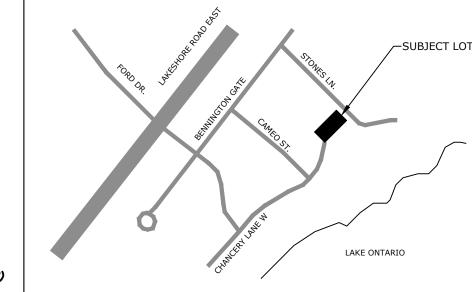


PART OF LOT 3 CONCESSION 4 SOUTH OF DUNDAS STREET TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON



KEY PLAN

× 184.90

EXISTING SANITARY SERVCE EXISTING WATER SERVCE SANITARY SERVCE WATER SERVCE

STORM SERVICE/ROOF LEADER DRAIN → X ➤ SWALE ROOF LEADER DISCHARGE LOCATION

SUMP PUMP DISCHARGE LOCATION 3:1 SLOPING (MAXIMUM) × 184.90 PROPOSED GRADE

> **EXISTING CURB STOP EXISTING SANITARY CLEANOUT**

EXISTING GRADE

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

Survey Monument Set

Denotes North Denotes South Denotes East Round Iron Bar Origin Unknown McConnell and Maughan Ltd., O.LS. Holding Jones Vanderveen Inc. O.L.S. Plan 20R-15409 Reg'd Plan M-143 Finished Floor Established Grade Hydro Pole Utility Pole Deciduous Coniferous

Chain Link Fence Board Fence Maintenance Hole Catch Basin Guy Wire Top of Curb

EXISTING TREE INVENTORY NUMBER AND PRESERVATION ZONE

WATERMAINS

- ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS & SPECIFICATIONS.
- WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF $0.15 \mathrm{m}$ OVER OR $0.60 \mathrm{m}$ UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7m WITH A MINIMUM HORIZONTAL
- SPACING OF 1.2m FROM THEMSELVES AND 2.50m FROM SEWER AND OTHER UTILITIES. WATERMAINS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET
- MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUESTED BY INSPECTOR.
- WATERMAIN AND WATER SERVICE MATERIALS 100 DIA. UP TO AND INCLUDING 300 DIA. TO BE P.V.C. DR-18 TO AWWA SPEC C900-75, COPPER TYPE 'K' FOR **50 DIA.** AND SMALLER.
- PROVISIONS FOR FLUSHING THE LINES PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A 50 DIA. OUTLET ON 100 DIA. AND LARGER LINES, COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END SAME SIZE AS THE LINES. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN THE DRAIN ON FIRE LINES, FLUSHING OUTLET TO BE 100 DIA. OR A HYDRANT.
- DUCTILE IRON WATERMAIN FITTING TO BE CEMENT LINED TO AWWA SPEC.C-110-77
- 8. THRUST BLOCKS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
- 9. ALL CURB STOPS TO BE 1.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- 10. HYDRANT AND VALVE SET TO REGION OF HALTON STANDARDS
- ALL HYDRANTS ARE TO HAVE PUMPER NOZZLE OUTLET. 12. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.

- ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. FOR THE TOP 1000mm OF THE SUBGRADE THE SUITABILITY AND COMPACTION OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE SOILS CONSULTANT PRIOR TO THE INSTALLATION OF ANY
- ROAD BASE MATERIALS. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMAINS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR/DEVELOPER MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DISCREPANCIES TO LOCATION OF EXISTING WATERMAINS AND SEWERS TO BE RECTIFIED AT CONTRACTOR/DEVELOPER'S EXPENSE.
- ALL FILLS GREATER THAN 1.0m IN DEPTH, WHETHER ON ROADS OR LOTS, SHALL BE IDENTIFIED AS ENGINEERED FILL AND SHALL BE PLACED UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT AND SHALL BE COMPACTED TO A MINIMUM OF 98%
- THE CONTRACTOR/DEVELOPER MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL SOILS CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROPER COMPACTION HAS BEEN ACHIEVED AT THE SUBGRADE AT CONTRACTOR/DEVELOPER'S EXPENSE.
- TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH THE FOLLOWING AND IN CONJUNCTION WITH TOWN OF OAKVILLE STANDARDS
- A) WHERE THE EXCAVATED INORGANIC NATIVE SUBSOIL IS USED FOR TRENCH BACKFILLING, THE BACKFILL SHOULD BE PLACED IN MAXIMUM 200mm THICK LAYERS, AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 2% OF THE OPTIMUM
- B) THE TOP 1000mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM OF 98%OF STANDARD PROCTOR DENSITY WITHIN 2 % OF THE OPTIMUM MOISTURE CONTENT.
- C) ALL CONNECTIONS AND EXCAVATIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL UNLESS OTHERWISE SPECIFIED
- PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED. D) ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCES SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR 'C' MATERIAL COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH OPSS 507.
- CURBS TO BE AS PER LOCAL MUNICIPAL STANDARDS:

SMDA DESIGN LTD

- A) CURB AND GUTTER IN FRONT OF RESIDENTIAL LOTS AND STREET TOWNHOUSE BLOCKS TO BE TWO-STAGE CONSTRUCTION AS PER OPSD. 600.07 OR AS PER TOWN OF OAKVILLE STANDARD
- B) CURB AND GUTTER IN ALL OTHER AREAS TO BE SINGLE STAGED AS PER OPSD. 600.04 UNLESS OTHERWISE NOTED.
- SUBDRAINS TO BE 100mm DIA AND UNDERNEATH ALL CURBS AS PER TOWN OF OAKVILLE STD. 6-2 SIDEWALKS TO BE AS PER TOWN OF OAKVILLE STD. 6-3, AND PEDESTRIAN RAMPS TO BE
- PROVIDED AT ALL INTERSECTIONS.

REFER TO DRAWING A001.0 FOR SITE STATISTICS PREPARED BY SMDA DESIGN LTD.

REGION OF HALTON APPROVAL

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

BUSINESS & TECHNICAL SERVICES

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 DESIGN CRITERIA, STANDARD DRAWINGS& SPECIFICATIONS MANUAL MAY BE OBTAINED THRU CAPITAL PLANNING & DATA TECHNOLOGIES DEPARTMENT AT 905-825-6032). FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION, BEFORE THE WATER SUPPLY CAN BE

THE EXISTING SANITARY LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. AND TELEVISED BY REGIONAL FORCES PRIOR TO CONNECTION. A LATERAL THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT MAIN, AND A NEW LATERAL CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. A SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE VIA CONCRETE SPLASH PADS IN ACCORDANCE WITH CURRENT TOWN POLICY.

