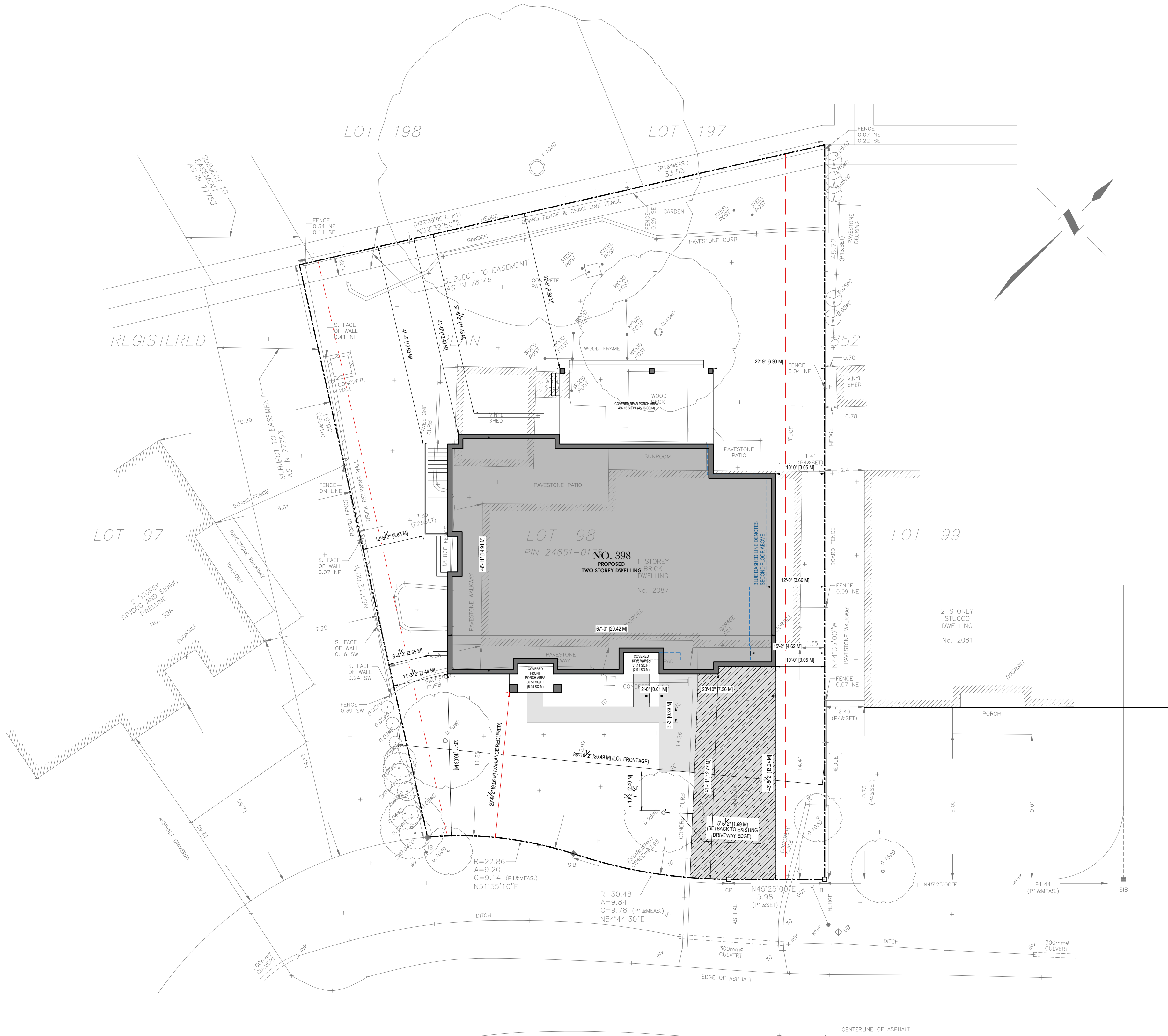


SITE STATISTICS		
ADDRESS:	2087 WAKELY STREET	
ZONING:	RL2-0	
	<i>Proposed</i>	<i>Required</i>
LOT AREA	1182.67 m ²	836 m ²
LOT FRONTAGE	26.49 m	22.50 m
ESTABLISHED GRADE	92.95	N/A
HEIGHT TO MID-POINT	7.94 m	N/A
HEIGHT TO HIGHEST RIDGE	8.98 m	9.00 m
HEIGHT TO EAVE	6.75 m	N/A
RFA (FLOOR AREA)	<i>Proposed</i>	<i>Required</i>
GROUND FLOOR	208.67 m ²	N/A
SECOND FLOOR	263.43 m ²	N/A
GARAGE (NOT INCL)	72.60 m ²	N/A
SUBTOTAL	472.1 m²	N/A
OPEN AREAS (TO BE DEDUCTED)	58.23 m ²	N/A
TOTAL RFA	413.87 m²	413.93 m ²
RFA TO LOT AREA (35% MAX = 413.93 SQ.M)	34.99 %	35 %
LOT COVERAGE	<i>Proposed</i>	<i>Coverage Percentage</i>
DWELLING FOOTPRINT (INCL GARAGE)	281.27 m ²	23.78 %
FRONT PORCH	5.25 m ²	0.44 %
REAR PORCH	45.16 m ²	3.82 %
SIDE FRONT PORCH NEXT TO GARAGE	2.91 m ²	0.25 %
TOTAL LOT COVERAGE:	334.59 m²	295.67 %
MAX ALLOWED = 25% (295.67 SQ.M)	28.29 %	25 %
FRONT PORCH SETBACK	9.06 m	10.85 m
FRONT WALL SETBACK (1M- EXISTING = 10.85 M)	10.08 m	10.85 m
