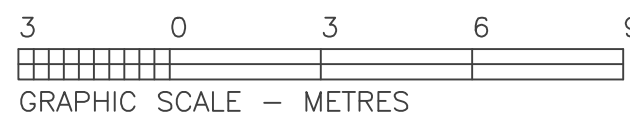


TOPOGRAPHIC PLAN OF SURVEY OF

LOT 71
REGISTERED PLAN 536
TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

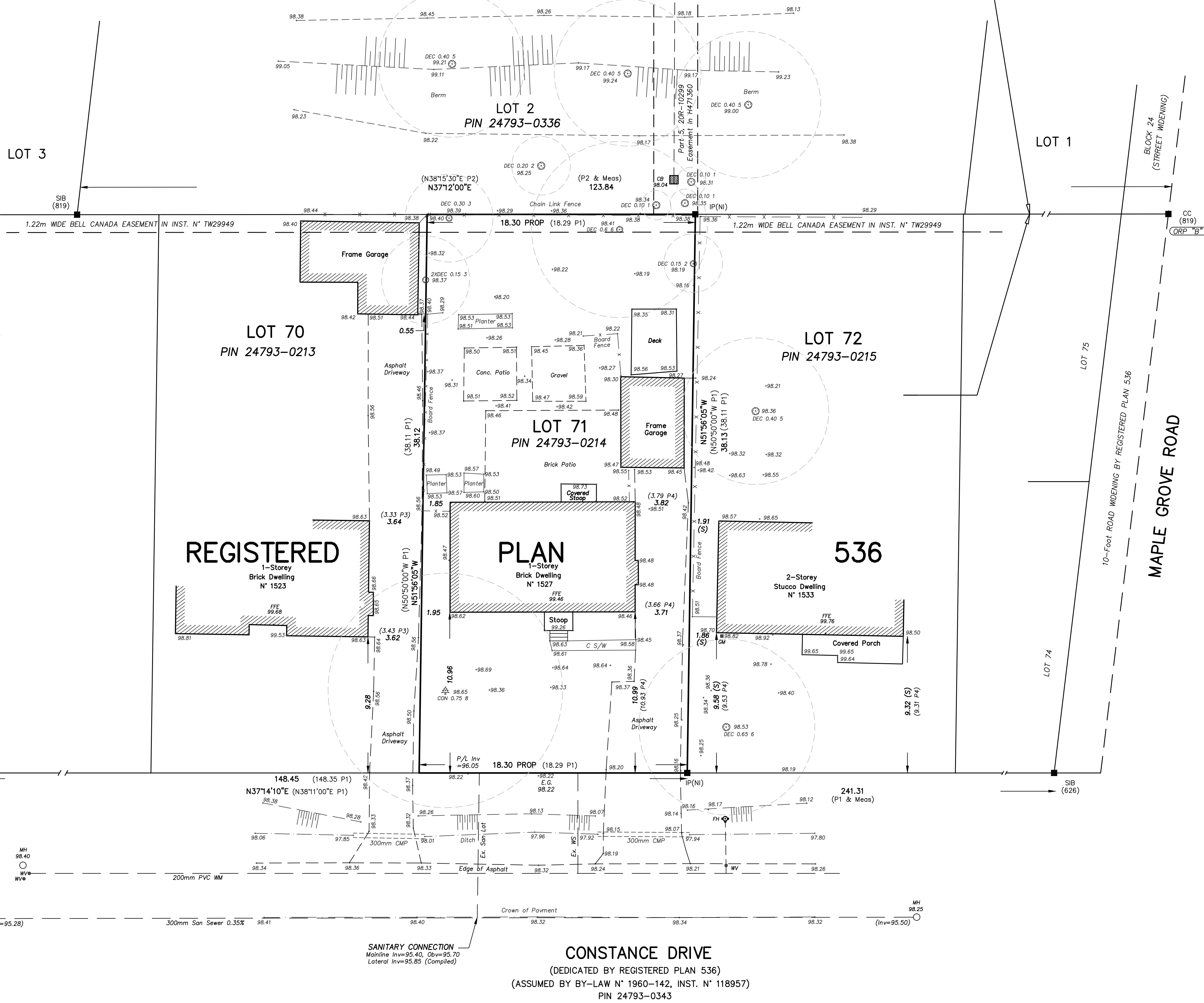


GRAPHIC SCALE - METRES

REGISTERED

PLAN

20M-544

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-20659THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1506, Section 29(3).

