

EXTERIOR BELOW GRADE SIDE YARD STAIRS

ISSUED FOR: MINOR VARIANCE APPLICATION FOR EXTERIOR BELOW GRADE SIDE YARD STAIRS

DRAWINGS LIST	
DRAWING NUMBER	DRAWING NAME
A-00	COVER PAGE
A-01	SITE PLAN
A-02	BASEMENT - AS BUILT PLAN
A-03	BASEMENT - PROPOSED PLAN
A-04	FIRST FLOOR PLAN
A-05	SECOND FLOOR PLAN
A-06	SECTION B-B
A-07	NORTH ELEVATION
A-07B	EAST ELEVATION



STREET VIEW



KEY PLAN

2229 GLENFIELD RD

GENERAL NOTES:

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No	Date	Revision/Issued
00	2025.09.10	Schematic Design
01	2025.09.26	Permit Drawings
02	2026.02.05	Minor Variance

Consultants
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 www.shafeinc.com

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

QUALIFICATION INFORMATION
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SALMAN ELLAHI 105262
 Name BCIN

REGISTRATION INFORMATION
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SHAFE Inc 131679
 Firm Name BCIN

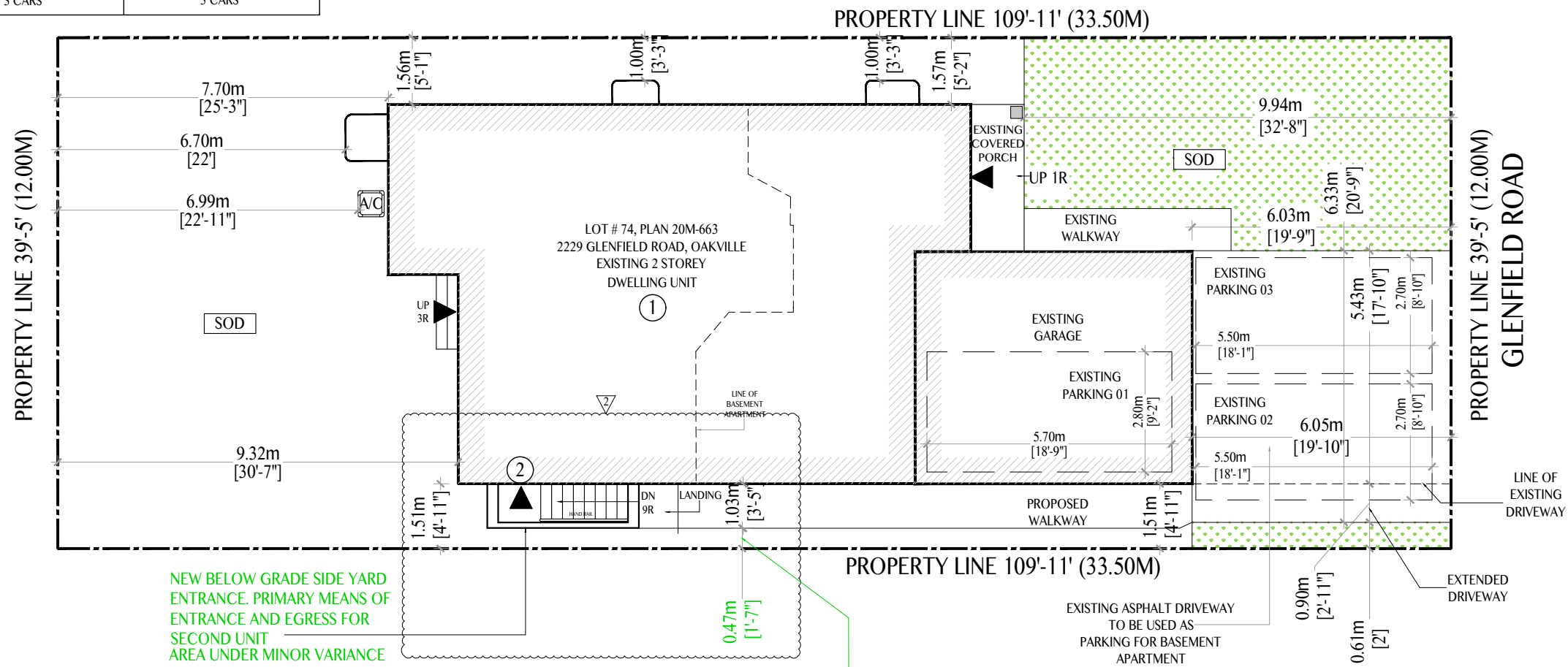
Seal

Project Title :
MINOR VARIANCE
 Project Address :
 2229 Glenfield Rd,
 Oakville
 Drawing title:

COVER PAGE
 Project:
 25-5246
 Scale:
 N.T.S
 Drawn AH Checked SV
 Drawing number:
A-00
 Date Modified
 FEB 05, 2026

DETAILS OF DEVELOPMENT			
ZONING : RESIDENTIAL LOW [RL8]			
LOT DETAILS	REQUIRED	EXISTING	PROPOSED
LOT AREA	360 M ²	4326.26 SFT/ 401.92 M ²	4326.26 SFT/ 401.92 M ²
LOT COVERAGE AREA	N/A	1551.43 SFT/ 144.13 M ² [35.86%]	1590.58 SFT/ 147.76 M ² [36.76%]
LOT FRONTAGE	12 M	12.00 M / 39.37 FT	12.00 M / 39.37 FT
LOT DEPTH		33.50 M / 109.90 FT	33.50 M / 109.90 FT
FRONT YARD	4.5 M	6.05 M / 19.84 FT	6.05 M / 19.84 FT
REAR YARD	7.5 M	7.70 M / 25.26 FT	7.70 M / 25.26 FT
INTERIOR SIDE YARD[R]	0.6 M	1.56 M / 5.11 FT	1.56 M / 5.11 FT
INTERIOR SIDE YARD[L]	0.6 M	1.51 M / 4.95 FT	0.47 M / 1.54 FT
BUILDING HEIGHT	10.5 M	6.30 M	6.30 M
LANDSCAPE AREA	---	---	---
FRONT YARD AREA	---	982.80 SFT/ 91.30 M ²	519.97 SFT/ 48.30 M ² [52.90%]
PARKING SPACES	2 CAR	3 CARS	3 CARS

MINOR VARIANCE FOR SIDE YARD SET BACK DIFFERENCE OF 0.13M.



NEW BELOW GRADE SIDE YARD ENTRANCE. PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT AREA UNDER MINOR VARIANCE

MINOR VARIANCE FOR SIDE YARD SET BACK DIFFERENCE OF 0.13M.

SITE STATISTICS

GROSS FLOOR AREA CALCULATIONS	
A - EXISTING PRINCIPAL RESIDENCE	
EXISTING FIRST FLOOR AREA	: 1163.00 SFT / 108.04 M ²
EXISTING SECOND FLOOR AREA	: 1485.00 SFT / 13796 M ²
TOTAL GFA	: 2648.00 SFT / 246.00 M²
B - EXISTING BASEMENT	
NEW BASEMENT APARTMENT GFA	: 635.00 SFT / 58.99 M ²
UTILITY & FURNANCE AREA GFA	: 60.00 SFT / 5.57 M ²
PRINCIPLE RESIDENCE AREA GFA	: 522.00 SFT / 48.49 M ²
TOTAL GFA	: 1217.00 SFT / 113.06 M²
BASEMENT APARTMENT GFA IS 23.98% OF TOTAL GFA	
C - CAR PARKING REQUIREMENTS	
CAR PARKING REQUIREMENT	: 2 CAR PARKING
CAR PARKING PROVIDED	: 3 CAR PARKING

SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE. PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT

LANDSCAPE AREA

ENTRANCE & EGRESS

[EXISTING GRADES TO REMAIN. NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES AND AFFECTS DURING AND AFTER CONSTRUCTION. EXISTING DITCHES AND SWALES WILL BE USED]

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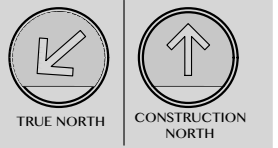
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QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN EXEMPT UNDER DIV. C.3.2.5.1 OF OBC
 Name: **SALMAN ELLAHI** 105262 BCIN

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN EXEMPT UNDER DIV. C.3.2.4.1 OF OBC
 Firm Name: **SHAFE Inc** 131679 BCIN



Seal

Project Title :
MINOR VARIANCE
 Project Address :
2229 Glenfield Rd, Oakville
 Drawing title:

SITE PLAN
 Project:
25-5246
 Scale:
 3/32" = 1'-0"
 Drawn: **AH** Checked: **SV**
 Drawing number:
A-01
 Date Modified
FEB 07, 2026

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 72, 73, 74, 75 AND 76
PLAN 20M-663
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:300
 10m 5m 0 10m 20m 30m

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 1999.

