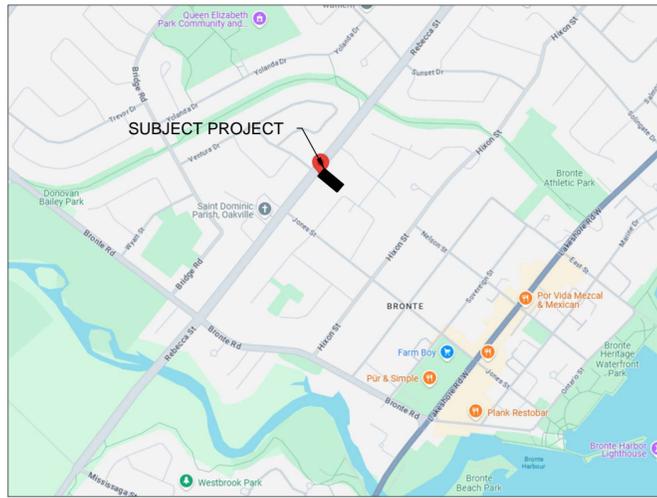


# 2358 REBECCA ST., OAKVILLE, ON.



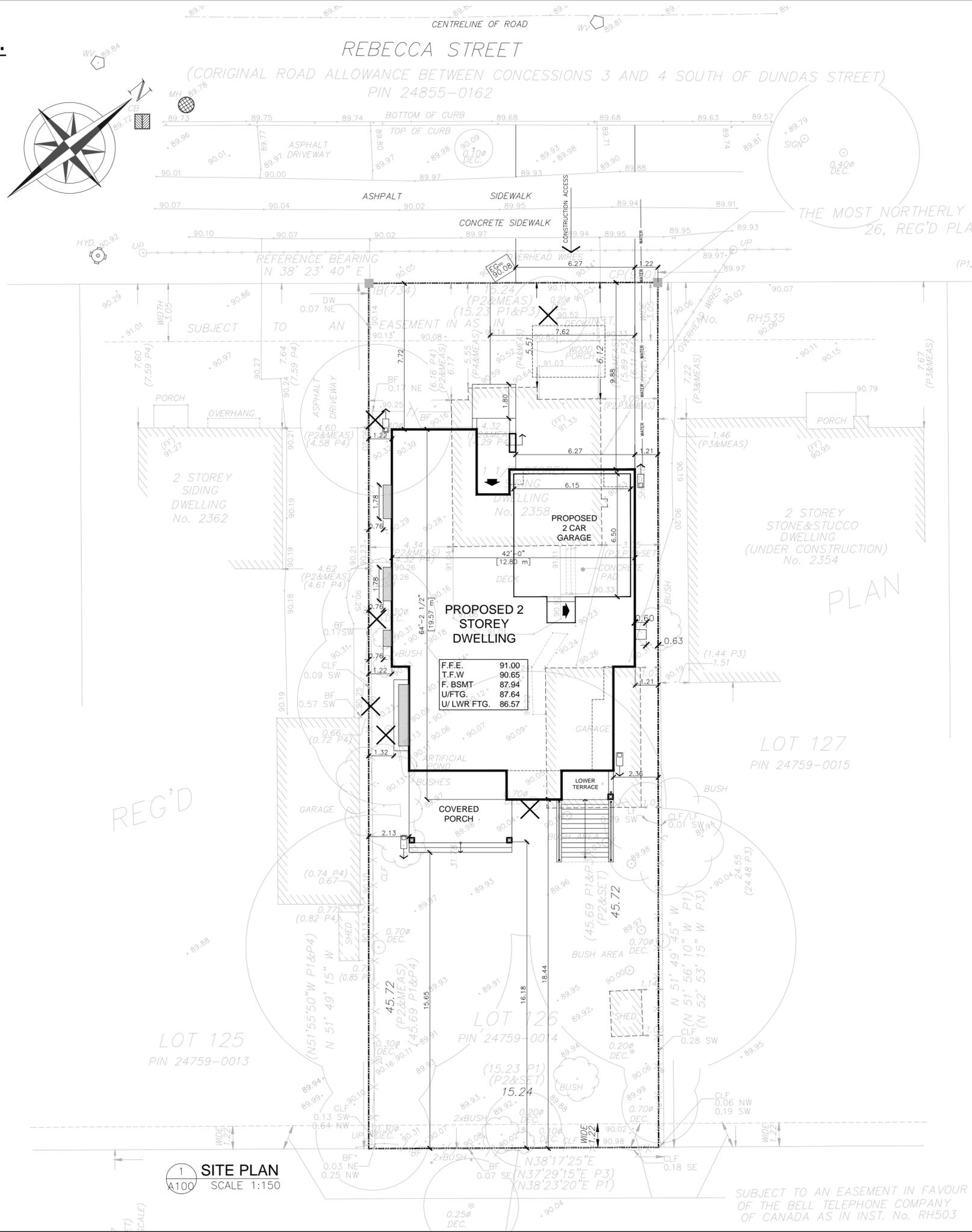
2 3D VIEW



3 CONTEXT PLAN

2358 REBECCA ST., OAKVILLE			
	ALLOWED AS PER BYLAW 2014-014	PROPOSED	STATUS
ZONE	RL3-0	SAME	IN COMPLIANCE
PERMITTED BLDGS+STRUCTURES	DETACHED DWELLING UNIT	NO CHANGE	IN COMPLIANCE
MIN. LOT FRONTAGE	18.0m	15.24m	IN COMPLIANCE
MIN. LOT AREA	557.5m <sup>2</sup>	697.55m <sup>2</sup> (7,508.37ft <sup>2</sup> )	IN COMPLIANCE
MIN. FRONT YARD	7.5m OR THE EXISTING FRONT YARD LESS 1.0m = 7.5m	7.72m	IN COMPLIANCE
MIN. FLANKAGE YARD	N/A	N/A	IN COMPLIANCE
MIN. INTERIOR SIDE YARD	1.2m & 1.2m WITH ATTACHED GARAGE (MIN. PARKING SPACE 5.6m WIDTH X 5.7m LENGTH)	WEST SIDE: 1.22m EAST SIDE: 1.21m	IN COMPLIANCE
MIN. REAR YARD	7.5m	16.18m	IN COMPLIANCE
MAX. NO. OF STOREYS	2 STOREYS	2 STOREYS	IN COMPLIANCE
MAX. HEIGHT	9.0 m	8.71 m	IN COMPLIANCE
