

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY AND TOPOGRAPHY OF
PART OF LOT 1
REGISTERED PLAN 1009
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 20 M
 SCALE 1 : 200
 J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor 2025

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SURVEYOR'S REAL PROPERTY REPORT - PART 2
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
 None

NOTABLES
 Note the location of the fences around the subject property.
 Note the location of overhead wires servicing subject house to house Number 103 crossing the property at the southeasterly limit.

LEGEND

- Survey Monument Found
- Survey Monument Set
- SIB Standard Iron Bolt
- IB Iron Bar
- IP Iron Pipe
- CM Concrete Monument
- (OU) Origin Unknown
- (950) Fred G. Cunningham, O.L.S.
- (760) McConnell Maughan Ltd., O.L.S.
- P1 Registered Plan 1009
- P2 Plan by Plan 20R-21246
- P3 Plan of Survey by Fred G. Cunningham, O.L.S. dated October 8, 1976
- P4 Plan of Survey by Cunningham McConnell Ltd., O.L.S. dated July 14, 2009
- P5 Plan of Survey by Cunningham McConnell Ltd., O.L.S. dated November 27, 2019
- FF Finished Floor
- EG Established Grade
- BF Board Fence
- CLF Chain Link Fence
- UP Utility Pole
- BOS Bottom of Slope
- DEC. Deciduous
- CON. Coniferous
- N Denotes North
- S Denotes South
- E Denotes East
- W Denotes West
- O/H Overhead
- MH Maintenance Hole

BENCHMARK
 Elevations are Referred to the Town of Oakville Benchmark No. 1, having an Elevation of 85.9391 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 David Bailey 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 Northwesterly limit of Lot 10 as shown on Reg'd Plan 1009, having a Bearing of N 45° 16' 40" W.

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 23rd day of APRIL, 2025.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-104347

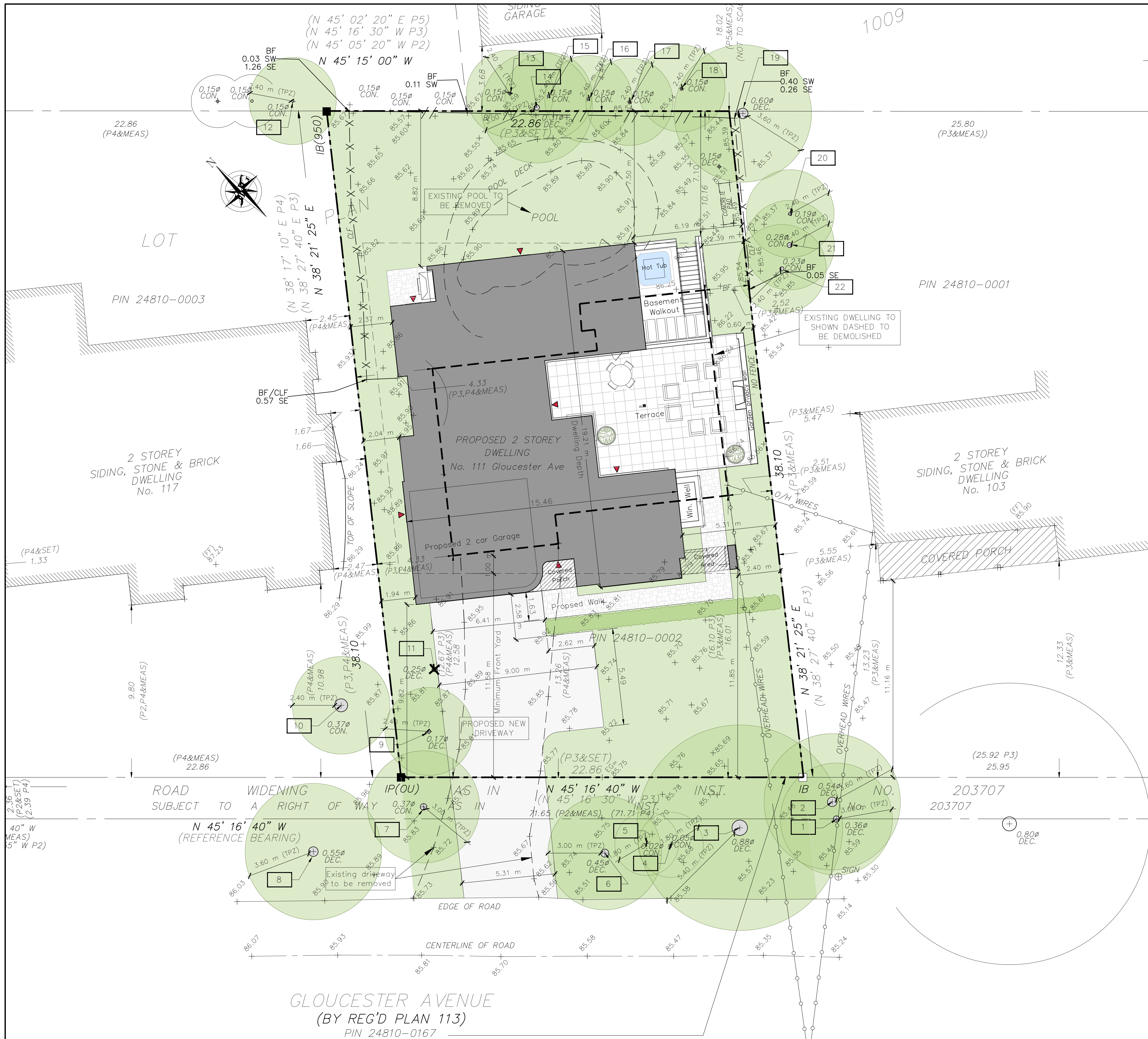
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

