

LOT 15

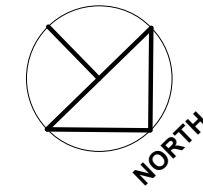
P.I.N. 24802-0033 (LT)

LOT 14

P.I.N. 24802-0030 (LT)

LOT 13

P.I.N. 24802-0027 (LT)



Description	
1	ISSUED FOR COMMITTEE OF ADJUSTMENT 2024-03-26
2	ISSUED FOR PRICING 2024-05-17
3	REISSUED FOR COMMITTEE OF ADJUSTMENT 2024-07-19

Project
PRIVATE RESIDENCE

216 Forestwood Drive,
Oakville, ON



95 St. Clair Avenue West, Suite 306, Toronto,
ON, CANADA, M4V 1N7

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DRAWING LIST	
SHEET NUMBER	SHEET NAME
A-000	SITE PLAN & DRAWING LIST
A-001	SURVEY PLAN
A-002	3D RENDERINGS
A-003	AREA PLANS
A-101	BASEMENT FLOOR PLAN
A-102	GROUND FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-200	FRONT ELEVATION
A-201	REAR ELEVATION
A-202	SIDE NORTH WEST ELEVATION
A-203	SIDE SOUTH EAST ELEVATION
A-400	CABANA PLANS
A-401	CABANA ELEVATIONS
ID-1	INTERIOR RENDERING



Professional Seals

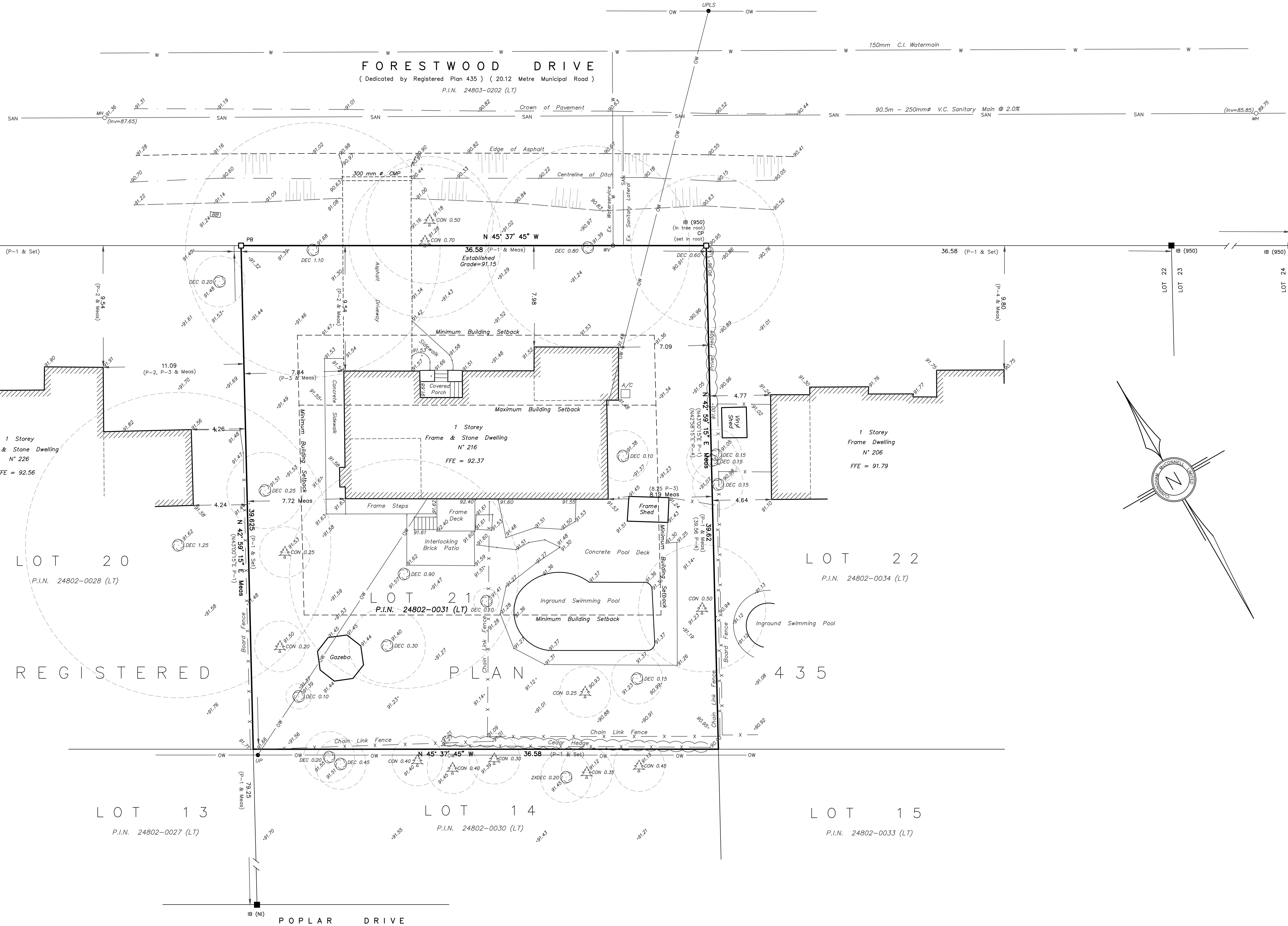
Date: 2024-07-19 12:29:01 PM Project No.: 20600
Sheet Title: 20600

