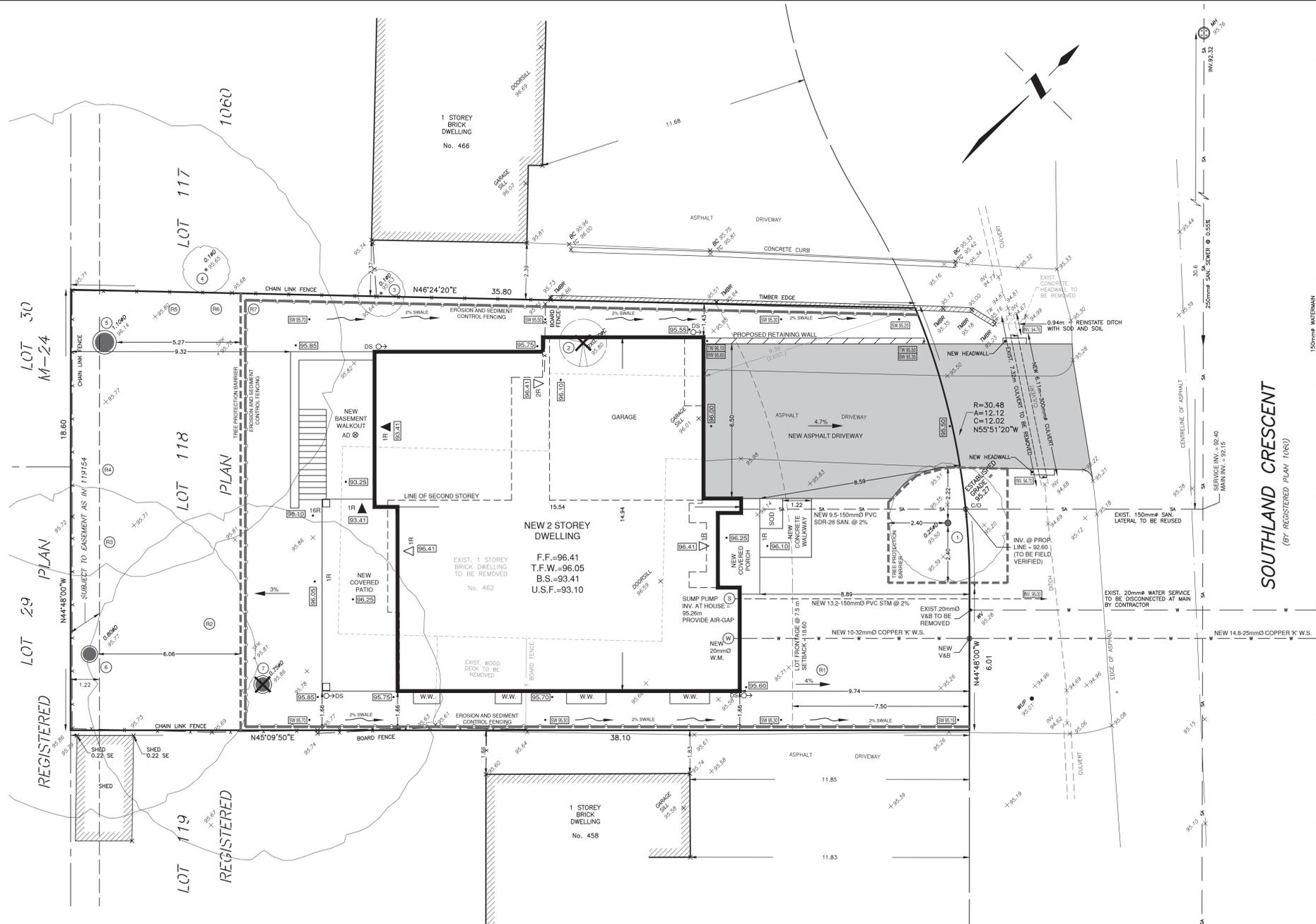


METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048



REGRADE WORK TO BE COMPLETED BY HAND ONLY. NO MACHINERY ALLOWED BEYOND TREE PROTECTION BARRIER.

