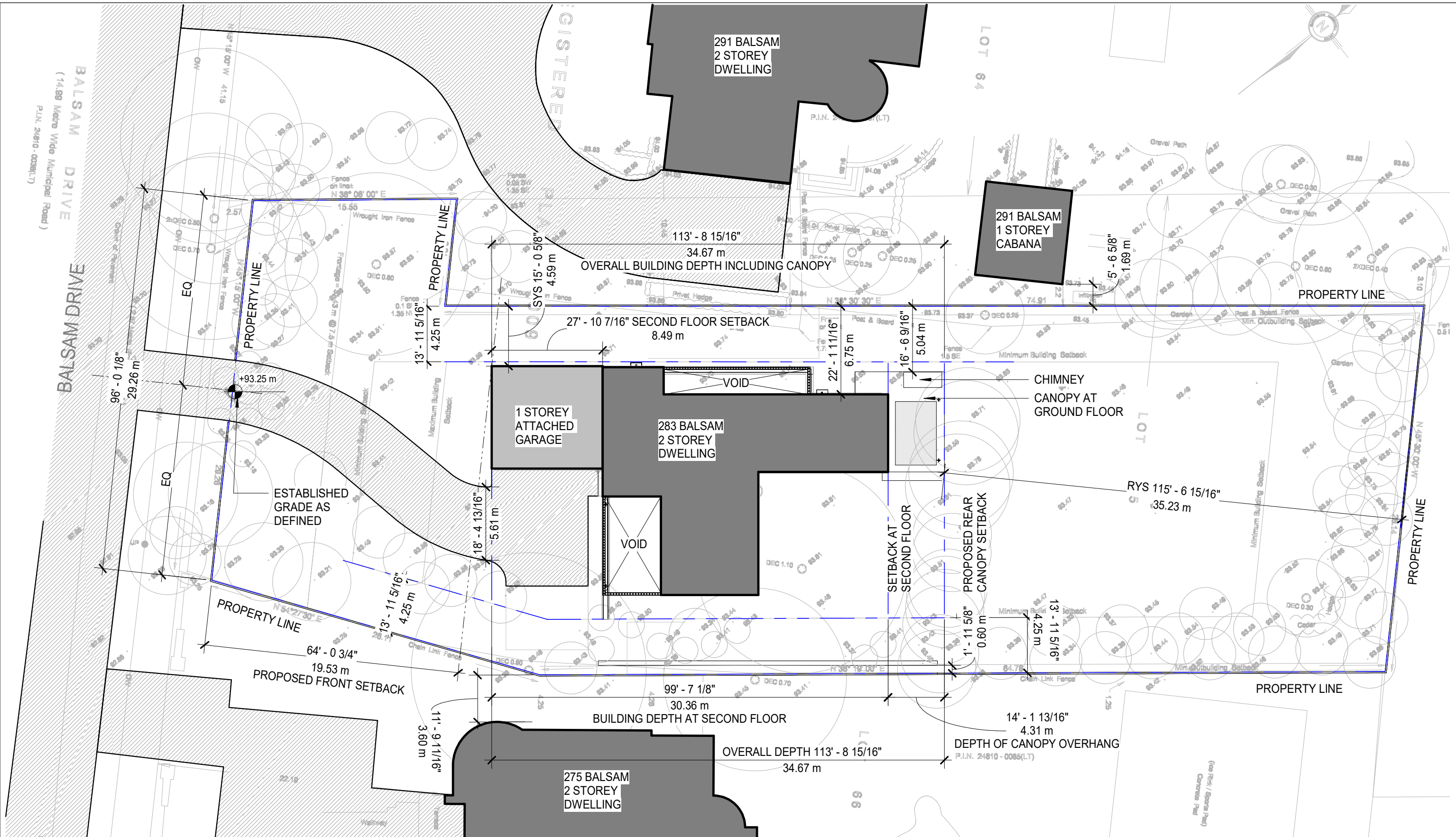
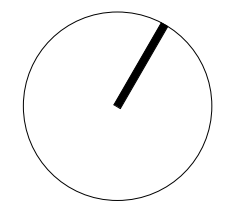


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3	Dec 5, 2024	COA Submission
2	Nov 14, 2024	COA Comments
1	Sept 11, 2024	COA Pre-Consultation
No.	Date	Issue/Revision



Title: Site Plan	
Project No.: 2406	Drawing No.:
Scale: 1 : 275	COA-1

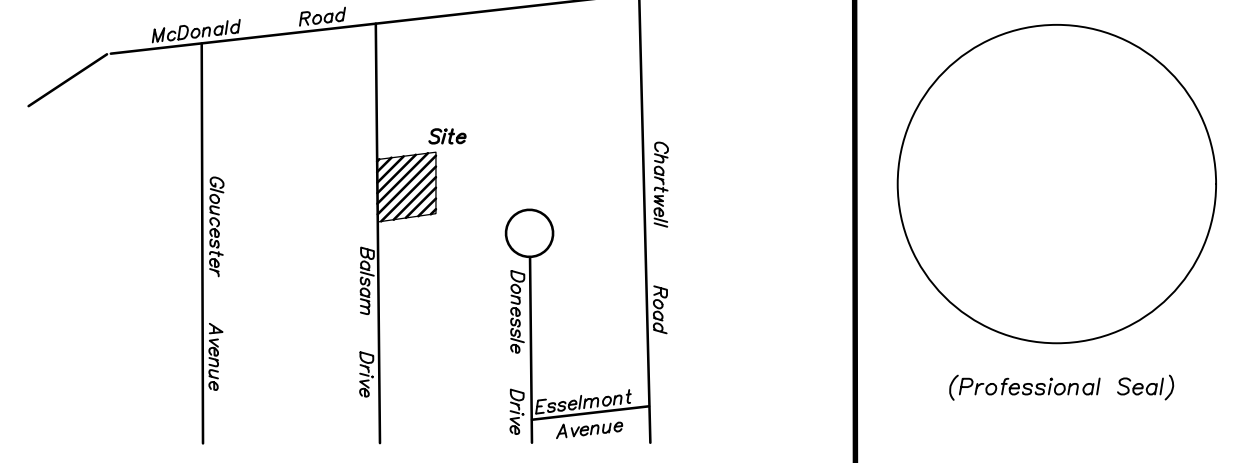
TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING EXTENDING BEYOND THEIR DROP 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 BUILDING MATERIAL AND EQUIPMENT.
2. 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 AND CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORKING ELEVATION ADJUSTMENT OR TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED, ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. 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.
6. 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.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DIRT WELLS, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.

MUNICIPAL RIGHT-OF-WAY NOTES

1. 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.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

KEY PLAN
NOT TO SCALE



STANDARD DEVELOPMENT NOTES

- (A) ENGINEERING AND CONSTRUCTION DEPARTMENT
1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
 2. 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.
 3. 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
1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
 2. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
 3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DRIVEWAY.
 4. ALL ROOF DOWNSPOUTS FROM EAVESSTITCHES TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
 5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
 6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
 7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
 8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
 9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
 10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
 11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 12. 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.
 13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
 14. BUILDER IS TO VERIFY TO THE ENGINEER THAT FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
 15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
 16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N°1 NURSERY 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.
 17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
 18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
 19. LAWN AND SALES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
 20. 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.
 21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRIKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
 22. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
 23. 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.
 24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
 25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.
- (C) UTILITIES CONNECTION
1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE. (B) EXISTING CONNECTION TO BE USED SUBJECT TO REGIONAL APPROVAL.
 2. STORM: (A) MUNICIPAL STORM SEWER NOT AVAILABLE ON THE SITE. (B) STORM WATER TO BE DISCHARGED ONTO GROUND AND INTO THE EXISTING DITCHES.
 3. WATER: (A) SERVICE CONNECTIONS TO BE 25 mm TYPE 'K' SOFT COPPER ON PUBLIC-SIDE UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS. THE EXISTING CONNECTION TO BE USED SUBJECT TO REGIONAL APPROVAL. (B) SERVICE CONNECTIONS TO BE 25 mm TYPE 'K' SOFT COPPER ON PRIVATE-SIDE UNLESS OTHERWISE NOTED AS PER TOWN OF OAKVILLE STANDARDS.

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

1. LOT AREA = 2,582 m² (1,393.5 m² Minimum).
2. LOT FRONTAGE = 30.7 m (30.5 m Minimum).
3. AREAS FOR COVERAGE: (A) MAIN DWELLING (Includes Garage) = _____ m²;
4. LOT COVERAGE = _____% (25.0% Maximum).
5. ESTABLISHED GRADE = 93.25 m.
6. BUILDING HEIGHTS: - ROOF RIDGE = _____ m (9.00 m Maximum);
7. SETBACKS: - FRONT = _____ m (10.5 m Minimum); - REAR = _____ m (Dwelling) (10.50 m Minimum); - SIDES = _____ m AND _____ m (4.20 m & 4.20 m Minimum);
8. RESIDENTIAL FLOOR AREA = _____ m²
9. RFA/LOT RATIO = _____% (29% Maximum).

