

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

SURVEYOR'S REAL PROPERTY REPORT

**PLAN OF SURVEY WITH TOPOGRAPHY OF
 PART OF LOTS D AND E
 BLOCK 22, REGISTERED PLAN 1
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON**



TARASICK McMILLAN KUBICKI LIMITED
 ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 181 FRONT STREET, BEING PART OF LOTS D AND E, BLOCK 22, REGISTERED PLAN 1, DESIGNATED AS PART 3, PLAN 20R-2119, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24779-0119.

EASEMENTS/RIGHTS-OF-WAY: NONE REGISTERED ON TITLE.

COMMENTS: NOTE LOCATION OF FENCES.

NOTES

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 85, HAVING A PUBLISHED ELEVATION OF 88.537 metres.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF FRONT STREET AS SHOWN ON PLAN 20R-2119, HAVING A BEARING OF N37°58'50"E.

SIDE AND REAR PROPERTY LIMITS WERE RE-ESTABLISHED BY USING THE MEASUREMENTS NOTED ON PLAN 20R-2119.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
CP	DENOTES	CONCRETE PIN
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
BB	DENOTES	BELL BOX
CB	DENOTES	CATCH BASIN
MH	DENOTES	MANHOLE
TW	DENOTES	TOP OF WALL
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	PLAN 20R-2119
P2	DENOTES	TARASICK McMILLAN KUBICKI LIMITED, O.L.S., JUNE 17, 2022
(WIT)	DENOTES	WITNESS
(950)	DENOTES	CUNNINGHAM McCONNELL LIMITED, O.L.S.

	0.20φ	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
	0.20φ	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR PERSPECTIVE VIEWS INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 10, 2024

MAY 27, 2024
 DATE

Simeon Mitrev
 SIMEON MITREV
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-79691

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3)

TARASICK McMILLAN KUBICKI LIMITED
 ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
 TEL: (905) 569-8849 FAX: (905) 569-3160
 E-MAIL: office@tmksurveyors.com

DRAWN BY: JMH

FILE No. 10102-SRPR-T

THOMAS STREET

GEORGE STREET

FRONT STREET
 (BY REGISTERED PLAN 1)
 PIN 24779-0150

METRIC
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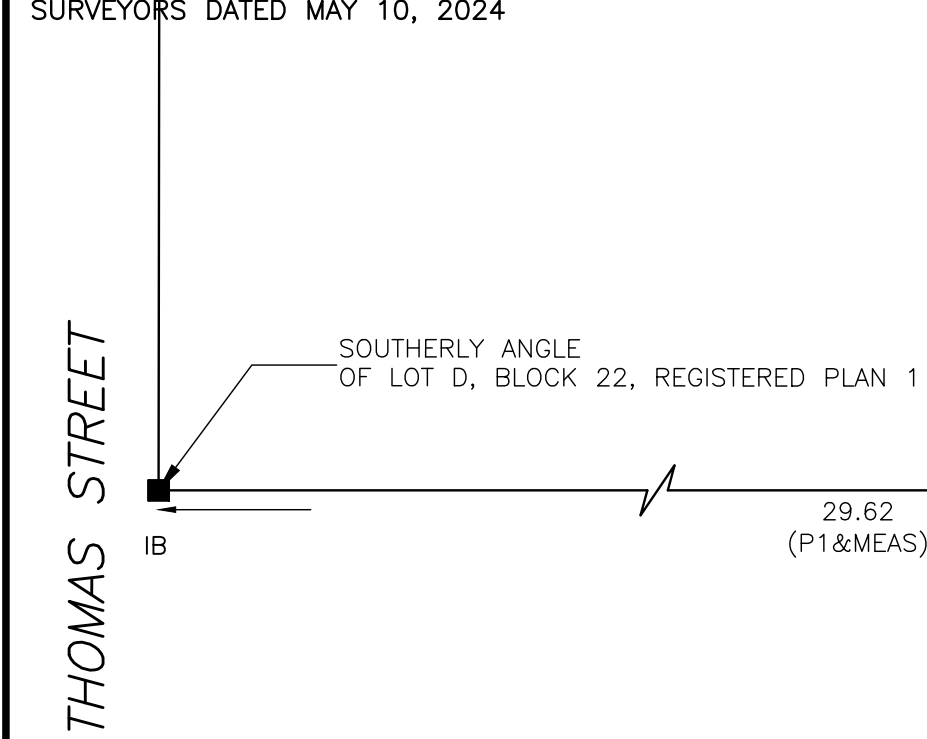
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INFORMATION TAKEN FROM A SURVEY PREPARED BY TARASICK McMILLAN KUBICKI LIMITED ONTARIO LAND SURVEYORS DATED MAY 10, 2024



