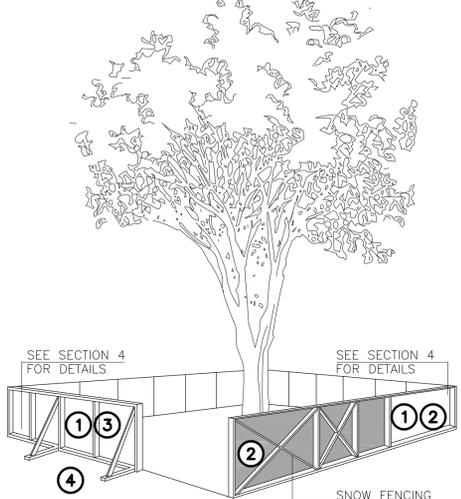


TREE PROTECTION



TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
- TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.
- WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
- ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4, SIGNAGE

- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

**TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT**

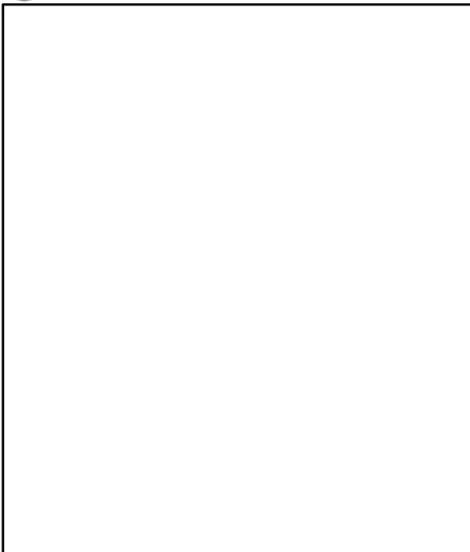
NAME: TREE PROTECTION BARRIERS

DATE:

FILE NO.:

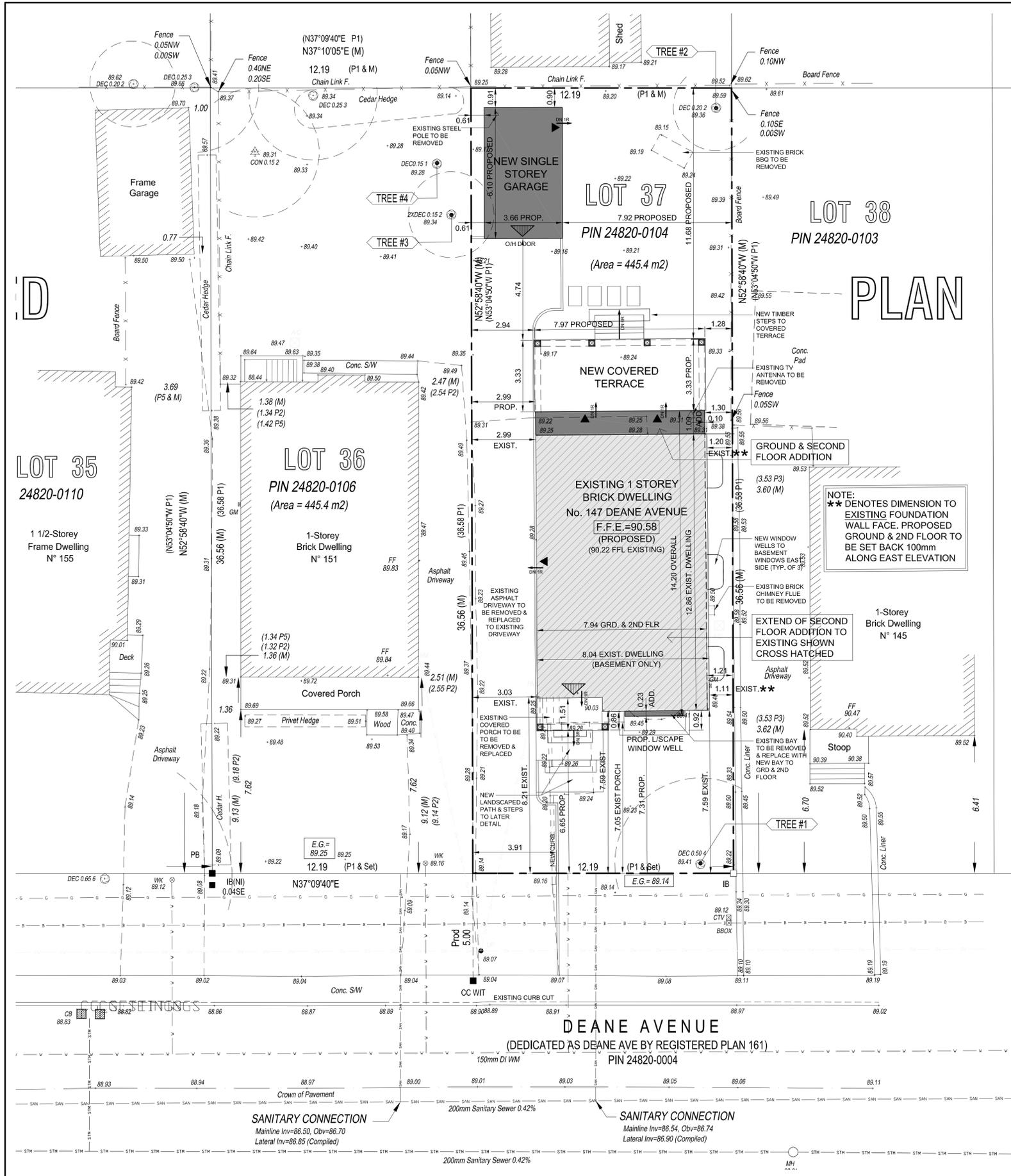
1 OAKVILLE SITE REQUIREMENTS

A1.2 SCALE: NTS



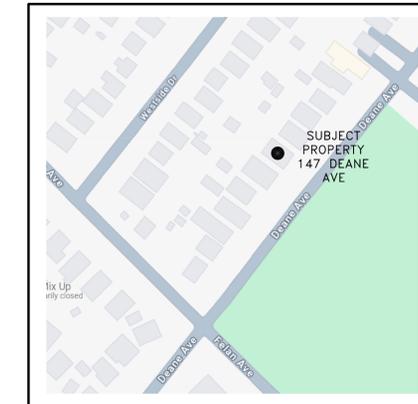
2 RESERVED

A1.2 SCALE: NTS



2 SITE PLAN

A1.2 SCALE: NTS



3 KEY PLAN

A1.2 SCALE: NTS

OWNER / APPLICANT:
147 Deane Limited
147 Deane Ave.
OAKVILLE, ON
L6K 1N2
PH: 416-729-8845

SITE STATISTICS

ADDRESS:	147 DEANE AVE. OAKVILLE, ONTARIO L6K 1N2		
LEGAL DESCRIPTION:	LOT 37 REGD PLAN 161 TOWN OF OAKVILLE REG. MUNICIPALITY OF H RL 5-0		
ZONING:			
LOT AREA:	%	METRIC	IMPERIAL
		445.400	4,794
LOT FRONTAGE:			
1. AT STREET	12.19		40
2. AS PER DEFINITION (7.5m back from property line)	12.19		40
GROSS FLOOR AREA:			
GROUND FLOOR (EXISTING)	100.80		1,085
GROUND FLOOR REDUCTION (4" EAST SIDE)	-1.30		-14
GROUND FLOOR ADDITION (NORTH)	8.64		93
GROUND FLOOR BAY ADDITION (SOUTH)	0.65		7
GROUND FLOOR TOTAL	108.79		1,171
SECOND FLOOR (ADDITION)	109.90		1,183
SECOND FLOOR TOTAL	109.90		1,183
TOTAL GFA	218.69		2,354
BASEMENT AREA			
FINISHED AREA (RENOVATION)			TBD
UNFINISHED AREA (EXISTING)			TBD
TOTAL BASEMENT (EXISTING)			
FLOOR AREA TO LOT AREA RATIO:			
PERMITTED	43	191.52	2,062
PROPOSED	49.10	218.69	2,354
LOT COVERAGE:			
PERMITTED	35.0	155.89	1,678
DWELLING (EXISTING)	22.6	100.80	1,085
DWELLING (PROPOSED ADDITION)	2.1	9.29	100
COVERED PORCH (GROUND ENTRY)	1.1	4.83	52
PROPOSED ENTRY CANOPY (SIDE ENTRANCE)	0.4	1.58	17
PROPOSED GARAGE (12' X 20')	5.0	22.30	240
PROPOSED COVERED TERRACE	5.9	26.29	283
PROPOSED TOTAL	37.1	165.09	1,777
DWELLING HEIGHT			
MAXIMUM HEIGHT TO RIDGE:			
PERMITTED	9.000	29'-6"	
PROPOSED	8.920	29'-3.25"	
LOT LINE SETBACKS			
FRONT YARD			
PERMITTED (EXISTING LESS 1M)	6.05		
PROPOSED	6.65		
SIDE YARD WEST			
PERMITTED	2.4		
PROPOSED	2.94		
SIDE YARD EAST			
PERMITTED	1.2		
EXISTING (TO EXISTING BASEMENT)	1.11		
REAR YARD			
PERMITTED	7.5		
PROPOSED	11.68		

