

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF
LOT 22
REGISTERED PLAN M-27
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 150
GRAPHIC SCALE — METRES

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-29505

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1508, Section 2(3).

INTEGRATION DATA		
BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS-2010.0).		
OBSERVED REFERENCE POINTS (ORP _s): UTM ZONE 17, NAD-83 (CSRS-2010.0), CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10.		
POINT N°	NORTHING	EASTING
"A"	4,806,251.30	604,241.14
"B"	4,806,268.81	604,189.05
CO-ORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
ALL BEARINGS IN COMPARISONS ARE ASTRONOMIC.		

DISTANCE NOTE	
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.999733694.	
METRIC NOTE	
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.	
DIMENSION NOTE	
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.	
ELEVATION NOTE	
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK 0-251 HAVING AN ELEVATION OF 116.72m (CGVD-1928-1978).	

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
■	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
SB	DENOTES SHORY STANDARD IRON PIPE
SB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
P.I.N.	DENOTES PROPERTY IDENTIFICATION NUMBER
(N)	DENOTES NO IDENTIFICATION
(G28)	DENOTES H.D. SEWELL, O.L.S.
(950)	DENOTES CUNNINGHAM MCCONNELL LIMITED
(1808)	DENOTES J.H. GELBLOOM, O.L.S.
(S&S)	DENOTES SEWELL & SEWELL
(CAS)	DENOTES CALCULATED AND SET
(R)	DENOTES RADIAL
PROP	DENOTES PROPORTION
P-1	DENOTES REGISTERED PLAN M-27
P-2	DENOTES PLAN BY F.G. CUNNINGHAM SEPTEMBER 10, 1995
P-3	DENOTES PLAN BY F.G. CUNNINGHAM JULY 11, 1986
P-4	DENOTES PLAN BY J.H. GELBLOOM, O.L.S. JUNE 2, 2017
P-5	DENOTES PLAN BY SEWELL & SEWELL DECEMBER 3, 1970
P-6	DENOTES PLAN BY SEWELL & SEWELL MARCH 16, 1971

TOPOGRAPHIC LEGEND	
AW	DENOTES ANCHOR WIRE(S)
AB	DENOTES BELL BOX
U/G	DENOTES U/G BELL CABLE
CON-0.20	DENOTES CONIFEROUS TREE 0.20 DIA
DEC-0.20	DENOTES DECIDUOUS TREE 0.20 DIA
FM	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
U/G	DENOTES U/G GAS MAIN
LS	DENOTES LIGHT STANDARD (LAMP)
MA	DENOTES MANHOLE
OW-	DENOTES OVER HEAD WIRE(S)
SAL	DENOTES SANITARY SEWER
STM-	DENOTES STORM SEWER
UP	DENOTES UTILITY POLE
UPLS	DENOTES UTILITY POLE/LIGHT STANDARD
WV	DENOTES WATER VALVE (KEY)
-W-	DENOTES U/G WATER MAIN

UNDERGROUND SERVICES NOTE	
ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.	
SURVEYOR'S CERTIFICATE	
I CERTIFY THAT: 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON JULY 11, 2022.	
DATE: JULY 11, 2022	

CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
info@cmisurveyors.ca

225 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
milton.office@cmisurveyors.ca

PLOT PAPER SIZE = 1219mm BY 609mm
PLAN 62-22-1

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CLIENT'S NOTE
THIS REPORT WAS PREPARED FOR KHALEEL RAJACK AND HIS SOLICITOR(S), MORTGAGE(S) AND (OR) AGENT(S) AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2 — SURVEY REPORT

1. DESCRIPTION OF LAND:
LOT 22, REGISTERED PLAN M-37.

2. REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.

3. BOUNDARY FEATURES:
ASIDE FROM FENCING, WE FOUND NO VISIBLE ITEM(S) THAT MAY CONSTITUTE ENCROACHMENT.

4. MUNICIPAL ZONING COMPLIANCE:
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

5. ZONING DATA:
— LOT AREA = 1,221.3 m²;
— LOT FRONTAGE = 19.96m;
— FRONTYARD SETBACK = Between 7.62m AND 13.12m;
— ESTABLISHED GRADE = 88.93m;

LOT STATISTICS

245 Vance Drive
Zoning Designation : RL3-0
Lot Area: 1220.08 m²
Lot Frontage: 19.46 m

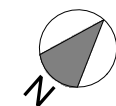
Front Yard: Required 7.61m; Proposed 8.93m
Rear Yard: Required 7.50m; Proposed 28.78m
North Side Yard: Required 1.20m; Proposed 1.25m
South Side Yard; Required 1.20m; Proposed 1.20m

Lot Coverage: Allowed: 35% (427.03m²), Proposed: 27.13% (331.00m²)
Floor Area Ratio: Allowed: 32% (390.42m²), Proposed: 31.90% (389.25m²)

