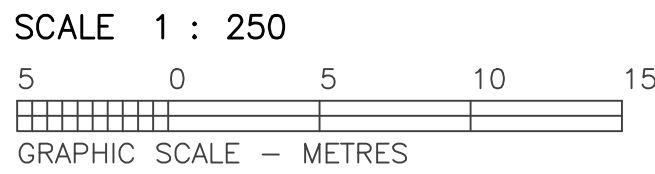


TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 1
Concession 2 South of Dundas Street
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)

TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



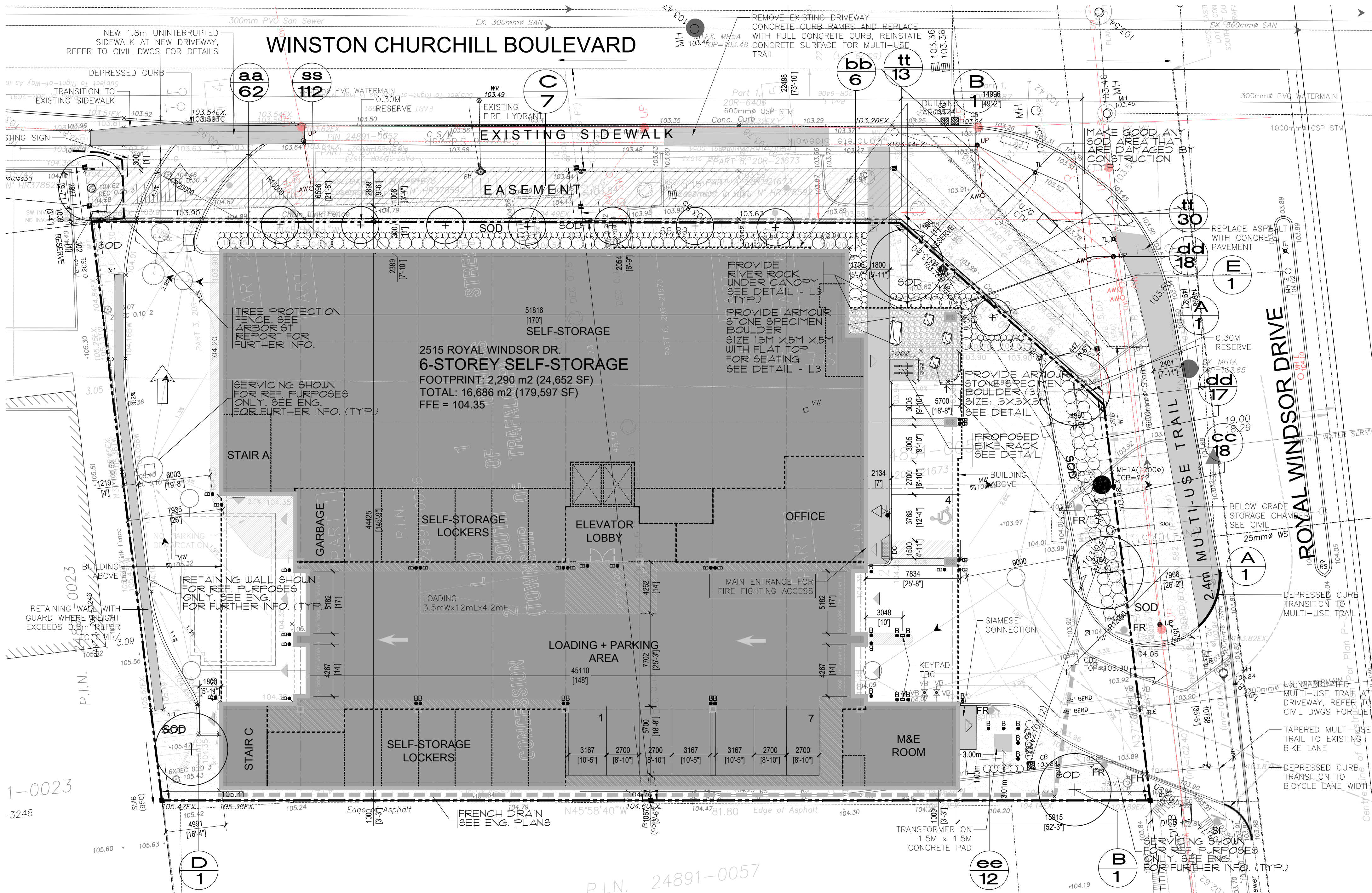
INTEGRATION DATA		
BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS-2010.0) AS SHOWN ON PLAN 20R-21673. REFER TO PLAN 20R-21673 FOR LOCATION OF CORP. A & B.		
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD-83 (CSRS-2010.0). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.R.G. 216/10.		
POINT N°	NORTHING	EASTING
"A"	4,812,505.44	607,487.69
"B"	4,812,447.87	607,444.22
CO-ORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

DISTANCE NOTE	
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.99974273.	
METRIC NOTE	
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.	
ELEVATION NOTE	
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE CITY OF MISSISSAUGA BENCHMARK 774, HAVING AN ELEVATION OF 101.356m (CGVD-1928:PRE-1978).	

TOPOGRAPHIC LEGEND	
AW	ANCHOR WIRE(S)
BB	BELL BOX
U/G	UNDERGROUND
CON-0.20	CONCRETE CABLE 0.20 DIA
DEC-0.20	DECORATIVE TREE 0.20 DIA
FI	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LS	LIGHT STANDARD (LAMP)
MH	MANHOLE
OW	OVERHEAD WIRE(S)
SAN-	SANITARY SEWER
UP	UTILITY POLE
WV	WATER VALVE (KEY)
WM	WATER MAIN

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 CERTIFICATE	
1. I CERTIFY THAT: 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON MARCH 16, 2022.	
DATE: MARCH 17, 2022	
JAMES LEGAT, M.Sc. ONTARIO LAND SURVEYOR	

CUNNINGHAM McCONNELL LIMITED			
ONTARIO LAND SURVEYORS			
1200 SPEERS ROAD, UNIT 38 OAKVILLE, ONTARIO L6L 2K4 PHONE (905) 845-3497 FAX (905) 845-3519 info@cunmccsurveyors.ca		205 MAIN STREET MILTON, ONTARIO L9T 1N7 PHONE (905) 878-7810 FAX (905) 878-8672 milton.office@cunmccsurveyors.ca	
PLOT PAPER SIZE = 1219mm BY 809mm		PLAN 3-19-3	
© COPYRIGHT		2022/03/17	ISSUED FOR DESIGN
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUNNINGHAM McCONNELL LIMITED.		DATE:	REVISIONS
			JAL
			INITIAL



PLANT LIST

KEY BOTANICAL NAME	COMMON NAME	COND.	CAL.	HT/SPR.	REMARKS	QTY.
TREES						
A ACER SACCHARUM	SUGAR MAPLE	BB/LB	10M		UNIFORM	2
B GLEDITSIA TRIACANTHOS VAR. INERMIS "HALKA"	HALKA HONEYLOCUST	BB/LB	10M		UNIFORM	2
C FAGUS SYLVATICA "DAUTYCK GREEN"	DAUTYCK GREEN BEECH	BB/LB	60M		UNIFORM	7
D CARPINUS CAROLINIANA	BLUE BEECH	BB/LB	10M		UNIFORM	1
E SYRINGA RETICULATA "IVORY SILK"	IVORY SILK TREE LILAC	BB/LB	60M		UNIFORM	1
SHRUBS						
aa DIERVILLA LONICERA	LOW BUSH HONEYBUCKLE	POT		60CM	EVENLY SPACED	62
bb RIBES AUREUM	GOLDEN CURRANT	POT		60CM	EVENLY SPACED	6
cc CORNUS CERIEA	REDOISER DOGWOOD	POT		60CM	EVENLY SPACED	18
dd CEANTHUS AMERICANUS	NEW JERSEY TEA	POT		60CM	EVENLY SPACED	18
ee THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	POT		60CM	EVENLY SPACED	12
PERENNIALS						
ss ECHINACEA PURPUREA	PURPLE CONE FLOWER	POT		IGAL.	EVENLY SPACED	112
tt RUDBECKIA "HIRTIA"	BLACK EYED SUSAN	POT		IGAL.	EVENLY SPACED	43

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY EACH CONTRACTOR. ANY DISCREPANCIES AND/OR ERRORS SHALL BE REPORTED IN WRITING TO THE CONSULTANT BEFORE COMMENCING ANY WORK. ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

THIS DRAWING IS THE PROPERTY OF INSITE LANDSCAPE ARCHITECTS INC. AND MAY NOT BE COPIED IN WHOLE OR PART, NOR MAY ANY INFORMATION CONTAINED THEREON BE USED WITHOUT WRITTEN PERMISSION OF INSITE LANDSCAPE ARCHITECTS INC.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SITE PLAN AS WELL AS THE LATEST ISSUANCE OF ALL PLANS, DOCUMENTS AND REPORTS AS PREPARED FOR THIS PROJECT BY OTHER PARTIES AND CONSULTANTS.

