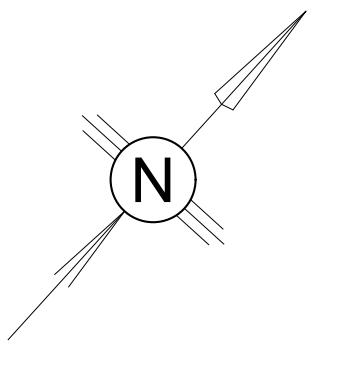


LEGEND:

- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING TREE (CONIFEROUS=CT, DECIDUOUS=DT)
- GRADE SLOPE INDICATOR

No.	DATE	REVISION	INITIAL
3	24-11-22	UPDATED DWG PER CLIENT REVIEW	CJ
2	24-10-15	SENT TO CLIENT FOR REVIEW	CJ
1	24-10-15	COMMITTEE OF ADJUSTMENT SET	CJ

No.	DATE	REVISION	INITIAL
3	24-11-22	UPDATED DWG PER CLIENT REVIEW	CJ
2	24-10-15	SENT TO CLIENT FOR REVIEW	CJ
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PROJECT:

PROPOSED 2-STORY SINGLE FAMILY DWELLING
CLIENT: TAJINDER NAGRA

244 Sabel St., Oakville, Ontario L6L 3V7

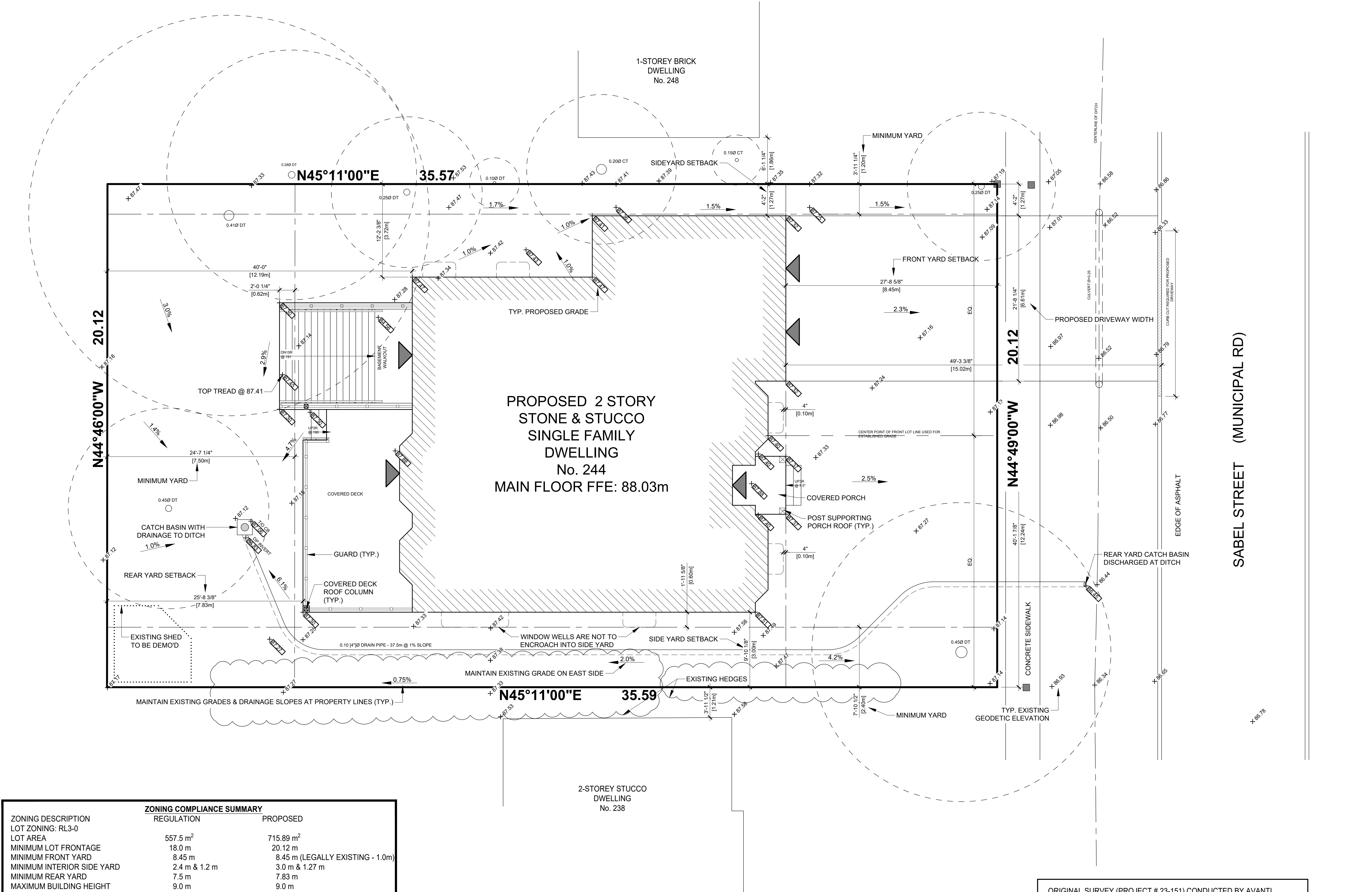
DRAWING:

PROPOSED SITE PLAN

DESIGNED BY: MA CHECKED BY: MA

DRAWN BY: CJ SCALE: 1:75 DRAWING No.: A100

DATE: 24-09-13 JOB No.: 07-4391



ZONING COMPLIANCE SUMMARY		
	REGULATION	PROPOSED
ZONING DESCRIPTION		
LOT ZONING: RL3-0		
LOT AREA	557.5 m ²	715.89 m ²
MINIMUM LOT FRONTAGE	18.0 m	20.12 m
MINIMUM FRONT YARD	8.45 m	8.45 m (LEGALLY EXISTING - 1.0m)
MINIMUM INTERIOR SIDE YARD	2.4 m & 1.2 m	3.0 m & 1.27 m
MINIMUM REAR YARD	7.5 m	7.83 m
MAXIMUM BUILDING HEIGHT	9.0 m	9.0 m
FIRST FLOOR AREA	--	162.62 m ²
SECOND FLOOR AREA	--	161.29 m ²
TOTAL FLOOR AREA	293.51 m ²	323.91 m ²
MAX. RESIDENTIAL FLOOR AREA	41.0% [293.51 m ²]	45.25% [323.99 m ²]
MAXIMUM LOT COVERAGE	35.0%	34.7% [248.42 m ²]

ORIGINAL SURVEY (PROJECT # 23-151) CONDUCTED BY AVANTI SURVEYING INC. AT 310 NORTH QUEEN ST. UNIT 102, TORONTO, ON M9C 5K4 ON AUGUST 16, 2023
AS PER OBC 9.14.6.1.(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED, AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. A FINAL GRADING CERTIFICATE WILL BE PROVIDED WITHIN 1 YEAR OF BUILDING OCCUPANCY.

No.	DATE	REVISION	INITIAL
3	24-11-22	UPDATED DWG PER CLIENT REVIEW	CJ
2	24-10-15	SENT TO CLIENT FOR REVIEW	CJ
1	24-10-15	COMMITTEE OF ADJUSTMENT SET	CJ

No.	DATE	REVISION	INITIAL
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PROJECT:
PROPOSED 2-STORY SINGLE FAMILY DWELLING
 CLIENT: TAJINDER NAGRA
 244 Sabel St., Oakville, Ontario L6L 3V7