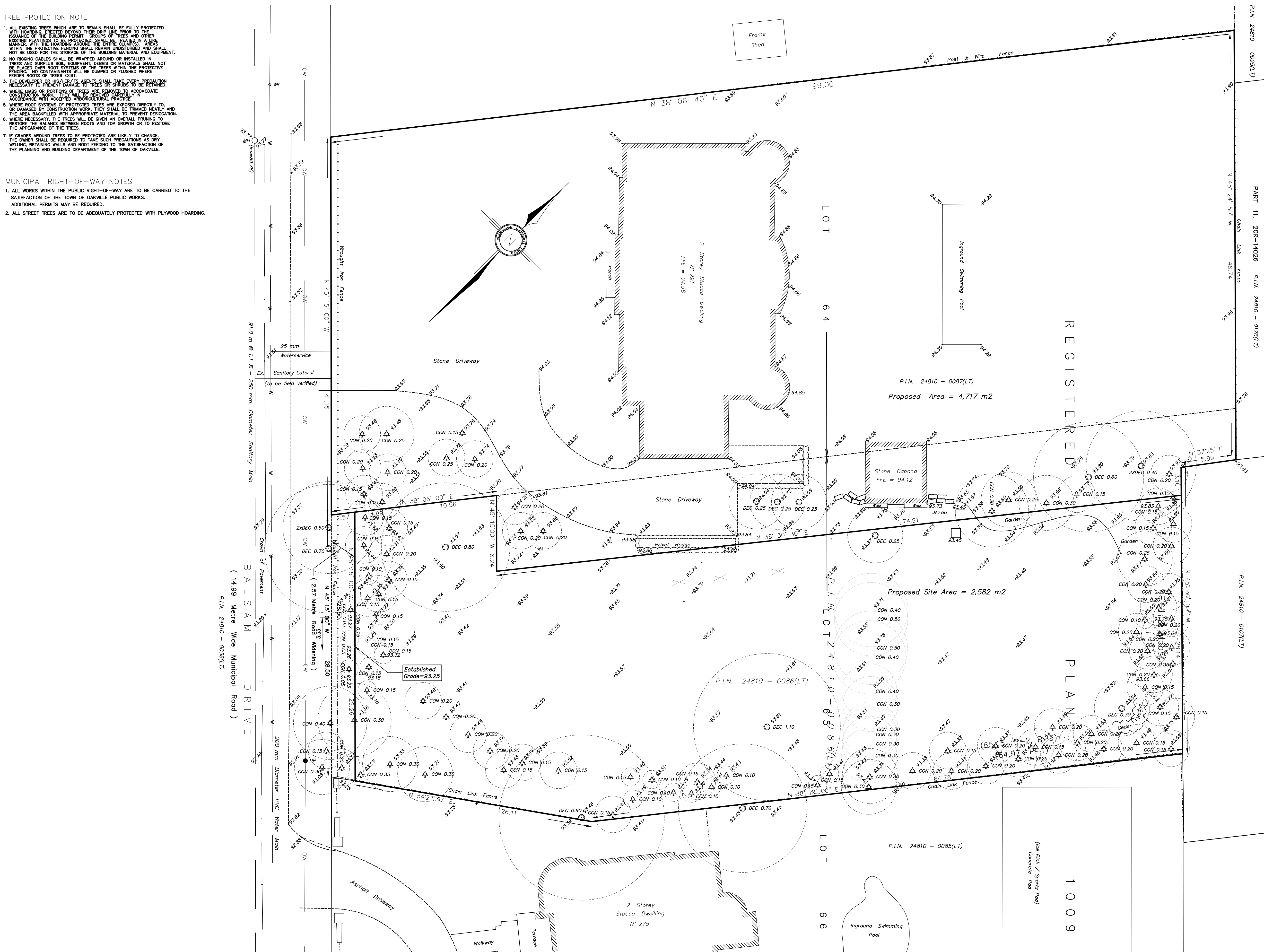
REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____

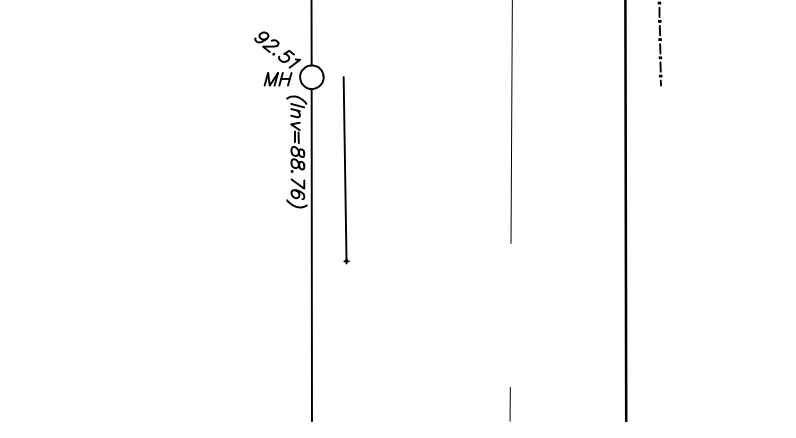
INFRASTRUCTURE PLANNING & POLICY

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 on Halton.ca or by calling 311) All water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.



DESIGN LEGEND

- (93.85) DENOTES PROPOSED GRADE
- 93.85 DENOTES EXISTING GRADE
- ▲ DENOTES DOOR ENTRANCE
- DENOTES DRAINAGE DIRECTION
- DENOTES PROPOSED WATER METER
- DENOTES PROPOSED SUMP PIT
- DENOTES PROPOSED TREE HOARDING
- 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 ARE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° OMB-89 HAVING AN ELEVATION OF 92.315 METRES. (NAVD-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
- CB DENOTES U/G BELL CABLE
- CON-0.20 DENOTES CONIFEROUS TREE 0.20 DIA
- CON-0.25 DENOTES DECIDUOUS TREE 0.20 DIA
- FM DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GM DENOTES GAS MAIN
- H-1 DENOTES U/G HYDRO CABLE
- LS DENOTES LIGHT STANDARD (LAMP)
- ME DENOTES MANHOLE
- OW- DENOTES OVER HEAD WIRE(S)
- SAM- DENOTES SANITARY SEWER
- STM- DENOTES STORM SEWER
- UP DENOTES UTILITY POLE
- UPLS DENOTES UTILITY POLE/LIGHT STANDARD
- WV DENOTES WATER VALVE (KEY)
- WF DENOTES U/G 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 NOTE

1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON THE 26th DAY OF NOVEMBER, 2020.

DATE: NOV. 30, 2020

ROBERT D. MCCONNELL
ONTARIO LAND SURVEYOR

CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS

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CLIENT: 1818228 ONTARIO INC.
O.L.S. FILE N° 74-20

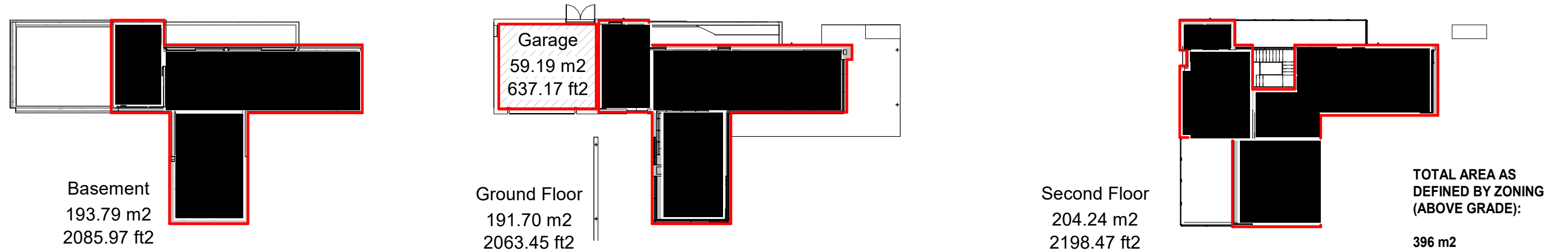
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2021/01/21	REVISED BUILDING SETBACKS	RDW	N° 283 BALSAM DRIVE, OAKVILLE SITE PLAN SITE GRADING AND SERVICING PLAN DATE: JAN. 21, 2021 SCALE 1: 200 REGIONAL DRAWING N° PLAN 74-20-1
2020/12/23	REVISED PROPERTY LIMIT & BUILDING SETBACKS	RDW	
2020/12/04	ISSUED FOR DESIGN	RDW	
DATE:	REVISIONS	INITIAL	

ZONING ANALYSIS

MUNICIPAL ADDRESS: 283 BALSAM DRIVE, OAKVILLE, ON, L6J 3X7
 LEGAL DESCRIPTION: REGISTERED PLAN 1009, PART OF LOT 64 AND 65

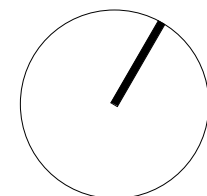
ZONING DESIGNATION (Oakville Zoning Bylaw 2014-014)	Required / Permitted	Existing	Proposed
ZONE	RL1-0	no change	no change
LOT AREA, MIN.	1,393.5 m ² (Table 6.3.1)	2,582.1 m ²	2,582.1 m ²
LOT FRONTAGE, MIN.	30.5 m - 4.5 m = 26 m (article #2, Table 6.3.1)	29.3 m	29.3 m
FRONT YARD, MIN.	10.5 m (Table 6.3.1)	VACANT LOT	-
FRONT YARD, MAX	10.5 m + 5.5 m = 16 m (6.4.3 (c))	VACANT LOT	19.53 m
INTERIOR SIDE YARD, MIN.	4.2 m (Table 6.3.1)	VACANT LOT	4.66 m (NORTH), 4.25 m (SOUTH) to LOW WALL / 6 m (SOUTH) to SECOND
REAR YARD, MIN.	10.5 m (Table 6.3.1)	VACANT LOT	35.23 m
NO. OF STORIES, MAX	2 STOREYS (6.4.6 (a))	VACANT LOT	2
HEIGHT, MAX	9 m (6.4.6 (c)), Parapets Allowed 0.3m projection (4.6.3 (a))	VACANT LOT	8.59 m, 3.9 m at GARAGE
DWELLING DEPTH, MAX	20 m (Table 6.3.1)	VACANT LOT	34.7 m OVERALL WITH REAR CANOPY, 30.4 m WITHOUT REAR CANOPY
RESIDENTIAL FLOOR AREA RATIO, MAX	29%, 2,582.1 m ² x 29% = 748.8 m ² (Table 6.4.1 for "-0" Zones)	VACANT LOT	GROUND: 192 m ² + SECOND: 204 m ² = 396 m ² / 2,582.1 m ² = 16.3%
LOT COVERAGE FOR THE DWELLING, MAX	25%, 2,582.1 m ² x 25% = 645.5 m ² (where > 7m height, Table 6.4.2 for "-0" Zones)	VACANT LOT	396 m ² / 2,582.1 m ² = 15.3%
PARKING SPACES, MIN.	2 (Table 5.2.1)	VACANT LOT	2 IN GARAGE
DRIVEWAY WIDTH, MAX.	9 m (5.8.2 (c)(iii))	VACANT LOT	5.61 m
PRIVATE GARAGE FLOOR AREA, MAX.	56 m ² , with 9 m ENTRANCE (5.8.6 (c))	VACANT LOT	59.2 m ²
PRIVATE GARAGE SETBACK MIN.	7 m (5.8.7 (d))	VACANT LOT	15.78 m (ENTRY FROM SOUTH SIDE NOT FACING STREET)
PRIVATE GARAGE PROJECTION MAX.	1.5 m (5.8.7 (c))	VACANT LOT	8.16 m to low wall at ground floor, 13.44 m Living room wall