April 28, 2025
 Date

Ashraf Rizk, O.L.S.

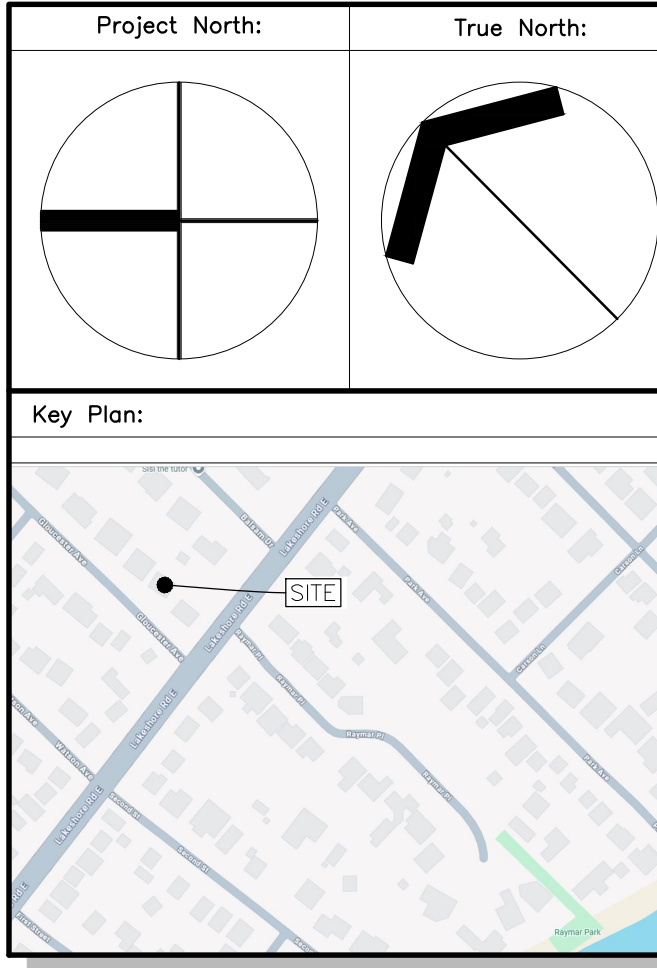
Party Chief: M.A. Drawn By: S.A. Checked By: A.R. Project: 25-046

