

REG. PLAN No.	20M-
ZONE	RL6
LOT NUMBER	LOT 5
LOT AREA(m ²)	419.10
FLOOR AREA(m ²)	310.98
FLOOR AREA RATIO(%)	74.20
No. OF STOREYS	2
MEAN HEIGHT(m)	NA
PEAK HEIGHT(m)	10.48
DECK LINE(m)	.

FFE	FINISHED FLOOR ELEVATION		SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK		STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN		WATER CONNECTION
△	DOOR		WATER VALVE CHAMBER
□	WINDOW		HYDRANT AND VALVE
	AIR CONDITIONING		HYDRO METER
	DOWN SPOUT TO SPLASH PAN		GAS METER
	DOWNSPOUT CONNECTED TO STM		MAINHOLE - STORM
	SWALE DIRECTION		MAINHOLE - SANITARY
—X—	CHAINLINK FENCE		
—XX—	PRIVACY FENCE		TB TOP OF BERM
—XXX—	SOUND BARRIER		
—	FOOTING TO BE EXTENDED		

[illegible][illegible]

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.

- LOT GRADING PLANS ASSUME A 75% TO SOF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".
- IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:

- UP TO 9" FOOTING, LOWER USF BY 0.07
- 10" FOOTING, LOWER USF BY 0.10
- 11" FOOTING, LOWER USF BY 0.13
- 12" FOOTING, LOWER USF BY 0.15
- 13" FOOTING, LOWER USF BY 0.18
- 14" FOOTING, LOWER USF BY 0.20



SIGNATURE: _____

LOT 5

A detailed cross-section diagram of a sump pump installation. The diagram shows a vertical discharge pipe extending from a basement floor through a foundation wall to the ground level. Key components and labels include:

- 50 mm 90° ELBOW**: Located at the top of the vertical discharge pipe.
- 100mm ABS PIPE**: The main vertical discharge pipe.
- CIRCUIT SEAL**: A seal at the top of the pipe where it enters the wall.
- 50 mm 90° ELBOW**: Located at the bottom of the vertical discharge pipe, just above the basement floor.
- 50mm ABS PIPE**: The horizontal section of the discharge pipe inside the basement.
- CHECK VALVE**: Installed on the horizontal basement pipe.
- SUMP PUMP**: The pump unit located in the basement.
- BASEMENT FLOOR**: The floor level where the pump is installed.
- FOOTING SUB-DRAIN, ONLY IF REQUIRED**: A pipe connected to the foundation wall below the basement floor level.
- FOUNDATION DRAIN**: The pipe that runs along the foundation wall.
- CONCRETE SPLASH PAD, SEE TOWN-SIG-10-1 OR C-110**: A protective pad at the exterior wall penetration.
- GROUND**: The exterior ground level.
- MIN. 100**: A dimension indicating the minimum distance from the splash pad to the ground level.
- SUMP PUMP TO DISCHARGE AT SURFACE GRADE WITH FLOOD DIRECTED TOWARDS THE FRONT YARD**: A note in a box indicating the required discharge direction.
- SUMP PUMP DISCHARGE CONNECTION TO GRADE**: The title of the diagram.
- N.T.S.**: Not To Scale.

MUNICIPAL APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT,
R.S.O. 1990, c.P.13, AS AMENDED.

THIS _____ DAY OF _____, 2025

GABRIEL A. R. CHARLES, MCIP, RPP
DIRECTOR OF PLANNING SERVICES
TOWN OF OAKVILLE
(AUTHORITY GRANTED BY BY-LAW 1998-272, AS AMENDED)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 12th DAY OF MARCH, 2024.

DATE MARCH 12th, 2024

C. P. EDWARD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-74397.

PLAN 20M-

I CERTIFY THAT THIS PLAN IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF HALTON (No. 20)
AT _____ O'CLOCK ON THE _____
DAY OF _____, 2025 AND ENTERED IN THE
PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER'S
24752-2107 AND THE REQUIRED CONSENTS
ARE REGISTERED AS PLAN DOCUMENT
No. _____

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF HALTON (No. 20)

THIS PLAN COMPRISES ALL OF P.I.N. 24752-2107.
PART OF LOT 1 IS SUBJECT TO AN EASEMENT AS SET OUT IN
INST. No. HR16622.

PLAN OF SUBDIVISION OF
PART OF BLOCK 220,
PLAN 20M-840
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:500

10m 5m 0m 10m 20m 30m 40 metres

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

METRIC

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 37, BOTH INCLUSIVE, BLOCKS 38, 39 AND 40 AND THE STREET, NAMELY CHARLES BRAY CRESCENT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREET IS HEREBY DEDICATED AS A PUBLIC HIGHWAY TO THE CORPORATION OF THE TOWN OF OAKVILLE.

DATED THE 21st DAY OF March, 2025.

MENKES SOUTH LAKE HOMES INC.

