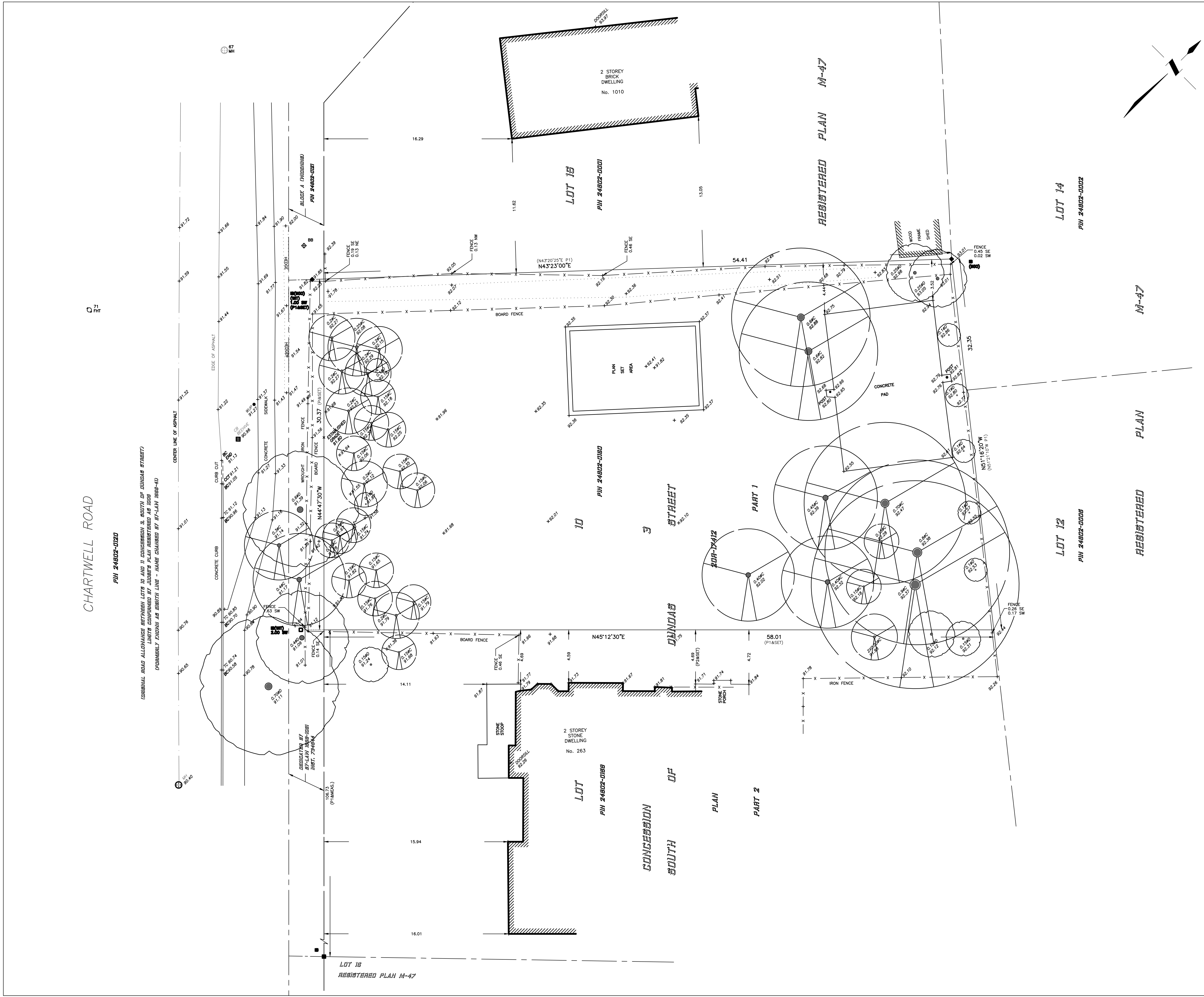
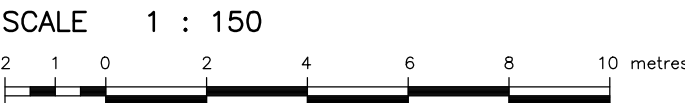




SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOT 10
CONCESSION 3
SOUTH OF DUNDAS STREET
(ORIGINALLY IN TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2022

REPORT SUMMARY

PROPERTY DESCRIPTION: 269 CHARTWELL ROAD, PART OF LOT 10, CONCESSION 3, SOUTH OF DUNDAS STREET, (ORIGINALLY IN TOWNSHIP OF TRAFALGAR), DESIGNATED AS PART 1, PLAN 20R-17412 REGISTERED PLAN 436, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24802-0160.
THERE ARE NO EASEMENTS REGISTERED ON TITLE.
COMMENTS: NOTE LOCATION OF FENCE.

