

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

PLAN OF SURVEY AND TOPOGRAPHY OF  
**LOT 2**  
**REGISTERED PLAN 1201**  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 20 Metres

SCALE 1 : 200

J. H. Gelbloom Surveying Limited  
Ontario Land Surveyor 2021

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

**REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY**  
Subject to an Easement as in Inst. No.'s 139623, 140401 & 143086

**NOTABLES**  
Note the Location of the Fences around the Subject Property.

- LEGEND**
- Survey Monument Found
  - Survey Monument Set
  - SIB Standard Iron Bar
  - IB Iron Bar
  - IP Iron Pipe
  - (OU) Origin Unknown
  - P1 Registered Plan 1201
  - P2 Plan of Survey by Christopher Peat, O.L.S., dated June 25, 1964
  - P3 Plan of Survey by Christopher Peat, O.L.S., dated April 7, 1964
  - P4 Plan of Survey by Sewil & Sewell, O.L.S., dated May 19, 1966
  - DEC Deciduous
  - PROP Proportion Tie
  - INV Invert
  - CLF Chain Link Fence
  - MH Maintenance Hole
  - WV Water Valve
  - FF Finished Floor
  - EG Established Grade
  - BF Board Fence
  - N Denotes North
  - S Denotes South
  - E Denotes East
  - W Denotes West
  - WIT Witness

**BENCHMARK**  
Elevations are Referred to the Town of Oakville Benchmark No. 28, having an Elevation of 98.5739 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 Rakesh Chaddha 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 Carey Road as shown on Reg'd Plan 1201, having a Bearing of N 44° 57' 30" E.

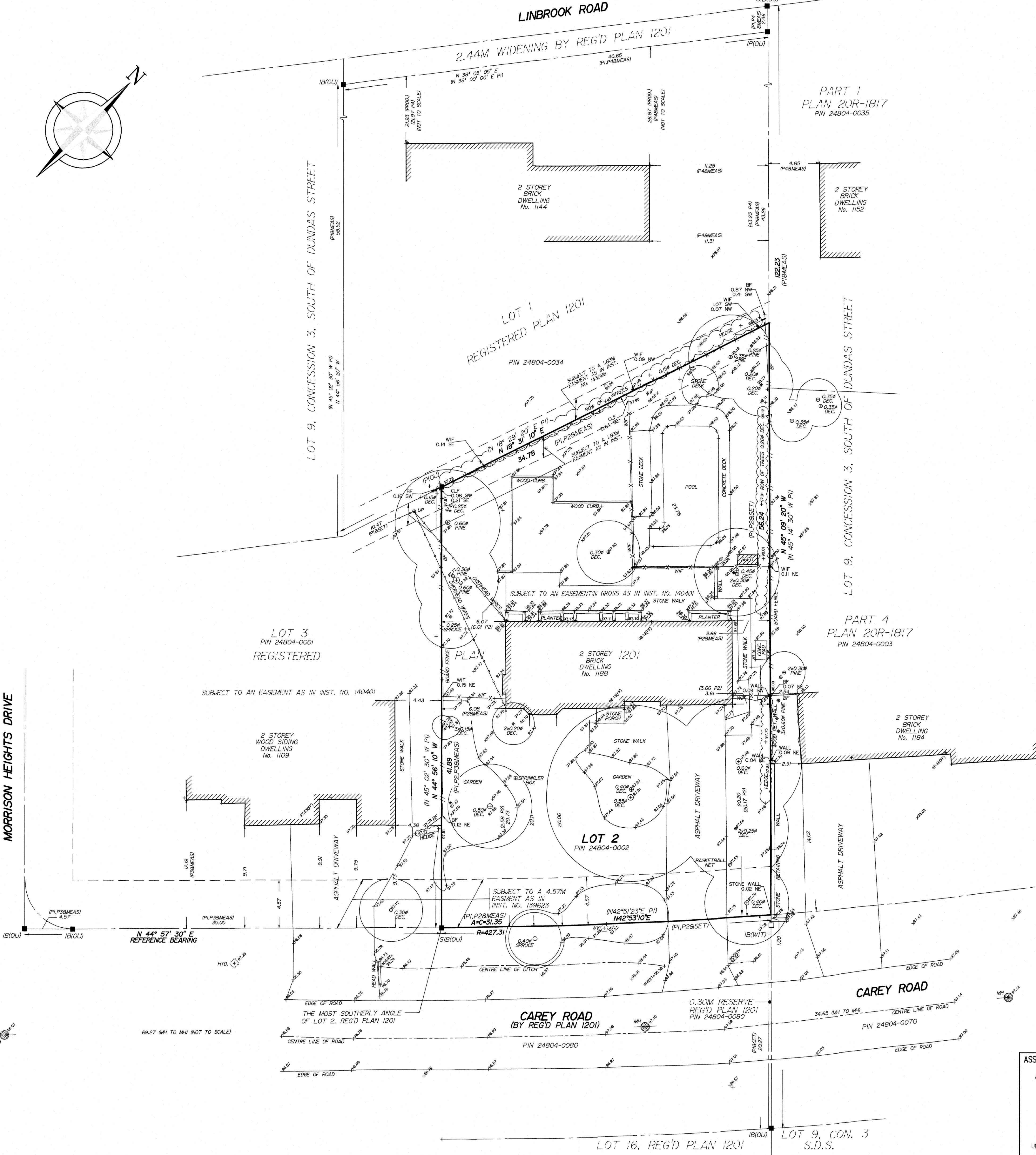
**SURVEYOR'S CERTIFICATE**  
I, certify that:  
1: This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.  
2: The survey was completed on the 29th day of June, 2021.