MAX. DWELLING DEPTH	N/A	N/A	IN COMPLIANCE
MAX. LOT COVERAGE	35.0% 244.14m <sup>2</sup> (2,627.93ft <sup>2</sup> )	34.97% HOUSE GARGE INCL. FRONT PORCH 204.28m <sup>2</sup> (2,198.84ft <sup>2</sup> ) FRONT PORCH 7.98m <sup>2</sup> (85.90ft <sup>2</sup> ) GARAGE CANOPY 7.17m <sup>2</sup> (77.19ft <sup>2</sup> ) REAR PORCH 20.23m <sup>2</sup> (217.72ft <sup>2</sup> ) WALKUP COVR'D 4.16m <sup>2</sup> (44.79ft <sup>2</sup> ) TOTAL 243.82m <sup>2</sup> (2,624.44ft <sup>2</sup> )	IN COMPLIANCE
MAX. FLOOR AREA / LOT RATIO %	41% 286.00m <sup>2</sup> (3,078.43ft <sup>2</sup> )	RATIO = 45.87 % GF 156.91m <sup>2</sup> 2ND FL. 163.09m <sup>2</sup> TOTAL 320.00m <sup>2</sup>	MINOR VARIANCE REQUIRED
BASEMENT AREA	N/A	176.98m <sup>2</sup>	IN COMPLIANCE
MAX. DRIVEWAY WIDTH	50% OF THE LOT FRONTAGE BETWEEN 12m & 18m = 15.24/2=7.62m	7.62m	IN COMPLIANCE
MAX. PARKING SPACES AREA	45m <sup>2</sup>	42.02m <sup>2</sup>	IN COMPLIANCE

