

DESIGNER:
STRUCTURED CREATIONS
502-445 ELIZABETH STREET
BURLINGTON, ONTARIO L7R 2L8
ATTENTION: DARREN SANGER-SMITH
PH: 416.204.0351

APPLICANT
STRUCTURED CREATIONS
(AS PER DESIGNER)

SITE STATISTICS

ADDRESS:

59 CUDMORE RD
OAKVILLE, ON
L6L 2Y4

LEGAL DESCRIPTION:

LOT 5, REG. PLAN 198

ZONING:

RL5-0

EXISTING

PROPOSED

BY-LAW

LOT AREA

2132.43 SQM (22954.04 SQFT)

NA

464.5 SQM (MIN)

LOT FRONTAGE

30.51 M

NA

15.0 M (MIN)

FRONT YARD SETBACK

14.46 M
MIN. EX - 14.39 M - 1 M = 13.39 M / MAX. EX - 13.39 M + 5.5 M = 18.89 M

11.71 M (11.02 GUTTER)

13.39 M - 18.89M

SIDE YARD (EAST)

16.33 M

8.28 M

2.4 M

SIDE YARD (WEST)

1.19 M (0.72 M GUTTER)

NA

1.2 M

REAR YARD

7.5 M

COVERAGE

746.35 SQM (8033.91 SQFT) - 35%
EXISTING

PROPOSED

TOTAL

MAIN FLOOR

147.62 SQM (1589.01 SQFT) 6.92%

196.36 SQM (2113.65 SQFT) 9.21%

343.98 SQM (3702.66 SQFT) 16.13%

ATTACHED GARAGE

44.28 SQM (476.68 SQFT) 2.08%

16.31 SQM (175.60 SQFT) 0.77%

60.59 SQM (652.28 SQFT) 2.85%

FRONT COVERED PORCH

18.84 SQM (202.84 SQFT) 0.88%

6.07 SQM (65.38 SQFT) 0.28%

24.91 SQM (268.22 SQFT) 1.16%

REAR COVERED PORCH

58.86 SQM (633.56 SQFT) 2.76%

NA

58.86 SQM (633.56 SQFT) 2.76 %

ACCESSORY STRUCTURE

16.23 SQM (174.70 SQFT) 0.76%

NA

16.23 SQM (174.70 SQFT) 0.76%

EAVES PROJECTION

NA

44.49 SQM (478.87 SQFT) 2.09%

44.49 SQM (478.87 SQFT) 2.09%

TOTAL

285.83 SQM (3076.79 SQFT) 13.40%

263.23 SQM (283.35 SQFT) 12.35%

549.06 SQM (5910.29 SQFT) 25.75%

FLOOR TO LOT

618.40 SQM (6656.67 SQFT) - 29%
EXISTING

PROPOSED

TOTAL

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147.62 SQM (1589.01 SQFT) 6.92%

196.36 SQM (2113.65 SQFT) 9.21%

343.98 SQM (3702.66 SQFT) 16.13%

SECOND FLOOR

160.92 SQM (1732.17 SQFT) 7.55%

44.74 SQM (481.61 SQFT) 2.10%

205.66 SQM (2213.78 SQFT) 9.65%

ATTACHED GARAGE

NA

NA

NA

INTERNAL GARAGE AREA FOR ZONING PURPOSES (NOT INCL IN TOTAL) -

49.46 SQM (532.37 SQFT)

FRONT COVERED PORCH

NA

NA

NA

REAR COVERED PORCH

58.86 SQM (633.56 SQFT) 2.76%

NA

58.86 SQM (633.56 SQFT) 2.76 %

ACCESSORY STRUCTURE

NA

NA

NA

TOTAL

367.40 SQM (3954.74 SQFT) 17.23%

241.10 SQM (2595.26 SQFT) 11.31%

608.50 SQM (6550.00 SQFT) 28.54%

DWELLING DEPTH

NA
EXISTING

PROPOSED

TOTAL

BUILDING HEIGHT

9.0 M (MAX)

ESTABLISHED GRADE

82.81

AVERAGE GRADE

NA

EXISTING HEIGHT

9.97 M

PROPOSED HEIGHT

9.97 M

ACCESSORY DWELLING UNIT (ADU)

