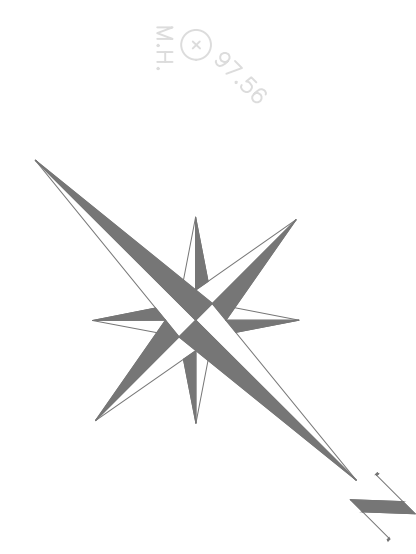


The screenshot displays a web-based GIS application. The main map area shows a city street grid with a yellowish-tan background. A green line, likely a parkway or greenway, runs diagonally across the map. A black dot indicates the selected location. A pop-up window titled "Zoning By Law 2014-014" is open, showing the following information:

Zoning By Law 2014-014	
Class	Residential Medium Density
GIS ID	500489
Shape Area	859,446
Zone	RL3-D
Zone Description	RL3-D
Zone URL	More info
Zoom to ***	

Lot area	Maximum Residential Floor Area Ratio
Less than 557.5 m ²	43%
557.50 m ² – 649.99 m ²	42%
650.00 m² – 742.99 m²	41%
743.00 m ² – 835.99 m ²	40%
836.00 m ² – 928.99 m ²	39%
929.00 m ² – 1,021.99 m ²	38%
1,022.00 m ² – 1,114.99 m ²	37%
1,115.00 m ² – 1,207.99 m ²	35%
1,208.00 m ² – 1,300.99 m ²	32%
1,301.00 m ² or greater	29%



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 36
REGISTERED PLAN 725
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200



MANDARIN SURVEYORS LIMITED, O.L.S.

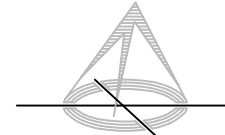
METRIC

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

LEGEND

	DENOTES MONUMENT SET
	DENOTES MONUMENT FOUND
	DENOTES STANDARD IRON BAR
	DENOTES IRON BAR
	DENOTES CONCRETE NAIL WITH WASHER
	DENOTES REGISTERED PLAN 725
	DENOTES REGISTERED PLAN 682
	DENOTES PLAN OF SURVEY BY F. SCHAEFFER & ASSOCIATES, O.L.S. DATED JULY 28, 1958 (FOR LOTS 32, 33, 35 AND 36)
	DENOTES PLAN OF SURVEY BY F. SCHAEFFER & ASSOCIATES, O.L.S. DATED JULY 28, 1958 (FOR LOTS 34 AND 37)
	DENOTES PROPERTY IDENTIFIER NUMBER
	DENOTES MEASURED
	DENOTES NORTH, SOUTH, EAST, WEST
	DENOTES CHAIN LINK FENCE
	DENOTES BOARD FENCE
	DENOTES ORIGIN UNKNOWN
	DENOTES NOT IDENTIFIABLE
	DENOTES TIE FROM FRAME
	DENOTES TIE FROM STONE
	D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
	OHW DENOTES OVERHEAD WIRES
	CONC. DENOTES CONCRETE
	S.R.W. DENOTES STONE RETAINING WALL
	U.P. DENOTES UTILITY POLE
	U.P.L.S. DENOTES UTILITY POLE WITH LIGHT STANDARD
	W.V. DENOTES WATER VALVE
	F.H. DENOTES FIRE HYDRANT
	M.H. DENOTES MAN HOLE
	C.B. DENOTES CATCH BASIN
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-102054



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

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE
EASTERLY LIMIT OF STONECLIFFE ROAD AS SHOWN ON REGISTERED PLAN 725,
HAVING A BEARING OF N44° 43' 00"W.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN
OF OAKVILLE BENCHMARK No.#152, HAVING AN ELEVATION OF 93.7550 METRE.
LOCATED AT SOUTHWEST CORNER OF CONCRETE SIDEWALK ON THE SOUTH SIDE
OF THE BRIDGE ON BRIDGE ROAD EAST OF VALLEY DRIVE.

