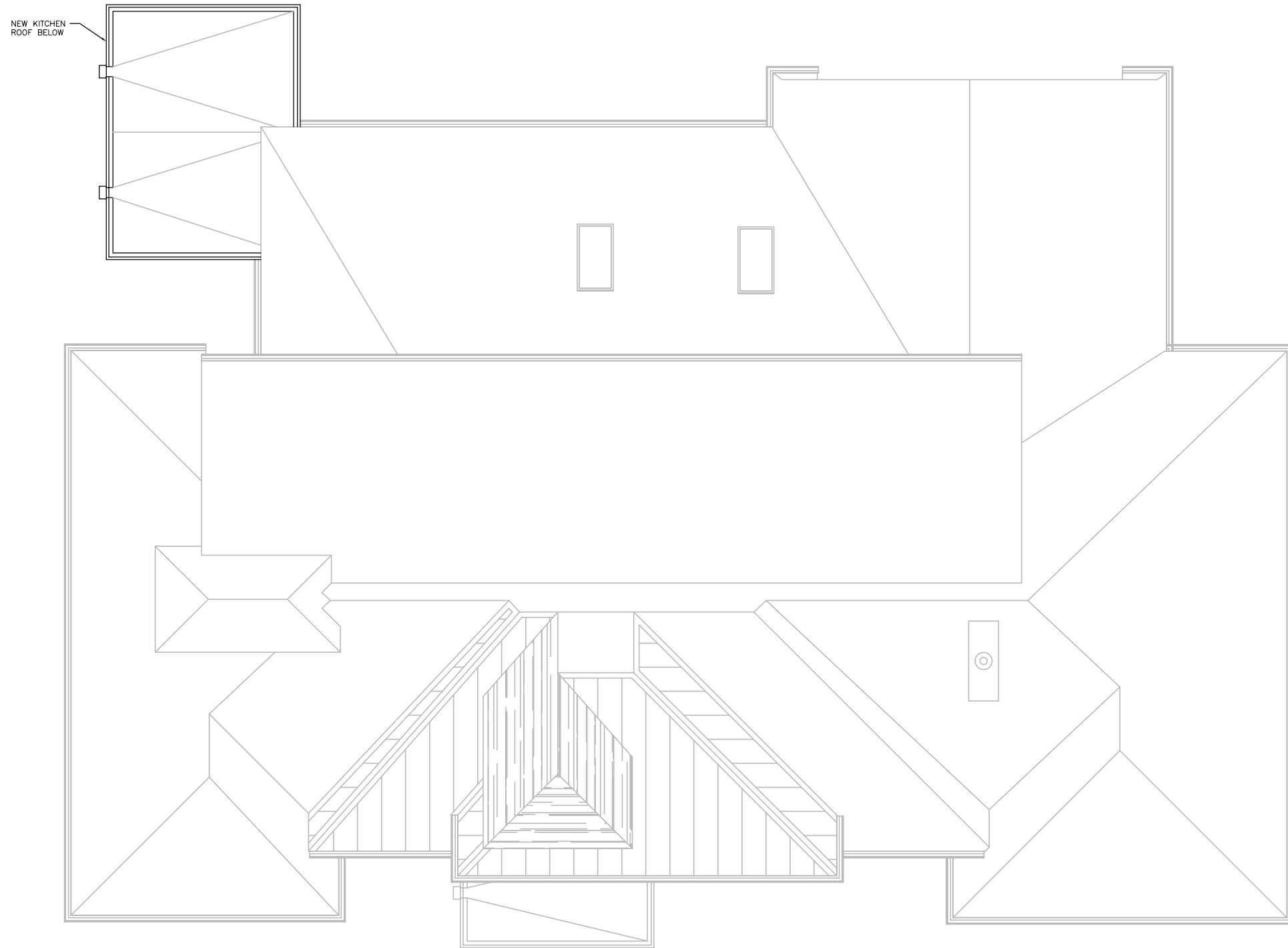
