

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

**SURVEYOR'S REAL PROPERTY REPORT**

**PLAN OF SURVEY WITH TOPOGRAPHY OF  
 LOT 181  
 REGISTERED PLAN 646  
 TOWN OF OAKVILLE  
 REGIONAL MUNICIPALITY OF HALTON**



**TARASICK McMILLAN KUBICKI LIMITED**  
 ONTARIO LAND SURVEYORS

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**REPORT SUMMARY**

**PROPERTY DESCRIPTION:** 410 SAMFORD PLACE, BEING LOT 181, REGISTERED PLAN 646, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24842-0027.

**EASEMENTS/RIGHTS-OF-WAY:** SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INST. 46722

**COMMENTS:** NOTE LOCATION OF FENCES.

**ELEVATION NOTE**

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 34, HAVING A PUBLISHED ELEVATION OF 94.232 metres.

**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF SAMFORD PLACE AS SHOWN ON REGISTERED PLAN 646, HAVING A BEARING OF N45°25'00"E.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - IB DENOTES IRON BAR
  - WUP DENOTES WOOD UTILITY POLE
  - WV DENOTES WATER VALVE
  - P1 DENOTES REGISTERED PLAN 646
  - P2 DENOTES MARSHALL, MACKLIN AND MONAGHAN, O.L.S., AUG. 29, 1956
  - P3 DENOTES CUNNINGHAM McCONNELL LTD., O.L.S., SEPTEMBER 30, 2017
  - (1808) DENOTES J.H. GELBLOOM SURVEYING LTD., O.L.S.
  - 0.20φ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
  - ◌ 0.20φ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- TREE CANOPIES ARE DRAWN TO SCALE.

**PREPARED FOR:**

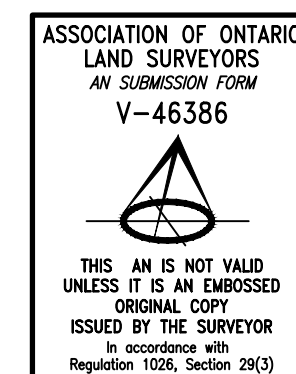
THIS REPORT WAS PREPARED FOR 2235293 ONTARIO INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT :
- THIS SURVEY AND AN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON APRIL 21, 2023.

