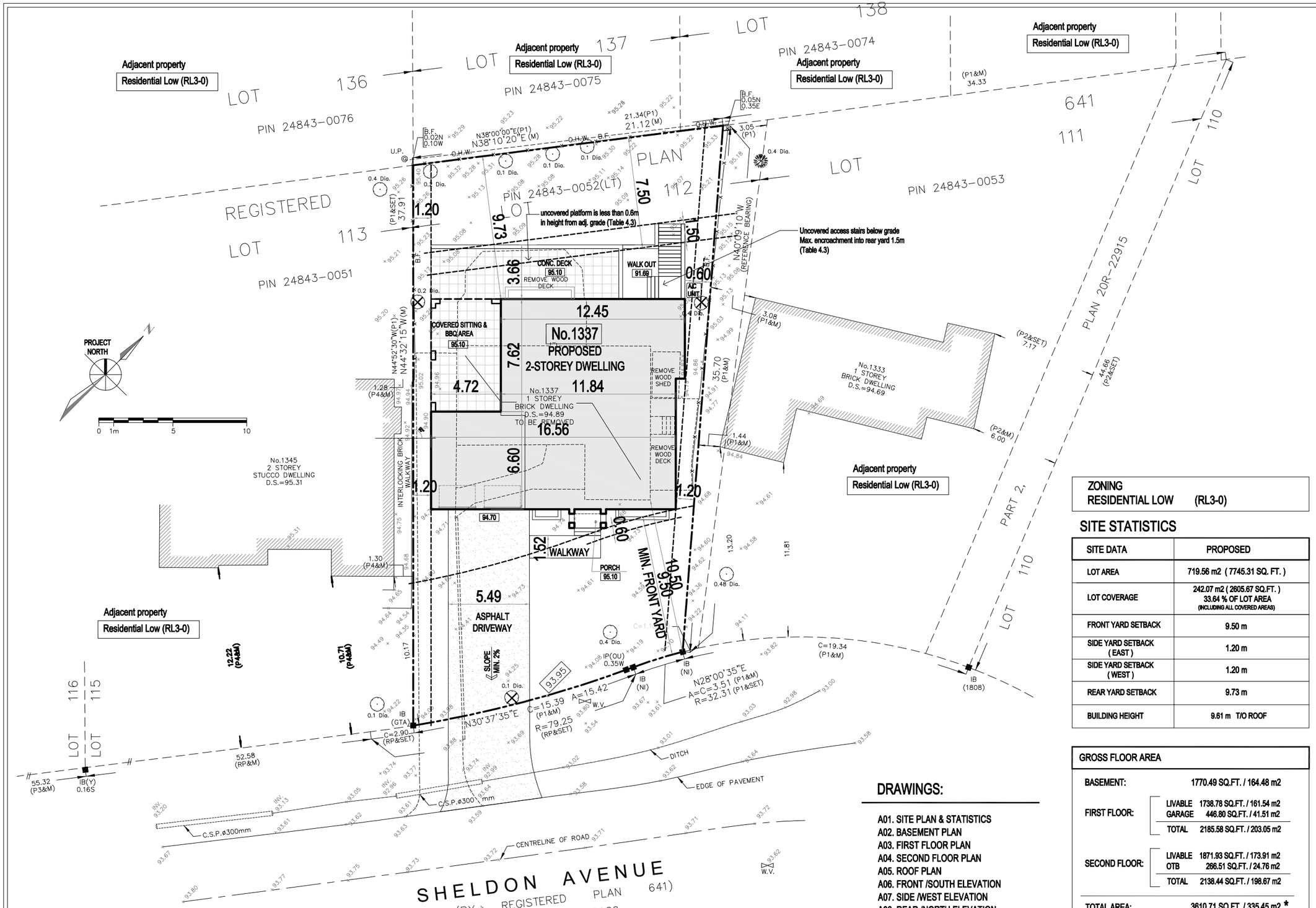

REVISION NOTES			
MARK	DATE	DESCRIPTION	
1.		APPROVED BY CLIENT	
2.	2025-06-26	ISSUED FOR ZONING REVIEW	

ZONING
RESIDENTIAL LOW (RL3-0)

