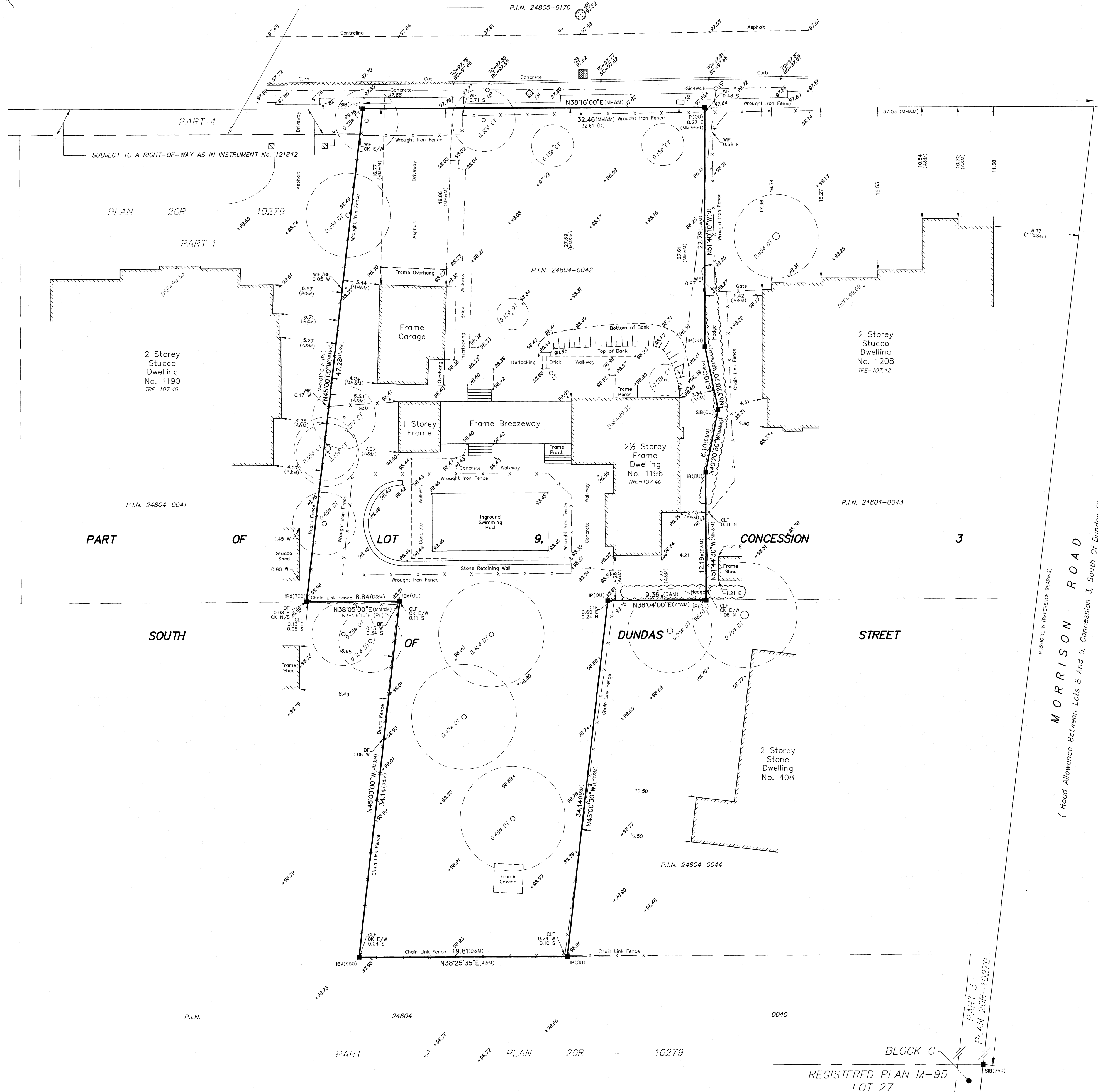


LINBROOK ROAD

(Part Of Lot 9, Concession 3, South Of Dundas Street)

(Formerly MURPHY ROAD)

P.I.N. 24805-0170



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
Part of LOT 9, CONCESSION 3
SOUTH OF DUNDAS STREET
Geographic Township of Trafalgar
TOWN of OAKVILLE
Regional Municipality of Halton
SCALE 1 : 200
AVANTI SURVEYING INC.
© COPYRIGHT 2022

METRIC
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
SOUTHWESTERLY LIMIT OF MORRISON ROAD, HAVING A BEARING
OF N45°00'30"W ACCORDING TO PLAN 20R-10279

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
TOWN OF OAKVILLE BENCHMARK NO. 18 HAVING A
PUBLISHED ELEVATION OF 98.45 METRES.

