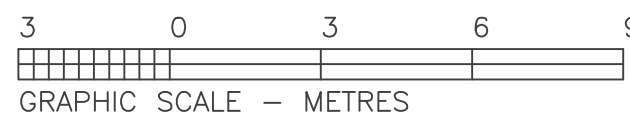


TOPOGRAPHIC PLAN OF SURVEY OF

LOT 71
REGISTERED PLAN 536
TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

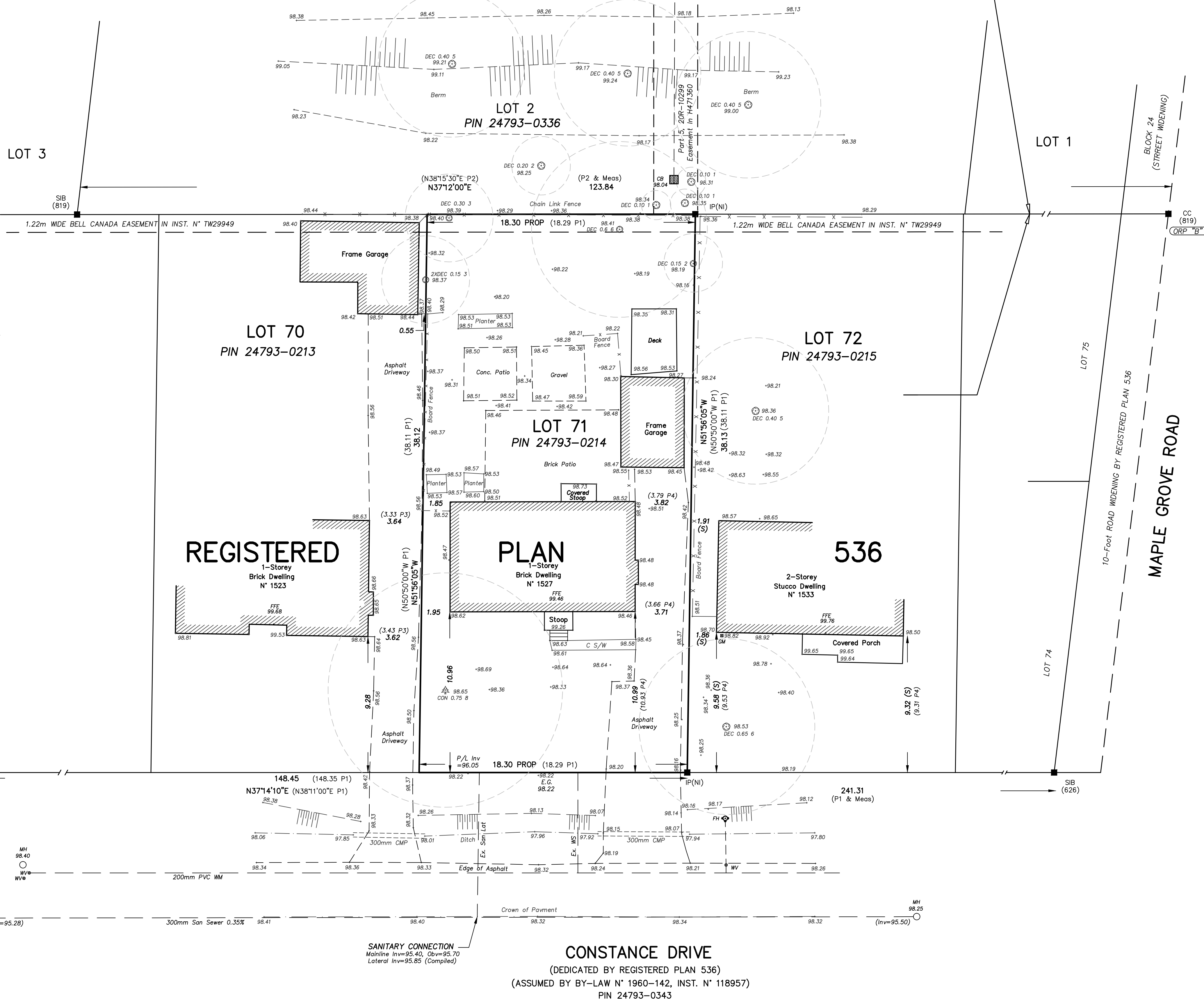


GRAPHIC SCALE - METRES

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
P2 DENOTES REGISTERED
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 LEGAT, M.Sc.
ONTARIO 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

