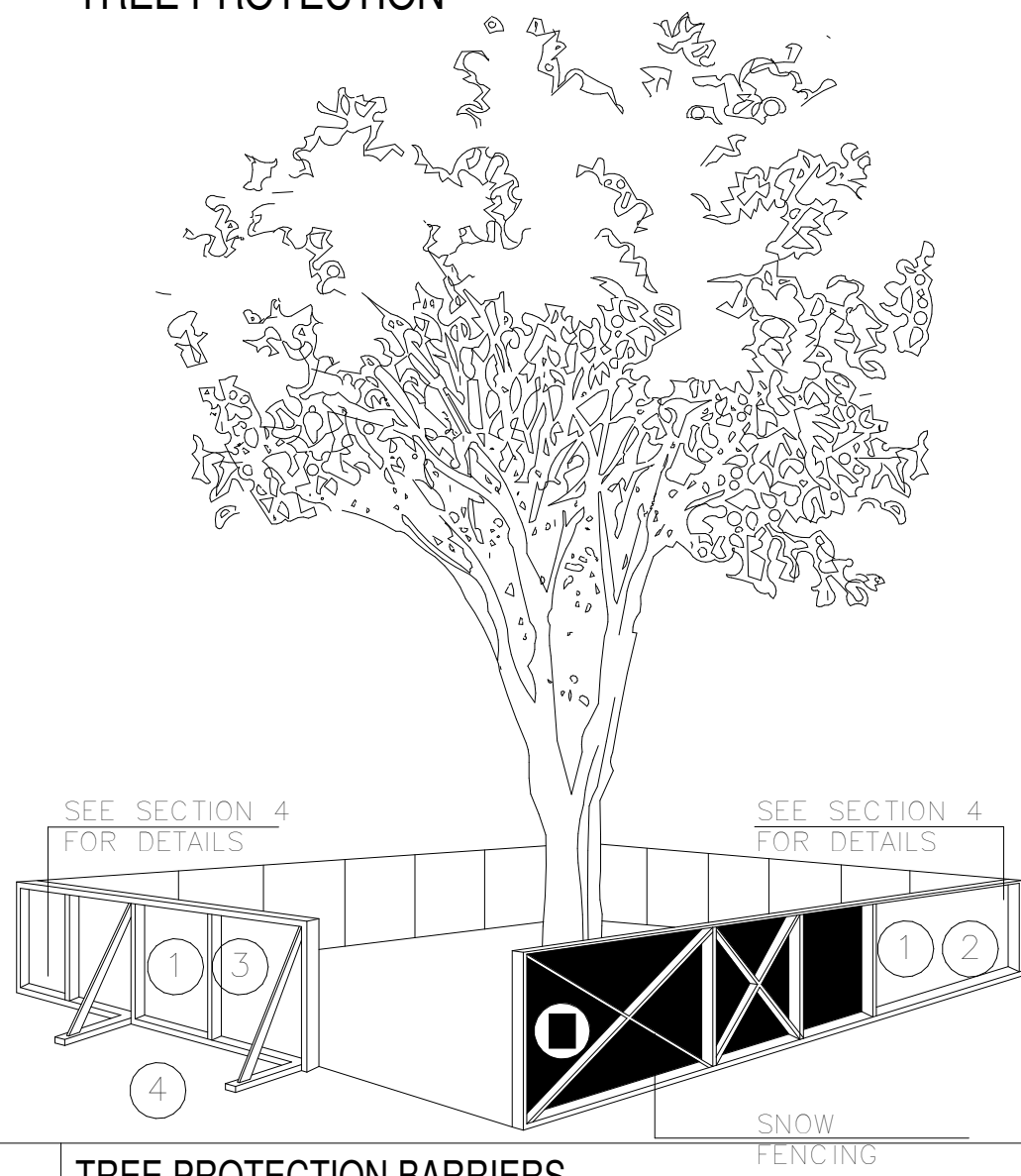


TREE PROTECTION



TREE PROTECTION BARRIERS

- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
- TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4" S.
- WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
- ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

SECTION 4, SIGNAGE

- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmx60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

