

MINOR VARIANCE SKETCH

1275 North Service Rd W,
Oakville, Ontario

LEGEND

Proposed Variance

SITE STATISTICS ZONE: OFFICE EMPLOYMENT (E1-29)		
Regulation	Required	Proposed
Min. Lot Area	0.2 ha	5403 ha
Min. Lot Frontage	30.0 m	184.1 m
Min. Front Yard	3.0 m	30.0 m
Max. Front Yard	17.5 m	32.0 m
Min. Interior Side Yard	3.0 m	16.7 m
Min. Rear Yard	3.0 m	109.1 m
Max. Height	18.5 m	9.2 m
Min. Landscaping Coverage	10%	67%
Landscaping Width	3.0 m	3.0 m
Main Wall Proportions	Min. 35% of all main walls toward front lot line	50%
Min. Parking Spaces	435	436
Parking Space Dimensions	2.7m x 5.7m	2.7m x 5.7m
Min. Barrier Free Parking Spaces	11	11
Min. Bicycle Parking Spaces	9	9

Date: January 30, 2026

Scale: Not to Scale

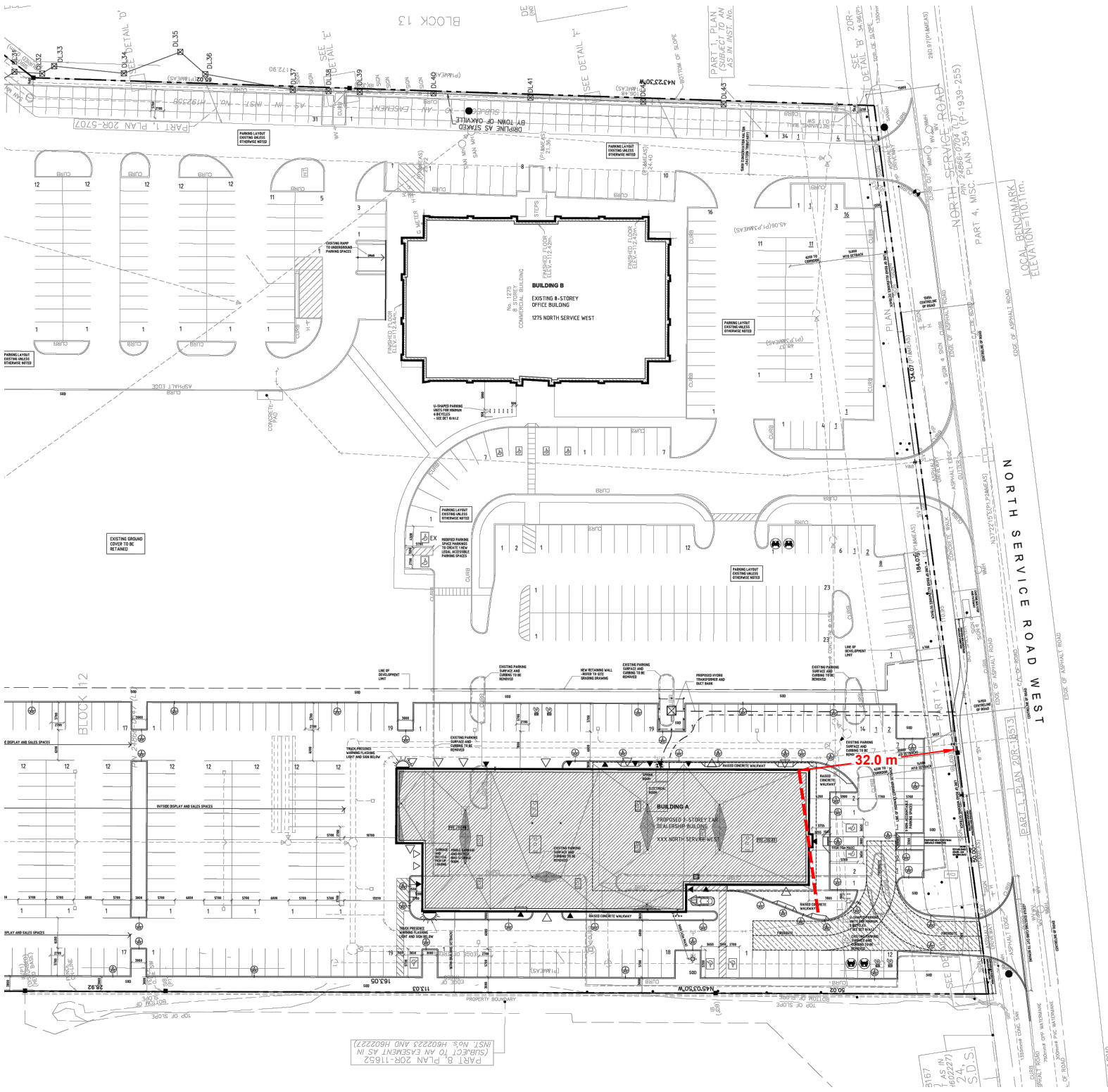


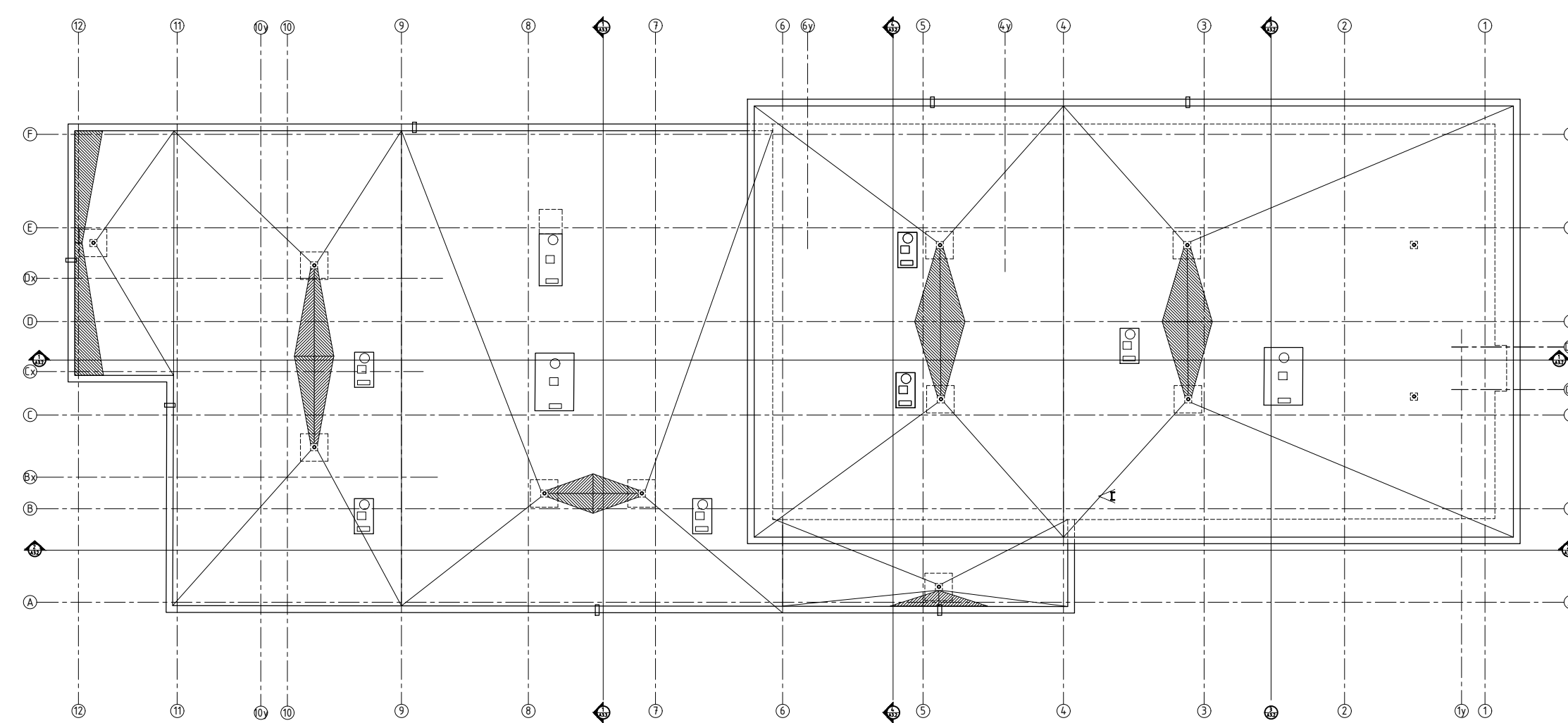
Data Source: Eightspace Inc.

Z21388 - 1275 NORTH SERVICE RD W, OAKVILLE - MHC DOCUMENTS/MINOR VARIANCE/21388 MINOR VARIANCE SKETCH (2026-01-30.DWG)

