

PLAN OF SURVEY AND TOPOGRAPHY OF  
**LOT 159**  
**REGISTERED PLAN 1060**  
**TOWN OF OAKVILLE**  
 REGIONAL MUNICIPALITY OF HALTON  
 0 5 10 15 M

SCALE 1 : 150  
 J. H. Gelbloom Surveying Limited  
 Ontario Land Surveyor 2021

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**SURVEYOR'S REAL PROPERTY REPORT - PART 2**  
**REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY**  
 Subject to a 1.22m Wide Easement as in Inst. No. 119154 in favour of The Bell Telephone Company of Canada.

**NOTABLES**  
 Note the location of the Fences around the Subject Property.  
 Note the location of the Curb at the Northerly corner of the Subject Property.

**LEGEND**

■	Survey Monument Found	N	Denotes North
□	Survey Monument Set	S	Denotes South
SIB	Standard Iron Bar	E	Denotes East
IB	Iron Bar	W	Denotes West
CC	Cut Cross		
(OU)	Origin Unknown		
(LG)	Land Survey Group O.L.S.		
P1	Registered Plan 1060		
P2	Plan of Survey by Land Survey Group O.L.S., dated August 22, 2011		
P3	Plan of Survey by Greater Toronto Acres Surveying Inc., O.L.S., dated July 8, 2020		
P4	Plan of Survey by J. H. Gelbloom Surveying O.L.S., dated August 14, 2020		
P5	Plan of Survey by McConnell-Jackson O.L.S., dated August 19, 1964		
P6	Plan of Survey by McConnell-Jackson O.L.S., dated November 18, 1964		
P7	Plan of Survey by McConnell-Jackson O.L.S., dated August 24, 1964		
FF	Finished Floor		
EG	Established Grade		
BF	Board Fence		
UP	Utility Pole		
DEC.	Deciduous		
PROP.	Denotes Proportion Distance		
AF	Aluminum Fence		
GW	Guy Wire		
CLF	Chain Link Fence		
CON.	Coniferous		
CB	Catch Basin		
MH	Maintenance Hole		
INV	Invert		
FND	Foundation		

**BENCHMARK**  
 Elevations are Geodetic and are Referred to the Town of Oakville Benchmark No. 123, having an Elevation of 90.5826 m.

**NOTE**  
 This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.  
 All building ties are from the Foundation and are perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Imran Hussain and the undersigned accepts no responsibility for use by other parties.

**NOTE**  
 Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

**BEARING NOTE**  
 Bearings are Astronomic, and are Referred to the Southwesterly limit of Stanfield Drive as shown on Reg'd Plan 1060, having a Bearing of N 44° 48' 00" W.

**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 29th day of July, 2021.

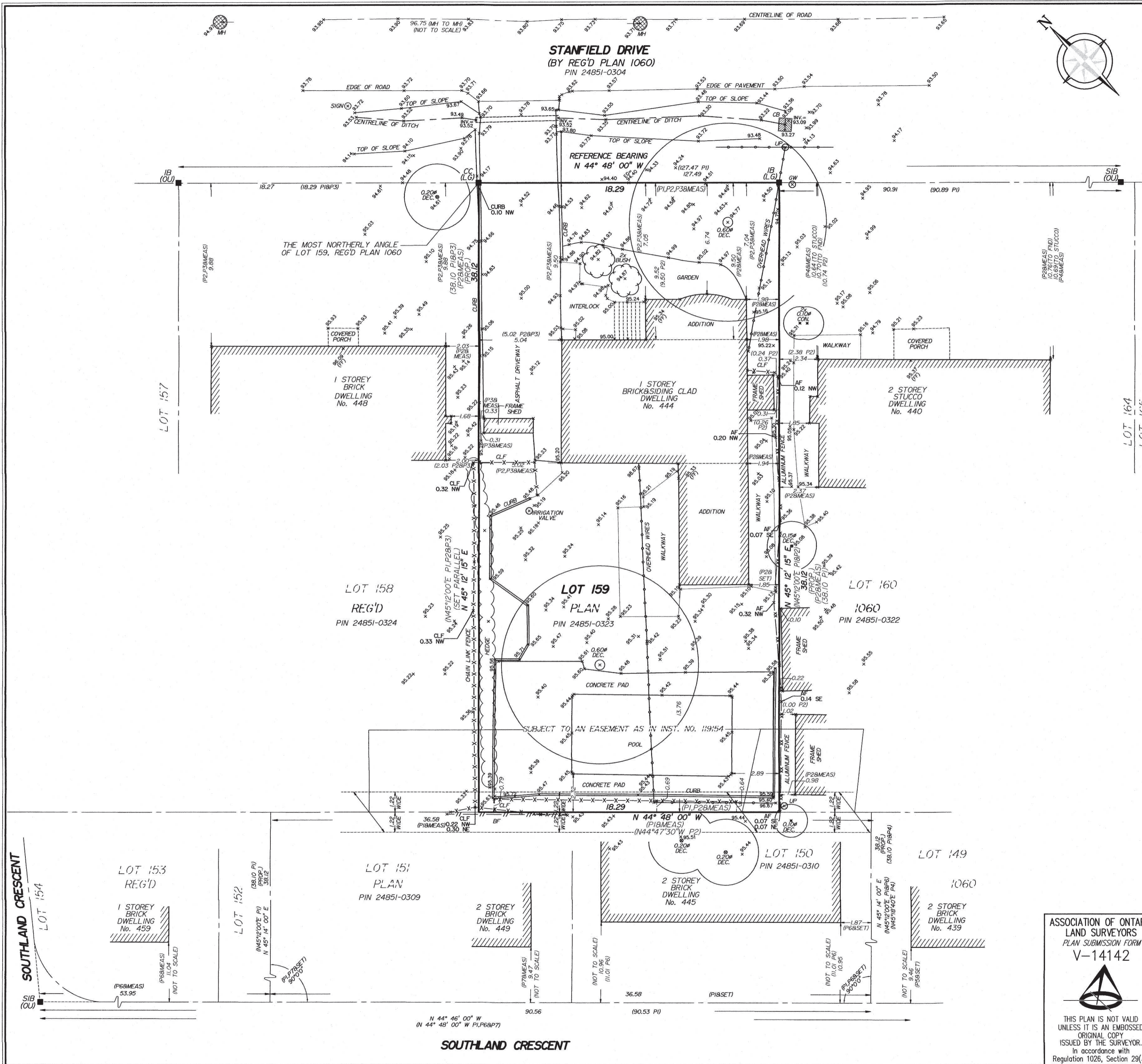
August 31, 2021  
 Date  
 Ashraf Rizk, O.L.S.  
 Party Chief: L.K. Drawn By: M.A. Checked By: A.R. Project: 21-215

**J. H. Gelbloom Surveying Limited**  
 Ontario Land Surveyor  
 476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4  
 office@jhgsurveying.ca  
 Phone:(905) 338-8210 Fax:(905) 338-9446

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-14142



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).



