

TREE PROTECTION NOTE

- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERRECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
- NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
- THE DEVELOPER OR HIS/HER/HIS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
- WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
- WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
- IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.

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.
- REVISION 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 EXPULSED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPULSED 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 EXPULSED 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 CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTROL DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW AN APPROVED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

MUNICIPAL RIGHT-OF-WAY NOTES

- ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
- ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

EXCAVATION NOTES:

- APPROXIMATE GROUNDWATER ELEVATION IS TO BE CONFIRMED PRIOR TO CONSTRUCTION. IF GROUNDWATER INTERFERES WITH HOUSE CONSTRUCTION/DESIGN, CONTRACTOR TO NOTIFY ENGINEER.
- BUILDER TO VERIFY HOUSE CONNECTION INVERTS PRIOR TO EXCAVATION FOR FOOTINGS.

LOT 9
P.I.N. 24776 - 0330(LT)

PART 4, 20R-22193
(Subject to Easement in HR1910038)

PART 5, 20R-22193
(Subject to Easement in HR1910038)

Proposed
2 Storey Dwelling
N° 21

FFE = 88.04
TFW = 87.68
BFE = 84.63
USF = 84.33

LOT 11
P.I.N. 24776 - 0332(LT)

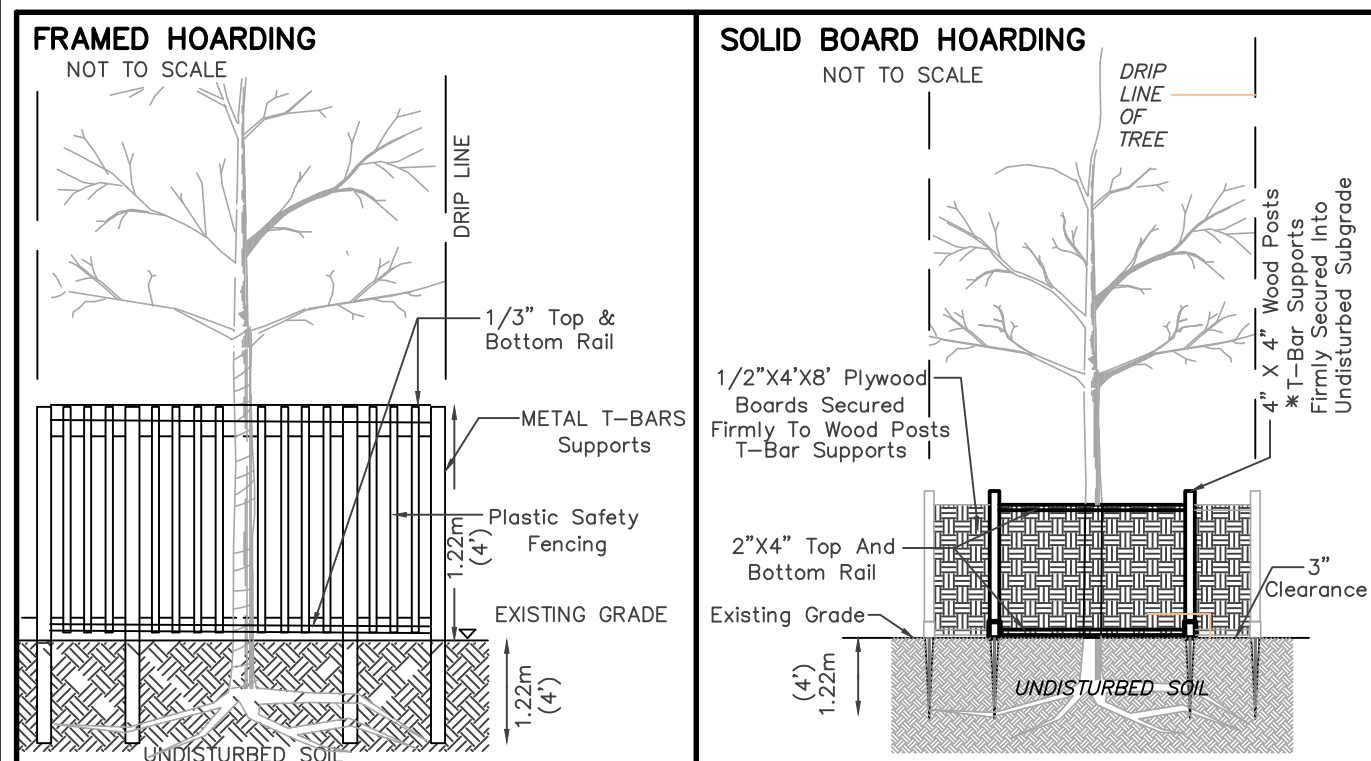
PEBBLERIDGE PLACE
(1700 Metre Wide Municipal Road)
P.I.N. 24776 - 0345(LT)

TREE PROTECTION ZONE

TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

Trunk Diameter (DBH) (1)	Minimum Protection Distances Required (2)
<10 cm	1.8 m
10-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100+ cm	6.0 m

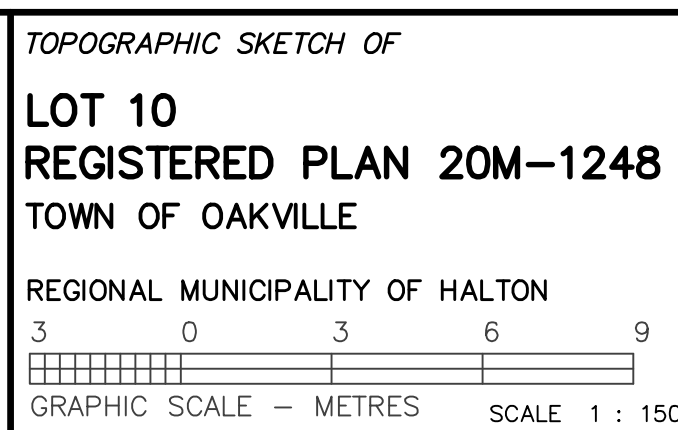
- Diameter at breast height (DBH) measurement of tree trunk taken at 1.4 metres above ground.
- Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.
- The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line. Some trees and some conditions may require a larger TPZ at the discretion of the Town.