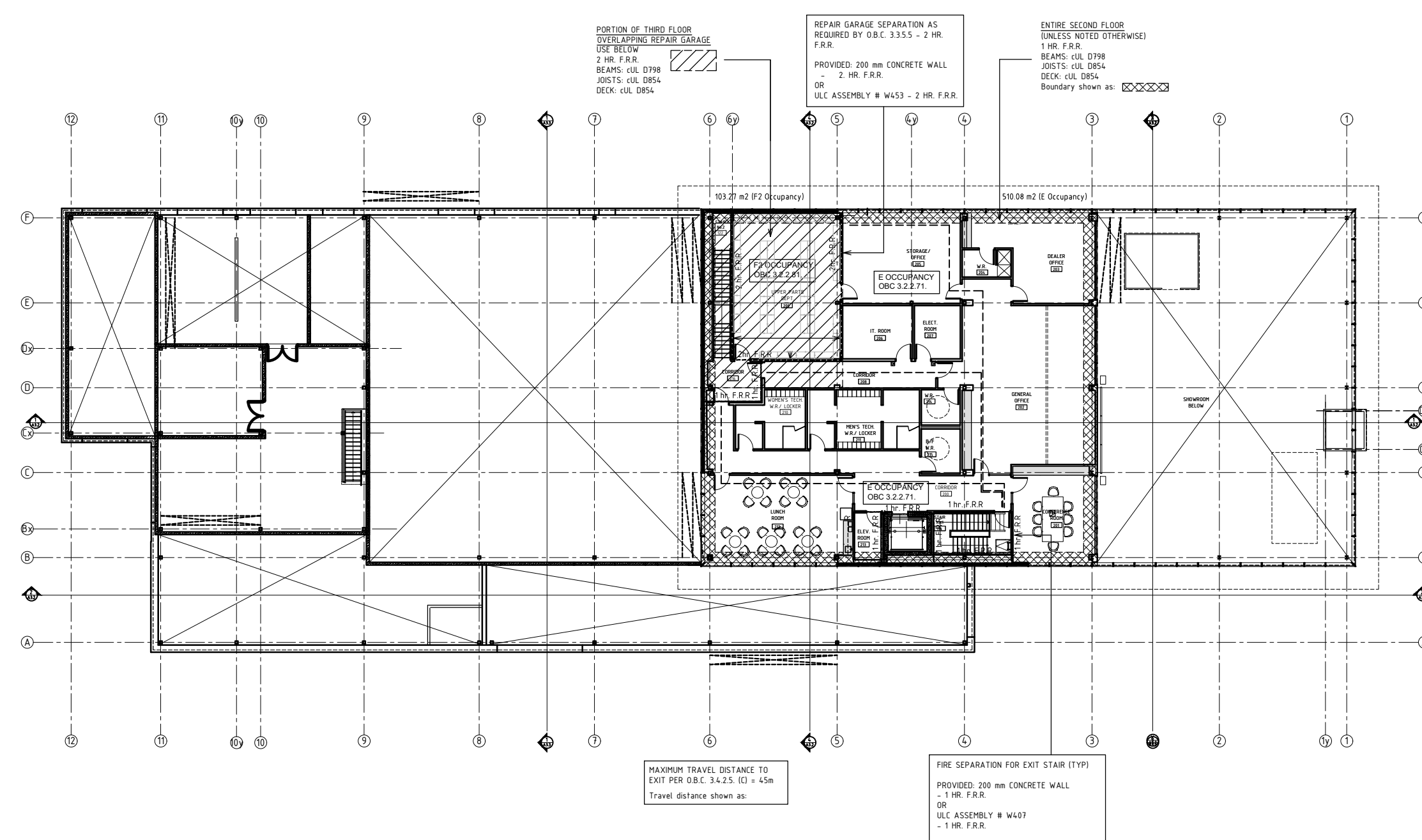


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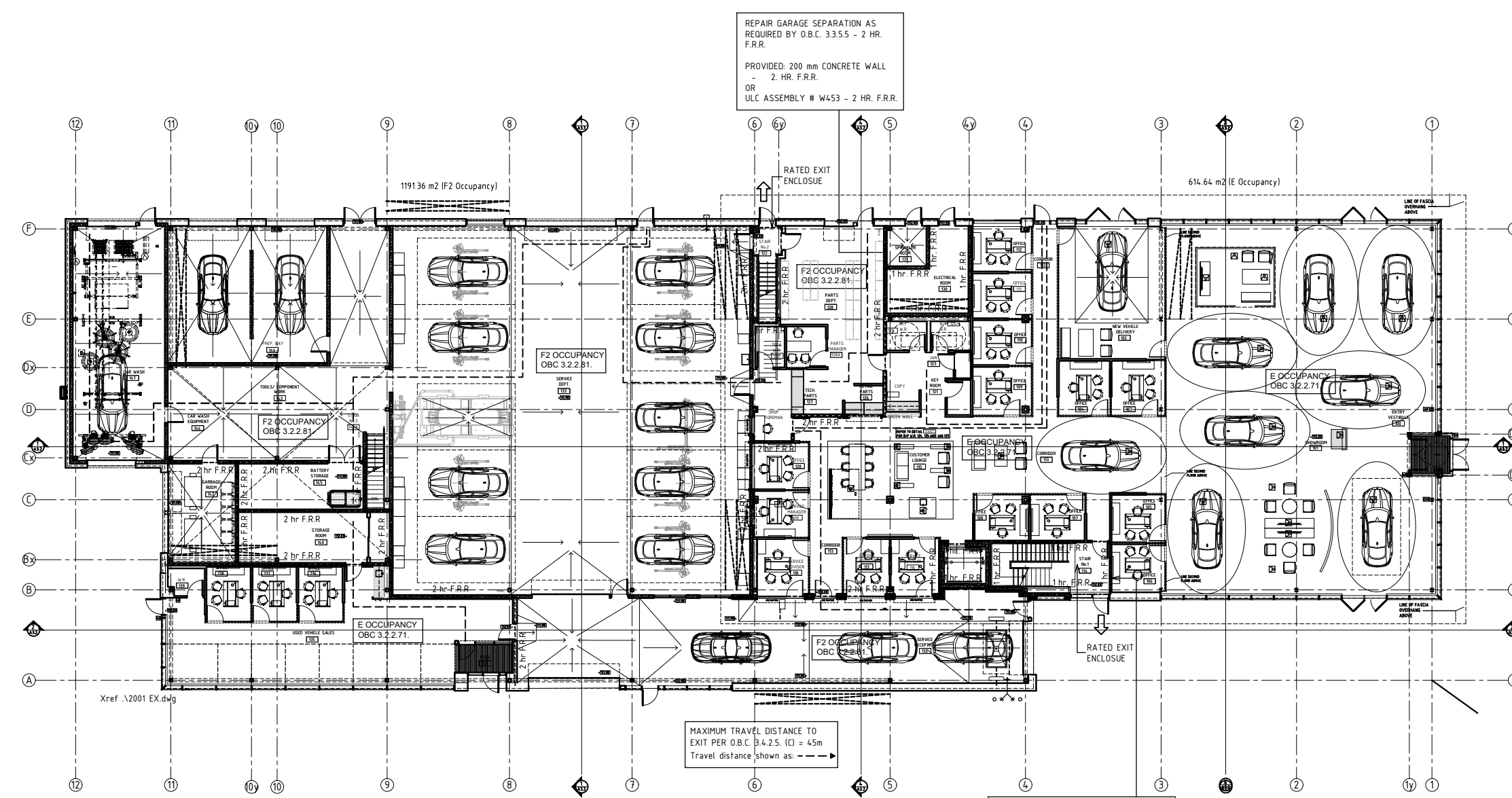




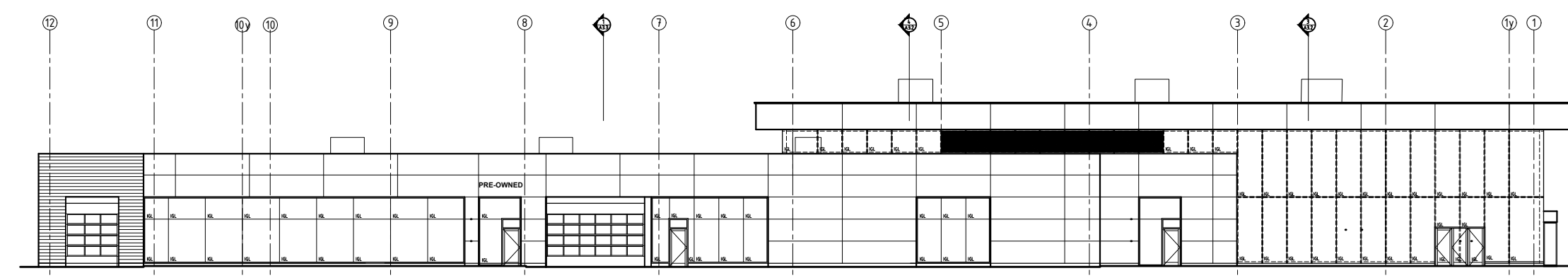
3 ROOF PLAN
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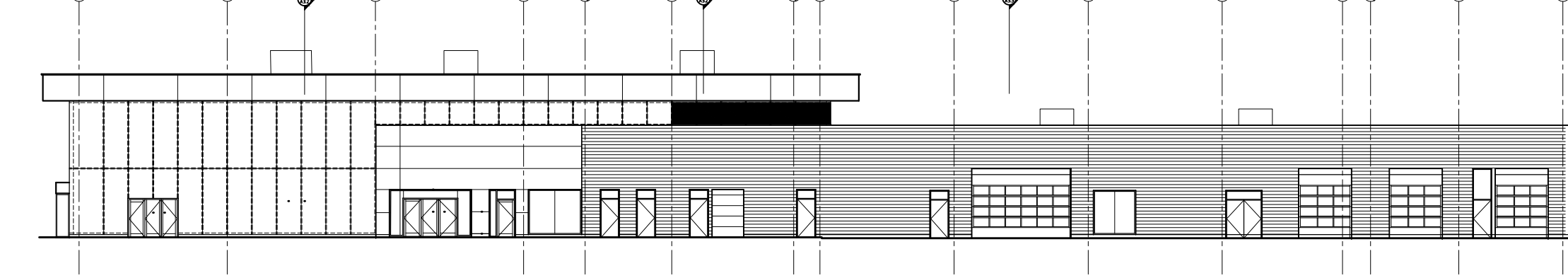
2 FIRE SEPARATION & TRAVEL DISTANCE PLAN - SECOND FLOOR
A0.1



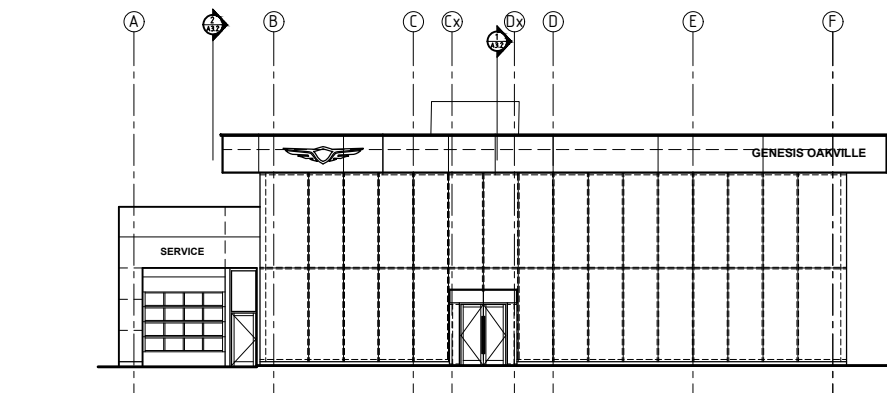
1 FIRE SEPARATION & TRAVEL DISTANCE PLAN - GROUND FLOOR
A0.1



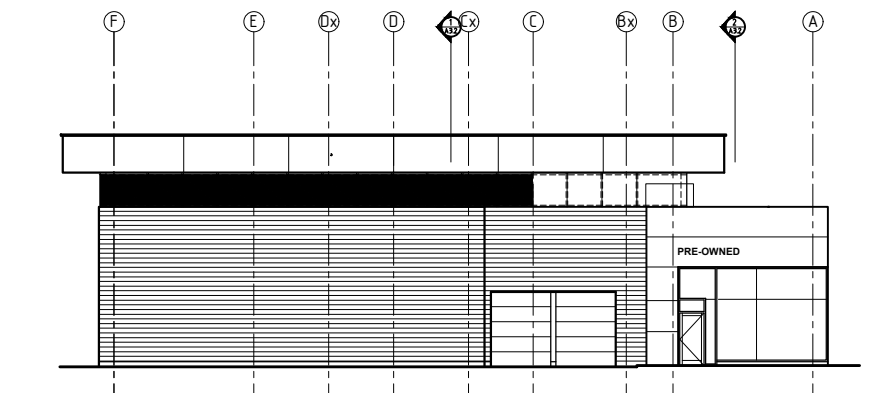
4 WEST ELEVATION
A0.1



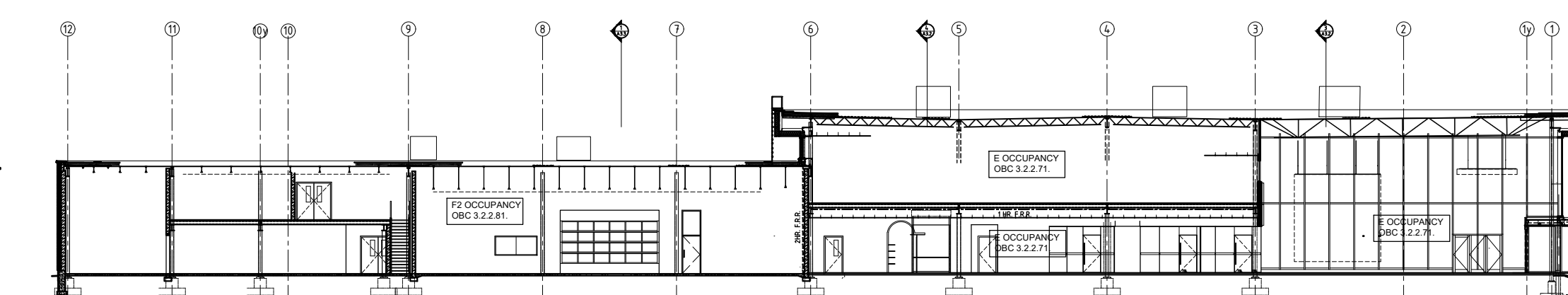
5 EAST ELEVATION
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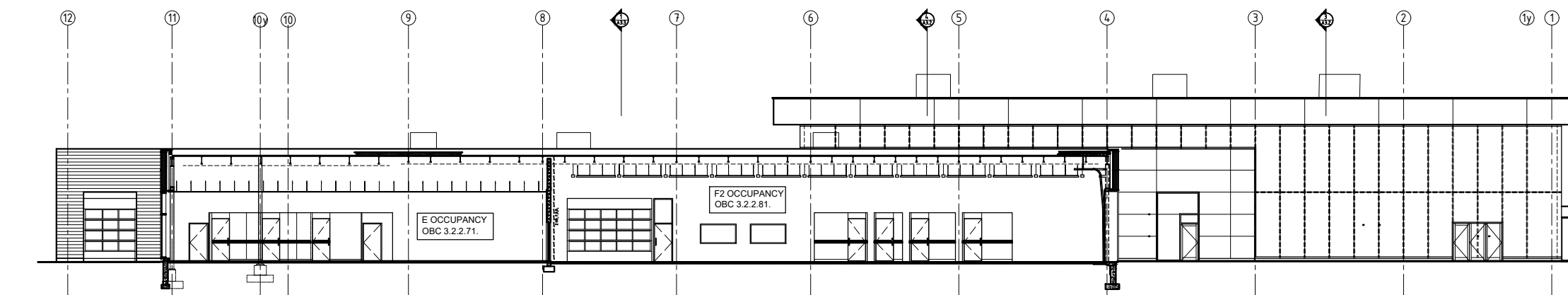
6 SOUTH ELEVATION
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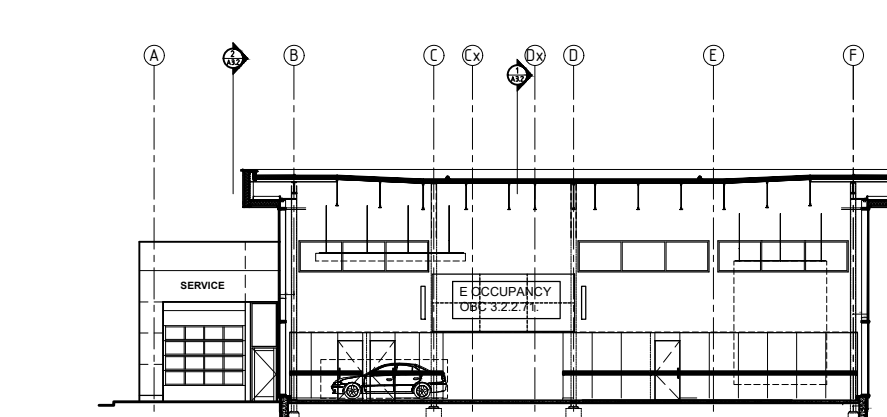
7 NORTH ELEVATION
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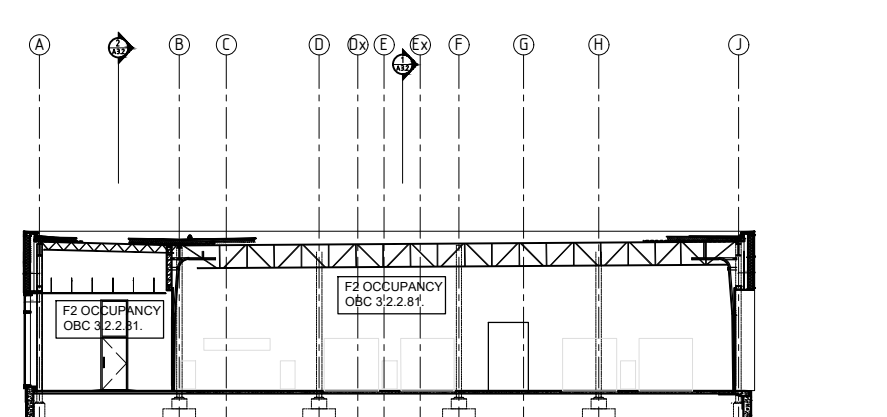
8 BUILDING SECTION
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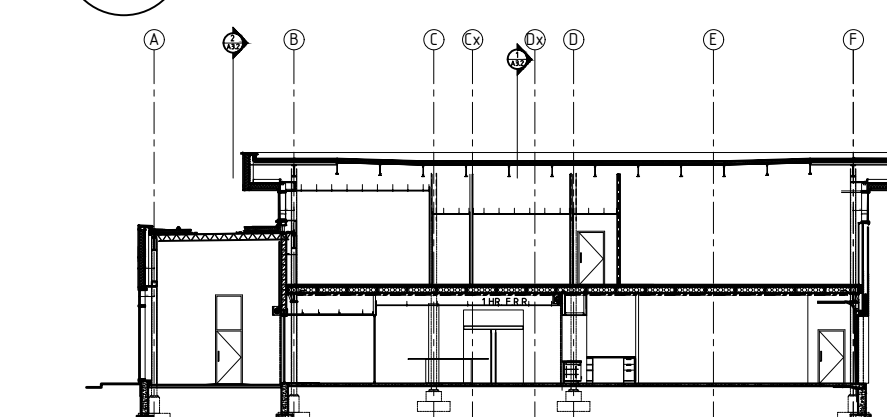
9 BUILDING SECTION
A0.1



