

No.	DATE	REVISION	INITIAL
-----	------	----------	---------

[illegible]

DRAWING:

FEDERAL BUREAU OF INVESTIGATION
 U.S. DEPARTMENT OF JUSTICE

FOIA b 7 - D
 Exemption from Disclosure

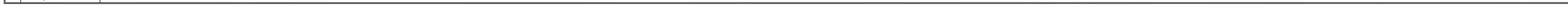
MA	MA
----	----

DRAWN BY: _____ SCALE: _____ DRAWING No.: _____

CJ	1:125	0.10
----	-------	------

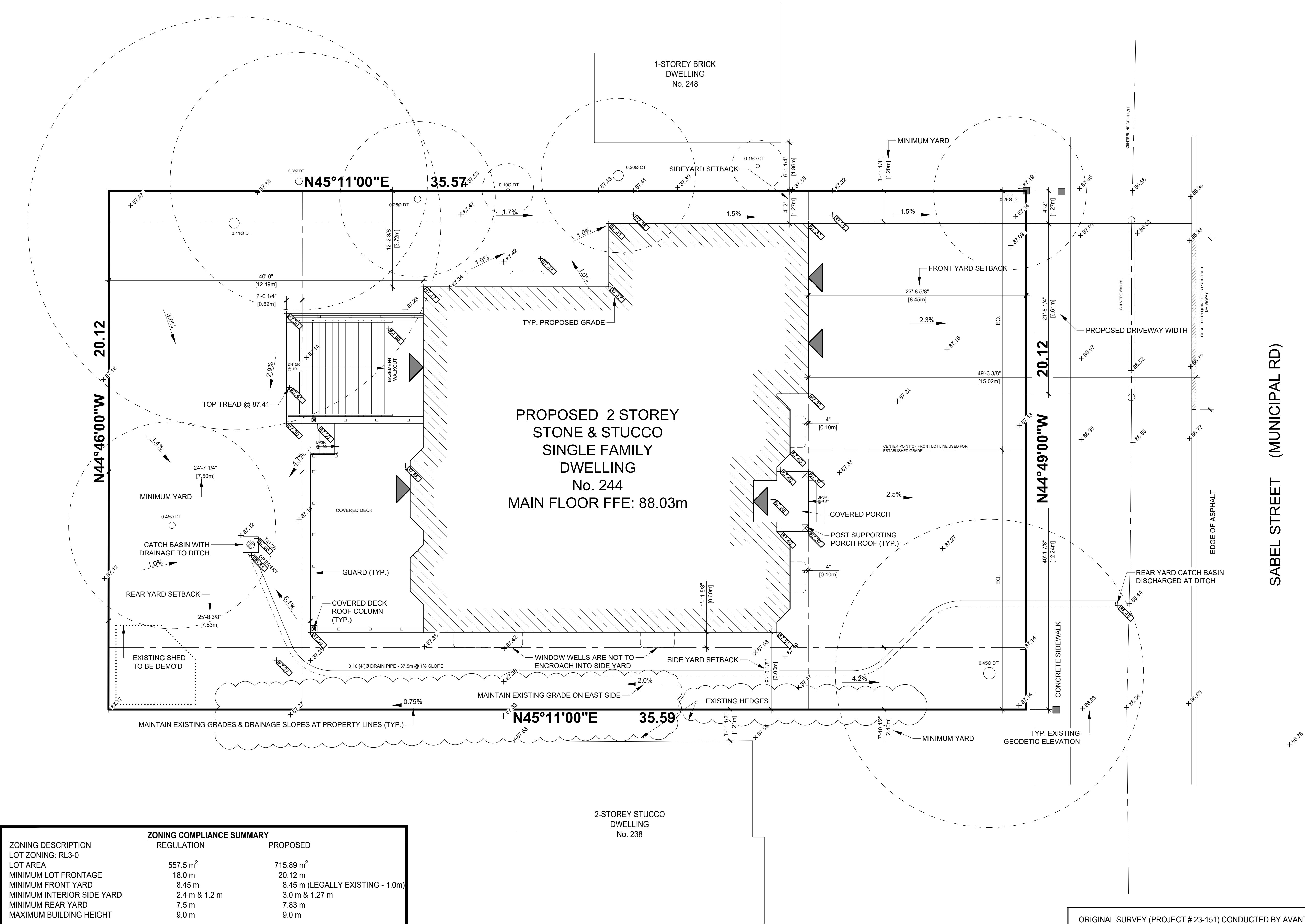
24-09-13	07-4391	07-4391
----------	---------	---------