APRIL 24, 2023  
 DATE

*Simeon Mitrev*  
 SIMEON MITREV  
 ONTARIO LAND SURVEYOR



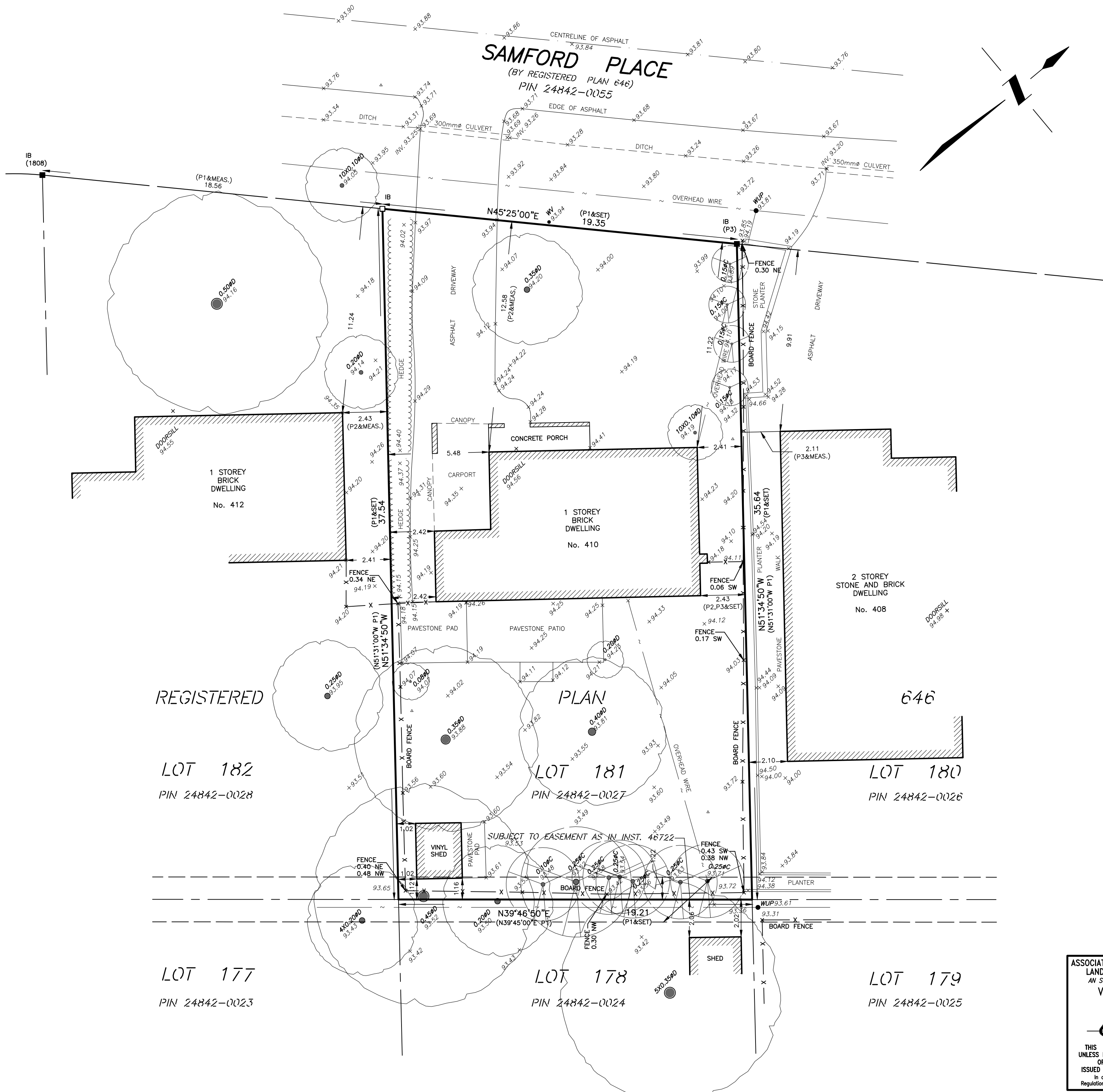
**TARASICK McMILLAN KUBICKI LIMITED**

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: A.P

FILE No. 9759-SRPR-T

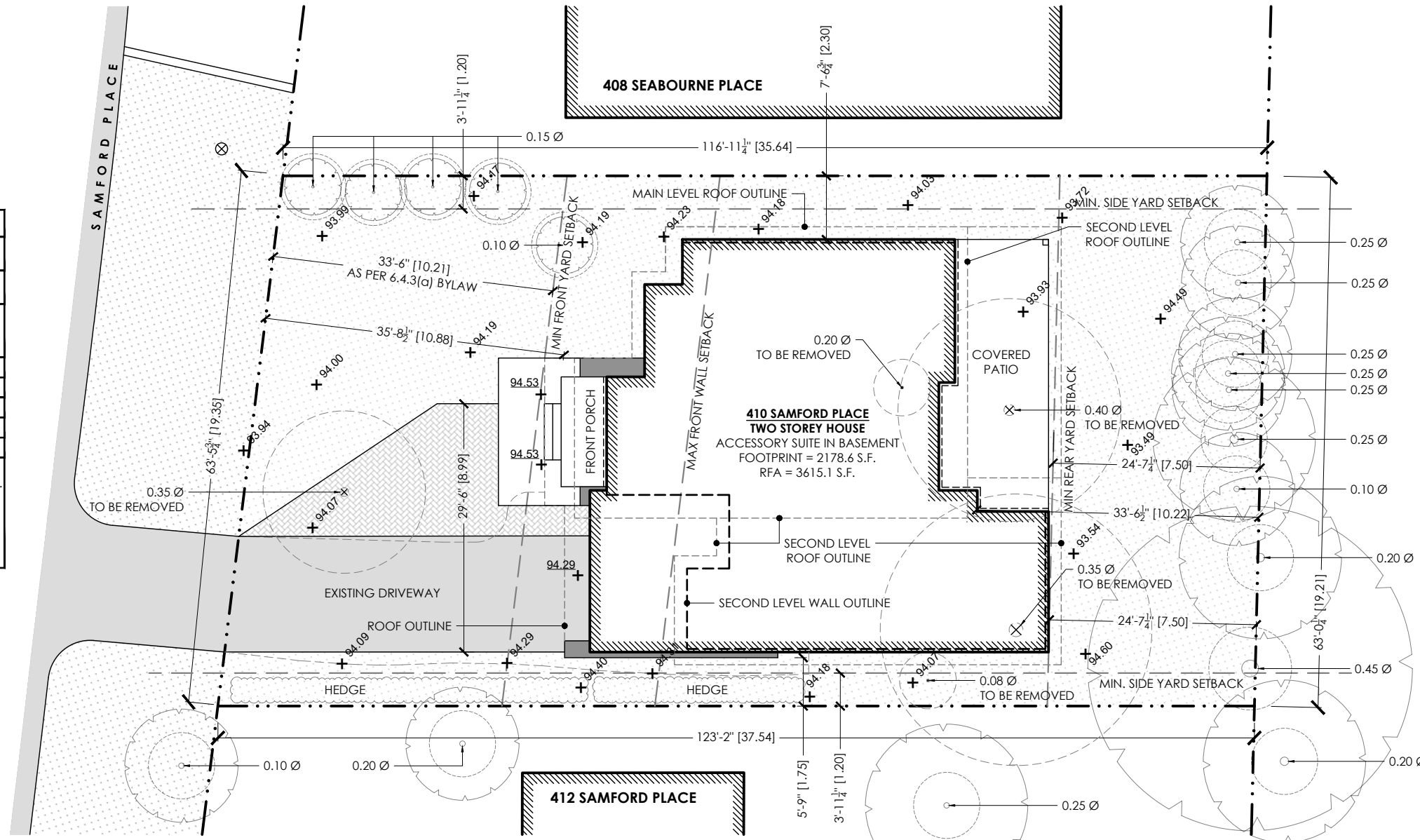


**LEGEND:**

-  SOFTSCAPE
-  EX HARDSCAPE
-  NEW HARDSCAPE
-  ARCHITECTURAL
-  00.00 EXISTING GRADE POINT
-  TREE AND TPZ
-  TREE TO BE REMOVED
-  EXISTING UTILITY POLE
-  +00.00 PROPOSED GRADE POINT



BYLAW REQUIREMENTS: ZONE RL3-0	
<b>MIN. FRONT YARD:</b> 1.0 M LESS THAN EXISTING FRONT YARD SETBACK AS PER 6.4.3 (a) BYLAW.	
<b>MAX. FRONT YARD:</b> 5.5 M GREATER THAN MIN. FRONT YARD SETBACK AS PER 6.4.3 (c) BYLAW.	