MARK KARAM
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL1 DENOTES PLAN 20M-840
- PL2 DENOTES PLAN 20R-17400
- S/T DENOTES SUBJECT TO AN EASEMENT FOR ENTRY AS SET OUT IN INST. No.
- ORP DENOTES OBSERVED REFERENCE POINT
- CALC DENOTES CALCULATED FROM PL1 AND PL2
- (WT) DENOTES WITNESS
- (MTE) DENOTES MTE ONTARIO LAND SURVEYORS LTD., O.L.S.
- (NI) DENOTES NOT IDENTIFIED
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE

ALL SET MONUMENTS ARE PLASTIC BARS UNLESS NOTED OTHERWISE.

INTEGRATION NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
(A) AND (B) USING CANNET REAL TIME NETWORK (RTN) OBSERVATIONS,
UTM ZONE 17, NAD83 (CSRS:CBNV6:2010.0).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS:CBNV6:2010.0), TO
URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10, AND CANNOT,
IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN.

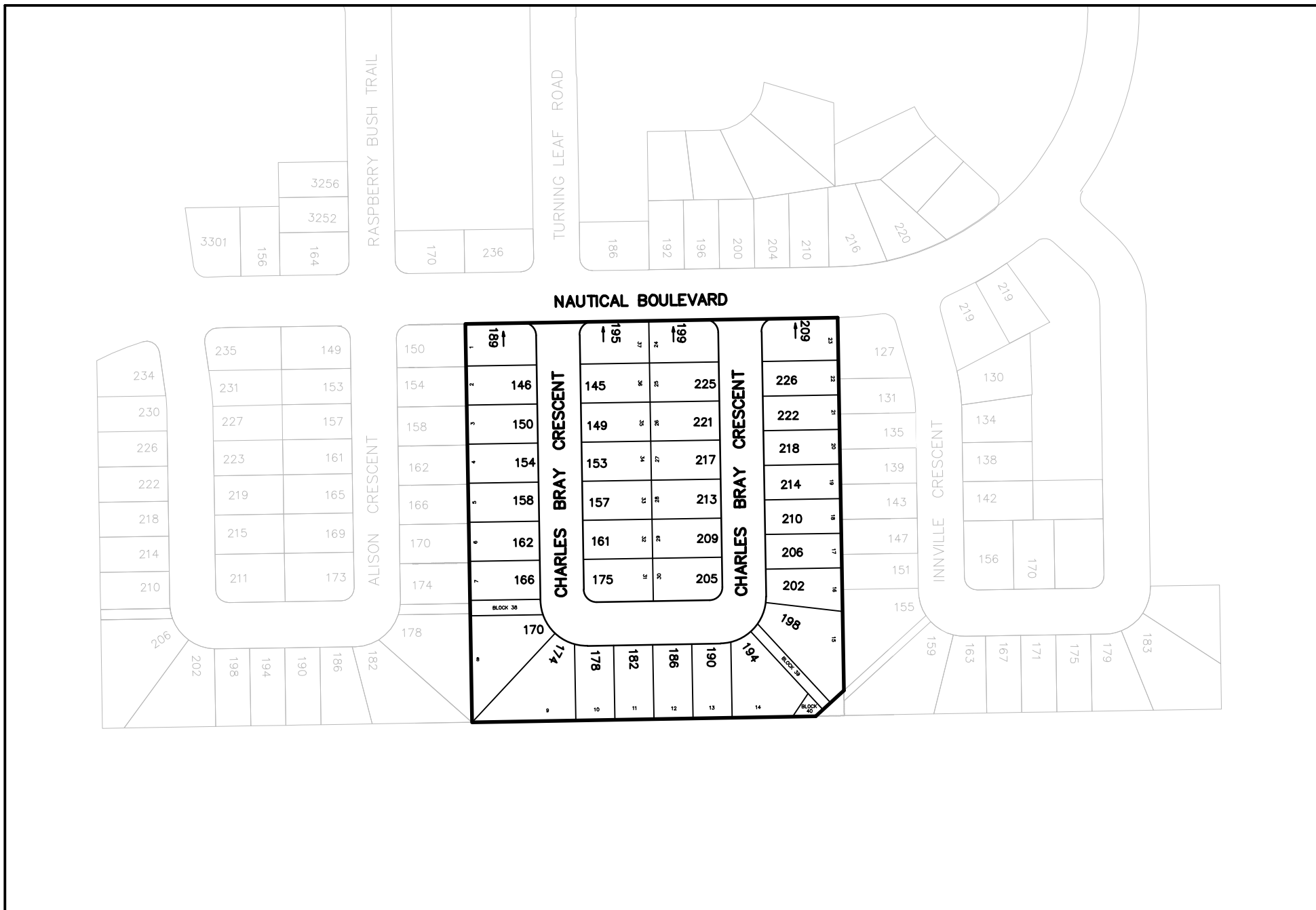
POINT	NORTHING	EASTING
ORP (A)	4804167.86	603293.88
ORP (B)	4804271.28	603395.71
20120110009	4801633.53	597944.45

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999723.



