

ASSOCIATION OF ONTARIO
LAND SURVEYORS
25-44 SUBBASSIN DRIVE
V-26856

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3).

REYNOLDS STREET
(BY REGISTERED PLAN 34)

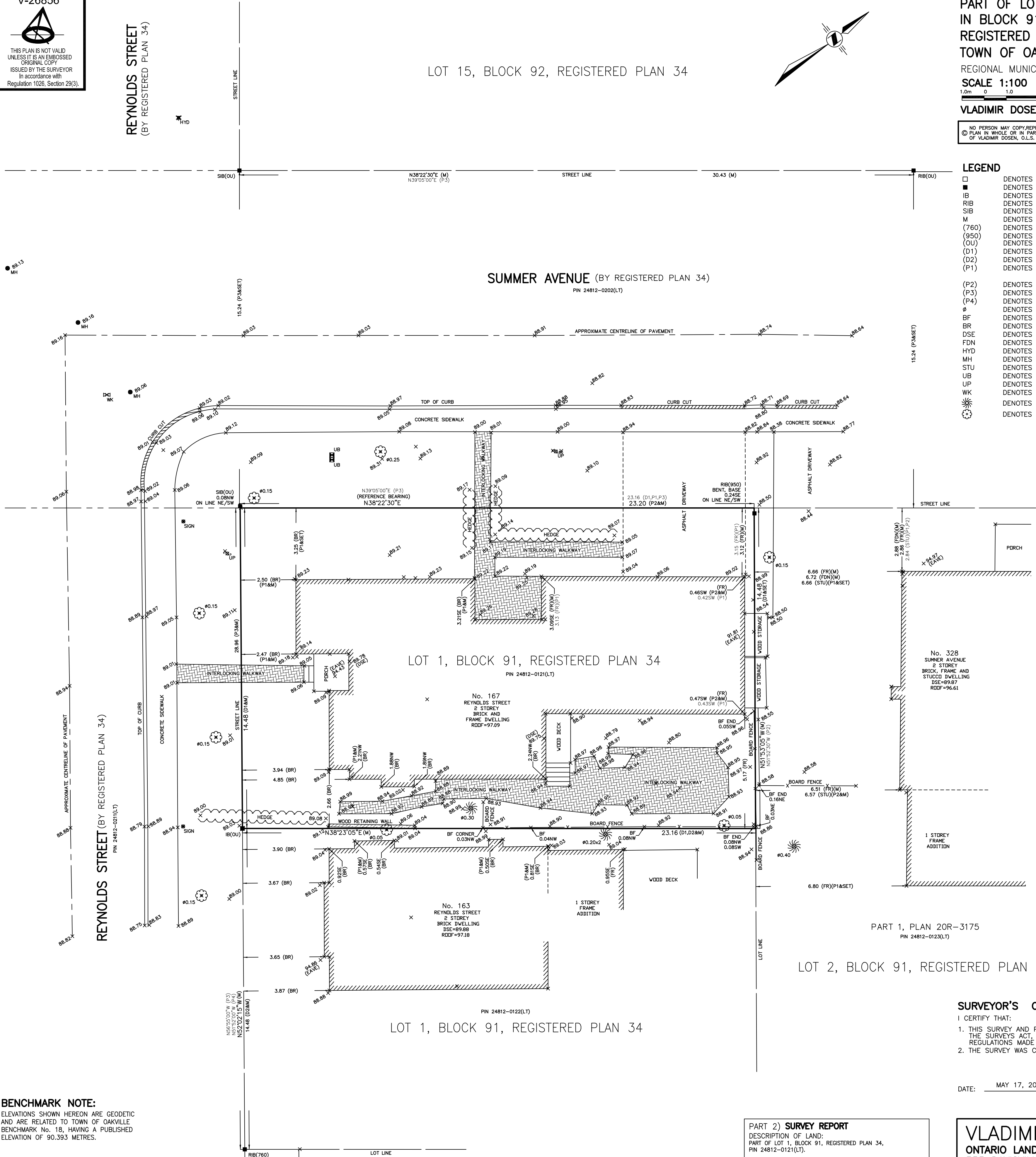
LOT 15, BLOCK 92, REGISTERED PLAN 34

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
**PART OF LOT 1
IN BLOCK 91
REGISTERED PLAN 34
TOWN OF OAKVILLE**

REGIONAL MUNICIPALITY OF HALTON
SCALE 1:100
1.0m 0 1.0 5.0metres
VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF VLADIMIR DOSEN, O.L.S.