SOUTH LAND CRESCENT

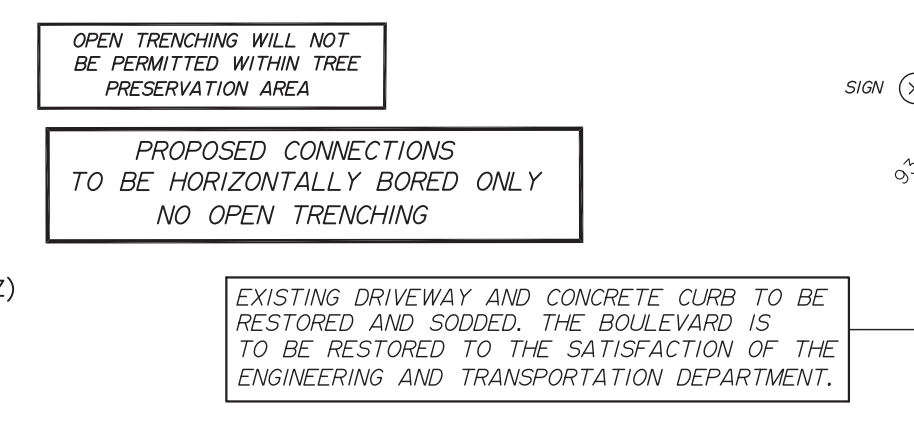
SOUTH LAND CRESCENT

**TREE PROTECTION NOTE**

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEFORE THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.
8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ). UTILITY ACCESS CONDUIT MUST BE LOCATED OUTSIDE THE TPZ AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.

NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

TRUNK DIAMETER (DBH)*	MINIMUM PROTECTION DISTANCES REQUIRED*
<10 CM	1.8 M
11-30 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



**STANDARD DEVELOPMENT NOTES:**

**(A) TRANSPORTATION AND WORKS DEPARTMENT**

1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
4. 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.
5. 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. THERE ARE EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH 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 REGION OF HALTON 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 TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 200 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 1.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
20. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED 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 OBTAIN.
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 2.5 m FROM THEMSELVES AND OTHER SERVICES.
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.

**EROSION AND SILTATION NOTES**

1. EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
  - A. WEEKLY
  - B. BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
  - C. FOLLOWING AN UNPREDICTED RAINFALL EVENT
  - D. DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
  - E. AFTER SIGNIFICANT SNOW MELT EVENTS
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES, DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITH 48 HOURS.
4. 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 40 MICRON IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOCCO GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO EROSION, FLOODING-- NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
5. 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/FITTED WITH SILTATION CONTROL MEASURES. THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTROL SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL/RELEASE OF DELETERIOUS MATERIAL ON OR EMANATING FROM THE SITE, THE OWNER AGENT SHALL IMMEDIATELY NOTIFY THE MOCCO AND FOLLOW AN PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

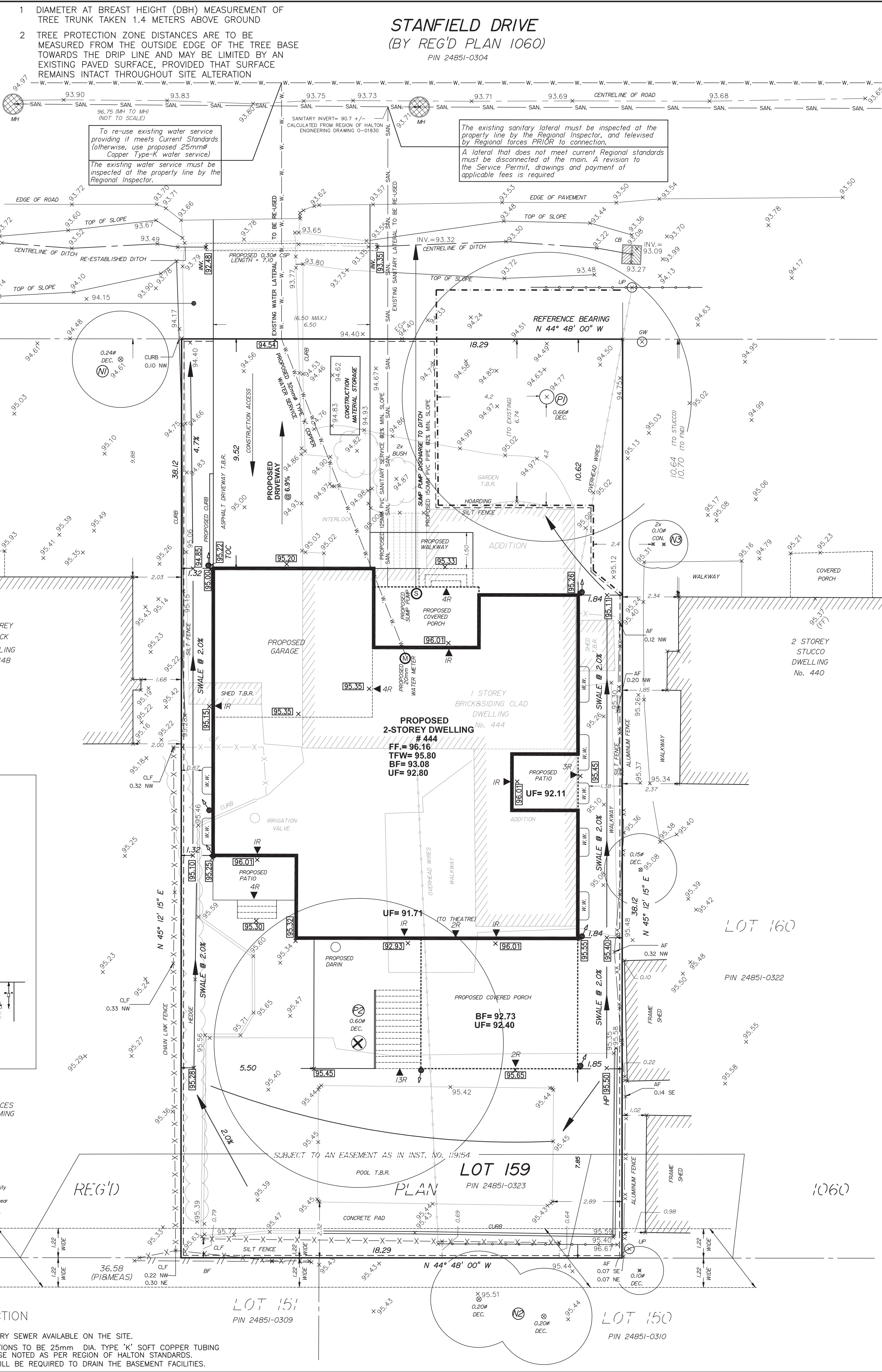
**REGIONAL APPROVAL**  
 REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCAL APPROVAL FROM AREA MUNICIPALITY.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_  
 Development Services

