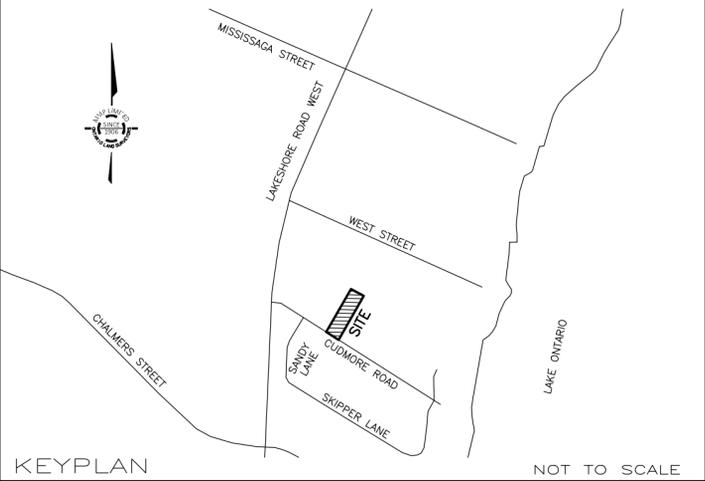


TOWN OF OAKVILLE ZONING BY-LAW 2014-014
ZONING REGULATION - RL5-0

ZONE	REQUIRED	PROVIDED
LOT FRONTAGE @7.5m	15.0 m (min)	30.50 m
LOT AREA	464.5 sq.m. (min)	2128.0 sq.m.
FRONT YARD	13.39-18.89 m	* 11.71 m
	12.79 m	* 10.93 m (GUTTERS)
REAR YARD	7.5 m (min)	24.86 m
SIDE YARD	2.4 m (min) (EAST)	8.28 m
	1.2 m (min) (WEST)	* 1.19 m (EXISTING)
	0.6 m	0.64 m (GUTTERS)
BUILDING AREA		281.8 sq.m. (EXISTING DWELLING)
		13.5 sq.m. (EXISTING SHED & ENCLOSURE)
		223.7 sq.m. (PROPOSED STRUCTURES)
		519.0 sq.m. (TOTAL AREA)
LOT COVERAGE	35.0% (max)	24.4%
BUILDING HEIGHT	9.0 m (max)	9.97 m (EXISTING)
		* 9.97 m (PROPOSED)
FLOOR AREA RATIO	29.0% (max)	REFER TO ARCHITECTURAL DRAWINGS

PROPOSED ADDITION = 1.5 STOREYS
* VARIANCE MAY BE REQUIRED

59 CUDMORE ROAD
SITE PLAN FOR MINOR VARIANCE APPLICATION



KEYPLAN NOT TO SCALE

GEOGRAPHIC LOCATION NOTE

LOT 5
REGISTERED PLAN 198
IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 200

MackKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2025

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 COLOUR THE ORIGINAL SIGNED PRINT OF THIS SITE PLAN CONTAINS COLOUR

BENCHMARK NOTE

TOWN OF OAKVILLE BENCHMARK No. 188
ELEVATION = 85.407 METRES (CGVD 1928:1978 ADJUSTMENT)
NORTH EAST CORNER OF FIRST STEP AT No. 3175 LAKESHORE ROAD WEST

LEGEND

- SAN MH DENOTES SANITARY MANHOLE
- MH DENOTES MANHOLE
- HP DENOTES HYDRO POLE
- AC DENOTES AIR CONDITIONER
- GM DENOTES GAS METER
- WV DENOTES WATER VALVE
- T.B.R. DENOTES TO BE REMOVED
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
- ★ DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK NOTED ABOVE
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES
- DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM THE LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED AND WERE VERIFIED IN FIELD ON MARCH 24, 2025
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION. THE INSTALLATION OF UTILITIES SHALL NOT DISRUPT TREE PROTECTION ZONES. THE BUILDER SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION. THE INSTALLATION - NO NEW SERVICE CONNECTIONS ARE PROPOSED

CAUTION

- THIS IS NOT ORIGINAL COPY UNLESS EMBOSSED
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES
- THIS PRODUCT IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

CERTIFICATION NOTE

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED

PROPOSED BUILDING SETBACKS AS SHOWN
PROPOSED BUILDING HEIGHT AS SHOWN
PROPOSED LOT COVERAGE AS SHOWN
PROPOSED BUILDING SITE STATISTICS AS SHOWN

MAY 9, 2025

DATE

AISAR BHERI, OLS, P.Eng.
FOR: MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
2	MAY 9, 2025	SITE PLAN COMPLETED
1	MARCH 24, 2025	FIELD WORK COMPLETED