SITE STATISTICS

SITE DATA	PROPOSED
LOT AREA	719.56 m2 (7745.31 SQ. FT.)
LOT COVERAGE	242.07 m2 (2605.67 SQ.FT.) 33.64 % OF LOT AREA (INCLUDING ALL COVERED AREAS)
FRONT YARD SETBACK	9.50 m
SIDE YARD SETBACK (EAST)	1.20 m
SIDE YARD SETBACK (WEST)	1.20 m
REAR YARD SETBACK	9.73 m
BUILDING HEIGHT	9.61 m T/O ROOF

GROSS FLOOR AREA

BASEMENT:		1770.49 SQ.FT. / 164.48 m2
FIRST FLOOR:	LIVABLE	1738.78 SQ.FT. / 161.54 m2
	GARAGE	446.80 SQ.FT. / 41.51 m2
	TOTAL	2185.58 SQ.FT. / 203.05 m2
SECOND FLOOR:	LIVABLE	1871.93 SQ.FT. / 173.91 m2
	OTB	266.51 SQ.FT. / 24.76 m2
	TOTAL	2138.44 SQ.FT. / 198.67 m2
TOTAL AREA:		3610.71 SQ.FT. / 335.45 m2 *

* GFA excludes Basement, Garage & OTB

DRAWINGS:

A01. SITE PLAN & STATISTICS
A02. BASEMENT PLAN
A03. FIRST FLOOR PLAN
A04. SECOND FLOOR PLAN
A05. ROOF PLAN
A06. FRONT /SOUTH ELEVATION
A07. SIDE /WEST ELEVATION
A08. REAR /NORTH ELEVATION
A09. SIDE /EAST ELEVATION

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Name		BCIN / BCDN
Zoran Paar		24546

Registration Information
Required unless design is exempted under Division C -3.2.4.1. of the 2006 Ontario Building Code

Firm Name		BCIN / BCDN
PAAR Architecture and Interior Design Inc.		31765

PROJECT :