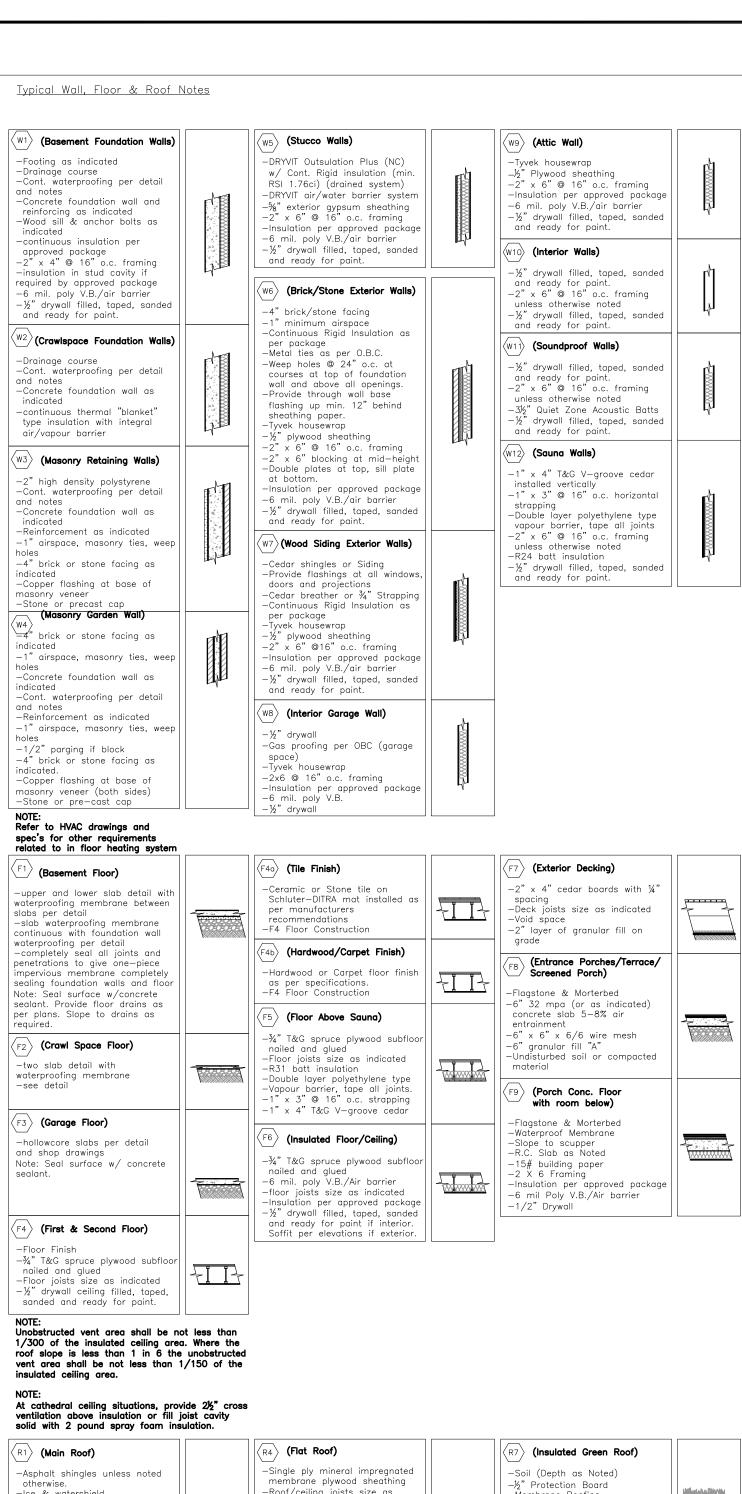
2289 CHANCERY LANE WEST LOT SERVICING, GRADING AND DRAINAGE PLAN

K. GRIFFIN C. CAPES



R55310 BLUE MOUNTAINS - EUPHRASIA TOWNLINE CLARKSBURG, ON NOH 1J0 WWW.CAPESENGINEERING.COM

2022/07/04



R1 (Main Roof)	R4 (Flat Roof)		R7 (Insulated Green Roof)	
-Asphalt shingles unless noted otherwiseIce & watershield -Eaves protection in accord with O.B.C½" spruce plywood sheathing -Rafters or trusses/ceiling joists size as indicated -Ventilated attic space as per O.B.CInsulation per approved package -6 mil. poly V.B./Air barrier	-Single ply mineral impregnated membrane plywood sheathing -Roof/ceiling joists size as indicated -Ventilated space as per O.B.C. or closed cell spray foam applied to underside of sheathing -Insulation per approved package -6 mil. poly V.B./Air barrier -½" drywall filled, taped, sanded and ready for paint.	1	-Soil (Depth as Noted) -½" Protection Board -Membrane Roofing -¾" Plywood Sheathing -1½" Sleepers ® Sloped Roof (Sloped Sleepers ® Flat Roof) -Roof/Ceiling Joists as Noted -Insulation per approved package -½" Drywall filled, taped, sanded and ready for paint.	
-½" drywall filled, taped, sanded and ready for paint.	R5 (Balcony Roof over Heated		R8 (Green Roof over Porch) -Soil (Depth as Noted)	
R2 (Porch Roof) -Asphalt shingles -lce & watershield -Eaves protection in accordance with O.B.C½" plywood sheathing -Rafters as indicated -Ventilated attic space as per O.B.CCeiling joists size as indicated -1" x 4" V—groove cedar boards	Space) -1x6 IPE Decking -Reverse wood strapping min 1 ½" -Membrane Roofing - ½" Plywood Sheathing sloped to Drain or Scuppers -Sloped Wood Strapping -Roof/Ceiling Joists size as indicated -Ventilated space as per O.B.C. or closed cell spray foam applied to underside of sheathina		-½" Protection Board -Membrane Roofing -¾" Plywood Sheathing -1½" Sleepers @ Sloped Roof (Sloped Sleepers @ Flat Roof) -Roof/Ceiling Joists as Noted -½" Plywood Sub-Ceiling -1x4 'V' Groove Cedar Boards	
R3 (Metal Roof) —Standing Seam metal roofing —Layer of dry felt	-Insulation per approved package -6 mil Poly V.B./Air barrier -½" drywall filled, taped, sanded and ready for paint.			
 -lce & watershield -Eaves protection in accordance with O.B.C -½" spruce plywood sheathing -Rafters or trusses/ceiling joists size as indicated -Ventilated attic space as per O.B.C. -Insulation per approved package -6 mil. poly V.B./Air barrier -½" drywall filled, taped, sanded and ready for paint. 	R6 (Balcony Roof over Porches) -1x6 IPE Decking -Reverse wood strapping min 1½" -Membrane Roofing -½" Plywood Sheathing sloped to Drain or Scuppers -Sloped Wood Strapping -Roof/Ceiling Joists size as indicated -1x4 'V' Groove Cedar Boards			