- LEGEND**
- | | |
|-------|---|
| □ | DENOTES SURVEY MONUMENT PLANTED |
| ■ | DENOTES SURVEY MONUMENT FOUND |
| IB | DENOTES IRON BAR |
| RIB | DENOTES ROUND IRON BAR |
| SIB | DENOTES STANDARD IRON BAR |
| M | DENOTES MEASURED |
| (760) | DENOTES MCCONNELL, MAUGHAN LIMITED, O.L.S. |
| (950) | DENOTES FRED G. CUNNINGHAM, O.L.S. |
| (OU) | DENOTES ORIGIN UNKNOWN |
| (D1) | DENOTES INSTRUMENT No. 821187 |
| (D2) | DENOTES INSTRUMENT No. 760939 |
| (P1) | DENOTES MORTGAGE SURVEY BY FRED G. CUNNINGHAM, O.L.S.
DATED OCTOBER 30, 1975 |
| (P2) | DENOTES PLAN 20R-3175 |
| (P3) | DENOTES REGISTERED PLAN 34 |
| (P4) | DENOTES PLAN 20R-7013 |
| Ø | DENOTES DIAMETER/ROUND |
| BF | DENOTES BOARD FENCE |
| BR | DENOTES TIES TO BRICK |
| DSE | DENOTES DOOR SILL ELEVATION |
| FDN | DENOTES TIES TO FOUNDATION |
| HYD | DENOTES FIRE HYDRANT |
| MH | DENOTES MAN HOLE |
| STU | DENOTES TIES TO STUCCO |
| UB | DENOTES UTILITY BOX |
| UP | DENOTES UTILITY POLE |
| WK | DENOTES WATER KEY |
| ⊙ | DENOTES CONIFEROUS TREE |
| ⊙ | DENOTES DECIDUOUS TREE |



BENCHMARK NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC
AND ARE RELATED TO TOWN OF OAKVILLE
BENCHMARK No. 18, HAVING A PUBLISHED
ELEVATION OF 90.393 METRES.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE SOUTHEASTERLY
LIMIT OF SUMMER AVENUE, AS SHOWN
ON PLAN 20R-3175, HAVING
A BEARING OF N38°22'30\"E.

PART 8, PLAN 20R-7013
LOT 9, BLOCK 91
REGISTERED PLAN 34

THIS REPORT WAS PREPARED FOR
JOSEPH BROKALAKIS
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
PART OF LOT 1, BLOCK 91, REGISTERED PLAN 34,
PIN 24812-0121(LT).
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NONE.
BOUNDARY FEATURES:
POSITION OF FENCES AS SHOWN ON PLAN.
NOTE THE POSITION OF WOOD STORAGE.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

