

TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.

EROSION AND SILTATION NOTES:

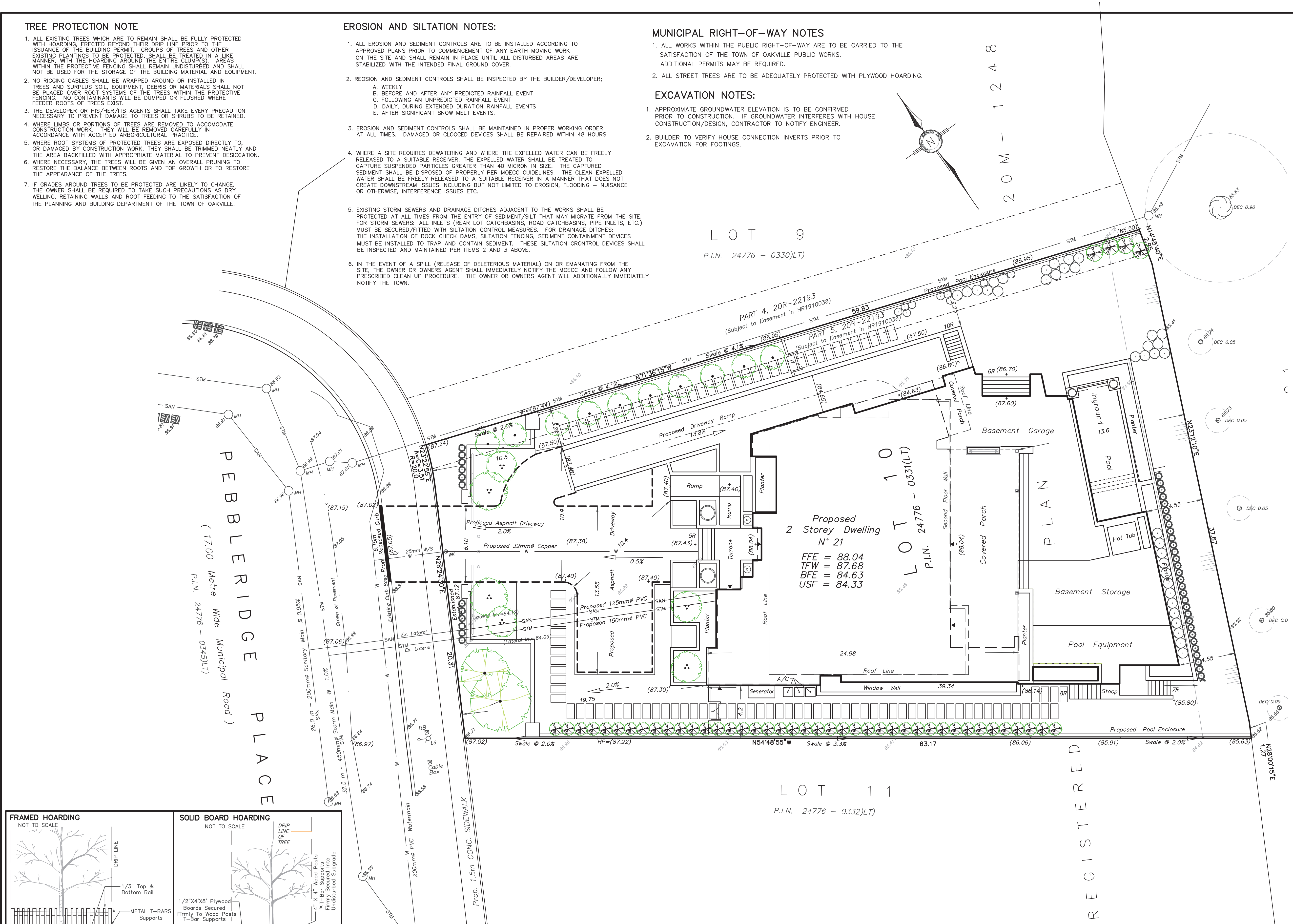
1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. REOSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER;
  - A. WEEKLY
  - B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
  - C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
  - D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
  - E. AFTER SIGNIFICANT SNOW MELT EVENTS.
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING – NUISANCE OR OTHERWISE, INTERFERENCE ISSUES ETC.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE TOWN OF OAKVILLE OF THE PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

MUNICIPAL RIGHT-OF-WAY NOTES

1. ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE TOWN OF OAKVILLE PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
2. ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.

EXCAVATION NOTES:

1. APPROXIMATE GROUNDWATER ELEVATION IS TO BE CONFIRMED PRIOR TO CONSTRUCTION. IF GROUNDWATER INTERFERES WITH HOUSE CONSTRUCTION/DESIGN, CONTRACTOR TO NOTIFY ENGINEER.
2. BUILDER TO VERIFY HOUSE CONNECTION INVERTS PRIOR TO EXCAVATION FOR FOOTINGS.



**FRAMED HOARDING**  
NOT TO SCALE

**SOLID BOARD HOARDING**  
NOT TO SCALE

**NOTE:**

1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE IS OBTAINED FROM DEVELOPMENT AND DESIGN.
4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.

\* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.

**DESIGN LEGEND**

- (88.60) DENOTES EXISTING GRADE TO REMAIN
- (88.60) DENOTES PROPOSED GRADE
- 98.60 DENOTES EXISTING GRADE
- ▶ DENOTES DOOR ENTRANCE
- ◀ DENOTES DRAINAGE DIRECTION
- ◀ DENOTES PROPOSED WATER METER
- ◀ DENOTES PROPOSED SUMP PIT
- ◀ DENOTES PROPOSED TREE HOARDING
- ◀ DENOTES PROPOSED SILT FENCE
- ◀ DENOTES TREE TO BE REMOVED
- ◀ DENOTES DOWNSPOUT C/W SPLASHPAD

**TOPOGRAPHIC SKETCH OF**  
**LOT 10**  
**REGISTERED PLAN 20M-1248**  
**TOWN OF OAKVILLE**

**REGIONAL MUNICIPALITY OF HALTON**

3 0 3 6 9

GRAPHIC SCALE – METRES SCALE 1 : 150

**BOUNDARY NOTE**  
ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

**ELEVATION NOTE**  
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° ?? HAVING AN ELEVATION OF 00.000m (CVGD-1928).