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



SITE STATISTICS		
Updated March 14th 2026		
DESCRIPTION	PROPOSED	BY-LAWS
ZONING	RL2-0	
LOT AREA	865.26 SM (9,312.28 SF)	
COVERAGE	189.97 S.M.(2044.84 SF)	
DWELLING	45.24 S.M.(486.96 SF)	
GARAGE	10.31 S.M.(111.05 SF)	
COVERED AREAS	19.46 S.M.(209.56 SF)	
OVERHANG GREATER THAN 2'		
TOTAL	265.00 S.M.(2852.41 SF)	216.28 S.M.(2328.07 SF)
COVERAGE (%)	30.63%	25.0%
RESIDENTIAL FLOOR AREA		
MAIN FLOOR DWELLING	189.97 S.M.(2044.84 SF)	
SECOND FLOOR	180.75 S.M.(1945.59 SF)	
TOTAL	370.72 S.M.(3990.43 SF)	337.40 S.M.(3631.79 SF)
R.F.A. (SQ)	42.92%	39.0%
DWELLING DEPTH	19.21 M (63'-0")	20.0 M (65'-7")
DWELLING HEIGHT	8.95 M (29'-5")	9.0 M (29'-6")
GARAGE SIZE (interior area)	40.81 S.M.(439.30 SF)	56 S.M.(602.78 SF)
GARAGE PROJECTION	None	N/A
DRIVEWAY WIDTH	9.0 M (29'-6")	9.0 M (29'-6")
GARAGE DEPTH WIDTH	4.97 M (16'-4")	9.0 M (29'-6")
WINDOW WELL PROJECTION	N/A (none in sideyard)	0.6 M (2'-11 1/2")
WINDOW WELL WIDTH	N/A (none in sideyard)	1.8 M (5'-10 3/4")
DWELLING SETBACKS		
FRONT (east)	9.82 M	11.58 M (min)
REAR (west)	7.5 M	7.5 M
north side	1.94 M	1.2 M
south side	2.4 M	2.4 M
ACCESSORY SETBACKS		
FRONT (east)	None	7.5
REAR (west)	None	0.6 M
north side	None	0.6M
south side	None	0.6M
SEPARATION DISTANCE	None	2.0M

FRONT YARD AREA = 248.37 SQM
 HARD SURFACE AREA in front yards 77.99+13.62= 91.61 SQM
 Front yard 248.37-hard surface 91.61= 156.76 SQM SOFT LANDSCAPE(43%)



No.	Date:	Issue/Revision	By:
2	2026.03.24	Issued for CoA	GR.
1	2026.03.04	Issued for Client Review	GR.

INFORMATION FOR THIS SITE PLAN IS FROM:
 PLAN OF SURVEY AND TOPOGRAPHY OF
 PART OF LOT 1
 REGISTERED PLAN 1009
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 BY:

SURVEY DATED: April 28th, 2025

LEGEND

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Note:
 CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE STANDARDS.
 ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
 FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
 ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF GREN WEIS DESIGN STUDIO. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

ONTARIO ASSOCIATION OF ARCHITECTS
 F. GRENVILLE WEIS LICENCE 6996
 Architect Consultant

GREN WEIS DESIGN STUDIO
 341 Kerr Street, Suite 210
 Oakville, Ontario L6K 3B7
 Tel: (905) 842-1314

Project:
Selim Residence
 111 Gloucester Ave.
 Oakville ON, L6J 3W3

Sheet Title:
Site Plan

Design By: G.W.	Drawn By: GR	Approved By: G.W.
Scale: 1:100	Drawing Start: Feb, 2026	Project No.: 25.43

Drawing No:
SP 1

Print Date (For GWDS use only)
 Printed on: 2026-03-25

SITE STATISTICS

Updated March 14th 2026

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ACCESSORY SETBACKS			
FRONT (east)	None		7.5
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south side	None		0.6M
SEPARATION DISTANCE	None		2.0M

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HARD SURFACE AREA in front yard 77.99+13.62= 91.61 SQM

Front yard 248.37-hard surface 91.61=

156.76 SQM SOFT LANDSCAPE(63%)



Minor Variance Design Rationale – 111 Gloucester Avenue, Oakville

Zoning By-Law -2014-014 RL2-0

Variations Applied For:

1. Front yard setback of 9.82 M whereas by-law allows a minimum setback of 11.58 M
2. Coverage of 265.00 M² (30.63%) whereas by-law allows 216.28 M² (25%)
3. Residential Floor Area of 370.72 M² (42.85%) whereas by-law allows 337.30 M² (39.0%)

The subject property is designated Low Density Residential in the Livable Oakville Official Plan.

The proposed development has been evaluated against the Design Guidelines for Stable Residential Communities, which are used to direct the design of the new development to ensure the maintenance and preservation of neighbourhood character in accordance with Section 11.1.9 of Livable Oakville.

Policies 11.1.9 a), b), and h) state:

"a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.

b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.

h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing."

1. Front Yard Setback Request

The Zoning by-law allows for a front yard setback of 11.58 M which is 1.0 M less than the 12.58 M setback of the existing dwelling on the subject property.

“The intent zoning by-law regulating the front yard setback is to ensure a relatively uniform setback along the street.”

3.2.3 Setbacks of the Design Guidelines states:

New development should be compatible with the character of the existing dwellings by maintaining the established front yard setback patterns and side yard setback patterns along the street edge. There may be instances when the established front yard setback can be slightly varied due to specific site constraints.

