

SITE STATISTICS

OWNER/APPLICANT: TERRY FANGRAD
227 BEECHTREE CRES., OAKVILLE, ONTARIO.
L6L 0A5

ZONING: RLG

LOT AREA: 547.25sq m (5,890.55 sq ft)

LOT FRONTAGE: 11.68m (38.32 ft)

LOT COVERAGE: (including shed)
ALLOWED : 35.00% = 191.54 sq m (2,061.72 sq ft)
PROPOSED : 29.92% = 163.76 sq m (1,762.61 sq ft)



MAX. BUILDING HEIGHT:
ALLOWED: 10.50m (34.45ft)
PROPOSED: NO CHANGE
PERGOLA: 3.72m (12.19ft)

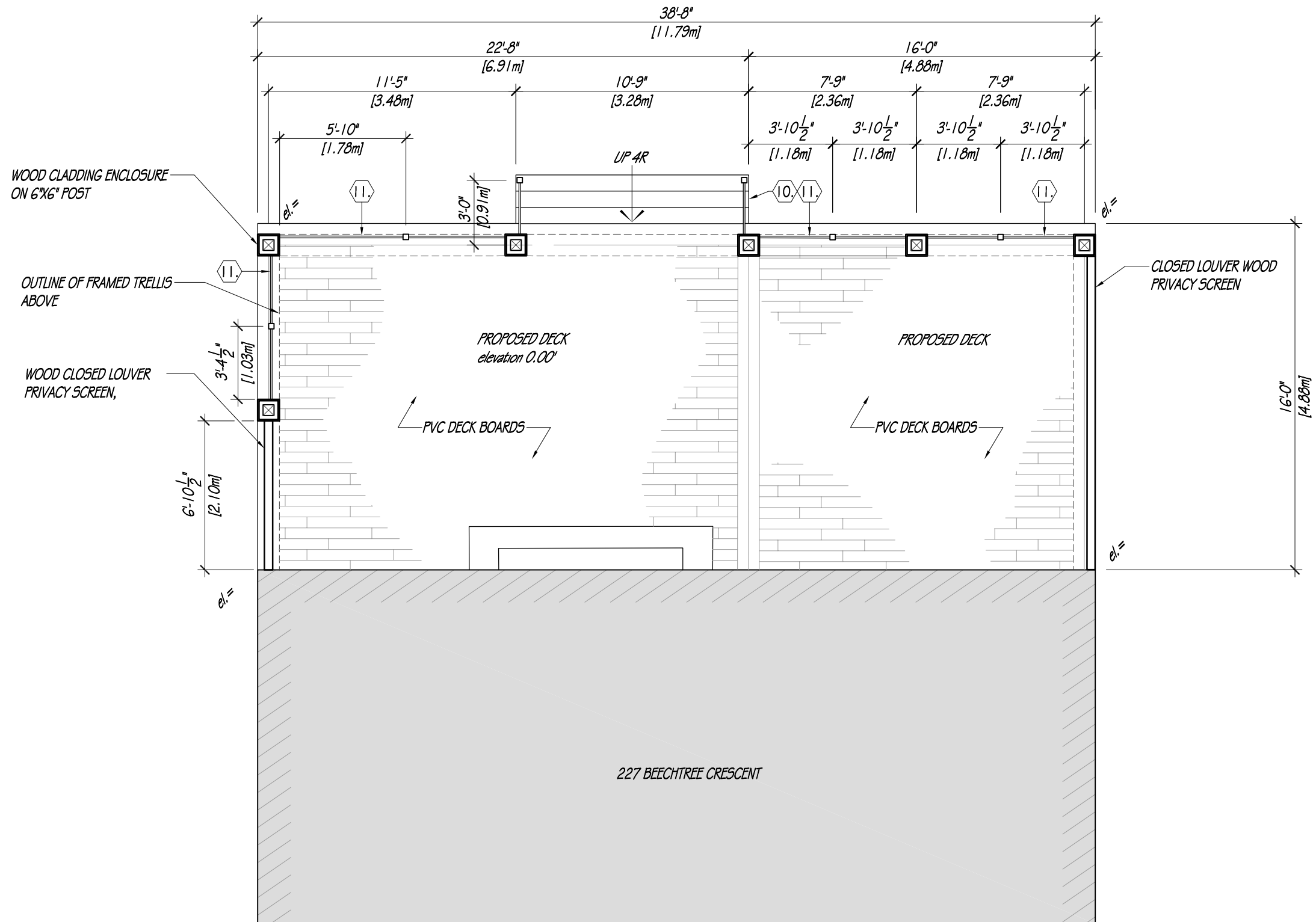
SETBACKS:
REQUIRED SIDE SETBACK (RIGHT): 0.60m PROPOSED: 0.63m
REQUIRED SIDE SETBACK (LEFT): 1.20m PROPOSED: NO CHANGE
REQUIRED FRONT SETBACK: 3.00m PROPOSED: NO CHANGE
REQUIRED REAR SETBACK: 7.00m PROPOSED: 3.79m
(25% OF LOT DEPTH)