R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7.
WOODBIDGE, 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: A.Q. CHECKED: C.P.E.
JOB No. 21-415 CAD FILE No. 21415s1d

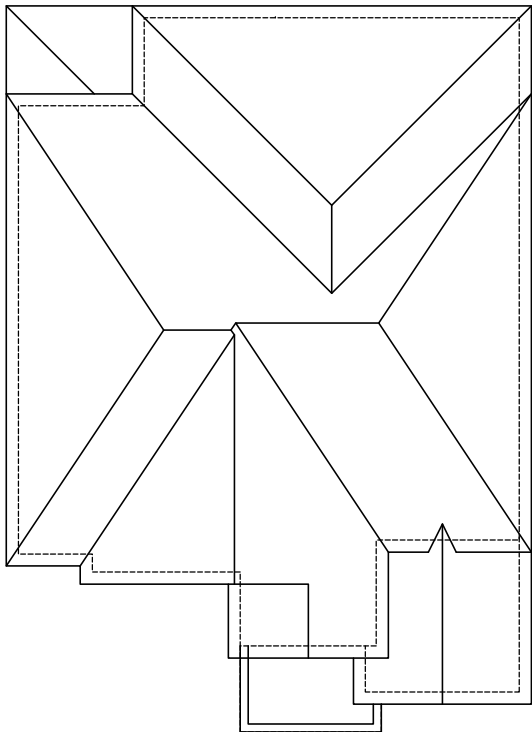
TOTAL AREA OF SUBDIVISION = 2.250 ha.



**INSERT FOR MUNICIPAL ADDRESS
ADD REGISTERED PLAN 20M-1297**



Town of Oakville
Engineering and Construction
1225 Trafalgar Road
Oakville Ontario L6H 0H3
ph (905) 845-6601



ROOF PLAN ELEV 'A'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

GROSS GLAZING AREA-ELEV A

TOTAL PERIPHERAL WALL AREA	4528.86 SF	420.74 m ²
FRONT GLAZING AREA	155.88 SF	14.48 m ²
LEFT SIDE GLAZING AREA	58.22 SF	5.41 m ²
RIGHT SIDE GLAZING AREA	103.25 SF	9.59 m ²
REAR GLAZING AREA	235.00 SF	21.83 m ²
TOTAL GLAZING AREA	552.36 SF	51.32 m ²
TOTAL GLAZING PERCENTAGE	12.20 %	

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and Regulations of the City of Oakville, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Oakville

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY:
DATE: Dec 5, 2024
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF

30'-3"
9.22m

ASPHALT SHINGLES
W/ FLASHING AT VALLEYS (TYP)

31

MID POINT OF ROOF

25'-1"
7.65m

48"x24" SEGMENTAL ARCHED TRANSOM
W/ 8" SELF SUPPORTING
PRECAST CONC ARCH & SURROUND
W/ CENTRE KEYSTONE
W/ 10"x8" PRECAST CONC IMPOSTS

TOP OF PLATE

HARDIE OR EQUIV PANEL
W/ 1"x4" TRIM

TOP OF WINDOW

LINE OF CATHEDRAL CEILING BEYOND
(9:12 SLOPE)

18" HIGH DECOR METAL RAILING

U/S OF SOFFIT @ LIVING

TOP OF PLATE @ LIVING

TOP OF WINDOW @ LIVING

SECOND FLOOR

TOP OF DOOR

72"x26" SEGMENTAL ARCHED TRANSOM
W/ 8" SELF SUPPORTING
PRECAST CONC ARCH & SURROUND
W/ CENTRE KEYSTONE
W/ 10"x8" PRECAST CONC IMPOSTS

4"x4" PRECAST CONC SILL (TYP)

MAIN FLOOR

FIN GRADE

POURED CONC FDTN WALLS ON
CONC STRIP FOOTING (TYP)

TOP OF SLAB

location
Oakville, ON

client
Menkes Developments

marking name
The Admiral

project
Southlake

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	17-Mar-24	MD	ES					
3	REVISED PER CLIENT COMMENTS	9-Jul-24	ES	ES					
7	ISSUED FOR PERMIT	29-Nov-24	ES	ES					

I, ERIC SCHNEIDER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER DIVISION C PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 30840
FIRM BCIN: 24995
DATE: NOV 29 2024

SIGNATURE:



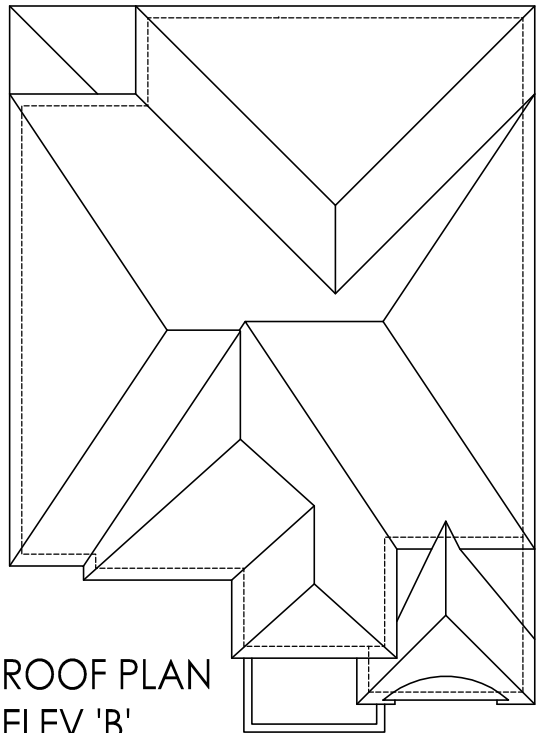
WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