INTERIOR SIDE YARD	4.03 m	1.2 m
INTERIOR SIDE YARD (GARAGE SIDE)	2.44 m	2.4 m
REAR YARD	10.02 m	7.5 m



WAKELY STREET
 (FORMERLY SALISBURY DRIVE BY REGISTERED PLAN 852,
 RENAMED BY BY-LAW 1959-103, INSTRUMENT BL740)
 PIN 24851-0172

1:50
ARCHITECTURAL SITE PLAN

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 CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
 CUSTOM HOME DESIGN
 1A CONESTOGA DRIVE #301 (BRAMPTON, ON L6Z 0N5)
 T: 905.456.8471 (FAX) E: INFO@HUISDESIGN.CA
 HUISDESIGN.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION

ISSUED FOR C.O.A.
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 C-3.2.4 OF THE ONTARIO BUILDING CODE

REVISION LIST

NO.	DESCRIPTION	DATE
1	ISSUED FOR C.O.A.	07.14.2025
2	ISSUED FOR C.O.A. DEFERRAL	09.15.2025
3		
4		
5		

PROJECT NORTH **TRUE NORTH**

DRAWING TITLE: ARCHITECTURAL SITE PLAN
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2087 WAKELY STREET
PROJECT NO.: 2025-017 **SCALE:** 1:50
SHEET NO.: 1

