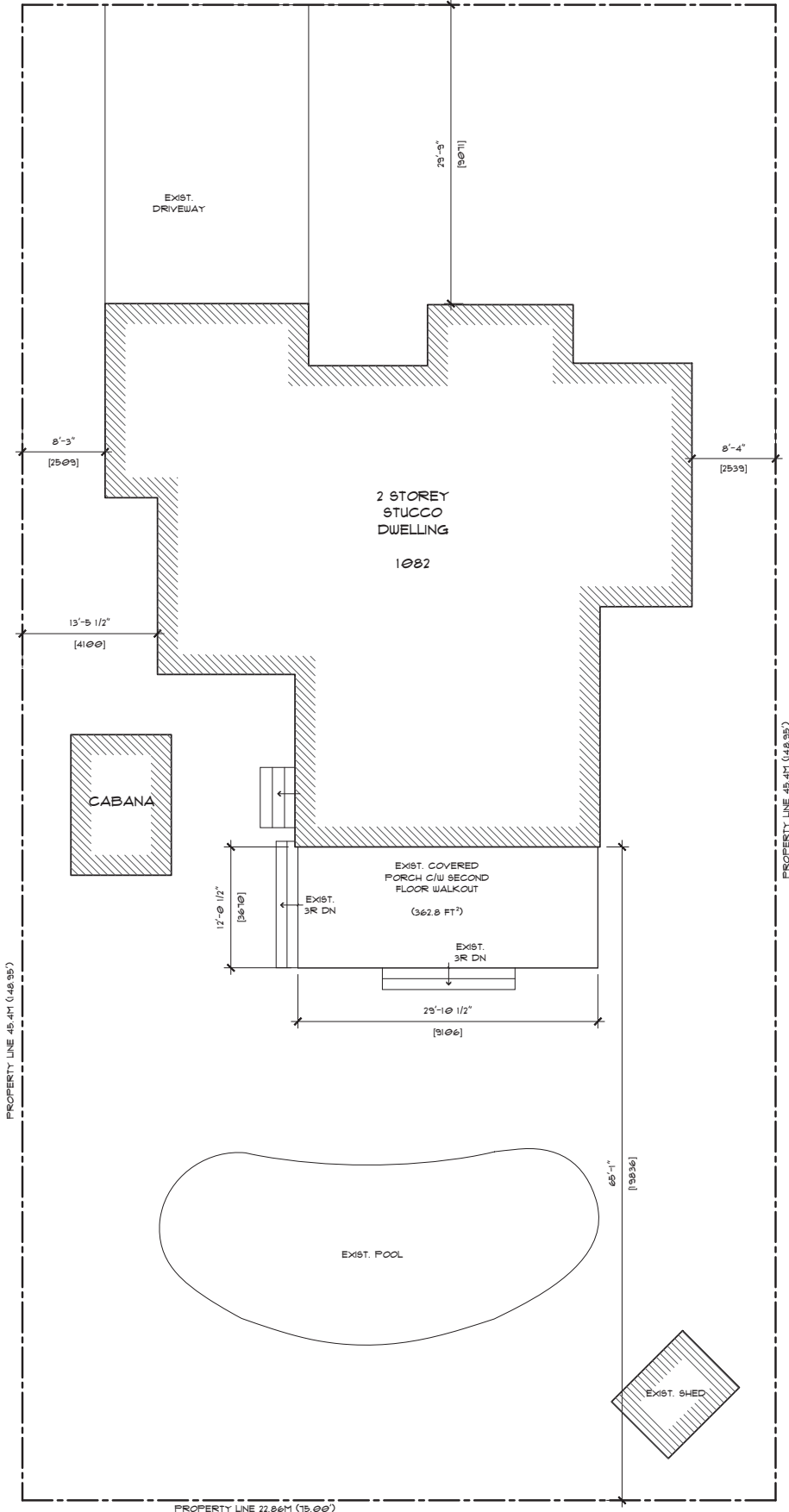


MELVIN AVENUE

PROPERTY LINE 22.86M (75.00')



1 SITE PLAN - EXISTING
Z SCALE: 3/32"=1'-0"

12/19/2024 2:08 PM 1082 MELVIN AVE, OAKVILLE - ZONING - 24172.DWG

PRINTS AND SPECIFICATIONS SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE DESIGNER. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING. IF THERE ARE ANY DIMENSIONS, DETAILS OR DESIGN INTENT THAT CANNOT BE DETERMINED FROM THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH FABRICATION AND/OR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.