- NOTE:**
- HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
 - HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
 - HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE IS OBTAINED FROM DEVELOPMENT AND DESIGN.
 - DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
- * T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.

DESIGN LEGEND

- (88.04) DENOTES EXISTING GRADE TO REMAIN
- (87.68) DENOTES PROPOSED GRADE
- (84.63) DENOTES EXISTING GRADE
- DENOTES DOOR ENTRANCE
- DENOTES DRAINAGE DIRECTION
- DENOTES PROPOSED WATER METER
- DENOTES PROPOSED SUMP PIT
- DENOTES PROPOSED TREE HOARDING
- DENOTES PROPOSED SILT FENCE
- DENOTES TREE TO BE REMOVED
- DENOTES DOWNSPOUT C/W SPLASHPAD



BOUNDARY NOTE
ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° ?? HAVING AN ELEVATION OF 00.000m (CGVD-1928).

TREE NOTE
ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

LEGEND

- AW DENOTES ANCHOR WIRE(S)
- BB DENOTES BELL BOX
- CON-020 DENOTES 1/2\"/>

UNDERGROUND SERVICES NOTE
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.
THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S NOTE

- I CERTIFY THAT:
 - THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
 - THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON JUNE 27, 2024.

DATE: JULY 11, 2024

ROBERT D. MCCONNELL
ONTARIO LAND SURVEYOR

CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3487
FAX (905) 845-3519
E-mail: info@ccmls.com

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672

CLIENT: STRUCTURED CREATIONS
O.L.S. FILE N° 49-24

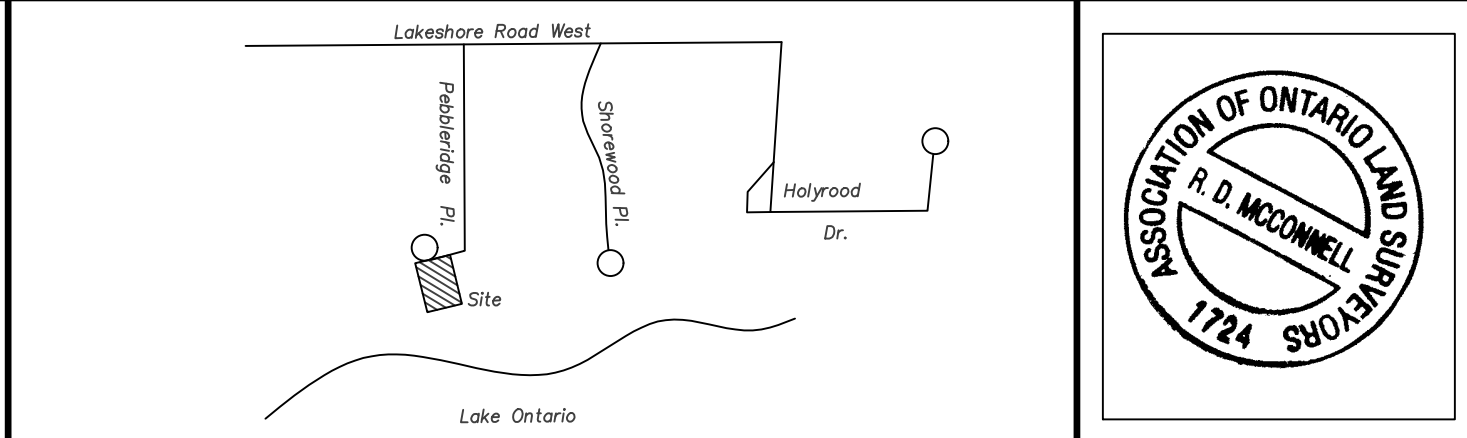
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DATE	REVISIONS	INITIAL	REGIONAL DRAWING N°
2024/09/20	REVISED FOR COMMITTEE OF ADJUSTMENT	RDW	
2024/08/06	ISSUED FOR COMMITTEE OF ADJUSTMENT	RDW	

DATE: SEPT. 20, 2024 SCALE 1 : 150

PLAN 49-24-1



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.
- (B) GENERAL NOTES
- THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
 - THERE ARE EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
 - THE STOOPLING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
 - ALL ROOF DOWNSPOUTS FROM EAVES/TROUGH 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 DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PAINT AREAS.
 - MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER MAINS AND REPORT IT TO THE ENGINEER.
 - ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
 - CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
 - ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL 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 UTILITIES 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 SOODING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SOODED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N° 1 NURSURY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 - NO SOODING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
 - DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
 - LAWN AND SMALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A 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. RET. 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 UNSHINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
 - ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
 - SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
 - ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.
 - AREA DRAIN AND ASSOCIATED PLUMBING NOT PART OF LOT GRADING APPROVAL.
- (C) UTILITIES CONNECTION
- SANITARY:
 - MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
 - PROPOSED 125 mmØ PVC SANITARY CONNECTION AS PER REGION STANDARDS.
 - BASEMENT FACILITIES MAY REQUIRE A SEWAGE EJECTOR PUMP.
 - STORM:
 - MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
 - PROPOSED CONNECTION TO BE INSTALLED SUBJECT TO TOWN APPROVAL.
 - PROPOSED FLOOR DRAINS TO CONNECT TO EXISTING STORM MAIN.
 - WATER:
 - SERVICE CONNECTIONS TO BE 32 mmØ TYPE 'K' SOFT COPPER TUBING ON PRIVATE-SIDE AS PER TOWN OF OAKVILLE REQUIREMENTS.
 - SERVICE CONNECTIONS TO BE 25 mmØ TYPE 'K' SOFT COPPER TUBING ON PUBLIC-SIDE AS PER REGION OF HALTON REQUIREMENTS.