SITE PLAN & DRAWING LIST

Dwg. File Name: \\MAKOW\Company Data\Makow\Drawings\Active\216 Forestwood\A-Rev\216 Forestwood Drive 5 - Reduced.dwg
Scale: 3/32" = 1'-0" Drawn: I.I. Checked: S.M.
Do not scale contents of this drawing
Sheet Number

1 SITE PLAN
A-000 3/32" = 1'-0"

A-000



PART 2 OF 2 – SURVEY REPORT

- DESCRIPTION:**
LOT 21, REGISTERED PLAN 435, DESIGNATED AS P.I.N. 24802-0031(LT), MUNICIPALLY KNOWN AS 216 FORESTWOOD DRIVE, OAKVILLE.
- MONUMENTATION:**
IN ACCORDANCE WITH THE ONTARIO REGULATION N° 525/91 UNDER THE SURVEYORS ACT.
- COMPARISONS:**
FIELD MEASUREMENTS AGREED WELL WITH THOSE DEPICTED ON PREVIOUS PLANS. COMPARISONS ON FACE OF THE PLAN.
- FENCES:**
AS INDICATED ON FACE OF THE PLAN.
- NOTABLE FEATURES:**
ASIDE FROM FENCING, WE FOUND NO OBVIOUS VISIBLE CIRCUMSTANCES WHICH MAY CONSTITUTE AN ENCROACHMENT.
- EASEMENTS/RIGHTS-OF-WAY:**
1. NO EASEMENTS REGISTERED ON TITLE.
- ZONING:**
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK HAVING AN ELEVATION OF 118.729 METRES. (CYGD-1928 1978 Re-adjustment).

SURVEYOR'S REAL PROPERTY REPORT
PART 1 OF 2 – PLAN OF
LOT 21
REGISTERED PLAN 435
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

3 0 3 6 9
GRAPHIC SCALE – METRES SCALE 1 : 150

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V - 7 4 4 7 4

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

KEY PLAN
NOT TO SCALE

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- ▣ DENOTES STANDARD IRON BAR
- ▤ DENOTES SHORT STANDARD IRON BAR
- ▥ DENOTES IRON BAR
- ▦ DENOTES IRON PIPE
- ▧ DENOTES PLASTIC BAR
- ▨ DENOTES CONCRETE PIN
- CP DENOTES PROPERTY IDENTIFICATION NUMBER
- (N) DENOTES NO IDENTIFICATION
- (950) DENOTES CUNNINGHAM MCCONNELL LTD., O.L.S.
- P-1 DENOTES REGISTERED PLAN 435
- P-2 DENOTES PLAN BY H.D. SEWELL O.L.S., DATED JULY 20, 1967
- P-3 DENOTES PLAN BY H.D. SEWELL O.L.S., DATED JUNE 10, 1953
- P-4 DENOTES PLAN BY FRED G. CUNNINGHAM INC., O.L.S., DATED JAN. 21, 1991
- B.C. DENOTES BEGINNING OF CURVE

BEARING NOTE
BEARINGS SHOWN HEREON ARE UTM GRID, DERIVED FROM GPS RTK (TOPNET NETWORK) OBSERVATIONS. FOR BEARING COMPARISONS, A ROTATION OF 0°05'41" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON REGISTERED PLAN 435.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

CLIENT'S NOTE
THIS REPORT WAS PREPARED FOR INVESTBUILD AND ITS SOLICITORS, MORTGAGEE(S) AND (OR) AGENT(S) 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 SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2024.

