

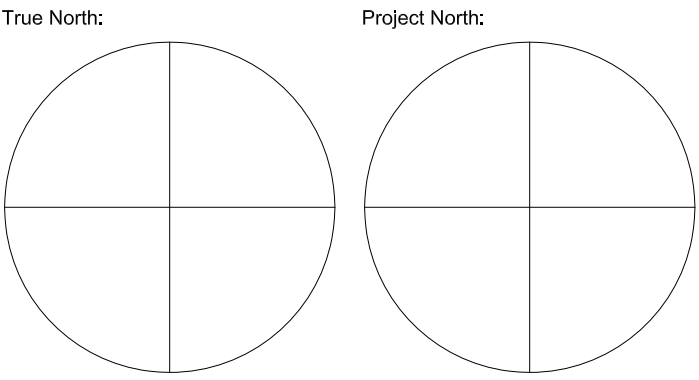








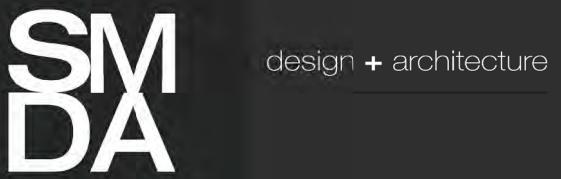
SPATIAL SEPARATIONS CALCULATION PER O.B.C. 9.10.15:  
WEST ELEVATION:  
GLAZED OPENINGS CALCULATION  
PER O.B.C. 9.10.15.4  
EXPOSING BUILDING FACE: 1397 SF  
LIMITING DISTANCE: 16.0m  
ALLOWABLE OPENINGS: 100%  
PROPOSED OPENINGS: 19.3% 268.0 SF  
CONSTRUCTION OF EXPOSING BUILDING FACE  
PER O.B.C. 9.10.15.5  
CONSTRUCTION: COMBUSTIBLE (COMBUSTIBLE OR  
NON-COMBUSTIBLE PERMITTED)  
CLADDING: NON-COMBUSTIBLE (COMBUSTIBLE OR  
NON-COMBUSTIBLE PERMITTED)  
FRR: N/A



Key Plan:

25	Nov 15, 2024	Covered Porch, Exercise Room	△	R.M.
24	June 9, 2024	Covered Porch (draft for discussion)		R.M.
23	Apr 18, 2024	For meeting		R.M.
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		R.M.
18	July 5, 2023	Draft for Review		R.M.
17	Apr 18, 2023	Site Plan resubmission		R.M.
16	Feb 13, 2023	Rev of C of A - notes		R.M.
15	Feb 10, 2023	Rev of C of A - new building location		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		R.M.
9	Jan 25, 2022	Rev, for Site Plan		R.M.
8	Jan 6, 2022	Rev, design		R.M.
7	Dec 23, 2021	Rev, design		R.M.
6	Oct 28, 2021	Consultation w/ Town		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		R.M.
1	June 24, 2021	For review		R.M.

No.	Date	Issued/Revision	By.
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SMDA Design Ltd.  
1492 Wallace Rd., unit 9  
Oakville ON L6L 2Y2  
Tel: 905 842 2848  
smda.ca

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#### REGISTRATION INFORMATION:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY 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

SMDA DESIGN LTD. BCIN 128915

Project: [Redacted]