Garage Area: Allowed: 45.00 m², Proposed: 79.26 m²
Building Height: Allowed: 9.00m, Proposed: 7.38m

- BUILDING
- GARAGE
- PORCH / PATIO
- DRIVEWAY
- LANDSCAPE

note:
all dimensions shown in millimeters unless noted otherwise



DO NOT SCALE DRAWINGS

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DESIGN
STUDIO
smp

Drawing Submissions:

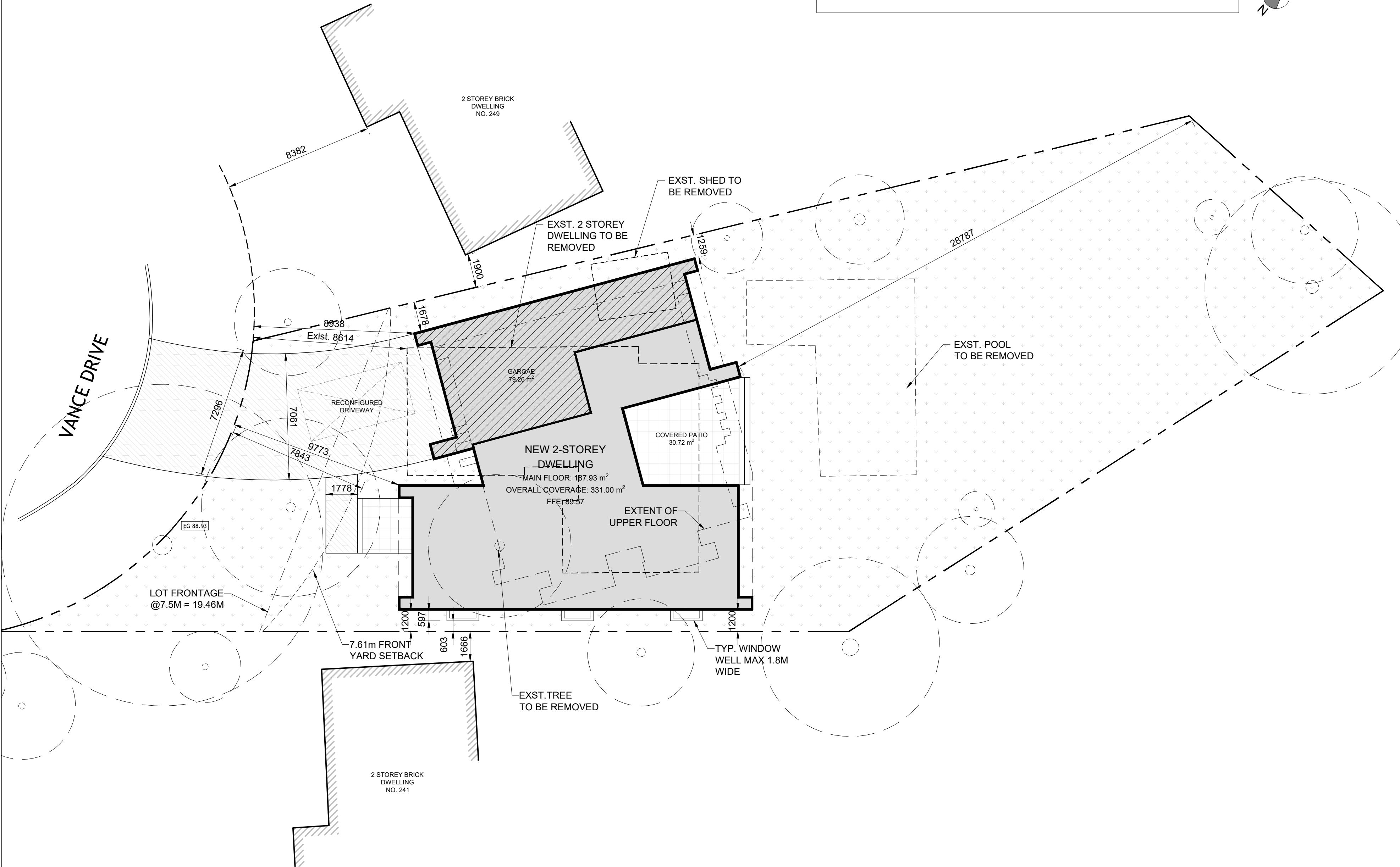
Date:	Type:
Oct 07, 2022	Planning

245 Vance Drive
Oakville, Ontario

Reviewed By JT
Drawn By HD²
Plot Date

Page
SP1.01

Site Plan



October 27, 2022

Town of Oakville
Building Services Department
1225 Trafalgar Road
Oakville, ON L6H 0H3
coarequests@oakville.ca

RE: Minor Variance Application – 245 Vance Drive, Oakville ON L6L 3K9

SMPL Design Studio is the authorized consultant for the property owner of 245 Vance Drive in the Town of Oakville, and we are pleased to submit this application for a Minor Variance on their behalf.