4 SITE STATISTICS



**SURVEY INFORMATION TAKEN FROM:**

J. H. GELBLOOM SURVEYING LIMITED  
TOPOGRAPHICAL SURVEY OF LOT 126  
REGISTERED PLAN m-6  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

REFER TO THE GRADING PLAN  
PREPARED BY YOUNG & YOUNG  
SURVEYING, FOR THE PURPOSE OF  
OBTAINING SITE GRADING INFORMATION

**LEGEND**

- BUILDING ACCESS/EGRESS POINTS
- LOWER LEVEL ACCESS/EGRESS POINT
- PROPERTY LINE
- EXISTING TREE TO BE REMOVED
- SURVEY MONUMENT SET
- IRON PIPE
- PROPERTY IDENTIFIER NUMBER
- OVERHEAD WIRES
- WOOD UTILITY POLE
- CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- DOOR SILL ELEVATION
- INVERT
- MANHOLE
- TOP OF ROOF ELEVATION
- WATER VALVE
- DIAMETER
- SUMP PUMP
- WATER METER
- DOWNSPOUT
- EXISTING ELEVATION

ALL DIMENSIONS ARE TO BE CHECKED ON THE SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

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THEY MAY NOT BE ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.

NO.	ISSUE	DATE

**REVISION**

ONTARIO ASSOCIATION OF ARCHITECTS  
AMR ARCHITECTS INC.  
LICENSE 7516

NORTH PROJECT  
NORTH TRUE NORTH

**AMR architects inc.**  
5500 NORTH SERVICE RD., SUITE 300  
BURLINGTON, ONTARIO, L6L 6W6  
TEL. (1) 647 242 4206  
amr@amrarchitects.ca www.amrarchitects.ca

PROJECT TITLE  
**CUSTOM RESIDENCE**  
2358 REBECCA ST.  
OAKVILLE, ONTARIO

**DRAWING TITLE**  
SITE PLAN

DRAWN BY AI	SCALE 1 : 150	DATE SEP. 16, 2024
PROJECT NO. 2413	DRAWING NO. <b>A100</b>	

**SURVEYOR'S REAL PROPERTY REPORT - PART 1**

PLAN OF SURVEY AND TOPOGRAPHY OF  
**LOT 126**  
**REGISTERED PLAN M-6**  
**TOWN OF OAKVILLE**

REGIONAL MUNICIPALITY OF HALTON  
 0 5 10 15 20 M

SCALE 1 : 200

J. H. Gelbloom Surveying Limited  
 Ontario Land Surveyor 2024

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**SURVEYOR'S REAL PROPERTY REPORT - PART 2**

**REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY**  
 Subject to a 1.22m wide Easement in favour of the Bell Telephone Company of Canada as in Inst. No. RH503  
 Subject to a 1.22m wide Easement in favour of the Village of Brantec as in Inst. No. RH535

**NOTABLES**  
 Note the Location of the Fences around the Subject Property.  
 Note the Location of the Deck located within the easement at the northwesterly limit of the Subject Property.  
 Note the Location of the Driveway along the southwesterly limit of the Subject Property.  
 Note the Location of the Overhead wires crossing the property at the northerly corner.

