

V A L L E Y D R I V E (by Registered Plan 641)
 (Formerly Sherin Drive, Name Changed by By-Law 562)
 P.I.N. 24844-0398

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 THE 18th DAY OF APRIL, 2023.

APRIL 20, 2023
 DATE

 JACEK WALCZAK
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A/DLS PLAN SUBMISSION FORM NUMBER V-49954

LEGEND

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- RP REGISTERED PLAN 641
- N,S,E,W NORTH/SOUTH/EAST/WEST MEASURED
- M MEASURED
- CP CONCRETE PIN
- PB PLASTIC BAR
- SIB STANDARD IRON BAR
- O ORIGIN UNKNOWN
- F.G. F.G. CUNNINGHAM, O.L.S.
- PLAN BY J.H. GELBLOOM SURVEYING LTD., O.L.S., DATED JULY 2, 2014
- G2 PLAN BY J.H. GELBLOOM SURVEYING LTD., O.L.S., DATED APRIL 30, 2015
- PLAN BY N.W. MOTLES, O.L.S., DATED MAY 14, 1958
- NWM

LEGEND Continued

- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- OVERHEAD WIRES & UTILITY POLE
- AC AIR CONDITIONER
- CBRW CONCRETE BLOCK RETAINING WALL
- CRW CONCRETE RETAINING WALL
- CT CONFEROUS TREE
- DT DECIDUOUS TREE
- GM GAS METER
- MH MANHOLE
- UP UTILITY POLE
- WV WATER VALVE
- T.R.E. TOP OF ROOF ELEVATION

METRIC

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

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No. 152, HAVING A PUBLISHED ELEVATION OF 93.7550 METRES

BEARING NOTE

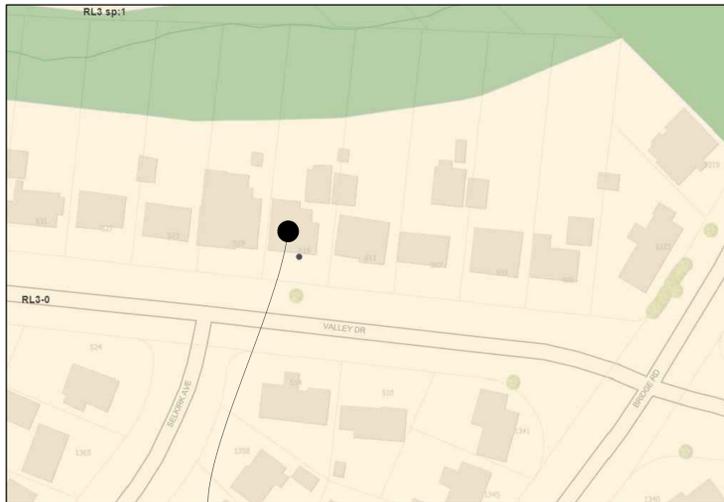
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTH LIMIT OF VALLEY DRIVE, HAVING A BEARING OF N84°00'00"W ACCORDING TO REGISTERED PLAN 641

THIS PLAN WAS PREPARED FOR
 CPE PAINTING & DECORATING INC.

PART 2 - SURVEY REPORT
 1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE
 3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

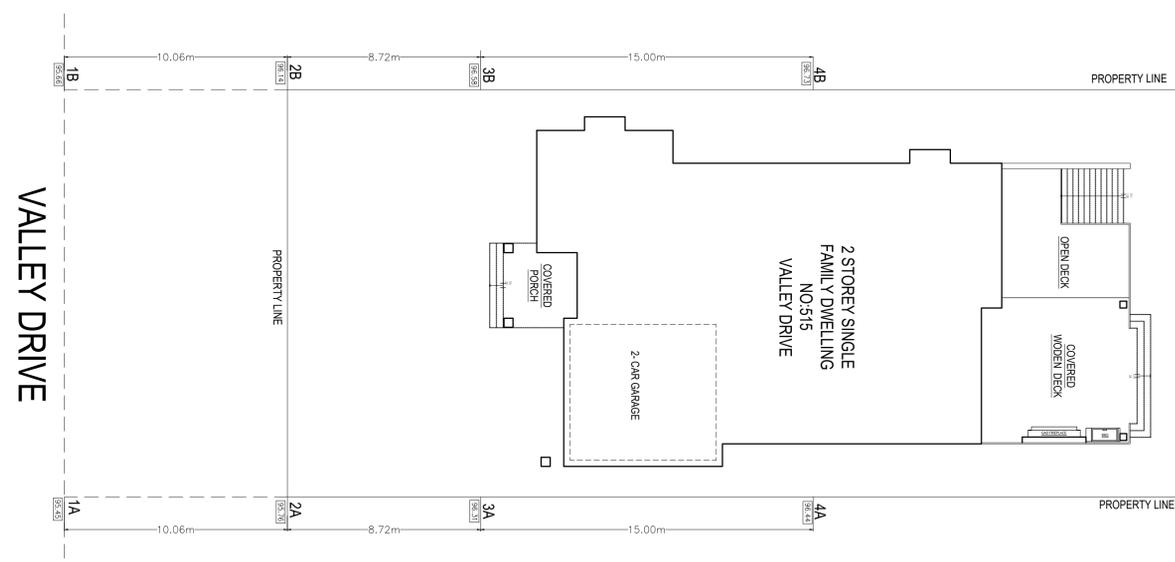
GTA
 Greater Toronto Acres
 SURVEYING Inc.
 7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2
 Tel: (416) 679-0572
 E-MAIL: jw@gtasurveying.ca
 DRAWN: M.C. CHECKED: P.W. PROJECT 23069