1	20.02.25	ISSUED FOR C.O.A
REF. DATE:	DESCRIPTION:	
REVISIONS / ISSUANCE:		

6 SITE STATISTICS

A1.2 SCALE: NTS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

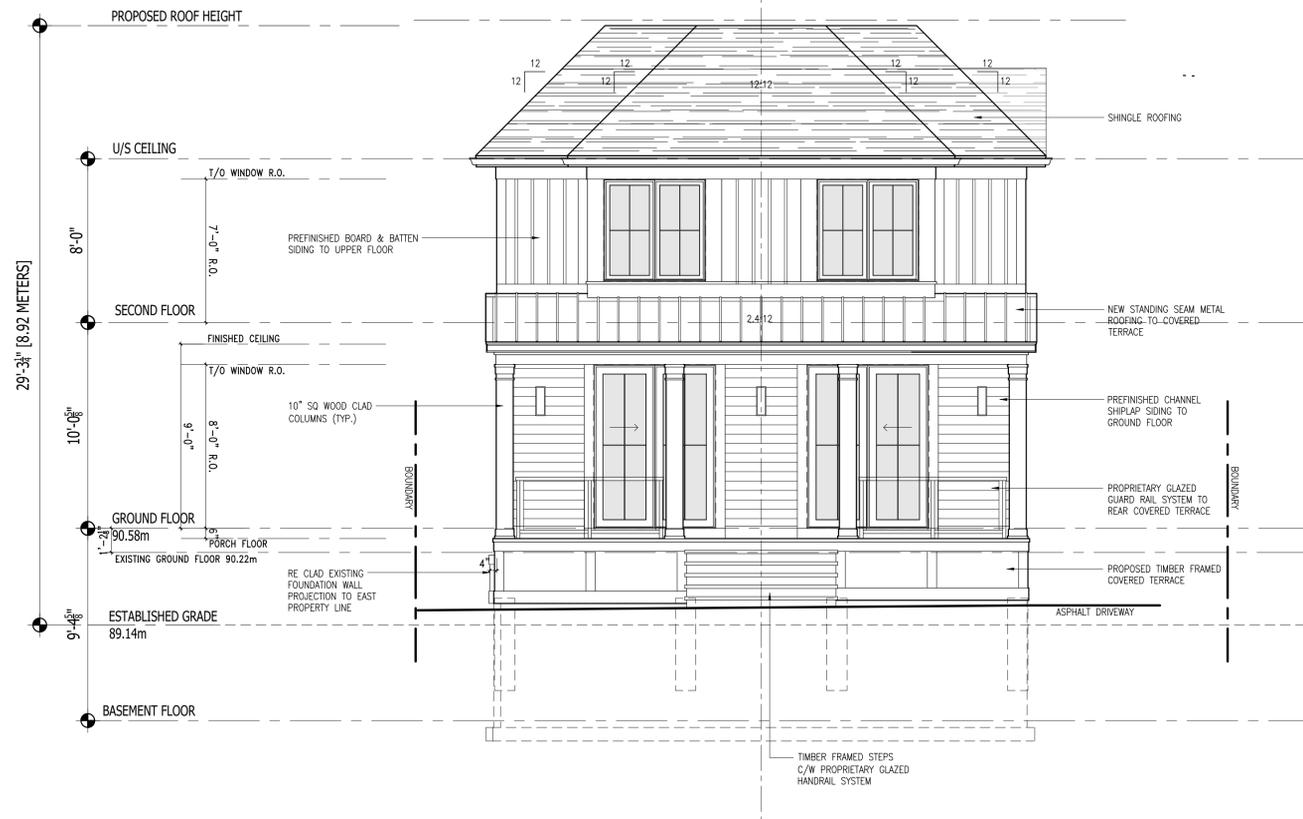
- PROPERTY LINE
- EXISTING GRADE
- FINISHED GRADE
- F.F.E. FINISHED FLOOR ELEVATION
- F.B.E. FINISHED BASEMENT ELEVATION
- F.D.E. FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING STRUCTURES TO BE REMOVED
- BORE HOLE LOCATION & No. PER SOILS REPORT
- ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600X600 CONC. PAVER
- PROPOSED DIMENSIONS TO NEW STRUCTURES
- EXISTING DIMENSIONS TO EXISTING STRUCTURES
- NEW SUMP WITH DISCHARGE DIRECTION
- TREE HOARDING
- TREE NUMBER PER ARBOURIST REPORT
- EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMAIN.