27-00-10	37-1001	
----------	---------	--



PROJECT: 244 St., Oakville, Ontario L6L 3V7

ZONING COMPLIANCE SUMMARY		
ZONING DESCRIPTION	REGULATION	PROPOSED
LOT ZONING: RL3-0		
LOT AREA	557.5 m ²	715.89 m ²
MINIMUM LOT FRONTAGE	18.0 m	20.12 m
MINIMUM FRONT YARD	8.45 m	8.45 m (LEGALLY EXISTING - 1.0m)
MINIMUM INTERIOR SIDE YARD	2.4 m & 1.2 m	3.0 m & 1.2 m
MINIMUM REAR YARD	7.5 m	7.83 m
MAXIMUM BUILDING HEIGHT	9.0 m	9.0 m
FIRST FLOOR AREA	--	160.09 m ²
SECOND FLOOR AREA	--	154.55 m ²
TOTAL FLOOR AREA	293.51 m ²	314.64 m ²
MAX. RESIDENTIAL FLOOR AREA	41.0% [293.51 m ²]	43.95% [314.64 m ²]
MAXIMUM LOT COVERAGE	35.0%	34.7% [248.42 m ²]



ORIGINAL SURVEY (PROJECT # 23-151) CONDUCTED BY AVANTI SURVEYING INC. AT 310 NORTH QUEEN ST. UNIT 102, TORONTO, ON M9C 5K4 ON AUGUST 16, 2023
AS PER OBC 9.14.6.1.(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED, AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. A FINAL GRADING CERTIFICATE WILL BE PROVIDED WITHIN 1 YEAR OF BUILDING OCCUPANCY.

LEGEND:

EXISTING ELEVATION

PROPOSED ELEVATION

EXISTING TREE
(CONIFEROUS=CT,
DECIDUOUS=DT)

GRADE SLOPE
INDICATOR

5	25-04-22	UPDATED CONCEPT DWG PER CoA	CJ
4	25-04-14	UPDATED DWG PER CoA COMMENTS	CJ
3	24-11-22	UPDATED DWG PER CLIENT REVIEW	CJ
2	24-10-15	SENT TO CLIENT FOR REVIEW	CJ
1	24-10-15	COMMITTEE OF ADJUSTMENT SET	CJ