INTEGRATION DATA

BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE
POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS,
UTM ZONE 17, NAD83 (CSRS-2010.0)

POINT N°	NORTHING	EASTING
"A"	4,814,617.37	608,492.45
"B"	4,814,838.60	608,612.66

CO-ORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
ALL BEARINGS IN COMPARISONS ARE ASTRONOMIC.

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES
AND CAN BE CONVERTED INTO GRID DISTANCES BY
MULTIPLYING BY A SCALE FACTOR OF 0.99974508.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

DIMENSION NOTE

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE
MEASURED UNLESS OTHERWISE NOTED.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE
DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK O-251
HAVING AN ELEVATION OF 118.729m (CGVD-1928:1978).

LEGEND

■ DENOTES SURVEY MONUMENT FOUND
■ DENOTES SURVEY MONUMENT SET
■ DENOTES STANDARD IRON BAR
■ DENOTES SHORT STANDARD IRON PIPE
■ DENOTES IRON PIPE
■ DENOTES CUT GROUND
■ DENOTES CONCRETE PIN
■ DENOTES PLASTER BAR
■ DENOTES PROPERTY IDENTIFICATION NUMBER
■ DENOTES ENCROACHMENT REFERENCE
■ NO IDENTIFICATION
■ DENOTES H.D. SEWELL, O.L.S.
■ DENOTES R. McBRIDE, O.L.S.
■ DENOTES CUNNINGHAM MCCONNELL LIMITED
■ DENOTES CALCULATED AND SET
■ DENOTES STUCCO

PROP DENOTES PROPORTION
P1 DENOTES REGISTERED
PLAN 536
P2 DENOTES REGISTERED
PLAN 20M-544
P3 DENOTES PLAN BY BROWNE
& CAVELL, O.L.S.
SEPTEMBER 13/54
P4 DENOTES PLAN BY KENNETH
MCCONNELL, O.L.S.
NOVEMBER 19/56

TOPOGRAPHIC LEGEND

AW DENOTES ANCHOR WIRE(S)
BB DENOTES BELL BOX
CB DENOTES U/G BELL CABLE
COM-0.20 DENOTES CONCRETE TREE 0.20 DIA
DEC-0.20 DENOTES DECIDUOUS TREE 0.20 DIA
FH DENOTES FIRE HYDRANT
GM DENOTES GAS METER
GV DENOTES GAS VALVE
H DENOTES U/G HYDRO CABLE
L DENOTES LIGHT STANDARD (LAMP)
MH DENOTES MANHOLE
OW DENOTES OVER HEAD WIRE(S)
SAN- DENOTES SANITARY SEWER
STM- DENOTES STORM SEWER
UPLS DENOTES UTILITY POLE/LIGHT STANDARD
W DENOTES WATER MAIN
W- DENOTES U/G WATER MAIN

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE
LOCATED FOR THIS PLAN.
THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES
FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S CERTIFICATE

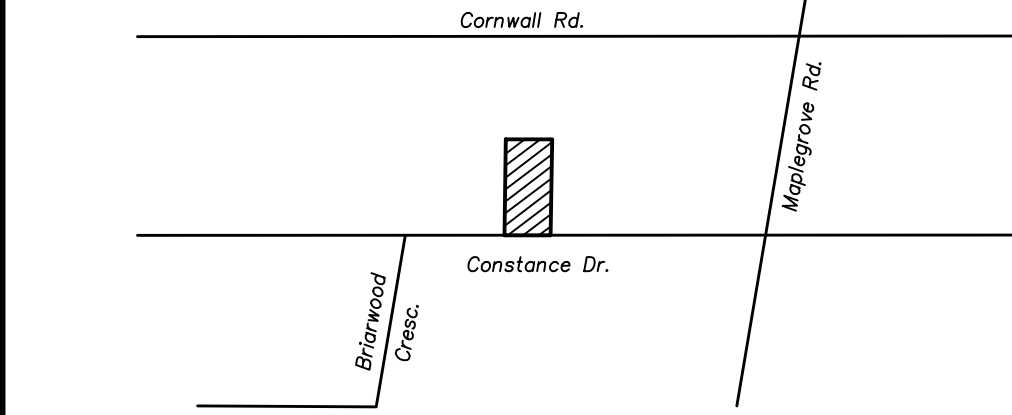
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS
MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON JUNE 21, 2022.
DATE: JUNE 21, 2022
JAMES A. LEGAT, M.Sc.
ONTOARIO LAND SURVEYOR

CUNNINGHAM MCCONNELL LIMITED

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
info@cmlsurveyors.ca
http://www.oakville.ca/townhall/en-tre-001-001.html
205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
milton.office@cmlsurveyors.ca
PLOT PAPER SIZE = 914mm BY 609mm
PLAN 36-22-1
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IN PART WITHOUT THE WRITTEN PERMISSION OF CUNNINGHAM MCCONNELL LIMITED.