DATE: MAR. 12, 2024

Robert D. McConnell
ROBERT D. MCCONNELL
ONTARIO LAND SURVEYOR

CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38 OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
E-mail: info@ccmls.com

305 MAIN STREET MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672

CLIENT: INVESTBUILD
O.L.S. FILE N° 108-21UTM

PLAN N° 108-21-2

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Description

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Project
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Professional Seals

Date 2024-07-19 11:59:34 AM Project No. 20600

Sheet Title

REAR ELEVATION

Dwg. File Name

\\MAKOW\CAD\Company Data\Makow\Drawings\Active\216

Forest Wood A. R19v216 Forestwood Drive 5 - Reduced

Size: no dimensions

Scale 1/4" = 1'-0"

Original 36" x 24"

Do not scale contents of this drawing

Author Checker

Sheet Number

A-201





Description

1	ISSUED FOR COMMITTEE OF ADJUSTMENT	2024-03-26
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Professional Seals

Date 2024-07-19 11:59:36 AM Project No. 20600

Sheet Title SIDE NORTH WEST ELEVATION

Dwg. File Name
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 Scale 1/4" = 1'-0" Drawn Checked
 Original 38" x 24" Do not scale contents of this drawing Author Checker

Sheet Number

A-202

Description

1	ISSUED FOR COMMITTEE OF ADJUSTMENT	2024-03-26
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Professional Seals

Date: 2024-07-19 11:59:37 AM Project No.: 20600

Sheet Title: SIDE SOUTH EAST ELEVATION

Dwg. File Name: \\MAKOW\Company Data\Makow\Drawings\Active\216 Forestwood A.Arch\216 Forestwood Drive 5 - Reduced.rvt

Scale: 1/4" = 1'-0" Drawn: I.I. Checked: S.M.

Original is 36" x 24" Do not scale contents of this drawing

Sheet Number: A-203





Description		
1	ISSUED FOR COMMITTEE OF ADJUSTMENT	2024-03-26
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3	REISSUED FOR COMMITTEE OF ADJUSTMENT	2024-07-19

Project
PRIVATE RESIDENCE

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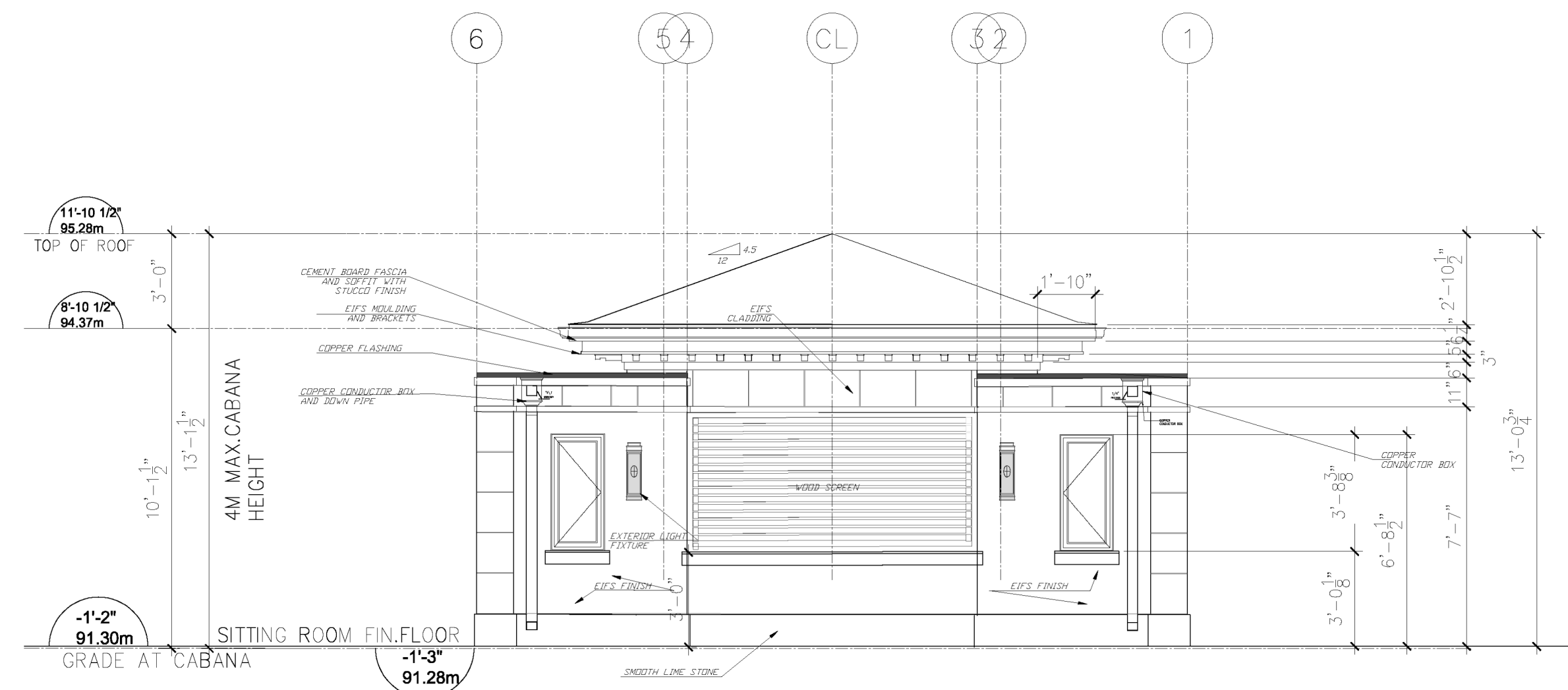