(Stepped Footings) Serving more then 1 dwelling unit 19¾"x27½" Insulated crawlspace access hatch as per 0.B.C. 9.18.2.1 (Attic Hatch) Serving a single dwelling unit 19¾"x28" Insulated attic hatch as per O.B.C. 9.19.2.1 (Guard Rails) 3'-6" High unless lower height allowed by O.B.C. (4"max. space between pickets. Guards to resist loads as per O.B.C. Sec. 4.1.10.1)

O.B.C. 4.3.6.1 design basis for alass. Glass in guard — heat strengther laminated glass to CAN/CGSB-12.20-M Glass guard to be designed to comply with O.B.C. part 4 and O.B.C. SB—13. (Stairs) Refer to Table 9.8.4.1 in the O.B.C. Min. Stair Width = 3'-0" Min Clear Height = 6'-9" Max. Height of Stairs = 12'-2''Railing at stair = 3'-0" above tread (Decorative Wood Trim) Wood trim as per elevations and detail drawing. Prime and paint with 3 coats njamin Moore exterior alkyd. All

15 (CO Detector) work to be co-ordinated with on site dimensions and proportioned Multi-station alarm style carbon nonoxide detector permanently mounte n ceiling and connected to the (Cut limestone or precast trim) building electrical supply without a disconnect wall switch and having a Dimensions as per detail drawings. circuit not interconnected to any wall Provide shop drawings for designer's review. Provide copper/metal flashing at all horizontal planes.

Thermal Values

Min. AFUE

Component

Ceiling with Attic

Ceiling Without Attic

Exposed Floor

Walls Above Grade

Basement Walls (6)

mm Below Grade

Column 1

Component

Ceiling with Attic Space

Exposed Floor

Walls Above Grade

Basement Walls (6)

Heated Slab or Slab ≤ 600 mm Below Grade

Windows and Sliding

Slab ≤ 600 mm Below |Min. Nominal R⁽¹

Energy Rating

Ceiling Without Attic

Equipment

(Masonry wood burning fireplace) Pre-finished or paint grade plywood Refer to typical masonry fireplace detail

with continuous vent behind fascia. Prime and paint, colour as per (Chimneys & Flues) designer. Provide inset screen at ver imneys and flues shall be min. 3'-0" (Pre-finished metal or copper above any point of the roof within a 10'-0" radius of the chimney or flue. rovide stepped through wall flashing

8 (Soffit)

(Dryer/Cooktop)

outside through wall.

Orver/Cooktop to be vented directly

(Combustion Detector)

ombustion detector permanently

building electrical supply without a

disconnect wall switch and having a

with indicator for operating condition.

Table 3.1.1.2.A (IP)

ZONE 1 — Compliance Packages for Space Heating Equipment with AFUE > 90%
Forming Part of Sentence 3.1.1.2.(1)

Compliance Package

circuit not interconnected to any wal

outlet. ULC or equal tested & approve

mounted on ceiling connected to the

18 (Zero clearance gas fireplace) sloping interface(s) and capping as required. Colour as per designer. Provide aas outlet and type "B" vent to roof or direct vent to outside wall (Eavestrough) Diameter of flue and vent as per Pre-finished conner/metal eavestro O.B.C. Section 9.21.2.5 on finished fascia board. (Skylight) (Rainwater Leader)

Curb mounted double glazed skylight. Pre-finished copper/metal rainwater Provide inside curb dimensions as leader (RWL) - to match eavestrough. manufacturer. Install as per (Washroom/Laundry room Vent) manufacturer's instructions. Note: Double frame all surrounding to be mechanically vented lumber as skylight. Curb to be min. 8 exterior. Provide required air above adjacent finished roof. nanges per hour per 0.B

(Exterior Stairs) Number of risers to grade is to be conditions. In case of discrepancy, discrepancies to the architectural

TYPICAL FIRE SEPARATION RATING NOTES:

EXIT AND EMERGENCY LIGHTING NOTES: (Interior ¾ Hr. FRR Walls) 1. THE FOLLOWING NOTES SHALL APPLY TO THE CONSTRUCTION GOVERNED BY ALL DRAWINGS ATTACHED HERETO. ALL REFERENCES ARE TO THE APPLICABLE SB-3 Table 1 Assembly W1e REQUIREMENTS OF THE ONTARIO BUILDING CODE 2" x 4" @ 16" o.c. framing

2. INSTALLATION OF ALL PRODUTS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN NSTRUCTIONS AND SPECIFICATIONS. WHERE IN CONFLICT WITH GOVERNING CODES AND/OR REGULATIONS, THE CODES/REGULATIONS SHALL APPLY. 3. EXIT LIGHTS SHALL BE PROVIDED AS PER OBC

15.9mm Type X drywall CONFORMANCE WITH OBC 3.2.7.1 5. EMERGENCY LIGHTING SHALL BE PROVIDED IN EXITS AND PRINCIPLE ROUTES PROVIDING ACCESS TO AN EXIT IN OPEN FLOOR AREAS AS PER OBC 3.2.7.3. 6. APPLY FOR ALL PERMITS, SERVICES AND PAY ALL FEES TO THE AUTHORITIES HAVING JURISDICTION 7. CONTRACTORS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE TO DETERMINE THE EXTENT OF EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY

8. ELECTRICAL WIRING AND CABLES EXPOSED WITHIN THE CEILING SPACE MUST CONFIRM TO THE PLENUM REQUIREMENTS OF OBC 3.6.4.3.(1). 9. BATTERY OPERATED EMERGENCY LIGHTING UNITS MUST HAVE SUFFICIENT BATTERY CAPACITY TO OPERAT AND CONFIRM TO CSA C22.2 NO. 141-02. THERMOPLASTIC LED EXIT SIGN C/W LONG LIFE LED