2289 Chancery Lane W.  
Oakville, ON

#### Sheet Title:

Front Elevation  
South Elevation

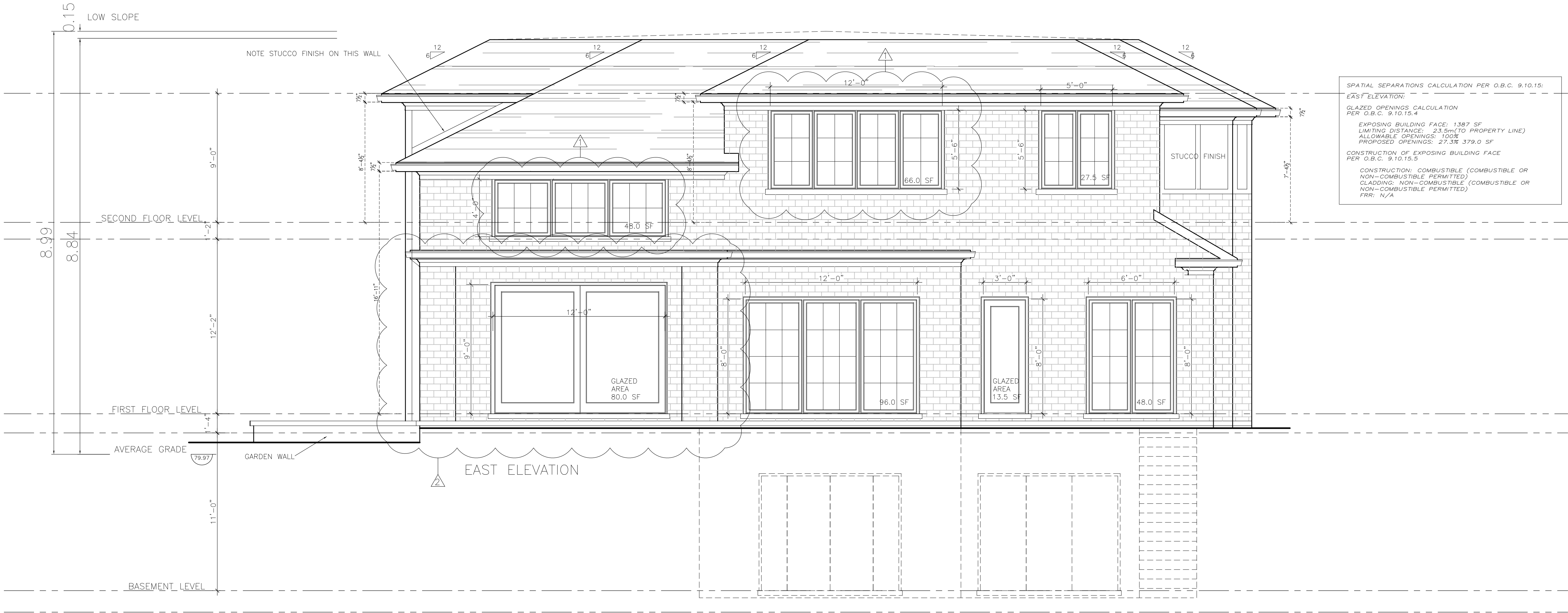
Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.

Scale:	Date:	Project No:
1/4"=1'-0"	June 2021	

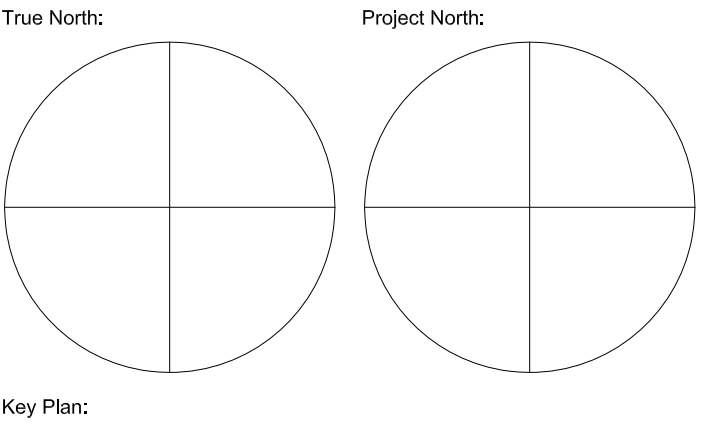
Drawing No:

A003.0

Engineer:



SPATIAL SEPARATIONS CALCULATION PER O.B.C. 9.10.15.1  
EAST ELEVATION:  
GLAZED OPENINGS CALCULATION  
PER O.B.C. 9.10.15.4  
EXPOSING BUILDING FACE: 1,387 SF  
LIMITING DISTANCE: 23.5m (TO PROPERTY LINE)  
ALLOWABLE OPENINGS: 100%  
PROPOSED OPENINGS: 27.3% 379.0 SF  
CONSTRUCTION OF EXPOSING BUILDING FACE  
PER O.B.C. 9.10.15.3  
CONSTRUCTION: COMBUSTIBLE (COMBUSTIBLE OR  
NON-COMBUSTIBLE PERMITTED)  
GLADDING: NON-COMBUSTIBLE (COMBUSTIBLE OR  
NON-COMBUSTIBLE PERMITTED)  
FRR: N/A