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No.	Date	Issue/Revision
4	Dec 19, 2024	COA Submission_Rev1
3	Dec 5, 2024	COA Submission
2	Nov 14, 2024	COA Comments
1	Sept 11, 2024	COA Pre-Consultation



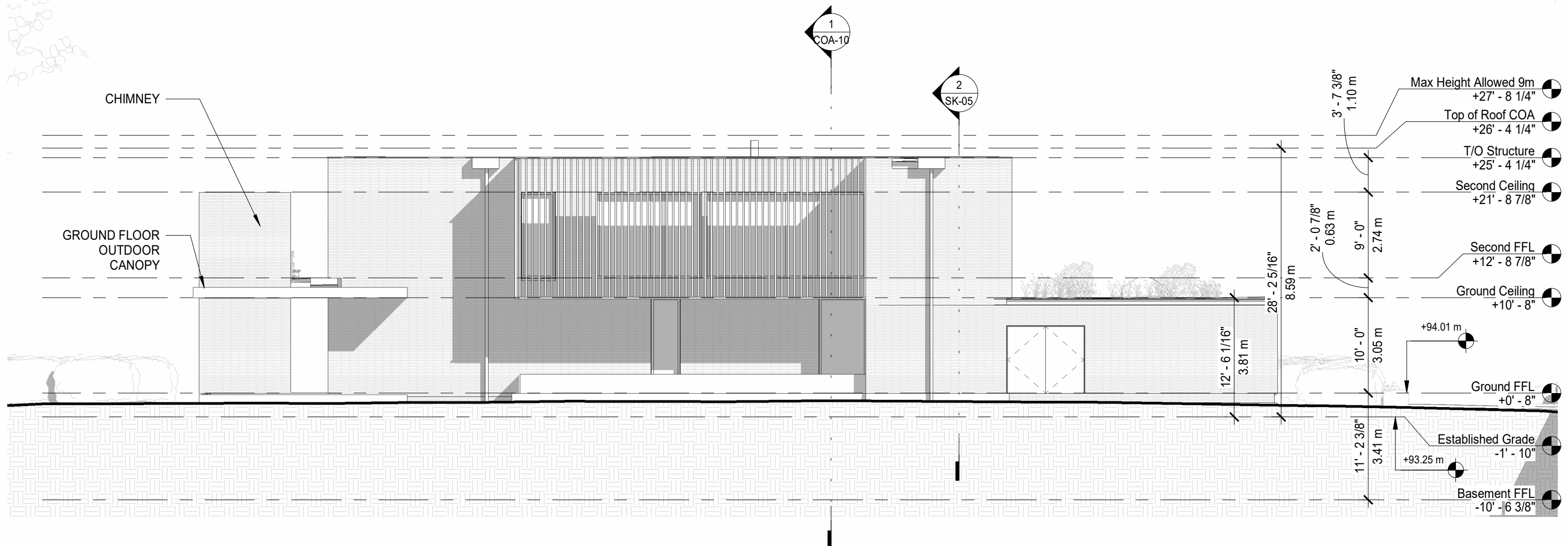
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Zoning Analysis

Project No.: 2406
 Scale: As indicated

Drawing No.

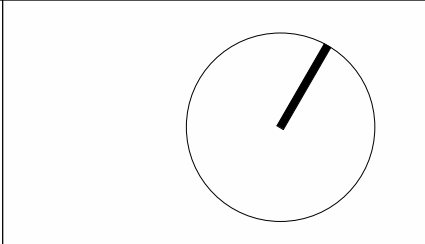
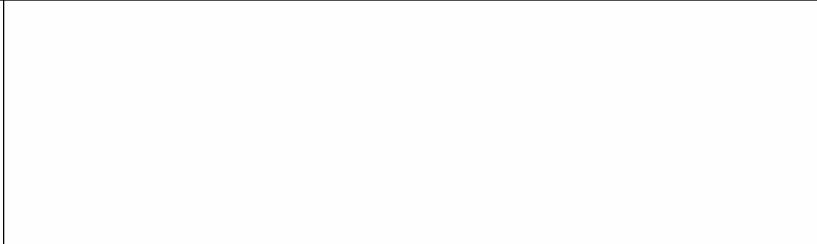
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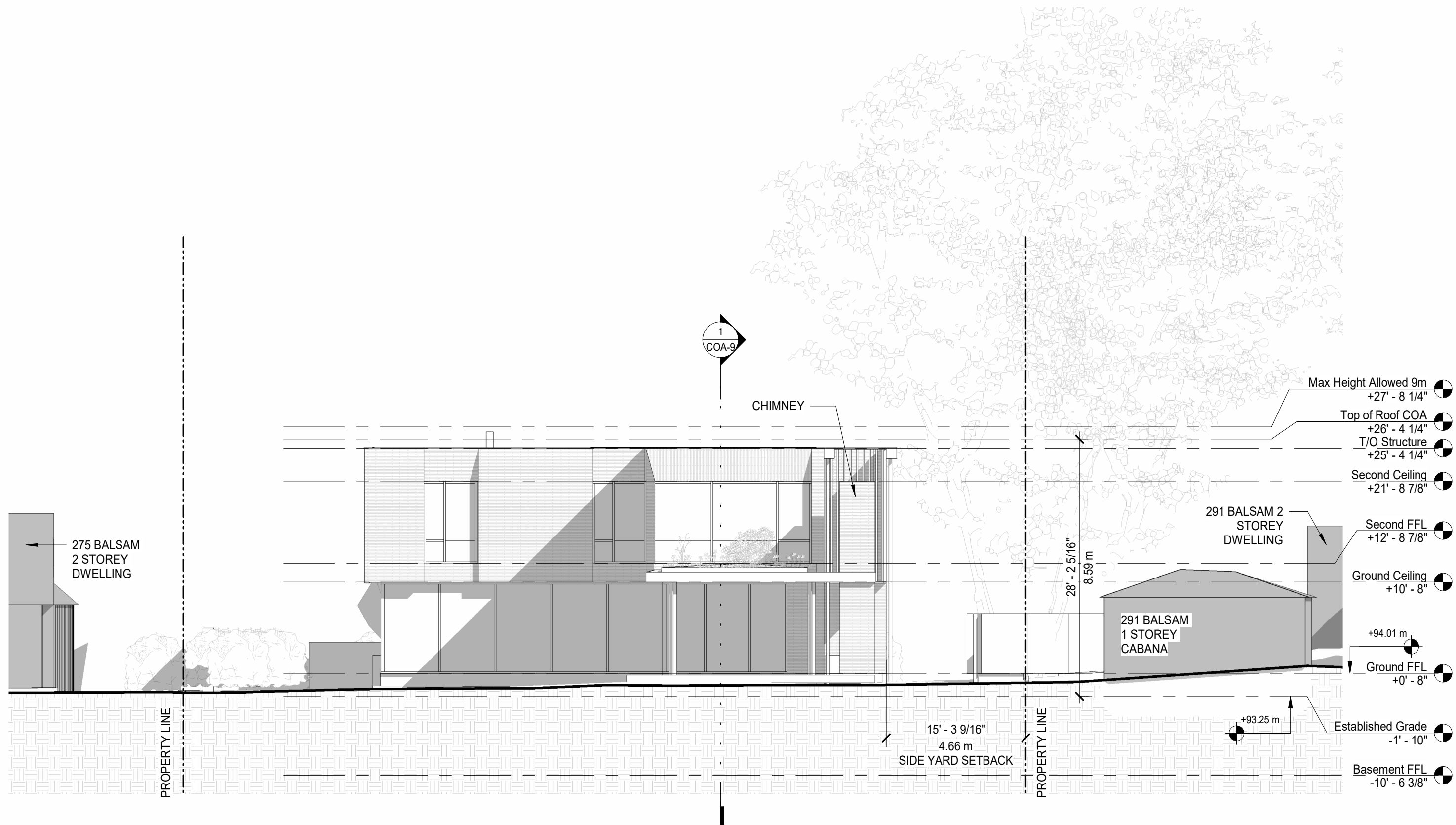
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Title: North Elevation	
Project No.: 2406	Drawing No.
Scale: 1 : 125	COA-8

