

# **Addendum 1 to Comments**

May 28, 2025

Committee of Adjustment

## **BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE** **OAKVILLE.CA**

**A/068/2025**

37 Colonial Crescent  
PLAN 343 LOT 9

*Proposed*

**Under Section 45(1) of the *Planning Act***

**Zoning By-law 2014-014 requirements – RL1-0, Residential**

- 1.** To increase the maximum width of the driveway to be 13.20 metres for a lot having a lot frontage equal to or greater than 18.0 metres.
- 2.** To increase the maximum dwelling depth to 25.4 m.
- 3.** To increase the maximum height to 9.42 metres.

**Comments from:**

**Conservation Halton – 1**



Planning & Regulations  
905.336.1158  
2596 Britannia Road West  
Burlington, Ontario L7P 0G3  
[conservationhalton.ca](http://conservationhalton.ca)

**May 23, 2025**

**Town of Oakville – Committee of Adjustment**  
**1225 Trafalgar Road**  
**Oakville, ON L6H 0H3**

**BY E-MAIL ONLY ([coarequests@oakville.ca](mailto:coarequests@oakville.ca))**

**To Committee of Adjustment:**

**Re: Minor Variance Application**  
**File Number(s): A/068/2025**  
**CH File Number(s): PMVG-2728**  
**37 Colonial Cres, Town of Oakville**  
**Agent: William Hicks**  
**Owner: [REDACTED]**

---

Conservation Halton (CH) staff has reviewed the above-noted application according to our regulatory responsibilities under the *Conservation Authorities Act* (CA Act) and Ontario Regulation 41/24 and our provincially delegated responsibilities under Ontario Regulation 686/21 (e.g., acting on behalf of the province to ensure decisions under the *Planning Act* are consistent with the natural hazards policies of the Provincial Planning Statement [PPS, Sections 5.1.1-5.2.8] and/or provincial plans).

Documents reviewed as part of this submission, received on May 9, 2025, are listed here:

- Site Plan, prepared by Cunningham McConnell Limited, dated February 20, 2024.
- Elevation plans, prepared by JRCP Design Inc, dated April 1, 2025

## **Proposal**

To permit the construction of a two-storey addition to the existing two storey detached dwelling. The requested variances include:

- To increase the maximum width of the driveway to be 13.20 metres for a lot having a lot frontage equal to or greater than 18.0 metres.
- To increase the maximum dwelling depth to 25.4 m.
- To increase the maximum height to 9.42 metres.

## **Regulatory Comments (Conservation Authorities Act and Ontario Regulation 41/24)**

CH regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline, hazardous lands including unstable soil and bedrock, as well as lands adjacent to these features. The subject property is regulated by CH as it is adjacent to the shoreline of Lake Ontario. Through the

review of the plans for development activities along the shoreline, CH seeks to ensure that waterfront development activities will generally be directed to areas outside of the hazardous lands. Hazardous lands are those lands adjacent to the shoreline of the Great Lakes - St. Lawrence River System, which are impacted by flooding, erosion, and/or dynamic beach hazards, as well as applicable regulated allowances. Development setbacks are based on the combination of these hazardous lands which are determined by site specific conditions. Permits are required from CH prior to undertaking development activities within CH's regulated area and applications are reviewed under the *Conservation Authorities Act* (CA Act), Ontario Regulation 41/24, and CH's *Policies and Guidelines for the Administration of Part VI of the Conservation Authorities Act and Ontario Regulation 41/24 and Land Use Policy Document* (last amended, June 21, 2024) (<https://conservationhalton.ca/policies-and-guidelines>).

On March 18, 2025 CH staff issued a CH permit for the proposed development and the drawings approved with the permit application match the drawings submitted with this minor variance application. Therefore CH staff has no concerns with the requested variances.

## **Provincial Planning Statement Natural Hazard Comments (Sections 5.1.1-5.2.8)**

In addition to CH's regulatory responsibilities (described above), CH also has provincially delegated responsibilities under Ontario Regulation 686/21: Mandatory Programs and Services, including acting on behalf of the Province to ensure that decisions under the *Planning Act* are consistent with the Natural Hazards Sections (5.1.1-5.2.8) of the Provincial Planning Statement (PPS).

From a PPS perspective CH staff has no concerns with this application.

## **Recommendation**

Given the above, CH staff has no objection to the approval of the requested variances and a CH permit has already been issued.

**Please note that CH has not circulated these comments to the applicant, and we trust that you will provide them as part of your report.**

We trust the above is of assistance. Please contact the undersigned with any questions.

Sincerely,



Shayan Madani Ghahfarokhi  
Planning & Regulations Analyst  
905-336-1158 ext. 2335  
[sgahfarokhi@hrca.on.ca](mailto:sgahfarokhi@hrca.on.ca)