

SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF SURVEY OF

LOT 56
PLAN M-17

IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 730mm IN WIDTH BY 590mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:200 (INCLUDING 15mm BEYOND EACH BORDER)

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2023

KNOWN AS MUNICIPAL No. 238 SLATER CRESCENT

PART 2 - REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PART 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING
BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - JUNE 2, 2023

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
- SUBJECT TO EASEMENT AS IN INST. No. H3346

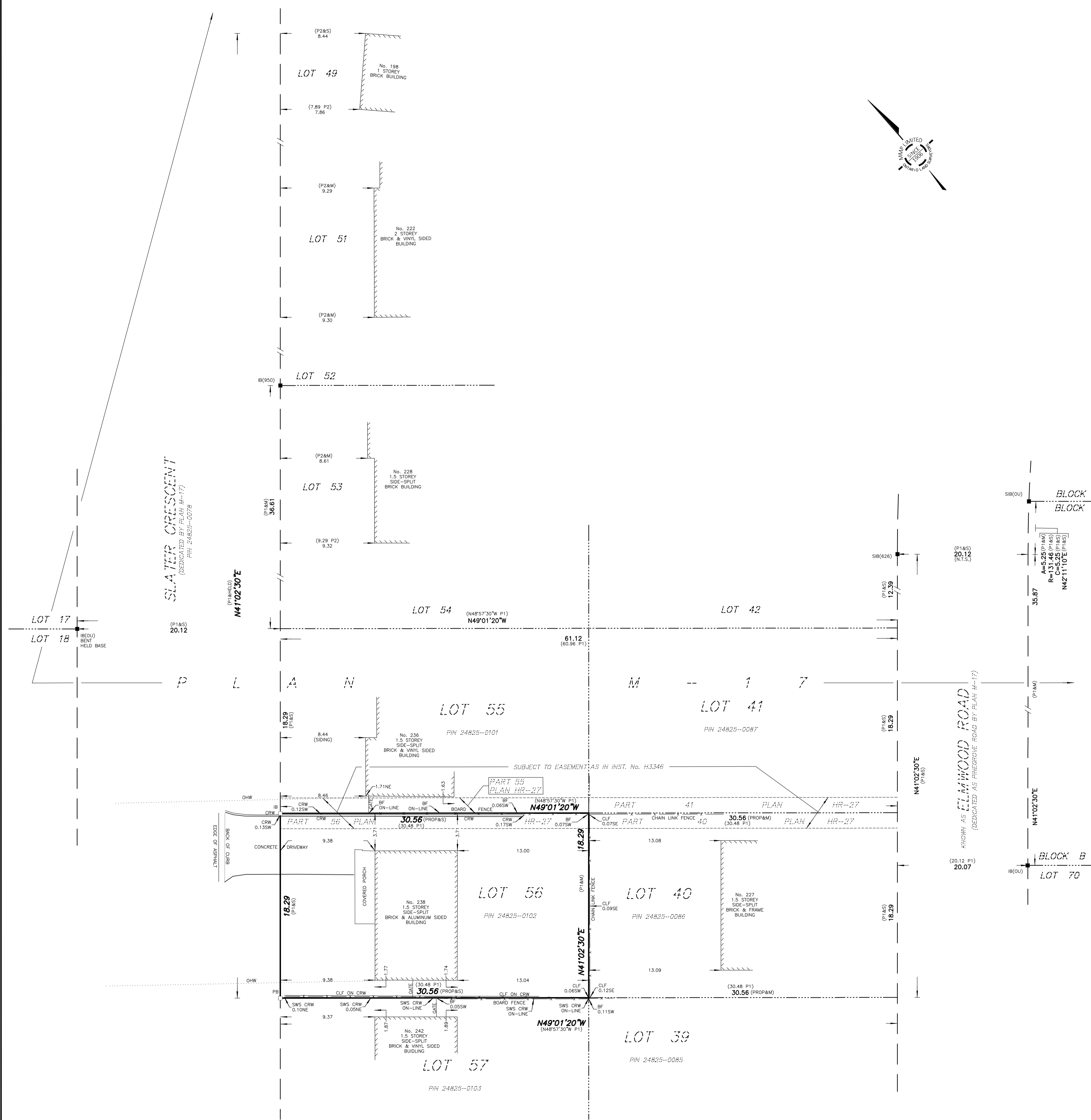
ADDITIONAL REMARKS:
- REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES & UTILITIES

MacKAY, MacKAY & PETERS LIMITED grants MARIE LUSSIER ("The Client"),
their solicitor and other related parties permission to use "Original Copies" of the
Surveyor's Real Property Report in transactions involving "The Client"

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-56860

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3)



- LEGEND**
- DENOTES A SURVEY MONUMENT FOUND
 - DENOTES A SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - P1 DENOTES PLAN M-17
 - P2 DENOTES PLAN BY GUNNINGHAM & MCCONNELL LIMITED DATED MAY 31, 2007
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 - (OU) DENOTES ORIGIN UNKNOWN
 - (PROP) DENOTES PROPORTION
 - SWS DENOTES SOUTHWEST SIDE
 - CRW DENOTES CONCRETE RETAINING WALL
 - OHW DENOTES OVERHEAD WIRE
 - BF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - (N.T.S.) DENOTES NOT TO SCALE

ALL BUILDING TIES ARE TO FOUNDATION AND ARE PERPENDICULAR TO PROPERTY LINES
UNLESS OTHERWISE NOTED

BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF SLATER
CRESCENT AS SHOWN ON PLAN M-17 HAVING A BEARING OF N41°02'30"E

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 26th DAY OF JULY, 2023.

