

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

LOT 119

LOT 118

LOT 117

PIN 24875-0046

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 127
REGISTERED PLAN 553
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: No. 131 MAYFIELD DRIVE, BEING LOT 127,
REGISTERED PLAN 553, TOWN OF OAKVILLE,
REGIONAL MUNICIPALITY OF HALTON, PIN 24875-0049.

**SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY
OF CANADA AS IN TW30454.**

COMMENTS: NOTE LOCATION OF FENCES.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO TOWN OF OAKVILLE BENCHMARK No. 223,
HAVING A PUBLISHED ELEVATION OF 128.982 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTHWESTERLY LIMIT OF MAYFIELD DRIVE AS SHOWN ON PLAN 553,
HAVING A BEARING OF N39°14'00"E.

LEGEND

□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
CB	DENOTES	CATCH BASIN
TRW	DENOTES	TOP OF RETAINING WALL
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN 553
P2	DENOTES	FRED G. CUNNINGHAM INC., O.L.S., OCTOBER 16, 1984
P3	DENOTES	FRED G. CUNNINGHAM INC., O.L.S., JUNE 21, 1988
P4	DENOTES	GREATER TORONTO ACRES SURVEYING INC., O.L.S., NOVEMBER 25, 2013

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 HUSSEIN HOMES 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 DECEMBER 24, 2021

JANUARY 11, 2022
DATE

BORYS KUBICKI
ONTARIO LAND SURVEYOR

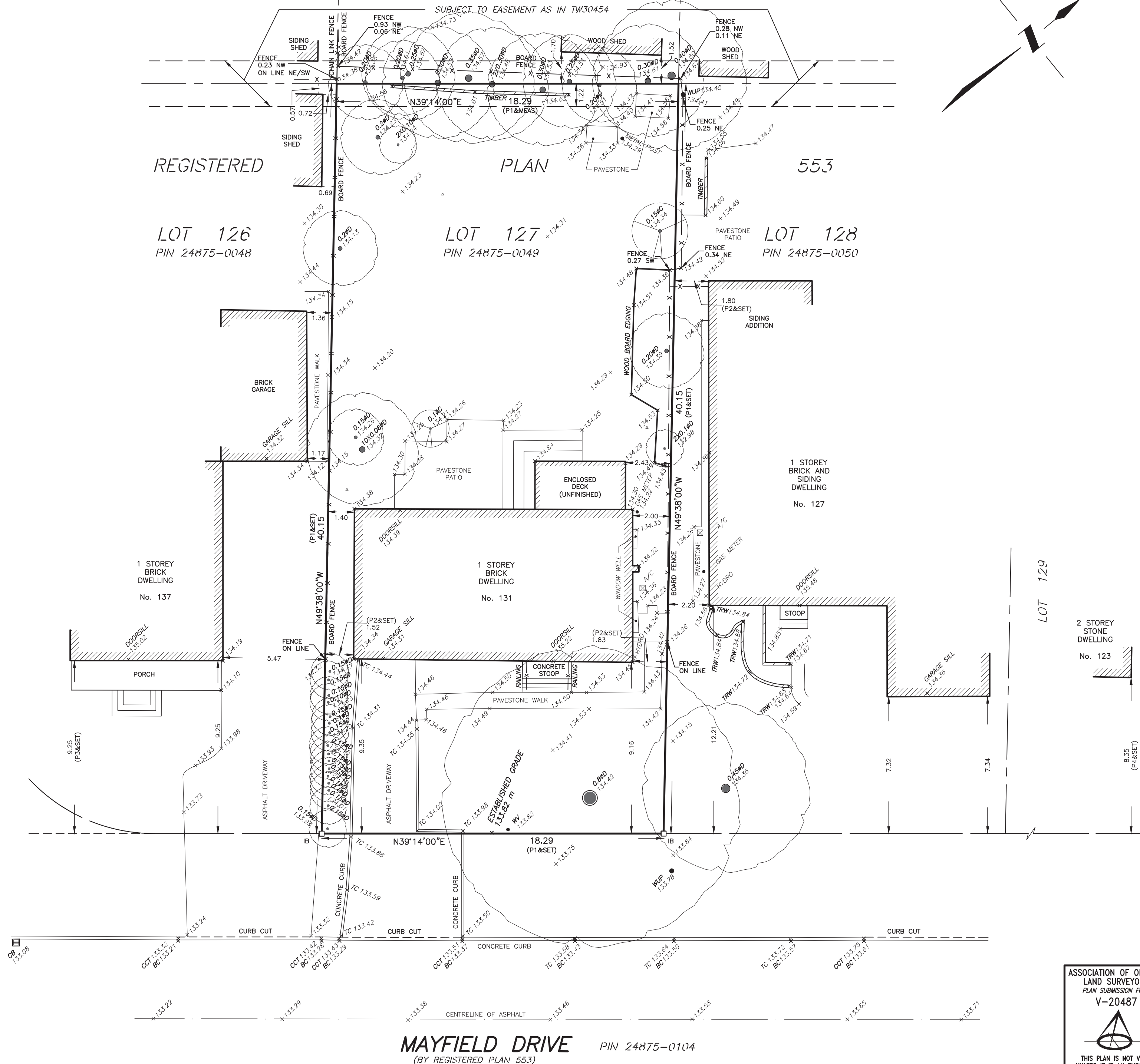
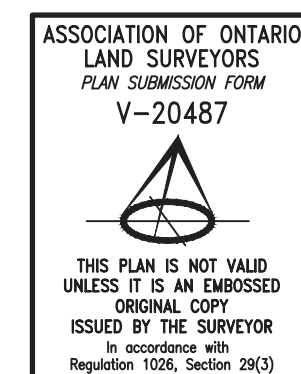
TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

