

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.

	0.20Ø	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
	0.20Ø	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 :

- 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 MAY 10, 2024

MAY 27, 2024  
DATE

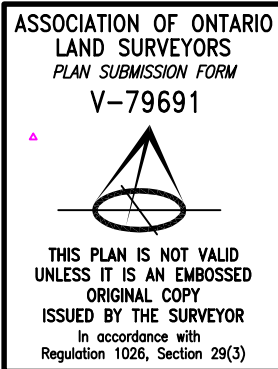
Simeon Mitrev  
SIMEON MITREV  
ONTARIO LAND SURVEYOR

**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



THOMAS STREET

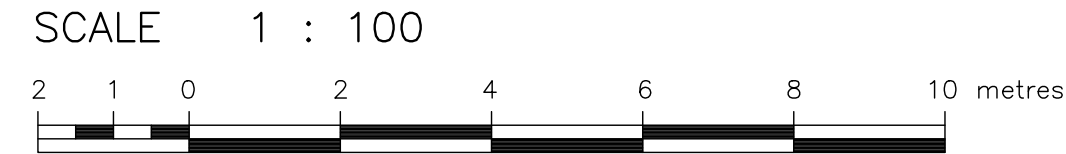
GEORGE STREET

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



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PLAN OF SURVEY WITH TOPOGRAPHY OF  
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BLOCK 22, REGISTERED PLAN 1  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON



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

SOUTHERLY ANGLE OF LOT D, BLOCK 22, REGISTERED PLAN 1

29.62 (P1&MEAS)

THOMAS STREET

EDGE OF ASPHALT

CENTRELINE OF ASPHALT

FRONT STREET (BY REGISTERED PLAN 1)

1 SITE PLAN

A1.1 SCALE: 1:250



DENOTES EXISTING DWELLING

DENOTES NEW DWELLING

3 KEY PLAN

A1.1 SCALE: NTS

ARCHITECT:	APPLICANT:	OWNER:
		181 FRONT STREET OAKVILLE, ON. L6J 1A3
SITE STATISTICS		
ADDRESS:	181 FRONT STRET OAKVILLE, ON. L6J 1A3	
LEGAL DESCRIPTION:	PART OF LOTS D AND E BLOCK 22, EG. PL. 1	
ZONING:	RL3 - SP11	
DESCRIPTION	REQUIRED METRIC IMPERIAL	EXISTING - DEMO METRIC IMPERIAL
LOT AREA:		
LOT AREA		568.659 6,121
LOT FRONTOAGE:		
1. AT STREET		0.00 0
2. AS PER DEFINITION (7.5m back from property line)	T.B.V. #VALUE!	0.000 0
LOT COVERAGE:		
DWELLING		134.059 1,443
COVERED ENTRY PORCH		1.858 20
GARAGE		14.864 160
COVERED PORCH		
TOTAL	142.165	150.782 1,623
COVERAGE (%)	25%	26.52% 29.72%
GROSS FLOOR AREA:		
GROUND FLOOR		134.059 1,443
SECOND FLOOR (N.I.C. 2ND. STAIRS)		76.552 824
TOTAL		210.611 2,267
RESIDENTIAL FLOOR AREA RATIO		
TOTAL	170.598 1,836	210.611 2267
G.F.A (%)	30.0%	37% 42%
DWELLING DEPTH	N/A	
BASEMENT		
FINISHED AREA		0.000 0
UNFINISHED AREA		0.000 0
TOTAL BASEMENT		0.000 0
YARDS:		
MINIMUM FRONT YARD		
FRONT YARD	6.00 29.5	3.75 12.3
REAR YARD	7.5 24.6	8.11 26.6
SIDE YARD EAST	2.4 7.9	2.48 8.1
SIDE YARD - WEST	2.4 7.9	5.74 18.8
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:

**Pezzano**  
Architectural Design

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

JOB NUMBER:

**24-017**

SCALE: AS NOTED

SHEET NUMBER:

**A1.1**





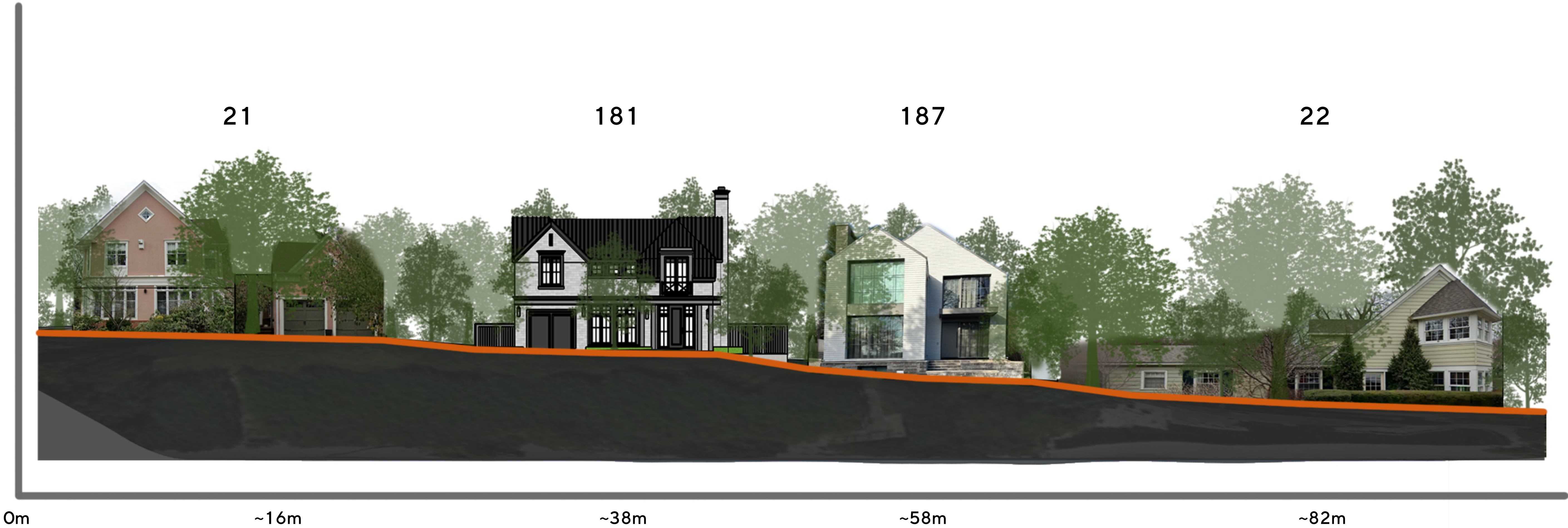
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A CREATIVE COMPANY

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# STREETSCAPE



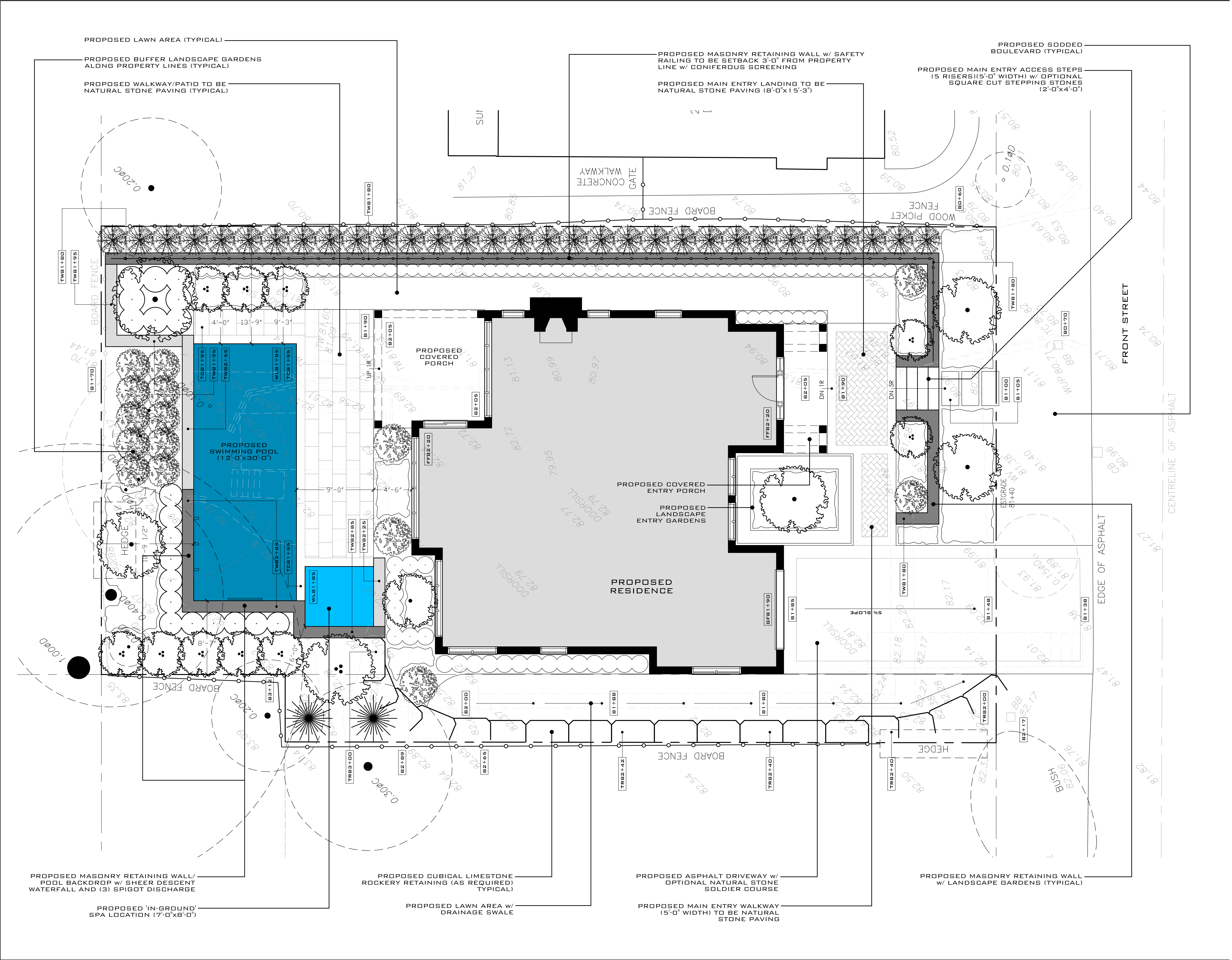












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DANIEL J. O'BRIEN  
O.A.L.A. C.S.L.A.