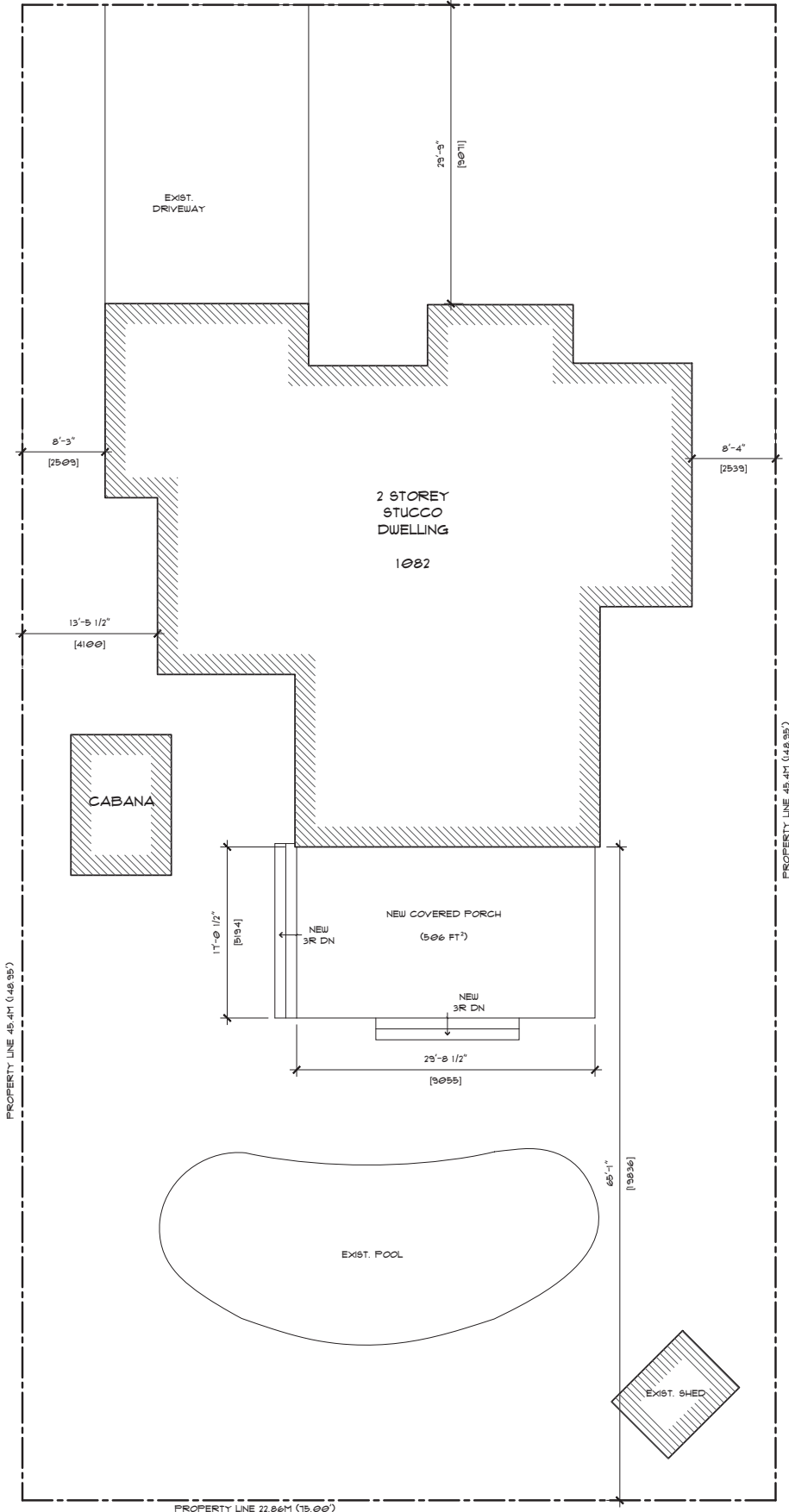
re: placement
DESIGN INC.
160 THE WESTWAY - UNIT 16D
ETOBICOKE, ONTARIO
M9P 2C1
TEL: 416-531-1435