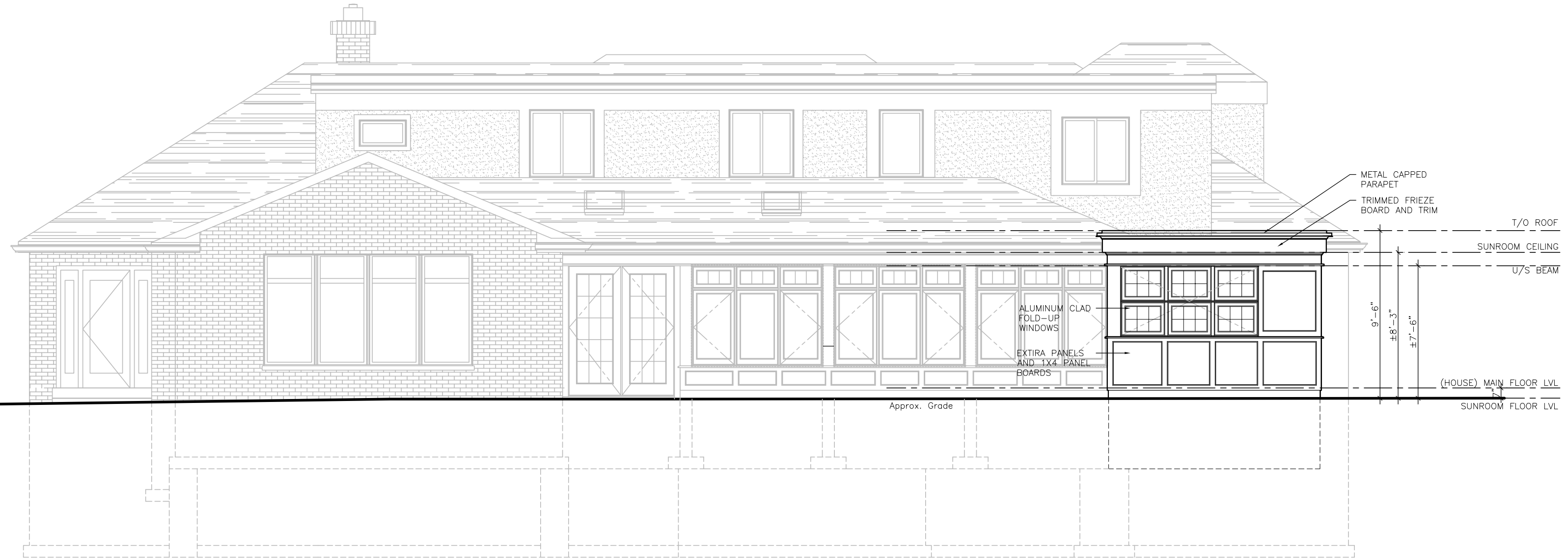