SP



14' x 12'
FRONT ELEVATION

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CUSTOM HOME DESIGN
14 CONESTOGA DRIVE #201 | BRAMPTON, ON L6Z 4N6
T: (905) 486-4847 (PH); E: INFO@HUISDESIGNS.COM
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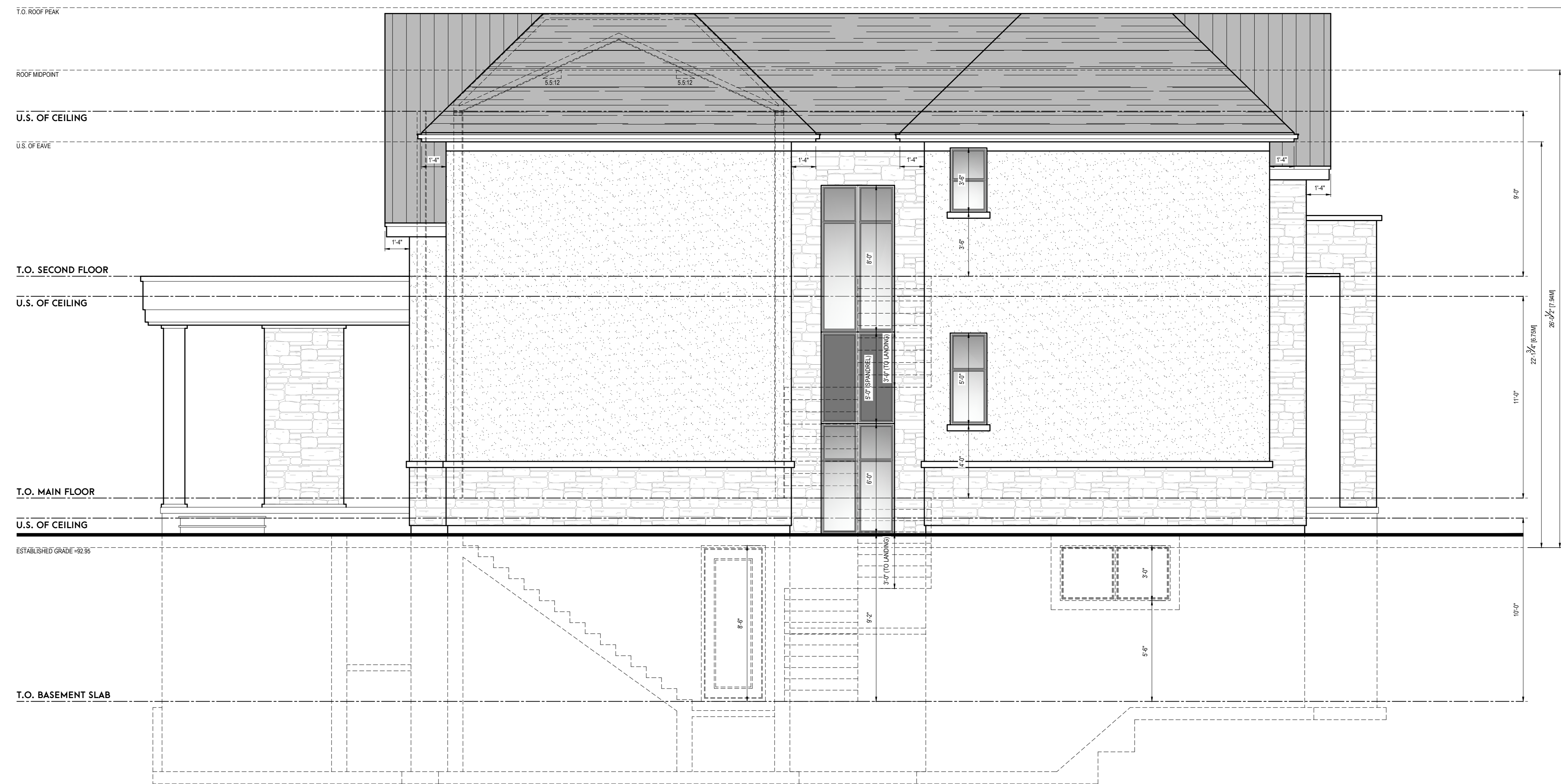
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FIRM NAME: B.C.I.N.

REVISION LIST	
1	M/00/0000
2	M/00/0000
3	M/00/0000
4	M/00/0000
5	M/00/0000

ISSUE LIST	
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2	ISSUED FOR C.O.A. DEFERRAL 08/15/2025
3	M/00/0000
4	M/00/0000
5	M/00/0000

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 2087 MARLEY STREET
PROJECT NO: 2025-017 SCALE: 1/8"=1'-0"
SHEET NO. **A201**



LEFT ELEVATION



CUSTOM HOME DESIGN
 HUIS DESIGN STUDIO LTD.
 CUSTOM HOME DESIGN
 14 CONESTOGA DRIVE #201 | BRAMPTON, ON L6Z 4N5
 T: 905.486.4847 | P: 905.486.4847 | E: INFO@HUISDESIGNS.COM
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 C.3.2.4 OF THE ONTARIO BUILDING CODE

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5	MI/DO/2025

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2	ISSUED FOR C.O.A. DEFERRAL 08/15/2025
3	MI/DO/2025
4	MI/DO/2025
5	MI/DO/2025

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: J.H. CHECKED BY: K.V.K.
 PROJECT ADDRESS: 2087 MARVELL STREET
 PROJECT NO: 2025-017 SCALE: 1/8"=1'-0"
 SHEET NO. **A202**



18'x14'0" REAR ELEVATION

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 14 CONESTOGA DRIVE #201 | BRAMPTON, ON L6Z 4N6
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 HUISDESIGNS.COM