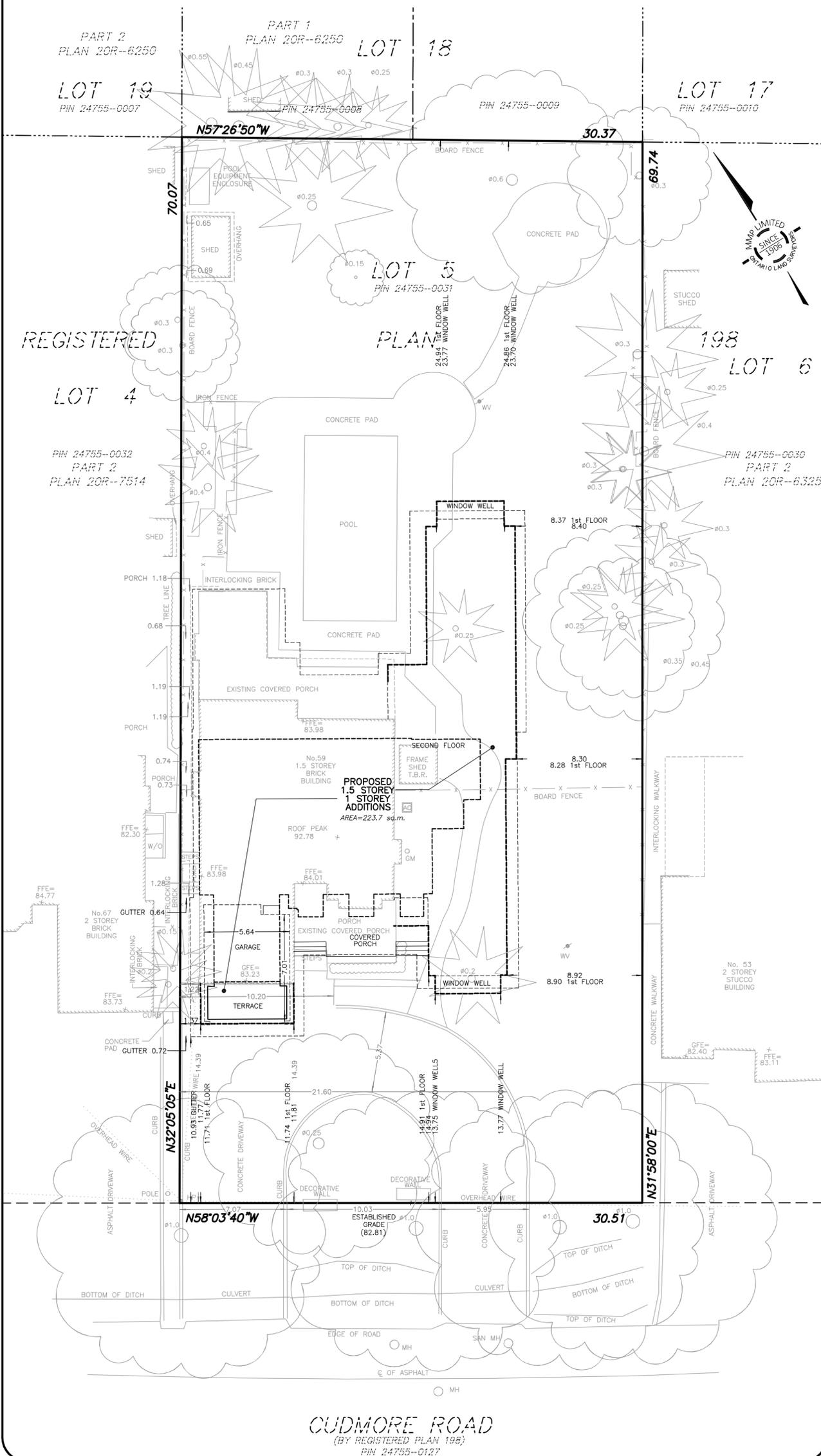


MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmlimited.com
mmlimited.com

E:\(20) Halton\Registered Plans\RP0198\LOT 5\25-049\25-049-SPF.dwg

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
A.S.		25-049-SPF	1



CUDMORE ROAD
(BY REGISTERED PLAN 198)
PIN 24755-0127



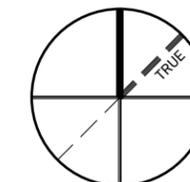
STRUCTURED
CREATIONS

416.204.0351 | 502 - 445 ELIZABETH ST., BURLINGTON, ON | info@structuredcreations.com

RENO/ADDITION

59 CUDMORE RD
OAKVILLE ON

PROJECT NORTH ENG. STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

12.05.25

DATE

SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.ARCH

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.

No.	DATE	ISSUE/REVISION	BY
4	12.05.25	SUB FOR COA	D.S.S.