Key Plan:

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No.	Date	Issued/Revision	By.
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smda.ca

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QUALIFICATION INFORMATION:  
RICK MATELJAN BCIN 39448  
SMDA DESIGN LTD. BCIN 128915

Project:  
[Redacted]

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	
Drawing No:		

A003.1



Date: May 14, 2025  
**VIA EMAIL**

*Our file: CL.OA*

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**

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**Introduction**

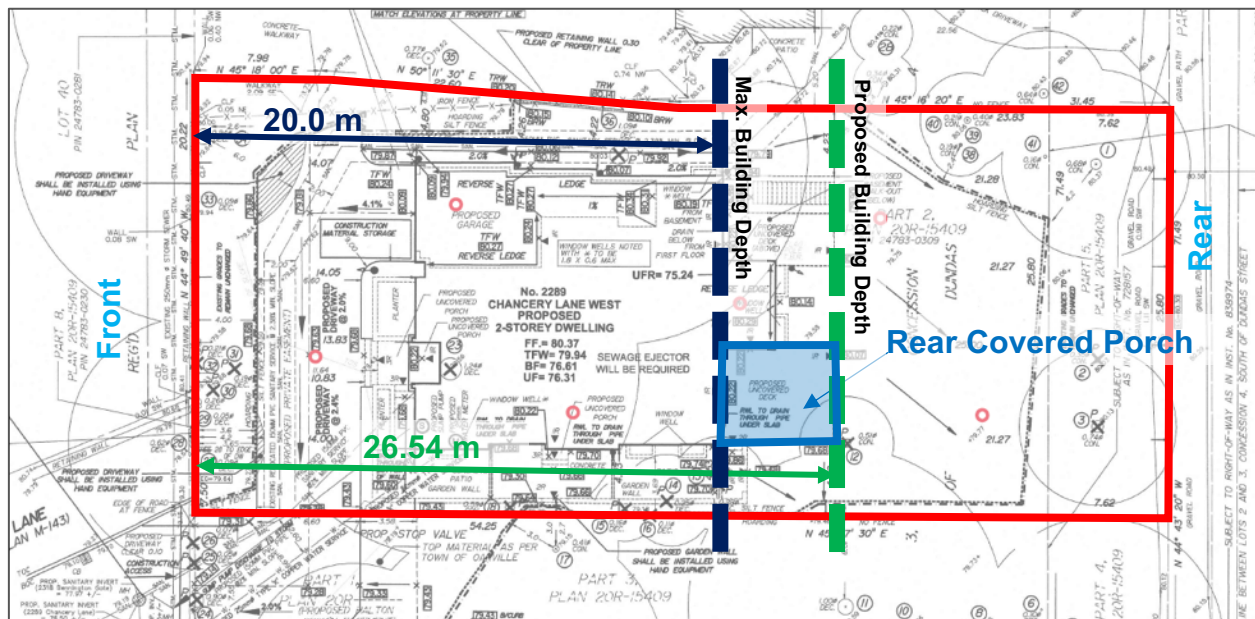
We are pleased to submit this letter in support of a Minor Variance application on behalf of the owners of 2289 Chancery Lane West (the “subject property”), as shown on **Figure 1**. The subject property contains a single detached dwelling that is currently under construction, in accordance with a previously 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) The maximum dwelling depth shall be 20.0 metres.	To increase the maximum dwelling 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 at 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.

