



LOCATION MAP

LOT 2, REGISTERED PLAN 716
CITY OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON
SURVEY INFORMATION TAKEN FROM SURVEY BY
YOUNG & YOUNG SURVEYING INC.
DATE: NOV 07, 2023

PROJECT STATISTICS	
ADDRESS:	324 WENDY LANE OAKVILLE
ZONING	RL2-0
LOT No.	LOT
REGISTERED PLAN No.	--

	m	ft
LOT AREA	1051.73m ²	11,320.76ft ²
LOT FRONTAGE	23.16m	76ft
LOT DEPTH	45.72m	150ft

FLOOR AREA RATIO - 0 SUFFIX ZONE - 4188.7 ft ² (389.14m ²) (37%) MAXIMUM RESIDENTIAL FLOOR AREA RATIO				
FLOOR	EXISTING	PROPOSED	PERMITTED	VARIANCE
			4188.7ft ² (389.14m ²)	
GROUND FLOOR	Demolished	208.36m ²	2242.7ft ²	
SECOND FLOOR		203.72m ²	2192.8ft ²	
OPEN TO BELOW (1 st Floor)		0.96m ²	10.32ft ²	
OPEN TO BELOW (2 nd Floor)		68.79m ²	740.4ft ²	
BASEMENT				
GARAGE				
TOTAL				

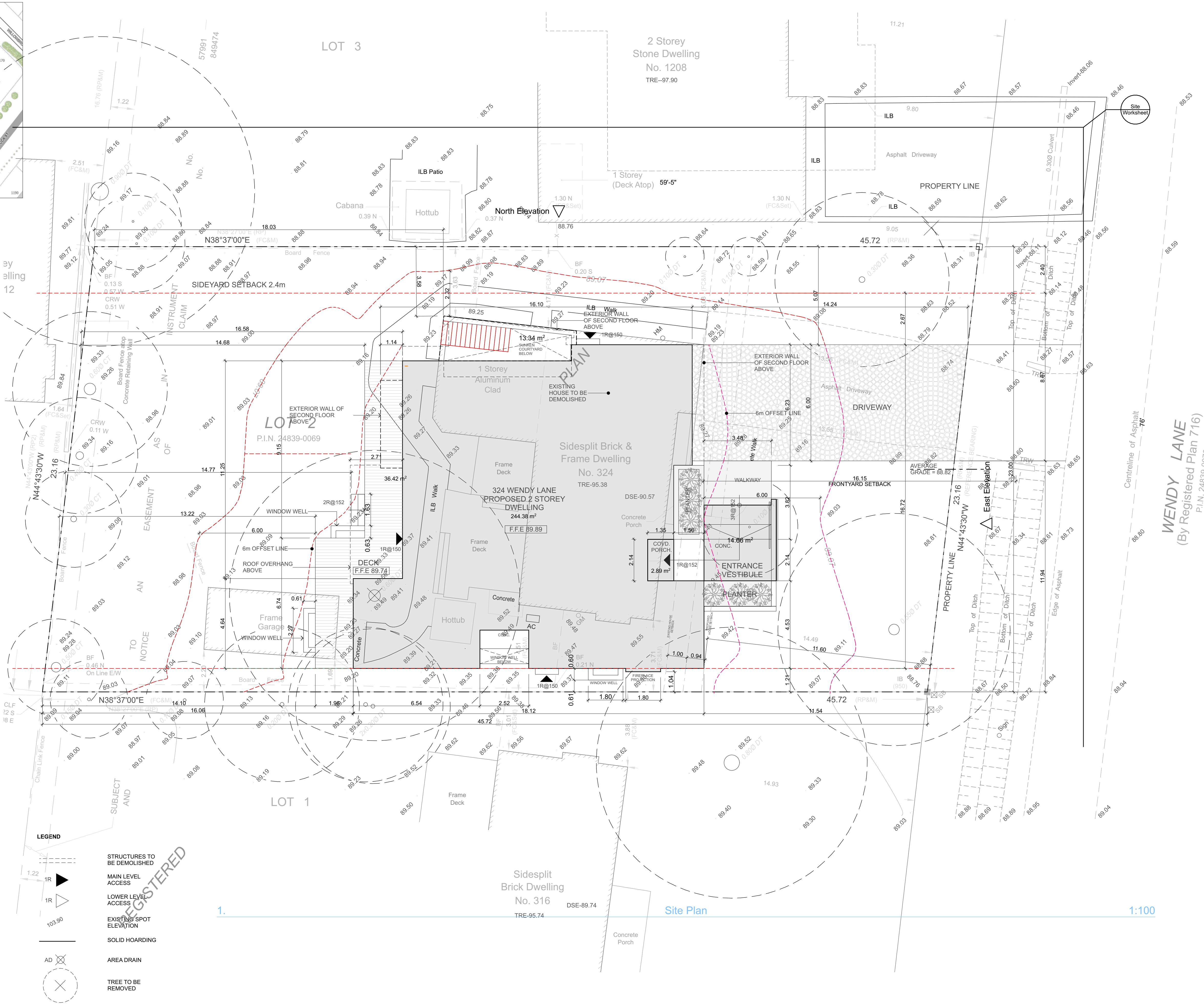
LOT COVERAGE: 25% PERMITTED			
	PROPOSED	PERMITTED	VARIANCE
DWELLING FOOTPRINT GROUND FLOOR	244.38m ² (2630.4ft ²)		
SECOND FLOOR PROJECTIONS	29.17m ² (313ft ²)		
COVERED FRONT PORCH	6.26m ² (67.38ft ²)		
COVERED REAR DECK, BASEMENT	33.18m ² (357ft ²)		
TOTAL LOT COVERAGE	313.06m ² 3369.74 ft ² (29.76%)	262.93m ² - 25% 2830 ft ² (50.13m ²) 4.76%	539.5ft ² (50.13m ²) 4.76%

