

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF LOT 97
REGISTERED PLAN M-6
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

5 0 5 10 metres

SCALE = 1 : 150
A. AZIZ SURVEYORS INC., O.L.S.
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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PART WITHOUT THE EXPRESS PERMISSION OF A. AZIZ SURVEYORS INC. O.L.S.
IS STRICTLY PROHIBITED.

PART 2:
REPORT
* THIS REPORT WAS PREPARED FOR P. COPL, AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES
* LOT 97, REGISTERED PLAN M-6

TITLE SEARCH INDICATES
* TITLE SEARCH INDICATES THAT THE SUBJECT PROPERTY IS SUBJECT TO AN
EASEMENT AS IN INST. NO. 74681

ZONING
* NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE
FOR THE SUBJECT PROPERTY (PROPERTIES).

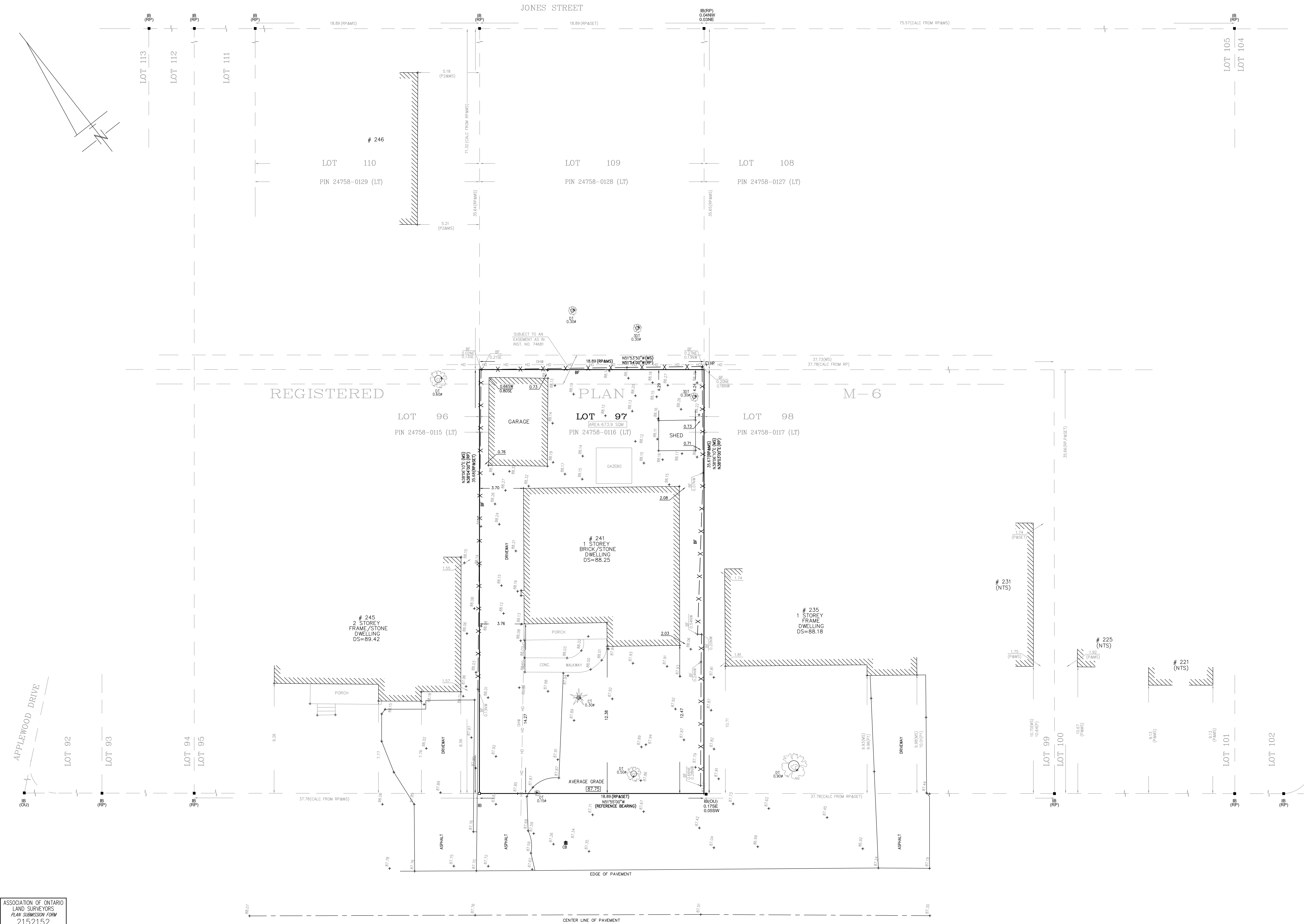
FENCES
* PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE NORTHERLY,
EASTERLY & WESTERLY BOUNDARIES. THEY ARE LOCATED OVER THE
SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.