KEY PLAN

NOT TO SCALE



(Professional Seal)

STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

1. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
2. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
3. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

(B) GENERAL NOTES

1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. BELL CANADA EASEMENT OVER THE REAR 1.22m AS IN INSTRUMENT N° TW29949.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EXISTING STRUCTURES TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGIONAL STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND COMPACTED TO A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
20. WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.
22. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
(B) EXISTING CONNECTION MAIN TO PROPERTY LINE TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
(C) NEW LATERAL 125mm SDR-28, PVC TO BE CONSTRUCTED PROPERTY LINE TO DWELLING.
2. STORM: (A) MUNICIPAL STORM SEWER NOT AVAILABLE ON THE SITE.
(B) STORM WATER TO BE DISCHARGED ONTO GROUND AND INTO THE EXISTING DITCHES.
3. WATER: (A) EXISTING 19mm SERVICE CONNECTION MAIN TO P/L TO BE USED SUBJECT TO REGION OF HALTON APPROVAL.
(B) NEW 25mm WATER SERVICE, SOFT COPPER, TYPE "X" TO BE CONSTRUCTED P/L TO DWELLING.
(C) 20mm WATER METER TO BE INSTALLED WHERE SERVICE ENTERS BUILDING.

SITE STATISTICS - ZONE RL3-0

1. LOT AREA = 697.6 m² (557.5 m² Minimum).
2. LOT FRONTAGE = 18.30m (18.00m Minimum).
3. AREAS FOR COVERAGE =
(A) MAIN DWELLING (Includes Garage) =
(B) FRONT PORCH =
(C) LOT COVERAGE = 00.0% (35.0% Maximum).
4. ESTABLISHED GRADE = 98.22m.
5. BUILDING HEIGHTS:
- ROOF RIDGE = 0.00m (9.00m Maximum);
- FRONT = 0.00m (Between 9.96m & 15.46m);
- REAR = 0.00m (Dwelling) (7.50m Minimum);
- SIDES: 0.00m AND 0.00m (1.20m & 1.20m Min);
6. FLOOR AREA = m².
7. F.A./LOT RATIO = % (41% Maximum).
8. DWELLING DEPTH =

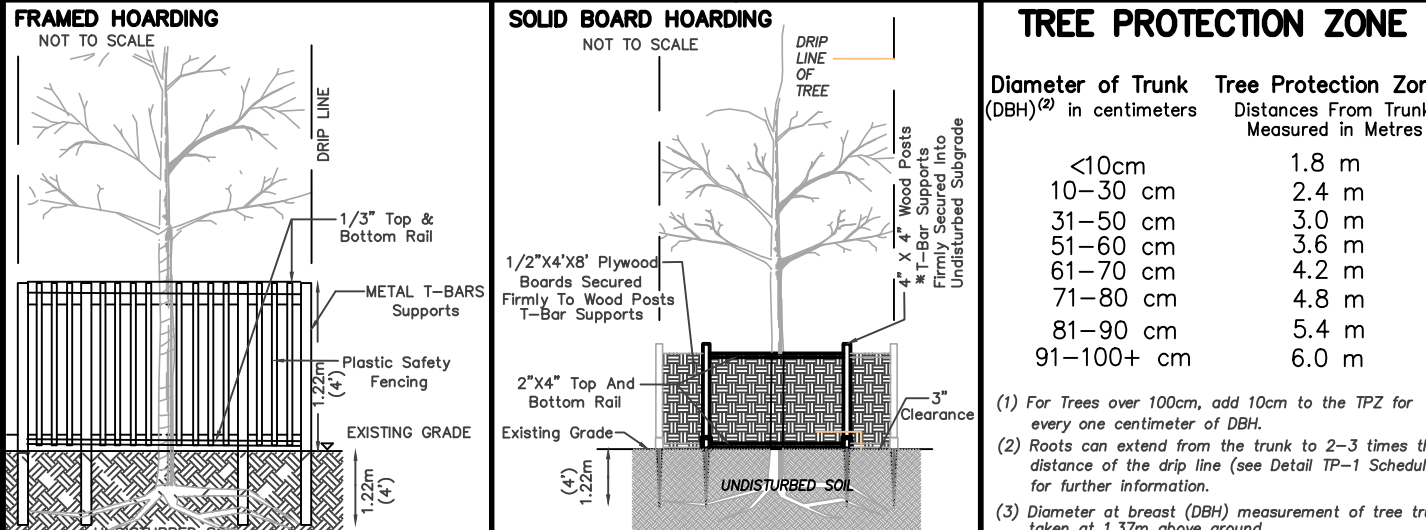
REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES
APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING
TO HALTON REGION STANDARDS AND SPECIFICATIONS AND
LOCATION APPROVAL FROM AREA MUNICIPALITY.SIGNED: _____ DATED: _____
The approval of the water system on private property is the
responsibility of the Local Municipality. regardless, the Applicant
must ensure that the Region of Halton's standards and specifications
are met, (the Water and Wastewater Linear Design Manual may be
obtained on Halton.ca or by calling 311) all water quality tests
must be completed to the Region of Halton's satisfaction before
the water supply can be turned on.