CLIENT:
DEANE AVE. RESIDENCE
ALTERATION &
ADDITION

ADDRESS: 147 DEANE AVENUE
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
SITE
PLAN

DRAWN: S.C
DATE: 10.02.25 **SCALE:** 1:100
JOB NUMBER: 2403 **SHEET NUMBER:** A1.1



3 PROPOSED NORTH ELEVATION
A4.2 SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
A4.2 SCALE: 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1	20.02.25	ISSUED FOR C.O.A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

CLIENT:
**DEANE AVE. RESIDENCE
ALTERATION &
ADDITION**

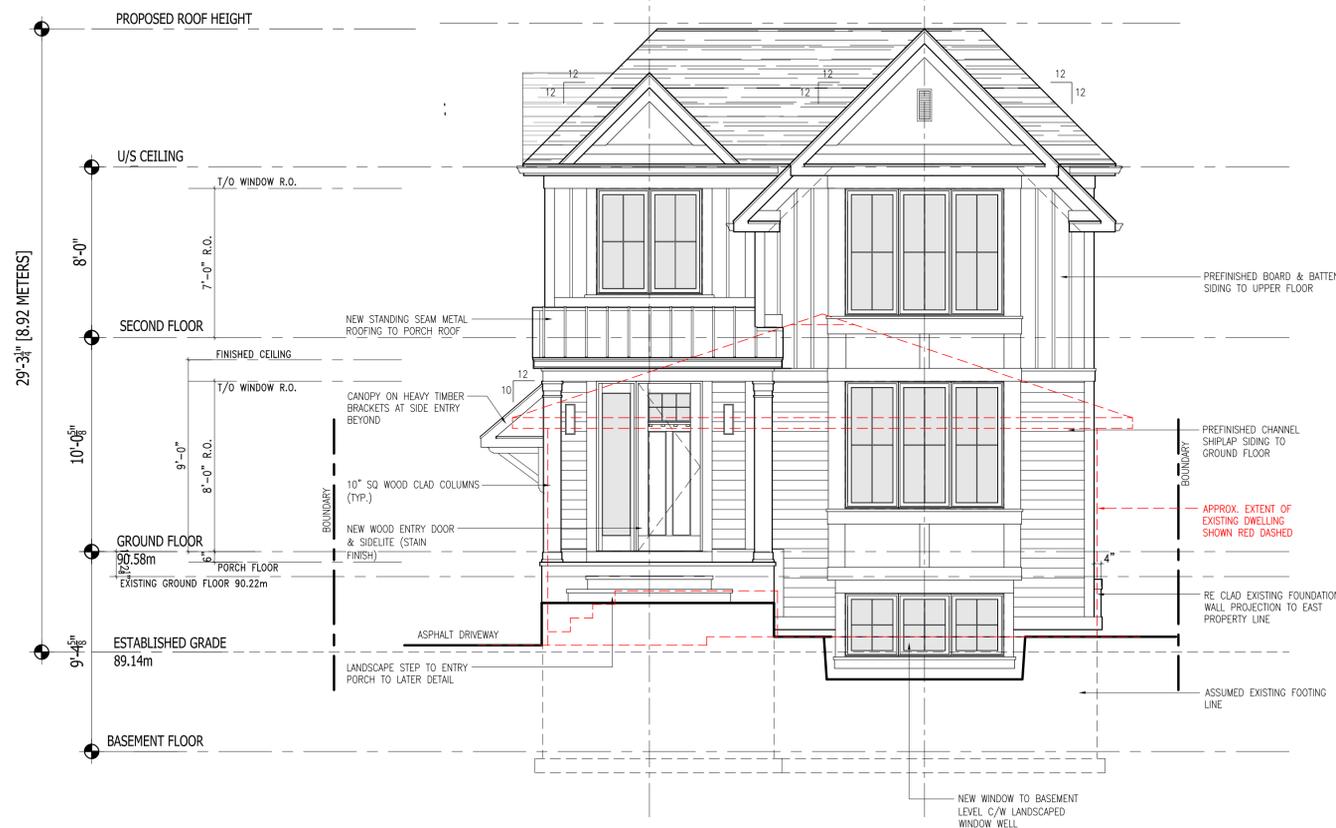
ADDRESS: 147 DEANE AVENUE
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
**PROPOSED
NORTH & WEST
ELEVATIONS**