No. 1337
SHELDON AVE

2-STOREY DWELLING

SITE PLAN & STATISTICS

scale 1 :250

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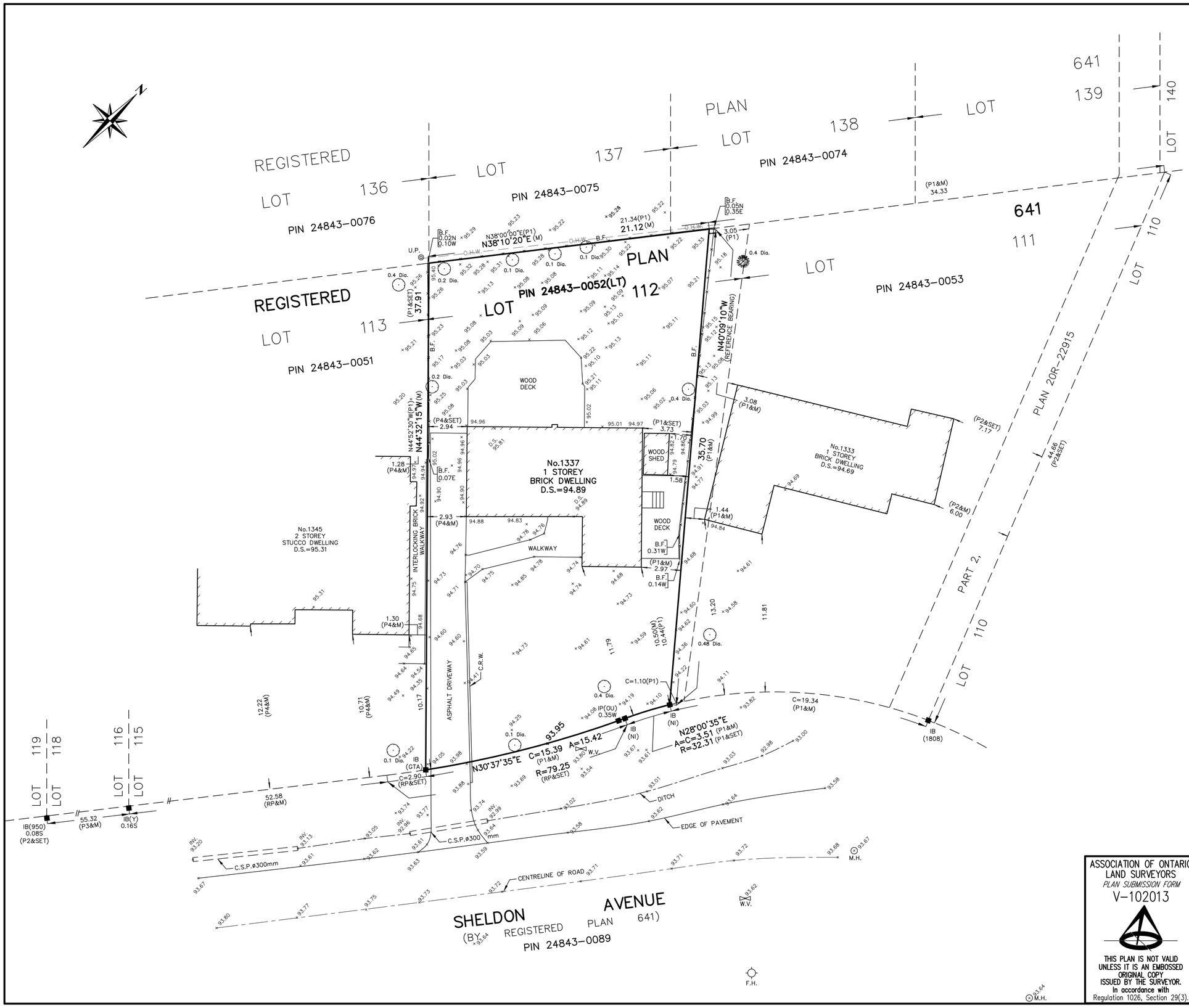


SURVEYOR'S REAL PROPERTY REPORT

PART 1 – PLAN OF SURVEY OF

PART OF LOT 112
REGISTERED PLAN 641
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:200

10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

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

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN OF SURVEY BY McCONNELL–JACKSON, O.L.S. DATE AUGUST 10, 1965
P2	DENOTES PLAN 20R–22915
P3	DENOTES PLAN OF SURVEY BY YATES & YATES LIMITED, O.L.S. DATE NOVEMBER 4, 1992
P4	DENOTES PLAN OF SURVEY BY GREATER TORONTO ACRES, O.L.S. DATE JANUARY 13, 2022
RP	DENOTES REGISTERED PLAN 641
WIT	DENOTES WITNESS
950	DENOTES CUNNINGHAM McCONNELL, O.L.S.
1808	DENOTES J. H. GELBLOOM, O.L.S.
GTA	DENOTES GREATER TORONTO ACRES, O.L.S.
Y	DENOTES YATES & YATES LIMITED, O.L.S.
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
B.F.	DENOTES BOARD FENCE
C.R.W.	DENOTES CONCRETE RETAINING WALL
NI	DENOTES NOT IDENTIFIABLE
OU	DENOTES ORIGINAL UNKNOWN
D.S.	DENOTES DOOR SILL ELEVATION AT ENTRY
O.H.W.	DENOTES OVERHEAD WIRE
F.H.	DENOTES FIRE HYDRANT
M.H.	DENOTES MANHOLE
U.P.	DENOTES UTILITY POLE
W.V.	DENOTES WATER VALVE
C.B.	DENOTES CATCH BASIN
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY OF MUNICIPALITY No. 1337 AS SHOWN ON PLAN OF SURVEY BY McCONNELL–JACKSON, O.L.S., HAVING A BEARING OF N40° 09' 10"W.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No.152, HAVING AN ELEVATION OF 93.755 M, LOCATED AT SOUTHWEST CORNER OF CONCRETE SIDEWALK ON THE SOUTH SIDE OF THE BRIDGE ON BRIDGE ROAD EAST OF VALLEY DRIVE.