EXISTING

PROPOSED

TOTAL

BASEMENT

NA

1 - 116.19 SQM (1250.72 SQFT)

1



416.204.0351 | 502 - 445 ELIZABETH ST., BURLINGTON, ON | info@structuredcreations.com

RENO/ADDITION

59 CUDMORE RD
OAKVILLE
ON

PROJECT NORTH

ENG. STAMP:

BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

12.05.25

DATE

SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.ARCH

BCIN 26286

STRUCTURED CREATIONS INC.

BCIN 29617

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

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| | | | |
| 4 | 12.05.25 | SUB FOR COA | D.S.S. |
| No. | DATE | ISSUE/REVISION | BY |

DRAWING ISSUES | REVISIONS

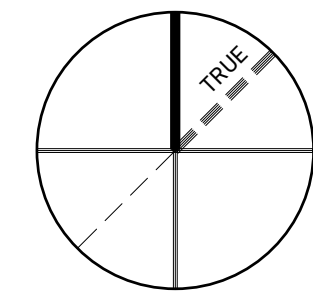
| | | |
|-----------|-----------|-------------|
| DESIGN BY | DRAWN BY | APPROVED BY |
| D.S.S. | D.S.S. | D.S.S. |
| SCALE | DATE | PROJECT # |
| AS NOTED | MAY 12/25 | 24-048 |

DRAWING #

A300



59 CUDMORE RD
OAKVILLE ONTARIO



BCIN STAMM

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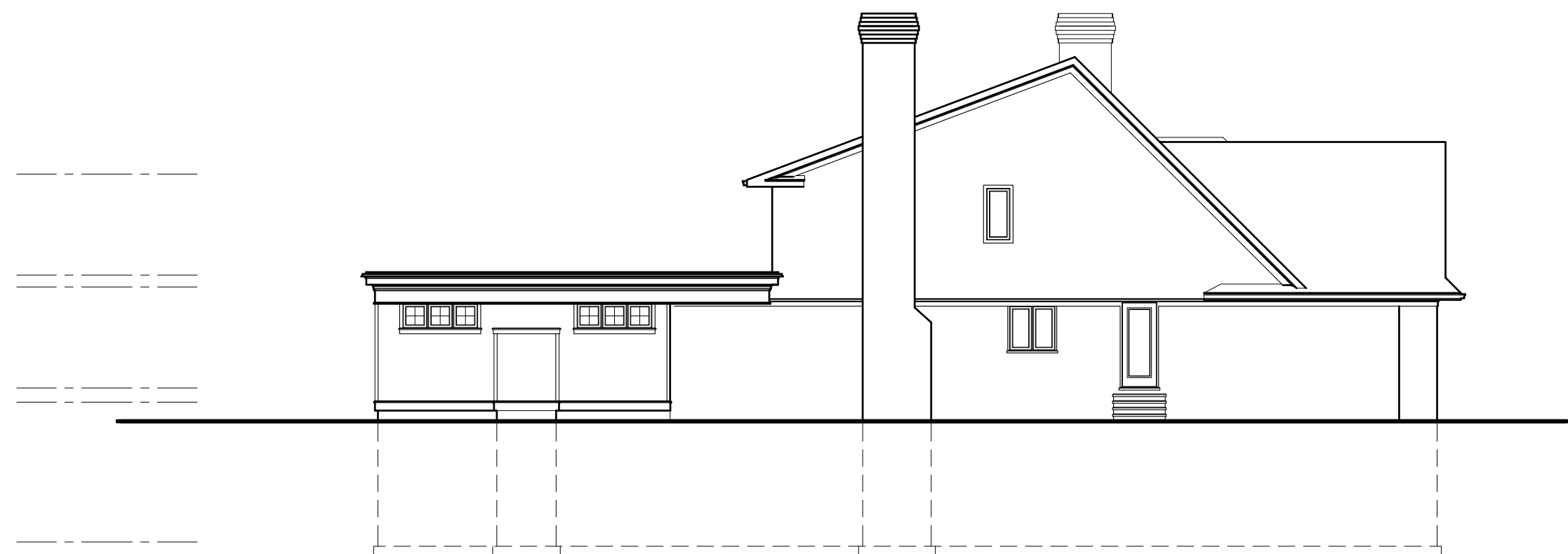
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|---|----------|--------------------------|--------|
| 4 | 12.05.25 | SUB FOR COA | D.S.S. |
| 3 | 12.11.24 | REV 3 ISSUED FOR APPR | D.S.S. |
| 2 | 09.11.24 | REV 2 REVIEW MTG | D.S.S. |
| 1 | 24.10.24 | INIT DESIGN PRESENTATION | D.S.S. |