SETBACKS			
	REQUIRED	PROPOSED	Variance
1. FRONT YARD	41.20' (13.54 - 1m=12.54m)	11.60m	0.94m
2. REAR YARD	24'-6" (7.5m)	16.07m	
3. INTERIOR SIDE (North)	7.87' (2.4m)	11'-9" (3.58m)	
4. INTERIOR (South)	2'-11" (1.2m)	2'-11" (1.2m)	

LANDSCAPE SOFT AREA - FRONT YARD	
FRONT YARD AREA:	m ²
DRIVEWAY	m ²
LANDSCAPED SOFT AREA:	m ²

LANDSCAPE SOFT AREA - REAR YARD	
REAR YARD AREA:	m ²
LANDSCAPED SOFT AREA:	%

ESTABLISHED GRADE:	
GRADE ELEVATION AT THE CENTER POINT OF FRONT LOT LINE:	98.81
HEIGHT - PERMITTED	9m

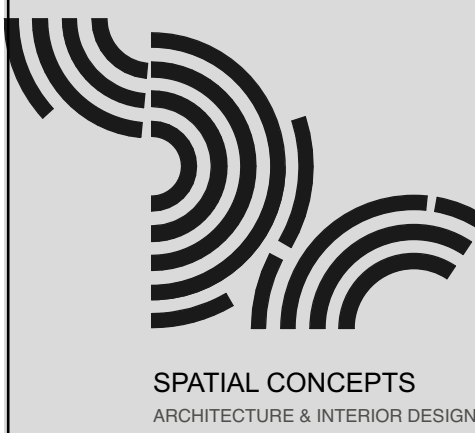


LEGEND

- 1R (Symbol) STRUCTURES TO BE DEMOLISHED
- 1R (Symbol) MAIN LEVEL ACCESS
- 1R (Symbol) LOWER LEVEL ACCESS
- 1R (Symbol) EXISTING SPOT ELEVATION
- AD (Symbol) SOLID HOARDING
- AD (Symbol) AREA DRAIN
- X (Symbol) TREE TO BE REMOVED