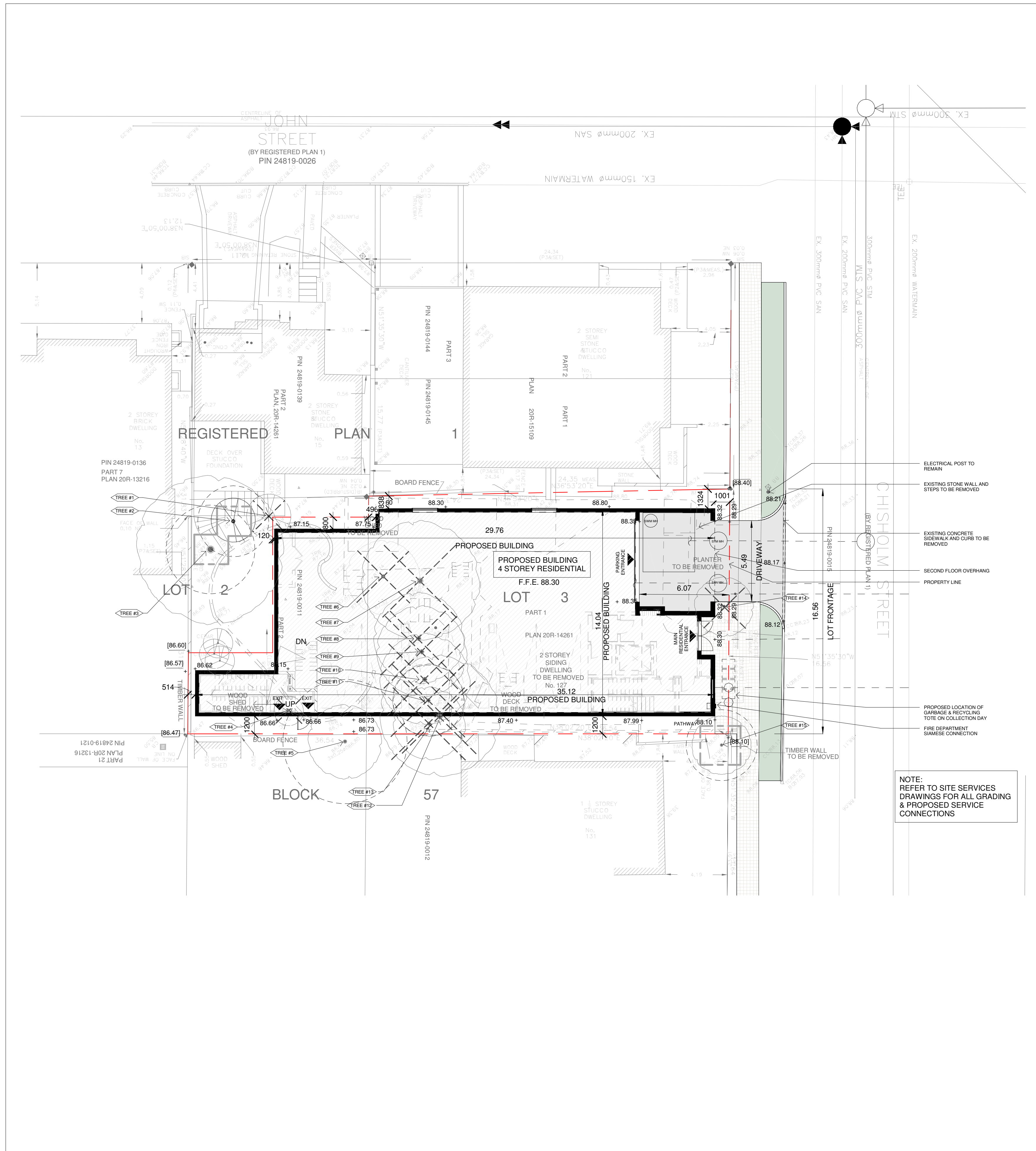
TOWN OF OAKVILLE
PARKS AND RECREATION
DEPARTMENT

NAME: TREE PROTECTION BARRIERS

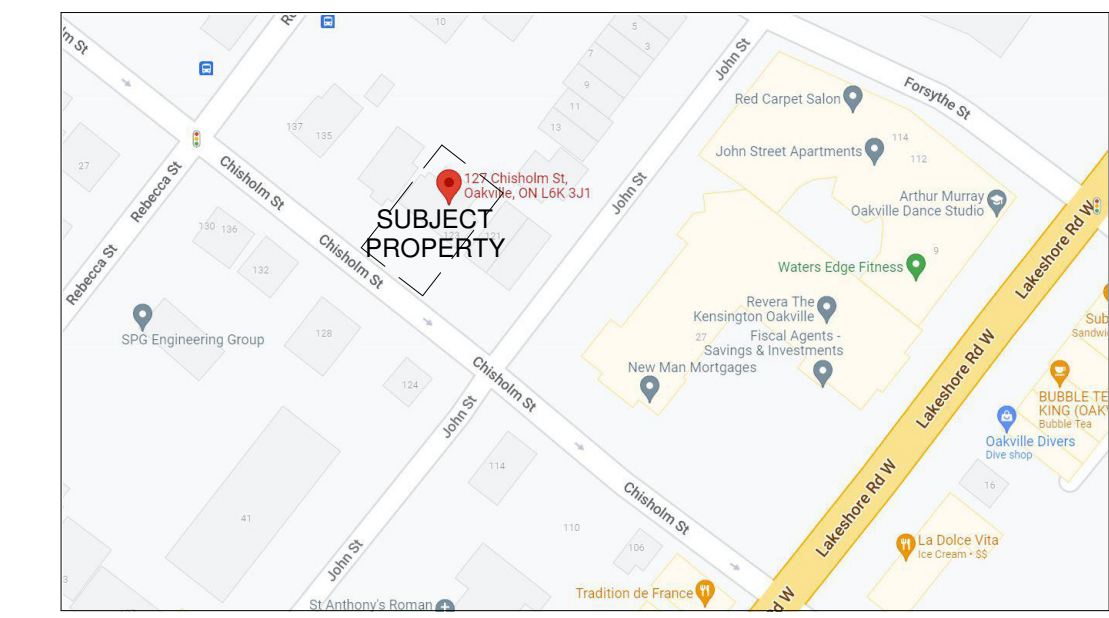
DATE:

FILE NO.:

2 OAKVILLE TREE PROTECTION
1 : 1



NOTE:
REFER TO SITE SERVICES
DRAWINGS FOR ALL GRADING
& PROPOSED SERVICE
CONNECTIONS



ARCHITECT & APPLICANT:
HICKS DESIGN STUDIO
295 ROBINSON STREET, SUITE 200
OAKVILLE, ONTARIO L6J 1G7
ATTENTION: WILLIAM HICKS
PH: 905 339 1212 EXT: 222

OWNER:
GEOFFREY LUBERT
ATTENTION: GEOFFREY LUBERT
GEOFFREY_LUBERT@AJGRE.COM
PH: 416 318 2831

SITE STATISTICS:

ADDRESS:	127 CHISHOLM ST OAKVILLE, ON L6K 3J1
LEGAL DESCRIPTION:	
ZONING:	CBD
LOT SIZE:	523.98 m ²

SETBACKS:

REQUIRED:	PROVIDED:
MAX. FRONT YARD 3m	1m
MAX. FLANKAGE YARD 3m	1.20m & 1.31m
MAX. NUMBER OF STOREYS- 4	4
MIN. FIRST STOREY HEIGHT 4.5m	4.5m
MAX. HEIGHT- 15m	14.86m

GROUND FLOOR AREA

LEVEL	AREA
Ground Floor	379 m ²
Grand total	379 m ²

GFA (EXCLUDING PARKING)

LEVEL	AREA
Ground Floor	80 m ²
Floor 2	363 m ²
Floor 3	363 m ²
Floor 4	345 m ²
Grand total	1151 m ²

RESIDENTIAL SALABLE AREA

LEVEL	AREA
Floor 2	311 m ²
Floor 3	311 m ²
Floor 4	293 m ²
Roof	18 m ²
Roof	271 m ²
Grand total	COMMON AREAS 1205 m ²

LEVEL	AREA
Ground Floor	82 m ²
Floor 2	41 m ²
Floor 3	41 m ²
Floor 4	41 m ²
Grand total	206 m ²