The subject lands are designated *Urban Area* on Map 1, Regional Structure in the Region of Halton's Official Plan. Within the Town of Oakville Official Plan they are furthermore designated *Residential Areas* on Schedule A1 Urban Structure, and *Low Density Residential* on Schedule F South West Land Use. Additionally, the lands reside in the Residential Low (RL3-O) Zone in Oakville's Zoning By-law No. 2014-014. The lands front onto Vance Drive and are surrounded by existing low density residential uses.

This Minor Variance application is intended to achieve relief from the Town of Oakville's Zoning By-law No. 2014-014 with respect to the Residential Low (RL3-O) Zone to permit the development of the lands for the proposed construction of a new 2-storey single detached dwelling with attached garage and covered patio, to replace the existing 2 storey single detached dwelling with attached garage.

The following minor variance is requested:

- To permit a *maximum* garage area of 79.26m² whereas 45m² is permitted.

Is the proposed minor variance in keeping with the general purpose and intent of the Official Plan?

The lands are designated *Residential Areas* on Schedule A1 Urban Structure, as well as *Low Density Residential* on Schedule F South West Land Use in the Town of Oakville Official Plan.

As outlined in Section 11, *Residential Areas* represent the areas that provide for stable residential communities. It is furthermore stated that housing initiatives to facilitate revitalization and innovation are to be promoted. Section 11.2 speaks to permitted uses within the *Low Density Residential* designation, which include detached dwellings.

The proposed new 2-storey single detached dwelling represents a permitted use within this designation, and will contribute to the revitalization of this neighbourhood while remaining a part of this existing stable residential community.

The intent of these policies is to encourage and accommodate compatible forms of development which is exemplified in the subject application. The requested variances will facilitate the Site Plan, which represents a permitted use, and the proposed new residential build is in keeping with the existing and planned land uses in the surrounding area. Therefore, the requested variances meet the general purpose and intent of the Official Plan.

Is the proposed minor variance in keeping with the general purpose and intent of the Zoning By-law?

The subject lands are located in the Residential Low (RL3-O) Zone in Oakville's Zoning By-law No. 2014-014.

The intent of regulating the garage floor area is to prevent the garage from being a visually dominant feature of the dwelling. As noted in the submitted drawings, the additional floor area, which is intended for storage, would be predominantly internal to the dwelling and therefore it would not be a visually dominant feature, or impact the streetscape negatively.

The proposal conforms to all other zoning provisions, and therefore the overall intent of the Zoning By-law is maintained.

Is the proposed minor variance minor in nature?

The proposed variance is minor in nature and necessary to facilitate the Site Plan. The intent of this application is to request relief from the zoning provisions regarding front yard setback and garage area, and will allow a permitted use. Given that all other regulations of the By-law remain, the request is consistent with the Zoning By-law and is considered to be minor in nature.

Is the proposed minor variance desirable for the appropriate development or use of the land, building or structure?

The requested variance will facilitate the Site Plan, which will result in a form of development that is in keeping with the character of the surrounding area, and represents a use of land that is permitted in the Town of Oakville's Official Plan and Zoning By-law No. 2014-014. Therefore, the application is desirable and appropriate for the development of the lands.

As such, the proposed variance satisfies the four tests as outlined in Section 45(1) of the *Planning Act* as the relief requested is minor in nature, is desirable for the appropriate development of the land, and meets the general intent and purpose of the Official Plan and Zoning By-law.

In support of our Minor Variance application, the following material is provided for review:

- Minor Variance Application Form, prepared by SMPL Design Studio, dated October 26, 2022;
- Site Plan, prepared by SMPL Design Studio, dated October 7, 2022;
- Architectural Drawings, prepared by SMPL Design Studio, dated October 7, 2022; and,
- Survey Plan, prepared by Cunningham McConnell Limited, dated July 11, 2022.

We look forward to working with Town Staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lindsey Bruce', with a stylized, cursive script.

Lindsey Bruce

Director of Operations

lindsey@smpldesignstudio.com

245 Vance Drive Oakville, Ontario

Project Description: - New Dwelling

DO NOT SCALE DRAWINGS

Note:

1) Contractor to check all dimensions, specifications, ect on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.

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3) All works to be in accordance with the Ontario Building Code.