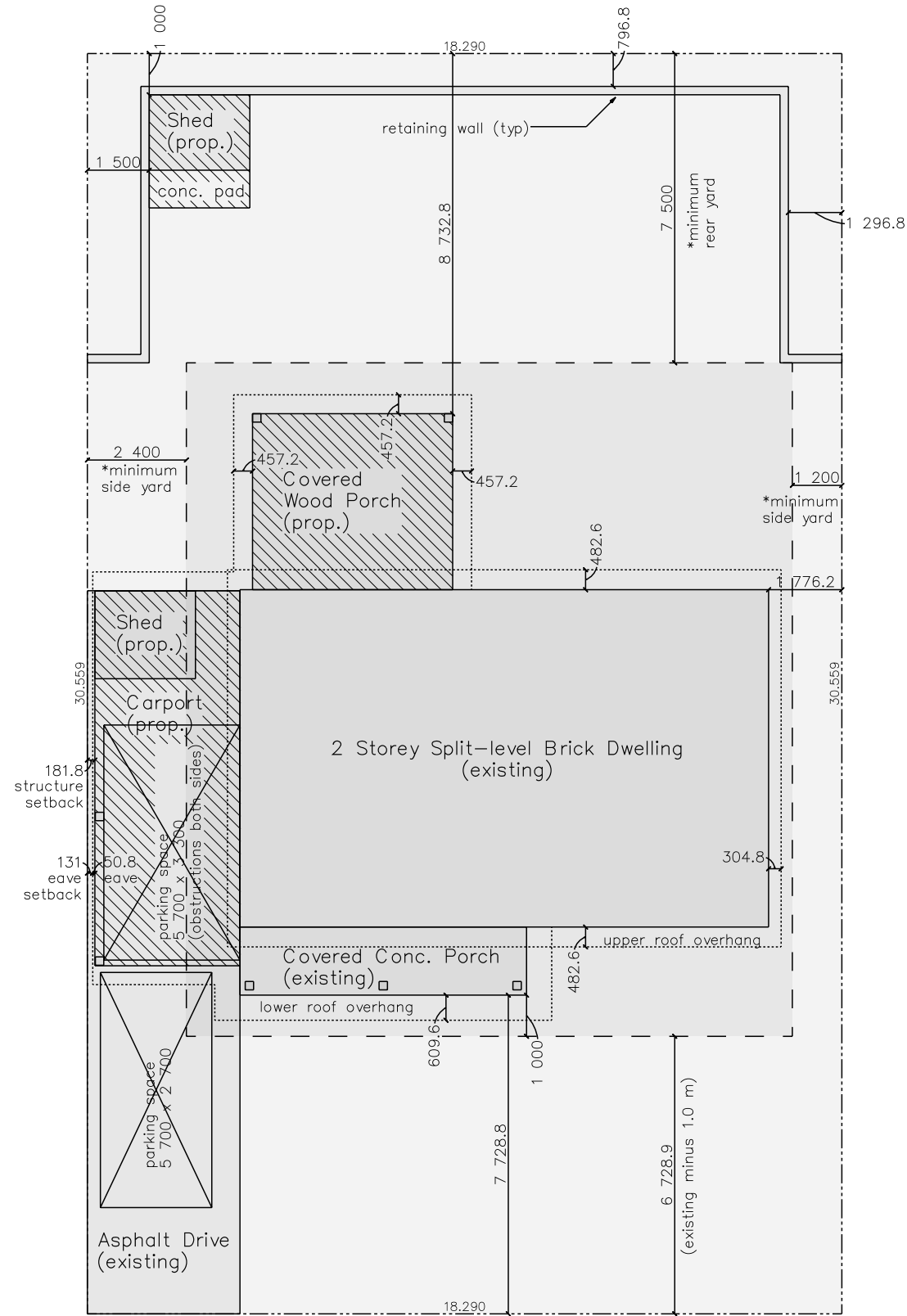
JULY 27, 2023
DATE
ROY C. MACKAY
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

<p>MacKay, MacKay & Peters Limited LAND SURVEYORS & MAPPERS SINCE 1906</p>	3380 South Service Road Unit 101 Burlington, ON L7N 3J5 (905) 639-1375 halton@mmplimited.com mmplimited.com	DRAWN BY: G.S. PARTY CHIEF: H.T./C.M. CHECKED BY: <i>[Signature]</i> PROJECT No.: 23-128
	E:\(20) Halton\M-Plans\M-0017\LOT 56\23-128\23-128.dwg	

PROPERTY INFORMATION Variance #:		
BY-LAW SECTION	ALLOWED	PROPOSED
ZONE	RL3-0	same
PROPERTY SIZE	557.5 m ²	558.9 m ²
LOT WIDTH	18 m	18.29 m
LOT COVERAGE	35%	31.4%
	195.6 m ²	176 m ²
MAXIMUM HEIGHT	9.0 m	7.0 m
FRONT YARD	6.73 m	7.73 m
LEFT YARD	2.4 m	0.181 m
RIGHT YARD	1.2 m	1.78 m
REAR YARD	7.5 m	8.73 m
AREA OF WORK		59 m ²

LINE LEGEND	
LINE TYPE	SYMBOL
PROPERTY	---
SETBACK	- - - -
BUILDING	▬▬▬▬
ROOF LINE	- · - · - ·
ADDITION	▨▨▨▨
SILT FENCE	- · - · - ·
HOARDING	- - - -

GENERAL NOTES	
TYPE	DESCRIPTION
DIMENSIONS	SITE PLAN IS METRIC. ALL OTHER DRAWINGS ARE IMPERIAL. ALL DIMENSIONS ARE TO THE WOOD STUD, UNLESS TO BRICK.
AREAS	GROSS FLOOR AREA IS TO THE EXTERIOR OF WALLS. ALL OTHER AREAS ARE TO THE INTERIOR OF WALLS.



SITE PLAN

SCALE: 1:150

BCIN Stamp:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information
required under Div. C, Part 3 of the 2012 OBC

Daniel J. Ott 35686
Name Signature BCIN

White Willow Designs, Inc. 46597
Company BCIN



White Willow
DESIGN

5738 Talbot Rd
Cayuga, ON | NOA 1E0
C: 905-220-9419

E: daniel@whitewillowdesign.ca

No.	Date:	Issue / Revision
1	2023.06.14	Interior Layouts
2	2023.07.22	Interior Permit
3	2023.11.22	Variance App.

design by: **D.O.** | approved by: **D.O.** | date: **D.O.** | November 2023 | scale: **Noted**

Project: 1106-2

Marie Lussier

238 Slater Cres, Oakville, ON, L6K 2C8

Sheet Title: **SP1.0 Site Plan**

page 1 of 16







Elevation Front – Existing

SCALE: 3/16" = 1'-0"

BCIN Stamp:

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Qualification Information required under Div. C, Part 3 of the 2012 OBC

design by:	D.O.	D.O.	35686
drawn by:	D.O.	D.O.	BCIN
approved by:	D.O.	D.O.	46597
date:	23	November	2023As Noted
scale:	1106-2		
Project:	1106-2		
Company:	White Willow Designs, Inc.		
			BCIN



