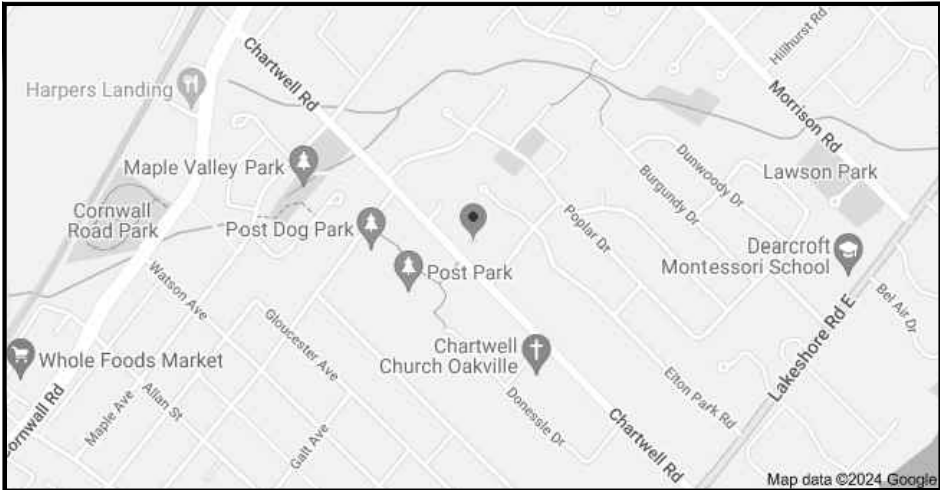


PRIVATE RESIDENCE

NEW CUSTOM SINGLE FAMILY DWELLING + CABANA

307 CHARTWELL ROAD, OAKVILLE, ON L6J 4A1



LOCATION MAP:



PROPOSED FRONT ELEVATION (FOR REFERENCE ONLY):



PROPOSED CABANA ELEVATION (FOR REFERENCE ONLY):

ZONING AND PROPERTY STATISTICS		
ADDRESS:	307 CHARTWELL ROAD, OAKVILLE	
ZONING:	RL1-0	
	BY-LAW:	EXISTING:
MIN. LOT AREA:	1393.5 m ²	4551.4 m ²
MIN. LOT FRONTAGE:	30.5 m	49.17 m

GROSS FLOOR AREA		
	BY-LAW:	PROPOSED:
BASEMENT (NOT INCL'D IN GFA)		503.8 m ²
GARAGE (NOT INCLUDED IN GFA)	56.0 m ²	**80.4 m²
MAIN FLOOR		449.0 m ²
SECOND FLOOR		220.6 m ²
TOTAL GFA :	1319.9 m ² (29%)	669.6 m ² (14.7%)

COVERAGE		
	BY-LAW:	PROPOSED:
HOUSE		535.7 m ² (11.8%)
COVERED FRONT PORCH		10.1 m ² (0.2%)
COVERED SIDE PORCH		6.1 m ² (0.1%)
COVERED TERRACE		48.4 m ² (1.1%)
POOLHOUSE	227.57 m ² (5.0%)	92.8 m ² (2.1%)
TOTAL COVERAGE:	1137.85m ² (25%)	693.1 m ² (15.2%)

SETBACKS		
	BY-LAW:	PROPOSED:
FRONT YARD TO HOUSE	14.41 m	14.50 m
REAR YARD TO HOUSE	10.5 m	48.38 m
REAR YARD TO CABANA	10.5 m	36.15 m
RIGHT YARD TO HOUSE	4.2 m	4.59 m
LEFT YARD TO HOUSE	4.2 m	13.77 m
LEFT YARD TO CABANA	4.2 m	5.27 m
MAX. DWELLING UNIT DEPTH	20.0 m	**27.51 m
MAX. BUILDING HEIGHT	9.0 m	8.98 m
MAIN WALL PROPORTIONALITY	50% REQUIRED IN MIN-MAX FRONT YARD	100%
GARAGE PROJECTION	1.5 m	**2.64 m
DRIVEWAY WIDTH	9.0 m	**10.58 m
MAX. CABANA HEIGHT	4.6 m	**6.69 m
REQUIRED PARKING SPACES	2	>2
**MINOR VARIANCE REQUIRED		