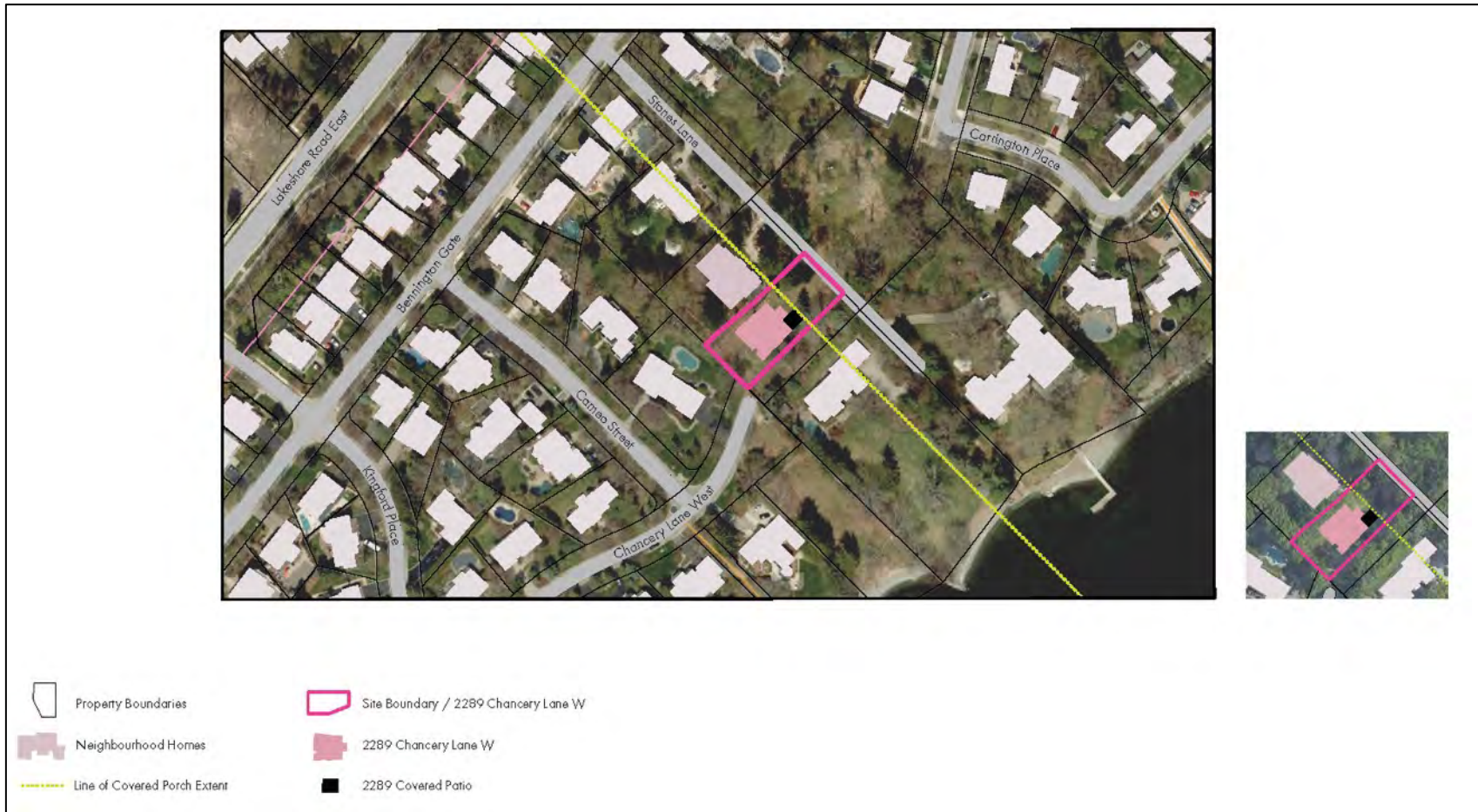
On the following pages, **Figures 3 and 4** are shown to illustrate the relationship of the existing dwelling under construction on the Subject Property in relation to other properties in the immediate neighbourhood.





**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.



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***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.***

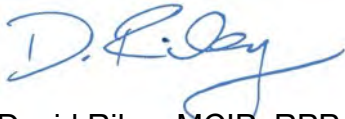
The proposal facilitates a desirable outcome for the subject property, whereby the rear covered porch can be adequately and appropriately accommodated on the subject property in such a way that reinforces the existing physical form along the Stones Lane streetscape, and the neighbourhood, as noted throughout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