DESIGN
STUDIO

smpl

Drawing Submissions:	
Date:	Type:
Oct 07, 2022	Planning

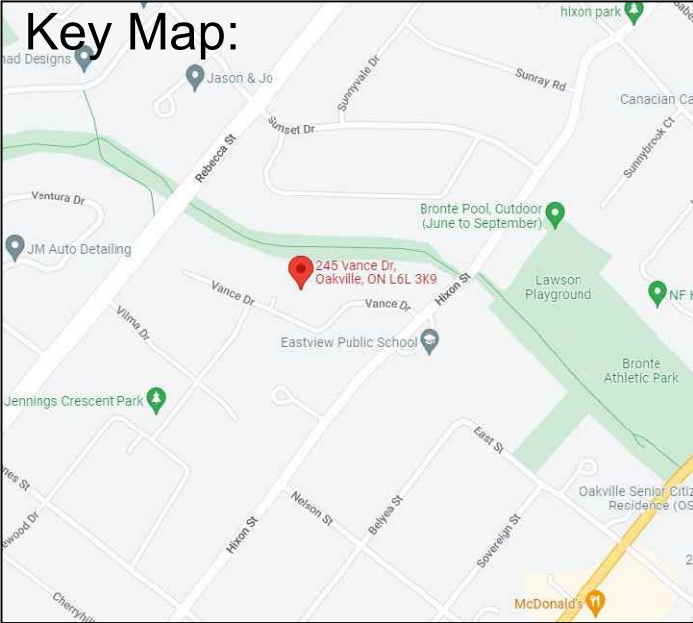
245 Vance Drive
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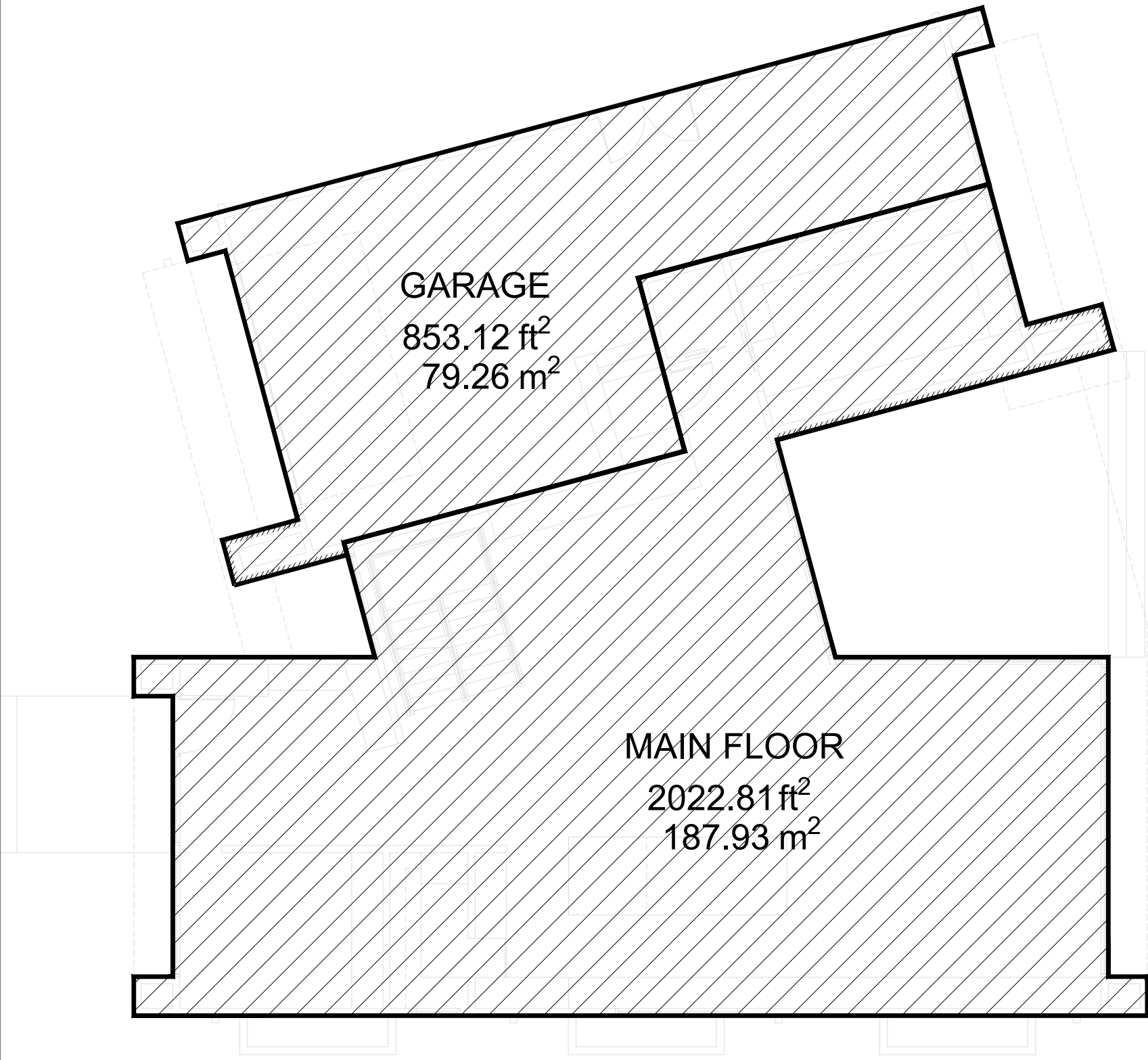
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Square Footage:		
Basement	1997.05 ft ²	185.53 m ²
Main	2022.81 ft ²	187.93 m ²
Second	2166.96 ft ²	201.32 m ²
Garage	853.12 ft ²	79.26 m ²