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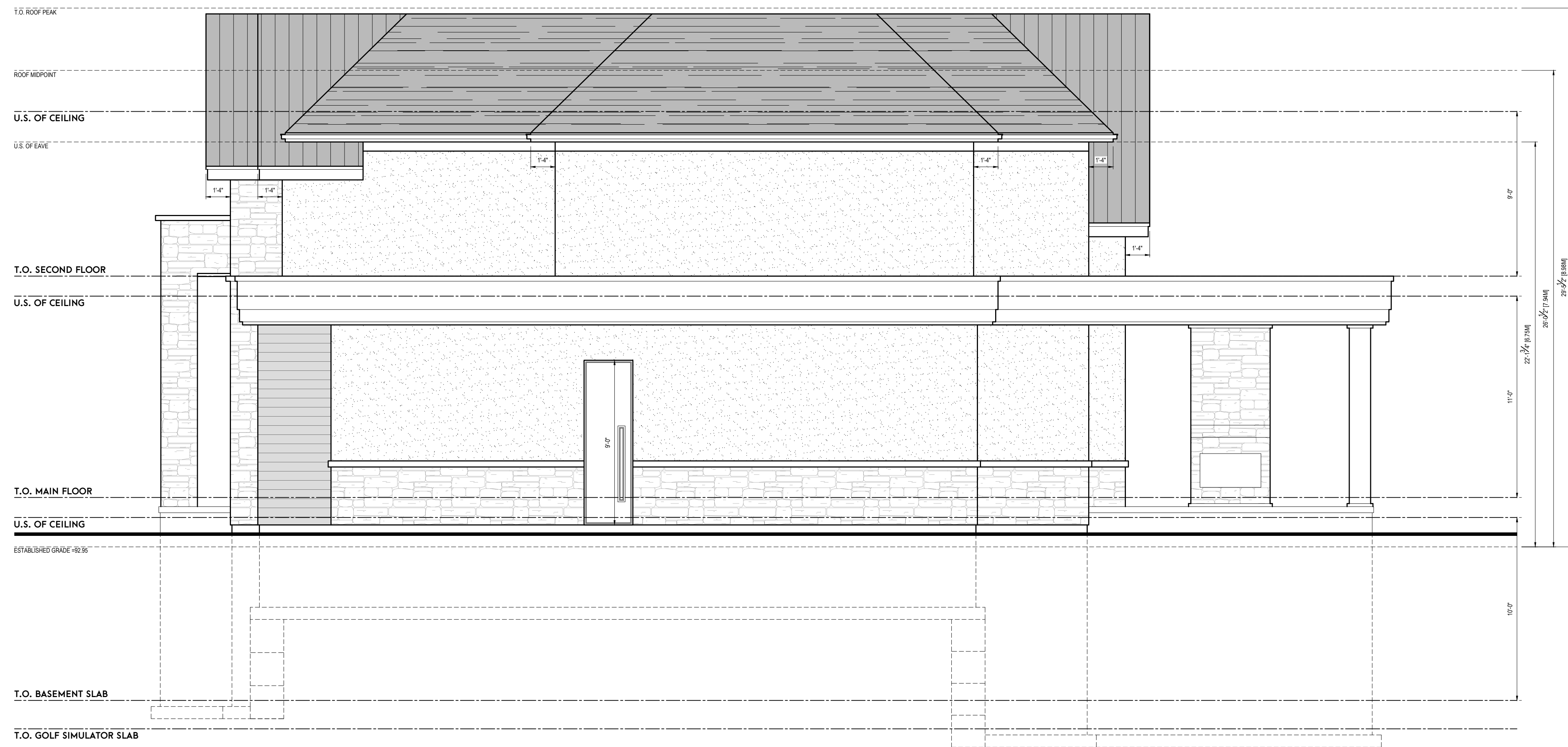
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FIRM NAME: B.C.I.N.

