

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 41
REGISTERED PLAN 1162
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 1314 LANGDALE CRESCENT, BEING LOT 41, REGISTERED PLAN 1162, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24887-0098.

SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AND OAKVILLE TRAFALGAR PUBLIC UTILITIES COMMISSION AS IN INST. 115962.

COMMENTS: NOTE LOCATION OF FENCES.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 185, HAVING A PUBLISHED ELEVATION OF 147.887 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF LANGDALE CRESCENT AS SHOWN ON REGISTERED PLAN 1162, HAVING A BEARING OF N79°58'30"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
TC	DENOTES	TOP OF CURB
INV	DENOTES	INVERT
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
HM	DENOTES	HYDRO METER
INV	DENOTES	INVERT
P1	DENOTES	REGISTERED PLAN 1162
P2	DENOTES	KENNETH H. McCONNELL, O.L.S., APRIL 7, 1962
P3	DENOTES	McCONNELL-JACKSON, O.L.S., MAY 24, 1963
P4	DENOTES	PLAN 20R-5465

0.20ø DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20ø DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR GARNET PEIRSON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

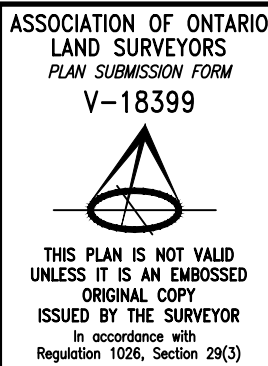
SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON NOVEMBER 11, 2021

NOVEMBER 17, 2021
DATE

BORYS KUBICKI
ONTARIO LAND SURVEYOR



TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: M.M

FILE No. 9227-SRPR-T

Diagram illustrating the installation of snow fences. A large tree is shown behind the fence line. The fence is composed of two sections: a standard section (labeled 1 and 3) and a reinforced section (labeled 2). The reinforced section is shown in a cross-section view, indicating its internal structure. The text "SEE SECTION 4 FOR DETAILS" is repeated twice, pointing to the standard and reinforced sections respectively. The label "SNOW FENCING" is at the bottom right.

1. TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WATERBOARD 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"TS.
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.

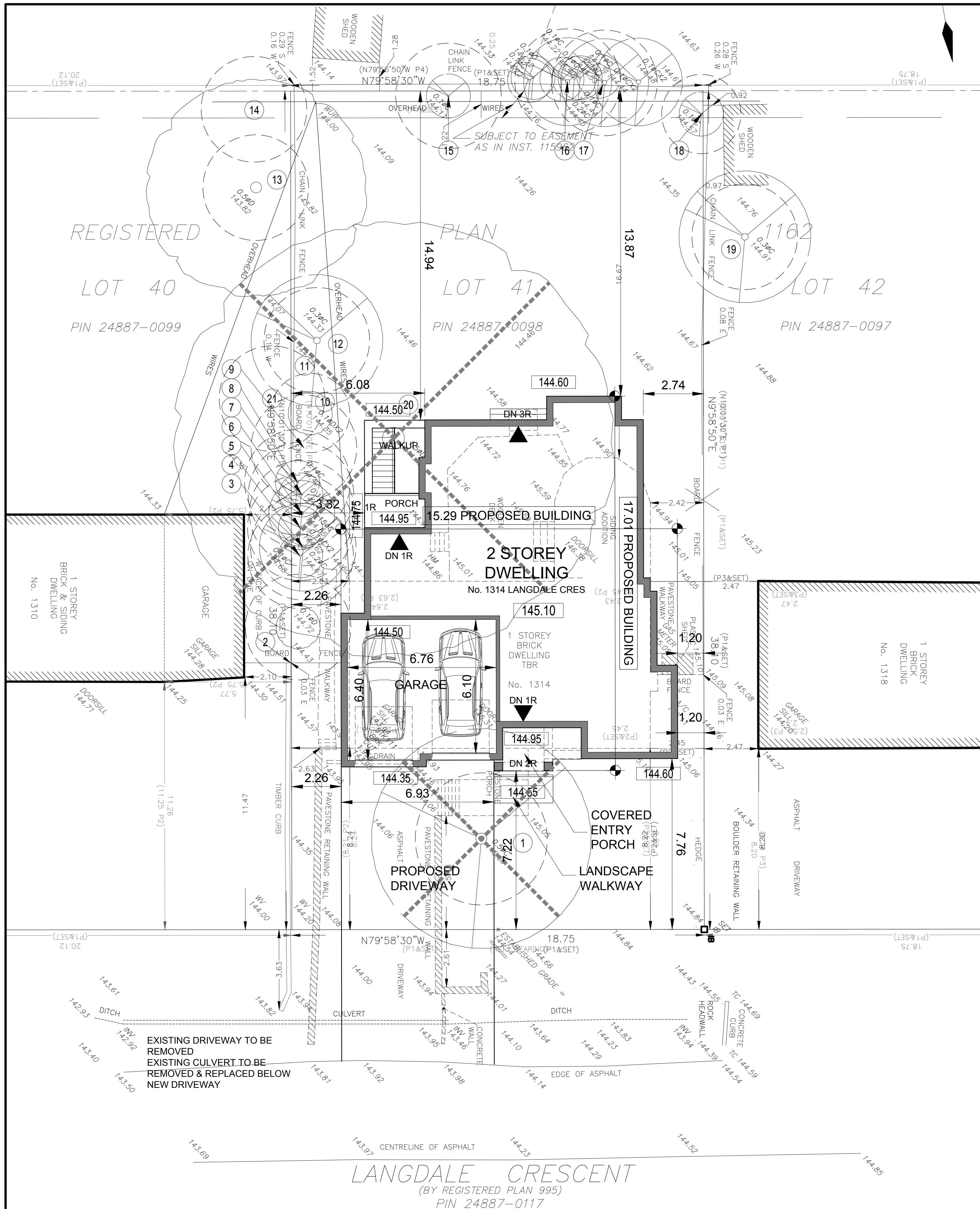
1. A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"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."