2. New development should maintain the setback or average of setbacks from the street frontage as the existing dwellings in the immediate area.

3. New development may slightly vary the front yard setback, provided the change accommodates site constraint(s) and makes every effort to maintain existing natural features and mature trees.

The alignment of the existing dwellings along Gloucester are slightly angled from the road.

The subject property, and two neighboring properties are subject to a road widening allowance which is presently un-used by the current roadway. As a result, the visual impression of the streetscape is that the dwellings are setback further from the road edge.

The siting of the proposed new dwelling respects the front yard setbacks of the neighboring dwellings.

The proposed 9.82M (north side of frontage) setback is virtually the same as the adjacent property to the north (#117) which has a front yard setback of 9.80 M.

The proposed front yard setback on the south side of the frontage is 11.85 M which is greater than the adjacent property (#103) which has a front yard setback of 11.16M.

When viewed in concert with the first 3 dwellings on the East side of Gloucester Ave and taking in the context of the road widening, the proposed front yard setback is uniform in relation to the street edge and does not represent an unusual and dominating street presence.

We believe that the siting of the proposed dwelling is aligned with the adjacent dwellings, maintains the established front yard setback patterns and results in a consistent streetscape.

2. Coverage Request of 265.00 M2 -30.63%

The application requests a Lot Coverage of 30.63% whereas the maximum permitted under the by-law is 25%.

"The intent of regulating lot coverage is to prevent the construction of a dwelling with a mass and scale that appears larger than the dwellings in the surrounding neighbourhood."

The property was the subject of a previous Committee of Adjustment file # A/105/2025 for several variances, including a variance for coverage of 32.71% which was granted by the Committee August 6, 2025.

The current proposal has significantly smaller footprint than the previous application. The design also includes the equivalent of 2.25% in the lot coverage calculation for the roof overhangs beyond the 0.6m maximum as required under the by-law.

The design incorporates greater side yard setbacks than required by the zoning by-law and incorporates an open courtyard into the design allowing for additional open space between the adjacent dwelling.

In addition, and by way of comparison to built form in the immediate context, the adjacent property to the north at 117 Gloucester also has the same lot configuration as 111 Gloucester and is a larger 2 storey dwelling that required and received a minor variance for lot coverage of 31.94% in 2008.

We believe that the proposed new dwelling at 111 Gloucester Avenue will have a mass and scale that is compatible with the surrounding neighbourhood and will not appear larger than the dwellings in the neighborhood, which reflects the Guidelines for Stable Residential Communities, maintains and protects the existing neighbourhood character, and conforms to the general intent and purpose of the zoning by-law.

3. RFA Request of 370.72 M2- 42.85%

The application requests a RFA of 42.85% whereas the maximum permitted under the by-law is 39%.

"The intent of regulating residential floor area is to prevent the construction of a dwelling with a mass and scale that appears larger than the dwellings in the surrounding neighbourhood."

The intent of the design is to minimize the footprint of the dwelling as previously discussed above. This results in an almost full 2 storey design similar to the adjacent property to the north at 117 Gloucester and other properties further north along the east side of the street.

111 Gloucester Ave. is one of three properties on the East side of Gloucester Ave, north of Lakeshore Road that has a 2.36 m (7.74') road widening across the front of the properties. This road widening is not continuous for the street and is an anomaly when viewed in relation to the physical nature of the property and the actual lot area.

For 111 Gloucester Ave., the road widening removes approximately 6% of the lot area in comparison to the adjacent lots on the East side of Gloucester Ave. If the road widening area were to be included in the total lot area, it would represent a more accurate representation of the physical context of the lot area in relation to other lots in the immediate area. This inclusion would result in a residential floor area ratio of 40.37%, being only slightly larger than the Zoning By-Law requirement of a maximum of 39 %.

The existing neighbourhood is characterized by dwellings of varying architectural styles that have replaced the dwellings of the original subdivisions. Similarly, the proposal is to replace the existing two-storey detached dwelling that was constructed in the 1960s.

The properties at 125, 133, 141 and 155 Gloucester are also larger 2 storey dwellings and are a good representation of the residential context of the neighborhood.

The proposed dwelling has been designed to mitigate potential impacts on the streetscape and abutting neighbours by aligning the front yard setback with the abutting dwellings, and the incorporation of architectural mitigation, such as step-backs of the second storey, an open internal courtyard and the appearance of a two-car garage from the street.

