

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

**DEVON ROAD** PIN 24795-0076  
 (BY REGISTERED PLAN 628)

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF  
**LOT 95**  
**REGISTERED PLAN 628**  
**TOWN OF OAKVILLE**  
**REGIONAL MUNICIPALITY OF HALTON**

SCALE 1 : 150



**TARASICK McMILLAN KUBICKI LIMITED**  
 ONTARIO LAND SURVEYORS

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**REPORT SUMMARY**

**PROPERTY DESCRIPTION:** 1410 DEVON ROAD, BEING LOT 95, REGISTERED PLAN 628, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24797-0013.

**EASEMENTS/RIGHTS-OF-WAY:** SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN 42512.

**COMMENTS:** NOTE LOCATION OF FENCES.

**ELEVATION NOTE**

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 33, HAVING A PUBLISHED ELEVATION OF 98.256 metres.

**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF DEVON ROAD AS SHOWN ON REGISTERED PLAN 628, HAVING A BEARING OF N38°56'00"E.

**LEGEND**

|       |         |  |
|-------|---------|--|
| ■     | DENOTES | SURVEY MONUMENT FOUND                                    |
| □     | DENOTES | SURVEY MONUMENT PLANTED                                  |
| IB    | DENOTES | IRON BAR   |
| SIB   | DENOTES | STANDARD IRON BAR  |
| TC    | DENOTES | TOP OF CURB  |
| BC    | DENOTES | BOTTOM OF CURB   |
| INV   | DENOTES | INVERT   |
| MH    | DENOTES | MANHOLE  |
| TW    | DENOTES | TOP OF RETAINING WALL                                    |
| WUP   | DENOTES | WOOD UTILITY POLE  |
| WV    | DENOTES | WATER VALVE  |
| P1    | DENOTES | REGISTERED PLAN 628                                      |
| P2    | DENOTES | UNWIN, MURPHY AND ESTEN LTD., O.L.S., SEPTEMBER 12, 1995 |
| P4    | DENOTES | H.D. SEWELL O.L.S., APRIL 23, 1956                       |
| FDN.  | DENOTES | FOUNDATION   |
| MEAS. | DENOTES | MEASURE  |

○ 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 BETTER HOMES DEVELOPMENT AND BUILDER 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 JANUARY 20, 2026.