LEGEND	
■	DENOTES
N, S, E, W	NORTH, SOUTH, EAST, WEST
M	MEASURED
IP	IRON PIPE
SB	STANDARD IRON BAR
IB	ROUND IRON BAR
IB	IRON BAR
OU	ORIGIN UNKNOWN
P.I.N.	PROPERTY IDENTIFIER NUMBER
—	OVERHEAD WIRES
UP	UTILITY POLE
CLF	CHAIN LINK FENCE
BF	BOARD FENCE
WF	WROUGHT IRON FENCE
CB	CATCH BASIN
MH	MANHOLE
TC	TOP OF CURB
BC	BOTTOM OF CURB
DSE	DOORSILL ELEVATION
TRE	TOP OF ROOF ELEVATION
DT	DECIDUOUS TREE
CT	CONIFEROUS TREE
Ø	DIAMETER
FH	FIRE HYDRANT
LS	LIGHT STANDARD
SB	SERVICE BOX
D	INSTRUMENT NO. 641127
(760)	MC CONNELL, MAUGHAN LIMITED, O.L.S.
(950)	F.G. CUNNINGHAM, O.L.S.
—	PLAN BY MC CONNELL MAUGHAN LIMITED, O.L.S.
—	DATED MAY 18, 1978
A	PLAN BY AVANTI SURVEYING INC., O.L.S.
—	DATED NOVEMBER 25, 2013
YY	PLAN BY YOUNG AND YOUNG SURVEYING (ETOBICOKE 2006) INC., O.L.S.
—	DATED NOVEMBER 4, 2008

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-30171
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

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 8TH DAY OF
JULY, 2022.