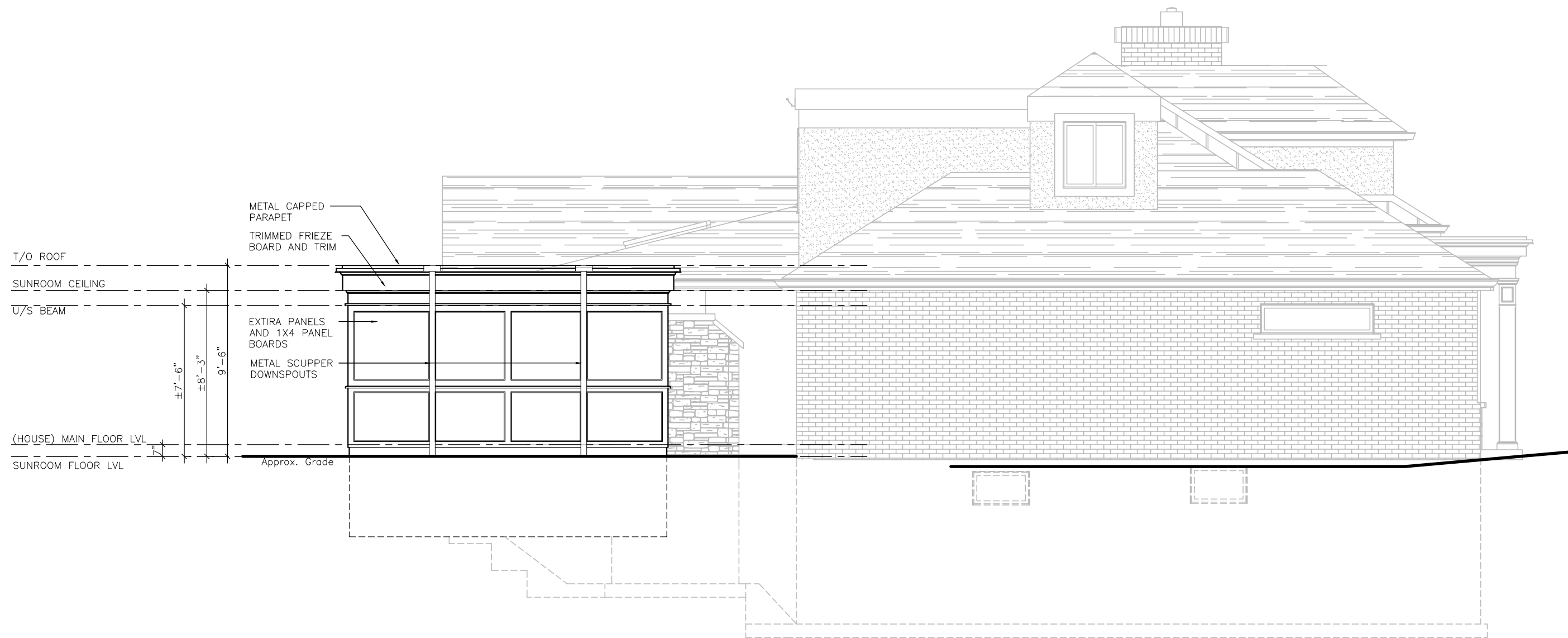


## SITE STATISTICS – COA

DESCRIPTION	EXISTING	PROPOSED	BY-LAW
ZONED	RL1-0		
LOT AREA (MINIMUM)	1,429.17 m <sup>2</sup>	EX. TO REMAIN	1,393.5 m <sup>2</sup>
LOT FRONTAGE (MINIMUM)	30.83 m	EX. TO REMAIN	30.5 m
SETBACKS			
– FRONT YARD	11.85 m	EX. TO REMAIN	10.85 m
– INTERIOR YARD (WEST)	2.51 m	2.51 m	4.2 m
– REAR YARD	19.97 m	EX. TO REMAIN	10.5 m
– INTERIOR YARD (EAST)	4.34 m	EX. TO REMAIN	4.2 m
MAX. NUMBER OF STOREYS	2	EX. TO REMAIN	2
MAX. BUILDING HEIGHT	EX. TO REMAIN	EX. TO REMAIN	9.0 m
MAX. DWELLING DEPTH	15.57 m	17.21 m	20.0 m
R.F.A.			
– MAIN FLOOR	261.29m <sup>2</sup>	277.64m <sup>2</sup>	
– SECOND FLOOR	111.93m <sup>2</sup>	EX. TO REMAIN	
TOTAL:	373.22m <sup>2</sup>	389.57m <sup>2</sup>	
MAX. R.F.A. RATIO %	26.11%	27.26%	29%
FOOTPRINT AREA	310.40m <sup>2</sup>	325.55m <sup>2</sup>	
LOT COVERAGE %	21.72%	22.78%	25%





