



Jaime Shedletsky
521 Atlas Ave, Toronto
M6C 3R4
info@cofaplanner.ca
(416) 558-8832

May 26, 2025

ATTN: Committee of Adjustment

Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3
coarequests@oakville.ca

RE: Minor Variance Application – 1075 John Laird Circle

The enclosed application is a request for minor variance approval to construct a new uncovered rear deck at 1075 John Laird Circle. Our client is looking to build a new larger rear deck for practical purposes as the current builder-built rear deck from 2022 is undersized and unable to support their growing needs. Due to the short depth nature of the subject lot, the proposed rear deck encroaches into the rear yard setback more than permitted by the by-law and our clients are accordingly seeking minor variance approval.

In support of this application please find the following documents attached:

- 1) Committee of Adjustment Application Form
- 2) Zoning Review
- 3) Architectural Plans
- 4) Landscape Plan

Thank you in advance for your consideration of this application and please let us know if you require anything further to proceed.

Kind Regards,



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1075 JOHN LAIRD CIRCLE, OAKVILLE ON

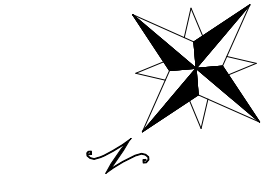
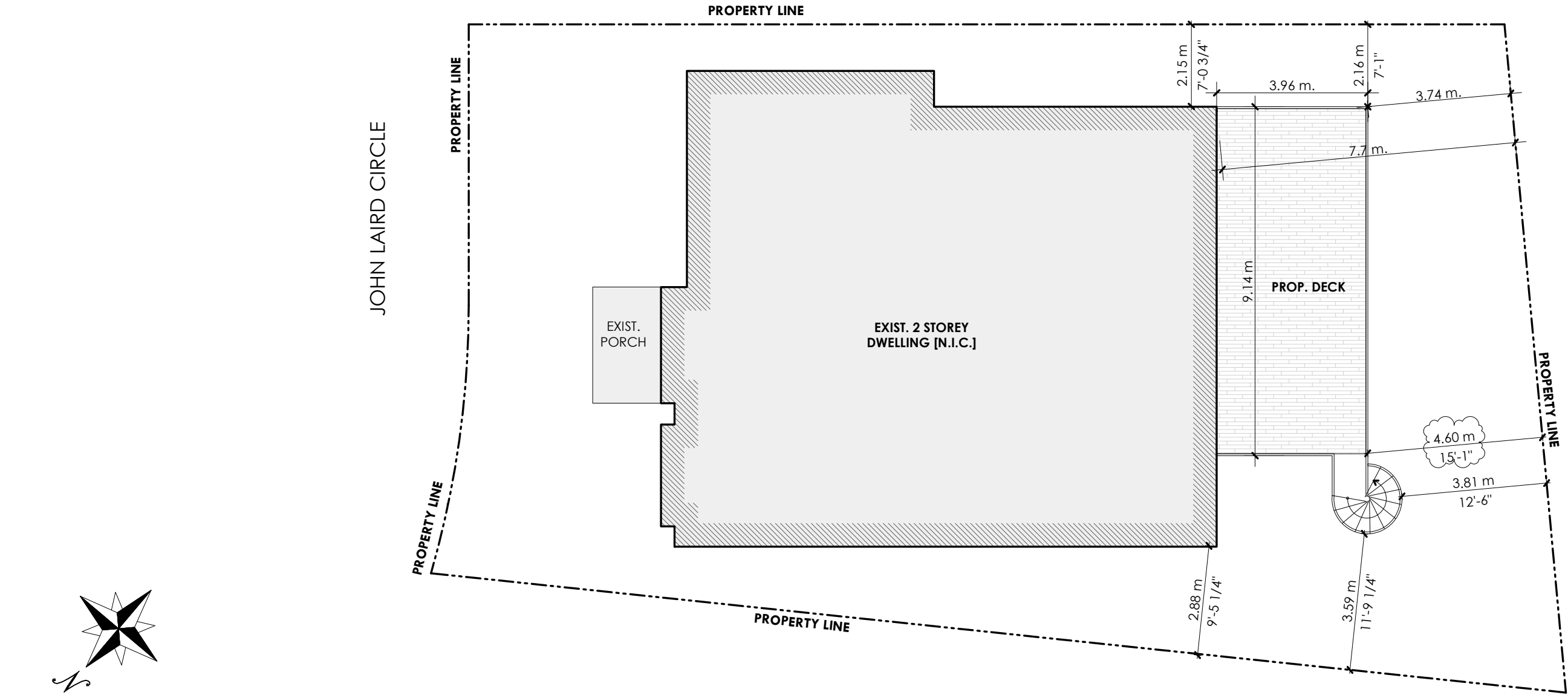
PROJECT DESCRIPTION
RESIDENTIAL