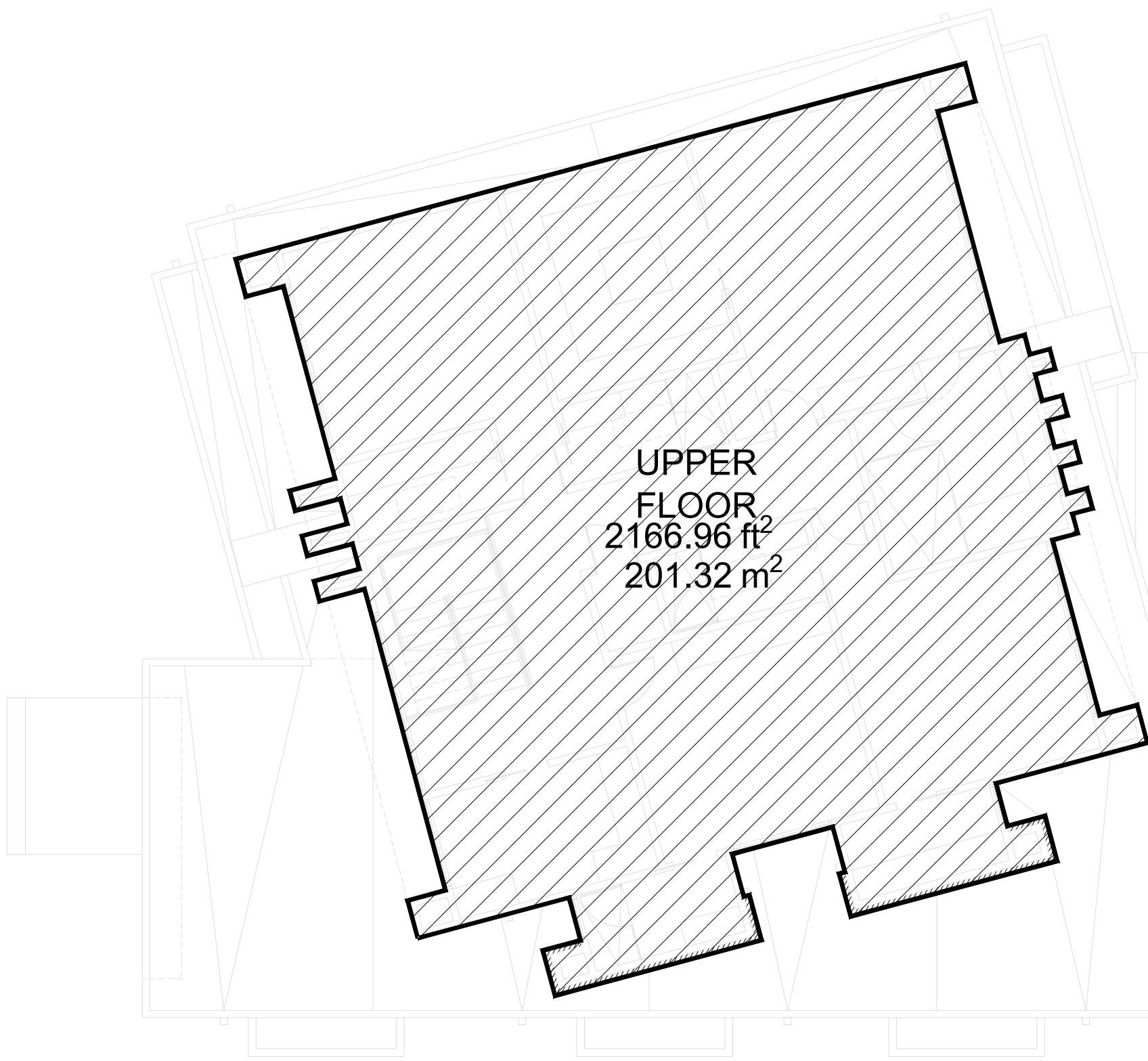
Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St, Hamilton, Ontario
Postal: L8R 2G2
Phone: 905-529-7675





