

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
 PART OF LOTS D AND E
 BLOCK 22, REGISTERED PLAN 1
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON**



TARASICK McMILLAN KUBICKI LIMITED
 ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 181 FRONT STREET, BEING PART OF LOTS D AND E, BLOCK 22, REGISTERED PLAN 1, DESIGNATED AS PART 3, PLAN 20R-2119, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24779-0119.

EASEMENTS/RIGHTS-OF-WAY: NONE REGISTERED ON TITLE.

COMMENTS: NOTE LOCATION OF FENCES.

NOTES

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 85, HAVING A PUBLISHED ELEVATION OF 88.537 metres.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF FRONT STREET AS SHOWN ON PLAN 20R-2119, HAVING A BEARING OF N37°58'50"E.

SIDE AND REAR PROPERTY LIMITS WERE RE-ESTABLISHED BY USING THE MEASUREMENTS NOTED ON PLAN 20R-2119.

LEGEND

| | | |
|-------|---------|--|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT PLANTED |
| CP | DENOTES | CONCRETE PIN |
| IB | DENOTES | IRON BAR |
| SIB | DENOTES | STANDARD IRON BAR |
| TC | DENOTES | TOP OF CURB |
| BC | DENOTES | BOTTOM OF CURB |
| BB | DENOTES | BELL BOX |
| CB | DENOTES | CATCH BASIN |
| MH | DENOTES | MANHOLE |
| TW | DENOTES | TOP OF WALL |
| WUP | DENOTES | WOOD UTILITY POLE |
| WV | DENOTES | WATER VALVE |
| P1 | DENOTES | PLAN 20R-2119 |
| P2 | DENOTES | TARASICK McMILLAN KUBICKI LIMITED, O.L.S., JUNE 17, 2022 |
| (WIT) | DENOTES | WITNESS |
| (950) | DENOTES | CUNNINGHAM McCONNELL LIMITED, O.L.S. |

| | | | |
|--|-------|---------|-------------------------------------|
| | 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 PERSPECTIVE VIEWS 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 MAY 10, 2024

MAY 27, 2024
 DATE

Simeon Mitrev
 SIMEON MITREV
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-79691

THIS PLAN IS NOT VALID
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 In accordance with
 Regulation 1026, Section 29(3)