JANUARY 21, 2026  
 DATE

JACKIE HANG  
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-125344

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

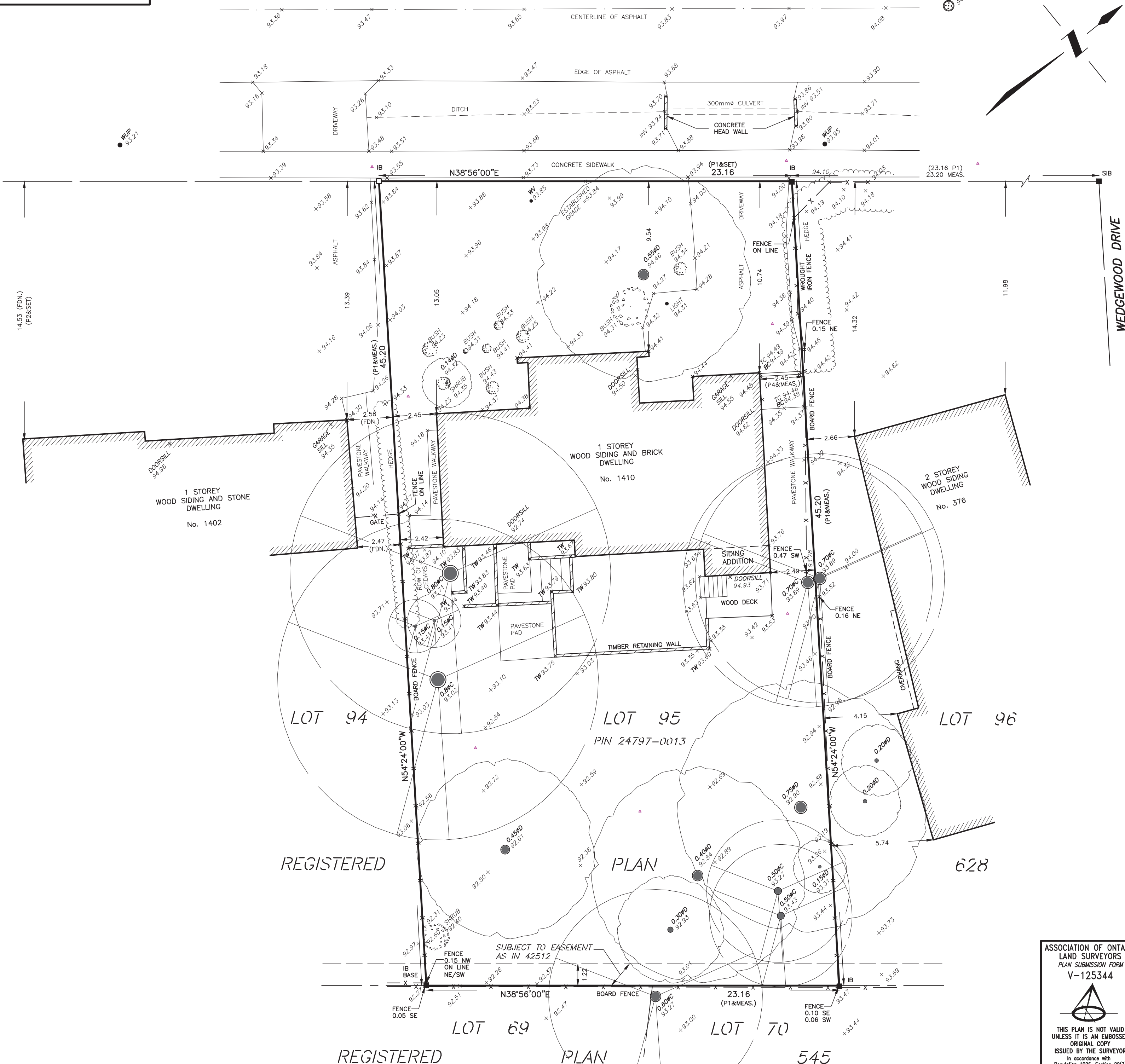
**TARASICK McMILLAN KUBICKI LIMITED**

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.H.