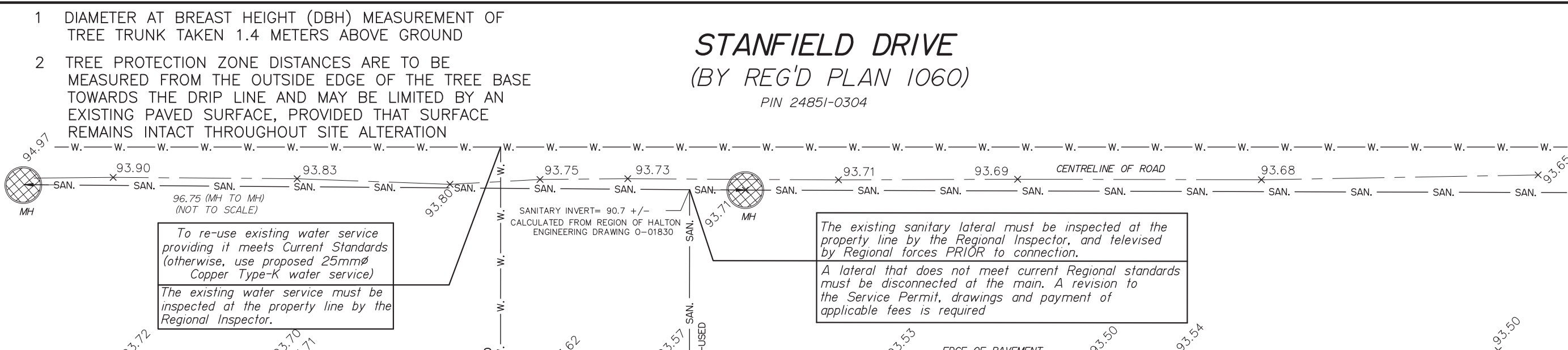
The approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Water and Wastewater Linear Design Manual may be obtained on Halton.ca or by calling 311) All water quality tests must be completed by the Region of Halton's inspection before the water supply can be turned on.

**(C) UTILITIES CONNECTION**

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE "K" SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.