Project:
1082 MELVIN AVE
OAKVILLE, ONTARIO
PROPOSED 24-096

Date:
19-DEC-24
Drawing No:
Z1

MELVIN AVENUE

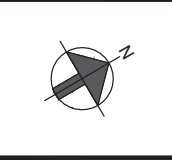
PROPERTY LINE 22.86M (75.00')



1 SITE PLAN - PROPOSED
22 SCALE: 1/8"=1'-0"

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OAKVILLE, ONTARIO
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Date:
19-DEC-24
Drawing No:
Z2

Designation		RL2-0		12/19/2024	
Lot Frontage	22.86	m	75.00	ft	
Lot Depth	45.40	m	148.95	ft	
Lot Area	1,037.84	sm	11,171.25	sf	
	Required		Proposed		
Summary					
Coverage	25.00%		27.71%		
	259.461	sm	287.57	sm	
Coverage					
	Existing		Proposed		
House	2,369.40	sf	2,369.40	sf	
Rear Porch	362.82	sf	506.00	sf	
Cabana	140.00	sf	140.00	sf	
Shed	80	sf	80	sf	
Total	2,952.22	sf	3,095.40	sf	
	274.27	sm	287.57	sm	
Percentage	26.43%		27.71%		

1 ZONING STATS
Z3

12/19/2024 2:08 PM | 1082 MELVIN AVE, OAKVILLE - ZONING - 24172.DWG

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Date:
19-DEC-24

Drawing No:

Z3



1 EAST ELEVATION - EXISTING
 Z8 SCALE: 1/4"=1'-0"

12/19/2024 2:08 PM | 1082 MELVIN AVE, OAKVILLE - ZONING - 24172.DWG

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Project:

1082 MELVIN AVE
 OAKVILLE, ONTARIO
 PROPOSED 24-096

Date:

19-DEC-24

Drawing No:

Z8



1 EAST ELEVATION - PROPOSED
 29 SCALE: 1/8"=1'-0"

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 PROPOSED 24-096

Date:
 19-DEC-24
 Drawing No:
Z9

U/S OF SOFFIT

1'-9" [2362]

TOP OF BALCONY DECK

10'-2" [3093]

TOP OF DECK



1 NORTH ELEVATION - EXISTING
 Z10 SCALE: 1/4"=1'-0"

U/S OF SOFFIT

1'-9" [2362]

TOP OF BALCONY DECK

10'-2" [3093]

TOP OF DECK



2 NORTH ELEVATION - PROPOSED
 Z10 SCALE: 1/4"=1'-0"

12/19/2024 2:08 PM 1082 MELVIN AVE, OAKVILLE -
 ZONING - 24172.DWG

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 OAKVILLE, ONTARIO
 PROPOSED 24-096

Date:
 19-DEC-24
 Drawing No:
Z10

U/S OF SOFFIT

1'-5" [3662]

TOP OF BALCONY DECK

10'-2" [3099]

TOP OF DECK



1 SOUTH ELEVATION - EXISTING
Z1 SCALE: 1/4"=1'-0"

U/S OF SOFFIT

1'-5" [3662]

TOP OF BALCONY DECK

10'-2" [3099]

TOP OF DECK



2 SOUTH ELEVATION - PROPOSED
Z1 SCALE: 1/4"=1'-0"

12/19/2024 2:08 PM 1082 MELVIN AVE, OAKVILLE - ZONING - 24172.DWG

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OAKVILLE, ONTARIO
PROPOSED 24-096

Date:
19-DEC-24
Drawing No:
Z11

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY OF
LOT 11
REGISTERED PLAN 475
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 300
 david horwood limited ontario land surveyors 2006

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 written permission of David Horwood Limited Strictly Prohibited.