No.	DATE	REVISION	INITIAL

KELLER
ENGINEERING
www.kellerengineering.com

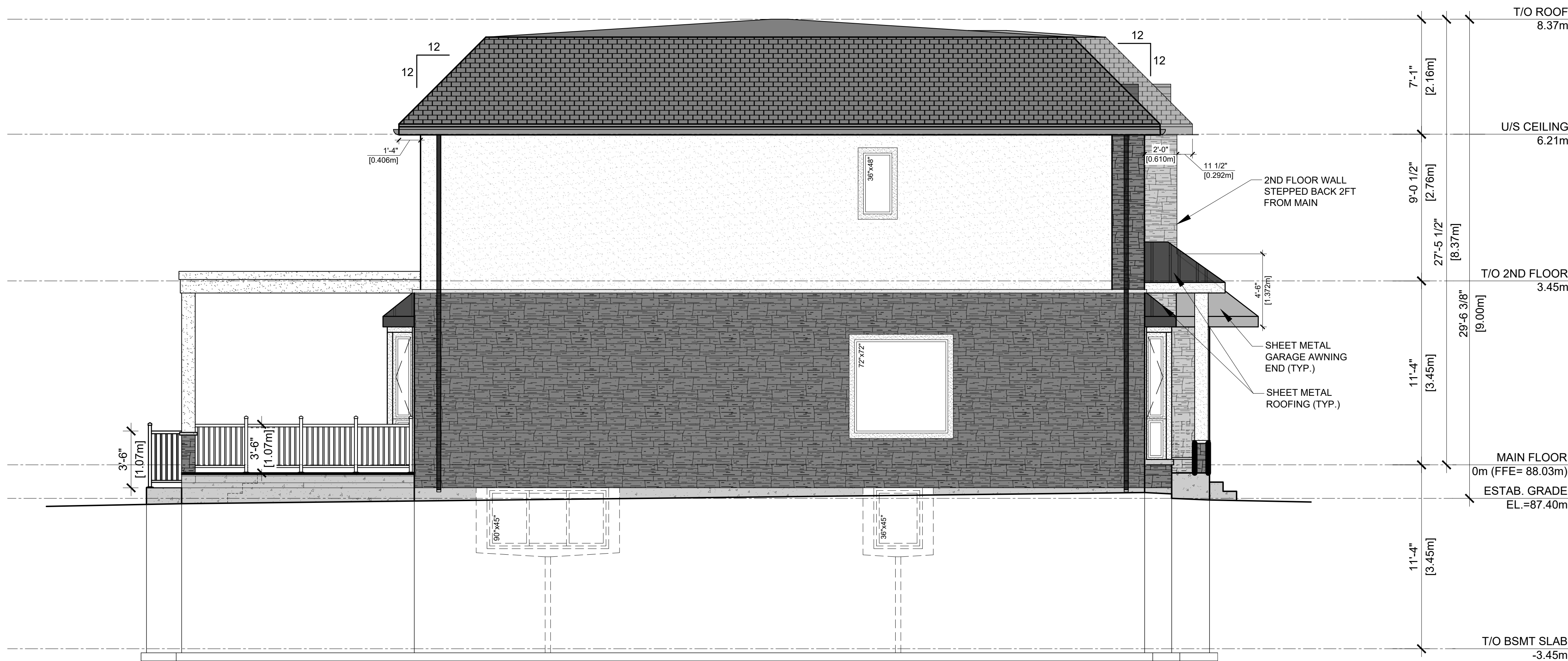
PROJECT:
**PROPOSED 2-STOREY
SINGLE FAMILY DWELLING**
CLIENT: TAJINDER NAGRA
244 Sabel St., Oakville, Ontario L6L 3V7

DRAWING:
PROPOSED SITE PLAN

DESIGNED BY:	CHECKED BY:
MA	MA

DRAWN BY:	SCALE:	DRAWING No.:
CJ	1:75	A100

DATE:	JOB No.:
24-09-13	07-4391



5	25-04-22	UPDATED CONCEPT DWG PER CoA	CJ
4	25-04-14	UPDATED DWG PER CoA COMMENTS	CJ
3	24-11-22	UPDATED DWG PER CLIENT REVIEW	CJ
2	24-10-15	SENT TO CLIENT FOR REVIEW	CJ
1	24-10-15	COMMITTEE OF ADJUSTMENT SET	CJ

No.	DATE	REVISION	INITIAL
-----	------	----------	---------



KELLER
ENGINEERING
www.kellerengineering.com

PROJECT:

**PROPOSED 2-STOREY
SINGLE FAMILY DWELLING**

CLIENT: TAJINDER NAGRA

244 Sabel St., Oakville, Ontario L6L 3V7

DRAWING:

**PROPOSED EAST
ELEVATION**

DESIGNED BY:	CHECKED BY:
MA	MA

DRAWN BY:	SCALE:	DRAWING No.:
CJ	1:50	A202

DATE:	JOB No.:
24-09-13	07-4391



PROJECT:

CLIENT: TAJINDER NAGRA

DRAWING:

DESIGNED BY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

DRAWN BY

CJ

SCALE:

1:40

DATE _____

24-09-13

JOB No.