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 4th DAY OF MAY, 2022

DATE: MAY 17, 2022

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

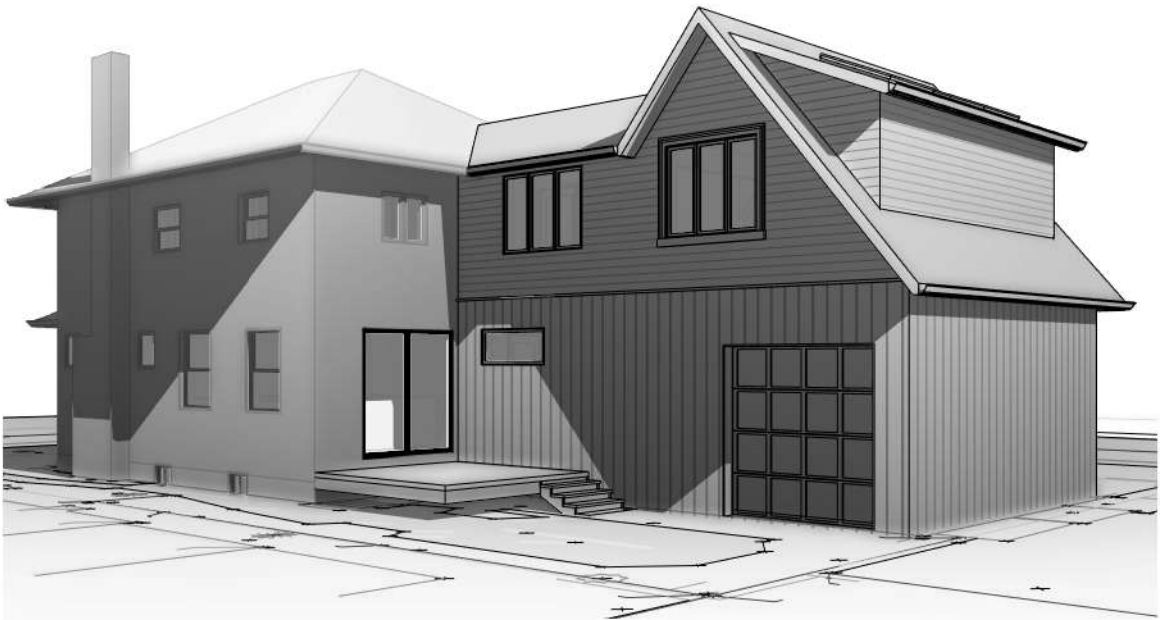
JOB No: 22165	FIELD BY: BN
FILE: 22-044	DRAWN BY: AT
CAD FILE: 167 REYNOLDS STREET	CHECKED BY: VD