SITE STATISTICS - ZONE RL1-0 ZONING BY-LAW 2014-014

- LOT AREA = 2,000.5 m² (1,393.5 m² Minimum).
- LOT FRONTAGE = 26.00 m (30.5 m Minimum).
- AREAS FOR COVERAGE:
 - (A) MAIN DWELLING = 551.38 m²; (Includes Garage & Porches)
 - (B) ROOF OVERHANG BEYOND 0.45 m = 41.38 m²;
 - (C) TOTAL DWELLING = 592.76 m²;
- LOT COVERAGE = 29.63% (25.0% Maximum).
- ESTABLISHED GRADE = 87.12 m.
- BUILDING HEIGHTS:
 - ROOF PEAK = 9.00 m (9.00 m Maximum);
- BUILDING DEPTH:
 - 35.13 m (20.00 m Maximum);
- SETBACKS:
 - FRONT = 10.5 m (Garage) (10.5 m Minimum);
 - REAR = 11.55 m (Porch) (10.50 m Minimum);
 - SIDES = 4.20 m AND 4.20 m Minimum;
- RESIDENTIAL FLOOR AREA = 788.69 m²
- RFA/LOT RATIO = 39.43% (29% Maximum).

REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND 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, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Water and Wastewater Linear Design Manual may be obtained thru Data Management Group at 905-825-8032).

Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

N° 21 PEBBLERIDGE PLACE, OAKVILLE

SITE PLAN

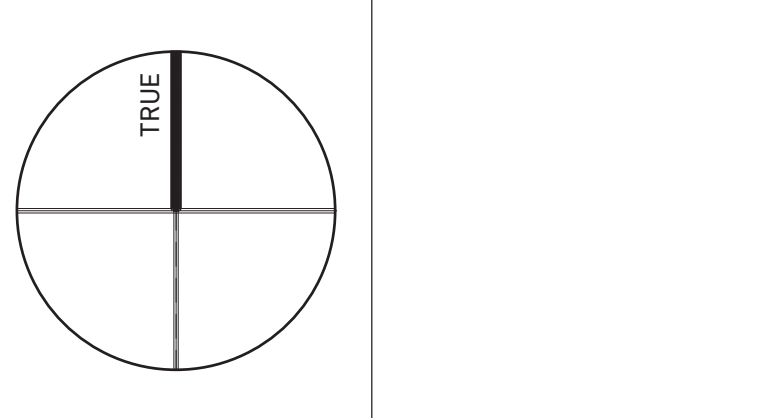
SITE GRADING AND SERVICING PLAN

APA RESIDENCE
NEW RESIDENCE

21 PEBBLERIDGE PLACE
OAKVILLE ONTARIO

PROJECT NORTH

ENG. STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARRIN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN OR DESIGN OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORY.

AUG 1/24
DATE

D. SANGER-SMITH, B. ARCH. BCIN 262286

STRUCTURED CREATIONS INC. BCIN 25617

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OR CONDITIONS NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AND SERVICES BY THE WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OR ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL, DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

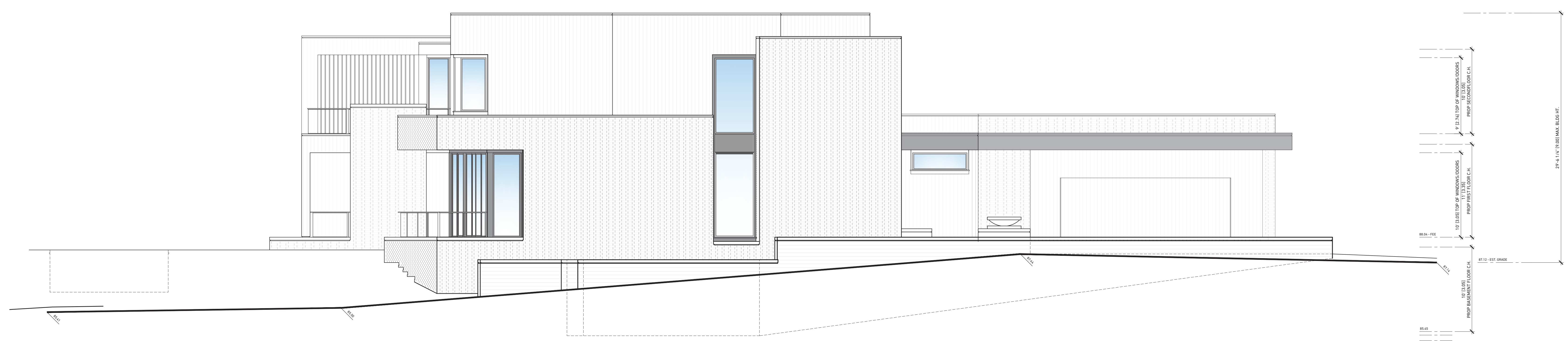
CONTRACTOR TO REVIEW ALL FINAL DRAWINGS AND CONFIRM AVAILABILITY OF SPECIFIED MATERIAL AND DIMENSIONS LUMBER AND SUBSTITUTION FOR JOIST BEAM SIZE AND/OR TYPE DUE TO TIMING AND/OR AVAILABILITY ISSUES ARE TO BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CLIENT AND DESIGNER OF ANY ALL COST DIFFERENCES ASSOCIATED WITH THE CHANGE PRIOR TO ORDERING. STRUCTURED CREATIONS INC. IS NOT RESPONSIBLE FOR ISSUES PERTAINING TO AVAILABILITY AND/OR TIMING OF SPECIFIED LUMBER AND MATERIAL DELIVERY.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH TRUSS DRAWINGS PRIOR TO ORDERING FOR REVIEW. CONTRACTOR TO COORDINATE WITH TRUSS COMPANY FOR ON-SITE MEASUREMENTS TO VERIFY ALL NEW/EXISTING FRAMING CONDITIONS AND VERIFY CONFORM WITH TRUSS SHOP DRAWINGS.