TERRACES

LEVEL	AREA
Floor 2	61 m ²
Floor 3	61 m ²
Floor 4	71 m ²
Grand total	193 m ²

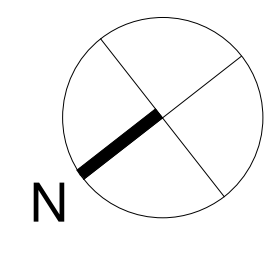
PARKING

Name	Level	Area
PARKING	Ground Floor	301 m ²

PARKING PROVIDED

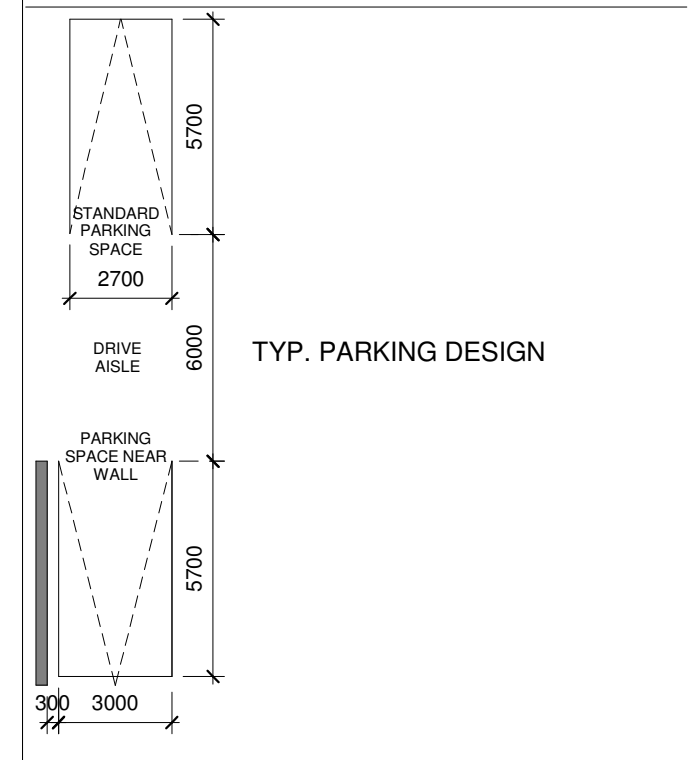
LEVEL	TYPE	COUNT
Ground Floor	2700X5700- Parking Space	5
Ground Floor	3000X5700- Parking Space	1
Grand total		6

Drawings must **NOT** be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



SITE LEGEND

- PROPERTY LINE
- EXISTING GRADE
- F.F.E FINISHED FLOOR ELEVATION
- ▲ MAIN ENTRANCE
- 700 PROPOSED DIMENSIONS TO NEW STRUCTURE
- 700 EXISTING EXISTING DIMENSIONS TO EXISTING STRUCTURE
- ⊗ EXISTING TREE TO BE REMOVED
- TREE PROTECTION BARRIER
- EXISTING TREE TO REMAIN. DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE) AS PER ARBORIST REPORT
- Ⓝ TREE #1 TREE NUMBER AS PER ARBORIST REPORT



NO	DATE	DESCRIPTION
2	2022-12-12	ISSUED FOR SPA
1	2022-08-17	ISSUED FOR PRE-CONSULTATION MEETING

HICKS DESIGN STUDIO

HICKS DESIGN STUDIO
295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L6J 1G7
WWW.HICKSDESIGNSTUDIO.CA T. 905.339.1212

CLIENT:
127 CHISHOLM

ADDRESS: 127 CHISHOLM STREET,
CITY: OAKVILLE
DRAWING TITLE:

SITE PLAN

DRAWN: CP	DATE: 07/27/22	SCALE: As indicated
JOB NUMBER: 22-342	SHEET NUMBER: A2.1	

1 Site Plan
1 : 150

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

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
PARTS OF LOT 2 AND 3
IN BLOCK 57
REGISTERED PLAN 1
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2022

REPORT SUMMARY

PROPERTY DESCRIPTION: BEING PART OF LOTS 2 AND 3 IN BLOCK 57, REGISTERED PLAN 1, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24819-0011.
15 JOHN STREET, BEING PART OF LOT 2 IN BLOCK 57, REGISTERED PLAN 1, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24819-0139.

SUBJECT TO THERE ARE NO EASEMENTS REGISTERED ON TITLE.

COMMENTS: NOTE THE LOCATION OF FENCES.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF HALTON, BENCHMARK No. 186, HAVING A PUBLISHED ELEVATION OF 86.605 metres.