SURVEYOR'S REAL PROPERTY - REPORT 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
 None

COMMENTS Make Note of Fences around the Subject Property

LEGEND
 Survey Monument Found
 SIB Standard Iron Bar
 IB Iron Bar
 IP Iron Pipe
 OU Origin Unknown
 950 F. C. Cunningham O.L.S.
 1128 David Horwood Ltd., O.L.S.
 CLF Chain Link Fence
 BF Board Fence

METRIC
 Distances shown on this plan are in metres and can be converted
 to feet dividing by 0.3048.

ELEVATION NOTE
 Elevations are geoidic and are related to Town of Oakville benchmark N 7
 having an elevation of 101.554 m above sea level.

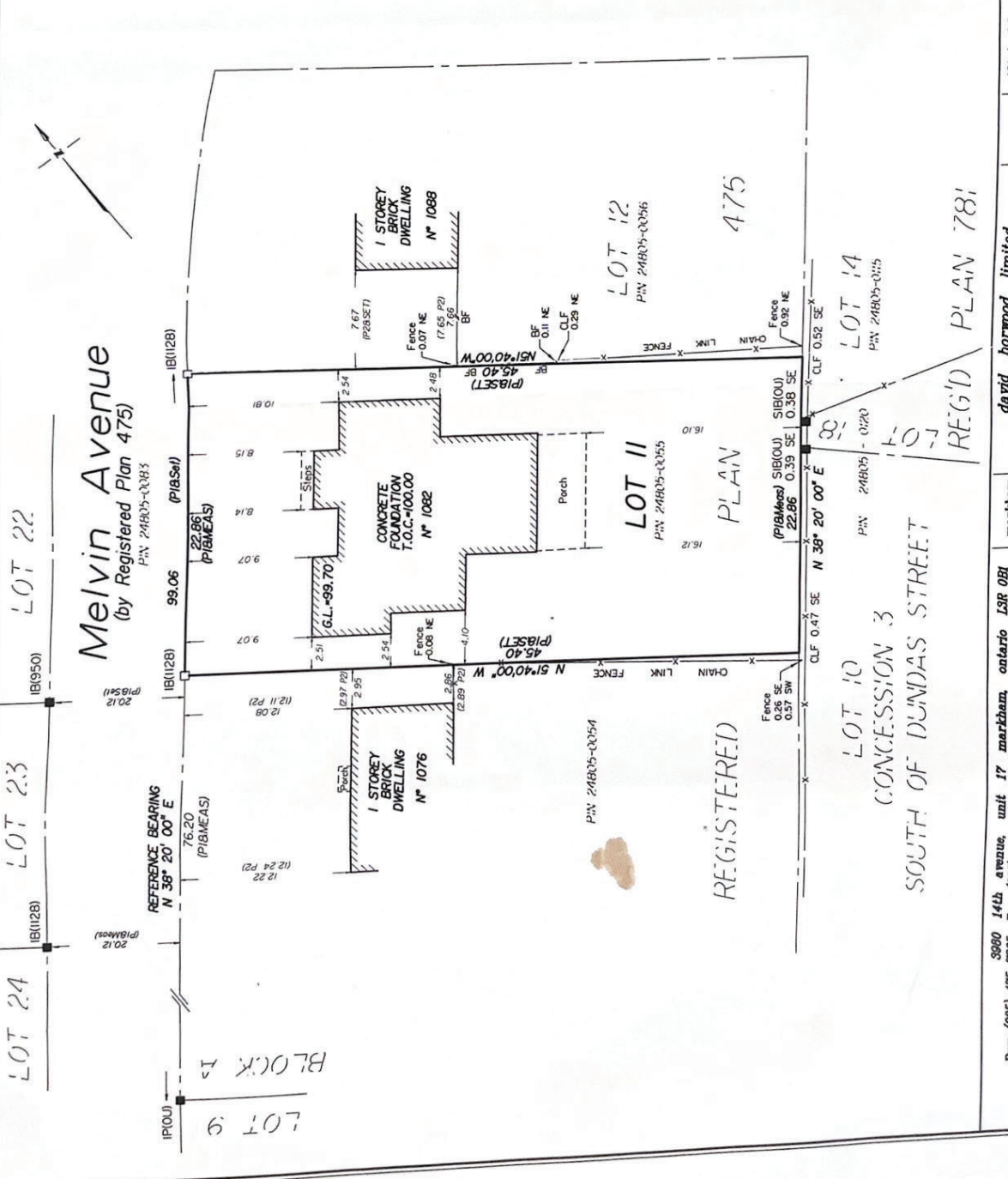
NOTE
 This REPORT can be updated by this office, however NO ADDITIONAL PRINTS
 of this ORIGINAL REPORT will be issued, subsequent to the DATE of CERTIFICATION
 All building lines are perpendicular to property lines unless otherwise noted.
 Property lines are unfenced unless otherwise noted.
 This REPORT was prepared for Sharon Holmes and the undersigned
 accepts no responsibility for use by other parties.