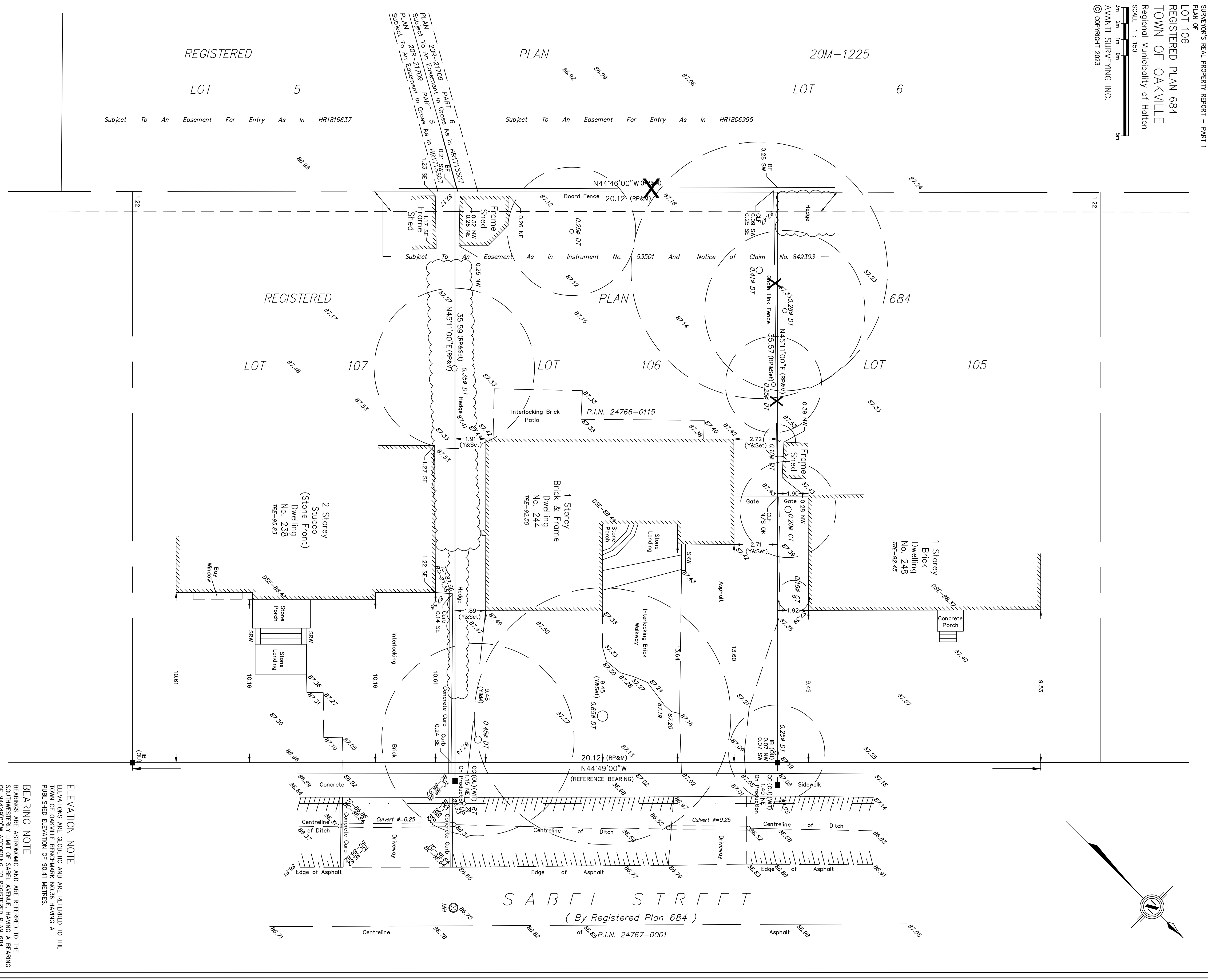
DRAWING:
EXISTING SITE SURVEY
BY AVANTI SURVEYING INC.
ON AUGUST 16, 2023

DESIGNED BY: MA CHECKED BY: MA

DRAWN BY: CJ SCALE: 1:125 DRAWING No.: C100

DATE: 24-09-13 JOB No.: 07-4391

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 LOT 106
 REGISTERED PLAN 684
 TOWN OF OAKVILLE
 Regional Municipality of Halton
 SCALE 1 : 150
 5m 2m 1m 0m
 AVANTI SURVEYING INC.
 © COPYRIGHT 2023



ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK NO.36 HAVING A PUBLISHED ELEVATION OF 50.41 METRES.
BEARING NOTE
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHWESTERN LIMIT OF SABEL AVENUE, HAVING A BEARING OF N44°49'00\"/>

THIS PLAN WAS PREPARED FOR TAJINDER NAGRA
PART 2 - SURVEY REPORT
 1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD Wires
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : SUBJECT TO AN EASEMENT AS IN INSTRUMENT NO. 53501
 3) THIS PLAN DOES NOT CERTIFY COMPATIBILITY WITH ZONING BY-LAWS