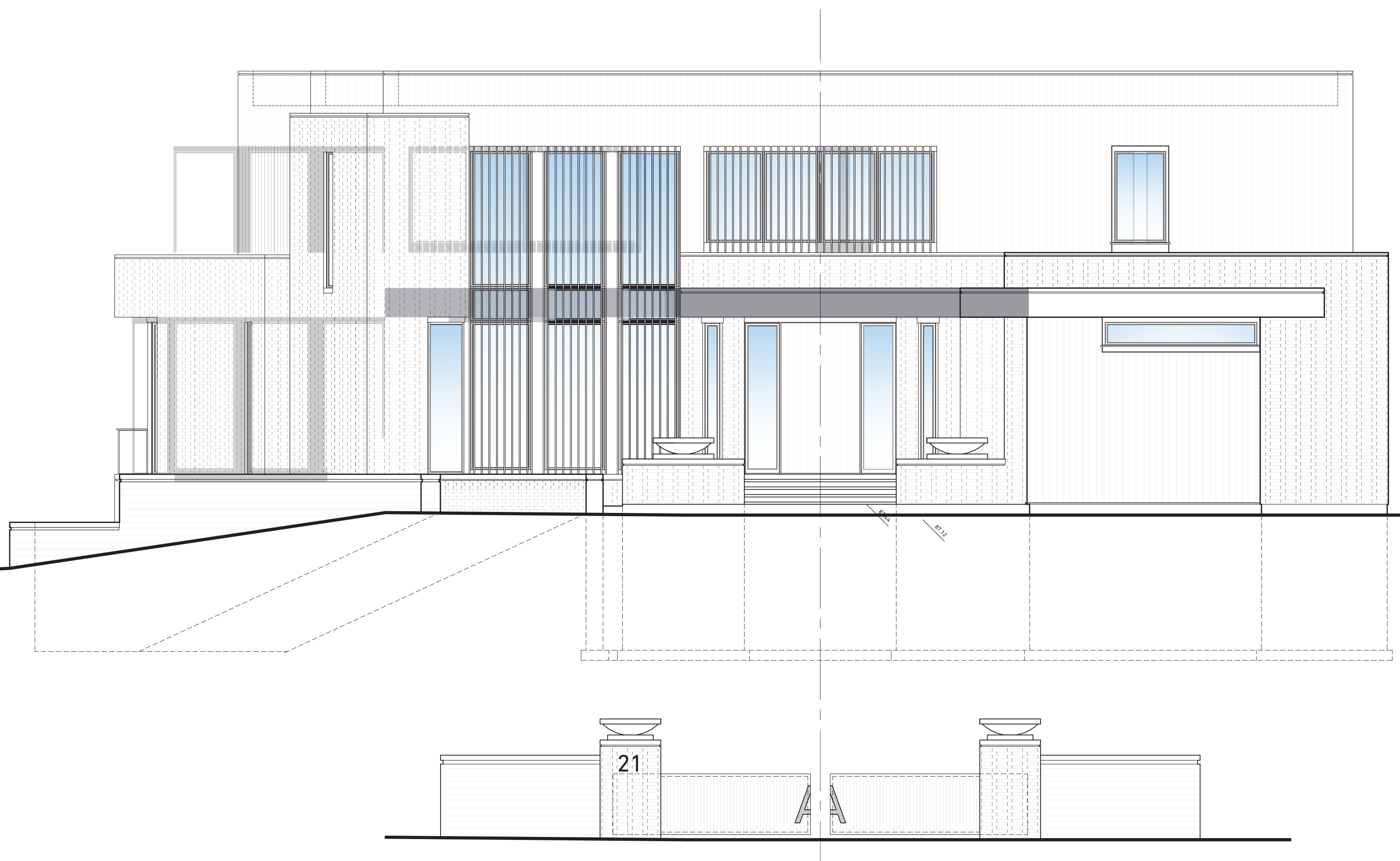
CONTRACTOR TO REVIEW SUBMITTED FINAL DRAWINGS FOR ANY LUMBER HANGER LOCATIONS THROUGHOUT FLOOR, WALL AND/OR ROOF FRAMING AND COORDINATE WITH LUMBER COMPANY FOR THE MANUFACTURE OF ANY CUSTOM HANGERS PRIOR TO CONSTRUCTION.

CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE, HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CONTACT DESIGNER FOR ANY LUMBER CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