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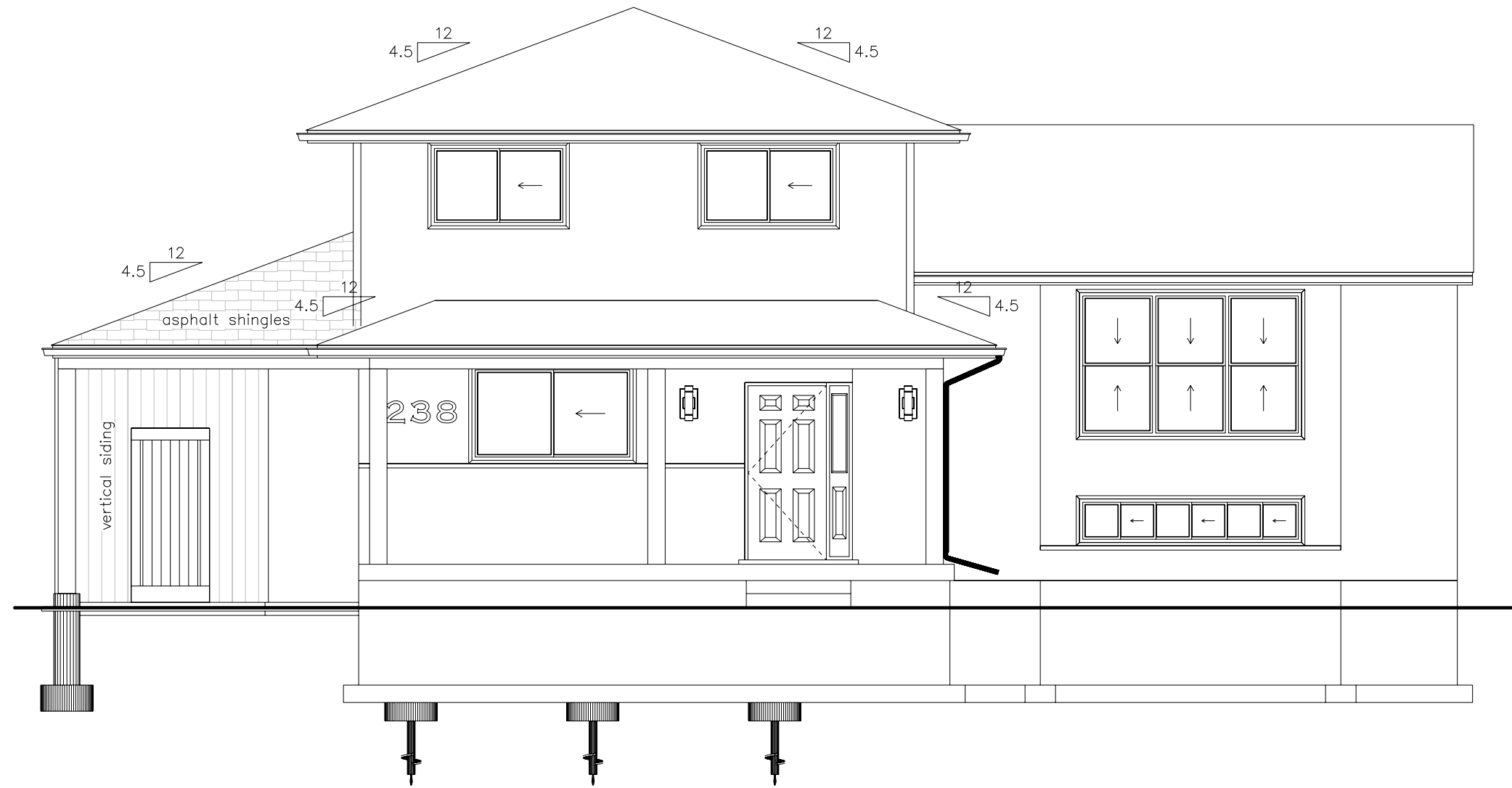
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approved by:	D.O.	D.O.	46597
date:	23	November	2023As Noted
scale:	1106-2		
Project:	1106-2		
Company:	White Willow Designs, Inc.		
			BCIN

Project: 1106-2
Marie Lussier
 238 Slater Cres, Oakville, ON, L6K 2C8

Sheet Title:
A2.1 Elev. Front (South) Ex.

page 7 of 16



Elevation Front – Proposed

SCALE: 3/16" = 1'-0"

BCIN Stamp:

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design by:	D.O.	D.O.	35686
Name		Signature	BCIN
White Willow Designs, Inc.			46597
Company			BCIN



White Willow
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drawn by:	D.O.	D.O.	35686
approved by:	D.O.	D.O.	35686
date:	D.O.	23	November 2023As
scale:	Noted		

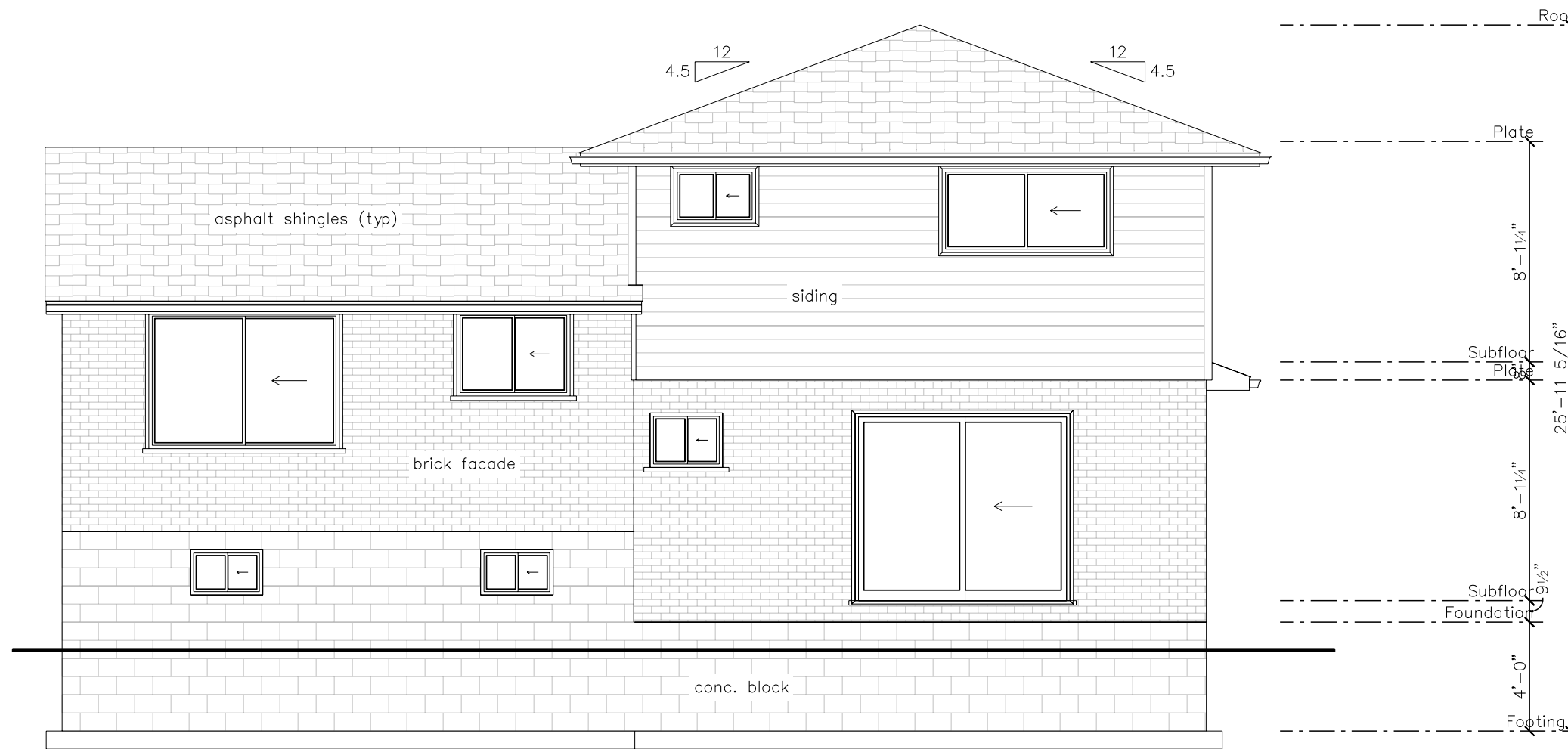
Project: 1106-2

Marie Lussier

238 Slater Cres, Oakville, ON, L6K 2C8

Sheet Title:
A2.5 Elev. Front (South) Prop.