DATE

REVISIONS:			
DATE	NO.	ITEM	BY

PLOT DATE: MAR 6/2025

**DANIEL J. O'BRIEN & ASSOCIATES LTD.**  
**LANDSCAPE ARCHITECTS**

LANDSCAPE ARCHITECTS, LANDSCAPE DESIGN, CONSULTATION AND PROJECT MANAGEMENT

(T) 905-442-1114 (W) OBRIENASSOCIATES.CA  
(INSTAGRAM) @LANDSCAPEOBRIEN  
(E) DANIEL.OBRIEN@ASSOCIATES@BELL.NET.CA  
(STUDIO) 798 BESSBOROUGH DRIVE, OSHAWA, ONTARIO, L1G 4H2

PROJECT:

HITCHMAN RESIDENCE

181 FRONT STREET

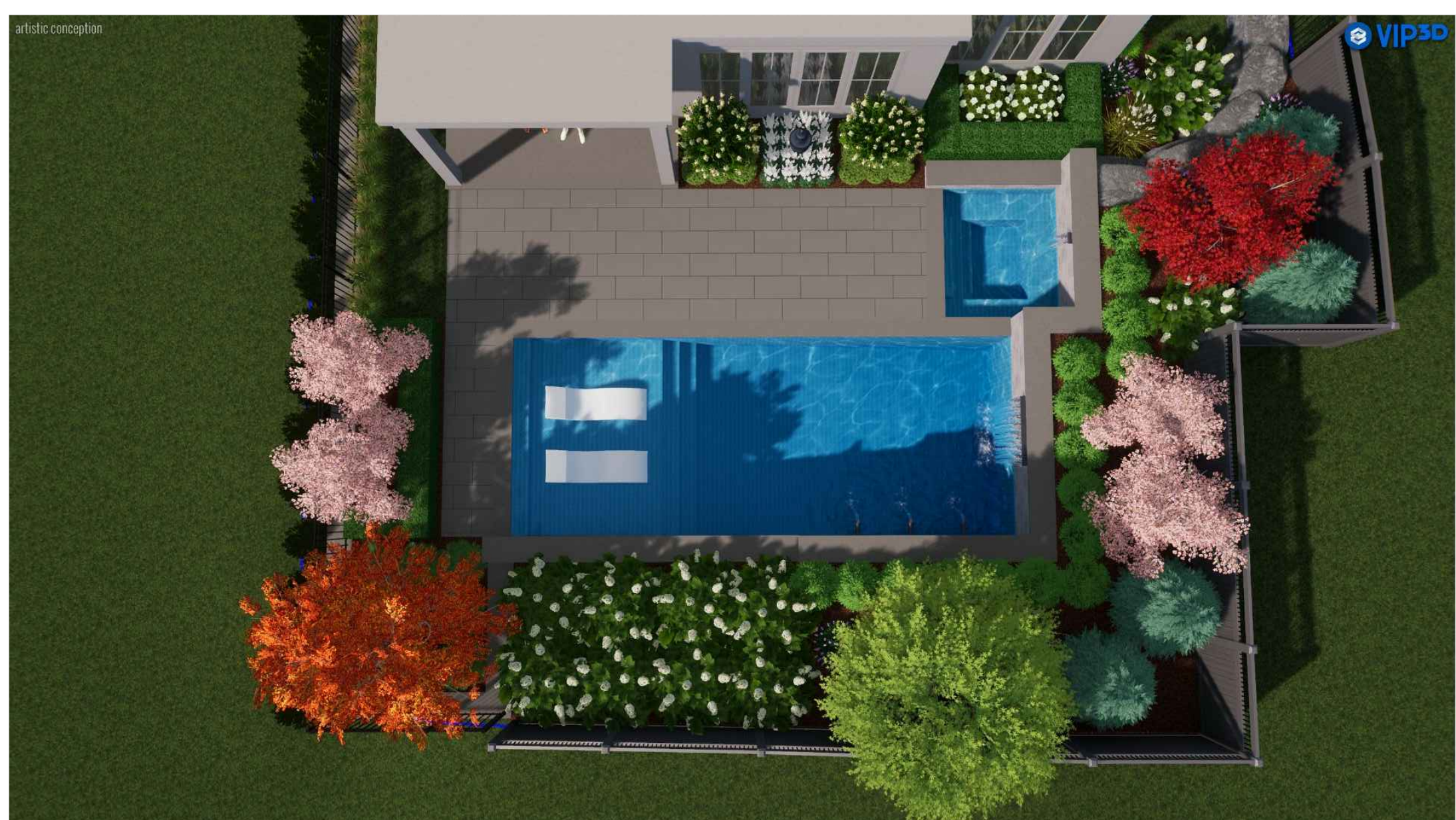
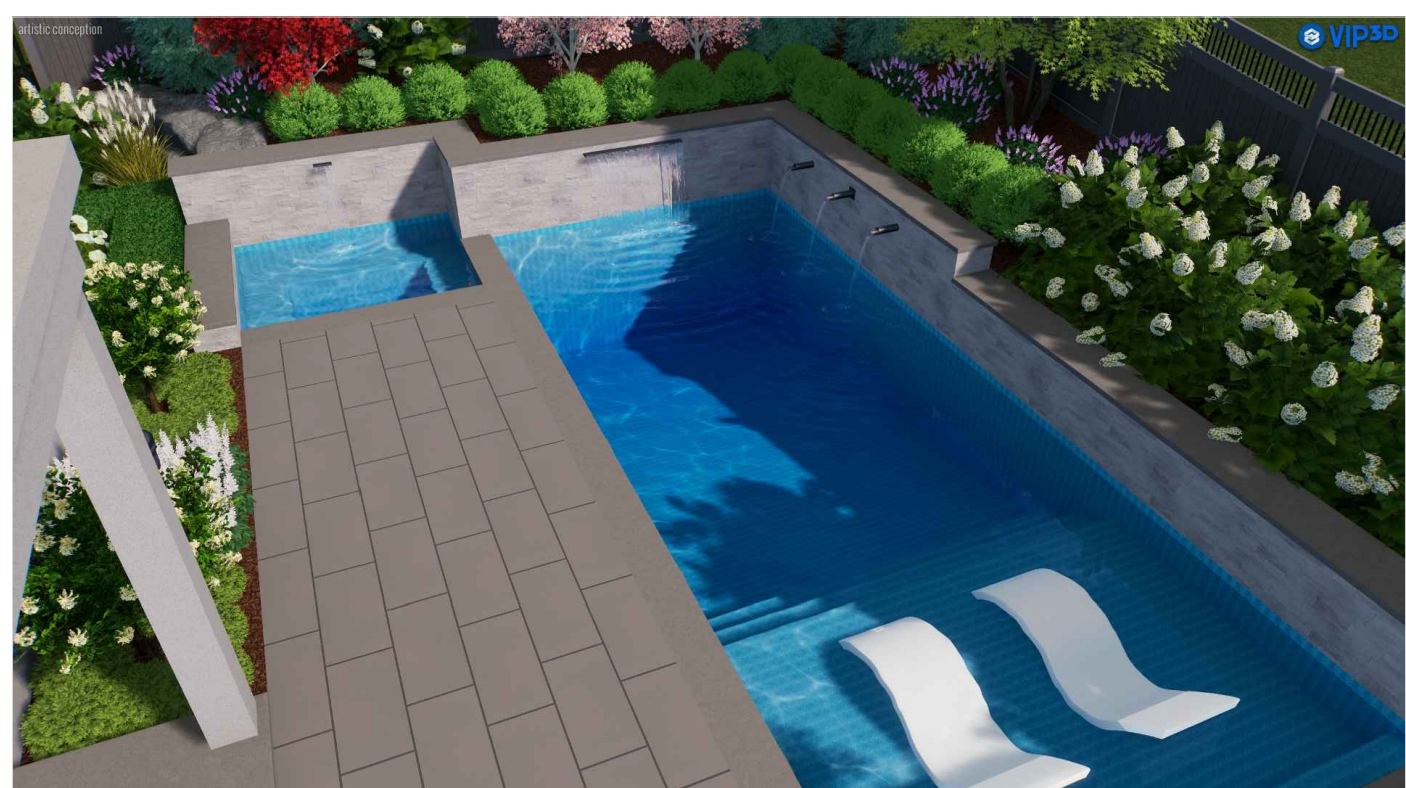