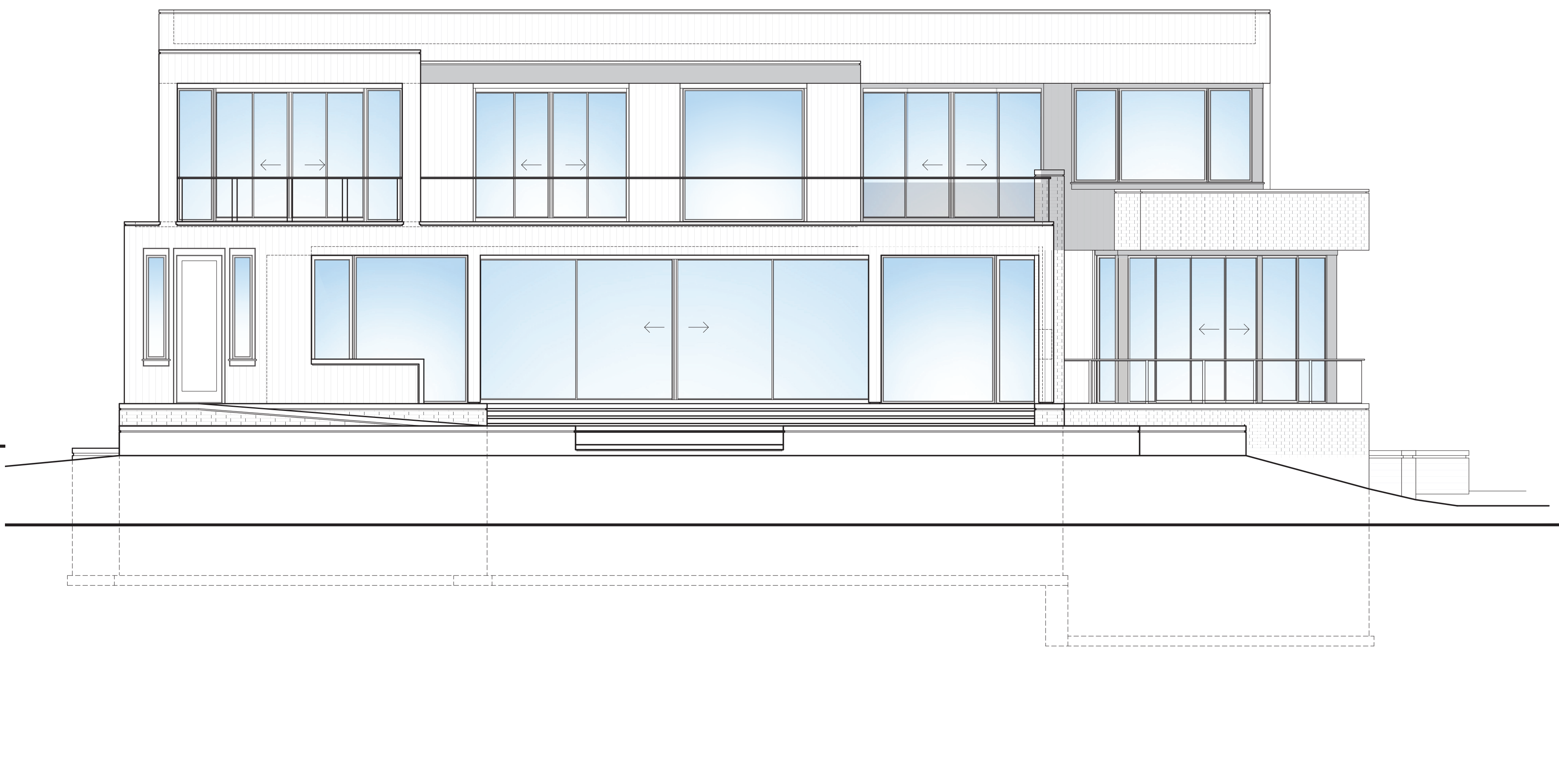
GARAGE INTERNAL DIMENSION



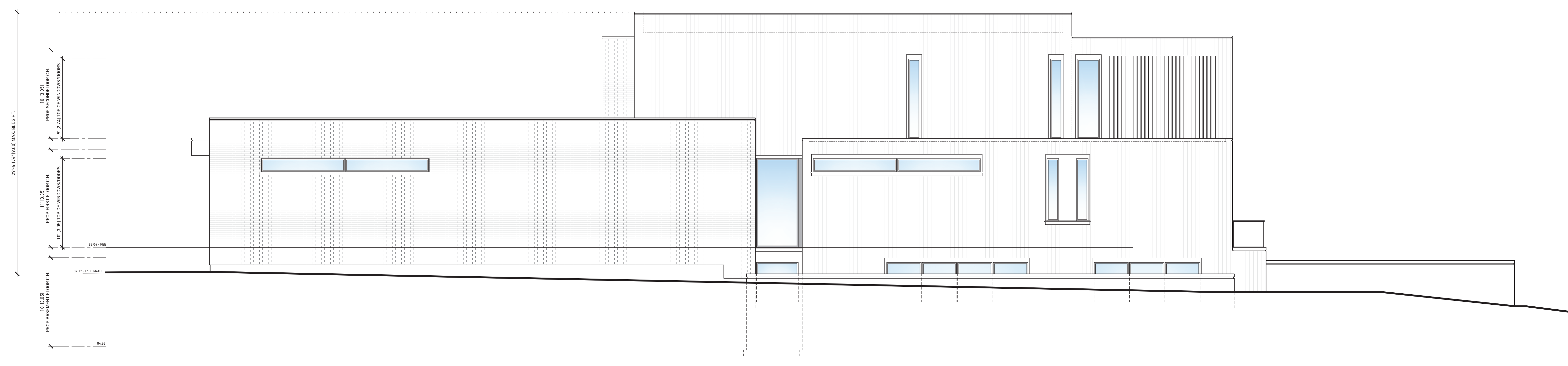
1 PROPOSED SIDE (EAST) ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED FRONT (NORTH) ELEVATION
SCALE: 3/16"=1'-0"

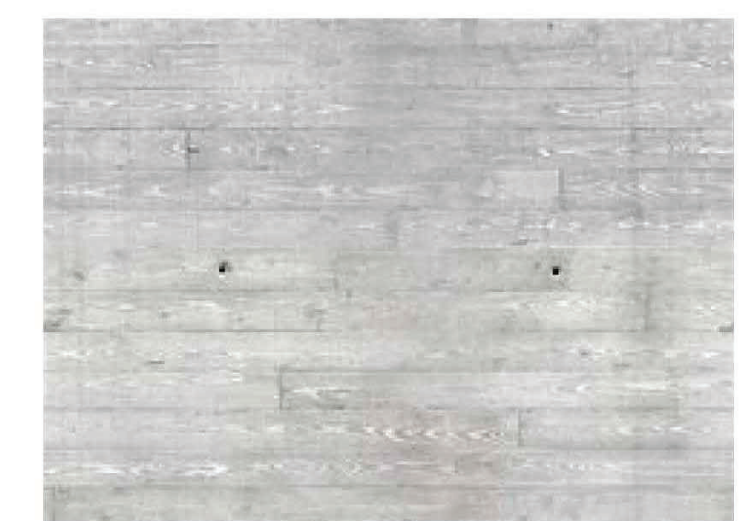


3 PROPOSED REAR (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"

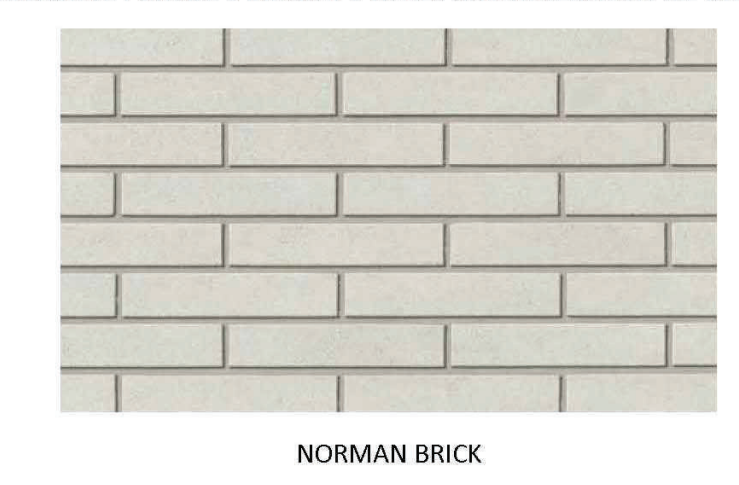


4 PROPOSED SIDE (WEST) ELEVATION
SCALE: 3/16"=1'-0"


BOARD FORMED CONCRETE FOR ALL LANDSCAPE WALLS AND REVERSE GRADE DRIVEWAY OUTER WALL




NORMAN BRICK



LONGBOARD PRE-FINISHED METAL SIDING AND FRONT DOOR STAIN COLOR/FINISH



WINDOWS, TRIM FLASHING, PANNELLING, CANOPY ROOFS



No.	DATE	ISSUE/REVISION	BY
7	13.07.24	REV 3 FOR COA	D.S.S.
6	07.08.24	REV 1 FOR COA	D.S.S.
5	01.08.24	SUB FOR COA	D.S.S.
4	14.07.24	ISSUED FOR JOING REV	D.S.S.
3	01.06.24	ISSUED FOR FINAL APPROVAL	D.S.S.
2	28.04.24	REV 2 ISSUED FOR REVIEW	D.S.S.
1	29.02.24	REV DESIGN PRESENTATION	D.S.S.