Site Plan

1:100



WNEDY LANE HSE
 324 WENDY LANE OAKVILLE, ON L5E 2M3

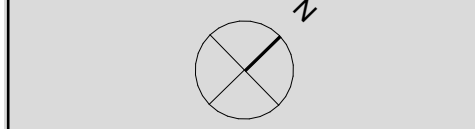
Project Number: 2237

ARCHITECT'S SEAL
 Issued:
 1 Conservation Halton permit 2024-08-27
 2 Minor Variance 2024-08-30
 3

Project Description:
CUSTOM SINGLE FAMILY DWELLING

MINOR VARIANCE

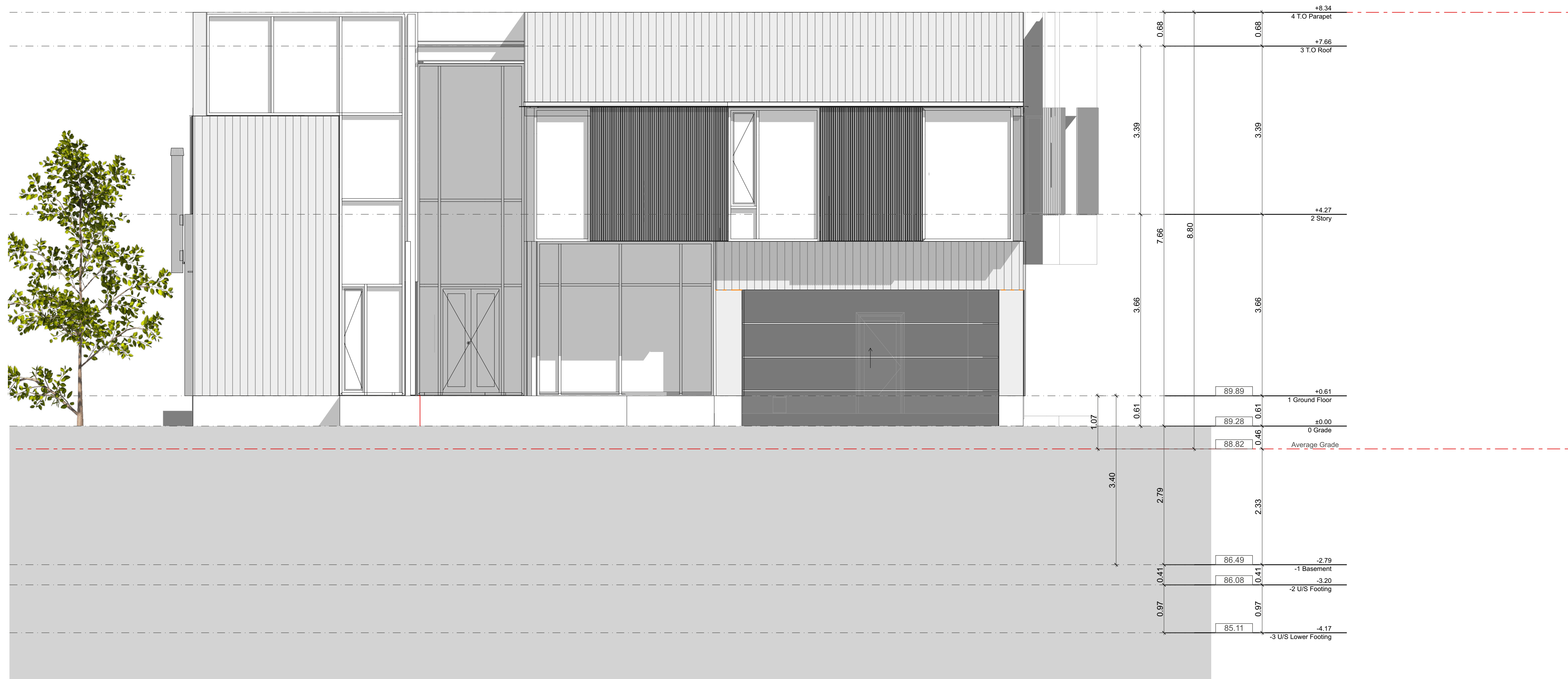
Project North



SITE PLAN

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SPATIAL CONCEPTS
ARCHITECTURE & INTERIOR DESIGN