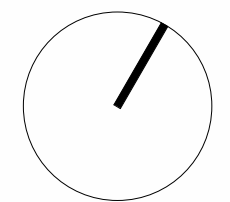
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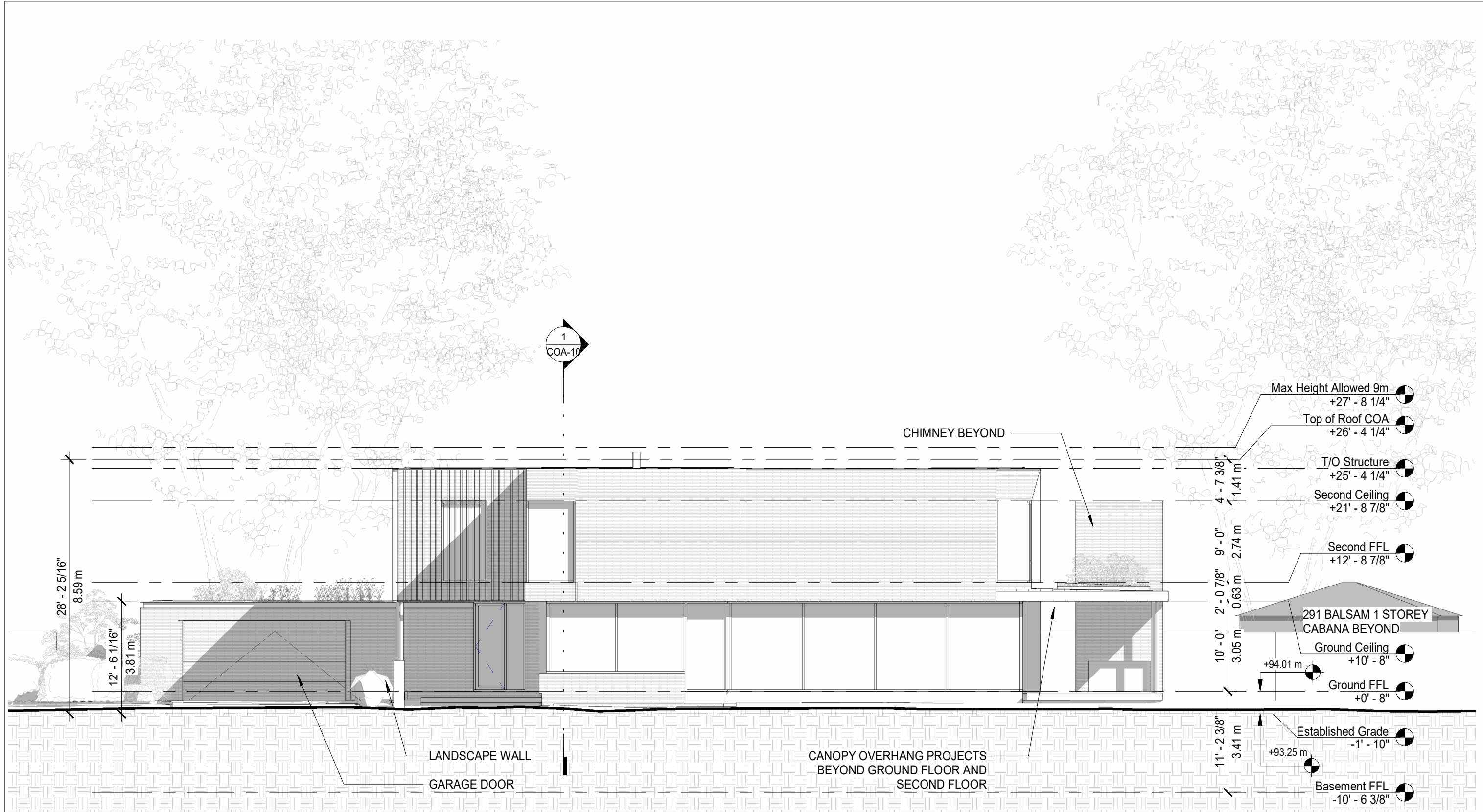
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1	Sept 11, 2024	COA Pre-Consultation



Title: East Elevation	
Project No.: 2406	Drawing No.
Scale: 1 : 125	COA-7

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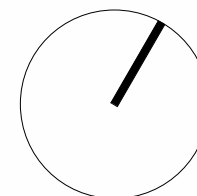


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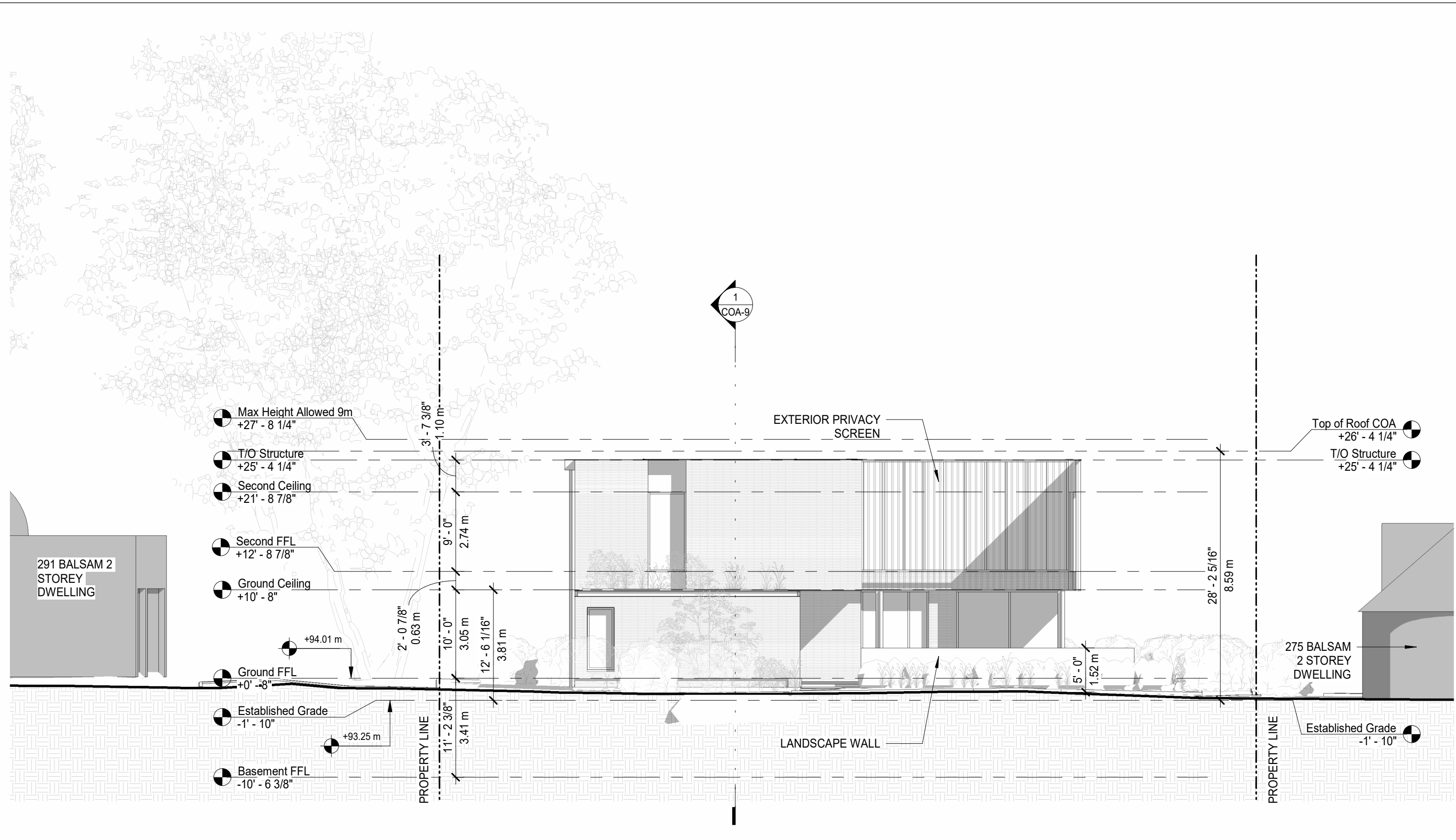
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South Elevation

Project No.: 2406
Scale: 1 : 125

Drawing No.

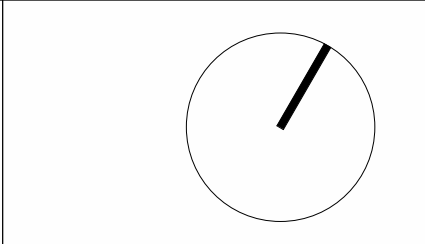
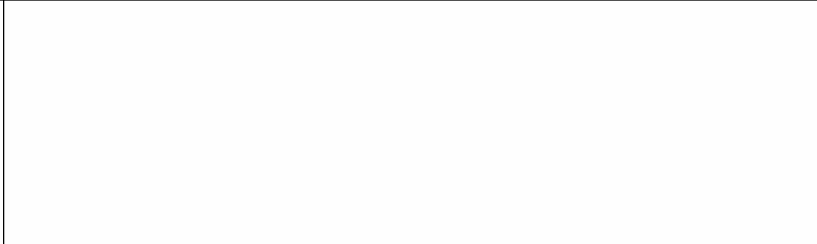
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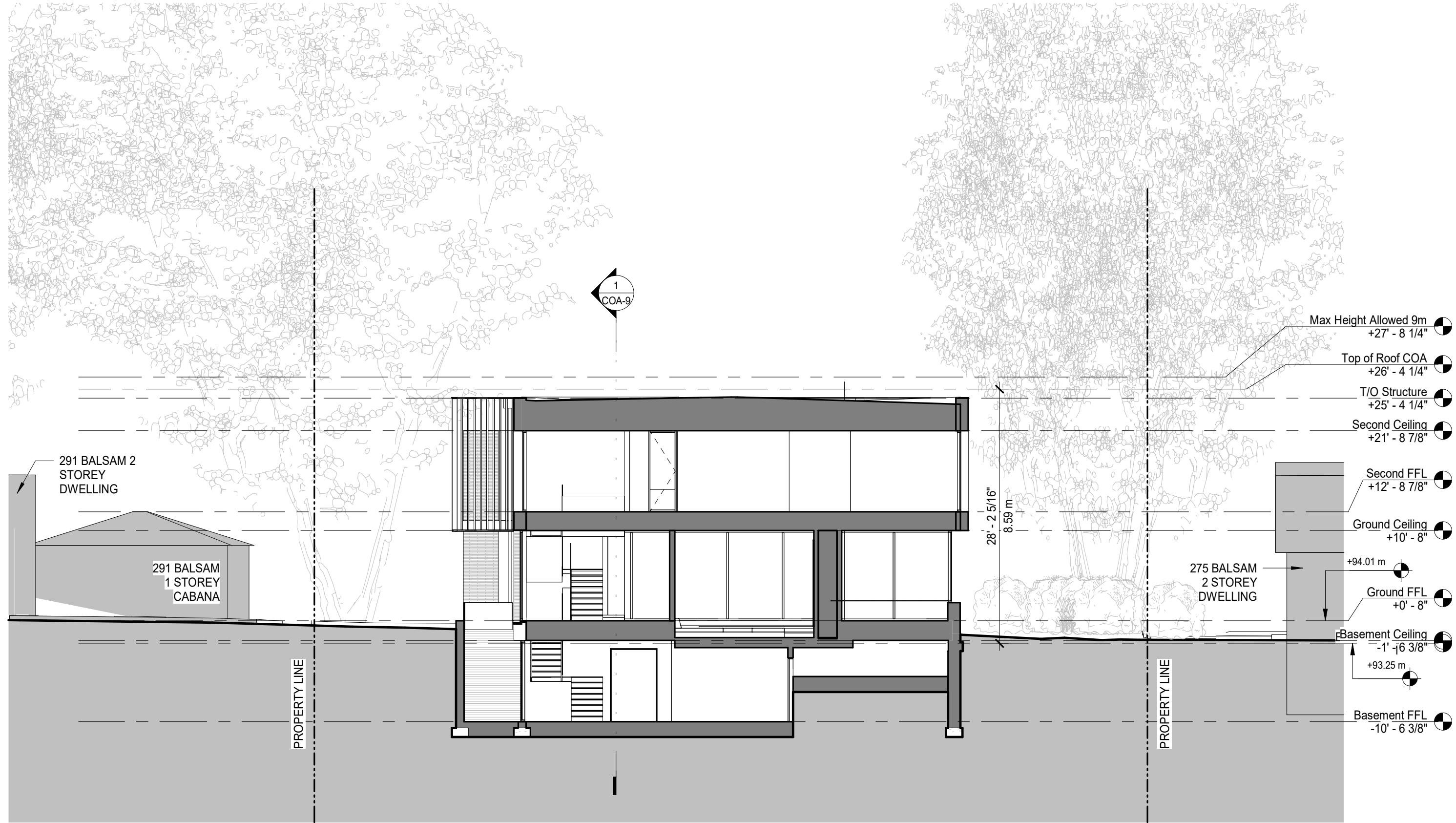
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No.	Date	Issue/Revision
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2	Nov 14, 2024	COA Comments
1	Sept 11, 2024	COA Pre-Consultation