ISSUED FOR COMMITTEE OF ADJUSTMENT

Project Name:						Drawn By:		
<div>PRIVATE RESIDENCE</div> <div>NEW CUSTOM SINGLE FAMILY DWELLING + CABANA</div> <div>307 CHARTWELL ROAD</div> <div>OAKVILLE, ON. L6J 4A1</div>						Checked By:		
						Scale: N/A		
						Date: JANUARY 2025		
						Project No. 2024-12		
						<div>A1</div>		
Sheet Title:								
COVER PAGE & ZONING STATS								

February 03, 2025

Committee of Adjustment – Planning Services

Town of Oakville 1225 Trafalgar Road, Oakville. On. L6H 0H3

Attn: Heather McCrae, Secretary Treasurer

Project Address: 307 Chartwell Road, Oakville, Ontario. L6J 4A1

Carrothers and Associates Inc. are the consultants to Joe and Susan D'Angelo (the owners) of the lands municipally known as 307 Chartwell, Oakville, Ontario. On behalf of the owners, we are pleased to provide this submission letter to provide further information for item #10 on page 5 of the 2024 Minor Variance application.

1. Why is the variance(s) minor in nature:

The minor variances will facilitate a 3 car garage and detached pool cabana as part of a new custom home project that is consistent and compatible with the existing community-built form character.

The entire development was carefully designed to stay within the majority parameters of the Zoning By-Law (including height, building setbacks, coverage and gross floor area ratios), the 5 requested variances are required due to the attached garage and poolhouse design and are in our opinion a minor departure from what is allowed.

2. Why are the variance(s) desirable for the appropriate use of the land?

It is our opinion that our development proposal will maintain compatibility with the surrounding area and will be in keeping with the current streetscape and neighbourhood massing. The variances will facilitate additional interior garage space, dwelling depth and poolhouse without creating any excessive additional massing or streetscape impacts on any neighbouring properties.

3. Do the variance(s) meet the intent and purpose of the Official Plan?

The Subject Property is designated 'Low Density Residential'.

The intent of the 'Low Density Residential' is to facilitate a range of permitted low density housing types including single detached dwellings. The proposed dwelling has been designed to be complimentary with recent development forms in the neighbourhood including similar features providing of high-quality refined design. Given this, the proposal will provide a built form massing that will seamlessly integrate with the established neighbourhood and it's evolving character. There are no natural heritage features on or adjacent to the subject property that will be adversely impacted by our proposal. Our proposal will stay well within the required building setbacks, lot coverage and gross floor area ratios of the property.

The variance relief represents a minor departure from what is currently permitted and meets the general intent of the Official Plan.

4. Do the variance(s) meet the intent and purpose of the Zoning By-law?

The general purpose and intent of the Zoning By-Law is to implement the policies of the Official Plan through specific permissions and regulations. The Subject Property is currently zoned 'Low Density

Residential (RL1-0) and permits the construction of a new detached dwelling and detached accessory building on the lot.

The requested variances seek the following relief:

Variance 1 – Dwelling Depth – Increase in Dwelling Depth from 20.0m to 27.51m

The intent of regulating the dwelling depth is to assist in ensuring that an adequate rear yard amenity space is provided and reduce the potential for any adverse impacts such as overlook, privacy loss and shadowing on neighbouring properties from any rear yard projections. It is also intended to control the massing and size of new dwellings in relation to adjacent properties.

The dwelling (house portion) itself has been designed with a depth of **21.67m**

The dwelling with the additional rear covered porch has been designed with a depth of **27.51m**

While numerically it may appear that our proposal is not keeping with the By-Law, it is important to take the context, size and uniqueness of this property. The subject property is one of the larger parcels on Chartwell Road with a frontage of 49.36m(162'ft) and a depth of 90.74m(298'ft) The proposed dwelling has been designed with a three-car garage facing Northwest to eliminate the multiple garage door appearance from Chartwell Road. Due to this side yard facing garage and rear covered porch there will be an increase in dwelling depth required to facilitate the design.

The home has been carefully designed with multiple planters and façade projections to eliminate any adverse impacts that this dwelling depth increase might have on the streetscape. The proposed front façade will furthermore help mitigate any mass and scale concerns by introducing one and a half storey design features and minimizing the overall presence on Chartwell Road.