METRIC

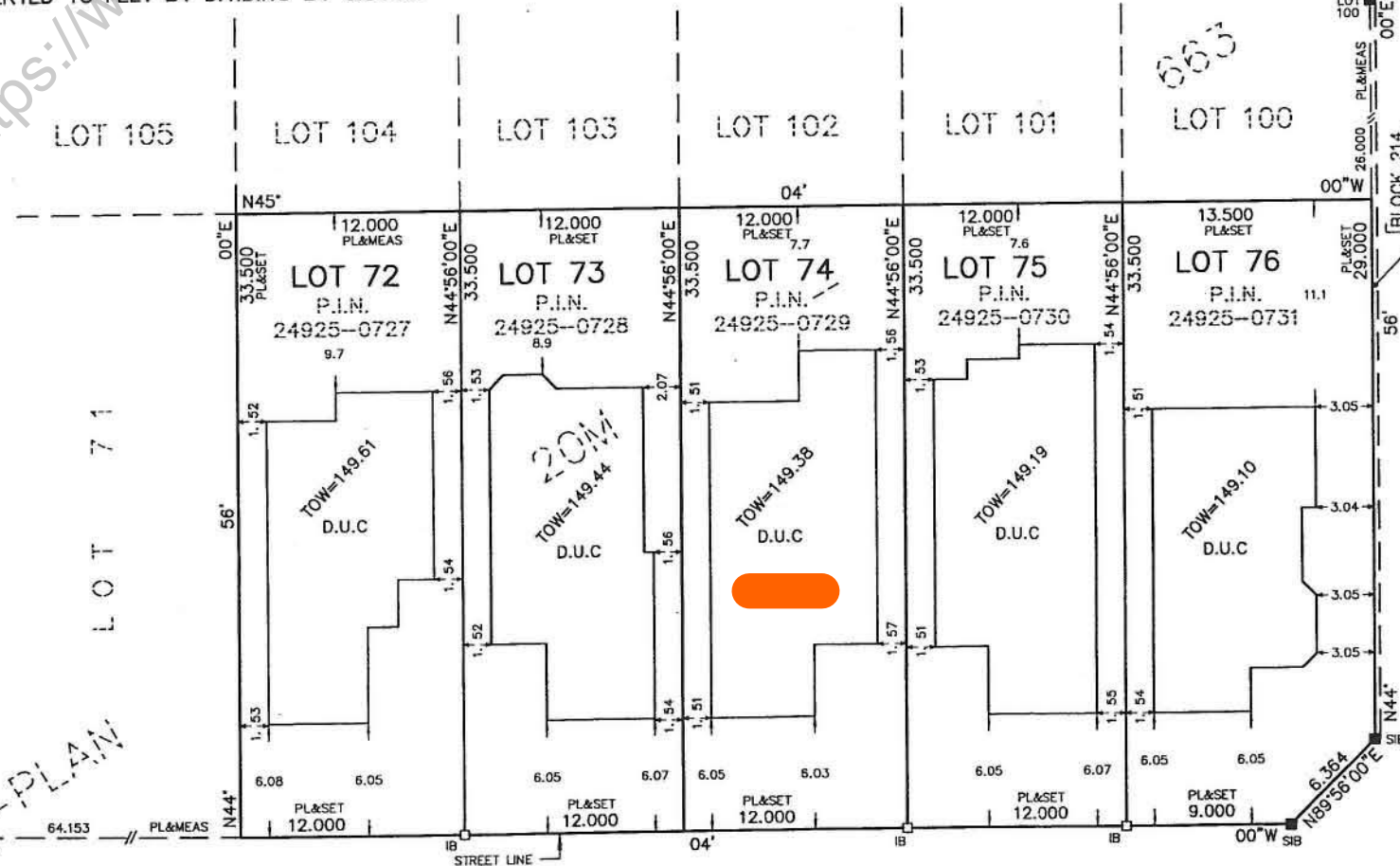
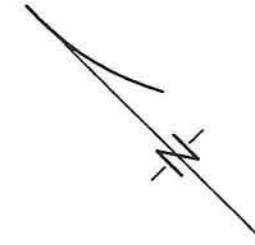
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1270719



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

PART 2 (SURVEY REPORT)
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



WESTOAK TRAILS BOULEVARD
 (BY PLAN 20M - 663)

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF Sept., 1999.
 DATE Oct. 19th, 1999

T. Singh
 T. SINGH
 ONTARIO LAND SURVEYOR

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 20M-663
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY HOLDING & JONES LIMITED, O.L.S.
 ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEAST LIMIT OF GLENFIELD ROAD AS SHOWN ON PLAN 20M-663 HAVING A BEARING OF N45°04'00"W.