■ DENOTES EXISTING DWELLING

■ DENOTES NEW DWELLING

1 SITE PLAN
A1.1 SCALE: 1:250



3 KEY PLAN
A1.1 SCALE: NTS

ARCHITECT:		APPLICANT:		OWNER:		
				181 FRONT STREET OAKVILLE, ON. L6J 1A3		
SITE STATISTICS						
ADDRESS:		181 FRONT STRET OAKVILLE, ON. L6J 1A3				
LEGAL DESCRIPTION:		PART OF LOTS D AND E BLOCK 22, EG. PL. 1				
ZONING:		RL3 - SP11				
DESCRIPTION	REQUIRED METRIC	REQUIRED IMPERIAL	EXISTING - DEMO METRIC	EXISTING - DEMO IMPERIAL	PROPOSED METRIC	PROPOSED IMPERIAL
LOT AREA:						
LOT AREA			568.659	6,121	568.659	6,121
LOT FRONTS:						
1. AT STREET			0.00	0		
2. AS PER DEFINITION	T.B.V.	#VALUE!	0.000	0		
LOT COVERAGE:						
DWELLING			134.059	1,443	119.566	1,287
COVERED ENTRY PORCH			1.858	20	6.968	75
GARAGE			14.864	160	26.756	288
COVERED PORCH					15.701	169
TOTAL	142.165		150.782	1,623	168.991	1,819
COVERAGE (%)	25%		26.52%		29.72%	
GROSS FLOOR AREA:						
GROUND FLOOR			134.059	1,443	119.566	1,287
SECOND FLOOR (I.L.C. 2ND. STAIRS)			76.552	824	119.090	1,274
TOTAL			210.611	2,267	237.646	2,558
RESIDENTIAL FLOOR AREA RATIO						
TOTAL	170.598	1,836	210.611	2,267	237.646	2,558
G.F.A (%)	30.0%		37%		42%	
DWELLING DEPTH						
N/A						
BASEMENT						
FINISHED AREA			0.000	0	0.000	0
UNFINISHED AREA			0.000	0	0.000	0
TOTAL BASEMENT			0.000	0	0.000	0
YARDS:						
MINIMUM FRONT YARD						
FRONT YARD	6.00	29.5	3.75	12.3	6.00	19.7
REAR YARD	7.5	24.6	8.11	26.6	11.05	36.3
SIDE YARD EAST	2.4	7.9	2.48	8.1	2.99	9.8
SIDE YARD - WEST	2.4	7.9	5.74	18.8	2.44	8.0
MAXIMUM HEIGHT:						
MAXIMUM HEIGHT TO RIDGE	10.50	34.45			9.020	29.6
GARAGE WALL PROJECTION:	1.5	4.92			0.00	0.0

2 SITE STATISTICS
A1.1 SCALE: 1:250

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

2	24.11.05	HERITAGE REVIEW
1	24.08.28	PRE-CONSULT

REF. DATE: DESCRIPTION:

REVISIONS / ISSUANCE:

Pezzano
Architectural Design

150 Wellington Street East, Suite 806
Guelph, Ontario N1H 0B5
p: 416-409-6718
e: vincent@pezzanoarchitectural.com
www.pezzanoarchitectural.com