MAP



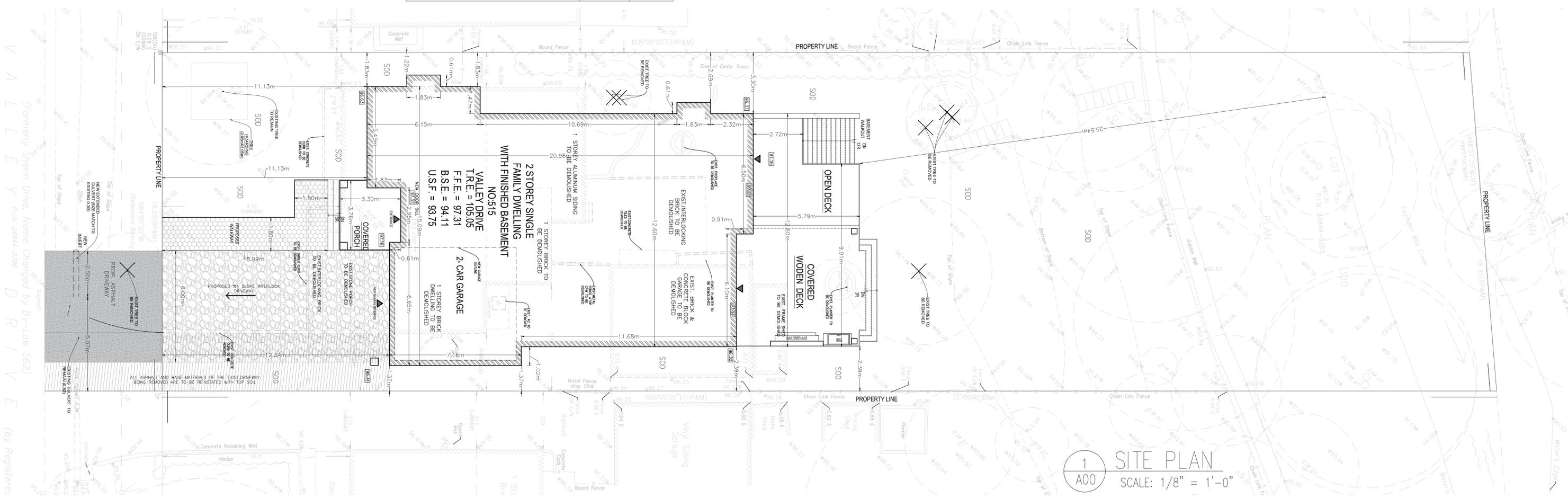
SUBJECT PROPERTY
515 VALLEY DR.

SITE STATISTICS		
ADDRESS:	515 VALLEY DRIVE, OAKVILLE / ON, L6L 4L9	
ZONING:	RL3-0 SUFFIX	
LOT AREA:	REQUIRED 557.5 m ²	PROPOSED 1,311.96 m ²
LOT FRONTAGE:	18.0 m	18.29 m
AVERAGE GRADE:	96.13	
ESTABLISHED GRADE :	96.05	
HEIGHT TO HIGHEST RIDGE:	9.0 m	9.0 m
GFA-INFILL RESIDENTIAL		
GROUND FLOOR:	REQUIRED 222.55 m ²	PROPOSED 222.55 m ²
SECOND FLOOR :	203.25 m ²	
RESIDENTIAL FLOOR AREA:	380.46 m ² 29% OF LOT AREA	425.80 m ² 32.46% OF LOT AREA
LOT COVERAGE		
DWELLING FOOTPRINT (INCL. GARAGE):	REQUIRED	PROPOSED 262.82 m ²
FRONT PORCH:	11.71 m ²	
DECK (greater than: 0.61m height & 10m ²):	70.24 m ²	
TOTAL LOT COVERAGE:	459.18 m ² 35% OF LOT AREA	344.77 m ² 26.28% OF LOT AREA
MINIMUM FRONT YARD (Existing -1.0m)	8.72 m	8.99 m
MINIMUM REAR YARD (To the Water Edge)	7.5 m	25.54 m
MINIMUM INTERIOR SIDE YARD (With Attached Garage)	1.2 m	1.22 m
MAX. GARAGE AREA	45 m ²	45 m ²
LANDSCAPED SOFT AREA		
FRONT YARD AREA:	205.5 m ²	
HARD SURFACES AREA:	112 m ²	
TOTAL LANDSCAPED SOFT AREA :	93.5 m ²	45.5 %