**TREE NOTE**  
ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERE LOCATED FOR THIS PLAN.

**METRIC NOTE**  
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

**LEGEND**

- AW DENOTES ANCHOR WIRE(S)
- BB DENOTES BELL BOX
- CON-0-20 DENOTES 1/2" TO BILL CABLE
- CON-0-20 DENOTES CONIFEROUS TREE 0.20 DIA
- CON-0-20 DENOTES DECIDUOUS TREE 0.20 DIA
- FI DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GV DENOTES GAS MAIN
- GV DENOTES U/V HYDRO CABLE
- GV DENOTES U/V GAS CABLE
- GV DENOTES LIGHT STANDARD (LAMP)
- GV DENOTES MANHOLE
- GV DENOTES OVER HEAD WIRE(S)
- GV DENOTES SANITARY SEWER
- GV DENOTES UTILITY POLE
- GV DENOTES UTILITY POLE/LIGHT STANDARD
- GV DENOTES WATER VALVE (KEY)
- GV DENOTES U/V WATER MAIN

**UNDERGROUND SERVICES NOTE**  
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.  
THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

**SURVEYOR'S NOTE**

1. I CERTIFY THAT:
1. THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.
2. THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON JUNE 27, 2024.

DATE: JULY 11, 2024

*Robert D. McConnell*  
ROBERT D. MCCONNELL  
ONTARIO LAND SURVEYOR

**CUNNINGHAM McCONNELL LIMITED**  
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38  
OAKVILLE, ONTARIO L6L 2X4  
PHONE (905) 845-3497  
FAX (905) 845-3519  
E-mail: info@ccmlandsurveyors.ca

205 MAIN STREET  
MILTON, ONTARIO L9T 1N7  
PHONE (905) 878-7810  
FAX (905) 878-6672

CLIENT: STRUCTURED CREATIONS  
O.L.S. FILE N° 49-24

© COPYRIGHT  
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUNNINGHAM MCCONNELL LIMITED

**STANDARD DEVELOPMENT NOTES**

**(A) ENGINEERING AND CONSTRUCTION DEPARTMENT**

1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
3. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

**(B) GENERAL NOTES**

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE ARE EASEMENTS REGISTERED ON TITLE AFFECTING THE SUBJECT LANDS.
3. THE STOOPLING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N°1 NURSURY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.
26. AREA DRAIN AND ASSOCIATED PLUMBING NOT PART OF LOT GRADING APPROVAL.

**(C) UTILITIES CONNECTION**

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.  
(B) PROPOSED 125 mmø PVC SANITARY CONNECTION AS PER REGION STANDARDS.  
(C) BASEMENT FACILITIES MAY REQUIRE A SEWAGE EJECTOR PUMP.
2. STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.  
(B) PROPOSED CONNECTION TO BE INSTALLED SUBJECT TO TOWN APPROVAL.  
(C) PROPOSED FLOOR DRAINS TO CONNECT TO EXISTING STORM MAIN.
3. WATER: (A) SERVICE CONNECTIONS TO BE 32 mmø TYPE 'K' SOFT COPPER TUBING ON PRIVATE-SIDE AS PER TOWN OF OAKVILLE REQUIREMENTS.  
(B) SERVICE CONNECTIONS TO BE 25 mmø TYPE 'K' SOFT COPPER TUBING ON PUBLIC-SIDE AS PER REGION OF HALTON REQUIREMENTS.

**SITE STATISTICS – ZONE RL1-0**  
**ZONING BY-LAW 2014-014**

1. LOT AREA = 2,000.5 m<sup>2</sup> (1,393.5 m<sup>2</sup> Minimum).
2. LOT FRONTAGE = 26.00 m (30.5 m Minimum).
3. AREAS FOR COVERAGE: (A) MAIN DWELLING = 716.89 m<sup>2</sup>; (Includes Garage & Porches)
4. LOT COVERAGE = 35.83% (25.0% Maximum).
5. ESTABLISHED GRADE = 87.12 m.
6. BUILDING HEIGHTS: – ROOF PEAK = 9.00 m (9.00 m Maximum);
7. BUILDING DEPTH: – 37.96 m (below grade interior finished space)  
– 42.37 m (below grade interior finished space plus front & rear garden retaining walls)  
– 24.98 m (above grade building depth – west side)
8. SETBACKS: – FRONT = 10.5 m (Garage Ramp) (10.5 m Min.);  
– REAR = 4.55 m (Porch) (10.50 m Minimum);  
– SIDES = 4.2 m AND 3.25 m (4.20 m & 4.20 m Minimum);
9. RESIDENTIAL FLOOR AREA = 777.55 m<sup>2</sup>
10. RFA/LOT RATIO = 38.87% (29% Maximum).

**REGION OF HALTON CERTIFICATE**

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES  
APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_  
INFRASTRUCTURE PLANNING & POLICY

The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Water and Wastewater Linear Design Manual may be obtained thru Data Management Group at 905-825-8032).

Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

DATE	REVISIONS	INITIAL	REGIONAL DRAWING N°
2025/04/21	REVISED FOR COMMITTEE OF ADJUSTMENT	RDW	
2025/03/31	REVISED FOR COMMITTEE OF ADJUSTMENT	RDW	
2025/02/07	REVISED FOR COMMITTEE OF ADJUSTMENT	RDW	
2024/09/20	REVISED FOR COMMITTEE OF ADJUSTMENT	RDW	
2024/08/06	ISSUED FOR COMMITTEE OF ADJUSTMENT	RDW	

DATE: APR. 21, 2025 SCALE 1 : 150  
PLAN 49-24-1R

**N° 21 PEBBLERIDGE PLACE, OAKVILLE**  
**SITE PLAN**  
**SITE GRADING AND SERVICING PLAN**



## 21 PEBBLEFRIDGE PLACE

ONTARIO



8	03.02.25	SUB FOR DEFERRAL COA	D.S.S.
7	13.09.24	REV 2 FOR COA	D.S.S.
6	07.08.24	REV 1 FOR COA	D.S.S.
5	01.08.24	SUB FOR COA	D.S.S.
4	16.07.24	ISSUED FOR ZONING REV	D.S.S.
3	01.06.24	ISSUED FOR FINAL APPROVAL	D.S.S.
2	28.04.24	REV 2 ISSUED FOR REVIEW	D.S.S.
1	29.02.24	INT DESIGN PRESENTATION	D.S.S.
No.	DATE	ISSUE/REVISION	BY

DESIGN BY D.S.S.	DRAWN BY D.S.S.	APPROVED BY D.S.S.
SCALE 3/16"=1'-0"	DATE FEB 3/25	PROJECT # 23-053





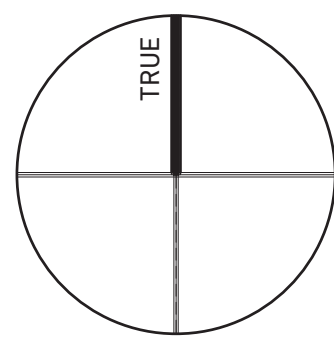
APA RESIDENCE  
NEW RESIDENCE

21 PEBBLERIDGE PLACE  
OAKVILLE

ONTARIO

PROJECT NORTH

END STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN OR REVIEW OF A FIRM REGISTERED UNDER SUBSECTION 3.2.1 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS/ES CATEGORY.