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

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 10, HAVING A PUBLISHED ELEVATION OF 93.2180 metres.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF CHARTWELL ROAD AS SHOWN ON PLAN 20R-17412, HAVING A BEARING OF N44°47'30"W.

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
IB	DENOTES IRON BAR
SSIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IC	DENOTES TOP OF CURB
BB	DENOTES BELL BOX
BC	DENOTES BOTTOM OF CURB
CCT	DENOTES CURB CUT
MH	DENOTES MANHOLE
CB	DENOTES CATCH BASIN
WUP	DENOTES WOOD UTILITY POLE
WV	DENOTES WATER VALVE
CC	DENOTES CUT CROSS
HT	DENOTES FIRE HYDRANT TOP
P1	DENOTES PLAN 20R-17412
P2	DENOTES CUNNINGHAM MCCONNELL LTD. O.L.S., APRIL 14, 2009
(WIT)	DENOTES WITNESS
(350)	DENOTES CUNNINGHAM MCCONNELL LIMITED

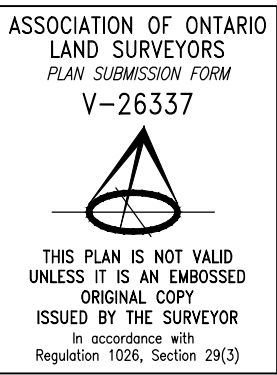
○ 0.20#D	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
○ 0.20#C	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:
THIS REPORT WAS PREPARED FOR NICHOLAS JELINEK AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 MAY 4, 2022

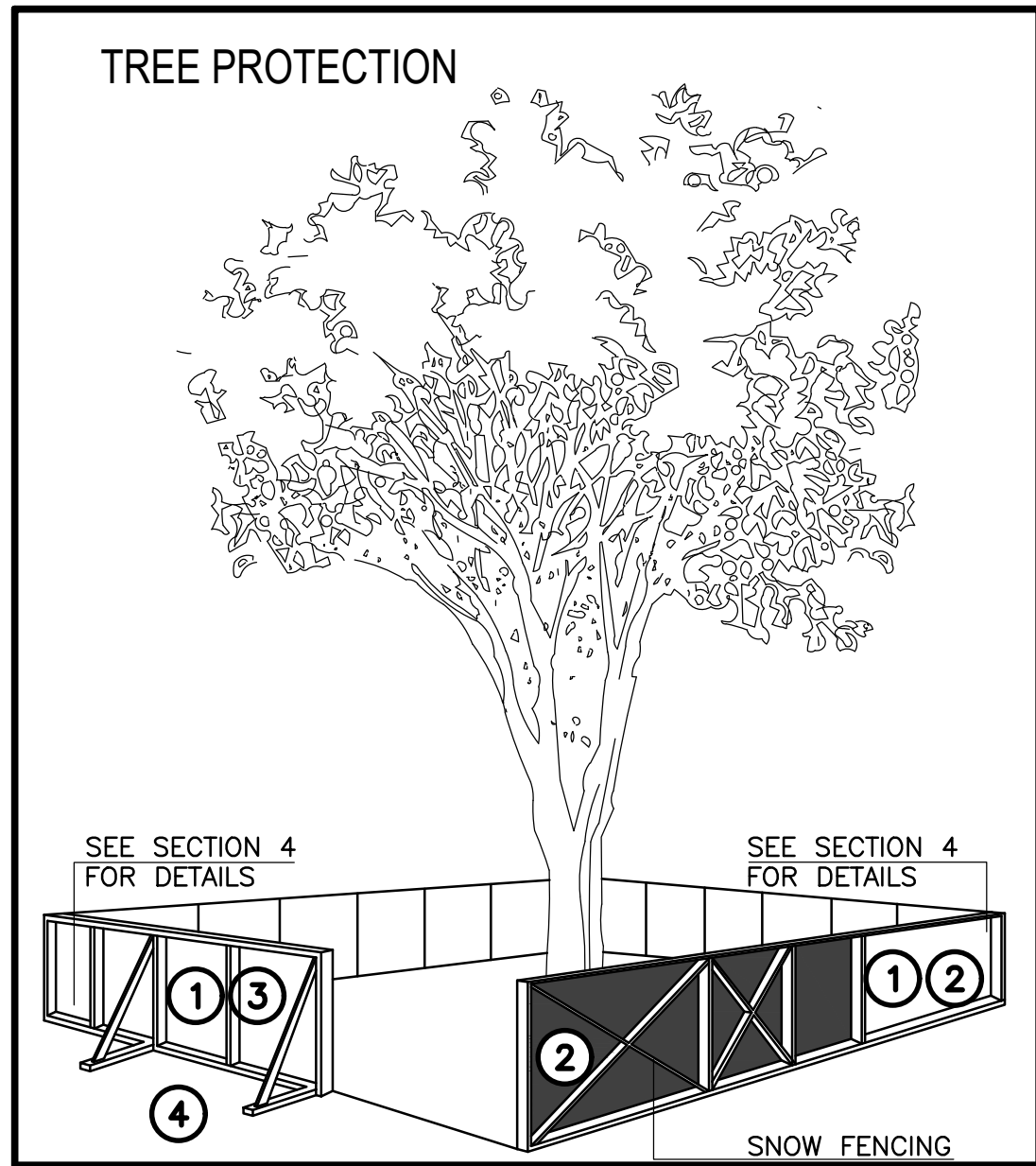
MAY 25, 2022
DATE
BORYS KUBICKI
ONTARIO LAND SURVEYOR