BEARING NOTE
* BEARING ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT
OF CHERRYHILL ROAD LANE HAVING A BEARING OF N51°55'00"W AS SHOWN ON
REGISTERED PLAN M-6

GEODETIC
* ELEVATIONS SHOWN GEODETIC DRIVEN FROM TOWN OF OAKVILLE
BENCH MARK #001196303481, ELEVATION 83.082m

LEGEND:
IB DENOTES SURVEY MONUMENT FOUND
SB DENOTES SURVEY MONUMENT SET
N.E.S.W. NORTH EAST, SOUTH, WEST
RP SURVEY BY A. H. GELBLOOM SURVEYING
P1 LIMITED, O.L.S., DATED JULY 12, 2016
P2 SURVEY BY A. H. GELBLOOM SURVEYING
LIMITED, O.L.S., DATED AUGUST 06, 2014
SURVEY BY GUNNINGHAM MCCONNELL
LIMITED, O.L.S., DATED JANUARY 31, 2013

IB DENOTES IRON BAR
BF BOARD FENCE
CT CONCRETE TREE
GE GATOR BUSH
RW RETAINING WALL
HP HPIRO FOLE
CONC. CONCRETE
DOOR SILL
RTS NOT TO SCALE
CALC. CALCULATED
MS MEASURED
DI ORIGIN UNKNOWN



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2152152

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

CHERRYHILL ROAD
(BY REGISTERED PLAN M-6)
PIN 24758-0135 (LT)

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF JUNE, 2021

DATE: JUNE 10, 2021

A. ABDELSHAHID
ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC.
ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD-#31, RICHMOND HILL, ONT. L4C-9S7
Tel. (905) 237-8224 Fax: (416) 477-5465
Website: M-Azizsurveyors.ca
E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT		
21-224	241 CHERRYHILL ROAD (SR-PR)		
DRAWN BY	A.H.	CHECKED BY	A.A.



CENTER LINE OF PAVEMENT

PIN 24758-0135 (LT)
BY REGISTERED PLAN M-6)

EXISTING CATCH
BASIN TO BE
RELOCATED AND
RECONNECTED TO
STORM INLET. (SEE
GRADING PLAN)

1 SITE PLAN
A1.0 1:150

MINOR VARIANCE CONDITIONS			
CONDITION #	DESCRIPTION	REQUIRED	PROPOSED
1	ROOF HEIGHT - HIGHEST RIDGE	9.0m	10.62m
2	FLOOR AREA RATIO	41%	44.2%
3	MINIMUM FRONT YARD SETBACK	EXISTING LESS 1.0m = 11.38m	8.56m

GENERAL NOTES

1. SITE PLAN IS BASED ON A SURVEY PROVIDED BY A. AZIZ SURVEYORS INC. DATED JUNE 10, 2021
2. ALL REQUIRED SETBACKS TO BE VERIFIED WITH GOVERNING AUTHORITIES PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS AND DISTANCES ARE SHOWN IN METERS AND FEET/INCHES.
4. BUILDER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF THE SERVICES.