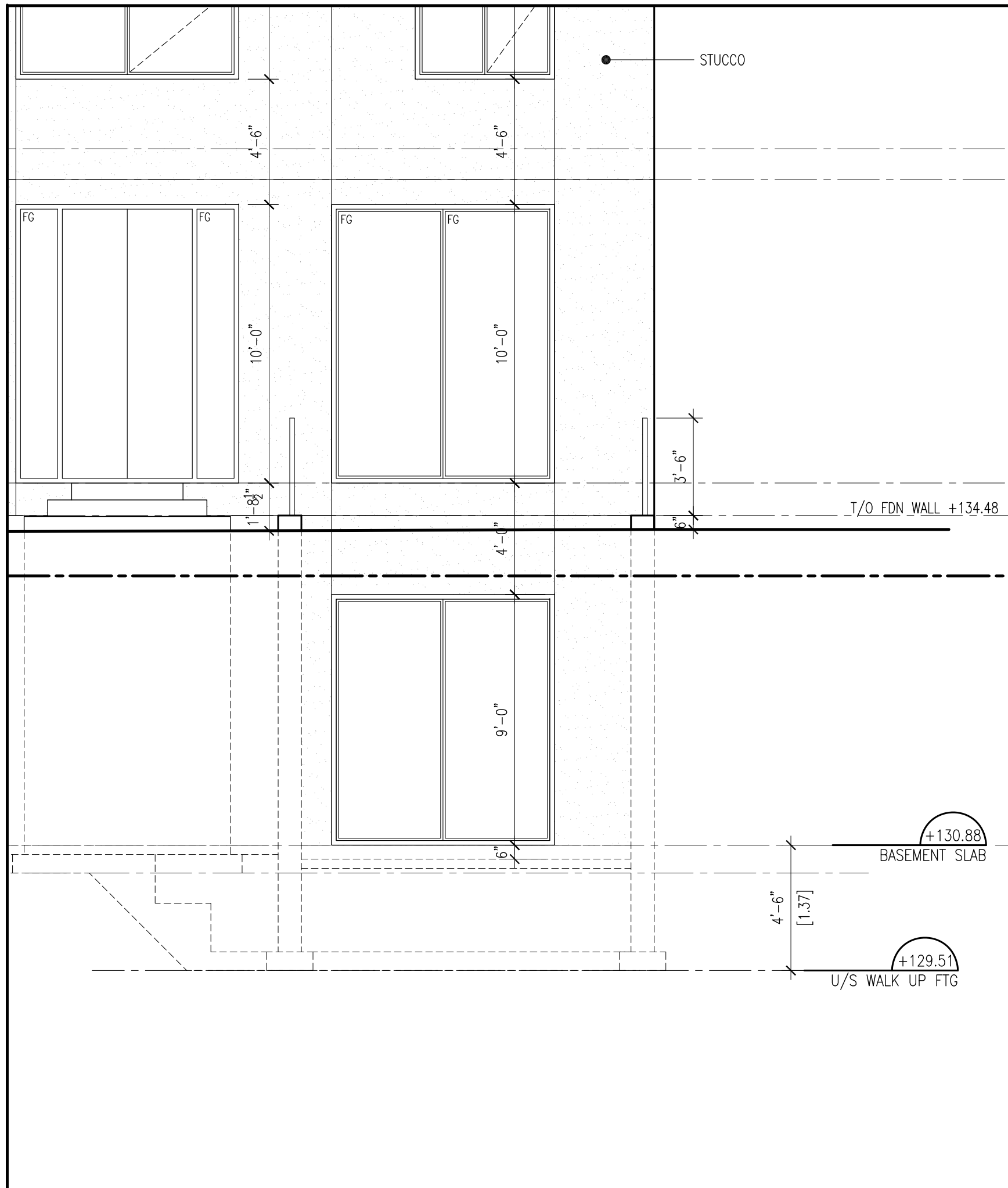
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: JMH