**STANFIELD DRIVE**  
 (BY REG'D PLAN 1060)  
 PIN 24851-0304

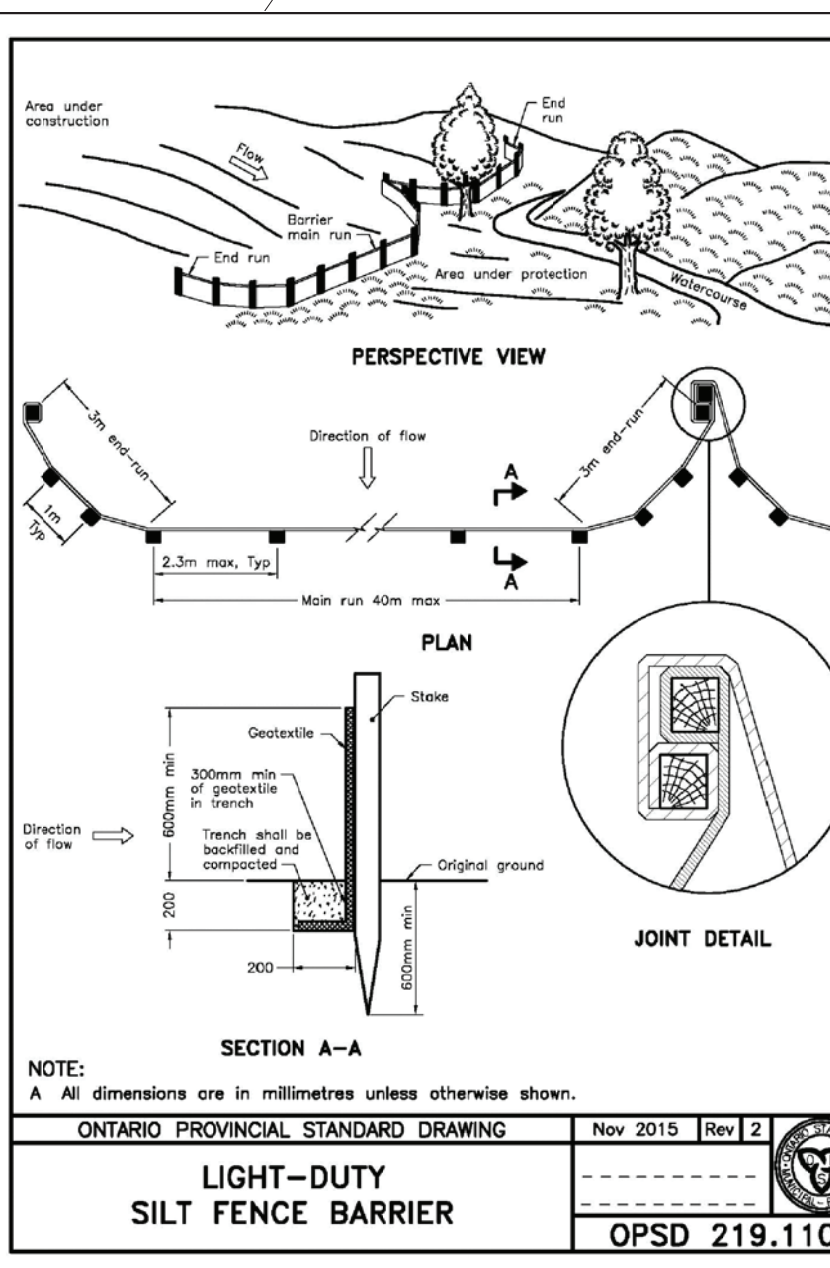


**NOTE**  
 EAVES DO NOT PROJECT MORE THAN 0.6M INTO PROPOSED SETBACKS.

All NEW water and sanitary main taps are to be performed by Region of Halton forces only

**NOTE**  
 DOWN SPOUT DISCHARGE LOCATIONS ARE TO BE DISCHARGED ONTO SPLASH PADS.

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 DEVELOPERS EXPENSE.



**NOTE**  
 Sewer contractor to verify in the field and provide 2.5m (MIN.) separation between the Water and Sanitary Lines.  
 Contractor to use existing services.

**NOTE**  
 If the existing sanitary service lateral is used, it must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection

**NOTE**  
 THIS LOT REQUIRES A SUMP PUMP FOR THE FOUNDATION DRAINS AND SHALL DISCHARGE TO THE DITCH. COMPLETE WITH BACKFLOW PREVENTER.

**NOTE**  
 Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O-01830. The contractor must verify inverts.

**J. H. Gelbloom Surveying Limited**  
 Ontario Land Surveyor  
 476 Morden Road, Unit 102 Oakville, Ont, L6K 3W4  
 office@jhgsurveying.ca  
 Phone:(905) 338-8210



**SITE, GRADING & SERVICING PLAN**

**LOT 159**  
 REGISTERED PLAN 1060  
 TOWN OF OAKVILLE  
 REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 100  
 J.H. Gelbloom Surveying Limited  
 Ontario Land Surveyor  
 2024

**METRIC**  
 Distances shown on this plan are in metres and can be converted to feet dividing by 0.3048.

ITEM DESCRIPTION	PERMITTED METERS	ACTUAL OR PROPOSED METERS
OAKVILLE BY-LAW	204-04	
ZONING DESIGNATION	RL3-0	
LOT AREA (MINIMUM)	557.50 SQ.M.	697.21 SQ.M.
LOT FRONTAGE (MINIMUM)	18.00	18.29
LOT COVERAGE (MAXIMUM)	244.02 SQ.M.	239.60 SQ.M.
LOT COVERAGE % (MAXIMUM)	35.0%	34.37%
RFA (MAXIMUM)	285.86 SQ.M.	306.86 SQ.M.
RFA/LOT RATIO (MAXIMUM)	41.0%	44.0%
FRONT YARD SETBACK (MINIMUM)	5.74	9.52
SIDE YARD SETBACK (MINIMUM)	1.80 @ 1:20	1.52 @ 1:84
REAR YARD SETBACK (MINIMUM)	7.50	7.85
OVERALL HEIGHT	9.00	8.82

**LEGEND**

CLF	Chain Link Fence	INV.	Invert Elevation
BF	Board Fence	EG	Established Grade
FW	Top of Foundation Wall	PG	Proposed Elevation
M4	Maintenance Hole	92.53	
FF	Finished Floor		
UP	Utility Pole	T.B.R.	To Be Removed
DEC.	Deciduous Tree	TOS	Top of Slope
CON.	Coniferous Tree	BOS	Bottom of Slope
Ø	Diameter	CS2	Corrugated Steel Pipe
∅	Top of Curb	WV	Water Valve
BOC	Bottom of Curb	HO	Hoarding
∇	Entrance		
HP	High Point		
TRW	Top of Retaining Wall		
BRW	Bottom of Retaining Wall		
⊙	Arborsist's Tree Number		
⊕	Rain Water Leader		
TTT	Embankment		
X	Tree to be Removed		

**SITE ADDRESS**  
 444 STANFIELD DRIVE  
 OAKVILLE, ONTARIO

IMRAN HUSSAIN  
 444 STANFIELD DRIVE  
 OAKVILLE, ONTARIO

No.	Date	Description	By
1	SEPT. 14, 2023	SITE & GRADING	M.K.
2	DEC. 13, 2023	REVISED BUILDING PLANS	R.H.
3	JAN. 24, 2024	REVISED BUILDING PLANS	R.H.
4	FEB. 6, 2024	REVISED SITE STATS.	M.K.

**REVISIONS**

INFORMATION TAKEN FROM A SURVEY PREPARED BY J.H. GELBLOOM SURVEYING LTD., O. L.S.  
 DATED : AUGUST 31, 2021

**BENCHMARK**  
 Elevations are Referred to the Town of Oakville Benchmark No. 123 having an Elevation of 90.5826 m.

**SURVEYOR'S CERTIFICATE**  
 I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 444 STANFIELD DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