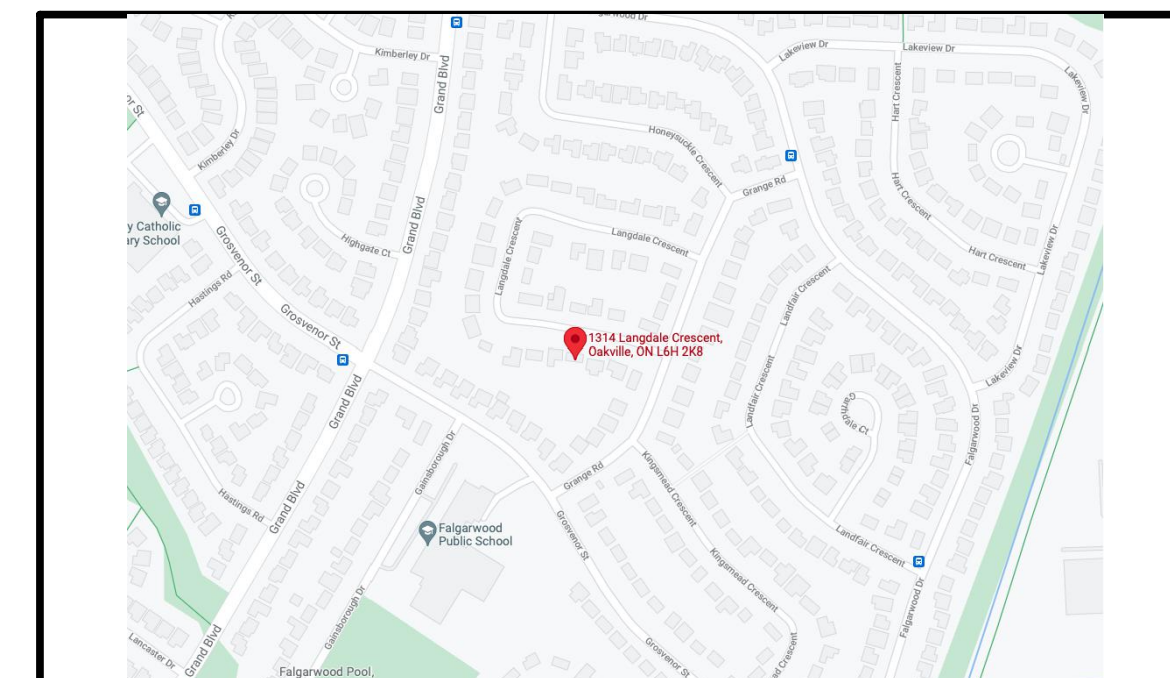
FILE NO.:

A1.1 SCALE: NTS

A1.1 SCALE: NTS



A1.1 SCALE: 1:100



A1.1 SCALE: NTS

DESIGNER: HDS DWELL INC 20 GILMOUR ROAD PUSLINCH ON, N0B 2J0 ATTENTION: JASON HUETHER PH: 226 978-4493		APPLICANT: HDS DWELL INC 20 GILMOUR ROAD PUSLINCH ON, N0B 2J0 ATTENTION: JASON HUETHER PH: 226 978-4493		OWNER: GARNETT PEIRSON & MARY ANN RUPNICH 1314 LANGLEADE CRES OAKVILLE ON, L6H 2K6	
SITE STATISTICS ADDRESS: 1314 LANGLEADE CRES OAKVILLE, ON L6H 2K6					
LEGAL DESCRIPTION: LOT 41 PLAN 1162					
ZONING: RLT-0 BY LAW 214-914					
DESCRIPTION		REQUIRED METRIC IMPERIAL		EXISTING - DEMO METRIC IMPERIAL	
PROPOSED METRIC IMPERIAL					
LOT AREA:					
LOT AREA		557,500 6,001		714,192 7,687	
LOT FRONTAGE:					
1. AT STREET					
2. AS PER DEFINITION		18.5 61		18.75 62	
LOT COVERAGE:					
DWELLING					
COVERED ENTRY PORCH					
TOTAL		249,987		204,108	
COVERAGE (%)		35%		28.58%	
GROSS FLOOR AREA:					
GROUND FLOOR				150,689 1,622	
SECOND FLOOR				151,246 1,628	
TOTAL				301,935 3,250	
FINISHED FLOOR AREA RATIO					
TOTAL		292,819 3,152		301,935 3,250	
G.F.A (%)		41.0%		42.28%	
ON LOT 26					
DWELLING DEPTH				17.01 56	
BASEMENT					
FINISHED AREA				137,218 1,477	
UNFINISHED AREA				18,768 213	
TOTAL BASEMENT				157,006 1,690	
PARKING GARAGE:					
FLOOR AREA (INC. STORAGE)		45 484.4		42,178 454	
DRIVEWAY WIDTH		9 29.5		6,930 22.7	
YARDS:					
MINIMUM FRONT YARD					
FRONT YARD		7.22 27.0		7.22 23.7	
REAR YARD		7.5 24.0		16.01 54.7	
SIDE YARD EAST		1.2 3.9		2.63 8.6	
SIDE YARD WEST		1.2 3.9		2.42 7.9	
MAXIMUM HEIGHT:					
MAXIMUM HEIGHT TO PROJECT		9.00 29.53		8.900 29.2	
GARAGE WALL PROJECTION:		1.5 4.92		0.00 0.0	

A1.1 SCALE: NTS

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements to be in the Ontario Building Code to be a designer.	
QUALIFICATION INFORMATION Required unless design is exempt under 2.17.5.1 of the building code	
JASON HUETHER	3938
NAME	SIGNATURE
REGISTRATION INFORMATION Required unless design is exempt under 2.17.5.1 of the building code	
HDS Dwell Inc.	118691
FIRM NAME	BCR

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	08.08.22	ISSUED FOR C OF A
1	01.21.22	ISSUED FOR REVIEW
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HDS DWELL INC.
20 GILMOUR ROAD, PUSLINCH ON, CAN N0B 2J0
WWW.HICKSDESIGNSTUDIO.CA T.(226)979-4493

CLIENT:
THE PEIRSON RESIDENCE
RESIDENCE

ADDRESS: 1314 LANGDALE CRES
CITY: OAKVILLE

DRAWING TITLE:

SITE PLAN

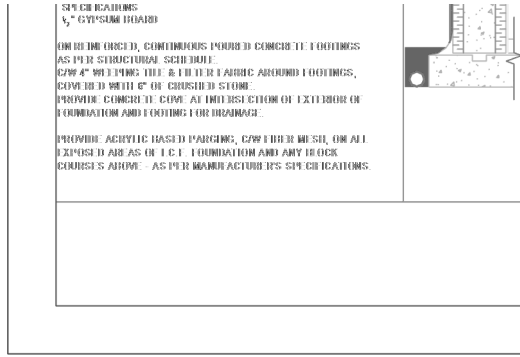
DRAWN: J.W.H.

DATE: 1.21.2022	SCALE: 1:200
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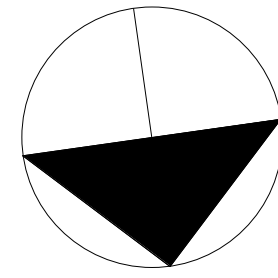
JOB NUMBER:	SHEET NUMBER:
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21-034

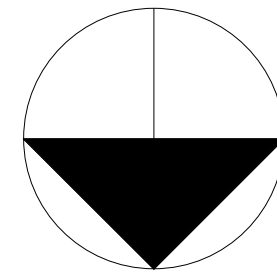
A1.2



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.