DRAWING ISSUES | REVISIONS

SITE STATS

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	MAY 12/25	24-048

DRAWING #

A300

DESIGNER: STRUCTURED CREATIONS 502-445 ELIZABETH STREET BURLINGTON, ONTARIO L7R 2L8 ATTENTION: DARREN SANGER-SMITH PH: 416.204.0351			
APPLICANT STRUCTURED CREATIONS (AS PER DESIGNER)			
SITE STATISTICS			
ADDRESS:	59 CUDMORE RD OAKVILLE, ON L6L 2Y4		
LEGAL DESCRIPTION:	LOT 5, REG. PLAN 198		
ZONING:	RL5-0		
	EXISTING	PROPOSED	BY-LAW
LOT AREA	2132.43 SQM (22954.04 SQFT)	NA	464.5 SQM (MIN)
LOT FRONTAGE	30.51 M	NA	15.0 M (MIN)
FRONT YARD SETBACK	14.46 M MIN. EX - 14.39 M - 1 M = 13.39 M /	11.71 M (11.02 GUTTER)	13.39 M - 18.89M
SIDE YARD (EAST)	16.33 M	8.28 M	2.4 M
SIDE YARD (WEST)	1.19 M (0.72 M GUTTER)	NA	1.2 M
REAR YARD			7.5 M
COVERAGE			
	EXISTING	PROPOSED	TOTAL
MAIN FLOOR	147.62 SQM (1589.01 SQFT) 6.92%	196.36 SQM (2113.65 SQFT) 9.21%	343.98 SQM (3702.66 SQFT) 16.13%
ATTACHED GARAGE	44.28 SQM (476.68 SQFT) 2.08%	16.31 SQM (175.60 SQFT) 0.77%	60.59 SQM (652.28 SQFT) 2.85%
FRONT COVERED PORCH	18.84 SQM (202.84 SQFT) 0.88%	6.07 SQM (65.38 SQFT) 0.28%	24.91 SQM (268.22 SQFT) 1.16%
REAR COVERED PORCH	58.86 SQM (633.56 SQFT) 2.76%	NA	58.86 SQM (633.56 SQFT) 2.76 %
ACCESSORY STRUCTURE	16.23 SQM (174.70 SQFT) 0.76%	NA	16.23 SQM (174.70 SQFT) 0.76%
EAVES PROJECTION	NA	44.49 SQM (478.87 SQFT) 2.09%	44.49 SQM (478.87 SQFT) 2.09%
TOTAL	285.83 SQM (3076.79 SQFT) 13.40%	263.23 SQM (283.35 SQFT) 12.35%	549.06 SQM (5910.29 SQFT) 25.75%
FLOOR TO LOT			
	EXISTING	PROPOSED	TOTAL
MAIN FLOOR	147.62 SQM (1589.01 SQFT) 6.92%	196.36 SQM (2113.65 SQFT) 9.21%	343.98 SQM (3702.66 SQFT) 16.13%
SECOND FLOOR	160.92 SQM (1732.17 SQFT) 7.55%	44.74 SQM (481.61 SQFT) 2.10%	205.66 SQM (2213.78 SQFT) 9.65%
ATTACHED GARAGE	NA	NA	NA
	INTERNAL GARAGE AREA FOR ZONING PURPOSES (NOT INCL IN TOTAL) - 49.46 SQM (532.37 SQFT)		
FRONT COVERED PORCH	NA	NA	NA
REAR COVERED PORCH	58.86 SQM (633.56 SQFT) 2.76%	NA	58.86 SQM (633.56 SQFT) 2.76 %
ACCESSORY STRUCTURE	NA	NA	NA
TOTAL	367.40 SQM (3954.74 SQFT) 17.23%	241.10 SQM (2595.26 SQFT) 11.31%	608.50 SQM (6550.00 SQFT) 28.54%
DWELLING DEPTH			
	EXISTING	PROPOSED	TOTAL
BUILDING HEIGHT	9.0 M (MAX)		
ESTABLISHED GRADE	82.81		
AVERAGE GRADE	NA		
EXISTING HEIGHT	9.97 M		
PROPOSED HEIGHT	9.97 M		
ACCESSORY DWELLING UNIT (ADU)			
	EXISTING	PROPOSED	TOTAL
BASEMENT	NA	1 - 116.19 SQM (1250.72 SQFT)	1



Minor Variance Justification Report

Property Address: 59 Cudmore Rd, Oakville

Application to the Town of Oakville – Committee of Adjustment

Project

Overview:

The proposal involves an extensive addition and renovation to the existing 1½-storey dwelling. The existing home currently includes a garage projecting from the front façade, a front covered porch, and a large rear covered porch (added in a previous phase). The proposed scope of work includes:

1. A single-storey addition to the front of the existing garage to incorporate a walkout basement between the garage and the mudroom.
 2. A new second-storey balcony above the garage addition, implemented to avoid the expansion of interior living space on the second floor.
 3. A single-storey side addition (south side) to accommodate a new primary bedroom suite, a library, and stair access to the basement.
 4. A partial second-storey expansion over a portion of the proposed ground floor addition to the south.
-

Requested Variances:

This application requests relief from the provisions of Zoning By-law 2014-014 for the following variances:

1. **Section 6.4.6(c):** To permit a building height of 9.97m, whereas the By-law permits a maximum of 9.0m.
 2. **Section 4.27(a):** To permit a rooftop terrace within a -0 suffix zone
 3. **Section 4.27(i):** to permit a rooftop terrace depth of 2.46m whereas the by-law permits a max of 1.5m
 4. **Section 5.8.6(b):** To permit an interior garage floor area of 49.46m², whereas the By-law permits a maximum of 45m².
 5. **Section 5.8.7(c):** To permit a garage projection of 8.15m beyond the main front wall, whereas a maximum of 1.5m is permitted.
 6. **Section 6.4.3(a):** To permit a front yard setback of 11.71m, whereas a minimum of 13.39m and a maximum of 18.89m is required.
 7. **Table 4.3:** To permit an eave projection of 0.78m into the front yard, whereas a maximum projection of 0.6m is permitted.
-

Justification for Each Variance:

1. Building Height (9.97m vs. 9.0m):

This variance reflects an *existing condition*. The proposed second-floor expansion follows the existing roofline, extending it 19'-6" to the south while maintaining a consistent roof profile. The roof addition does not span the full depth of the new addition and is intentionally set back from the southern façade to preserve the 1½-storey appearance and minimize visual impact on the adjacent neighbour.

2 and 3. Rooftop Terrace:

The intent of this regulation is generally to preserve privacy between neighbouring properties. In this instance, the proposed balcony is located on the *front (west) elevation*, oriented toward the street. It overlooks driveways and the side of the neighbouring house, not private rear yards. The roofline has been extended vertically to serve as a built-in privacy screen at railing height, thereby eliminating any potential for overlook and maintaining privacy for both the occupants and neighbours.

4. Garage Floor Area (49.46m² vs. 45m²):

The modest increase in garage floor area is necessary to accommodate a basement walkout and improved internal circulation between the garage and mudroom. The functional parking area remains approximately 39.20m²—comparable to the existing garage—while the additional space is primarily for storage and circulation.

5. Garage Projection (8.15m vs. 1.5m):

The extension of the garage is required to accommodate the new walkout and to better suit modern vehicle sizes. The *existing* garage already projects 5.44m beyond the main wall. The requested relief (2.71m additional) is partially offset by:

- The existing front covered porch (projecting 2.81m),
- The proposed south addition, which extends 5.17m forward and helps *visually balance* the front elevation,
- The similarity in width between the south addition (5.21m) and the existing front façade (6.64m), which helps mitigate visual impacts of the garage.

If the south addition were considered the primary front wall, the garage would project only 3.12m beyond it—well within proportion for the streetscape.

6. Front Yard Setback (11.71m vs. minimum 13.39m):

The reduced setback is a direct result of the garage addition. The setback remains consistent with the neighbouring property to the north (12.59m setback) and is more generous than other homes further south, many of which are located significantly closer to the street. The proposed design maintains consistency with the established streetscape and does not result in overdevelopment.

7. Eave Projection (0.78m vs. 0.6m):

This minor variance allows for an enhanced architectural detail at the front of the garage. The extended eave helps soften the façade and creates an opportunity for bracketing and trim consistent with the architectural language of the addition.

Conclusion:

It is our professional opinion that Variances 1, 4, 5, 6 and 7 are *minor in nature*, maintain the intent of the Zoning By-law, and do not adversely impact adjacent properties or the streetscape. The lot is a double lot, and the overall scale and massing remain well within the allowable building envelope. The retention of the 1½-storey architectural character further reduces any potential impacts.

Variance 2 and 3, while technically prohibited by the by-law, is also appropriate given the balcony's orientation to the street, the use of architectural screening, and its lack of overlook into private spaces. As such, this variance does not result in any privacy concerns or undue adverse impacts.

The proposed development is consistent with the character of the neighbourhood and does *not* represent overdevelopment. It satisfies the four tests under Section 45(1) of the *Planning Act* and represents *good planning and thoughtful design* in keeping with the broader goals of the Town of Oakville.

Yours very truly,



Darren Sanger-Smith, B.Arch, BCIN
Principle
Structured Creations Inc