- DEMOLISH EXISTING DECK
- PROPOSE NEW DECK

BUILDING ADDRESS
1075 JOHN LAIRD CIRCLE
OAKVILLE, ONTARIO
L6H 3R5

ZONING
RESIDENTIAL LOW
RL8 sp:388

SCOPE OF WORK AREA
NEW DECK AREA: 37 m²





SEVEN K DESIGN

40 Vogell Road | Unit# 5
Richmond Hill ON Canada
Info@sevenkdesign.com
www.sevenkdesign.com
+ 1 647.969.3918

B.C.I.N.

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QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the O.B.C

Ronald R. G. Cao		104190
Name	Signature	B.C.I.N.

REGISTRATION INFORMATION

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7K Design Ltd.	119789
Design Firm	B.C.I.N.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENGINEER & DESIGNER BEFORE PROCEEDING WITH THE WORKS.

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	EXISTING WALL TO REMAIN
	PROPOSED WALL

1	Issued for Building Permit	Sept.05.2024
No.	REVISION	DATE

Project Name
1075 John Laird Circle

Drawing Name
Project Info & Site Plan

Project number	24-110
Date	AUG 2024
Drawn by	CY
Checked by	RC
Scale	As indicated

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 13, 15 AND 16
PLAN 20M-1218
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:300

10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOTS 13, AND 15, DESIGNATED AS PARTS 12 TO 16 AND 18, PLAN 20R-21538 ARE SUBJECT TO AN EASEMENT IN GROSS AS IN INST. NO. HR1666786. ADDITIONAL COMMENTS: NOTE THE LOCATION OF CHAIN LINK FENCE ALONG THE REAR OF LOTS 13, 15 AND 16.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF JULY, 2021.

DATE JULY 26, 2021.

T. SINGH
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2154666



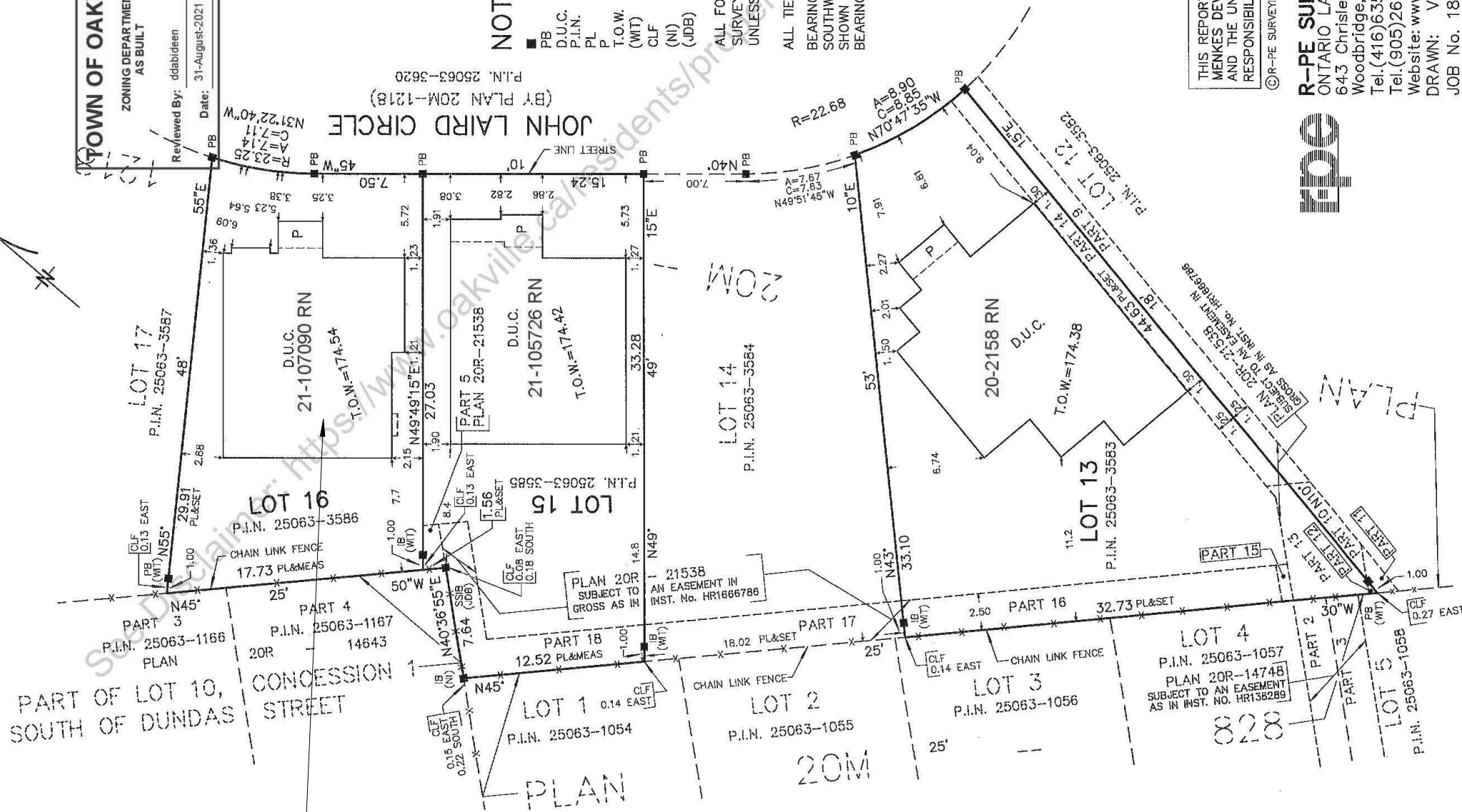
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(9).