<b>MIN. SIDE YARD:</b> 2.4M AND 1.2 M AND MAY BE REDUCED TO 1.2M ON BOTH SIDES WHERE AN ATTACHED GARAGE IS PROVIDED AS PER NOTE 5 FOR TABLE 6.3.1 BYLAW.	
<b>MIN. REAR YARD:</b> 7.5 M AS PER 6.3 BYLAW.	
<b>MAXIMUM NUMBER OF STOREYS:</b> 2 STOREYS AS PER 6.4.6 BYLAW.	
<b>MAXIMUM HEIGHT:</b> 9.0 M AS PER 6.4.6 BYLAW.	
<b>MAXIMUM RESIDENTIAL FLOOR AREA:</b> 41% AS PER 6.4.1 BYLAW.	
<b>MAXIMUM LOT COVERAGE:</b> 35% AS PER 6.4.2 BYLAW.	
<b>ACCESSORY STRUCTURES:</b>	
- SETBACK SHALL BE THE SAME AS FOR THE DWELLING AS PER 6.5.2 (a) BYLAW.	
- 0.6 M SETBACK FROM ANY LOT LINE WHEN LOCATED IN A REAR YARD AND MIN. 2.0 M FROM THE DWELLING AS PER 6.5.2 (b) BYLAW.	
- MAX. HEIGHT SHALL BE 4.0 M FROM GRADE AS PER 6.5.2 (c) BYLAW.	
- MAX. LOT COVERAGE IS GREATER OF 5% OF LOT AREA OF 42.0 SQ. M AS PER 6.5.2 (e) BYLAW.	