ALL WORK WITHIN THE TREE PROTECTION ZONES MUST BE COMPLETED WITH THE USE OF AIR SPACE (OR AIR VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST.

ANY EXCAVATION FOR VERIFICATION OF THE EXISTING SANITARY LATERAL MUST BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST. IN THE CASE IT MUST BE REPLACED, IT MUST BE OUTSIDE THE MINIMUM TREE PROTECTION ZONE OF ALL TREES. IF RELOCATION OUTSIDE THE TREE PROTECTION ZONES CANNOT BE ACHIEVED, IT SHALL BE INSTALLED USING A TRENCHLESS METHOD, SUCH AS DIRECTIONAL BORING.

LOCATION OF EXISTING SANITARY LATERAL IS APPROXIMATE BASED ON AVAILABLE RECORDS. EXACT LOCATION TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW OF THE SANITARY SEWER FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ESTABLISHED, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. & MUNICIPAL REQUIREMENTS.

THE EXISTING SANITARY SERVICE LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR AND TELEVISION BY REGIONAL FORCES PRIOR TO CONNECTION. A LATERAL THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN. A REVISION TO THE SERVICE PERMIT DRAWINGS AND PAYMENT OF APPLICABLE FEES IS REQUIRED.

THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR.

NOTE: CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

WATER AND SANITARY MAIN TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY.



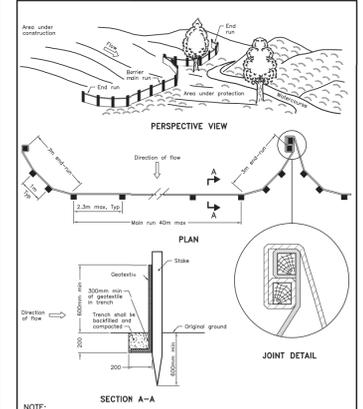
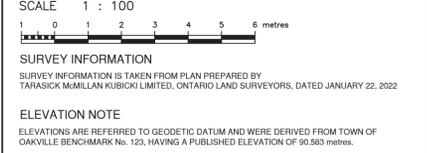
LEGAL DESCRIPTION:
LOT 118
REGISTERED PLAN 1060
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 100

SURVEY INFORMATION
SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK McMillan Kubicki Limited, Ontario Land Surveyors, DATED JANUARY 22, 2022

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 123, HAVING A PUBLISHED ELEVATION OF 90.983 metres.

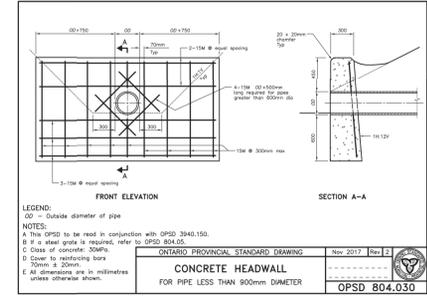
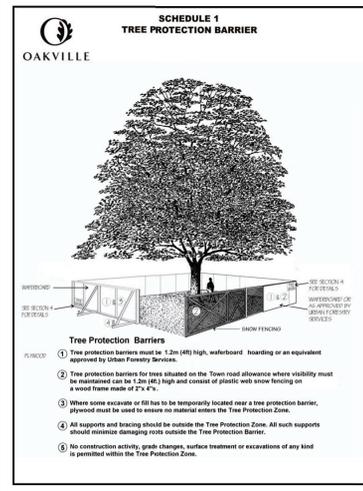
UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMillan Limited ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.