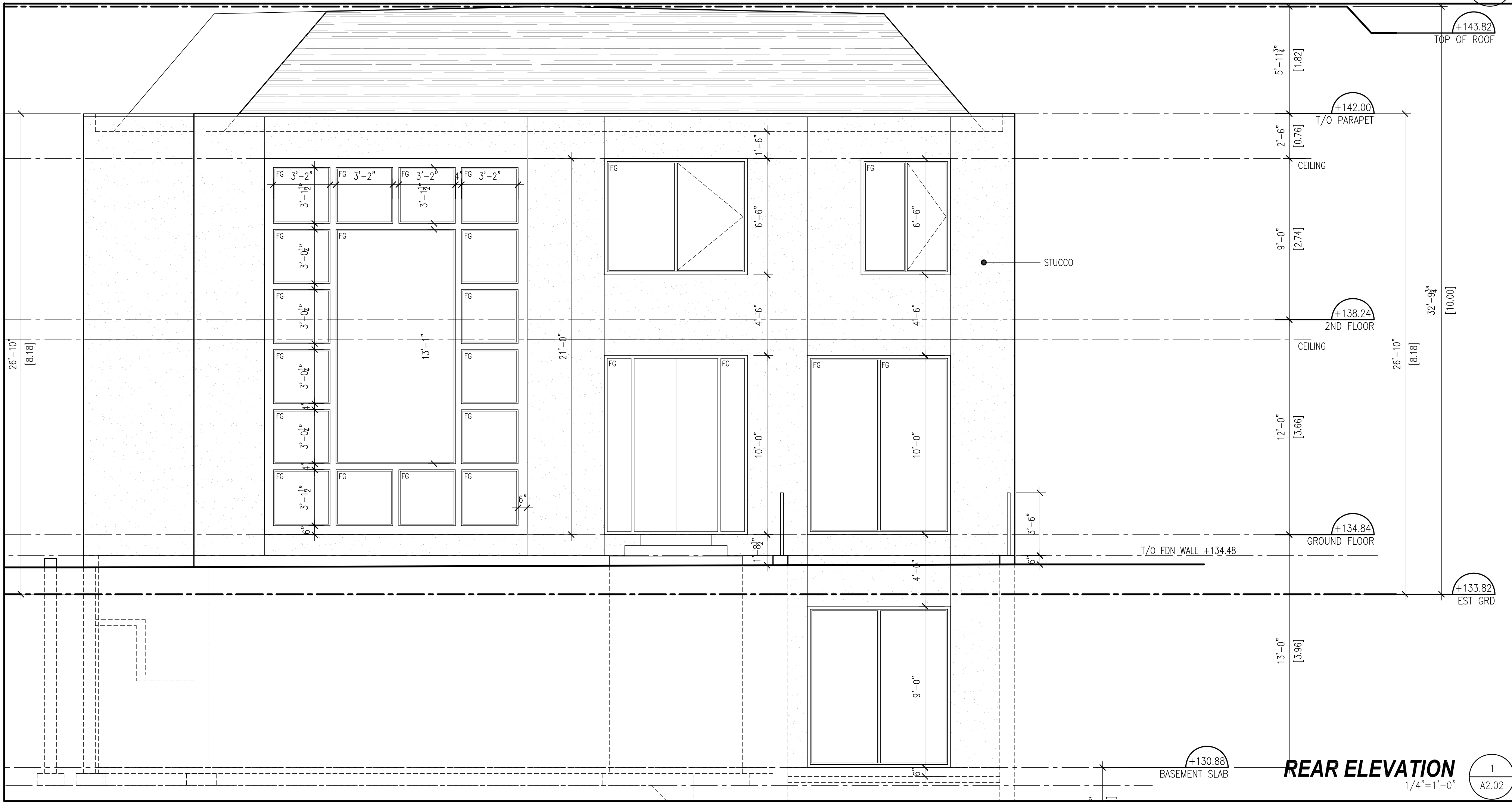
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