**LEGEND**

■	Survey Monument Found	DWA	Driveway Asphalt
□	Survey Monument Set	N	Denotes North
SIB	Standard Iron Bar	S	Denotes South
IB	Iron Bar	E	Denotes East
RIB	Round Iron Bar	W	Denotes West
(OU)	Origin Unknown	CLF	Chain link Fence
(JDB)	J.D. Barnes Limited, O.L.S.		
(734)	J.D. Barnes Surveying Limited, O.L.S.		
(950)	Cunningham, McConnell Limited, O.L.S.		
CLF	Chain Link Fence		
PI	Registered Plan M-6		
P2	Plan of Survey by H.D. Sewell O.L.S. dated December 24th, 1953		
P3	Plan by Cunningham McConnell Limited O.L.S. dated June 7th, 2023		
P4	Plan by Trasick Mcmillan Kubicki Limited O.L.S. dated June 29th, 2015		
P5	Plan by Trasick Mcmillan Kubicki Limited O.L.S. dated February 13th, 2024		
P6	Plan by J.H. Gelbloom Surveying Limited O.L.S. dated May 24th, 2012		
FF	Finished Floor		
MPG	Mid Point Grade		
BF	Board Fence		
UP	Utility Pole		
DEC.	Deciduous		
CB	Catch Basin		
WV	Water Valve		
MH	Maintenance Hole		

**BENCHMARK**  
 Elevations are Referred to the Town of Oakville Benchmark No. 117, having an Elevation of 83.984 m.

**NOTE**  
 This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.  
 All building ties are from the foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Amr Architects Inc. and the undersigned accepts no responsibility for use by other parties.

**NOTE**  
 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 Southeasterly limit of Rebecca Street as shown on Reg'd Plan M-6, having a Bearing of N 38° 23' 40" E.

**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 October, 2024.

October 24, 2024  
 Date  
 Ashraf Rizk, O.L.S.

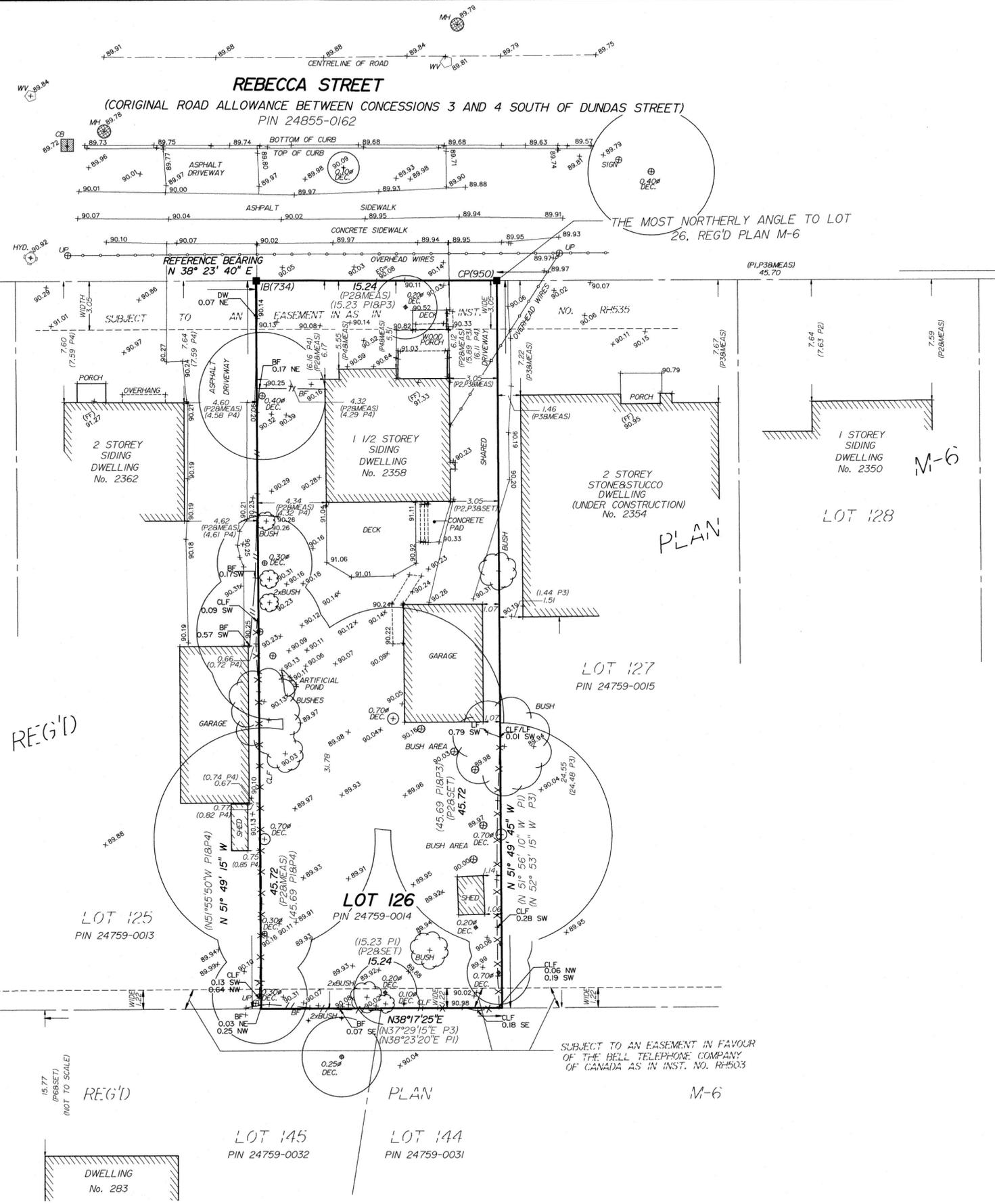
Party Chief:	Drawn By:	Checked By:	Project:
M.A.	H.E.	A.R.	24-192