It is our opinion that the increase in depth for the house and rear covered porch will not have an impact on the rear and side yards (due to size of the property) and the orientation of the lots abutting onto the subject property. The rear covered porch which makes up the majority of the variance depth request is central to the house and property and situated well away from any other homes. The proposed house depth is consistent with other newer development in the area and does not present any negative impacts onto the surrounding neighbourhood.

Variance 2 – Garage Projection from 1.5m to 2.64m

The intent of regulating the garage projection is to prevent the garage from being a visually dominant feature of the dwelling. With our proposal, the garage has been carefully designed with it's access being from the Side of the dwelling and utilizes the existing driveway entrance to the property.

The front façade of the garage with it's window fenestration and green roof are an essential part of the homes façade. With the addition of exterior stone planters and a covered front porch at various building depths, it will furthermore help mitigate the mass and scale of the garage and not make it a visual dominant feature of the dwelling.

It is our opinion that there will be no negative impact on the adjacent properties due to this requested variance and therefore in our opinion it is minor in nature.

Variance 3 – Garage Area of 80.4m² where a maximum of 56.0m² is required

The zoning intent of limiting the garage area is to prevent the garage from visually dominating the dwelling façade with multiple garage doors. In our case, there are no garage doors on the front façade so there is no impact on

driveway width or the streetscape. The additional internal space will be used for a car lift and storage that are appropriate for the development and maintains the intent of the Zoning By-Law. It is our opinion that there will be no negative impact on the adjacent properties due to this requested variance and therefore in our opinion it is minor in nature.

Variance 4 – Driveway Width of 10.58m where 9.0m is required

The purpose and intent of driveway regulations is to ensure landscaping on a streetscape is maximized and disruption to traffic operations is minimized on Chartwell Road. A guiding principle of the proposed design was to provide a built form that preserves the established character of both the Subject Lands and the surrounding Neighbourhood. The increase in driveway width is required to facilitate access to garage from the side. The main access off Chartwell Road will be through 2 individual driveway widths that are 4.50m that is consistent with what currently exists on the property.

Variance 5 – Maximum Accessory Building Height of 6.69m where 4.0m is required

The intent of regulating the height of an accessory building is to ensure that they are of an appropriate scale and mass and are subordinate to the principal use of the property. In our case, although numerically the numbers might not seem like a minor departure, given the context of the large property, and that the accessory building's height is significantly lower than the main house, we believe it is appropriate for it's massing and development.

The property is one of the larger parcels along Chartwell Road and provides a substantial rear yard setback and more than required side yard setback. Furthermore, the accessory dwelling (cabana) orientation is in a North/South fashion on the lot - which allows the gabled roof peak to slope towards the side yard of the neighbour at 317 Chartwell Road. The maximum height requested (6.69m) is only for a small portion of the Poolhouse and at a much farther distance to the property line than the by-law requires.

With a side yard with a setback of 5.27m and 6.37m where only 4.20 is required, this increased distance to the side yard along with roof orientation and mature tree growth on the property will alleviate any visual height concerns. The proposed design of the cabana is compatible with the height and massing of the dwelling, making the cabana clearly subordinate to the principal use of the property. The proposed increase in height for the cabana does not present any negative impacts onto the abutting properties or the surrounding neighbourhood.

Furthermore, it is important to note that there are no stairs in the building nor any attic storage with no plans or ability for any type of attic human habitation in the requested roof increase area.

Conclusion


As described above, the requested variances will allow for reinvestment to occur on the Subject lands in a manner that is compatible and in keeping with the current streetscape of the neighbourhood.. We believe that the application is minor in nature and appropriate for the development and use of the lands and maintains the general intent and purpose of the Official Plan and Zoning By-Law.

It is in my opinion that the requested variance satisfies the four tests of Section 45(1) of the Planning Act and represent good design.

CARROTHERS + ASSOCIATES

ARCHITECTURAL DESIGN + INTERIORS

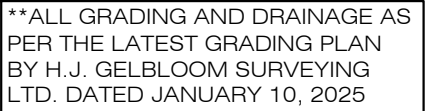
Regards,

A handwritten signature in black ink, appearing to read 'D. Carrothers', with a stylized flourish at the end.