TRUE
NORTH



CONSTRUCTION
NORTH

**PRELIMINARY,
NOT FOR
CONSTRUCTION**

1	08/08/22	ISSUED FOR C of A
NO	DATE	DESCRIPTION

REVISIONS/ISSUANCE:



HDS DWELL Inc.
20 GILMORE ROAD, PILSINCH, ON, N0B 2J0
WWW.HICKSDSIGNSTUDIO.CA T: (226) 679-4493

CLIENT:

Peirson Residence

ADDRESS: 1314 Langdale Cres
CITY:

DRAWING TITLE:

NORTH ELEVATION

DRAWN: F.D

DATE: 02/15/22

JOB NUMBER:

21-034

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

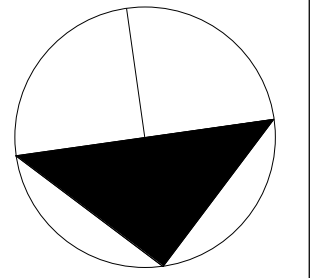
SHEET NUMBER:

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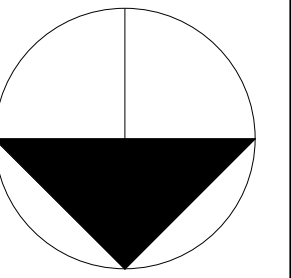
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TRUE
NORTH



CONSTRUCTION
NORTH

**PRELIMINARY,
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CONSTRUCTION**

1	08/08/22	ISSUED FOR C of A
NO	DATE	DESCRIPTION

REVISIONS/ISSUANCE:



HDS DWELL Inc.
20 GILMORE ROAD, PUSLINCH, ON, N0B 2J0
WWW.HICKSDSIGNSTUDIO.CA T: (226) 679-4493

CLIENT:

Peirson Residence

ADDRESS: 1314 Langdale Cres
CITY:

DRAWING TITLE:

SOUTH ELEVATION

DRAWN: F.D

DATE: 02/15/22

JOB NUMBER:

21-034

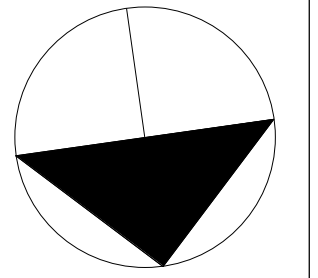
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SHEET NUMBER:

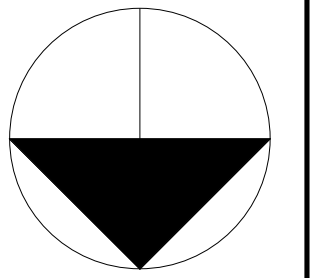
A401



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.



TRUE
NORTH



CONSTRUCTION
NORTH

**PRELIMINARY,
NOT FOR
CONSTRUCTION**

1	08/08/22	ISSUED FOR C of A
NO	DATE:	DESCRIPTION

REVISIONS/ISSUANCE:



HDS DWELL Inc.
20 GILMORE ROAD, PILSINCH, ON, N0B 2J0
WWW.HICKSDSIGNSTUDIO.CA T: (226) 679-4493

CLIENT:

Peirson Residence

ADDRESS: 1314 Langdale Cres
CITY:

DRAWING TITLE:

WEST ELEVATION

DRAWN: F.D

DATE: 02/15/22

JOB NUMBER:

21-034

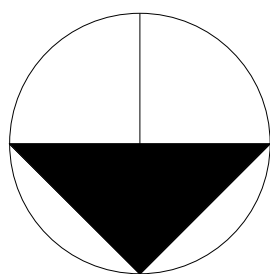
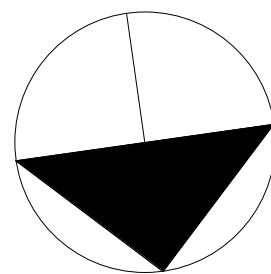
SCALE: 1/4" = 1'-0"

SHEET NUMBER:

A404



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.



TRUE
NORTH

CONSTRUCTION
NORTH

**PRELIMINARY,
NOT FOR
CONSTRUCTION**

1	08/08/22	ISSUED FOR C of A
NO	DATE:	DESCRIPTION

REVISIONS/ISSUANCE:



HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
WWW.HICKSDESIGNSTUDIO.CA T.(226)979-4493

CLIENT:

Peirson Residence

ADDRESS: 1314 Langdale Cres
CITY:

CITY

DRAWING TITLE

EAST ELEVATION

DRAWN: F.D

DATE: 02/15/22

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

JOB NUMBER:

21-034

SHEET NUMBER

A403



HDS
DWELL INC.

August 8, 2022

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

RE: Minor Variance Application, 1314 Langdale Cres

To Whom It May Concern:

We are the Designers working on behalf of the new Property Owner at 1314 Langdale Cres, Oakville. This property is zoned RL7-0. We have designed a new 2 storey single family dwelling that requires a single minor variance. Below is the proposed variance and rationale.

Zoning Bylaw 2014-014 RL1-0

Residential Floor Area: Permitted: 41% - Proposed: 42.28%

We are seeking a minor variance for Residential floor area whereby the permitted is 41% and we are proposing 42.28%. 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 and height requirements, and provides ample setbacks to neighbouring dwellings. The house is designed to mimic a 1-1/2 storey dwelling, the additional GFA is well concealed within the sloping roof lines. 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.

In closing, we believe the variance meets 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