**LOT STATS:**

LOT AREA	7566.38	SQ. FT.	[ 702.94	SQ. M.]
PROPOSED HOUSE	2160.8	SQ. FT.	[ 200.74	SQ. M.]
ALLOWABLE RESIDENTIAL FLOOR AREA	3102.21	SQ. FT.	[288.20	SQ.M] = 41%
MAX PERMITTED LOT COVERAGE	2648.23	SQ. FT.	[246.02	SQ.M] = 35%
MAX PERMITTED HEIGHT	9.0	M		
PROPOSED RESIDENTIAL FLOOR AREA	3615.6	SQ. FT.	[335.10	SQ.M] = 47.78% (EXCLUDING GARAGE)
PROPOSED LOT COVERAGE	2629.1	SQ. FT.	[244.19	SQ.M] = 34.74% (INCLUDING OVERHANGS>0.6M)
PROPOSED HEIGHT	8.99	M		

1 PROPOSED SITE PLAN  
SP1.02 1/16" - 1'-0"



TENHOUSE BUILDING WORKSHOP  
107 GLADSTONE AVENUE  
HAMILTON, ON L8M 2H8  
T: 905-699-7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

**QUALIFICATION INFORMATION**

MATTHEW FRANCANGELI  
P.E. (SIN# 41339)

**REGISTRATION INFORMATION**

TENHOUSE BUILDING WORKSHOP  
BCIN#: 112916

NO.	DATE	REVISION/ISSUE
0	24-01-03	FOR PERMIT APP

PROJECT:  
NEW HOUSE AT  
410 SAMFORD PLACE  
OAKVILLE, ON

<b>DRAWN:</b> J.T	<b>APPROVED:</b> M.D.F
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<b>FILE NO:</b> 2023-03	<b>CHECKED:</b> M.D.F
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<b>REVISION:</b> 0	<b>DATE:</b> 2023-01-03
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PROPOSED SITE PLAN

**SP1.02**




**TENHOUSE**  
BUILDING WORKSHOP

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**QUALIFICATION INFORMATION**  
MATTHEW FRANCANGELI  
BCIN#: 24839

*Matthew Francangeli*

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3D CONCEPTS  
**A6**

**LEGEND:**

- + 00.00 EXISTING GRADE POINT
- + 00.00 PROPOSED GRADE POINT



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**QUALIFICATION INFORMATION**  
 MATTHEW FRANCANGELI  
 REG.#: 240339

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1 PROPOSED WEST ELEVATION  
 A2.01 3/16" - 1'-0"

PROPOSED WEST ELEVATION  
**A2.01**

**LEGEND:**

+00.00 EXISTING GRADE POINT

ROOF \_\_\_\_\_ 24'-8" (101.46)  
 SECOND LEVEL CEILING \_\_\_\_\_ 23'-8" (101.15)

SECOND LEVEL \_\_\_\_\_ 14'-8" (98.41)  
 MAIN LEVEL CLG \_\_\_\_\_ 13'-7" (98.09)

MAIN LEVEL \_\_\_\_\_ 4'-7" (95.35)

BRICK LEDGER \_\_\_\_\_ (93.13)  
 ESTABLISHED GRADE \_\_\_\_\_ (93.94)  
 GRADE \_\_\_\_\_

SLAB \_\_\_\_\_ (92.13)