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: A.P. FILE No. 9447-SRPR-T



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

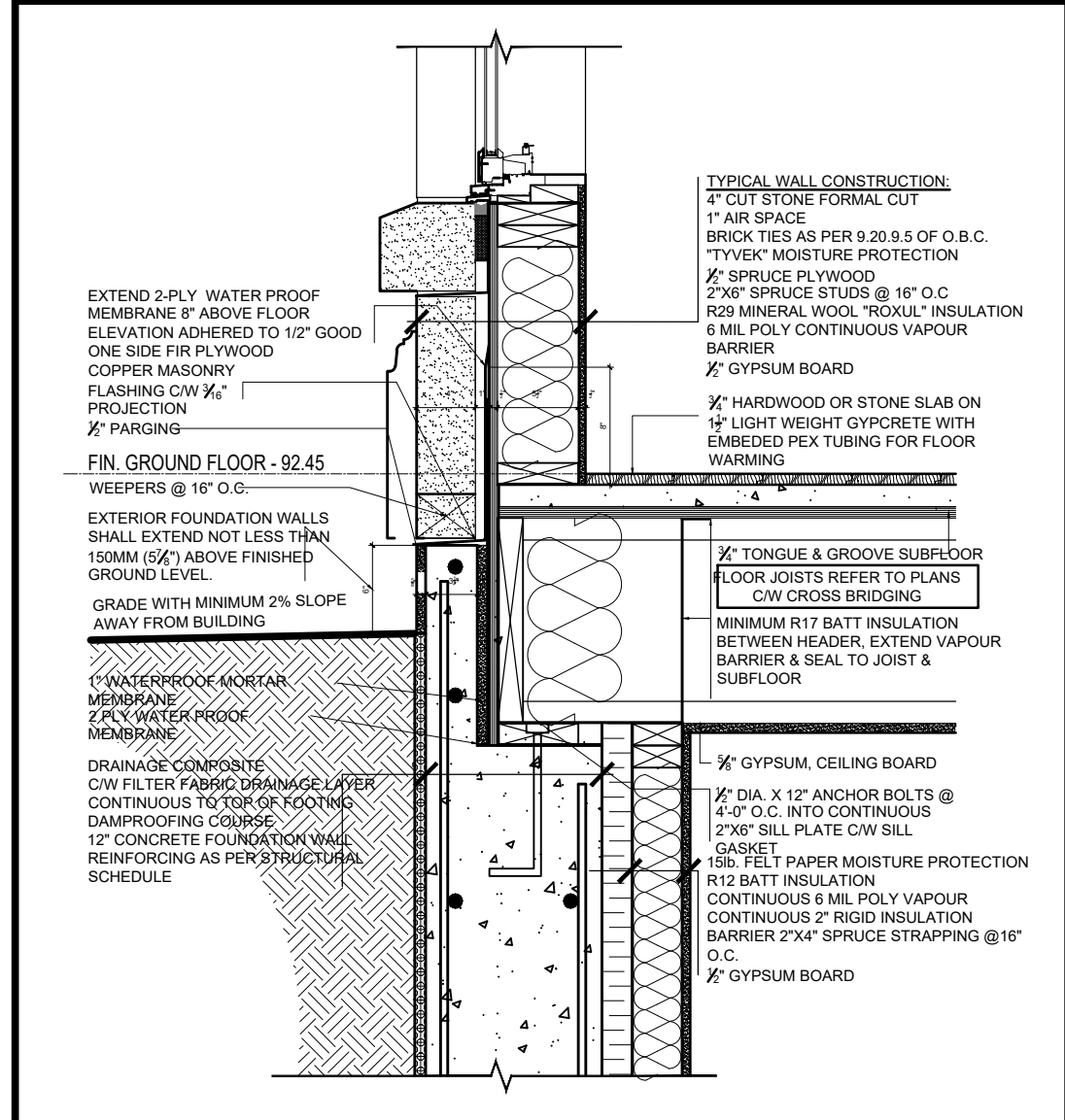
- SECTION 4, SIGNAGE**
1. A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmx60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"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."