THIS REPORT WAS PREPARED FOR WATTS HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF THE OVERHEAD WIRE.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY–LAWS.

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 27th DAY OF MAY, 2025

MAY 27, 2025
DATE

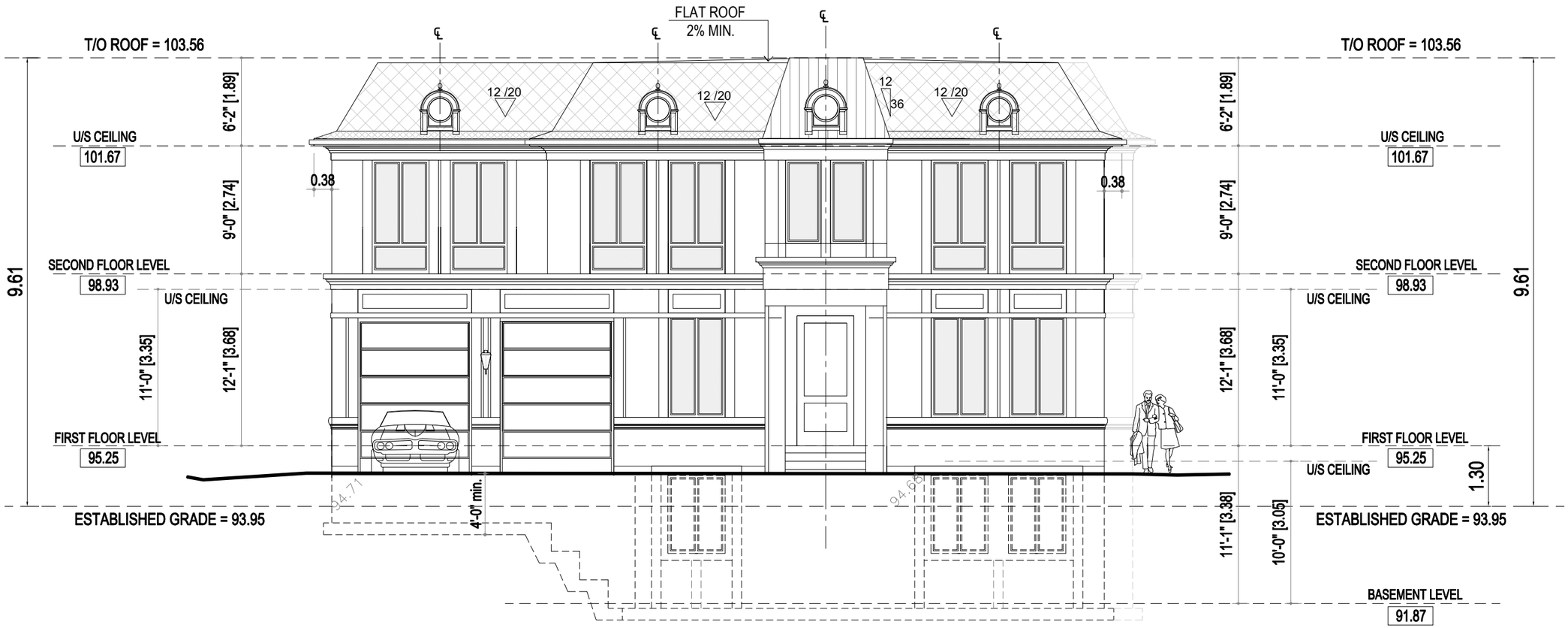
Z. ZENG
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V–102013