TOWN OF OAKVILLE

ZONING DEPARTMENT
AS BUILT

Reviewed By: ddabideen

Date: 31-August-2021



NOTES

- DENOTES MONUMENT FOUND
- PB DENOTES PLASTIC BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PORCH
- P DENOTES TOP OF WALL ELEVATION
- (WT) DENOTES WITNESS
- CLF DENOTES CHAIN LINK FENCE
- (NI) DENOTES NOT IDENTIFIED
- (JDB) DENOTES J. D. BARNES LIMITED, O.L.S.

ALL FOUND MONUMENTS BY R-PE SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE.

ALL TIES TO CONCRETE FOUNDATIONS BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF JOHN LAIRD CIRCLE AS SHOWN ON PLAN 20M-1218 HAVING A BEARING OF N40°10'45"W.

THIS REPORT WAS PREPARED FOR
MENKES DEVELOPMENTS
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

© R-PE SURVEYING LTD., O.L.S., 2021.

R-PE SURVEYING LTD.

ONTARIO LAND SURVEYORS
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Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.H.

CHECKED: G.P./T.S.

CAD FILE No. 1218-13

JOB No. 18-297

18-297 *20M-1218 L13+15+16*

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Ronald R. G. Cao
Name

Signature

104190
B.C.I.N.

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Design Firm

119789
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EXISTING WALL TO REMAIN

PROPOSED WALL

1	Issued for Building Permit	Sept.05.2024
No.	REVISION	DATE

Project Name
1075 John Laird Circle

Drawing Name
Existing Survey Plan

Project number 24-110

Date AUG 2024

Drawn by CY

Checked by RC

Scale

GENERAL NOTES

1.ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ONTARIO BUILDING CODE (2012) INCLUDING ALL SUBSEQUENT AMENDMENTS, AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

2. WORK SHALL INCLUDE PROTECTION MEASURES CONSISTING OF MATERIALS, CONSTRUCTIONS AND METHODS REQUIRED BY THE OCCUPATIONAL HEALTH AND SAFETY ACT, THE PROVINCE OF ONTARIO AND AS OTHERWISE IMPOSED BY AUTHORITIES HAVING JURISDICTION.