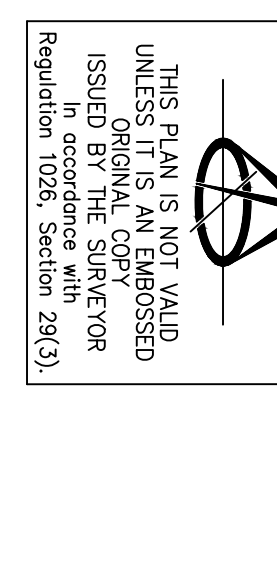
LEGEND (...CONT.)
 DSE DENOTES DOORSET ELEVATION
 TRE TREE
 DT DEODIOUS TREE
 CT COMPENSIOUS TREE
 OU ORIGIN UNKNOWN
 PLAN BY VATES & VATES LIMITED, O.L.S.
 DATED FEBRUARY 3, 1987

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 RP REGISTERED PLAN 684
 N.S.E.W. NORTH-SOUTH/EAST-WEST
 DT DEODIOUS TREE
 CT COMPENSIOUS TREE
 OU ORIGIN UNKNOWN
 WITNESSES
 PROPERTY IDENTIFIER NUMBER
 OVERHEAD Wires
 CHAIN LINK FENCE
 BOARD FENCE
 STONE RETAINING WALL
 MANHOLE SERVICE
 TOP OF CURB
 BOTTOM OF CURB

ASSOCIATION OF ONTARIO LAND SURVEYORS
 V-57299
 THIS PLAN IS VOID UNLESS THIS IMPRINTED ORIGINAL COPY OF THE SURVEYOR'S REGULATION 1026, SECTION 29(3)

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE AND THE REGULATIONS MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON THE 14TH DAY OF JULY, 2023.

AUGUST 16, 2023
 CHRIS BERESNECZ
 ONTARIO LAND SURVEYOR



310 North Guelph St., Unit 103, Toronto, ON M9C-5K4
 Tel: (416) 231-1174 Fax: (416) 621-3360
 E-MAIL: info@avantisurveying.com

AVANTI SURVEYING INC.
 PROJECT 23-151
 DRAWN BY: CJ CHECKED BY: MA

DATE: 24-09-13



3	24-11-22	UPDATED DWG PER CLIENT REVIEW	CJ
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KELLER
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www.kellerengineering.com

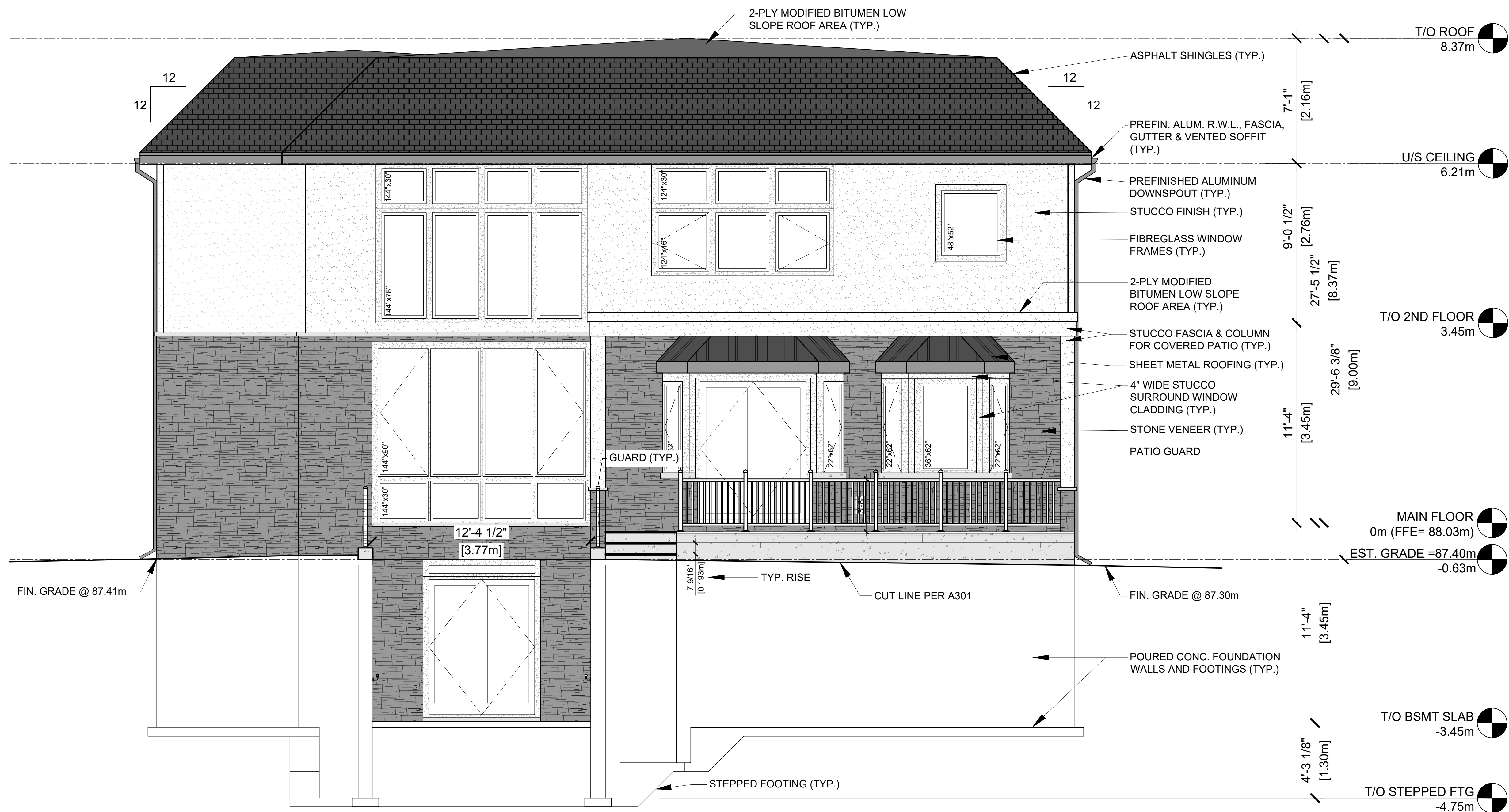
PROJECT:
**PROPOSED 2-STOREY
SINGLE FAMILY DWELLING**
CLIENT: TAJINDER NAGRA
244 Sabel St., Oakville, Ontario L6L 3V7