DRAWING ISSUES | REVISIONS

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.

PROPOSED EXTERIOR ELEVATIONS AND NOTES

SCALE	DATE	PROJECT #
3/16"=1'-0"	SEPT 13/24	23-053

DRAWING #

A5

October 17, 2024

GSAI File: 1634 – 001

In Memoriam, Founding Partner:
Glen Schnarr

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

**RE: Minor Variance Application
Residential Development
21 Pebbleridge Place, Town of Oakville**

Glen Schnarr & Associates Inc (GSAI) are the planning consultants to Pam and Frank Apa (the ‘Owner’) of the lands municipally known as 21 Pebbleridge Place, 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 a detached dwelling on the Subject Lands.

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

- A copy of the signed Application Form;
- A copy of the Site Plan, prepared by Cunningham McConnell Limited, dated September 20, 2024;
- A copy of the Architectural Plans, prepared by Structured Creations, dated September 13, 2024, including:
 - Basement Floor Plan (Drawing A1);
 - Ground Floor Plan (Drawing A2);
 - Second Floor Plan (Drawing A3);
 - Roof Plan (Drawing A4); and,
 - Elevations (Drawing A5).

Payment of full fees will be provided prior to circulation.

SITE & SURROUNDING AREA

The Subject Lands are located on the south side of Pebbleridge Place, south of Lakeshore Road West. The Site, municipally known as 21 Pebbleridge Place, has a lot area of

approximately 1,393.5 square metres and approximately 26 metres of frontage along Pebbleridge Place. The Subject Lands are currently vacant, located at the terminus of a newly established public road.

The area surrounding the Subject Lands is an established and evolving residential Neighbourhood characterized predominantly by 1- and 2-storey detached dwellings. I highlight that a number of new detached dwellings are currently under construction along Pebbleridge Place. Mature, tree lined streetscapes are present in the immediate surrounding area. Overall, the Neighbourhood can be characterized as having an eclectic character given there is a diverse range of dwelling designs and sizes, including original homes and newer or renovated dwellings.

OFFICIAL PLAN & ZONING

The Subject Lands are designated ‘Low Density Residential’ by the in-effect Livable Oakville Plan. It is also subject to a ‘Residential Low Density Lands’ Special Policy Area, Policy 26.2. There are no applicable Secondary Plan policies.

The Site is also subject to the Town of Oakville Zoning By-law 2014 – 014 (‘By-law 2014-014’), as amended, which zones it as ‘Residential Low Density (RL1-0)’. Detached dwellings are a permitted use.

REQUESTED RELIEF

The Owner is seeking permission to construct a new 551.38 square metre detached dwelling, including an integrated garage. The proposed dwelling, as currently contemplated, 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 4.27.a), By-law 2014-014

A rooftop terrace is permitted on a lot in any Zone, except for Residential Low-0 Suffix Zones.

A rooftop terrace is requested in a -0 Suffix Zone.

2. Section 4.27.i), By-law 2014-014

In Residential Low Zones, a rooftop terrace is only permitted on the roof of the first storey of the dwelling having two or more storeys, subject to a maximum 1.5 m depth, measured from the main wall.

A rooftop terrace with a depth of 5.57 metres is requested.

- 3. Section 5.8.1.d), By-law 2014-014**
A maximum of one (1) attached private garage per dwelling is permitted.
Two (2) attached private garages are requested.
- 4. Section 5.8.2.c), By-law 2014-014**
A maximum driveway width of 9.0 metres is permitted.
A maximum driveway width of 11.2 metres is requested.
- 5. Section 5.8.6.c), By-law 2014-014**
A maximum total floor area for a private garage area of 56.0 square metres is permitted.
A maximum total area for a private garage area of 66.44 square metres is requested.
- 6. Section 5.8.7.c), By-law 2014-014**
A maximum projection for an attached private garage of 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey is permitted.
A maximum private garage projection of 15.17 metres is requested.
- 7. Section 6.3, By-law 2014-014**
A maximum building depth of 20.0 metres is permitted.
A building depth of 35.13 metres is requested.
- 8. Section 6.4.1, By-law 2014-014**
A maximum residential floor area ratio, for lots with an area of 1,301.00 square metres or greater, of 29% is permitted.
A residential floor area ratio of 39.94% is requested.
- 9. Section 6.4.2, By-law 2014-014**
A maximum lot coverage of 25% is permitted.
A lot coverage of 29.63% 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 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 proposed 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.’*

The proposed dwelling has been designed to be complimentary to and compatible with both historical and surrounding development forms in the Neighbourhood. This is achieved through the provision of a refined, high-quality built form that is generally consistent with the placement on the lot as homes in the immediate



View of the proposed dwelling (Image provided by architect)

surrounding area, the incorporation of stepbacks above the ground level (as demonstrated in the image above) and built form features that are similar and complimentary to those found in the immediate surrounding area including along Pebbleridge Place, Shorewood Place and Lambert Common.

I also highlight that similar side yard setbacks, the presence of a covered front porch and an integrated, front yard private garage are features found throughout the immediate surrounding Neighbourhood. As such, the prevailing pattern of setbacks, orientation, height, massing and character are maintained. Furthermore, the proposed facades are to provide for similar, compatible material selections as those present in the surrounding Neighbourhood and provides for a built form, scale and massing that has clear ground level elements, and mitigates the appearance of blank front main walls or a dwelling that visually overwhelms. This enables the provision of living areas that meet the changing needs of the Owner and the family, while also being appropriately and sensitively provided on the lot. The proposed dwelling has also been planned and designed to maintain an appropriate relationship with the Lake Ontario waterfront edge. Given the above, the proposal will provide for a built form, massing and built form features that will seamlessly integrate with the established and evolving character of the Neighbourhood.