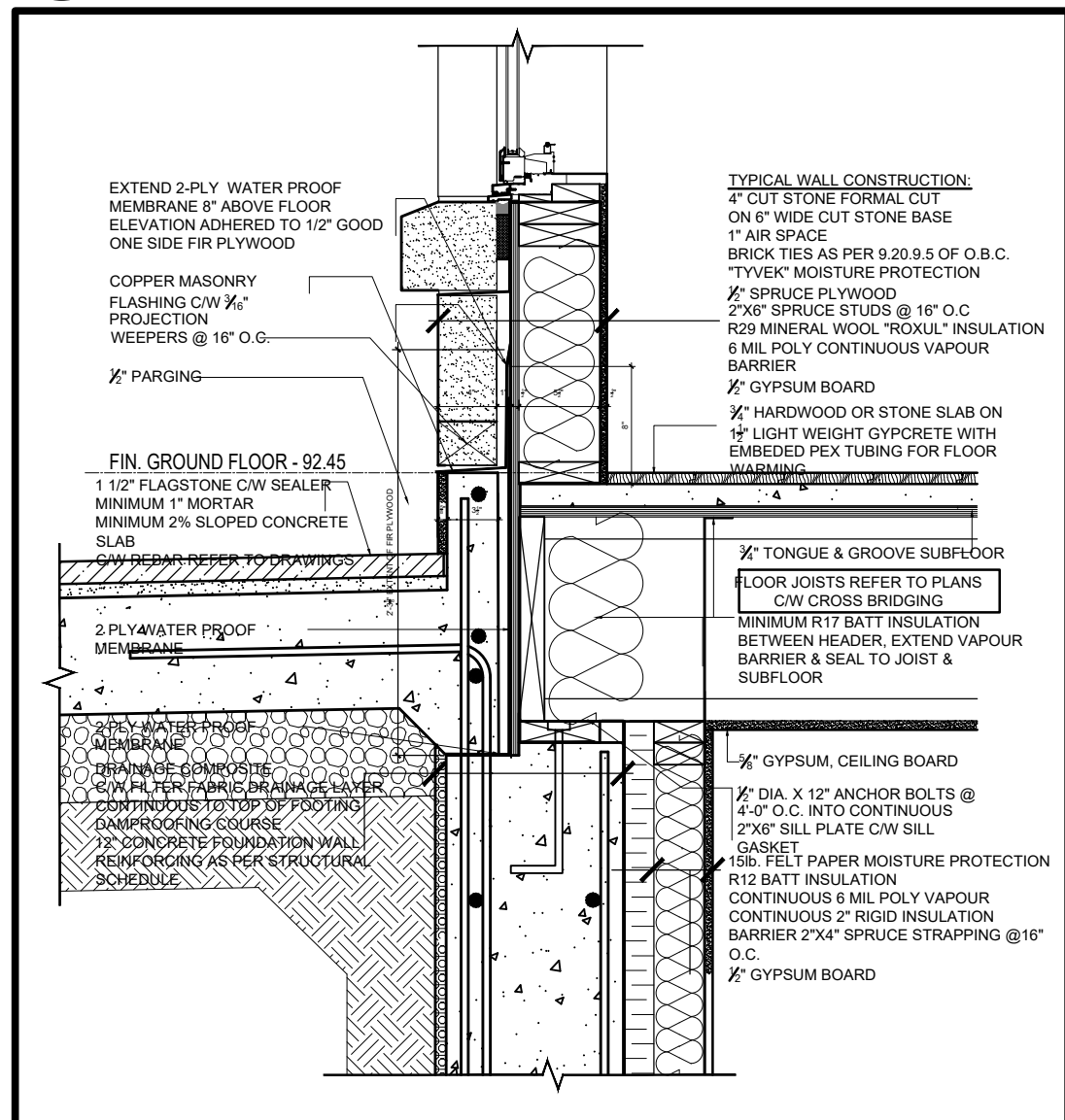
**TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT**