NOTE:
ALL EXISTING GRADES
TO REMAIN UNCHANGED



GRADE CALCULATIONS:	
(A)	-0.647
(B)	-0.660
(C)	-0.689
(D)	-1.112
(E)	-0.991
(F)	-0.305
(G)	-0.301
(H)	-0.635
AVERAGE: -5.344m / 8 = -.668m	

No.	Date	Revision
00	16APR24	ISSUED FOR ZONING REVIEW
01	06AUG	ISSUED FOR BUILDING PERMIT
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 design the work shown on the attached documents.		
QUALIFICATION INFORMATION:		
Required unless design is exempt under 3.2.4.1 (3) of the O.B.C.		
Brian Hudson		29465
Name	BCIN	
Signature		
REGISTRATION INFORMATION:		
Required unless design is exempt under 3.2.4.1(4) of the O.B.C.		
Hudson Design		33035
Firm Name	BCIN	
 residential - industrial - commercial 2581 Benedet Drive BURLINGTON Ontario L5J 4H6 (416) 704-7335		
Project: PROPOSED REAR DECK 227 BEECHTREE CRESCENT OAKVILLE ONT L6L 0A5		
Title SITE PLAN		
Drawn by BDH		Checked by BDH
Scale 1:200 (metric)		Revision 01
Date 16APR24		Drawing No. A0-01
Project No. 2408-00		



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Hudson Design	33035
Firm Name	BCIN