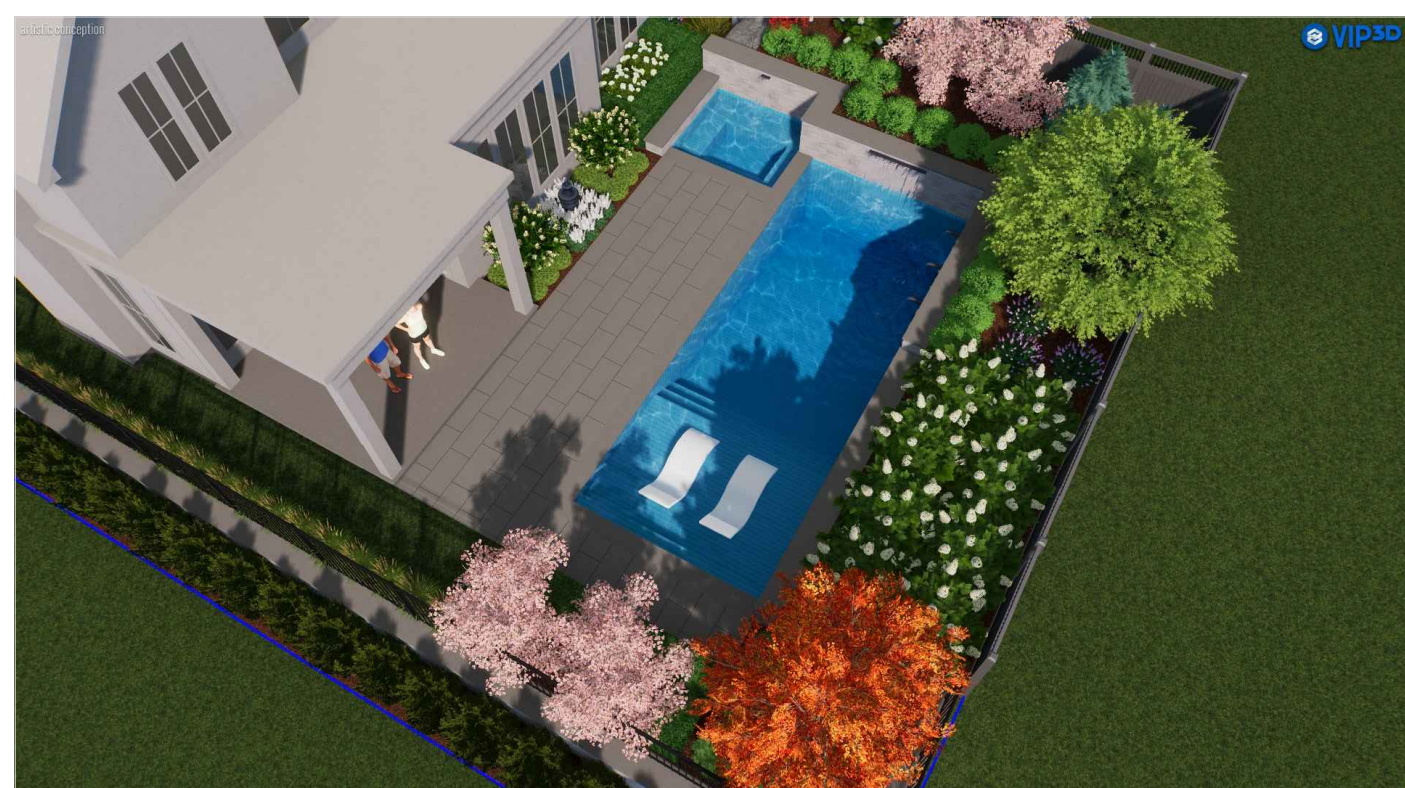
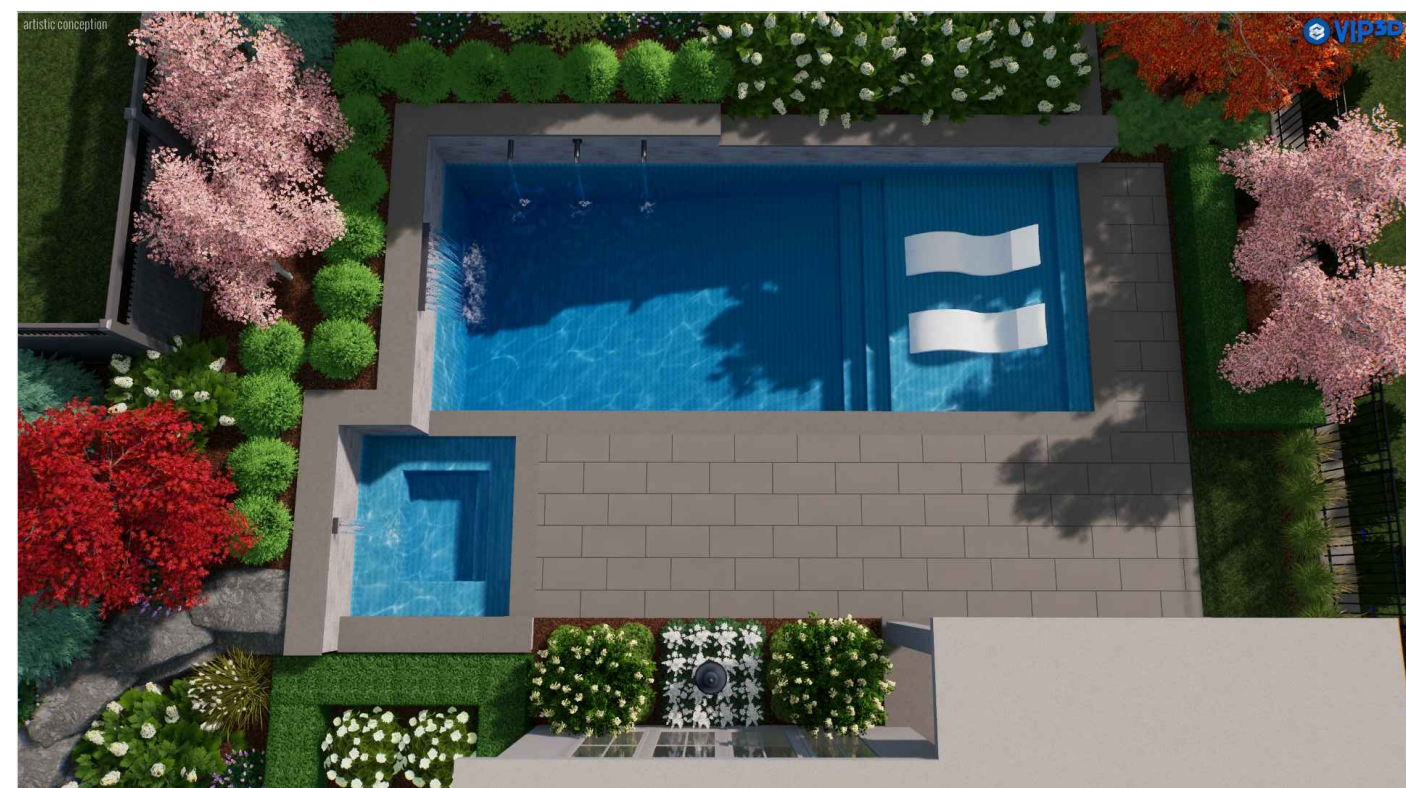
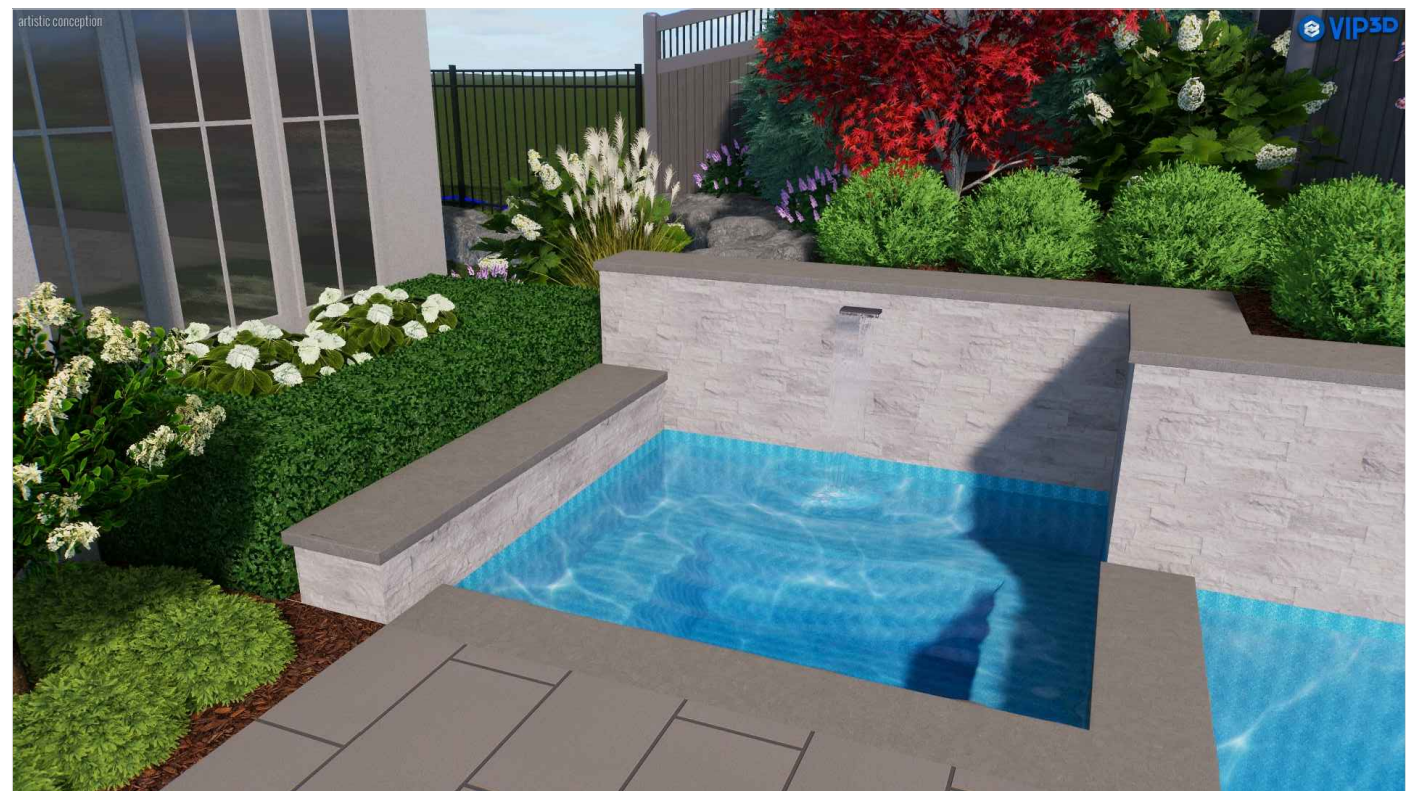
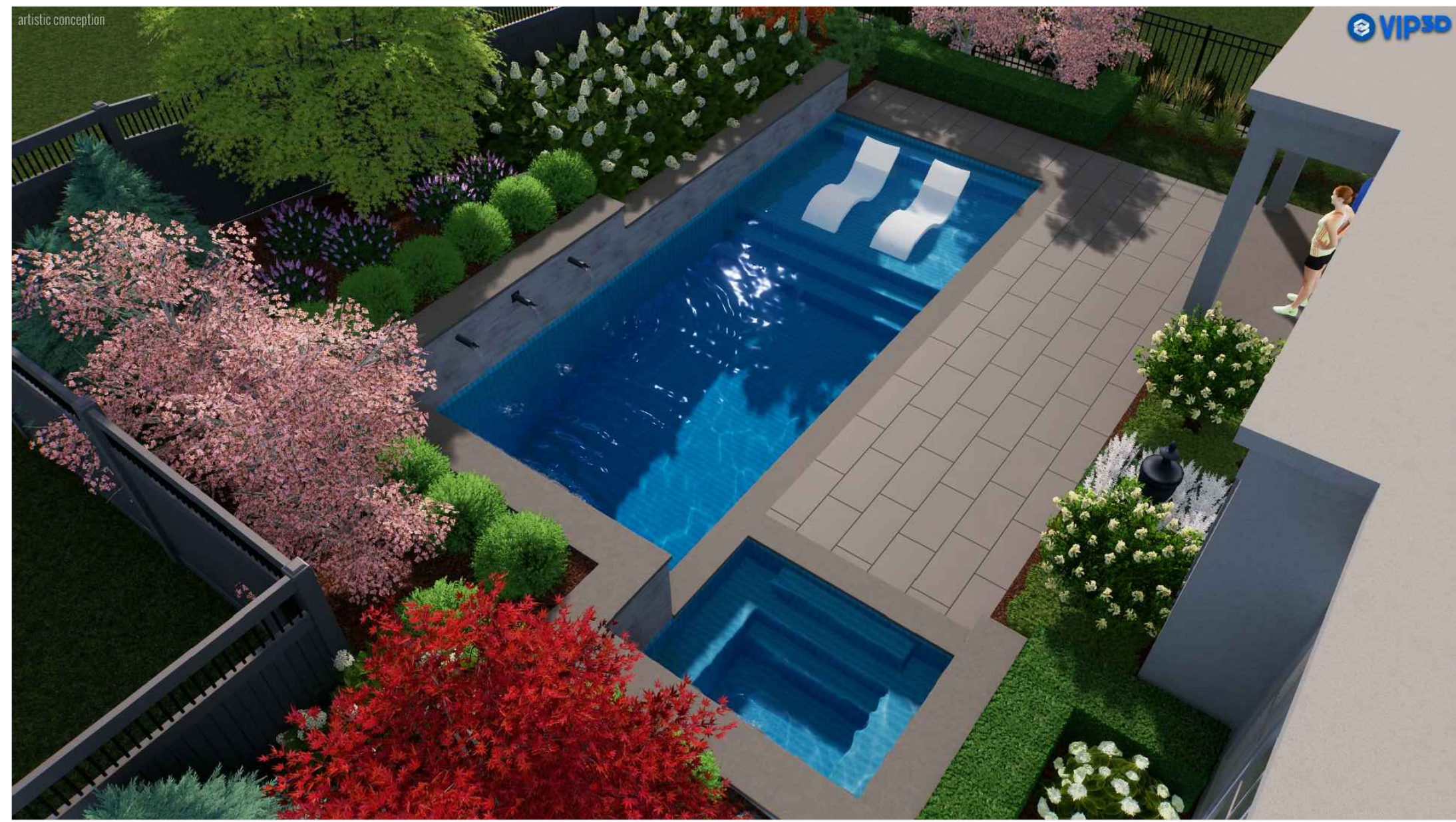
OAKVILLE, ONTARIO