COORDINATION NOTE

THIS DRAWING, UNLESS OTHERWISE STIPULATED HAS BEEN PREPARED AND ISSUED BY INSITE LANDSCAPE ARCHITECTS INC. FOR THE ARCHITECT'S APPROVAL PURPOSES ONLY. IF A CONTRACTOR IS TENDERING OR CONSTRUCTING USING THIS DRAWING, THEY DO SO AT THEIR OWN RISK.

NOT FOR CONSTRUCTION

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE REFER TO ARCHITECT'S REPORT FOR FURTHER INFORMATION

MBR-0200-00001
Legacy # MBR0200-08

200 SERIES
Sustainability Facts

Unit Size	Qty 10,000 Bike Rack
Carbon Footprint (CO2e)	10,000 kg CO2e
Material Recycled (kg)	10,000 kg
Total energy use (kWh)	10,000 kWh
Water use (litres)	10,000 litres
Material Recycled (%)	100%
LEED v4 Credits	1
Type II Environmental Product Declaration	Available
Material Recycled (%)	100%
Recycled Content (%)	100%
Recycled Content (%)	100%
Recycled Content (%)	100%

DESCRIPTION: 200 Series - 200 Bike Rack H.S. Steel Tube, Aluminum Top Coating, Direct Burial, 2 Bike Configuration

FINISH: All steel components are protected with S-Coat Rust Proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled.