Professional Seals

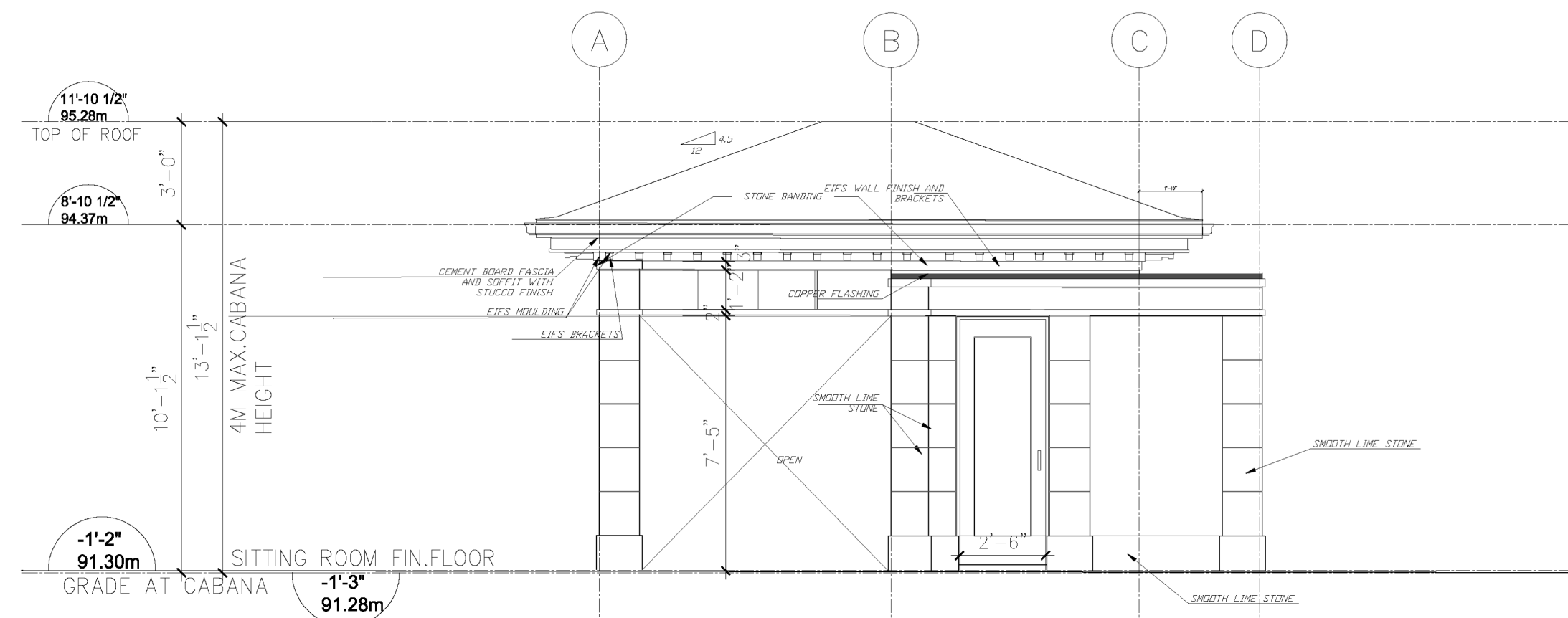
Date: 2024-07-19 11:59:33 AM Project No.: 20600
Sheet Title: FRONT ELEVATION