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

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IN PART WITHOUT THE WRITTEN PERMISSION OF CUNNINGHAM MCCONNELL LIMITED.

KEY PLAN

NOT TO SCALE

STANDARD DEVELOPMENT NOTES

(A) ENGINEERING AND CONSTRUCTION DEPARTMENT

(B) GENERAL NOTES

(C) UTILITIES CONNECTION

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 =
4. LOT COVERAGE = 00.0% (35.0% Maximum).
5. ESTABLISHED GRADE = 98.22m.
6. 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);
7. SETBACKS:
- 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);
8. FLOOR AREA = m².
9. F.A./LOT RATIO = % (41% Maximum).
10. 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

FRAMED HOARDING

NOT TO SCALE

SOLID BOARD HOARDING

NOT TO SCALE

TREE PROTECTION ZONE

Diameter of Trunk (DBH)⁽²⁾ in centimeters

Tree Protection Zone ⁽³⁾	Distances From Trunk
<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.

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.

http://www.oakville.ca/townhall/en-tré-001-001.html

#1527 CONSTANCE DRIVE

SITE GRADING AND SERVICING PLAN

DATE: MAY 20, 2022

SCALE 1 : 150

PLAN 36-22-1

SITE PLAN

SCALE 1 : 200

DERIVED FROM
TOPOGRAPHIC PLAN OF SURVEY OF
LOT 71

REGISTERED PLAN 536

TOWN OF OAKVILLE

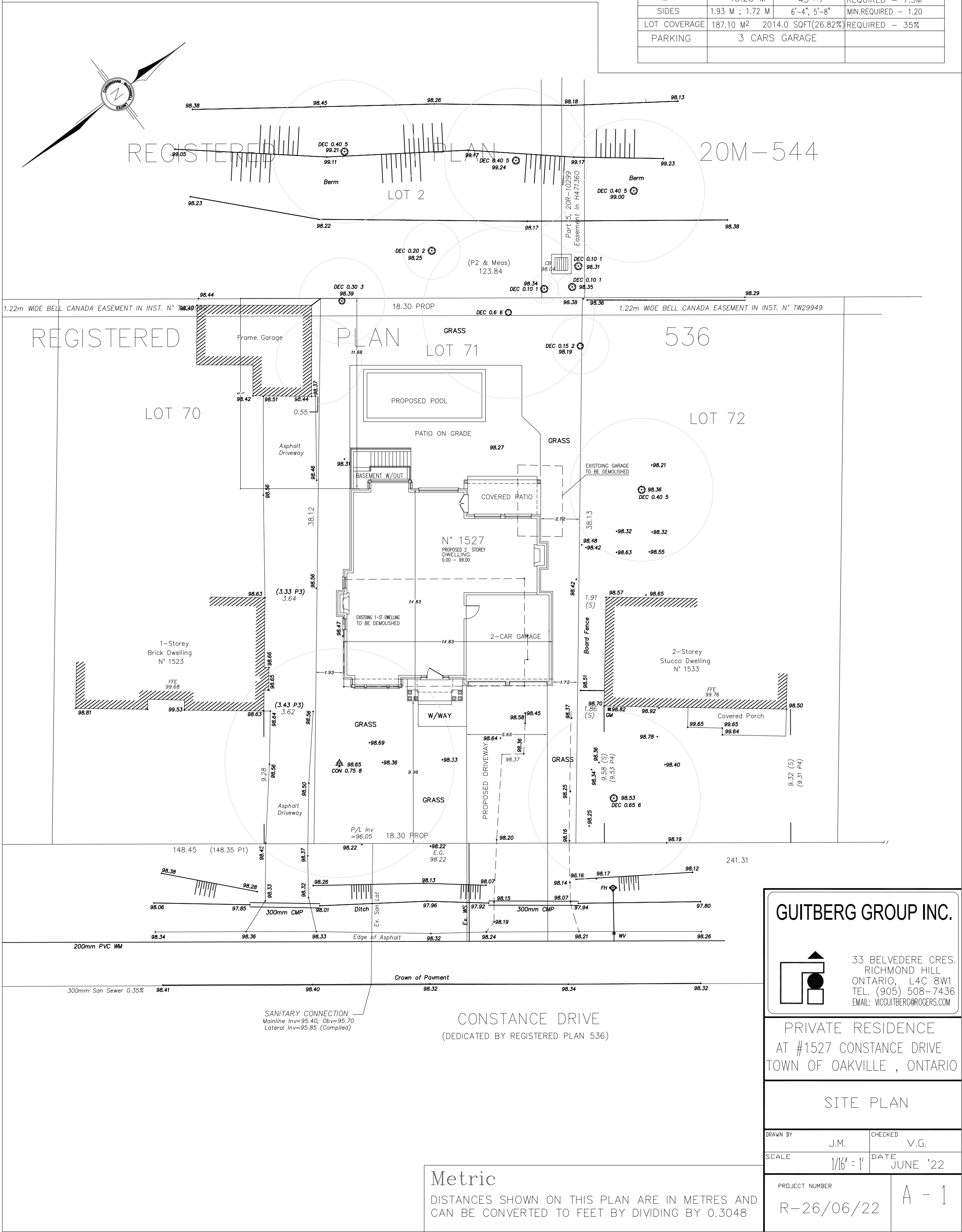
REGIONAL MUNICIPALITY OF HALTON

CUNNINGHAM McCONNELL LIMITED

Ontario Land Surveyors

DATE: JUNE 21, 2022

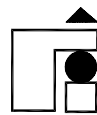
DEVELOPMENT DATA			
ZONING DESIGNATION — RL3-0 (RESIDENTIAL)			
LOT FRONTAGE	PROPOSED		ALLOWABLE
	METRIC	IMPERIAL	
LOT FRONTAGE	18.30 M	60'-0"	
SITE AREA	697.68 Sq. m	7510.00 SQ.FT	
BUILDING AREA(GFA)			
BASEMENT	183.20 M ²	1972.0 SQFT	
GROUND FLOOR	144.43 M ²	1554.7 SQFT	GARAGES EXCLUDING
SECOND FLOOR	168.95 M ²	1818.6 SQFT	
TOTAL (G.F.A.)	313.38 M ²	3373.3 SQFT	
LOT RATIO	44.92		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	13.28 M	43'-7"	REQUIRED — 7.5M
SIDES	1.93 M ; 1.72 M	6'-4", 5'-8"	MIN.REQUIRED — 1.20
LOT COVERAGE	187.10 M ²	2014.0 SQFT(26.82%)	REQUIRED — 35%
PARKING	3 CARS	GARAGE	