ARBORIST'S REPORT NOTE

TREE NUMBERING SHOWN HEREON WAS DERIVED FROM THE
ARBORIST'S REPORT PREPARED BY

REPLACEMENT TREE NOTE

DENOTES MINIMUM 30mm CALIPER DECIDUOUS TREE
DENOTES MINIMUM 150cm IN HEIGHT CONIFEROUS TREE

NOTE:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF
CONSTRUCTION, UNTIL APPROVAL TO REMOVE IS OBTAINED FROM DEVELOPMENT AND DESIGN.
4. DO NOT ALLOW WATER TO COLLECT AND FLOOD BEHIND OR WITHIN HOARDING.
* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH THE APPROVAL FROM DEVELOPMENT AND DESIGN.

Tree Protection Zone Distances From Trunk Measured in Metres

Diameter of Trunk (DBH) ⁽²⁾ in centimeters	Tree Protection Zone ⁽³⁾ in metres
<10cm	1.8 m
10-30 cm	2.4 m
31-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100+ cm	6.0 m

(1) For Trees over 100cm, add 10cm to the TPZ for every one centimeter of DBH.
(2) Points can extend from the trunk to 2-3 times the distance of the drip line (see Detail TP-1 Schedule 4 for further information).
(3) Diameter at breast (DBH) measurement of tree trunk taken at 1.37m above ground.
(4) Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.