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

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYORS.COM
2400 MIDLAND AVE., #121 PHONE: (647)430–1366
SCARBOROUGH, ONTARIO, M1S 5C1 E–MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: J.Z.	DRAWN BY: E.N.	CAD No: 25–131SRPR	JOB No: 2025–131



REVISION NOTES

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DESIGN

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PAAR Architecture and Interior Design Inc.		31765

PROJECT :

No. 1337
SHELDON AVE

2-STOREY DWELLING

FRONT /SOUTH ELEVATION

scale 1/8"=1'-0"

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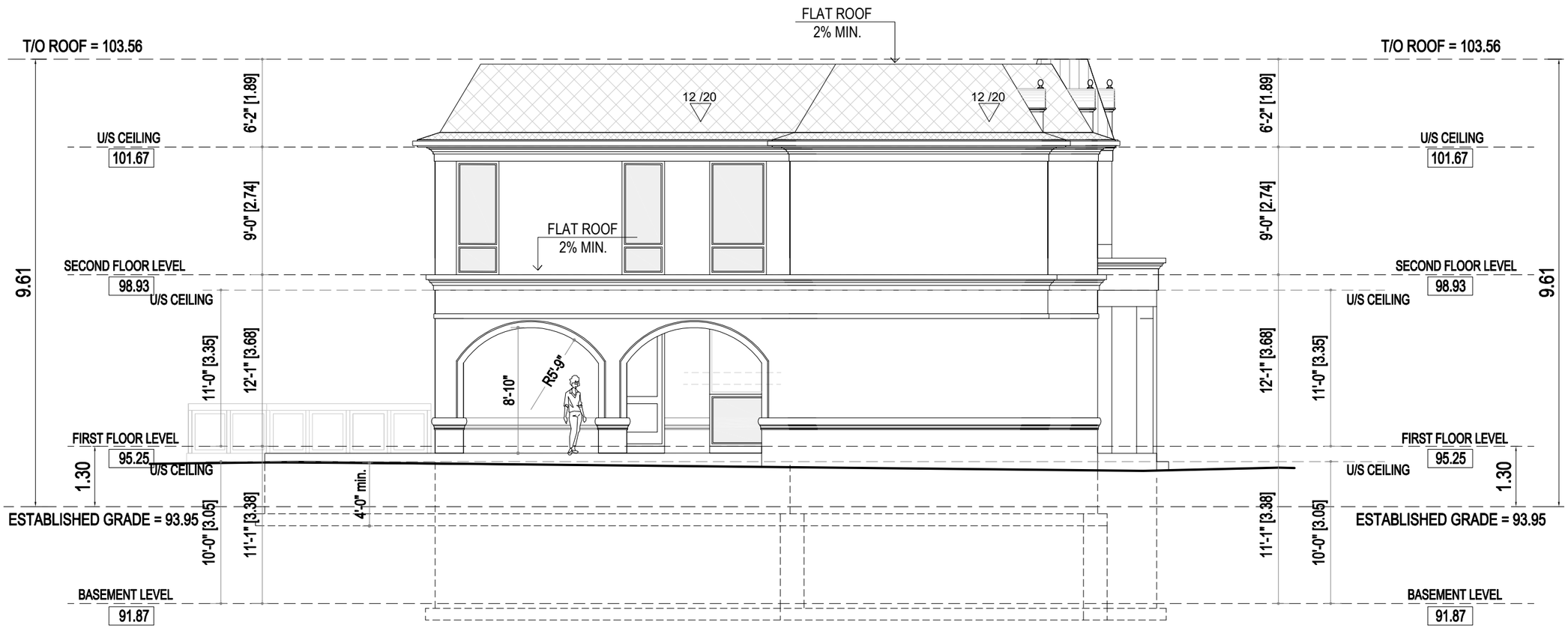

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PROJECT :

No. 1337
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2-STOREY DWELLING

SIDE /WEST ELEVATION

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A 07

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PROJECT :