PART 2 (SURVEY REPORT)

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN
EASEMENT IN FAVOUR OF BELL CANADA AS SET OUT IN INST. No.56844.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND
THE NORTHERLY, SOUTHERLY AND EASTERLY LIMITS OF THE SUBJECT
PROPERTY. NOTE ALSO THE LOCATION OF OVERHEAD WIRE.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR 16824935 CANADA INC. AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR ITS 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 THE 11st DAY OF JUNE, 2025

JUNE 13, 2025
DATE

Z. ZENG
ONTARIO LAND SURVEYOR



MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYORS.COM

2400 MIDLAND AVENUE #121 PHONE: (647)430-1366
TORONTO, ONTARIO, M1S 5C1 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: Z.Q. DRAWN BY: S.W. CAD No: 25-179SRPR JOB No: 2025-179



NTS
FRONT 3D RENDER

huis design
studio

CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE 4TH FLOOR BRAMPTON, ON L6Z 4N6
T 905.846.8871 E INFO@HUISDESIGN.CA
HUISDESIGN.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT
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MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF
ANY STAGE OF CONSTRUCTION, THE DESIGNER OR
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PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF
THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES
RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING
THE QUALIFICATION AND REQUIREMENTS MANIFESTED
BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME: B.C.I.N.

REVISION LIST

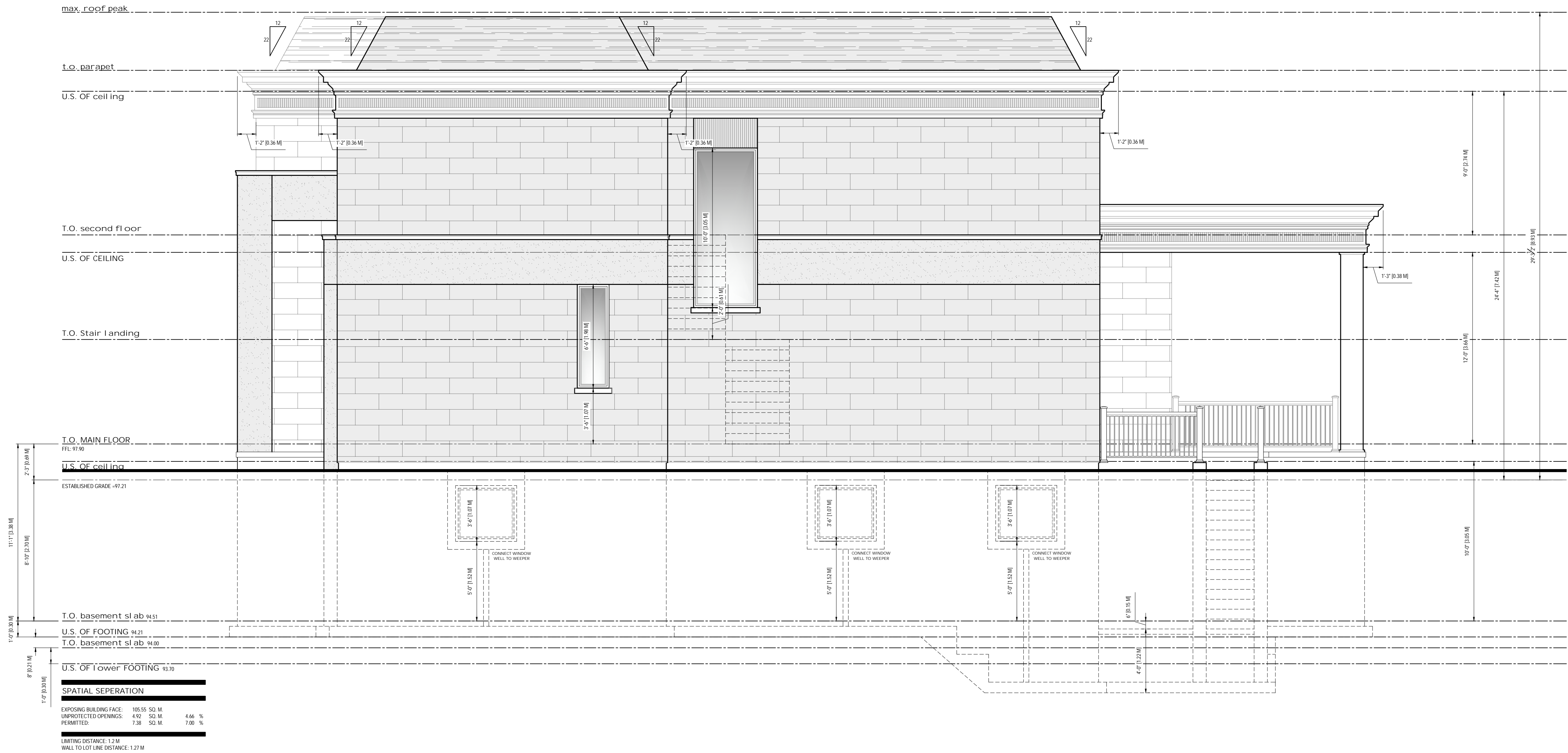
1	-	ISSUED FOR C.O.A.	07.24.2025
2	-	REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV.	MW.DD.YYYY
3	-	C-3.2 OF THE ONTARIO BUILDING CODE	MW.DD.YYYY
4	-	SCALE: 1/4"=1'-0"	MW.DD.YYYY
5	-		MW.DD.YYYY