10 BUILDING SECTION
A0.1



11 BUILDING SECTION
A0.1



12 BUILDING SECTION
A0.1

FIRM NAME: EIGHTSPACE INC. ARCHITECTURE + DESIGN		NAME OF PROJECT: GENESIS OAKVILLE		LOCATION: 1275 SOUTH SERVICE ROAD WEST, OAKVILLE ONTARIO				
ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9			OBC REFERENCE					
REFERENCES ARE TO DIVISION B UNLESS NOTED (A) FOR DIVISION A OR (C) FOR DIVISION C.								
1	PROJECT DESCRIPTION	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	<input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> 11.2 (A)	<input type="checkbox"/> PART 9 <input type="checkbox"/> PART 11				
2	MAJOR OCCUPANCY(S)	E MERCANTILE // F2 - MEDIUM HAZARD INDUSTRIAL	3.1.2.1 (H)					
3	BUILDING AREA (sqm)	1,806.20 sqm	14.1.2 (a)					
4	GROSS AREA	2,877.40 sqm (E: 1,582.77 sqm, F2: 1,294.63 sqm)	14.1.2 (a)					
5	NUMBER OF STOREYS	ABOVE GRADE: 1 BELOW GRADE: 0 STOREY	14.1.2 (a)					
6	MAX HEIGHT OF BUILDING	9.3 m	3.2.6.1					
7	NUMBER OF STREET ACCESS ROUTES	1						
8	BUILDING CLASSIFICATION	GROUP E AND F2	"E" 3.2.2.71, "F2" 3.2.2.81					
9	SPRINKLER SYSTEM	<input checked="" type="checkbox"/> FULL BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING						
10	STANDPIPE REQUIRED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.9.1					
11	FIRE ALARM REQUIRED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.4.1					
12	WATER SERVICE/SUPPLY IS ADEQUATE	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.5.7					
13	HIGH BUILDING	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.6.1					
14	PERMITTED CONSTRUCTION	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.2.60, 3.2.2.70B					
15	MEZZANINE(S) AREA (sqm)	N/A						
16	TOTAL OCCUPANT LOAD	<input checked="" type="checkbox"/> PER PERSONS <input type="checkbox"/> DESIGN OF BUILDING + 14.8 PERSONS	3.1.17.1 (H)-(H)					
17	BARRIER-FREE DESIGN @GROUND FLOOR	YES <input checked="" type="checkbox"/> NO (EXPLAIN) <input type="checkbox"/>	3.8.2.1 (1)					
18	HAZARDOUS SUBSTANCES	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.8.2.1 (2)(g)					
19	REQUIRED FIRE RESISTANCE RATING	HORIZONTAL ASSEMBLIES PER (Hours) FLOORS: 45 min FRR MEZZANINE: 45 min FRR ROOF: N/A FRR OF SUPPORTING MEMBERS FLOORS: 45 min FRR MEZZANINE: 45 min FRR ROOF: N/A	E: 3.2.2.60 (2)(a), F2: 3.2.2.70B (2)(a) E: 3.2.2.60 (2)(b), F2: 3.2.2.70B (2)(b)					
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	WALL BUILDING SETBACK AREA OF EBF (sq.m) NORTH: 162.2m, 238.0 m2 SOUTH: 30.72m, 238.0 m2 EAST: 16.50m, 631.0 m2 WEST: 16.70m, 631.0 m2	L/D OR H/L NORTH: 3.1-10.1 SOUTH: 3.1-10.1 EAST: OVER 10.1 WEST: OVER 10.1	MAX. UNPROTECTED % OF OPENINGS NORTH: 100.0 % SOUTH: 100.0 % EAST: 45.0 % WEST: 54.0 %	FRR (Hours) NORTH: 0 hr SOUTH: 0 hr EAST: 0 hr WEST: 0 hr	TABLE 3.2.3.1 (C) LISTED DESIGN OR DESCRIPTION 3.2.3	COMB. CONST. / NON-COMB. CONST.	COMB. CONST. / NON-COMBUST. CLADDING
21	MEZZANINES & OPENINGS THROUGH FLOOR ASSEMBLIES	EXCEPTION TO SPATIAL PROTECTION	3.2.8.2 (6)					
22	FIRE SEPARATION OF "E" FROM "F2"	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.3.5.5					
23	WASHROOM CALCULATIONS (BASED ON DESIGN)		3.1.17.1 (H)-(H)					
	GROUP	# OF PEOPLE	# MALE	# FEMALE	OBC REFER.	COMMENT		
	TOTAL REQUIRED	200	100	100	6, 1, 8	5, 5	3.3.7.4.8	
	TOTAL PROVIDED				6, 1, 8	5, 5		

2	REVISIONS PER SPA COMMENTS	JAN 21-26
1	ISSUED FOR REVIEW	OCT 09-25
Rev	Issue	Date

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Project
GENESIS OAKVILLE
 1275 SOUTH SERVICE RD. W.
 OAKVILLE, Ontario

Dwg Title BUILDING CODE INFORMATION			
Project No.	23-02	Date	AUG 2023
Scale	N.T.S.	Dwg No.	A0.1

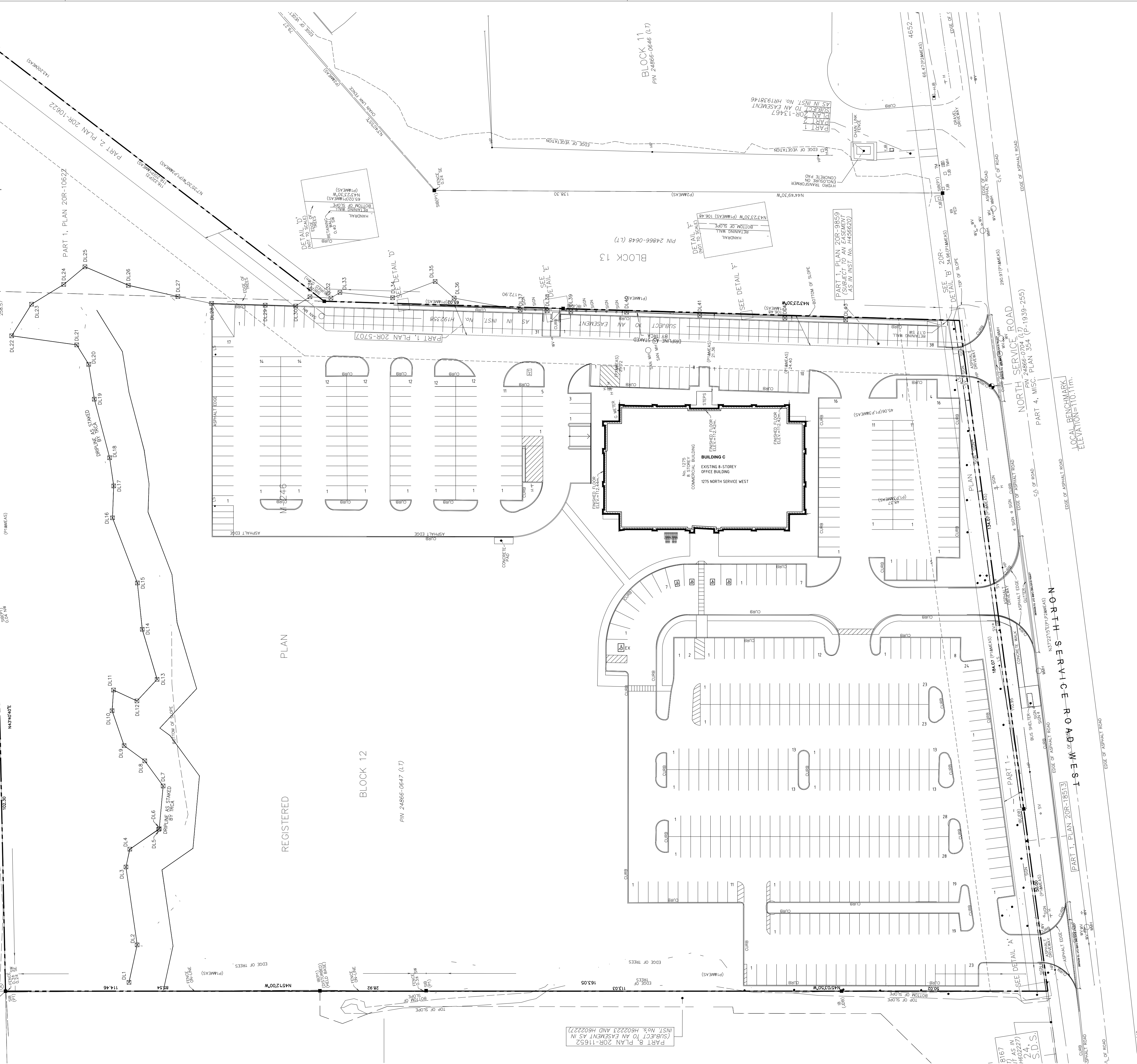
REGISTERED PLAN 20M-380

PART 1, PLAN 20R-3999
BLOCK 52

BLOCK 58
PART 3, PLAN 20R-5707
PIN 24866-0264 (L.T.)
AS IN INST. NO. H1925633

BLOCK 56
PART 20, PLAN 20R-4945
PIN 24866-0262 (L.T.)
(SUBJECT TO AN EASEMENT AS IN INST. NO. H685668)

93
AN 20M-469
220 (L.T.)



LEGEND

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL CODE RB-93
- BOLLARD
- FIRE HYDRANT
- CONCRETE SLAB PAVING (REGULAR DUTY UN.D.)
- CONCRETE SLAB PAVING (HEAVY DUTY)
- CONCRETE PAVERS
- VEHICULAR ACCESS DOOR
- OVERHEAD DOOR
- MAN DOOR
- FIRE DEPT. SIAMESE CONNECTION
- LIGHT STANDARD
- RETAINING WALL
- CATCH BASIN
- MANHOLE
- CATCH BASIN MANHOLE
- ELECTRIC VEHICLE CHARGER
- ROUGH-IN FOR FUTURE ELECTRIC VEHICLE CHARGER

SITE STATISTICS

Zoning

Site Area
Total Site Area 54,029 sq.m. (13.5 Ac)

Lot Frontage
PROPOSED 184.07 m

Gross Floor Area

EXISTING OFFICE BUILDING "B"	
Ground Floor	1,806.2 m ² (19,442.4 sq.ft.)
FLOORS 2-8	12,642.5 m ² (136,887.2 sq.ft.)
Total	14,448.7 m ² (155,329.6 sq.ft.)