DRAWING:

OVERALL LANDSCAPE CONCEPT PLAN

DATE:	MAR 2025	PROJECT NO:
DESIGNED:	DOB	2025-02
DRAWN:	RPR	
CHECKED:	DOB	DRAWING NO:
		L1 OF 1
SCALE:	1/4"=1'-0"	





# HITCHMAN RESIDENCE

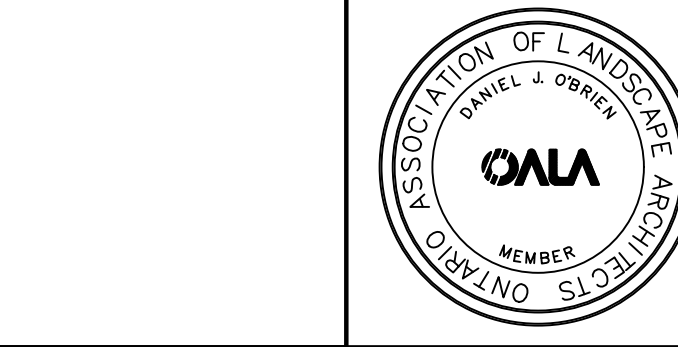
**GENERAL NOTES:**  
PROPOSED RESIDENCE AS SHOWN  
IN 3D RENDERINGS IS OUR  
INTERPRETATION OF PROPOSED  
ARCHITECTURAL DESIGN.  
PLEASE SEE ARCHITECTURAL  
CONSTRUCTION DRAWINGS FOR  
DETAILED INFORMATION.