As stated above, the Subject Lands are also subject to the Residential Low Density Special Policy Area policy overlay of the Livable Oakville Plan. This Special Policy Area applies to various lands across Oakville, including the Subject Lands and surrounding lands. The Special Policy Area policy, as specified by Policy 26.2.1, states:

'The Special Policy Area in Southeast, Central and Southwest Oakville that applies to the Low Density Residential designation is intended to protect the unique character of this area within the Town. Due to the special attributes of the large lots and related homes in this Special Policy Area, intensification shall be limited to development which maintains the integrity of the large lots. Densities in the Special Policy Area shall not exceed 10 units per site hectare notwithstanding the Low Density Residential designation.'

The proposed dwelling has been appropriately placed on the lot. This placement enables the established lot patten and the integrity of development on large lots to be maintained. In my opinion, the proposed development conforms to the above-noted Special Policy Area direction.

Based on the above, it is my opinion that the requested variances conform to the policy objectives established by the Livable Oakville Plan and 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 seeks the following relief:

Rooftop Terrace & Increased Rooftop Terrace Depth

Section 4.27.a) and 4.27.i) of By-law 2014-014 states that a rooftop terrace is not permitted on a lot subject to the – 0 Suffix Zone and that a rooftop terrace may have a maximum depth of 1.5 metres, whereas a rooftop terrace in a -0 Suffix Zone and a rooftop terrace depth of 5.57 metres are requested.

The general purpose and intent of rooftop terrace regulations is to ensure that a dwelling’s overall scale and massing is appropriate and no overlook or privacy concerns arise.

In the case of the Subject Lands, a second level rooftop terrace is requested. This terrace, which is technical in nature and is identified as such given the presence of retractable screens on the perimeter of the ground level rear covered porch, is to be provided above the rear ground level porch and will function as a natural, logical and desirable extension of the nearby interior living space. The terrace is to look onto the rear yard private amenity area on the lot and the Lake Ontario shoreline (as shown in the image below). Furthermore, the rooftop terrace will be visually screened by built form elements, privacy fencing and landscaped open spaces along the shared property lines.



View of the proposed rear elevation of the dwelling (image provided by architect)

Increased Number of Attached Private Garages

Section 5.8.1.d) of By-law 2014-014 states that a maximum of one (1) attached private garage per dwelling is permitted, whereas two (2) attached private garages are requested.

The purpose and intent of private garage regulations is to ensure landscaping on a streetscape is maximized, disruption to traffic operations is minimized and appropriate built forms are provided.

In this case, an increased number of permitted attached private garages is requested. More specifically, the proposed development is to facilitate an at-grade attached private garage as well as a second attached private garage in the basement level. The requested permission for an additional attached private garage is technical in nature and is required to accommodate the family's needs. I highlight that the proposed second attached private garage, being in the basement level, is imperceptible from the streetscape and will not adversely impact the proposed built form, mass or scale of the development. Furthermore, placement of a second attached private garage in the basement level will enable an appropriate and desirable built form to be provided as well as sufficient parking areas to accommodate demands and sufficient landscaping. The requested permission will provide for an optimal site design to be implemented and will provide for a development that is consistent and compatible with the surrounding Neighbourhood character.

Increased Driveway Width

Section 5.8.2 of By-law 2014-014 states that a maximum driveway width of 9.0 metres is permitted, whereas a maximum driveway width of 11.2 metres is requested.

The purpose and intent of driveway width regulations is to ensure landscaping on a streetscape is maximized, disruption to traffic operations is minimized and sufficient parking is accommodated.

In this case, an increased driveway width is requested and relates to the largest, widest dimension of the driveway. More specifically, the requested 11.2 metre width permission is measured diagonally from the northern perimeter of the driveway to the southern perimeter limit of the at-grade driveway. As demonstrated on the accompanying Site Plan, this driveway width is technical in nature and is required to recognize an optimal site design that includes a narrower driveway width at the streetline and a driveway width that increases toward the front main wall of the dwelling to accommodate a reverse grade driveway toward the basement level as well

as an integrated garage at the ground level. The proposed driveway width is of sufficient width to accommodate demands, will not disrupt traffic operations along the public road and will enable a sufficient amount of landscaping to be provided. The requested permission will provide for an optimal site design to be implemented and will provide for a front yard environment that is both pleasant and consistent with those of neighbouring properties. In my opinion, the requested driveway width is appropriate for the Subject Lands and maintains the purpose and intent of the regulation.

Increased Private Garage Area

Section 5.8.6 of By-law 2014-014 states that a maximum floor area for a private garage of 56.0 square metres is permitted, whereas a private garage floor area of 66.44 square metres is requested.

The purpose and intent of private garage area regulations is to ensure that an appropriate structure is provided and to prevent a garage from being a visually dominant feature.

In this case, an increased private garage area is requested to facilitate a ground level, integrated garage. The grade-level garage is to be accessed from the proposed driveway extending from the streetline. Furthermore, the garage has been appropriately positioned on the lot to enable safe access and a refined, built form to be provided. More specifically, the side elevation of the garage faces the streetline, while the garage entrance faces toward the eastern property line. I highlight that the garage has been located in a similar fashion as dwellings in the surrounding area.

The requested private garage area will enable a refined built form to be provided that is not visually dominated by a garage, while also accommodating the needs of the Owner and their car collection. It will also enable sufficient parking spaces to be provided, while balancing the provision of an aesthetically pleasing residential built form and landscaped front yard areas. Overall, the requested private garage area will enable a consistent and compatible streetscape presence to be provided, while also ensuring that the garage areas are subordinate and secondary to the dwelling. Finally, I highlight that increased private garage areas have been approved in the surrounding area.

Increased Private Garage Projection

Section 5.8.7 of By-law 2014-014 states that a maximum garage projection beyond the main wall of 1.5 metres is permitted, whereas a 15.17 metre projection is requested.