Net Floor Area

EXISTING OFFICE BUILDING "B"	
Ground Floor	1,454.6 m ² (15,657.7 sq.ft.)
FLOORS 2-8	10,794.3 m ² (116,192.7 sq.ft.)
Total	12,248.9 m ² (131,850.4 sq.ft.)

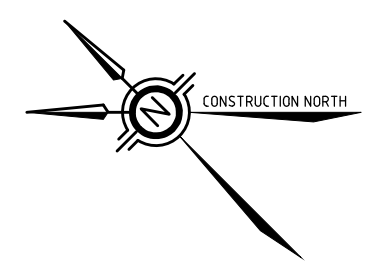
Parking Requirements

REQUIRED SPACES

EXISTING OFFICE BUILDING "B" (1 / 35m ² NET)	= 350 sp.
---------------------------------------------------------	-----------

EXISTING OFFICE BUILDING "B"

Existing Spaces	= 561 sp.
(Accessible spaces included)	= 5 sp.
Total Provided Existing Office Building "B"	= 566 sp.



3	REVISIONS PER SPA COMMENTS	JAN 12-26
2	REVISIONS PER SPA COMMENTS	JULY 02-25
1	ISSUED FOR SPA	DEC 20-24
Rev	Issue	Date

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Project: NEW DEALERSHIP FACILITY FOR:
GENESIS OAKVILLE

1275 SOUTH SERVICE RD. W.
OAKVILLE, Ontario

Dwg Title: **EXISTING SITE PLAN**

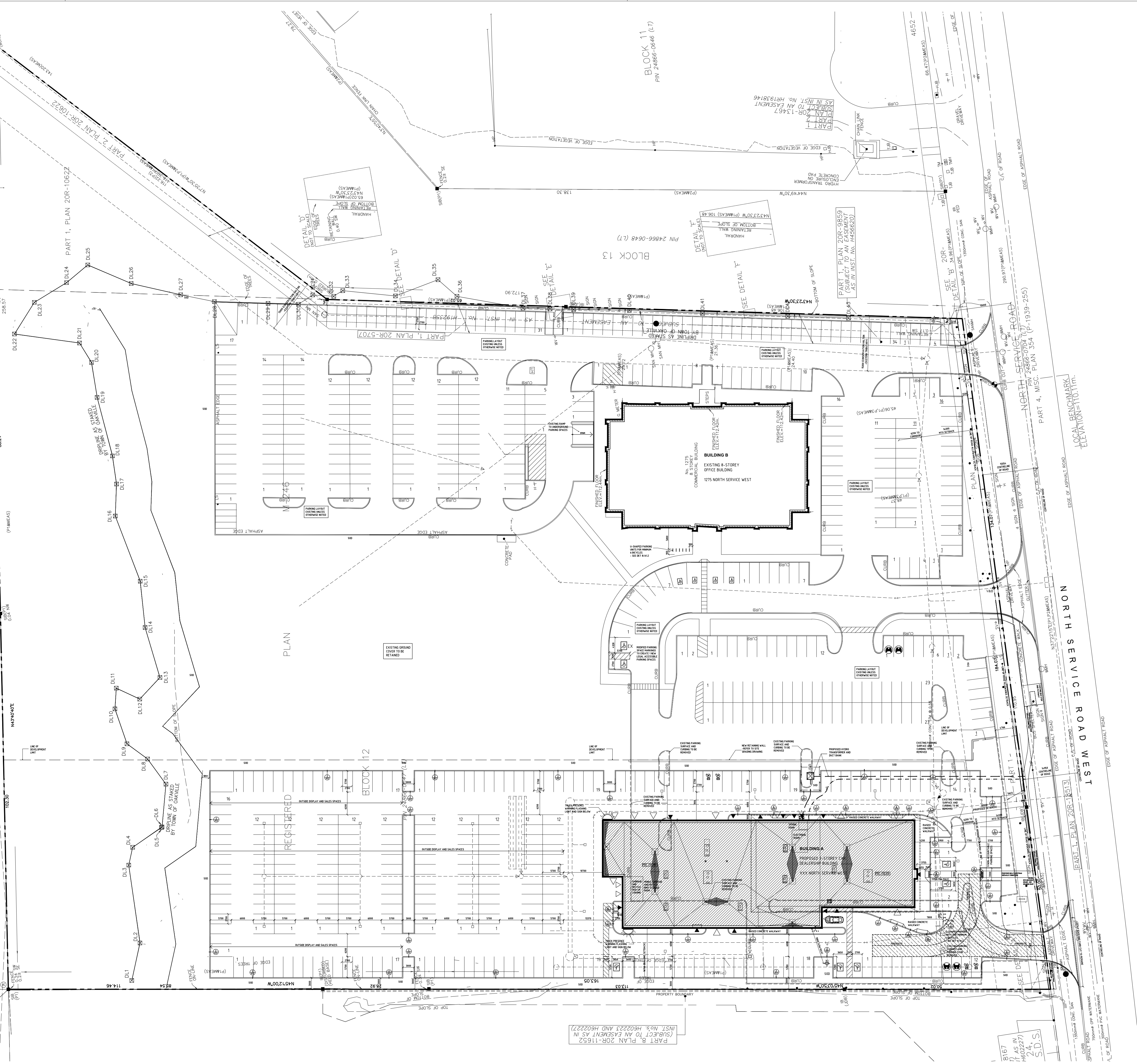
Project No	23-02	Date	AUG 2023	Dwg No	
Scale	1:500				A1.1

REGISTERED PLAN 20M-380
BLOCK 58
PART 1, PLAN 20R-3999
PART 2, PLAN 20R-10622
PART 3, PLAN 20R-10622
PART 4, MISC. PLAN 354 (P-1939-255)

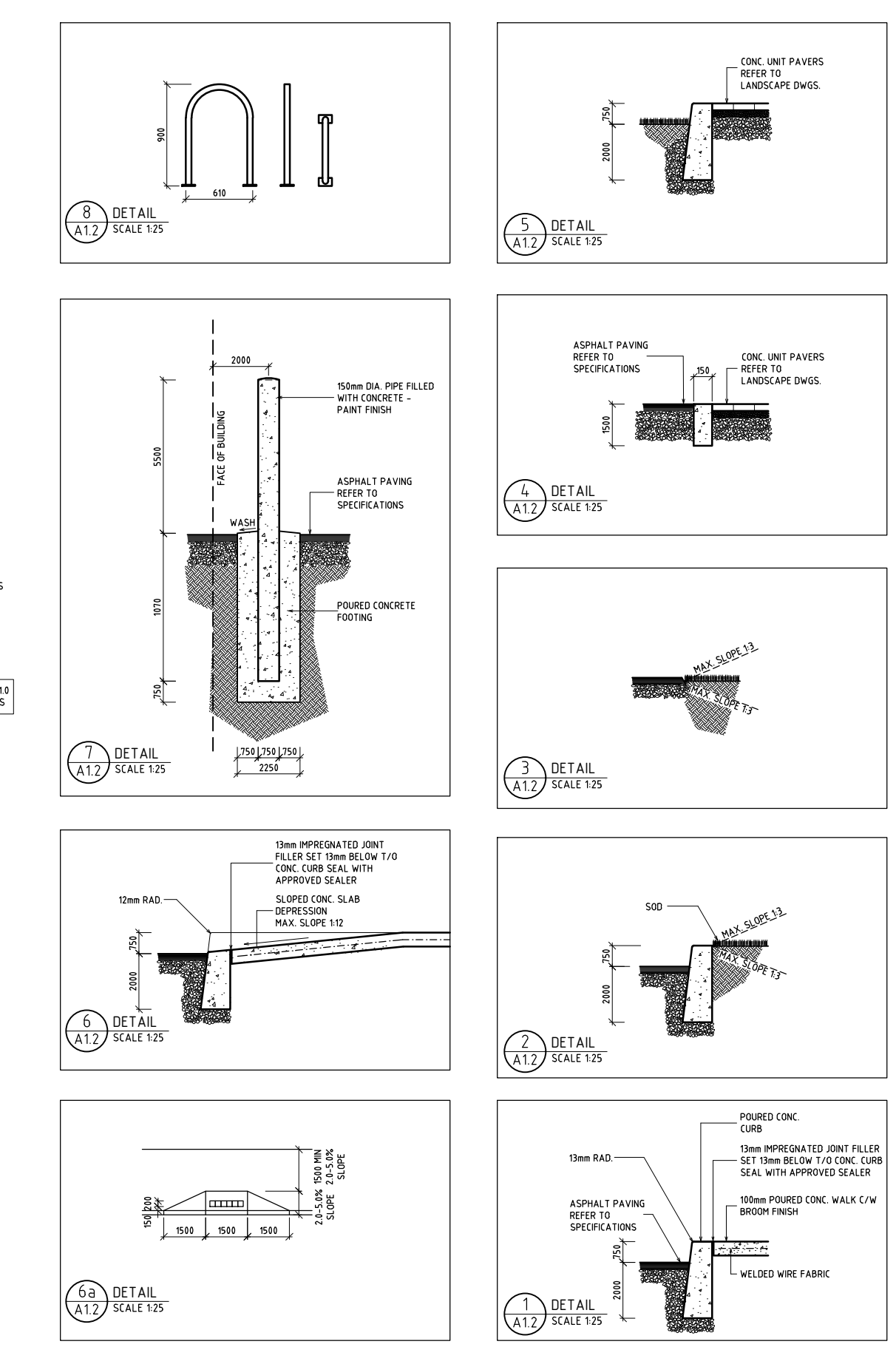
REGISTERED PLAN 20M-380
BLOCK 52
PART 1, PLAN 20R-3999

BLOCK 56
PART 20, PLAN 20R-4945
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PART 23, PLAN 20R-4945
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PART 99, PLAN 20R-4945
PART 100, PLAN 20R-4945

93 AN 20M-469
PART 1, PLAN 20R-3999
PART 2, PLAN 20R-10622
PART 3, PLAN 20R-10622
PART 4, MISC. PLAN 354 (P-1939-255)



- LEGEND**
- EXISTING BUILDINGS
 - PROPOSED BUILDINGS
 - ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL CODE RB-93
 - FIRE HYDRANT
 - FIRE PIPE SIAMESE CONNECTION
 - LIGHT STANDARD
 - RETAINING WALL
 - CATCH BASIN
 - MANHOLE
 - CATCH BASIN MANHOLE
 - ELECTRIC VEHICLE CHARGER
 - ROUGH-IN FOR FUTURE ELECTRIC VEHICLE CHARGER



SITE STATISTICS

Zoning

Site Area
Total Site Area 54,029 sq.m (13.5 Ac)

Lot Frontage
PROPOSED: 184.07 m

Site Coverage

Building Area	4,267 sq.m	8 %
Paved Area	12,735 sq.m	23 %
Landscaped Area	36,227 sq.m	67 %
Total Site Area	54,029 sq.m	100.0 %

Building Height
PROPOSED: 9.2 m

Gross Floor Area

EXISTING OFFICE BUILDING "B"	1,806.2 m ²	(1,19,442.4 sq.ft.)
FLOOR 2-8	12,642.5 m ²	(136,087.2 sq.ft.)
Total	14,448.7 m ²	(155,529.6 sq.ft.)
PROPOSED CAR DEALERSHIP "A"	2,260.8 m ²	(24,355.8 sq.ft.)
Ground Floor	496.6 m ²	(5,337.2 sq.ft.)
Second Floor	1,764.2 m ²	(18,918.6 sq.ft.)
Total	2,260.8 m ²	(24,355.8 sq.ft.)

Net Floor Area

EXISTING OFFICE BUILDING "B"	1,454.6 m ²	(15,657.7 sq.ft.)
FLOOR 2-8	10,790.3 m ²	(116,192.7 sq.ft.)
Total	12,244.9 m ²	(131,850.4 sq.ft.)
PROPOSED CAR DEALERSHIP "A"	2,240.0 m ²	(24,119.9 sq.ft.)
Ground Floor	568.5 m ²	(6,119.5 sq.ft.)
Second Floor	1,671.5 m ²	(18,000.4 sq.ft.)
Mezzanine Floor	166.2 m ²	(1,789.0 sq.ft.)
Total	2,976.7 m ²	(32,020.4 sq.ft.)

Parking Requirements

REQUIRED

EXISTING OFFICE BUILDING "B" (1/1/35) NET - 12,244.9 / 35 = 350 sp.
 PROPOSED CAR DEALERSHIP "A" (1/1/35) NET - 2,240.0 / 35 = 64 sp.
Total Parking Spaces Required (On Site) = 414 sp.

EXISTING OFFICE BUILDING "B"

Existing Spaces = 561 sp.
 Existing Spaces Removed = 196 sp.
 Existing Spaces to Remain = 371 sp.
 (Accessible spaces included = 6 sp.)
 Spaces removed per MTO road widening - indicated X = 45 sp.
Total Provided Existing Office Building "B" = 326 sp.