JULY 13, 2022
DATE
COLE RAIKES
ONTARIO LAND SURVEYOR

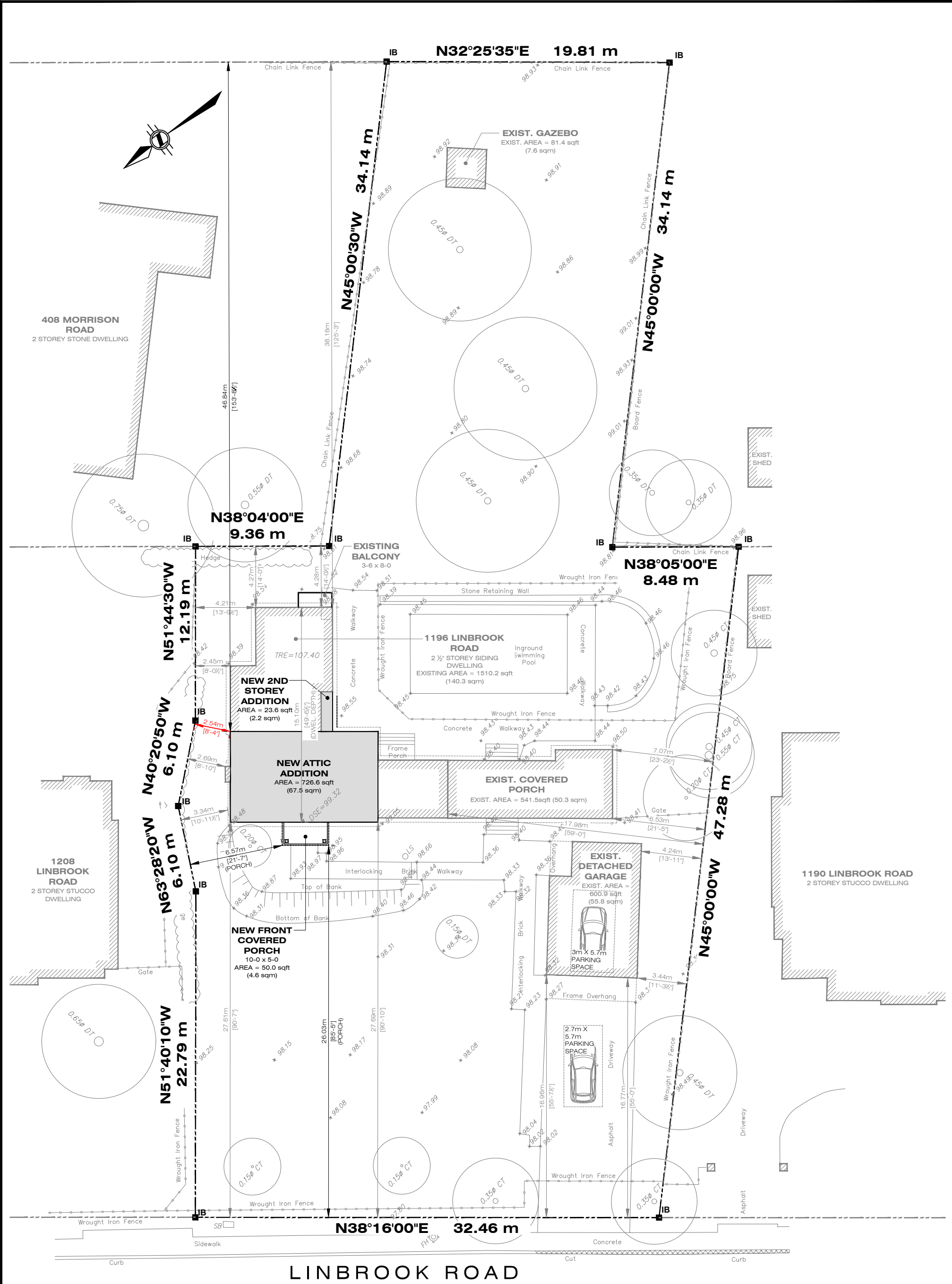
THIS PLAN WAS PREPARED FOR CARROTHERS & ASSOCIATES

PART 2 - SURVEY REPORT

1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS

AVANTI
SURVEYING INC.
310 North Queen St., Unit 102, Toronto ON M9C5K4
Tel: (416) 231-1174 - Fax: (416) 621-3380
E-MAIL: info@avantisurveying.com

DRAWN: J.G. CHECKED: J.L. PROJECT 22-216



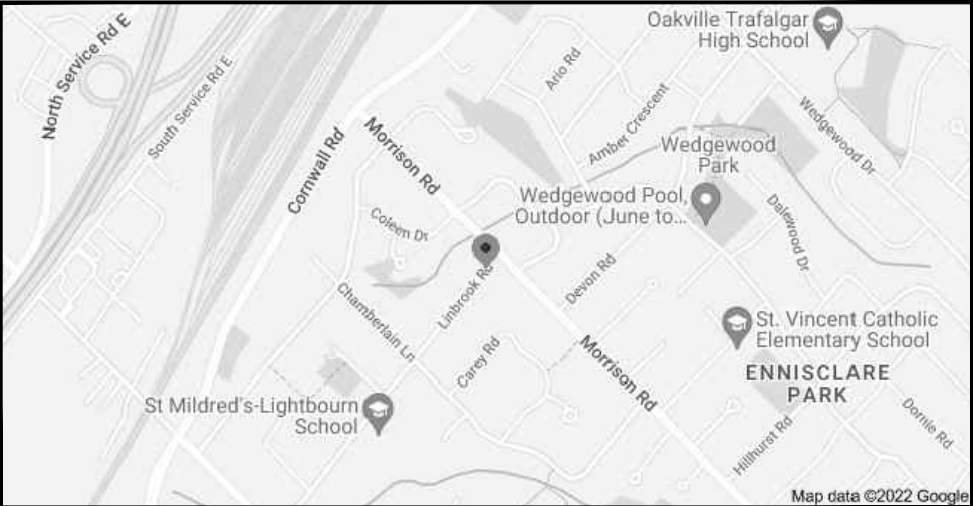
ISSUED FOR COMMITTEE OF ADJUSTMENT	Project Name:			PRIVATE RESIDENCE ATTIC ADDITION AND INTERIOR RENOVATION 1196 LINBROOK ROAD, OAKVILLE, ONTARIO. L6J 2L4						Drawn By:	
										Checked By:	
										Scale:	1:250
										Date:	OCT 2022
										Project No.	2022-22
										SP	
Sheet Title:			SITE PLAN			4	OCT 19/22	RE-ISSUED FOR CoA			
						3	OCT 06/22	ISSUED FOR COORDINATION			
						2	AUG 12/22	ISSUED FOR CoA			
						1	AUG 09/22	ISSUED FOR ZONING REVIEW			
						No.	Date:	Issue/Revision	By:		