DRAWING:
**PROPOSED NORTH
ELEVATION**

DESIGNED BY: MA | CHECKED BY: MA

DRAWN BY: CJ | SCALE: 1:40 | DRAWING No.: A200

DATE: 24-09-13 | JOB No.: 07-4391



No.	DATE	REVISION	INITIAL
3	24-11-22	UPDATED DWG PER CLIENT REVIEW	CJ
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No.	DATE	REVISION	INITIAL
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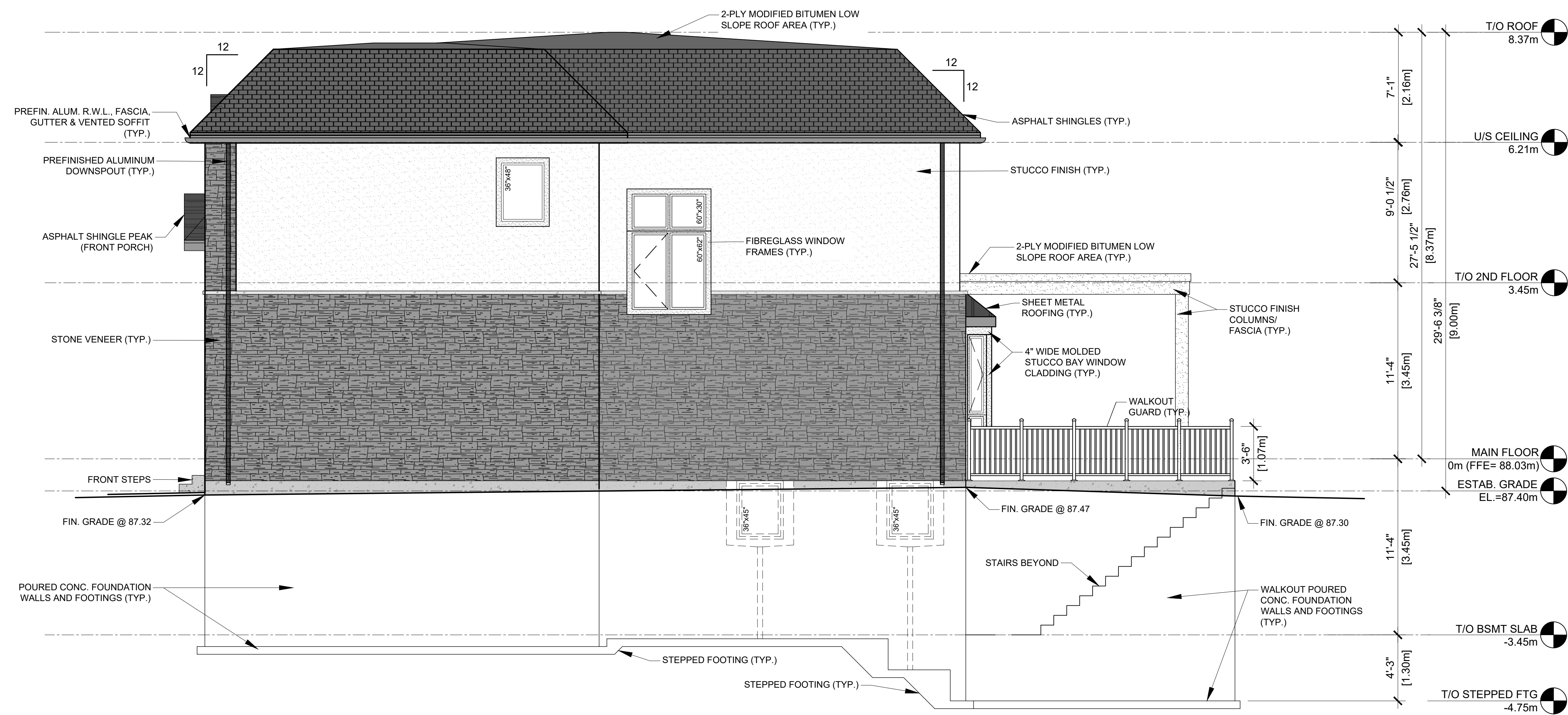
PROJECT:
**PROPOSED 2-STOREY
SINGLE FAMILY DWELLING**
CLIENT: TAJINDER NAGRA
244 Sabel St., Oakville, Ontario L6L 3V7

DRAWING:
**PROPOSED SOUTH
ELEVATION**

DESIGNED BY: MA
CHECKED BY: MA

DRAWN BY: CJ
SCALE: 1:40
DRAWING No.: A201

DATE: 24-09-13
JOB No.: 07-4391



No.	DATE	REVISION	INITIAL
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ENGINEERING
www.kellerengineering.com

PROJECT:

**PROPOSED 2-STORY
SINGLE FAMILY DWELLING**

CLIENT: TAJINDER NAGRA

244 Sabel St., Oakville, Ontario L6L 3V7

DRAWING:

**PROPOSED WEST
ELEVATION**

DESIGNED BY: MA CHECKED BY: MA

DRAWN BY: CJ SCALE: 1:50 DRAWING No.: A203

DATE: 24-09-13 JOB No.: 07-4391

October 11, 2024

Project No. 3230704

Town of Oakville Building Services Department
1225 Trafalgar Road
Oakville, ON L6H 0H3
(905) 845-6601

COVER LETTER
244 Sabel St., Oakville Ontario, L6L 3V7

Permit Application Number: 24-103773

To whom it may concern,

On behalf of the Owner, our primary purpose is for the committee of adjustment to review and consider accepting our application for minor variance of regarding Residential Floor Area (RFA) per Table 6.4.1.

Residential Floor Area: Table 6.4.1. - The maximum Residential Floor Area Ratio for a detached dwelling with a lot area between 650.00m² and 742.99m² shall be 41% (291.86m²) with a Lot area of 711.85m², the calculated amount of 45.25% (323.91m²) does not comply.

Proposed Dwelling Statistics:

- a) i) First Floor Area is 162.62 m²
- ii) 2nd floor Area: 161.37 m²
- iii) Total Floor Area: 323.99 m²
- iv) Lot area of 715.89 m² per site survey conducted by Avanti Surveying Inc. dated August 16, 2023.
- v) Residential Floor Area Ratio is 45.26%.
- vi) ** This will require Minor Variance for zoning compliance.

We have reviewed past minor variance applications made to the Committee in the general vicinity of 244 Sabel St. that fall are under the same zoning and under Table 6.4.1. (650.00 m² and 742.99 m², 41% RFA) requirements for Residential Floor Area Ratio.