**J. H. Gelbloom Surveying Limited**  
 Ontario Land Surveyor  
 476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4  
 office@jhgsurveying.ca  
 Phone:(905) 338-8210

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-85978



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



**Dec. 10, 2024**

Building Services Department  
Town of Oakville

**subject:** Minor Variance Application - 2358 Rebecca St.

Dear Sir,

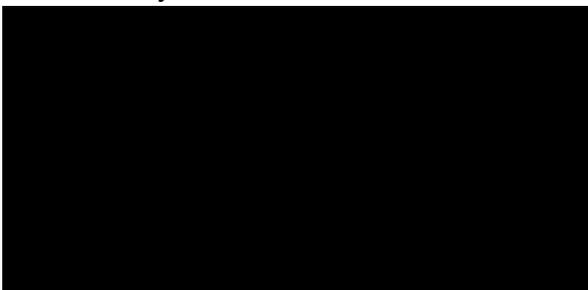
We are submitting this letter in support of the requested variance to increase the floor area ratio of the proposed dwelling from 41% (320.0 m<sup>2</sup>) to 45.87% (286.0 m<sup>2</sup>), resulting in an additional 34 square metres of floor area. The intent of this design adjustment is to accommodate the needs of our family by adding an extra bedroom space, which is essential for practical family use and ensures the dwelling meets our current living requirements.