NAME: TREE PROTECTION BARRIERS
DATE:
FILE NO.:

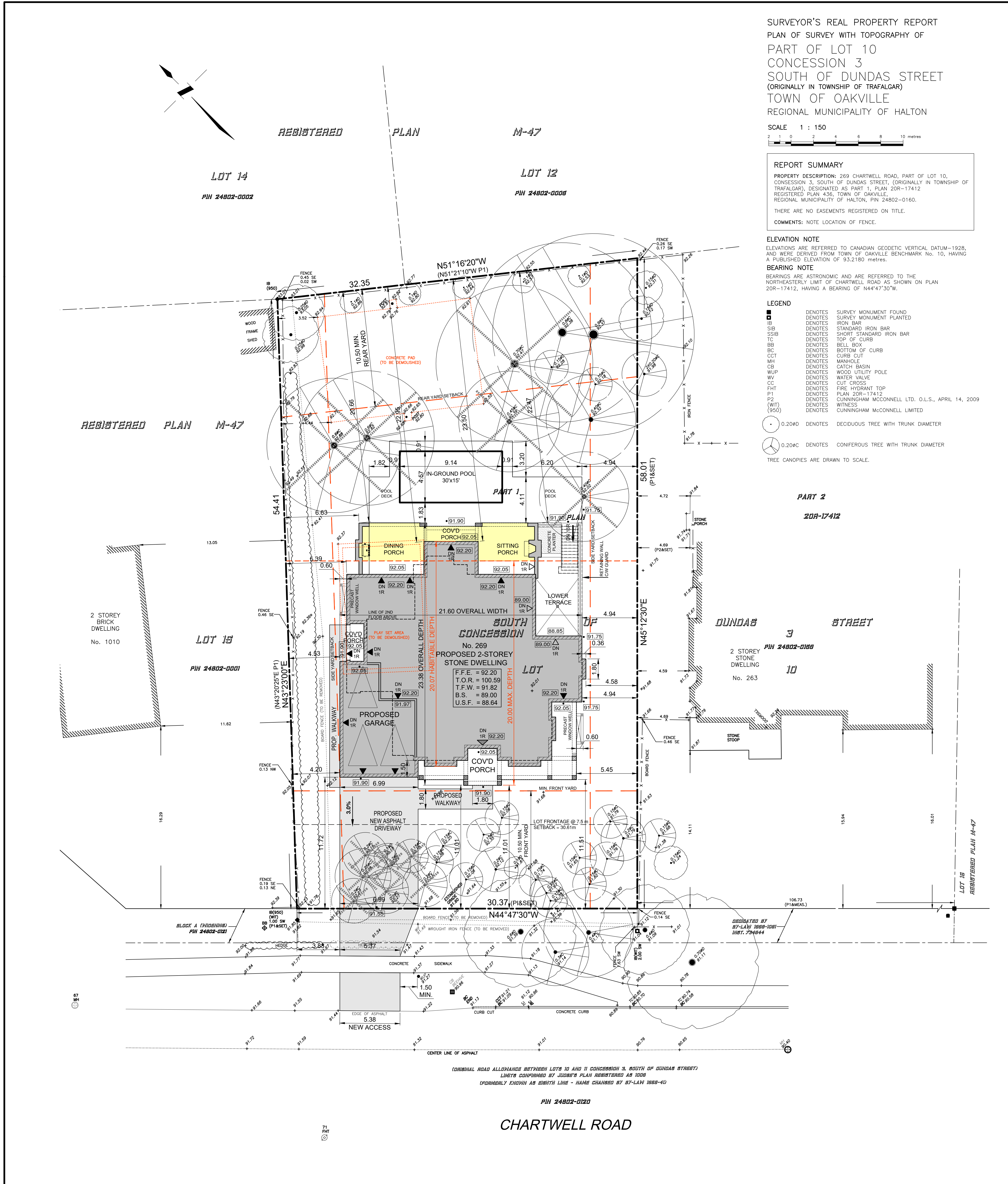
1 OAKVILLE SITE REQUIREMENTS
A1.2 SCALE: NTS