LOCATION	AREA	PERCENTAGE
FRONT YARD AREA	173.51m ²	100%
FRONT PORCH	7.86m ²	4.53%
DRIVEWAY	62.18m ²	35.84%
FRONT WALKWAY	19.55m ²	11.27%
TOTAL SOFT LANDSCAPING	83.92m ²	48.37%
TOTAL HARD LANDSCAPING	89.59m ²	51.63%

	PROPERTY LINE
	HYRDO LINES OVERHEAD
	PROPERTY SETBACK
	CENTRE LINE OF ROAD
	EXISTING FENCE
IRON BAR GAS METER	HYDRO POLE HYDRO METER
PRINCIPLE ENTRANCE WATER VALVE	SECONDARY ENTRANCE GRASS AREA
MANHOLE TREES	NEW DRIVEWAY AREA HARD SURFACE AREA SOFT LANDSCAPING
LANDSCAPE ARMOUR STONE	CONCRETE PAVER

REQUIREMENTS	PERMITTED	PROPOSED
BUILDING TYPE	DETACHED HOUSE	DETACHED HOUSE
MINIMUM LOT AREA	557.5m ²	[EXIST.] 673.9m ²
MINIMUM LOT FRONTAGE	18.0m	[EXIST.] 18.89m
FRONT YARD SETBACK	11.38m	8.56m
SIDE YARD SETBACK [NORTH SIDE]	1.2m	2.55m
SIDE YARD SETBACK [SOUTH SIDE]	1.2m	1.35m
REAR YARD SETBACK	7.5m	9.86m
MAX. # OF STOREYS	2	2
MAX. BUILDING HEIGHT	9.0m	10.62m
MAX. BUILDING DEPTH	N/A	16.09m
FLOOR AREA RATIO	41%	44.2%
MAXIMUM LOT COVERAGE	35%	34.29%

The underside has reviewed and takes responsibility for this design
has the qualifications and meets the requirements set out in the
Ontario Building Code to be a Designer.
QUALIFICATION INFORMATION
Registered as a Designer as per Division C, Part 3 (3.2.4) of the
Ontario Building Code.

Arcadia Design	113256
Chris Machado	45652

PROJECT NORTH

TRUE NORTH

PROJECT:
RESIDENTIAL NEW BUILD
241 CHERRYHILL ROAD
OAKVILLE
ONTARIO

DRAWING:
SITE
PLAN

DATE (MM.DD.YY): 05.07.22	SCALE: 1:150
DRAWING NUMBER: A1.0	REVISION NUMBER: R1



EXTERIOR ELEVATION KEYED NOTES

- 3/2" THICK BRICK VENEER c/w RAKED MORTAR JOINTS. PROVIDE WEEP HOLES @ 31 1/2" o/c AT THE BOTTOM OF THE WALL CAVITY.
- 2 1/2" THICK PRECAST CONCRETE SILL.
- 6" ALUMINUM, VINYL, OR WOOD SIDING.
- 10" FRIEZE BOARD.
- EXTERIOR P.T. BEAM WRAPPED w/ STANDARD DIMENSIONAL LUMBER, LAMINATE WOOD COVERING, OR VINYL.. (SEE FRAMING PLANS FOR SIZE)
- 10"x10" HOLLOW FIBERGLASS COLUMN. (SEE FRAMING PLANS FOR DETAILS)
- DECORATIVE CUSTOM WINDOW MOULDING.
- 25-YEAR ASPHALT SHINGLES. (SEE ROOF SCHEDULE)
- INTERLOCK STANDING SEAM METAL ROOF.
- 7" VINYL, OR CEDAR SHAKE SIDING.
- DOWNSPOUT c/w EXTENSION. RAINWATER TO DRAIN AWAY FROM BUILDING
- ALUMINUM, VINYL, OR WOOD TRIM.
- 6" FRIEZE BOARD.
- RIDGE VENT.
- LANDSCAPE ARMOUR STONE.
- WOOD DECK UNDER SEPARATE PERMIT.
- EXTERIOR WALL MOUNTED LIGHT FIXTURE.
- A CLEARANCE OF NOT LESS THAN 6" SHALL BE PROVIDED BETWEEN ALL EXTERIOR CLADDING AND EXTERIOR FINISHED GRADE.
- 9.14.6.3. WINDOW WELL AREA DRAINED TO WEEPING TILE.
- GLAZED PANEL EXTERIOR GUARD TO CONFORM TO THE LOAD REQUIREMENTS OF TABLE 9.8.8.2. OF THE ONTARIO BUILDING CODE.
- SPACE FOR FUTURE HOT TUB.
- STEP FOOTING TO CONFORM TO 9.15.3.9. MIN. 2'-0" RISE & MIN. 2'-0" RUN.

