

SITE STATISTICS			
ADDRESS:	1291 CAMBRIDGE DRIVE, OAKVILLE		
ZONING:	RL1-0		
	PROPOSED	REQUIRED	
LOT AREA	1596.54 m ²	1393.50 m ²	
LOT FRONTAGE	33.35 m	30.50 m	
ESTABLISHED GRADE	82.94 m	N/A	
HEIGHT TO HIGHEST RIDGE	8.97 m	9.00 m	
R.F.A. (FLOOR AREA)	PROPOSED	REQUIRED	
GROUND FLOOR	248.09 m ²	N/A	
SECOND FLOOR	288.11 m ²	N/A	
GARAGE (NOT INCL.)	54.34 m ²	56.00 m ²	
SUBTOTAL	536.20 m²	N/A	
OPEN AREAS (TO BE DEDUCTED FROM TOTAL)	73.48 m ²	N/A	
TOTAL R.F.A.	462.72 m²	463.00 m²	
R.F.A. TO LOT AREA (MAX. 29%)	28.98 %	29 %	
LOT COVERAGE	PROPOSED	REQUIRED	
DWELLING FOOTPRINT (INCL. GARAGE)	308.20 m ²	N/A	
FRONT PORCHES (COVERED & UNCOVERED)	8.39 m ²	N/A	
REAR TERRACE (COVERED & UNCOVERED)	56.20 m ²	N/A	
TOTAL LOT COVERAGE:	372.79 m²	399.14 m²	
MAX ALLOWED = 25%	23.35 %	25 %	
SETBACKS	PROPOSED	REQUIRED	
FRONT YARD	11.72 m	10.56 m	
FLANKAGE SIDE YARD (EAST)	10.56 m	4.20 m	
INTERIOR SIDE YARD (WEST)	10.50 m	4.20 m	
REAR YARD	4.25 m	10.50 m	



1:50 ARCHITECTURAL SITE PLAN

huis design studio
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 BRAMPTON, ON L6Z 0N5
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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 HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN 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 MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME: B.C.I.N.
REGISTRATION INFORMATION:
REGISTERED PROFESSIONAL DESIGNER (P.D.)
C-32.4 OF THE ONTARIO BUILDING CODE

REVISION LIST

NO.	REVISION	DATE
1	REVISED AS PER CLIENT	12.15.2023
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4	ISSUED FOR PERMIT	06.07.2024
5	ISSUED FOR MINOR VARIANCE	09.27.2024

PROJECT NORTH: TRUE NORTH

DRAWING TITLE: 1291 CAMBRIDGE DRIVE
PROJECT NO.: 2023.095
SHEET NO.: 1/50

DRAWN BY: K.V.K.
CHECKED BY: S.E.
SCALE: 1:50

SP



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY AND
PLAN OF TOPOGRAPHY OF
LOT 30
REGISTERED PLAN 1008
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)

- DESCRIPTION OF LAND: LOT 30, REGISTERED PLAN 1008, TOWN OF OAKVILLE UNDER PIN 24801-0053(LT).
- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN EASEMENT AS SET OUT IN INSTRUMENT No.118013.
- COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.
- BOUNDARY FEATURES AND ADDITIONAL REMARKS: POSITION OF FENCES ARE AS SHOWN ON THIS PLAN.
- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED MARCH 14th, 2024.