page 11 of 16



Elevation Rear – Existing

SCALE: 3/16" = 1'-0"

BCIN Stamp:

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design by: D.O. D.O. 35686
Name Signature BCIN

White Willow Designs, Inc. 46597
Company BCIN



5738 Talbot Rd
Cayuga, ON | NOA 1EO
C: 905-220-9419

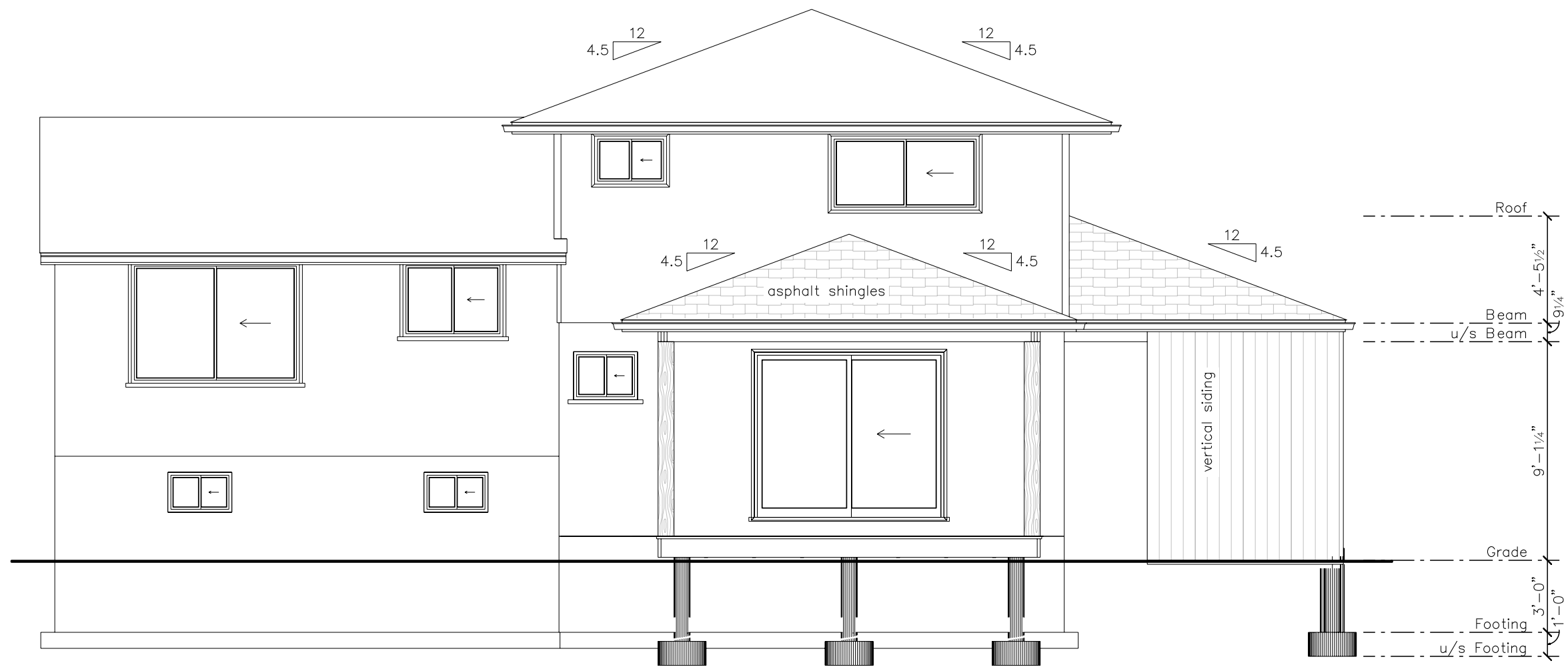
E: daniel@whitewillowdesign.ca

No.	Date:	Issue / Revision
1	2023.06.14	Interior Layouts
2	2023.07.22	Interior Permit
3	2023.11.22	Variance App.

design by: D.O. D.O. 35686
approved by: D.O. D.O. 23
date: November 2023As Noted
scale: 3/16" = 1'-0"

Project: 1106-2
Marie Lussier
238 Slater Cres, Oakville, ON, L6K 2C8

Sheet Title:
A2.2 Elev. Rear (North) Ex.
page 8 of 16



White Willow
DESIGN

5738 Talbot Rd
Cayuga, ON | NOA 1E0
C: 905-220-9419

E: daniel@whitewillowdesign.ca

No.	Date:	Issue / Revision
1	2023.06.14	Interior Layouts
2	2023.07.22	Interior Permit
3	2023.11.22	Variance App.