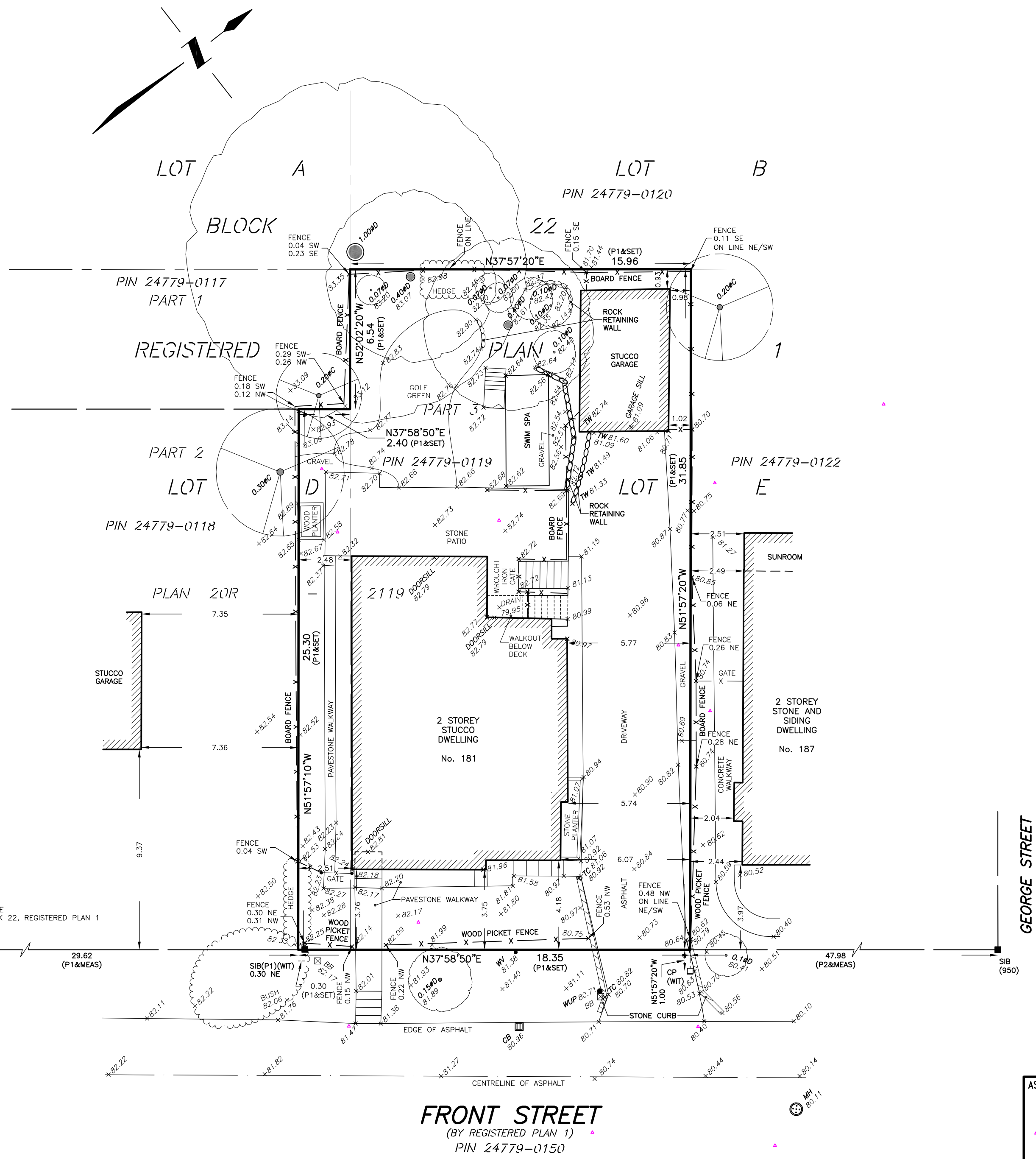
TARASICK McMILLAN KUBICKI LIMITED

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: JMH

FILE No. 10102-SRPR-T



FRONT STREET
 (BY REGISTERED PLAN 1)
 PIN 24779-0150

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

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PLAN OF SURVEY WITH TOPOGRAPHY OF
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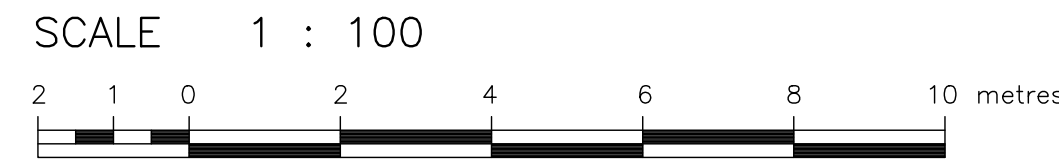
THOMAS STREET