REYNOLDS STREET

SCALE: 1 : 150

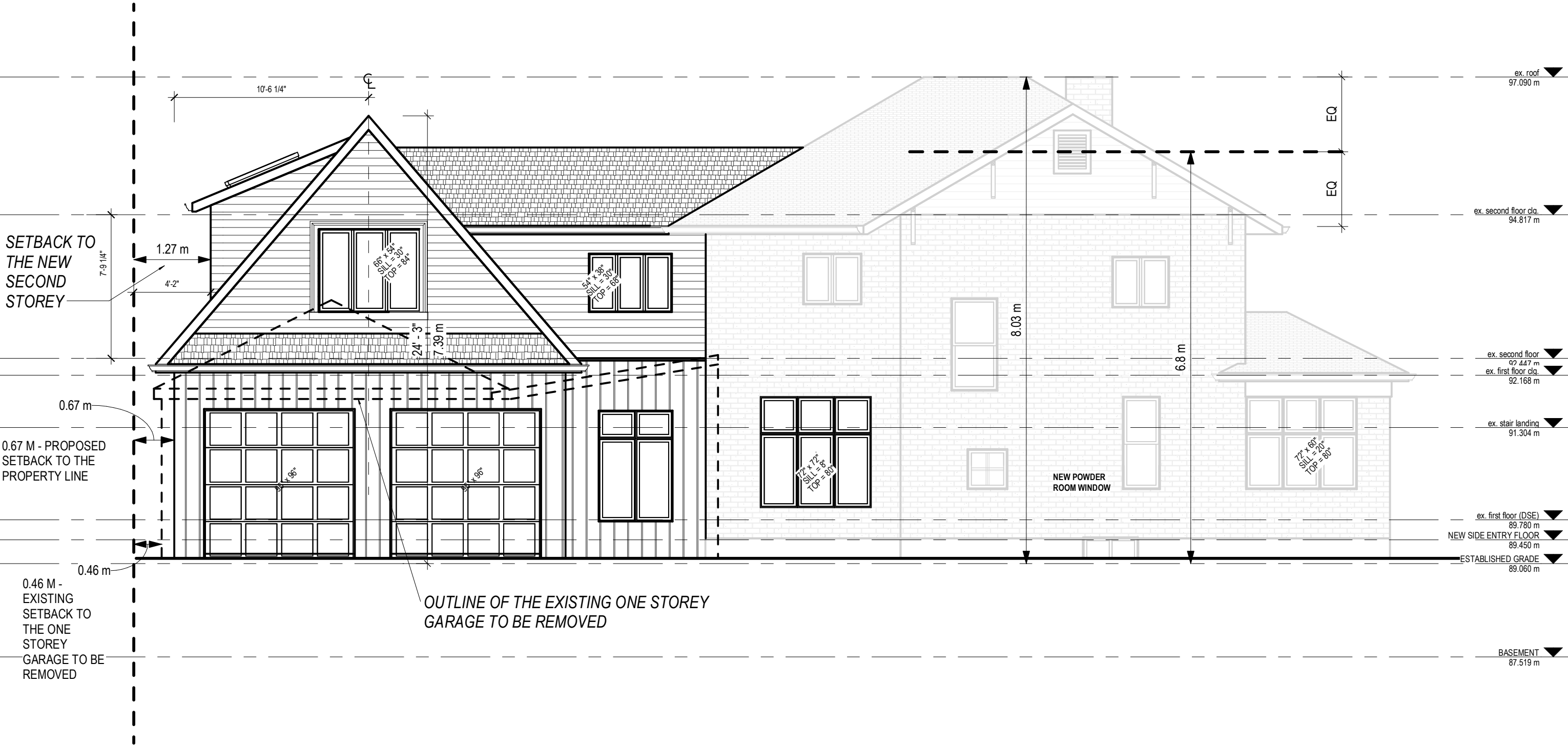
SITE PLAN - A002

SHEET LIST	
Sheet Number	Sheet Name
A000	COVER
A001	SURVEY
A002	SITE PLAN
A003	ISOMETRIC
A004	ISOMETRIC 2
A100	BASEMENT
A101	FIRST FLOOR
A102	SECOND FLOOR
A103	ROOF
A200	NORTH (SUMNER AVENUE)
A201	EAST
A202	WEST (REYNOLDS AVENUE)
A294	SOUTH