#1527 CONSTANCE DRIVE

SITE PLAN

SITE GRADING AND SERVICING PLAN

DATE: MAY 20, 2022 SCALE 1 : 150
DESIGNED BY: JAL
REVISIONS: INITIAL
DATE: 2022/06/21 ISSUED FOR DESIGN

SITE PLAN

SCALE 1 : 200

DERIVED FROM
TOPOGRAPHIC PLAN OF SURVEY OF
LOT 71

REGISTERED PLAN 536

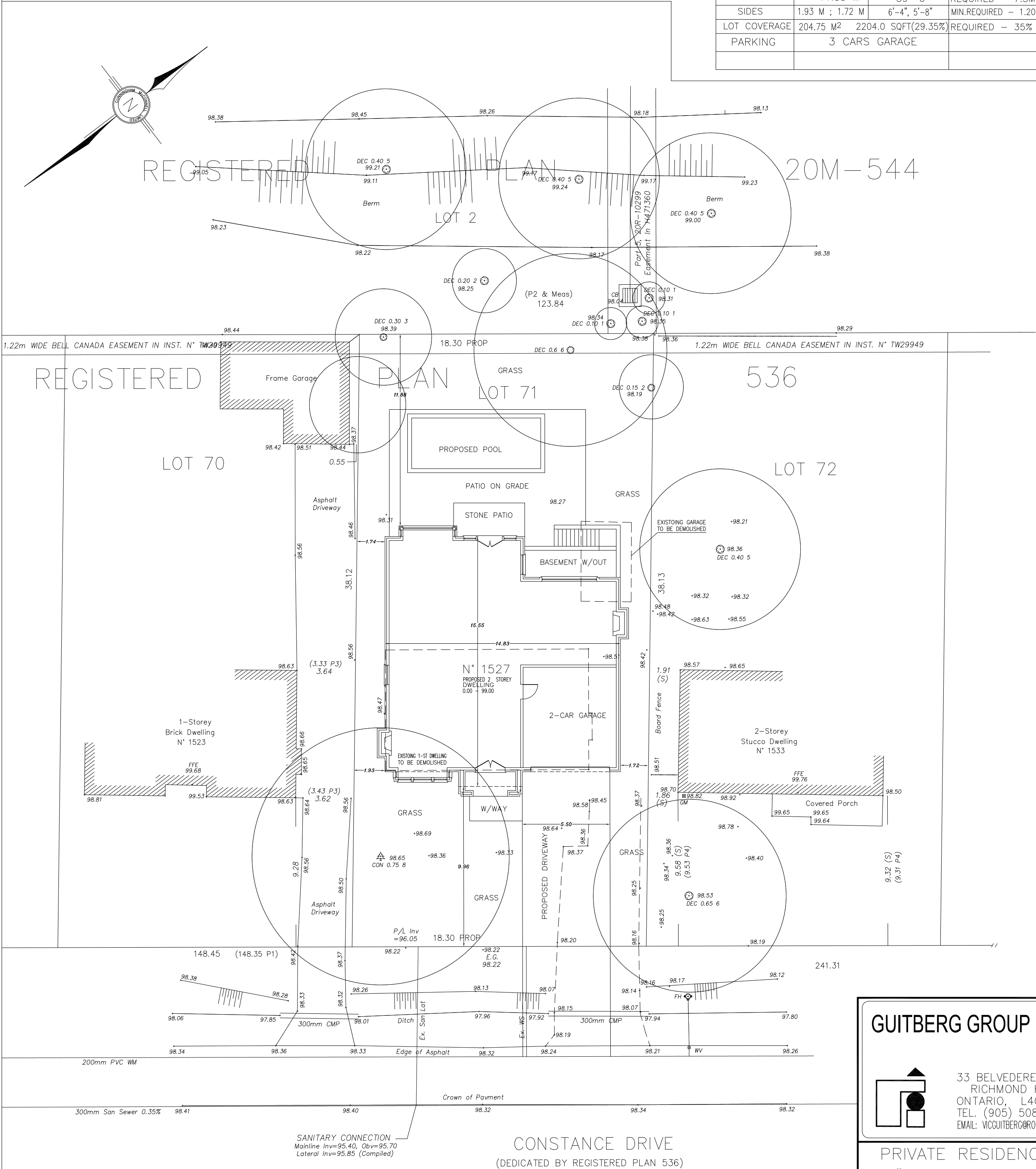
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

CUNNINGHAM McCONNELL LIMITED

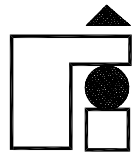
Ontario Land Surveyors

DATE: JUNE 21, 2022

DEVELOPMENT DATA			
ZONING DESIGNATION — RL3-0 (RESIDENTIAL)			
	PROPOSED		ALLOWABLE
	METRIC	IMPERIAL	
LOT FRONTAGE	18.30 M	60'-0"	
SITE AREA	697.68 Sq. m	7510.00 SQ.FT	
BUILDING AREA(GFA)			
BASEMENT	201.21 M ²	2166.0 SQFT	
GROUND FLOOR	162.40 M ²	1748.0 SQFT	GARAGES EXCLUDING
SECOND FLOOR	204.75 M ²	2204.0 SQFT	
TOTAL (G.F.A.)	367.15 M ²	3952.0 SQFT	
LOT RATIO	52.63%		REQUIRED — 41%
BUILDING HEIGHT	8.99 M	29'-6"	FROM ESTABLISHED GRADE TO THE TOP OF ROOF
BUILDING LENGTH	16.15 M	53'-0"	
BUILDING WIDTH	14.63 M	48'-0"	
SETBACKS			
FRONT	9.96 M	32'-8"	REQUIRED — 9.96-11.96
REAR	11.88 M	39'-0"	REQUIRED — 7.5M
SIDES	1.93 M ; 1.72 M	6'-4", 5'-8"	MIN.REQUIRED — 1.20
LOT COVERAGE	204.75 M ²	2204.0 SQFT(29.35%)	REQUIRED — 35%
PARKING	3 CARS GARAGE		



GUITBERG GROUP INC.



33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
EMAIL: VICGUITBERG@GROGERS.COM

PRIVATE RESIDENCE
AT #1527 CONSTANCE DRIVE
TOWN OF OAKVILLE , ONTARIO

SITE PLAN

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/16" = 1'	DATE	JUNE '22

PROJECT NUMBER
R-26/06/22

A - 1

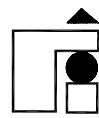
Metric

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

SOUTH ELEVATION



GUITBERG GROUP INC.



