518 TAPLOW CRESCENT OAKVILLE, ON.

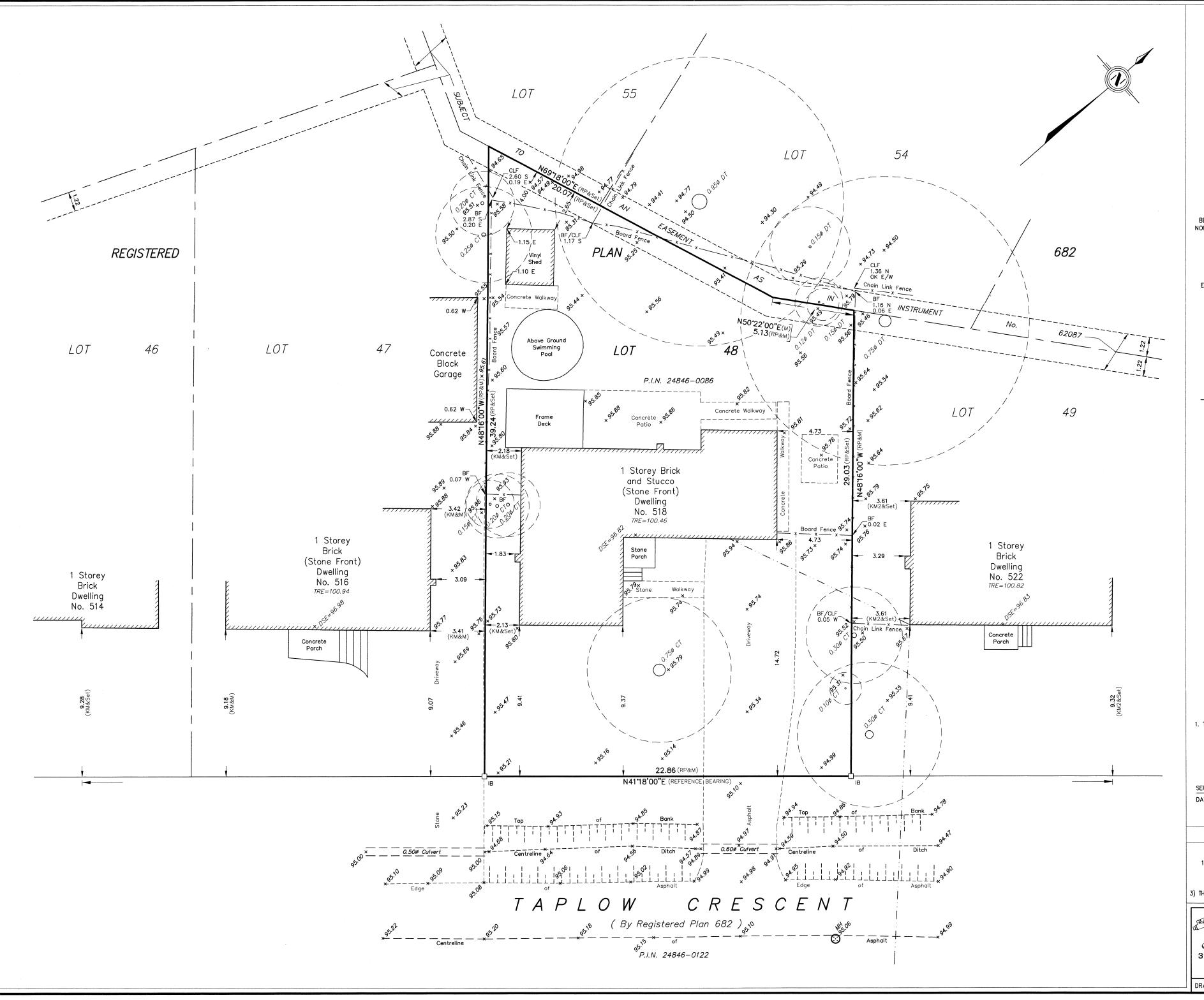
ZONING REVIEW & COMMITTEE OF ADJUSTMENT





DRAWING LIST - ZONING TITLE SHEET Z01.1 **GFA SCHEMATICS** Z01.2 Z01.3 LOT COVERAGE SCHEMATICS Z02.1 SITE PLAN **BASEMENT PLAN** Z02.2 Z02.3 MAIN FLOOR PLAN Z02.4 2nd FLOOR PLAN Z03.1 **EAST ELEVATION SOUTH ELEVATION** Z03.2 Z03.3 **WEST ELEVATION** NORTH ELEVATION 6/16/2022 3.44.13 PM

TITLE SHEET
PRIVATE RESIDENCE
518 TAPLOW CRESCENT OAKVILLE, ON.



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
LOT 48

REGISTERED PLAN 682 TOWN of OAKVILLE

Regional Municipality of Halton

SCALE 1: 150

AVANTI SURVEYING INC.
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METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF TAPLOW CRESCENT, HAVING A BEARING OF N41"18'00"E ACCORDING TO REGISTERED PLAN 682

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK NO. 36 HAVING A PUBLISHED ELEVATION OF 90.28 METRES.

LEGEND

DENOTES SURVEY MONUMENT SET REGISTERED PLAN 682 NORTH, SOUTH, EAST, WEST N.S.E.W → ⊢ MEASURED IRON BAR , — — PROPERTY IDENTIFIER NUMBER **→ ⊢** OVERHEAD WIRES CHAIN LINK FENCE BOARD FENCE MANHOLE TOP OF CURB BOTTOM OF CURB DSE TRE DT CT DOORSILL ELEVATION TOP OF ROOF ELEVATION DECIDUOUS TREE CONIFEROUS TREE **—** DIAMETER PLAN BY KENNETH H. McCONNELL, O.L.S. DATED JULY 9, 1958 PLAN BY KENNETH H. McCONNELL, O.L.S.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-17457

DATED JUNE 5, 1958

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 3RD DAY OF SEPTEMBER, 2021.