2 TOP OF WALL DETAILS
A1.2 SCALE: NTS



2 TOP OF WALL DETAILS
A1.2 SCALE: NTS



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOT 10
CONCESSION 3
SOUTH OF DUNDAS STREET
(ORIGINALLY IN TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

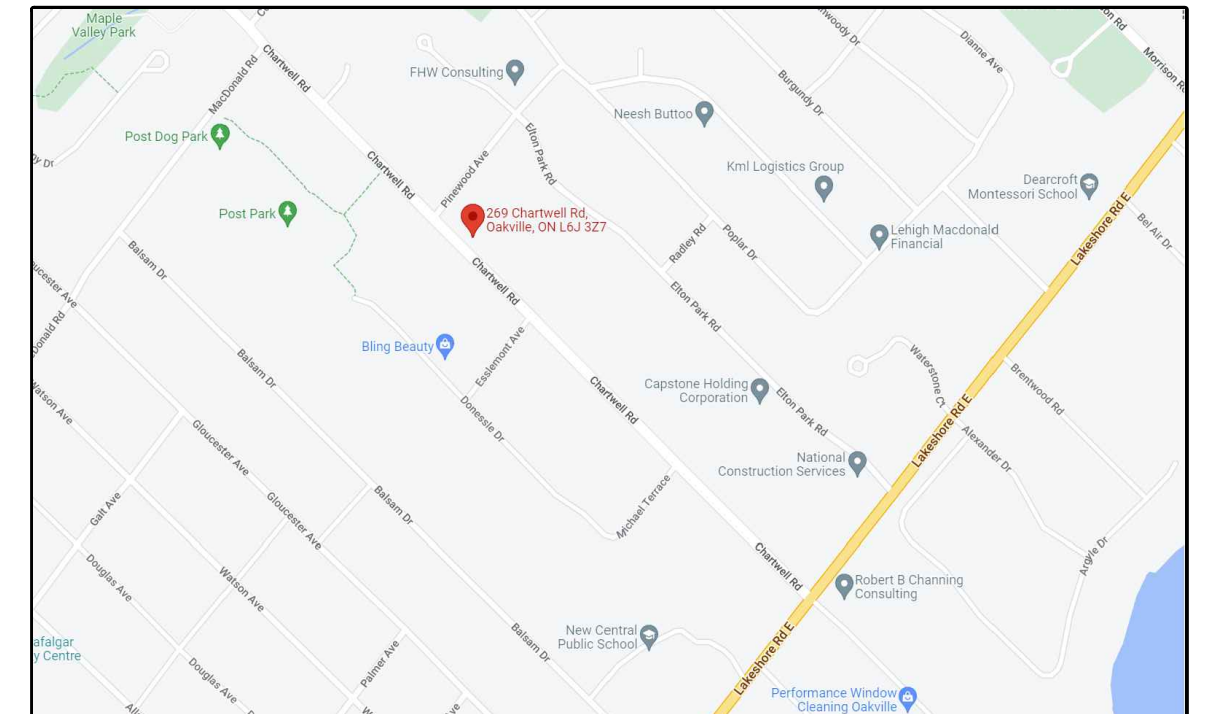
SCALE 1 : 150

REPORT SUMMARY
PROPERTY DESCRIPTION: 269 CHARTWELL ROAD, PART OF LOT 10, CONCESSION 3, SOUTH OF DUNDAS STREET, (ORIGINALLY IN TOWNSHIP OF TRAFALGAR), DESIGNATED AS PART 1, PLAN 20R-17412
REGISTERED PLAN 436, TOWN OF OAKVILLE
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THERE ARE NO EASEMENTS REGISTERED ON TITLE.
COMMENTS: NOTE LOCATION OF FENCE.

