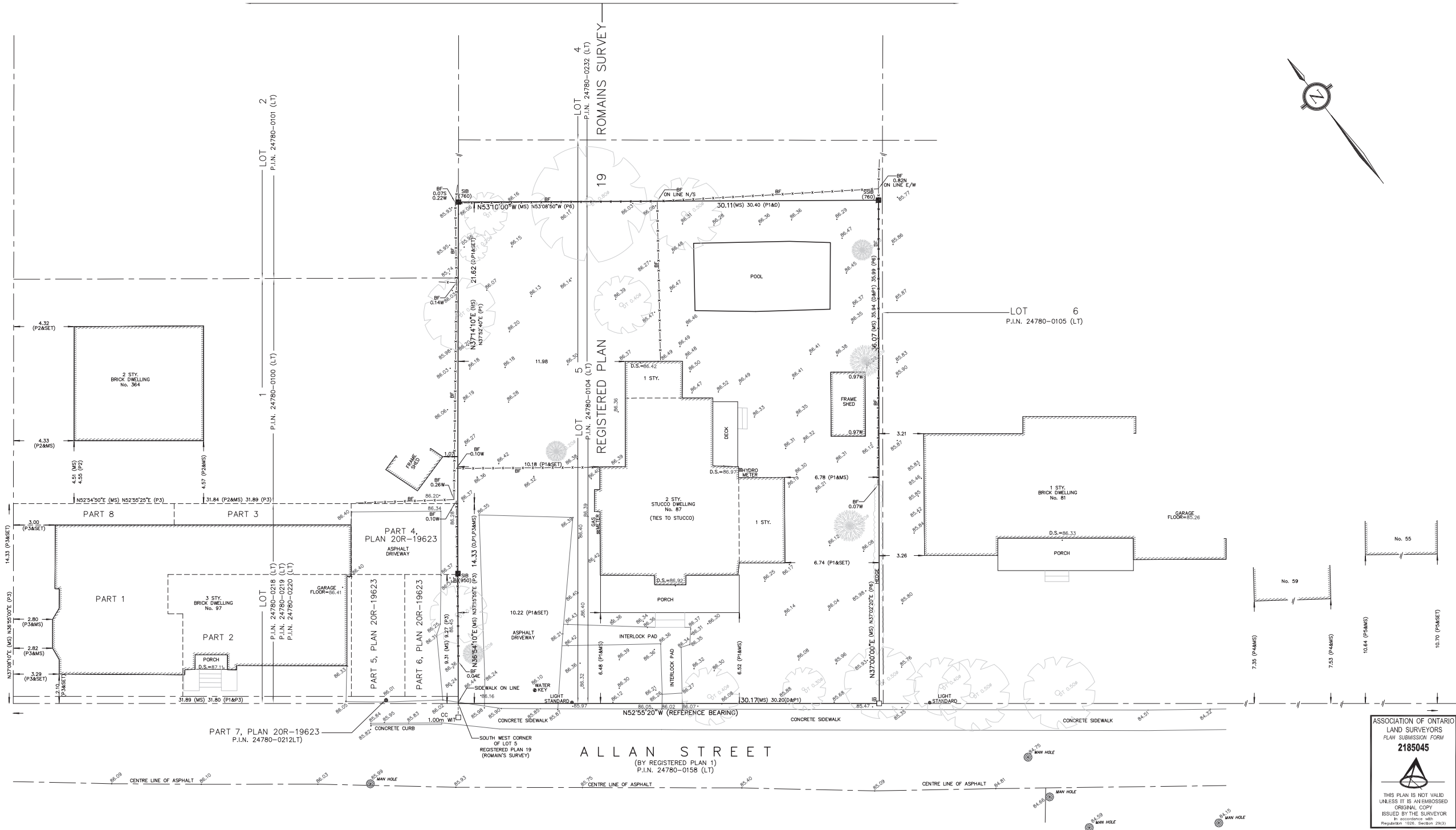


LAKESHORE ROAD EAST



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
PART OF LOT 5
REGISTERED PLAN 19
(ROMAIN'S SURVEY)
IN THE
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

SCALE & NOTES
Scale 1:150
2 4 6 8 10 METRES

ALTIMAP LAND SURVEYORS INC.

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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 DERIVED FROM
TOWN OF OAKVILLE BENCHMARK
O.B.M.No. 1 HAVING AN ELEVATION OF 85.939m.