LAMPS, END, CEILING OR WALL MOUNT AND UNIVERSAL SNAP-IN CHEVRON ARROWS "PRESCOLITE" NV3RENW INCANDESCENT LAMP HEADS, MAINTENANCE FREE BATTERY AND THERMALLY COMPENSATED BATTERY CHARGER. LAMP HEADS MAY BE TOP OR SIDE MOUNTED. "PRESCOLITE" NVEC50N-12V FIRE ALARM

REMOTE EMERGENCY HEAD "PRESCOLITE" NVH1212

4. MINIMUM LIGHTING SHALL BE PROVIDED IN

r (1 Hr. FRR Floor) ULC M500/UL Design L501) -Existing sheathing to remain -5/8" Type X drywall ceiling

unless otherwise noted

(Interior 1 Hr. FRR Walls)

construction conforming to O.B.C

SB-3 Table 1 Assembly W1d)

2" x 4" @ 16" o.c. framing

5.9mm Type X drywall

unless otherwise noted

SA SMOKE ALARM CMA CARBON MONOXIDE ALARM

NOTE: INSTALL SMOKE ALARMS AS PFR OBC 91019 & 93624(1) NOTE: INSTALL CO ALARMS AS

SITE STATISTICS:

AVERAGE ESTABLISHED GRADE= 79.97

ITEM DESCRIPTION	PERMITTED (METERS)	ACTUAL OR PROPOSED (METERS)
OAKVILLE BY-LAW	2014-014	
ZONING DESIGNATION	RL1-0	
LOT AREA (MINIMUM)	1393.50 SQ.M.	1634.35 SQ.M.
LOI-FRONJAGE (MINUMUM)	30.50	25.80
LOT COVERAGE (MAXIMUM)	408.59 SQ.M.	390.38 SQ.M.
LOT COVERAGE % (MAXIMUM)	25%	23.89%
RFA (MAXIMUM)	473.96 SQ.M.	504.9 SQ.M.(COFA)
RFA/LOT RATIO (MAXIMUM)	29%	30.89%
FRONT YARD SETBACK (MINIMUM)	10.50	16.00
FRONT YARD SETBACK (Maximum)	16.00	16.00
SIDE YARD SETBACK (MINIMUM)	4.20 & 4.20	4.20 & 4.20
REAR YARD SETBACK (MINIMUM)	10.50	(19.58)
OVERALL HEIGHT	9.00	8.99
GARAGE AREA	56.00 SQ.M.	66.00 SQ.M.(C of A)
MAIN WALLS ORIENTED TOWARD FRONT LOT LINE WITHIN MINIMUM AND MAXIMUM SETBACK	50%	18.3% (C of A)
AVEDACE ESTABLISHED OBADE 7	20.07	

ARCHITECTURAL GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.

2. THESE DRAWINGS ARE THE PROPERTY OF THE CONSULTANT TEAM AND MAY NOT BE COPIED WITHOUT THEIR APPROVAL AND ARE SUBJECT TO RETURN UPON REQUEST. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN ADDITION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION METHOD OF ERECTION, AND THE INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS. INCLUDING THE ERECTION OF STEEL BEAMS. THE GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ANY UNDERGROUND OR HIDDEN SERVICES BEFORE COMMENCING DEMOLITION OR CONSTRUCTION, EXCAVATION WORK IS TO USE METHODS WHICH PREVENT MOVEMENT OR DAMAGE TO ADJACENT STRUCTURES, PROPERTIES, ROADS AND SIDEWALKS. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF EXISTING STRUCTURE AND SUPPORTING WALLS AND BE SOLELY RESPONSIBLE TO SUPPORT THE EXISTING STRUCTURE DURING THE CONSTRUCTION, THE GENERAL CONTRACTOR SHALL CALL THE STRUCTURAL ENGINEER FOR AN INSPECTION PRIOR TO CUTTING EXISTING MEMBERS AND REMOVING WALLS. CUTS FOR NEW OPENINGS IN LOAD BEARING MASONRY TO BE DONE BY SAW

4. GENERAL CONTRACTOR SHALL CONSULT WITH CONSULTANTS TO RESOLVE ANY CHANGES, OMISSIONS, OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION. 5. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ONTARIO BUILDING CODES 2012 AND LOCAL ORDINANCES. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY CONSULTANTS OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE

8. GENERAL CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK 9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF

SUCH SYSTEMS 10. GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE DRAWINGS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTOR'S "AS BUILT PACKAGE. 11. FOR THE PURPOSE OF THE DOCUMENTS, TO INSTALL SHALL MEAN TO PROVIDE ALL FASTENERS MISCELLANEOUS HARDWARE BLOCKING ELECTRICAL CONNECTIONS PLUMBING

CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION. UNLESS OTHERWISE NOTED 12. CONCRETE FLOORS TO BE SMOOTH & LEVEL WITH A MAXIMUM DEVIATION OF 1/2" IN 20 FEET. 13. GYPSUM BOARD WALLS TO BE TAPED & SANDED & PRIMED AND PAINTED.

14. EXTERIOR GLAZING UNITS TO BE OF CLEAR LOW E GLAZING WITH U-VALUE PER MECHANICAL DRAWINGS UNO. 15. SHOP QUALITY SPRINKLER DRAWINGS COMPLETE WITH HYDRAULIC CALCULATIONS TO BE SUBMITTED TO THE CITY UNDER SEPARATE COVER BY THE SUCCESSFUL CONTRACTOR'S

SPRINKLER SYSTEM DESIGN ENGINEER (WHERE SPRINKLERS ARE REQUIRED) UNO. 16. ALL DEMISING WALLS TO MAINTAIN A CONTINUOUS FIRE SEPARATION @ U/S OF ROOF DECK. 17. RETURN BLOCK, BRICK AND EIFS AT ALL WINDOW AND DOOR OPENINGS 1/2" MAXIMUM PAST

18. ALL R.W.L. TO BE TIGHT TO BACK OF COLUMN OR WALL.

19. REFER TO STRUCTURAL NOTES FOR ALL SUPPORT CONDITIONS AND CONSTRUCTION REQUIREMENTS. 20. USE 2" METAL STRAPS @ 24" O.C. AT ALL DOUBLE WALL CONSTRUCTION TO SECURE BATT INSULATION IN PLACE.