PROPOSED CAR DEALERSHIP "A"

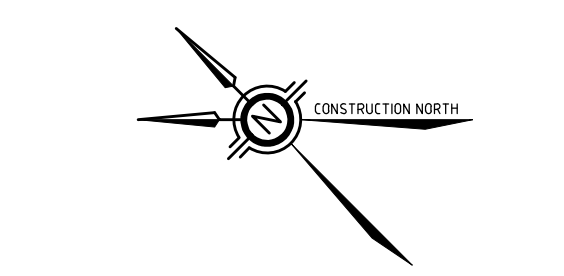
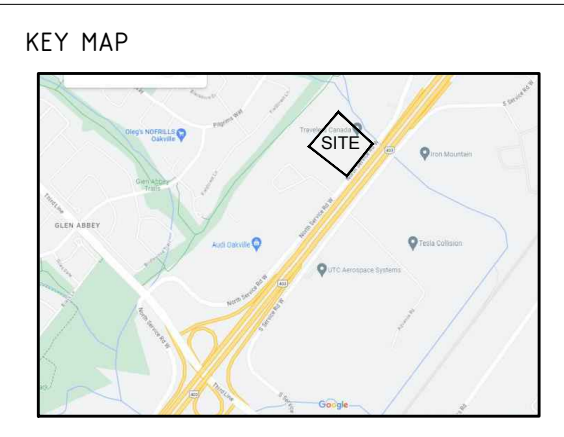
Provided (Conforming to By-Law) = 121 sp.
 (Accessible spaces included = 5 sp.)
 Spaces removed per MTO road widening (indicated X) = 11 sp.
Total Provided Proposed Car Dealership "A" = 110 sp.

Total Parking Spaces Provided (On Site) = 436 sp.

Outside Display and Sales = 170 sp.

BICYCLE PARKING - (2+0.25x1,000)2 NFAI
 EXISTING OFFICE BUILDING "B" (2+0.25x12.24) 6 SPACES
 PROPOSED CAR DEALERSHIP "A" (2+0.25x2.71) 3 SPACES

WALL PROPORTION CALCULATION
 PROPOSED CAR DEALERSHIP "A" = 14.47 %
AREA OF DEVELOPMENT LIMIT 11,510 m²



11	REVISIONS PER SPA COMMENTS	JAN 20-26
10	REVISIONS PER SPA COMMENTS	NOV 25-25
9	ISSUED FOR GRX REVIEW	NOV 18-25
8	ISSUED FOR REVIEW	OCT 09-25
7	REVISIONS PER SPA COMMENTS	JULY 02-25
6	ISSUED FOR SPA	DEC 20-24
5	ISSUED FOR SPA	DEC 05-24
4	ISSUED FOR REVIEW	NOV 04-24
3	ISSUED FOR SPA	AUG 08-24
2	ISSUED FOR PRE-CONSULTATION	FEB 13-24
1	ISSUED FOR PRE-REVIEW	FEB 09-24
Rev	Issue	Date



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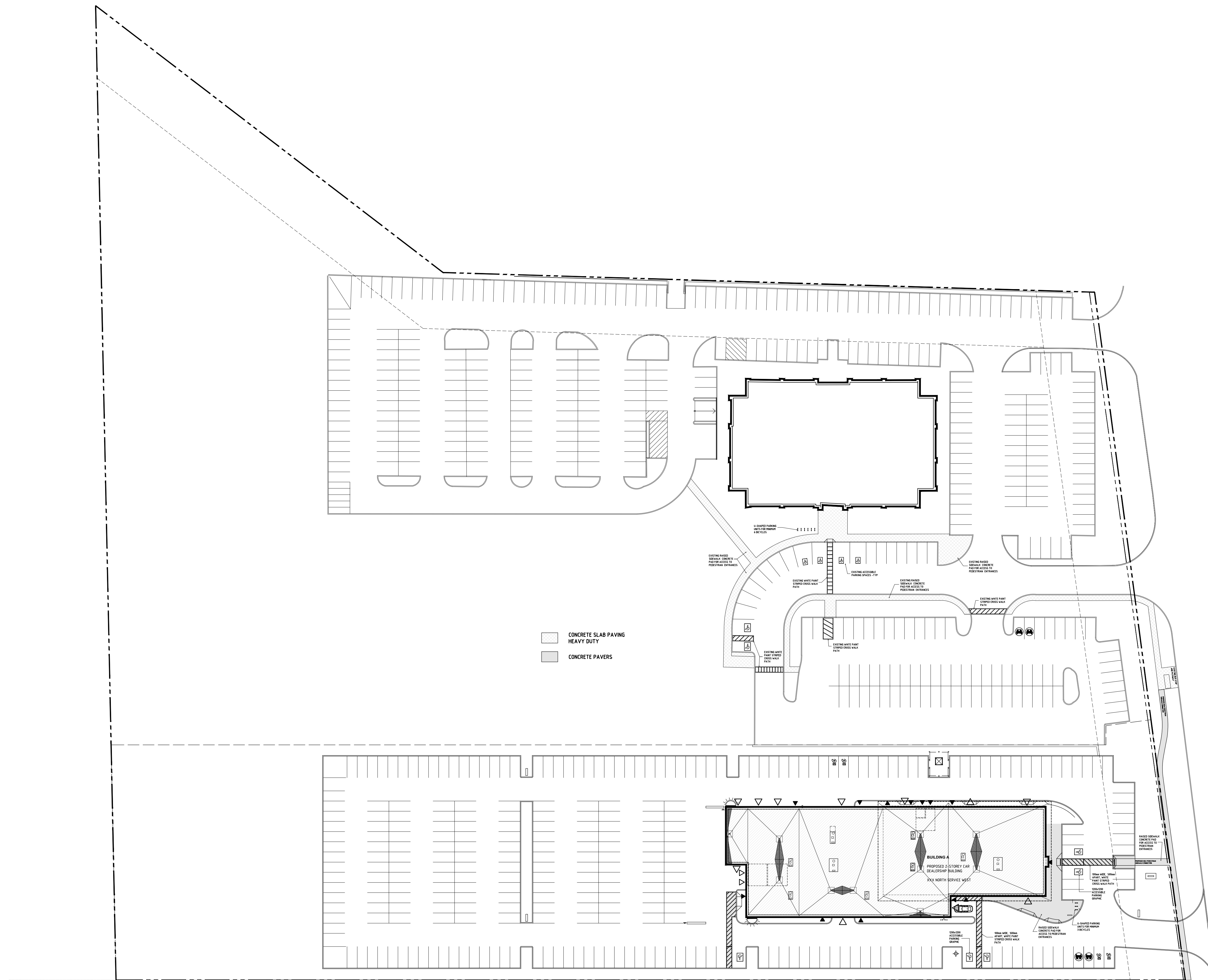
Project: NEW DEALERSHIP FACILITY FOR:
GENESIS OAKVILLE

1275 SOUTH SERVICE RD. W.
 OAKVILLE, Ontario

Dwg Title: **PROPOSED SITE PLAN**

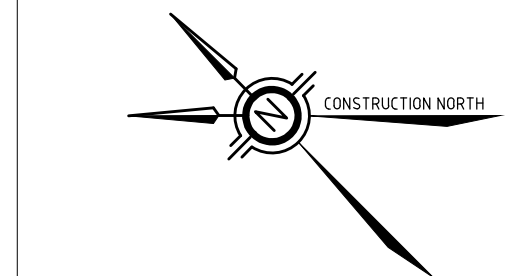
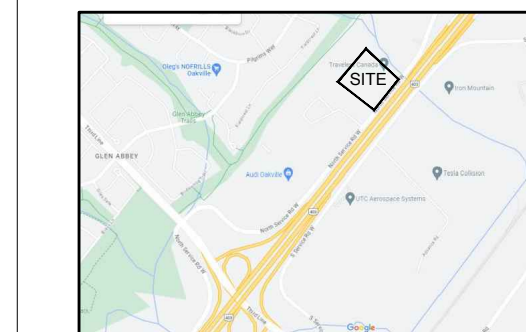
Project No: 23-02 Date: AUG 2023 Dwg No: **A1.2**

Scale: 1:500



1 PEDESTRIAN CIRCULATION PLAN
SCALE N.T.S.

KEY MAP



3	REVISIONS PER SPA COMMENTS	JAN 21-26
2	REVISIONS PER SPA COMMENTS	JULY 02-25
1	ISSUED FOR SPA	DEC 20-24
Rev	Issue	Date

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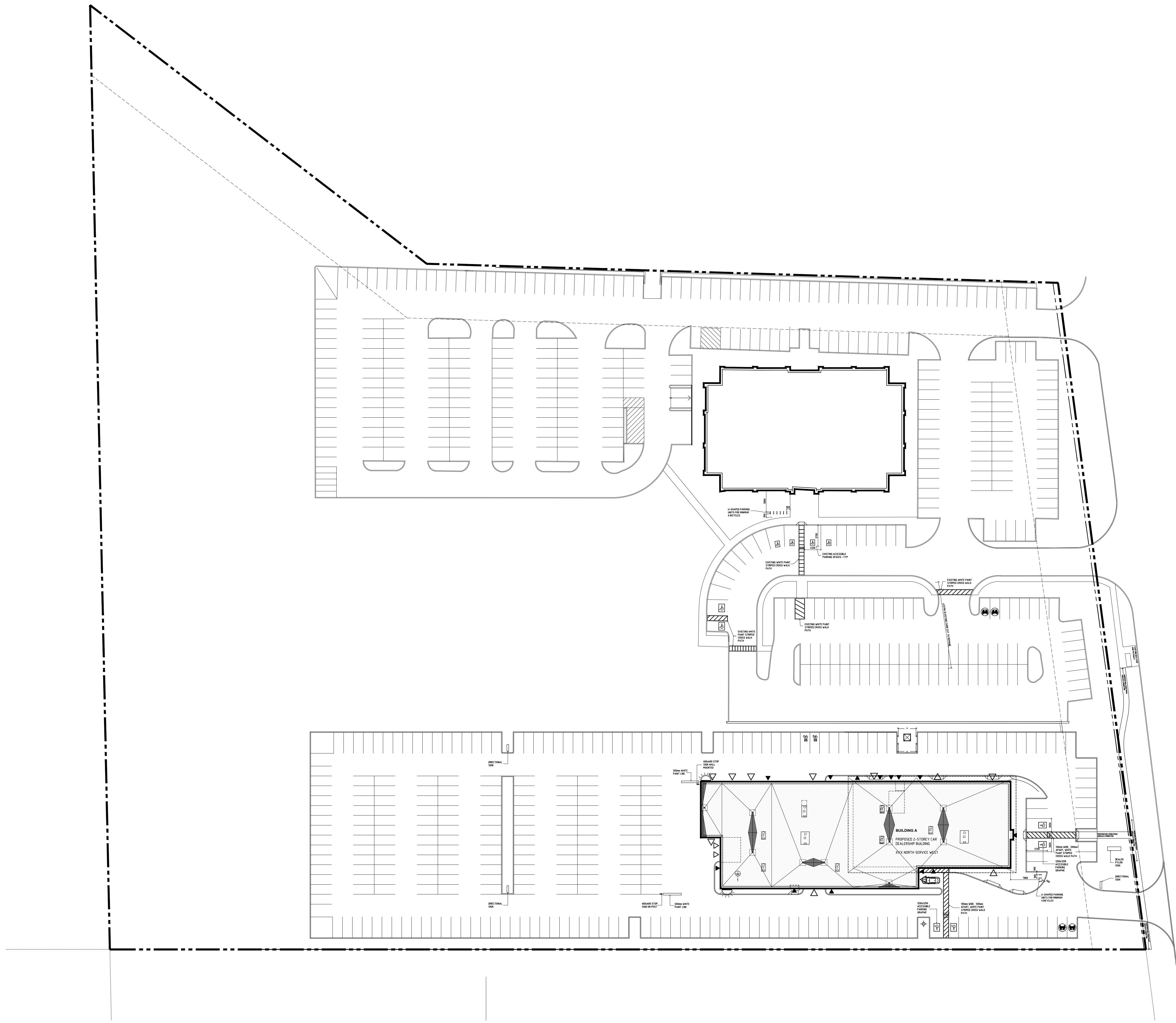


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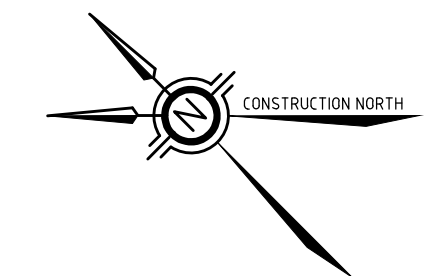
Project
NEW DEALERSHIP FACILITY FOR:
GENESIS OAKVILLE
1275 SOUTH SERVICE RD. W.
OAKVILLE, Ontario