BEARING NOTE
 Bearings are astronomic, and are referred to the
 Southeastern limit of Melvin Drive, being
 N 38° 20' E as shown on Registered Plan 475.

SURVEYOR'S CERTIFICATE ONTARIO LAND SURVEYORS
 I certify that:
 1. This survey and plan were prepared and in accordance
 with the surveys act, 1942, and the regulations made under that
 act, and
 2. The survey was completed on 14th September, 2006.
 David Horwood PLS
 Project No. 5738

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 1625370

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 in accordance with
 Regulation 1625, section 28(3).



3980 14th avenue, unit 17 markham, ontario L3R 0B1
 Bus: (905) 476-7205 Fax: (905) 476-1277 e-mail: markham@hsurveyors.com

131 traifalger road, 2nd floor oakville, ontario L6J 3C4
 Bus: (905) 816-1404 Fax: (905) 816-1522 e-mail: oakville@hsurveyors.com

oakville
 david horwood limited
 ontario land surveyor canada lands surveyor

markham
 david horwood limited
 ontario land surveyor canada lands surveyor

January 28, 2025

GSAI File: 1667-001

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

**RE: Minor Variance Application
Residential Development
1082 Melvin Avenue, Town of Oakville**

Glen Schnarr & Associates Inc (GSAI) are the planning consultants to [REDACTED] (the 'Owner') of the lands municipally known as 1082 Melvin Avenue, in the Town of Oakville (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Minor Variance Application to facilitate a replacement dwelling on the Subject Lands.

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

- A copy of the signed Application Form;
- A copy of the Plan of Survey, prepared by David Borwood Limited, dated August 26, 2006; and,
- A copy of the Architectural Plans, prepared by Re-Placement Design Inc., dated December 19, 2024, including:
 - Site Plan (Drawing Z1);
 - Site Plan – Proposed (Drawing Z2);
 - Statistics (Drawing Z3);
 - Existing Ground Floor (Drawing Z4);
 - Proposed Ground Floor (Drawing Z5);
 - Existing Second Floor (Drawing Z6);
 - Proposed Second Floor (Drawing Z7);
 - Existing East Elevation (Drawing Z8);
 - Proposed East Elevation (Drawing Z9);
 - Proposed North Elevation (Drawing Z10); and,
 - Proposed South Elevation (Drawing Z11).

Payment of full fees will be provided prior to circulation.