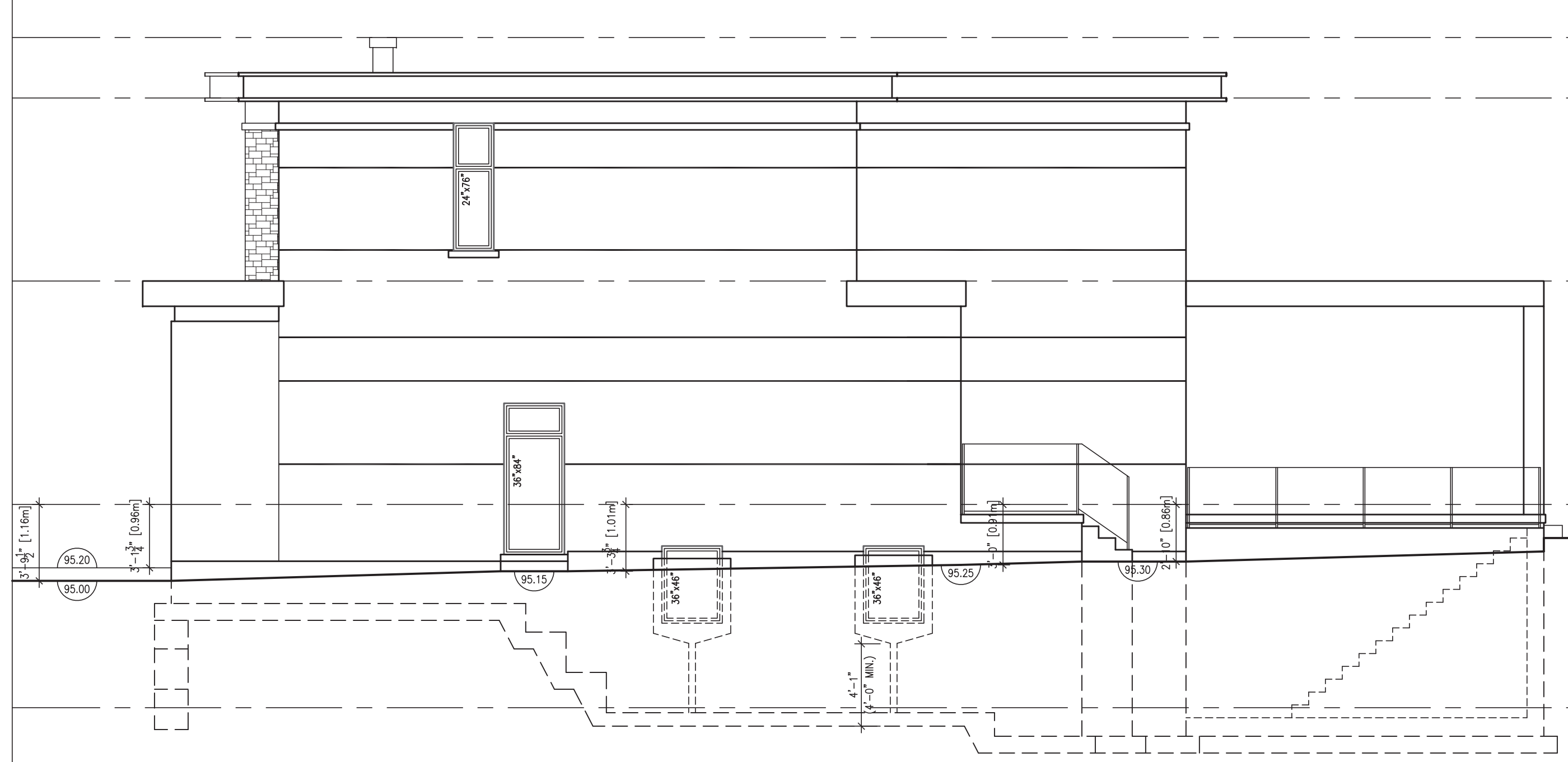
I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