The purpose and intent of garage projection regulations is to ensure that an appropriate structure is provided. This regulation works hand-in-hand with building envelope regulations to ensure an appropriately designed structure is achieved.

In this case, an increased private garage projection, measured from the northern perimeter main wall of the garage to the southern perimeter main wall of the dwelling, is requested. As stated above, the garage has been planned and designed to enable sufficient access and parking, without dominating the dwelling's façade. In the case of the Subject Lands, the lot has an irregular shape, resulting in the most efficient placement of a private garage being as contemplated, with the main entrance oriented toward the interior side yard. The requested projection will enable an appropriately designed dwelling area to be provided. An increased projection is also consistent with surrounding dwellings, is similar in nature to increased projections approved by Committee for lands within the surrounding area and will enable the established Neighbourhood character to be maintained.

Increased Dwelling Depth

Section 6.3 of By-law 2014-014 states that the maximum dwelling depth of 20.0 metres is permitted, whereas a dwelling depth of 35.13 metres is requested.

The purpose and intent of dwelling depth regulations is to ensure an appropriate built form is facilitated, overlook and privacy concerns are mitigated and to prevent undue impacts from overly long buildings on adjacent rear yards.

In this case, a building depth of 35.13 metres, as measured from the front main wall of the garage to the rear main wall of the dwelling, is requested. Given the Subject Lands' irregular lot shape, the proposed dwelling contemplates a built form that provides for high-quality living areas toward the rear of the property to take advantage of the Lake Ontario exposure. The positioning of the living areas in this manner enables a dwelling that best meets the needs of the family, while also facilitating architectural features that will facilitate a built form that is consistent and compatible with the Neighbourhood character. The proposed dwelling's depth is proportional to the Subject Lands' unique lot. Furthermore, the dwelling as contemplated will be visually screened by privacy fences along the shared property lines, front yard private amenity areas, rear yard private amenity areas and Lake Ontario. The limited number of

openings and windows along the side elevations, combined with the privacy fencing and landscaped open spaces, will eliminate overlook and privacy concerns.

Finally, I highlight that similar and greater building depths have been approved in the surrounding Neighbourhood, including a depth of 37.0 metres for the immediately adjacent property at 19 Pebbleridge Place and a depth of 39.93 metres for the lands municipally known as 306 Lakeshore Road West. Therefore, the requested depth is within range of previous approvals, is reflective of the Subject Lands' unique attributes, is appropriate for the Site and maintains a compatible built form that is complimentary to the established Neighbourhood character.

Increased Residential Floor Area Ratio

Section 6.4.1 of By-law 2014-014 states that the maximum residential floor area ratio permitted is 29%, whereas a residential floor area ratio of 39.94% 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 and living areas that better reflects the family's changing needs. It has also been planned and designed to provide for a built form, scale and architectural features that are compatible with those in the surrounding Neighbourhood, while respecting the Neighbourhood character. Overall, the proposed dwelling includes articulations along the front façade, stepbacks above the ground level and an integrated roofline – together, these features reduce the visual appearance of adverse massing and scale. There are clear ground level elements to assist in the visual reduction of mass and scale, while also contributing to the maintenance of the established Neighbourhood character. These design features, combined with a front covered porch, also avoid the appearance of blank or visually overwhelming front main walls. I highlight that the proposed dwelling incorporates built form features and stepbacks that are consistent with built forms in the surrounding area, including along Pebbleridge Place and elsewhere as demonstrated in the images below.



View of 340 Lakeshore Road West, 348 Lakeshore Road West, 85 Pebbleridge Place, 77 Pebbleridge Place and 84 Pebbleridge Place

As stated throughout this Letter, the proposed dwelling incorporates a generous stepback above the ground level in order to provide for a built form that is well-designed and of appropriate massing and scale. These features collectively enable a refined built form that integrates with the surrounding Neighbourhood. I highlight that the requested Residential Floor Area ('RFA') ratio includes the proposed rear porch area, which includes automated, retractable screens that extend from and are housed within the soffit. Inclusion of this porch and retractable screen area serves to increase or inflate the requested RFA.

In my opinion, the requested increase in residential floor area ratio will facilitate a high-quality, refined, appropriately sized dwelling that is consistent and compatible with the surrounding Neighbourhood. It will not visually overwhelm or adversely impact the established Neighbourhood character. Finally, I highlight that the requested residential floor area is consistent with existing building coverage patterns in the immediate area.

Increased Lot Coverage

Section 6.4.2 of By-law 2014-014 states that the maximum lot coverage permitted is 25%, whereas lot coverage of 29.63% is requested.

The general purpose and intent 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 By-law 2014 – 014 requires that the floor area of covered porches, private garages above grade, large eave overhangs and accessory structures 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 11.5% or 230.95 squares metres of the requested lot coverage is contained in the proposed covered porch areas, the at-grade private garage and within the eave overhang areas. The covered porch design feature assists in providing architectural diversity to the proposed design while also enabling a natural and logical extension of the indoor living areas. Furthermore, covered porches are a noted design feature of dwellings in the surrounding Neighbourhood. I also highlight that the proposed dwelling has positioned a substantial proportion of the proposed livable area to the rear of the property, thereby maintaining an appropriate and consistent streetscape character and presence as found in the surrounding area, while also reducing the dwelling's visual massing and privacy concerns. This also provides for a dwelling that is appropriately situated on the lot.

Finally, I highlight that the requested lot coverage is consistent with existing building patterns and is within range of previous Committee approvals in the surrounding area. As such, it is my opinion that the requested lot coverage is appropriate, will enable an appropriate built form, scale and massing to be introduced and maintains the purpose and intent of the regulation.

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 development of the Subject Lands. Reinvestment in lands in close proximity to services and amenities, such as that being proposed, is appropriate and desirable for the Town, the Neighbourhood, and this property.

The requested increased number of attached private garages, increased driveway width, increased private garage area, increased garage projection, increased residential floor area ratio, increased lot coverage and a second level uncovered platform will maintain an appropriate built form, height, mass, and built-form features. The variances are desirable in recognizing the appropriate development and use 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 new dwelling on the Subject Lands and represents minor departures 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. Therefore, 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.



Jim Levac, MCIP, RPP
Partner

cc. Frank Apa, Owner