SITE & SURROUNDING AREA

The Subject Lands are located on the south side of Melvin Avenue, west of Chamberlain Lane. The Site, municipally known as 1082 Melvin Avenue, has a frontage of approximately 22.86 metres on Melvin Avenue. The Subject Lands are currently improved with a 2-storey detached dwelling.

The area surrounding the Subject Lands is a well-established residential Neighbourhood characterized predominantly by 1- and 2-storey detached dwellings. Mature, tree lined streetscapes are also present. A series of parks, open spaces and other uses are also interspersed. The Neighbourhood can be characterized as having an eclectic character given there is a diverse range of dwelling designs and sizes, including original homes and newer or renovated dwellings.

OFFICIAL PLAN & ZONING

The Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. There are no applicable Secondary Plan or Area Specific policies.

The Site is subject to the Town of Oakville Zoning By-law 2014 – 014 ('By-law 2014-014'), as amended, which zones it as 'Residential Low Density (RL2-0)'. Detached dwellings are a permitted use.

REQUESTED RELIEF

The Owner is seeking permission to construct a 506 square feet new rear covered porch. The existing rear covered porch and 2nd level terrace above are to be demolished. The existing dwelling and all other existing site conditions are to remain intact. The proposed deck, as currently contemplated, has been planned and designed to provide a high-quality living area that is a natural, logical extension of the nearby interior living space. A partial wall component is to be provided along the eastern wall of the deck, providing a visual screening treatment. Furthermore, the proposed deck has been planned and designed to comply with the applicable zoning regulations, to the greatest extent possible. The following is the variance for which the Owner is seeking approval:

1. **Section 6.4.2, By-law 2014-014**
A maximum lot coverage of 25% is permitted.
A lot coverage of 27.71% is requested.

MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act*, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. Those tests are:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.

4. The variance is minor in nature.

In my opinion, the requested variances are supportable and meet the four tests under the *Planning Act* in the following ways:

The Variance Maintains The General Intent & Purpose of the Official Plan

As mentioned above, the Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. The intent of the 'Low Density Residential' designation is to facilitate a range of permitted low density housing types including single detached dwellings. The existing residential use and detached dwelling built form are permitted.

Livable Oakville directs that infill development in stable residential communities is to be evaluated against perspective criteria (Section 11.1.9). Specifically, Section 11.1.9 states:

"Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- a) *The built form of development, including scale, height, massing, architectural character, and materials, is to be compatible with the surrounding neighbourhood.*
- b) *Development should be compatible with the setbacks, orientation, and separation distances within the surrounding neighbourhood.*
- h) *Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing."*

The proposed altered dwelling has been designed to be complimentary to and compatible with both historical and surrounding development forms in the Neighbourhood. This is achieved through the provision of a refined, high-quality built form including a rear covered porch that is generally consistent with the built form features found in the immediate surrounding area including along Melvin Avenue. Furthermore, retention and preservation of the existing dwelling serves to support an altered built form and built form features that respects the established character not only of the Subject Lands, but of the surrounding Neighbourhood as well.

I also highlight that the presence of a covered porch, both in the front and rear yards of dwellings, is a features found throughout the immediate surrounding Neighbourhood. As such, the prevailing pattern of setbacks, orientation, height, massing and character are maintained. Furthermore, the proposed rear covered porch is located in generally the same location as the existing rear covered porch which has existing without issue. The proposed porch represents an improvement as a 2nd level outdoor terrace will be removed and a new partial wall treatment is to be provided, providing additional visual screening for the adjacent property. The proposed rear covered porch enables the provision of living areas that meet the changing needs of the Owner and the family, while also being appropriately and sensitively provided on the lot. Given the above, the proposal will provide for a built form, massing and built form features that will seamlessly integrate with the established and evolving character of the Neighbourhood.

Based on the above, it is my opinion that the requested variances conform to the policy objectives established by the Livable Oakville Plan and meet the general intent and purpose of the Official Plan.