Project:
PROPOSED REAR DECK
227 BEECHTREE CRESCENT
OAKVILLE ONT
L6L 0A5


Title

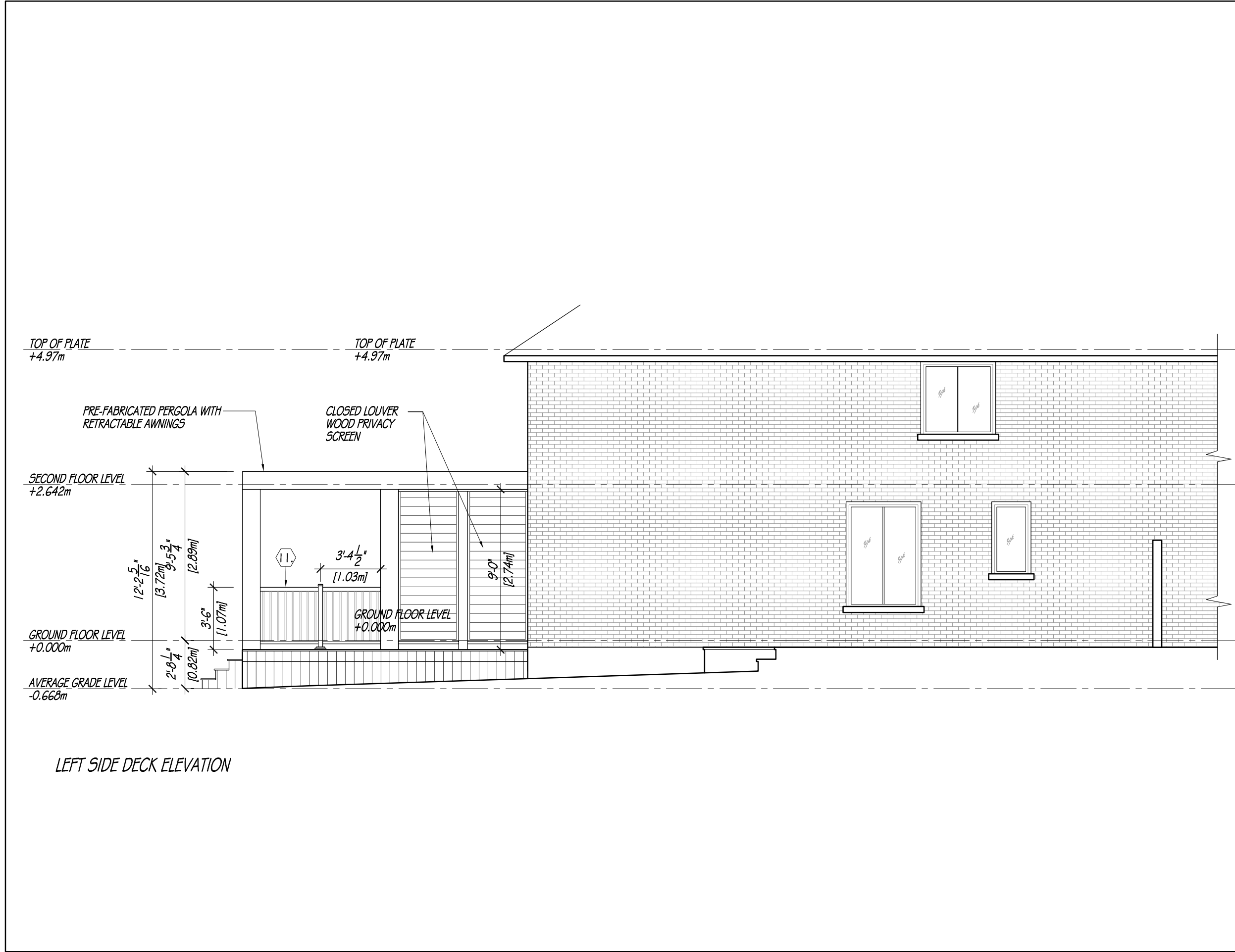
PROPOSED DECK PLAN


Drawn by	Checked by
BDH	BDH
Scale	Revision
3/16" = 1'-0"	01
Date	Drawing No.
16APR24	A1-01
Project No.	
2408-00	