SEPTEMBER 21, 2021 DATE



THIS PLAN WAS PREPARED FOR RYAN WASZCZUK

PART 2 - SURVEY REPORT

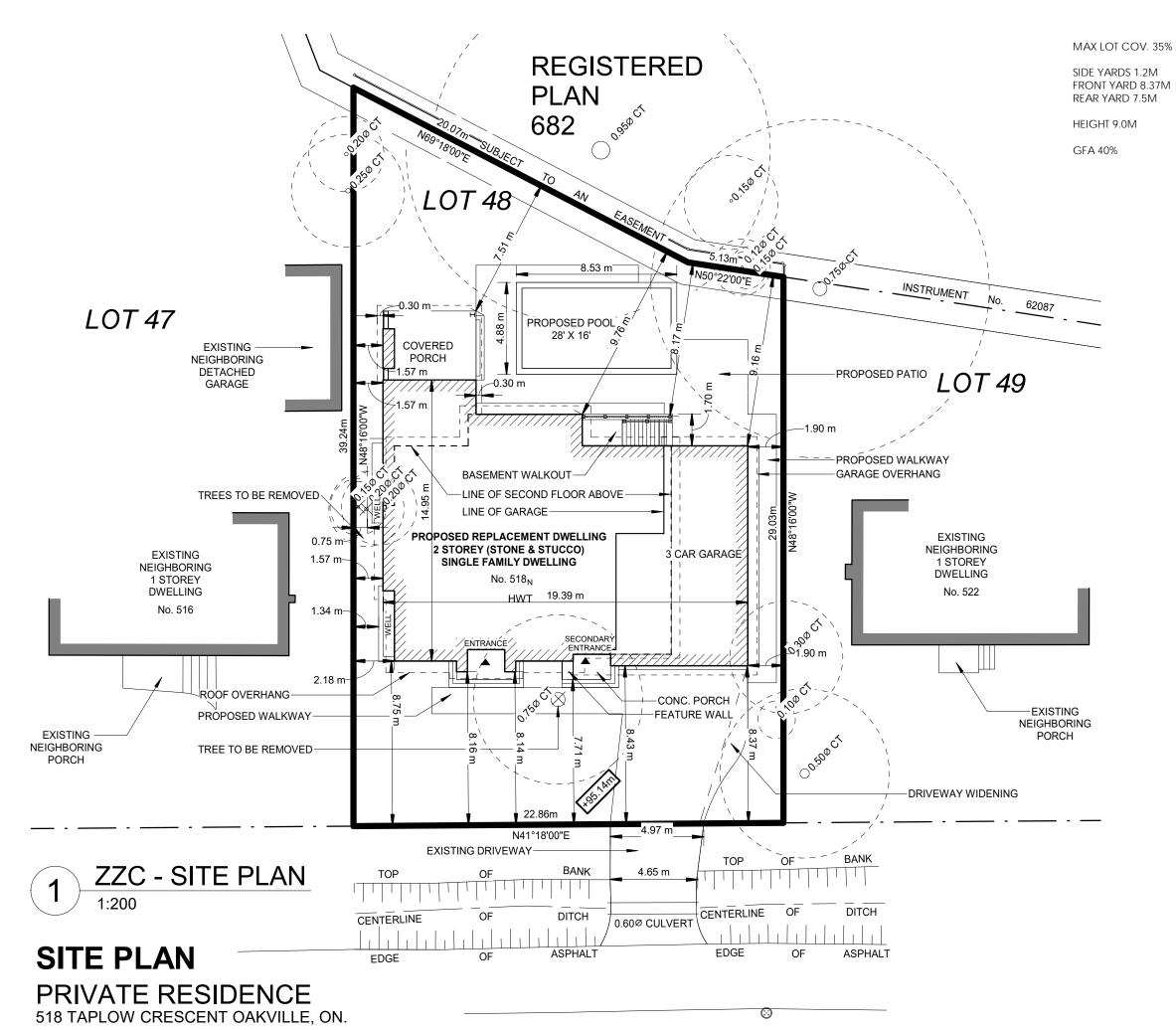
PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
 REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
 SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. 62087
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



AVANTI SURVEYING INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4
Tel: (416) 231-1174 - Fax: (416) 621-3360
E-MAIL: info@avantisurveying.com

DRAWN: J.G. CHECKED: C.B./J.L. PROJECT 21-337



PROJECT S	TATISTIC	S - RES	SIDENTI	AL
ADDRESS 518 TA	PLOW CRESC	ENT		
LOT NO: 48 PLAN NO: 682				
ZONING: RL3-0				
LOT AREA:			763.59	m²
LOT FRONTAGE:			22.86	m
ESTABLISHED GRA	NDE:		95.14	m
HEIGHT OF DWELL	ING ROOF:		9.28	m
HEIGHT OF COVER	ED PORCH:		4.74	m
	PROPOSE	:D		
GROSS FLOOR AF	REA			
NEW GROUND FLO	OR:		173.5	m
NEW SECOND FLO	OR:		143.0	m
TOTAL GFA:			316.5	m
FLOOR TO LOT RA	TIO:		40.54	%
LOT COVERAGE				
DWELLING (incl gar	age):		247.45	m
FRONT COV. PORC	HES:		6.16	m
REAR COV. PORCH	IES:		21.14	m
EAVES:			N/A	m
TOTAL LOT COVER	RAGE:	36%	274.75	m
LANDSCAPED AR	EA			
FRONT YARD AREA	λ :		176.4	m
HARD SURFACE AF	REA:		64.5	m
TOTAL SOFT LAND	SCAPING:		111.9	m
SETBACKS		P	ROPOSED	
FRONT YARD:			7.71	m
			1.90	m
SIDE YARD:				
SIDE YARD:			1.57	m