GEORGE STREET

FRONT STREET
 (BY REGISTERED PLAN 1)
 PIN 24779-0150

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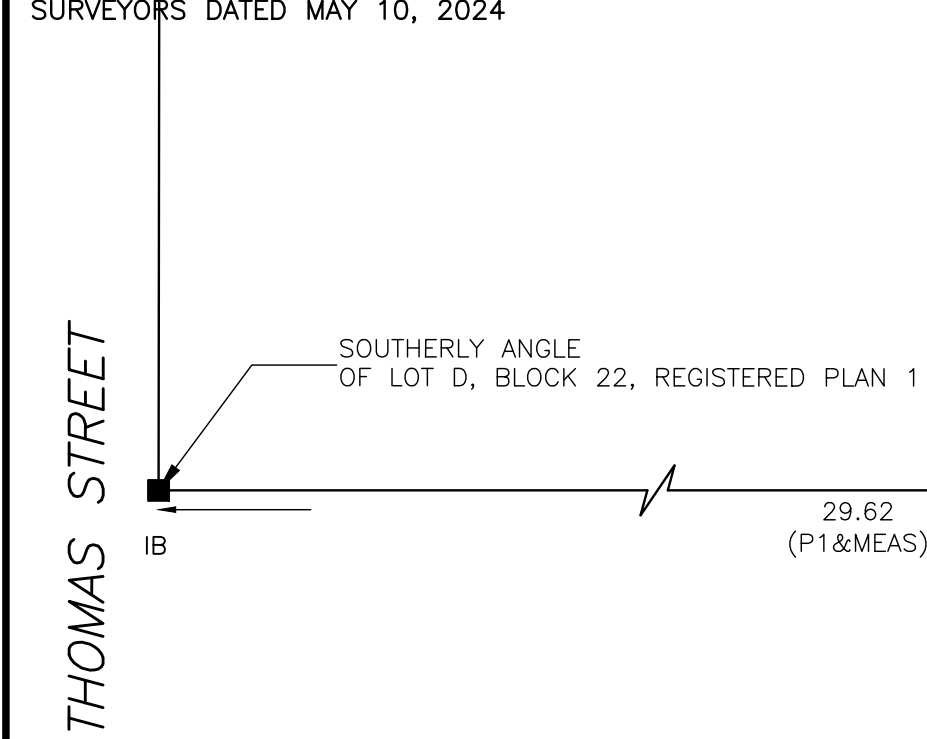
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INFORMATION TAKEN FROM A SURVEY PREPARED BY TARASICK McMILLAN KUBICKI LIMITED ONTARIO LAND SURVEYORS DATED MAY 10, 2024



■ DENOTES EXISTING DWELLING

■ DENOTES NEW DWELLING

1 SITE PLAN
A1.1 SCALE: 1:250



3 KEY PLAN
A1.1 SCALE: NTS

| ARCHITECT: | | APPLICANT: | | OWNER: | | |
|-------------------------------------|-----------------|--|------------------------|--|-----------------|-------------------|
| | | | | 181 FRONT STREET OAKVILLE, ON. L6J 1A3 | | |
| SITE STATISTICS | | | | | | |
| ADDRESS: | | 181 FRONT STREET OAKVILLE, ON. L6J 1A3 | | | | |
| LEGAL DESCRIPTION: | | PART OF LOTS D AND E BLOCK 22, EG. PL. 1 | | | | |
| ZONING: | | RL3 - SP11 | | | | |
| DESCRIPTION | REQUIRED METRIC | REQUIRED IMPERIAL | EXISTING - DEMO METRIC | EXISTING - DEMO IMPERIAL | PROPOSED METRIC | PROPOSED IMPERIAL |
| LOT AREA: | | | | | | |
| LOT AREA | | | 568.659 | 6,121 | 568.659 | 6,121 |
| LOT FRONTS: | | | | | | |
| 1. AT STREET | | | 0.00 | 0 | | |
| 2. AS PER DEFINITION | T.B.V. | #VALUE! | 0.000 | 0 | | |
| LOT COVERAGE: | | | | | | |
| DWELLING | | | 134.059 | 1,443 | 119.566 | 1,287 |
| COVERED ENTRY PORCH | | | 1.858 | 20 | 6.968 | 75 |
| GARAGE | | | 14.864 | 160 | 26.756 | 288 |
| COVERED PORCH | | | | | 15.701 | 169 |
| TOTAL | 142.165 | | 150.782 | 1,623 | 168.991 | 1,819 |
| COVERAGE (%) | 25% | | 26.52% | | 29.72% | |
| GROSS FLOOR AREA: | | | | | | |
| GROUND FLOOR | | | 134.059 | 1,443 | 119.566 | 1,287 |
| SECOND FLOOR (I.L.C. 2ND. STAIRS) | | | 76.552 | 824 | 119.090 | 1,274 |
| TOTAL | | | 210.611 | 2,267 | 237.646 | 2,558 |
| RESIDENTIAL FLOOR AREA RATIO | | | | | | |
| TOTAL | 170.598 | 1,836 | 210.611 | 2,267 | 237.646 | 2,558 |
| G.F.A (%) | 30.0% | | 37% | | 42% | |
| DWELLING DEPTH | | | | | | |
| N/A | | | | | | |
| BASEMENT | | | | | | |
| FINISHED AREA | | | 0.000 | 0 | 0.000 | 0 |
| UNFINISHED AREA | | | 0.000 | 0 | 0.000 | 0 |
| TOTAL BASEMENT | | | 0.000 | 0 | 0.000 | 0 |
| YARDS: | | | | | | |
| MINIMUM FRONT YARD | | | | | | |
| FRONT YARD | 6.00 | 29.5 | 3.75 | 12.3 | 6.00 | 19.7 |
| REAR YARD | 7.5 | 24.6 | 8.11 | 26.6 | 11.05 | 36.3 |
| SIDE YARD EAST | 2.4 | 7.9 | 2.48 | 8.1 | 2.99 | 9.8 |
| SIDE YARD - WEST | 2.4 | 7.9 | 5.74 | 18.8 | 2.44 | 8.0 |
| MAXIMUM HEIGHT: | | | | | | |
| MAXIMUM HEIGHT TO RIDGE | 10.50 | 34.45 | | | 9.020 | 29.6 |
| GARAGE WALL PROJECTION: | 1.5 | 4.92 | | | 0.00 | 0.0 |