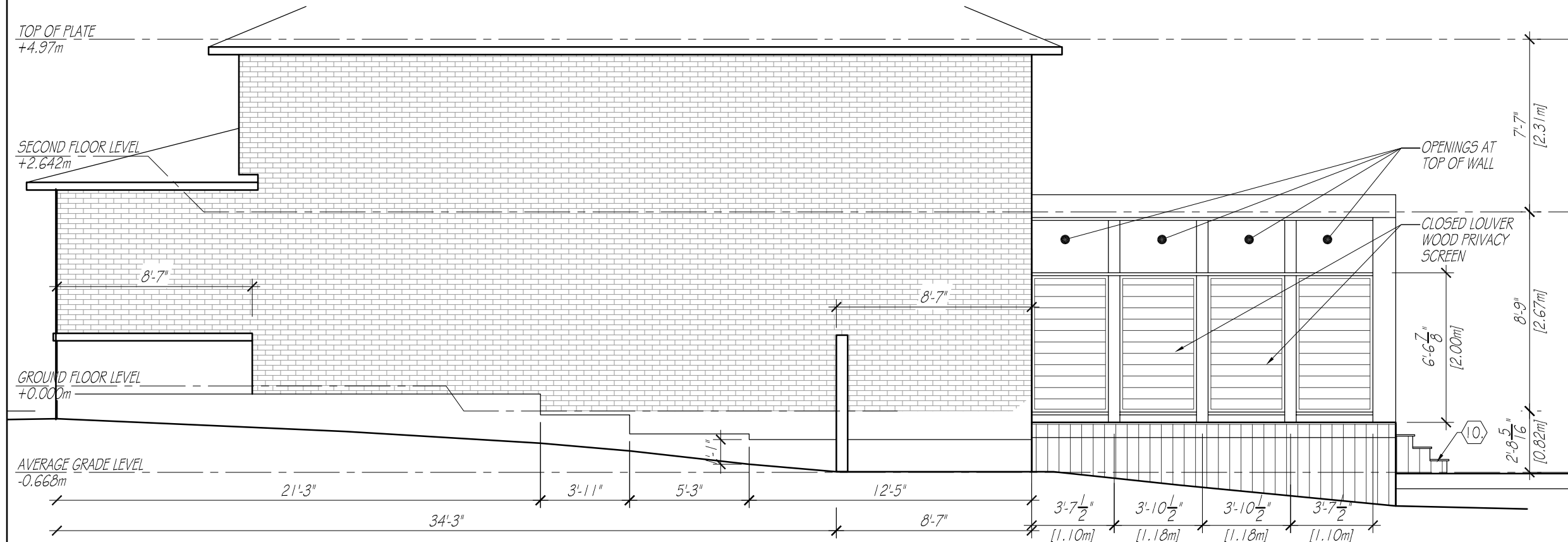


REAR DECK ELEVATION

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Name		BCIN
Signature		
REGISTRATION INFORMATION:		
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Hudson Design		33035
Firm Name		BCIN
 residential - industrial - commercial 2581 Benedet Drive BURLINGTON Ontario L5J 4H6 (416) 706-7335		
Project:		
PROPOSED REAR DECK 227 BEECHTREE CRESCENT OAKVILLE ONT L6L 0A5		
Title		
PROPOSED DECK ELEVATION (REAR)		
Drawn by		Checked by
BDH		BDH
Scale		Revision
N.T.S.		01
Date		Drawing No.
16APR24		A2-00
Project No.		
2408-00		



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Name		BCIN
Signature		
REGISTRATION INFORMATION:		
Required unless design is exempt under 3.2.4.1(4) of the O.B.C.		
Hudson Design		33035
Firm Name		BCIN
<div><div><div>Hudson Design</div><div>residential - industrial - commercial</div></div><div>2581 Benedet Drive BURLINGTON Ontario L5J 4H6 (416) 706-7335</div></div>		
Project:		
PROPOSED REAR DECK 227 BEECHTREE CRESCENT OAKVILLE ONT L6L 0A5		
Title		
PROPOSED DECK ELEVATION (LEFT SIDE)		
Drawn by		Checked by
BDH		BDH
Scale		Revision
N.T.S.		01
Date		Drawing No.
16APR24		A2-01
Project No.		
2408-00		



RIGHT SIDE DECK ELEVATION

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Name	Brian Hudson 29465
Signature	
REGISTRATION INFORMATION:	
Required unless design is exempt under 3.2.4.1(4) of the O.B.C.	
Firm Name	Hudson Design 33035
	BCIN



Hudson Design
residential - industrial - commercial

2581 Benedet Drive BURLINGTON Ontario L5J 4H6 (416) 706-7335

Project:
PROPOSED REAR DECK
227 BEECHTREE CRESCENT
OAKVILLE ONT
L6L 0A5

Title
PROPOSED DECK ELEVATION (RIGHT SIDE)

Drawn by	Checked by
BDH	BDH
Scale	Revision
N.T.S.	01
Date	Drawing No.
16APR24	A2-02
Project No.	
2408-00	

June 1st, 2025



Jen Ulcar
Secretary-Treasurer,
Committee of Adjustment
The Town of Oakville,
1225 Trafalgar Road,
Oakville, Ontario
L6H 0H3

Re: File No. A/072/2025 227 Beechtree Crescent.