The Variance Maintains The General Intent & Purpose of the Zoning By-law

As mentioned above, the Subject Lands are subject to By-law 2014-014, as amended. The requested variance seeks the following relief:

Increased Lot Coverage

Section 6.4.2 of By-law 2014-014 states that the maximum lot coverage permitted is 25%, whereas a lot coverage of 27.71% is requested.

The general purpose and intent of lot coverage regulations is to ensure that a dwelling's and accessory structure's overall scale and massing is appropriate. Specifically, lot coverage regulations are intended to ensure an appropriately sized dwelling and any accessory structure is constructed on a lot and to ensure that any structure is in keeping with the character of the surrounding Neighbourhood. Lot coverage regulations work hand-in-hand with building envelope regulations to ensure that a reasonable building footprint is provided. An overall appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.

I note that By-law 2014 – 014 requires that the floor area of covered porches and accessory structures, along with other features, are to be included in the calculation of lot coverage. This results in situations where proposed lot coverage is elevated. In the case of the Subject Lands, appropriately 4.5% or 47 square metres of the requested lot coverage is contained in the proposed rear covered porch. The existing dwelling, a rear yard cabana structure and accessory shed structure further contribute to the overall requested lot coverage. The covered rear porch design feature assists in providing architectural diversity to the proposed design while also enabling a natural and logical extension of the indoor living areas. Furthermore, covered porches are a noted design feature of dwellings in the surrounding Neighbourhood. I also highlight that the proposed covered porch is to provide a segment of a wall along the eastern perimeter which will serve to visually separate the proposed outdoor living area from the surrounding area. Further visual screening is to be provided by the existing privacy fencing, landscaping and rear yard private amenity area. Collectively, the proposed wall feature and existing site conditions effectively mitigate any adverse impacts to adjacent properties.

Finally, I highlight that the requested lot coverage is consistent with existing building patterns in the surrounding area and is within range of previous approvals. More specifically, there are instances of increased coverage being approved by Committee in the surrounding area that range from 26.494% to 31.5%. The requested coverage is in the middle of this approval range and does not challenge the City Structure nor maintenance of the established Neighbourhood character. As

such, it is my opinion that the requested lot coverage is appropriate, will enable an appropriate built form feature, scale and massing to be introduced and maintains the purpose and intent of the regulation.

Based on the above, it is my opinion that the proposed variance meets the general intent and purpose of the Zoning By-law.

The Variance is Desirable for the Appropriate Development or Use of the Land

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

The requested increased lot coverage will maintain an appropriate built form, height, mass, and built-form features. The variance is desirable in recognizing the appropriate development and use of the Subject Lands.

Overall, it is my opinion that the proposed variance has been designed to be complimentary to the character of the Subject Lands and the surrounding Neighbourhood. The proposal will not negatively affect surrounding uses and represents an efficient, compatible, and appropriate development that is desirable for the Subject Lands.

The Variance is Minor in Nature

The requested variance will permit the development of a new rear covered porch on the Subject Lands and represents a minor departure from what is currently permitted. The variance required does not represent overdevelopment of the Subject Lands as the proposed dwelling will be maintained and the proposed rear covered porch is complimentary to the surrounding Neighbourhood and it will respect the existing physical character, massing and scale of the Neighbourhood.

Overall, the variance will allow for sensitive reinvestment to occur on the Subject Lands in a manner that is compatible and in keeping with the current physical character of the Subject Lands and the Neighbourhood. The variance requested will not result in adverse impact on adjoining properties or the surrounding Neighbourhood. Therefore, it is my opinion that the proposed variance is minor in nature.

CONCLUSION

As described above, the requested variances satisfy the four tests of Section 45(1) of the *Planning Act* and represent good planning.

Yours very truly,



GLEN SCHNARR & ASSOCIATES INC.

A handwritten signature in black ink that reads 'Stephanie Matveeva'.

Stephanie Matveeva, MCIP, RPP
Associate