CONSTRUCTION TO CONFORM TO
SB-12 COMPLIANCE PACKAGE 'A2'
TABLE 3.1.1.2.A.(IP) - ZONE 1

ALL CONSTRUCTION SHALL CONFORM TO
PART 9 OF THE 2012 ONTARIO BUILDING CODE
INCLUDING THE LATEST AMENDMENTS

GLAZED OPENINGS Calculations OBC (9.10.15.4)

LIMITING DISTANCE= 8.56m
WALL FACE = FRONT (WEST) FACE
WALL FACE AREA = 1187.6 SQ.FT. (110.3m²)
OPENINGS = 142.6 SQ.FT. (13.2m²)
PERCENTAGE = 12.0%
MAX ALLOWED = 28%

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Arcadia Design
Chris Machado
113256
45652

ENERGY EFFICIENCY Calculations (OBC SB-12 3.1.1.1.(7))	FRONT [W] ELEVATION	SIDE [S] ELEVATION	REAR [E] ELEVATION	SIDE [N] ELEVATION	TOTAL
GROSS AREA PERIPHERAL WALLS	1187.6 SQ.FT. (110.3m ²)	1258.5 SQ.FT. (116.9m ²)	1157.0 SQ.FT. (107.5m ²)	1265.7 SQ.FT. (117.6m ²)	4868.8 SQ.FT. (452.3m ²)
GROSS AREA OF GLAZING	142.6 SQ.FT. (13.2m ²)	27.7 SQ.FT. (2.6m ²)	183.3 SQ.FT. (17.0m ²)	0.67 SQ.FT. (0.06m ²)	354.27 SQ.FT. (32.9m ²)
GROSS RATIO	7.3%				

1 A3.1 FRONT [WEST] EXTERIOR ELEVATION
3/16" = 1'-0"

PROJECT NORTH		TRUE NORTH	
PROJECT: RESIDENTIAL NEW BUILD			
241 CHERRYHILL ROAD OAKVILLE ONTARIO			
DATE (MM.DD.YY): 05.09.22		SCALE: 3/16"=1'-0"	
DRAWING NUMBER: A3.1		REVISION NUMBER: R0	

1	ISSUED FOR PERMIT	2022.05.09
REV.	DESCRIPTION	DATE
△	REVISION	
□	ISSUED	
○	APPROVAL	

SEE DRAWING A3.1 FOR EXTERIOR
ELEVATION KEYED NOTES



CONSTRUCTION TO CONFORM TO
SB-12 COMPLIANCE PACKAGE 'A2'
TABLE 3.1.1.2.A.(IP) - ZONE 1

ALL CONSTRUCTION SHALL CONFORM TO
PART 9 OF THE 2012 ONTARIO BUILDING CODE
INCLUDING THE LATEST AMENDMENTS

GLAZED OPENINGS Calculations OBC (9.10.15.4)

LIMITING DISTANCE= 9.86m
WALL FACE = REAR (EAST) FACE
WALL FACE AREA = 1136.7 SQ.FT. (101.8m²)
OPENINGS = 183.3 SQ.FT. (17.0m²)
PERCENTAGE = 16.1%
MAX ALLOWED = 56%