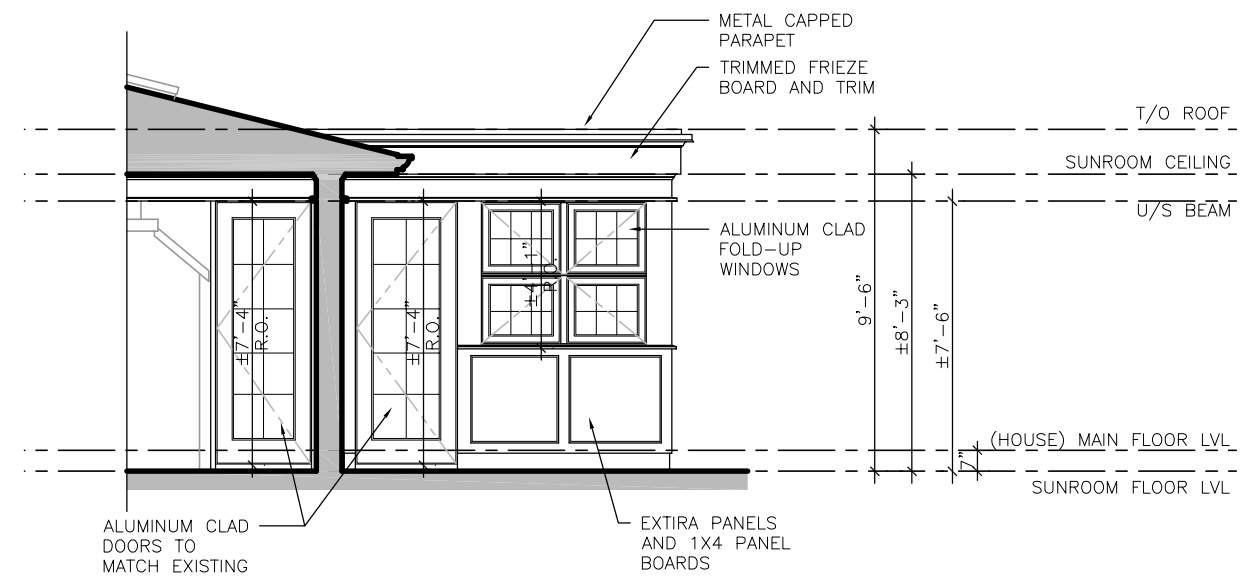
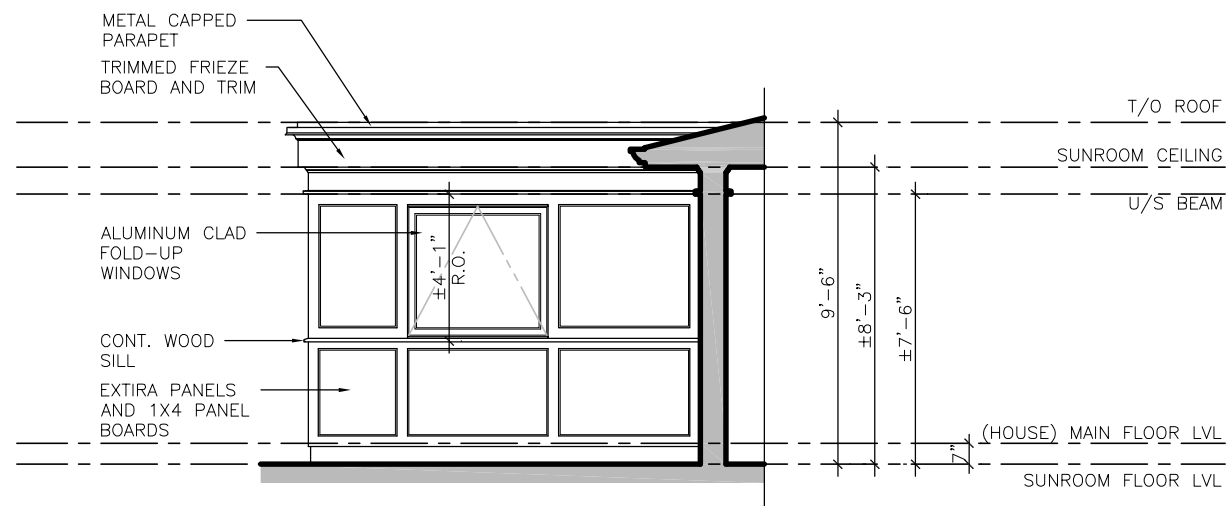


METAL CAPPED  
PARAPET  
TRIMMED FRIEZE  
BOARD AND TRIM

EXTRA PANELS  
AND 1X4 PANEL  
BOARDS  
METAL SCUPPER  
DOWNSPOUTS

T/O ROOF  
SUNROOM CEILING  
U/S BEAM  
±7'-6"  
±8'-3"  
9'-6"  
(HOUSE) MAIN FLOOR LVL  
SUNROOM FLOOR LVL

Approx. Grade



September 5<sup>th</sup>, 2024

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



**RE: MINOR VARIANCE APPLICATION**  
**LOCATION: 1315 CLEAVER DRIVE, OAKVILLE, ON L6J 1W5**

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Dear Committee of Adjustment Council Members,

My client seeks your approval to build a small addition off their existing sunroom in the side yard of their house.

My client would like an enclosed outdoor kitchen serving both the backyard and the sunroom. This location is important for the addition as any other location is quite difficult to accommodate. We have designed it in a way that minimizes the impact of the addition to the neighbours by matching the already existing side yard setback of the house and designing it as a single storey structure with a flat roof.

Therefore, we are seeking relief from one bylaw parameter:

- We are looking to match the addition side yard setback with the existing side yard setback of the house at 2.51m (Bylaw is 4.2m)

If you have any questions or concerns, feel free to contact me. Thank you for your time.

Sincerely,

**Steven Brousseau**

Principal | *Steven Brousseau Design Inc.*  
info@stevenbrousseaudesign.com  
(905) 541-7661