TO SPECIFY: Select MBR-0200-00001
Choose: Powdercoat Color

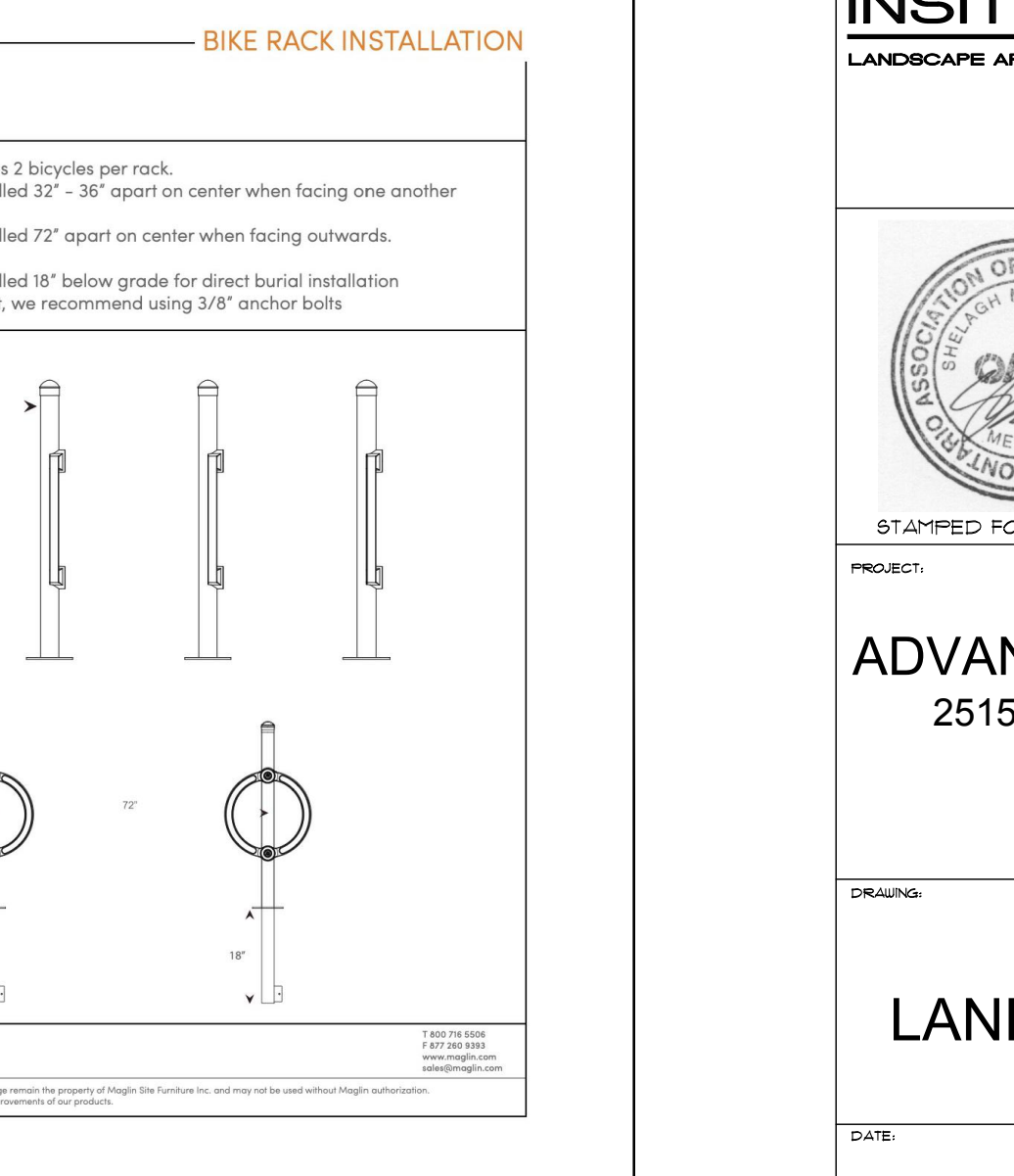
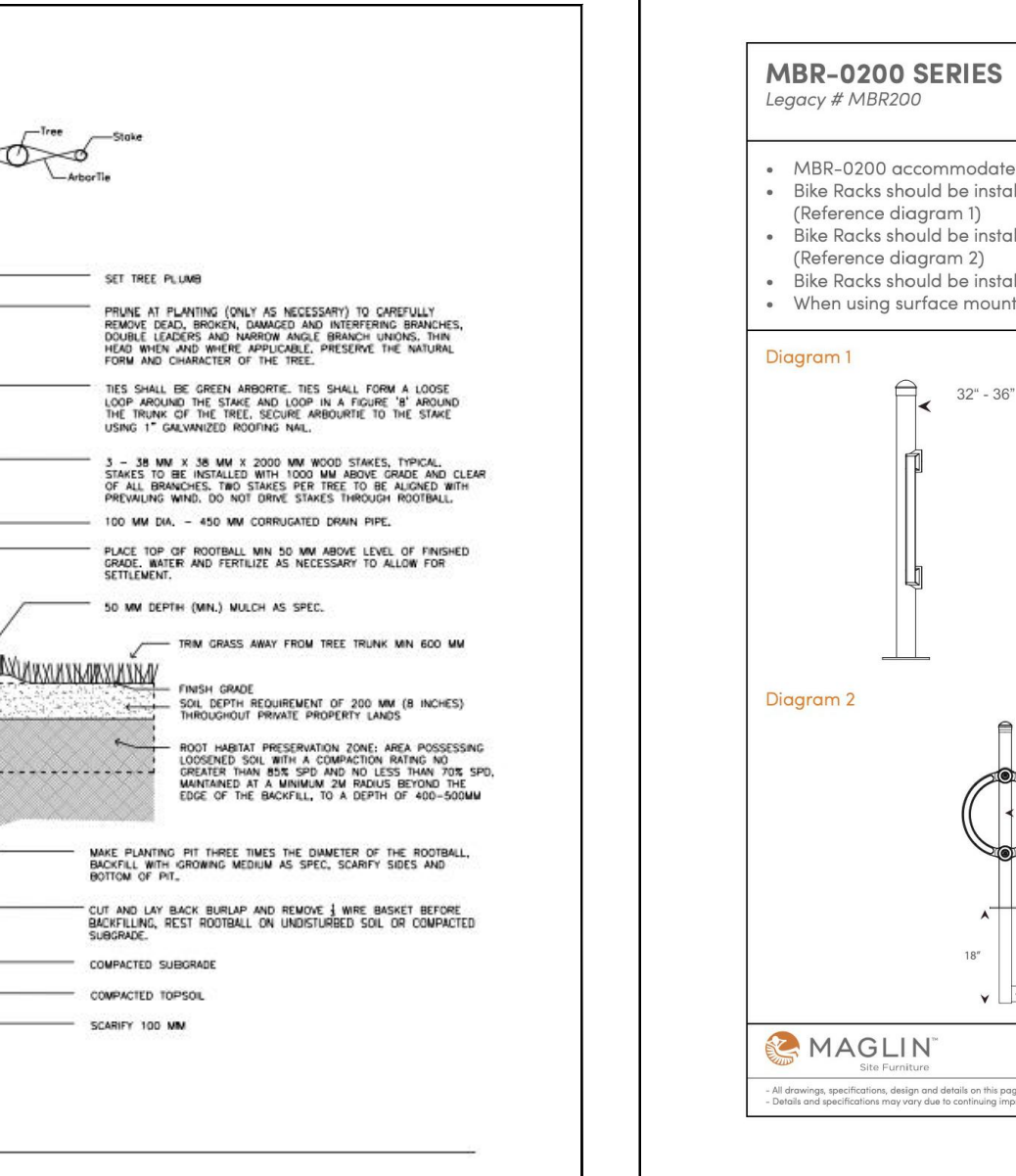
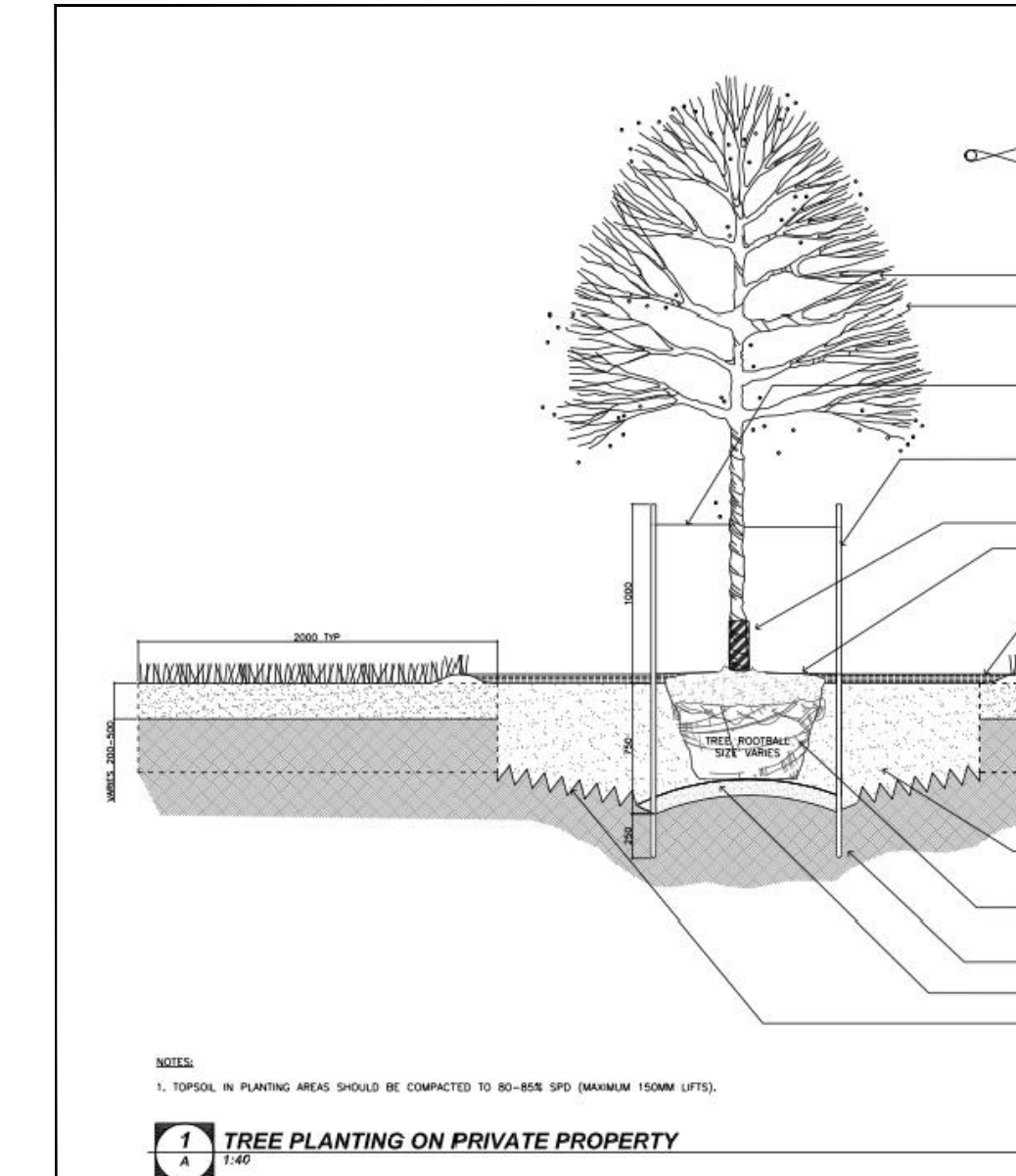
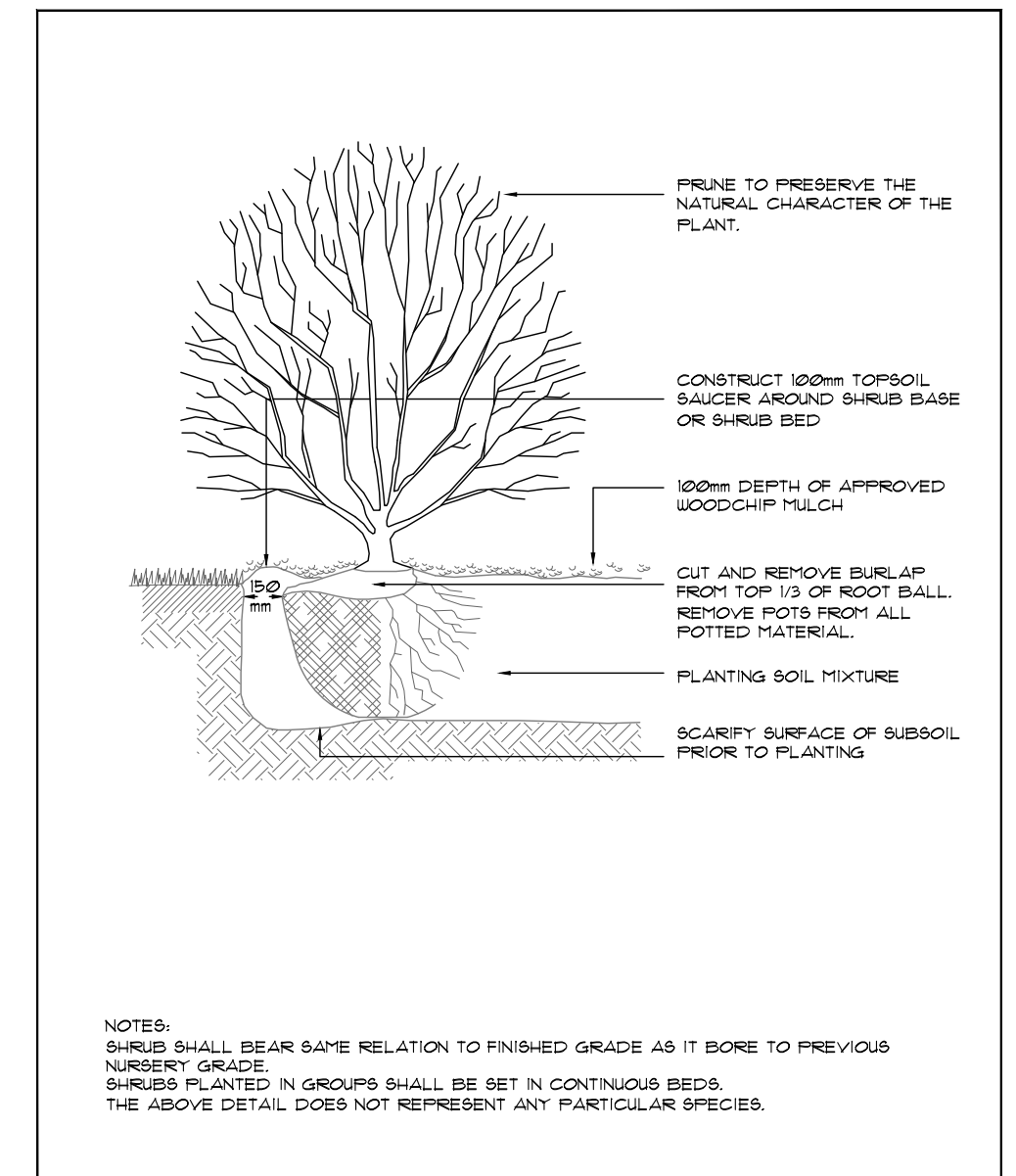
HEIGHT: 35.81" (913mm) DIAMETER: 2.38" (60mm) WIDTH: 16.75" (425mm) WEIGHT: 21.7lbs (9.8kg)

MAGLIN
All drawings, specifications, design or details on this page remain the property of Maglin Inc. and may not be used without Maglin's authorization. Details and specifications may vary due to continuing improvement of our products.