Dwg Title
PEDESTRIAN CIRCULATION PLAN

Project No. 2302 Date AUG 2023 Dwg No. **A1.3**
Scale 1:400



1 PAVEMENT MARKING AND SIGNAGE SITE PLAN
 A1.5 SCALE N.T.S.



3	REVISIONS PER SPA COMMENTS	JAN 21-26
2	REVISIONS PER SPA COMMENTS	JULY 02-25
1	ISSUED FOR SPA	DEC 20-24
Rev	Issue	Date

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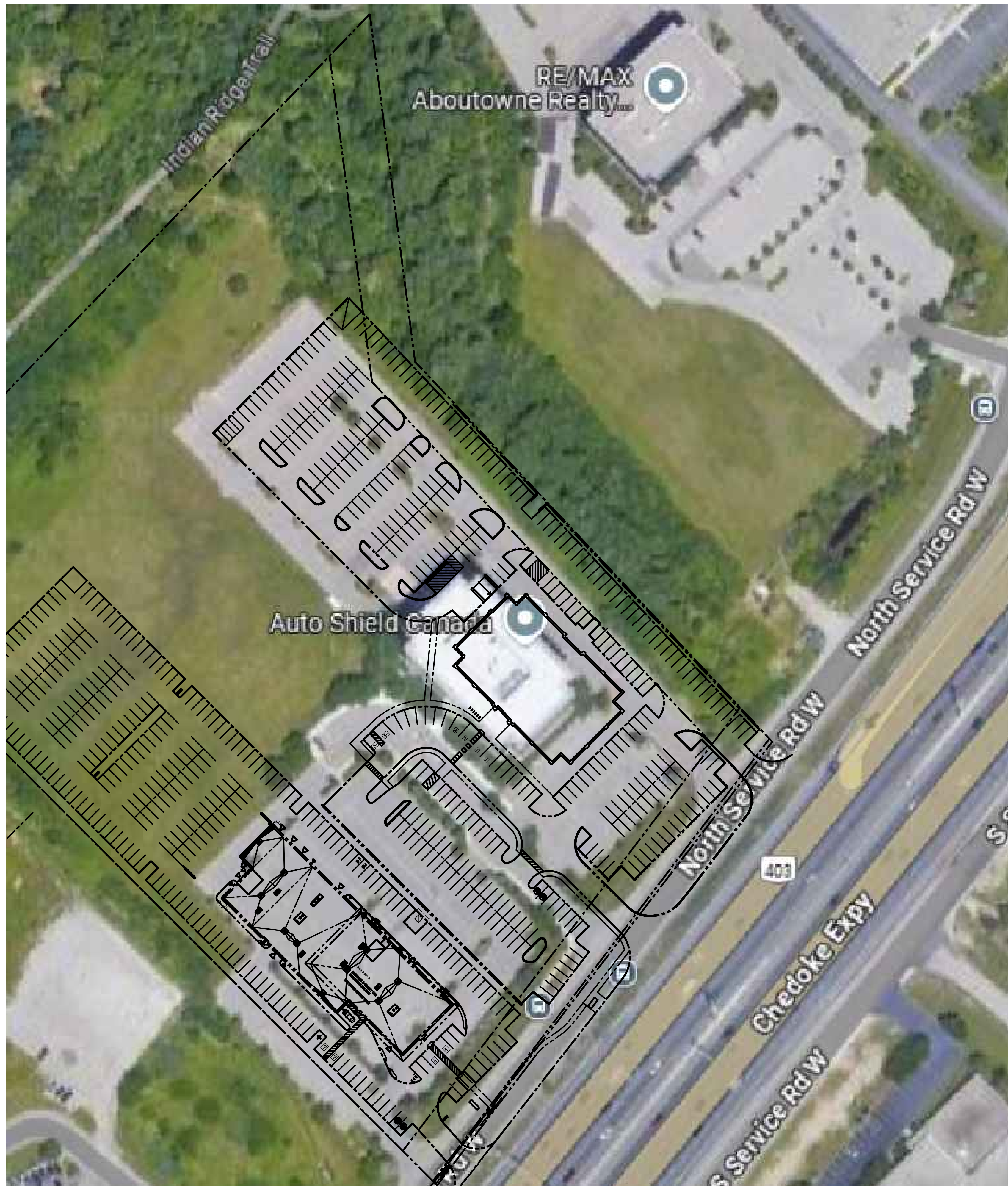
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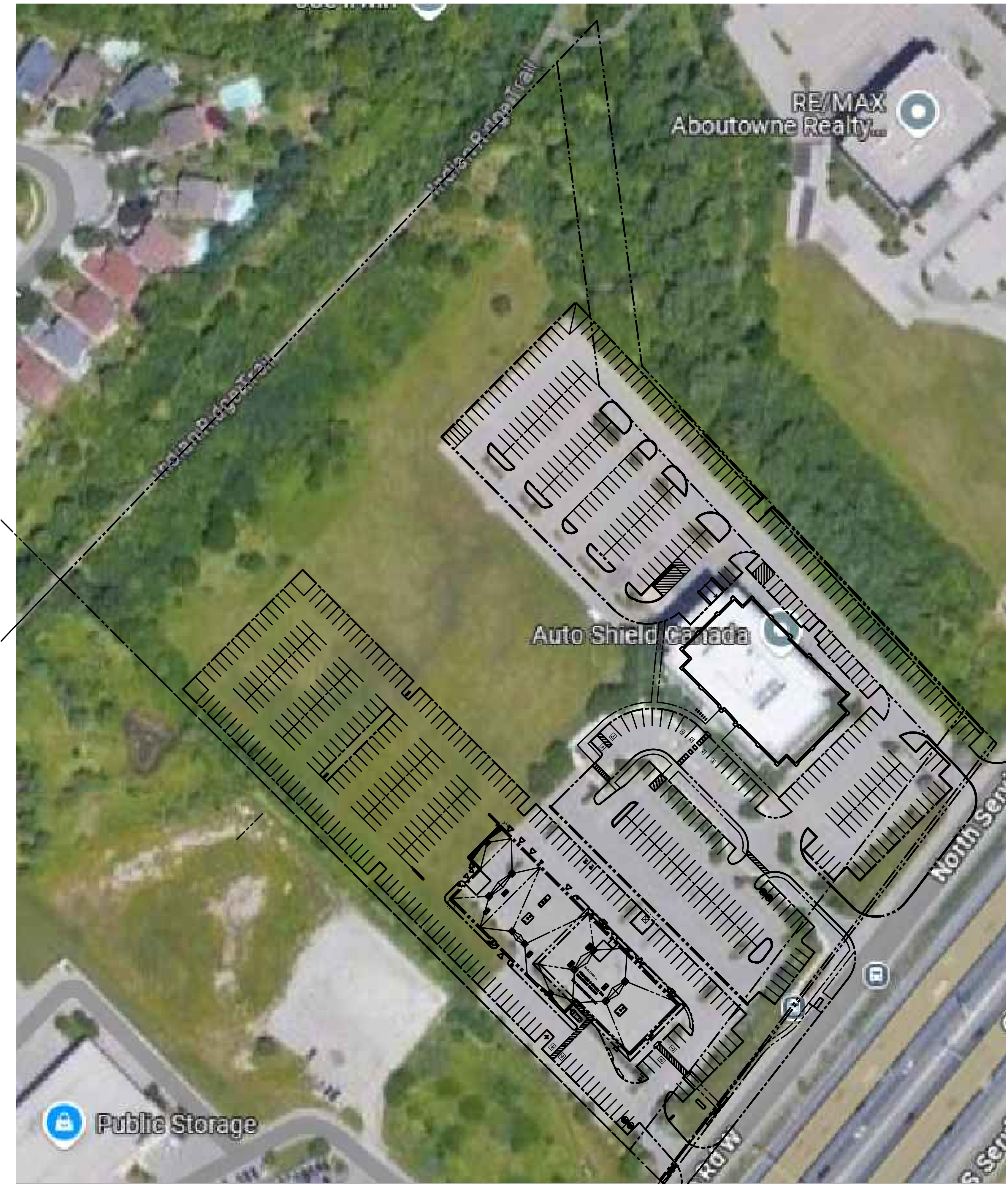
Project
 NEW DEALERSHIP FACILITY FOR:
GENESIS OAKVILLE
 1275 SOUTH SERVICE RD. W.
 OAKVILLE, Ontario

Draw Title
PAVEMENT MARKINGS AND SIGNAGE SITE PLAN

Project No	2302	Date	AUG 2023	Draw No	A1.4
Scale	1:400				

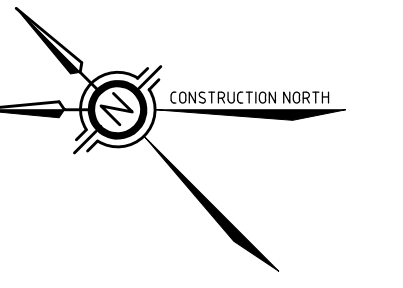


1 AERIAL MAP EXISTING
A1.4 SCALE N.T.S.



2 AERIAL MAP PROPOSED
A1.4 SCALE N.T.S.

KEY MAP



Rev	Issue	Date
3	REVISIONS PER SPA COMMENTS	JAN 21-26
2	REVISIONS PER SPA COMMENTS	JULY 02-25
1	ISSUED FOR SPA	DEC 20-24

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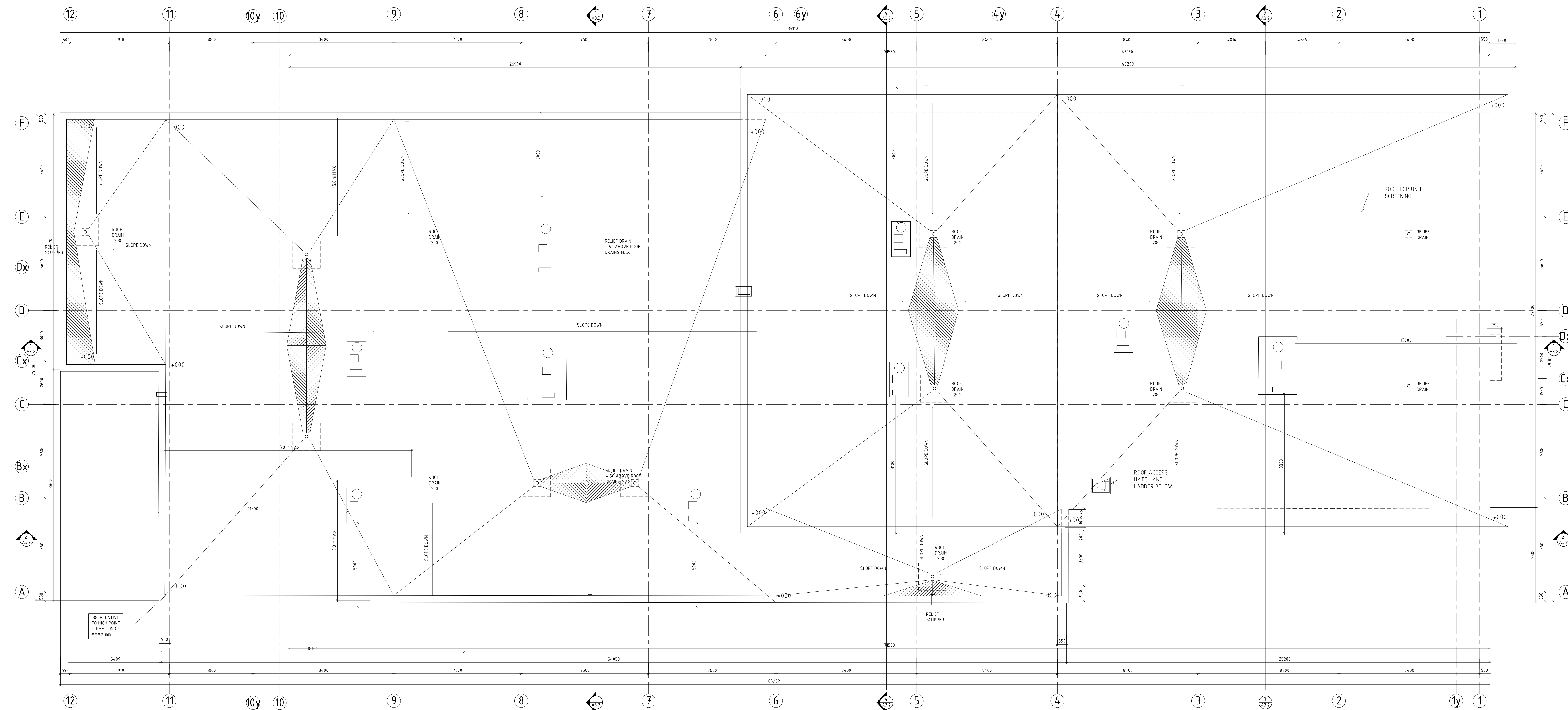
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Project: NEW DEALERSHIP FACILITY FOR:
GENESIS OAKVILLE
1275 SOUTH SERVICE RD. W.
OAKVILLE, Ontario