PLAN
 BLOCK 67
 BLOCK 220
 (0.30 RESERVE)

THIS REPORT WAS PREPARED FOR
 H & R DEVELOPMENTS
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

GLENFIELD ROAD
 (BY PLAN 20M - 663)

rp RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 465 WILSON AVENUE, DOWNSVIEW, ONTARIO
 635-5000
 DRAWN: V.K. CHECKED: M.P. CAD FILE 663-72
 JOB No. 98-006

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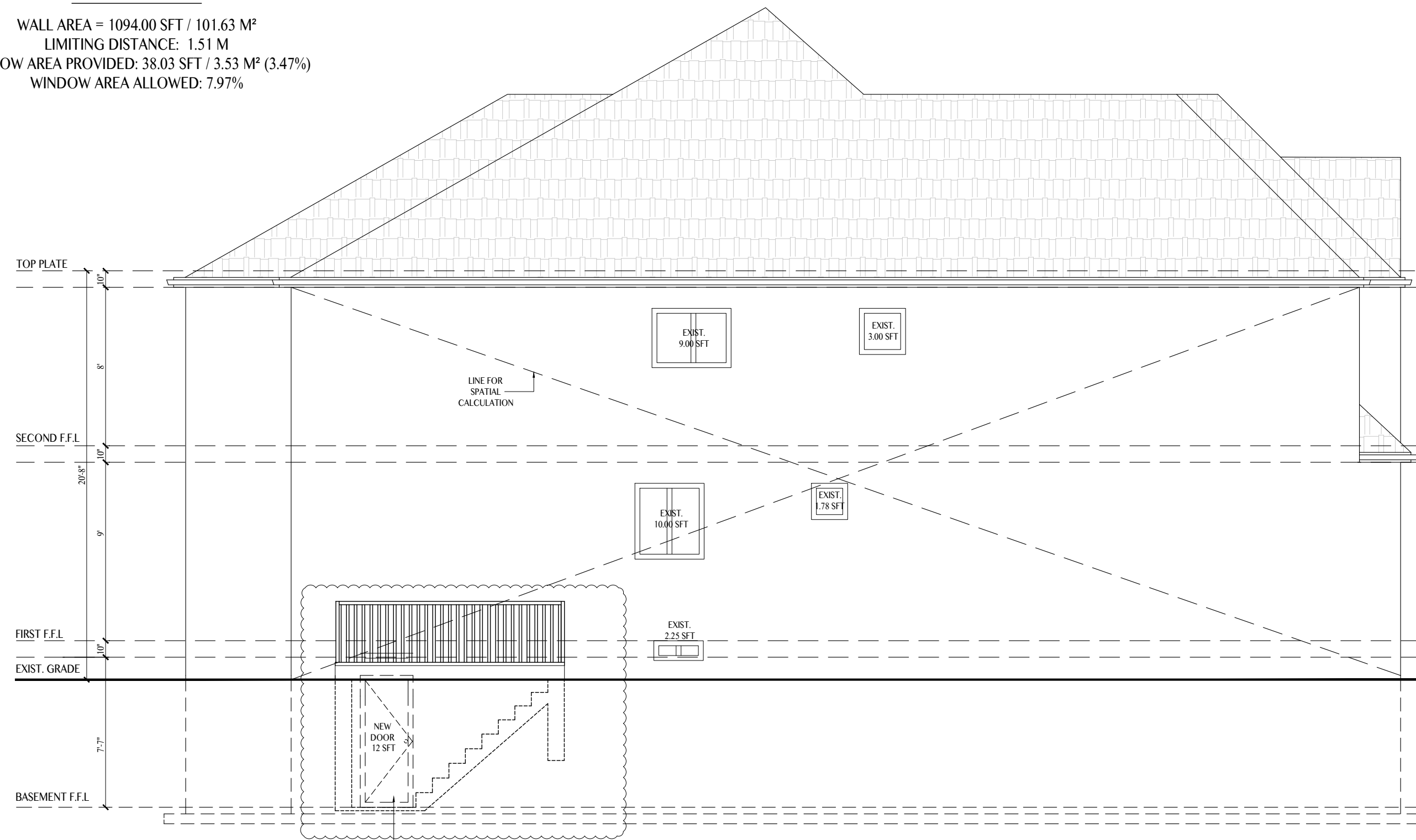
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 Project Address :
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 Drawing title:

NORTH ELEVATION
 Project:
25-5246
 Scale:
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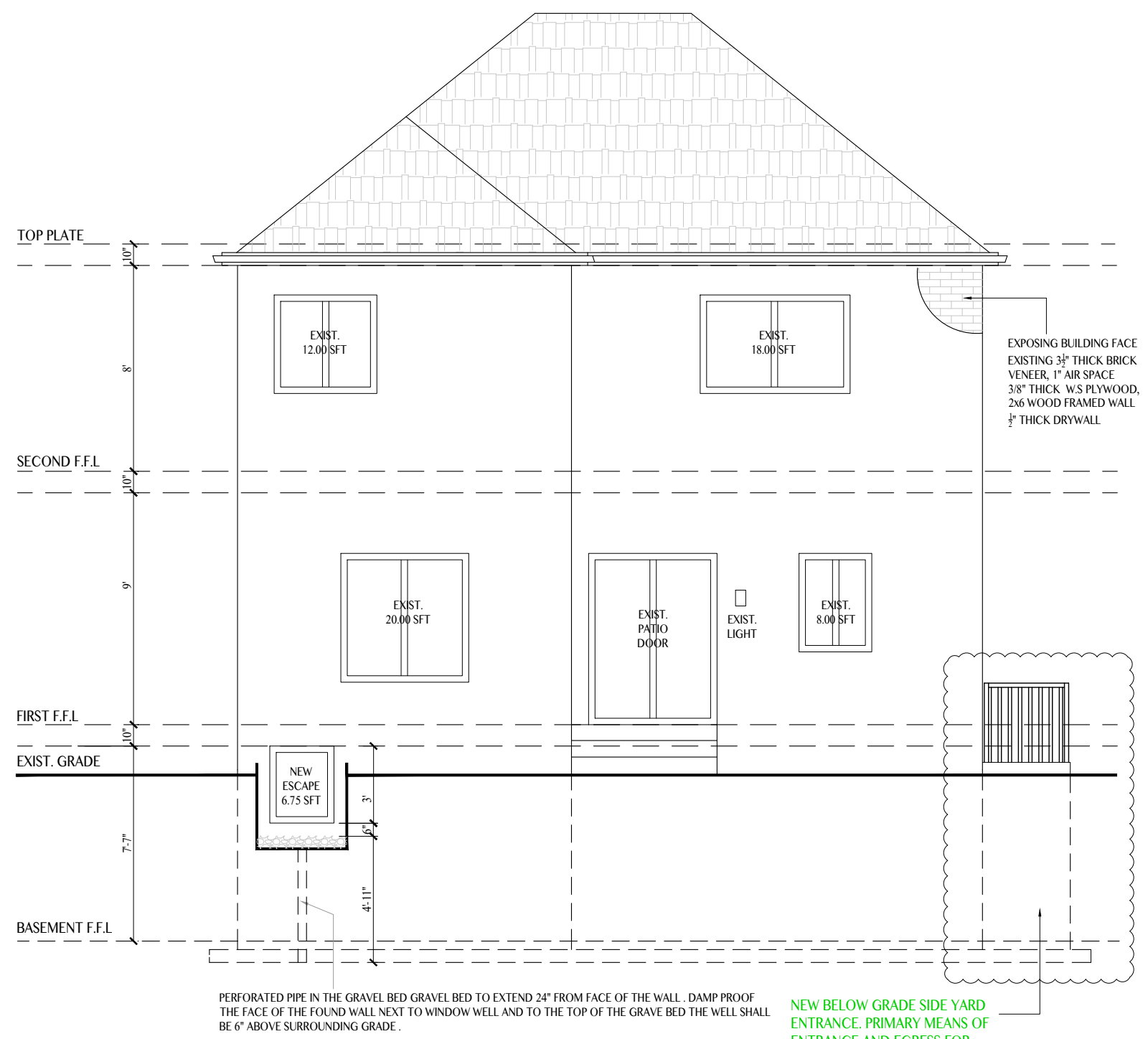
Drawn	Checked
AH	SV
Drawing number:	
A-07	
Date Modified	
FEB 05, 2026	

GLAZED OPENINGS:

WALL AREA = 1094.00 SFT / 101.63 M²
 LIMITING DISTANCE: 1.51 M
 WINDOW AREA PROVIDED: 38.03 SFT / 3.53 M² (3.47%)
 WINDOW AREA ALLOWED: 7.97%



NORTH ELEVATION



EAST ELEVATION

PERFORATED PIPE IN THE GRAVEL BED GRAVEL BED TO EXTEND 24" FROM FACE OF THE WALL . DAMP PROOF THE FACE OF THE FOUND WALL NEXT TO WINDOW WELL AND TO THE TOP OF THE GRAVE BED THE WELL SHALL BE 6" ABOVE SURROUNDING GRADE.

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