1
A3.3 REAR [EAST] EXTERIOR ELEVATION
3/16" = 1'-0"

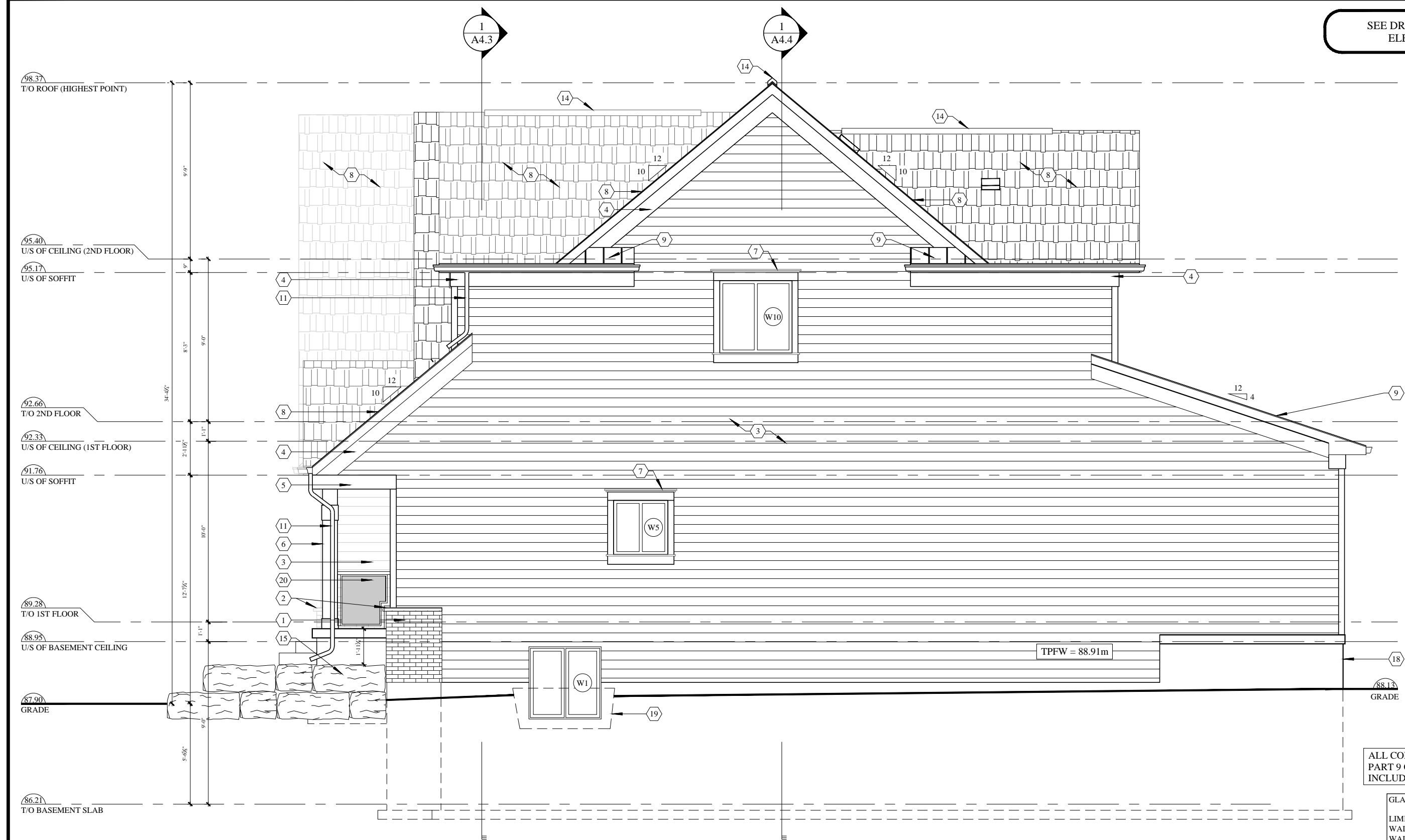
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Arcadia Design
Chris Machado
113256
45652
Date Signature Scale

ENERGY EFFICIENCY Calculations (OBC SB-12 3.1.1.1.(7))	FRONT [W] ELEVATION	SIDE [S] ELEVATION	REAR [E] ELEVATION	SIDE [N] ELEVATION	TOTAL
GROSS AREA PERIPHERAL WALLS	1187.6 SQ.FT. (110.3m ²)	1258.5 SQ.FT. (116.9m ²)	1157.0 SQ.FT. (107.5m ²)	1265.7 SQ.FT. (117.6m ²)	4868.8 SQ.FT. (452.3m ²)
GROSS AREA OF GLAZING	142.6 SQ.FT. (13.2m ²)	27.7 SQ.FT. (2.6m ²)	183.3 SQ.FT. (17.0m ²)	0.67 SQ.FT. (0.06m ²)	354.27 SQ.FT. (32.9m ²)
GROSS RATIO	7.3%				