PROPOSED BIKE RACK
TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS

- #### GENERAL NOTES
- ALL LANDSCAPE WORKS, UNLESS OTHERWISE NOTED, SHALL BE EXECUTED BY ON-SITE CREW AND FORE PERSON WITH MINIMUM THREE YEARS OR MORE RELATED EXPERIENCE.
 - LANDSCAPE DRAWING ARE NOT BE SCALED.
 - NO EXTRA WILL BE CONSIDERED FOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS UNLESS REPORTED IN WRITING TO CONSULTANT PRIOR TO COMMENCEMENT OF WORK. DO NOT LEAVE ANY EXCAVATED HOLES OPEN OVERNIGHT.
 - MAKE GOOD ALL DAMAGE RESULTING FROM THE WORK AT NO EXTRA COST.
 - KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
 - NO STOCKPILE IS ALLOWED ON SITE WITHOUT OWNER'S APPROVAL AND DIRECTION.
 - IF REQUESTED CONTRACTOR IS TO SUBMIT SAMPLES OF ALL PROPOSED MATERIALS IN THIS CONTRACT FOR APPROVAL BY CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR RESPONSIBLE FOR STAKE OUT AND VERIFY LOCATIONS FOR ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND REPORT ALL CONFLICTS TO CONSULTANT IN WRITING. CONTRACTOR TO OBTAIN WRITTEN INSTRUCTIONS PRIOR TO STARTING WORK.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S SITE PLAN, ENGINEERING DRAWINGS, SOI, REPORTS AND ALL OTHER APPLICABLE DOCUMENTS.
 - ALL SHRUBS AND GROUND COVER TO BE IN CONTINUOUS PLANTING BEDS, ALL PLANTING TO MEET MUNICIPALITY'S SPECIFICATIONS.
 - IF REQUESTED CONTRACTOR TO LAYOUT ALL LANDSCAPE ELEMENTS AND CONFIRM LOCATIONS WITH THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR MUST ALWAYS FOLLOW THE APPROVED ENGINEERING GRADING PLANS. REPORT ANY DISCREPANCIES TO CONSULTANTS AND SITE SUPERVISOR IMMEDIATELY.
 - ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK BY NURSERY KNOWN IN THE INDUSTRY. PROVIDE IN WRITING SOURCE OF PLANT MATERIAL TO CONSULTANT.
 - CONTRACTOR TO CONFIRM THAT THE PLANT QUANTITIES SHOWN ON THE PLANT LIST CONFORM TO THE LANDSCAPE DRAWINGS. ANY DISCREPANCIES NOT REPORTED AT TIME OF TENDER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- #### GENERAL NOTES - continued
- CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO OBTAINING SUBSTANTIAL COMPLETION.
 - CONTRACTOR TO INSTALL NEW SOD AND NEW TOPSOIL AS PER SPECIFICATIONS AND GENERAL NOTES THROUGHOUT THE SITE AS DESIGNED. CONTRACTOR TO VERIFY WITH OWNER AT TIME OF TENDER IF NEW TOPSOIL AND SOD SHALL EXTEND THROUGH THE MUNICIPAL BOULEVARD TO THE REAR OF THE MUNICIPAL CURB.
 - CONTRACTOR MUST ADVISE AND OBTAIN WRITTEN APPROVAL FROM THE CONSULTANT AND MUNICIPALITY OF ANY PLANT MATERIAL SUBSTITUTIONS PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT WHEN WORK IS COMPLETED. WARRANTY PERIOD COMMENCES ONLY WHEN THE CERTIFICATE OF COMPLETION, SUBJECT TO DEFICIENCIES IS RECEIVED BY OWNER.
 - CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS AND SATISFY THEMSELVES OF SITE CONDITIONS. ADVISE CONSULTANT IMMEDIATELY OF ANY CONCERN, PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO CONFIRM ISSUED DRAWINGS ARE LATEST REVISED DRAWINGS PRIOR TO TENDER AND/OR PRIOR TO CONSTRUCTION.
 - DRAWINGS AND PLANS ARE THE COPYRIGHT PROPERTY OF INSITE LANDSCAPE ARCHITECTS INC. ANY UNAUTHORIZED USE IN ANY FORM IS PROHIBITED BY LAW. FURTHER, ANY DISTRIBUTION OF DRAWINGS TO UNAUTHORIZED PERSONS, FIRMS OR COMPANIES IS NOT PERMITTED WITHOUT INSITE LANDSCAPE ARCHITECTS INC. PERMISSION. ANY AND ALL VIOLATIONS ARE SUBJECT TO PROSECUTION IN A COURT OF LAW.



INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
insite@globalserve.net

STAMPED FOR SPA ONLY

PROJECT:

ADVANCED SELF STORAGE
2515 ROYAL WINDSOR DRIVE
OAKVILLE, ONTARIO
SP.1501.032-01

DRAWING:

DATE: JULY 6-22 PROJECT: 220107

SCALE: 1:200 SHEET: L-1

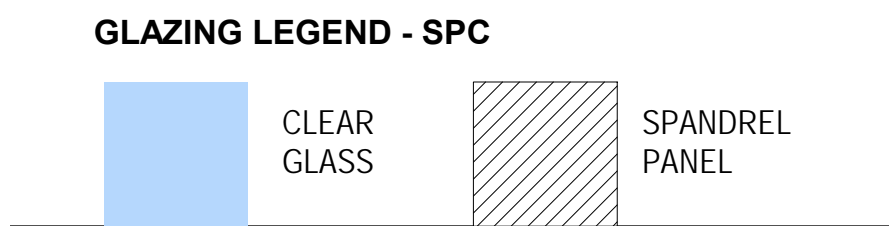
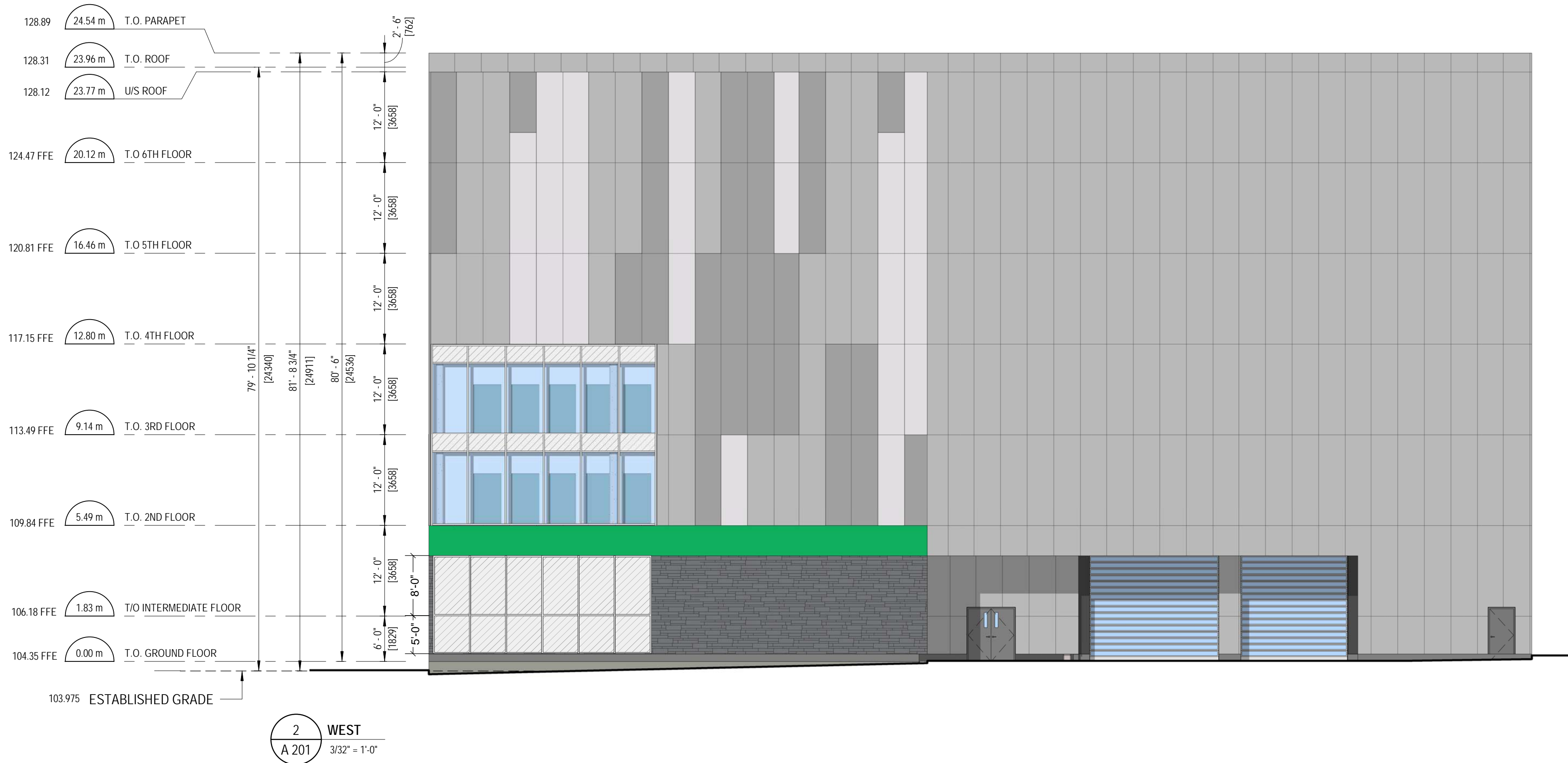
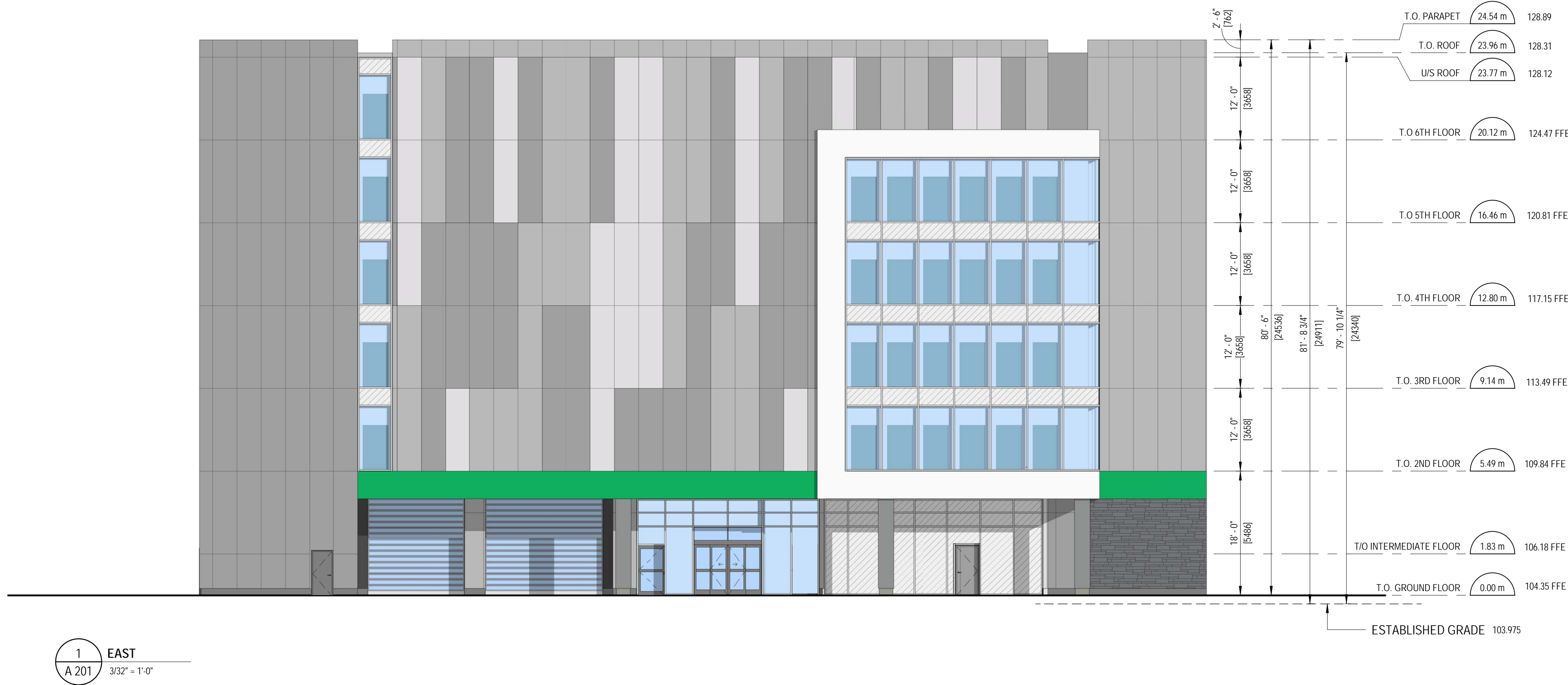
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ISSUED FOR SPA