We believe the proposed new dwelling at 111 Gloucester Avenue will have a mass and scale that is compatible with the surrounding neighbourhood. It will not appear larger than the dwellings in the neighborhood which reflects the Guidelines for Stable Residential Communities,

maintains and protects the existing neighbourhood character, and conforms to the general intent and purpose of the zoning by-law.

Respectively submitted,

Terence Martino



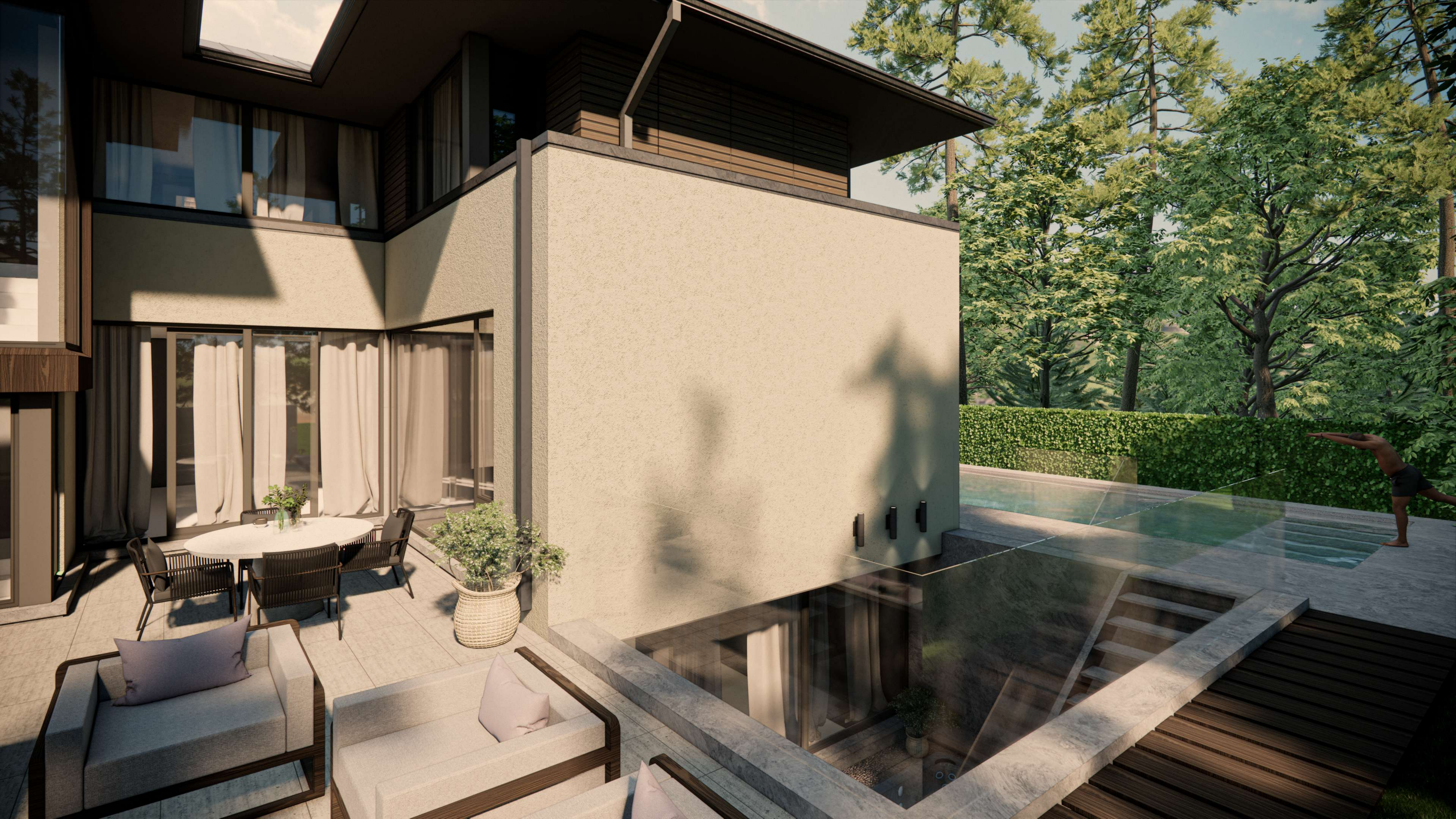
Terry Martino B.E.S., B. Arch., O.A.A.