DRAWING ISSUES | REVISIONS

| | | |
|---------------------|-------------------|-----------------------|
| DESIGN BY D.S.S. | DRAWN BY J.S. | APPROVED BY D.S.S. |
| SCALE 1/4"=1'-0" | DATE MAY 12/25 | PROJECT # 24-048 |

DRAWING #

24048-COA.dwg



| | |
|------|---------------------------|
| 1 | EX SIDE (NORTH) ELEVATION |
| A201 | SCALE: 3/32"=1'-0" |



| | |
|------|-----------------------------|
| 2 | PROP SIDE (NORTH) ELEVATION |
| A201 | SCALE: 3/16"=1'-0" |

59 CUDMORE RD
OAKVILLE ONTARIO

ONTARIO

ENG. STAMP:



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DATE _____

SIGNATURE OF DESIGNER

BCIN 2628

BCIN 2961

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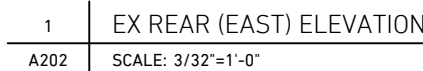
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EX/PROP EXT
ELEVATIONS AND
NOTES

DRAWING #

24048-COA.dwg

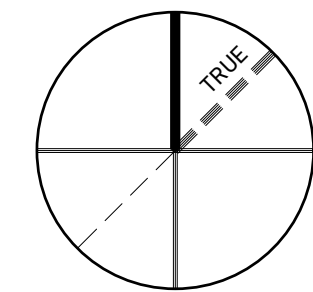


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| A202 | SCALE: 3/16"=1'-0" |
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|------|--------------------|
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59 CUDMORE RD
OAKVILLE ONTARIO



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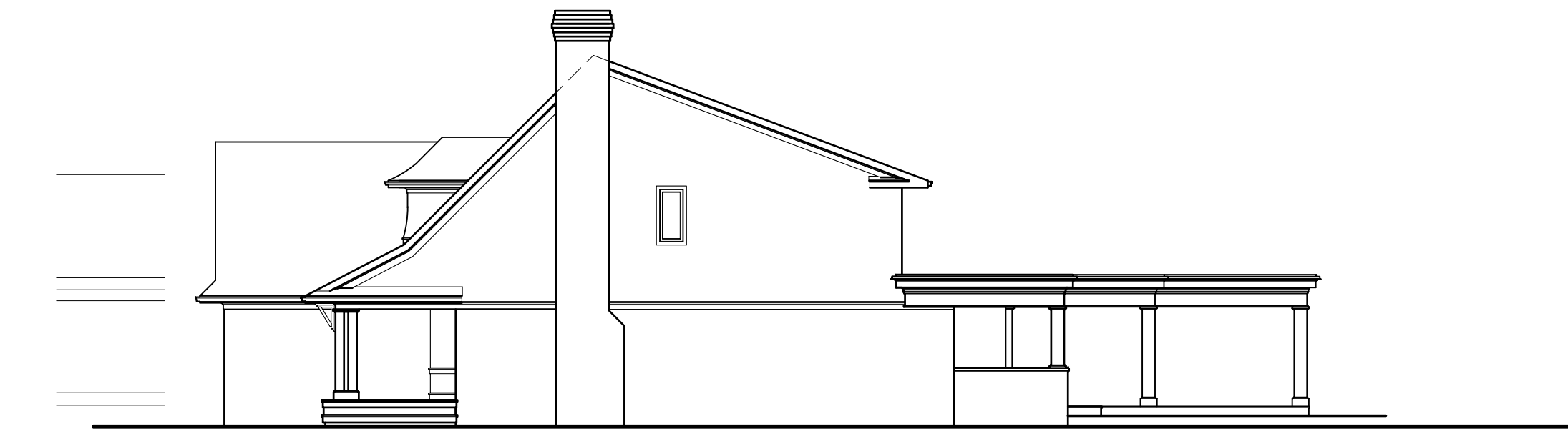
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| No. | DATE | ISSUE/REVISION | BY |