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2	MI/00/0000
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ISSUE LIST	
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2	ISSUED FOR C.O.A. DEFERRAL 08/15/2025
3	MI/00/0000
4	MI/00/0000
5	MI/00/0000

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: J.H. CHECKED BY: K.V.K.
 PROJECT ADDRESS: 2087 HAWLEY STREET
 PROJECT NO. 2025-017 SCALE: 1/8"=1'-0"
 SHEET NO. **A203**



RIGHT ELEVATION

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HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
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REGISTRATION INFORMATION: C-3.2.4 OF THE ONTARIO BUILDING CODE

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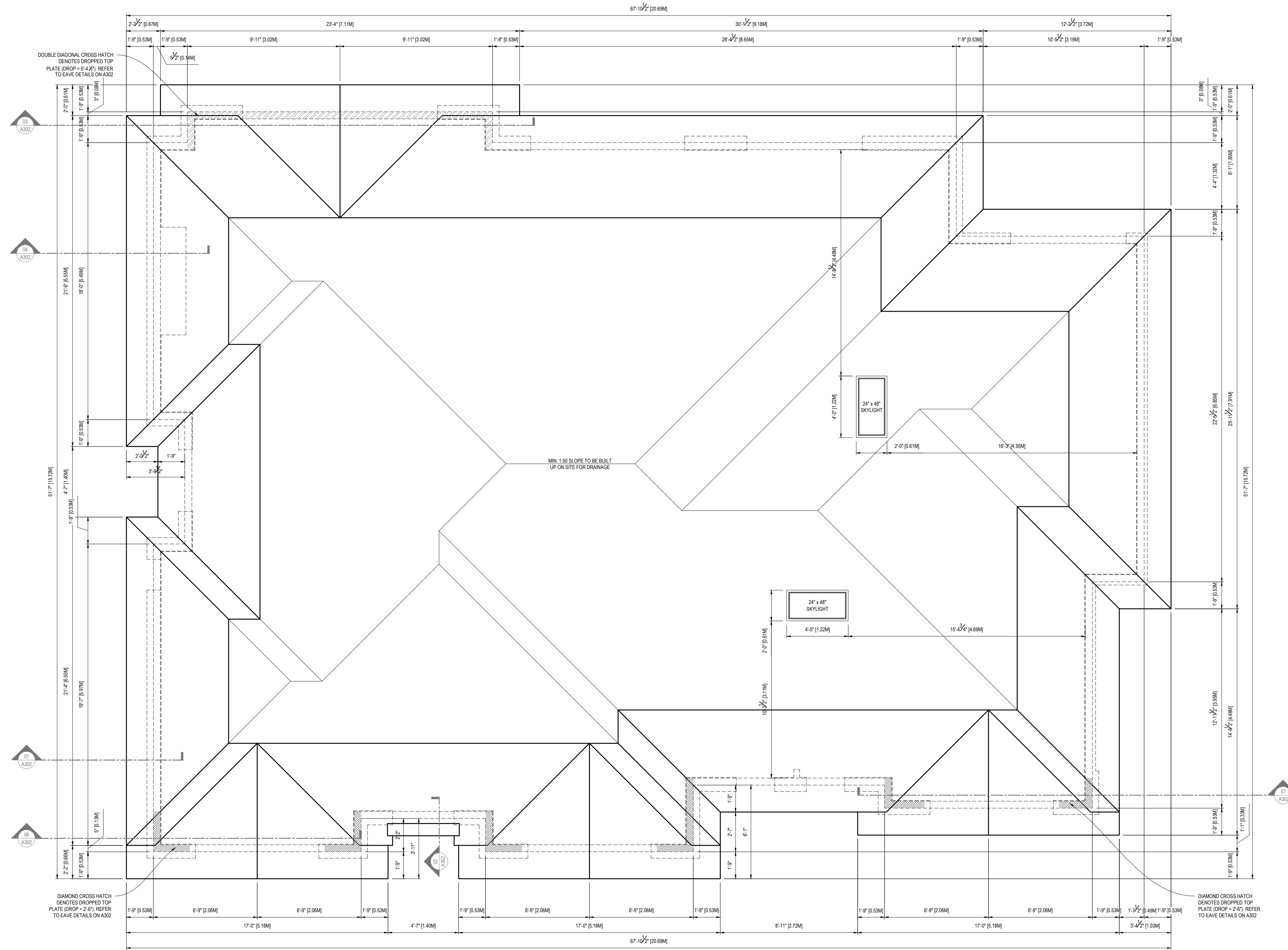
ISSUE LIST

NO.	DESCRIPTION	DATE
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2	ISSUED FOR C.O.A. DEFERRAL	09.15.2025
3		
4		
5		

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2087 WARELY STREET
PROJECT NO.: 2025-011
SHEET NO.:

A204

NOTE:
 DARK HATCHED AREA DENOTES FLAT AREA DENOTES LOW SLOPE ROOF
 PORTION AT A SLOPE OF 1:50 MIN. FOR SUFFICIENT WATER RUNOFF.