Scale: As indicated

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COVER LETTER

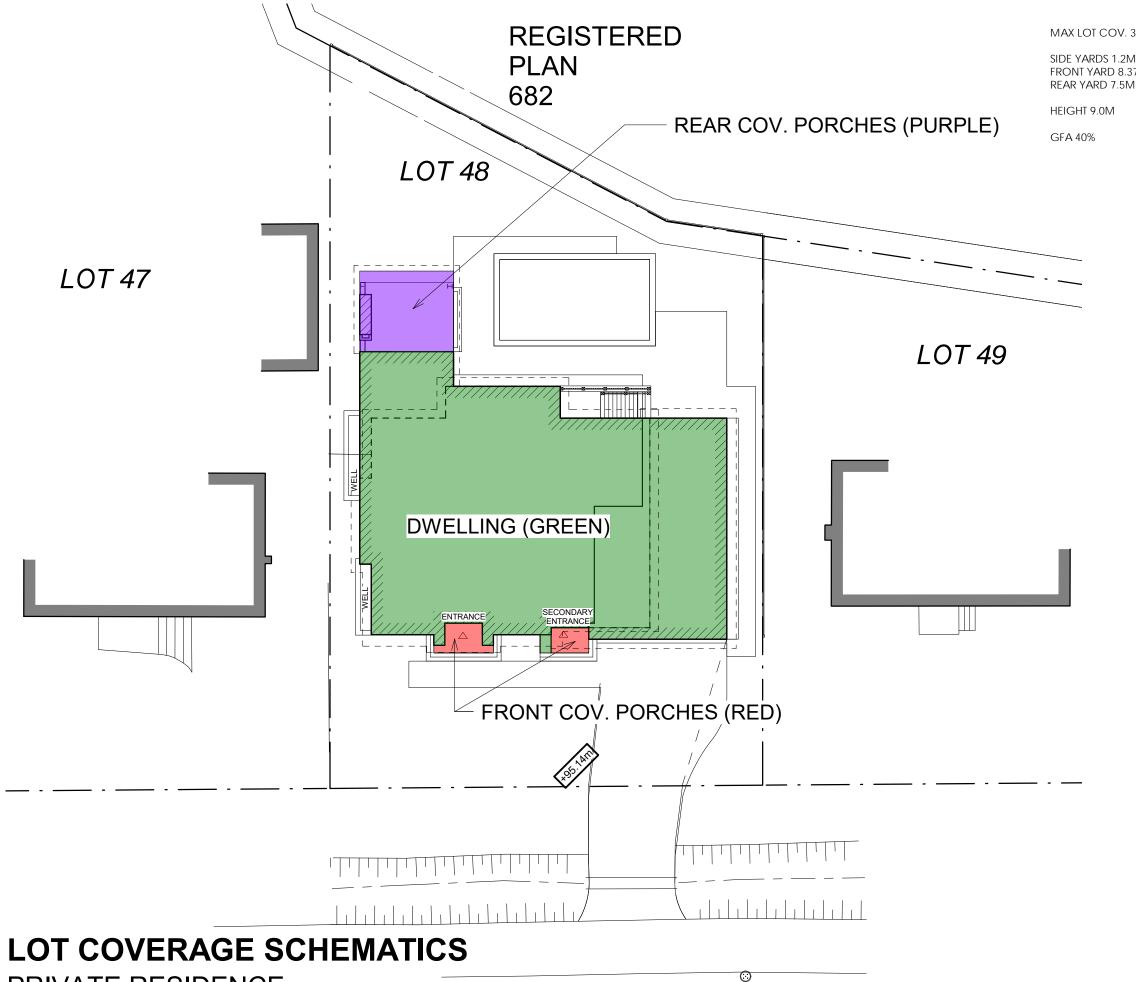
Patryk Kot K-LAB Architectural Design & Dev. 30 Woodlawn Avenue Mississauga, ON L5G 3K6 June 16th, 2022