FILE No. 10655-SRPR-T



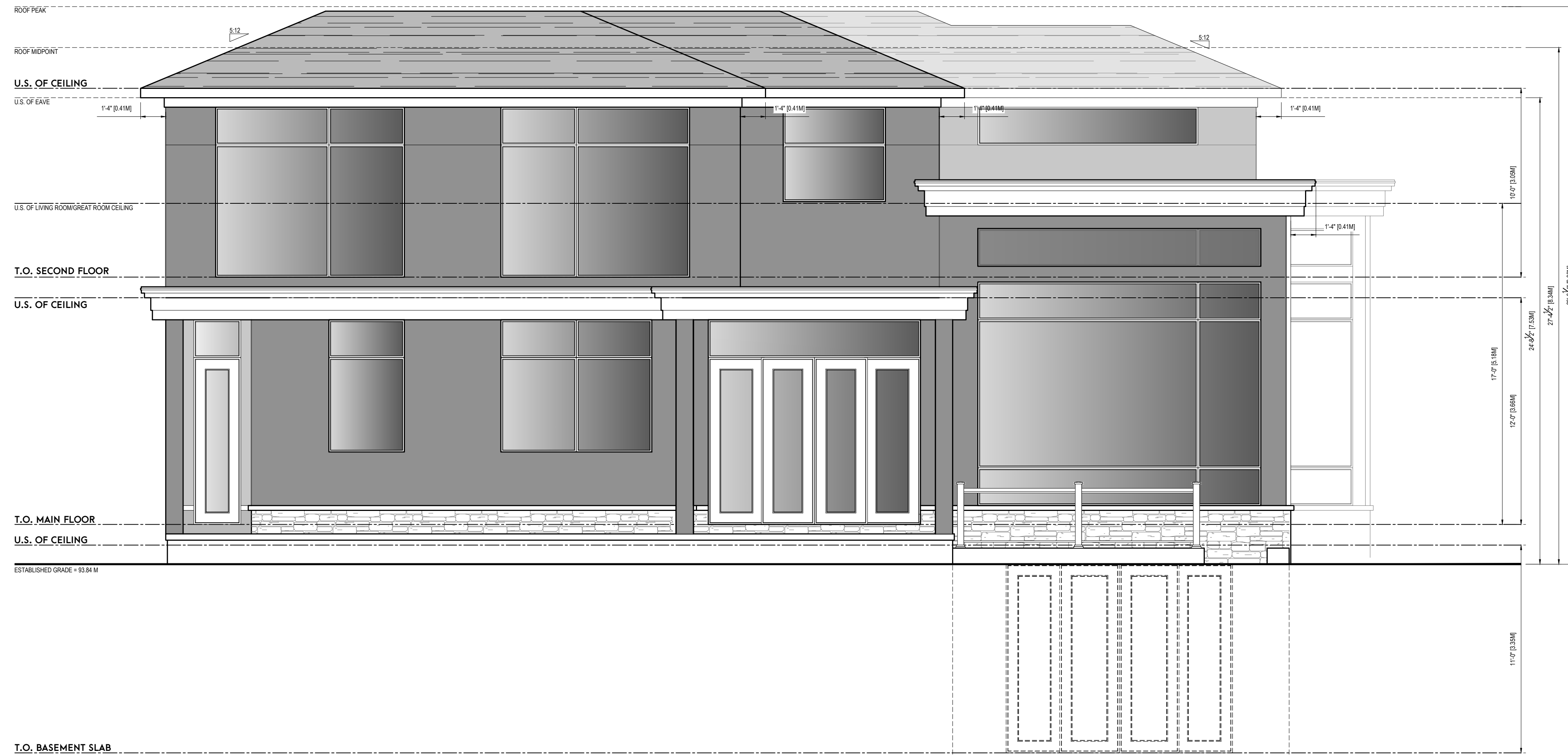




NOT TO SCALE  
PHOTO REALISTIC RENDER

|   |   |   |  |           |          |  |  |  |  |  |  |  |  |           |          |  |  |  |  |  |  |  |  |  |   |   |            |   |   |            |   |   |            |   |   |            |   |   |            |   |   |                 |            |   |   |            |   |   |            |   |   |            |   |   |            |   |
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|  <p><b>BETTER HOMES</b><br/>DEVELOPMENT &amp; BUILDING INC.<br/>BASSAM ALBERTY<br/>1-416-770-5423<br/>WWW.BETTER-HOMESBUILDER.CA</p> |  <p><b>huis design studio</b><br/>CUSTOM HOME DESIGN</p> <p>HUIS DESIGN STUDIO LTD.<br/>CUSTOM HOME DESIGN<br/>1A CONESTOGA DRIVE #201   BRAMPTON, ON L6Z 4N6<br/>T: 1-833-466-4847 (HUIS)   E: INFO@HUISDESIGNS.CA<br/>HUISDESIGNS.CA</p> | <p><b>GENERAL NOTES</b></p> <p>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.</p> | <p><b>QUALIFICATION INFORMATION</b></p> <p>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.</p> <table border="0"> <tr> <td>FIRM NAME</td> <td>B.C.I.N.</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p><b>REGISTRATION INFORMATION</b></p> <p>REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C.12.4 OF THE ONTARIO BUILDING CODE</p> <table border="0"> <tr> <td>FIRM NAME</td> <td>B.C.I.N.</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> | FIRM NAME | B.C.I.N. |  |  |  |  |  |  |  |  | FIRM NAME | B.C.I.N. |  |  |  |  |  |  |  |  | <p><b>REVISION LIST</b></p> <table border="0"> <tr> <td>1</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> <tr> <td>2</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> <tr> <td>3</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> <tr> <td>4</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> <tr> <td>5</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> </table> | 1 | - | MI/DO/XXXX | 2 | - | MI/DO/XXXX | 3 | - | MI/DO/XXXX | 4 | - | MI/DO/XXXX | 5 | - | MI/DO/XXXX | <p><b>ISSUE LIST</b></p> <table border="0"> <tr> <td>1</td> <td>COA APPLICATION</td> <td>01.22.2025</td> </tr> <tr> <td>2</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> <tr> <td>3</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> <tr> <td>4</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> <tr> <td>5</td> <td>-</td> <td>MI/DO/XXXX</td> </tr> </table> | 1 | COA APPLICATION | 01.22.2025 | 2 | - | MI/DO/XXXX | 3 | - | MI/DO/XXXX | 4 | - | MI/DO/XXXX | 5 | - | MI/DO/XXXX | <p><b>DRAWING TITLE:</b> J.H. CHECKED BY: K.V.K. RENDER<br/> <b>DRAWN BY:</b> J.H. PROJECT ADDRESS: 1410 DEVON ROAD<br/> <b>PROJECT NO.:</b> 2025-066 SCALE: 1/8" = 1'-0"<br/> <b>SHEET NO.:</b> A000</p> |
| FIRM NAME   | B.C.I.N.  |   |  |           |          |  |  |  |  |  |  |  |  |           |          |  |  |  |  |  |  |  |  |  |   |   |            |   |   |            |   |   |            |   |   |            |   |   |            |   |   |                 |            |   |   |            |   |   |            |   |   |            |   |   |            |   |
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| 5   | -   | MI/DO/XXXX  |  |           |          |  |  |  |  |  |  |  |  |           |          |  |  |  |  |  |  |  |  |  |   |   |            |   |   |            |   |   |            |   |   |            |   |   |            |   |   |                 |            |   |   |            |   |   |            |   |   |            |   |   |            |   |
| 1   | COA APPLICATION   | 01.22.2025  |  |           |          |  |  |  |  |  |  |  |  |           |          |  |  |  |  |  |  |  |  |  |   |   |            |   |   |            |   |   |            |   |   |            |   |   |            |   |   |                 |            |   |   |            |   |   |            |   |   |            |   |   |            |   |
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18'x1'-0" REAR ELEVATION