CLIENT:
THE HITCHMAN RESIDENCE

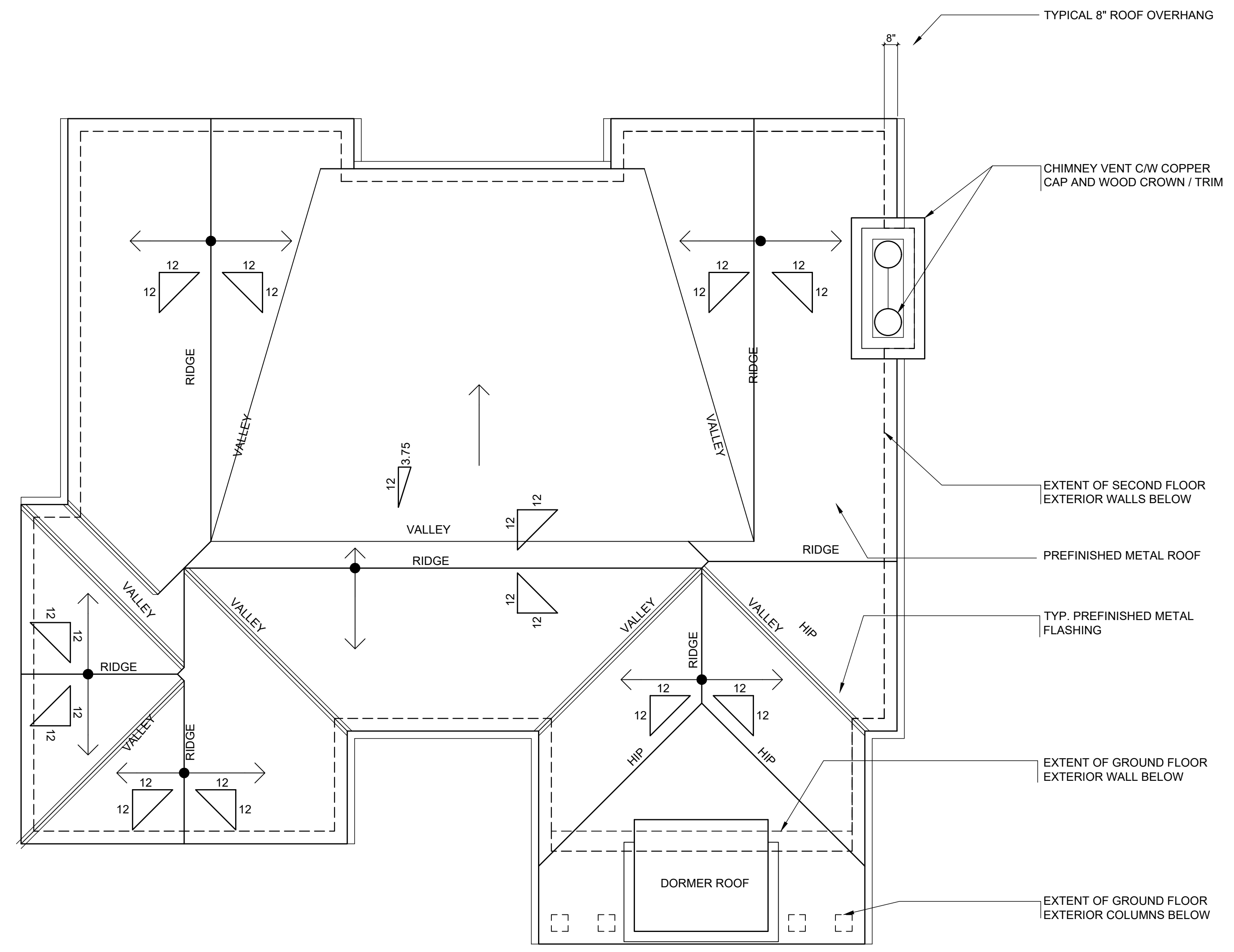
ADDRESS: 181 FRONT STREET
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
**SITE PLAN
SITE STATISTICS**

DRAWN: VRP	DATE: AUG. 2024	SCALE: AS NOTED
JOB NUMBER: 24-017	SHEET NUMBER: A1.1	

11/16/2024 - C:\USERS\VINCENT\DRAWINGS\PEZZANO\CONSULTING\PROJECTS\24-017-HIGH RISE RESIDENCE\DRAWINGS\181A-FRONT STREET SITE PLAN.DWG

Drawings must NOT be scaled.
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2	24.11.05	HERITAGE REVIEW
1	24.08.28	PRE-CONSULT
REF. DATE:	DESCRIPTION:	
REVISIONS / ISSUANCE:		

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CLIENT:
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ADDRESS: 181 FRONT STREET
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
ROOF PLAN

DRAWN: VRP	SCALE: AS NOTED
DATE: AUG. 2024	SHEET NUMBER:
JOB NUMBER:	

24-017 **A3.4**



SOUTH ELEVATION

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

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1	24.08.28	PRE-CONSULT
REF.	DATE	DESCRIPTION
REVISIONS / ISSUANCE:		

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CLIENT:
**THE HITCHMAN
RESIDENCE**

ADDRESS: 181 FRONT STREET
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
SOUTH ELEVATION

DRAWN:	VRP
DATE:	AUG. 2024
JOB NUMBER:	24-017
SCALE:	AS NOTED
SHEET NUMBER:	A4.1



WEST ELEVATION

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

2	24.11.05	HERITAGE REVIEW
1	24.08.28	PRE-CONSULT
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

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CLIENT:
THE HITCHMAN RESIDENCE

ADDRESS: 181 FRONT STREET
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
WEST ELEVATION