PROJECT NORTH TRUE NORTH		DRAWING:	
		REAR (EAST) EXTERIOR ELEVATION	
PROJECT: RESIDENTIAL NEW BUILD		DATE (MM.DD.YY): 05.09.22	SCALE: 3/16"=1'-0"
241 CHERRYHILL ROAD OAKVILLE ONTARIO		DRAWING NUMBER: A3.3	REVISION NUMBER: R0

SEE DRAWING A3.1 FOR EXTERIOR
ELEVATION KEYED NOTES



CONSTRUCTION TO CONFORM TO
SB-12 COMPLIANCE PACKAGE 'A2'
TABLE 3.1.1.2.A.(IP) - ZONE 1

ALL CONSTRUCTION SHALL CONFORM TO
PART 9 OF THE 2012 ONTARIO BUILDING CODE
INCLUDING THE LATEST AMENDMENTS

GLAZED OPENINGS Calculations OBC (9.10.15.4)

LIMITING DISTANCE= 1.35m
WALL FACE = SIDE (SOUTH) FACE
WALL FACE AREA = 1258.5 SQ.FT. (116.9m²)
OPENINGS = 27.7 SQ.FT. (2.6m²)
PERCENTAGE = 2.2%
MAX ALLOWED = 7%

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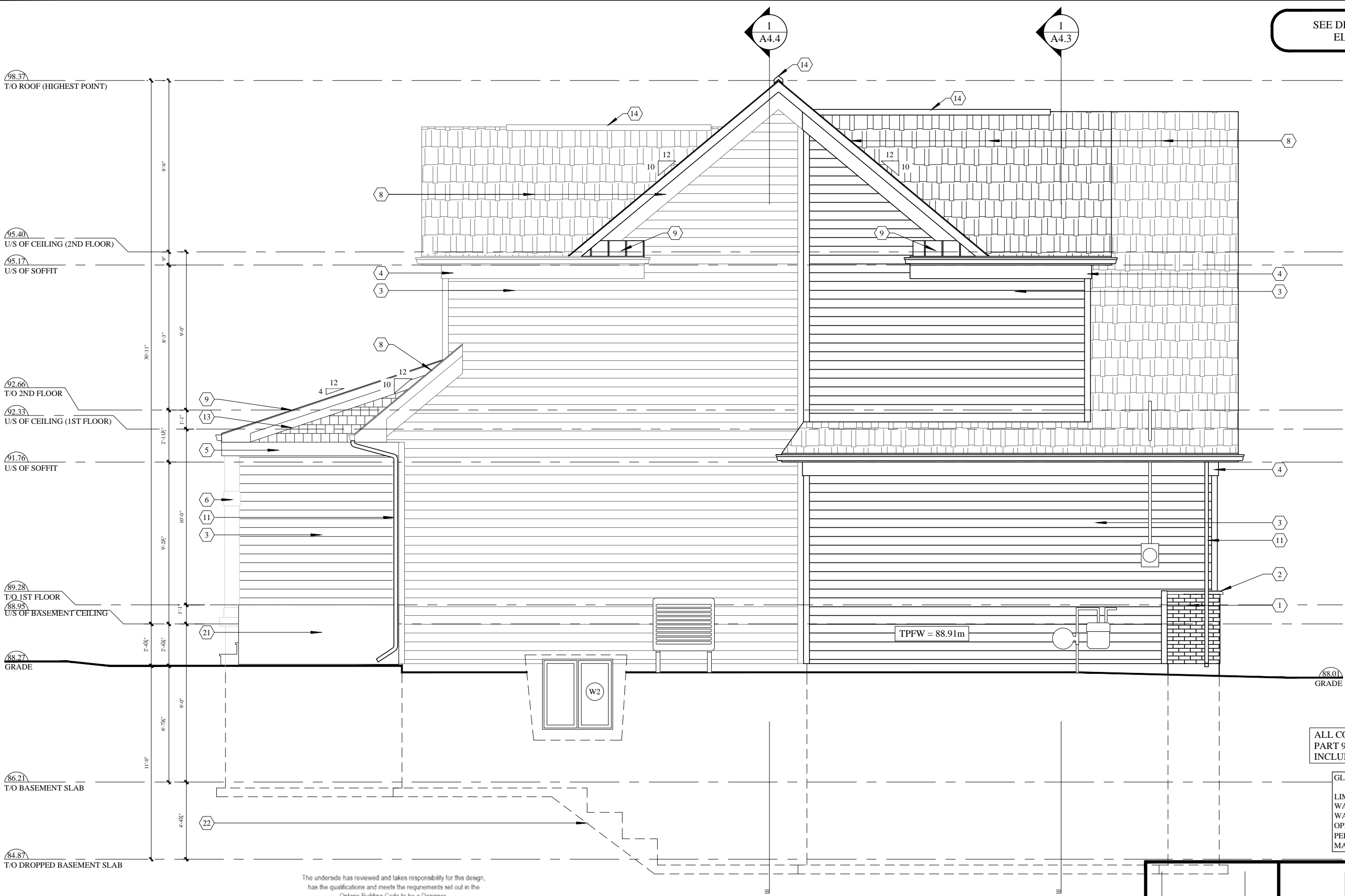
Arcadia Design
Chris Machado
113256
45652
8/28/24