AUG 1/24

DATE

D. SANGER-SMITH, B.A.R.C.H.

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.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL, DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION.

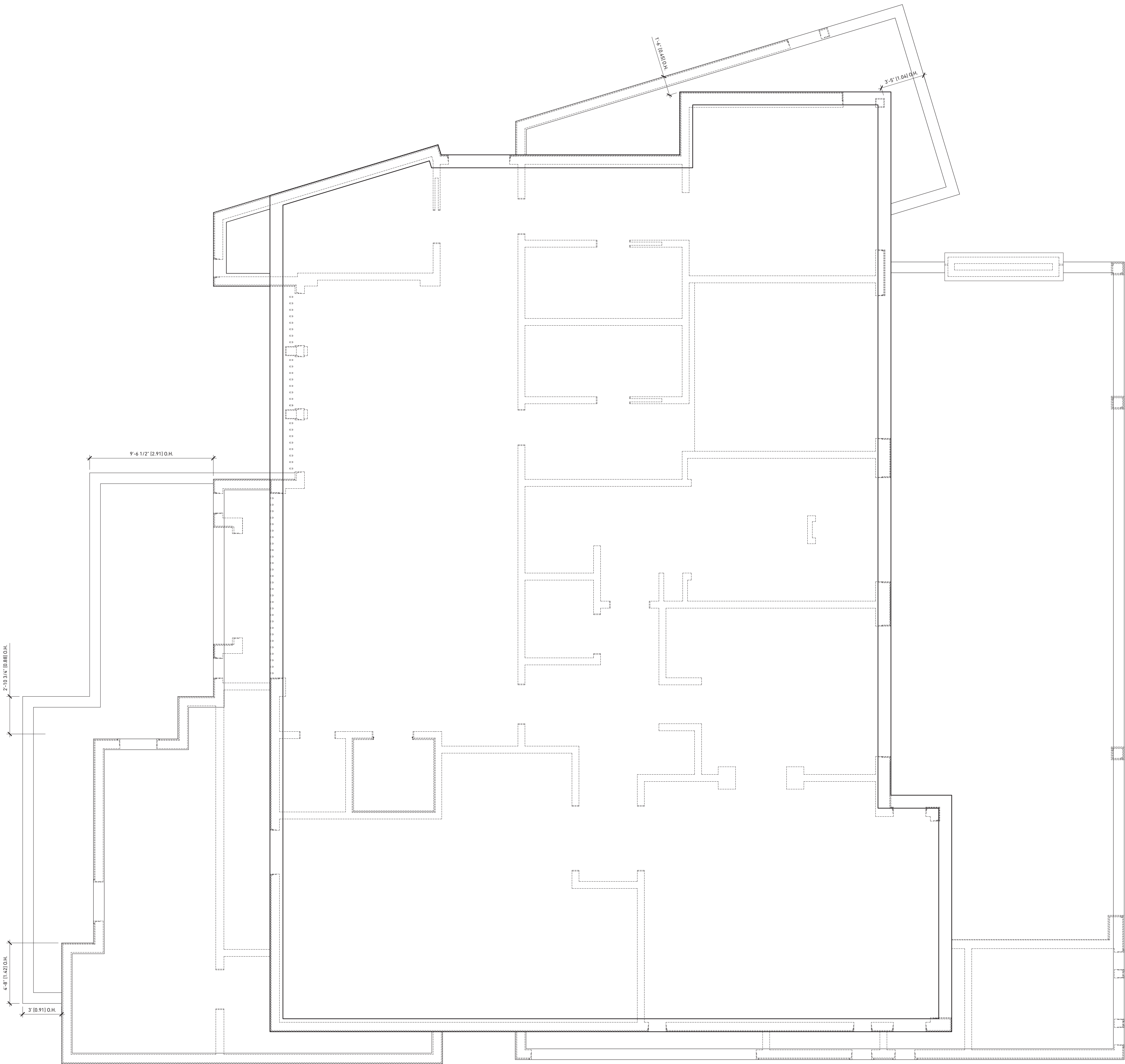
CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

CONTRACTOR TO REVIEW ALL FINAL DRAWINGS AND CONFIRM AVAILABILITY OF SPECIFIED NORMAL, UN-ENGINEERED LUMBER AND SUBSTITUTION FOR JUST TO BEAM SIZE AND/OR TYPE DUE TO TIMING AND/OR AVAILABILITY ISSUES ARE TO BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CLIENT AND DESIGNER OF ANY ALL COST DIFFERENCES ASSOCIATED WITH THE CANNOT PRIOR TO ORDERING. STRUCTURED CREATIONS INC. IS NOT RESPONSIBLE ISSUES PERTAINING TO AVAILABILITY AND/OR TIMING OF SPECIFIED LUMBER AND MATERIAL DELIVERY.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH TRUSS DRAWINGS PRIOR TO ORDERING FOR REVIEW. CONTRACTOR TO COORDINATE WITH TRUSS COMPANY FOR ON-SITE MEASUREMENTS TO VERIFY ALL NEW/EXISTING FRAMING CONDITIONS AND VERIFY CONFORM WITH TRUSS SHOP DRAWINGS.

CONTRACTOR TO REVIEW SUBMITTED FINAL DRAWINGS FOR ANY HANGER LOCATIONS THROUGHOUT FLOOR, WALL AND/OR ROOF FRAMING AND COORDINATE WITH 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 ANYVAIL CLARIFICATIONS, PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.