07-4391

DRAWING No.:

A201



5	25-04-22	UPDATED CONCEPT DWG PER CoIA	CJ
4	25-04-14	UPDATED DWG PER CoIA COMMENTS	CJ
3	24-11-22	UPDATED DWG PER CLIENT REVIEW	CJ
2	24-10-15	SENT TO CLIENT FOR REVIEW	CJ
1	24-10-15	COMMITTEE OF ADJUSTMENT SET	CJ

No.	DATE	REVISION	INITIAL
-----	------	----------	---------



PROJECT:

PROPOSED 2-STOREY SINGLE FAMILY DWELLING

CLIENT: TAJINDER NAGRA

244 Sabel St., Oakville, Ontario L6L 3V7

DRAWING:

PROPOSED WEST ELEVATION

DESIGNED BY: MA

CHECKED BY: MA

DRAWN BY: CJ

SCALE: 1:50

DRAWING No.: A203

DATE: 24-09-13

JOB No.: 07-4391

April 29, 2025

Project No. 3230704

Town of Oakville Building Services Department
1225 Trafalgar Road
Oakville, ON L6H 0H3
(905) 845-6601

COVER LETTER
244 Sabel St., Oakville Ontario, L6L 3V7

Permit Application Number: 24-103773

To whom it may concern,

On behalf of the Owner, our primary purpose is for the committee of adjustment to review and consider accepting our application for minor variance of regarding Residential Floor Area (RFA) per Table 6.4.1.

Residential Floor Area: Table 6.4.1. - The maximum Residential Floor Area Ratio for a detached dwelling with a lot area between 650.00m² and 742.99m² shall be 41% (291.86m²). The lot area is 715.89 m², and therefore the calculated RFA amount of 43.95% (314.64m²) does not comply. We have made recent adjustments to the design under the guidance and recommendation of Oakville's planning and design department in accordance with Oakville's design guidelines. The second floor above the garage has now been recessed 2ft back above the front garage and 1ft-3" along the front section of the side elevation. The front design now incorporates an awning roof above the garage and the front covered porch roof has been dropped down all to reduce and break up vertical massing.

Proposed Dwelling Statistics:

- a) i) First Floor Area is 160.09 m²
- ii) 2nd floor Area: 154.55 m²
- iii) Total Floor Area: 314.64 m²
- iv) Lot area of 715.89 m² per site survey conducted by Avanti Surveying Inc. dated August 16, 2023.
- v) Residential Floor Area Ratio is 43.95%.
- vi) ** This will require Minor Variance for zoning compliance.

We have reviewed past minor variance applications made to the Committee in the general vicinity of 244 Sabel St. that fall are under the same zoning and under Table 6.4.1. (650.00 m² and 742.99 m², 41% RFA) requirements for Residential Floor Area Ratio.

According to the public data provided by past Committee of adjustment meetings, the properties in the area having similar percentage Residential Floor Area ratios that were **approved** by the Committee of Adjustment panel were as follows:

Approved:

1. 2378 Rebecca St. (Dated 2018-01-16) @ 45.9% RFA
2. 415 Third Line (Dated 24-01-24) @ 45.1 % RFA
3. 439 Seabourne Dr. (Dated 16-11-18) @ 44.6% RFA
4. 2450 Rebecca St. (Dated 22-08-30) @ 44.4% RFA
5. 241 Cherryhill Rd (Dated 23-02-22) @ 44.2% RFA

The subject property is located near the Southwest corner of Third Line and Rebecca Street. This older neighborhood consists of a mixture of 50's and 60's vintage single-family bungalows amongst a transforming landscape of more modern two-storey homes replacing some of these older homes. According to the Town of Oakville's "Livable Oakville" official plan maps, this property can be considered as the Northeast corner of Bronte District in Oakville. It is situated about 2.5km from the Bronte Go train station.