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- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - TC DENOTES TOP OF CURB
 - EB DENOTES BELL BOX
 - BC DENOTES BOTTOM OF CURB
 - CCT DENOTES CURB CUT
 - MH DENOTES MANHOLE
 - CB DENOTES CATCH BASIN
 - WUP DENOTES WOOD UTILITY POLE
 - WV DENOTES WATER VALVE
 - CC DENOTES CUT CROSS
 - FHT DENOTES FIRE HYDRANT TOP
 - P1 DENOTES PLAN 20R-17412
 - P2 DENOTES CUNNINGHAM MCCONNELL LTD. O.L.S., APRIL 14, 2009
 - WIT DENOTES WITNESS
 - (950) DENOTES CUNNINGHAM MCCONNELL LIMITED
 - 0.20mD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - 0.20mC DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 - TREE CANOPIES ARE DRAWN TO SCALE.



3 KEY PLAN
A1.2 SCALE: NTS

OWNER:
GRAHAM DAWICK
5614 WALKERS LINE
BURLINGTON, ON L7M 0R1
PH: 905-302-2256

ARCHITECT:
HICKS DESIGN STUDIO
295 ROBINSON ST, SUITE 200
OAKVILLE, ONTARIO L6J 1G7
ATTENTION: WILLIAM R. HICKS
PH: 905-339-1212 EXT. 222

APPLICANT:
HICKS DESIGN STUDIO
ATTENTION: CYNTHIA GIBSON
PH: 905-339-1212 EXT. 233

SITE STATISTICS
ADDRESS: 269 CHARTWELL ROAD
OAKVILLE, ONTARIO
L6J 3Z7
PART OF LOT 10
CONCESSION 3

LEGAL DESCRIPTION:

ZONING: RL1-0

LOT AREA: 1,756.84
LOT AREA: 18,911

LOT FRONTAGE: 30.37
1. AT STREET: 30.37
2. AS PER DEFINITION: 30.61
(7.5m back from property line)

LOT COVERAGE: 25.0
PERMITTED: 439.21
PROPOSED DWELLING: 338.33
PROPOSED FRONT COVERED PORCH: 2.1
PROPOSED REAR/SIDE COV'D PORCHES: 3.6
PROPOSED TOTAL: 24.9

GROSS FLOOR AREA: 280.35
PROPOSED: 3,017.66
GROUND FLOOR: 242.20
SECOND FLOOR: 2,607.00
EXCLUDES 67.67sf STAIR, 110.03sf OTB, & 29.66sf ELEVATOR

TOTAL: 522.55
5,624.66

RESIDENTIAL FLOOR AREA RATIO: 29.0
PERMITTED: 509.48
PROPOSED: 5,624.66

BASEMENT: 227.19
FINISHED AREA: 2,445.48
UNFINISHED AREA: 34.28
TOTAL BASEMENT: 261.47

GARAGE AREA (FLOOR AREA): 56.00
ALLOWABLE: 602.78
PROPOSED: 52.11
500.67

DWELLING HEIGHT: 9.0
MAXIMUM HEIGHT TO RIDGE: 29'-6"
PERMITTED: 8.99
PROPOSED: 29'-6"

BUILDING DEPTH: 20.0
MAXIMUM DWELLING DEPTH: 65'-7 1/2"
PROPOSED DWELLING DEPTH: 23.38
76'-8 1/2"

YARDS: 11.01
FRONT YARD (SOUTH): 10.5
MINIMUM PERMITTED: 4.2

INTERIOR SIDE YARD LEFT (WEST): 4.2
MINIMUM PERMITTED: 4.94
INTERIOR SIDE YARD RIGHT (EAST): 4.2
MINIMUM PERMITTED: 20.66
REAR YARD (NORTH): 10.5

GARAGE WALL PROJECTION: 1.50
GARAGE WALL PROJECTION PERMITTED: 1.50

FRONT WALL PROPORTIONALITY: 21.6
BUILDING WIDTH: 10.8
MINIMUM ALLOWED: 50.0%
PROPOSED: 67.7%
14.62

6 SITE STATISTICS
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 600x900 CONC. PAVER
- PROPOSED DIMENSIONS TO NEW STRUCTURES
- EXISTING DIMENSIONS TO EXISTING STRUCTURES
- 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

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

SIGNED: _____ DATED: _____
Planning & Public Works Department
The Applicant should be aware that the approval of the water system or 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 Design Criteria, Standard Drawings & Specifications manual may be obtained from Capital Planning & Data Technology Department at 905-825-6032). Furthermore, all water quality body must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