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Sheet Number

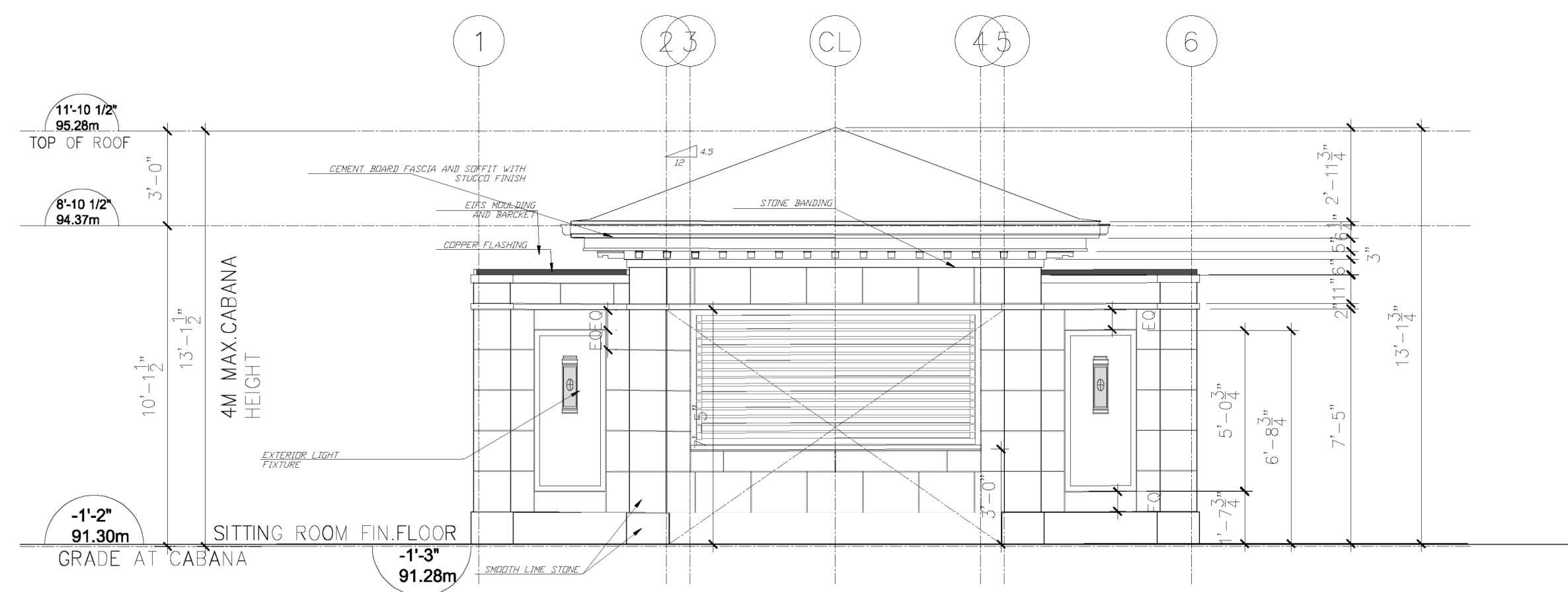
A-200



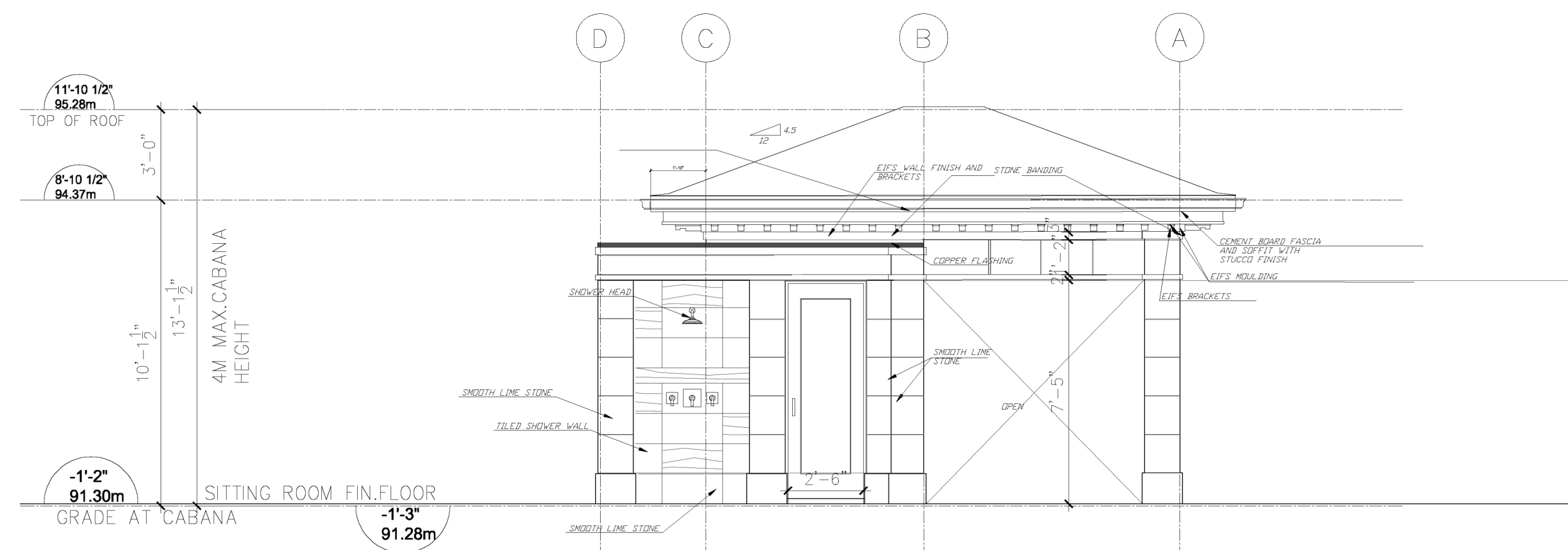
CABANA REAR ELEVATION 1/4" = 1'-0"



CABANA SIDE SOUTH WEST ELEVATION 1/4" = 1'-0"



CABANA FRONT ELEVATION 1/4" = 1'-0"



CABANA SIDE NORTH EAST ELEVATION 1/4" = 1'-0"

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Date 2024-07-19 11:59:39 AM Project No.
20600

Sheet Title
CABANA ELEVATIONS

Dwg. File Name
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Forestwood A_Arch\216 Forestwood Drive 5 - Reduced
Size: no dimensions
Scale 1/4" = 1'-0" Drawn Checked
Original is 36" x 24" Author Checker
Do not scale contents of this drawing
Sheet Number

A-401

July 02, 2024

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3
via email: coarequests@oakville.ca

Re: 216 Forestwood Drive, Minor Variance Application

According to our analysis, the variances requested area:

6.4.6 c)

Whereas, the maximum height shall be 9.0 meters. The height of the proposed house is 9.30 meters.

6.4.1. d)

Whereas, for a detached dwelling on a lot with an area between 1,301m² or greater the maximum Residential Floor Area Ratio shall be 29.0% (419.7m²), the Floor area ratio of the proposed house is 32.70% (473.18m²)

4.3 and Table 4.3 Row 7

Whereas window wells with a maximum width of 1.8 meters are allowed to project up to 0.6m into a minimum yard, the proposed window well on the South side of the house is 5.78m wide and projects 2.4m into the minimum side yard.

4.3 and Table 4.3 Row 18

Whereas uncovered stairs below grade are not allowed to project into a minimum yard, and only may project 1.5m beyond the main wall, the proposed stairs on the South side of the house is 4.0m beyond the main wall and projects 2.4 m into the minimum side yard.

Please feel free to contact me at 647-291-5335 or via email at jim@makowarchitects.com if you have any questions about the above.