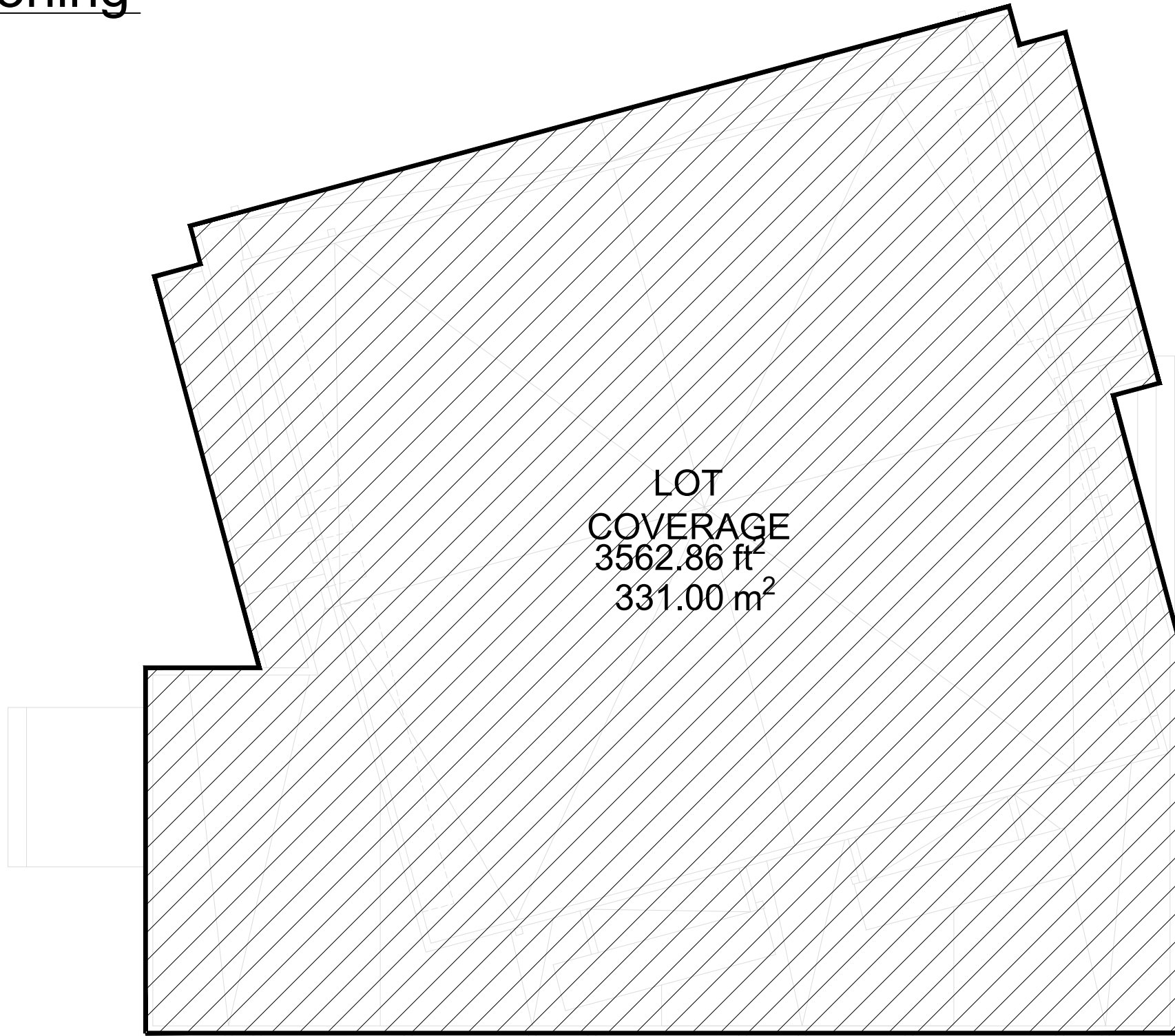
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Z1.01