model
50-03

scale
3/16" = 1'0"

page

A11



ROOF PLAN
ELEV 'B'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

GROSS GLAZING AREA-ELEV B

TOTAL PERIPHERAL WALL AREA	4528.86 SF	420.74 m ²
FRONT GLAZING AREA	170.90 SF	15.88 m ²
LEFT SIDE GLAZING AREA	58.22 SF	5.41 m ²
RIGHT SIDE GLAZING AREA	103.25 SF	9.59 m ²
REAR GLAZING AREA	235.00 SF	21.83 m ²
TOTAL GLAZING AREA	567.37 SF	52.71 m ²
TOTAL GLAZING PERCENTAGE	12.53 %	

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations and provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Oakville

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: Dec 5, 2024

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

model 50-03
scale 3/16" = 1'0"

page

A15



WWW.RNDESIGN.COM
Tel 905-738-3177
WWW.THEPLUSGROUP.CA

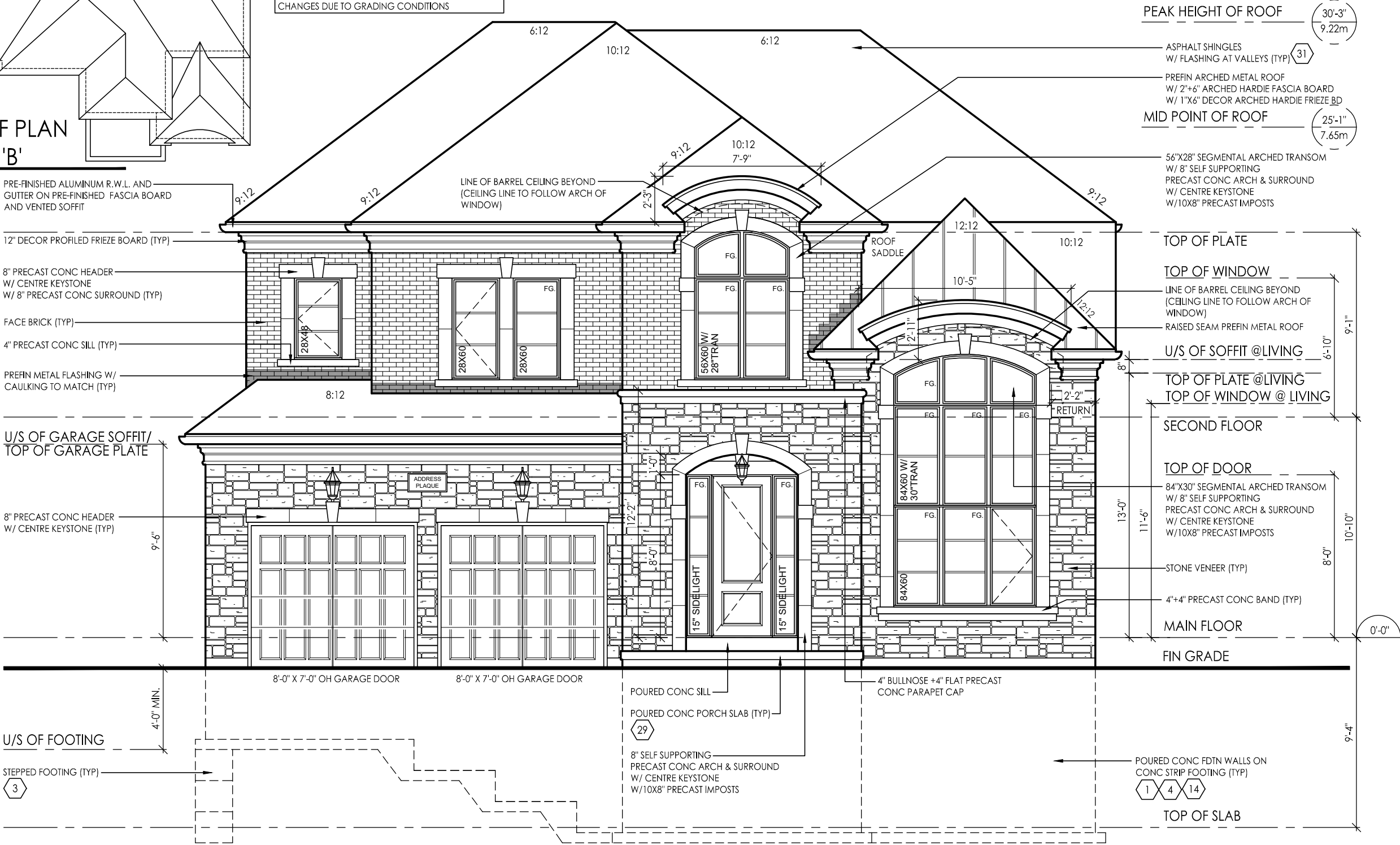
location
Oakville, ON

marketing name
The Admiral

client
Menkes Developments

project
Southlake

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	17-Mar-24	MD	ES					
7	ISSUED FOR PERMIT	26-Nov-24	ES	ES					