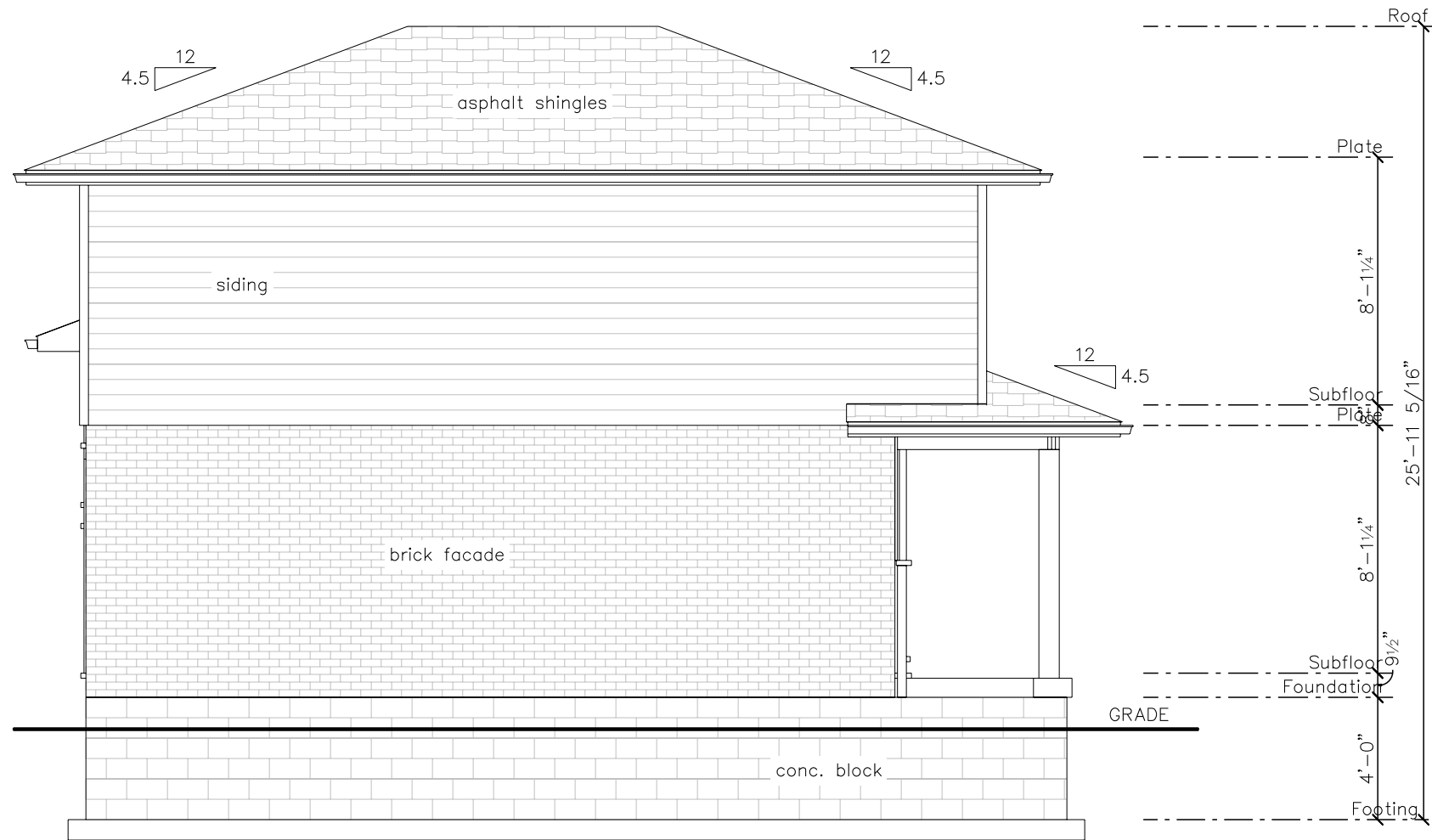
design by:	D.O.	drawn by:	D.O.	approved by:	D.O.	date:	November 2023	scale:	As Noted
Project:	1106-2								
Designer:	Marie Lussier								
Address:	238 Slater Cres, Oakville, ON, L6K 2C8								
Sheet Title:	A2.6 Elev. Rear (North) Prop.								

BCIN Stamp:
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information required under Div. C, Part 3 of the 2012 OBC

design by:	Daniel J. Ott	35686
Name	<i>[Signature]</i>	BCIN
Company	White Willow Designs, Inc.	46597
		BCIN

Elevation Rear – Propopsed
SCALE: 3/16" = 1'-0"



Elevation Left – Existing

SCALE: 3/16" = 1'-0"

BCIN Stamp:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information required under Div. C, Part 3 of the 2012 OBC

design by:	D.O.	D.O.	35686
Name		Signature	BCIN
White Willow Designs, Inc.			46597
Company			BCIN

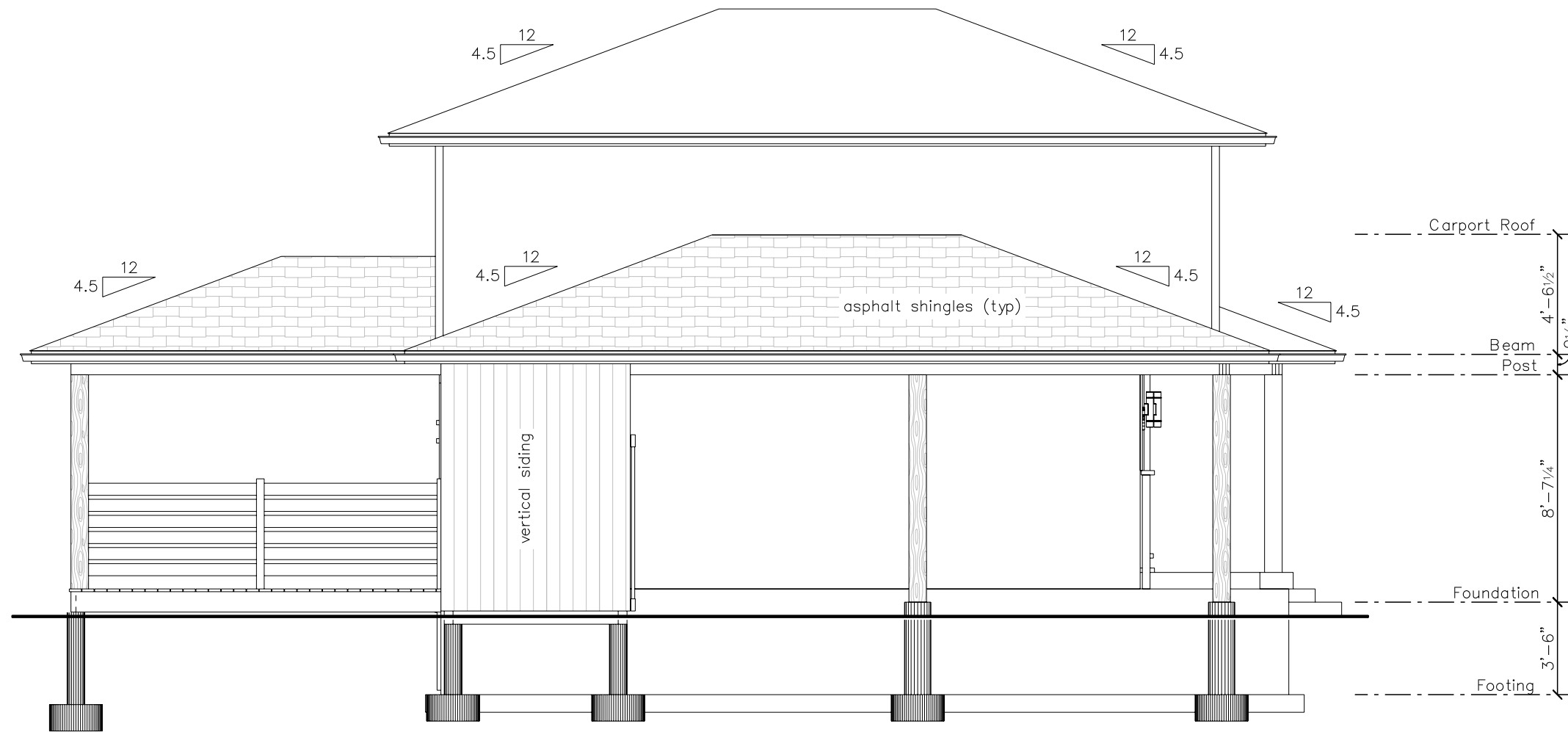


White Willow
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2	2023.07.22	Interior Permit
3	2023.11.22	Variance App.