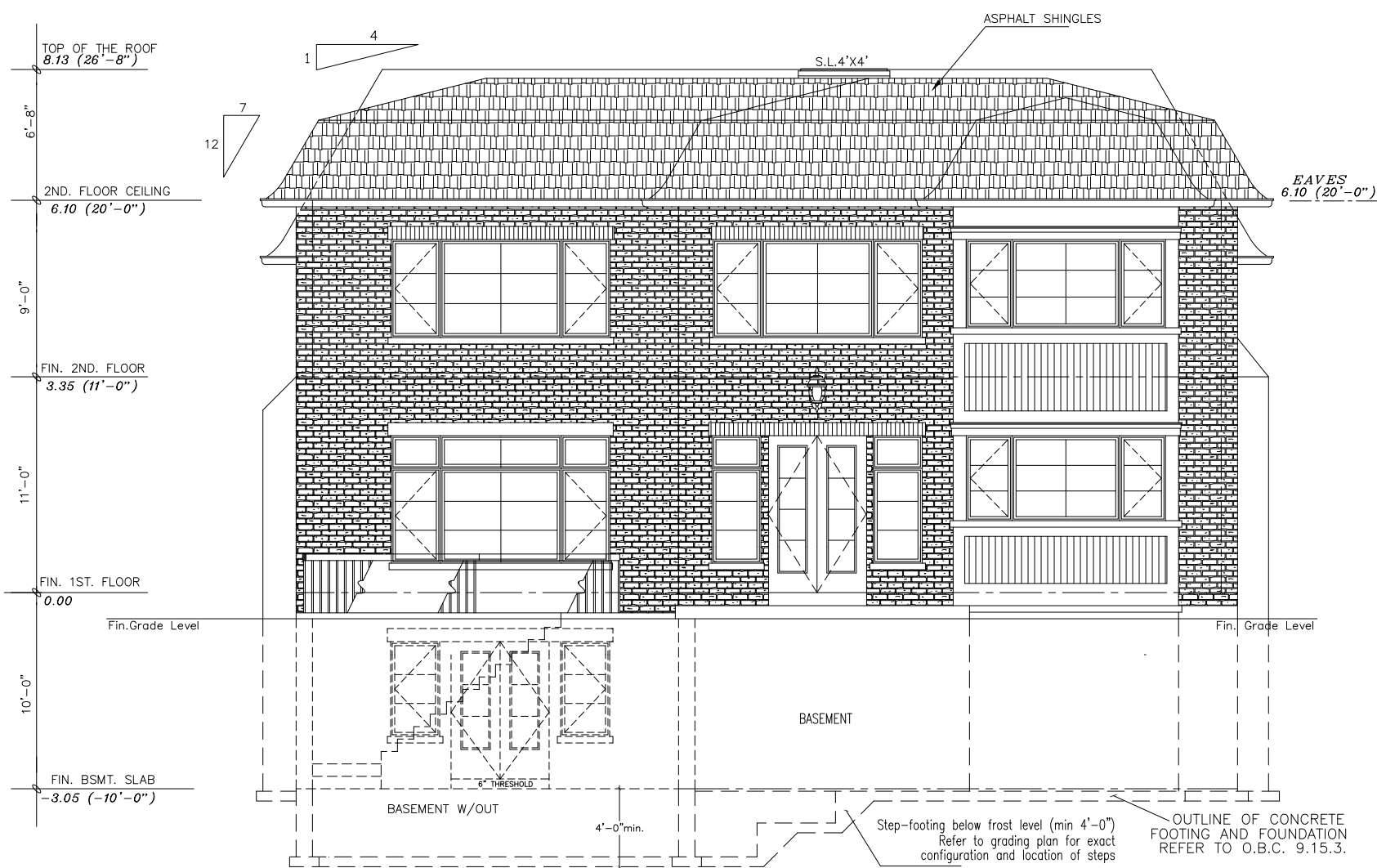
33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
EMAIL: VICGUITBERG@ROGERS.COM

PRIVATE RESIDENCE
AT #1527 CONSTANCE DRIVE
TOWN OF OAKVILLE , ONTARIO

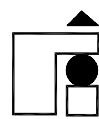
SOUTH ELEVATION

DRAWN BY	CHECKED V.G.
SCALE 1/8" = 1'- 0"	DATE JUNE '22
PROJECT NUMBER R-26/06/22	A - 6

NORTH ELEVATION



GUITBERG GROUP INC.