2 SITE STATISTICS
A1.1 SCALE: 1:250

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.

| | | |
|---|----------|-----------------|
| 2 | 24.11.05 | HERITAGE REVIEW |
| 1 | 24.08.28 | PRE-CONSULT |

REF. DATE: DESCRIPTION:

REVISIONS / ISSUANCE:



150 Wellington Street East, Suite 806
Guelph, Ontario N1H 0B5
p: 416-409-6718
e: vincent@pezzanoarchitectural.com
www.pezzanoarchitectural.com

CLIENT:
THE HITCHMAN RESIDENCE

ADDRESS: 181 FRONT STREET
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
**SITE PLAN
SITE STATISTICS**

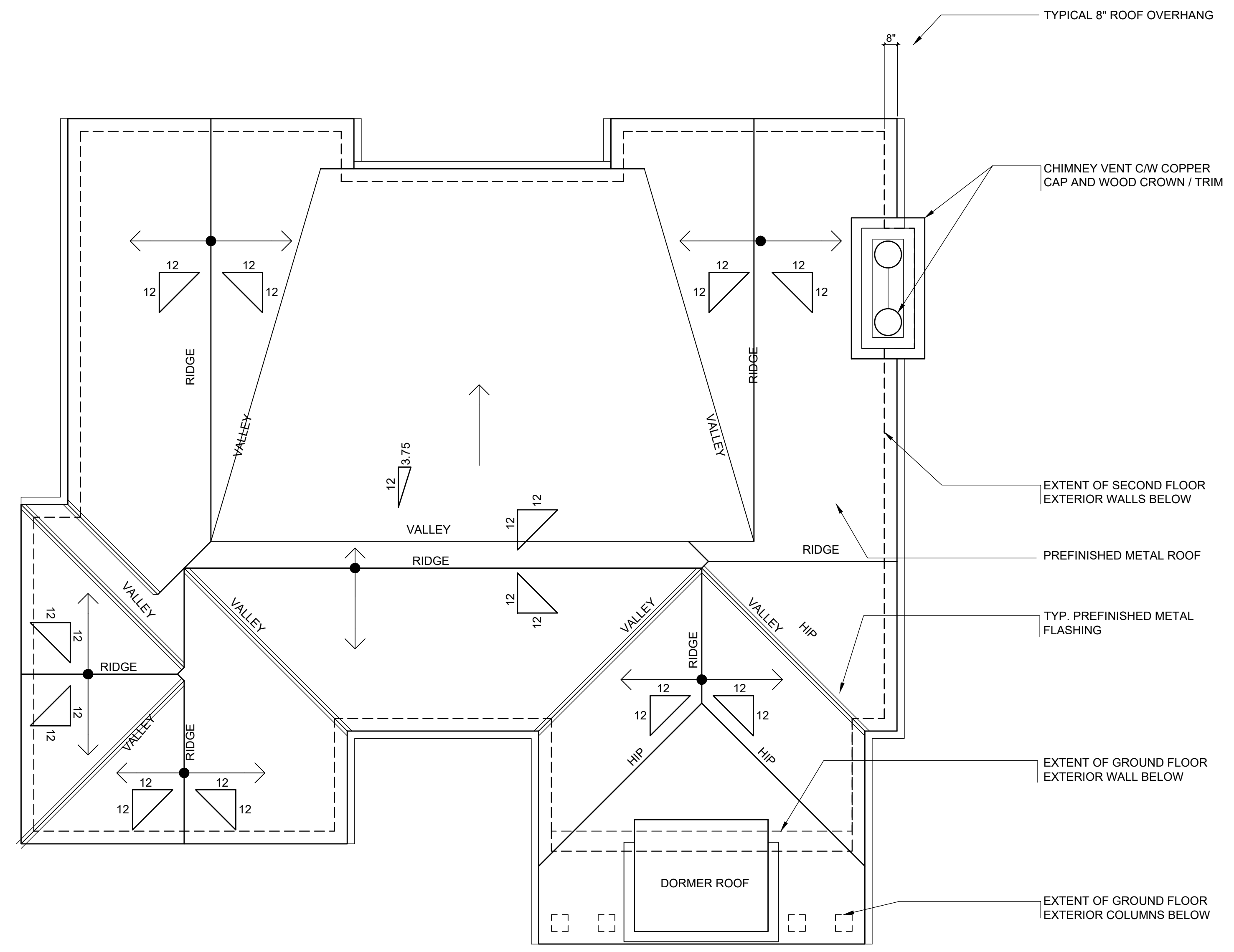
DRAWN: VRP
DATE: AUG. 2024 SCALE: AS NOTED