NOTE:
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2

LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110



LEGEND:
1. 100 - outside diameter of pipe
2. If a steel grade is required, refer to OPSD 804.05
3. Class of concrete 30Mpa
4. Class of reinforcing bars 30mm x 20mm
5. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2

CONCRETE HEADWALL
FOR PIPE LESS THAN 900mm DIAMETER
OPSD 804.030

GENERAL NOTES

A) SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS. TO SATISFACTION OF THE CITY AND HALTON CONSERVATION.

B) IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BASE AREAS SHALL BE STABILIZED BY SEEDING.

C) THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/ OR EVERY WEEK.

D) THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/ OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER, CONSERVATION AUTHORITY OR THE CITY.

E) ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.

F) WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED, THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATED.

G) THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.

H) CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

REGIONAL APPROVAL

REGION DESIGNING OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCAL APPROVAL FROM THE MUNICIPALITY.

DATED: _____ SIGNED: _____
INFRASTRUCTURE PLANNING AND POLICY

THE APPLICANT SHOULD BE AWARE THAT 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 FROM THE DATA MANAGEMENT GROUP AT 905-925-4000) FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION BEFORE THE WATER SUPPLY CAN BE TURNED ON.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

SITE STATISTICS		
ADDRESS:	1354 Tansley Drive, Oakville	
ZONING:	RL3-0	
LOT AREA	Proposed 684.17m ²	Required 557.5m ²
LOT FRONTAGE	Proposed 18.6m	Required 18.00m
ESTABLISHED GRADE	Proposed 95.27	N/A
HEIGHT TO MID-POINT	Proposed 7.98m	N/A
HEIGHT TO HIGHEST RIDGE	Proposed 8.9m	9.00m
HEIGHT TO EAVE	Proposed 6.9m	N/A
RFA (FLOOR AREA)	Proposed	Required
GROUND FLOOR	160.22m ²	N/A
SECOND FLOOR	161.53m ²	N/A
GARAGE (NOT INCL.)	45.08m ²	N/A
SUBTOTAL	321.75m²	N/A
OPEN AREAS (TO BE DEDUCTED)	20.47m ²	N/A
TOTAL RFA	301.28m²	280.51m²
RFA TO LOT AREA (MAX 41%)	44.04%	41%
LOT COVERAGE	Proposed	Required
DWELLING FOOTPRINT (INCL GARAGE)	205.30m ²	N/A
FRONT PORCH	6.9m ²	N/A
REAR COVERED PORCH	25.6m ²	N/A
TOTAL LOT COVERAGE:	237.80m²	239.46m²
RFA TO LOT AREA (MAX 41%)	34.76%	35%
SETBACKS	Proposed	Required
FRONT YARD	8.59m	8.39m
INTERIOR SIDE YARD	1.43m	1.2m
INTERIOR SIDE YARD	1.66m	1.2m
REAR YARD	9.32m	7.5m

SEWERS

EXISTING SANITARY SEWER WILL BE USED.

DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.

SUMP PUMP

FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE MUNICIPAL DITCH ALONG SOUTHLAND CRESCENT.

EROSION AND SILTATION NOTES

- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - WEEKLY
 - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - AFTER SIGNIFICANT SNOW MELT EVENTS
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
- WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40micron IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECC GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO: EROSION, FLOODING, NOISANCE OR OTHERWISE INTERFERE WITH ADJACENT PROPERTIES, ETC.
- EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A BUILDING LOCATED AT 462 SOUTHLAND CRESCENT AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADING AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITH MINIMAL ENVIRONMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

DATE: MAY 6, 2022
MISSISSAUGA, ONTARIO

J. HANG
ONTOARIO LAND SURVEYOR
2073

APPLICANT
HUIS DESIGN STUDIO

DESP FILE No.