PRIVATE RESIDENCE

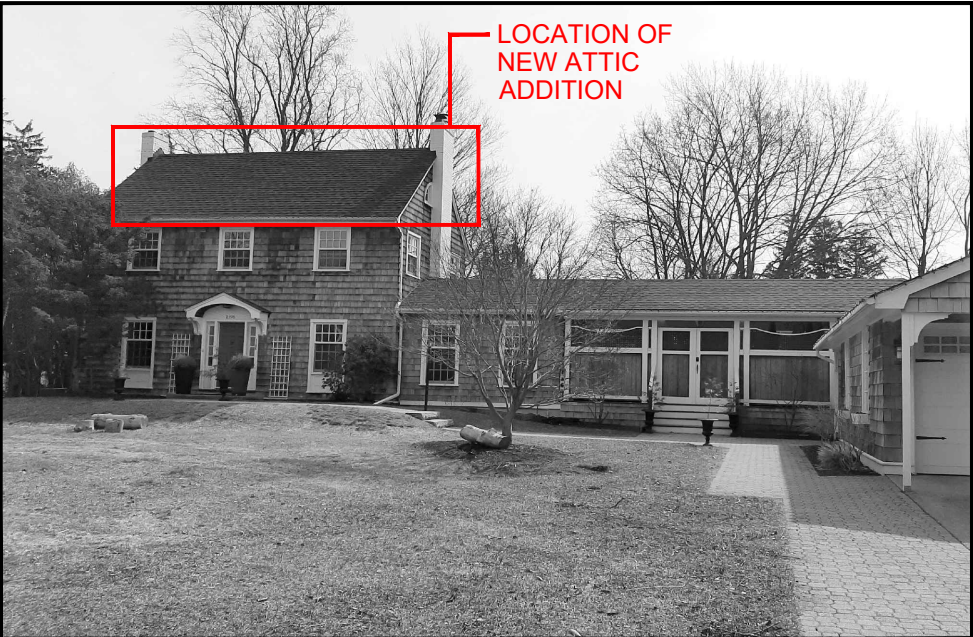
ATTIC CONVERSION AND INTERIOR RENOVATION

1196 LINBROOK RD., OAKVILLE, ON. L6J 2L4

ISSUED FOR COMMITTEE OF ADJUSTMENT



LOCATION MAP:



EXISTING FRONT ELEVATION (FOR REFERENCE):