DRAWN: VRP	DATE: AUG. 2024	SCALE: AS NOTED
JOB NUMBER:	SHEET NUMBER:	

24-017 **A4.2**

11/16/2024 - C:\USERS\VINCENT\ONE\REVIEWS\DOCUMENTS\PEZZANO\CONSULTING\PROJECTS\24-017_HUGHES RESIDENCE\DRAWINGS\181 FRONT STREET.DWG

CHIMNEY VENT C/W COPPER
CAP AND WOOD CROWN / TRIM

10X10 WOOD POSTS

CONCRETE PORCHTOP

PREFINISHED METAL ROOF

WOOD FASCIA, FRIEZE & SOFFIT

DECORATIVE WOOD LOUVRE

WOOD WINDOW SURROUND

CEDAR PREMIUM GRADE RED LABEL
SHINGLE SIDING - PRESTAINED

WOOD CASEMENT WINDOWS WITH GRILL

WOOD FRIEZE

WOOD WINDOW SURROUND

WOOD APRON

FIN. CEILING

TOP OF WINDOW

8'-0"

9'-0"

SECOND FLOOR

TOP OF WINDOW

9'-0"

11'-0"

GROUND FLOOR 82.20

FIN. CLG.

ESTABLISHED GRADE - 81.40

9'-0"

9'-10 1/2"

BASEMENT FLOOR

NORTH ELEVATION

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dimensions, specifications and
drawings on site and report any
discrepancies to the architect prior to
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2 24.11.05 HERITAGE REVIEW

1 24.08.28 PRE-CONSULT

REF. DATE: DESCRIPTION:

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ADDRESS: 181 FRONT STREET
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
NORTH ELEVATION

DRAWN: VRP

DATE: AUG. 2024 SCALE: AS NOTED

JOB NUMBER: SHEET NUMBER:

24-017

A4.3

1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

11/16/2024 C:\USERS\VINCENT\PEZZANO\PROJECTS\24-017_HUGHES RESIDENCE\DRAWINGS\181 FRONT STREET.DWG



EAST ELEVATION

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ADDRESS: 181 FRONT STREET
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
EAST ELEVATION

DRAWN: VRP	DATE: AUG. 2024	SCALE: AS NOTED
JOB NUMBER:	SHEET NUMBER:	

24-017

A4.4



TAOS & CO.[®]

A CREATIVE COMPANY

T. 647.534.4522 | E. info@taosco.ca | www.taosco.ca

TOWN OF OAKVILLE / COMMITTEE OF ADJUSTMENT

APPLICATION FOR C OF A RE 181 FRONT STREET

PREPARED BY WILLIAM HICKS

Date November 25, 2024

PLANNING RATIONAL STATEMENT

The owner of 181 Front Street has lived in this property for a number of years and his family is expanding and he wishes to remain in the old Oakville Heritage District and to reconstruct a new home and demolish the existing which was built a number of years ago.

The existing home on the site interestingly enough already exceeds the allowable coverage and gross floor area on the site. Knowing that it does not meet the intent of their family and their desire to remain on the site they wish to add approximately 500 sq ft to the house to accommodate 4 bedrooms and some common living area.

They intend to incorporate the garage into the structure which recognizes that it will be setback and less obtrusive as a single car garage.

The new development will meet all the setback requirements and is well under the maximum height on the site as it was designed with the intent of meeting the requirements of the new heritage study which has not been concluded yet.

There have been two to three discussions with Heritage on this application and revisions made along the way to satisfy their concerns and they have now recommended that we proceed with the C of A application. We will then , subject to approval by the Committee finalize our heritage applications.

We have also attended the preconsult meeting with planning and their concerns at that time were more or less in line with Heritages comments and thus by resolving heritage concerns I believe planning will support the application.

We recognize we also are subject to Halton Conservation approval as we are within their area of approval but we do not expect any concerns with them as we are well beyond their traditional 30 M setback plus slope stability line as it ends on the property across the street. Notwithstanding that we still require their approval which we will apply for subject to C of A applications.

There are two variances required to permit this proposal to proceed. The reasons for these are outlined below:

COVERAGE

The bylaw permits a maximum coverage of 25% due to the special provision zoning and its location within the heritage district.

The existing house is in fact 26.52% and we are proposing a coverage of 29.72 %.

Much of this is due to the covered porch in the back garden and the front porch added to support heritage concerns with the distinction of the front entry and to reduce any impact of the garage.

It is interesting to note that at some time the back northwestern corner of this site was cut off thus lowering its total lot area which accounts for about 1% of the excess coverage.