21. ALL STRUCTURAL MEMBERS AND MECHANICAL SERVICES TO FIT WITHIN WALLS U.N.O. "BUMPS" TO CONCEAL STRUCTURAL OR OTHER ITEMS WILL NOT BE PERMITTTED U.N.O. 22 PIPING TUBING DUCTS CHIMNEYS OPTICAL FIBRE CABLES ELECTRICAL WIRES AND CABLES, TOTALLY ENCLOSED NON-COMBUSTIBLE RACEWAYS, ELECTRICAL OUTLETS BOXES AND OTHER SIMILAR BUILDING SERVICES THAT PENETRATE A MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING, OR A FIRE SEPARATION, SHALL BE SEALED BY A FIRE STOP SYSTEM. 23. AT ALL TRANSITIONS OF MATERIALS EG. EIFS, BRICK, BLOCK & SIDING, JOINTS TO BE

CAULKED C/W BACKER ROD. 24. WRAP ENTIRE PERIMETER OF ROUGH OPENINGS WITH PEEL AND STICK MEMBRANE BEFORE

INSTALLATION OF WINDOW FRAMES (TYPICAL FOR ALL DOORS AND WINDOWS) . 25. PROVIDE 3/4" EXTERIOR GRADE PLYWOOD @ ALL SIGNAGE, AWNINGS, LIGHT FIXTURE LOCATIONS AND, GAS PIPES UNLESS OTHERWISE NOTED, PROVIDE WOOD BLOCKING FOR ALL WASHROOM FIXTURES, ELECT & MECH FIXTURES WHERE APPLICABLE (TYPICAL) . 26. ALL EXPOSED FOUNDATION OR CONCRETE WALLS TO BE SMOOTH FINISH (SANDBLAST IF

27. GAS PIPES TO BE PAINTED SAME COLOUR AS WALL ON WHICH THEY ARE MOUNTED, W/ YELLOW STRIPES SPACED @ 4'-0" FROM EACH OTHER UNO. 28. WHERE FIRE RATED DEMISING WALLS ARE INSTALLED, GENERAL CONTRACTOR TO ENSURE THAT FIRE RATING OF DEMISING WALLS IS NOT ALTERED FROM THE DESIGNATED WALL CONSTRUCTION LISTED

29. SEAL ALL BRICK/STONE TIE PENETRATION @ DENS GLASS WITH BAKOR ADHESIVE. 30. PROVIDE BRICK/STONE TIE LENGTHS APPLICABLE FOR AIR SPACES. PROVIDE HEAVY DUTY BRICK/STONE TIES WHERE AIR SPACE IS WIDER THAN 1". REFER TO SECTIONS AND PLAN DETAILS FOR AIR SPACE REQUIREMENTS. 31. PAINT INTERIOR AND EXTERIOR DOOR EDGES.

32. GRADES SHOWN ON FLOOR PLANS, ELEVATIONS, AND SECTIONS DATUM TAGS ARE FOR REFERENCE ONLY. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL GRADES WITH GRADING

33. PROVIDE SIDING AT BACK/END AND BACK/SIDE FACE OF ALL PARAPET RETURNS (FACING 34. PROVIDE EIFS, CONCRETE SLAB AND MASONRY CONTROL JOINTS WHERE REQUIRED.

35. GENERAL CONTRACTOR TO BOX IN ALL ELECT. & MECH SERVICES NOT CONCEALED IN WALLS UNO. PROVIDE ACCESS PANELS WHERE APPLICABLE. 36. WHERE METAL STUDS ARE USED, GENERAL CONTRACTOR TO CLEAN (SCRAPE AND VACUUM) BOTTOM OF STUD TRACK BEFORE BATT INSULATION INSTALLATION.

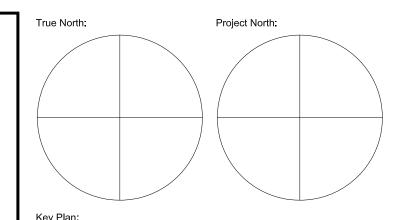
37. REFER TO WALL TYPES, ULC MANUAL AND OBC MATRIX FOR ALL FIRE RATINGS REQUIRED FOR ALL INTERIOR AND EXTERIOR WALLS. NO SUBSTITUTIONS ARE PERMITTED FOR GYPSUM BOARD OR OTHER MATERIALS FOR FIRE RATED ASSEMBLIES. SUPPLY AND INSTALL FIRE TREATED PLYWOOD WHERE APPLICABLE

38. THE TREAD SLOPE ON EXTERIOR POURED CONCRETE STEPS SHALL NOT EXCEED 1:50 (2 %SLOPE) REFER TO THE OBC 9.8.4.4 (5) . 39. FILL VOIDS AROUND ALL COLUMN LOCATIONS AND STRUCTURAL STEEL MEMBERS ALONG

EXTERIOR WALL WITH INSULATION TIGHTLY PACKED. 40. MAINTAIN BARRIER-FREE PATH OF TRAVEL IN ALL AREAS SO REQUIRED BY OBC 3.8. 41. SUBMIT SHOP DRAWINGS FOR REVIEW. SHOP DRAWING REVIEW DOES NOT IMPLY THAT THE CONSULTANT TEAM APPROVES THE DETAILED DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING SAME. AND SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR OF THE RESPONSIBILITY FOR MEETING ALL OF THE

REQUIREMENTS OF THE CONTRACT DOCUMENTS. 42. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELLATED AT THE JOB SITE. FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION PROCESSES OR TO TECHNIQUES OR CONSTRUCTION AND INSTALLATION AND FOR THE COORDINATION OF THE WORK

43. THE CLIENT, GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS AGREE THAT ANY AND ALL CLAIMS, WHETHER IN CONTRACT OR TORT, WHICH THEY HAVE OR HEREAFTER MAY HAVE AGAINST THE CONSULTANT TEAM PURSUANT TO THIS PROJECT SHALL BE LIMITED TO THE COVERAGE AND AMOUNT OF PROFESSIONAL LIABILITY INSURANCE CARRIED AND AVAILABLE TO THE CONSULTANT TEAM FOR THE PAYMENT OF SUCH CLAIMS AT THE TIME THE CLAIM IS MADE.