BEARING NOTE

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF CHISHOLM STREET AS SHOWN ON PLAN 20R-15109, HAVING A BEARING OF N51°35'30"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IP	DENOTES	IRON PIPE
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
BB	DENOTES	BELL BOX
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
TRW	DENOTES	TOP OF RETAINING WALL
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN 1
P3	DENOTES	PLAN 20R-15109
P6	DENOTES	PLAN 20R-14261
P7	DENOTES	PLAN 20R-13216
P8	DENOTES	PLAN 20R-2672
D1	DENOTES	INSTRUMENT 624680

○ 0.20φ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 ○ 0.20φ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR HICKS DESIGN STUDIO INC. 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 SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER 24, 2022.

OCTOBER 28, 2022
DATE

Borys Kubicki
BORYS KUBICKI
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-37397

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

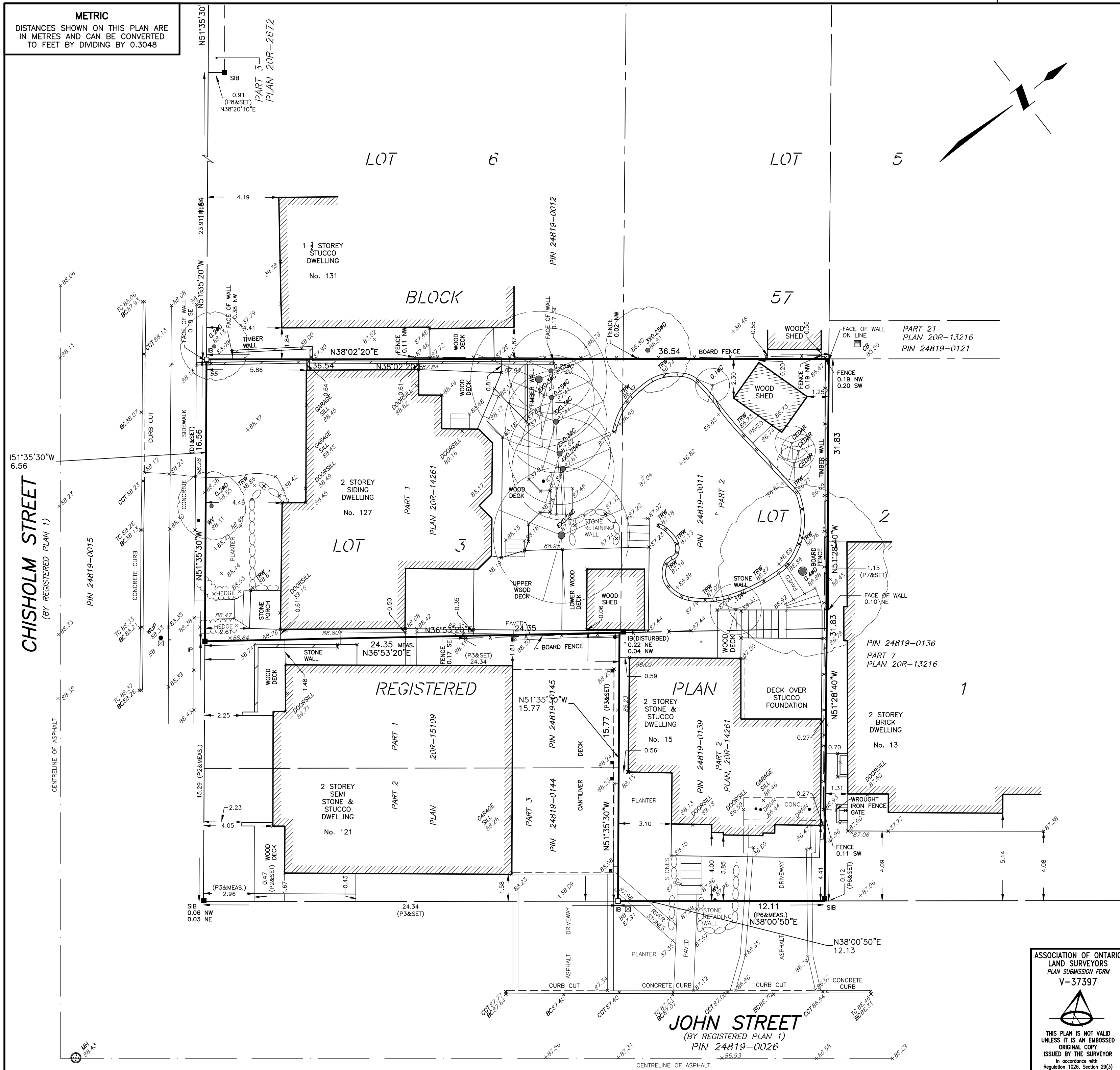
TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: K.M