BASEMENT: 227.19
FINISHED AREA: 2,445.48
UNFINISHED AREA: 34.28
TOTAL BASEMENT: 261.47

GARAGE AREA (FLOOR AREA): 56.00
ALLOWABLE: 602.78
PROPOSED: 52.11
500.67

DWELLING HEIGHT: 9.0
MAXIMUM HEIGHT TO RIDGE: 29'-6"
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PROPOSED DWELLING DEPTH: 23.38
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14.62

3 22/07/07 ISSUED FOR C of A
2 22/06/21 ISSUED FOR C of A
1 22/06/06 ISSUED FOR C of A

REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:

HICKS DESIGN STUDIO
295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7
WWW.HICKSDSIGNSTUDIO.CA T 905.339.1212

CLIENT:
CUSTOM RESIDENCE

ADDRESS: 269 CHARTWELL AVENUE
CITY: OAKVILLE, ON

DRAWING TITLE:
SITE PLAN

DRAWN: JD
DATE: 7.19.2022
SCALE: 1:200

JOB NUMBER: 22-340
SHEET NUMBER: 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.

PRELIMINARY,
NOT FOR
CONSTRUCTION



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



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

3	22.07.07	ISSUED FOR CLIENT REVIEW
2	22.06.21	ISSUED FOR CLIENT REVIEW
1	22.05.02	ISSUED FOR CLIENT REVIEW
REF.	DATE	DESCRIPTION
REVISIONS / ISSUANCE:		



CLIENT:
CUSTOM RESIDENCE

ADDRESS: 269 CHARTWELL AVENUE
CITY: OAKVILLE, ON
DRAWING TITLE:
FRONT & REAR ELEVATIONS

DRAWN: JD	DATE: 05.02.2023	SCALE: 1/4"=1'-0"
JOB NUMBER: 22-340	SHEET NUMBER: A4.1	

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 **RIGHT-SIDE ELEVATION**
SCALE: 1/4"=1'-0"



2 **LEFT-SIDE ELEVATION**
SCALE: 1/4"=1'-0"

3	22.07.07	ISSUED FOR CLIENT REVIEW
2	22.08.21	ISSUED FOR CLIENT REVIEW
1	22.05.02	ISSUED FOR CLIENT REVIEW
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



CLIENT:
CUSTOM RESIDENCE

ADDRESS: 269 CHARTWELL AVENUE
CITY: OAKVILLE, ON
DRAWING TITLE:
RIGHT-SIDE & LEFT-SIDE ELEVATIONS

DRAWN: JD
DATE: 05.02.2023
JOB NUMBER: 22-340
SCALE: 1/4"=1'-0"
SHEET NUMBER: **A4.2**

July 19, 2022

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON

Dear Committee:

We are the Architects working with the owners of the property know as 269 Chartwell Road.
The proposal we offer is to construct a new home on a vacant lot.

Zoning Bylaw 2014-14- RL1-0 Zoning

Residential Floor/Lot area

In the RL1-0 zone this property is subject to a 29% allowable floor/lot area. Our proposal is for 29.7%, a difference of 13.07m².

The 2nd floor area has been increased even though its not required by the Owner as the Housekeeping Bylaw 2021-068 dictates that garage area must be counted in Residential floor area given the conditions for this dwelling. The .7% increase is minor whereas if the garage was required to be included in RFA would far exceed the permitted RFA for this property.

Dwelling Depth

The permitted dwelling depth is 20.0m. The proposal is for a dwelling dept of 23.38m
The required depth relates to a one storey porch at the rear of the house that extends across the site. It is an open structure, and the back of the porch is somewhat in line with the adjacent neighbours homes so it does not cause a blank wall condition for them.

We believe our proposal meet the 4 tests of the Planning Act, is in line with the Official Plan, desirable development in the neighbourhood and is minor in request. Thank you for your consideration of this application and we look forward to discussing it further with you at the Hearing.

Sincerely,

William R. Hicks
B.E.S., B.Arch., MRAIC. OAA

HDS | Hicks Design Studio Inc.
295 Robinson Street, Suite 200
Oakville, Ontario, Canada L6J 1G7
T. 905.339.1212 ext. 222
C. 416.953.2926
bhicks@hicksdesignstudio.ca