FLOOR AREA / LOT RATIO

The bylaw permits 30% in this area and we are proposing 42%

The existing house is already 37% and the increased area to be added for their growing family pushes this to 42% from the current 37%

It is interesting to note that at some time the back northwestern corner of this site was cut off thus lowering its total lot area which accounts for about 1% of the excess floor area.

The home has been pushed back to meet the required front yard setback at the suggestion of heritage and to create a balanced streetscape.

The house is designed so the roof line steps down as per the suggestions of the heritage district guidelines.

The existing house itself is not a house of heritage interest even though it is in the district and demolition will be supported.

This is not a development [play to build and resell as these clients have already bought an alternate house in the area that can meet their needs through the construction process and then they will come back to 181 front street.

I believe the proposed new house fits very well with the guidelines and intent of the district. It has been changed from a decidedly modern structure to one that is more traditional with shingle siding and the height of the eaves has been reduced as well as the floor area.

We believe it meets the intent and purpose of the four tests under the planning act and it is a desirable development within the district that reinforces their objectives and goals regardless of the two variances.

They are excited to proceed, and we look forward to our discussions.

Yours Truly

William R Hicks

B Arch, OAA, MRAIC

Pre-Consultation Comments Report

Date:	October 11, 2024	
To:	Bill Hicks	Williamhicks099@gmail.com
From:	Kate Cockburn , Acting Manager Planning Services	
Contact Info:	T: 905-845-6601 ext. 3124 E: kate.cockburn@oakville.ca	
Application:	Minor Variance Application	
Address:	181 Front Street	
Description:	New two-storey detached dwelling	
Meeting Date:	October 2, 2024	

NOTE: 2024 Planning application fees come into effect on January 1, 2024.

"Due to recent Provincial legislation, as of July 1, 2024, the Region's role in land use planning and development matters is changing. The Region will no longer be responsible for the Regional Official Plan – as this will become the responsibility of Halton's four local municipalities. As a result, the town may require certain reports and studies previously reviewed by the Region to undertake a peer review at the applicant's expense."

Applicants should review the Terms of Reference for supporting studies and Guidance documents prior to submitting the application.

Terms of References/Guidelines can be found: <https://www.oakville.ca/business/terms-of-reference.html>

Applications will be deemed complete when the following items have been provided to the Town:

- a completed application form,
- cover letter,
- comment response matrix that addresses pre-consultation comments,
- all information and materials prescribed by statute,
- an executed Pre-consultation Agreement,
- all supporting information and materials required to be provided with the initial submission pursuant to the Pre-consultation agreement in a digital format (PDF),
- the prescribed application fee(s).

General Information:

Revised and coordinated plans and documents which fully address the attached comments must be submitted according to the process outlined in the [Step by Step Digital Submissions Guide](#) on the Town of Oakville Website.

Other Applications:

Additional applications to other public agencies and governments, including, Provincial, Regional, Conservation Authority, and/or other Town Departments, may be necessary depending on the nature of the application.

File Naming:

Digital materials must be named in an organized and descriptive manner according to format outlined in Planning's [Digital Submission Naming Conventions](#) document.

Submission materials must be named according to the following format:

- **FileNumber_CondensedName_VersionNumber_Date (with no spaces)**

For example, your set of files should look like the following list:

- 00_CoverLetter_v1_2022-10-18
- 01_CRM_v1_2022-10-24
- 02_Aerial_v1_2022-03-05
- 03_Survey_v1_2021-02-23
- 04_SitePlan_v1_2022-10-15
- 05_SitePlanDetails_v1_2022-10-15
- Etc.

Requirements:

- NO spaces in the file name.
- NO special characters within the file name (e.g. @, #, \$, %, &, *, /, \, |)
- ONLY Letters, Numbers, Dashes, Underscores and Periods are permitted in the file name.

Furthermore, all reports, documents and drawings submitted must:

- be presented in metric measure that can be accurately scaled
- be prepared, stamped and signed by a qualified professional architect (for site plan and architectural drawings), engineer (for site plan and engineering drawings/reports), or landscape architect (for landscape and tree protection drawings/reports)
- All submission of plans and/or studies must be clearly labelled and in a larger font size in the title block as the next submission by number, corresponding to the version number and date in the file name

Circulation Comments:

NOTE: The comments below are **preliminary** and additional comments may be provided once a formal application is submitted.