1 PROPOSED EAST ELEVATION  
 A2.02 3/16" - 1'-0"



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 BCIN#: 41839

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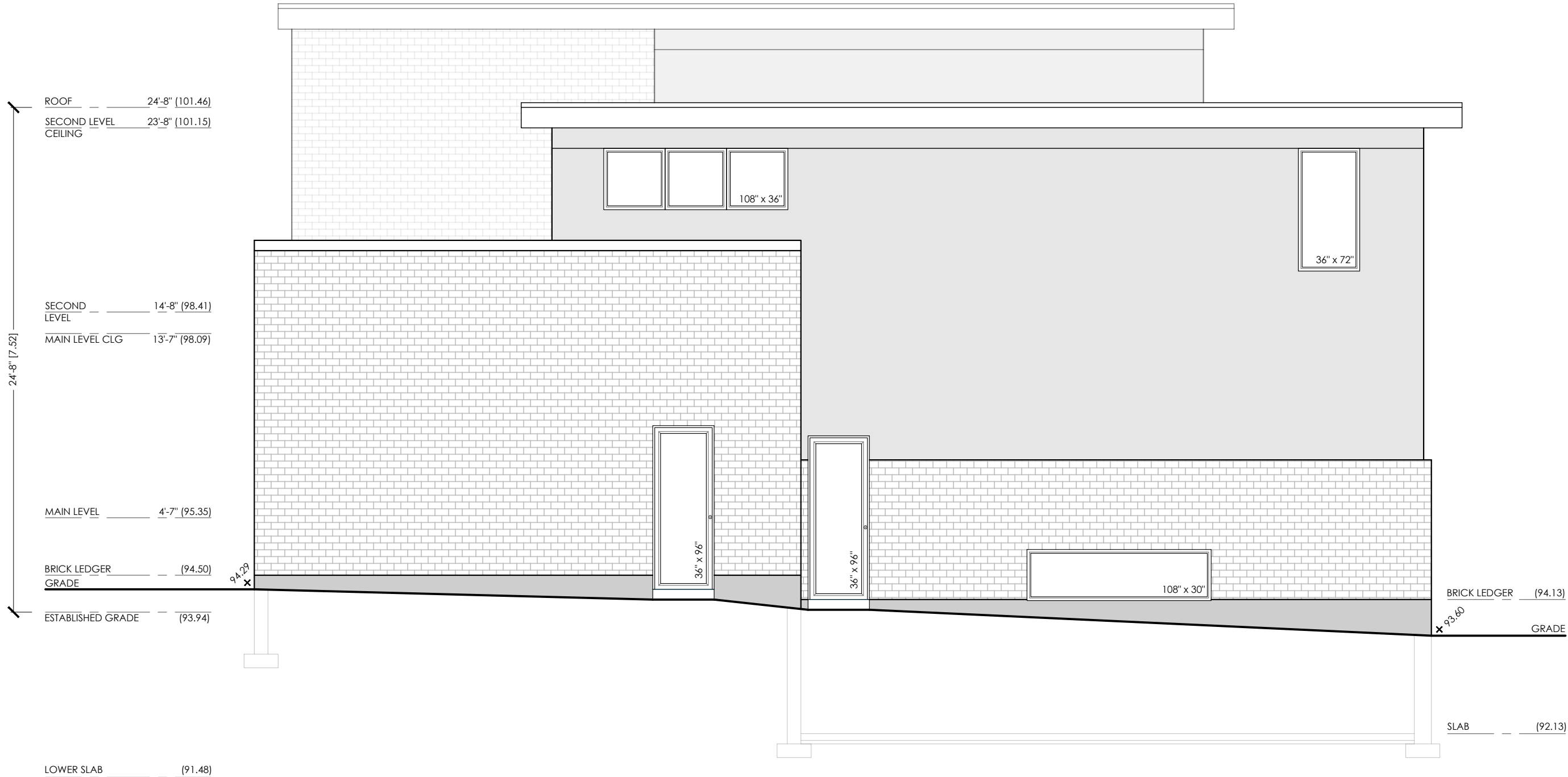
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PROPOSED EAST ELEVATION

**A2.02**

**LEGEND:**

+00.00 EXISTING GRADE POINT



ROOF — 24'-8" (101.46)  
 SECOND LEVEL CEILING — 23'-8" (101.15)

SECOND LEVEL — 14'-8" (98.41)  
 MAIN LEVEL CLG — 13'-7" (98.09)

MAIN LEVEL — 4'-7" (95.35)

BRICK LEDGER GRADE — (94.50)

ESTABLISHED GRADE — (93.94)

LOWER SLAB — (91.48)

BRICK LEDGER — (94.13)

GRADE

SLAB — (92.13)

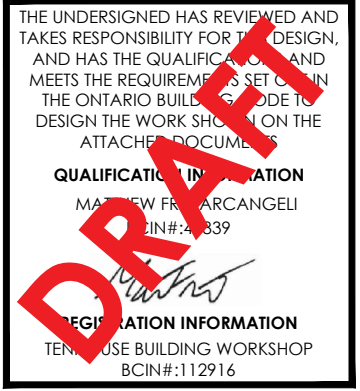


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1 PROPOSED SOUTH ELEVATION  
 A2.03 3/16" - 1'-0"

PROPOSED SOUTH ELEVATION  
**A2.03**

**LEGEND:**

+  
00.00 EXISTING GRADE POINT

PEAK ROOF 29'-6" (102.93)

T/O OF WALL 23'-1" (100.97)

SECOND LEVEL 14'-8" (98.41)

MAIN LEVEL CLG 13'-7" (98.09)

MAIN LEVEL 4'-7" (95.35)