PROPOSED ADDITIONS AND INTERIOR RENOVATIONS AT
167 REYNOLDS STREET, Oakville, ON L6J 3K8

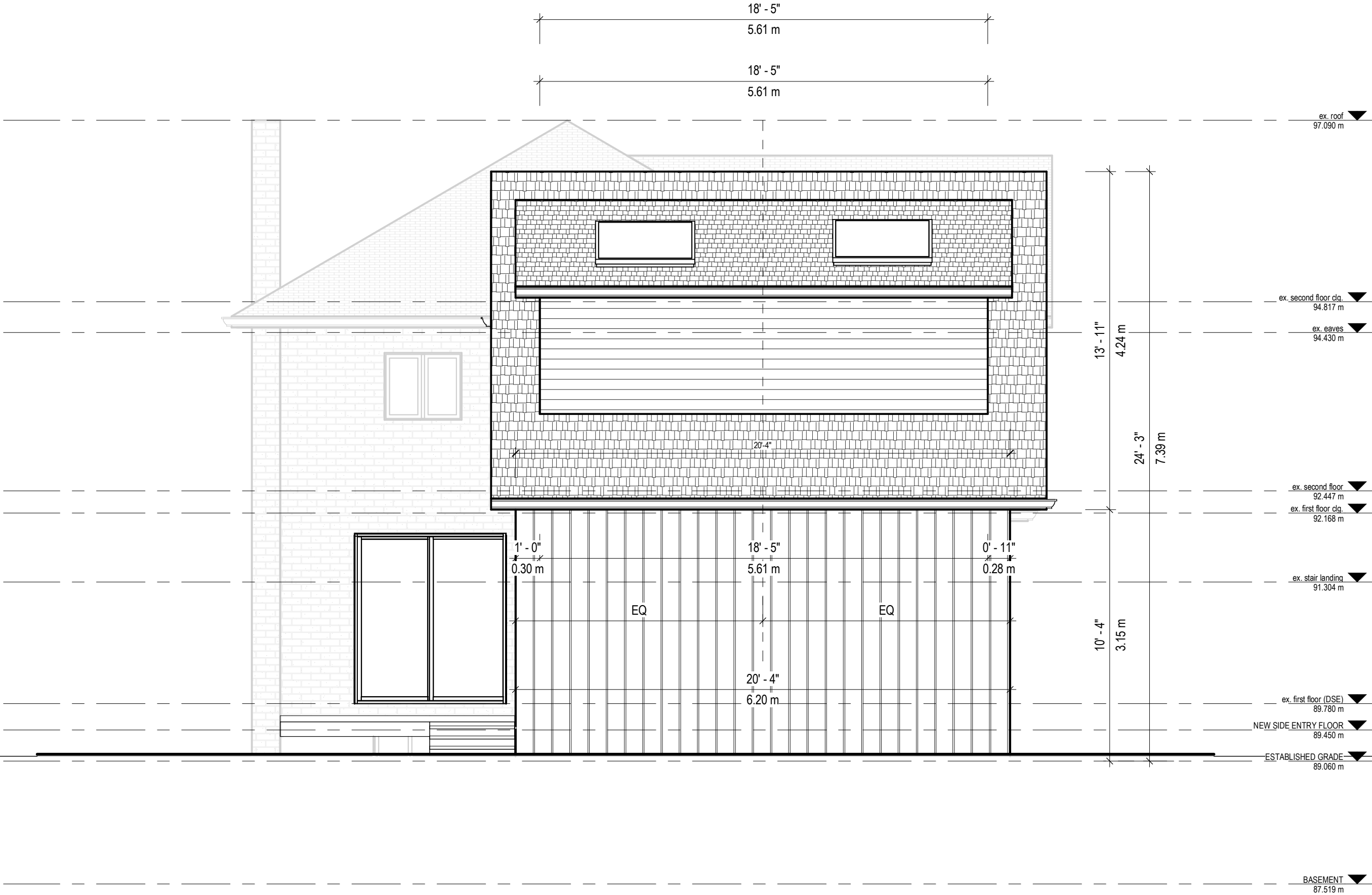
SCALE:
COVER - A000



SCALE: 3/16" = 1'-0"

NORTH (SUMNER AVENUE) - A200







SCALE: 1/4" = 1'-0"

WEST (REYNOLDS AVENUE) - A202

NEW TWO AND ONE STOREY ADDITION
(TO REPLACE EXISTING VINYL GARAGE)