Title: West Elevation (Street)	
Project No.: 2406	Drawing No.
Scale: 1 : 125	COA-5

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1
COA-9

- Max Height Allowed 9m
+27' - 8 1/4"
- Top of Roof COA
+26' - 4 1/4"
- T/O Structure
+25' - 4 1/4"
- Second Ceiling
+21' - 8 7/8"
- Second FFL
+12' - 8 7/8"
- Ground Ceiling
+10' - 8"
- +94.01 m
- Ground FFL
+0' - 8"
- Basement Ceiling
-1' - 6 3/8"
- +93.25 m
- Basement FFL
-10' - 6 3/8"

28' - 2 5/16"
8.59 m

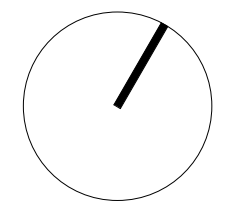
PROPERTY LINE

PROPERTY LINE

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No.	Date	Issue/Revision
3	Dec 5, 2024	COA Submission
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1	Sept 11, 2024	COA Pre-Consultation



Title:
N/S Section

Project No.: 2406
 Scale: 1 : 125

Drawing No.
COA-10

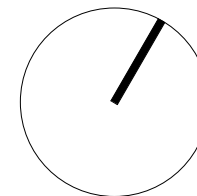
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f> 416.533.6986

No.	Date	Issue/Revision
3	Dec 5, 2024	COA Submission
2	Nov 14, 2024	COA Comments
1	Sept 11, 2024	COA Pre-Consultation



Title:
E/W Section

Project No.: 2406
Scale: 1 : 125

Drawing No.
COA-9

FINAL

Committee of Adjustment

Decision for: CAV A/083/2021

Applicant / Owner	Authorized Agent	Subject Property
1818228 ONTARIO INC 291 BALSAM DR OAKVILLE ON, L6J 3X7	KRISIE OUGHTRED W.E. OUGHTRED & ASSOCIATES INC 2140 WINSTON PARK DR UNIT 28 OAKVILLE ON, L6H 5V5	283 BALSAM DR PLAN 1009 LOT 65

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 6.3.1 (Row 9, Column RL1) The maximum <i>dwelling depth</i> shall be 20.0 m.	To permit a maximum <i>dwelling depth</i> of 29.9 m.
2	Section 6.4.3 c) The <i>maximum front yard</i> for new <i>dwellings</i> on all <i>lots</i> shall be 5.5 metres greater than the <i>minimum front yard</i> for the applicable <i>lot</i> ; (10.50 m + 5.50 m = 16.00 m maximum).	To permit a <i>maximum front yard</i> of 25.60 metres; (10.5 m + 15.10 m = 25.60 m maximum).

No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

- That the dwelling be built in general accordance with the submitted site plan REF. 8 dated 05.13.21 and elevation drawings REF. 3 dated 03.25.21; and
- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.

M. Telawski
Chairperson, Committee of Adjustment

DocuSigned by:
Michael Telawski

66F78251FCA847E...

DocuSigned by:

John Hardcastle

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J. Hardcastle

I. Flemington

DocuSigned by:
Ian Flemington

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Absent

S. Mikhail

J. Murray

DocuSigned by:
Quinn Murray

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DocuSigned by:

Jasmina Radomirovic

2692D94F98CD442...

J. Radomirovic

Assistant Secretary-Treasurer

Dated at the meeting held on June 8, 2021.

Last date of appeal of decision is June 28, 2021.

NOTE: It is important that the sign(s) remain on the property until a **FINAL** decision has been rendered regarding your Application. **The sign shall be removed the day following the last date of appeal.**

This is a certified copy of the Committee of Adjustment final decision whereby no appeals filed.

J. Radomirovic

Jasmina Radomirovic

Assistant Secretary-Treasurer

3 January 2025

Submitted via email to planningapps@oakville.ca

Town of Oakville
Planning Services
1225 Trafalgar Road
Oakville ON L6H 0H3

RE: 283 Balsam Drive
Application for Minor Variance
WND File: 24.537

WND Associates has been retained by the Owners of 283 Balsam Drive in the Town of Oakville (the “Subject Site”) as the planning consultant with respect to the submission of a Minor Variance application to permit the construction of a new 2-storey detached dwelling (the “Proposed Development”).

Subject Site and Surrounding Area

The Subject Site is located on the east side of Balsam Drive, between MacDonald Road and Moorecroft Road. The Subject Site has an area of 2,582.1 square metres and frontage of 29.3 metres on Balsam Drive and a depth of approximately 90 metres.

The Subject Site is currently a vacant lot and is located within a residential neighbourhood characterized predominantly by detached dwellings, supporting community infrastructure and a landscaped streetscape character. **Figures 1 & 2** provide a street view and aerial view of the Subject Site and surroundings.

Applicable Official Plan Designations and Zoning By-law Regulations

The Subject Site is governed by the Town of Oakville ‘Livable Oakville’ Official Plan and Zoning By-law 2014-014, which apply the following designations and zoning regulations to the Subject Site.

- Official Plan designations:
 - Schedule A1 – Urban Structure: The Subject Site is designated as *Residential Areas*.
 - Schedule G – South East Land Use: The Subject Site is designated as *Low Density Residential* and is within the *Residential Low Density Lands (RL1 / RL1-0 Zones) Special Policy Area*.
- Zoning By-law 2014-014:
 - The Subject Site is zoned as *Residential Low Density RL1-0*.

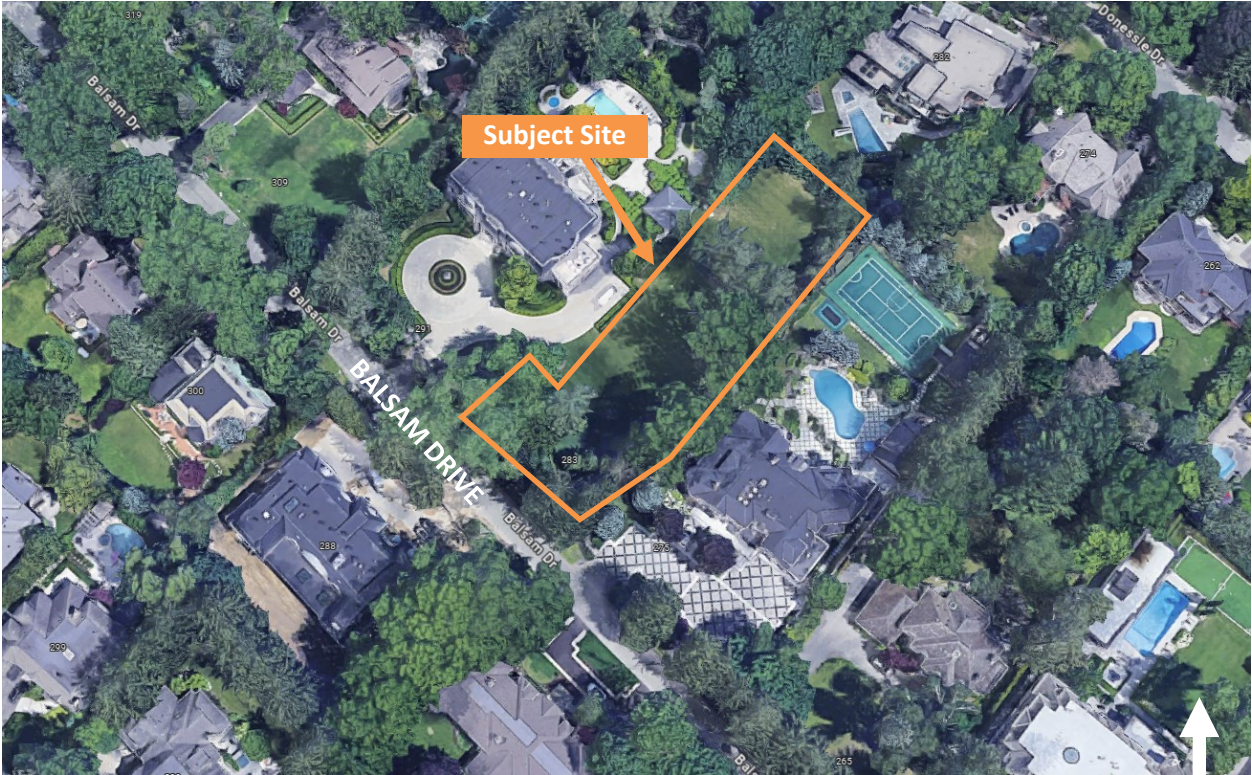


Figure 1: Aerial view of the Subject Site and surroundings.