AS PER O.C. 9.4.6.1(I) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

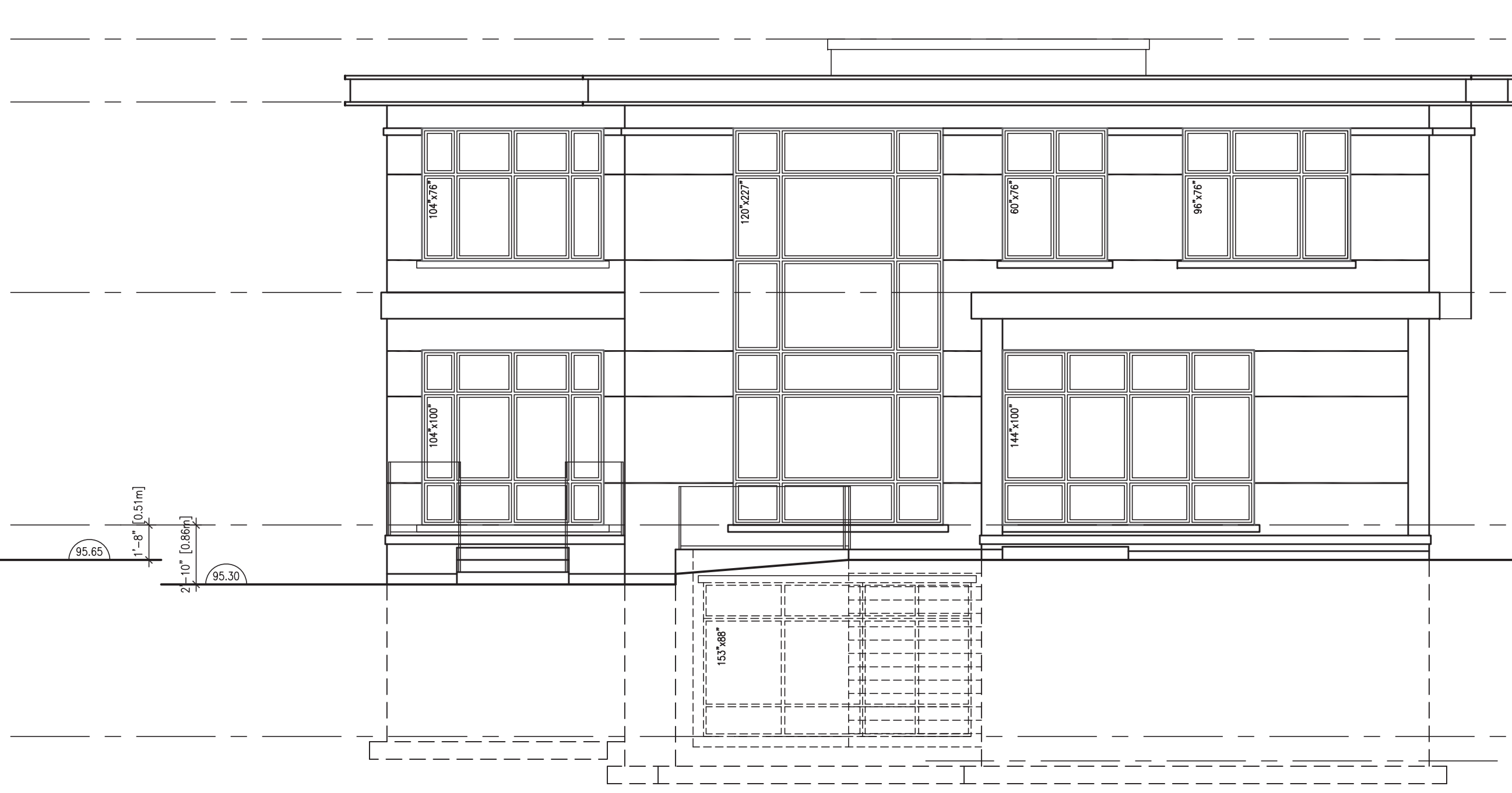
February 9, 2024  
 DATE

**J. H. Gelbloom Surveying Limited**  
 Ontario Land Surveyor  
 476 Morden Road, Unit 102 Oakville, Ont, L6K 3W4  
 office@jhgsurveying.ca  
 Phone:(905) 338-8210

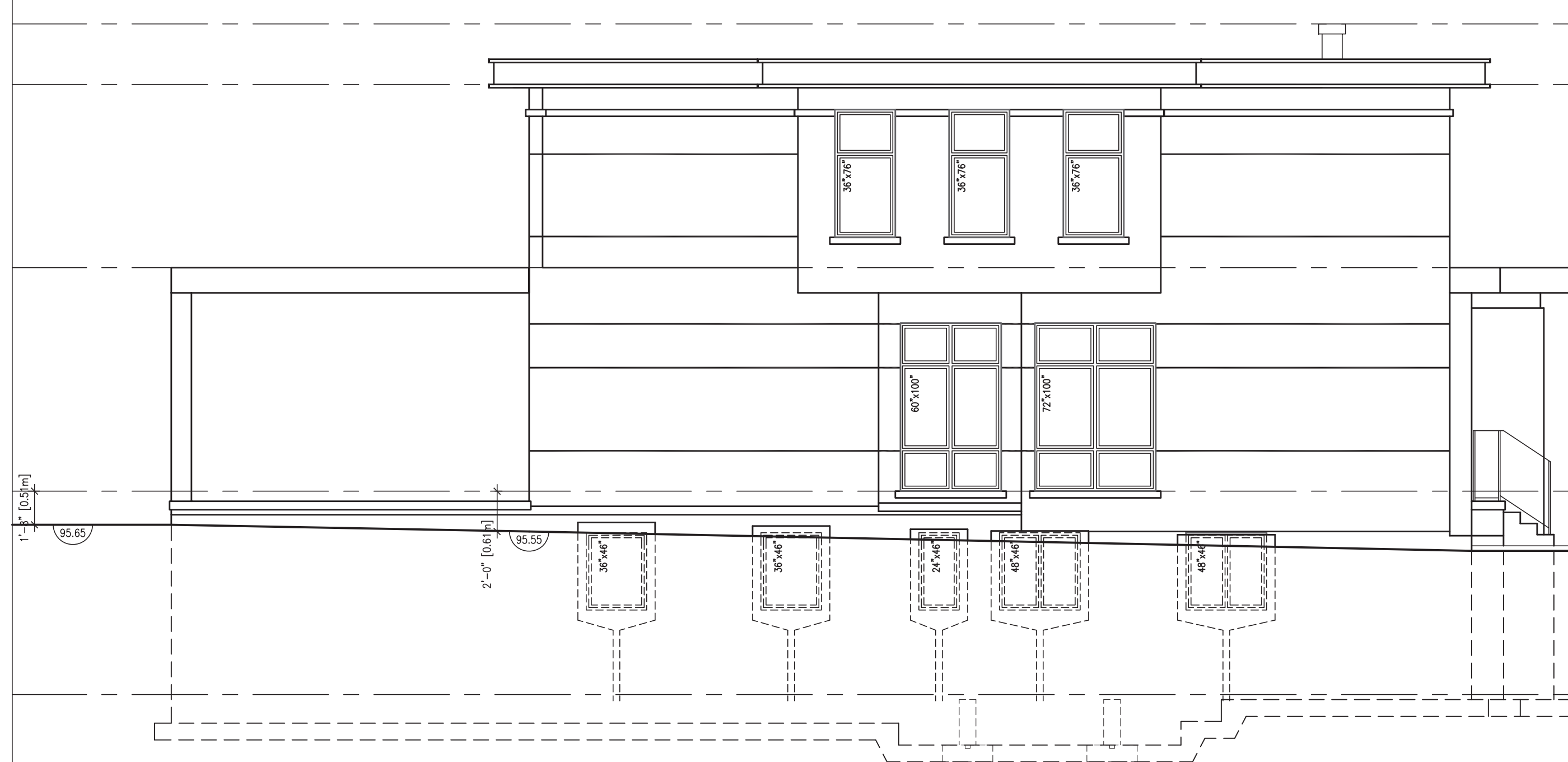
Project: 21-215  
 Drawn By: M.K.  
 Checked By: A.M.  
 Party Chief: ---



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

No.	Date	Revision:
A	Dec. 7/23	Issued for Comm. of Adjustment

**ACCURATE DESIGNS INC.**  
 56 - 1215 QUEENSWAY EAST  
 MISSISSAUGA, ON. L4Y 0G4  
 Ph: (416) 768-1290

**NEW SINGLE FAMILY DWELLING**  
 444 Stanfield Drive  
 Oakville, ON L6L 3P9

\*\*\*DRAWINGS ARE NOT TO BE SCALED\*\*\*  
 Date: MAR. 2022  
 Drawn By: B.L.  
 Project No.: 2203  
 Scale: 3/16" = 1'-0"  
 Sheet: A1  
 Sq. Ft.: 1294

April 1, 2024

GSAI File: 1619 – 001

Ms. H. McCrae  
Secretary-Treasurer  
Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

**RE:     Minor Variance Application  
          Residential Development  
          444 Stanfield Drive, Town of Oakville**

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Glen Schnarr & Associates Inc (GSAI) are the planning consultants to Imran and Rabia Imran (the 'Owner') of the lands municipally known as 444 Stanfield Drive, in the Town of Oakville (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Minor Variance Application to facilitate a replacement dwelling on the Subject Lands.