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

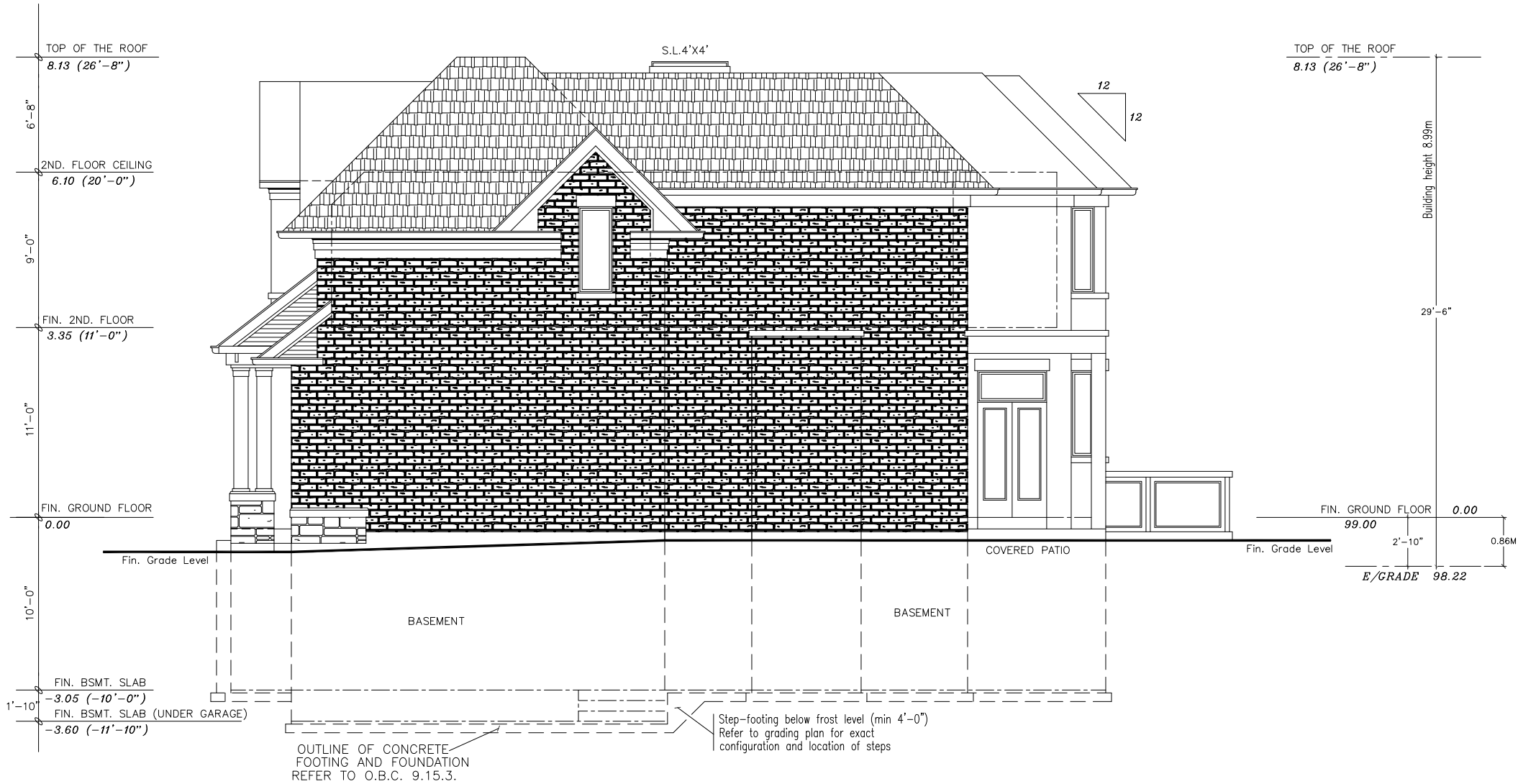
PRIVATE RESIDENCE
AT #1527 CONSTANCE DRIVE
TOWN OIF OAKVILLE, ONTARIO

NORTH ELEVATION

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

PROJECT NUMBER R-26/06/22	A - 7
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EAST ELEVATION



GUTBERG GROUP INC.