As highlighted in 2(b) of section 2.2.3 of the province's Official Plan "A place to Grow", midtown Oakville is the only area mentioned in the plan as an urban growth center and is to provide an increased density of 400 residents and jobs per hectare.

Per schedule F map (Southwest) in the official plan's land use schedule, the area of Rebecca Street and Third Line is categorized as "Low Density Residential". In schedule E map, it is evident that this property does not fall within any parkway belt or greenbelt sensitive land jurisdictions.

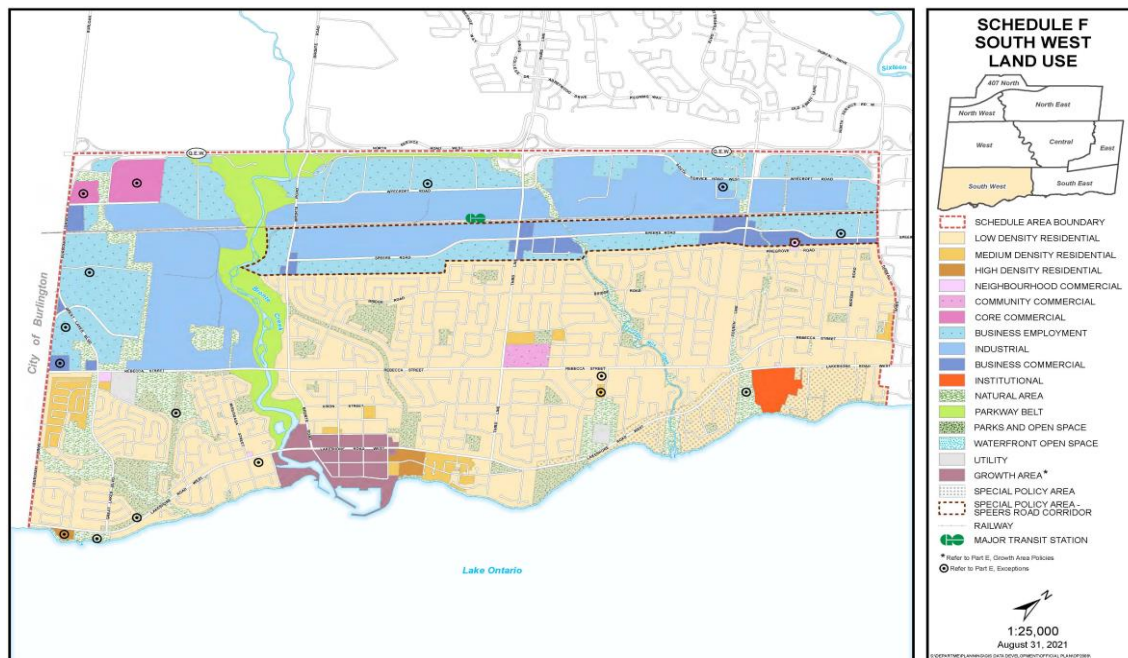


Figure 1: Livable Oakville Official Plan Schedule F (Southwest) land use map.