25 Nov 15, 2024 Covered Porch, Exercise Room /R2 R.M. 24 June 9, 2024 Covered Porch (draft for discussion) R.M. 23 Apr 18, 2024 For meeting 22 Jan 8, 2024 Foundation & misc changes (draft) R.M. 21 Dec 27, 2023 Rev walkout, patio at east, misc changes R.M. 20 Nov 29, 2023 Minor roof/window changes R.M. 19 July 17, 2023 For Permit 18 July 5, 2023 Draft for Review R.M. 17 Apr 18, 2023 Site Plan resubmission R.M. R.M. 16 Feb 13, 2023 Rev of C of A - notes 15 Feb 10, 2023 Rev of C of A - new building location R.M. R.M. 14 Jan 14, 2023 For Discussion - potential new location R.M. 13 Jan 10, 2023 Rev for Committee of Adjustment R.M. 12 Dec 15, 2022 For Committee of Adjustment R.M. 11 Nov 11, 2022 Rev. Design R.M. 10 Aug 3, 2022 Rev. for Site Plan 9 Jan 25, 2022 Rev. for Site Plan R.M. 8 Jan 6, 2022 Rev. design R.M. R.M. 7 Dec 23, 2021 Rev. design 6 Oct 28, 2021 Consultation w/ Town R.M. R.M. 5 Oct 8, 2021 For Site Plan R.M. 4 Oct 4, 2021 For Site Plan R.M. 3 July 30, 2021 For review R.M. 2 July 19, 2021 For review 1 June 24, 2021 For review R.M. No. Date Issued/Revision



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REGISTRATION INFORMATION:

of such claims at the time the claimis made.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

RICK MATELJAN BCIN 39448

Project:

SMDA DESIGN LTD. BCIN 128915

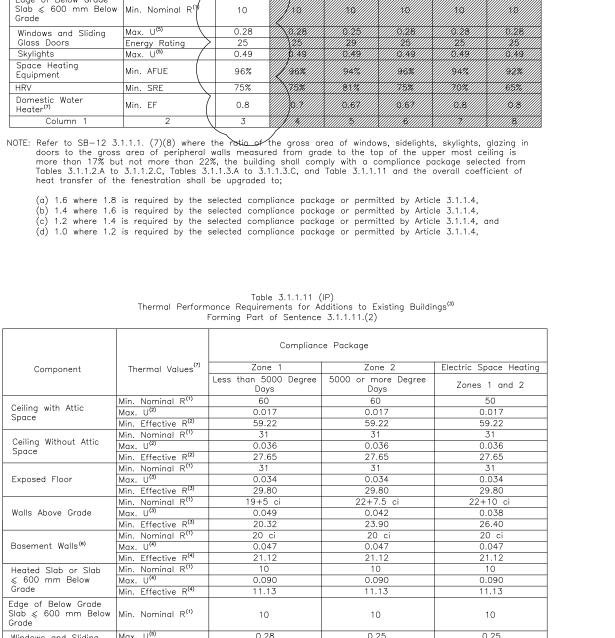
2289 Chancery Lane W.

Oakville, ON

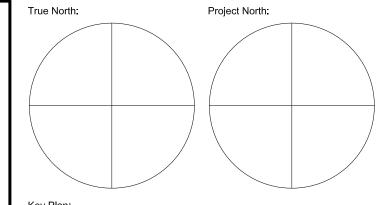
General Notes

Site Stat's

R.M. June 2021







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Project:

2289 Chancery Lane W.

Oakville, ON

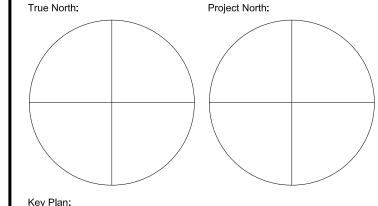
Sheet Title:
Front Fleva

Front Elevation South Elevation

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1/4'=1'-0"	June 2021	

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25 Nov 15, 2024 Covered Porch, Exercise Room 24 June 9, 2024 Covered Porch (draft for discussion) 23 Apr 18, 2024 For meeting R.M. 22 Jan 8, 2024 Foundation & misc changes (draft) 21 Dec 27, 2023 Rev walkout, patio at east, misc changes 20 Nov 29, 2023 Minor roof/window changes R.M. 19 July 17, 2023 For Permit 18 July 5, 2023 Draft for Review 17 Apr 18, 2023 Site Plan resubmission R.M. 16 Feb 13, 2023 Rev of C of A - notes 15 Feb 10, 2023 Rev of C of A - new building location R.M. 14 Jan 14, 2023 For Discussion - potential new location 13 Jan 10, 2023 Rev for Committee of Adjustment 12 Dec 15, 2022 For Committee of Adjustment R.M. 11 Nov 11, 2022 Rev. Design R.M. 10 Aug 3, 2022 Rev. for Site Plan 9 Jan 25, 2022 Rev. for Site Plan 8 Jan 6, 2022 Rev. design 7 Dec 23, 2021 Rev. design R.M. 6 Oct 28, 2021 Consultation w/ Town 5 Oct 8, 2021 For Site Plan 4 Oct 4, 2021 For Site Plan R.M. 3 July 30, 2021 For review R.M. 2 July 19, 2021 For review 1 June 24, 2021 For review R.M. No. Date Issued/Revision By.



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RICK MATELJAN BCIN 39448

SMDA DESIGN LTD. BCIN 128915

2289 Chancery Lane W.

Oakville, ON

Sheet Title:

East Elevation North Elevation

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1/4'=1'-0"	June 2021	



Date: May 14, 2025 Our file: CL.OA

VIA EMAIL

Committee of Adjustment Chair and Members, Secretary-Treasurer, Town Planning Staff Oakville Committee of Adjustment 1225 Trafalgar Road Oakville, ON L6H 0H3

Re: Minor Variance Application for 2289 Chancery Lane West

Introduction

We are pleased to submit this letter in support of a Minor Variance application on behalf of the owners of 2289 Chancery Lane West (the "subject property"), as shown on **Figure 1**. The subject property contains a single detached dwelling that is currently under construction, in accordance with a previously approved minor variance application and subsequent issued building permit.