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
 - DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
 - DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
 - CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

#	YYYY-MM-DD	REVISIONS
7	2024-06-20	ISSUED FOR SPA
6	2024-01-30	ISSUED FOR SPA
5	2023-08-30	ISSUED FOR SPA
4	2022-11-30	ISSUED FOR SPA
3	2022-07-15	ISSUED FOR SPA
2	2022-06-10	ISSUED FOR DISCUSSION
1	2022-05-19	ISSUED FOR DISCUSSION PURPOSES

CIVIL:
HUSSON
200 CACHET WOODS CT SUITE 204
MARKHAM ONTARIO
L6C 0Z8

ELECTRICAL:
MJA
556 EDWARD AVE
RICHMOND HILL, ONTARIO
L4C9Y5

MECHANICAL:
TBD
TBD
TBD
TBD

STRUCTURAL:
TBD
TBD
TBD
TBD

PLANNING:
DILLON
235 YORKLAND BLVD, SUITE 800
TORONTO, ON
M2J 4Y8

LANDSCAPING:
INSITE
5 FIELD AVE
TORONTO, ON
M4G 1Y4

CLIENT LOGO:
FIRST GULF

CLIENT:
FIRST GULF
636 BRONTE RD
OAKVILLE, ON, L6L 6S1
TEL: 905 469 9001

PN: PROJECT NORTH
ARCHITECT'S SEAL:
**ONTARIO ASSOCIATION
of
ARCHITECTS**
NICHOLAS GRADIMANSKI
LICENCE
5807

TN: TRUE NORTH
ARCHITECT:

**WPT
ARCHITECTURE
INC**
wpt@wptarchitecture.ca

WPT PROJECT #:
CLIENT PROJECT #:
MUNICIPAL #:
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:
ADVANCED SELF STORAGE
2515 ROYAL WINDSOR DR.
OAKVILLE, ON

SHEET NAME:
ELEVATIONS

SCALE:
N.T.S.
DRAWN BY:
A.F.

SHEET #:
A 201

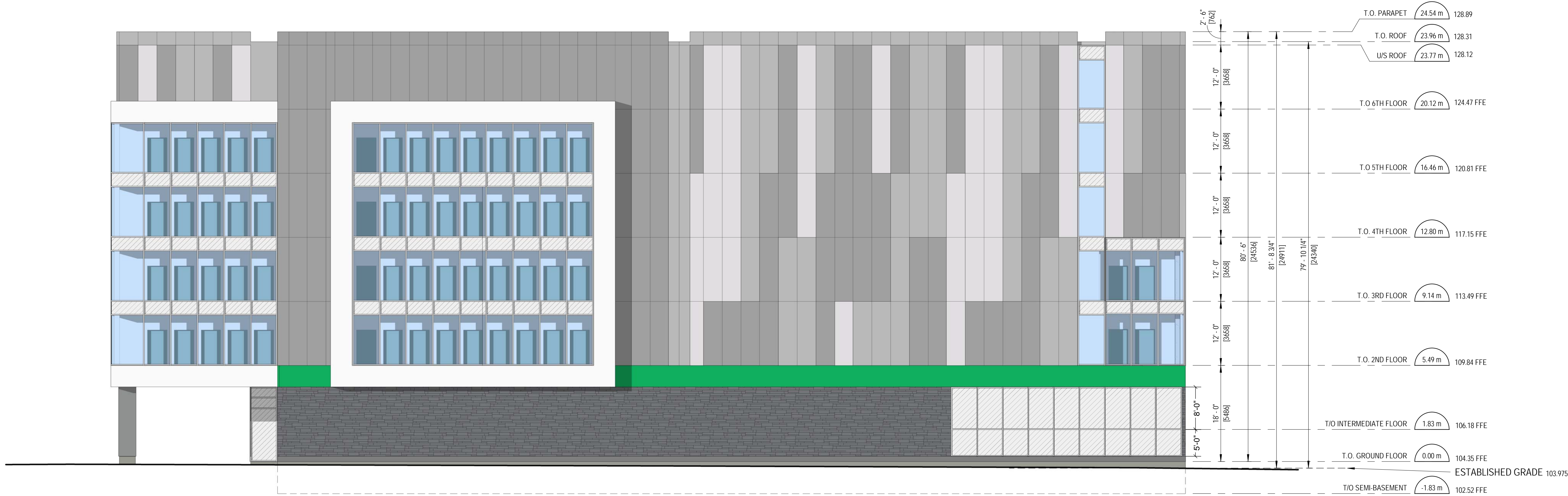
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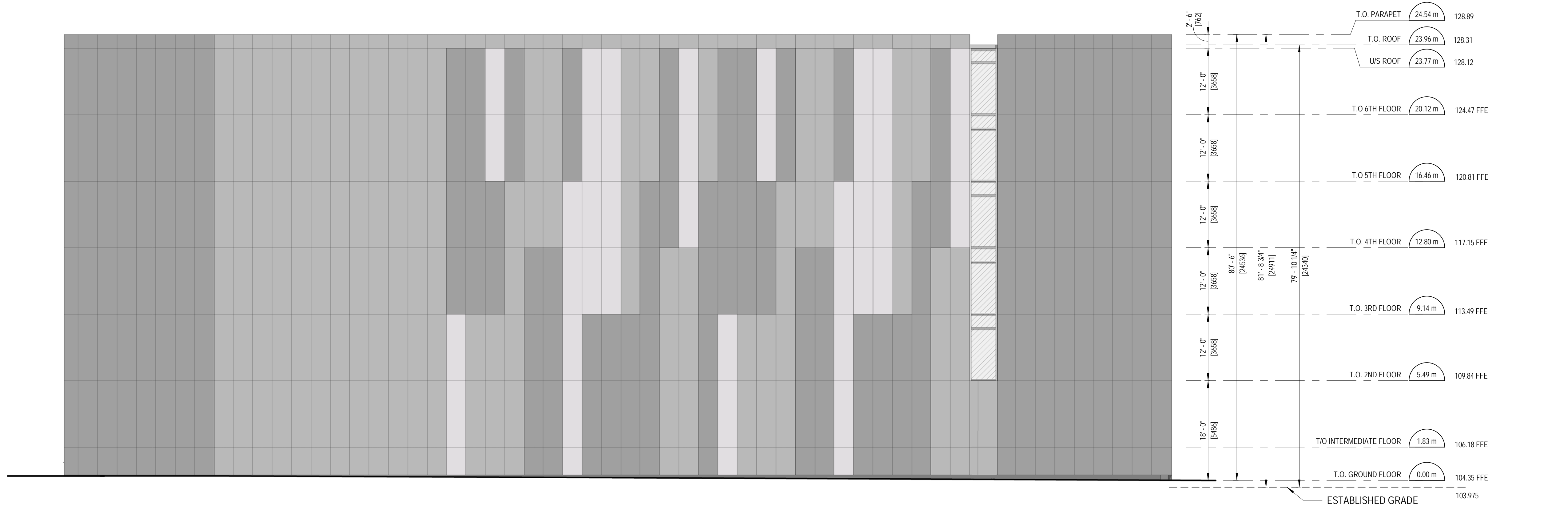
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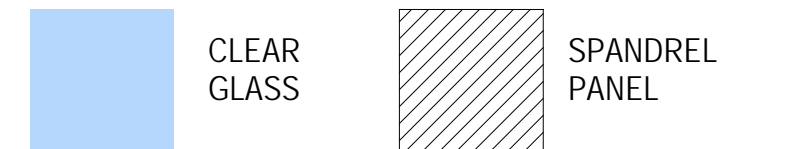


