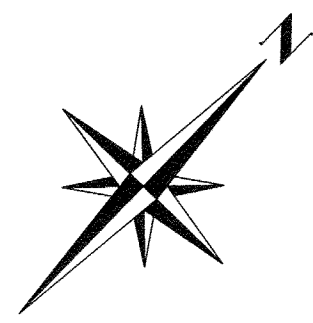




TEMPORARY BENCHMARK
(IN FRONT OF DWELLING No. 1227)
ELEVATION=84.18
MH

CLEAVER

(BY
PIN

REGISTERED

PLAN

805)

DRIVE

CLEAVER DRIVE

(BY REGISTERED PLAN 1165)
0061(LT)

LOT 5, REGISTERED PLAN 805

LOT 21

REGISTERED PLAN 1165

1' RESERVE BY
REGISTERED PLAN 805

SIB
(OU)

20.09 MEAS
20.12 PL1

66.89
MH

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY AND
PLAN OF TOPOGRAPHY OF
LOT 6
REGISTERED PLAN 805
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:250

10m 5 0 5 10 15 METRES

THAM SURVEYING LIMITED, O.L.S. ©

METRIC

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

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE
2. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.
3. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH A SURVEY REPORT
DATED SEPTEMBER 22nd, 2023.

THIS REPORT WAS PREPARED FOR MALAJ, ELSA AND
MALAJ, KRESHNIK AND THE UNDERSIGNED ACCEPTS
NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
PL	DENOTES REGISTERED PLAN 805
PL1	DENOTES REGISTERED PLAN 1165
PL2	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ROWAN-STANCIU LTD., O.L.S., FEBRUARY 4th, 2009 (FILE No. 2008-044)
PL3	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY GTA SURVEYING INC., O.L.S., DATED AUGUST 27th, 2013 (PROJECTY No. 13091)
PL4	DENOTES PLAN OF SURVEY BY MCCONNELL JACKSON, O.L.S., DATED AUGUST 17th, 1966 (FILE No. T-2137)
(OU)	DENOTES ORIGIN UNKNOWN
(GTA)	DENOTES GTA SURVEYING INC., O.L.S.
(WIT)	DENOTES WITNESS
(NTS)	DENOTES NOT TO SCALE
MEAS	DENOTES MEASURED
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
FFE	DENOTES FINISHED FLOOR ELEVATION AT ENTRANCE
BF	DENOTES BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
IRF	DENOTES IRON FENCE
CU	DENOTES CULVERT
INV	DENOTES INVERT
OBV	DENOTES OBVERT
N/S/E/W	DENOTES NORTH/SOUTH/EAST/WEST DIRECTION
(IS)	DENOTES ESTABLISHED BY INTERSECTION METHOD
DT0.10	DENOTES DECIDUOUS TREE AND DIAMETER
CT0.50	DENOTES CONIFEROUS TREE AND DIAMETER
⊗	DENOTES SHRUB
⊗ CX	DENOTES CONTROL BOX
● MH	DENOTES MAINTENANCE HOLE
● UPW	DENOTES UTILITY POLE WOOD
—X—	DENOTES FENCE
—OHW—	DENOTES OVERHEAD WIRE
P	DENOTES PEDESTAL

NOTES

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE
TO THE SOUTHEASTERLY LIMIT OF CLEAVER DRIVE AS SHOWN ON REGISTERED
PLAN 805, HAVING A BEARING OF N45° 35' 00"E.

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

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 12th DAY OF SEPTEMBER, 2023

Sept. 22nd, 2023
DATE
T. Shanmugarajah
ONTARIO LAND SURVEYOR



THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS
www.thamsurvey.ca

8888 KEELE STREET, UNIT 7 PHONE: 905-761-6521 FAX: 905-761-6523
VAUGHAN, ONTARIO, L4K 2N2 1-855-761-6521

DRAWN BY: J.A. CHECKED BY: T.H.S. CAD NUMBER: 23-055TP-SRPR JOB NUMBER: 23-055

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE REFERRED TO A SITE BENCHMARK (MH), HAVING AN
ELEVATION OF 84.18 METRES, LOCATED ON THE WEST SIDE OF CLEAVER DRIVE IN FRONT OF
HOUSE No. 1227, AS SHOWN ON THE SKETCH SHOWING ELEVATIONS BY THAM SURVEYING
LIMITED, O.L.S., DATED FEBRUARY 18th, 2005 (JOB No. 05-012)

DONLEA CRESCENT
(BY REGISTERED PLAN 805)

LOT 7
REGISTERED PLAN 805
PIN 24801-0028(LT)

LOT 8
REGISTERED PLAN 805
PIN 24801-0029(LT)

LOT 9
REGISTERED PLAN 805

LOT 6
REGISTERED PLAN 805
PIN 24801-0027(LT)