FRONT ELEVATION 'B'

I, ERIC SCHNEIDER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER DIVISION C PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 30840
FIRM BCIN: 24995
DATE: NOV 29 2024

SIGNATURE:

GROSS GLAZING AREA-ELEV C

TOTAL PERIPHERAL WALL AREA	4528.86 SF	420.74 m ²
FRONT GLAZING AREA	205.76 SF	19.12 m ²
LEFT SIDE GLAZING AREA	58.22 SF	5.41 m ²
RIGHT SIDE GLAZING AREA	103.25 SF	9.59 m ²
REAR GLAZING AREA	235.00 SF	21.83 m ²
TOTAL GLAZING AREA	602.23 SF	55.95 m ²
TOTAL GLAZING PERCENTAGE	13.30 %	

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations and requirements including zoning, fire, and other applicable codes and provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Oakville

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: Dec 5, 2024

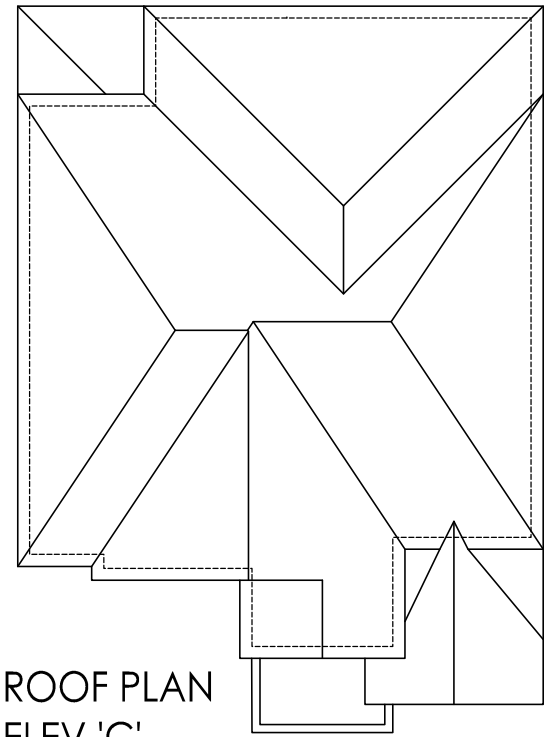
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NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS



ROOF PLAN
ELEV 'C'



FRONT ELEVATION 'C'

PEAK HEIGHT OF ROOF
30'-3"
9.22m

MID POINT OF ROOF
25'-1"
7.65m

56"x28" SEGMENTAL ARCHED TRANSOM
W/ 8" PROFILED STUCCO ARCH & SURROUND
W/ STUCCO CENTRE KEYSTONE

ROOF SADDLE

TOP OF PLATE

TOP OF WINDOW

LINE OF CATHEDRAL CEILING BEYOND
(9:12 SLOPE)

U/S OF SOFFIT @LIVING

TOP OF PLATE @LIVING

TOP OF WINDOW @ LIVING

SECOND FLOOR

TOP OF DOOR

84"x30" SEGMENTAL ARCHED TRANSOM
W/ 8" SELF SUPPORTING
PRECAST CONC ARCH & SURROUND
W/ CENTRE KEYSTONE

STONE VENEER (TYP)

4" PRECAST CONC SILL (TYP)

MAIN FLOOR

FIN GRADE

POURED CONC FDTN WALLS ON
CONC STRIP FOOTING (TYP)

TOP OF SLAB

client Menkes Developments

location Oakville, ON

project Southlake

marketing name The Admiral

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	17-Mar-24	MD	ES					
7	ISSUED FOR PERMIT	26-Nov-24	ES	ES					

I, ERIC SCHNEIDER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 30840

FIRM BCIN: 24995

DATE: NOV 29 2024

SIGNATURE:

May 22, 2025

GSAI File: 1072-002

Town of Oakville
Planning Services
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Attention: Ms. Jennifer Ulcar
Secretary Treasurer, Committee of Adjustment

Re: Minor Variance Application – UPDATE
158 & 166 Charles Bray Crescent
Associated Town File(s): 25 110250 COA, 25 110239 COA
Menkes Developments Ltd.
Town of Oakville, Region of Halton

Glen Schnarr & Associates Ltd. (GSAI) are the authorized agents for Menkes Developments Ltd., owner of the lands municipality addressed as 158 & 166 Charles Bray Crescent. This submission is made as an update to two (2) existing Minor Variance applications filed by Menkes Developments Ltd. dated April 17, 2025 (via email only). The Applications associated with these two lots were assigned the following file numbers:

158 Charles Bray Crescent (“Lot 5”): 25 110250 COA
166 Charles Bray Crescent (“Lot 7”): 25 110239 COA

The purpose of the applications filed in April 2025 for the above referenced lands was to seek relief from the by-law standards respecting permitted maximum private garage gross floor area (Chapter 5, Section 5.8.6 b) (Private Garage Maximum Sizes) in order to provide additional garage space. As noted in the April 2025 Cover Letter associated with the respective submissions for 158 and 166 Charles Bray Crescent, these lots are not yet sold and, presently, remain unsold.