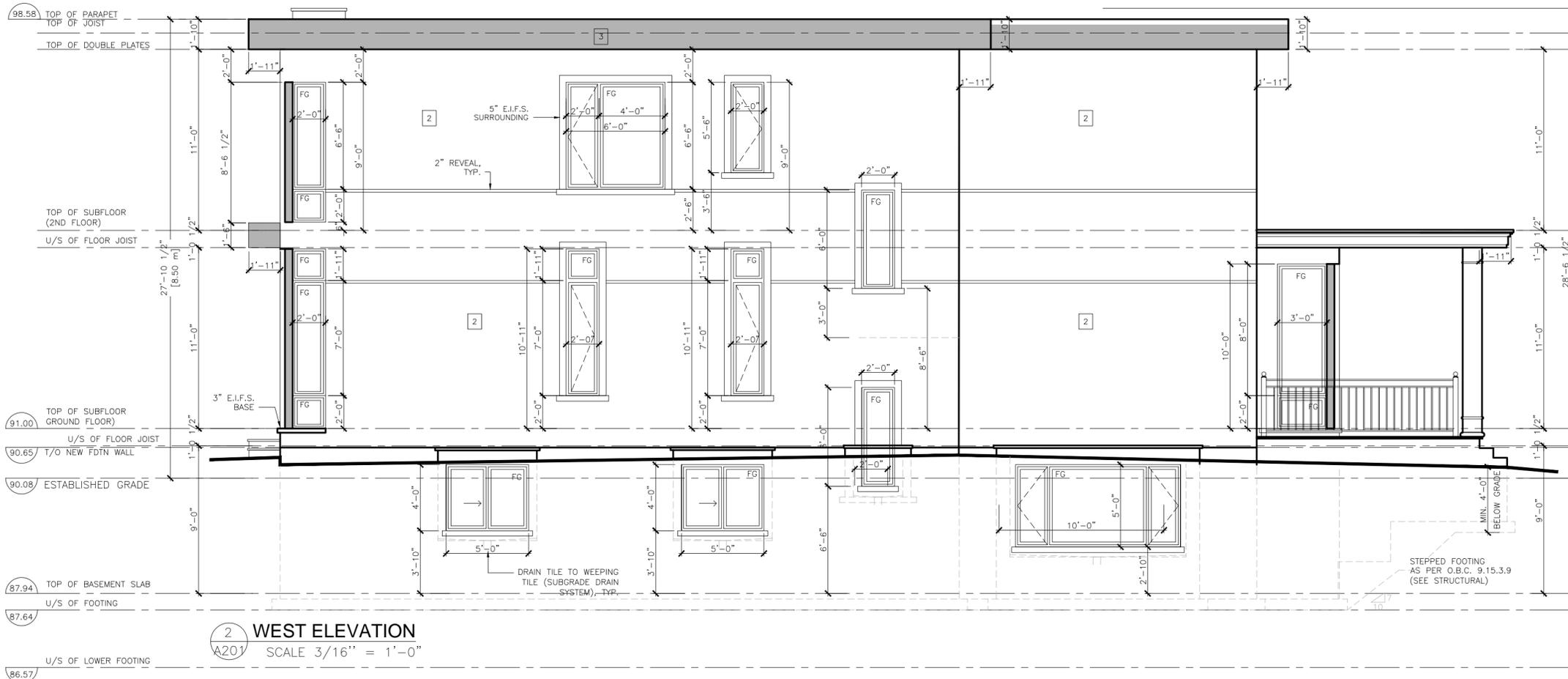
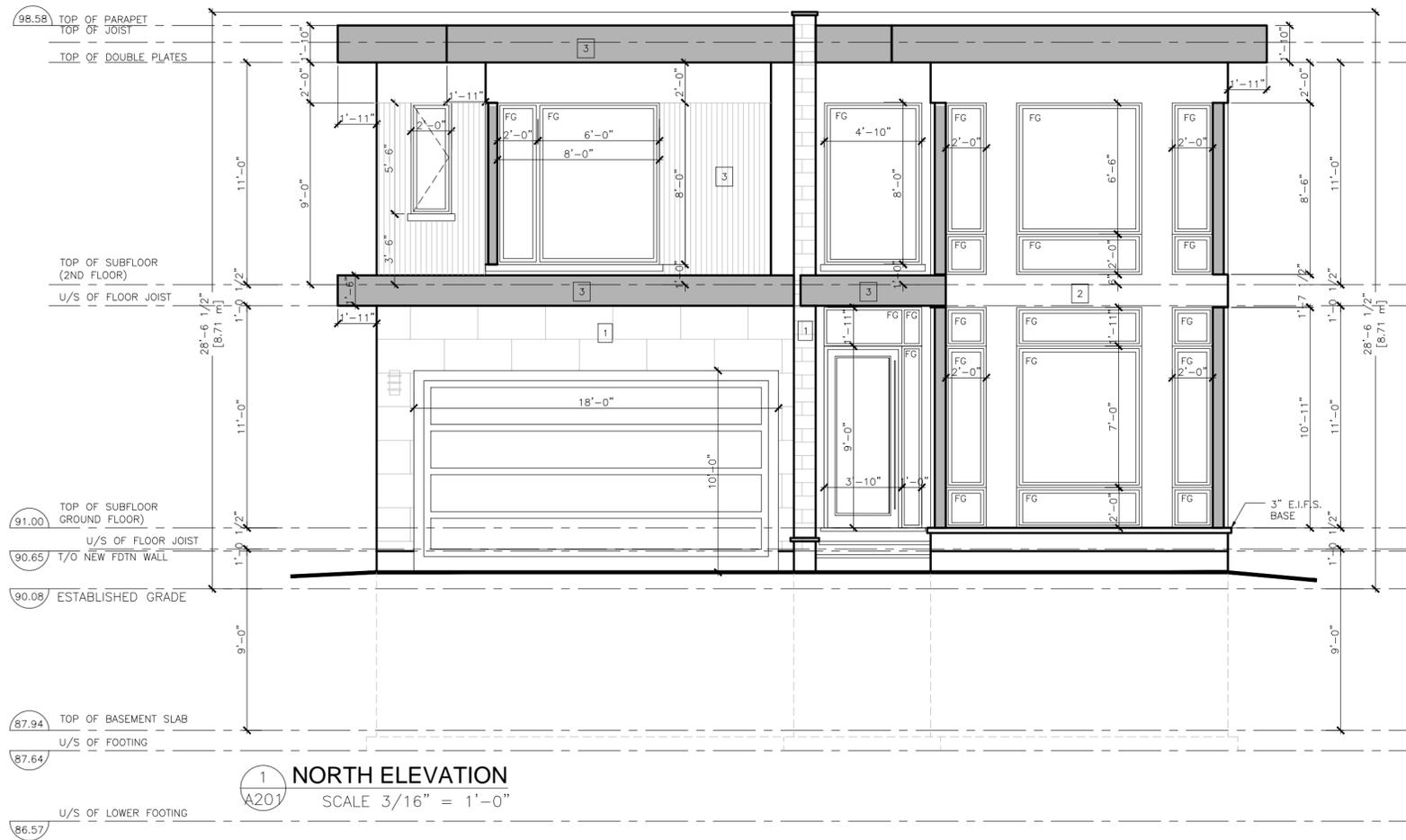
This proposal has been reviewed by the zoning department through the building permit application process under permit number 24-221782.