Dear Ms. Ulcar,

We, the undersigned, are neighbouring residents to the owners of the property located at 227 Beechtree Crescent in Oakville. We understand that the owners have constructed a deck their property, and that the existing structure contravenes one requirements of the Town of Oakville's Zoning By-Law No. 2014-14. We further understand that a minor variance is required to resolve the issue. The specific variance requested is:

1. Chapter 6.3, Table 6.3.1, Row 6, Colum RL6:

In an area zoned Residential Low the minimum rear yard setback for a property designated as "RL6" the required rear yard setback is 7.0m

The proposed rear yard setback is 3.64m.

We have had an opportunity to review drawings and photos, and discuss the issue with the home owner and his designer, and we support their project.

We ask that you approve this variance request.

Thank you!

Signed: *Dong Shen*
DONG SHEN

██████████ Nautical Blvd.
Oakville, ON L6L0A6

Signature *[Signature]*
VITA DAVID

Address ██████████ Milkweed Way
OAKVILLE, ONT

Signature *[Signature]*
Ashley Ramparas

Address ██████████ milkweed way
OAKVILLE ONT, L6L 0A6

Signature *[Signature]*
ASH PATIE RAMPARAS

Address ██████████ milkweed way
OAKVILLE ON, L6L, OAK
" "

Signature *[Signature]*

Address ██████████ Milkweed way

Signature *[Signature]*

Address ██████████ Milkweed Way

Signature *[Signature]*

Address ██████████ Milkweed Way

Signature *[Signature]*

Address ██████████ Milkweed Way

Signature *[Signature]*

██████████ MILKWEED WAY

Signature *[Signature]*
USHA SINGH

██████████ " "

Signature *[Signature]*
Mike Ramparas

██████████ " "

Signature

Address

Letter #1

coarequests

From: Shaochun Cao [REDACTED]
Sent: Tuesday, May 27, 2025 10:58 AM
To: coarequests
Cc: Susan Zhu
Subject: [EXTERNAL] Object to the deck construction at 227 Beechtree Cres

Categories: JEN

You don't often get email from [REDACTED] [learn why this is important](#)

Hi Jen,

Thanks for getting back to us so quickly. We already registered for the zoom meeting.

We want to explicitly express our objection to the construction of the deck at 227 Beechtree Cres. It directly affects us for the following reasons:

1. It looks ugly from my property and blocks our view and sunlight.
2. It devalues our house. We would have to build a similar thing to keep the value of our property.

Many thanks,

Shaochun and Suying

Letter #2

coarequests

From: Arturo Quiroga [REDACTED]
Sent: Tuesday, May 27, 2025 11:01 AM
To: coarequests
Subject: [EXTERNAL] Notice of public hearing FILE # A/072/2025

Categories: JEN

You don't often get email from [REDACTED] [Learn why this is important](#)

Jen Ulcar
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Rd
Oakville, ON L6H 0H3

Hello:

My Name is **ARTURO QUIROGA** and I am a concerned neighbour of the property in question of 227 Beechtree Crescent Plan M965 LOT 29.

My wife Patricia and I have lived in our home in [REDACTED] **BEECHTREE CRESCENT, OAKVILLE, ONT L6L 0A5** since it was finished by the builder in AUGUST 2005. We are now the First family that move to the crescent while it was being built.

We have seen all homes around us be built up.

We are deeply concerned about the modifications to the building that have been done to the house in 227 BEECHTREE.

The extension added is more than a deck. It is too big and changes the grading and look of the neighbourhood.

We wish to file our observations and complains officially and wish to participate remotely to the hearing.

Please give us access.

Thank you

Letter #3

coarequests

From: Ashraf DEM [REDACTED]
Sent: Tuesday, May 27, 2025 11:48 AM
To: coarequests
Subject: Re: [EXTERNAL] File # A/072/2025

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Hi Jen,

Thank you for your prompt response

I have already registered and I want also to put an objection, as this construction in 227 beechtree cres will have a negative impact on the value of the properties around it and particularly the adjacent ones like mine.