LOT 10
REGISTERED PLAN 805

LOT 20
REGISTERED PLAN
PIN 24801-0037(LT)

LOT 15
REGISTERED PLAN
PIN 24801-0040(LT)

LOT 19
1165

LOT 16
1165

SUBJECT TO AN EASEMENT AS SET
OUT IN INSTRUMENT No. 102286

SUBJECT TO AN EASEMENT AS SET
OUT IN INSTRUMENT No. 102286

SUBJECT TO AN EASEMENT AS SET
OUT IN INSTRUMENT No. 138908

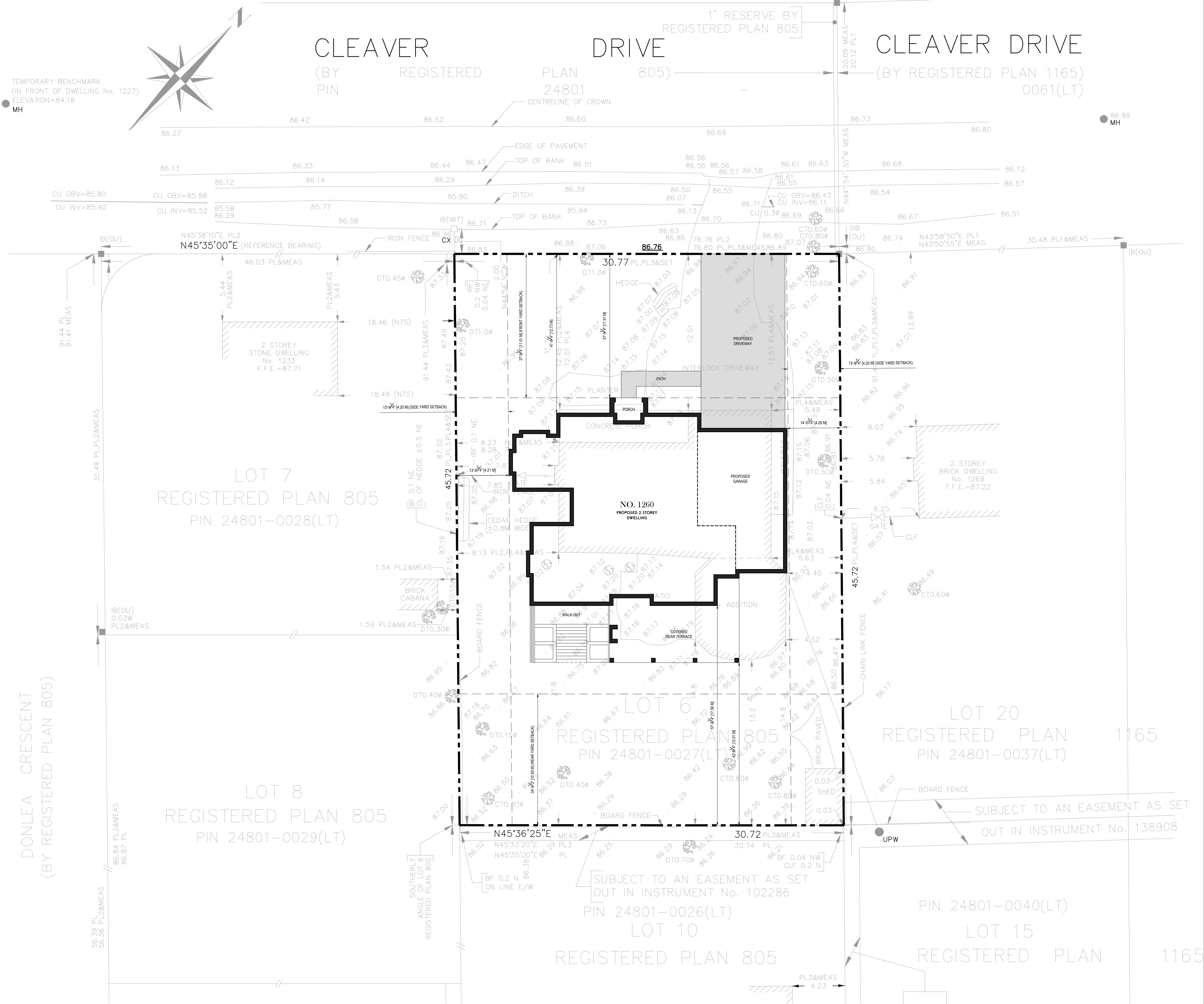
SUBJECT TO AN
EASEMENT AS SET OUT IN
INSTRUMENT No. 138908

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2207536



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

SITE STATISTICS			
ADDRESS:	1260 CLEAVER DRIVE, OAKVILLE		
ZONING:	RL1-0		
	PROPOSED	REQUIRED	
LOT AREA	1405.30 m ²	1393.50 m ²	
LOT FRONTAGE	30.77 m ²	30.50 m ²	
ESTABLISHED GRADE	86.76 m	N/A	
HEIGHT TO MID-POINT	8.35 m	N/A	
HEIGHT TO HIGHEST RIDGE	9.77 m	9.00 m	
HEIGHT TO EAVE	6.93 m	N/A	
R.F.A. (FLOOR AREA)	PROPOSED	REQUIRED	
GROUND FLOOR	218.92 m ²	N/A	
SECOND FLOOR	188.51 m ²	N/A	
GARAGE (NOT INCL.)	62.69 m ²	N/A	
SUBTOTAL	407.43 m ²	N/A	
OPEN AREAS (TO BE DEDUCTED FROM TOTAL)	0.00 m ²	N/A	
TOTAL R.F.A.	407.43 m ²	407.54 m ²	
R.F.A. TO LOT AREA (MAX. 29%)	28.99 %	29 %	
LOT COVERAGE	PROPOSED	REQUIRED	
DWELLING FOOTPRINT (INCL. GARAGE)	288.17 m ²	N/A	
FRONT PORCHES	4.88 m ²	N/A	
REAR COVERED TERRACE	52.99 m ²	N/A	
TOTAL LOT COVERAGE:	346.04 m ²	351.33 m ²	
MAX ALLOWED = 25%	= 24.62 %	25 %	
SETBACKS	PROPOSED	REQUIRED	
FRONT YARD	11.51 m	11.51 m	
INTERIOR SIDE YARD (WEST)	4.21 m	4.20 m	
INTERIOR SIDE YARD (EAST)	4.29 m	4.20 m	
REAR YARD	17.59 m	10.50 m	



1:100
ARCHITECTURAL SITE PLAN

huis design studio
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5
T: 1.833.456.4847 W: HUISDESIGNCA.COM E: INFO@HUISDESIGNCA.COM
HUISDESIGNCA.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL, UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HEREIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANIFESTED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME: B.C.I.N.

REVISION LIST

1	REVISED AS PER CLIENT	08/25/2023
2	REVISED AS PER CLIENT	09/12/2023
3	-	NW.DD.YYYY
4	-	NW.DD.YYYY
5	-	NW.DD.YYYY

1	ISSUED FOR CLIENT REVIEW	08/25/2023
2	ISSUED FOR CLIENT REVIEW	09/25/2023
3	ISSUED FOR MINOR VARIANCE	01/28/2024
4	-	NW.DD.YYYY
5	-	NW.DD.YYYY

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME: B.C.I.N.

PROJECT NORTH: TRUE NORTH

DRAWING TITLE: ARCHITECTURAL SITE PLAN

