)	Building Footprint (sq m)	Building Coverage (%)
280 Sandwell Drive	25%	1,280	369.23	18%
276 Sandwell Drive	25%	1,460	256.98	30%
270 Sandwell Drive	30%	972	292.77	30%
262 Sandwell Drive	30%	1,287	366.76	28%
256 Sandwell Drive	25%	1,069	165.73	16%
250 Sandwell Drive	25%	1,069	187.41	18%
244 Sandwell Drive	25%	1,069	160.36	15%
238 Sandwell Drive	25%	1,069	159.77	15%
1239 Sedgewick Crescent	25%	1,069	350.64	33%
222 Sandwell Drive	25%	1,069	230.1	22%
216 Sandwell Drive	25%	1,069	256.9	24%
210 Sandwell Drive	25%	1,123	298.34	27%
204 Sandwell Drive	25%	1,071	344.13	32%
198 Sandwell Drive	30%	1,074	207.45	19%
192 Sandwell Drive	30%	1,012	149.97	15%
186 Sandwell Drive	25%	1,093	180.64	17%
180 Sandwell Drive	25%	1,067	284.57	27%
174 Sandwell Drive	25%	1,066	281.84	26%
168 Sandwell Drive	30%	1,066	153.97	14%
162 Sandwell Drive	30%	1,066	265.2	25%
156 Sandwell Drive	25%	1,066	162.67	15%
150 Sandwell Drive	25%	1,217	161.5	13%
142 Sandwell Drive	25%	1,336	313.02	23%
283 Sandwell Drive	25%	1,268	428.48	34%
263 Sandwell Drive	30%	1,057	300.1	28%
257 Sandwell Drive	25%	1,058	225.41	21%



Address	Permitted Coverage	Lot Area (sq m)	Building Footprint (sq m)	Building Coverage (%)
251 Sandwell Drive	30%	1,058	267.85	25%
245 Sandwell Drive	25%	1,058	206.84	20%
239 Sandwell Drive	25%	1,059	195.39	18%
233 Sandwell Drive	30%	1,058	158.34	15%
227 Sandwell Drive	25%	1,059	145.12	14%
221 Sandwell Drive	30%	1,059	159.99	15%
215 Sandwell Drive	30%	1,060	275.04	26%
209 Sandwell Drive	30%	1,060	176.0	17%
203 Sandwell Drive	30%	1,060	188.96	18%
197 Sandwell Drive	30%	1,202	210.93	18%
189 Sandwell Drive	25%	1,202	142.64	12%
183 Sandwell Drive	30%	1,223	301.74	25%
166 Sandwell Drive	30%	1,261	268.59	21%
163 Sandwell Drive	25%	952	179.55	19%
155 Sandwell Drive	25%	1,089	213.67	20%
149 Sandwell Drive	30%	1,270	319.64	25%
<i>Minimum</i>				14%
<i>Maximum</i>				34%
<i>Average</i>				20%
<i>Sample Size At or Above 31%</i>				6
<i>Sample Size Below 31%</i>				83
<i>Sample Size</i>				89

Based on the above, there are a number of instances where building coverages exceeds the lot coverage permissions of By-law 2014-014. As such, there is a broad range of coverages present both along Tweedsdale Crescent and in the surrounding Neighbourhood. Therefore, it is my opinion that the proposed dwelling is appropriate for the Subject Lands and is within range of building coverages found in the surrounding Neighbourhoods. Furthermore, the proposal



provides for a scale and massing that is generally consistent with recent developments and the established character of the Neighbourhood.

A.2 / Surrounding Decision Analysis

In addition to the above lot coverage analysis, an analysis of surrounding Committee of Adjustment Decisions in the same Neighbourhood regarding lot coverage was undertaken. The following is what we found.

Address	Required Lot Coverage	Proposed Lot Coverage	Change
253 Tweedsdale Crescent	25%	29.73%	4.73%
253 Tweedsdale Crescent	25%	28.37%	3.37%
1239 Sedgewick Crescent	25%	31.52%	6.52%

Based on the above, there are instances where the Committee of Adjustment has granted increased lot coverages in the surrounding Neighbourhood. I highlight that the lands municipally known as 1239 Sedgewick Crescent, received approval for a lot coverage of 31.52%. As such, it is my opinion that the proposal, with a proposed lot coverage of 31.84% is consistent with lot coverage approvals in the surrounding area. The proposal will provide for architectural articulations that will break the visual massing of the dwelling and will facilitate a built form and built form features that are consistent with those in the Neighbourhood.