

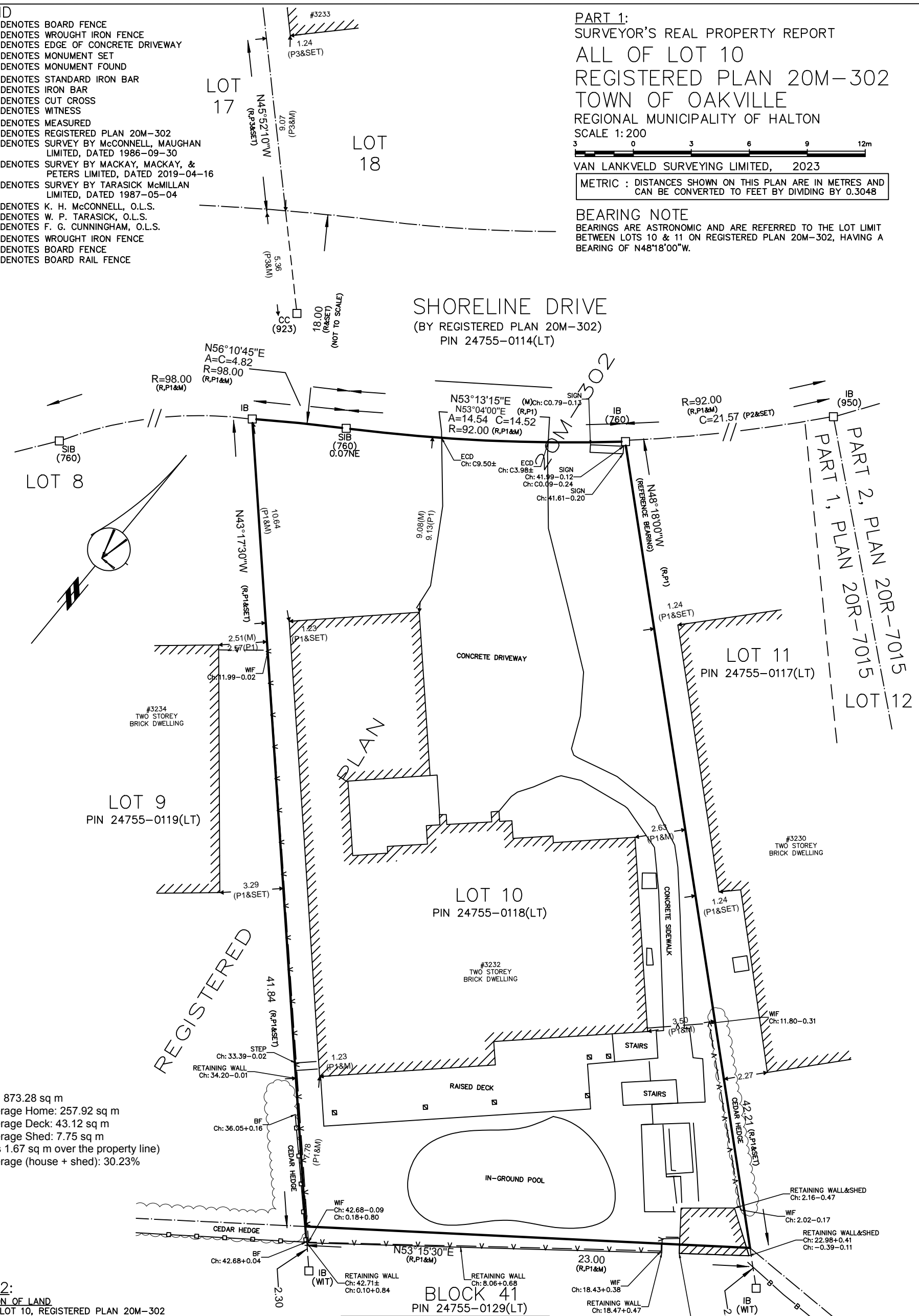
LEGEND

- BF DENOTES BOARD FENCE
- WIF DENOTES WROUGHT IRON FENCE
- ECD DENOTES EDGE OF CONCRETE DRIVEWAY
- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- M DENOTES MEASURED
- R DENOTES REGISTERED PLAN 20M-302
- P1 DENOTES SURVEY BY McCONNELL, MAUGHAN LIMITED, DATED 1986-09-30
- P2 DENOTES SURVEY BY MACKAY, MACKAY, & PETERS LIMITED, DATED 2019-04-16
- P3 DENOTES SURVEY BY TARASICK McMILLAN LIMITED, DATED 1987-05-04
- (760) DENOTES K. H. McCONNELL, O.L.S.
- (923) DENOTES W. P. TARASICK, O.L.S.
- (950) DENOTES F. G. CUNNINGHAM, O.L.S.
- v- DENOTES WROUGHT IRON FENCE
- DENOTES BOARD FENCE
- B- DENOTES BOARD RAIL FENCE

PART 1:
 SURVEYOR'S REAL PROPERTY REPORT
 ALL OF LOT 10
 REGISTERED PLAN 20M-302
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 SCALE 1:200

VAN LANKVELD SURVEYING LIMITED, 2023
 METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE LOT LIMIT BETWEEN LOTS 10 & 11 ON REGISTERED PLAN 20M-302, HAVING A BEARING OF N48°18'00"W.