July 5, 2021  
Date  
Ashraf Rizk, O.L.S.  
Party Chief: M.K. Drawn By: AR. Checked By: AR. Project: 21-169

**J. H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4  
office@jhgsurveying.ca  
Phone (905) 338-8210 Fax (905) 338-9446

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-11255

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





4/21/2024 - USER:JASON HUETHER, LIBRARY:CLIMATE, STORAGE:ENERGY-HDSWEL, SHARED DOCUMENTS:SHS DWELLINGS DWELL PROJECT 12010 - CHADHA RESIDENCE - 1188 CAREY ROAD, OAKVILLE, ON. DRAWING: SITE PLAN 20R-1817

TREE PROTECTION

SEE SECTION 4 FOR DETAILS

SEE SECTION 4 FOR DETAILS

SNOW FENCING

TREE PROTECTION BARRIERS

1.

TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.

2.

TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.

3.

WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.

4.

ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.

5.

NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

6.

ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4. SIGNAGE

1.

A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmx60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"TREE PROTECTION ZONE  
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

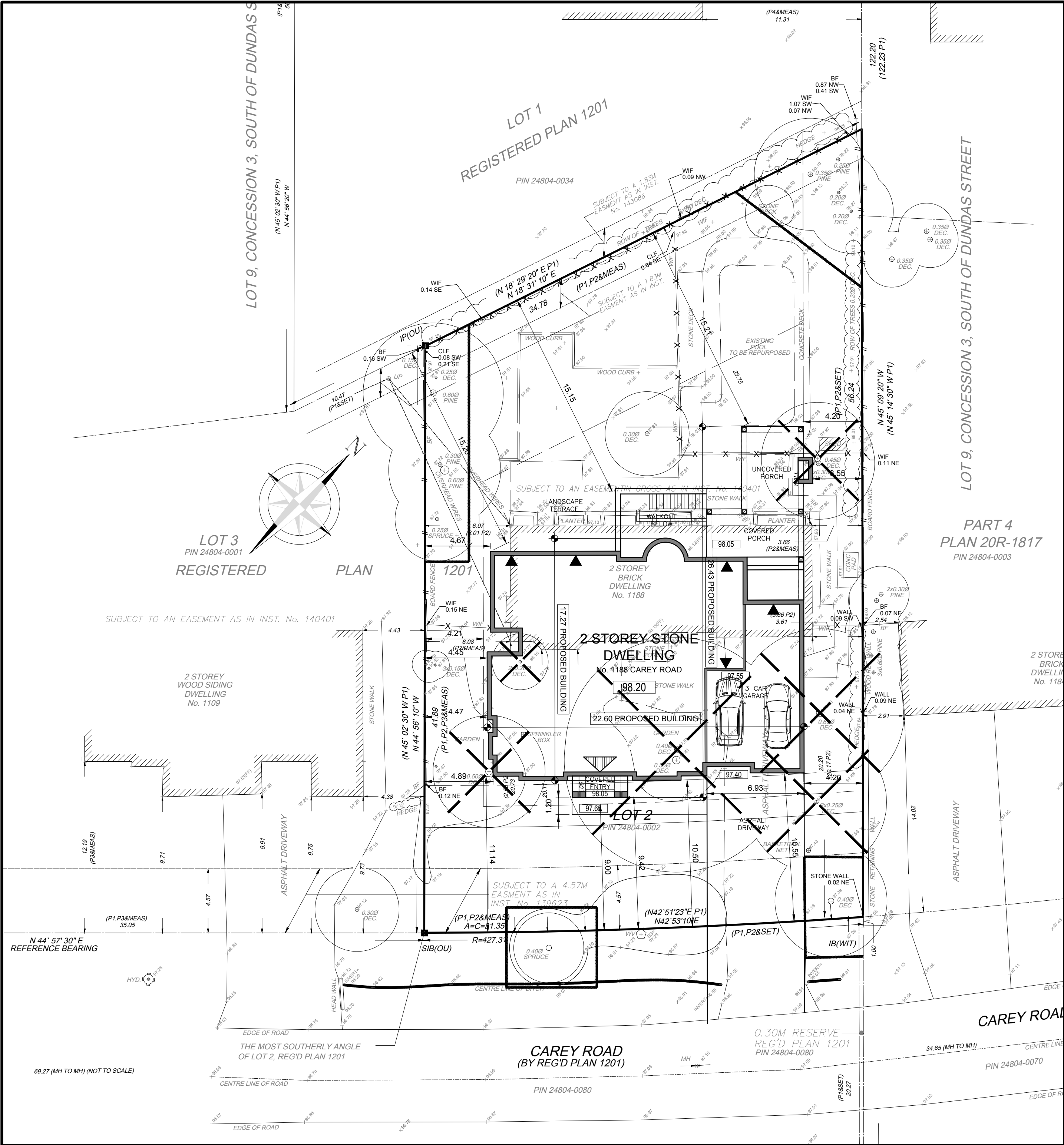
1 TREE PROTECTION

A1.2 SCALE: NTS

DESIGNER:	APPLICANT:	OWNER:
HDS DWELL INC. 2 GILMOUR ROAD PUSLINCH, ON. N0B 2J0 ATTENTION: JASON HUETHER PH: 226 979-4493	HDS DWELL INC. 2 GILMOUR ROAD PUSLINCH, ON. N0B 2J0 ATTENTION: CYNTHIA GIBSON PH: 905 338-1212	HACKES CHADHA 1188 CAREY ROAD OAKVILLE, ON N0M 0J3
SITE STATISTICS		
ADDRESS: 1188 CAREY ROAD, OAKVILLE, ON. L6J 9M2		
LEGAL DESCRIPTION: LOT 52, PLAN 646		
ZONING: RLT-2 BY LAW 2014-014		
DESCRIPTION	REQUIRED METRIC IMPERIAL	EXISTING / DEMO METRIC IMPERIAL
LOT AREA:		
LOT AREA	1,393.500 15,000	1,538.150 16,557
LOT FRONTAGE:		
1. AT STREET		31.351 103
2. AS PER DEFINITION (7.5m back from property line)	30.5 100	31.351 103
LOT COVERAGE:		
DWELLING		341.419 3,876
COVERED ENTRY PORCH		5.846 64
REAR COVERED TERRACE		36.129 389
TOTAL	384.538	383.394 4,269
COVERAGE (%)	28%	24.93%
GROSS FLOOR AREA:		
GROUND FLOOR		286.910 2,873
SECOND FLOOR		223.525 2,466
TOTAL		490.435 5,279
RESIDENTIAL FLOOR AREA RATIO		
TOTAL	446.064 4,801	490.435 5,279
G.F.A (%)	29.9%	31.85%
ON 20/21		
DWELLING DEPTH	20 66	26.438 87
BASEMENT		
FINISHED AREA		305.465 3,288
UNFINISHED AREA		24.315 277
TOTAL BASEMENT		329.780 3,765
PARKING GARAGE:		
FLOOR AREA (INC. STORAGE)	56 602.9	53.174 580
DRIVEWAY WIDTH	9 29.5	7.620 25.0
YARDS:		
MINIMUM FRONT YARD		
FRONT YARD	19.06 27.9	8.42 26.3
REAR YARD	16.3 34.4	15.20 40.9
SIDE YARD EAST	4.2 13.8	4.20 13.8
SIDE YARD WEST	4.2 13.8	4.45 14.6
MAXIMUM HEIGHT:		
MAXIMUM HEIGHT TO RIDGE	9.06 29.53	9.490 31.5
GARAGE WALL PROJECTION:	1.5 4.93	0.50 1.6