Main Floor Zoning
Scale 1:100



2
Z1.01

Second Floor Zoning
Scale 1:100



3
Z1.01

Overall Coverage
Scale 1:100

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Zoning

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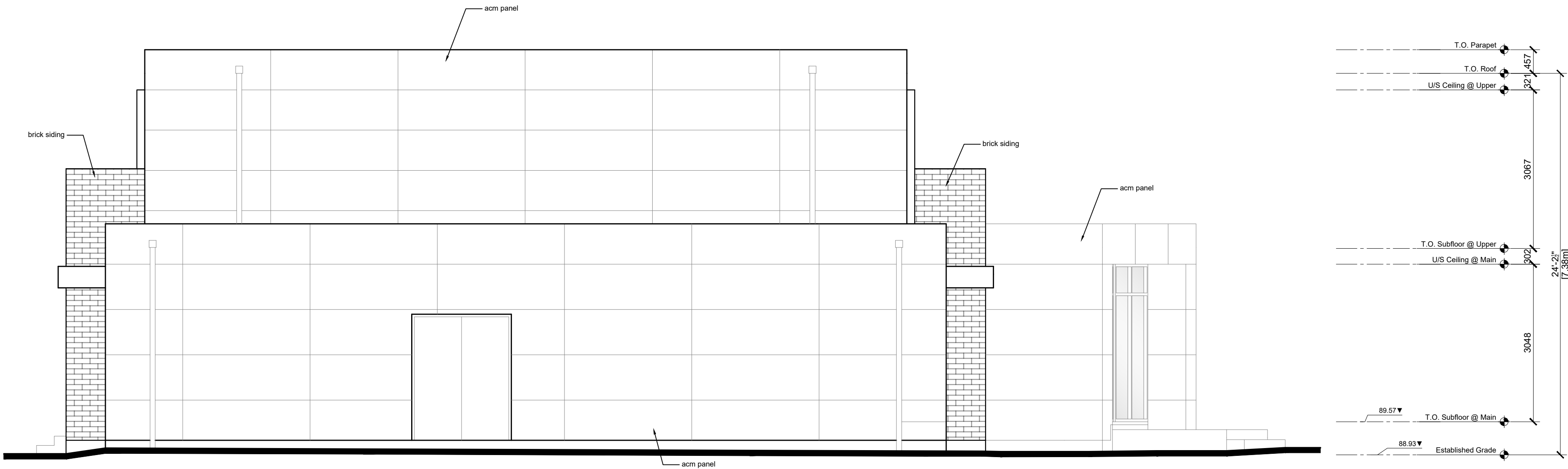
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Elevations