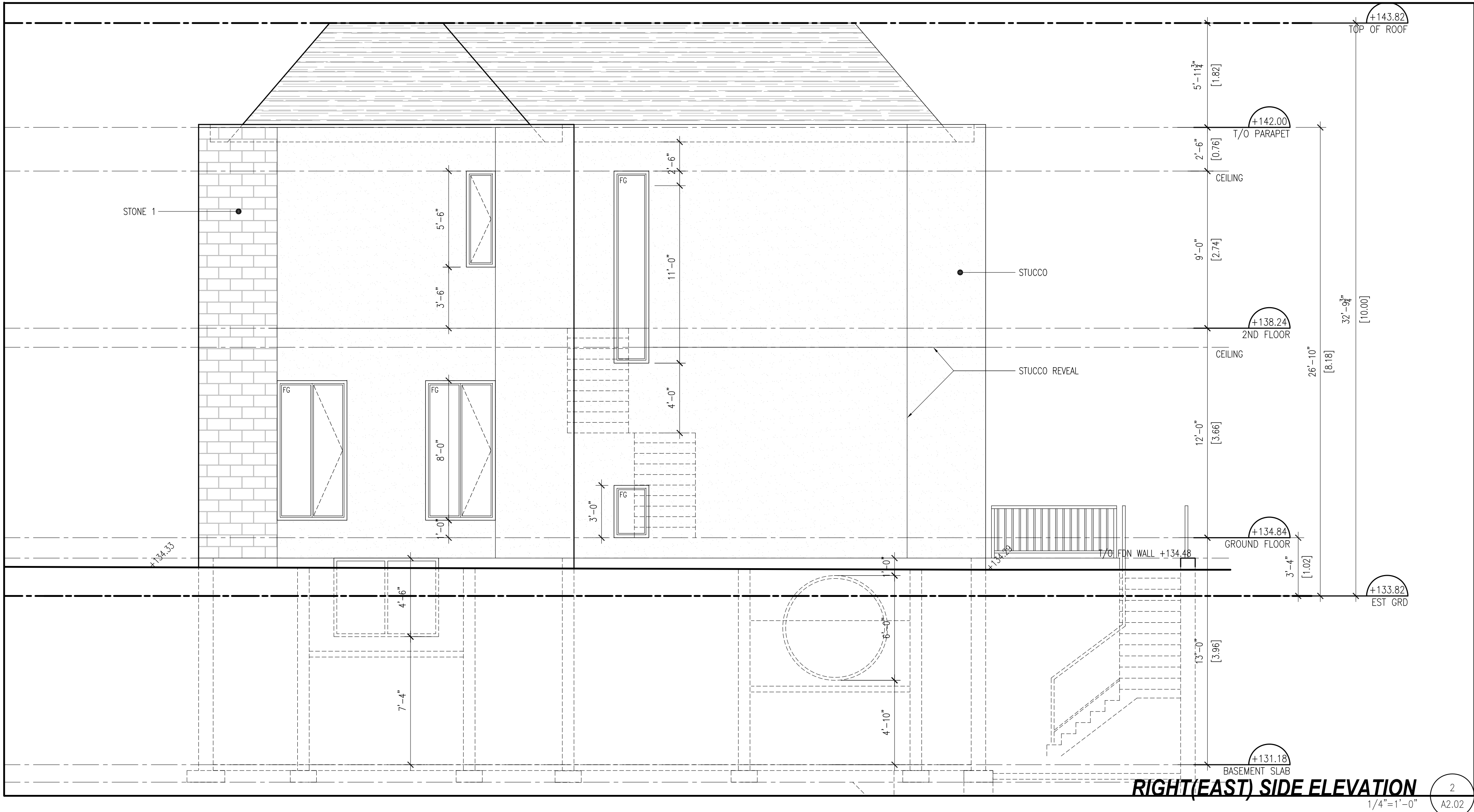
MAYFIELD DRIVE PIN 24875-0104
(BY REGISTERED PLAN 553)