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CUSTOM HOME DESIGN  
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T: 905.486.4847 (HUIS) | E: INFO@HUISDESIGNS.CA  
HUISDESIGNS.CA

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

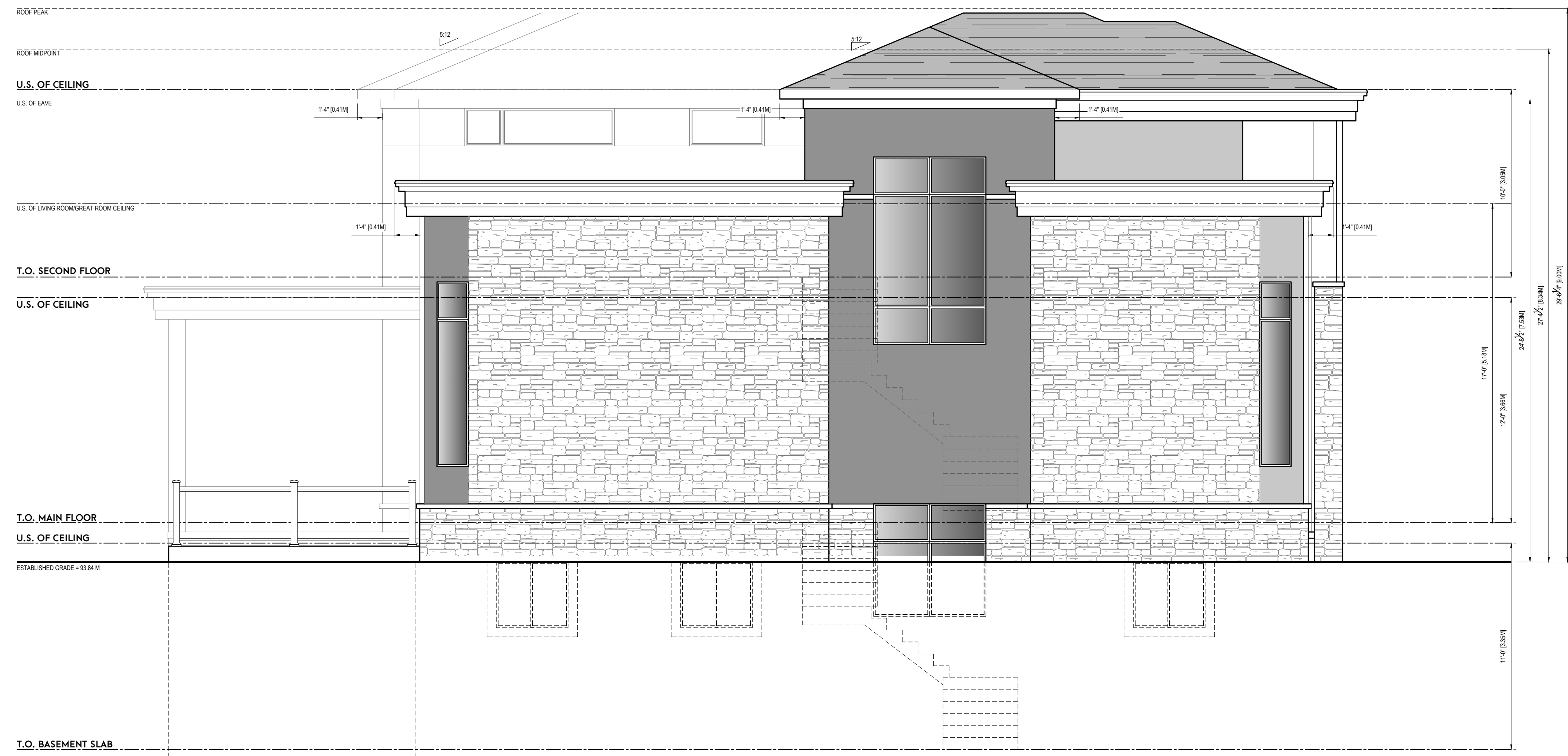
FIRM NAME \_\_\_\_\_ B.C.I.N. \_\_\_\_\_