Oakville Departments

1 Planning Services
Kate Cockburn, kate.cockburn@oakville.ca

Pre-Consultation

The applicant proposes to construct a new two-storey dwelling that has deficiencies with the Zoning By-law. Staff note that the existing conditions are in excess of the by-law requirements. Staff also note that the proposed dwelling requires a Heritage Permit.

Staff note that the applicant should consider reductions in the overall size and massing of the dwelling to better align with the Heritage Conservation District Plan. The applicant is advised to discuss the heritage matters further with Heritage Planning Staff directly. The Minor Variance application will be aligned with the Heritage Permit process.

General ROP Policy

The Region's Official Plan provides goals, objectives and policies to direct physical development and change in Halton. The proposed development and site alterations are located on the lands that are designated as 'Urban Area' and are located within the Built Boundary in the 2009 Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. The Urban Area policies state that the range of permitted uses and the creation of new lots in the Urban Area will be per Local Official Plans and Zoning-By-laws.

Regional Natural Heritage System (RNHS)

Given the location of the proposed works in relation to the RNHS (Per Section 115.2 of the ROP, the shoreline along Lake Ontario is defined as a component of RNHS), the proposed development would trigger the Environmental Impact Assessment (EIA) requirements in accordance with Sections 118 (3) & (3.1)c) of the ROP. Staff would consider it appropriate to waive the Region's EIA requirements in this instance as the proposed development will be setback sufficiently from any sensitive natural features or areas, and will not likely result in any impacts on the features or ecological functions of the Regional Natural Heritage System.

Archaeological Potential

The ROP also contains policies with respect to archaeological potential. The site is identified as having archaeological potential. An Archaeological Assessment is not required, as the subject lands were previously disturbed with the current land use.

As an advisory, should anything be found, the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism should be contacted.

The pre-consultation form is valid for 6 months, any extension request must be received BEFORE the approval lapses with the appropriate fee.

As part of your application, please include the pre-consultation form (executed by yourself and your client if relevant).

Please ensure all reports/plans follow the Town's [Terms of reference/guidelines](#). Additionally, you can obtain information about the submission process on our website [here](#).

Applicant is to do their due diligence regarding possible species at risk (SAR) in and adjacent to the property in keeping with MECP requirements. Please keep the town apprised of any requirements by the MECP and if there are any modifications to the proposed works required.

Several issues were identified as part of the pre-consultation meeting. It is important to address these issues before submission, in order to reduce processing delays.

ADDITIONAL COMMENTS:

- When preparing an **EIA**, please provide sensitive species information under a separate addendum to ensure the information is not shared publicly in keeping with the Natural Heritage Information Centre's Data Sensitivity Standards.

2 Planning & Development, Urban Design

Nada Almasri and Philip Wiersma; nada.almasri@oakville.ca, philip.wiersma@oakville.ca

Pre-Consultation

No Comments

3 Planning & Development, Environmental Planner

Elisa Bernier, elisa.bernier@oakville.ca

Pre-Consultation

No Comments

4 Planning & Development, Development Engineer

Stephen Pietrangelo, stephen.pietrangelo@oakville.ca

Pre-Consultation

Please note that this site is within the Bill97 buffer zone and is subject to a minor site plan application. The following will be required as part of the minor site plan submission.

All drawings, reports and studies are to be prepared by a qualified professional.

The below comments are provided to clarify additional details that will be requested for the submission. Additional submission items such as landscaping plans, site plans and other relevant plans/studies for a typical site plan submission are still required. As such, the below is included but not limited to:

1. Topographic Survey

- 5.0m beyond the property extents to determine external features and drainage patterns
- Determine and investigate any public or private servicing, utility and access easements

2. Site Servicing and Grading Plan

- Identify existing grades beyond the property limits
- Existing elevations along property line are to be maintained
- Identify all proposed and existing. Clearly show what is to remain and what is to be removed
- ESC measures should be shown

3. Stormwater Management Report

- The Town's Stormwater Master Plan incorporates a 25mm storm retention for each site and as such we ask that this be evaluated and confirm what SWM measures can be put in place to prevent negative impacts to downstream properties (including Town infrastructure). Please note that rain barrels will not be considered as

a formal stormwater control as their benefits are limited and the Town cannot ensure they are well maintained by the owner.

- Investigate external drainage contribution. Existing drainage patterns are to maintained or if altered, shall be accommodated without impacts to upstream lands

4. Arborist Report (Requested on behalf of Urban Forestry)

- Be prepared by a certified licensed arborist (licensed with Town of Oakville).
- Include all municipal trees, private trees, boundary trees, and trees on neighboring properties within 6.0m of property line.
- Include a report/discussion/table, with all tree data, including ownership of each tree and final recommendation of each tree.
- Include tree appraisals for all municipal trees.