design by:	D.O.	D.O.	35686
drawn by:	D.O.	D.O.	35686
approved by:	D.O.	D.O.	35686
date:	D.O.	23	November 2023As Noted
scale:	1/8" = 1'-0"		
Project:	1106-2		
Designer:	Marie Lussier		
Address:	238 Slater Cres, Oakville, ON, L6K 2C8		
Sheet Title:	A2.3 Elev. Left (West) Ex.		
Page:	9 of 16		



Elevation Left – Proposed

SCALE: 3/16" = 1'-0"



White Willow
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C: 905-220-9419

E: daniel@whitewillowdesign.ca

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2	2023.07.22	Interior Permit
3	2023.11.22	Variance App.

design by: **D.O.** | drawn by: **D.O.** | approved by: **D.O.** | date: **November 2023As** | scale: **Noted**

Project: **1106-2**
Marie Lussier
238 Slater Cres, Oakville, ON, L6K 2C8

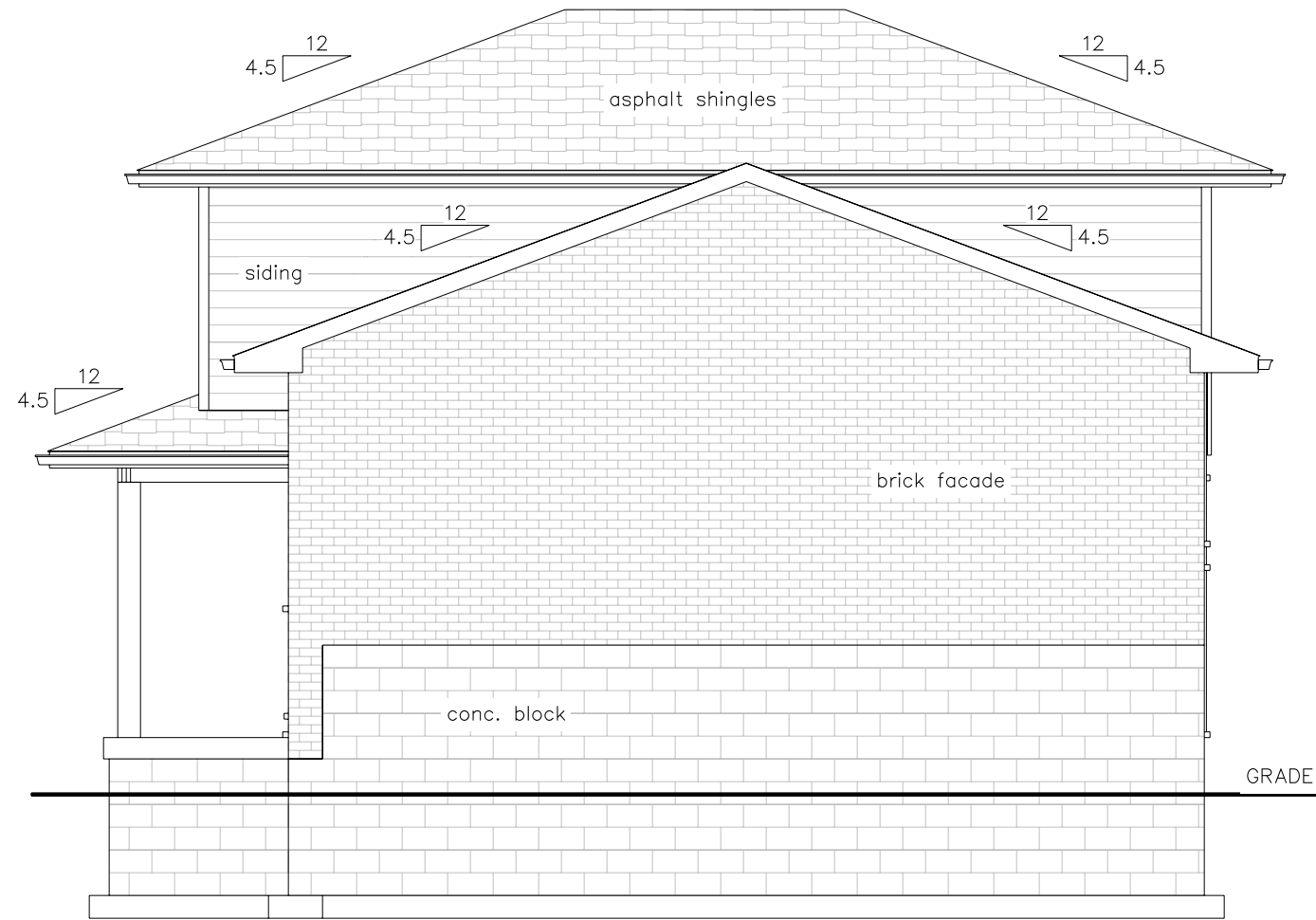
Sheet Title:
A2.7 Elev. Left (West) Prop.

BCIN Stamp:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information required under Div. C, Part 3 of the 2012 OBC

design by:	D.O.	35686
Name	<i>(Signature)</i>	BCIN
White Willow Designs, Inc.	46597	
Company		BCIN



Elevation Right – Existing

SCALE: 3/16" = 1'-0"

BCIN Stamp:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information required under Div. C, Part 3 of the 2012 OBC

Daniel J. Ott 35686
Name Signature BCIN

White Willow Designs, Inc. 46597
Company BCIN



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Cayuga, ON | NOA 1E0
C: 905-220-9419