David Carrothers
Carrothers and Associates Inc.
905.574.1504 ext. 1

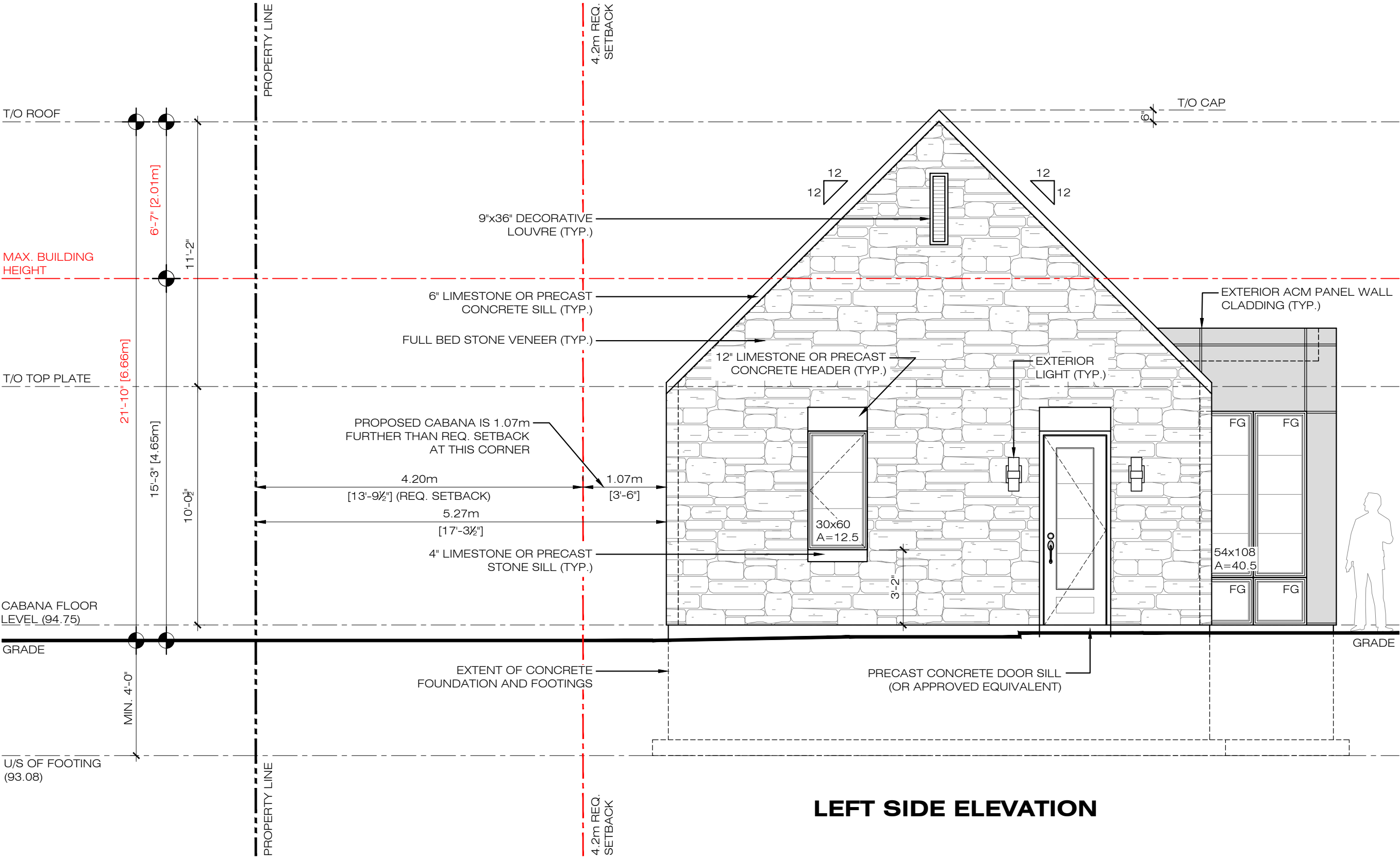
CARROTHERS AND ASSOCIATES INC.

505 York Boulevard, Unit 3
HAMILTON, ONTARIO L8R 3K4
P: 905-574-1504



Project Name: PRIVATE RESIDENCE NEW CUSTOM SINGLE FAMILY DWELLING + CABANA 307 CHARTWELL ROAD OAKVILLE, ON. L6J 4A1										Sheet Title: CABANA - ROOF PLAN									

ISSUED FOR
COMMITTEE OF
ADJUSTMENT



**ALL GRADING AND DRAINAGE AS PER THE LATEST GRADING PLAN BY H.J. GELBLOOM SURVEYING LTD. DATED JANUARY 10, 2025

LEFT SIDE ELEVATION

Drawn By:

Checked By:

Scale:

Date:

Project No.