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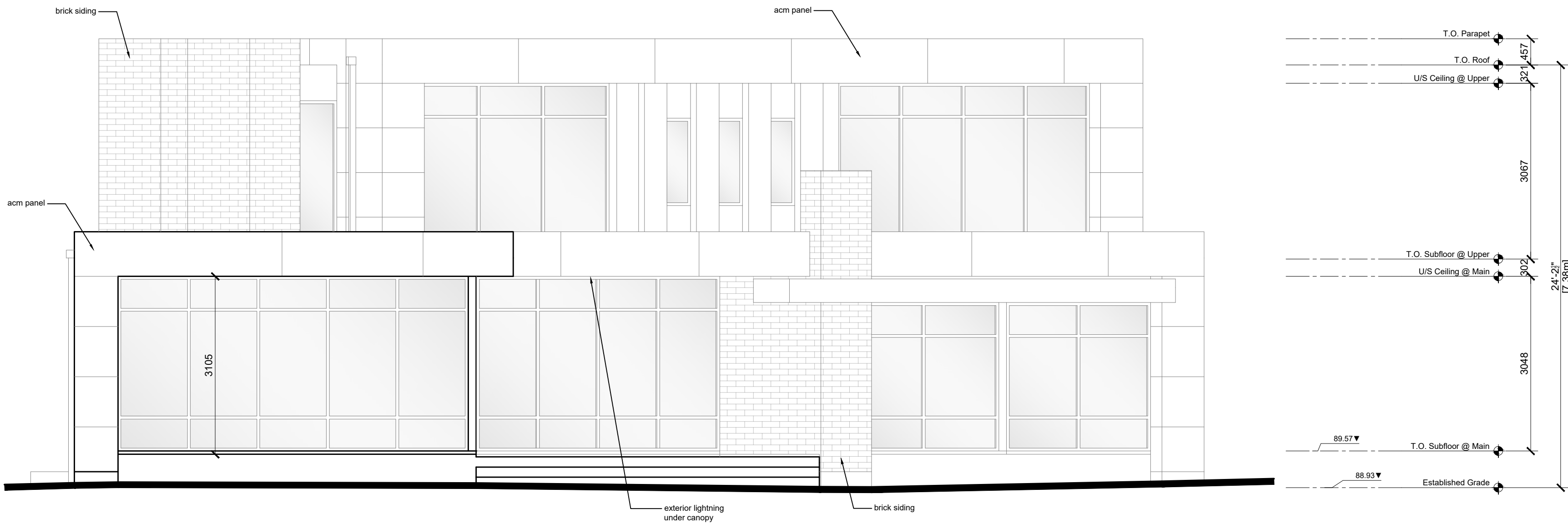
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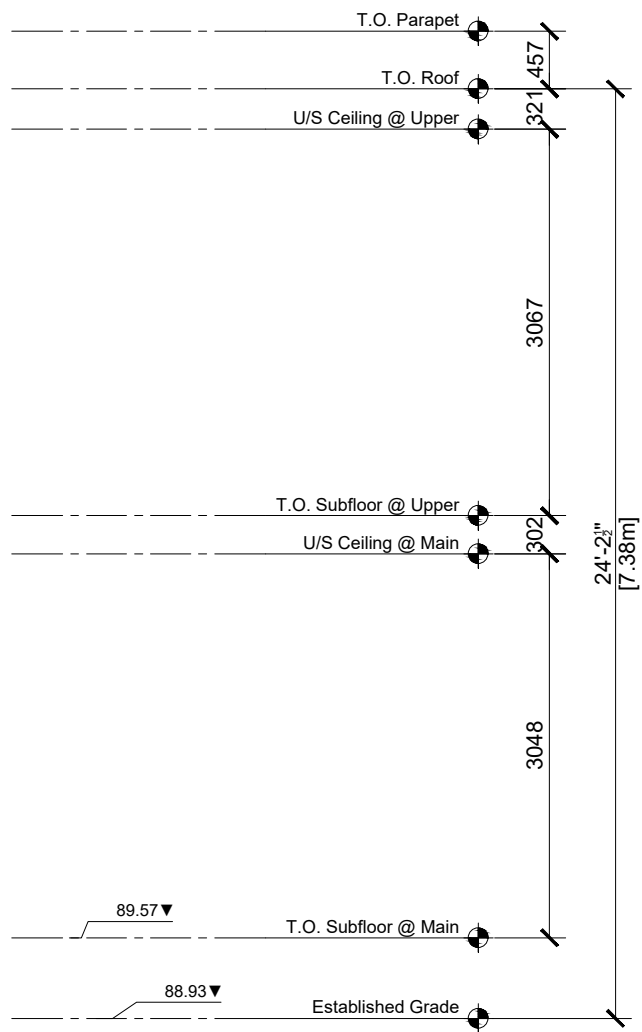
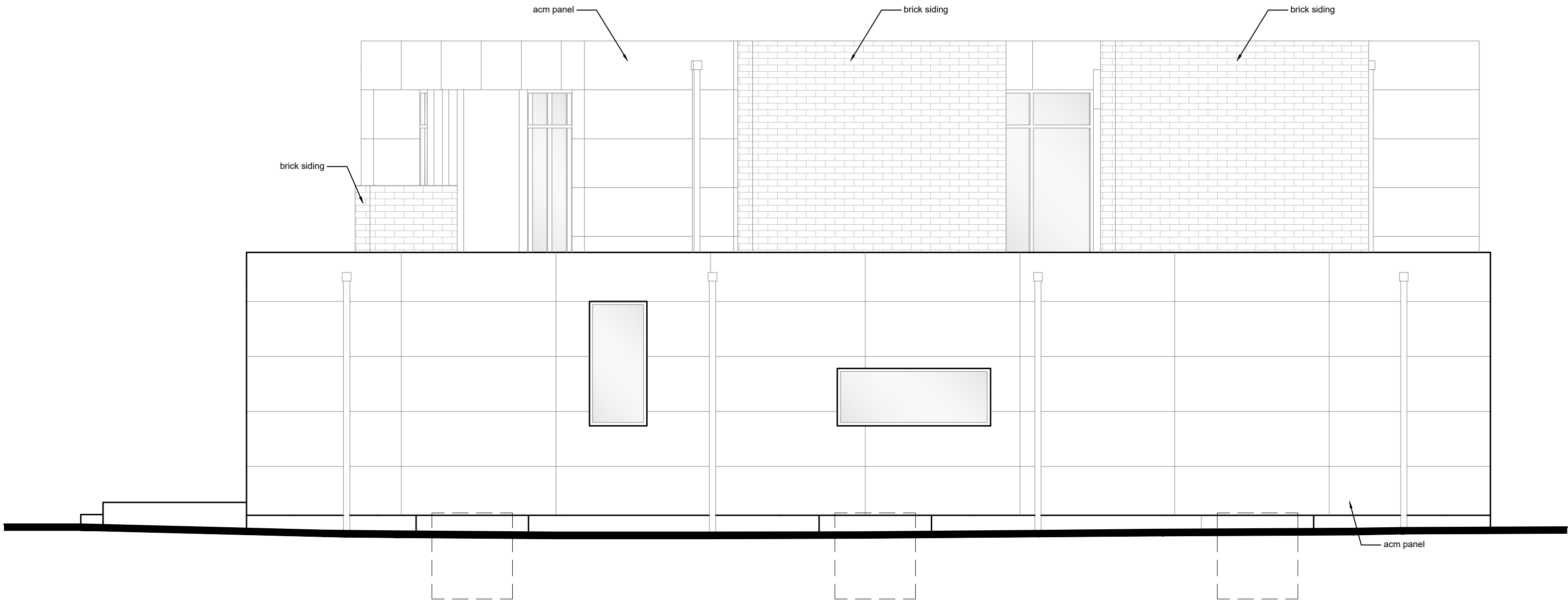
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Elevations





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Elevations

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Elevations