2 NORTH
A 200 3/32" = 1'-0"



1 SOUTH
A 200 3/32" = 1'-0"

GLAZING LEGEND - SPC



ISSUED FOR SPA

- GENERAL NOTES TYPICAL:**
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#	YYYY-MM-DD	REVISIONS

CIVIL:
HUSSON
200 CACHET WOODS CT SUITE 204
MARKHAM ONTARIO
L6C 0Z8

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556 EDWARD AVE
RICHMOND HILL, ONTARIO
L4C9Y5

MECHANICAL:
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STRUCTURAL:
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CLIENT LOGO:
FIRST GULF

CLIENT:
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636 BRONTE RD
OAKVILLE, ON, L6L 6S1
TEL: 905 469 9001

PN: PROJECT NORTH
ARCHITECT'S SEAL:
**ONTARIO ASSOCIATION
of
ARCHITECTS**
NICHOLAS CHADWANE
LICENCE
5007

TN: TRUE NORTH
ARCHITECT:



WPT PROJECT #:
CLIENT PROJECT #:
MUNICIPAL #:
CLIENT CONTRACT #:

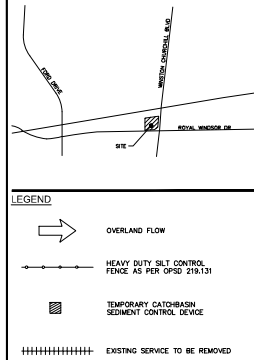
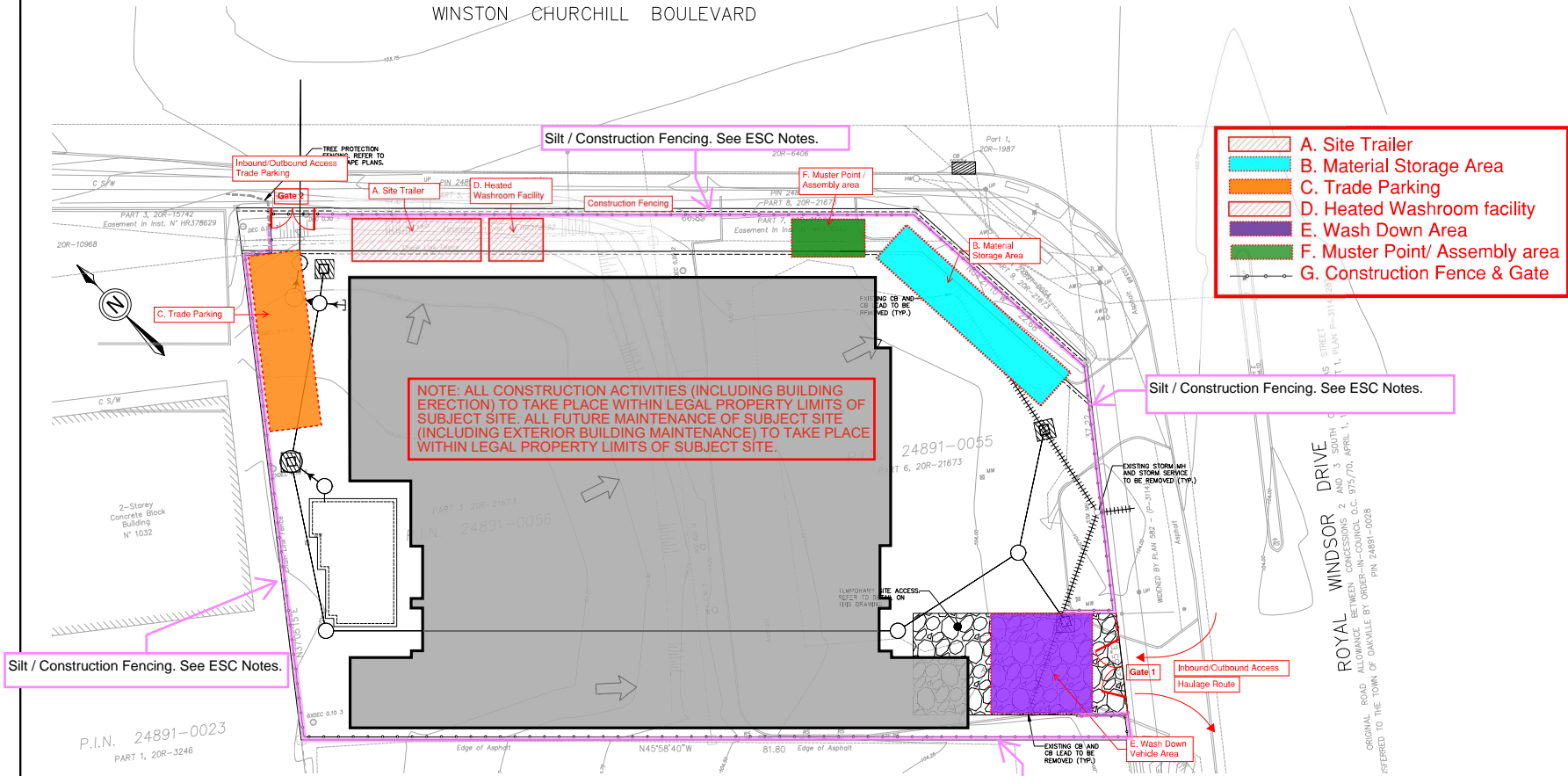
PROJECT NAME AND LOCATION:
ADVANCED SELF STORAGE
2515 ROYAL WINDSOR DR.
OAKVILLE, ON

SHEET NAME:
ELEVATIONS

SCALE:
N.T.S.
DRAWN BY:
A.F.

SHEET #:
A 200

WINSTON CHURCHILL BOULEVARD



Silt / Construction Fencing. See ESC Notes.

Silt / Construction Fencing. See ESC Notes.

Silt / Construction Fencing. See ESC Notes.

CONSTRUCTION SEQUENCE:

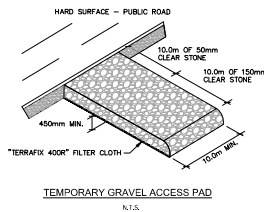
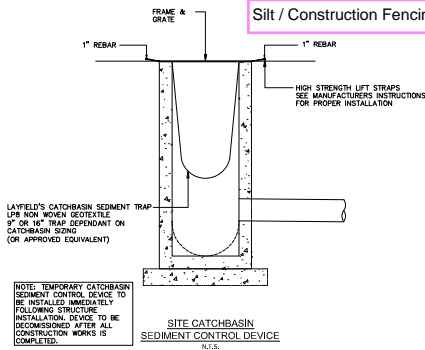
- INSTALL HEAVY DUTY SEDIMENT CONTROL FENCE (OPSD 219.131) AND GRAVEL ACCESS PAD.
- INSTALL SEDIMENT CONTROL DEVICES ON EXISTING CATCHBASINS RECEIVING RUNOFF FROM AREAS TO BE DISTURBED DURING CONSTRUCTION.
- ROUGH GRADE SITE TO SUBGRADE ELEVATIONS INCLUDING CONSTRUCTION OF CRASH BOM.
- INSTALL SITE SERVICES. SEDIMENT CONTROL DEVICES TO BE INSTALLED ON NEW CATCHBASINS ONCE INSTALLED.
- COMPLETE FINE GRADING AND SITE PAVING.
- RE-VEGETATE DISTURBED AREAS INCLUDING LANDS LEFT UNTOUCHED FOR MORE THAN 30 DAYS.
- REMOVE SEDIMENT CONTROLS ON STORM STRUCTURES ONCE SITE LANDSCAPING HAS BEEN COMPLETED AND ESTABLISHED.