WNEDY LANE HSE
324 WENDY LANE OAKVILLE, ON L5E 2M3

Project Number: 2237

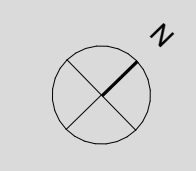
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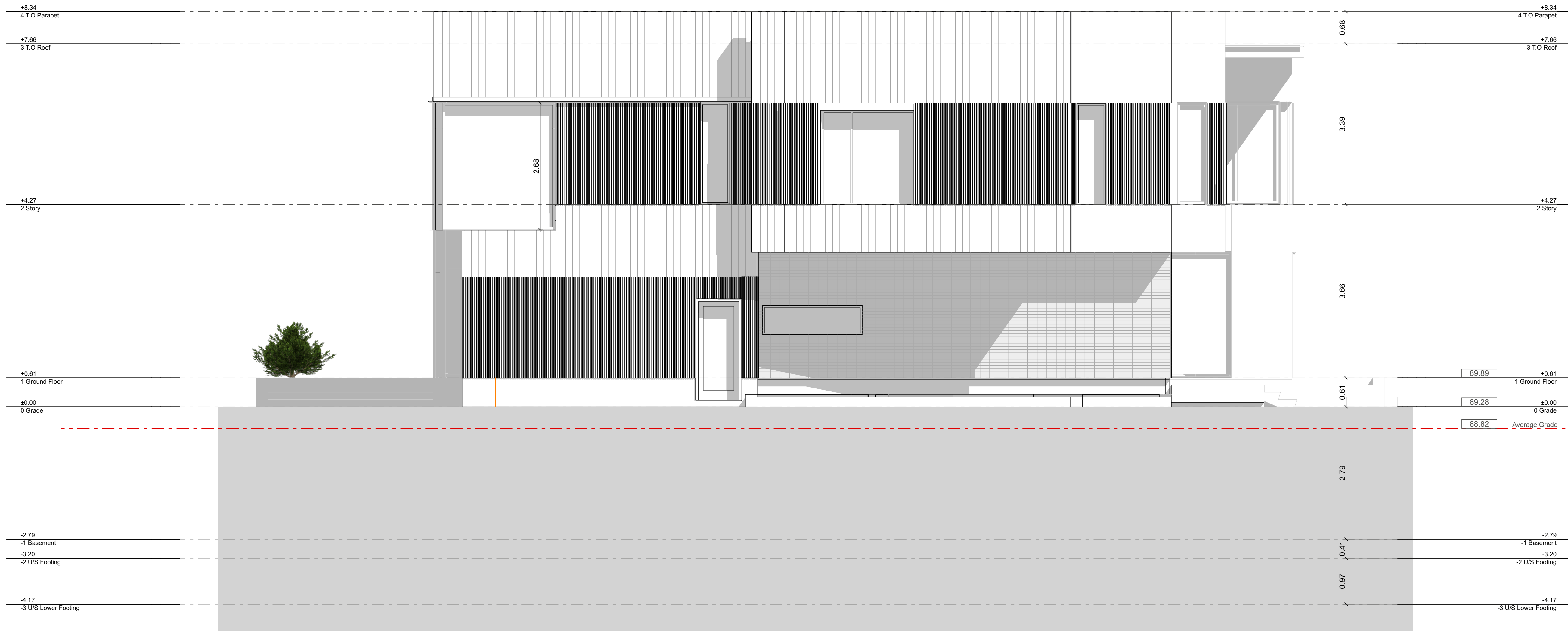
Project North



E-02 EAST ELEVATION

A2.1

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ARCHITECTURE & INTERIOR DESIGN

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324 WENDY LANE OAKVILLE, ON L5E 2M3

Project Number: 2237

ARCHITECT'S SEAL

Issued:

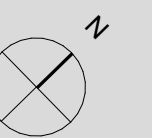
- 1 Conservation Halton permit 2024-08-27
- 2 Minor Variance 2024-06-30
- 3 -

Project Description:

CUSTOM SINGLE FAMILY DWELLING

MINOR VARIANCE

Project North



E-01 NORTH
ELEVATION

A2.2

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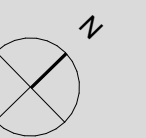
- 1 Conservation Halton permit 2024-08-27
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- 3 - -

Project Description:

CUSTOM SINGLE FAMILY DWELLING

MINOR VARIANCE

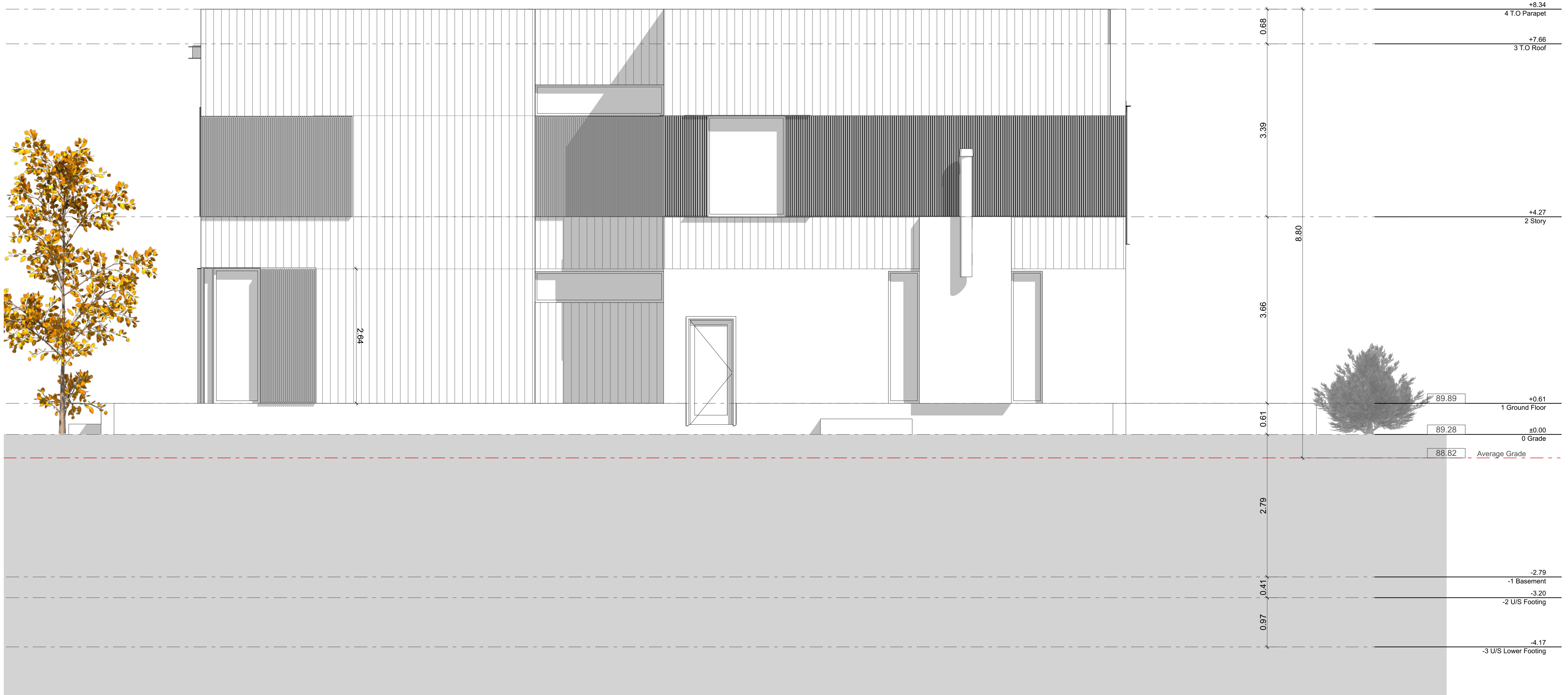
Project North



E-03 SOUTH ELEVATION

A2.3

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South Elevation

1:39.95



SPATIAL CONCEPTS
ARCHITECTURE & INTERIOR DESIGN

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ARCHITECT'S SEAL

Issued:

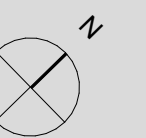
- 1 Conservation Halton permit 2024-08-27
- 2 Minor Variance 2024-06-30
- 3 - -

Project Description:

CUSTOM SINGLE FAMILY DWELLING

MINOR VARIANCE

Project North



E-04 WEST ELEVATION

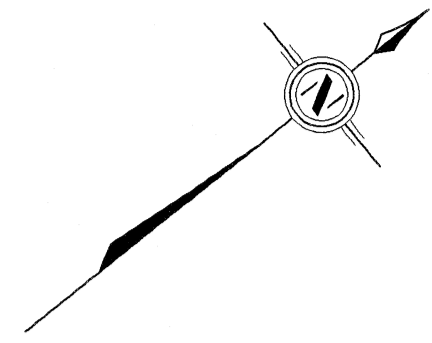
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West Elevation

1/4" = 1'-0"



SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
LOT 2
REGISTERED PLAN 716
TOWN of OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 SCALE 1 : 150
YOUNG & YOUNG SURVEYING
 (ETOBICOKE 2006) INC.
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METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

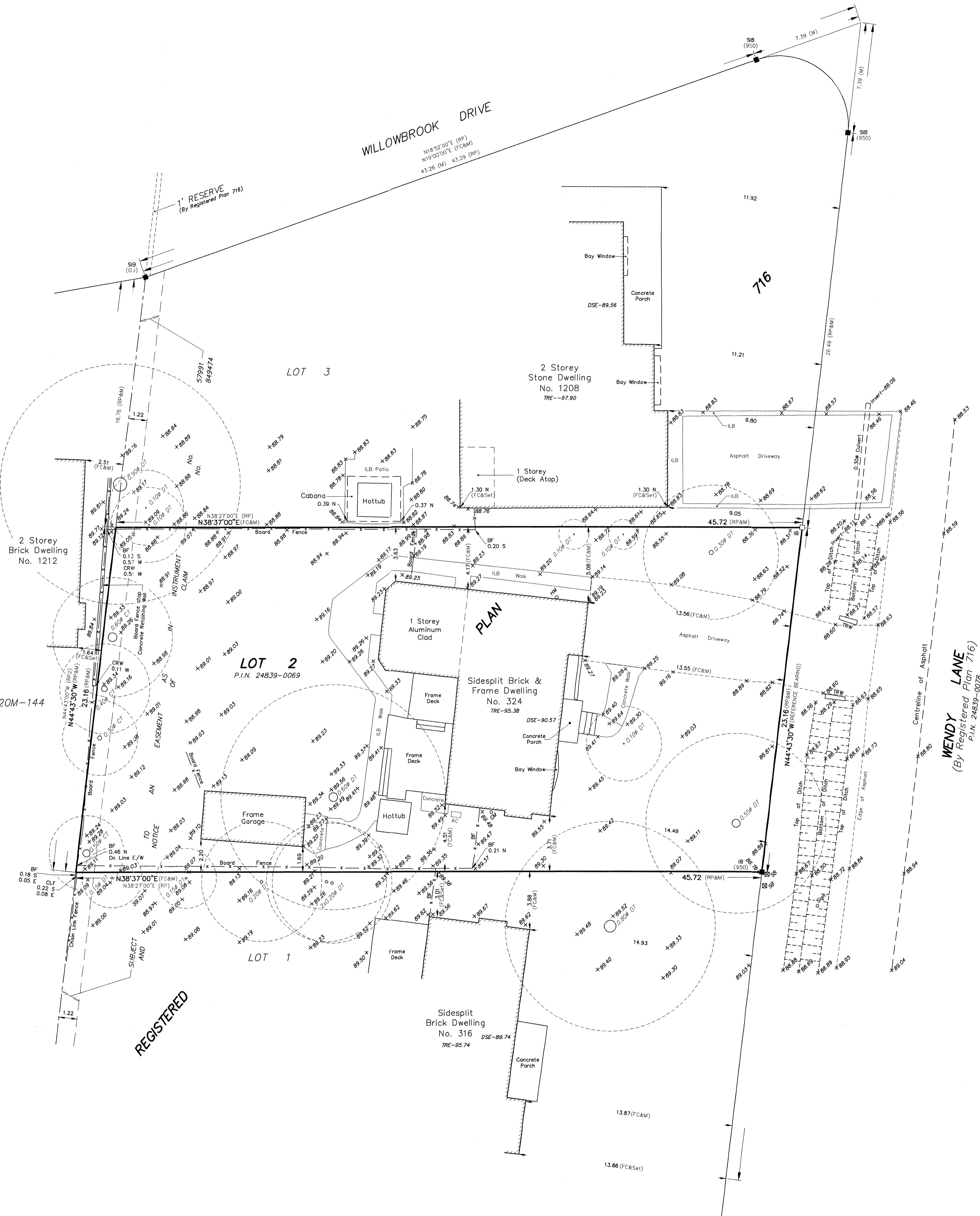
BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH
 WESTERLY LIMIT OF WENDY LANE, HAVING A BEARING OF
 N44°43'30"W ACCORDING TO REGISTERED PLAN 716.

