

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: Section 45 of the Planning Act, 1990

APPLICATION: A/122/2025 – Deferred from September 03, 2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, October 15, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
J. Liorti V. van den Corput	Kurtis Van Keulen Huis Design Studio 301-1a Conestoga Dr Brampton ON L6Z 4N5	2087 Wakely St PLAN 852 LOT 98

OFFICIAL PLAN DESIGNATION: Low Density Residential

ZONING: RL2-0, Residential

WARD: 1

DISTRICT: West

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres	To increase the maximum garage floor area to 65.87 square metres.
2	Table 6.4.2 For a lot with a detached dwelling where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase the maximum lot coverage to 28.29%.
3	<i>Section 6.4.3 a)</i> The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 10.85 metres.	To reduce the minimum front yard to 9.06 metres.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning & Development:

(Note: Planning & Development includes comments from the relevant District teams, including Heritage, Urban Design, Policy and Development Engineering)

A/122/2025 – 2087 Wakely Street (West District) (Official Plan Designation: Low Density Residential)

The applicant is proposing to construct a new two-storey detached dwelling subject to the variances listed above. This application has returned to the Committee after being deferred at the September 3, 2025 meeting in order to address staff comments.

Recommendation:

Staff do not object to the proposed variances. Should this minor variance request be approved by the Committee, the following conditions are recommended:

1. The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated September 15, 2025.
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Analysis:

The proposal has been modified, and a revised set of plans have been submitted. The modifications include the elimination of both the residential floor area ratio variance and the maximum height variance. Further revisions to the dwelling include lowering the height of the void window at the rear of the dwelling where the open-to-below area is located from two-storeys to one-and-a-half-storeys, stepping back portions of the second floor along the front façade, and the removal of a portion of the two-storey front window elements to help further reduce the perceived height and verticality of the dwelling.

The garage floor area variance remains unchanged from the initial proposal. The intent of regulating the garage floor area is to prevent the garage from being the dominant feature of the dwelling. The dwelling has been designed so that the additional garage floor area has been located towards the rear of the property, and it still presents as having a two-car integral garage from the public right-of-way. Additionally, the lot coverage variance also remains unchanged. The intent of regulating the lot coverage is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood. The lot coverage variance can be fully attributed to the front and rear yard covered porches. The footprint of the main dwelling itself is less than the maximum permitted lot coverage of 25%. There have also been improvements made along all façades of the dwelling to help limit any potential massing or scale impacts onto abutting properties or the public realm. It should also be noted that the minimum front yard setback variance has changed slightly from 9.12 metres to 9.06 metres. The intent of regulating the front yard setback is to ensure a relatively uniform setback along the street. The property is located close to a bend in the road where Wakley Street becomes Salisbury Drive. Due to the differing lot patterns in this area, the front yard setbacks of the adjacent dwellings are at varying distances. The

setback variance has also been measured to a portion of the front covered porch. The remainder of the dwelling is setback from the front lot line at varying distances of 10.08 metres to 13.24 metres. The location of the proposed dwelling, although closer to the public right-of-way than what is permitted under the by-law, is more inline with the abutting dwelling to the east.

Town of Oakville Zoning By-law 2014-014		Agenda	
Regulation	Requirement	September 3, 2025	October 15, 2025
Residential Floor Area Ratio	35%	35.23%	-
Height	9.0 m	9.67 m	-
Garage Floor Area	45.0 m ²	65.87 m ²	65.87 m ²
Lot Coverage	25%	28.29%	28.29%
Front Yard	10.85 m	9.12 m	9.06 m

Staff have evaluated the revised application and found that it is minor, is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land. The proposed development maintains and protects the character of the existing neighbourhood and does not present unacceptable adverse impacts. On this basis, the application meets the four tests of the *Planning Act*.

Bell Canada: No comments received.

Finance: No comments received.

Fire: No concerns.

Oakville Hydro: No comments.