Figure 2: Streetview image of the Subject Site from Balsam Drive.

Proposed Development

The Proposed Development includes the construction of a new 2-storey (8.59 metres in height) detached dwelling on the Subject Site, with a total floor area of approximately 396.1 square metres and a floor area ratio of 16.3%. **Figures 3, 4 & 5** illustrate the proposed site plan and conceptual renderings of the proposed dwelling. Further detailed diagrams of the proposal are included within enclosed the Architectural Plans, prepared by superkul, dated 5 December 2024.

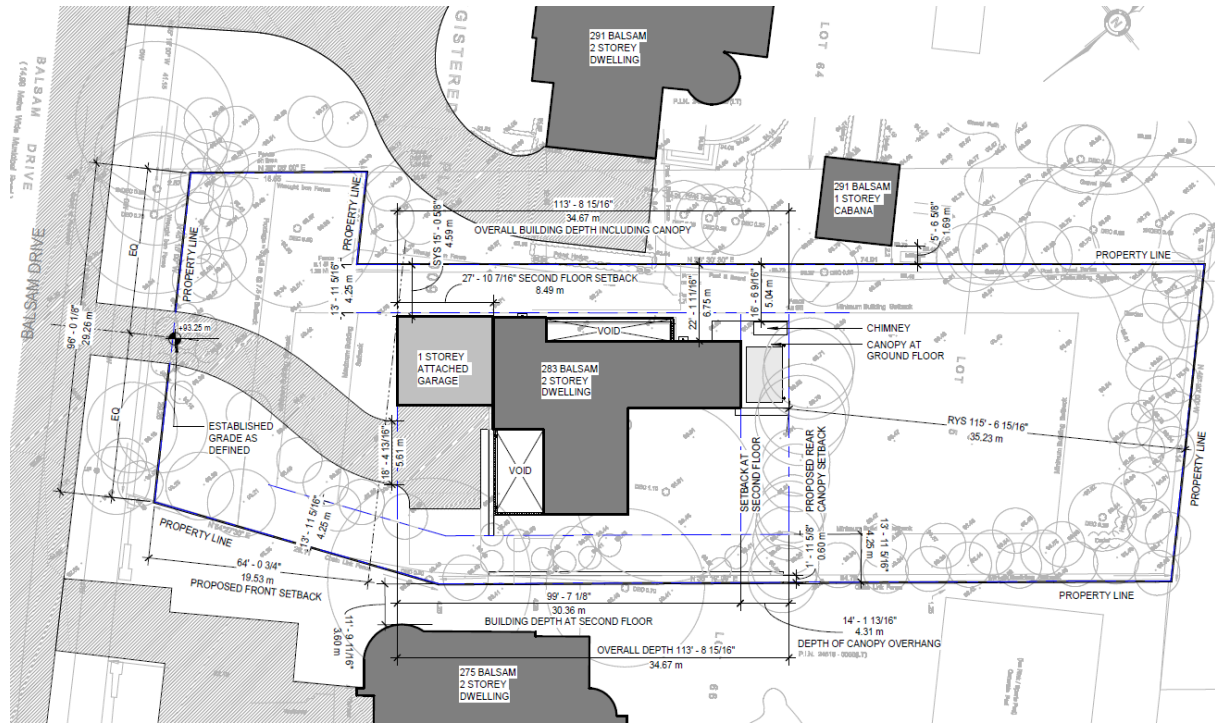


Figure 3: Site Plan of the Proposed Development.

The proposed dwelling is designed with a contemporary architectural vernacular and lightly coloured masonry palette. The proposed dwelling is organized into an articulated T-shaped structure with a total building depth of 30.4 metres (34.7 metres with rear canopy) that is sculpted and tapers towards the rear. From the front lot line along Balsam Drive, a curved driveway provides access to an integral single-storey garage which is screened from the public realm by its orientation and the proposed front yard landscaping treatment. The front main wall of the integral garage portion of the residence is setback by 19.53 metres from the front lot line, establishing a consistent setback condition with the neighbouring properties at 275 Balsam Drive and 291 Balsam Drive.

The principal ground floor entrance and primary windows are recessed under the cantilevered second storey. The front main walls of the dwelling are also recessed with a landscaped structural wall providing privacy from the street to the main interior living room and study which faces the street, and second storey architectural louvre features providing appropriate privacy to the second-storey bedrooms. The common cladding of the single-level garage and primary living space work together to read as a cohesive building, while the articulated form of the front elevation serves to provide visual interest from the public

realm, while supporting the privacy and living space needs of the Owners who will reside within the dwelling.



Figure 4: Daytime rendering of the Proposed Development view from the front.



Figure 5: Twilight rendering of the Proposed Development viewed from the front.

The Proposed Development exceeds the 4.25-metre side yard setback requirement in the zoning by-law with a setback of 6.06 metres, increasing further towards the rear as the building tapers inward to frame the rear yard and landscaping areas. From the north lot line, the proposed dwelling is set back by a minimum of 4.66 metres (also zoning by-law compliant) the front of the building, before tapering inward to 6.75 metres along the rear portion of the building. Landscaping features and a privacy wall are proposed to be accommodated within the side yard setbacks to mitigate the potential for privacy and overlook impacts between the neighbouring properties. The proposed rear yard setback of 35.23 metres complies with the zoning by-law requirements, supports the preservation of existing trees and greenery within the rear yard, and will support the recreational needs of the Owner's family.

The Proposed Development's contemporary architectural vernacular and site configuration have been carefully designed by superkul to provide for a visually interesting and contextually compatible dwelling on the Subject Site as is further reviewed in this letter.

The Requested Relief

In order to facilitate the Proposed Development, a Minor Variance application is required to seek relief from certain standards of Zoning By-law 2014-014. A Pre-Consultation Meeting took place with Town staff on 9 October 2024, through which comments from Town staff and stakeholders were received. A consolidated response to the received comments is provided as **Appendix A** to this letter.

Through the pre-application consultation process and design revisions the following list of variances have been identified as requirements to permit the Proposed Development:

1. Permitted Maximum Front Yard Setback (By-law 2014-014, Regulation 6.4.3.c)
 - Permitted: 16 metres
 - Proposed: 19.53 metres
 2. Permitted Dwelling Depth (By-law 2014-014, Table 6.3.1)
 - Permitted: 20 metres
 - Proposed: 34.67 metres
 3. Permitted Private Garage Floor Area (By-law 2014-014, Regulation 5.8.6)
 - Permitted: 56 square metres
 - Proposed: 59.2 square metres
 4. Permitted Projection of an Attached Private Garage (By-law 2014-014, Regulation 5.8.7.c)
 - Permitted 1.5 metres
 - Proposed: 13.44 metres
 5. Main Wall Proportionality (By-law 2014-014, Regulation 6.4.4.a)
 - Permitted: 50%
 - Proposed: 0%
-

In our opinion, the Proposed Development and associated variances provide for the sensitive development of a new detached dwelling within a residential neighbourhood. The Proposed Development has been carefully massed to compatibly relate to the adjacent buildings and lot fabric, with extensive greenery and landscaping elements proposed to contribute to the existing streetscape character, and provide privacy and vegetative screening to the future residents, the adjacent properties, and the street.

Four Tests for Minor Variances

In order to determine the appropriateness of the requested variances, the requested relief must, individually and collectively, satisfy the criteria the four tests under Section 45 of the *Planning Act*, being as follows:

1. *Does the development maintain the general intent and purpose of the Official Plan;*
2. *Does the development maintain the general intent and purpose of the Zoning By-law;*
3. *Is the development desirable for the appropriate development or use of the Subject Site; and*
4. *Is the relief sought minor in nature?*

The following sections of this letter will outline our opinion with respect to the requested relief and these four tests.

Test 1: Maintain the General Intent and Purpose of the Official Plan

The 'Livable Oakville' Official Plan provides policy direction to guide land use decision-making and development within the Town of Oakville. The Subject Site is within the *Residential Areas* designation on 'Schedule A1 – Urban Structure' of the Official Plan. The Subject Site is further designated as *Low Density Residential* and located within the *Residential Low Density Lands (RL1 / RL1-0 Zones) Special Policy Area* overlay (herein referred to as the "SPA") on 'Schedule G - South East land Use' of the Official Plan.

Section 26.2.1 of the Official Plan recognizes the large lots and related homes within the SPA area and directs that "*intensification shall be limited to development which maintains the integrity of the large lots*" with densities no greater than 10 units per hectare. Policy 11.2.1 of the Official Plan similarly permits detached dwellings on the Subject Site. The Proposed Development does not seek to alter the by-law compliant lot size and provides for a single low-rise detached dwelling with a density of 3.87 units per hectare, which conforms to the directives of the SPA.

More broadly, Section 3.9 of the Official Plan generally envisions a mix of residential and limited non-residential uses such as schools, places of worship, and supporting commercial uses within the *Residential Areas* designation, and directs that "*some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the Town is upheld*". The Proposed Development proposes a low-density residential use, which is consistent with the surrounding context of existing and planned uses within the area, and conforms to the Section 3.9 of the Official Plan.