BEARING NOTE
BEARINGS ARE GRID AND ARE REFERRED TO THE EASTERLY LIMIT
OF ALLAN STREET AS SHOWN ON PLAN 20R-20593 HAVING A BEARING
OF N52°55'20"W.

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
OJ	DENOTES ORIGIN UNKNOWN
MH	DENOTES MANHOLE
OH	DENOTES OVERHEAD UTILITY CABLES
DT	DENOTES DECIDUOUS TREE
CT	DENOTES CONIFEROUS TREE
INV	DENOTES INVERT ELEVATION
CRW	DENOTES CONCRETE RETAINING WALL
SRW	DENOTES STONE RETAINING WALL
WRW	DENOTES WOOD RETAINING WALL
TOW	DENOTES TOP OF WALL ELEVATION
TOC	DENOTES TOP OF CONCRETE CURB ELEVATION
BOC	DENOTES BOTTOM OF CURB ELEVATION
FN	DENOTES FOUNDATION
BR	DENOTES BRICK
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
D.S.	DENOTES DOOR SILL ELEVATION
MF	DENOTES METAL FENCE
FFE	DENOTES FINISHED FLOOR ELEVATION
GFE	DENOTES GARAGE FLOOR ELEVATION
NTS	DENOTES NOT TO SCALE
MS	DENOTES MEASURED
RP	DENOTES REGISTERED PLAN 19 (ROMAIN'S SURVEY)
P1	DENOTES PLAN BY MCCONNELL-JACKSON, O.L.S.
P2	DENOTES PLAN BY YOUNG AND YOUNG, SURVEYING INC.
P3	DENOTES PLAN 20R-19623
P4	DENOTES PLAN BY ROBERT T. FORCE, O.L.S.
P5	DENOTES PLAN BY MCCONNELL-JACKSON, O.L.S.
P6	DENOTES PLAN 20R20593
D	DENOTES INSTRUMENT No. 594494
760	DENOTES K. H. MCCONNELL, O.L.S.
950	DENOTES CUNNINGHAM-McCONNELL LTD., O.L.S.

PART 2
REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND
PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.
BUILDING TIES ARE TO BRICK/CONCRETE UNLESS OTHERWISE NOTED
THIS PLAN WAS PREPARED FOR ALI ROCKLIFE AND THE UNDERSIGNED
ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 FEBRUARY 03, 2022.

FEBRUARY 03, 2022

BRUNO TAVICOLI
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2185045
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1926, Section 29(3)

ALTIMAP LAND SURVEYORS INC.
222 FINCH AVE W, UNIT 212, TORONTO, ON M2R 1M6
TEL 416 990 3001 #004ALTMAPCA

DWN BY: MA

CHK BY: BI

JOB No. : 22-2123

PART OF LOT 5
REGISTERED PLAN 19
IN THE TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

PROPOSED:
SITE STATISTICS – ZONE RL3 sp:12

1. LOT AREA = 1,085.88 m² (557.5 m² Minimum).
2. LOT FRONTAGE = 30.17m (18.00m Minimum).
3. AREAS FOR COVERAGE =292.45
 - (A) EXISTING MAIN DWELLING =141.47
 - (B) FRONT PORCH =25.10
 - (C) SIDE COVERED AREA =8.21
 - (D) ROOM BELOW REAR DECK AREA =17.29
 - (E) NORTH SIDE ADDITION AREA =88.67
 - (F) PORCH ADDITION AREA =5.71
 - (G) SOUTH SIDE ADDITION AREA =6.00
4. LOT COVERAGE =26.93% (25.0% Maximum 271.47m²).
Minor Variance for 1.93% or 20.98m²
5. ESTABLISHED GRADE = 85.88m.
6. BUILDING HEIGHTS:
 - ROOF RIDGE =9.02m (10.00m Maximum);
7. SETBACKS:
 - FRONT = 8.51m to Dwelling (min 7.5m);
 - REAR =(7.61m to Dwelling) (7.50m Minimum);
 - SIDES: 1.28m AND 5.78m (1.20m & 1.20m Min);
8. FLOOR AREA =396.18 m².
9. FA/LOT RATIO =36.48% (37% Maximum 401.77m²).