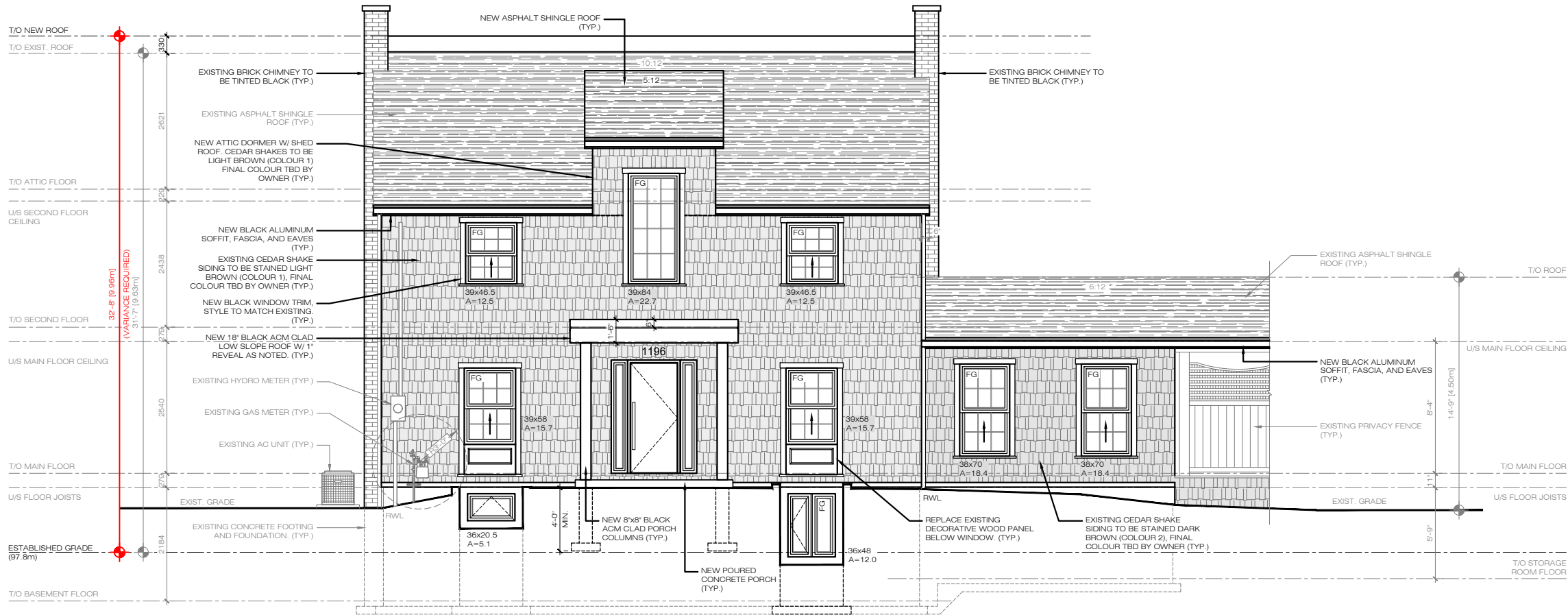
ZONING AND PROPERTY STATISTICS		
ADDRESS:	1196 LINBROOK ROAD, OAKVILLE, ON. L6J 2L4	
ZONING:	RL1-0	
	BY-LAW:	EXISTING:
MIN. LOT AREA:	1393.5 m ²	2333.5 m ²
MIN. LOT FRONTAGE:	30.5 m	33.3 m
FLOOR AREA RATIO		
	AREA:	PERCENTAGE:
MAIN FLOOR	139.6 m ²	6.0 %
SECOND FLOOR	122.4 m ²	5.2 %
ATTIC	67.5 m ²	2.9 %
TOTAL PROPOSED RATIO:	329.5 m ²	14.1 %
TOTAL MAX. RATIO:	676.7 m ²	29 %
LOT COVERAGE		
	AREA:	PERCENTAGE:
BUILDING FOOTPRINT	140.3 m ²	6.0 %
2ND STOREY ADDITION	2.2 m ²	0.1 %
FRONT COVERED PORCH	4.6 m ²	0.2 %
EXIST. COVERED PORCH	50.3 m ²	2.2 %
EXIST. GAZEBO	7.6 m ²	0.3 %
EXIST. DETACHED GARAGE	55.8 m ²	2.4 %
TOTAL PROPOSED COVERAGE:	260.8 m ²	11.2 %
TOTAL MAX. COVERAGE:	583.4 m ²	25 %
SETBACKS		
	BY-LAW:	PROPOSED:
FRONT YARD TO EXIST. HOUSE	15.77 m	27.61 m
FRONT YARD TO EXIST. GARAGE	15.77 m	16.77 m
FRONT YARD TO COVERED FRONT PORCH	15.77 m	26.03 m
REAR YARD TO EXIST. HOUSE	10.5 m	38.18 m
REAR YARD TO ADDITION	10.5 m	46.84 m
INT. SIDE YARD TO EXIST. HOUSE (LEFT)	4.2 m	2.45 m
INT. SIDE YARD TO ADDITION (LEFT)	4.2 m	**2.54 m
INT. SIDE YARD TO COVERED FRONT PORCH (LEFT)	4.2 m	6.57 m
INT. SIDE YARD TO EXIST. HOUSE (RIGHT)	4.2 m	17.98 m
INT. SIDE YARD TO EXIST. COVERED PORCH (RIGHT)	4.2 m	6.53 m
INT. SIDE YARD TO EXIST. GARAGE (RIGHT)	4.2 m	3.44 m
MAX. DWELLING UNIT DEPTH	20.0 m	15.10 m
MAX. HEIGHT (HIGHEST POINT)	9.0 m	**9.96 m
MAX. HEIGHT (STOREYS)	2	**3
FLOOR AREA ABOVE SECOND FLOOR	NOT PERMITTED	** PROPOSED
PARKING SPACES	2	2
**VARIANCE REQUIRED		