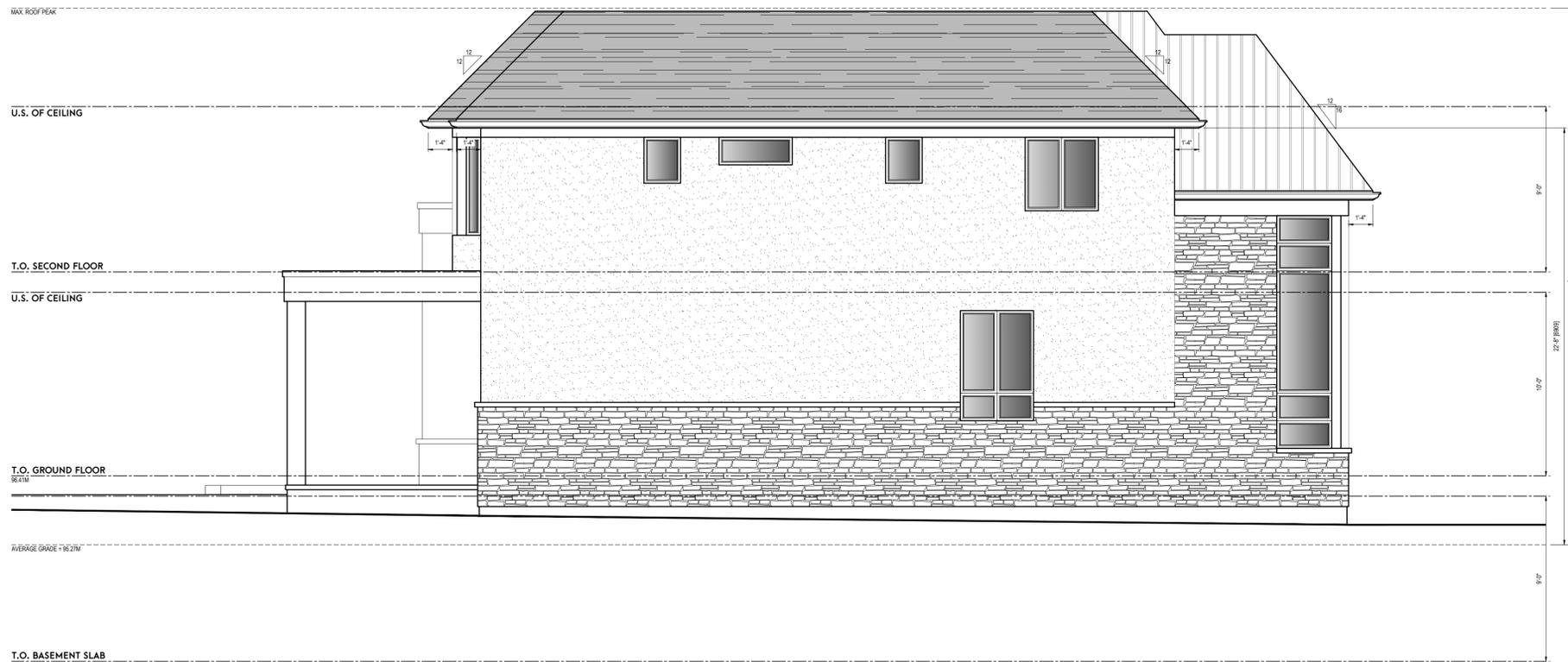
SHEET TITLE:
SITE GRADING & SERVICING PLAN

PROJECT:
PROPOSED 2 STOREY DWELLING
462 SOUTHLAND CRESCENT, OAKVILLE

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

SCALE: 1:100
DRAWN BY: J.H. FILE No. 9300-SP-2022-05-06



SPATIAL SEPARATION			
EXPOSING BUILDING FACE	105.33 SQ. FT.	96.19 SQ.M.	
UNPROTECTED OPENINGS	82.23 SQ. FT.	7.59 %	
PERMITTED:	82.82 SQ. FT.	8.00 %	
LIMITING DISTANCE = 1.02M (3.36 FT.) AS PER TABLE 9.10.15.4)			

LEFT ELEVATION

huis design studio
 CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
 CUSTOM HOME DESIGN AND RENOVATIONS
 2457 DOWIE ROAD | MISSISSAUGA, ONTARIO L4Y 2A1
 T: 905.276.8653 | E: INFO@HUISDESIGNSTUDIO.CA
 HUISDESIGNSTUDIO.CA

GENERAL NOTES

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.