1/8"=1'-0"
ROOF PLAN

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 CUSTOM HOME DESIGN
 14 COMESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
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FIRM NAME B.C.I.N.
REGISTRATION INFORMATION
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FIRM NAME B.C.I.N.

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1	ISSUED FOR C.O.A. 07.14.2025
2	ISSUED FOR C.O.A. DEFERRAL 09.15.2025
3	
4	
5	

PROJECT NORTH TRUE NORTH

DRAWING TITLE: ROOF PLAN
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2087 WARELY STREET
PROJECT NO.: 2025-011 **SCALE:** 1/8"=1'-0"
SHEET NO.: **A104**

P.N. 2025-017

September 12, 2025

Attention: **Planning Staff**
Planning Services
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario

Reference: **2087 Wakely Street, Oakville**
Committee of Adjustment Application - File # A/122/2025

To whom it may concern,

We have submitted a Minor Variance deferral application and the purpose for this letter is to further explain the justification for the requested variances and the changes made as per discussions with the Town's Planning department.

The subject lot is located in South Oakville in close proximity to Third Line, Rebecca Street and Bridge Road. The lot area is 1182.67 m². The surrounding area is comprised of a mix of older single storey dwellings as well as many newer built two storey dwellings. It is important to note that the housing within this area is in transition where a number of 2 storey builds are replacing the existing single storey dwellings. We have designed this home to best break up the massing and place the dwelling accordingly while holding true to the homeowner's desired architectural style.

The application has been amended as per the below notes:

1. LOT COVERAGE: The maximum lot coverage in the -0 suffix zone shall be as per Table 6.4.2.; Max. 25.00% (295.67m²)

- The proposed lot coverage is 334.59 (28.29%). This is a difference of about 38.92m², 418.93 ft² or 3.29% of the overall lot.

The request for lot coverage is mostly attributed to the rear single storey covered porch which is 45.16m² in size or 3.82% of the overall lot; however, we believe the size and central location of the rear covered porch does not impact or affect the neighbouring properties.

2. FRONT YARD SETBACK: The minimum front yard setback in the -0 suffix zone shall be as per 6.4.3. (The yard legally existing less 1.0m) Therefore; 11.85m (Existing) – 1.00m = 10.85m Front Yard Setback

- The proposed front yard setback is 9.06m.

Please note the front yard setback has changed slightly from the original application as the dwelling has been shifted horizontally 2'-0" away from the Eastern property line. This has been done to further mitigate the potential impacts of overshadowing on the adjacent property (ie; shifting the proposed dwelling further from 2081 Wakely). The dwelling did not shift further forward however due to the irregular front lot line; the dimension was slightly changed from the 2'-0" horizontal shift.

In addition to the massing statements above, it is important to note that the position of the dwelling has been kept in line and behind with the both the neighbouring properties (see red dashed line) as well as follows the line of the Wakely Street itself (see blue dashed line). **(See Figure 1 below).**