3. PROTECT OPERATIVES AND ALL OTHER USERS OF THE SITE FROM ALL HAZARDS DURING CONSTRUCTION.

4. EXAMINE SITE AND ALL OTHER CONDITIONS LIKELY TO AFFECT THE WORK.

5. CONTRACTOR TO READ ELECTRICAL, MECHANICAL AND STRUCTURAL ENGINEER’S DRAWINGS IN CONJUNCTION WITH DOCUMENTATION. THESE DOCUMENT DRAWINGS ARE TO BE USED TO LOCATE ALL FIXTURES AND FITTINGS

6. BUILDING PERMIT WILL BE OBTAINED BY THE OWNER PRIOR TO THE START OF CONSTRUCTION. PAY FOR ALL OTHER FEES AND OBTAIN ALL OTHER PERMITS AS REQUIRED FOR THE WORK (INCLUDING PERMITS FOR HEATING, PLUMBING AND ELECTRICAL WORK). PROVIDE AUTHORITIES WITH PLANS AND INFORMATION AS REQUIRED FOR ACCEPTANCE PERMITS. FURNISH INSPECTION PERMIT TO OWNER AS EVIDENCE THAT WORK CONFORMS TO APPLICABLE REQUIREMENTS.

7. DO NOT SCALE DRAWINGS

8. ALL MATERIALS SUPPLIED AND INSTALLED IN THIS PROJECT MUST MEET SMOKE/FLAME SPREAD RATINGS, AS SPECIFIED IN THE ONTARIO BUILDING CODE, LATEST EDITION.

9. ALL DIMENSIONS GIVEN IN IMPERIAL UNITS (UNLESS OTHERWISE NOTED).

10. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO SIDEWALK, DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTY

11. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

12. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, METHOD OF ERECTION AND INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF STEEL BEAMS. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF ANY EXISTING STRUCTURE AND MASONRY WALLS, BE SOLELY RESPONSIBLE TO SUPPORT ANY EXISTING STRUCTURE AND CALL THE DESIGNER (OR STRUCTURAL ENGINEER IF APPLICABLE) FOR AN INSPECTION PRIOR TO CUTTING EXISTING MEMBERS OR REMOVING EXISTING WALLS.

13. PERIODIC REVIEWS MAY OCCUR AT ANY TIME. CLIENT AND/OR CONSULTANT[S] SHALL HAVE ACCESS THROUGHOUT THE CONSTRUCTION OF THE PROJECT CO-ORDINATION

14. CONTRACTOR TO CO-ORDINATE THE WORK TO ENSURE MAXIMUM EFFICIENCY OF ALL TRADES

15. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL. ALL RUBBISH CAUSED BY THE EMPLOYEES OR WORK ON A DAY-TO-DAY BASIS SHALL BE REMOVED AND THE PREMISES CLEANED TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR AND THE CLIENT

16. ARRANGEMENTS FOR THE REMOVAL OF ALL GARBAGE AND DEBRIS TO BE MADE BY CONTRACTOR TO THE SATISFACTION OF THE CLIENT. CONTRACTOR TO ENFORCE DUST CONTROL MEASURES

17. ANY DAMAGE CAUSED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OR SUPPLIERS OF CONTRACT MATERIAL, ETC. SHALL BE RECTIFIED BY THE CONTRACTOR AT NO EXPENSE TO THE CLIENT

18. CONTRACTOR TO VISIT THE SITE, COMPARE THE DRAWINGS AND SPECIFICATIONS AND BECOME FAMILIAR WITH ALL CONDITIONS PERTAINING TO THE WORK PRIOR TO THE CLOSING DATE OF TENDER.

19. SHOULD ANY QUESTIONS, DISPUTE OR DIFFERENCE OF OPINION ARISE AS TO THE MEANING OR INTERPRETATION OF THE DRAWINGS, IT IS TO BE UNDERSTOOD THAT THE DECISION OF THE CONTRACT ADMINISTRATOR / CLIENT / CONSULTANT IS FINAL

STRUCTURAL NOTES

1. ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 (Vr2017) AND MUNICIPAL BY - LAWS AND STANDARDS.

2. ALL DIMENSIONS AND LOCATIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

3. PROVIDE ALL TEMPORARY BRACING AND SUPPORT NECESSARY FOR THE SAFETY OF THIS WORK.

4. INFORM CITY FOR ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF CONSTRUCTION.

5. ALL LUMBER TO BE NO.1 & 2 SPRUCE OR BETTER

6. ALL MEMBERS SHALL BE FRAMED, FASTENED, TIED, BRACED, AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY OBC 2012 9.23.2.1 & 4.1.1.3.