According to the public data provided by past Committee of adjustment meetings, the properties in the area having similar percentage Residential Floor Area ratios that were **approved** by the Committee of Adjustment panel were as follows:

Approved:

1. 2378 Rebecca St. (Dated 2018-01-16) @ 45.9% RFA
2. 415 Third Line (Dated 24-01-24) @ 45.1 % RFA
3. 439 Seabourne Dr. (Dated 16-11-18) @ 44.6% RFA
4. 2450 Rebecca St. (Dated 22-08-30) @ 44.4% RFA
5. 241 Cherryhill Rd (Dated 23-02-22) @ 44.2% RFA

The subject property is located near the Southwest corner of Third Line and Rebecca Street. This older neighborhood consists of a mixture of 50's and 60's vintage single-family bungalows amongst a transforming landscape of more modern two-storey homes replacing some of these older homes. According to the Town of Oakville's "Livable Oakville" official plan maps, this property can be considered as the Northeast corner of Bronte District in Oakville. It is situated about 2.5km from the Bronte Go train station.

As highlighted in 2(b) of section 2.2.3 of the province's Official Plan "A place to Grow", midtown Oakville is the only area mentioned in the plan as an urban growth center and is to provide an increased density of 400 residents and jobs per hectare.

Per schedule F map (Southwest) in the official plan's land use schedule, the area of Rebecca Street and Third Line is categorized as "Low Density Residential". In schedule E map, it is evident that this property does not fall within any parkway belt or greenbelt sensitive land jurisdictions.

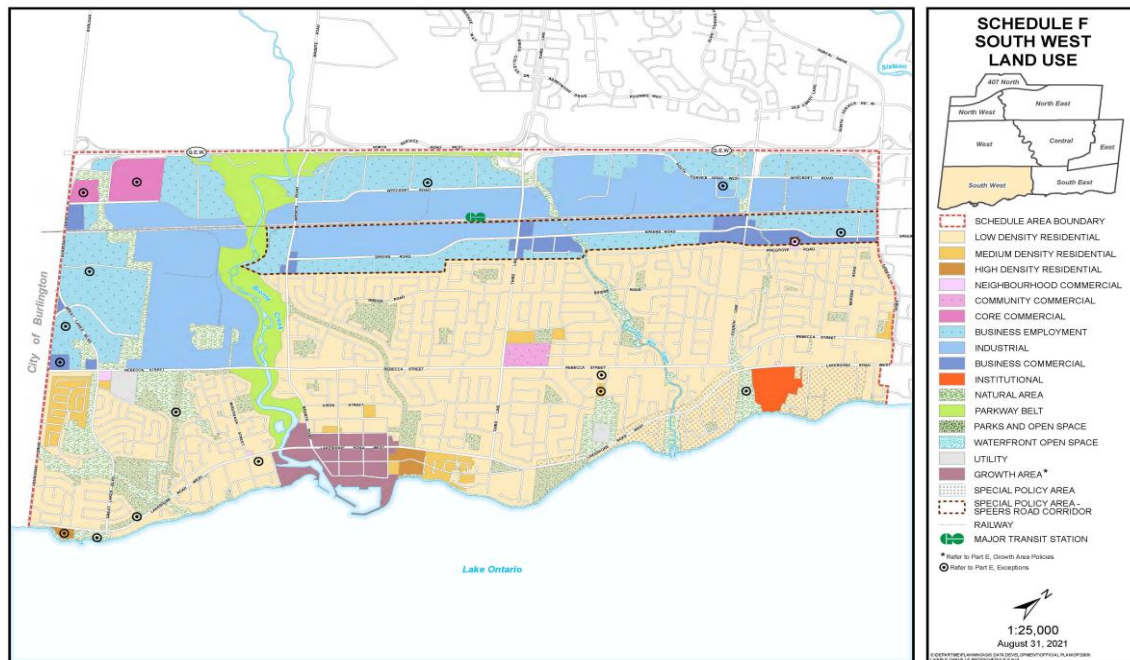


Figure 1: Livable Oakville Official Plan Schedule F (Southwest) land use map.