DRAWING TITLE: 3D FRONT RENDER

DRAWN BY: J.C.	CHECKED BY: K.V.A.
PROJECT ADDRESS: 579 STONECLIFFE ROAD	
PROJECT NO: 2025-038	
SHEET NO:	

A100

RIGHT ELEVATION



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HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 (BRAMPTON ON) L6Z 4N5
T: 1.888.494.4847 (HUIS) E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

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FIRM NAME: B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2 OF THE ONTARIO BUILDING CODE

FIRM NAME: B.C.I.N.

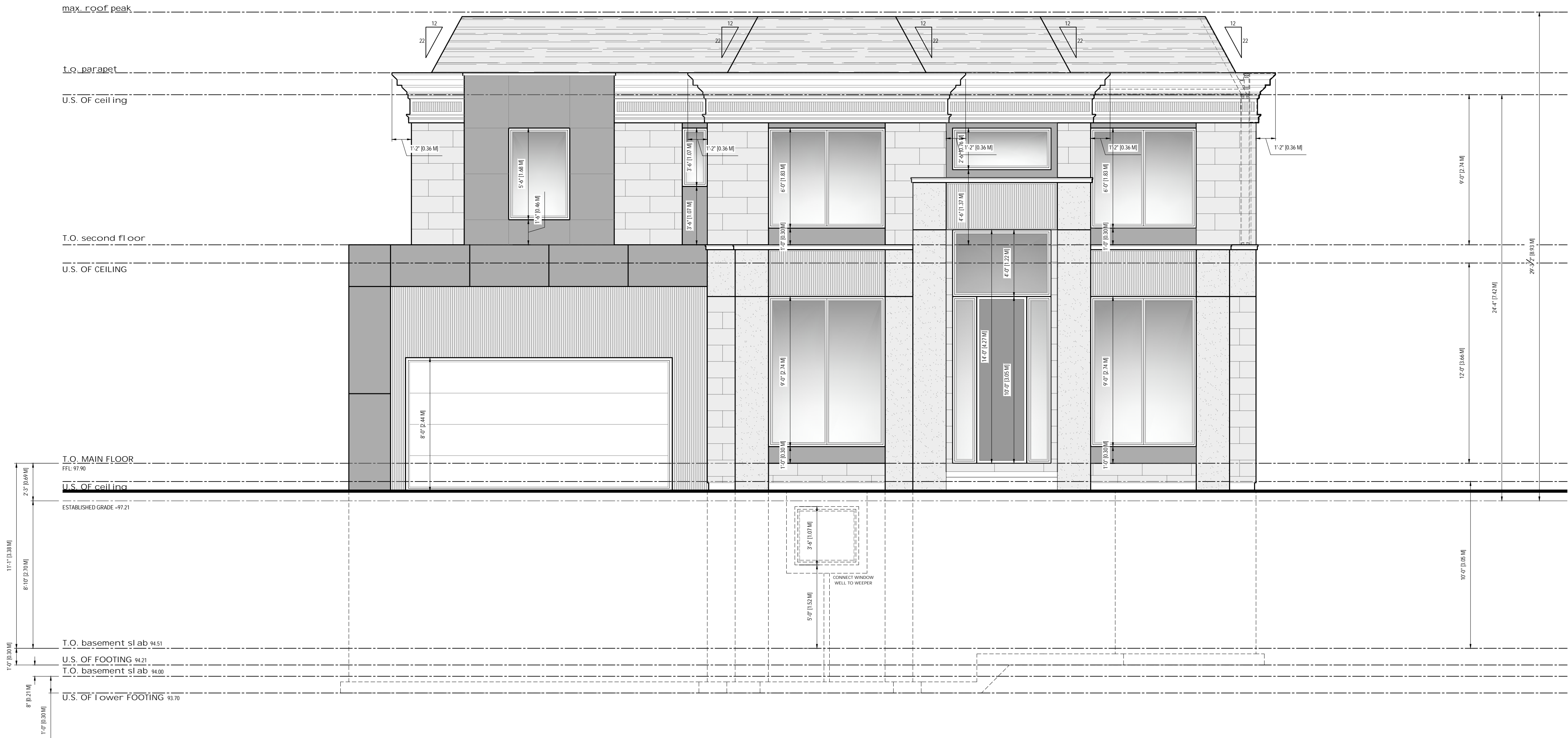
REVISION LIST

NO.	DESCRIPTION	DATE
1	ISSUED FOR C.O.A.	07.24.2025
2		
3		
4		
5		

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: S.E. CHECKED BY: K.V.K.
PROJECT ADDRESS: 579 STONECLIFFE ROAD
PROJECT NO.: 2025-038
SHEET NO.:
SCALE: 1/4"=1'-0"

A204

14' - 110" FRONT ELEVATION



FINAL DESIGN SIGN OFF
I (THE CLIENT) HEREBY CERTIFY THAT I HAVE REVIEWED THIS
DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO
SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK
INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR
DESIGN CHANGES REQUESTED FROM THIS POINT
FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED
ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT
PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS,
CONDITIONS AND AGREEMENTS OF THE ORIGINAL
CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: HUIS INITIALS:

huis | design studio
CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 BRAMPTON, ON L6Y 4N5
T: (905) 464-4847 (TOLL FREE) E: INFO@HUISDESIGNSTUDIO.CA
HUISDESIGNSTUDIO.CA

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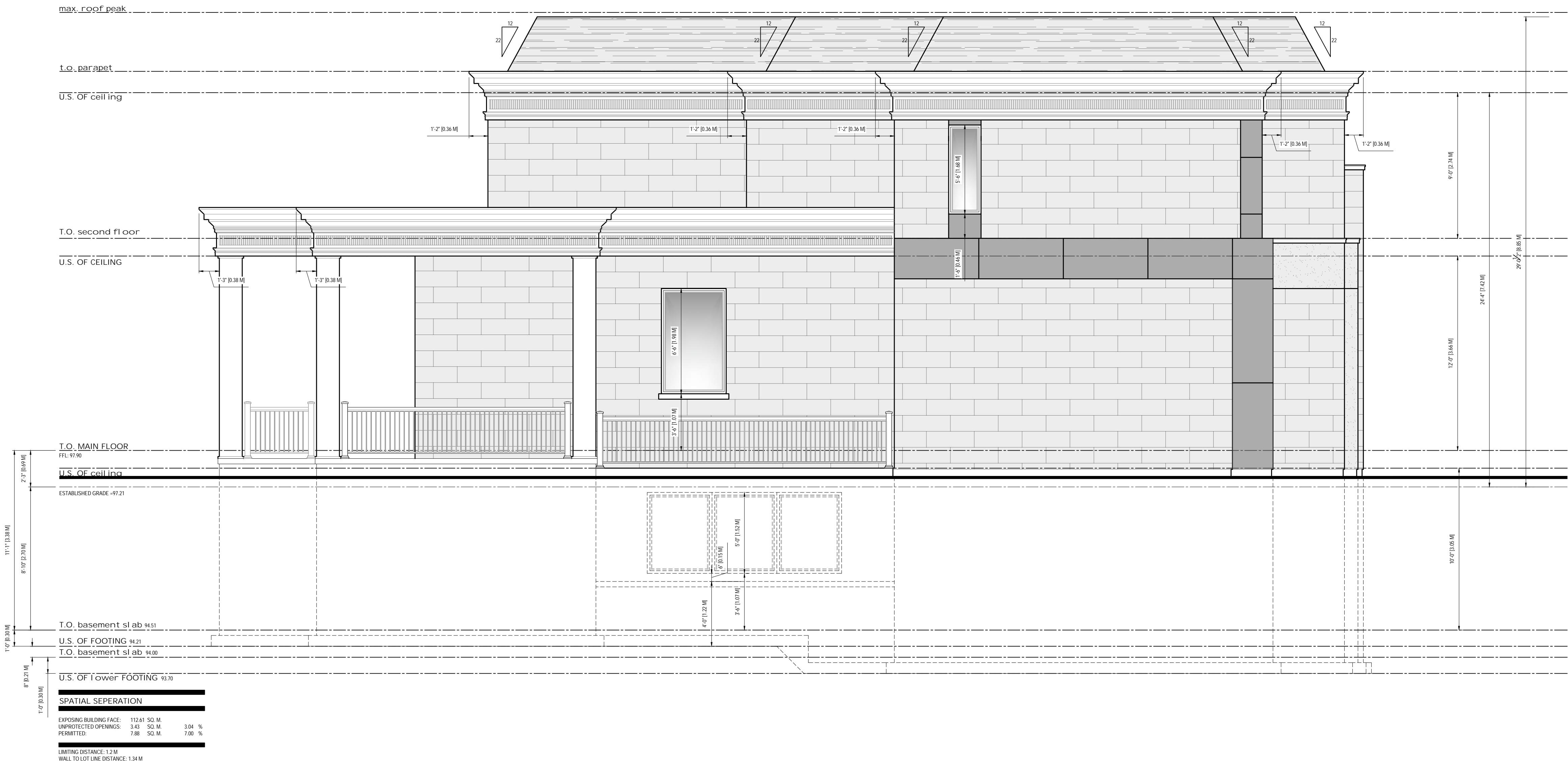
QUALIFICATION INFORMATION
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BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV.
C.3.2 OF THE ONTARIO BUILDING CODE.