8	03.02.25	SUB FOR DEFERRAL COA	D.S.S.
7	13.09.24	REV 3 FOR COA	D.S.S.
6	07.08.24	REV 1 FOR COA	D.S.S.
5	01.08.24	SUB FOR COA	D.S.S.
4	16.07.24	ISSUE FOR ZONING REVIEW	D.S.S.
3	01.06.24	ISSUED FOR FINAL APPROVAL	D.S.S.
2	28.04.24	REV 2 ISSUED FOR REVIEW	D.S.S.
1	29.02.24	REV DESIGN PRESENTATION	D.S.S.

No.	DATE	ISSUE/REVISION	BY
-----	------	----------------	----

DRAWING ISSUES | REVISIONS

PROPOSED PLANS  
AND NOTES

DESIGN BY D.S.S.	DRAWN BY D.S.S.	APPROVED BY D.S.S.
SCALE 1/4\"/>	DATE FEB 3/25	PROJECT # 23-053

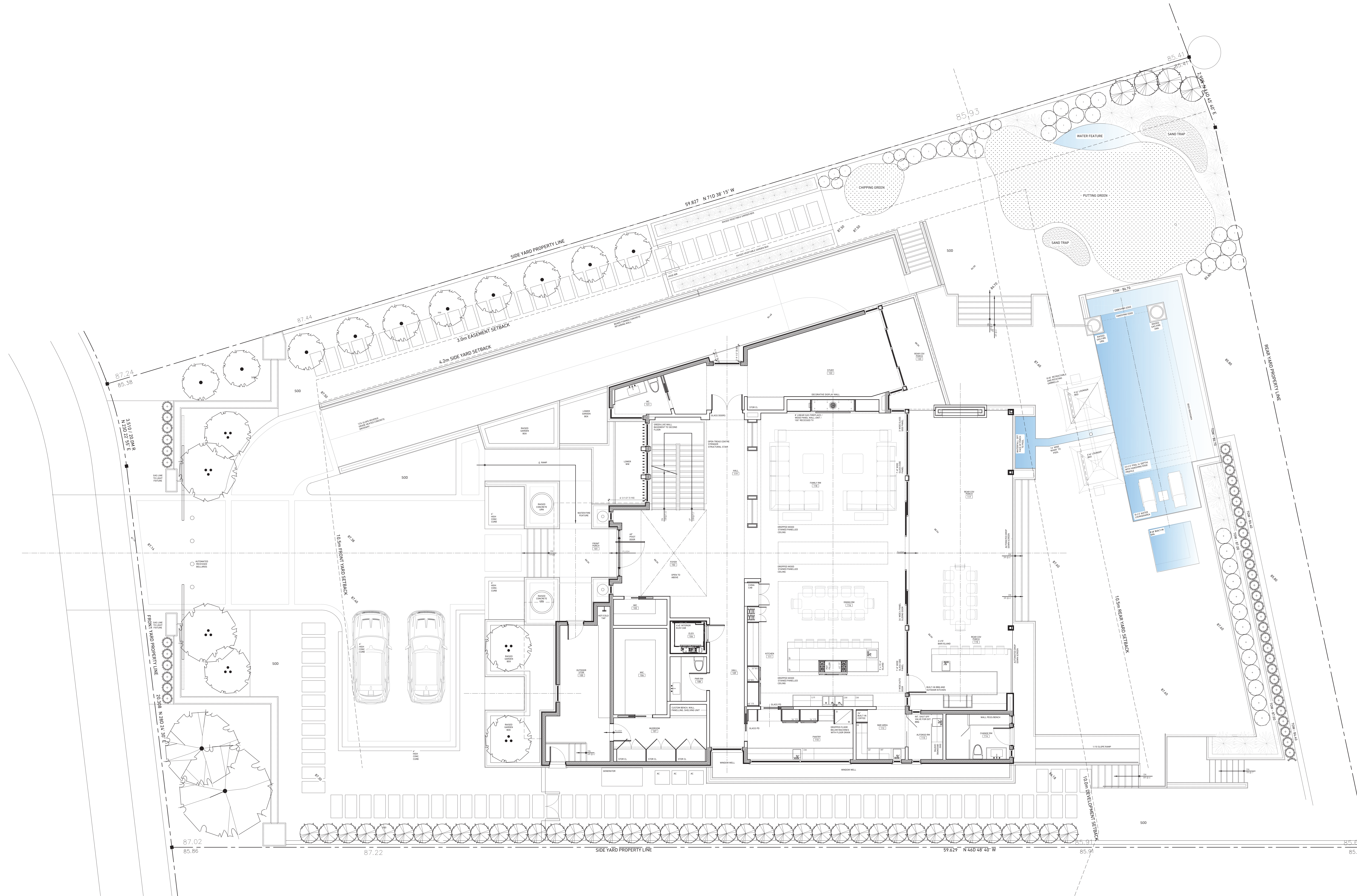
DRAWING #

A4











April 29, 2025

GSAI File: 1634 – 001

Secretary-Treasurer  
Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

RE:      **Minor Variance Application – Revised**  
         **Residential Development**  
         **21 Pebbleridge Place, Town of Oakville**

---

Glen Schnarr & Associates Inc (GSAI) are the planning consultants to Pam and Frank Apa (the 'Owner') of the lands municipally known as 21 Pebbleridge Place, in the Town of Oakville (the 'Subject Lands' or 'Site'). On behalf of the Owner and further to the initial Minor Variance Application submission, we are pleased to provide this revised Minor Variance Application to facilitate a detached dwelling on the Subject Lands.

#### **SITE & SURROUNDING AREA**

The Subject Lands are located on the south side of Pebbleridge Place, south of Lakeshore Road West. The Site, municipally known as 21 Pebbleridge Place, is located within the evolving Oak and Lake subdivision. It has a lot area of approximately 1,393.5 square metres and approximately 26 metres of frontage along Pebbleridge Place. The Subject Lands are currently vacant, located along the terminus of a newly established public road. Given it's location, the Site can be understood to be adjacent to and be bordered by two (2) parcels – the lands municipally known as 15 Pebbleridge Place to the west and the lands municipally known as 29 Pebbleridge Place to the east. The Site is also bordered by Lake Ontario to the south and the Pebbleridge Place public Right-of-Way to the north.