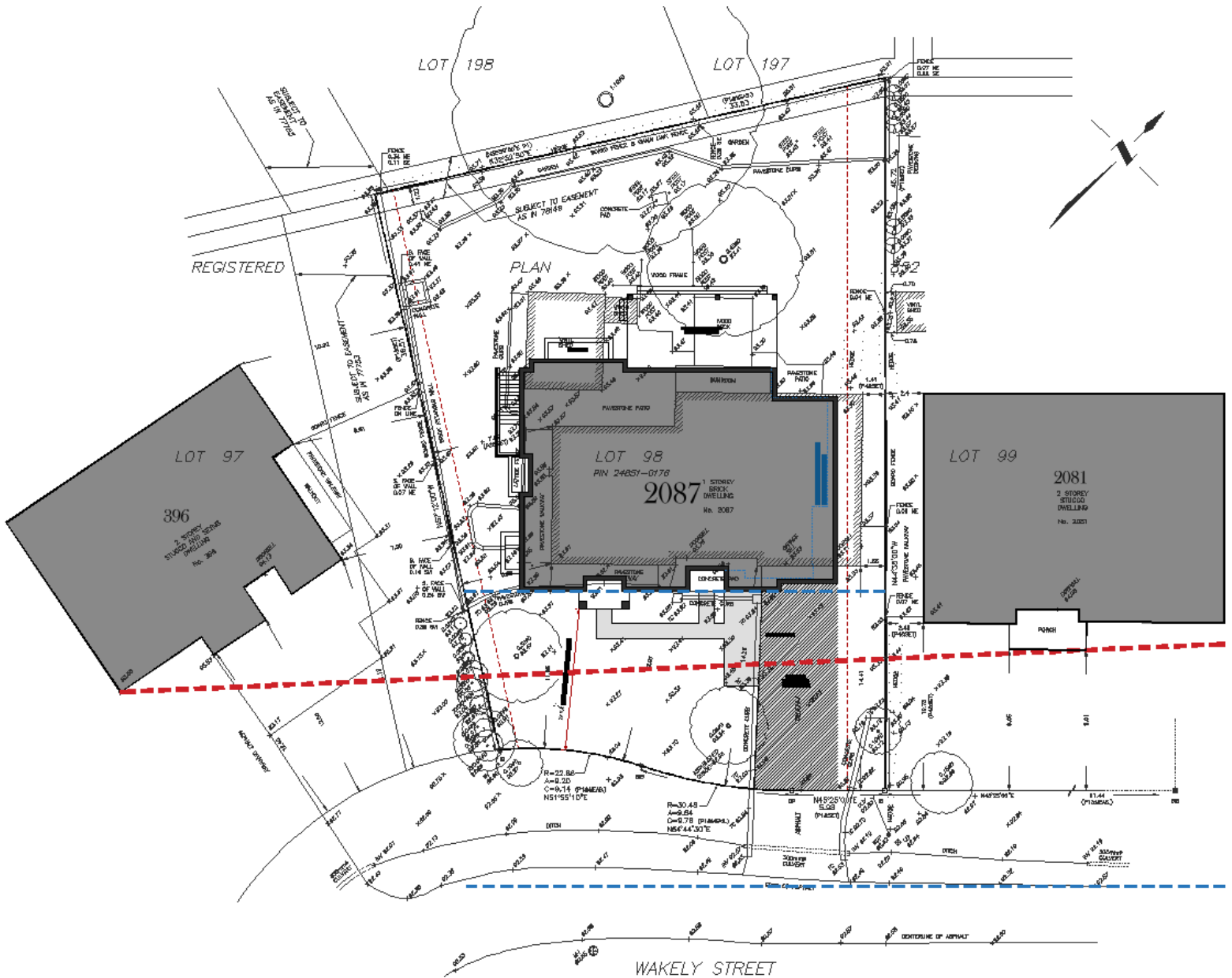


Figure 1 - Setback alignment with neighbouring lots and Wakely Street

3. MAXIMUM RFA: The required maximum RFA is 413.93 m² (35.00% of lot area)(Table 6.4.1).

- The proposed RFA is 413.87 m² (34.99% of lot area). **VARIANCE NO LONGER REQUIRED.**

The massing of the dwelling is of the utmost concern when assessing the RFA of a proposed dwelling, thus we have taken steps to mitigate the massing of the dwelling and the impact on the surrounding lots by reducing the RFA and eliminating the need for the RFA variance all together. Please note to do so we have increased the second-floor setback from the Eastern property line to avoid any negative impacts on the adjacent property at 2081 Wakley Street.

4. MAXIMUM HEIGHT: The required maximum height is 9.00m.

- The proposed height is 8.98m. **VARIANCE NO LONGER REQUIRED.**

We have worked to eliminate the height variance to bring down the overall massing and the impact of the façade from the street view and neighbouring properties. To do so, the ground floor ceiling has been reduced from 12'-0" to 11'-0" and the remainder of the height has been reduced by slightly adjusting the roof slope.

As the ground floor ceiling height has been reduced, it is worth noting that the front entry porch roof also was reduced in height and is approximately 15'-6" from the top of the finished floor elevation to the top of the parapet, just over one storey in height.