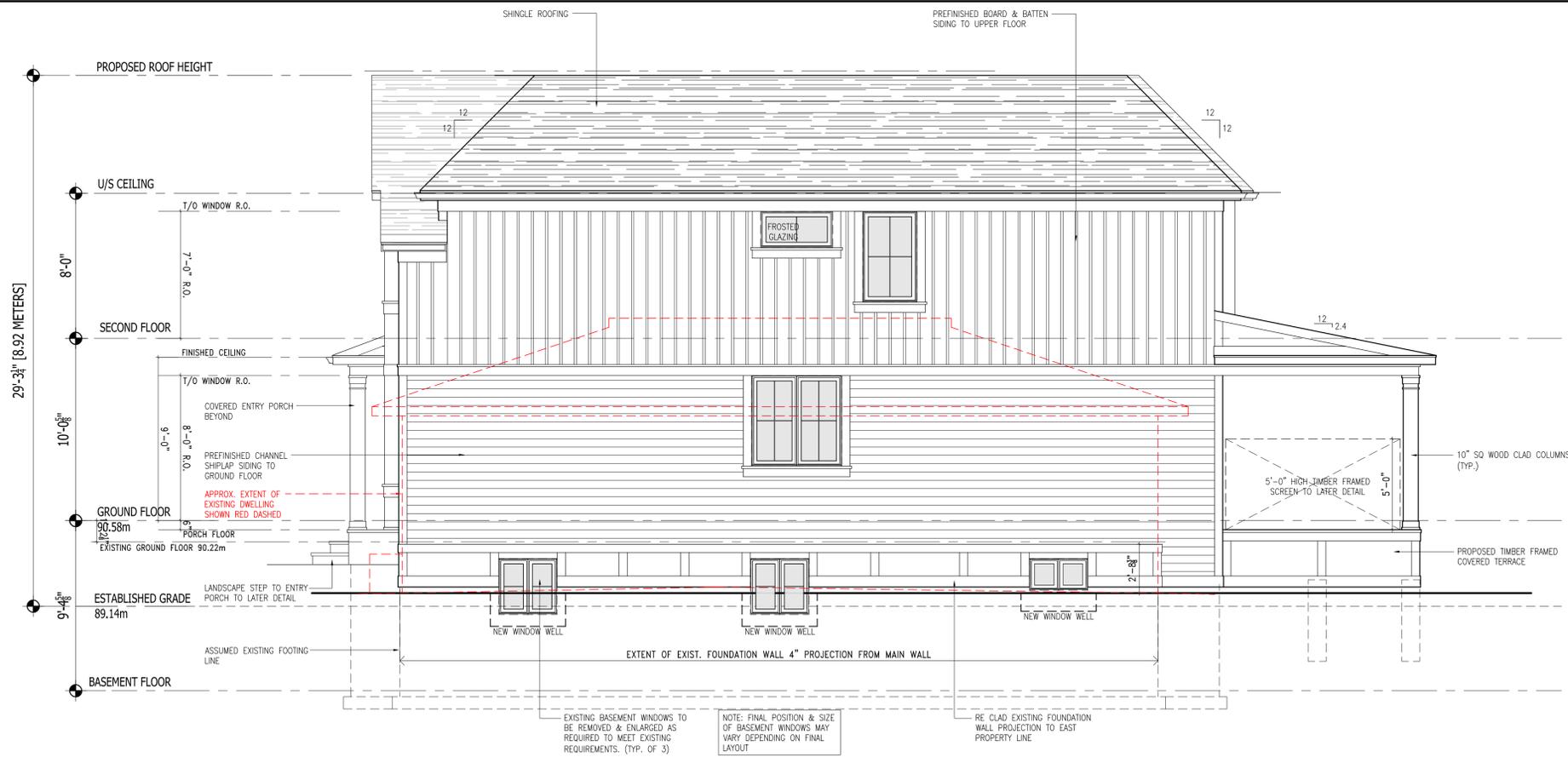
DRAWN: S.C.	
DATE: 02.17.25	SCALE: 1/4"=1'-0"
JOB NUMBER:	SHEET NUMBER:

2403

A4.2



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1	20.02.25	ISSUED FOR C.O.A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

CLIENT:
**DEANE AVE. RESIDENCE
ALTERATION &
ADDITION**
ADDRESS: 147 DEANE AVENUE
CITY: OAKVILLE, ONTARIO
DRAWING TITLE:
**PROPOSED
SOUTH AND EAST
ELEVATION**

DRAWN: S.C	
DATE: 02.17.25	SCALE: 1/4"-1'-0"
JOB NUMBER: 2403	SHEET NUMBER: A4.1

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March 25, 2025

Denise Baker
Managing Partner
t. 416-947-5090
dbaker@weirfoulds.com

File No. 99999.99904

VIA E-MAIL

JENNIFER ULCAR
SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT
TOWN OF OAKVILLE
1225 TRAFALGAR ROAD
OAKVILLE, ON L6H 0H3

Dear Ms. Ulcar:

**Re: Minor Variance Application File No.
147 Deane Avenue, Oakville**

We act for the owners of the property located at 147 Deane Avenue, Oakville (“**Subject Property**”).

We are pleased to submit the enclosed application for minor variance under section 45(1) of the *Planning Act* to permit the construction of a new dwelling on the existing foundation on the Subject Property.

The Subject Property is designated Urban in the Region’s Official Plan, Low Density Residential in the Town’s Official Plan and RL 5-0 in the Town’s Zoning By-law. The neighbourhood consists of a mix of original one storey home and new two storey dwellings. Many of the existing dwellings vary in design with some having front covered porches and detached garages. There are sidewalks along both sides of Deane, and Trafalgar Park and Trafalgar Park Community Centre are located immediately across the street.

In order to facilitate the proposed redevelopment on the Subject Property, the following variances are requested:

1. Lot coverage of 37.1% whereas 35% is permitted;
2. Residential Floor Area of 49.1% whereas 42% is permitted; and
3. Interior side yard setback (east) of 1.1m whereas 1.2m is permitted.

Development within stable residential communities shall be evaluated against the criteria in Section 11.1.9 of the Town's Official Plan to ensure that new development will maintain and protect the existing neighbourhood character. The proposal has been evaluated against the criteria under Section 11.1.9 and it was determined that the following specific criteria apply: a), b) and h which state:

- “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; and
- 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.”

Variance #1 – Residential Floor Area

Variance #2 – Lot Coverage

My client is seeking relief from the Zoning By-law 2014-014, as amended, to permit an increase in the floor area ratio of the proposed dwelling from the permitted 42% to 49.1%, which results in an increase of 27.17 m² above the maximum floor area permitted. The lot coverage is proposed at 37.10% whereas 35% is permitted, resulting in an increase of 9.2 m² of coverage. The intent of regulating the residential floor area and lot coverage in the Zoning By-law is to prevent a dwelling from having a mass and scale that appears larger than dwellings in the surrounding neighbourhood.

The massing and scale of the home is modest and does not create any negative impact on the street or on the adjacent neighbours. The proposed dwelling is designed in a manner that breaks up the massing into smaller elements to mitigate the impacts of mass and scale and is compatible with the existing neighbourhood character. It is of note that the proposed additional lot coverage is attributed to the rear covered porch.

Variance #3- Interior East Side Yard Setback

The variance for the interior side yard setback is to permit a setback of 1.1m whereas 1.2m is permitted. This variance is required because in an effort to reduce construction waste, our client has chosen to build on the existing foundation rather than remove the foundation and pour a new one. The 1.1m setback is to the existing foundation and recognizes the existing condition. The west side yard setback is proposed at 2.94m whereas only 2.4m is required, which likewise recognizes the location of the existing foundation.

It is our opinion that the proposed dwelling does not cause any negative adverse impacts on adjacent and surrounding properties or the streetscape and is compatible with new homes being built on the street and in the neighbourhood.

On this basis, it is our opinion that the requested variances maintain the general intent and purpose of the Official Plan and Zoning By-law as it results in a dwelling that maintains the character of the neighbourhood. Further, the variances are minor in nature and desirable for the appropriate development of the Subject Property.

We would also be prepared to accept the Town's typical conditions as follows:

1. That the two-storey detached dwelling be constructed in general accordance with the plans submitted;
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "DBaker", written in a cursive style.

Per: Denise Baker
Managing Partner

DB//mw

21930902.1