QUALIFICATION INFORMATION

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.

REGISTRATION INFORMATION

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

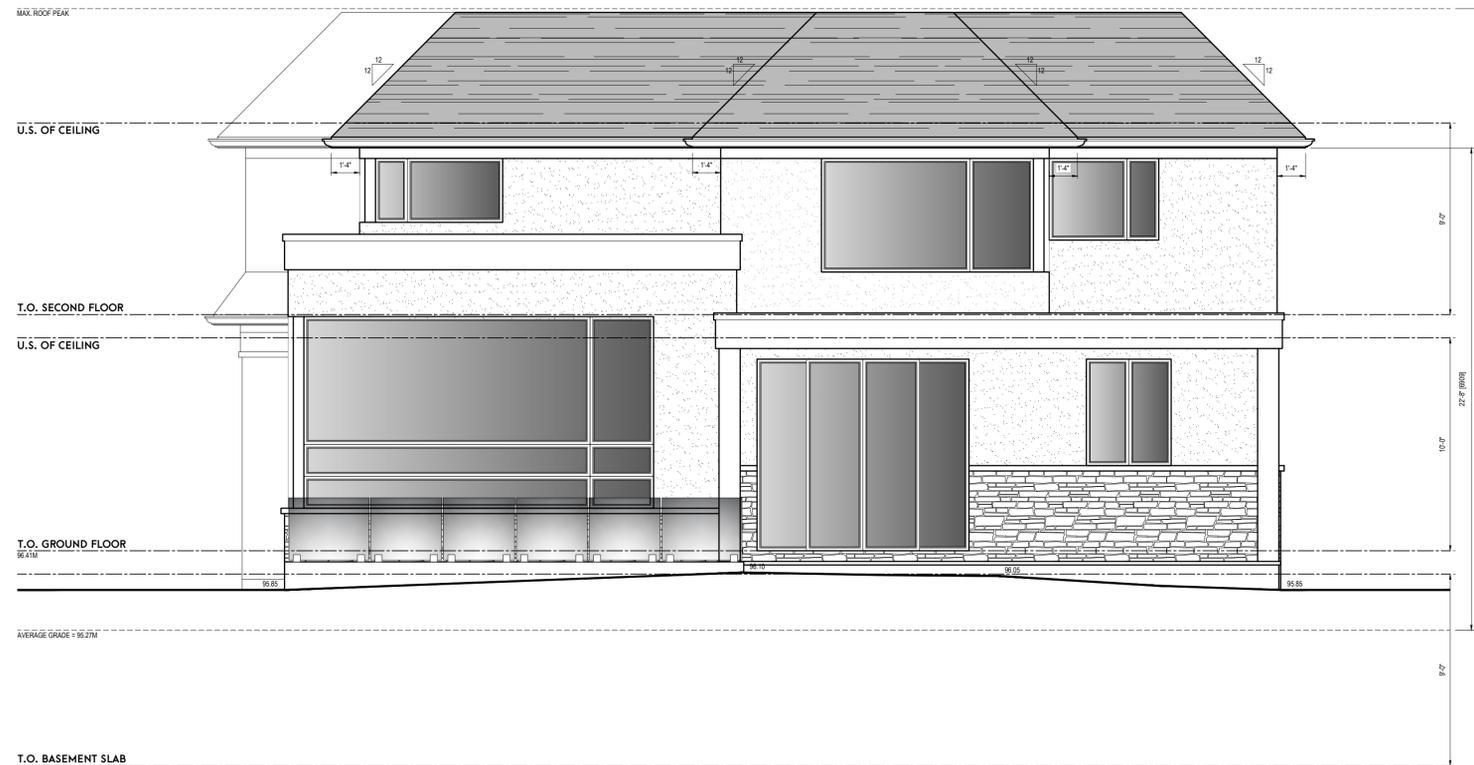
NAME: _____ B.C.I.N.: _____
 FIRM NAME: _____ B.C.I.N.: _____