NEW ELEVATION (FOR REFERENCE ONLY):

ISSUED FOR COMMITTEE OF ADJUSTMENT	Project Name:	PRIVATE RESIDENCE ATTIC ADDITION AND INTERIOR RENOVATION 1196 LINBROOK ROAD, OAKVILLE, ONTARIO. L6J 2L4				Drawn By:
						Checked By:
						Scale: N.T.S.
						Date: OCT 2022
						Project No. 2022-22
						A1
Sheet Title:	COVER PAGE AND ZONING STATS	5	OCT 21/22	RE-ISSUED FOR CoA		
		4	OCT 19/22	RE-ISSUED FOR CoA		
		3	OCT 06/22	ISSUED FOR COORDINATION		
		2	AUG 12/22	ISSUED FOR CoA		
		1	AUG 09/22	ISSUED FOR ZONING REVIEW		
		No.	Date:	Issue/Revision	By:	

DUE TO GRADING OF PROPERTY,
ESTABLISHED GRADE IS LOW AT THE
FRONT OF THE PROPERTY. THE EXISTING
HEIGHT (9.63m) WILL BE INCREASED BY
330mm IN HEIGHT TO 9.96m.



FRONT ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
PRIVATE RESIDENCE
ATTIC ADDITION AND
INTERIOR RENOVATION
1196 LINBROOK ROAD,
OAKVILLE, ONTARIO, L6J 2L4

Sheet Title:
FRONT ELEVATION

No.	Date	Issue/Revision
4	OCT 19/22	RE-ISSUED FOR CDA
3	OCT 06/22	ISSUED FOR COORDINATION
2	AUG 12/22	ISSUED FOR CDA
1	AUG 09/22	ISSUED FOR ZONING REVIEW

Drawn By:
Checked By:

Scale:
Date:
Project No.

A6

**DUE TO GRADING OF PROPERTY,
ESTABLISHED GRADE IS LOW AT THE
FRONT OF THE PROPERTY. THE EXISTING
HEIGHT (9.63m) WILL BE INCREASED BY
330mm IN HEIGHT TO 9.96m.**



REAR ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:

PRIVATE RESIDENCE

INTERIOR RENOVATION
1196 LINBROOK ROAD,

OAKVILLE, ONTARIO. L6J 2L4

Can I learn

REAR ELEVATION

[illegible]

Drawn By:

Checked By:

Scale: 1:100

Date: OCT 2022

Project No. 2022-22

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DUE TO GRADING OF PROPERTY,
ESTABLISHED GRADE IS LOW AT THE
FRONT OF THE PROPERTY. THE EXISTING
HEIGHT (9.63m) WILL BE INCREASED BY
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LEFT SIDE ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
PRIVATE RESIDENCE
ATTIC ADDITION AND
INTERIOR RENOVATION
1196 LINBROOK ROAD,
OAKVILLE, ONTARIO, L6J 2L4

Sheet Title:
LEFT SIDE ELEVATION

No.	Date	Issue/Revision	By
4	OCT 19/22	RE-ISSUED FOR CDA	
3	OCT 06/22	ISSUED FOR COORDINATION	
2	AUG 12/22	ISSUED FOR CDA	
1	AUG 09/22	ISSUED FOR ZONING REVIEW	

Drawn By:
Checked By:
Scale:
Date:
Project No:

A9
OCT 2022
2022-22

DUE TO GRADING OF PROPERTY,
ESTABLISHED GRADE IS LOW AT THE
FRONT OF THE PROPERTY. THE EXISTING
HEIGHT (9.63m) WILL BE INCREASED BY
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RIGHT SIDE ELEVATION

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
PRIVATE RESIDENCE
ATTIC ADDITION AND
INTERIOR RENOVATION
1196 LINBROOK ROAD,
OAKVILLE, ONTARIO, L6J 2L4

Sheet Title:
RIGHT SIDE ELEVATION

No.	Date	Issue/Revision
4	OCT 19/22	RE-ISSUED FOR CDA
3	OCT 06/22	ISSUED FOR COORDINATION
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Drawn By:
Checked By:
Scale:
Date:
Project No:

1:100

OCT 2022

2022-22

A7