ESTABLISHED GRADE = 96.05

AVERAGE GRADE CALCULATION				
	Point 1	Point 2	Point 3	Point 4
A	95.45	95.76	96.31	96.44
B	95.66	96.14	96.58	96.73
			Total	769.07
A.G.:			Total / 8	96.13



1 SITE PLAN
A00 SCALE: 1/8" = 1'-0"

#	ISSUED FOR	DATE Y / M / D
1	ISSUED FOR REVIEW
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	RE-ISSUED FOR DESP

*CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
*DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.
*ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.
*THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF ACMG ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT AS NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN CONSENT OF ACMG ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

PROJECT NAME	515 VALLEY DR. OAKVILLE / ON NEW HOUSE
CLIENT :	CEMAL VATANSEVER

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	...
DATE	DECEMBER 2023
FILE NAME	

PROJECT NO.
DWG. NO.	A01
REV. NO.	1

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	...
DATE	DECEMBER 2023
FILE NAME	

PROJECT NO.
DWG. NO.	A01
REV. NO.	1



1
A08 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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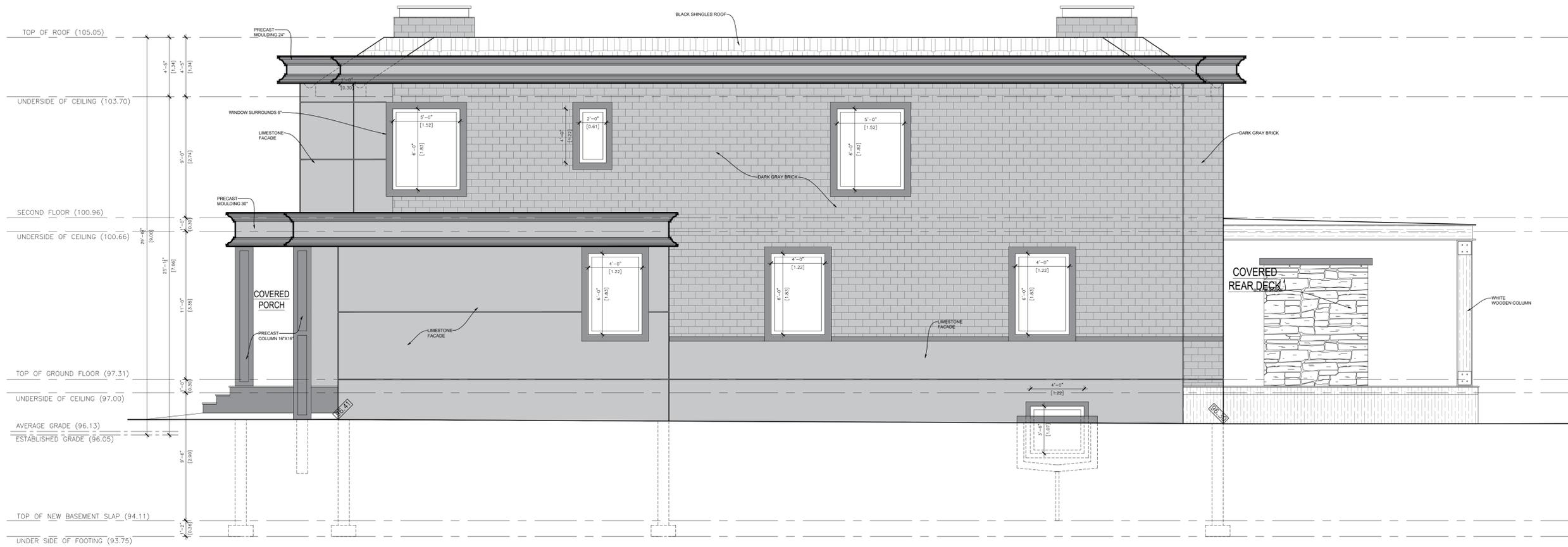
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DWG. NO.	A08
REV. NO.	1