7. ALL LOADS MUST BE SUPPORTED AND TRANSFERRED TO FOUNDATION OR ADEQUATE SUPPORT.

CONSTRUCTION NOTES

STAIRS / RAILS

ALL STAIRS

MIN.RISE = 4 7/8"
MAX.RISE = 7 7/8"
MIN.RUN = 10"
MAX.RUN = 14"
MIN TREAD = 9 1/4"
MAX TREAD = 14"
MAX NOSING = 1"
MIN WIDTH = 2'-10"
MIN HEADROOM = 7'-0"

CURVED STAIRS

MAX.RUN = 6" (150mm)
MIN AVG. RUN = 8" (200mm)

HANDRAILS AND GUARDRAILS

INTERIOR LANDINGS = 2'-11"
EXTERIOR LANDINGS = 3'-6"
INTERIOR/EXTERIOR STAIRS = 2'-11"
MAX BETWEEN PICKETS = 4"

IF DECK TO GRADE IS 5'-11"
OR LESS = 2'-11"
GREATER THAN 5'-11" = 3'-6"

NOTE: HAND AND GUARDRAILS
CONSTRUCTION TO COMPLY WITH
O.B.C SUPPLEMENTARY STANDARD SB-7

FOOTING

FOOTINGS

- ALL FOOTINGS ON UNDISTURBED SOIL WITH AN ALLOWABLE BEARING PRESSURE OF 75KPA OR GREATER. AT LEAST 48" BELOW FIN. GRADE. NON-FROST SUSCEPTIBLE BACKFILL
- PROVIDE FROST-PROTECTION FOR ALL FOOTINGS
- THE COMPRESSIVE STRENGTH FOR UNREINFORCED CONCRETE SHALL BE NOT LESS THAN 15MPA AFTER 28 DAYS.
- NO LESS THAN 20" X 6" STRIP FOOTING UNDER FOUNDATIONS SUPPORTING MASONRY VENEER.
- NO LESS THAN 18" X 6" STRIP FOOTING UNDER FOUNDATIONS NOT SUPPORTING MASONRY VENEER.
- PROVIDE REQUIRED KEY SLOT IN TOP OF STRIP FOOTING IF FOUNDATION WALL IS TO BE CAST-IN-PLACE.
- WHERE STEP FOOTINGS ARE REQUIRED OR INDICATED, THE VERTICAL RISE BETWEEN PORTIONS SHALL NOT EXCEED 23-5/8", NOR SHALL THE HORIZONTAL RUN BETWEEN RISERS BE LESS THAN 23-5/8", FOR FIRM SOILS.

STEPPED FOOTINGS

- WHEN REQUIRED SHALL HAVE A MAX.RISE OF 2'-0" (1'-4" IF SAND OR GRAVEL) AND A MAX.RUN OF 2'-0"

DRAINAGE

- 4" DIAM. WEEPING TILE COVERED W/ 6" GRANULAR MATERIAL & FILTER CLOTH. WEEPING TILES SHOULD DRAIN TO STORM SEWER, DRAINAGE DITCH DRY WALL OR SUMP PUMP

DETAILS

METAL CAP FLASHING

- PREFINISHED METAL CAP FLASHING ON
- 3/4" EXT. PLYWOOD BACKING ON FRAMING AS NOTED
- SLOPE TO DRAIN, COLOUR AS PER CONTRACTOR / CLIENT

DECK NOTE:

- DECKS MUST BE ATTACHED TO HOUSE FOUNDATION OR STRUCTURAL FRAMING (NOT BRICK VENEER) WITH MINIMUM ½“ LAG BOLTS AT MAXIMUM 24” ON CENTER
- ALL FASTENERS SHALL BE RESISTANT TO CORROSION (GALVANIZED)
- NO MEMBER OR ATTACHMENT BETWEEN THE HEIGHT OF 4” AND 2’11” ON THE GUARD SHALL FACILITATE CLIMBING
- ALL LUMBER SHALL BE DECAY RESISTANT NO. 2 (SPRUCE, PIN, FIR) OR BETTER AND ALL END CUTS OF PRESSURE TREATED LUMBER SHALL BE TREATED TO PREVENT DECAY