E: daniel@whitewillowdesign.ca

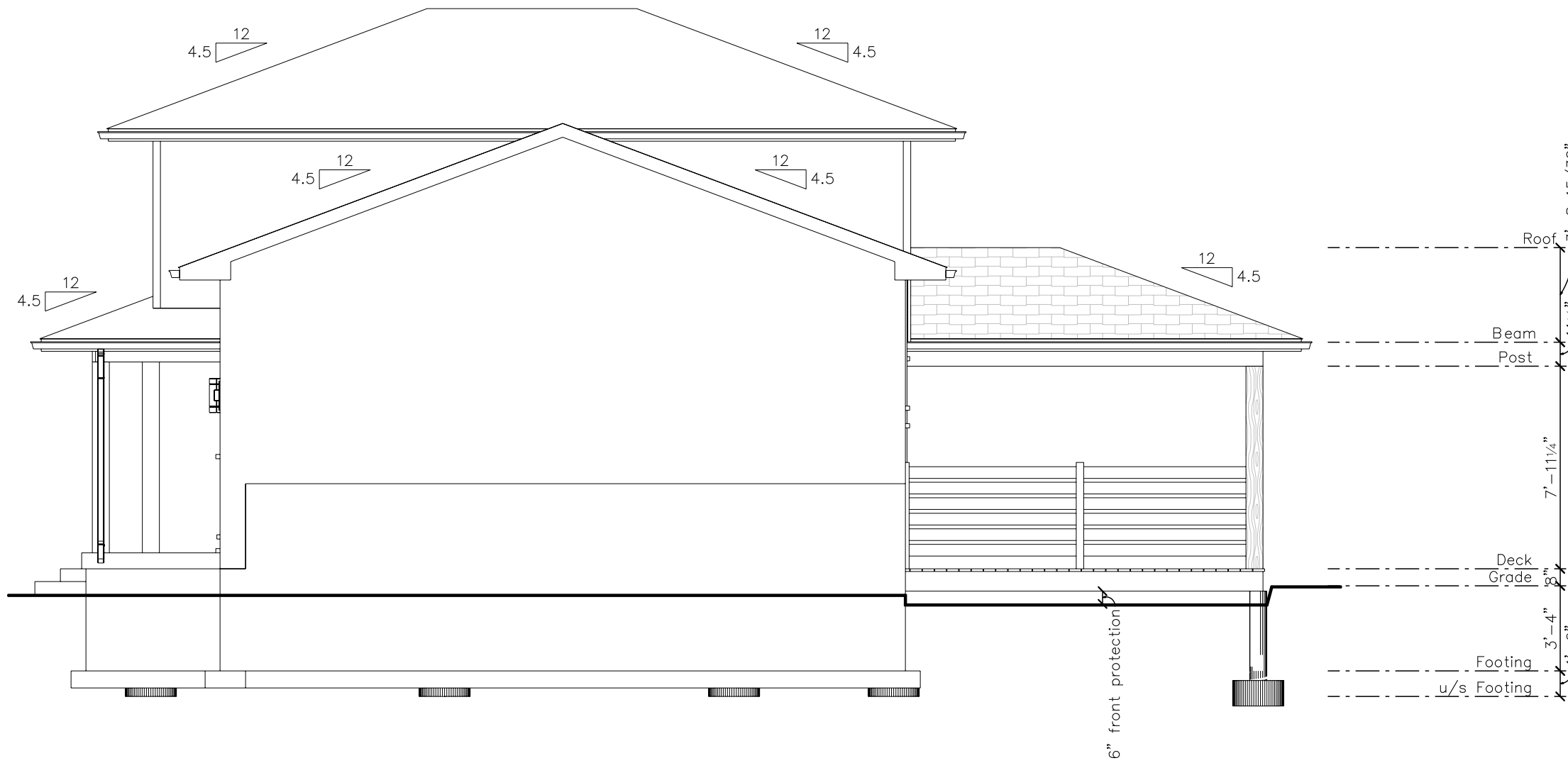
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2	2023.07.22	Interior Permit
3	2023.11.22	Variance App.

design by: D.O. D.O. D.O. 23 November 2023As Noted
scale: 3/16" = 1'-0"

Project: 1106-2
Marie Lussier

238 Slater Cres, Oakville, ON, L6K 2C8

Sheet Title:
A2.4 Elev. Right (East) Ex.



Elevation Right – Proposed

SCALE: 3/16" = 1'-0"

BCIN Stamp:

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Qualification Information required under Div. C, Part 3 of the 2012 OBC

design by:	D.O.	D.O.	35686
Name		Signature	BCIN
White Willow Designs, Inc.			46597
Company			BCIN

design by: D.O. | D.O. | D.O. 23 | November 2023As Noted | scale: 3/16" = 1'-0"

Project: 1106-2
 Marie Lussier
 238 Slater Cres, Oakville, ON, L6K 2C8

Sheet Title:
 A2.8 Elev. Right (East) Prop.