| REVISION LIST |            |
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| ISSUE LIST |                            |
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| 1          | COA APPLICATION 01.22.2025 |
| 2          | MI/DO/YYYY                 |
| 3          | MI/DO/YYYY                 |
| 4          | MI/DO/YYYY                 |
| 5          | MI/DO/YYYY                 |

DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
DRAWN BY: J.H. CHECKED BY: K.V.K.  
PROJECT ADDRESS: 140 DEVON ROAD  
SCALE: 1/4"=1'-0"  
SHEET NO. 2025-066  
**A203**





LEFT ELEVATION

**Better Homes**  
Development & Builder Inc.  
BETTER HOMES  
DEVELOPMENT & BUILDING INC.  
BASAM ALBERTI  
T: 416.775.4423  
WWW.BETTER-HOMESBUILDER.CA

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HUIS DESIGN STUDIO LTD.  
CUSTOM HOME DESIGN  
14 CONESTOGA DRIVE #201 | BRAMPTON, ON L6Z 4N6  
T: 905.486.4847 (P.483) | E: INFO@HUISDESIGNS.CA  
HUISDESIGNS.CA

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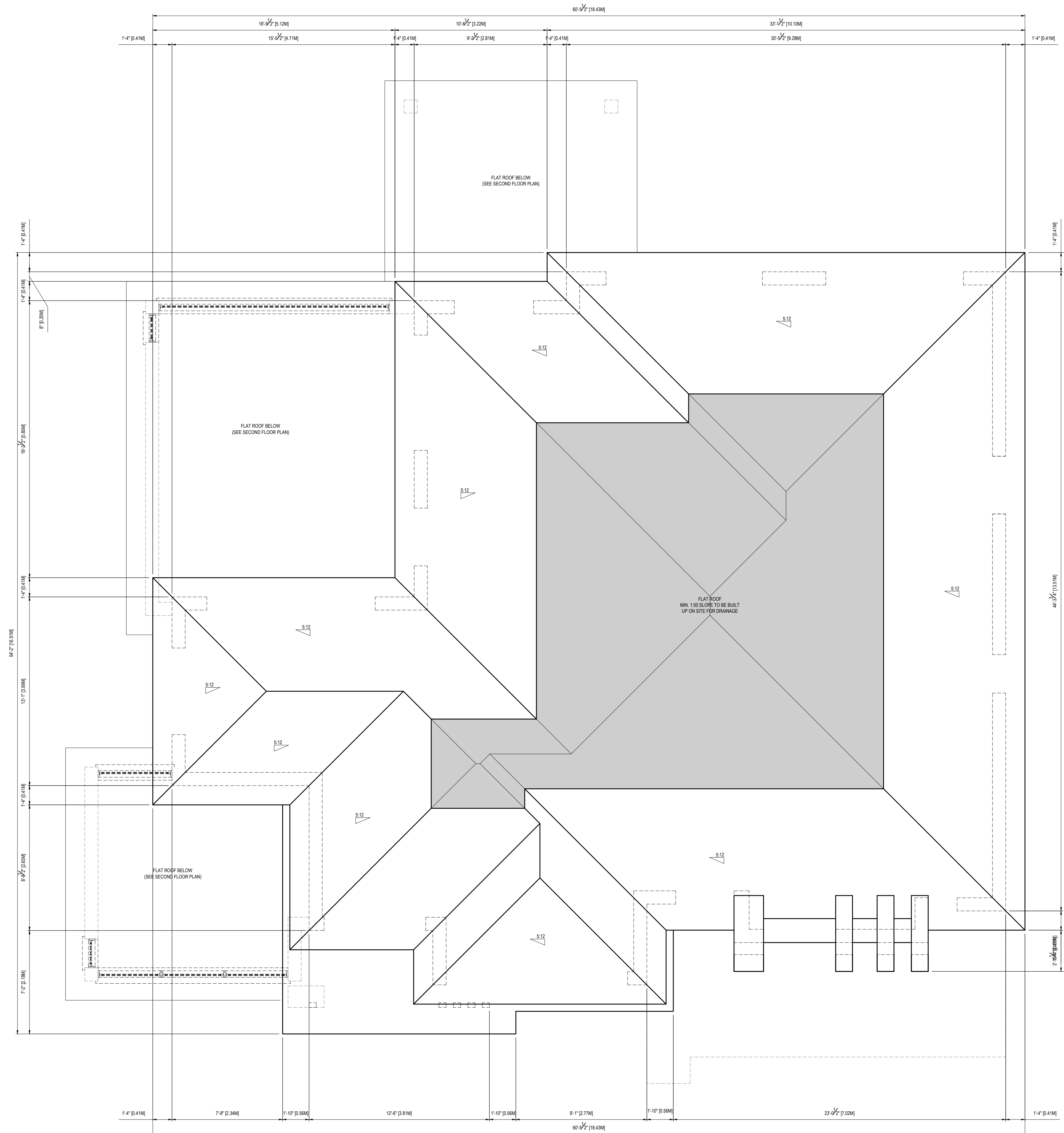
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| REVISION LIST |          |
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| 1             | M/D/YYYY |
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| ISSUE LIST |                            |
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| 1          | COA APPLICATION 01.22.2025 |
| 2          | M/D/YYYY                   |
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| 5          | M/D/YYYY                   |

DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
DRAWN BY: J.H. CHECKED BY: K.V.K.  
PROJECT ADDRESS: 141 DEVON ROAD  
SCALE: 1/4"=1'-0"  
SHEET NO. 2025-066  
**A204**



100'-1"=1'  
**ROOF PLAN**

**Better Homes**  
 Development & Builder Inc.  
 BETTER HOMES  
 DEVELOPMENT & BUILDING INC.  
 BASSAM ALKHERIR  
 T. 547-775-4423  
 WWW.BETTERHOMESBUILDER.CA

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 HUIS DESIGN STUDIO LTD.  
 CUSTOM HOME DESIGN  
 1A COMESTOGA DRIVE #201 BRAMPTON, ON L6Z 4N5  
 T. 1.833.456.4847 (HUIS) | E. INFO@HUISDESIGNS.CA  
 HUISDESIGNS.CA

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| ISSUE LIST |                            |
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| 4          | MW.DD.YYYY                 |
| 5          | MW.DD.YYYY                 |

PROJECT NORTH: TRUE NORTH

DRAWING TITLE: ROOF PLAN  
 DRAWN BY: J.H. CHECKED BY: K.V.K.  
 PROJECT ADDRESS: 1410 DEVON ROAD  
 PROJECT NO.: 2025-066 SCALE: 1/8"=1'-0"  
 SHEET NO.: **A104**

P.N. 2025-066

January 22, 2026

**Attention:**       **Planning Staff**  
Planning Services  
**Town of Oakville**  
1225 Trafalgar Road  
Oakville, Ontario

**Reference:**       **1410 Devon Road, Oakville**  
**Committee of Adjustment Application**

To whom it may concern,

We have submitted a Minor Variance application and the purpose for this letter is to further explain the justification for the requested variances.

The subject lot is located in North East Oakville along Devon Road. The lot area is 1045.09 m<sup>2</sup>. The surrounding area is comprised of a mix of older single storey dwellings as well as newer built two-storey dwellings. It is important to note that the housing within this area is in transition where several 2 storey builds are replacing the existing single storey dwellings. We have designed this home to best break up the massing and place the dwelling accordingly while holding true to the homeowner's desired architectural style.

The Requested Variance:

- 1. MAXIMUM RFA: The required maximum RFA is 386.68 m<sup>2</sup> (37.00% of lot area)( Table 6.4.1).**
- The proposed RFA is 417.84 m<sup>2</sup> (39.98% of lot area). This is a difference of 31.16m<sup>2</sup> or 335.40 ft<sup>2</sup>.