Halton Region:

CAV A/122/2025 – J. Liorti and V. van der Corput, 2087 Wakely Street, Oakville

- It is understood that this application was deferred from September 3, 2025. Regional comments provided on August 28, 2025, still apply.
- Due to Provincial legislation, Halton Region’s role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton’s four local municipalities.
- Regional staff note that there is a Regional easement in the vicinity of the Subject Property. Buildings, structures, landscaping and other encumbrances are not to be constructed or placed on existing or proposed Regional easements. Regional easement rights must be maintained at all times and not be infringed upon. We note in this instance that the proposed structure does not interfere with the existing easement.
 - Regional staff has no objection to the proposed minor variance subject to the Regional easement being respected.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to permit an increase in the maximum garage floor area to 65.87 square metres, an increase

in the maximum lot coverage to 28.29% and a decrease in the minimum front yard to 9.06 metres, under the requirements of the Town of Oakville Zoning By-law, for the purpose of constructing a two-storey detached dwelling on the Subject Property.

Transit: No comments received.

Union Gas: No comments received.

Emails(s) / Letter(s) in support – 15

Emails(s) / Letter(s) in opposition – None

Note: The following standard comments apply to all applications. Any additional application specific comments are as shown below.

- The applicant is advised that permits may be required should any proposed work be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- The applicant is advised that permits may be required from other departments/authorities (e.g. Engineering and Construction, Building, Conservation Halton etc.) should any proposed work be carried out on the property.
- The applicant is advised that any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report.
- The applicant is advised that any current or future proposed works will require the removal of all encroachments from the public road allowance to the satisfaction of the Engineering and Construction Department.
- The applicant is advised that the comments provided pertain only to zoning and are not to be construed as a review or approval of any proposal for the site. This review will be carried out through the appropriate approval process at which time the feasibility/scope of the works will be assessed.
- The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ministry of Citizenship and Multiculturalism (MCM) must be notified immediately (archaeology@ontario.ca), as well as the Town of Oakville and, if Indigenous in origin, relevant First Nations communities. If human remains are encountered during construction, the proponent must immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate, as well as the Registrar, Ontario Ministry of Public and Business Service Delivery—who administers provisions of the Funeral, Burial and Cremation Services Act—to be consulted, as well as the MCM and the Town of Oakville, and, if considered archaeological, the relevant First Nations communities. All construction activity in the vicinity of the discovery must be postponed until an appropriate mitigation strategy is identified and executed.

- Unless otherwise states, the Planning basis for the conditions referenced herein are as follows:
- Building in general accordance with the submitted site plan and elevation drawings is required to ensure what is requested and ultimately approved, is built on site. This provides assurance and transparency through the process, noting the documents that are submitted with the application, provide the actual planning, neighbourhood and site basis for the request for the variances, and then the plans to be reviewed through the building permit and construction processes.
- A two (2) year timeframe allows the owner to obtain building permit approval for what is ultimately approved within a reasonable timeframe of the application being heard by the Committee of Adjustment based on the requirements when it is processed, but cognizant of the ever-changing neighbourhoods, policies and regulations which might then dictate a different result. Furthermore, if a building permit is not obtained within this timeframe, a new application would be required and subject to the neighbourhood notice circulation, public comments, applicable policies and regulations at that time.

Requested conditions from circulated agencies:

1. The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated September 15, 2025.
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

J. Ulcar

Jen Ulcar
Secretary-Treasurer
Committee of Adjustment

Attachment:

Email(s)/Letter(s) in support – 15:

DATE: 13 Sep 2025


TO: The City of Oakville | Committee of Adjustment


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

To Whom it May Concern,

I/We RIAZ A SUKKUR & RAZIA B RAFIC AHMED are the residents of 2081 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,


_____ (Owner of 2081 WAKELY ST.)


_____ (Signature)

_____ (Owner of _____)

_____ (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 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,

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 Davie's are the residents of
390 Seaton Drive (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,

Richard Davie's (Owner of 390 Seaton Drive)

[Signature] (Signature)

Jaqueline Davie's (Owner of 390 Seaton D.)