FILE No. 9560-SRPR-T





Drawings must **NOT** be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



NO	DATE	DESCRIPTION
1	2022-08-17	ISSUED FOR PRE-CONSULTATION MEETING



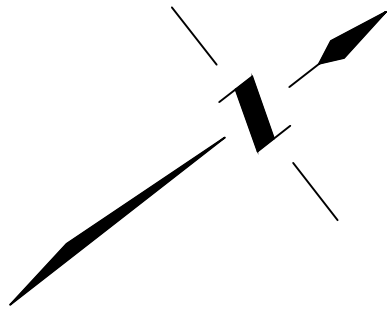
HICKS DESIGN STUDIO
295 ROBINSON STREET, SUITE 200 OAKVILLE, ON, CAN L6J 1G7
WWW.HICKSDESIGNSTUDIO.CA T.905.339.1212

CLIENT:
127 CHISHOLM

ADDRESS: 127 CHISHOLM STREET,
CITY: OAKVILLE

DRAWING TITLE:
3D

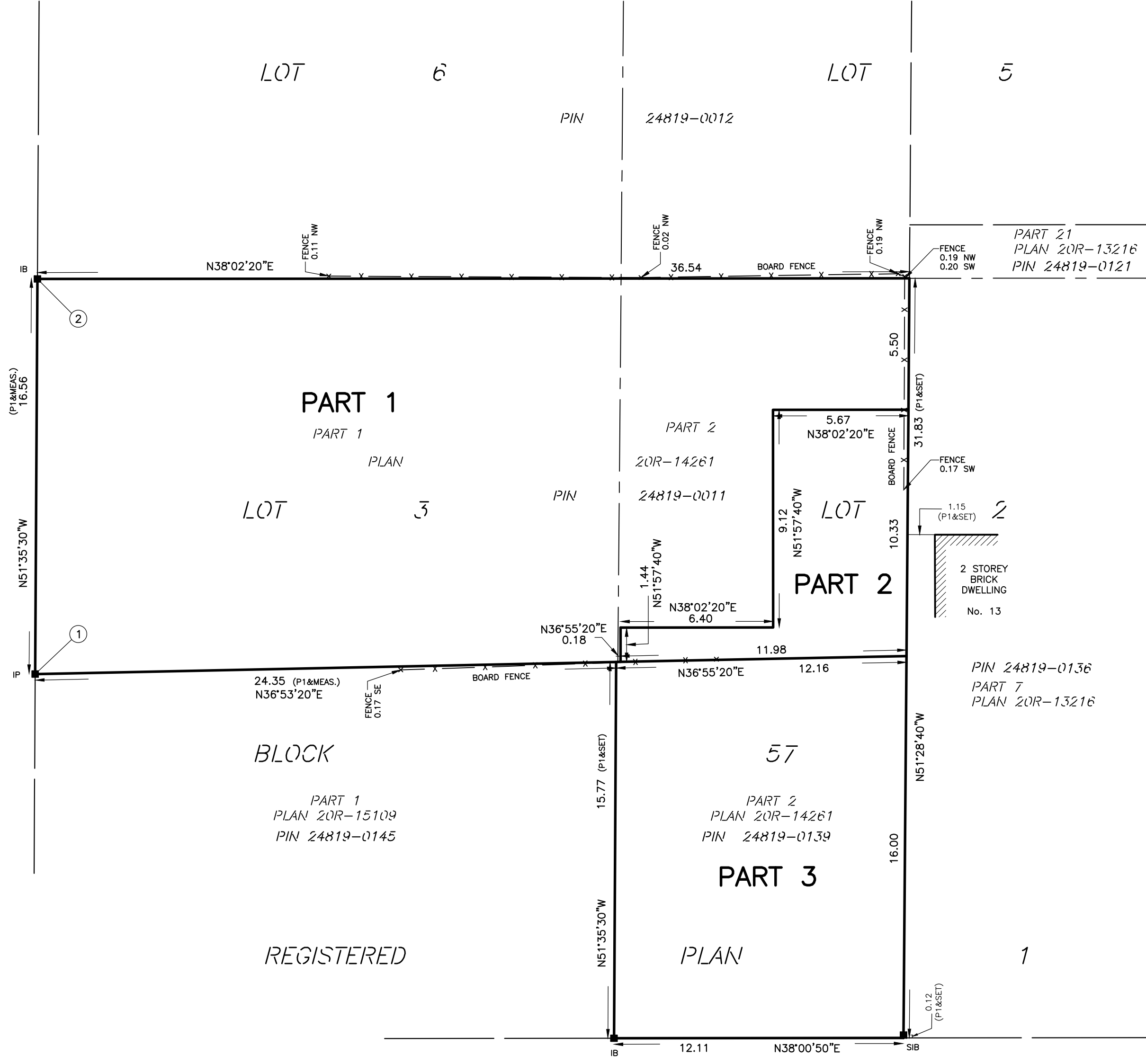
DRAWN: CP	SCALE:
DATE: 10/15/21	SHEET NUMBER:
JOB NUMBER: 22-342	A6.1



SCHEDULE

PART	LOTS	BLOCK	PLAN	PIN	AREA m ²
1	PART OF 2 AND 3	57	1	ALL OF 24819-0011	524.2
2	PART OF 2				67.2
3				ALL OF 24819-0139	193.0

CHISHOLM STREET
(BY REGISTERED PLAN 1)
PIN 24819-0015



DRAFT
PLAN OF SURVEY OF
PART OF LOTS 2 AND 3
IN BLOCK 57
REGISTERED PLAN 1
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

COORDINATE REFERENCE
COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED FROM DIRECT GNSS REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17, UTM PROJECTION, NAD83 (CSRS, 2010.0) DATUM.

COORDINATES SHOWN ON THIS PLAN HAVE BEEN DETERMINED TO URBAN ACCURACY OF ±0.05m AT 95% CONFIDENCE LEVEL ACCORDING TO O.REG. 216/10.

BEARINGS ARE GRID BEARINGS.
FOR BEARING COMPARISONS, A ROTATION OF XX'XX'XX" COUNTER-CLOCKWISE WAS APPLIED TO PLAN XX TO CONVERT TO GRID BEARINGS.

DISTANCES ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY COMBINED SCALE FACTOR OF 0.999_____

POINT	NORTHING	EASTING
1	4000000.00	600000.00
2	4000000.00	600000.00

COORDINATES ALONE CANNOT BE USED TO RE-ESTABLISH POINTS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON

SEPTEMBER 17, 2024
DATE
BORYS KUBICKI
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO THE AOLS PLAN SUBMISSION NUMBER