Lot Area: 873.28 sq m
 Lot Coverage Home: 257.92 sq m
 Lot Coverage Deck: 43.12 sq m
 Lot Coverage Shed: 7.75 sq m
 (Includes 1.67 sq m over the property line)
 Lot Coverage (house + shed): 30.23%

PART 2:

DESCRIPTION OF LAND
 ALL OF LOT 10, REGISTERED PLAN 20M-302

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS
 THERE ARE NO REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS ON SUBJECT PROPERTY

BOUNDARY FEATURES (COUNTER-CLOCKWISE)
 N-ERLY CORNER - PLEASE NOTE THE LOCATION OF THE IRON BAR
 N-WERLY LIMIT - PLEASE NOTE THE LOCATION OF THE STANDARD IRON BAR
 W-ERLY CORNER - PLEASE NOTE THE LOCATION OF THE IRON BAR
 S-WERLY LIMIT - PLEASE NOTE THE CHAINAGE MEASUREMENTS
 S-ERLY CORNER - PLEASE NOTE THE LOCATION OF THE IRON BAR,
 WITNESSING THE CORNER
 S-E-ERLY LIMIT - PLEASE NOTE THE CHAINAGE MEASUREMENTS
 E-ERLY CORNER - PLEASE NOTE THE LOCATION OF THE IRON BAR,
 WITNESSING THE CORNER
 N-E-ERLY LIMIT - PLEASE NOTE THE CHAINAGE MEASUREMENTS

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
 COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.

COMMENTS/REMARKS
 - PLEASE NOTE THAT ALL BUILDING MEASUREMENTS ARE TAKEN TO THE FOUNDATION, UNLESS NOTED OTHERWISE
 - PLEASE NOTE THAT ALL FENCE MEASUREMENTS ARE TAKEN TO THE CENTRE LINE OF SAID FENCE, UNLESS NOTED OTHERWISE
 - PLEASE NOTE THAT ALL RETAINING WALL MEASUREMENTS ARE TAKEN TO THE EXPOSED FACE

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
2211520

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 7th DAY OF DECEMBER, 2023.

DATE: DECEMBER 15, 2023

 MICHAEL VAN LANKVELD
 ONTARIO LAND SURVEYOR

VAN LANKVELD SURVEYING LIMITED 110 GOLDCREST ROAD BRAMPTON, ON L6S1H4 41 MONCRIEFF DRIVE ETOBICOKE, ON M9W 2R3 TEL(905) 792-6641 eMAIL: VLG-S@OUTLOOK.COM		© COPYRIGHT 2023 VAN LANKVELD SURVEYING LIMITED Unauthorized reproduction, distribution, alteration or use of this plan, in whole or in part, is strictly prohibited. FIELD: M.V. DRAWN: M.V. CHECKED: T.V. JOB NO: 23-2659-SRPR DWG NAME: 23-2659-SRPR.DWG PLOT INFO: 2023-12-15
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3232



April 4, 2024

Committee of Adjustment

1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Committee,

The house, shed and landscaping at 3232 Shoreline Drive were built 1986. In 2023, the property sold to the current owners Sheri and Andre Morin. The Morin's began work on cosmetic updates to the house and shed including new roofs, windows, siding, deck railings and repairs to the existing retaining wall. All structures remain in the same location and footprint. A by-law officer noticed that the existing shed and retaining wall extend beyond the property line, additionally, the lot coverage does not comply with the current zoning by-law.

With this discovery, we are pleased to submit a minor variance application to legalize the existing conditions. We are requesting a variance for lot coverage where 35.5% coverage is existing (including the raised deck) where a maximum of 25% is permitted. All structures are existing and the coverage for the house and shed complied under the previous by-law. At the time of construction, 30% lot coverage was permitted, the house and shed together is 30% coverage.

The existing shed is used for pool equipment storage. It was built in the 80's over the rear property line and with a reduced side yard setback. As such, we are requesting variances for both.

Please see the next page for images of the original house versus the house and shed as they exist today. You can see that the structures themselves have not moved or been enlarged.

Let me know if you have any questions.

Kristie Oughtred

W.E. Oughtred & Associates Inc



W. E. OUGHTRED and Associates Inc.

Real Estate Analysts / Development Consultants



Photo from the real estate listing 2022/2023



Photo of the rear yard after cosmetic renovations. The roof, windows, deck railing, paint and siding have been updated. Additionally, repairs have been made to the existing retaining wall and steps.