[Signature] (Signature)

DATE: Sept. 13, 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 RAM GUPTA 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,

RAM GUPTA (Owner of 396 Salisbury St Drive)

(Signature)

(Owner of _____)

(Signature)

DATE: Sept 13 / 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 LORI VALENTINI are the residents of
384 Salisbury 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,

Lori VALENTINI (Owner of 384 Salisbury Drive)
[Signature] (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 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,

Anca (Owner of 2076 Wakely St)

[Signature] (Signature)

[Signature] (Owner of 2076 WAKELY, ST.)

____ (Signature)

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

(Signature)

(Owner of _____)

(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,

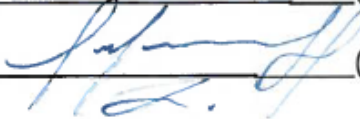
I/We JORGE POSTIGO are the residents of
409 SCARSDALE CRES (neighboring property of 2087 Wakley
Street). This letter is to confirm that we have reviewed the proposed drawings of the
proposed single- family dwelling and have no objections to the proposed development.

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
L6L3W6)

Carmina Matos (Signature)

DATE: Sept 10, 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 John + Katy Macpherson are the residents of
420 Saville Crescent (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,

Katy Macpherson (Owner of _____)

Kmacph (Signature)

John Macpherson (Owner of 420 Saville Cres)

[Signature] (Signature)

DATE: Sep 9, 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 Predrag & Sanja are the residents of
 434 Saville Crescent (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,

 Predrag Minic (Owner of 434 Saville Crescent)
 Predrag Minic (Signature)

 Sanja Minic (Owner of 434 Saville Crescent)
 Sanja Minic (Signature)

DATE: SEPT 11 / 2025

TO: **The City of Oakville | Committee of Adjustment**

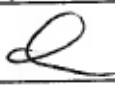
RE: **2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)**

To Whom it May Concern,

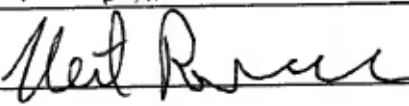
I/We LISA BUNN + NEIL BUNN are the residents of 462 SAVILLE CRESCENT (neighboring property of 2087 Wakely Street). This letter is to confirm that we have reviewed the proposed drawings of the proposed single- family dwelling and have no objections to the proposed development.

Sincerely,

LISA BUNN (Owner of 462 SAVILLE CRESC)

 (Signature)

NEIL BUNN (Owner of 462 SAVILLE CRESC)

 (Signature)

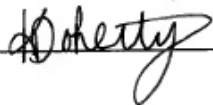
DATE: September 9, 2025
TO: The City of Oakville | Committee of Adjustment
RE: 2087 Wakely St, Oakville, ON L6L 2K5
Committee of Adjustment File No. CAV A/122/2025
Proposed Residential Development (Minor Variance – No Objections Letter)

To Whom it May Concern,

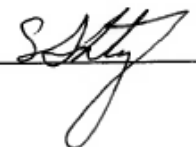
I/We Scott and Kristine Doherty are the residents of 461 Seaton Drive (neighboring property of 2087 Wakley Street). This letter is to confirm that we have reviewed the proposed drawings of the proposed single- family dwelling and have no objections to the proposed development.

Sincerely,

Kristine Doherty (Owner of 461 Seaton Drive)

 (Signature)

Scott Doherty (Owner of 461 Seaton Drive)

 (Signature)

DATE: sept. 8, 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 Brittany and Alex Mitsiopoulos are the residents of 420 Seaton Drive (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,

Brittany Mitsiopoulos (owner of 420 Seaton Dr.)

B Mitsiopoulos (Signature)

Alex Mitsiopoulos (owner of 420 Seaton Dr.)

Alex Mitsiopoulos (Signature)