ENERGY EFFICIENCY Calculations (OBC SB-12 3.1.1.1.(7))	FRONT [W] ELEVATION	SIDE [S] ELEVATION	REAR [E] ELEVATION	SIDE [N] ELEVATION	TOTAL
GROSS AREA PERIPHERAL WALLS	1187.6 SQ.FT. (110.3m ²)	1258.5 SQ.FT. (116.9m ²)	1157.0 SQ.FT. (107.5m ²)	1265.7 SQ.FT. (117.6m ²)	4868.8 SQ.FT. (452.3m ²)
GROSS AREA OF GLAZING	142.6 SQ.FT. (13.2m ²)	27.7 SQ.FT. (2.6m ²)	183.3 SQ.FT. (17.0m ²)	0.67 SQ.FT. (0.06m ²)	354.27 SQ.FT. (32.9m ²)
GROSS RATIO					7.3%

1
A3.2
SIDE [SOUTH] EXTERIOR ELEVATION
3/16" = 1'-0"

PROJECT NORTH TRUE NORTH		DRAWING:	
		SIDE (NORTH) EXTERIOR ELEVATION	
PROJECT: RESIDENTIAL NEW BUILD		DATE (MM.DD.YY): 05.09.22	SCALE: 3/16"=1'-0"
241 CHERRYHILL ROAD OAKVILLE ONTARIO		DRAWING NUMBER: A3.2	REVISION NUMBER: R0
1 ISSUED FOR PERMIT 2022.05.09		REV. DESCRIPTION DATE	
		△ REVISION	□ ISSUED
		○ APPROVAL	

SEE DRAWING A3.1 FOR EXTERIOR
ELEVATION KEYED NOTES



CONSTRUCTION TO CONFORM TO
SB-12 COMPLIANCE PACKAGE 'A2'
TABLE 3.1.1.2.A.(IP) - ZONE 1

ALL CONSTRUCTION SHALL CONFORM TO
PART 9 OF THE 2012 ONTARIO BUILDING CODE
INCLUDING THE LATEST AMENDMENTS

GLAZED OPENINGS Calculations OBC (9.10.15.4)

LIMITING DISTANCE= 2.6m
WALL FACE = SIDE (NORTH) FACE
WALL FACE AREA = 1265.7 SQ.FT. (117.6m²)
OPENINGS = 0.67 SQ.FT. (0.06m²)
PERCENTAGE = 0.05%
MAX ALLOWED = 11%

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GROSS RATIO					7.3%

PROJECT NORTH		TRUE NORTH	
PROJECT:		RESIDENTIAL NEW BUILD	
DATE (MM.DD.YY):		05.09.22	
DRAWING NUMBER:		A3.4	
REVISION:		R0	
ISSUED FOR PERMIT		2022.05.09	
REVISION		ISSUED	
APPROVAL		APPROVAL	
PROJECT:		241 CHERRYHILL ROAD	
OAKVILLE		ONTARIO	

1
A3.4
SIDE [NORTH] EXTERIOR ELEVATION
3/16" = 1'-0"