The area surrounding the Subject Lands is an established and evolving residential Neighbourhood characterized predominantly by 1- and 2-storey detached dwellings. I highlight that a number of new detached dwellings are currently under construction along Pebbleridge Place as homeowners take occupancy of homes within the evolving Oak and Lake subdivision. Further established neighbourhood areas are present to the east and west of the Oak and Lake subdivision. Mature, tree lined streetscapes are present in the immediate surrounding area. Overall, the Neighbourhood and surrounding context can be characterized as having an eclectic character given there is a diverse range of dwelling designs and sizes, including original homes and newer or renovated dwellings.

## OFFICIAL PLAN & ZONING

The Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. It is also subject to a 'Residential Low Density Lands' Special Policy Area, Policy 26.2. There are no applicable Secondary Plan policies.

The Site is also subject to the Town of Oakville Zoning By-law 2014 – 014 ('By-law 2014-014'), as amended, which zones it as 'Residential Low Density (RL1-0)'. Detached dwellings are a permitted use.

## REQUESTED RELIEF

The Owner is seeking permission to construct a new 379.15 square metre (4,081.25 square feet) detached dwelling, including an integrated, basement-level garage. The proposed dwelling, as currently contemplated, has been planned and designed to comply with the applicable zoning regulations, to the greatest extent possible. It has also been designed to reduce the number of required variances and to further implement the feedback and collaborative discussions that have occurred with Town Staff in the time since the initial submission.

The following are the variances for which the Owner is seeking approval:

1. Section 5.8.2.c), By-law 2014-014  
*A maximum driveway width of 9.0 metres is permitted.*  
A maximum driveway width of 13.55 metres is requested.
2. Section 6.3, By-law 2014-014  
*A minimum interior side yard of 4.2 metres is permitted.*  
A minimum (east) interior side yard of 3.25 metres is requested.
3. Section 6.3, By-law 2014-014  
*A minimum rear yard of 10.5 metres is permitted.*  
A minimum (south) rear yard of 4.55 metres is requested.
4. Section 6.3, By-law 2014-014  
*A maximum building depth of 20.0 metres is permitted.*  
A building depth of 37.96 metres is requested.
5. Section 6.4.1, By-law 2014-014  
*A maximum residential floor area ratio, for lots with an area of 1,301.00 square metres or greater, of 29% is permitted.*  
A residential floor area ratio of 38.87% is requested.
6. Section 6.4.2, By-law 2014-014  
*A maximum lot coverage of 25% is permitted.*  
A lot coverage of 35.83% is requested.



## MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act*, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. Those tests are:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.
4. The variance is minor in nature.

In my opinion, the requested variances are supportable and meet the four tests under the *Planning Act* in the following ways:

### **The Variance Maintains The General Intent & Purpose of the Official Plan**

As mentioned above, the Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. The intent of the 'Low Density Residential' designation is to facilitate a range of permitted low density housing types including single detached dwellings. The proposed residential use and detached dwelling built form are permitted.

Livable Oakville directs that infill development in stable residential communities is to be evaluated against perspective criteria (Section 11.1.9). Specifically, Section 11.1.9 states:

*'Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:*

- 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.*
- 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.'*

The proposed dwelling has been designed to be complimentary to and compatible with both historical and surrounding development forms in the Neighbourhood. This is achieved through the provision of a refined, high-quality built form that is generally consistent with the placement on the lot as homes in the immediate surrounding area, the incorporation of stepbacks above the ground level (as demonstrated on the accompanying Architectural Plans) and built form features that are similar and complimentary to those found in the immediate surrounding area including along Pebbleridge Place, Shorewood Place and Lambert Common. Additionally, the provision of basement-level rooms effectively distributes massing on the lot, while also effectively and efficiently accounting for a significant change in grade between the front and rear property lines.

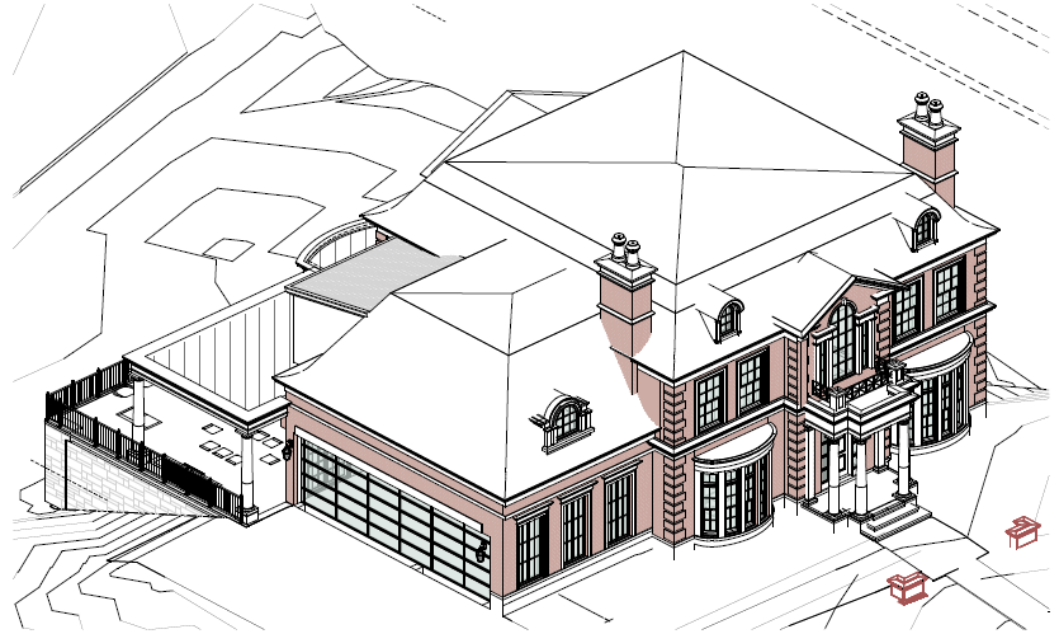
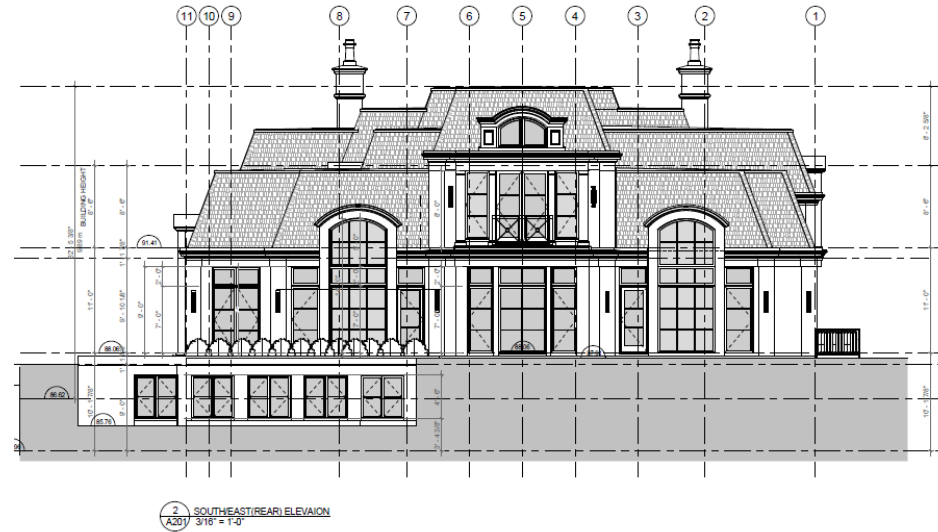
We highlight that the presence of a covered front porch and a dedicated front yard area for the parking of personal vehicles are features found throughout the immediate surrounding Neighbourhood. Infact, a similar configuration