The arborist report must be accompanied by a **Tree Preservation Plan**. The Tree Preservation Plan and grading/servicing plan must show:

- Location of all trees, with tree numbers
- All tree protection zone dimensions, to scale in metres
- Any horizontal tree protection/access corridors
- Location for any root exploration, as set out in AR/TPP.
- The information on the TPP must also be shown on the grading/servicing plan.

Security deposit is required for municipal trees, as per the appraised value of the trees in the arborist report
Town trees may not be removed unless they are dead/dying/high risk, they cannot be removed to accommodate new driveway etc.

Driveways may not be widened into the TPZ of town trees, existing driveway entrance is to be used, and may be widened once past tree.

Encroachments into minimum TPZ of neighbor/boundary trees is to be avoided/minimized, and are subject to review. For any minor TPZ Encroachments, where accepted, the project arborist must be present on site for excavation, based on the recommendations set out in the AR.

This must be reflected with notation on grading plan, and an arborist retention/confirmation letter is required to confirm the arborist has been retained to carry out the on-site work.

All site services (water/sani/storm) must be outside TPZ for all trees, in particular municipal trees. Where not possible, trenchless method must be used, i.e. underground boring, and grading plan must be updated with note.

Swales should also be outside TPZ's, if not possible they are to be dug under arborist supervision.

Boundary/neighbor trees cannot be removed unless written consent is provided by the neighbor.

All tree protection must be installed on site prior to demo/construction.

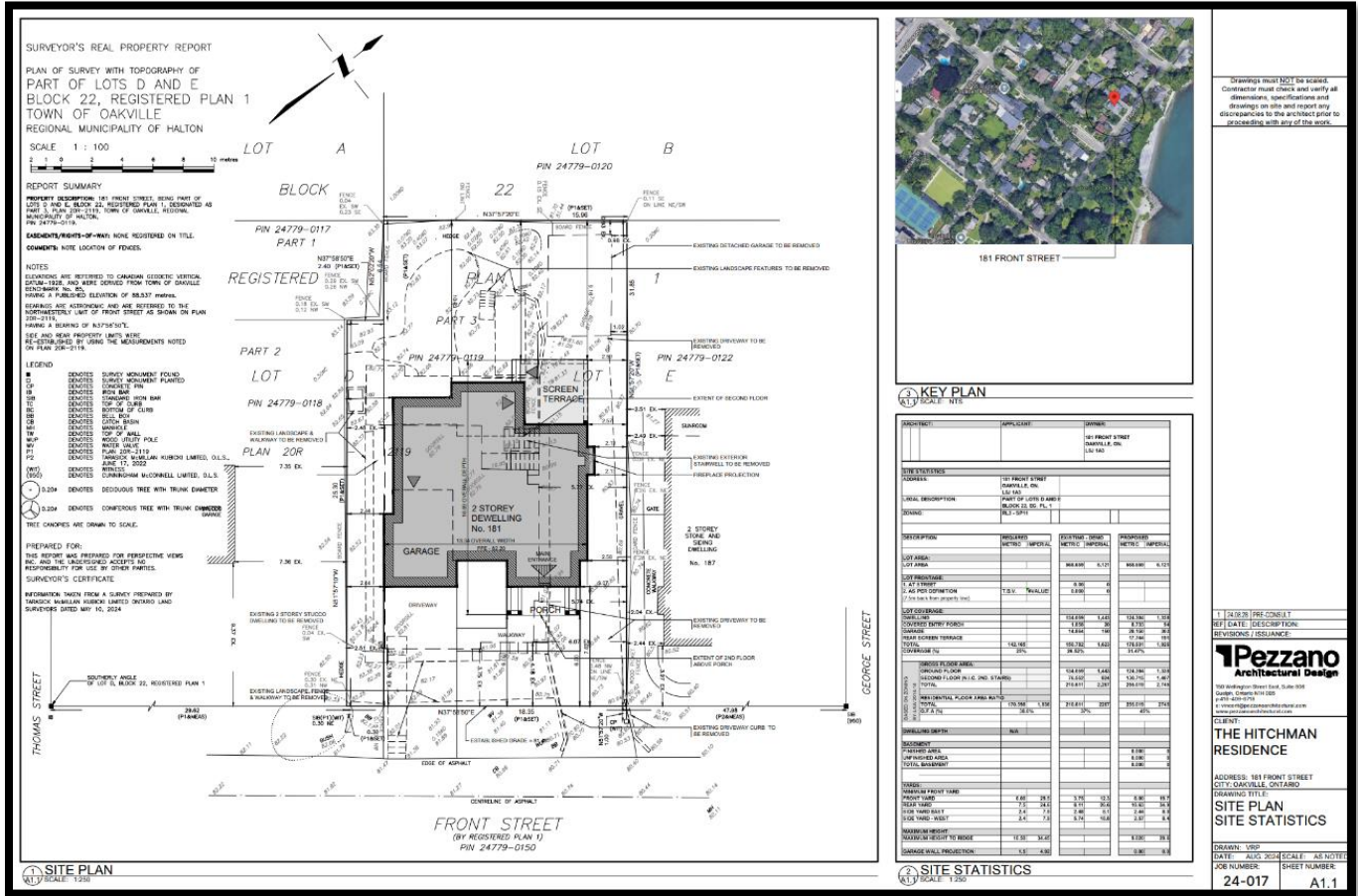
No trees can be cut until after final site plan approval.