| | | |
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| SCALE 1/4"=1'-0" | DATE MAY 12/25 | PROJECT # 24-048 |

DRAWING #

24048-COA.dwg



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|------|---------------------------|
| 1 | EX SIDE (SOUTH) ELEVATION |
| A203 | SCALE: 3/32"=1'-0" |



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|------|-----------------------------|
| 2 | PROP SIDE (SOUTH) ELEVATION |
| A203 | SCALE: 3/16"=1'-0" |



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ONTARIO

ENG. STAMP:



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BCIN 2628

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LUMBER COMPANY FOR THE MANUFACTURING OF ANY CUSTOM HANGERS PRIOR TO
CONSTRUCTION.

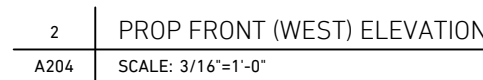
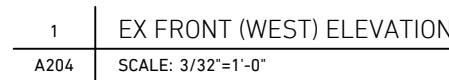
CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE, HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CONTACT DESIGNER FOR ANY/ALL CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

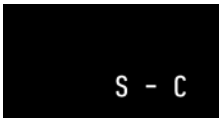
| | | | |
|---|----------|--------------------------|--------|
| 4 | 12.05.25 | SUB FOR COA | D.S.S. |
| 3 | 12.11.24 | REV 3 ISSUED FOR APPR | D.S.S. |
| 2 | 09.11.24 | REV 2 REVIEW MTG | D.S.S. |
| 1 | 24.10.24 | INIT DESIGN PRESENTATION | D.S.S. |

EX/PROP EXT
ELEVATIONS AND
NOTES

DRAWING #

24048-COA.dwg





Minor Variance Justification Report

Property Address: 59 Cudmore Rd, Oakville

Application to the Town of Oakville – Committee of Adjustment

Project

Overview:

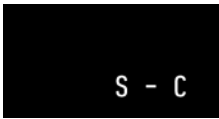
The proposal involves an extensive addition and renovation to the existing 1½-storey dwelling. The existing home currently includes a garage projecting from the front façade, a front covered porch, and a large rear covered porch (added in a previous phase). The proposed scope of work includes:

1. A single-storey addition to the front of the existing garage to incorporate a walkout basement between the garage and the mudroom.
2. A new second-storey balcony above the garage addition, implemented to avoid the expansion of interior living space on the second floor.
3. A single-storey side addition (south side) to accommodate a new primary bedroom suite, a library, and stair access to the basement.
4. A partial second-storey expansion over a portion of the proposed ground floor addition to the south.