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
 TOWN OF OAKVILLE BENCHMARK NO. 152 HAVING A
 PUBLISHED ELEVATION OF 93.76 METRES.

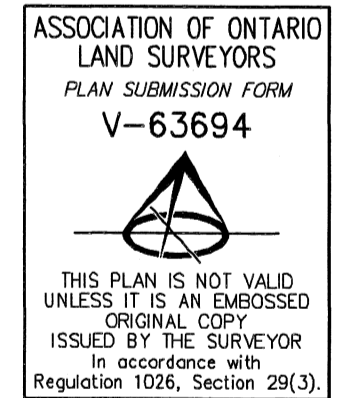
LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	---	SURVEY MONUMENT FOUND
RP	---	REGISTERED PLAN 716
RP2	---	REGISTERED PLAN 20M-144
N,S,E,W	---	NORTH,SOUTH,EAST,WEST
M	---	MEASURED
SIB	---	STANDARD IRON BAR
IB	---	IRON BAR
WT	---	WITNESS
P.I.N.	---	PROPERTY IDENTIFIER NUMBER
AC	---	AIR CONDITIONER
ILB	---	INTERLOCKING BRICK
CLF	---	CHAIN LINK FENCE
BF	---	BOARD FENCE
CRW	---	CONCRETE RETAINING WALL
SB	---	SERVICE BOX
DSE	---	DOORSILL ELEVATION
TRE	---	TOP OF ROOF ELEVATION
DT	---	DECIDUOUS TREE
CT	---	CONIFEROUS TREE
Ø	---	DIAMETER
GM	---	GAS METER
HM	---	HYDRO METER
(950)	---	FRED G. CUNNINGHAM INC., O.L.S.
FC	---	PLAN BY FRED G. CUNNINGHAM INC., O.L.S. DATED MARCH 13, 1998.

LOT 14
 REGISTERED PLAN 20M-144



REGISTERED



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 7th DAY OF NOVEMBER, 2023.

NOVEMBER 17, 2023
 DATE
 CHRIS BERESNEWCZ
 ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR AMIR CHAUDHRY

PART 2 - SURVEY REPORT
 1) PLEASE NOTE LOCATION OF FENCES, RETAINING WALL AND OVERHEAD WIRES
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY SUBJECT TO AN EASEMENT AS IN INSTRUMENT NO. 57991 AND NOTICE OF CLAIM NO. 849474
 3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

YOUNG & YOUNG
 SURVEYING (ETOBICOKE 2006) INC.
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DRAWN: RJM CHECKED: C.B. PROJECT 23-111451