EXISTING TWO STOREY
HOUSE TO REMAIN

OUTLINE OF
PROPERTY LINE

0.67 m NEW

3.09 NEW

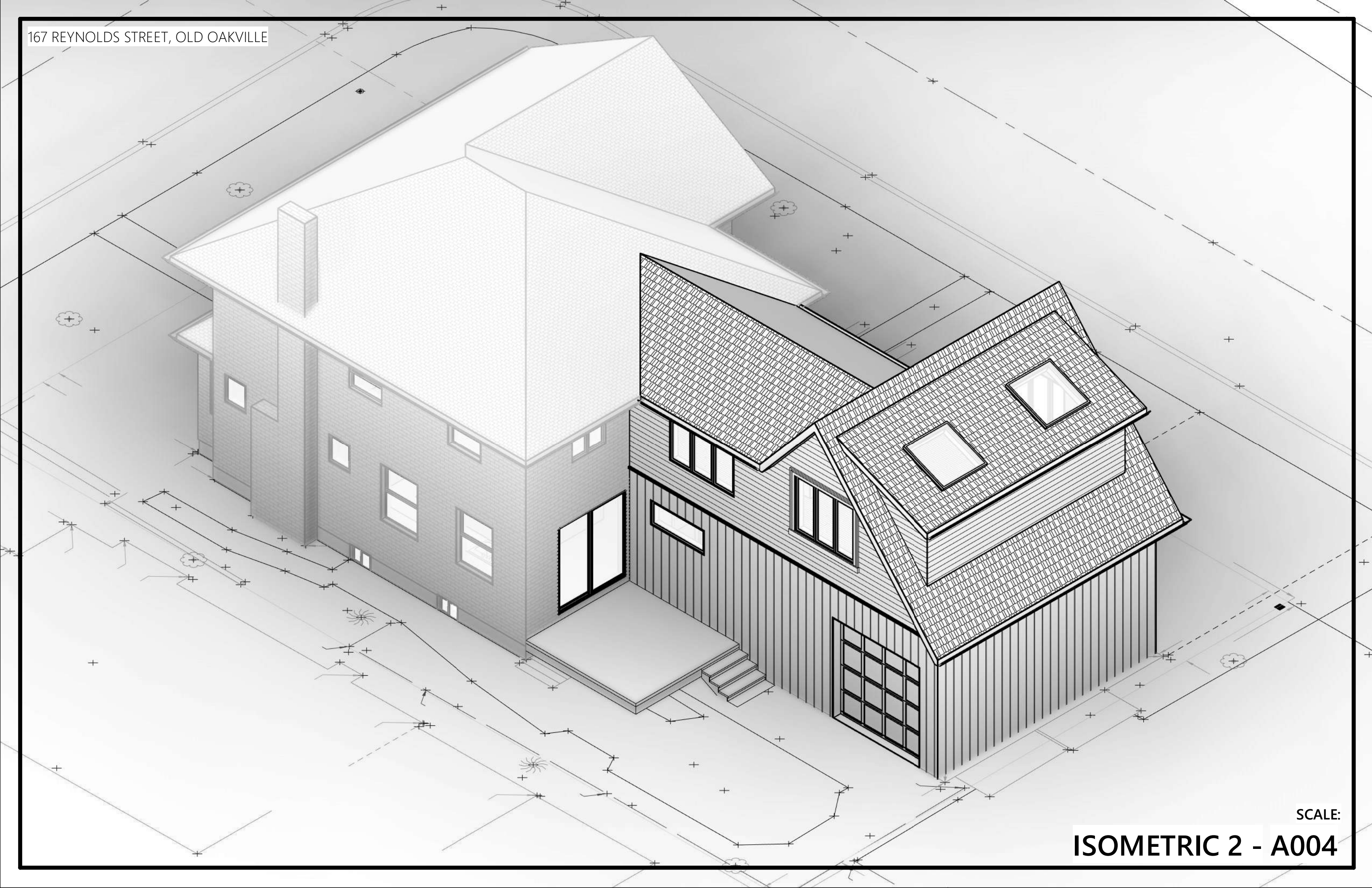
SUMNER AVENUE

REYNOLDS STREET

SCALE:

ISOMETRIC - A003

167 REYNOLDS STREET, OLD OAKVILLE



SCALE:

ISOMETRIC 2 - A004

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

RE: Minor Variance Application, 167 Reynolds Street

To Whom It May Concern:

I am the designer working on behalf of the new Property Owner at 167 Reynolds Street, Oakville. This property is zoned RL4-0. This letter outlines the need to replace the existing white siding addition on the back of the existing dwelling. The current addition on the back of the existing dwelling has many existing non-conforming conditions. Our design proposes to improve these conditions where possible, without compromising functional requirements. Below are the proposed variances and rationale.