Figure 1: Location Map (base map source: Town of Oakville Information Map)



Proposal and Required Variances

A change has been made to the dwelling during construction, where the porch at the rear of dwelling has been made into a **covered** rear porch, and there has been a below grade extension of the basement towards the rear of the property. This change has raised an issue of non-compliance with the Town's Zoning By-law with respect to maximum dwelling depth. The Town's Zoning By-law requires a maximum dwelling depth of 20.0 metres, whereas the proposed dwelling, as constructed, has a dwelling depth of 26.54 metres (measured to the far side of the covered rear porch). The covered rear porch, the maximum permitted dwelling depth and the proposed dwelling depth are depicted on **Figure 2**.

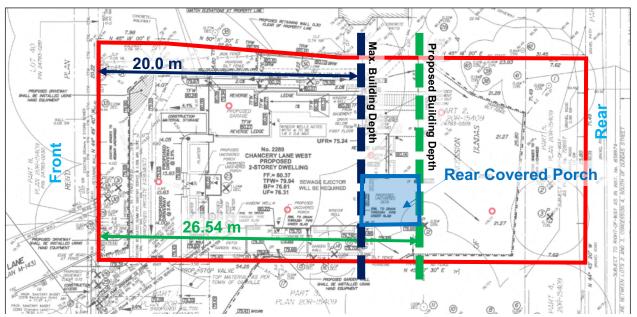


Figure 2: Proposed Covered Rear Porch, Max. Permitted Dwelling Depth, Proposed Dwelling Depth

The following variance is required to facilitate the proposal (as constructed):

No.	Current	Proposed
1	Table 6.3.1 (Row 9, Column RL1)	To increase the maximum dwelling
	The maximum dwelling depth shall be 20.0 metres.	depth to 26.54 metres.

Neighbourhood Context

Chancery Lane is an east-west local residential road located between the Lake Ontario Shoreline and Lake Shore Road. Chancery Lane West runs from west of Kingsford Place (the road continuing south from the southern terminus of Ford Drive) to an easterly terminus at the Subject Property, just east of Cameo Street, as shown on **Figure 1**. The right-of-way for Chancery Lane continues easterly, immediately south of the Subject



Property and connecting to Stones Lane – however, the physical road connection through to Stones Lane does not exist. This unique street, block and lot pattern includes a number of lots that do not front onto a typical local road right-of-way, and instead, front onto Stones Lane or Chancery Lane.

The Subject Property was severed from the property immediately to the north, 2318 Bennington Gate, through a decision of the former Ontario Municipal Board (now referred to as the Ontario Land Tribunal) back in 2003. The severance had the effect of having the retained lot (2318 Bennington Gate) fronting onto Stones Lane, and the severed lot (The Subject Property) fronting onto Chancery Lane West. It is relevant to note that the dwelling that existed at 2318 Bennington Gate that the time of the Ontario Municipal Board decision in 2003 no longer exists, and a new dwelling is currently under construction on that property. With respect to the Subject Property, it is also relevant to note that variances were sought and approved by the Committee of Adjustment in 2023, for maximum total floor area for a private garage, maximum residential floor area ratio and main wall proportionality (CAV A/043/2023).



Photo A: Subject Property (2289 Chancery Lane West)





Photo B: View looking East of Chancery Lane West ROW on south side of Subject Property



Photo C: View of Covered Rear Porch at Rear of Subject Property





Photo D: View of Covered Rear Porch at Rear of Subject Property



Photo E: View of Subject Property from Stones Lane





Photo F: View Looking South Along Stones Lane



Photo G: View Looking North Along Stones Lane





Photo H: View of 2318 Bennington Gate and Subject Property from Stones Lane



Photo I: View Looking East of Side Yard Between 2318 Bennington Gate and Subject Property



Planning Opinion

We have reviewed the application against the four tests for evaluating the appropriateness of a minor variance as set out in the Planning Act, and in our opinion, the proposed development satisfies the four tests.

The application maintains the general intent and purpose of the Official Plan.

Schedule G of the Town of Oakville Official Plan designates the Subject Property as Low Density Residential, and the lands are also subject to the Special Policy Area overlay. With respect to the Special Policy Area overlay, policy 28.2.1 of the Official Plan applies, which identifies a unique character for the low density residential areas in Southeast, Central and Southwest Oakville. The policy limits intensification to a maximum of 10 units per site hectare. The proposal on the Subject Property constitutes a request for a building depth increase and does not increase the density of the property. As such, the proposal conforms to policy 28.2.1. Section 11 of the Town's Official Plan contains policies applying to the Town's residential areas, including general policies that apply to all residential designated lands. Policy 11.1.9 states that "development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character", and lists a number of criteria. Applicable criteria include the following:

- "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 Town's Design Guidelines for Stable Residential Communities are also applicable, The applicable guidelines within the document aim to ensure that development is built at an appropriate scale and within the character of stable residential areas, and that the façades of dwellings are designed in such a way that projections towards the street are minimized to ensure a consistent streetscape.

On the following pages, **Figures 3 and 4** are shown to illustrate the relationship of the existing dwelling under construction on the Subject Property in relation to other properties in the immediate neighbourhood.



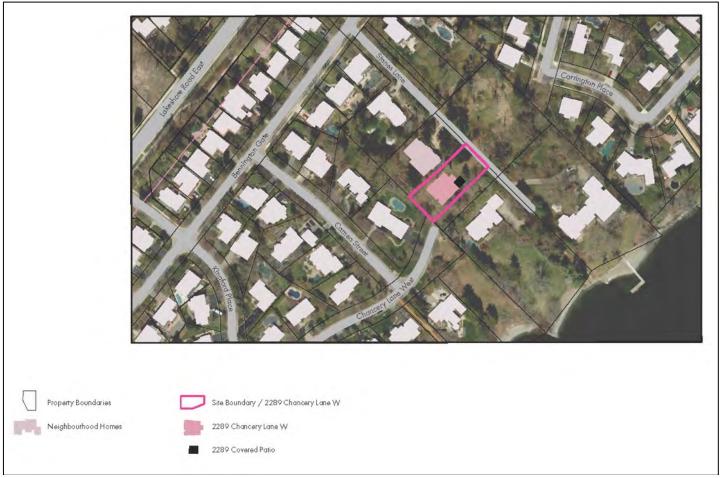


Figure 3: Air Photo showing Subject Property, Property Boundaries and Building Footprints (base map source: Town of Oakville Information Map)