September 6, 2023





(Top, Left) View of the 15 Pebbleridge Place Rear Elevation, prepared by Makow Associates Architect Inc., dated September 6, 2023

(Top, Right) View of the 61 Pebbleridge Place ISO Front View, prepared by Makow Associates Architect Inc., dated July 24, 2023



(Bottom, Left) View of the 37 Pebbleridge Place Rear Elevation, prepared by Makow Associates Architect Inc., dated August 29, 2023



was approved on the adjacent lot to the west at 15 Pebbleridge Place (as seen in the extract of the Committee of Adjustment approved Site Plan on page 4 above). Additionally, the provision of gross floor area in the basement-level, which protrudes above established grade due to the lot's unique characteristics, is a consistent feature of homes in the southern quadrant of the surrounding Oak and Lakes subdivision. In particular, the homes at 15 and 61 Pebbleridge Place, which are to the west and northeast respectively, both have similar designs. As such, the prevailing pattern of setbacks, orientation, height, massing and character are maintained. This is further demonstrated in the visual comparison of the home designs at 15, 37 and 61 Pebbleridge Place presented on page 5.

Furthermore, the proposed facades of the Subject Lands are to provide for similar, compatible material selections as those present in the surrounding Neighbourhood and provides for a built form, scale and massing that has clear ground level elements, and mitigates the appearance of blank front main walls or a dwelling that visually overwhelms. This enables the provision of living areas that meet the changing needs of the Owner and the family, while also being appropriately and sensitively provided on the lot. The proposed dwelling has also been planned and designed to maintain an appropriate relationship with the Lake Ontario waterfront edge. Given the above, the proposal will provide for a built form, massing and built form features that will seamlessly integrate with the established and evolving character of the Neighbourhood.

As stated above, the Subject Lands are also subject to the Residential Low Density Special Policy Area policy overlay of the Livable Oakville Plan. This Special Policy Area applies to various lands across Oakville, including the Subject Lands and surrounding lands. The Special Policy Area policy, as specified by Policy 26.2.1, states:

*'The Special Policy Area in Southeast, Central and Southwest Oakville that applies to the Low Density Residential designation is intended to protect the unique character of this area within the Town. Due to the special attributes of the large lots and related homes in this Special Policy Area, intensification shall be limited to development which maintains the integrity of the large lots. Densities in the Special Policy Area shall not exceed 10 units per site hectare notwithstanding the Low Density Residential designation.'*

The proposed dwelling has been appropriately placed on the lot. This placement enables the established lot pattern and the integrity of development on large lots to be maintained. In our opinion, the proposed development conforms to the above-noted Special Policy Area direction.

Based on the above, it is our opinion that the requested variances conform to the policy objectives established by the Livable Oakville Plan and meet the general intent and purpose of the Official Plan.

#### **The Variance Maintains The General Intent & Purpose of the Zoning By-law**

As mentioned above, the Subject Lands are subject to By-law 2014-014, as amended. The requested variances seeks the following relief:

##### **Increased Driveway Width**

Section 5.8.2 of By-law 2014-014 states that a maximum driveway width of 9.0 metres is permitted, whereas a maximum driveway width of 13.55 metres is requested.

The purpose and intent of driveway width regulations is to ensure landscaping on a streetscape is maximized, disruption to traffic operations is minimized and sufficient parking is accommodated.

In this case, an increased driveway width is requested and relates to the largest, widest dimension of the proposed at-grade driveway. More specifically, the requested 13.55 metre width permission is measured horizontally from the eastern perimeter to the western perimeter of the portion of the driveway that is at-grade, positioned in proximity to the front façade and includes two (2) surface parking spaces. As further demonstrated on the accompanying Site Plan, this driveway width is technical in nature and is required to recognize an optimal site design that includes a narrower driveway width at the streetline, a reverse slope driveway segment that will provide safe, comfortable, convenient access to the basement-level integrated private garage and a driveway width that increases toward the front main wall of the dwelling. The proposed driveway width is of sufficient width to accommodate demands, will not disrupt traffic operations along the public road and will enable a sufficient amount of landscaping to be provided. Furthermore, the extent of the proposed at-grade driveway will be hidden from public view through the provision of front yard landscaped areas, a front yard access fence feature and planter boxes. The introduction of these features will result in the proposed driveway being effectively visually screened and out of public view. Overall, the requested permission will provide for an optimal site design to be implemented and will provide for a front yard environment that is both pleasant and consistent with those of neighbouring properties. In our opinion, the requested driveway width is appropriate for the Subject Lands and maintains the purpose and intent of the regulation.

#### **Reduced Interior Side Yard Setback**

Section 6.3 of By-law 2014-014 states that a minimum interior side yard setback of 4.2 metres is required, whereas an (east) interior side yard setback of 3.25 metres is requested.

The general intent and purpose of setback regulations is to ensure sufficient spacing and buffering between buildings that are beside one another in order to provide appropriate transition and scale as well as adequate space for maintenance, while also avoiding privacy and overlook concerns.