2 SITE STATISTICS

A1.2 SCALE: NTS



3 SITE PLAN

A1.2 SCALE: 1:200

TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

REGION OF HALTON CERTIFICATE

REGIONAL APPROVAL

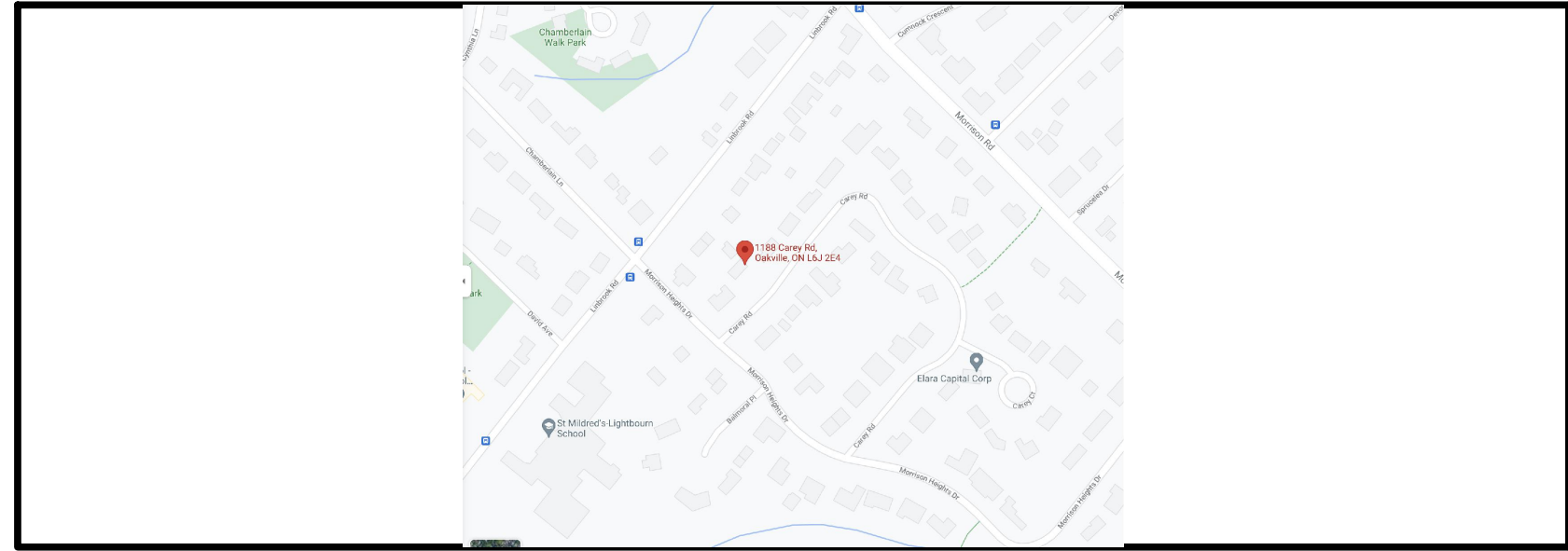
REGIONAL DESIGN OF WATER &/OR WASTEWATER SERVICES  
APPROVED SUBJECT TO DETAIL CONSTRUCTION  
CONFORMING TO HALTON REGION STANDARDS &  
SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_  
INFRASTRUCTURE PLANNING & POLICY

The applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the applicant must ensure that the Region of Halton's standards and specifications are met. (the Water and Wastewater Linear Design Manual may be obtained from Data Management Group at 905-825-6032) Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

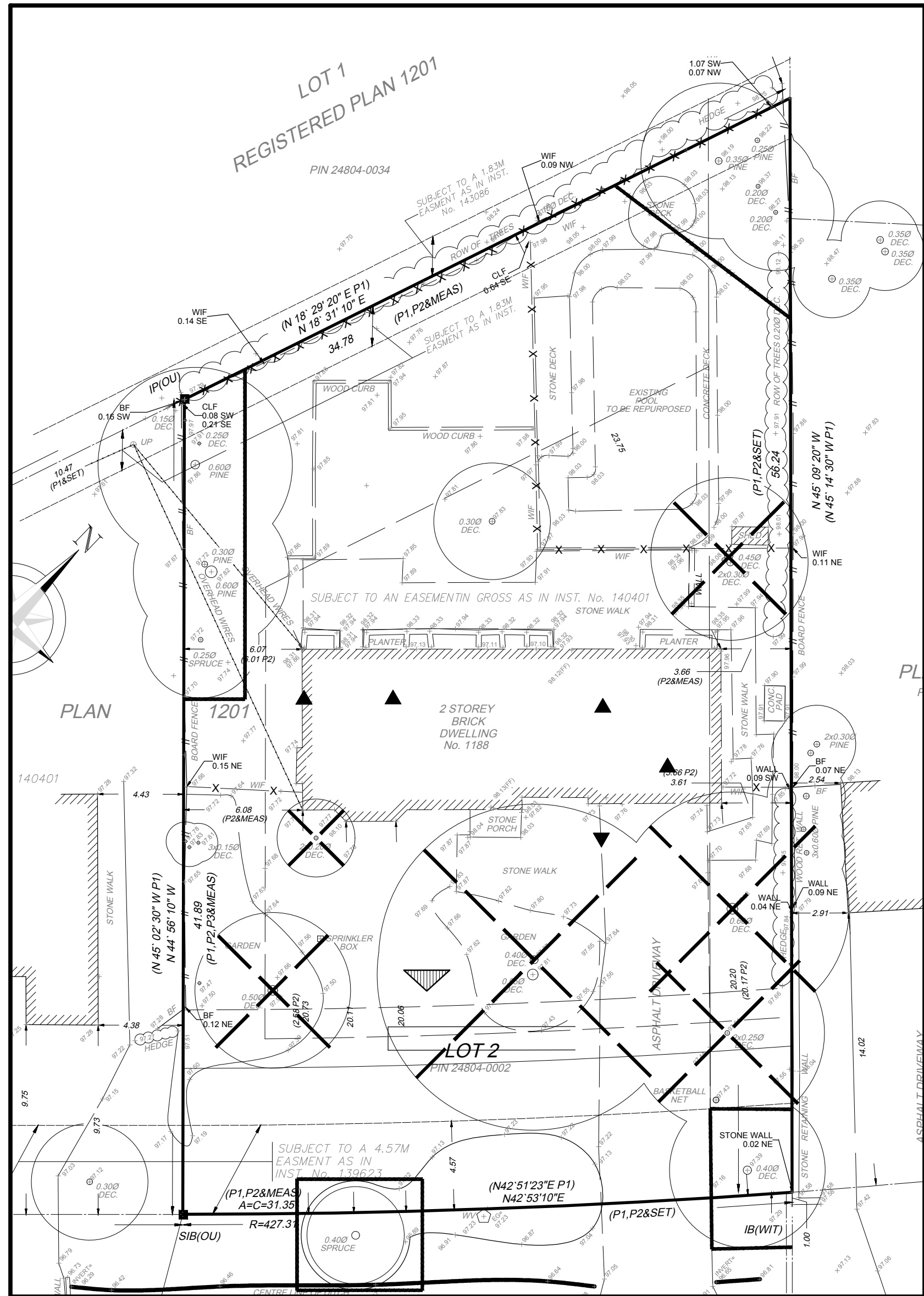
5 DEVELOPMENT NOTES

A1.2 SCALE: NTS



6 KEYPLAN

A1.2 SCALE: NTS



4 DEMO SITE PLAN

A1.2 SCALE: NTS

Drawings must NOT be scaled.  
Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