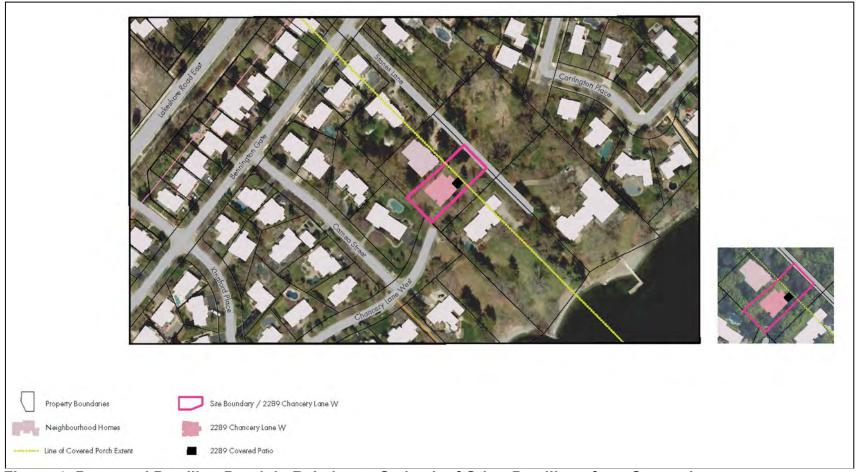


Figure 4: Proposed Dwelling Depth in Relation to Setback of Other Dwellings from Stones Lane (base map source: Town of Oakville Information Map)



Figure 3 shows an air photo obtained from the Town's online interactive mapper with property lines overlaid onto it for the area in the immediate vicinity of the Subject Property. Building footprints of the existing dwellings in the neighbourhood, including the existing dwelling currently under construction on the Subject Property as well as the existing dwelling currently under construction on the neighbouring property to north (2318 Bennington Gate – the building footprint for which has been obtained from approved plans and scaled onto the map) have been drawn. The proposed covered rear porch on the Subject Property is also shown.

Figure 4 shows the proposed dwelling depth on the Subject Property as a result of the rear covered porch. The proposed dwelling depth is depicted by a yellow line labelled as "line of covered porch extent", which extends the proposed building depth across the other properties that have adjacency to Stones Lane. As shown on **Figure 4**, the proposed dwelling depth on the Subject Property is only slightly closer to Stones Lane than the front wall of the dwelling on the immediately adjacent property (2318 Bennington Gate), and sits further back from Stones Lane than the dwellings on the remaining properties having adjacency to Stones Lane.

In the Town's staff report on this matter, Town staff noted that "extending the depth of the dwelling beyond that of the neighbouring dwelling to the north creates a misalignment of Stones Lane". While the proposed dwelling depth brings the dwelling on the Subject Property closer to Stones Lane, it is relevant to recognize that the portion of the dwelling that will be brought closer to Stones Lane is only a single storey covered porch located on the south half of the dwelling, further away from the immediate adjacent dwelling to the north (2318 Bennington Gate), and it is only proposed to be slightly closer to Stones Lane than the front wall of the dwelling at 2318 Bennington Gate. Further, Town staff's statement does not consider the setback condition of other dwellings with adjacency to Stones Lane, as shown on Figure 4, which are all situated closer to Stones Lane than the rear covered porch on the Subject Property. Two of the key defining elements of character along Stones Lane include the extensive mature vegetation and wide separation distances between dwellings. The proposed change will not impact these elements of character. Mature vegetation will remain and will not be affected by the proposed variance, providing extensive screening of the dwelling and covered porch from Stones Lane and neighbouring properties. Further, given that there is a wide separation distance between the dwelling on the Subject Property and adjacent dwelling to the north, the setbacks of both dwellings (including the covered porch on the Subject Property) are perceived to be very similar and complimentary to one another when viewed from Stones Lane.

In my opinion, the proposal conforms to all of the above noted policies of the Town's Official Plan and fulfills the intent of the Town's Design Guidelines. As such, the proposal maintains the general intent and purpose of the Town's Zoning By-law. In our opinion, it does, for the reasons noted above.



The application maintains the general intent and purpose of the Zoning By-law.

The requested variance relates to building depth, where an increase is proposed to accommodate a rear covered porch and below grade extension. As noted in the Town's staff report on this matter, the intent of the dwelling depth regulation is to ensure an appropriate massing and scale of development in relation to neighbouring properties. In addition, the maximum dwelling depth regulation can help to minimize potential adverse impacts associated with privacy and overlook onto neighbouring properties. As it relates to the subject proposal, an increase to maximum building depth is requested to accommodate a covered porch at the rear of the dwelling, on the first storey only. From a massing perspective, the below grade extension does not create additional mass, and as such, the focus of this discussion is the additional massing proposed above grade in the form of the covered porch. The approved dwelling on the Subject Property includes a porch in the rear yard, and the proposed change relating to the variance request for an increase maximum building depth would have the effect of permitting the porch to be covered. The rear covered porch is located on the south side of the dwelling, not proximate to the adjacent dwellings to the north or south. As the porch is only one storey in height, and with the significant setbacks that exist from the porch to the neighbouring dwellings, there are no adverse impacts associated with privacy or overlook. As noted in the previous section of this letter, the eastern edge of the covered porch located closest to Stones Lane generally lines up with the front walls of the dwellings to the north that front onto Stones Lane, and is well behind the side wall of the adjacent dwelling to the south that is closest to Stones Lane. Therefore from a streetscape perspective, as perceived from Stones Lane, the massing of the covered porch is appropriately situated in relation to neighbouring properties.

While the proposal represents a change from the approved dwelling, it is important to consider whether this change, in the context of this test, maintains the general intent and purpose of the Town's Zoning By-law. In our opinion, it does, for the reasons noted above.

The application is appropriate for the development of the lands.

The proposal facilitates a desirable outcome for the subject property, whereby the rear covered porch can be adequately and appropriately accommodated on the subject property in such a way that reinforces the existing physical form along the Stones Lane streetscape, and the neighbourhood, as noted throughout this letter.

The application requested is minor.

The application is considered minor as there are no adverse impacts by the proposed variance. Any potential impacts associated with the proposed variance have been mitigated by appropriately siting and sizing the proposed covered porch, as noted throughout this letter.



Yours very truly, SGL PLANNING & DESIGN INC

David Riley, MCIP, RPP Principal