In the case of the Subject Lands, a reduced east interior side yard setback, as measured from the eastern property line to the western perimeter of a retaining wall associated with the reverse slope driveway feature, is being requested. In this case, the requested reduced setback is largely technical in nature and is required to facilitate an optimal site design. We highlight that the requested relief is measured at a pinchpoint, given the Site's irregular lot configuration, and in fact the interior side yard setback increases to more than 6.0 metres when the setback is measured from the property line to the side façade of the dwelling. The reduced side yard setback is an appropriate and desirable design feature for the Subject Lands and is necessary to facilitate the proposed, optimized site design. The requested setback will also continue to provide for sufficient spacing, visual screening between the Subject Lands and surrounding properties and will enable sufficient drainage to occur. Visual screening is to be provided via privacy fencing along the shared eastern property line as well as side yard landscaping. Furthermore, the requested side yard is of sufficient width to accommodate drainage and maintenance demands, while also effectively mitigating privacy and overlook concerns. As a result, the positioning of both the reverse slope driveway retaining wall and the dwelling in the manner contemplated do not lead to overlook or



privacy concerns nor will they have any adverse impacts on the surrounding lands. Lastly, the placement of a retaining wall along the side yard is a consistent design feature for the surrounding subdivision. We would highlight that a similar treatment and reduced side yard variance was recently approved by the Committee for the adjacent lot at 15 Pebbleridge Place which also features a retaining wall along the interior side yard to facilitate the proposed dwelling. Given this and the Subject Lands' unique lot attributes, including the significant change in elevation, it is our opinion that the requested reduced side yard is appropriate and can be described as being technical in nature.

#### **Reduced Rear Yard Setback**

Section 6.3 of By-law 2014-014 states that a minimum rear yard setback of 10.5 metres is required, whereas a (south) rear yard setback of 4.55 metres is requested.

As stated above, the general intent and purpose of setback regulations is to ensure sufficient spacing and buffering between buildings that are beside one another in order to provide appropriate transition and scale as well as adequate space for maintenance, while also avoiding privacy and overlook concerns.

In the case of the Subject Lands, a reduced (south) rear yard setback, as measured from the southern basement-level main wall to the southern Lake Ontario property line, is being requested. In this case, the requested reduced setback is technical in nature and is required to facilitate the proposed dwelling which includes a basement level that protrudes above established grade. Given this technicality, the By-law requires that the minimum setback be measured from the basement-level main wall to the Lake Ontario property line. We highlight that the requested relief relates to a component of the basement-level which includes areas that are below-grade. Furthermore, the proposed rear yard setback is imperceptible from the Pebbleridge Place streetline and public realm given it is visually screened by the proposed dwelling and landscaped open spaces along the shared property lines. Overall, the requested rear yard setback is technical in nature, will provide for sufficient spacing between buildings on adjacent lots, is consistent with the design of homes on surrounding lots and will enable sufficient drainage to occur. There are no adverse impacts to surrounding lands and the setback is appropriate for the Subject Lands.

#### **Increased Dwelling Depth**

Section 6.3 of By-law 2014-014 states that the maximum dwelling depth of 20.0 metres is permitted, whereas a dwelling depth of 37.96 metres is requested.

The purpose and intent of dwelling depth regulations is to ensure an appropriate built form is facilitated, overlook and privacy concerns are mitigated and to prevent undue impacts from overly long buildings on adjacent rear yards.

In this case, a building depth of 37.96 metres, as measured from the front main wall to the rear main wall in the basement level of the dwelling, is requested. We highlight that the requested depth is technical in nature, is reflective of the proposed revised design and is triggered by the segment of the basement level

that protrudes above established grade which is classified as being a part of the building. Put another way, the requested depth is taken from the greatest extent of the basement level. If the utility space in the basement level were to be removed, the overall dwelling's massing would be the same but the resultant building depth would be significantly less. In our opinion, the required inclusion of basement-level areas results in the building depth being unduely elevated given there is a sizable segment of the basement-level that contains storage areas and as such, is non-occupied or livable area. A better indication of the building's depth and overall massing is when the building depth above-grade is considered. If the building depth were viewed to only consider the segments of the dwelling at or above the ground level, the requested depth is significantly less at approximately 24.98 metres. This differentiation between the components of the home that are above-grade and contain livable, occupied areas is key and has been a primary design consideration. Furthermore, the placement of storage and otherwise non-occupied space in the basement level is consistent with the design of homes in the surrounding area, which includes a similar design in order to provide for a high-quality, efficient and desirable dwelling that also effectively and efficiently responds to the area's topographic conditions. As further demonstrated on the Architectural Plans, the depth of the home significantly decreases at the second level given the sizable setbacks above the ground level that are provided along the front and rear facades. Additionally, given the Subject Lands' irregular lot shape, the proposed dwelling contemplates a built form that provides for high-quality, occupied living areas oriented and strategically positioned toward the rear of the property to take advantage of the Lake Ontario exposure. The positioning of the living areas in this manner enables a dwelling that best meets the needs of the family, while also facilitating architectural features that will facilitate a built form that is consistent and compatible with the Neighbourhood character. The proposed dwelling's depth is appropriate, is proportional to the Subject Lands' unique lot and is consistent with the placement of homes on the immediately adjacent lot at 15 Pebbleridge Place to the west and to the east. The proposed home will not protrude into the rear yard of the adjacent properties at 15 and 29 Pebbleridge Place. Furthermore, the dwelling as contemplated will be visually screened by privacy fences along the shared property lines, front yard private amenity areas, side yard landscaping, rear yard private amenity areas and Lake Ontario. The limited number of openings and windows along the side elevations, combined with the privacy fencing and landscaped open spaces, will effectively address and eliminate overlook and privacy concerns.

Finally, we highlight that similar and greater building depths have been approved in the surrounding Neighbourhood, including a depth of 41.42 metres for the immediately adjacent property at 15 Pebbleridge Place, a depth of 39.93 metres for the lands municipally known as 306 Lakeshore Road West and other depths for lands along Pebbleridge Place. Therefore, the requested depth is well within range of previous approvals, is reflective of the Subject Lands' unique attributes, is consistent with the existing built pattern of the surrounding area, is appropriate for the Site and maintains a compatible built form that is complimentary to the established Neighbourhood character.

#### **Increased Residential Floor Area Ratio**

Section 6.4.1 of By-law 2014-014 states that the maximum residential floor area ratio permitted is 29%, whereas a residential floor area ratio of 38.87% is requested.