Town of Oakville Building Services Department 1225 Trafalgar Road Oakville, ON L6H 0H3

This cover letter is to provide a brief description of the proposed project on 518 Taplow Crescent. The existing dwelling on the property will be demolished and replaced with a brand new replacement dwelling (single family). The proposed house cannot comply with the zoning by-laws on this property therefore an application to committee of adjustment is required for 3 zoning variances. The zoning label for this property is RL3-0

The 6 zoning variances are listed below:

- 1. The zoning by-law requires lots with a lot area of 743.00 m2 835.99 m2, a maximum of 40% gross floor area is allowed. The proposed gross floor area is 316.50m2 (40.54%)
- 2. The zoning by-law allows a maximum of 9.0m for building height. The proposed building height is 9.28m
- 3. The zoning by-law allows a maximum of 35% for lot coverage. The proposed lot coverage is 36%
- 4. Window well projection (subject to maximum width of 1.8m) the proposed width is 3.99m and 4.70m which exceeds the maximum width.
- 5. The maximum garage floor area (interior area cannot exceed 45 sqm). The proposed interior area is 63.34m2 which exceeds maximum.
- 6. The minimum front yard based on existing less 1.0m, survey indicates existing to be 9.37m therefore minimum is 8.37m. The proposed is 7.71m (required to be measured to cold room under porch).



PROJEC	T STATISTIC	S - RESIDENTI	AL
ADDRESS :	518 TAPLOW CRESO	ENT	
LOT NO: 4	48 682		
ZONING: F	RL3-0		
LOT AREA:		763.59	m²
LOT FRONTAGE:		22.86	m
ESTABLISHED GRADE:		95.14	m
HEIGHT OF DWELLING ROOF:		9.28	m
HEIGHT OF COVERED PORCH:		4.74	m
	PROPOSE	:D	
GROSS FLO	OR AREA		
NEW GROUND FLOOR:		173.5	m²
NEW SECOND FLOOR:		143.0	m²
TOTAL GFA:		316.5	m²
FLOOR TO LOT RATIO:		40.54	%
LOT COVER	AGE		
DWELLING (incl garage):		247.45	m²
FRONT COV. PORCHES:		6.16	m²
REAR COV. PORCHES:		21.14	m²
EAVES:		N/A	m²
TOTAL LOT	COVERAGE:	36% 274.75	m²
LANDSCAPE	ED AREA		
FRONT YARD AREA:		1	

Scale: As indicated

HARD SURFACE AREA:

SETBACKS

FRONT YARD:

SIDE YARD:

SIDE YARD:

REAR YARD:

TOTAL SOFT LANDSCAPING:

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64.5

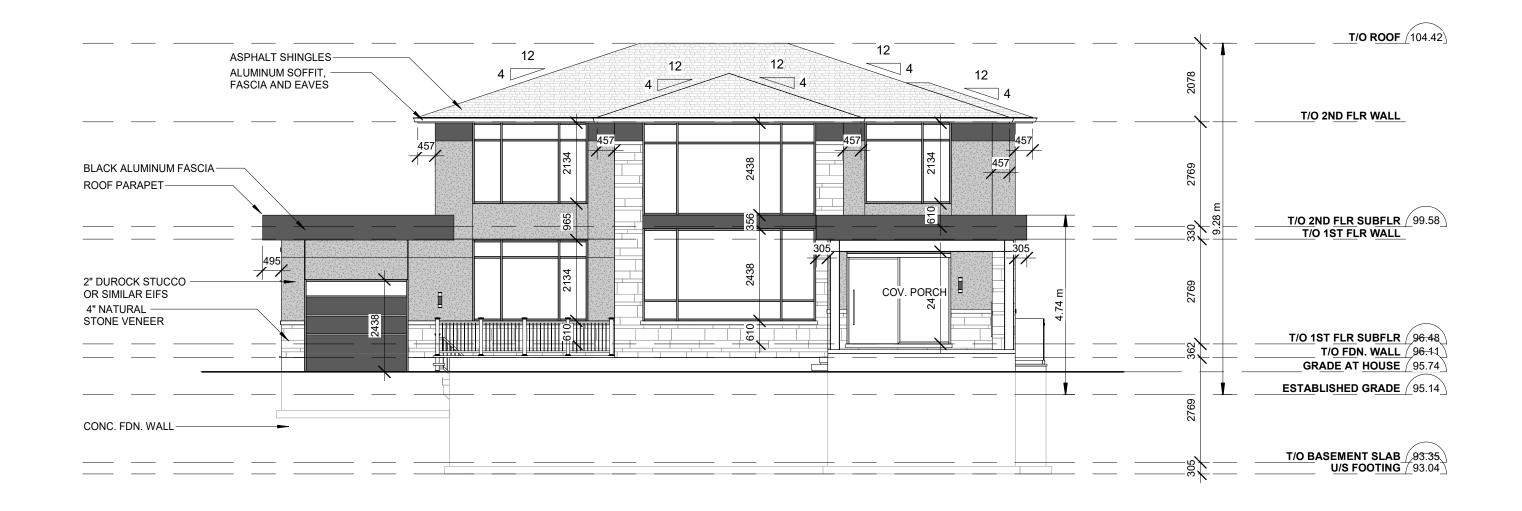
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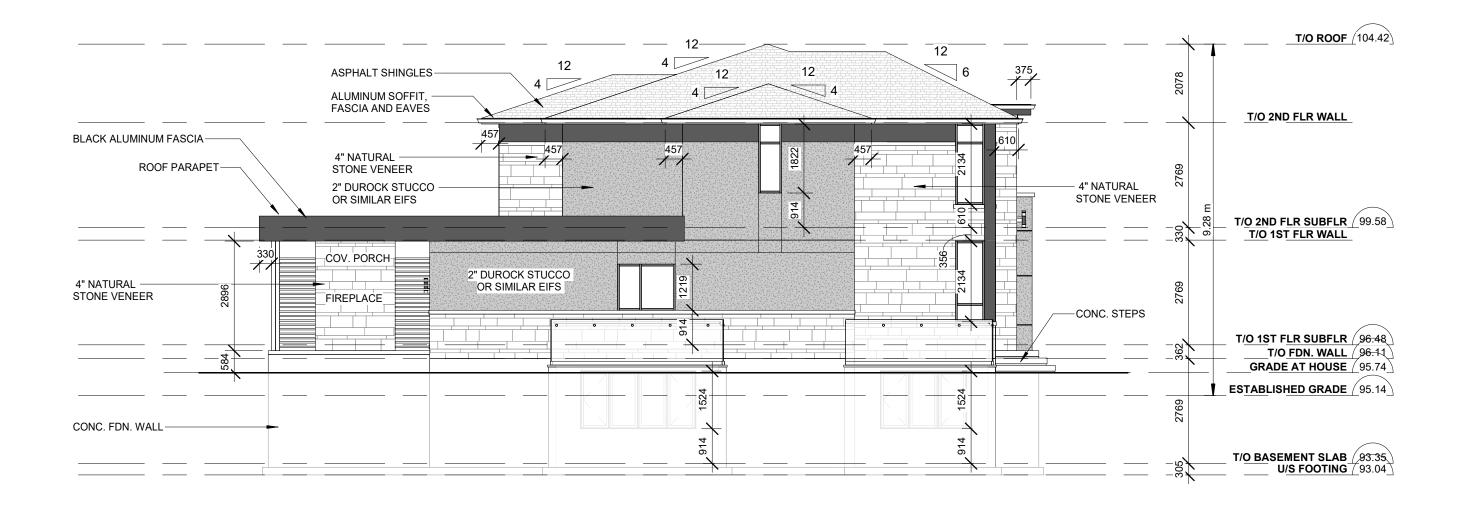
7.71 m

1.90

1.57 7.51

PROPOSED





3/20/2022 3:54:23 AM