The in-effect Zoning for these lots is Residential Low 6 Special Section 296 (RL6-296). The Special Section is limited to additional permissions for a public school and does not prescribe any amended regulations for buildings or structures beyond those outlined in the RL6 zone.

Since the time of filing the Minor Variance Applications in April 2025, Menkes Developments Ltd. has explored alternative floorplan options for the two unsold lots to assist with the sale of the lots. The alternative floorplan would effectively replace the additional garage floor area (being requested through the associated variance applications) with additional residential floor area. This conversion of private garage floor area to residential floor area triggers a deficiency to Table 6.3.1, applicable to the RL6 zone, which specifies “Maximum Residential Floor Area” permissions.

For the benefit of staff, the Maximum Residential Floor Area zoning regulation for the RL6 zone provides (as a footnote to Table 6.3.1):

The maximum residential floor area shall be the lesser of 355.0 square metres or the potential maximum residential floor area available at 75% residential floor area ratio.

Pursuant to the footnote provided above, as applicable to Table 6.3.1, and the definitions provided in the Town's Zoning By-law, Lots 5 and 7 would be subject to the 75% residential floor area ratio restriction. The lot area (being approximately 419m² for both lots) and proposed residential floor area (335m²) would result in a permitted maximum of 314m² (being 75% of the lot area) of residential floor area, which represents a lesser value than 355.0m², rendering the 75% residential floor area ratio applicable:

Proposed Residential Floor Area (335m²) / Lot Area (419m²) * 100 = 79.95% (where 75% is permitted)

Therefore, relief to the Zoning By-law would be required in order to permit a maximum residential floor area ratio of 80%, whereas a maximum residential floor area ratio of 75% is permitted in this instance.

We confirm for staff that this alternative option does not change or alter the building footprint and is simply limited to interior alterations. There are no impacts to height, setbacks nor other zoning regulations.

For clarity, Menkes Developments Ltd. would seek to maintain the flexibility for either the additional private garage area or the maximum residential floor area ratio as they continue through the marketing and sales process. This would offer the end buyer the option for either additional residential floor area or additional garage space. This means that Menkes Developments Ltd. is seeking a total of two (2) variances for 158 Charles Bray Crescent ("Lot 5") and 166 Charles Bray Crescent ("Lot 7").

From a process perspective, we would request that staff update or add the two variances to the existing applications being processed by the Town, prior to issuing public notice and proceeding to a Committee of Adjustment Hearing:

158 Charles Bray Crescent ("Lot 5"): 25 110250 COA
166 Charles Bray Crescent ("Lot 7"): 25 110239 COA

Four Tests of a Minor Variance

Section 45(1) of the Planning Act, as amended, identifies the four tests which must be satisfied prior to approval of a minor variance. The following section provides an analysis demonstrating how the variance satisfy these tests.

1. The variance maintains the general intent and purpose of the Official Plan.

The Livable Oakville Plan (2009 Town of Oakville Official Plan) applies to all lands within the town except the North Oakville East and West Secondary Plan areas. The subject lands are designated as Low Density Residential as shown on Schedule F – South West Land Use. The proposed variances do not change the proposed use of land and maintains the intent and purpose of the Official Plan in this respect.

Part C, Section 6 of the Livable Oakville Plan contains relevant urban design objectives and policies. The additional variance request maintains the intent and purpose of the Official Plan as related to Urban Design objectives and policies by continuing to provide for dwellings which are designed with architectural excellence and are diverse enough to avoid sameness however remain compatible with the neighbourhood. We note that these dwellings also were subject to Architectural Control Guidelines and town review of same and remain generally consistent with the principles and visions of the Urban Design Brief (March 2022), which was approved through the subdivision process. The Urban Design Brief was required to satisfactorily address the land use and design policies of the Town of Oakville Official Plan prior to its approval.

In conclusion, 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.

It is our opinion that the variance request maintains the general intent and purpose of the Zoning By-law 2024-014. The Zoning By-law works to generally regulate the use of a lot in terms of uses permitted and minimum and maximum lot and building regulations.

The residential lots were designed through the subdivision process to allow the dwellings to comply with all the relevant zoning standards including building height, maximum lot coverage and minimum required setbacks. The proposed dwellings fully maintain compliance with the existing zoning regulations, save and except for the private garage area and the residential floor area ratio. We acknowledge that the zoning standards are meant to ensure that the proposed development is compatible with the surrounding existing development. We do not feel that the additional floor area, which is either to be allocated to the rear of the garage area or to be used as additional residential floor area, offends nor frustrates the intent of the by-law regulation.

Therefore, we are of the opinion that 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.

The additional permission for the residential floor area ratio increase would not propose a deviation from the intended use or development of the lands as previously reviewed and considered by the Town of Oakville through the Subdivision process or the Architectural Control review process and therefore remains desirable and appropriate development for the lands. The request simply provides buyers with more flexibility through the purchasing process based on their individual/family needs – be it additional garage space or additional residential space.