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

JOHN STREET
(BY REGISTERED PLAN 1)
PIN 24819-0026

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
IP DENOTES IRON PIPE
IB DENOTES IRON BAR
SIB DENOTES STANDARD IRON BAR
P1 DENOTES TARASICK McMILLAN KUBICKI LTD., O.L.S., OCTOBER 28, 2022

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

DRAWN BY: K.H. FILE No. 9560-R

Delivered via Digital Delivery

October 4, 2024

**RE: Consent (Lot Line Adjustment) Application
127 Chisholm Street & 15 John Street, Oakville, ON**

Batory Planning + Management are the planning consultants representing the owners of the properties at 127 Chisholm Street and 15 John Street (herein referred to as the 'subject lands'). This letter accompanies our formal submission for a Consent - Lot Line Adjustment Application.

The Subject Site and Surrounding Context

The subject site is located within the Kerr Village neighbourhood in Oakville, north of the Chisholm Street & John Street intersection. It is north of Lakeshore Road West and southwest of Sixteen Mile Creek. The site is also located within the designated Growth Area of Kerr Village. The properties are currently occupied by a two-storey residential dwelling on each of the lots. The area around the site includes a variety of uses with some low density residential, mid rise to high-rise apartment buildings, and commercial uses as well.

The property is designated as "Urban Area" within the Halton Region Official Plan as well as "Growth Area" within the Town of Oakville Official Plan. The sites are also located within the Kerr Village Growth Area as defined within Part E of the Town of Oakville Official Plan. The lands are zoned 'CBD' - Central Business District within the Town of Oakville Zoning By-Law 2014-014.