33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
EMAIL: VICGUITBERG@ROGERS.COM

PRIVATE RESIDENCE
AT #1527 CONSTANCE DRIVE
TOWN OF OAKVILLE , ONTARIO

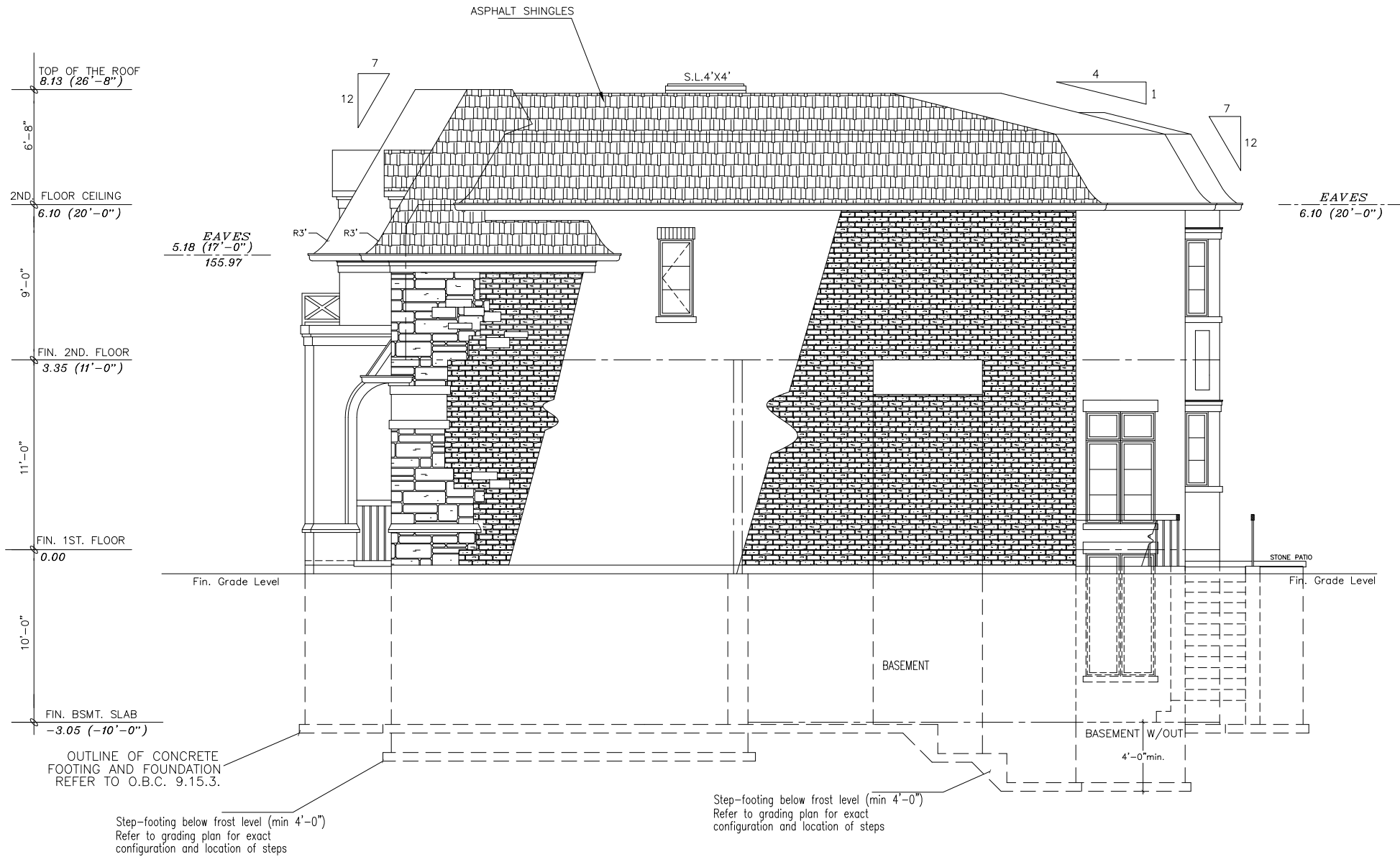
NORTH ELEVATION

DRAWN BY	CHECKED V.G.
SCALE 1/8" = 1'- 0"	DATE JUNE '22

PROJECT NUMBER
R-26/06/22

A - 7

EAST ELEVATION



GUTBERG GROUP INC.