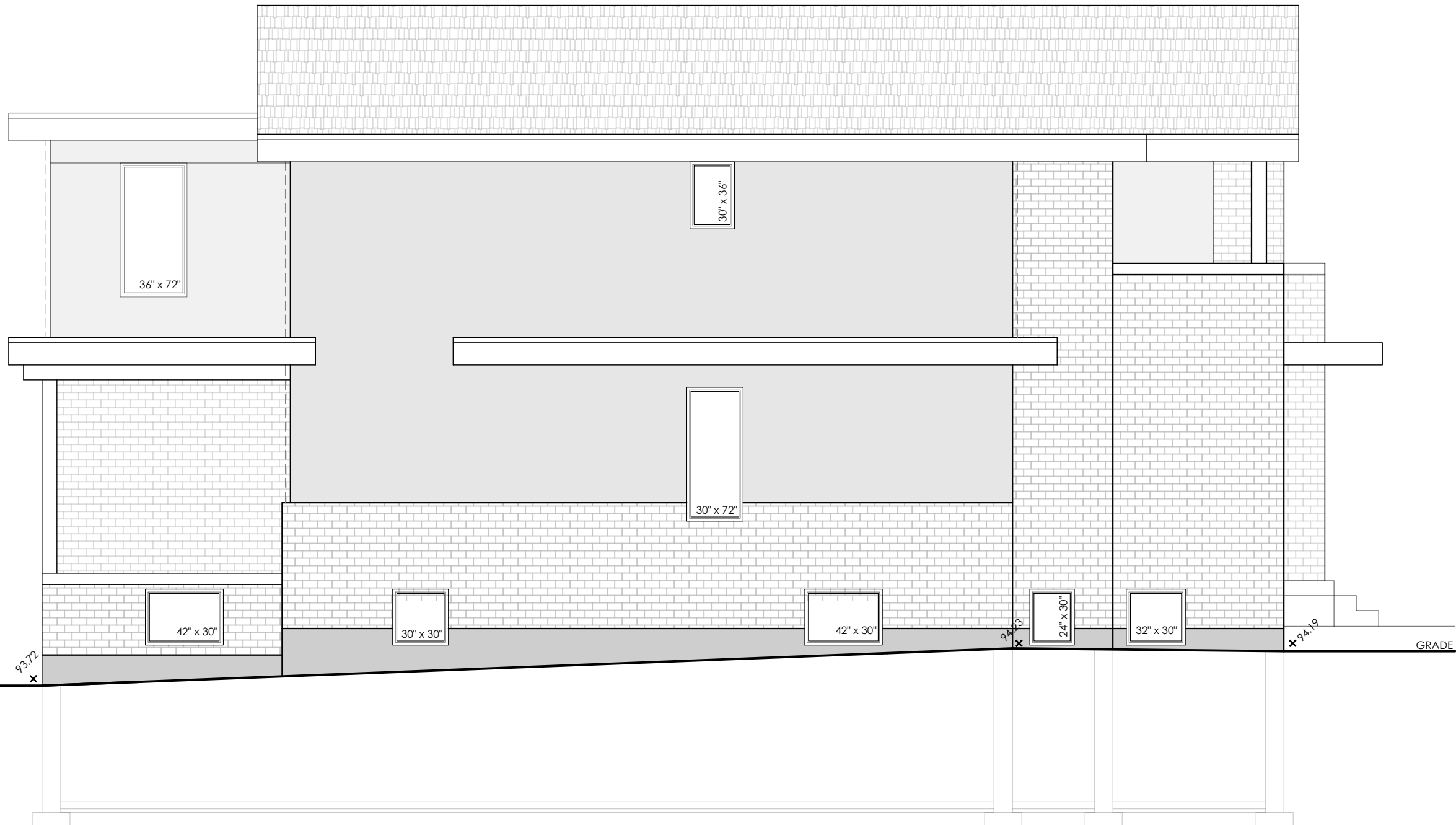
BRICK LEDGER 94.50

BRICK LEDGER 93.13

ESTABLISHED GRADE 93.94

GRADE

SLAB 92.13



1 PROPOSED NORTH ELEVATION  
A2.04 3/16" - 1'-0"



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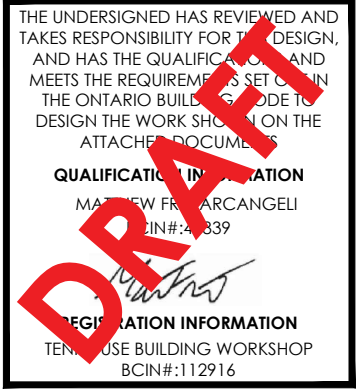
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PROPOSED NORTH ELEVATION  
**A2.04**