ESC INSPECTION REQUIREMENTS:

- THE SEDIMENT CONTROLS WILL BE INSPECTED BY THE SITE ENGINEER AND CONTRACTOR:
- ONCE EVERY 7 DAYS AND/OR
 - WITHIN 24 HOURS FOLLOWING ANY RAINFALL EVENT OR SNOWMELT.
 - THIS CAN BE EXTENDED TO MONTHLY INSPECTIONS IF THERE IS NO CONSTRUCTION ACTIVITY ON-SITE.

EROSION SEDIMENT CONTROL NOTES:

- SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS.
- CONTRACTOR MAINTAIN EXISTING DRAINAGE PATHS UNTIL SUCH TIME AS THE STORM SEWERS ARE INSTALLED OR ADDITIONAL DRAINAGE SWALES ARE CONSTRUCTED.
- CONSTRUCTION ACCESS SHALL BE CONSTRUCTED WITH A MINIMUM DEPTH OF 400mm CLEAR STONE BASE FROM THE MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE, TO THE SATISFACTION OF THE CITY.
- RE-VEGETATE DISTURBED AREAS INCLUDING LANDS LEFT UNTOUCHED FOR MORE THAN 30 DAYS.
- THE ESC STRATEGIES OUTLINED ON THE PLAN ARE NOT STATIC AND MAY NEED TO BE UPDATED AND/OR AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT.



REV.	DESCRIPTION	DATE
5	RE ISSUED FOR SPA	2024/03/22
4	RE ISSUED FOR SPA	2024/03/22
3	RE ISSUED FOR SPA	2023/06/26
2	RE ISSUED FOR SPA	2022/12/07
1	ISSUED FOR SPA	2022/07/15
REV.	REVISION NOTE	DATE



2481-2529 ROYAL WINDSOR DR.
ADVANCED SELF-STORAGE



SW3
EROSION AND SEDIMENT
CONTROL PLAN

DATE: AUGUST 29, 2023 SCALE: 1:200 PROJECT: 221209
DESIGNED BY: SM CHECKED BY: EJM
DRAWN BY: SM CHECKED BY: EJM



September 12, 2024

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

Attention: Jasmina Radomirovic,
Heather McCrae
Secretary-Treasurer

Re: 2515 Royal Windsor Drive - Application for Minor Variance

On behalf of Nicola Royal Windsor One Ltd; Nicola Royal Windsor Two Ltd; and First Gulf Inc., (the "Client") Dillon Consulting Limited ("Dillon") is submitting the Minor Variance application required to support the development of a self-storage facility at 2515 Royal Windsor Drive, Oakville, ON (the "Subject Site").

Preliminary Consultation Meetings were held with staff at the Town of Oakville (the "Town"). Subsequently, a Site Plan Control application was submitted for the proposed project in July 2022, and is currently under review by the Town's staff.

This letter and attached support materials form our submission for an application for a Minor Variance to seek relief from the Oakville Zoning By-law 2014-014 that will enable the proposed development of a self-storage facility at the Subject Site.

Background

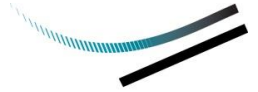
The Subject Site currently sits vacant. The proposed development will intensify the Subject Site with a self-storage building. The proposed development will be subject to a Site Plan Control application which is being reviewed by City Planning (application number SP.1501.032/01).

Town staff have confirmed that the application for the proposed site development would be subject to the Oakville Zoning By-law 2014-014 and that a Minor Variance application could be sought to obtain relief from the applicable zoning requirements.

Subject Site

The Subject Site is municipally known as 2515 Royal Windsor Drive in the Town of Oakville. The Subject Site is legally described as:

235 Yorkland Blvd.
Suite 800
Toronto, Ontario
Canada
M2J 4Y8
Telephone
416.229.4646
Fax
416.229.4692



- PART LOT 1, CONCESSION 2 TRAFALGAR, SOUTH OF DUNDAS STREET, DESIGNATED AS PARTS 6 AND 7 ON 20R21673 SUBJECT TO AN EASEMENT IN GROSS OVER PART 7 20R21673 AS IN HR378592 TOWN OF OAKVILLE
- PART LOT 1, CONCESSION 2 TRAFALGAR, SOUTH OF DUNDAS STREET, PARTS 3 AND 4 PLAN 20R21673 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 20R21673 AS IN HR378592 TOWN OF OAKVILLE

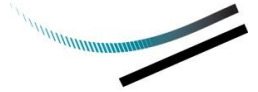
The Subject Site is located along the southeast border of the Town of Oakville. The lot is primarily rectangular in shape save for an area to the southeast and has a total area of 0.41 ha. The Subject Site lies within an Employment Area as designated by the Region of Halton Official Plan and Livable Oakville, the Town of Oakville Official Plan and is zoned E3 Industrial and E4 Business Commercial under the Oakville Zoning By-law 2014-014.

The Subject Site is currently a vacant lot and is surrounded by Industrial and Business Commercial buildings. The Subject Site is bounded by Royal Windsor Drive to the south, a parking lot to the east, a concrete structure to the north, and Winston Churchill Boulevard to the west. The lot is located approximately 2 kilometres south from the QEW and approximately 2 kilometres north from Lakeshore Boulevard West. The Subject Site is serviced by Mississauga's MiWay routes 4, 11, and 12, and is a 5-minute drive or 30-minute walk from Clarkson GO Station in Mississauga.

Proposed Development

The Proposed Development will consist of a new 6-storey building which will be used as a self-storage facility owned by Nicola Wealth and operated by Advanced Self-Storage. The Proposed Development has a footprint of 2,290 square metres, a GFA of 16,686 square metres, and an FFE of 104.35. The proposed building will have a lot coverage of 60.18% and will provide 12.47% of landscape coverage. A total of 11 parking spaces will be provided on site consisting of 7 parking spaces located indoors and 4 parking spaces provided at the exterior of the proposed building at grade. One loading space will be provided inside the building.

The lot will be accessible via Royal Windsor Drive only. The two-way driveway entrance will permit users to enter the site and park either inside the building or externally at grade. Egress from the site is either via Royal Windsor Drive or drive through the building to the exit via Winston Churchill Boulevard. Vehicles that drive into the proposed building will only be permitted to exit the lot via Winston Churchill Boulevard which acts as main exit of this proposed building. The lot is currently vacant, there are no structures to demolish.



Zoning Provisions Applicable to Proposed Land Use

The Subject Site is zoned E3 Industrial and E4 Business Commercial under the Oakville Zoning By-law 2014-014. The northern portion of the Subject Site is zoned E3 while the southern portion of the Subject Site is zoned E4.

To implement the proposed development on the Subject Site, the following variances have been identified:

1. Minimum Interior Side Yard – 1.0 metres is proposed, whereas the by-law requires 3.0 metres
2. Minimum Flankage Yard – 1.84 metres is proposed along Royal Windsor Drive, whereas the by-law requires 3.0 metres
3. Landscape Width to any Road - 1.84 metres is proposed along Royal Windsor Drive, whereas the by-law requires 3.0 metres
4. Landscape Buffer from Parking Area to a Road – 0.44 metres is proposed, whereas the by-law requires 3.0 metres
5. Maximum Height – proposes 25.0 metres, whereas the by-law requires 18.5 metres

Variance 1 is related to setback requirements of the interior side yard. Variance 2, 3 & 4 relates to the flankage yard and landscape buffer to Royal Windsor Drive. Variance 5 relates to building height on the area zoned E4.

Tests for Minor Variance

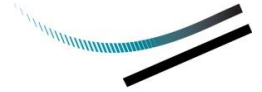
It is our opinion that the requested variance meets the “four tests” set out in subsection 45(1) of the *Planning Act*, as follows:

1. The variance is minor in nature.

As the definition of what constitutes a “minor variance” has not been precisely defined in the *Planning Act*, it is up to the Committee to determine the extent to which a by-law provision may be relaxed, and a variance still classified as minor in nature.¹ Guidance is available in the form of jurisprudence which sees this test as a matter of size, importance and impact.²

¹ See *Toronto (City) v. 621 King Developments Ltd.*, 2011 ONSC 7047 (CanLII), <http://canlii.ca/t/fqjrd> and *Re McNamara Corporation Ltd. et al. and Colekin Investments Ltd.*, 1977 CanLII 1050 (ON SC), <http://canlii.ca/t/g1j9s>.

² See *Vincent v. Degasperis*, 2005 CanLII 24263 (ON SCDC), <http://canlii.ca/t/1l4rd>.



The proposed variances call for site-specific relief from provisions related to the building setbacks, landscape buffer and building height on the Subject Site.

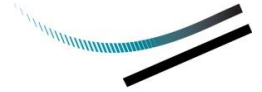
Variance 1 – The Subject Property requires an interior side yard of 3.0 metres whereas the proposal provides a 1.0 metre setback. The abutting property is currently zoned for employment uses with the immediate area providing parking to support the neighbouring employment activities. The proposed variance will not impede the existing employment use of the adjacent property nor disrupt the functionality of this parking area.

Furthermore, there is no proposed activity along the reduced side yard. The proposed development does not have any parking or circulation along the interior side yard. The proposed development will have one way-traffic through the building, with access exclusively provided via Royal Windsor Drive, and the exit situated at the rear of the proposed building with direct egress to Winston Churchill Boulevard. Further, there is no direct access to the proposed building from the neighboring lands which mitigates the impact of the reduced interior side yard.