SEVEN K DESIGN

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EXISTING WALL TO REMAIN

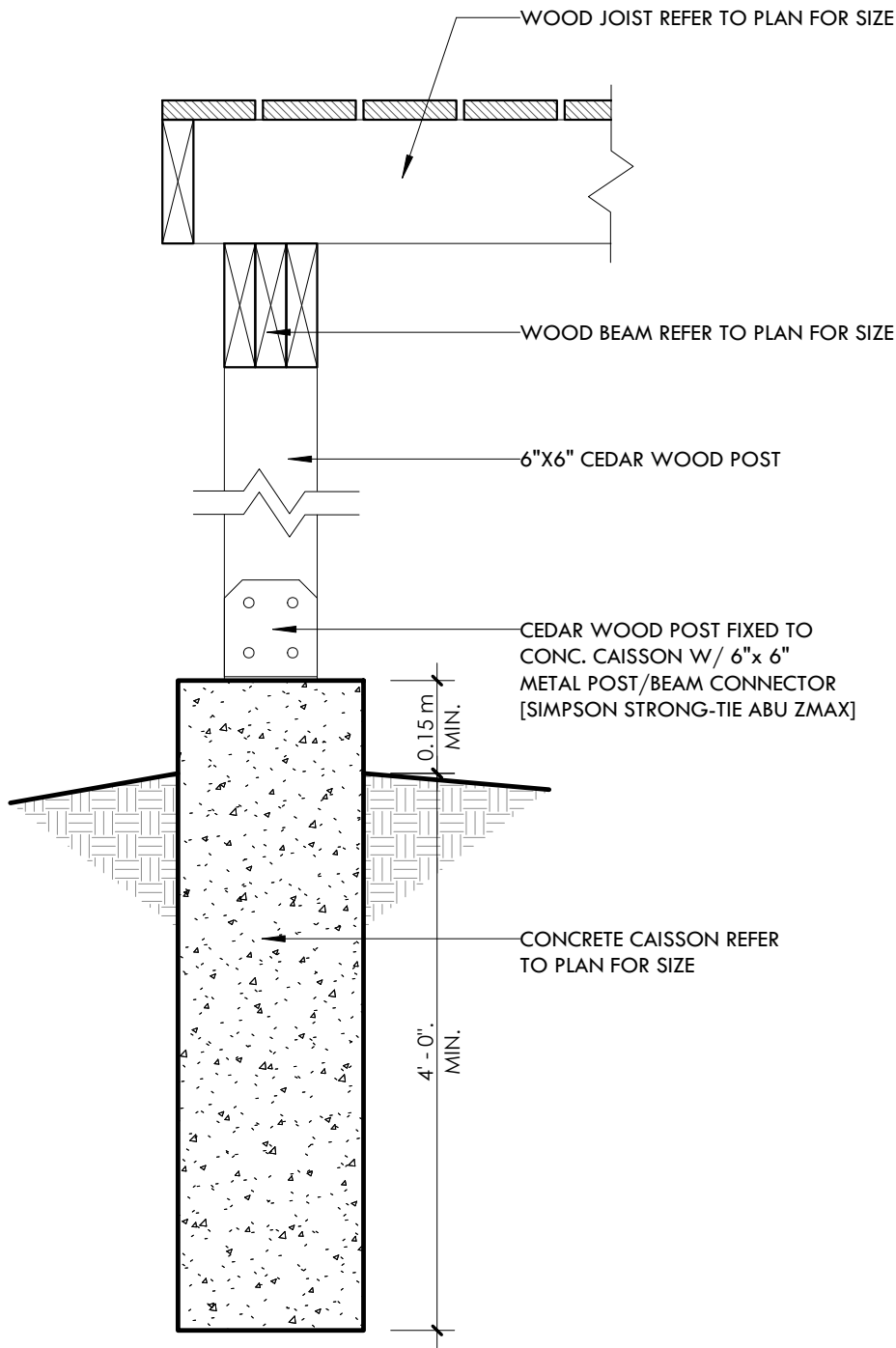
PROPOSED WALL

1	Issued for Building Permit	Sept.05.2024
No.	REVISION	DATE

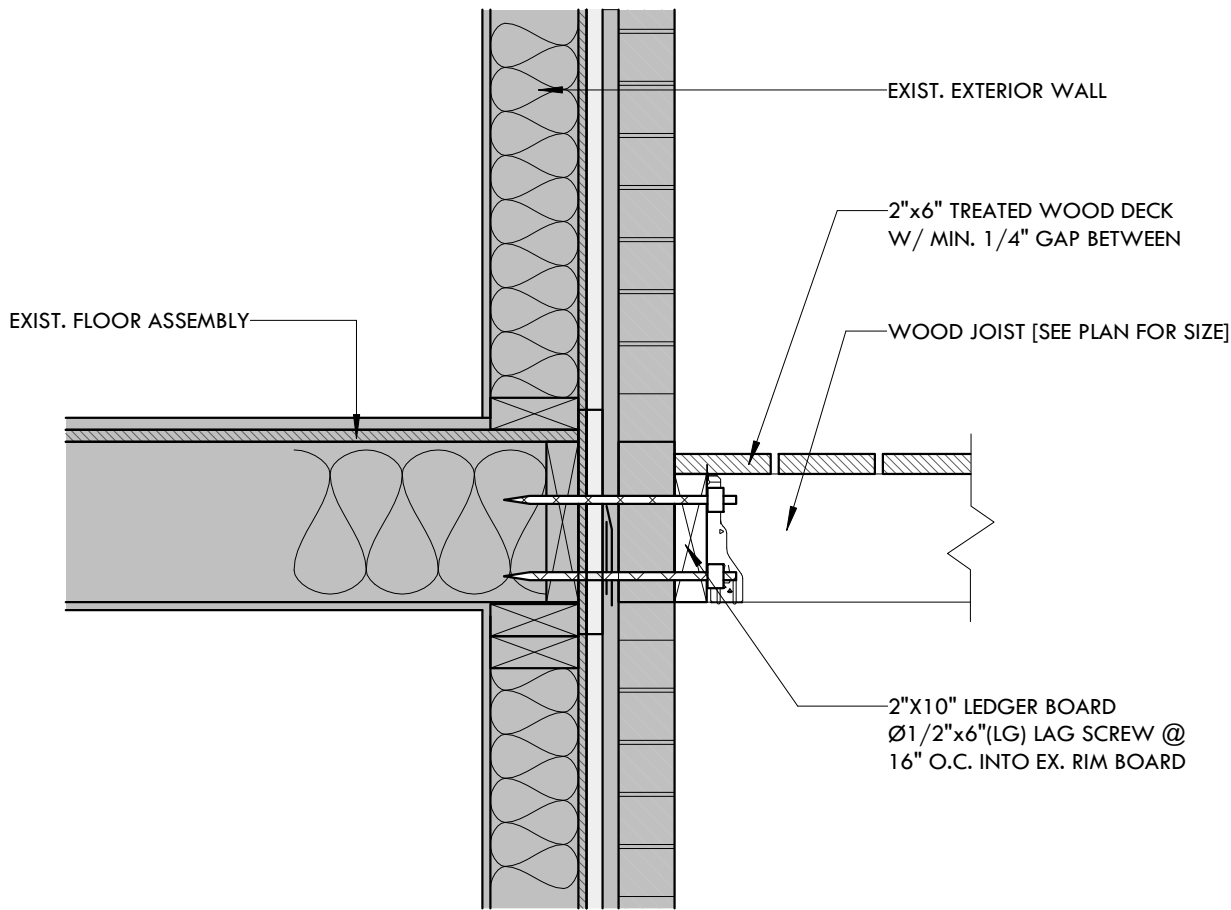
Project Name
1075 John Laird Circle

Drawing Name
General Notes

Project number	24-110
Date	AUG 2024
Drawn by	RC
Checked by	RC
Scale	3/16" = 1'-0"



1 **POST & BEAM CONNECTION**
A3.1 Scale: 1" = 1' - 0"



2 **LEDGER BOARD CONNECTION**
A3.1 Scale: 1" = 1' - 0"

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No. REVISION DATE

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Drawing Name
Construction Details

Project number 24-110

Date AUG 2024

Drawn by Author

Checked by Checker

Scale 1" = 1'-0"

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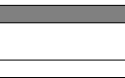

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 PROPOSED WALL

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No.	REVISION	DATE

Project Name
1075 John Laird Circle

Drawing Name
Rear Elevation

Project number 24-110

Date AUG 2024

Drawn by CY

Checked by RC

Scale 3/16" = 1'-0"

A2.1



Qty	Common Name	Size/Condition
Trees		
6	Apollo Sugar Maple	35mm 20gal
4	Slender Silhouette Sweetgum	40mm BBC
Shrubs		
5	Green Gem Boxwood	30cm 3gal
3	Yellowtwig Dogwood	50cm 3gal
3	Phantom Hydrangea	40cm 3gal
7	Savin Juniper	30cm 3gal
3	Dwarf Mugo Pine	40cm 2gal
Ornamental Grasses		
29	Karl Foerster feather reed grass	1gal