DRAWN BY: S.E. CHECKED BY: K.V.K.

PROJECT ADDRESS: 1260 CLEAVER DRIVE

PROJECT NO.: 2023-051

SHEET NO.: 1 OF 1

SCALE: 1:100

SP



150
RIGHT ELEVATION



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CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #101 (BRAMPTON, ON) L6Z 4N5
T: 1.833.498.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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FIRM NAME B.C.I.N.

REGISTRATION INFORMATION

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FIRM NAME B.C.I.N.

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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: S.E. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 1255 CLEAVER DRIVE
PROJECT NO.: 2023-051
SHEET NO.:

A204

REAR ELEVATION



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CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #101 (B101) BRAMPTON, ON L6Z 4N5
T: 1.888.498.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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FIRM NAME B.C.I.N.

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: S.E. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 1255 CLEAVER DRIVE
PROJECT NO. 2023-051
SHEET NO.

LEFT ELEVATION



huis design studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.

CUSTOM HOME DESIGN

1A CONESTOGA DRIVE #101 (BRAMPTON, ON) L6Z 4N5

T: 1.888.488.4847 (HUIS) | E: INFO@HUISDESIGNS.CA

HUISDESIGNS.CA

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FIRM NAME

B.C.I.N.

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DRAWING TITLE:

ARCHITECTURAL ELEVATIONS

DRAWN BY:

S.E.

CHECKED BY:

K.V.K.

PROJECT ADDRESS:

1255 CLEAVER DRIVE

PROJECT NO.

2023.051

SHEET NO.

A202

150

FRONT ELEVATION



CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE 401 | BRAMPTON, ON L6Z 4N6
T: 1.833.456.8847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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THE QUALIFICATION AND REQUIREMENTS MANIFESTED
BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION

REQUIRED (UNLESS THE DESIGN IS EXEMPT UNDER DIV.
C-3.2.2 OF THE ONTARIO BUILDING CODE)

FIRM NAME B.C.I.N.

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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: S.E. CHECKED BY: K.V.A.
PROJECT ADDRESS: 1260 CLEAVER DRIVE
PROJECT NO. 2023-051 SCALE: 1/8\"/>

A201