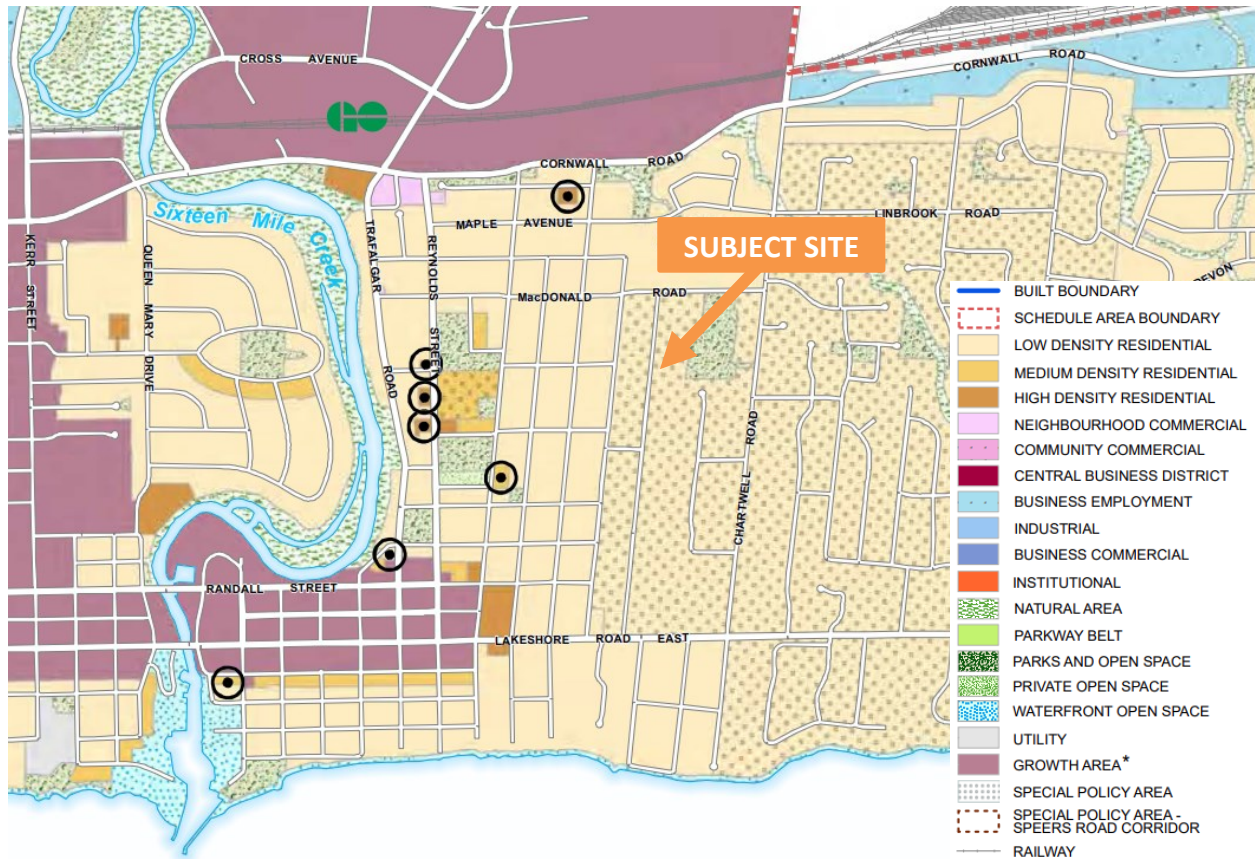


Figure 6: Subject Site identified within Schedule G of the Official Plan.

Section 11 of the Official Plan provides policy direction development in the *Low Rise Residential* designation and Policy 11.1.8 states that: “*Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot... may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan;*” Section 11.1.4 further directs that “*Development shall conform with the policies relating to urban design and sustainability set out in Part C.*”

A summary and analysis of the Urban Design policies of Section 6 of the Official Plan as they are applicable to the Proposed Development is provided below.

- Section 6.3 – Complete Streets policy summary: Complete Street should be designed to safely support multi-modal mobility, accessibility, sustainability, and quality public realm elements.
 - Analysis: The Proposed Development maintains the residential character of the existing streetscape and will not result in adverse impacts.
- Section 6.4 – Streetscapes policy summary: Streetscapes will be supported with coordinated public realm design and new development which frames the street, oriented primary entrances

towards the streets, provides for compatible setback conditions, incorporates façade articulation, and supports sustainability with trees plantings and other design elements.

- Analysis: The Proposed Development provides for significant landscaping elements along the front lot line, which frame the proposed driveway and residence and contribute to the landscaped character of Balsam Drive. The primary façade is oriented to the street and the setback conditions are informed by and compatible with the neighbouring properties.
- Section 6.9 – Built Form policy summary: Buildings should be designed to provide for articulated massing, visually permeable facades, street-oriented entrances, heights and setbacks which are compatible with and mitigate adverse impacts to the surrounding context, and facilitate appropriate microclimate and sustainability responses.
 - Analysis: The Proposed Development orients the main entrance and signature architectural louvre and articulated features towards the street to provide for a visually attractive view from the street. The Proposed Development provides for a front setback condition which is consistent with the setbacks of the adjacent properties and provides zoning by-law compliant height and side yard setbacks, which reinforce the setback and height character of residences along Balsam Drive. The Proposed Development contains all massing within the front and rear building limits of the adjacent properties, and the proposed building depth is mitigated through a tapered ‘T-shaped’ design with increased setbacks and landscape areas that mitigate the potential for privacy and separation impacts to the adjacent residences at 275 and 291 Balsam Drive.
- Section 6.10 – Landscaping policy summary: Landscaping treatments should create an attractive and appealing environment, appropriately define and demarcate uses within a site, support the long-term tree canopy health, and incorporate a mix of plantings.
 - Analysis: The Proposed Development provides for a comprehensive landscaping strategy which includes trees, shrubbery and other plantings along the front lot line to support the landscaped character of Balsam Drive. The Proposed Development limits impacts to existing trees with a carefully massed building design intended to preserve to the extent possible the existing trees on the Subject Site. The Proposed Development incorporates a limited new landscaping wall feature which will serve to delineate the lot boundaries and support appropriate privacy to the residences on the adjacent properties.
- Section 6.13 – Parking policy summary: Parking areas should be appropriately screened from the streetscape.
 - Analysis: The proposed driveway access is curved through the Subject Site and the proposed attached garage is further screened with a mix of bushes, trees and landscaping elements to mitigate visual impacts to the public realm and reinforce the landscaped character of Balsam Drive.

The Proposed Development therefore conforms to and maintains the intent of the Urban Design policies of the Official Plan.

An analysis of the criteria under Policy 11.1.9 for new development within the *Low-Density Residential Areas* follows below:

- 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.*
 - Analysis of a) & b): The Proposed Development has been carefully designed to provide for a 2-storey detached dwelling with a by-law compliant height and side yard setbacks, and a front yard setback which is consistent with the front setbacks of the adjacent properties at 291 and 275 Balsam Drive. The potential for impacts to the surrounding properties of the proposed building depth is mitigated with a tapered 'T-shaped' profile that increases setbacks and landscape areas along the side lot lines to mitigate potential privacy or overlook concerns.
 - c) *Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.*
 - Analysis: The Proposed Development is consistent with the surrounding building forms as it provides for a 2-storey detached dwelling, as exists on the adjacent properties and along Balsam Drive.
 - d) *Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.*
 - Analysis: The Proposed Development does not alter the configuration of the existing legal lot which is generally consistent with the zoning by-law permissions standards for lots along Balsam Drive.
 - e) *Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.*
 - Analysis: The Proposed Development is accessed from Balsam Drive and served by existing municipal services along the street and will not result in adverse impacts to this infrastructure.
 - f) *Surface parking shall be minimized on the site.*
 - Analysis: The Proposed Development includes an attached garage containing the required parking spaces, and curved driveway which are screened from the Balsam Drive public realm with a robust mix of landscaping treatments to reinforce the landscape character of the street. The proposed lot coverage complies with the zoning by-law and ensures an appropriate amount of soft landscaping is provided to support stormwater infiltration and a mix of greenery and plantings.
 - g) *A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.*
 - Analysis: This policy is not applicable to the Subject Site.
-

- 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.*
- Analysis: The Proposed Development provides for zoning by-law compliant side yard setbacks, a tapered building form and landscape buffering areas along the side lot lines to minimize the potential for privacy and overlook impacts to the abutting properties. The proposed lot coverage of 15.3% complies with the 25% as-of-right standard to support on-site rainwater infiltration and mitigate the potential for any adverse drainage impacts to the abutting lots. A detailed Stormwater Management Strategy will be submitted and reviewed through the Building Permit application to ensure drainage is appropriately controlled on the Subject Site.
- i) *The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.*
- Analysis: The Proposed Development does not contain and is not adjacent to heritage resources.
- j) *Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.*
- Analysis: The Proposed Development is located within a residential community well-served by the surrounding mix of supporting commercial and community facilities.
- k) *The transportation system should adequately accommodate anticipated traffic volumes.*
- Analysis: The Proposed Development is for a detached dwelling and will not adversely impact traffic volumes.
- l) *Utilities shall be adequate to provide an appropriate level of service for new and existing residents.*
- Analysis: The Proposed Development is served by existing municipal services and utilities along Balsam Drive.

The Proposed Development and associated relief requested therefore conforms with Section 11 of the Official Plan and furthermore maintains the general intent and purpose of the Official Plan.

Test 2: Maintain the General Intent and Purpose of the Zoning Bylaw

The general intent and purpose of the zoning by-law is to ensure compatibility between different land uses and to minimize the potential for adverse negative impacts through the application of regulations associated with matters such as building setbacks, density, and building height. The Subject Site and surrounding lands are zoned under Zoning By-law 2014-014 as *Residential Low Density RL1-0*.

As noted in the above comment discussion with respect to the Official Plan directives and in Appendix A, "Pre-Consultation Comment Response," the Proposed Development has been designed to mitigate the potential for adverse impacts to the neighbouring properties.

The proposed maximum front setback of 19.53 metres provides for a consistent setback and landscaping condition along the street and represents a reduction to the 25.98-metre maximum front setback previously approved on the Subject Site through Minor Variance Application CAV A/083/2021.

The proposed dwelling depth of 34.7 metres (which includes a rear canopy) is consistent with the depth of the buildings and structures on the abutting properties and is tapered with increasing side yard setbacks that achieve and exceed the requirements within which landscaping features are proposed to appropriately mitigate the potential for visual, privacy, or overlook impacts to the neighbouring properties. The overall massing is further modulated along the length of the building rising from the single storey garage, to the two-storey living space, and finally to the single level outdoor seating area canopy, thereby reducing the overall massing of the proposal. The proposed dwelling provides a consistent and well-designed 'fit' between the built form of the neighbouring properties. A generous rear yard is also maintained on the lot. The Proposed Development is comparable to recent Minor Variance applications within the Subject Site's vicinity which have obtained Committee of Adjustment approvals for dwelling depths greater than 30 metres.