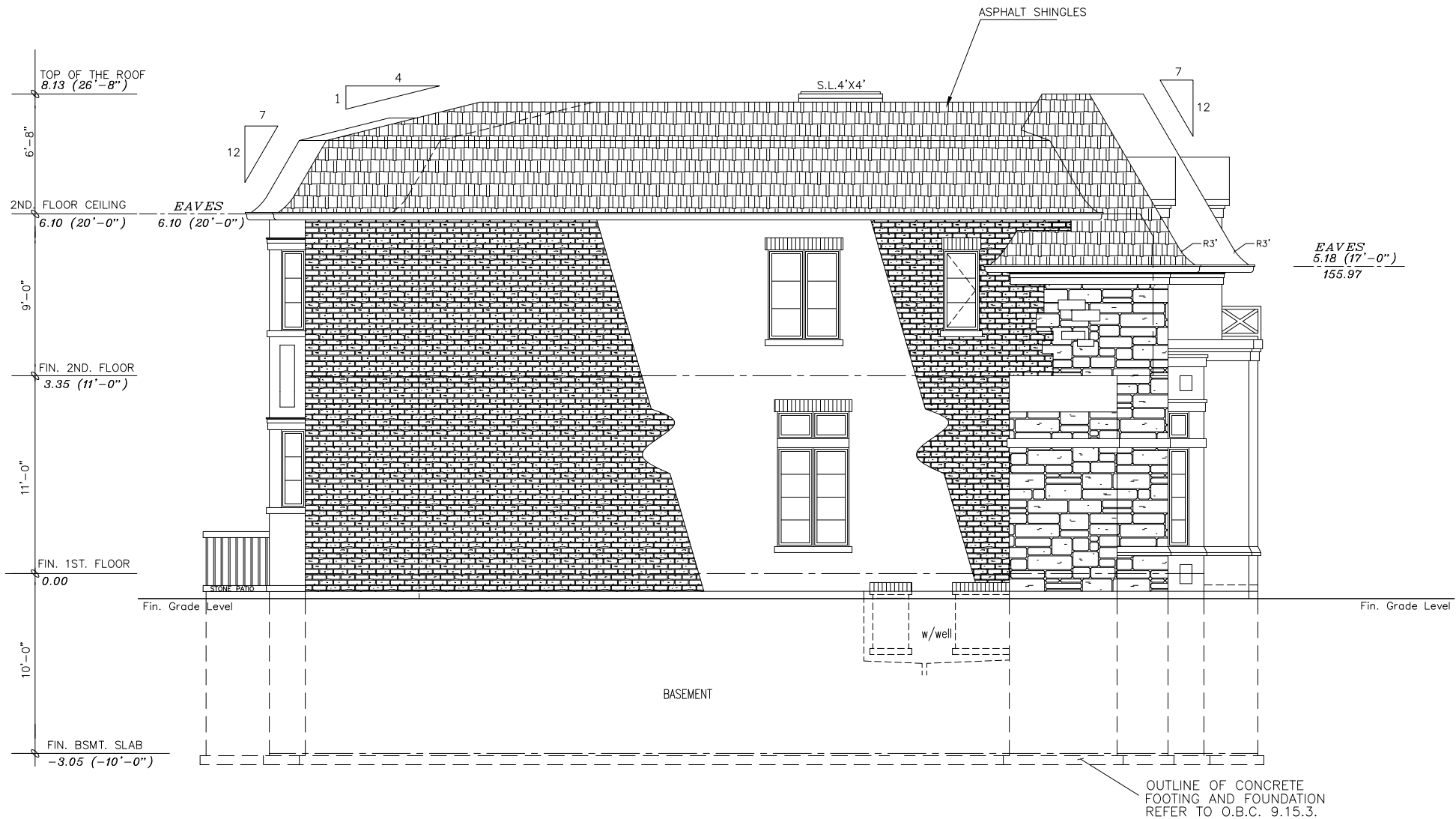
33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
EMAIL: WOGUTBERG@GROBERS.COM

PRIVATE RESIDENCE
AT #1527 CONSTANCE DRIVE
TOWN OF OAKVILLE, ONTARIO

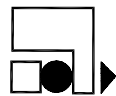
EAST ELEVATION

DRAWN BY	CHECKED	V.G.
SCALE	DATE	JUNE '22
1/8" = 1'-0"		
PROJECT NUMBER		A - 9
R-26/06/22		

WEST ELEVATION



GUTBERG GROUP INC.

 33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
EMAIL: INFO@GUTBERGROGERS.COM

PRIVATE RESIDENCE
AT #1527 CONSTANCE DRIVE
TOWN OF OAKVILLE, ONTARIO

WEST ELEVATION

DRAWN BY	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE
PROJECT NUMBER	R-26/06/22	A-8