Requested Variances:

This application requests relief from the provisions of Zoning By-law 2014-014 for the following variances:

1. **Section 6.4.6(c):** To permit a building height of 9.97m, whereas the By-law permits a maximum of 9.0m.
 2. **Section 4.27(a):** To permit a rooftop terrace within a -0 suffix zone
 3. **Section 4.27(i):** to permit a rooftop terrace depth of 2.46m whereas the by-law permits a max of 1.5m
 4. **Section 5.8.6(b):** To permit an interior garage floor area of 49.46m², whereas the By-law permits a maximum of 45m².
 5. **Section 5.8.7(c):** To permit a garage projection of 8.15m beyond the main front wall, whereas a maximum of 1.5m is permitted.
 6. **Section 6.4.3(a):** To permit a front yard setback of 11.71m, whereas a minimum of 13.39m and a maximum of 18.89m is required.
 7. **Table 4.3:** To permit an eave projection of 0.78m into the front yard, whereas a maximum projection of 0.6m is permitted.
-



Justification for Each Variance:

1. Building Height (9.97m vs. 9.0m):

This variance reflects an *existing condition*. The proposed second-floor expansion follows the existing roofline, extending it 19'-6" to the south while maintaining a consistent roof profile. The roof addition does not span the full depth of the new addition and is intentionally set back from the southern façade to preserve the 1½-storey appearance and minimize visual impact on the adjacent neighbour.

2 and 3. Rooftop Terrace:

The intent of this regulation is generally to preserve privacy between neighbouring properties. In this instance, the proposed balcony is located on the *front (west) elevation*, oriented toward the street. It overlooks driveways and the side of the neighbouring house, not private rear yards. The roofline has been extended vertically to serve as a built-in privacy screen at railing height, thereby eliminating any potential for overlook and maintaining privacy for both the occupants and neighbours.

4. Garage Floor Area (49.46m² vs. 45m²):

The modest increase in garage floor area is necessary to accommodate a basement walkout and improved internal circulation between the garage and mudroom. The functional parking area remains approximately 39.20m²—comparable to the existing garage—while the additional space is primarily for storage and circulation.

5. Garage Projection (8.15m vs. 1.5m):

The extension of the garage is required to accommodate the new walkout and to better suit modern vehicle sizes. The *existing* garage already projects 5.44m beyond the main wall. The requested relief (2.71m additional) is partially offset by:

- The existing front covered porch (projecting 2.81m),
- The proposed south addition, which extends 5.17m forward and helps *visually balance* the front elevation,
- The similarity in width between the south addition (5.21m) and the existing front façade (6.64m), which helps mitigate visual impacts of the garage.

If the south addition were considered the primary front wall, the garage would project only 3.12m beyond it—well within proportion for the streetscape.

6. Front Yard Setback (11.71m vs. minimum 13.39m):

The reduced setback is a direct result of the garage addition. The setback remains consistent with the neighbouring property to the north (12.59m setback) and is more generous than other homes further south, many of which are located significantly closer to the street. The proposed design maintains consistency with the established streetscape and does not result in overdevelopment.

7. Eave Projection (0.78m vs. 0.6m):

This minor variance allows for an enhanced architectural detail at the front of the garage. The extended eave helps soften the façade and creates an opportunity for bracketing and trim consistent with the architectural language of the addition.

Conclusion:

It is our professional opinion that Variances 1, 4, 5, 6 and 7 are *minor in nature*, maintain the intent of the Zoning By-law, and do not adversely impact adjacent properties or the streetscape. The lot is a double lot, and the overall scale and massing remain well within the allowable building envelope. The retention of the 1½-storey architectural character further reduces any potential impacts.

Variance 2 and 3, while technically prohibited by the by-law, is also appropriate given the balcony's orientation to the street, the use of architectural screening, and its lack of overlook into private spaces. As such, this variance does not result in any privacy concerns or undue adverse impacts.

The proposed development is consistent with the character of the neighbourhood and does *not* represent overdevelopment. It satisfies the four tests under Section 45(1) of the *Planning Act* and represents *good planning and thoughtful design* in keeping with the broader goals of the Town of Oakville.

Yours very truly,



Darren Sanger-Smith, B.Arch, BCIN
Principle
Structured Creations Inc