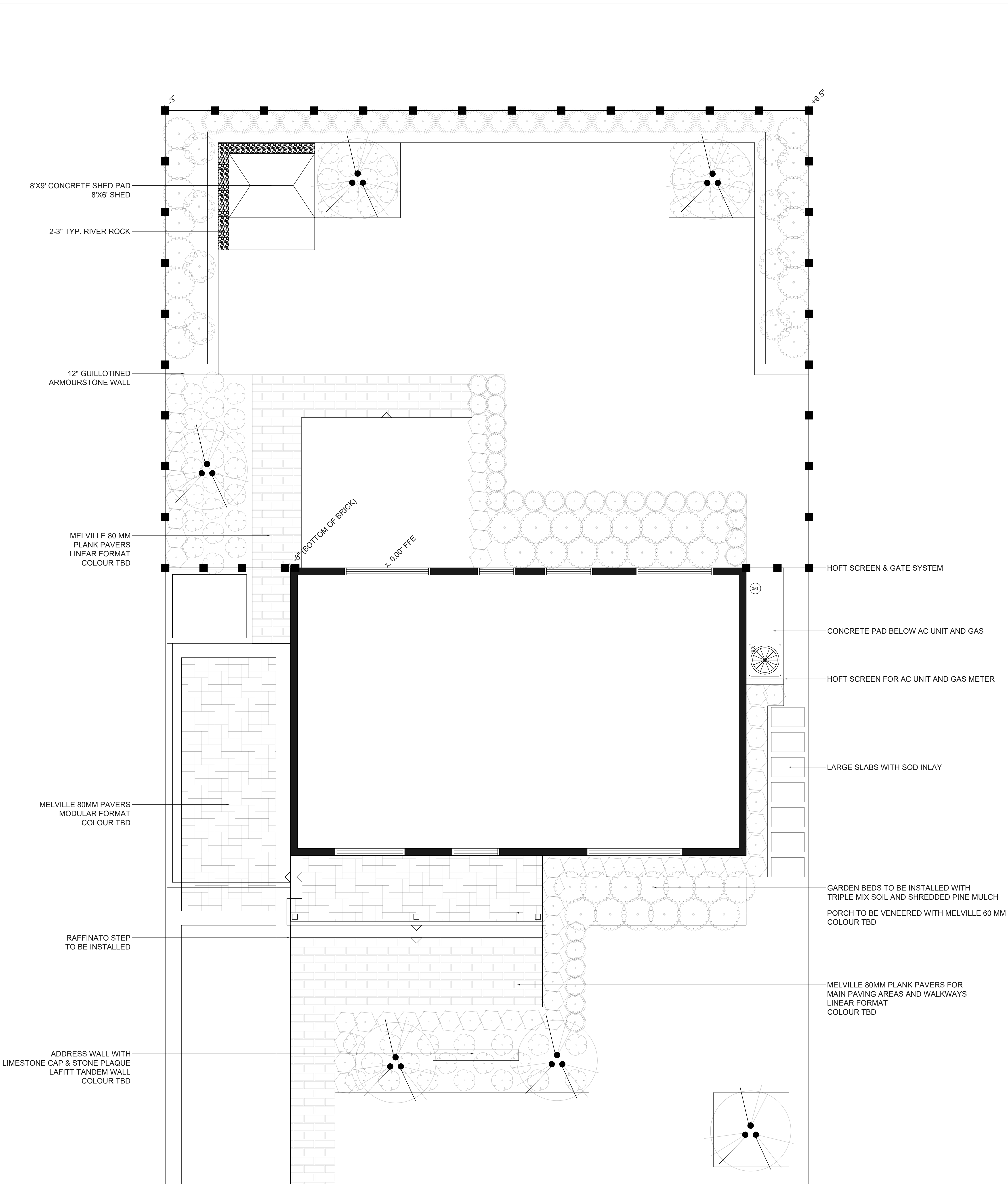


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CONCEPT PLAN LAYOUT

NOTES

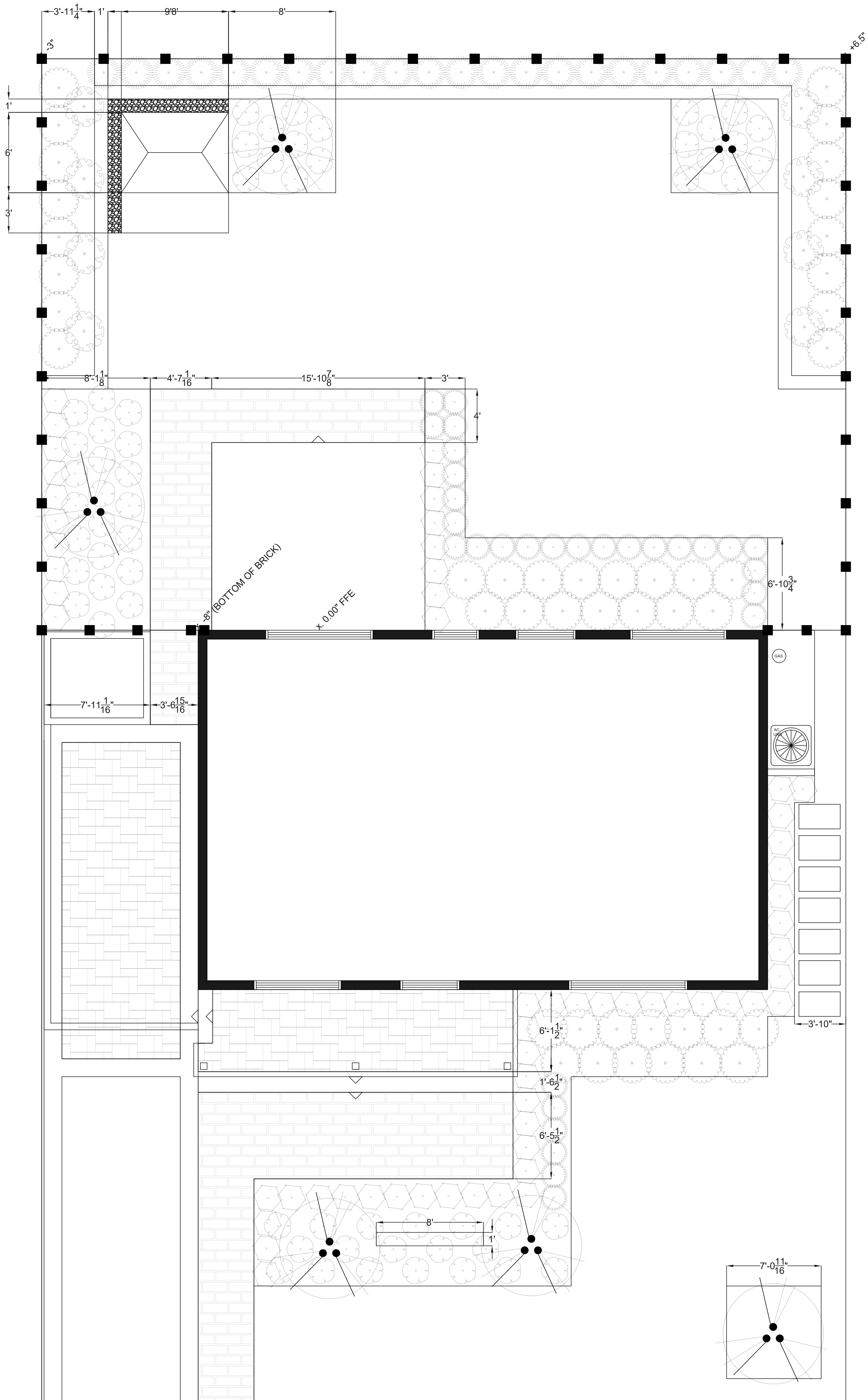
LUSSIER

CLIENT NAME
 238 SLATER CRESCENT
 CLIENT ADDRESS
 A. DEBOER
 DESIGNER
 2023-10-25
 DATE
 1/4" = 1'0"
 SCALE
 1
 PAGE NO.

MULTIPLE



RECIPIENT



DIMENSIONS

NOTES

LUSSIER

CLIENT NAME
SLATER CRESCENT

CLIENT ADDRESS
A. DEBOER

DESIGNER
2023-10-25

DATE
1" = 1'0"

SCALE

2

PAGE NO.

MULTIPLE



RECIPIENT



White Willow

D E S I G N

5738 Talbot Rd
Cayuga, ON, N0A 1E0

MV Support Letter

Date: 02 December 2023

Re: 238 Slater Cres, Oakville

To whom it may concern,

This application for a minor variance is to allow a small amount of additional building space on the left side yard in order to complete a carport and a small tool/bike storage shed contained within the carport roof. Other construction involved in this application, but not needing a variance, includes a rear covered porch and an additional small tool/bike storage shed. These are small structures that will allow the property owner to better enjoy the property, while not inconveniencing or detracting from the enjoyment of the surrounding neighbours.

Furthermore, this application meets the four questions criteria of a minor variance in the following way:

- 1) Does the variance maintain the general intent and purpose of the official plan?
 - A) The official plan states this area as low density residential, and that qualification remains unchanged with this application.
- 2) Does the variance maintain the general intent and purpose of the zoning by-law?
 - A) The zoning by-law calls for a larger setback on one side of a house without an attached garage or carport in order to enable parking. We are utilizing the side yard space to create a carport, thereby maintaining the parking intent and purpose. However, the size required to obtain adequate parking inside the carport requires the use of more yard than is allowed.
- 3) Is the variance desirable for the appropriate development or use of the land?
 - A) As described in the preamble, this application increases desirability for the single family residence and maintains desirability for the neighbours.
- 4) Is the variance minor in nature?
 - A) Yes

Daniel Ott
President
White Willow Design
agent