	PROPERTY LINE
	EXISTING GRADE
	FINISHED GRADE
	FINISHED FLOOR ELEVATION
	FINISHED BASEMENT ELEVATION
	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	EXISTING STRUCTURES TO BE REMOVED
	BORE HOLE LOCATION & No. PER SOILS REPORT
	ROOF DOWNSPOUT LOCATION, DISCHARGE ON 600x600 CONC. PAVEMENT PROPOSED DIMENSIONS TO NEW STRUCTURES
	EXISTING STRUCTURES TO BE REMOVED
	NEW SUMP WITH DISCHARGE DIRECTION
	TREE HOARDING
	TREE NUMBER PER ARBOURIST REPORT
	EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE) PER ARBOURIST REPORT
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE REMAIN.

TOPOGRAPHIC SKETCH OF  
LOT 1  
REGISTERED PLAN 232

1 04.12.22 ISSUED FOR C OF A  
REF. DATE: DESCRIPTION:  
REVISIONS / ISSUANCE:



HDS DWELL INC.  
20 GILMOUR ROAD, PUSLINCH ON, CAN N0B 2J0  
WWW.HICKSDSIGNSTUDIO.CA 1.226.979-4493

CLIENT:  
THE CHADHA  
RESIDENCE

ADDRESS: 1188 CAREY ROAD  
CITY: OAKVILLE

DRAWING TITLE:  
SITE  
PLAN

DRAWN: J.W.H

DATE: 8.10.2021 SCALE: 1:200

JOB NUMBER: SHEET NUMBER:

20-010

A1.2





Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1	04.12.22	ISSUED/REVISED
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



**HICKS**  
DESIGN STUDIO

HICKS DESIGN STUDIO  
295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7  
WWW.HICKSDESIGNSTUDIO.CA T. 905.339.1212

CLIENT:  
THE CHADHA  
RESIDENCE

ADDRESS: 1188 CAREY ROAD  
CITY: OAKVILLE, ON  
DRAWING TITLE:  
SOUTH ELEVATION

DRAWN: T.K.	DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 20-010	SHEET NUMBER: A4.1	

4/14/2024 - I:\USERS\ASOULLI\THEIR\LIBRARY\CLOUDSTORAGE\ENERVE\HDS\DWELL\SHARED DOCUMENTS\HDS DWELL LUGS DWELL PROJECTS\2010 - CHADHA RESIDENCE - 1188 CAREY ROAD\DWG\DRAWINGS\THE CHADHA RESIDENCE CAREY ROAD 012722.DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1 04.12.22 ISSUED/REVISED

REF. DATE DESCRIPTION

REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO  
295 ROBINSON STREET, SUITE 200 OAKVILLE, ON, CAN L4J 1G7  
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:

THE CHADHA  
RESIDENCE

ADDRESS: 1188 CAREY ROAD  
CITY: OAKVILLE, ON

DRAWING TITLE:  
NORTH ELEVATION

DRAWN: T.K.

DATE: 08.06.23

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

JOB NUMBER:

SHEET NUMBER:

20-010

A4.2

4/14/2024 - I:\USERS\ASOULLI\THEIR\LIBRARY\CLOUDSTORAGE\ENERGY\HDS\DWELL\SHARED DOCUMENTS\HDS DWELL LUGS DWELL PROJECTS\2010 - CHADHA RESIDENCE - 1188 CAREY ROAD, OAKA\DRAWINGS\THE CHADHA RESIDENCE CAREY ROAD 012722.DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

1 04.12.22 ISSUED/REVISED

REF. DATE DESCRIPTION

REVISIONS / ISSUANCE:



HICKS DESIGN STUDIO  
295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7  
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:  
THE CHADHA  
RESIDENCE

ADDRESS: 1188 CAREY ROAD  
CITY: OAKVILLE, ON

DRAWING TITLE:  
EAST ELEVATION

DRAWN: T.K.