Dwg Title:
**AERIAL PHOTOGRAPHS
SITE PLAN**

Project No.	Date	Dwg No.
2302	AUG 2023	A1.5
Scale:	1:400	



6	REVISIONS PER SPA COMMENTS	JAN 21-26
5	ISSUED FOR GRX REVIEW	NOV 18-25
4	ISSUED FOR SPA	DEC 20-24
3	ISSUED FOR PRE-CONSULTATION	AUG 29-24
2	ISSUED FOR PRE-CONSULTATION	FEB 13-24
1	REVIEW	JAN 24-24

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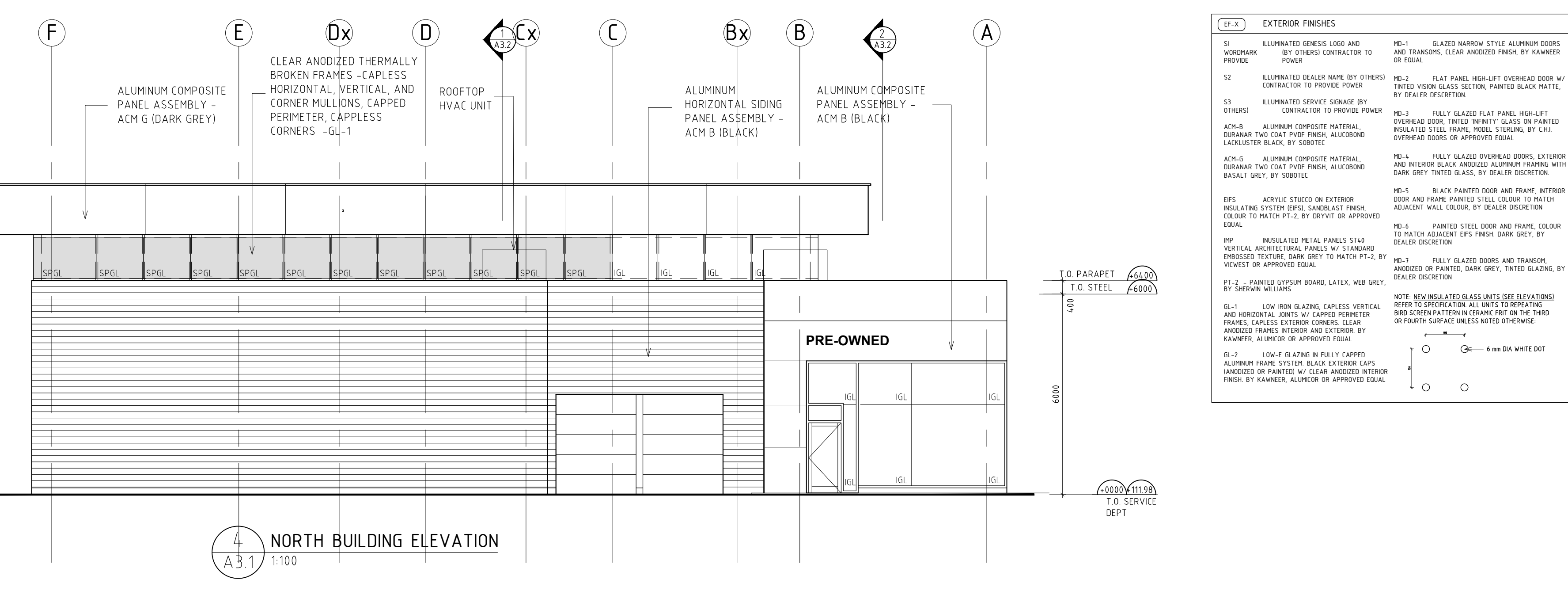
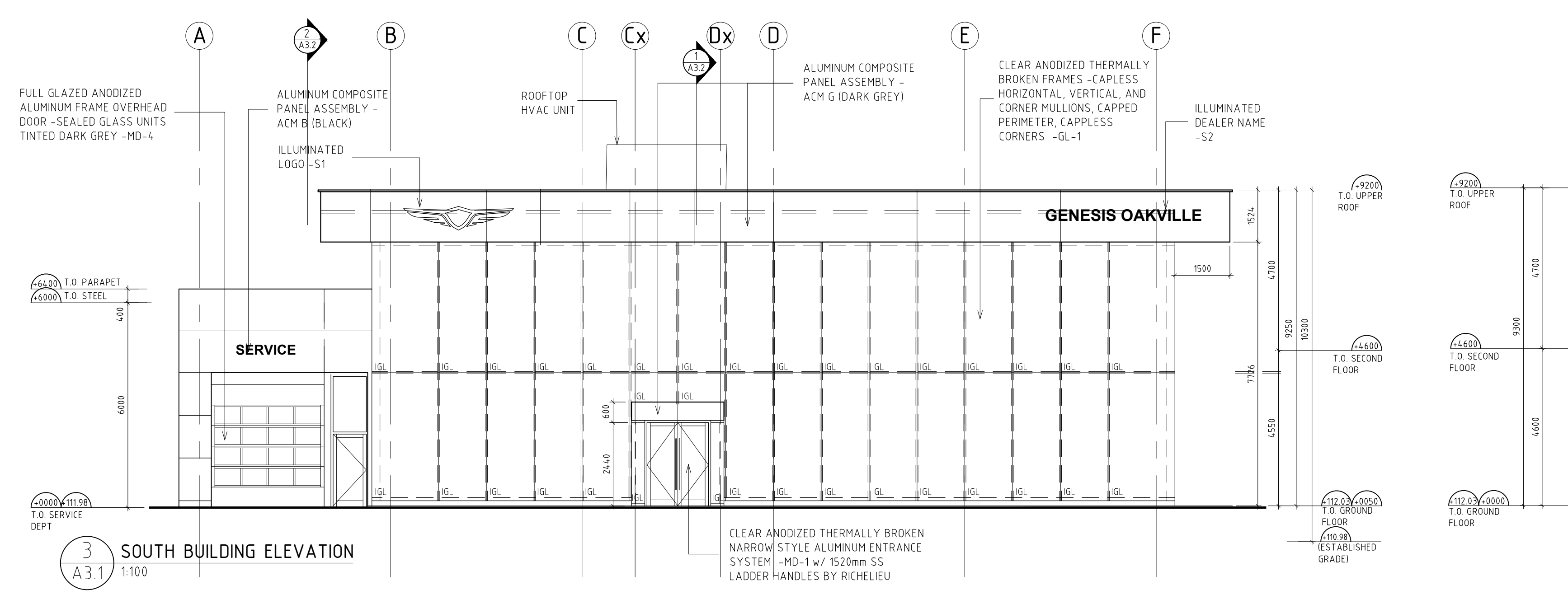
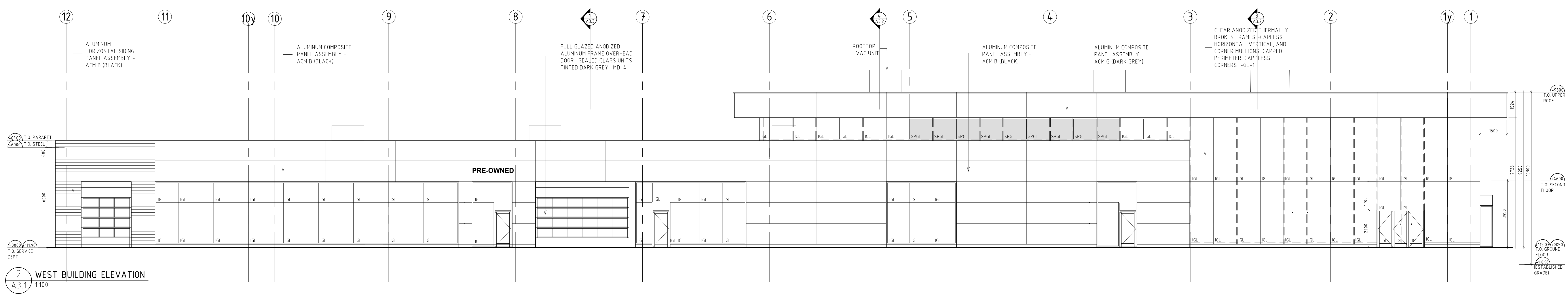
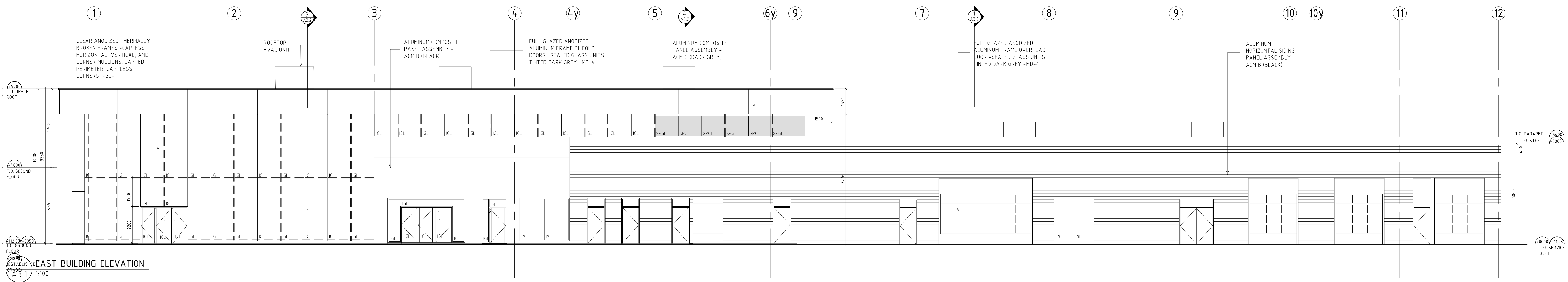
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Project: NEW DEALERSHIP FACILITY FOR:
GENESIS OAKVILLE
 1275 SOUTH SERVICE RD. W.
 OAKVILLE, Ontario

Dwg Title: **ROOF PLAN**

Project No.	23-02	Date	AUG 2023	Dwg No.	A2.3
Scale	1:100				

1 ROOF PLAN
 A A 2.3
 T:100



EXTERIOR FINISHES

S1	ILLUMINATED GENESIS LOGO AND WORKSHOP	MD-1	GLAZED NARROW STYLE ALUMINUM DOORS AND TRANSOMS, CLEAR ANODIZED FINISH BY KAWNEER OR EQUAL
S2	ILLUMINATED DEALER NAME (BY OTHERS) CONTRIBUTE TO PROVIDE POWER	MD-2	FLAT PANEL HIGH-LIFT OVERHEAD DOOR w/ TINTED IRON GLASS SECTION, PAINTED BLACK MATTE, BY DEALER DISCRETION
S3	ILLUMINATED SERVICE SIGNAGE BY CONTRACTOR TO PROVIDE POWER	MD-3	FULLY GLAZED FLAT PANEL HIGH-LIFT OVERHEAD DOOR, TINTED IRON GLASS OR PAINTED INSULATED STEEL FRAME, MODEL: STEELING, BY CRI OVERHEAD DOORS OR APPROVED EQUAL
ADH-B	ALUMINUM COMPOSITE MATERIAL, DURABLE TWO COAT PVDF FINISH, ALUCORON® LACULUSTER BLACK, BY SOBOTITE	MD-4	FULLY GLAZED OVERHEAD DOORS, EXTERIOR AND INTERIOR BLACK ANODIZED ALUMINUM FRAMING WITH DARK GREY TINTED GLASS BY DEALER DISCRETION
ADH-G	ALUMINUM COMPOSITE MATERIAL, DURABLE TWO COAT PVDF FINISH, ALUCORON® LACULUSTER BLACK, BY SOBOTITE	MD-5	BLACK PAINTED DOOR AND FRAME, INTERIOR DOOR AND FRAME PAINTED STEEL COLOUR TO MATCH ADJACENT WALL COLOUR BY DEALER DISCRETION
ERS	ACTIVE STUCCO ON EXTERIOR INSULATING SYSTEM (SFS) SANDBLAST FINISH, COLOUR TO MATCH PF-2, BY DRYVET OR APPROVED EQUAL	MD-6	PAINTED STEEL DOOR AND FRAME, COLOUR TO MATCH ADJACENT WALL COLOUR BY DEALER DISCRETION
IMP	INSULATED METAL PANELS (SFS) VERTICAL ARCHITECTURAL PANELS w/ STANDARD ERODED TEXTURE, DARK GREY TO MATCH PF-2, BY VICTREX OR APPROVED EQUAL	MD-7	FULLY GLAZED DOORS AND TRANSOMS, ANODIZED OR PAINTED, DARK GREY, TINTED GLAZING, BY DEALER DISCRETION
PF-1	PAINTED GYPSUM BOARD, LATEX, WEB GREY, BY SHERWIN WILLIAMS	NOTE:	NEW INSULATED GLASS UNITS (IGU) ELEVATIONS REFER TO SPECIFICATION AND UNITS TO BE ORDERING. BRG SCREEN PART FROM 1520MM FIT ON THE THIRD OR FOURTH SURFACE UNLESS NOTED OTHERWISE.
GL-1	LOW IRON GLAZING, CAPLESS VERTICAL AND HORIZONTAL JOINTS w/ CAPPED PERIMETER FRAMES, CAPLESS EXTERIOR CORNERS, CLEAR ANODIZED FRAMES INTERIOR AND EXTERIOR BY KAWNEER, ALUCORON OR APPROVED EQUAL	GL-2	LOW IRON GLAZING IN FULLY CAPPED ALUMINUM FRAME SYSTEM, BLACK EXTERIOR GLASS ANODIZED OR PAINTED, w/ CLEAR ANODIZED INTERIOR FINISH, BY KAWNEER, ALUCORON OR APPROVED EQUAL

8	REVISIONS PER SPA COMMENTS	JAN 21-26
7	ISSUED FOR GRX REVIEW	NOV 18-25
6	ISSUED FOR SPA	OCT 09-25
5	REVISIONS PER SPA COMMENTS	JULY 02-25
4	ISSUED FOR SPA	DEC 20-24
3	ISSUED FOR REVIEW	AUG 29-24
2	ISSUED FOR PRE-CONSULTATION	FEB 13-24
1	REVIEW	JAN 24-24



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Project: NEW DEALERSHIP FACILITY FOR:
GENESIS OAKVILLE
 1275 SOUTH SERVICE RD. W.
 OAKVILLE, Ontario
 Dwg Title: BUILDING ELEVATIONS
 Project No: 23-02 Date: AUG 2023 Dwg No: **A3.1**
 Scale: 1:100



January 30, 2026

Secretary-Treasurer
Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Via email: coarequests@oakville.ca

**RE: APPLICATION FOR MINOR VARIANCE
1275 NORTH SERVICE ROAD WEST
OUR FILE: 21366B**

On behalf of our client, 1000368750 Ontario Inc., we are pleased to submit this application for a Minor Variance for the lands municipally addressed 1275 North Service Road West, in the Town of Oakville (the 'Subject Lands').

