

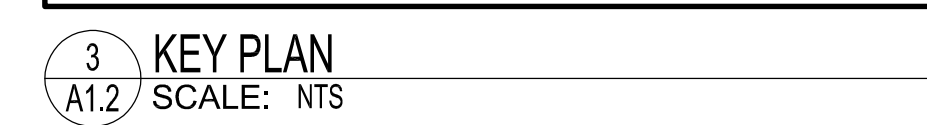
1.	TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
2.	TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4" S.
3.	WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
4.	ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
5.	NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6.	ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

1.	A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.
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TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

FILE NO.:

[illegible]

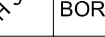

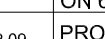

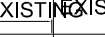


OWNER / APPLICANT:			
147 Deane Limited			
147 Deane Ave.			
OAKVILLE, ON			
L6K 1N2			
PH: 416-729-8845			

6 SITE STATISTICS
A1.2 SCALE: NTS

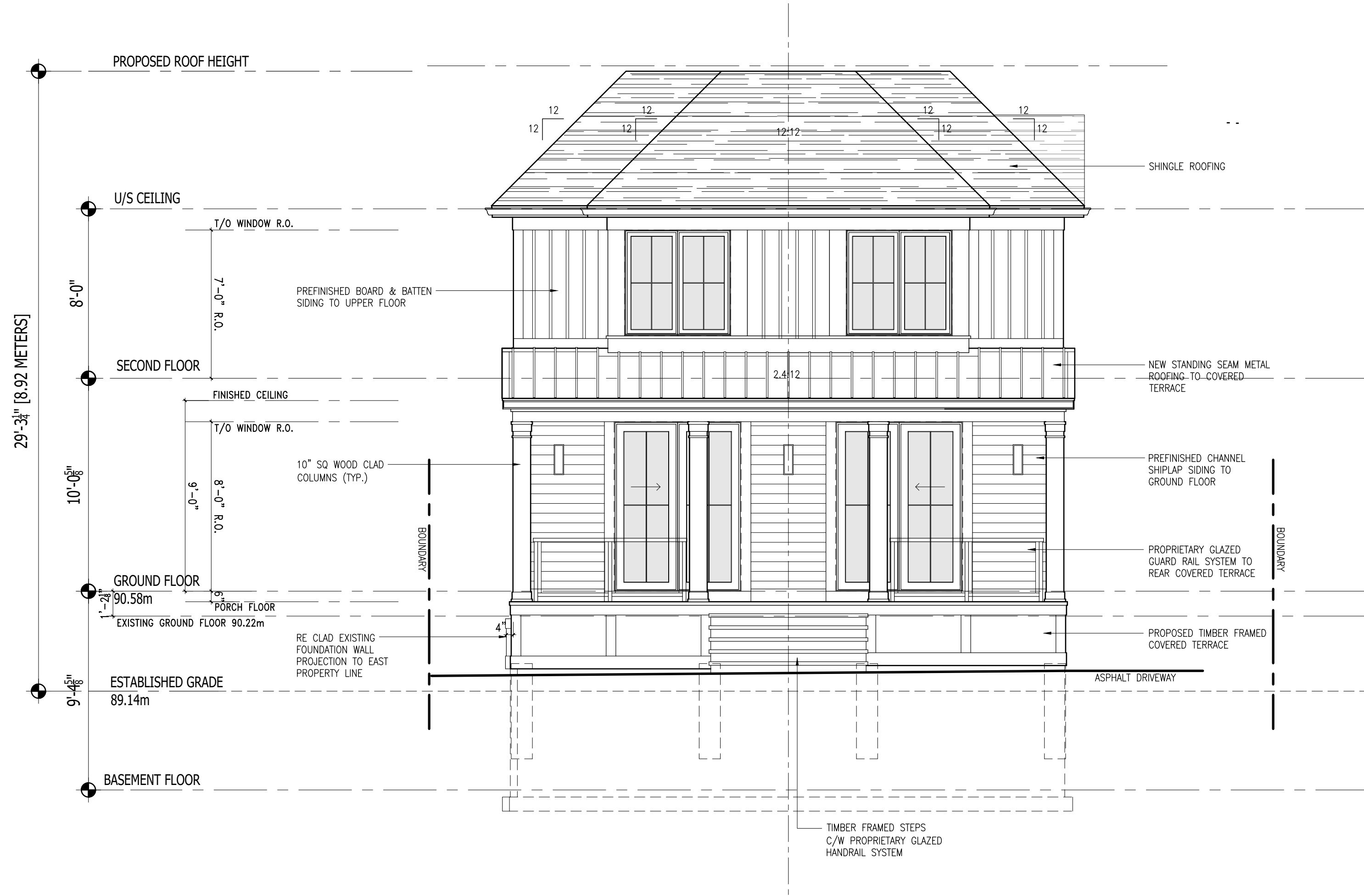
SITE LEGEND:	
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PROPERTY LINE

	BORE HOLE LOCATION & No. PER SOILS REPORT
	ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600X600 CONC. PAVER
	PROPOSED DIMENSIONS TO NEW STRUCTURES
	EXISTING DIMENSIONS TO EXISTING STRUCTURES
	NEW SUMP WITH DISCHARGE DIRECTION

EXISTING TREE TO BE REMAIN.