In support of this Application, please find attached the following materials:

- A copy of the signed Application Form;
- A copy of the Plan of Survey, prepared by J.H. Gelbloom Surveying Limited, dated August 31, 2021;
- A copy of the Site, Grading and Servicing Plan, prepared by J.H. Gelbloom Surveying Limited, dated February 4, 2024;
- A copy of the Architectural Plans, prepared by Accurate Designs Inc., dated December 7, 2023, including:
  - Basement and Main Floor Plan (Drawing A1);
  - Second Floor Plan (Drawing A1); and,
  - Elevations (Drawing A1).
- A copy of the signed Letter of Support from the Owner of 440 Stanfield Drive, being the immediate neighbour to the south of the Site.

Payment of full fees will be provided prior to circulation.

#### **SITE & SURROUNDING AREA**

The Subject Lands are located on the west side of Stanfield Drive, south of Sandelwood Road. The Site, municipally known as 444 Stanfield Drive, has a lot area of approximately 697.13 square metres and approximately 18.43 metres of frontage on Stanfield Drive. The Subject Lands are currently improved with a 1 storey detached dwelling.

The area surrounding the Subject Lands is a well-established residential Neighbourhood characterized predominantly by 1-, 1 ½- and 2-storey detached dwellings. Mature, tree lined streetscapes are also present. Gladys Speers Public

School and a public park are also interspersed. The Neighbourhood can be characterized as having an eclectic character given there is a diverse range of dwelling designs and sizes, including original homes and newer or renovated dwellings.

#### **OFFICIAL PLAN & ZONING**

The Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. There are no applicable Secondary Plan or Area Specific policies.

The Site is subject to the Town of Oakville Zoning By-law 2014 – 014 ('By-law 2014-014'), as amended, which zones it as 'Residential Low Density (RL3-0)'. Detached dwellings are a permitted use.

#### **REQUESTED RELIEF**

The Owner is seeking permission to construct a new detached dwelling, including an integrated garage. The existing dwelling is to be demolished. The proposed dwelling, as currently contemplated, has been planned and designed to comply with the applicable zoning regulations, to the greatest extent possible. The following is the variance for which the Owner is seeking approval:

1. **Section 6.4.1, By-law 2014-014**

*A maximum residential floor area ratio, for lots with an area of 650 to 742.99 sq m, of 41% is permitted.*

A residential floor area ratio of 44.01% is requested.

#### **MINOR VARIANCE TESTS**

Section 45(1) of the *Planning Act*, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. Those tests are:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.
4. The variance is minor in nature.

In my opinion, the requested variances are supportable and meet the four tests under the *Planning Act* in the following ways:

#### **The Variance Maintains The General Intent & Purpose of the Official Plan**

As mentioned above, the Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. The intent of the 'Low Density Residential' designation is to facilitate a range of permitted low density housing types including single detached dwellings. The existing residential use and detached dwelling built form are permitted.

Livable Oakville directs that infill development in stable residential communities is to be evaluated against perspective criteria (Section 11.1.9). Specifically, Section 11.1.9 states:

*"Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:*

- a) The built form of development, including scale, height, massing, architectural character, and materials, is to be compatible with the surrounding neighbourhood.*
- b) Development should be compatible with the setbacks, orientation, and separation distances within the surrounding neighbourhood.*
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing."*

The proposed dwelling (as demonstrated in the proposed rendering on the right) has been designed to be complimentary to and compatible with both historical and surrounding development forms in the Neighbourhood. This is achieved through the provision of a refined, high-quality built form that is generally consistent with the placement on the lot of the existing dwelling, the incorporation of stepbacks above the ground level and built form features that are similar and complimentary to those found in the immediate surrounding area including along Stanfield Drive.



*View of the proposed front elevation (image provided by architect)*

I also highlight that similar side yard setbacks, the presence of a covered front porch and an integrated, front yard private garage are features found throughout the immediate surrounding Neighbourhood. As such, the prevailing pattern of setbacks, orientation, height, massing and character are maintained. Furthermore, the proposed facades are to provide for similar, compatible material selections as those present in the surrounding Neighbourhood and provides for a built form, scale and massing that has clear ground level elements, and mitigates the appearance of blank front main walls or a dwelling that visually overwhelms as demonstrated in the image above. This enables the provision of living areas that meet the changing needs of the Owner and the family, while also being appropriately and sensitively provided on the lot. Given the above, the proposal will provide for a built form, massing and built form features that will seamlessly integrate with the established and evolving character of the Neighbourhood.

Based on the above, it is my opinion that the requested variances conform to the policy objectives established by the Livable Oakville Plan and meet the general intent and purpose of the Official Plan.

**The Variance Maintains The General Intent & Purpose of the Zoning By-law**

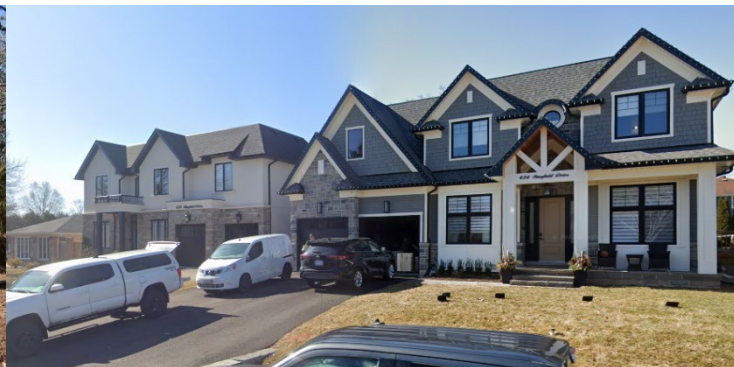
As mentioned above, the Subject Lands are subject to By-law 2014-014, as amended. The requested variance seeks the following relief:

**Increased Residential Floor Area Ratio**

Section 6.4.1 of By-law 2014-014 states that the maximum residential floor area ratio permitted is 41%, whereas a residential floor area ratio of 44.01% is requested.