Submission Summary

The Consent Application details a request for a lot line adjustment of the subject lands where the rear of 127 Chisholm will be severed and merged with existing property at 15 John Street. The retained lands being referred to as Part 1 and the severed lands as Part 2 in the Draft Reference Plan. This lot line adjustment will accommodate the conveyance of Part 2 being added to 15 John Street, also known as Part 3 in the Draft Reference Plan.

Access will be retained to each dwelling from Chisholm Street and John Street respectively, and no development or changes are proposed to each respective dwellings at this time. The proposed lot line adjustment is intended to allow the future development of 127 Chisholm Street with a 4-storey apartment, intended to be built in full compliance with the requirements of the Zoning By-law.

The requested consent application meets the criteria established in Section 51(24) of the Planning Act, specifically noting the following:

- The proposed consent application for the lot line adjustment will allow for the future development and intensification of the site without negatively impacting the existing lotting patterns. Further, the subject site is located in a Growth Area, where intensification has been directed.
- The lot line adjustment efficiently uses existing municipal infrastructure, such as water, sewage, waste management and transportations systems to support the orderly development of safe and healthy communities.
- The lot line adjustment is not premature and is in the public interest as it is compatible with the planned intent of the immediate area.
- The proposed consent is consistent with the Regional and local Official Plan policies.
- The dimensions and shapes of the proposed lots are consistent with the planned intent of the immediate area and the CBD Zone.
- Both lots are on full municipal services, and will not restrict the ultimate development of adjacent lands.
- The Subject Site is located within a residential context where adequate public service facilities are present, including schools.

The proposed lot line adjustment represents an appropriately sized lot in terms of the proposed lot size, shape, and area within the context of the immediate neighbourhood and the CBD Zone. The consent conforms to all relevant policies of the Official Plan, as well as Provincial planning documents.

Based on our evaluation, the proposed consent application satisfies the applicable criteria for subdividing land as required in the Planning Act and Livable Oakville Plan.

Supporting Documents

In support of the Consent Application Submission, please find enclosed the following digital materials:

1. Cover Letter, prepared by Batory Planning + Management, dated October 4, 2024.
2. Application Form, prepared by Batory Planning + Management, dated September 25, 2024
3. Draft R Plan, prepared by prepared by Tarasick McMillan Kubicki Ltd., dated September 17, 2024
4. Site Plan for 127 Chisholm Street (future potential development), prepared by Hicks Design Studio
5. Rendering for 127 Chisholm Street (future potential development), prepared by Hicks Design Studio
6. Survey Plan, prepared by Tarasick McMillan Kubicki Ltd., dated October 28, 2022

We look forward to working with Town staff on this application. Please do not hesitate to contact the undersigned should you have any questions.

Respectfully submitted by,



Paul Demczak, MCIP, RPP
Principal, Batory Planning + Management
pdemczak@batory.ca

M. Jen Ulcar,

I would like to formally oppose this application to the Committee of Adjustment for consent to a lot addition.

The increased density which would result from granting this application would have an irreversible negative effect on the quality of life for the individuals and families who live in our wonderful neighbourhood.

Best Regards,

Brent W. Pearlman,
Commercial Real Estate Broker

██████████ Chisolm St.

Oakville, ON

Dear Jen Ulcar, Secretary Treasurer COA

In the concern of proposals made by the Luberts and J. Antsie, I feel that there is a multiple of questions that have to be addressed before The Town of Oakville obliges the participants the go ahead to join the properties of 127 Chisholm and 15 John Streets.

A somewhat blueprint of the proposal sent to me is somewhat lacking in detail: I would like to know if the Luberts or Antsie own the vacant property next to 127 Chisholm - it's been vacant for more than a year.

The Block in question, bounded by Chisholm, Rebecca, Forsythe and John streets has had a few questionable projects in the past 20-25 years which negatively harmed the value of my property where my wife Ene-Mai and myself have lived for nearly a half a century.

I noticed from an aerial view of our Block that the Lubert / Antsie proposal edges partly on our Forsythe Street property. We're concerned.

As I said initially, the Lubert / Antsie project needs a thorough examination which should by law include the homeowners of the aforementioned Chisholm, Rebecca, Forsythe and John Streets Block, if they are interested.

Please keep me in the loop.

Thanks in advance,

Ene-Mai and Len Fortune

██████████ Forythe St.

Oakville,
████████████████████