The purpose and intent of residential floor area ratio regulations is to control the overall building mass on a property. The residential floor area ratio regulation works hand-in-hand with building envelope regulations, including lot coverage, to ensure that a reasonable built form and massing is provided. An appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.

The proposed dwelling has been planned and designed to provide a built form and living areas that reflects the family's changing needs. We would highlight that the proposed home is also one of the smallest sizes contemplated within the surrounding Oak and Lake subdivision. The home has also been planned and designed to provide for a built form, scale and architectural features that are compatible with those in the surrounding Neighbourhood, while respecting the Neighbourhood character. To be clear, while the proposal seeks a modern architectural design, the built form features and materiality selections will serve to maintain and respect the Neighbourhood character given the Neighbourhood contains dwellings of varying size, designs and styles. Overall, the proposed dwelling includes articulations along the front façade, stepbacks above the ground level and an integrated roofline – together, these features reduce the visual appearance of adverse massing and scale. There are clear ground level elements to assist in the visual reduction of mass and scale, while also contributing to the maintenance of the established Neighbourhood character. These design features, combined with a front covered porch, also avoid the appearance of blank or visually overwhelming front main walls. We highlight that the proposed dwelling incorporates built form features and stepbacks that are consistent with built forms in the surrounding area, including along Pebbleridge Place and elsewhere as demonstrated in the image below.



*View of 340 Lakeshore Road West, 348 Lakeshore Road West, 85 Pebbleridge Place, 77 Pebbleridge Place and 84 Pebbleridge Place*

As stated throughout this Letter, the proposed dwelling incorporates a generous stepback above the ground level in both the front and rear in order to provide for a built form that is well-designed and of appropriate massing and scale. These features collectively enable a refined built form that integrates with the surrounding Neighbourhood. We highlight that the requested Residential Floor Area ('RFA') ratio includes the proposed rear porch area, which includes automated, retractable screens that extend from and are housed within the soffit. Inclusion of this porch and retractable screen area, with a total area of approximately 87.73 square metres (944.4 square feet) serves to increase or inflate the requested RFA.

In our opinion, the requested increase in residential floor area ratio will facilitate a high-quality, refined, appropriately sized dwelling that is consistent and compatible with the surrounding Neighbourhood. It will not visually overwhelm or adversely impact the established Neighbourhood character. Finally, we highlight that the requested residential floor area is consistent with existing building coverage patterns in the immediate area.

#### **Increased Lot Coverage**

Section 6.4.2 of By-law 2014-014 states that the maximum lot coverage permitted is 25%, whereas a lot coverage of 35.83% is requested.

The general purpose and intent of lot coverage regulations is to ensure that a dwelling's overall scale and massing is appropriate. Specifically, lot coverage regulations are intended to ensure an appropriately sized dwelling is constructed on a lot and to ensure that a dwelling is in keeping with the character of the surrounding Neighbourhood. Lot coverage regulations work hand-in-hand with building envelope regulations to ensure that a reasonable building footprint is provided. An overall appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.

As Staff and Committee are aware, By-law 2014 – 014 requires that the floor area of covered porches, components of buildings or structures, large eave overhangs and accessory structures are to be included in the calculation of lot coverage. This results in situations where proposed lot coverage is elevated. In the case of the Subject Lands, the requested lot coverage is elevated given a segment of the basement-level area that extends beyond the ground-level rear main wall and protrudes above established grade is considered to be a part of the building and thus must be included in the calculation of lot coverage. The proposed front and rear covered porches are also included in the calculation of lot coverage. The proposed dwelling, including the basement-level area and the covered porch design features assist in providing architectural diversity to the proposed design while also enabling a natural and logical extension of the indoor living areas. The inclusion of these areas contribute to an elevated lot coverage being identified. Furthermore, basement-level areas and rear yard terracing treatments that effectively address the unique lot attributes and covered porches are noted design features of dwellings in the surrounding Neighbourhood, including along Pebbleridge Place. We also highlight that the proposed dwelling has positioned a substantial proportion of the proposed livable area to the rear of the property, thereby maintaining an appropriate and consistent streetscape character and presence as found in the surrounding area, while also reducing the dwelling's visual massing and privacy concerns. This also provides for a dwelling that is appropriately situated on the lot.

Finally, we highlight that the requested lot coverage is consistent with existing building patterns and is within range of previous Committee approvals in the surrounding area including the recent lot coverage approval for 15 Pebbleridge Place which Committee approved at 37.5%. As such, it is our opinion that the requested lot coverage is appropriate, will enable an appropriate built form, scale and massing to be introduced and maintains the purpose and intent of the regulation.

Based on the above, it is our opinion that the proposed variances meet the general intent and purpose of the Zoning By-law.



**The Variance is Desirable for the Appropriate Development or Use of the Land**

Approval of the requested variances will allow for the proposed development of the Subject Lands. Reinvestment in lands in close proximity to services and amenities, such as that being proposed, is appropriate and desirable for the Town, the Neighbourhood, and this property.

The requested increased driveway width, reduced interior side yard, increased depth and increased residential floor area ratio will maintain an appropriate built form, height, mass, and built-form features. The variances are desirable in recognizing the appropriate development and use of the Subject Lands.

Overall, it is our opinion that the proposed variances have been designed to be complimentary to the character of the Subject Lands and the surrounding Neighbourhood. The proposal will not negatively affect surrounding uses and represents an efficient, compatible, and appropriate development that is desirable for the Subject Lands.

**The Variance is Minor in Nature**

The requested variances will permit the development of a new dwelling on the Subject Lands and represents minor departures from what is currently permitted. The variances required do not represent overdevelopment of the Subject Lands as the proposed dwelling will be contemporary in design and complimentary to the surrounding Neighbourhood and will respect the existing physical character, massing and scale of the Neighbourhood.

Overall, the variances will allow for sensitive reinvestment to occur on the Subject Lands in a manner that is compatible and in keeping with the current physical character of the Neighbourhood. The variances requested will not result in adverse impact on adjoining properties or the surrounding Neighbourhood. Therefore, it is our opinion that the proposed variances are minor in nature.

**CONCLUSION**

As described above, the requested variances satisfy the four tests of Section 45(1) of the *Planning Act* and represent good planning.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**



Jim Levac, MCIP, RPP  
Partner



Stephanie Matveeva, MCIP, RPP  
Associate

cc. Owner