For the requested RFA variance, we have the following justification:

The massing of the dwelling is of the utmost concern when assessing the RFA minor variance, thus we have taken steps to mitigate the massing of the dwelling and the impact on the surrounding lots as well as considering the mature trees on the subject property while maintaining a large enough rear yard to the property owner's desire. The desired architectural style of the home is one that is slightly more modern than the new dwellings within the neighbourhood and as such we have worked on the below items to break up the massing of the front and sides of the proposed dwelling.

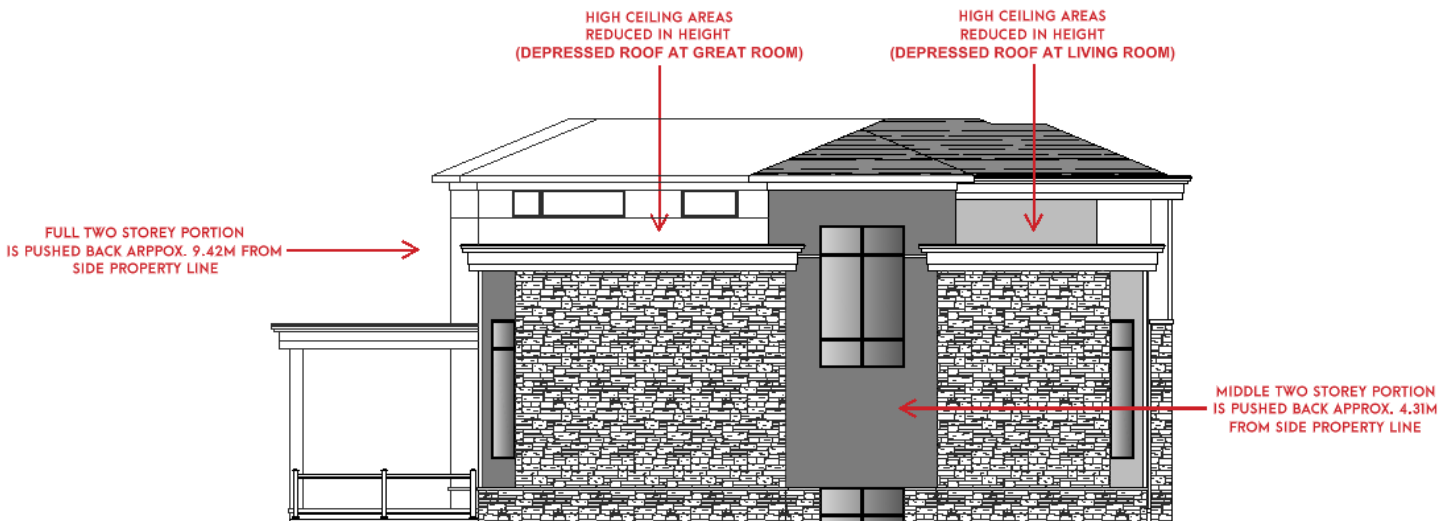
The front façade incorporates many jogs from the first storey to the second storey to break the two storey massing from street view. The second storey over the garage has been pushed back (approximately 2.31m up to 2.98m ) to eliminate a harsh 2 storey massing across the entire front façade. The dwelling has also incorporated material changes to break the walls into smaller sections. The large front porch/entry features have been thoughtfully designed to eliminate any looming 2 storey architectural impacts.