Variances 2,3 & 4 – The proposed variances related to the reduction of the flanking side yard setback from 3.0 metres to 1.84 metres and associated reduction to the landscape buffer requirement to a road from 3.0 metres to 1.84 metres and reduction in the landscape width between a parking area and a road from 3.0 metres to 0.44 metres. These variances will have little impact to the surrounding employment uses or pedestrian experience in this employment area. Note that the flankage side yard setback of 2.3 metres is maintained along Winston Churchill Boulevard and reduced to 1.8 metres along the southern portion of the lot which accommodate the daylight triangle.

Adequate landscaping and separation distance is still provided despite these variances, which are necessary to accommodate the existing daylight triangle and the future road widening requirement of Winston Churchill Boulevard from the Region of Halton. These site-specific conditions regarding road adjustments are essential for maintaining the functionality and safety of this employment area.

Variance 5 - The requested variance is an increase of the maximum allowed height from 18.5m to 25.0 metres. The Subject Site is located in an industrial neighbourhood away from any residential areas and therefore not impacted by additional shadows which may be cast on adjacent properties and the enjoyment of personal outdoor space. Its location at a corner further serves to mitigate impact on adjacent properties. The abutting properties are large and have vast amounts of surface parking and therefore will not impact any industrial activity or common outdoor space.



The proposed variances will have little impact to the surrounding neighbourhood or the Town as a whole. The proposed development is strategically located at the corner of Royal Windsor Drive and Winston Churchill Boulevard and it will maintain adequate setbacks and enhanced landscaping on site along the street lines. It is also located adjacent to compatible and complementary uses (employment). As such, the proposed development would not be expected to constitute a significant impact relative to the approved and existing uses adjacent to the Subject Site.

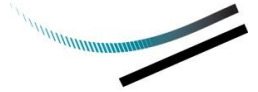
2. The variance is desirable for the appropriate development or use of the land, building or structure.

The requested variances would allow for the development of a self-storage facility that will activate an otherwise underutilized lot in the Town of Oakville. The proposed building will provide employment and economic opportunities to the local community.

The development of an employment use on this property represents the logical use of the currently zoned employment property, given the neighbourhood and consideration of the surrounding context. The property is well situated within the Town and its transportation network which supports this employment use. The Subject Site abuts Winston Churchill Boulevard to the northeast, Royal Windsor Drive to the south, and surrounded by other employment uses to the south and east.

Variance 1 – The reduction to the interior side yard provides adequate separation distance and limits adverse effects to the abutting property. Currently, the undeveloped site drains onto the abutting property, while the proposed development not only improves the current condition but prevents runoff onto the abutting property by incorporating a French Drain within this interior side yard. Maintenance of this French Drain can be carried out entirely within the proposed interior side yard, eliminating the need for access from the neighboring property. Thus, the variance not only facilitates development but also promotes responsible land use and mitigates potential environmental impacts. The interior side yard does not contain any windows and entrances, or any industrial activity and therefore the reduced yard is appropriate.

Variance 2, 3 & 4 – The design of the proposal maximizes the use of the property contributing to the local economic base of the City. The reduction to the flanking side yard setback and associated landscape buffer area along Winston Churchill Boulevard are appropriate on the Subject Site given its urban context and surrounding uses. It does not represent over development of the site as adequate separation distances are provided, and these proposed setbacks continue to support its existing functions of providing landscaping while limiting its impact on surrounding uses. The proposed development does not involve the demolition or redevelopment of an existing



structure but rather the creation of a new facility. The current conditions of this vacant site are poor and lack good urban design for such a prominent and busy employment intersection.

Variance 5 - The self-storage facility proposed for the Subject Site will activate an otherwise underutilized vacant lot in Oakville.

The site itself is located at the corner of Royal Windsor Drive and Winston Churchill Boulevard which is a prominent corner in this employment area. From an Urban Design perspective, it is appropriate to add height and density to this important intersection. The height increase is suitable here as it provides intensification to the employment area which is supported in the *Provincial Policy Statement* and the Official Plan. Due to the minimal increase in height identified, it is our opinion that the variance is minor in nature in relation to the general area.

The proposed site development strikes an appropriate balance between the intent of the Zoning By-law, and the desire to employ good urban design by locating the proposed building in a manner that minimizes its impact on the adjacent neighbours in the area. The variances required to implement the proposed site development represent a desirable approach for the appropriate development and use of the Subject Site.

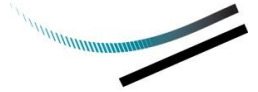
3. The variance maintains the general intent and purpose of the zoning by-law.

The variances will permit a more intensified use on the Subject Site and result in a permitted use which will be able to better serve the community. The proposed commercial self-storage use is located in an Employment zone and will continue to serve its function with the local community.

Variance 1 – The proposal provides adequate buffer with sufficient setback to the abutting Employment zoned lot to its interior side. The proposed use will not have any measureable impact to the employment use, improves the existing drainage condition, and will not impede business activity to the abutting lot.

Variance 2,3 & 4 – Adequate setbacks and landscaping are provided along Winston Churchill Boulevard. The flanking side yard and landscape buffer reduction is required to implement the future road widening of Winston Churchill Boulevard as required by the Region of Halton. Adequate opportunities for landscaping and buffer will be provided through the Site Plan Approval Process. The extent of the variances is accentuated by the interpretation of flankage side yard at the daylight triangle.

Variance 5 – The proposed variance seeks to increase the maximum height of 18.5 metres to 25.0 metres, a difference of 6.5 metres. Note that the property has a split zone and there is no height limit for the northern portion of the site. Given the by-



law is interpreted to apply the most stringent zone on the entire property, the 18.5 metre height limit applies.

Accordingly, the proposed variances will maintain the general intent and purpose of the zoning by-law.

4. The variance maintains the general intent and purpose of the Official Plan.

Halton Regional Official Plan

The Subject Site is designated as an *Urban Area with an Employment Area overlay* in the Halton OP. *Employment Areas* are meant to help the region achieve job growth rates outlined in the *Growth Plan 2020* as stated by policy 77.1. The proposed development is an industrial use and therefore appropriately located in these designated lands. The proposed development will provide economic benefits and job creation. It is our opinion the proposed Minor Variance maintains the intent and purpose of the Halton's Regional Official Plan.

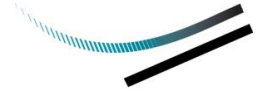
Liveable Oakville

The designated land use for the Subject Site is *Employment* under Liveable Oakville. Section 14 of the Oakville OP state that "*Employment Areas* are intended to provide industrial, business, and office activities, which will be the major source of employment opportunities in the Town". Policies 14.1.1 and 14.1.2 call for a balance of employment and population to create a balanced and *complete community*. Additionally, the subject lands are further identified under policy 14.4 as *Business Commercial* lands. As the Subject Site is considered an employment use, the Proposed Development conforms to the Liveable Oakville OP and generally maintains its intent and purpose.

Accordingly, the proposed variances will maintain the general intent and purpose of the Official Plan.

Application for a Minor Variance

The proposed variances meet the four tests outlined in the Planning Act. The proposal does not have a significant impact on the neighbouring properties and surrounding area and can be considered to be minor in nature. The proposal represents a desirable approach for the appropriate development and use of the Subject Site. The proposal complies with the purpose and intent of the Official Plan and applicable Zoning By-law.



Submission Materials

In support of the application for a Minor Variance, the following materials have been included in the submission package:

Required Material	Dated
Application Form	June 11, 2024
Submission Letter	June 11, 2024
Site Plan – A101	September 6, 2024
Elevation Plan – A200	June 20, 2024
Elevation Plan – A201	June 20, 2024
Ground Floor Plan – A112	June 20, 2024
Landscape Plan – L-1	June 19, 2024
Topographic Survey Plan - C100	March 17, 2022
Letter of Acceptance – Mancor	April 25, 2024
Letter of Acceptance – Nicola Wealth	April 24, 2024

Application Fees

We understand that the following fees will apply to the Minor Variance application.

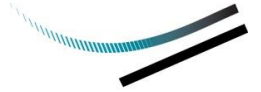
<i>Application for Minor Variance:</i>	<i>\$ 4,050.00</i>
<i>Region of Halton Review fee:</i>	<i>\$39.71</i>

We also understand that the fees will be payable upon the Town's review of the application at the point that it is deemed complete.

We trust that this submission is to the satisfaction of the Town of Oakville.

Should you have any questions or wish to discuss this application, please contact the undersigned at 416-554-1518 or by email (jguzzi@dillon.ca). We request that this application be considered by the Committee of Adjustment at its early possible scheduled meeting.

Town of Oakville, Committee of Adjustment
Page 9
September 12, 2024



Yours sincerely,

DILLON CONSULTING LIMITED

Joseph Guzzi, MCIP, RPP
Associate

Enclosure(s) or Attachment(s)
Our file: 22-3718
Cc: Kevin Somra, First Gulf Inc.