4. The variance is minor in nature.

It is our opinion that the variance is minor in nature. This additional area could be used practically for additional garage storage or habitable area, depending on the preference of the buyer. As stated in the original cover letter, if this space was not allocated to the garage portion of the dwelling, it would have been allocated to the interior of the dwelling, not simply omitted structurally from the overall design. The

flexibility Menkes Developments Ltd. is seeking is simply a design choice to help in the marketing and sales process and providing flexibility in design choice to suit the end needs of the buyer.

We look forward to appearing on the next available Committee of Adjustment hearing date. Please contact the undersigned and/or Martha Hadid of Menkes Developments Ltd. with any questions.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Sarah Clark, MCIP RPP
Associate

April 17, 2025

GSAI File: 1072-002

Town of Oakville
Planning Services
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Attention: Ms. Jennifer Ulcar
Secretary Treasurer, Committee of Adjustment

Re: Minor Variance Application – *Multiple Addresses*
146-226 Charles Bray Crescent
Formerly: 193 Nautical Blvd.
Menkes Developments Ltd.
Town of Oakville, Region of Halton

Glen Schnarr & Associates Inc. (GSAI) are the authorized agents for Menkes Developments Ltd., owner of the site municipality addressed as 146-226 Charles Bray Crescent. Prior to the recent registration of the Plan of Subdivision, the site was addressed as 193 Nautical Boulevard. This address was associated with the Draft Plan of Subdivision Application to create the lots and processed under Town File: 24T-22003/1733. Registration of the plan of subdivision formally created 37 lots to host single detached dwellings and formally assigned the addresses outlined above. A total of 6 of the 37 lots require a Minor Variance Application to address the same zoning deficiency.

For brevity, we are submitting a total of 6 minor variance applications under this single, joint Cover Letter in consideration of the fact that the minor variance request for the 6 lots is the same for each lot. We recognize that each lot will require its own separate and distinct Minor Variance Application form and will be assigned separate Town file numbers. We trust, however, that these applications can be heard together at the same Committee meeting based on the nature of the Minor Variance requests. The Minor Variance request is described below under the “Required Variances” section of this Cover Letter.

The lots subject to this Minor Variance request are addressed as follows:

- 158 Charles Bray Crescent;
- 166 Charles Bray Crescent;
- 170 Charles Bray Crescent;
- 174 Charles Bray Crescent;
- 194 Charles Bray Crescent; and
- 198 Charles Bray Crescent.

Each municipal address has its own, respective application form to accompany the variance request, all of which are submitted under this Cover Letter.

The in-effect Zoning for these 6 lots is Residential Low 6 Special Section 296 (RL6-296). The Special Section is limited to additional permissions for a public school and does not prescribe any amended regulations for buildings or structures beyond those outlined in the RL6 zone. To confirm for the Committee, the in-effect zoning was not amended through a Zoning By-law Amendment in conjunction with the Draft Plan of Subdivision application. This proposal is exempt from Site Plan Approval and a Control Architect was retained by our Client to prepare the drawings to be submitted for Building Permit issuance.

Required Variances

Presently, our Client is proceeding through the Building Permit process to permit for the construction of the dwellings. The Building Permit process includes a zoning review component. Through the Zoning review, it was determined that 6 of the 37 single detached dwellings exceeded the maximum allowable gross floor area for interior private garages as regulated under Chapter 5, Section 5.8.6 b) (Private Garage Maximum Sizes) of the Town's Zoning By-law. The additional area triggering the exceedance is provided behind what was designed as a standard 2-car garage, to allow for a tandem parking configuration or additional garage storage area. That said, the front façade is representative of a standard 2-car garage design.

The wording of the by-law regulation that the applications seek relief from provides:

b) For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.

All of the lots are greater than 12.0m in frontage, making all lots subject to this regulation. The 6 lots requiring relief from this regulation and subject to the Minor Variance requests under this cover are as follows: 5, 7, 8, 9, 14 and 15. We have attached a copy of the plan of subdivision for the information of the Committee for a better understanding of the location of these lots. For further specificity, there are 2 of the 7 models ("The Admiral" and "The Marina") that provide private interior garages that exceed the permission outlined in Section 5.8.6 b). Lots 5 and 7 will host "The Admiral" model and lots 8, 9, 14 and 15 will host "The Marina" model.

The lots hosting "The Marina" model have been sold with a floorplan showing the exceedance in private garage area of ~9 square meters, providing a total of ~54.0 square metres. The lots hosting "The Admiral" model and are not yet sold and currently show an exceedance of ~8 square meters, providing a total of ~53 square metres. We acknowledge that the drawings for The Admiral model show only 53 square metres of total floor area for a private garage at this time, however, it is possible that they could ultimately be designed and sold with the 54.0 square metres design. To protect for this scenario, we are applying for a consistent maximum 54.0 square metres of total floor area for a private garage for the 6 lots, as described above.