REVISION LIST	
1	ISSUED FOR C.O.A.
2	
3	
4	
5	

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: S.E. CHECKED BY: K.V.A.
PROJECT ADDRESS: 579 STONECLIFFE ROAD
PROJECT NO. 2025-039 SCALE: 1/4" = 1'-0"
SHEET NO. A201

1/4"=1'-0"
LEFT ELEVATION



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CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
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QUALIFICATION INFORMATION

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FIRM NAME

B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME

B.C.I.N.

REVISION LIST

1	-	MW.DD.YYYY
2	-	MW.DD.YYYY
3	-	MW.DD.YYYY
4	-	MW.DD.YYYY
5	-	MW.DD.YYYY

ISSUE LIST

1	ISSUED FOR C.O.A.	07.24.2025
2	-	MW.DD.YYYY
3	-	MW.DD.YYYY
4	-	MW.DD.YYYY
5	-	MW.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS

DRAWN BY: S.E. CHECKED BY: K.V.K.

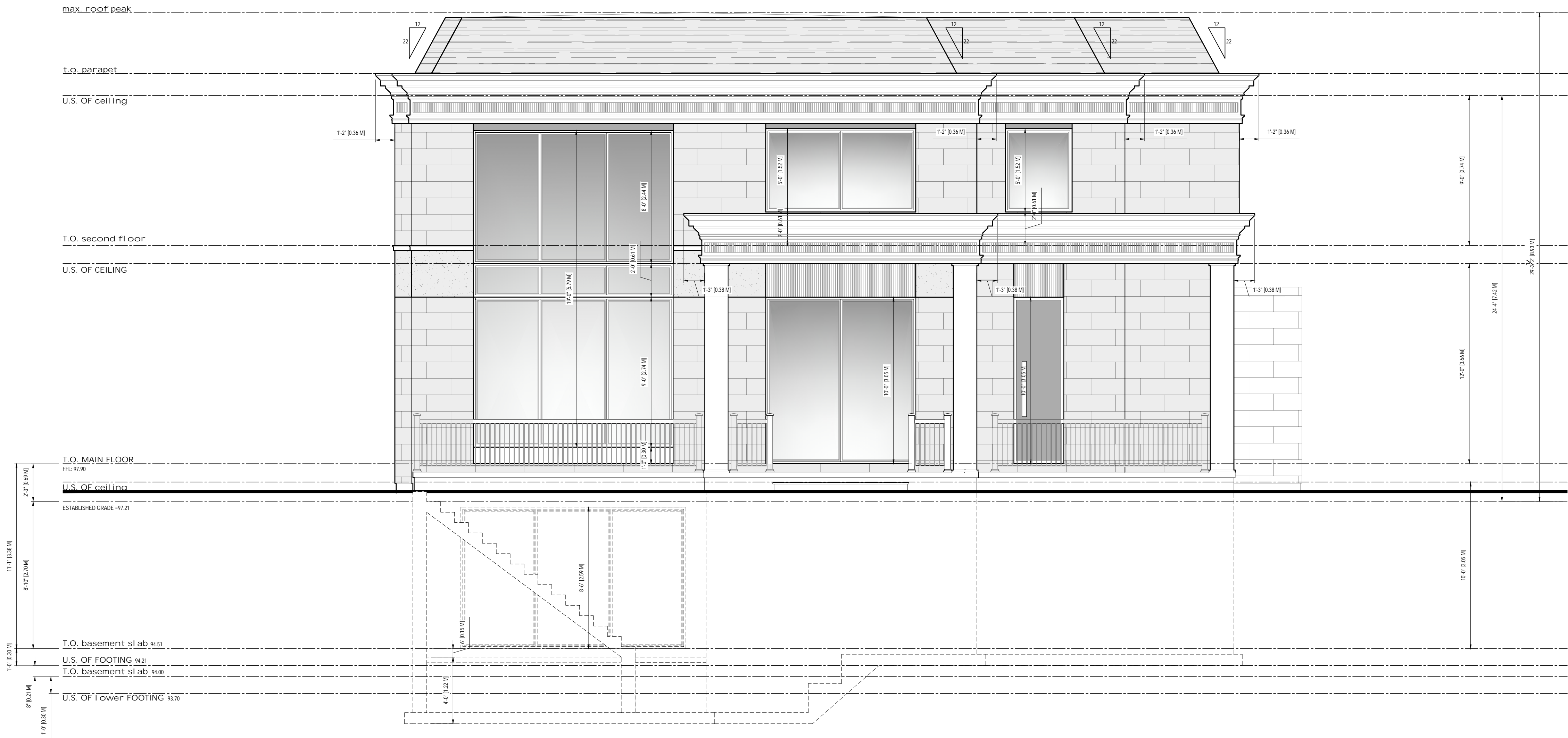
PROJECT ADDRESS: 579 STONECLIFFE ROAD

PROJECT NO.: 2025-038

SHEET NO.: 2025-038

A202

1/8"=1'-0"
REAR ELEVATION



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CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #101 (BRAMPTON, ON) L6Z 4N5
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HUISDESIGNS.CA

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FIRM NAME: B.C.I.N.

REVISION LIST

NO.	DESCRIPTION	DATE
1	ISSUED FOR C.O.A.	07.24.2025
2		
3		
4		
5		

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: S.E. CHECKED BY: K.V.K.
PROJECT ADDRESS: 579 STONECLIFFE ROAD
PROJECT NO.: 2025-038
SHEET NO.:
SCALE: 1/8"=1'-0"