2403	A1.1
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3
A4.2
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4
A4.2
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1 20.02.25 ISSUED FOR C.O.A

REF. DATE: DESCRIPTION:

REVISIONS / ISSUANCE:

CLIENT:

DEANE AVE. RESIDENCE
ALTERATION &
ADDITION

ADDRESS: 147 DEANE AVENUE
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:

PROPOSED
NORTH & WEST
ELEVATIONS

DRAWN: S.C.

DATE: 02.17.25

SCALE: 1/4"=1'-0"

JOB NUMBER:

SHEET NUMBER:

2403

A4.2

March 25, 2025

Denise Baker
Managing Partner
t. 416-947-5090
dbaker@weirfoulds.com

VIA E-MAIL

File No. 99999.99904

JENNIFER ULCAR
SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT
TOWN OF OAKVILLE
1225 TRAFALGAR ROAD
OAKVILLE, ON L6H 0H3

Dear Ms. Ulcar:

**Re: Minor Variance Application File No.
147 Deane Avenue, Oakville**

We act for the owners of the property located at 147 Deane Avenue, Oakville ("**Subject Property**").

We are pleased to submit the enclosed application for minor variance under section 45(1) of the *Planning Act* to permit the construction of a new dwelling on the existing foundation on the Subject Property.

The Subject Property is designated Urban in the Region's Official Plan, Low Density Residential in the Town's Official Plan and RL 5-0 in the Town's Zoning By-law. The neighbourhood consists of a mix of original one storey home and new two storey dwellings. Many of the existing dwellings vary in design with some having front covered porches and detached garages. There are sidewalks along both sides of Deane, and Trafalgar Park and Trafalgar Park Community Centre are located immediately across the street.

In order to facilitate the proposed redevelopment on the Subject Property, the following variances are requested:

1. Lot coverage of 37.1% whereas 35% is permitted;
2. Residential Floor Area of 49.1% whereas 42% is permitted; and
3. Interior side yard setback (east) of 1.1m whereas 1.2m is permitted.

Development within stable residential communities shall be evaluated against the criteria in Section 11.1.9 of the Town's Official Plan to ensure that new development will maintain and protect the existing neighbourhood character. The proposal has been evaluated against the criteria under Section 11.1.9 and it was determined that the following specific criteria apply: a), b) and h which state:

- "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; and
- 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."

Variance #1 – Residential Floor Area

Variance #2 – Lot Coverage

My client is seeking relief from the Zoning By-law 2014-014, as amended, to permit an increase in the floor area ratio of the proposed dwelling from the permitted 42% to 49.1%, which results in an increase of 27.17 m² above the maximum floor area permitted. The lot coverage is proposed at 37.10% whereas 35% is permitted, resulting in an increase of 9.2 m² of coverage. The intent of regulating the residential floor area and lot coverage in the Zoning By-law is to prevent a dwelling from having a mass and scale that appears larger than dwellings in the surrounding neighbourhood.

The massing and scale of the home is modest and does not create any negative impact on the street or on the adjacent neighbours. The proposed dwelling is designed in a manner that breaks up the massing into smaller elements to mitigate the impacts of mass and scale and is compatible with the existing neighbourhood character. It is of note that the proposed additional lot coverage is attributed to the rear covered porch.

Variance #3- Interior East Side Yard Setback

The variance for the interior side yard setback is to permit a setback of 1.1m whereas 1.2m is permitted. This variance is required because in an effort to reduce construction waste, our client has chosen to build on the existing foundation rather than remove the foundation and pour a new one. The 1.1m setback is to the existing foundation and recognizes the existing condition. The west side yard setback is proposed at 2.94m whereas only 2.4m is required, which likewise recognizes the location of the existing foundation.

It is our opinion that the proposed dwelling does not cause any negative adverse impacts on adjacent and surrounding properties or the streetscape and is compatible with new homes being built on the street and in the neighbourhood.

On this basis, it is our opinion that the requested variances maintain the general intent and purpose of the Official Plan and Zoning By-law as it results in a dwelling that maintains the character of the neighbourhood. Further, the variances are minor in nature and desirable for the appropriate development of the Subject Property.

We would also be prepared to accept the Town's typical conditions as follows:

1. That the two-storey detached dwelling be constructed in general accordance with the plans submitted;
2. 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.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "DBaker", written in a cursive style.

Per: Denise Baker
Managing Partner

DB//mw

21930902.1