Zoning Bylaw 2014-014 Section 6.4.1

The lot area is less than 557.5 m² (lot area = 335.67 m²) therefore the maximum residential floor area is 43%.

Existing Condition: (Existing non-conforming condition) 181 m sq

Proposed: 63% / 213.22 m sq

We are seeking a minor variance for Residential floor area whereby the permitted is 43% and we are proposing 63%.

The intent of regulating floor area is to ensure that the dwelling is not larger in mass or scale as compared to the surrounding Neighbourhood.

The existing addition on the dwelling is already existing non conforming and exceeds the zoning bylaw for coverage.

Much of the additional square footage can be attributed to addition of the second floor above the garage.

The addition is an improvement to the architectural character of the house and neighborhood and is a significant improvement to the existing addition.

It does not present any negative impacts to the neighbours nor result in the dwelling appearing larger than other homes in the Neighbourhood. The proposed dwelling is consistent with the mass and scale of other new homes in the Neighbourhood and improves the current condition

Zoning Bylaw 2014-014 Section 6.4.2

The maximum lot coverage shall be 35% of the lot.

Existing Condition: (Existing non - conforming condition) coverage is 42.3%

Proposed: 41%

The existing lot coverage is existing non-conforming. We are improving the existing nonconforming condition by slightly reducing the existing lot coverage based on the size of the existing dwelling. In preparation of this submission, we have worked closely with the Town to ensure the proposed replacement of the addition does not increase the coverage of the existing addition and improves the setbacks to the neighboring dwelling, particularly on east and west elevations. The addition has been stepped at both floor levels and includes multiple single storey elements to reduce the impact of additional GAF.

As such, the proposed addition does not present any negative impacts to the neighbours nor result in the dwelling appearing larger than other homes in the Neighbourhood.

Zoning Bylaw 2014-014 Section 5.8.7

Section 5.8.7 – the existing bylaw for a private garage having its vehicle entrance facing the front or flankage lot line the minimum setback from the applicable lot line is 5.7m.

Existing Condition: (Existing non - conforming condition) on Sumner Avenue 3.12m setback

Proposed: The proposed private attached garage facing the flankage lot line (Sumner Avenue) is 3.12 m

The existing flankage of the garage is existing non- conforming and is set back by 3.12 metres. We are proposing the improve this existing non conformance by moving the garage back from the existing condition and provide a 3.09 metre set back. This allows for the exiting function of the garage to be maintained and improves the setbacks from the exiting condition.

It does not present any negative impacts to the neighbours and improves what was existing.

Zoning Bylaw 2014-014 Table 6.3.1

The minimum interior side yard setback with an attached or detached garage shall be 1.2 metres (4 feet).

Existing Condition: (Existing non - conforming condition) 0.44 m

Proposed: The proposed design provides an improved condition from the existing non- conforming condition, as the proposed design has the east side yard setback is 0.67 m.

The minimum flankage (Sumner Avenue) yard setback with an attached or detached garage shall be 3.5 metres

Existing: The existing garage is existing nonconforming and is set back 3.12 m from the property line.

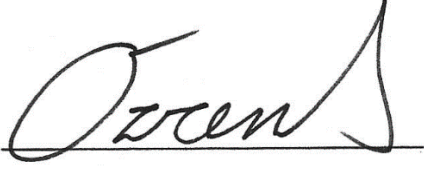
Proposed: The proposed design is going to maintaining the current condition and provide a setback of 3.12 m from Sumner Avenue.

In closing, we believe these variances meet the intent and purpose of the Official Plan and Bylaw, improves the existing nonconforming conditions and significantly improves the aesthetic of the addition, which contributes to the architectural heritage character of the neighborhood. The design of the dwelling complies with the infill design guidelines and results in desirable and appropriate development in the Neighbourhood, and the variances are minor in nature.

Thank you for your consideration.

Regards,

Ozren Stambuk

A handwritten signature in black ink, appearing to read 'Ozren', is written over a horizontal line.