No. 1337
SHELDON AVE

2-STOREY DWELLING

REAR /NORTH ELEVATION

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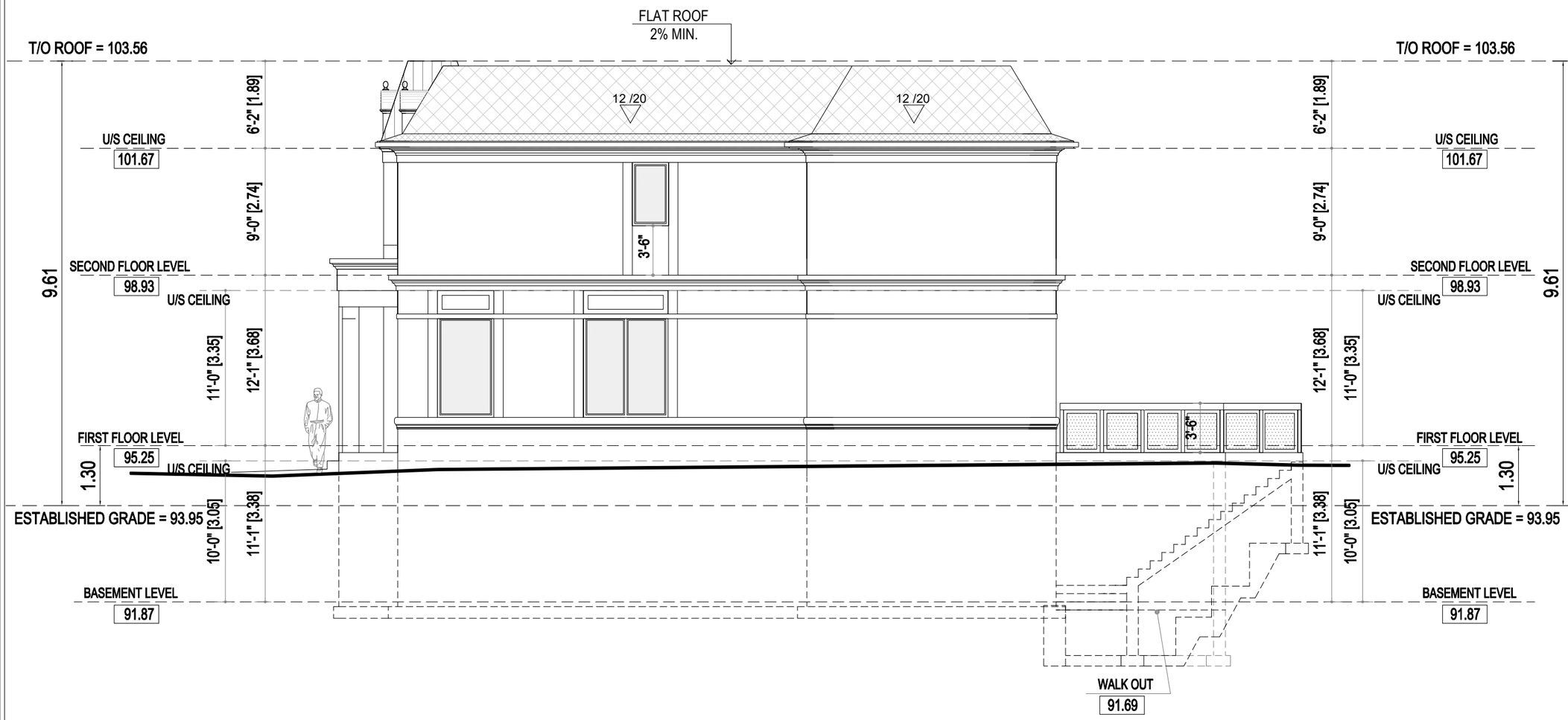

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PROJECT :

No. 1337
SHELDON AVE

2-STOREY DWELLING

SIDE /EAST ELEVATION

scale 1/8"=1'-0"