*See Figure 1 below.*



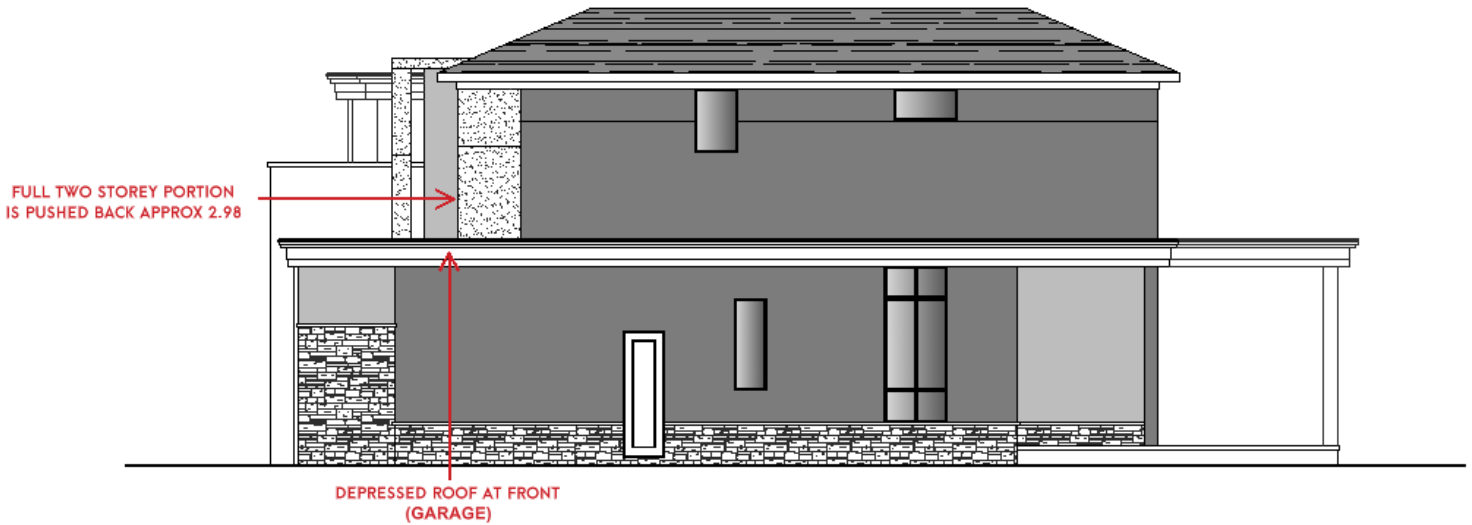
**Figure 1 – Front Façade**

The left side of the dwelling (along the North-East property line) has a depressed roof system at both the front and rear of the dwelling. The lowered roofs help to not only diminish the massing of this area but also take the areas that could be capable of holding two-stories of living spaces by pushing the ceilings down so that the void is reduced in height to only allow for the intended use of space as presented within the architectural designs (ie; high ceiling great room and living room). [See Figure 2 below.](#)



**Figure 2 - Left/North-East Property Line Depressed Roof Systems at Front and Rear.**

The right side of the dwelling (along the South-West property line) has been maintained as mostly flush; however, as mentioned above, the second storey above the garage has been pushed back, which in our opinion helps to break up any possibility of a looming 2 storey effect on the neighbours to the South-West. See Figure 3 below.



**Figure 3 - Right/South-West Property Line Depressed Roof Systems and Pushed Backed Second Floor**

**2. LOT COVERAGE: The maximum lot coverage in the -0 suffix zone shall be as per Table 6.4.2.; Max. 25.00% (261.27m<sup>2</sup>)**  
 • The proposed lot coverage is 304.51m<sup>2</sup> (29.14%). This is a difference of 43.24m<sup>2</sup> or 465.43ft<sup>2</sup>.

The request for lot coverage is mostly attributed to the rear single storey covered porch which is 18.41m<sup>2</sup> in size; however, we believe the size and central location of the rear covered porch does not impact or affect the neighbouring properties. It is also important to note that in total, the front porch, front architectural features, the second floor overhang and the rear covered porch are 2.77% of the total lot coverage and therefore the dwelling itself is only 1.36% over the maximum 25.00%.

**3. GARAGE AREA: The maximum allowed private garage area for this lot is 45.00m<sup>2</sup>**  
 • The proposed garage area is 46.51m<sup>2</sup>. This is a difference of 1.51m<sup>2</sup> or 16.25ft<sup>2</sup>

We believe the request for the enlarged garage is minor in nature and does not impact or affect the neighbouring properties. The garage is only 1.51m<sup>2</sup> (16.25ft<sup>2</sup>) over the maximum allowed, representing approximately 3.4% above the requirement. Due the location of the garage and compliance with all required setbacks, we believe the garage will not result in adverse impacts such as shadowing, loss of privacy or changes to the neighbourhood character.

In closing we feel that the above noted variances meet the prescribed Four Test of Section 45(1) of the Planning Act. All these requested variances are minor in nature and the development of this site with of a home of this nature is desirable to the area. Furthermore, these variances are in keeping with the general intent of the Zoning By-Law and the Official Plan.

If you require any additional information, please feel free to contact us

Sincerely,

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