In addition to the Site Plan submission requirements noted, please refer to the Town's Development Engineering Procedures and Guidelines manual for further direction. <https://www.oakville.ca/assets/general%20-%20business/DevelopmentEngProceduresManual.pdf>

5 Transportation Services, Transportation Engineer
Aquisha Khan, aquisha.khan@oakville.ca

Pre-Consultation

Transportation Planning Preliminary Comments



Preliminary Comments:

- Applicant to provide dimensions on the width of the driveway.

If you require clarification or have questions regarding the above comments, please feel free to contact the undersigned.

6 Building Services, Zoning Examiner
Gonzalo Marco, gonzalo.marco@oakville.ca

Pre-Consultation

The following preliminary comments are based on the material provided for discussion purposes only and should not be construed as formal zoning comments on the proposal.

- Site Plan Approval
- Heritage Approval
- Halton Conservation Approval

Zoning: RL3 sp:11, 2014-014, as amended

Project Description: To construct a new two storey single family dwelling.

1. Confirm location of any exterior air conditioning units on site plan to show compliance to table 4.3 Row 2.
2. Covered porch in the rear shows it to be enclosed with a screen door and retractable screening. If this is maintained then the rear covered porch will also need to be included in the RFA calculations which would alter the proposed RFA variance.
3. Provide driveway width on site plan to show compliance to section 5.8.2 c).
4. Provide dimensions of walkway showing compliance to section 5.8.2 g). Unable to verify from plans provided.
5. As per the requirements in sp:11 the maximum residential floor area for a two storey dwelling is 30%. Plans provided show a residential floor area of 45%.
6. As per the requirements in sp:11 the maximum coverage for all buildings on the lot is 25%. As per the plans provided a lot coverage of 31.47% is proposed.

Please note the following:

- Additional Zoning Comments may be forthcoming pending review of any new information.

External Agencies

7 Conservation Halton
Sean Stewart, sstewart@hrca.on.ca

Pre-Consultation

Conservation Halton (CH) regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline, hazardous lands including unstable soil and bedrock, as well as lands adjacent to these features. The property, 181 Front Street, Oakville, is in proximity to the shoreline of Lake Ontario. Through the review of the plans for development activities along the shoreline, CH seeks to ensure that waterfront development activity will generally be directed to areas outside of the hazardous lands. Hazardous lands are those lands adjacent to the shoreline of the Great Lakes - St. Lawrence River System, which are impacted by flooding, erosion, and/or dynamic beach hazards, as well as applicable regulated allowances. The combination of these hazardous lands delineates the extent of the development setback and is determined on-site specific conditions. Permission is required from CH prior to undertaking development activities within CH's regulated area and applications are reviewed under the *Conservation Authorities Act*, Ontario Regulation 41/24 and CH's Regulatory Policies and Guidelines.

While the property is considered to be partially within the erosion hazard of Lake Ontario based on our Approximate Regulation Limit (ARL) mapping, staff are of the opinion that the proposed works maintain

appropriate setbacks and meet CH policies. A CH Permit (Private Landowner – Minor) is required for the proposed development ahead of development, should the variances be approved.

We will review the Minor Variance when it is circulated and provide formal comment.

Requirements:

- Site Plan

CH will not attend the meeting. Inquiries can be sent to Shayan Ghahforokhi at sgahfarokhi@hrca.on.ca.

8 Region of Halton, Planning & Public Works Dept
Michaela Campbell, michaela.campbell@halton.ca

Pre-Consultation

No Comments