The purpose and intent of residential floor area ratio regulations is to control the overall building mass on a property. The residential floor area ratio regulation works hand-in-hand with building envelope regulations, including lot coverage, to ensure that a reasonable built form and massing is provided. An appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.

The proposed dwelling has been planned and designed to provide a built form and living areas that better reflects the family's changing needs, including enabling aging parents to remain in their community of choice. Specifically, the proposed dwelling includes areas to accommodate the needs of all family members. It has also been planned and designed to provide for a built form, scale and architectural features that are compatible with those in the surrounding Neighbourhood, while respecting the Neighbourhood character. Overall, the proposed dwelling includes stepbacks above the ground level and an integrated roofline – together, these features reduce the visual appearance of adverse massing and scale (as visually demonstrated in the proposed front elevation rendering on page 3 above). There are clear ground level elements to assist in the visual reduction of mass and scale, while also contributing to the maintenance of the established Neighbourhood character. These design features, combined with a front covered porch, also avoid the appearance of blank or visually overwhelming front main walls. I highlight that the proposed dwelling incorporates built form features and stepbacks that are consistent with built forms in the surrounding area, including immediately north and south of the Subject Lands and elsewhere along Stanfield Drive as demonstrated in the images below.



*View of 458 Stanfield Drive*

*View of 440 Stanfield Drive*

*View of 434 and 430 Stanfield Drive*







*View looking east toward 425, 419 and 415 Stanfield Drive*

As stated throughout this Letter, the proposed dwelling incorporates a generous setback above the ground level, on to provide for a built form that is well-designed, of appropriate depth, massing and scale and that integrates with the surrounding Neighbourhood. In my opinion, the requested increase in residential floor area ratio will facilitate a high-quality, refined, appropriately sized dwelling that is consistent and compatible with the surrounding Neighbourhood. It will not visually overwhelm or adversely impact the established Neighbourhood character. Finally, I highlight that the requested residential floor area ratio is a minimal departure from current permissions, is consistent with existing building coverage patterns in the immediate area and is within range of approved increases, which range from 2% to 3.04% above the maximum residential floor area ratio permitted, in the surrounding area as further described below.

#### *Surrounding Decision Analysis*

In support of the proposed development, a residential floor area analysis was undertaken to assess the appropriateness of the proposal in the context of the surrounding Neighbourhood. For clarity, the surrounding Neighbourhood boundaries were identified as being those lands south of Bridge Road, east of Sunset Drive, west of Sandelwood Road and north of Southland Crescent. Furthermore, the surrounding Neighbourhood was established based on lands with a similar zoning category to the Subject Lands, similar lotting patterns to the Subject Lands and logical, natural boundaries. The result of this analysis is below.



Address	Maximum RFA Ratio	Proposed RFA Ratio	Change	Status	Visual
434 Stanfield Drive	41.0%	44.04%	3.041%	Approved (CAV A/150/2019)	
461 Sandelwood Road	41.0%	43.0%	2.0%	Approved (CAV A/127/2017)	
472 Sandelwood Road	37.0%	40.78%	3.78%	Approved (CAV A/022/2014)	
462 Southland Crescent	41.0%	44.04%	3.04%	Approved (CAV A/106/2022)	

Based on the above, there are instances where the Committee of Adjustment has granted increased residential floor area ratios in the surrounding Neighbourhood. Furthermore, the existing building patterns in the surrounding Neighbourhood also demonstrate that newer built forms include additional living areas when compared to historic built forms. As such, it is my opinion that the proposal is consistent and within range of residential floor area ratio approvals in the surrounding area, is consistent with the building pattern in the surrounding area and is appropriate for the Subject Lands. The proposal will provide for a built form and built form features that will break the visual massing of the dwelling and will facilitate a high-quality, refined dwelling that is consistent with the mass, scale and character of homes in the Neighbourhood. It will also respect the established character of the Subject Lands and the surrounding Neighbourhood.

Based on the above, it is my opinion that the proposed variances meet the general intent and purpose of the Zoning By-law.

**The Variance is Desirable for the Appropriate Development or Use of the Land**

Approval of the requested variance will allow for the proposed redevelopment of the Subject Lands. Reinvestment in lands in close proximity to services and amenities, such as that being proposed, is appropriate and desirable for the Town, the Neighbourhood, and this property.

The requested increased residential floor area ratio will maintain an appropriate built form, height, mass, and built-form features. The variance is desirable in recognizing the appropriate development and use of the Subject Lands.

Overall, it is my opinion that the proposed variance has been designed to be complimentary to the character of the Subject Lands and the surrounding Neighbourhood. The proposal will not negatively affect surrounding uses and represents an efficient, compatible, and appropriate development that is desirable for the Subject Lands.

**The Variance is Minor in Nature**

The requested variance will permit the development of a new dwelling on the Subject Lands and represents a minor departure from what is currently permitted. The variance required does not represent overdevelopment of the Subject Lands as the proposed dwelling will be complimentary to the surrounding Neighbourhood and will respect the existing physical character, massing and scale of the Neighbourhood.

Overall, the variance will allow for sensitive reinvestment to occur on the Subject Lands in a manner that is compatible and in keeping with the current physical character of the Neighbourhood. The variance requested will not result in adverse impact on adjoining properties or the surrounding Neighbourhood. Therefore, it is my opinion that the proposed variance is minor in nature.

**CONCLUSION**

As described above, the requested variances satisfy the four tests of Section 45(1) of the *Planning Act* and represent good planning.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**



Stephanie Matveeva, MCIP, RPP  
Associate

Committee of Adjustment  
Town of Oakville,  
1225 Trafalgar Road,  
Oakville, Ontario

**Re: Minor Variance Application, 444 Stanfield Drive**

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,

Signature(s)  \_\_\_\_\_

\_\_\_\_\_  
Nadejda and Daniel Grach  
Print Name(s)

Homeowner(s) of: 440 Stanfield Drive, Oakville, ON

Date: January 22/2024