JOB NUMBER: SHEET NUMBER:

24-017 A1.1

11/16/2024 - C:\USERS\VINCENT\PEZZANO\DOCUMENTS\PEZZANO\CONSULTING\PROJECTS\LOT 181\FRONT STREET SITE PLAN.DWG

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| | | |
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| REF. DATE: | DESCRIPTION: | |
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CLIENT:
**THE HITCHMAN
RESIDENCE**

ADDRESS: 181 FRONT STREET
CITY: OAKVILLE, ONTARIO

DRAWING TITLE:
ROOF PLAN

| | |
|-----------------|-----------------|
| DRAWN: VRP | |
| DATE: AUG. 2024 | SCALE: AS NOTED |
| JOB NUMBER: | SHEET NUMBER: |

24-017 **A3.4**



SOUTH ELEVATION

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DRAWING TITLE:
SOUTH ELEVATION

| | |
|--------------------|--------------------|
| DRAWN: VRP | |
| DATE: AUG. 2024 | SCALE: AS NOTED |
| JOB NUMBER: 24-017 | SHEET NUMBER: A4.1 |

11/16/2024 - C:\USERS\VINCENT\ONE\REVIEWS\DOCUMENTS\PEZZANO\CONSULTING\PROJECTS\24\017_HUGHES RESIDENCE\DRAWINGS\181 FRONT STREET.DWG



WEST ELEVATION

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| REF. | DATE: | DESCRIPTION: |
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DRAWING TITLE:
WEST ELEVATION

| | |
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| | SHEET NUMBER: |

24-017 **A4.2**

11/16/2024 - C:\USERS\VINCENT\ONE\REVIEWS\DOCUMENTS\PEZZANO CONSULTING\PROJECTS\24-017_HUGHES RESIDENCE\DRAWINGS\181 FRONT STREET.DWG

CHIMNEY VENT C/W COPPER
CAP AND WOOD CROWN / TRIM

10X10 WOOD POSTS

CONCRETE PORCHTOP

PREFINISHED METAL ROOF

WOOD FASCIA, FRIEZE & SOFFIT

DECORATIVE WOOD LOUVRE

WOOD WINDOW SURROUND

CEDAR PREMIUM GRADE RED LABEL
SHINGLE SIDING - PRESTAINED

WOOD CASEMENT WINDOWS WITH GRILL

WOOD FRIEZE

WOOD WINDOW SURROUND

WOOD APRON

FIN. CEILING

TOP OF WINDOW

SECOND FLOOR

TOP OF WINDOW

GROUND FLOOR 82.20

FIN. CLG.