Thank you
Ashraf Demian

Letter #4

coarequests

From: Brian Beadman [REDACTED]
Sent: Tuesday, May 27, 2025 12:02 PM
To: coarequests
Subject: [EXTERNAL] Written Submission City File A/072/2025 (227 Beechree Cres. Oakville On)

You don't often get email from [REDACTED] [learn why this is important](#)

Attention: Jen ULCAR
Secretary-Treasurer, Committee of Adjustment
City of Oakville File #: A/072/2025

As the homeowner of the below listed property for nearly 20 years, we are submitting a response to the letter sent to us concerning the deck/structure that was built at 227 Beechtree Crescent. Although we are not directly impacted by the structure as we are a few houses away, we are writing to object to the variance request on the following basis:

- 1) It sets a precedent so that structures of this size can be built all over the neighbourhood. If the city allows it once the city will have to allow other requests of this nature.
- 2) There are height restrictions for fences and the structure goes way above the top of the fence and is too close to the fence line. There is no logical reason for having a height restriction for a fence in Oakville if the town is going to allow structures like this to be built directly next to the fence line.
- 3) In addition to above #2, it will also have a negative impact on the privacy of the surrounding many of the neighbours
- 4) It could impact future sale of neighbouring properties and impact the enjoyment of property of the neighbouring houses.

Like the neighbours next to 227 Beechtree, we would be upset if this structure was built by our direct neighbours.

Homeowner - Brian Beadman
[REDACTED] Beechtree Cres
Oakville Ontario, L6L 0A5
[REDACTED]

coarequests

From: Martin Gladu [REDACTED]
Sent: Tuesday, May 27, 2025 12:11 PM
To: coarequests
Subject: [EXTERNAL] Written Submission City File A/072/2025 (227 Beechree Cres. Oakville On)

You don't often get email from [REDACTED] [learn why this is important](#)

Attention: Jen ULCAR
Secretary -Treasurer, Committee of Adjustment
City of Oakville File #: A/072/2025

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Like the neighbours next to 227 Beechtree, we would be upset if this structure was built by our direct neighbours.

Homeowner - Martin Gladu
[REDACTED] Beechtree Cres
Oakville Ontario, L6L 0A5
[REDACTED]

Letter #6

From: J D [REDACTED]

Date: Tue, May 27, 2025, 1:19 a.m.

Subject: ATTN: Ms Jen Ulcar Secretary and Treasurer/Objection Letter to Minor Variance Application at 227 Beechtree Crescent

To: <coarequest@oakville.com>

RE: Minor Variance Application 227 Beechtree crescent, Oakville

Hi,

My name is Julie Dao and I am a resident at [REDACTED] Beechtree Crescent, Oakville, ON L6L 0A5. My property is located 3 houses away from 227 Beechtree crescent, the property involved in the variance application.

I would like to register for the live stream hearing of the Application on Wednesday May 28th at 7pm.

The intent of this email is also to express my objection to the variance request.

In my opinion, the pictures submitted in the request are very misleading. The images shown are taken from a wide angle from the pool end perspective and minimize the impact of dimension of the deck being built. I have first hand seen the deck from the neighbour's side and the so called "privacy screen" completely obstructs their view.

The application describes the privacy screen as "closed louver wood screen". The screen is essentially a full covered panel of least 5 feet taller than the neighbour's fence. The pictures also show an installed wired fan, a solid roof panel even equipped with a downspout for drainage. This enclosed design is intended for the sole privacy and enjoyment the applicant and is clearly impeding on the neighbour's enjoyment of their own backyard and view. Considering any fence has to be subject to a height restriction of 2m for a solid panel and up to 2.2m with a portion being open lattice, such a tall solid erected deck wall at such proximity to neighbour's property line should not be permitted.

Should this request be approved, as a resident of Lakeshore Woods for 21 years, I am truly concerned that it will set a precedent for similar obstructive constructions in our neighbourhood. This Oakville community is unique and known for its proximity to natural landscape and such a design completely diminish the value of the surrounding properties and their owner's enjoyment.

Thank you for your consideration.

Julie Dao

[REDACTED]
[REDACTED] Beechtree Crescent,
Oakville, ON L6L 0A5