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

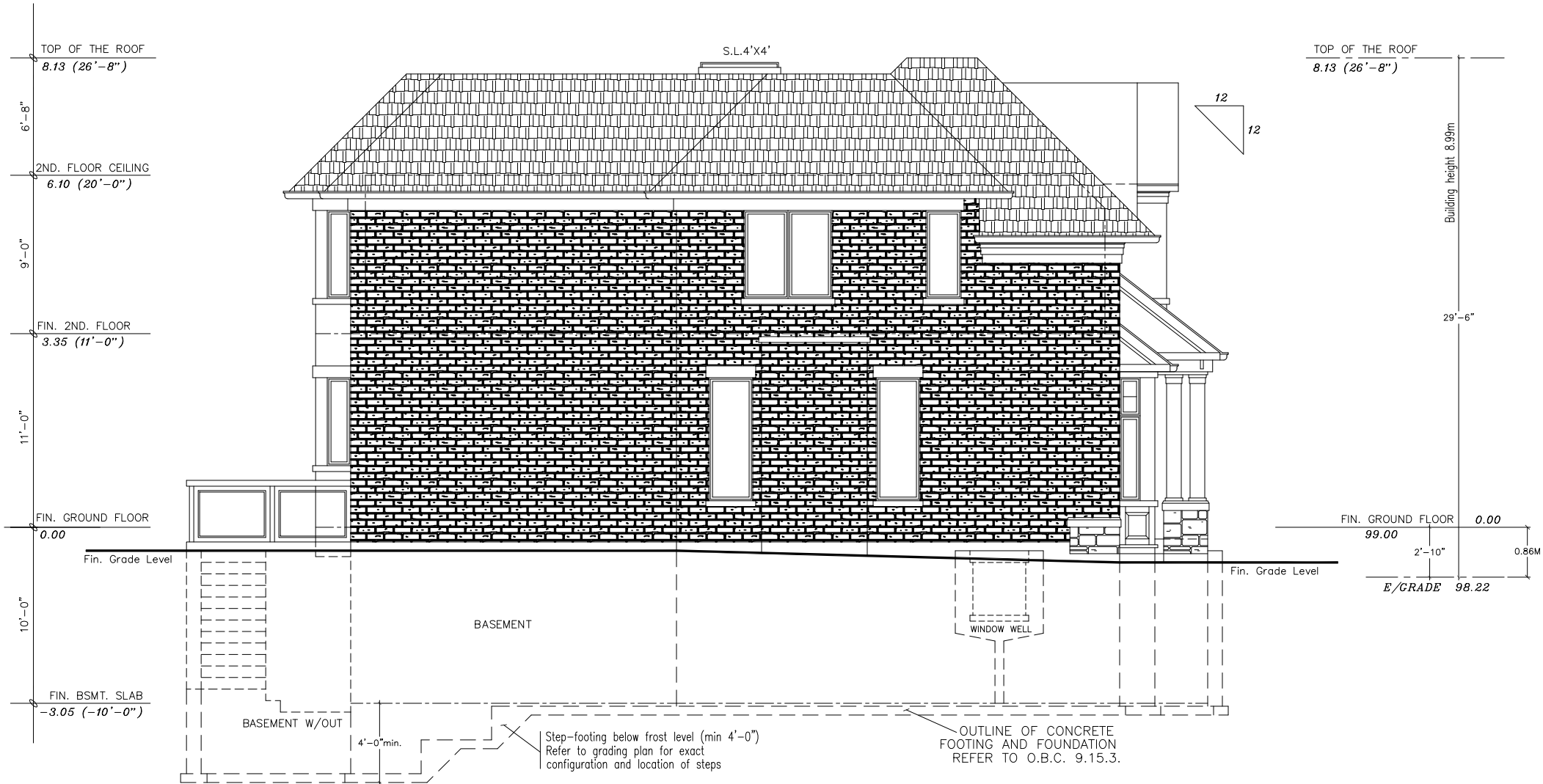
PRIVATE RESIDENCE
AT #1527 CONSTANCE DRIVE
TOWN OF OAKVILLE, ONTARIO

EAST ELEVATION

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

PROJECT NUMBER	PROJECT NUMBER
R-26/06/22	A-9

WEST ELEVATION



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

GUTBERG GROUP INC.

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

WEST ELEVATION

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

PROJECT NUMBER
R-26/06/22

A-8