THIS REPORT WAS PREPARED FOR BOWLES, LYNDA ANN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
CC	DENOTES CUTCROSS
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
PL	DENOTES REGISTERED PLAN 1008
PL1	DENOTES REGISTERED PLAN 1165
PL2	DENOTES PLAN 20R-16821
PL3	DENOTES PLAN SHOWING BY UNWN, MURPHY & ESTEN LTD., O.L.S. DATED JULY 2nd, 1980.
(950)	DENOTES CUNNINGHAM MCCONNELL LIMITED., O.L.S.
(760)	DENOTES MCCONNELL MAUGHAN LIMITED., O.L.S.
(WT)	DENOTES WITNESS
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
MEAS	DENOTES MEASURED
CLF	DENOTES CHAINLINK FENCE
BF	DENOTES BOARD FENCE
CL	DENOTES CENTRELINE
N/S	DENOTES NORTHERLY OR SOUTHERLY DIRECTION
E/W	DENOTES EASTERLY OR WESTERLY DIRECTION
F.F.E.	DENOTES FINISHED FLOOR ELEVATION AT ENTRANCE
BD	DENOTES BOTTOM OF DITCH
TOP	DENOTES TOP OF BANK
BOB	DENOTES BOTTOM OF BANK
CRW	DENOTES CONCRETE RETAINING WALL
CUIO.30	DENOTES CULVERT INVERT
CWW	DENOTES CONCRETE WALKWAY
□LSC	DENOTES LIGHT STANDARD
□HV	DENOTES HYDRO VAULT
□CB	DENOTES CATCHBASIN
●CTO.300	DENOTES CONIFEROUS TREE AND DIAMETER
●DIO.800	DENOTES DECIDUOUS TREE AND DIAMETER
●MH	DENOTES MAINTENANCE HOLE
●WK	DENOTES WATERKEY
●WV	DENOTES WATERVALVE
●UPW	DENOTES UTILITY POLE WOOD
●	DENOTES SHRUB

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF ABBEY COURT AS SHOWN ON PLAN 20R-16821 HAVING A BEARING OF N46°04'50"E.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (1965) AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No. 16, HAVING AN ELEVATION OF 80.102 METRES. LOCATED AT BRIDGE OVER MORRISON CREEK, ON LAKESHORE RD. EAST, BETWEEN COLONIAL AND ENNISCLARE DR. BRASS PLAQUE IS IN THE SOUTH FACE OF THE WEST END OF THE WINGWALL ON THE SOUTH SIDE OF LAKESHORE RD. EAST.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF FEBRUARY, 2024