1:50

JANUARY 2025

2024-12

A12

2

JAN 15/25

ISSUED FOR COA

By:

1

JAN 13/25

ISSUED FOR REVIEW

Issue/Revision

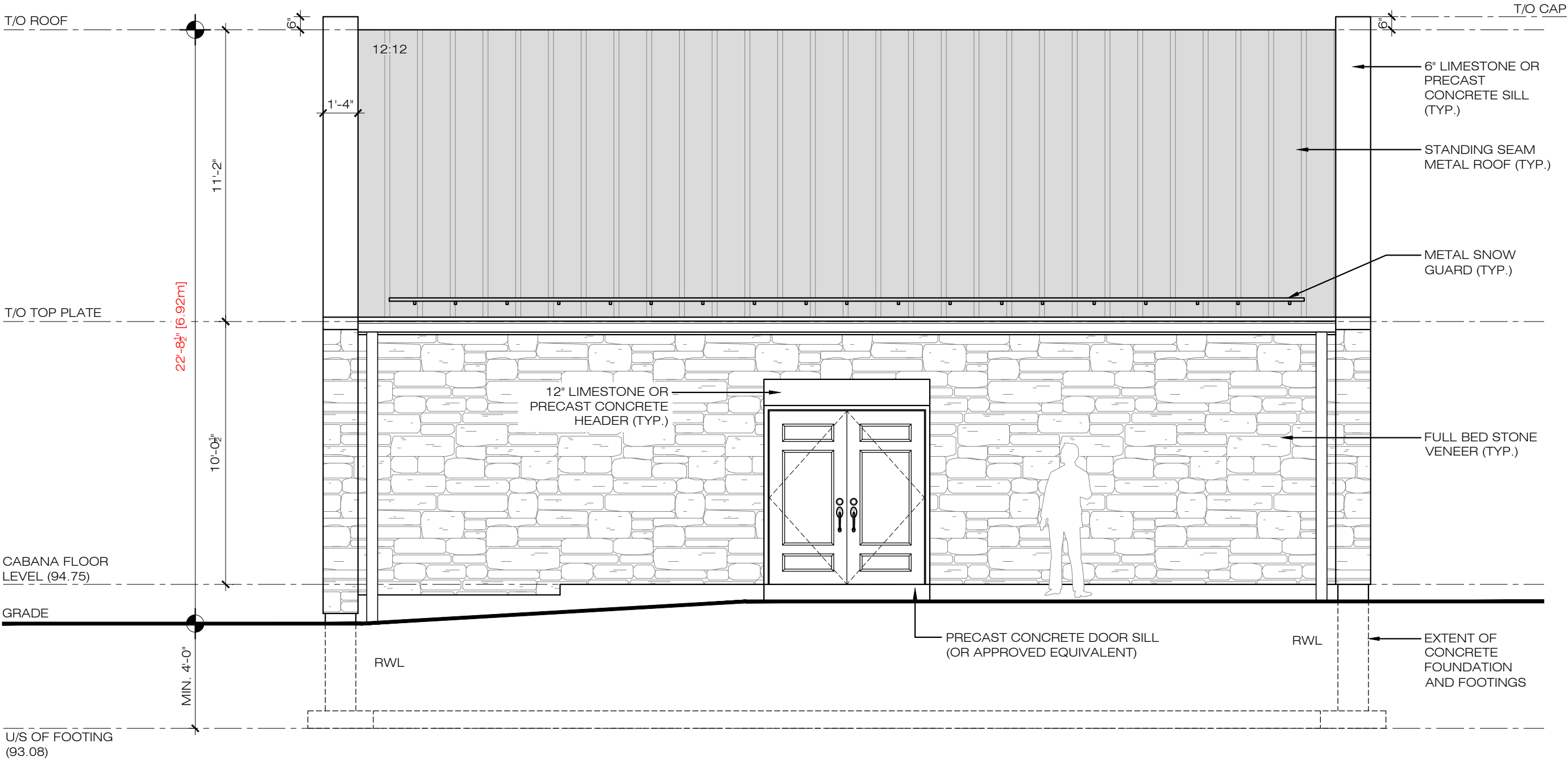
Project Name:

PRIVATE RESIDENCE
NEW CUSTOM SINGLE FAMILY
DWELLING + CABANA
307 CHARTWELL ROAD
OAKVILLE, ON L6J 4A1

Sheet Title:

CABANA - LEFT SIDE
ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT



**ALL GRADING AND DRAINAGE AS
PER THE LATEST GRADING PLAN
BY H.J. GELBLOOM SURVEYING
LTD. DATED JANUARY 10, 2025

REAR ELEVATION

Drawn By:

Checked By:

Scale:

Date:

Project No:

1:50

JANUARY 2025

2024-12

A11

No.	Date:	Issue/Revision	By:
2	JAN 15/25	ISSUED FOR C&A	
1	JAN 13/25	ISSUED FOR REVIEW	

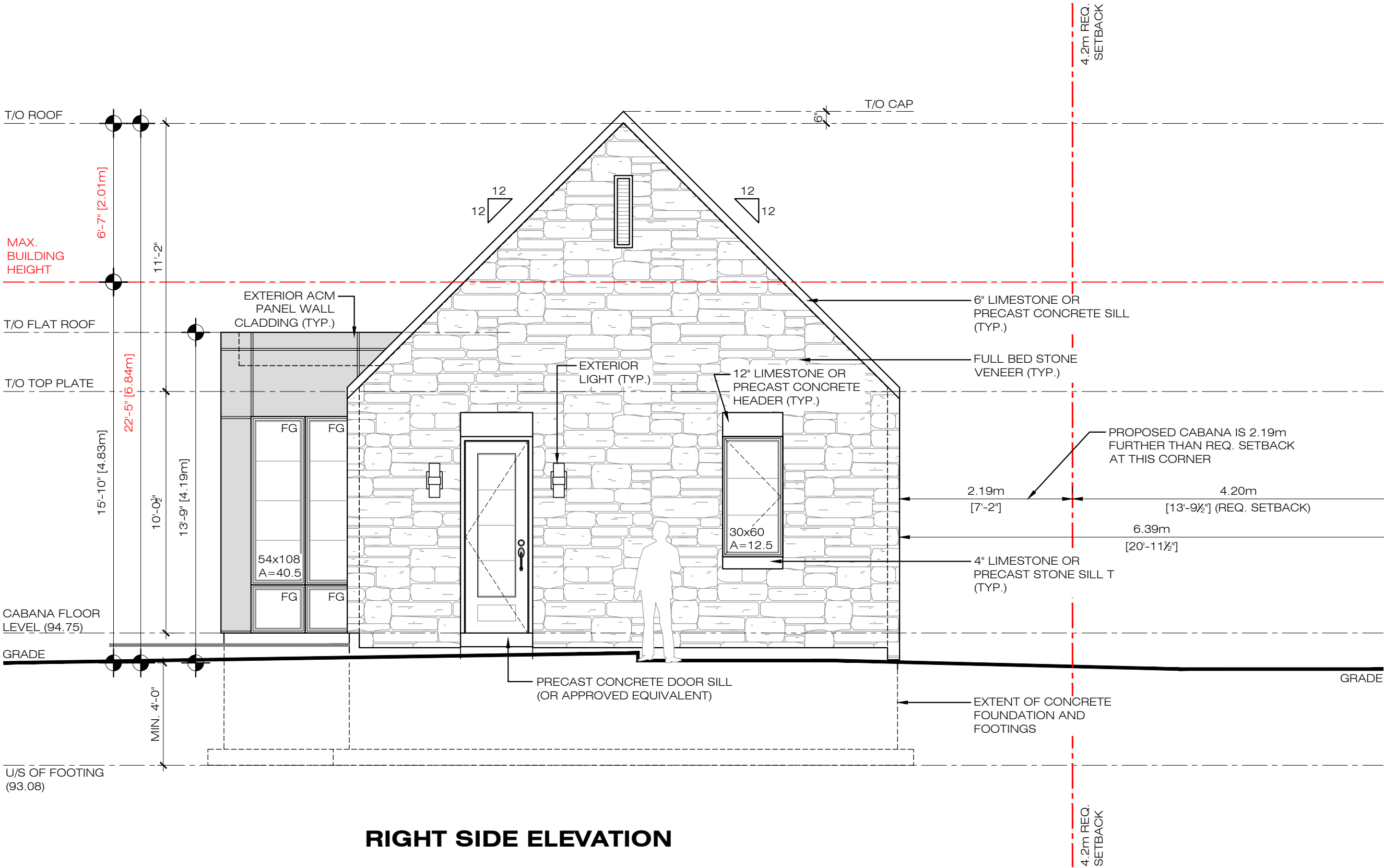
Project Name:

PRIVATE RESIDENCE
NEW CUSTOM SINGLE FAMILY
DWELLING + CABANA
307 CHARTWELL ROAD
OAKVILLE, ON L6J 4A1

Sheet Title:

CABANA - REAR ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT



RIGHT SIDE ELEVATION

PROPERTY LINE

Drawn By:
Checked By:
Scale:
Date:
Project No.

1:50
JANUARY 2025
2024-12

Project Name:
Project No.

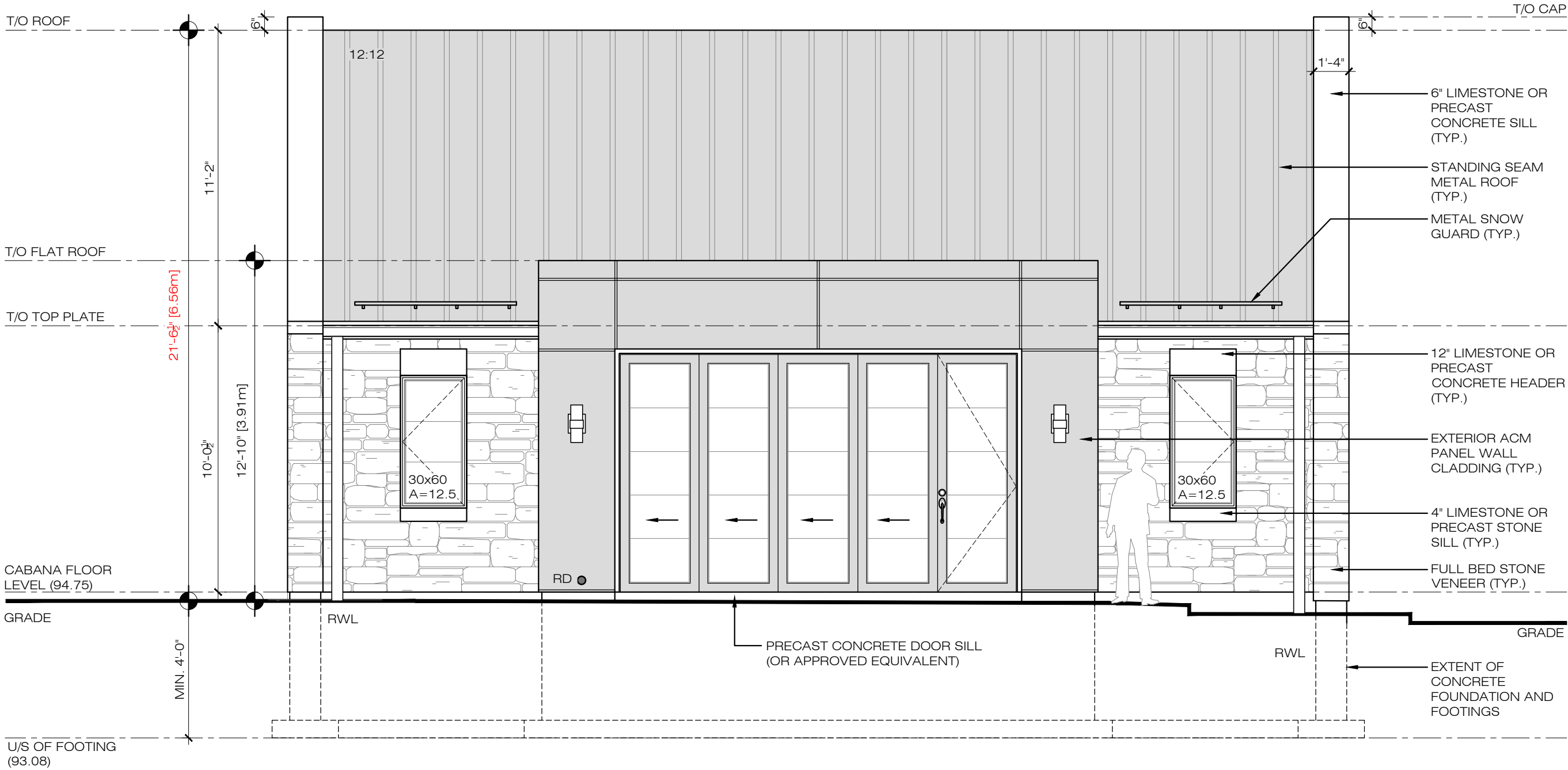
PRIVATE RESIDENCE
NEW CUSTOM SINGLE FAMILY
DWELLING + CABANA
307 CHARTWELL ROAD
OAKVILLE, ON L6J 4A1