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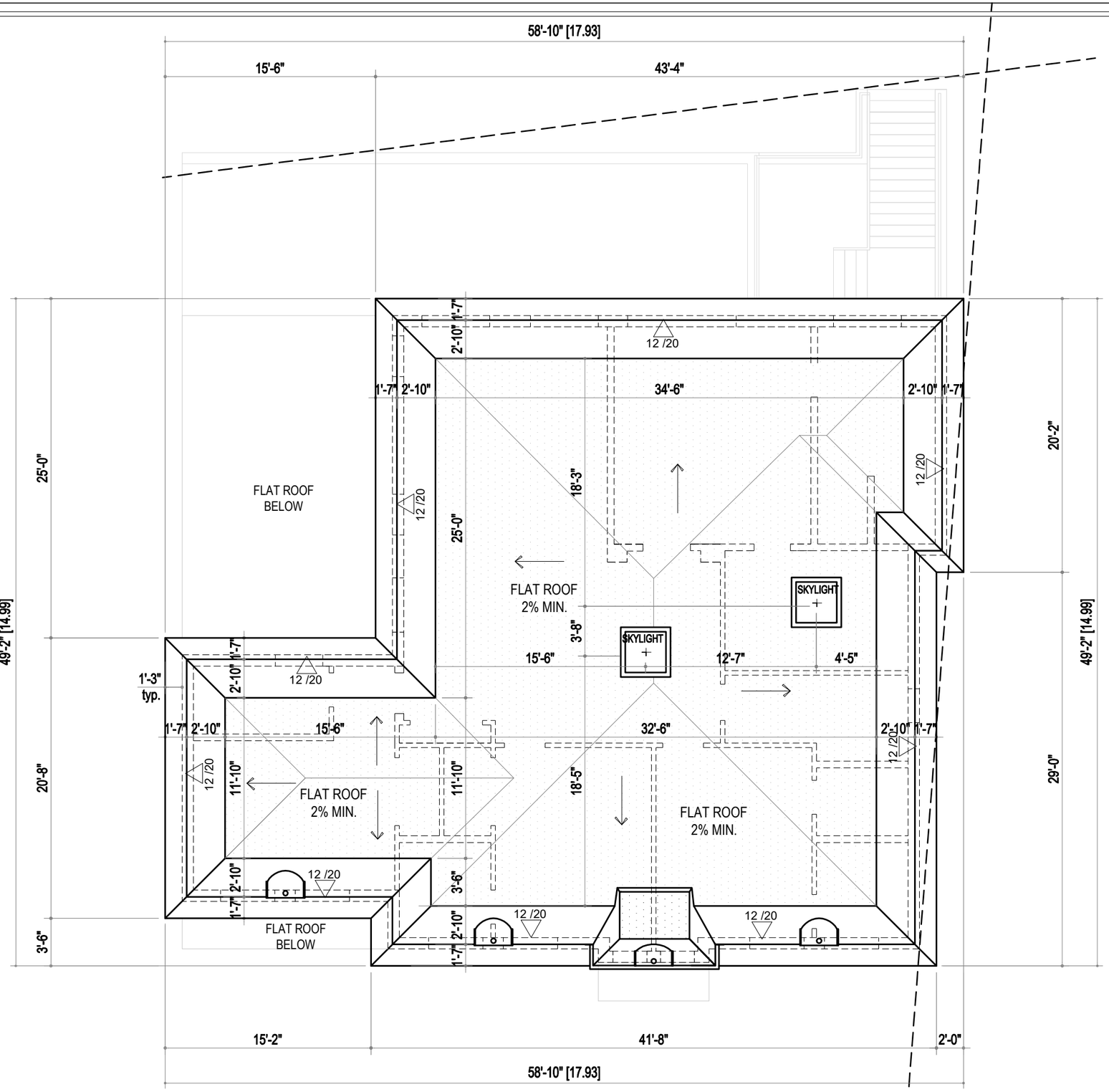

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PROJECT :

No. 1337
SHELDON AVE

2-STOREY DWELLING

ROOF PLAN

scale 1/8"=1'-0"

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