Thank you,

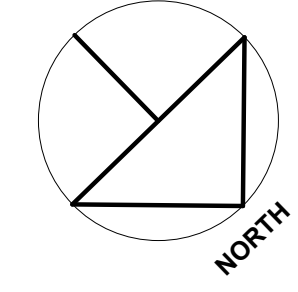
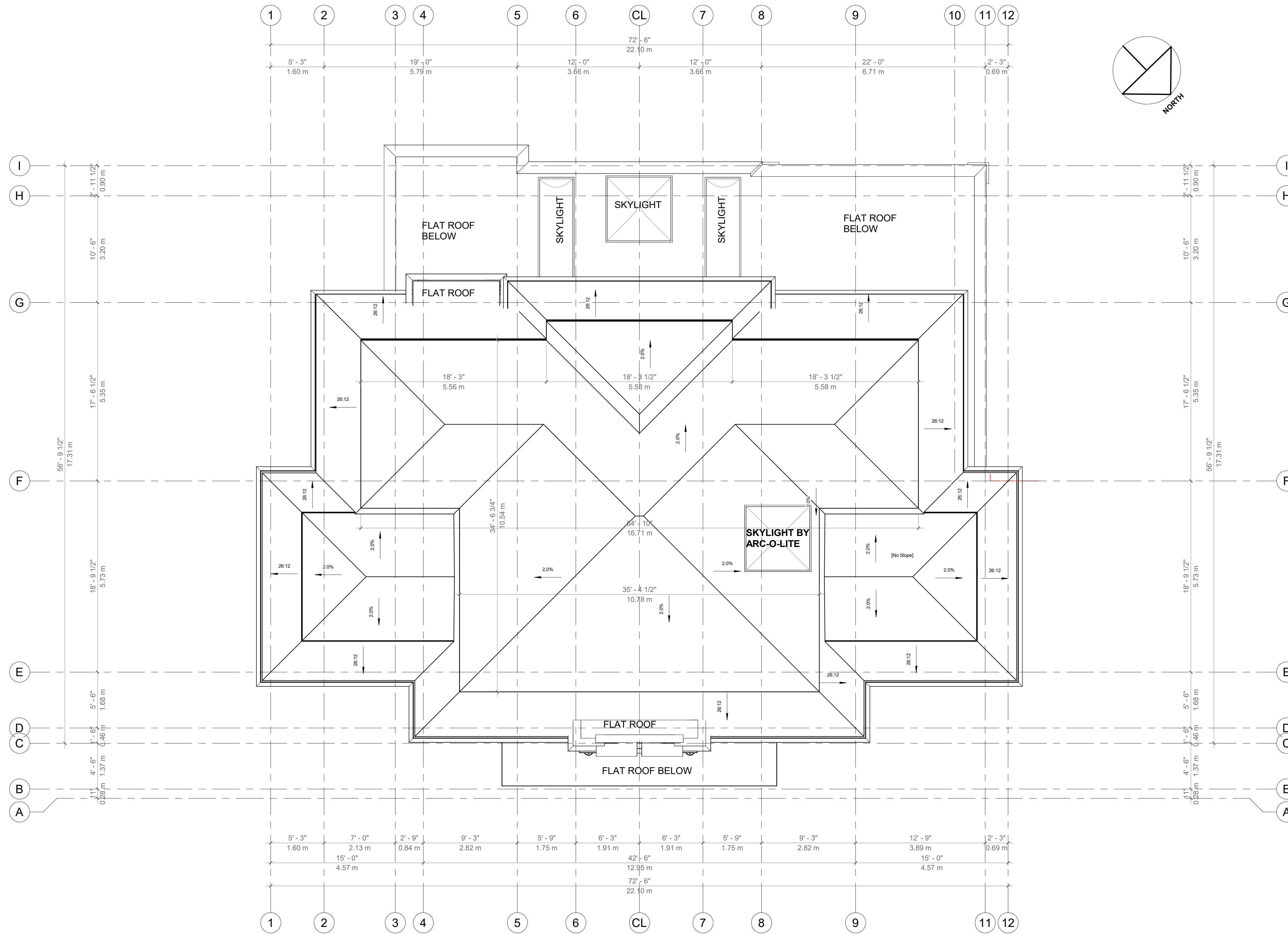


Jim Pfeffer, OAA



MAKOW ASSOCIATES
ARCHITECT INC.

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Suite 306
Toronto, Ontario
Canada M4V 1N7
t 416.944.3510 x 206
c 647.291.5335
e jim@makowarchitects.com
w makowarchitects.com



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Date	2024-07-19 11:59:32 AM	Project No.	20600
Sheet Title	ROOF PLAN		

ROOF PLAN

Dwg. File Name	\\MAKOW\Company Data\Makow\Drawings\Active\216 Forestwood\A\Floor\216 Forestwood Drive 5 - Reduced.rvt		
Scale	3/16" = 1'-0"	Drawn	Checked
Original is 36" x 24"		Author	Checker
Do not scale contents of this drawing			
Sheet Number	A-104		