Sheet Title:
No.
Date:
Issued For Review
Issue/Revision

CABANA - RIGHT SIDE
ELEVATION

A10

ISSUED FOR
COMMITTEE OF
ADJUSTMENT



FRONT ELEVATION

**ALL GRADING AND DRAINAGE AS
PER THE LATEST GRADING PLAN
BY H.J. GELBLOOM SURVEYING
LTD. DATED JANUARY 10, 2025

Drawn By:

Checked By:

Scale:

Date:

Project No:

1:50

JANUARY 2025

2024-12

A9

2

JAN 15/25

ISSUED FOR COA

By:

1

JAN 13/25

ISSUED FOR REVIEW

Issue/Revision

No.

Date:

Project Name:

PRIVATE RESIDENCE
NEW CUSTOM SINGLE FAMILY
DWELLING + CABANA
307 CHARTWELL ROAD
OAKVILLE, ON L6J 4A1

Sheet Title:

CABANA - FRONT ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT



REAR ELEVATION



EXTERIOR ELEVATION: (FOR REFERENCE ONLY)



EXTERIOR ELEVATION: (FOR REFERENCE ONLY)

**ALL GRADING AND DRAINAGE AS PER THE LATEST GRADING PLAN BY H.J. GELBLOOM SURVEYING LTD. DATED JANUARY 10, 2025



LEFT SIDE ELEVATION

Drawn By:
Checked By:
Scale:
Date:
Project No.

1:150
JANUARY 2025
2024-12

A6

2

JAN 15/25

ISSUED FOR COA

1

JAN 13/25

ISSUED FOR REVIEW

No.

Date:

Issue/Revision

Project Name:
Sheet Title:

PRIVATE RESIDENCE
NEW CUSTOM SINGLE FAMILY
DWELLING + CABANA
307 CHARTWELL ROAD
OAKVILLE, ON L6J 4A1

REAR AND LEFT ELEVATIONS

ISSUED FOR
COMMITTEE OF
ADJUSTMENT



EXTERIOR ELEVATION: (FOR REFERENCE ONLY)

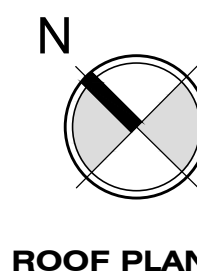


EXTERIOR ELEVATION: (FOR REFERENCE ONLY)

**ALL GRADING AND DRAINAGE AS PER THE LATEST GRADING PLAN BY H.J. GELBLOOM SURVEYING LTD. DATED JANUARY 10, 2025



Drawn By:	Checked By:	Scale:	Date:	Project No.	A5
		1:150	JANUARY 2025	2024-12	
ISSUED FOR COMMITTEE OF ADJUSTMENT					
Project Name: PRIVATE RESIDENCE NEW CUSTOM SINGLE FAMILY DWELLING + CABANA 307 CHARTWELL ROAD OAKVILLE, ON L6J 4A1					
Sheet Title: FRONT AND REAR ELEVATIONS					
2 JAN 15/25 ISSUED FOR COA 1 JAN 13/25 ISSUED FOR REVIEW 1 Date: No. By:					



**ISSUED FOR
COMMITTEE OF
ADJUSTMENT**

PRIVATE RESIDENCE
NEW CUSTOM SINGLE FAMILY
DWELLING + CABANA
307 CHARTWELL ROAD
OAKVILLE, ON. L6J 4A1

Sheet Title:

ROOF PLAN

[illegible]

A4