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FILE NAME	

PROJECT NO.
DWG. NO.	A08
REV. NO.	1



1
A07
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

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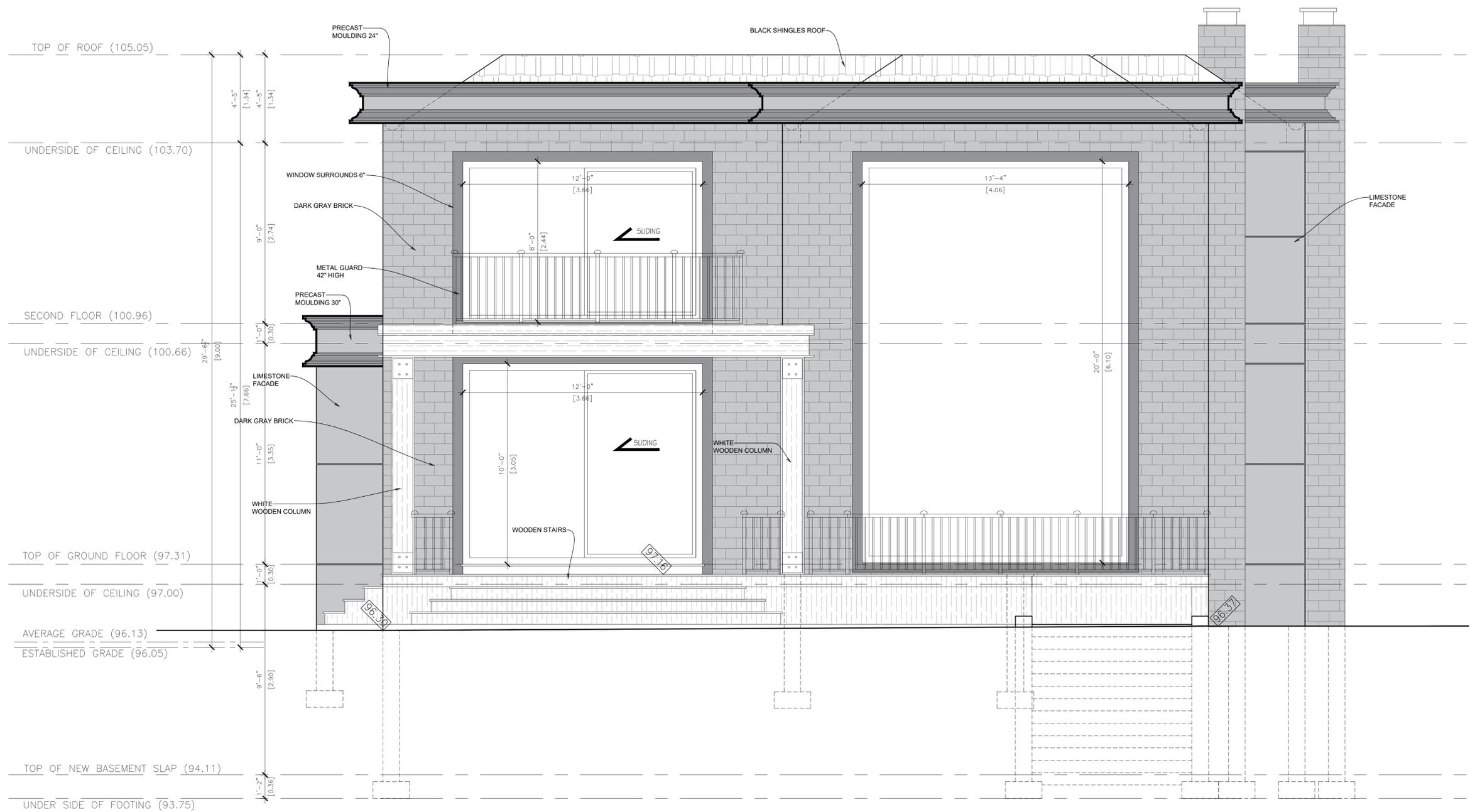
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CLIENT :	CEMAL VATANSEVER



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CHECKED BY	...
DATE	DECEMBER 2023
FILE NAME	

PROJECT NO.	
.....	
DWG. NO.	REV. NO.
A07	1



1 REAR ELEVATION
A06

SCALE: 3/8" = 1'-0"

#	ISSUED FOR	DATE Y / M / D
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CLIENT :	CEMAL VATANSEVER

SCALE	AS NOTED
DRAWN BY	A.P.
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FILE NAME	

PROJECT NO.
DWG. NO.	A06
REV. NO.	1

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	...
DATE	DECEMBER 2023
FILE NAME	

PROJECT NO.
DWG. NO.	A06
REV. NO.	1



1 FRONT ELEVATION
 A05 SCALE: 3/8" = 1'-0"

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FILE NAME	

PROJECT NO.
DWG. NO.	A05
REV. NO.	1

PROJECT NO.
DWG. NO.	A05
REV. NO.	1