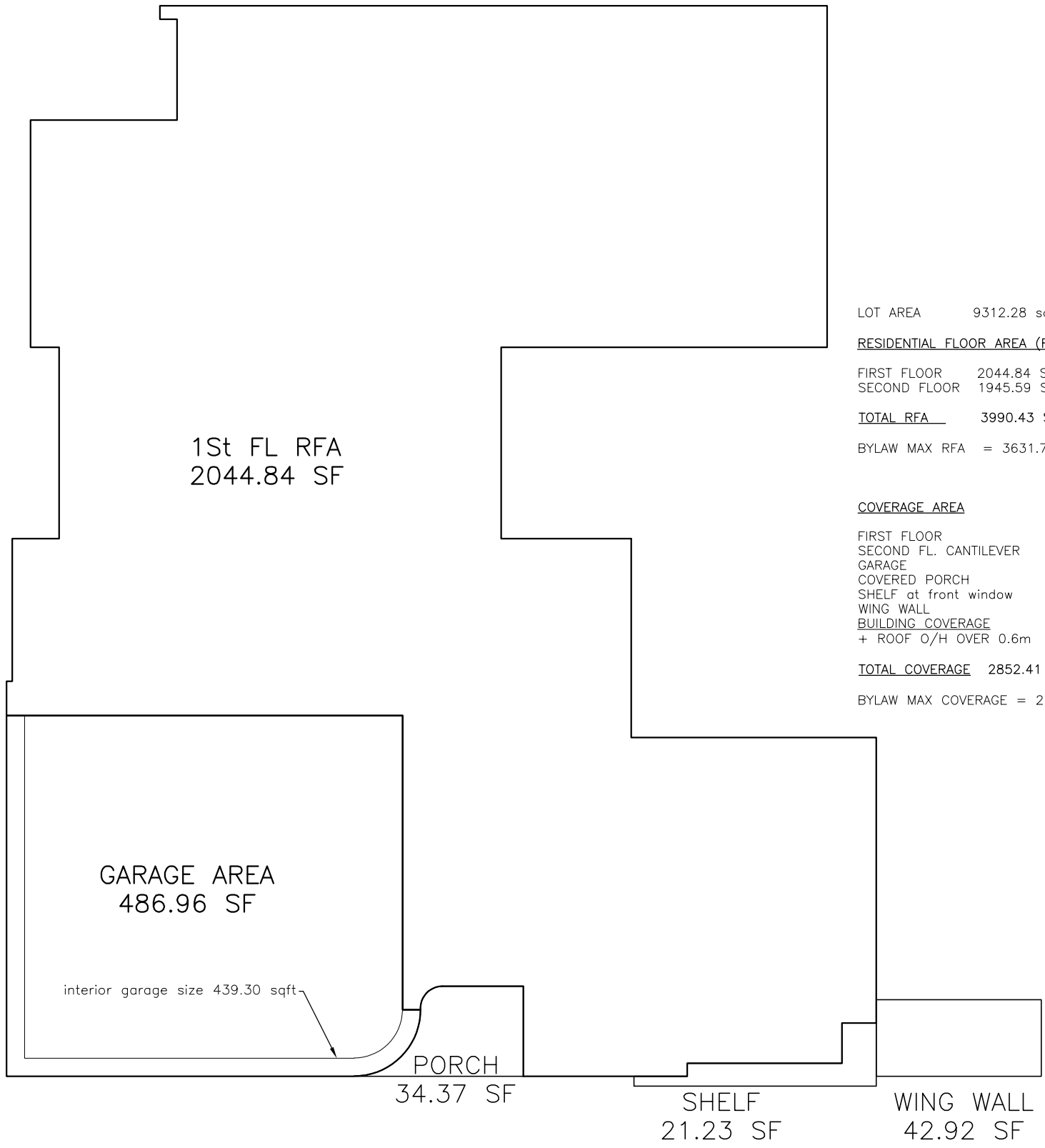












LOT AREA 9312.28 sqft (865.26 M2)

RESIDENTIAL FLOOR AREA (RFA)

FIRST FLOOR 2044.84 SF
SECOND FLOOR 1945.59 SF

TOTAL RFA 3990.43 SF (370.72 M2) 42.85 %

BYLAW MAX RFA = 3631.78 SF (337.45 M2) (39%)