DATE: 08.06.23

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

JOB NUMBER:

SHEET NUMBER:

20-010

A4.3

4/14/2024 - I:\USERS\ASO\LIBRARY\CL\01\STORAGE\ENERGIVE\HDS\DWELL\SHARED\DOCUMENTS\HDS DWELL LUGS DWELL PROJECTS\2010 - CHADHA RESIDENCE - 1188 CAREY ROAD\04\DRAWINGS\THE CHADHA RESIDENCE CAREY ROAD 012722.DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

PRELIMINARY,  
NOT FOR  
CONSTRUCTION

1	04.12.22	ISSUED/REVISED
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS DESIGN STUDIO  
256 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7  
WWW.HICKSDSIGNSTUDIO.CA T.905.330.1212

CLIENT:  
THE CHADHA  
RESIDENCE

ADDRESS: 1188 CAREY ROAD  
CITY: OAKVILLE, ON

DRAWING TITLE:  
WEST ELEVATION

DRAWN: T.K.	DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 20-010	SHEET NUMBER: A4.4	



HDS  
DWELL INC.

April 13, 2022

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

RE: Minor Variance Application, 1188 Carey Road

To Whom It May Concern:

We are the Designers working on behalf of the new Property Owner at 1188 Carey Road, Oakville. This property is zoned RL1-0. We have designed a new 2 storey single family dwelling that requires some minor variances. Below are the proposed variances and rationale.

### **Zoning Bylaw 2014-014 RL1-0**

#### **Residential Floor Area: Permitted: 29% - Proposed: 31.88%**

We are seeking a minor variance for Residential floor area whereby the permitted is 29% and we are proposing 31.77%. 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. This dwelling meets the coverage requirements, and provides ample setbacks to neighbouring dwellings. Much of the additional square footage can be attributed to the need to include approx. 16sqm of floor area above the garage in order to meet the min 25% floor area requirement. This floor area was not necessarily required to make the plans work for the clients need but allows us to seek a variance that is much smaller. The dwelling has been stepped at both floor levels and includes multiple single storey elements in order to reduce the impact of additional GAF. 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 given the size and nature of this lot.

#### **Maximum Height: Permitted: 9.0m - Proposed: 9.49m**

The Height variance is related specifically to the centre mass entry element. The remaining stepped portions of roof comply with the current bylaw. There is a 1.0m grade differential from finished floor to avg. grade which creates much additional height. The height of the home measured from grade at the entry is 8.87m which complies with bylaw requirements.

#### **Maximum area of a Garage: Permitted: 45sqm - Proposed: 63.17sqm**

This variance relates to the tandem depth garage being proposed. The garage presents as a typical 2 car setup from the street, there is additional depth included internally within the home for the additional parking space. There are no impacts to the neighbours and does not contribute to additional coverage for the home.



HDS  
DWELL INC.

**Maximum Dwelling Depth: Permitted: 20m - Proposed: 26.43sqm**

This variance relates to the measurement of the home from front porch column to the back of an uncovered arbour column in the rear. It is not representative of the actual dwelling as the dwelling itself is 17.27m which complies. These entry and porch features are single storey elements which do not create additional massing or overlook to the neighbouring properties.

**Front Yard Setback: Permitted: 19.06m - Proposed: 9.42m**

The existing home on this lot currently sits much further back on the property than any of the neighbouring dwellings in the area. The neighbour to the west is setback 9.71m to the dwelling and the east neighbour is approx 12m. We are proposing 9.42m to a single storey covered porch column, the dwelling itself is 10.5m which complies to zoning bylaw requirements for new R11-0 lots. The proposed siting will bring the homes into a better street front position in the neighbourhood and create the proper balance with the neighbouring dwellings.

In closing, we believe these variances meet the intent and purpose of the Official Plan and Bylaw. 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.

Sincerely,

JASON HUETHER

Director

**HDS Dwell Inc**

20 Gilmour Road

Puslinch, ON

N0B 2J0

[jhuether@hdsdwell.ca](mailto:jhuether@hdsdwell.ca)