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DANIEL J. O'BRIEN & ASSOCIATES LIMITED

DANIEL J. O'BRIEN  
O.A.L.A. C.S.L.A. DATE

REVISIONS:			
DATE	NO.	ITEM	BY

PLOT DATE: MAR 7/2025



**DANIEL J. O'BRIEN  
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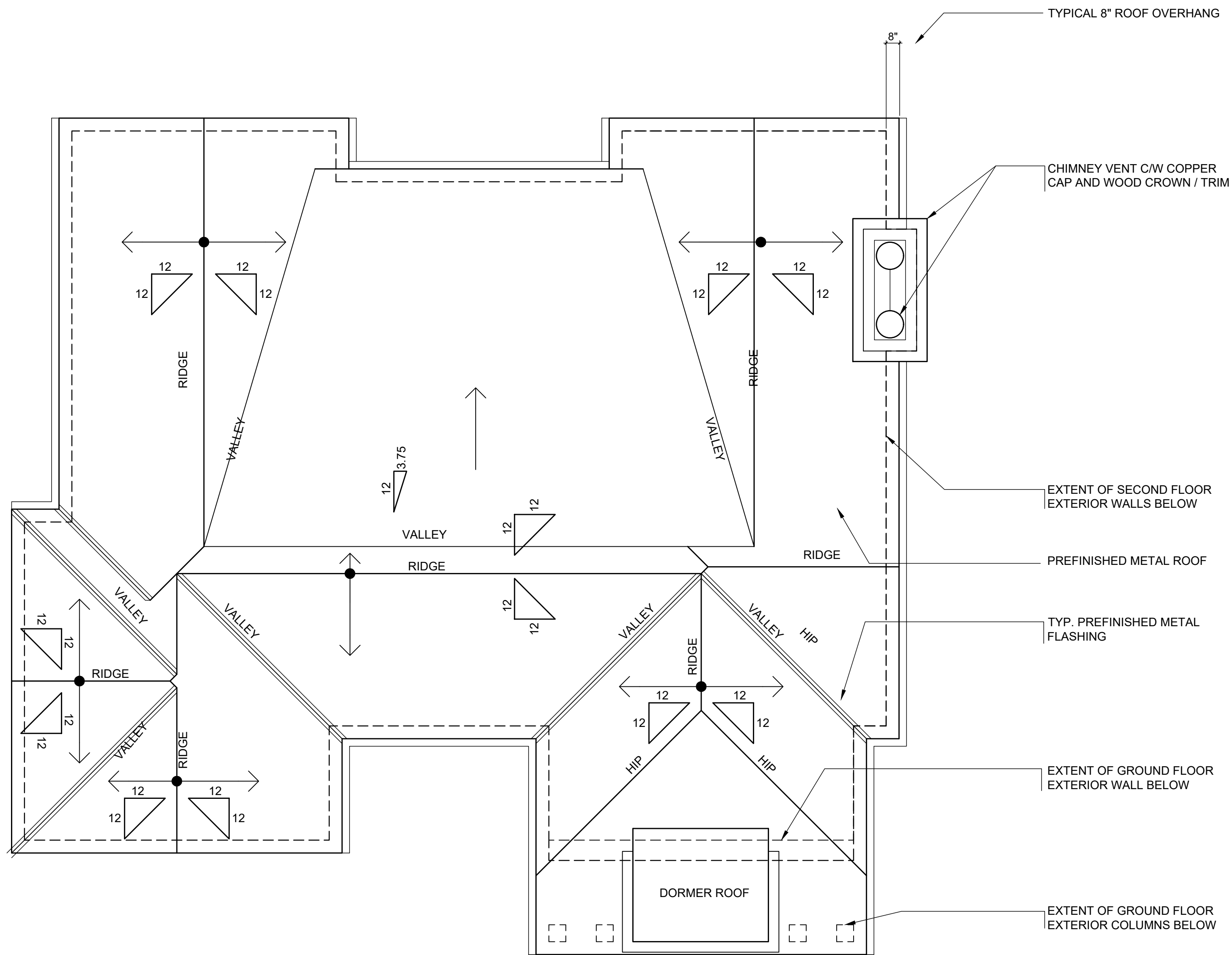
PROJECT:  
HITCHMAN RESIDENCE  
181 FRONT STREET  
OAKVILLE, ONTARIO

DRAWING:  
LANDSCAPE CONCEPT  
3D RENDERINGS

DATE: MAR 2025	PROJECT NO:
DESIGNED: DOB	2025-02
DRAWN: RPR	
CHECKED: DOB	DRAWING NO:
	L1 OF 1
SCALE: N.T.S.	



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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:		

**Pezzano**  
Architectural Design

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:  
**ROOF PLAN**

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

24-017

A3.4

1  
A3.4  
SCALE: 1/4"=1'-0"

ROOF PLAN



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SOUTH ELEVATION

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1	24.08.28	PRE-CONSULT
REF. DATE: DESCRIPTION:		
REVISIONS / ISSUANCE:		

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CITY: OAKVILLE, ONTARIO

DRAWING TITLE:  
**SOUTH ELEVATION**

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

**24-017** **A4.1**





WEST ELEVATION

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1	24.08.28	PRE-CONSULT
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

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CLIENT:  
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RESIDENCE**

ADDRESS: 181 FRONT STREET  
CITY: OAKVILLE, ONTARIO  
DRAWING TITLE:  
**WEST ELEVATION**

DRAWN: VRP		
DATE:	AUG. 2024	SCALE: AS NOTED
JOB NUMBER:	24-017	SHEET NUMBER: A4.2



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NORTH ELEVATION

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1	24.08.28	PRE-CONSULT
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

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CITY: OAKVILLE, ONTARIO

DRAWING TITLE:  
**NORTH ELEVATION**

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

**24-017**  
**A4.3**



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EAST ELEVATION

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REVISIONS / ISSUANCE:		

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DRAWING TITLE:  
**EAST ELEVATION**

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

24-017

A4.4



## **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**