COVERAGE AREA

FIRST FLOOR 2044.84 SF

SECOND FL. CANTILEVER 12.53 SF

GARAGE 486.96 SF

COVERED PORCH 34.37 SF

SHELF at front window 21.23 SF

WING WALL 42.92 SF

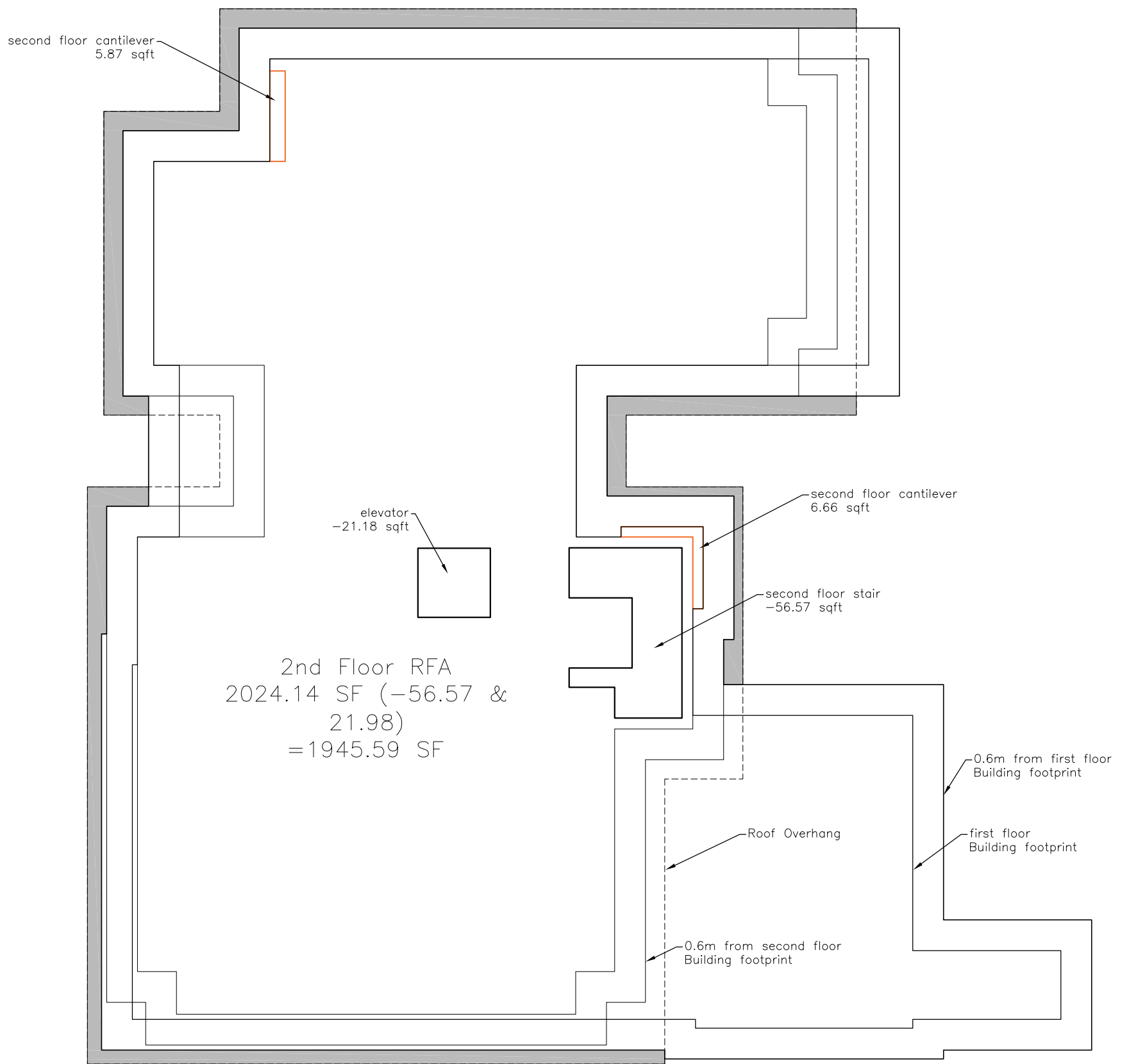
BUILDING COVERAGE 2642.85 SF

+ ROOF O/H OVER 0.6m 209.56 SF

TOTAL COVERAGE 2852.41 SF (265.00 M2) 30.63%

BYLAW MAX COVERAGE = 216.31 M2 (25%)

GROUND FLOOR AREA CALC
scale: 1/8" = 1'-0"



SHADED AREA IS ROOF OVERHANG GREATER THAN 0.6m
(outside of building footprint) = 209.56 SQFT

SECOND FLOOR AREA CALC
scale: 1/8" = 1'-0"