PROPOSED
DESIGN

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
87 ALLAN ST.
OAKVILLE

ROCK CLIFF
CUSTOM HOMES

LUXURY CUSTOM HOMES
110 DUNN STREET, OAKVILLE
905-618-0007

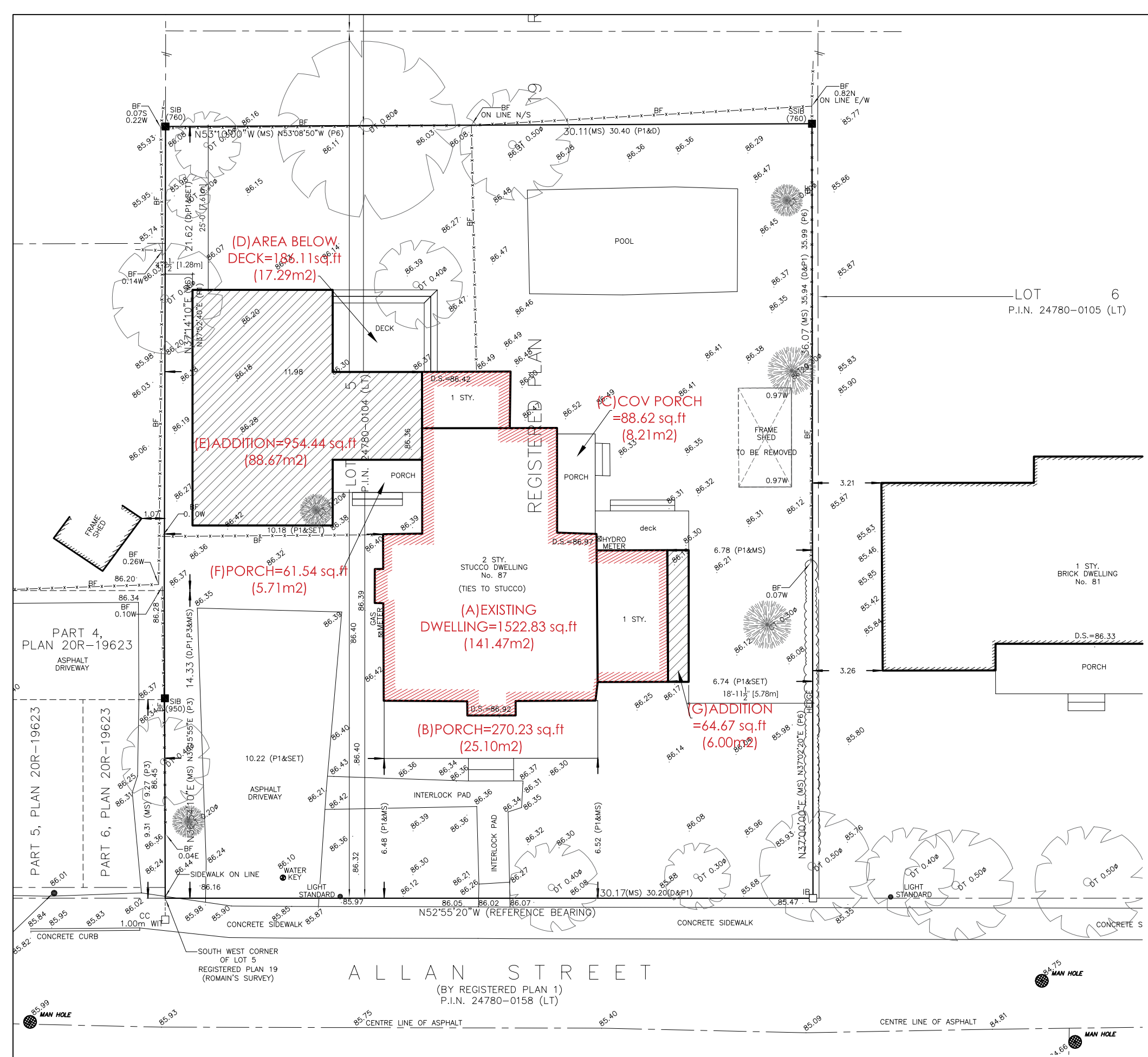
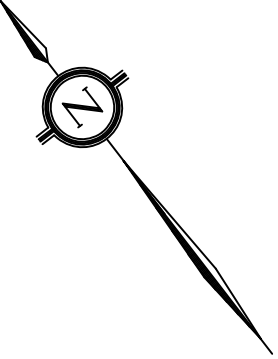
DRAWINGS TITLE
SITE PLAN

DATE
FEB 10 2022

SCALE
NOTED

SHEET NO.

A100



PROPOSED SITE PLAN

1/16"=1'-0"

1

A100



PROPOSED WEST ELEVATION (FRONT)

1/8"=1'-0"

1
A200

PROPOSED DESIGN

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
87 ALLAN ST.
OAKVILLE

ROCK CLIFF
CUSTOM HOMES

LUXURY CUSTOM HOMES
110 DUNN STREET, OAKVILLE
905-618-0007

DRAWINGS TITLE

PROPOSED
ELEVATION

DATE
FEB 10 2022

SCALE
NOTED

SHEET NO.