In designing the proposed dwelling, we have taken careful measures to ensure it is consistent with the character of the surrounding properties and does not negatively impact adjacent homes or the neighbourhood. The overall massing of the dwelling has been thoughtfully designed, with step backs incorporated into the second-storey design on the garage side to reduce the visual impact on the streetscape and public realm. The proposed dwelling will have a mass and scale that aligns with newer homes in the surrounding area, maintaining harmony with the neighborhood's character.

It is also important to note that this variance is not related to any additional requests for reduce the setbacks or increased lot coverage beyond what is permitted by current zoning regulations. By adhering to these regulations, we will effectively manage stormwater flows and avoid any cumulative impacts on the surrounding area.

Sincerely,





**LEGEND**

1	STONE VENEER
2	EIFS SYSTEM BY "DuROCK" - COLOR TO BE SELECTED BY THE ARCHITECT
3	METAL CLADDING

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NO.	ISSUE	DATE

REVISION

AMR ARCHITECTS INC.  
 OCT. 30, 2024  
 AMR IBRAHIM  
 LICENSE 7516

**AMR architects inc.**  
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 TEL. (1) 647 242 4206  
 amr@amrarchitects.ca www.amrarchitects.ca

PROJECT TITLE  
**CUSTOM RESIDENCE**  
 2358 REBECCA ST.  
 OAKVILLE, ONTARIO

DRAWING TITLE  
**NORTH & WEST ELEVATIONS**

DRAWN BY AI	SCALE 3/16" = 1'-0"	DATE SEP. 16, 2024
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PROJECT NO. 2413	DRAWING NO. <b>A201</b>
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