ESTABLISHED GRADE - 81.40

BASEMENT FLOOR

NORTH ELEVATION

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| REF. | DATE | DESCRIPTION |
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DRAWING TITLE:
NORTH ELEVATION

| | |
|-----------------|-----------------|
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| JOB NUMBER: | SHEET NUMBER: |

24-017

A4.3



EAST ELEVATION

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DRAWING TITLE:
EAST ELEVATION

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24-017 **A4.4**



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STREETSCAPE

21

181

187

22



0m

~16m

~38m

~58m

~82m

TOWN OF OAKVILLE / COMMITTEE OF ADJUSTMENT

APPLICATION FOR C OF A RE 181 FRONT STREET

PREPARED BY WILLIAM HICKS

Date November 25, 2024

PLANNING RATIONAL STATEMENT

The owner of 181 Front Street has lived in this property for a number of years and his family is expanding and he wishes to remain in the old Oakville Heritage District and to reconstruct a new home and demolish the existing which was built a number of years ago.

The existing home on the site interestingly enough already exceeds the allowable coverage and gross floor area on the site. Knowing that it does not meet the intent of their family and their desire to remain on the site they wish to add approximately 500 sq ft to the house to accommodate 4 bedrooms and some common living area.

They intend to incorporate the garage into the structure which recognizes that it will be setback and less obtrusive as a single car garage.

The new development will meet all the setback requirements and is well under the maximum height on the site as it was designed with the intent of meeting the requirements of the new heritage study which has not been concluded yet.

There have been two to three discussions with Heritage on this application and revisions made along the way to satisfy their concerns and they have now recommended that we proceed with the C of A application. We will then , subject to approval by the Committee finalize our heritage applications.

We have also attended the preconsult meeting with planning and their concerns at that time were more or less in line with Heritages comments and thus by resolving heritage concerns I believe planning will support the application.

We recognize we also are subject to Halton Conservation approval as we are within their area of approval but we do not expect any concerns with them as we are well beyond their traditional 30 M setback plus slope stability line as it ends on the property across the street. Notwithstanding that we still require their approval which we will apply for subject to C of A applications.

There are two variances required to permit this proposal to proceed. The reasons for these are outlined below:

COVERAGE

The bylaw permits a maximum coverage of 25% due to the special provision zoning and its location within the heritage district.

The existing house is in fact 26.52% and we are proposing a coverage of 29.72 %.

Much of this is due to the covered porch in the back garden and the front porch added to support heritage concerns with the distinction of the front entry and to reduce any impact of the garage.

It is interesting to note that at some time the back northwestern corner of this site was cut off thus lowering its total lot area which accounts for about 1% of the excess coverage.

FLOOR AREA / LOT RATIO

The bylaw permits 30% in this area and we are proposing 42%

The existing house is already 37% and the increased area to be added for their growing family pushes this to 42% from the current 37%

It is interesting to note that at some time the back northwestern corner of this site was cut off thus lowering its total lot area which accounts for about 1% of the excess floor area.

The home has been pushed back to meet the required front yard setback at the suggestion of heritage and to create a balanced streetscape.

The house is designed so the roof line steps down as per the suggestions of the heritage district guidelines.

The existing house itself is not a house of heritage interest even though it is in the district and demolition will be supported.

This is not a development [play to build and resell as these clients have already bought an alternate house in the area that can meet their needs through the construction process and then they will come back to 181 front street.

I believe the proposed new house fits very well with the guidelines and intent of the district. It has been changed from a decidedly modern structure to one that is more traditional with shingle siding and the height of the eaves has been reduced as well as the floor area.

We believe it meets the intent and purpose of the four tests under the planning act and it is a desirable development within the district that reinforces their objectives and goals regardless of the two variances.

They are excited to proceed, and we look forward to our discussions.

Yours Truly

William R Hicks

B Arch, OAA, MRAIC