A200



PROPOSED EAST ELEVATION (REAR)

1/8"=1'-0"

1
A201

PROPOSED DESIGN

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
87 ALLAN ST.
OAKVILLE

ROCK CLIFF
CUSTOM HOMES

LUXURY CUSTOM HOMES
110 DUNN STREET, OAKVILLE
905-618-0007

DRAWINGS TITLE

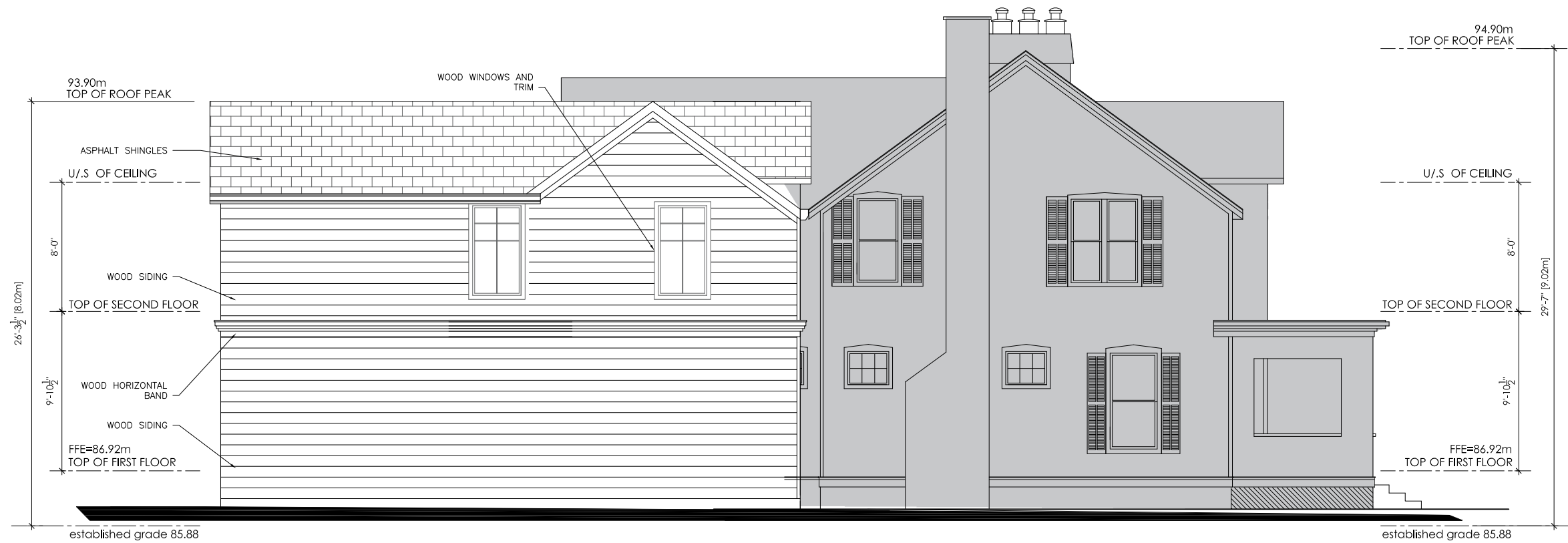
PROPOSED
ELEVATION

DATE
FEB 10 2022

SCALE
NOTED

SHEET NO.

A201



PROPOSED NORTH ELEVATION

1/8"=1'-0"

1
A202

PROPOSED DESIGN

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
87 ALLAN ST.
OAKVILLE

ROCK CLIFF
CUSTOM HOMES

LUXURY CUSTOM HOMES
110 DUNN STREET, OAKVILLE
905-618-0007

DRAWINGS TITLE

PROPOSED
ELEVATION

DATE
FEB 10 2022

SCALE
NOTED

SHEET NO.

A202



PROPOSED SOUTH ELEVATION

1/8"=1'-0"

1
A203

PROPOSED
DESIGN

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
87 ALLAN ST.
OAKVILLE

ROCK CLIFF
CUSTOM HOMES

LUXURY CUSTOM HOMES
110 DUNN STREET, OAKVILLE
905-618-0007

DRAWINGS TITLE

PROPOSED
ELEVATION

DATE
FEB 10 2022

SCALE
NOTED

SHEET NO.

A203