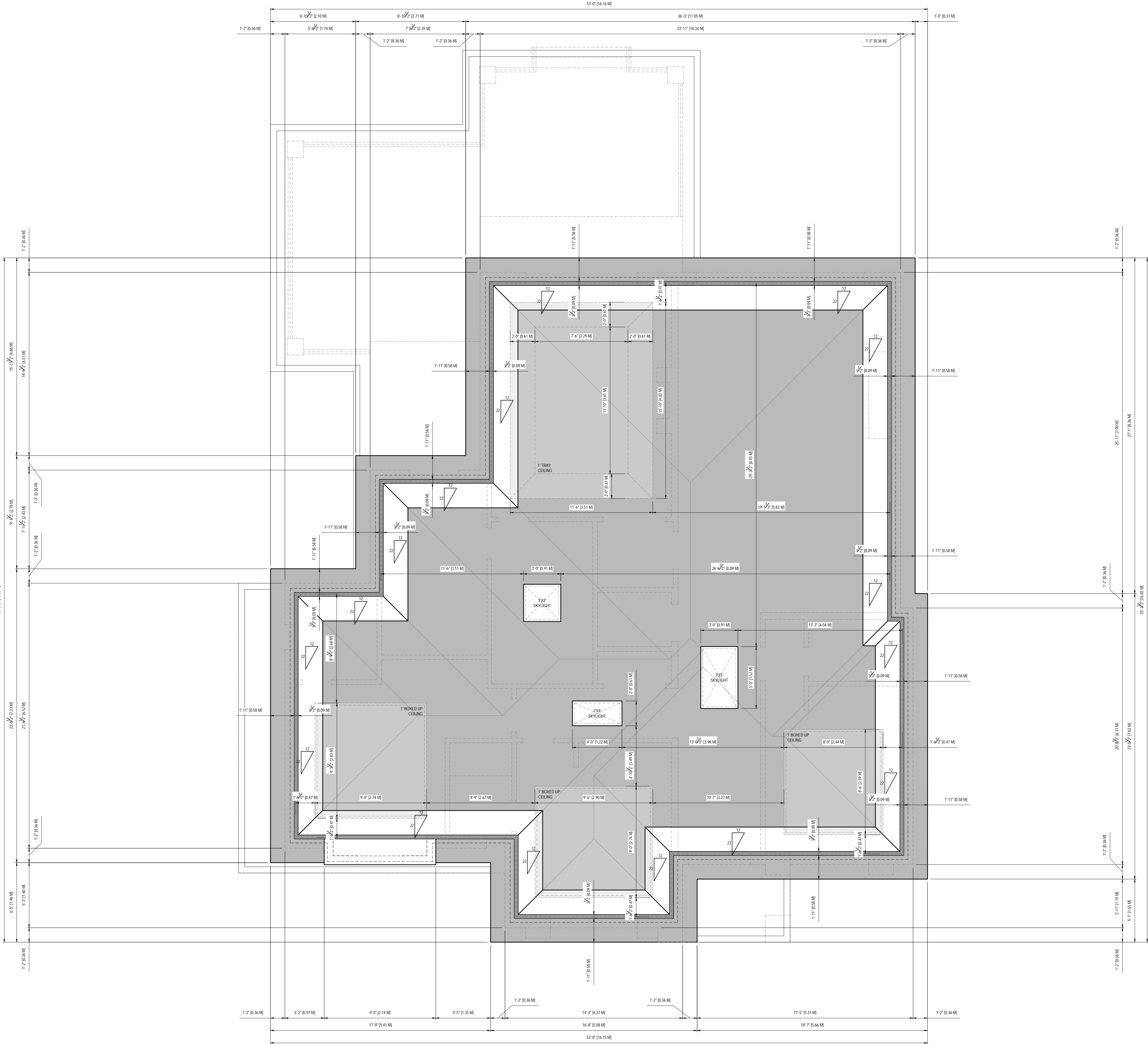
A203

NOTE:
DARK HATCHED AREA DENOTES FLAT AREA DENOTES LOW SLOPE ROOF PORTION
AT A SLOPE OF 1:50 MIN. FOR SUFFICIENT WATER RUNOFF.

NOTE:
LIGHT HATCHED AREA DENOTES BOXED UP CEILING , BOX UP HEIGHT
AS PER SPECIFICATION ON THE ROOF PLAN.

ROOF SLOPE LEGEND:	

ROOF HATCHING LEGEND:	
HATCH DENOTES CONVENTIONALLY FRAMED ROOF AREAS	
HATCHED AREA DENOTES BOXED UP TRAY CEILING	
HATCHED AREA DENOTES BUILT IN GUTTER	



1/4"=1'-0"
ROOF PLAN

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CUSTOM HOME DESIGN

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CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #801 BRAMPTON, ON L6Z 4N5
T: 1.833.454.4847 (TOLL FREE) E: INFO@HUISDESIGNS.CA
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FIRM NAME: B.C.I.N.

REVISION LIST

NO.	DESCRIPTION	DATE
1	ISSUED FOR C.O.A.	07.24.2025
2		
3		
4		
5		

PROJECT NORTH: TRUE NORTH

DRAWING TITLE: ROOF PLAN

DRAWN BY: S.E. CHECKED BY: K.V.K.

PROJECT ADDRESS: 579 STONECLIFFE ROAD

PROJECT NO.: 2025-038

SHEET NO.

SCALE: 1/4"=1'-0"

A104