The proposed 59.2-square metre private garage area represents a modest increase from the by-law permissions and provides for a functional two-car garage with adequate circulation areas and storage to meet the needs of the Owner's family. The proposed garage is screened with landscaping treatments to mitigate the potential for adverse visual impacts. The proposed garage doors are oriented away from the street, providing a courtyard area similar to many other dwellings in the area.

The main wall proportionality variance is technical in nature and is informed by the proposed maximum front yard building setback variance, which is established to provide for a consistent setback condition along the street. The proposed dwelling will remain visible from the street with a cohesive design language that employs a contemporary 'reveal and conceal' pattern creating visual interest from the street while achieving the privacy and programming needs of this family's residence. The proposed built form and massing facing the street is appropriate and the result of a sensitive design for the Subject Site and neighbourhood.

The requested variance to permit the proposed garage projection of 13.44 metres is appropriate for the Subject Site and impacts are mitigated through the common cladding of the single-level garage and primary living space, which work together to read as a cohesive whole from the street. The proposed garage doors are oriented away from the street, providing a courtyard area similar to many other dwellings in the area, and landscaping treatments along the front wall substantially screen its visibility from the street and mitigate the potential for adverse visual impacts. The Proposed Development is appropriate for the size and dimensions of the Subject Site and comparable to recent Minor Variance applications within the Subject Site's vicinity which have obtained Committee of Adjustment approvals for garage projections over 10 metres.

Through its careful massing and landscaping treatment, the Proposed Development and the requested variances are a response to the unique nature of the Subject Site, and they individually and collectively maintain the intent and purpose of the zoning by-law.

Test 3: Desirable for the Appropriate Development or Use of the Subject Site

The Proposed Development will provide for new housing for a family that will live on the property and has been thoughtfully designed by superkul in consultation with Town staff to ensure a sensitive development of a vacant lot within the neighbourhood. The Proposed Development's massing, landscaping, and architectural vernacular contribute to uphold the Official Plan policy directives for development within the SPA areas and provides for a compatible scale and form of development that reinforces the local character. The requested relief from the zoning by-law provides for a built form that is in keeping with the size, density and configuration of abutting and nearby residential dwellings.

For these reasons the Proposed Development and associated relief requested are desirable and appropriate development of the Subject Site.

Test 4: Minor in nature

The Proposed Development is minor in nature and will not result in unacceptable impacts on the surrounding uses. The Subject Site will continue to be used for residential purposes, and there will be no conflict between these land uses as a result of granting the variances proposed for the Subject Site.

As demonstrated in the preceding analysis, the Proposed Development and the requested variances have been carefully considered to provide for a compatible design, which uphold the intent and purpose of the Official Plan and Zoning By-law. The proposed variances with respect to the front yard setback and building depth are the result of an intentional design which fits in the context of the adjacent dwellings. The proposed variances with respect to the garage area, setback and main wall proportionality are the result of a carefully designed approach to the courtyard area, which is consistent with other dwellings in the neighbourhood and which results in a landscaped public realm, and an active and well-articulated front façade.

The requested relief, individually and collectively, is minor in nature as the proposed variances do not result in adverse land use impacts to any abutting or nearby residential property, nor will the relief cause instability within the broader surrounding neighbourhood.

Conclusion


In summary, it is our respectful submission to the members of the Committee of Adjustment that the requested variances, individually and collectively, are minor in nature and represent an appropriate and desirable development on the Subject Site that maintains the intent and purpose of the Official Plan and Zoning By-law. In support of this application for Minor Variance, please find enclosed with this letter the following materials:

1. Application Form, dated 10 December 2024;
2. Architectural Plans, prepared by Superkul, dated 5 December 2024;
 - a. Inclusive of the revised site statistics (Sheet COA-0), dated December 19, 2024;
3. Topographical Survey, prepared by Cunningham McConnel Limited, dated November 30, 2020.

We trust that the information included in this submission is sufficient to meet the requirements of a complete application for Minor Variance and to schedule a hearing with the Committee of Adjustment. Should you have any questions related to this meeting request submission package, please do not hesitate to contact the undersigned or Brandon Leal of our office.

Yours very truly,

WND associates
planning + urban design



Tyler Peck, MCIP, RPP
Senior Associate

Appendix A: Detailed Pre-Consultation Comment Responses

On 15 October 2024, Planning Services provided a Pre-Consultation Comment Report with respect to the proposed plans shown at the Pre-Consultation Meeting on 9 October 2024. The following sections provide a response to the comments from the respective agencies.

1. Planning Services

The design of the Proposed Development has been modified to address the suggestions regarding the design of the articulation of the front façade as discussed in Section 2 below. The side yard setback variances have also been eliminated.

2. Planning & Development, Urban Design

The Proposed Development's front façade has been revised to respond to staff's comments regarding the porosity and articulation of the front façade. The changes include replacing the previous brick screening with a more porous and elongated architectural louvre along the second storey façade, which reduces the blank wall along the front façade. The front second storey window opening has also been revised to better address the street and promote additional porosity of views to and from the street, while maintaining privacy within the private residence. At the ground floor, the front wing wall which provides privacy to the main living area of the residences has also been reduced in length to comply the required side yard setback. Interior living spaces are located directly behind the primary façade with ample window openings, establishing an "eyes on the street" condition to the extent feasible given the deep lot conditions and landscaped nature of Balsam Drive.

The revised design and reduction of second storey massing along the front façade further allows for a more varied mix of landscaping treatments within the forecourt of the main residence, which further 'softens' the view of the residence from the street.

The revised design achieves the urban design objectives of the Official Plan and the Urban Design Guidelines, while balancing the privacy needs of the owners within their residence. Figures 4 & 5 above provide renderings of the revised front façade design.

3. Planning and Development, Development Engineer

The applicants will provide the requested Arborist Report, Stormwater Management Report, Site Servicing and Grading Plan, and revised Topographical Survey through the Site Alteration and Building permit process, in accordance with the direction from Town staff.

4. Building Services, Zoning Examiner

WND Associates has engaged in further discussions with the Zoning Examiner to review the identified variances and explore opportunities to address them. The Proposed Development, as revised, provides for an accurate reflection of the required variances to facilitate the Proposed Development as informed through the discussions with Town staff.

5. Region of Halton, Planning & Public Works Department

The Proposed Development will use municipal servicing and waste collection, and through the Building Permit and Site Alteration Permit processes, the Owners will coordinate and review the detailed servicing strategy with the region.



Appendix B: Pre-Consultation Comments Report



Minor Variance Application - 283 Balsam Drive, Oakville ON

Revised Applicant's List of Variances

Application Form Item #10: Variance Request

Describe the variances applied for:

1. Permitted Maximum Front Yard Setback (By-law 2014-014, Regulation 6.4.3.c)
 - Permitted: 16 metres
 - Proposed: 19.53 metres

2. Permitted Dwelling Depth (By-law 2014-014, Table 6.3.1)
 - Permitted: 20 metres
 - Proposed: 34.67 metres

3. Permitted Private Garage Floor Area (By-law 2014-014, Regulation 5.8.6)
 - Permitted: 56 square metres
 - Proposed: 59.2 square metres

4. Permitted Projection of an Attached Private Garage (By-law 2014-014, Regulation 5.8.7.c)
 - Permitted 1.5 metres
 - Proposed: 13.44 metres

5. Main Wall Proportionality (By-law 2014-014, Regulation 6.4.4.a)
 - Permitted: 50%
 - Proposed: 0%

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

**Re: Minor Variance Application – 283 Balsam Drive
(Town of Oakville File Number: A/021/2025)**

Please accept this letter of support for the above noted minor variance application for 283 Balsam Drive to be heard at the February 19, 2025 hearing of the Committee of Adjustment.

I/We have no objection(s) to the proposed minor variances which permit the construction of a new two-storey detached house on the property.

Sincerely,

Margot Wito

Name



Balsam Dr.

[Signature]

Signature

Jan 17, 2025

Date

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

**Re: Minor Variance Application – 283 Balsam Drive
(Town of Oakville File Number: A/021/2025)**


Please accept this letter of support for the above noted minor variance application for 283 Balsam Drive to be heard at the February 19, 2025 hearing of the Committee of Adjustment.

I/We have no objection(s) to the proposed minor variances which permit the construction of a new two-storey detached house on the property.

Sincerely,

Sarah weatherhead

Name

 Balsam Drive

Address

DocuSigned by:
Sarah Weatherhead
C232D8CFE7EC491...

Signature

1/22/2025

Date

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

**Re: Minor Variance Application – 283 Balsam Drive
(Town of Oakville File Number: A/021/2025)**

Please accept this letter of support for the above noted minor variance application for 283 Balsam Drive to be heard at the February 19, 2025 hearing of the Committee of Adjustment.

I/We have no objection(s) to the proposed minor variances which permit the construction of a new two-storey detached house on the property.

Sincerely,

Name

█
Address

Signature

Date

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

**Re: Minor Variance Application – 283 Balsam Drive
(Town of Oakville File Number: A/021/2025)**

Please accept this letter of support for the above noted minor variance application for 283 Balsam Drive to be heard at the February 19, 2025 hearing of the Committee of Adjustment.

I/We have no objection(s) to the proposed minor variances which permit the construction of a new two-storey detached house on the property.

Sincerely,

Arun Kochhar

Name

██████ Balsam Drive, Oakville, Ontario, L6J 3X7

Address



Signature

2025-01-15

Date

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

**Re: Minor Variance Application – 283 Balsam Drive
(Town of Oakville File Number: A/021/2025)**

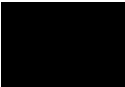
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I/We have no objection(s) to the proposed minor variances which permit the construction of a new two-storey detached house on the property.

Sincerely,

SIMONETTA CHEUNG & LAURENCE CHAU

Name



BALSAM DR

Address



Signature

Jan. 18, 2025

Date