REVISION LIST	
1	ISSUED FOR COA
2	
3	
4	
5	

ISSUE LIST

NO.	DATE	DESCRIPTION
1	05.06.2022	ISSUED FOR COA
2		
3		
4		
5		

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: INITIALS
CHECKED BY: K.V.K.
PROJECT ADDRESS: 462 Scullard Cres Oakville
PROJECT NO.: 2021-131
SHEET NO.: A204



1/8" = 1'-0"
REAR ELEVATION

huis design studio
 CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
 CUSTOM HOME DESIGN AND RENOVATIONS
 2457 DOWIE ROAD | MISSISSAUGA, ONTARIO L4Y 2A1
 T: 905.276.8653 | E: INFO@HUISDESIGNS.COM
 HUISDESIGNS.COM

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REGISTRATION INFORMATION

ISSUED UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.

NAME: B.C.I.N.
 FIRM NAME: B.C.I.N.

REVISION LIST	
1	ISSUED FOR COA
2	
3	
4	
5	

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: INITIALS
CHECKED BY: K.V.K.
PROJECT ADDRESS: 462 Scullard Cres Oakville
PROJECT NO.: 2021-131
SHEET NO.:



1/8" = 1'-0"
FRONT ELEVATION

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 CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
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 T: 905.276.8653 | E: INFO@HUISDESIGNS.CA
 HUISDESIGNS.CA

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 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
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 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.

QUALIFICATION INFORMATION
 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.

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

NAME: B.C.I.N.
 FIRM NAME: B.C.I.N.

REVISION LIST	
1	ISSUED FOR COA
2	
3	
4	
5	

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: INITIALS
CHECKED BY: K.V.K.
PROJECT ADDRESS: 462 Scullard Cres Oakville
PROJECT NO.: 2021-131
SHEET NO.: **A201**



NTS
3D VIEWS



huis design studio
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
2457 DOWIE ROAD | MISSISSAUGA, ONTARIO L4Y 2A1
T947.295.8651 | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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NAME	B.C.I.N.

REVISION LIST

NO.	ISSUED FOR COA	DATE	ISSUE LIST
1	ISSUED FOR COA	05.06.2022	
2			
3			
4			
5			

DRAWING TITLE: 3D VIEWS
CHECKED BY: K.V.K.
PROJECT ADDRESS: 462 Scullion Cres Oakville
PROJECT NO.: 2021-131
SHEET NO.:

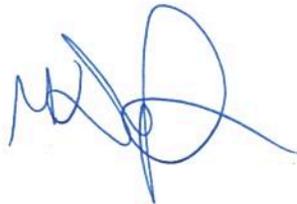
A205

Date: May. 12. 22.

Subject: Proposed design of 462 Southland Crescent Oakville
L6L 3N6

"We / I Michael Douglas of 424 Southland Cres
have reviewed the proposed plans and have no objections to
the development".

Signature(s)

A handwritten signature in blue ink, appearing to be 'MD' followed by a large, stylized flourish.

Date: May . 12 . 22 .

Subject: Proposed design of 462 Southland Crescent Oakville
L6L 3N6

"We / I ALANINA STEPHEN of 439 SOUTHLAND CRES
have reviewed the proposed plans and have no objections to
the development".


Signature(s)

Date:

Subject: Proposed design of 462 Southland Crescent Oakville
L6L 3N6

"We / I Steve Maron of 468 Southland cres

have reviewed the proposed plans and have no objections to the development".

Signature(s)

A handwritten signature in blue ink, appearing to read "Steve Maron", written over a horizontal line.