The proposed variance for all 6 lots is as follows:

To permit for a maximum total floor area for a private garage of 54.0 square metres whereas the by-law permits a maximum total floor area for a private garage of 45.0 square metres

To assist the Committee in their review of the variance request, we have submitted front elevations for each Model and the main floor plans, inclusive of the garage floorplan. Each model described above provides three options for the front façade treatment. We confirm that the drawings submitted as additional information are the same version as those submitted for the Building Permit review.

Our Client has confirmed that at a maximum, only 6 of the 37 lots will have either of these designs/models, and as a result, are only applying for relief to the by-law for the 6 lots described above.

Four Tests of a Minor Variance

Section 45(1) of the Planning Act, as amended, identifies the four tests which must be satisfied prior to approval of a minor variance. The following section provides an analysis demonstrating how the variances satisfy these tests.

1. The variance maintains the general intent and purpose of the Official Plan.

The Livable Oakville Plan (2009 Town of Oakville Official Plan) applies to all lands within the town except the North Oakville East and West Secondary Plan areas. The subject lands are designated as Low Density Residential as shown on Schedule F – South West Land Use. The proposed variances do not change the proposed use of land and maintains the intent and purpose of the Official Plan in this respect.

Part C, Section 6 of the Livable Oakville Plan contains relevant urban design objectives and policies. The variance request maintains the intent and purpose of the Official Plan as related to Urban Design objectives and policies by continuing to provide for dwellings which are designed with architectural excellence and are diverse enough to avoid sameness however remain compatible with the neighbourhood. We note that these dwellings also were subject to Architectural Control Guidelines and town review of same and remain generally consistent with the principles and visions of the Urban Design Brief (March 2022) which was approved through the subdivision process. The Urban Design Brief was required to satisfactorily address the land use and design policies of the Town of Oakville Official Plan prior to its approval.

In conclusion, 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.

It is our opinion that the variance request maintains the general intent and purpose of the Zoning By-law 2024-014. The Zoning By-law works to generally regulate the use of a lot in terms of uses permitted and minimum and maximum lot and building regulations.

The residential lots were designed through the subdivision process to allow the dwellings to comply with

all the relevant zoning standards including building height, maximum lot coverage and minimum required setbacks. The proposed dwellings fully maintain compliance with the existing zoning regulations, save and except for the private garage area exceedance. We acknowledge that the zoning standards are meant to ensure that the proposed development is compatible with the surrounding existing development. We do not feel that the additional floor area, which is allocated to the rear of the garage area, offends nor frustrates the intent of the by-law regulation pursuant to Section 5.8.6 which is meant to regulate garage sizes to create cohesive and compatible facades and frontages.

As exhibited in the supporting architectural materials, the front façade of the models appear as only a two-car garage from street view as the floor area exceedance is added to the rear to allow for a tandem parking configuration. Meaning, the cars would be able to be parked side by side (which is permitted as of right under the by-law), and with the additional area at the rear, could also be parked tandem. It is conceivable that this idea of a tandem parking scenario in a detached dwelling was not contemplated when writing the Town-wide by-law and therefore, affords no acknowledgment or flexibility for this scenario.

We confirm that other than the floor area exceedance, the private garages meet all other relevant zoning standards (including those associated with garage width) and no other relief to the by-law is required.

Therefore, we are of the opinion that 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.

The permission for the garage floor area increase would not propose a deviation from the intended use or development of the lands as previously reviewed and considered by the Town of Oakville through the Subdivision process or the Architectural Control review process and therefore remains desirable and appropriate development for the lands. The request simply provides buyers with more flexibility for storage areas based on their individual/family needs.

4. The variance is minor in nature.

It is our opinion that the variance is minor in nature. The variance contemplates a modest increase of 9m² to accommodate a tandem parking scenario, which is characteristic for these models (however not in the Town of Oakville). This additional area could also be used practically for additional garage storage, providing more options for the user. Additionally, if this space was not allocated to the garage portion of the dwelling, it would have been allocated to the interior of the dwelling, not simply omitted structurally from the overall design. This is simply a design choice from our Client to provide for additional storage area in the garage (for cars, or general storage) rather than additional living area for the occupants.

Submission Deliverables

- Six (6) Minor Variance Application Forms for the lands municipally addressed as:
 - o 158 Charles Bray Crescent;
 - o 166 Charles Bray Crescent;
 - o 170 Charles Bray Crescent;

- 174 Charles Bray Crescent;
 - 194 Charles Bray Crescent; and
 - 198 Charles Bray Crescent
- One (1) copy of additional information (Architectural set):
 - Set of Drawings for “The Admiral” including Main Floor Plan and Options A-C for Front Elevation; and,
 - Set of Drawings for “The Marina” including Main Floor Plan and Options A-C – Front Elevation.
- One (1) copy of the approved Draft Plan of Subdivision showing the Lot Numbers referenced herein.

We look forward to appearing on the next available Committee of Adjustment hearing date. Please contact the undersigned and/or Martha Hadid of Menkes Developments Inc. in order to facilitate the fee payments to deem the applications complete and prompt circulation.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Sarah Clark, MCIP, RPP
Associate