PARTIAL REAR (NORTH) ELEVATION
1/4"=1'-0" 3 A2.02



REAR ELEVATION
1/4"=1'-0" 1 A2.02



RIGHT(EAST) SIDE ELEVATION
1/4"=1'-0" 2 A2.02

CUSTOM RESIDENTIAL
131 MAYFIELD DRIVE OAKVILLE ONTARIO

03	ISSUED FOR C OF A APPLIC.	2022.10.20
02	ISSUED FOR C OF A APPLIC.	2022.09.28
01	ISSUED FOR PERMIT	2022.04.28
No.	Revision	Date

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ARCHAUS ARCHITECTS INC.
1358 HURONTARIO STREET
MISSISSAUGA ONTARIO
L5G 3H4
(P) 905.891.3434

(E) info@archaus.ca

Stamp	True North
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Project Type
CUSTOM NEW BUILD

Client

Drawing
EXTERIOR ELEVATIONS

Scale
1/4"=1'-0"

Date
2022.01.14

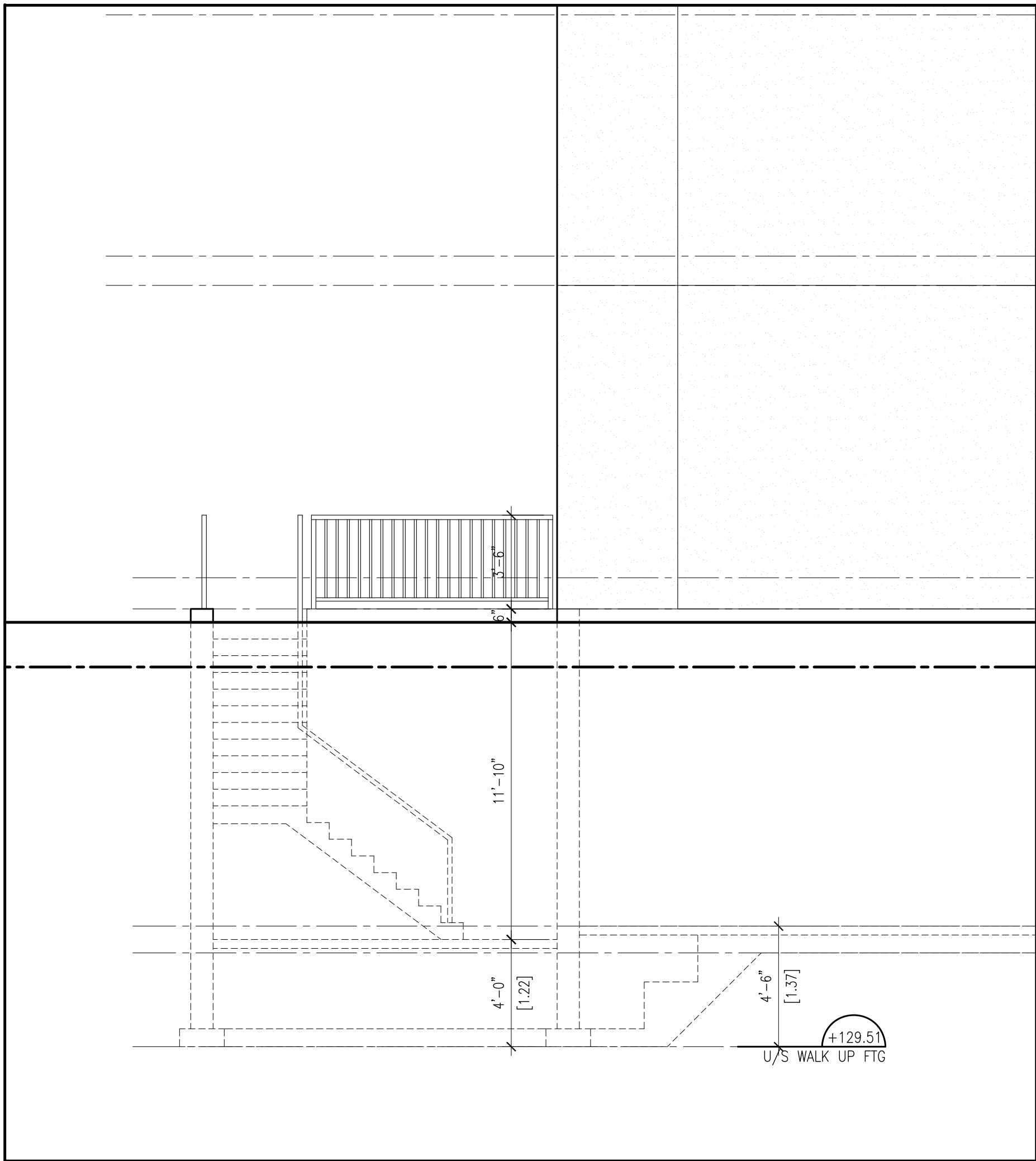
Drawn By
HL

Drawing No.