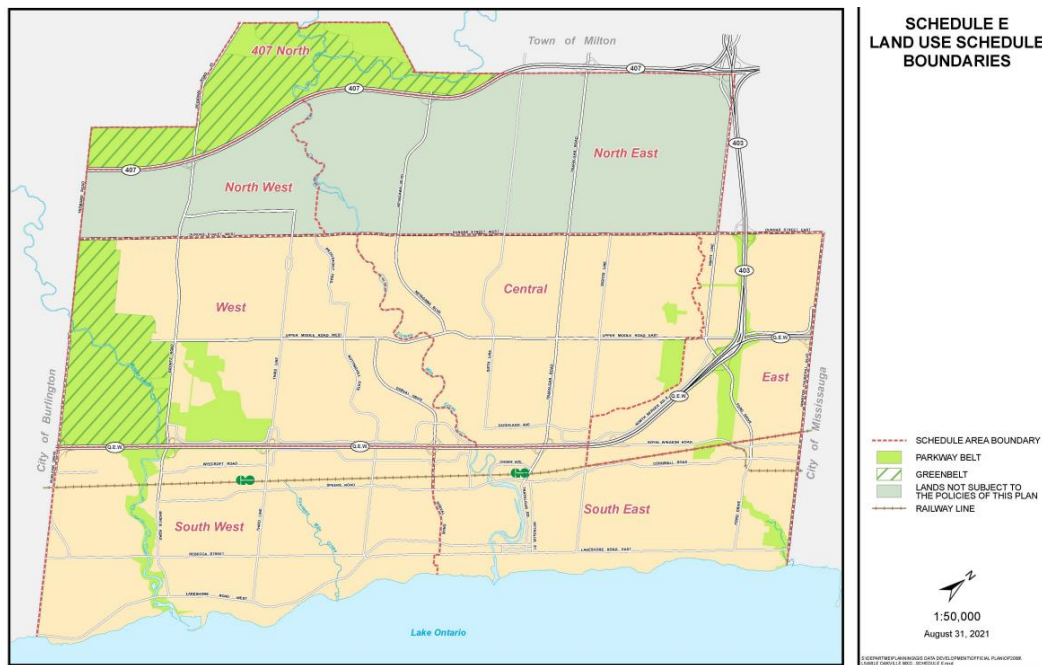


Figure 2: Livable Oakville Official Plan Schedule E Greenbelt map.

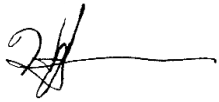
Under Part D of the ‘Livable Oakville’ Official Plan, section 11.1.8 describes provisions for land density intensification on existing or vacant lots within stable low-density residential areas. Since this proposed dwelling will be located on an existing low-density residential lot upon demolition of an existing house, the new footprint will fulfill the official plans provision to intensify the low-density area by providing increased density of livable area on the same lot, meanwhile being compliant with all other zoning regulations outlined for the RL3-0 zoned lot aside from the minor variance being requested in this application.

Section 11.1.9(a) describes that development of all stable residential communities be evaluated for their scale, height, mass, and architectural character and material compatibility with the surrounding neighborhood. Since this is a vintage neighborhood that is undergoing some intensification and modernization, we feel that our proposed design is compatible with the general direction of today’s architectural design and materials. Under 11.1.9 (b), the proposed subject dwelling is compatible with all setbacks, orientation and separation consistent with the previous dwelling footprint. Section 11.1.9(e) highlights that the property should have adequate municipal infrastructure, in which this property is fully serviced for water, wastewater, waste management and fire protection.

In summary, we believe that the request to increase the allowable residential floor area ratio from the by-law’s 41% to **our requested 43.95%** is not excessive, since we have identified that there have been several other applicant properties of comparable floor area ranges made within the low-density neighborhood which have been approved. This will also provide an opportunity to increase livable density and could provide potential future options for rental to increase the number of people occupying the house and help offset housing/rental shortages in the city.

We thank you for your consideration of our application.

Sincerely,



Henry J. Jansen, P.Eng, ACCI, LCCI.
DIRECTOR OF OPERATIONS – GTA & SOUTHERN ONTARIO



OTTAWA (613) 224-1594

GREATER TORONTO AREA (437) 488-1870

SOUTHERN ONTARIO (519) 940-0571

KINGSTON (613) 507-7536

CALGARY (403) 471-3492

EDMONTON (780) 884-7378

SASKATCHEWAN (306) 985-5136

VANCOUVER (778) 760-1259