In support of the Minor Variance Application, please find the following digital materials enclosed:

1. Completed Application Form, including Authorization and Permission to Enter;
2. Site Survey; and,
3. Site Plan, with the proposed variance highlighted.

A fee in the amount of \$4,303.00, payable to the Town of Oakville, will be submitted under separate cover upon confirmation from the Town of Oakville.

OVERVIEW

Site Context

The Subject Lands have an approximate area of 5.41 hectares (54,123 square metres), an approximate frontage of 185 metres along North Service Road West, and an approximate depth of 270 metres. The Subject Lands are within the 'Employment Areas' designation and is in proximity to the QEW Provincial Highway with closest access point via Third Line. The Subject Lands are currently occupied by one 8-storey office building with three access points along a 'Minor Arterial Road' (North Service Road West).

Proposed Development

This project will help facilitate the development of a two-storey motor vehicle dealership on the Subject Lands. The motor vehicle dealership is to be two-storeys (9.2 metres) and will have a total gross floor area of 2,877.4 m². The intent is to develop the west portion of the Subject Lands for the dealership, while the existing office building on site is intended to remain.

Policy Context

As per the Town's Liveable Oakville Plan (April 2025 Office Consolidation), the Subject Lands are designated as 'Business Employment' on Schedule H – West Land Use and are within the 'Employment Area' designation on Schedule A1 – Urban Structure. The employment designation provides for compatible uses that offer a variety of form, scale, and intensity of development. Lands designated for employment are a necessary component to make the Town a balanced and complete community. Lands within the Business Employment designation are to be protected and reserved for employment uses including manufacturing, assembling, processing, fabricating, repairing, warehousing, wholesaling, and motor vehicle uses on North Service Road West.

As per the Town of Oakville Zoning By-law 2014-014, the Subject Lands are zoned 'Office Employment' with special provision 29 (E1-29), which specifically permits motor vehicle related uses. The E1 zone originally excludes motor vehicle uses from its permitted uses; however, the inclusion of special provision 29 permits the use for a motor vehicle dealership and outside display and sales area.

REQUESTED VARIANCE

The Minor Variance Application requests relief from 'E1 sp:29' zone regulations of Zoning By-law 2014-014:

1. Maximum Front Yard
10 The lands designated E1 - SECTION 10 on Schedule 19(13) to this by-law:
10.3 shall be subject to the following requirements and regulations:
Maximum Front Yard Depth: 17.5 metres

The requested variance is to permit:

1. A maximum front yard of 32 m whereas the by-law requires a maximum of 17.5 m to address the MTO required setback and main wall proportion regulation.

In order to facilitate the proposed development, the identified variance is required; no additional variances are required to permit the proposed development. There is no request to change the provisions regarding the existing building or the existing uses with this application.

MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act* identifies the four tests which must be satisfied in order for the Committee of Adjustment to approve this application. The proposed variance meets the four tests, as demonstrated in the analysis below.

1. Does the variance maintain the general intent and purpose of the Official Plan?

The Subject Lands are designated Business Employment in the Liveable Oakville Plan. Employment Use areas are generally intended to provide industrial, business, and office activities that operate as the major source for employment opportunities in the Town of Oakville. Lands designated specifically for Business Employment are intended to provide for a wide range of business and industrial uses, including existing major office uses and motor vehicle related uses on North Service Road West between Third Line and McCraney Creek. The desire for intensification on employment lands has been identified as a goal in the Town's Liveable Oakville Plan to generate greater contributions to the local economy.

The proposed variance supports the policies of the Business Employment designation by providing an appropriate front yard to locate the proposed dealership and optimize an under-utilized site, allow for greater range of uses in a manner that is well-designed, accessible and that contributes to the planned function of North Service Road West. The increased front yard depth provides the necessary flexibility to ensure adequate site circulation can occur outside of the required minimum 14.0 metre MTO setback while meeting the main wall proportion regulation that ensures a consistent streetscape is achieved with other similar uses recently constructed. The proposed variance maintains the general intent and purpose of the Official Plan.

Based on the above analysis, it is our opinion that the proposed variance seeks to continue the existing uses and will allow the development of permitted uses that maintain the general intent and purpose of the Business Employment designation of the Liveable Oakville Plan.

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

The Subject Lands are zoned 'Office Employment' with special provision 29 (E1-29) as outlined in the in Town of Oakville Zoning By-law 2014-014. Permitted uses in the zones include but are not limited to, business office, repair shop, retail store, service commercial establishment, warehousing and the addition of special provision 29 also includes motor vehicle dealership, motor vehicle body shop, and motor vehicle repair facility.

The following zoning review has been provided to demonstrate how the proposed variance maintains the general intent of the By-law for the proposed development and will not alter the compliance of the existing office building with the provisions of the E1-29 zone. Cells identified in red denote required variance.

Regulation	Required	Proposed
Office Employment (E1) Zone Regulations		
Permitted Uses (Section 10.2)	<ul style="list-style-type: none">• Art gallery• Business office	Existing office use to remain.

Regulation	Required	Proposed
Office Employment (E1) Zone Regulations		
	<ul style="list-style-type: none"> • Commercial school • Conservation use • Contractors establishment • Day care • Drive-through facility • Dry cleaning depot • Emergency service facility • Financial institution • Food bank • Food production • Hotel • Manufacturing • Medical office • Park, public • Place of worship • Public hall • Repair shop • Restaurant • Retail store • Retail store, accessory and showroom • School, private • Service commercial establishment • Sports facility • Stormwater management facility • Taxi dispatch • Training facility • Warehousing 	Proposed motor vehicle dealership.
Special Provision 29 Zone Regulations		
Additional Permitted Uses (Section 15.29.1)	<ul style="list-style-type: none"> • Motor vehicle body shop, but only in conjunction with a motor vehicle dealership • Motor vehicle dealership • Motor vehicle rental facility, but only in conjunction with a motor vehicle dealership • Motor vehicle repair facility, but only in conjunction with a motor vehicle dealership • Motor vehicle washing facility, but only in conjunction with a motor vehicle dealership • Outside display and sales area, but only in conjunction with a motor vehicle dealership 	Existing office use to remain. Proposed motor vehicle dealership.
Zone Requirements and Regulations (Section 10.3)		
Minimum Lot Area	0.2 ha	5.4029 ha
Minimum Lot Frontage	30.0 m	184.07 m
Minimum Front Yard	3.0 m	30.0 m
Maximum Front Yard	17.5 m	32 m
Minimum Interior Side Yard	3.0 m	16.7 m
Minimum Rear Yard	3.0 m	109.07 m

Regulation	Required	Proposed
Office Employment (E1) Zone Regulations		
Maximum Height	18.5 m	Building A: 9.2 m
Minimum Landscaping Coverage	10%	36,227 m ² 67%
Required Width of Landscaping	3.0 m	3.0 m
Main Wall Proportions (Section 10.5)	A minimum of 35% of the length of all main walls oriented toward the front lot line shall be located within the area on the lot defined by the minimum and maximum front yard.	50%
General Provisions (Section 5)		
Minimum Number of Parking Spaces (Section 5.2.1)	Motor Vehicle Dealership (Building A): 1 per 100 m ² net floor area Existing Office Building: 1 per 35 m ² net floor area Total Spaces Required = 435	436 spaces
Minimum Dimensions of a Parking Space (Section 5.2.3)	2.7 m x 5.7 m	2.7 m x 5.7 m
Minimum Number of Barrier-free Parking Spaces (Section 5.3.1)	201 to 1000 parking spaces on the lot: 2, plus 2% of the total number of parking spaces in the parking area = 11 spaces	11 spaces
Minimum Number of Bicycle Parking Spaces (Section 5.4.1)	Employment Uses: 2 + 0.25 per 1,000 m ² NFA Building A: (2+0.25x2.97) = 3 spaces Existing Office Building: (2+0.25x12.25) = 6 spaces Total Spaces Required = 9	9 spaces

The increased maximum front yard depth aligns with the front yard setbacks of the existing office building and abutting recently constructed development that has a front yard setback of 29 metres, which helps to promote visual compatibility for existing and any future neighbouring development. The intent of the provision is to ensure buildings are brought closer to the street; however, unfortunately in this instance, the maximum zoning provision conflicts with the minimum MTO setback limits the placement of the building and associated drive aisles, parking, etc., which are required functions of the development and not allowed within the MTO setback limits.

Further, as a result of the minimum MTO setback and to comply with the main wall proportion regulation which requires 35% of the main walls to be within the minimum and maximum front yards, the maximum front yard has been increased to accommodate the proposed development. The requested variance allows the proposed dealership building to still be sited close to the street, and allow the necessary elements associated with the development to be placed in a manner that respects the streetscape, and the other regulations required.

Therefore, it is our opinion that the proposed variance maintains the general intent and purpose of the Town's Zoning By-law.

3. Is the variance desirable for the appropriate development or use of the land?

In our opinion, the requested variance is both desirable and appropriate for the continued development and use of the Subject Lands. The proposal will facilitate a new motor vehicle dealership that will complement and strengthen the existing auto-oriented employment uses along North Service Road West and within the surrounding area. A motor vehicle dealership is permitted under both the Official Plan and Zoning By-law, and represents an appropriate and context-sensitive form of development. The Subject Lands already contain an existing permitted office building, demonstrating an established pattern of employment uses that operate compatibly within the employment designation and zone.

The proposed increase to the front yard setback allows further design flexibility while still being appropriate for the site and compatible with the surrounding area. Further, the increased front yard accommodates the proposed development while maintaining the required MTO setback and main wall proportion regulation and do not impose any negative impacts on the existing office uses or surrounding employment uses.

Based on the above, it is our opinion that the proposed variance is desirable for the appropriate development or use of the land.

4. Is the variance minor in nature?

In our opinion, the requested variance is minor in nature as it represents a modest adjustment that is reasonable in the context of the site's size, configuration, and intended use, and external regulations (MTO minimum setback) that limit the site. The form and function of the proposed development are consistent with what is expected in this part of the Town and align with the established character along North Service Road West. The test of minor is not a test of scale, but rather a determination of potential impact. The variance does not result in any undesirable impacts on neighbouring properties, infrastructure, natural heritage features, or the surrounding employment area, and does not introduce land use conflicts with adjacent existing or planned development.

The variance for increased maximum front yard will apply to the proposed new building and creates a desirable transition from the existing building front yard setback. All other provisions in the By-law are met, and the proposed variance does not negatively impact or impose on the Subject Lands.

Based on the above, it is our opinion that the proposed variance does not create any undue adverse impacts and are minor in nature.

SUMMARY

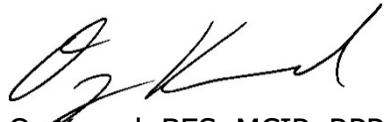
The requested variance meets the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the use of the Subject Lands, and is minor in nature. For the reasons set out above,

it can be concluded that the requested variance satisfies the four tests set out in Section 45(1) of the Planning Act and warrant approval by the Committee.

Should you have any questions or require any additional information, please do not hesitate to contact us.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'Oz Kemal', written in a cursive style.

Oz Kemal, BES, MCIP, RPP
President