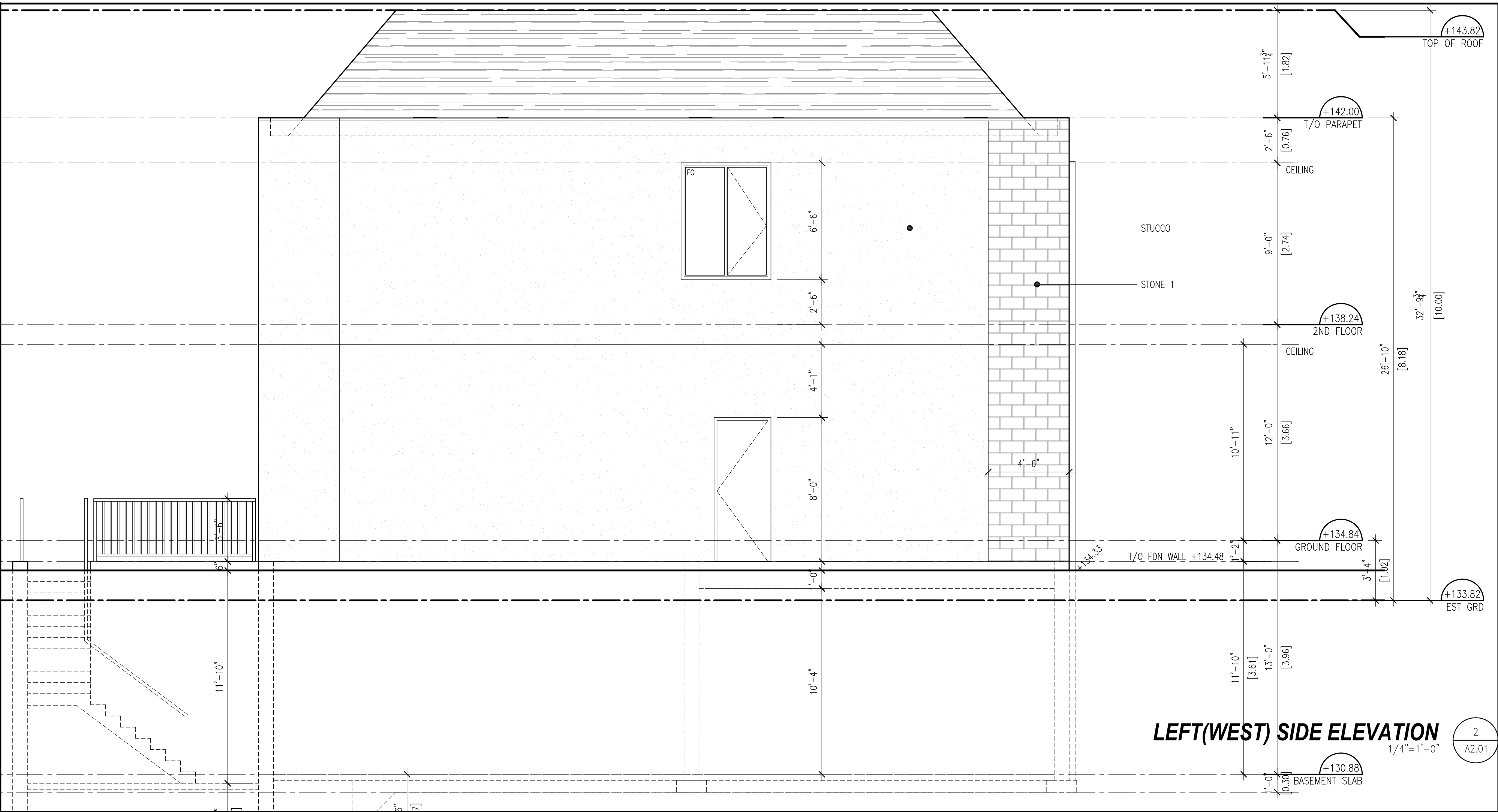
Project No.
21-39

A2.02

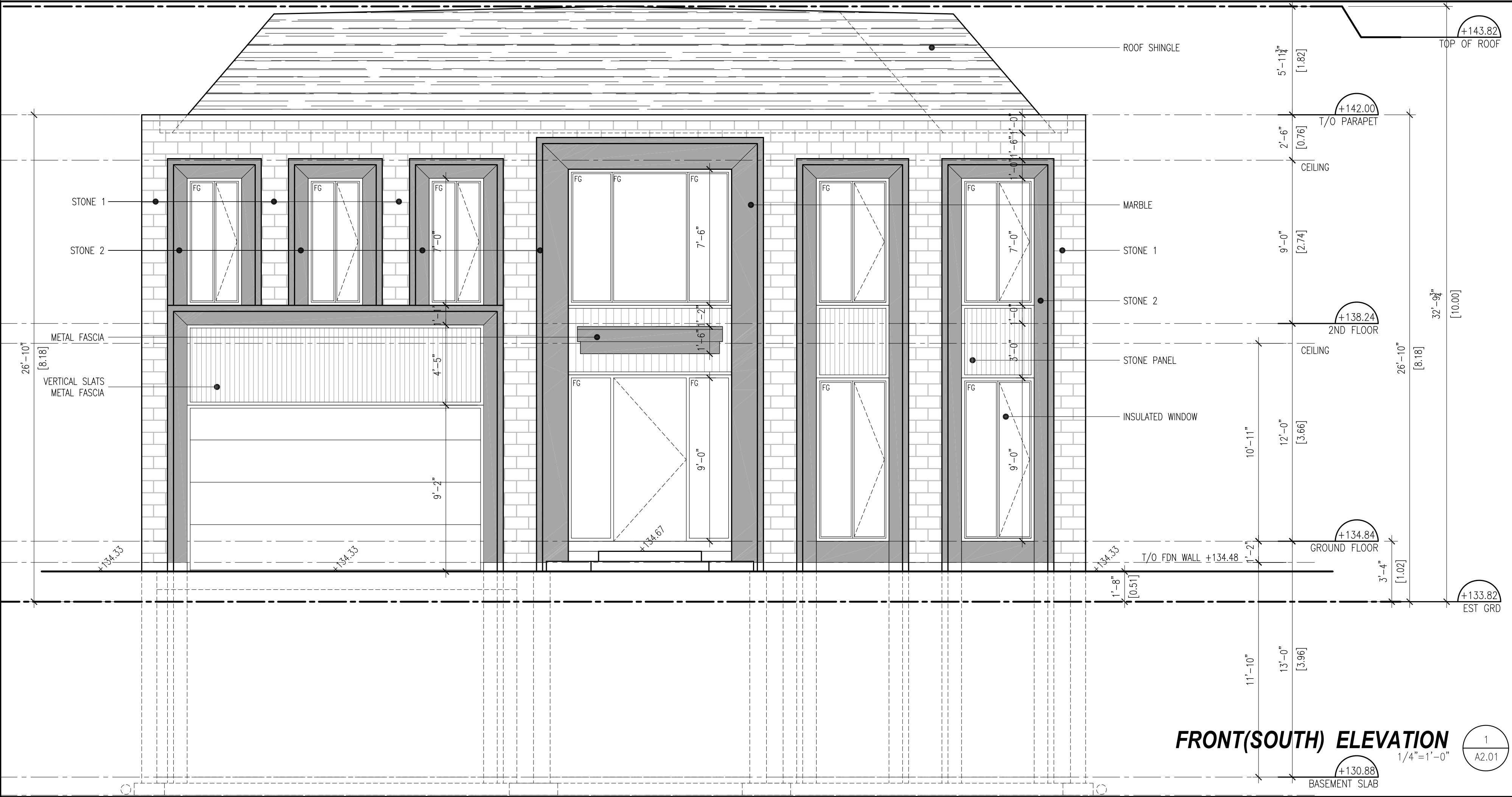
ARCHAUS
| ARCHITECTURE | DESIGN | PLANNING |



PARTIAL LEFT(WEST) SIDE ELEVATION
1/4"=1'-0" 3 A2.01



LEFT(WEST) SIDE ELEVATION
1/4"=1'-0" 2 A2.01



FRONT(SOUTH) ELEVATION
1/4"=1'-0" 1 A2.01

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131 MAYFIELD DRIVE OAKVILLE ONTARIO

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Project Type
CUSTOM NEW BUILD

Client

Drawing
EXTERIOR ELEVATIONS

Scale
1/4"=1'-0" 2022.01.14

Drawn By
HL

Project No.
21-39

A2.01

ARCHAUS
ARCHITECTURE | DESIGN | PLANNING |

131 Mayfield Drive

List of Variances

1. Excessive Height to Roof Peak: Bylaw requires 9.00m measured from established grade to peak. Applicant proposes 10.00
2. Insufficient Interior Side Yard Setback measured to Window well encroachment: Bylaw permits 0.6m of encroachment when projection is maximum 1.8m wide. Applicant proposed window well width of 3.185m
3. Excessive infill GFA: Bylaw permits maximum gross floor area of 301.01m² (41.00%), applicant proposed 320.75m² (43.68%).

Why is not possible to meet required zoning bylaw

1. Height to roof ridge is a function of established grade relative to the finished "dirt line", additionally the style of this roof is minimized by the sloped back nature of the hip roof is hidden behind the parapet wall.
2. To allow light into the basement, there are 2 windows enclosed by the proposed concrete window well. Width exceeds permitted width of window well encroaching into a permitted yard.
3. Additional GFA requested to suit owner program. Slight variance for additional GFA requested.