EAST ELEVATION

Selim, Residence

111 Gloucester Ave., Oakville, ON., L6J 3W3

1/8" = 1'-0"
March 24, 2026

GREN WEIS
DESIGN STUDIO





NORTH ELEVATION

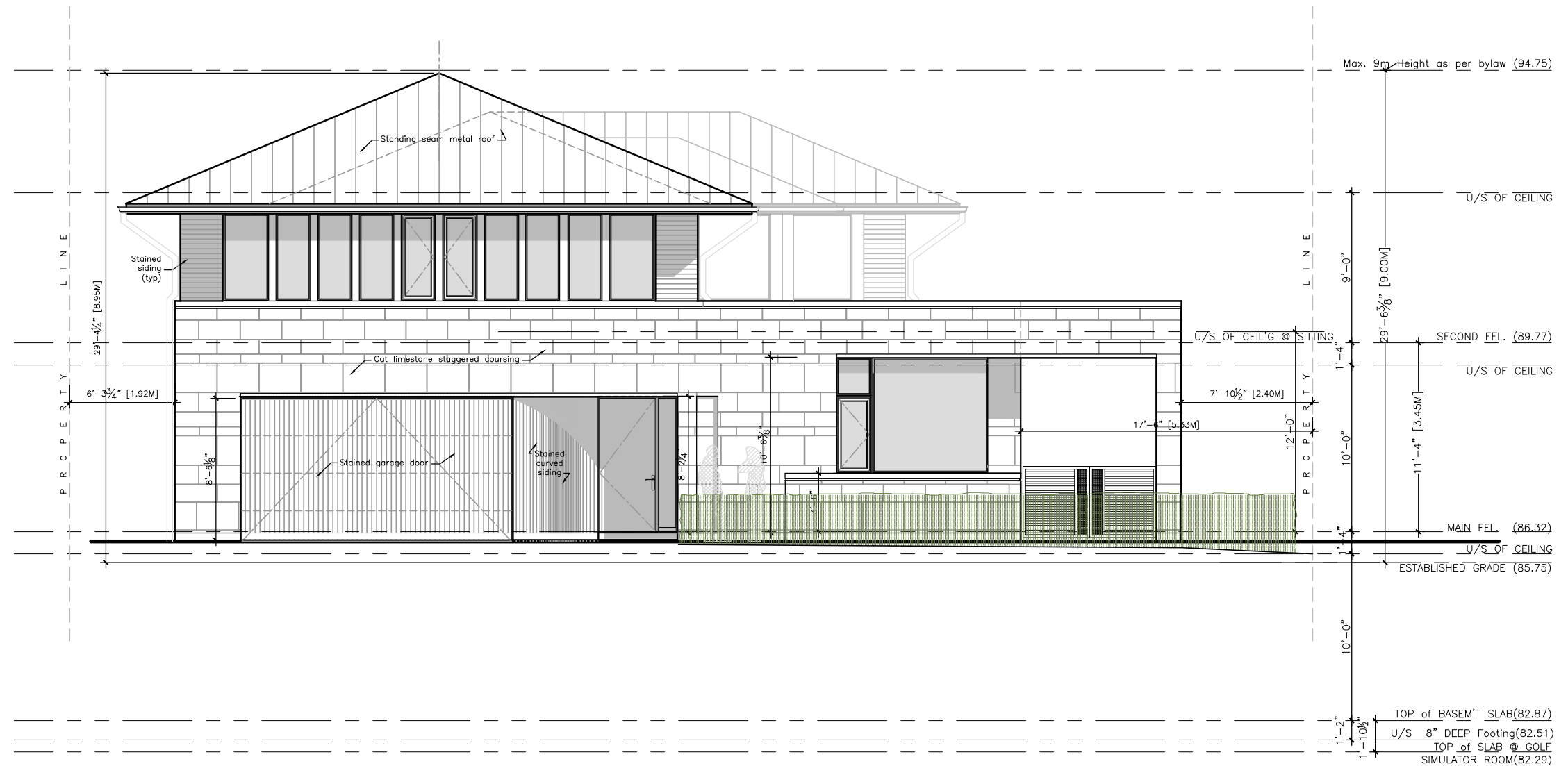
Selim, Residence

111 Gloucester Ave., Oakville, ON., L6J 3W3

1/8" = 1'-0"
March 24, 2026

GREN WEIS
DESIGN STUDIO





WEST ELEVATION

Selim, Residence

111 Gloucester Ave., Oakville, ON., L6J 3W3

1/8" = 1'-0"
March 24, 2026

GREN WEIS
DESIGN STUDIO





SOUTH ELEVATION

Selim, Residence

111 Gloucester Ave., Oakville, ON., L6J 3W3

1/8" = 1'-0"
March 24, 2026

GREN WEIS
DESIGN STUDIO