5. PRIVATE GRAGE FLOOR AREA: The required maximum interior garage floor area is 45.00m².

- The proposed interior garage floor area is 65.87m²

There have been no changes made to this variance as we feel the garage presents as a 2-storey garage from the exterior of the dwelling and therefore no additional massing impacts have been created.

In closing we feel that the above noted variances meet the prescribed Four Test of Section 45(1) of the Planning Act. All these requested variances are minor in nature and the development of this site with of a home of this nature is desirable to the area. Furthermore, these variances are in keeping with the general intent of the Zoning By-Law and the Official Plan.

If you require any additional information, please feel free to contact us

Sincerely,



Kurtis Van Keulen, Principal.

T: 647 206 9655

E: kurtis@huisdesigns.ca

Huis Design Studio
www.huisdesigns.ca

DATE: Sep 07/25

TO: The City of Oakville | Committee of Adjustment

RE: 2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

I/We Sumil K. Sharma are the residents of
379 Salisbury Dr (neighboring property of 2087 Wakely
Street). This letter is to confirm that we have reviewed the proposed drawings of the
proposed single- family dwelling and have no objections to the proposed development.

Sincerely,

Sumil K. Sharma (Owner of 379, Salisbury Dr
Oakville Ont.)

(Signature)

(Owner of _____)

(Signature)

DATE: Sept 6, 2025

TO: The City of Oakville | Committee of Adjustment

RE: 2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

I/We Anca & George Fedy are the residents of 2076 Wakely St (neighboring property of 2087 Wakely Street). This letter is to confirm that we have reviewed the proposed drawings of the proposed single-family dwelling and have no objections to the proposed development.

Sincerely,

Anca (Owner of 2076 Wakely St)

[Signature] (Signature)

[Signature] (Owner of 2076 WAKELY St.)

_____ (Signature)

DATE: Sept. 7. 2025

TO: The City of Oakville | Committee of Adjustment

RE: 2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

I/We D. SREBIA are the residents of 2069 WAKELY STR (neighboring property of 2087 Wakley Street). This letter is to confirm that we have reviewed the proposed drawings of the proposed single- family dwelling and have no objections to the proposed development.

Sincerely,

D. Srebia (Owner of _____)

(Signature)

(Owner of _____)

(Signature)

DATE: 2025 Sep 07

TO: The City of Oakville | Committee of Adjustment

RE: 2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

I/We Richard Davies are the residents of 390 Seaton Drive (neighboring property of 2087 Wakely Street). This letter is to confirm that we have reviewed the proposed drawings of the proposed single-family dwelling and have no objections to the proposed development.

Sincerely,

Richard Davies (Owner of 390 Seaton Drive)

[Signature] (Signature)

Tracyline Davies (Owner of 390 Seaton D.)

[Signature] (Signature)

DATE: 7-SEP-2025

TO: The City of Oakville | Committee of Adjustment


RE: 2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

I/We JORGE POSTIGO are the residents of
409 SCARSDALE CRES (neighboring property of 2087 Wakley
Street). This letter is to confirm that we have reviewed the proposed drawings of the
proposed single- family dwelling and have no objections to the proposed development.

Sincerely,

JORGE POSTIGO (Owner of 409 SCARSDALE CRES)

 (Signature)

PAOLA MALDONADO (Owner of 409 SCARSDALE CRES)

 (Signature)

DATE: Sept 7, 2025

TO: The City of Oakville | Committee of Adjustment

RE: 2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

I/We Vikram Chowdhury are the residents of _____ (neighboring property of 2087 Wakely Street). This letter is to confirm that we have reviewed the proposed drawings of the proposed single- family dwelling and have no objections to the proposed development.

Sincerely,

Chowdhury (Owner of 411 Scarsdale Cr)

(Signature)

(Owner of _____)

(Signature)

DATE: 09/06/25

TO: The City of Oakville | Committee of Adjustment

RE: 2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

I/We [Signature] are the residents of _____ (neighboring property of 2087 Wakely Street). This letter is to confirm that we have reviewed the proposed drawings of the proposed single- family dwelling and have no objections to the proposed development.

Sincerely,

L. Manuel Matos (Owner of 413 SCARSDALE)

[Signature] (Signature)

Carmina Matos (Owner of 413 Scarsdale Crs.
Oakville ONT)

Carmina Matos (Signature)

L6C3W6