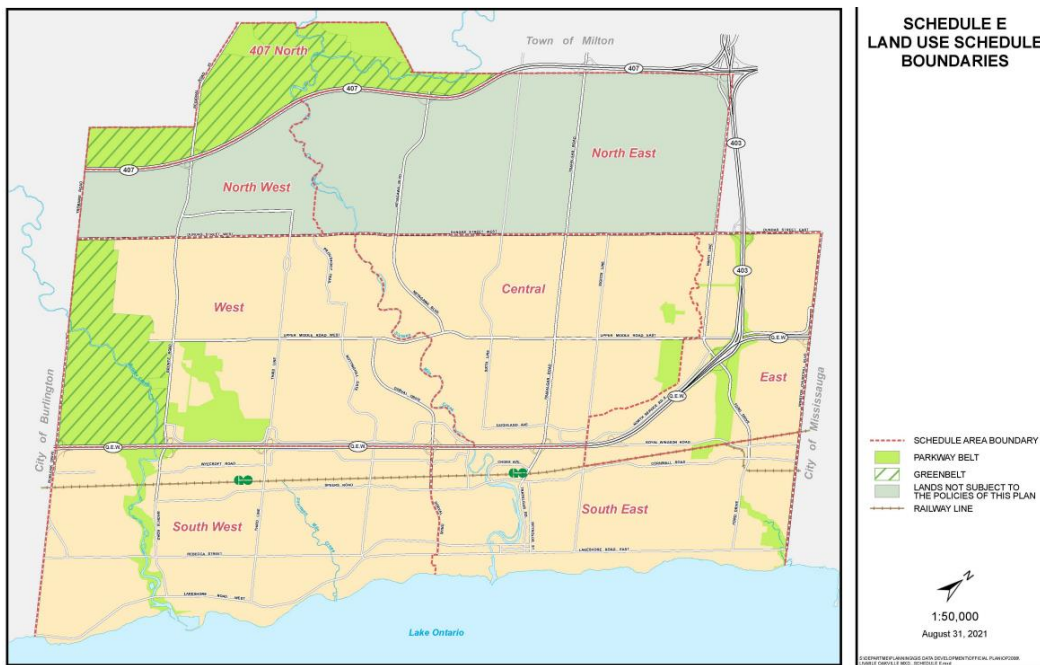


Figure 2: Livable Oakville Official Plan Schedule E Greenbelt map.

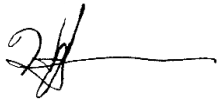
Under Part D of the ‘Livable Oakville’ Official Plan, section 11.1.8 describes provisions for land density intensification on existing or vacant lots within stable low-density residential areas. Since this proposed dwelling will be located on an existing low-density residential lot upon demolition of an existing house, the new footprint will fulfill the official plans provision to intensify the low-density area by providing increased density of livable area on the same lot, meanwhile being compliant with all other zoning regulations outlined for the RL3-0 zoned lot aside from the minor variance being requested in this application.

Section 11.1.9(a) describes that development of all stable residential communities be evaluated for their scale, height, mass, and architectural character and material compatibility with the surrounding neighborhood. Since this is a vintage neighborhood that is undergoing some intensification and modernization, we feel that our proposed design is compatible with the general direction of today’s architectural design and materials. Under 11.1.9 (b), the proposed subject dwelling is compatible with all setbacks, orientation and separation consistent with the previous dwelling footprint. Section 11.1.9(e) highlights that the property should have adequate municipal infrastructure, in which this property is fully serviced for water, wastewater, waste management and fire protection.

In summary, we believe that the request to increase the allowable residential floor area ratio from the by-law’s 41% to our requested 45.25% is not excessive, since we have identified that there have been several other applicant properties of comparable floor area range made within the low-density neighborhood which have been approved. This will also provide an opportunity to increase livable density and could provide potential future options for rental to increase the number of people occupying the house and help offset housing/rental shortages in the city.

We thank you for your consideration of our application.

Sincerely,



Henry J. Jansen, P.Eng, ACCI, LCCI.
DIRECTOR OF OPERATIONS – GTA & SOUTHERN ONTARIO



OTTAWA (613) 224-1594

GREATER TORONTO AREA (437) 488-1870

SOUTHERN ONTARIO (519) 940-0571

KINGSTON (613) 507-7536

CALGARY (403) 471-3492

EDMONTON (780) 884-7378

SASKATCHEWAN (306) 985-5136

VANCOUVER (778) 760-1259