March 14, 2024
 DATE

R. SHANMUGARAJAH
 ONTARIO LAND SURVEYOR

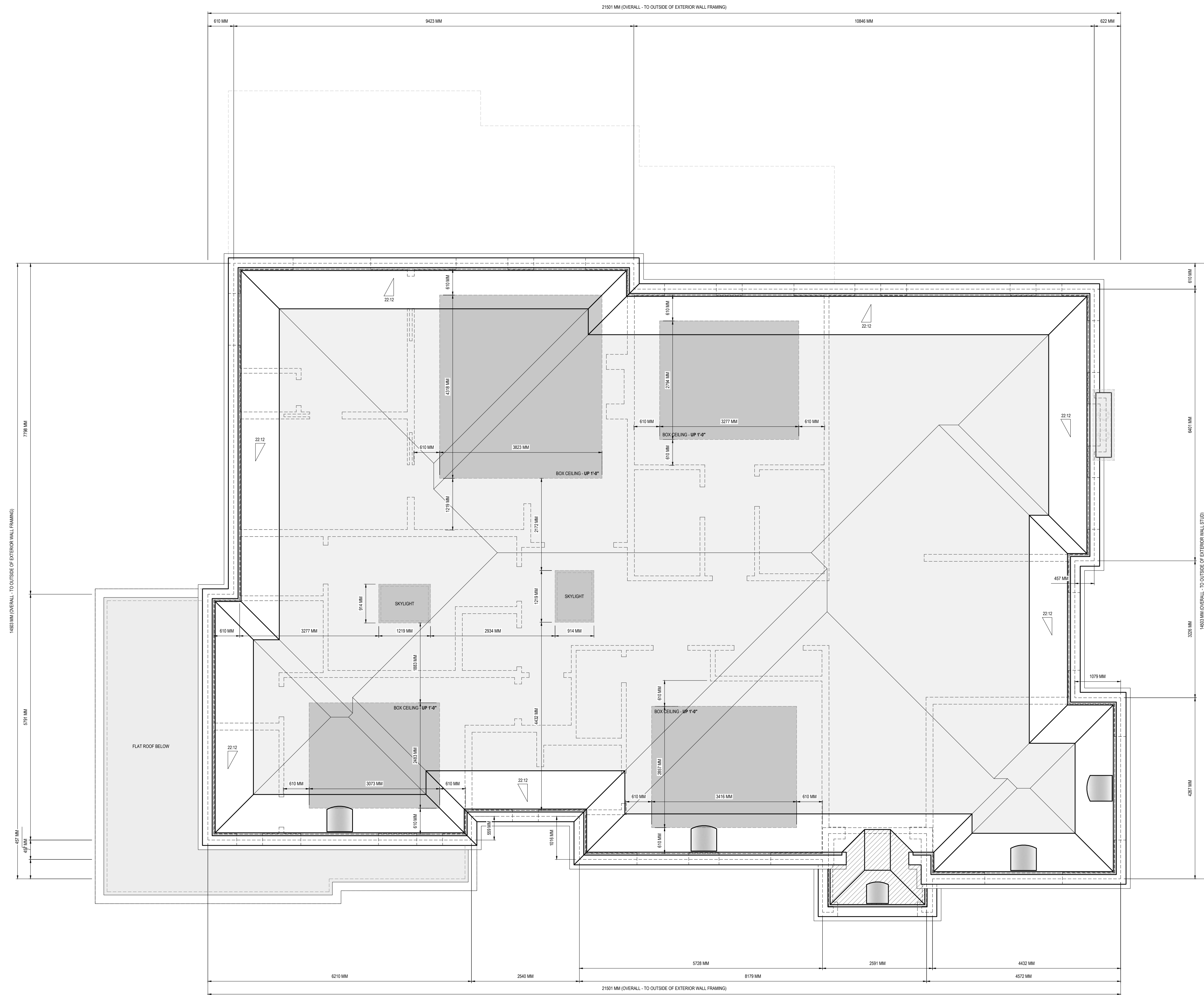
THAM SURVEYING LIMITED
 ONTARIO LAND SURVEYORS
 www.thamsurvey.ca

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

DRAWN BY: S.G. CHECKED BY: R.S. CAD NUMBER: 23-099-TP-SRPR JOB NUMBER: 23-099

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2212837

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



150 ROOF PLAN

huis design studio
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GENERAL NOTES

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FIRM NAME: B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.

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PROJECT NORTH: TRUE NORTH

DRAWING TITLE: ROOF PLAN
 DRAWN BY: S.E. CHECKED BY: K.V.K.
 PROJECT ADDRESS: 1291 CAMBRIDGE DRIVE
 PROJECT NO.: 2023-056 SCALE: 1:50
 SHEET NO.: **A104**

MAX. ROOF PEAK

U.S. OF CEILING

T.O. SECOND FLOOR

U.S. OF CEILING

T.O. GROUND FLOOR

U.S. OF CEILING

ESTABLISHED GRADE = 82.94 M

T.O. BASEMENT SLAB

U.S. OF FOOTING



FRONT ELEVATION

MAX. ROOF PEAK

U.S. OF CEILING

T.O. SECOND FLOOR

U.S. OF CEILING

T.O. GROUND FLOOR

U.S. OF CEILING

ESTABLISHED GRADE = 82.94 M

T.O. BASEMENT SLAB

U.S. OF FOOTING

U.S. OF WALK-OUT FOOTING



LEFT ELEVATION



HUIS DESIGN STUDIO LTD.
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 HUISDESIGNS.COM

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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: S.E. CHECKED BY: K.V.K.
 PROJECT ADDRESS: 1291 CAMBRIDGE DRIVE
 SCALE: 1/50
 SHEET NO. 2023-095

A201



150 REAR ELEVATION



150 RIGHT ELEVATION



HUIS DESIGN STUDIO LTD.
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PROJECT NO: 2023-095
SHEET NO. 2023-095

SCALE: 1:50
A202