

ALLAN STREET
(BY REG'D PLAN 113)
PIN 24809-0001
CENTRELINE OF ASPHALT ROAD

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 55
REGISTERED PLAN 113
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
None

NOTABLES
Note the location of the Fences around the Subject Property.
Note the location of the Wood Deck along the Northwestern Limit of the Subject Property.

LEGEND
■ Survey Monument Found
SIB Standard Iron Bar N North
IB Iron Bar S South
(950) F. G. Cunningham O.L.S. E East
(OU) Origin Unknown W West
P1 Registered Plan 113
P2 Plan of Survey by McConnell - Jackson, O.L.S. dated September 7, 1972
P3 Plan of Survey by Fred. G. Cunningham Inc. O.L.S. dated November 24, 1998
P4 Plan of Survey by David Horwood Ltd., O.L.S. dated February 8, 2001
P5 Plan of Survey by David Horwood Ltd., O.L.S. dated May 12, 1999
FF Finished Floor Elevation
EG Established Grade Elevation
TW Top of Wall Elevation
BF Board Fence
PF Picket Fence
DEC. Deciduous Tree
CON. Coniferous Tree
UP Utility Pole
OHW Overhead Wires
LP Light Pole
MH Maintenance Hole
BOS Bottom of Slope
TOS Top of Slope

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 1B3, having an Elevation of 91.701 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 concrete foundation and perpendicular to property lines unless otherwise noted.

NOTE
This REPORT was prepared for Ravi Kulkarni 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 Northeasterly limit of Allan Street as shown on Plan BA 200, having a Bearing of N 45° 31' 20" W.

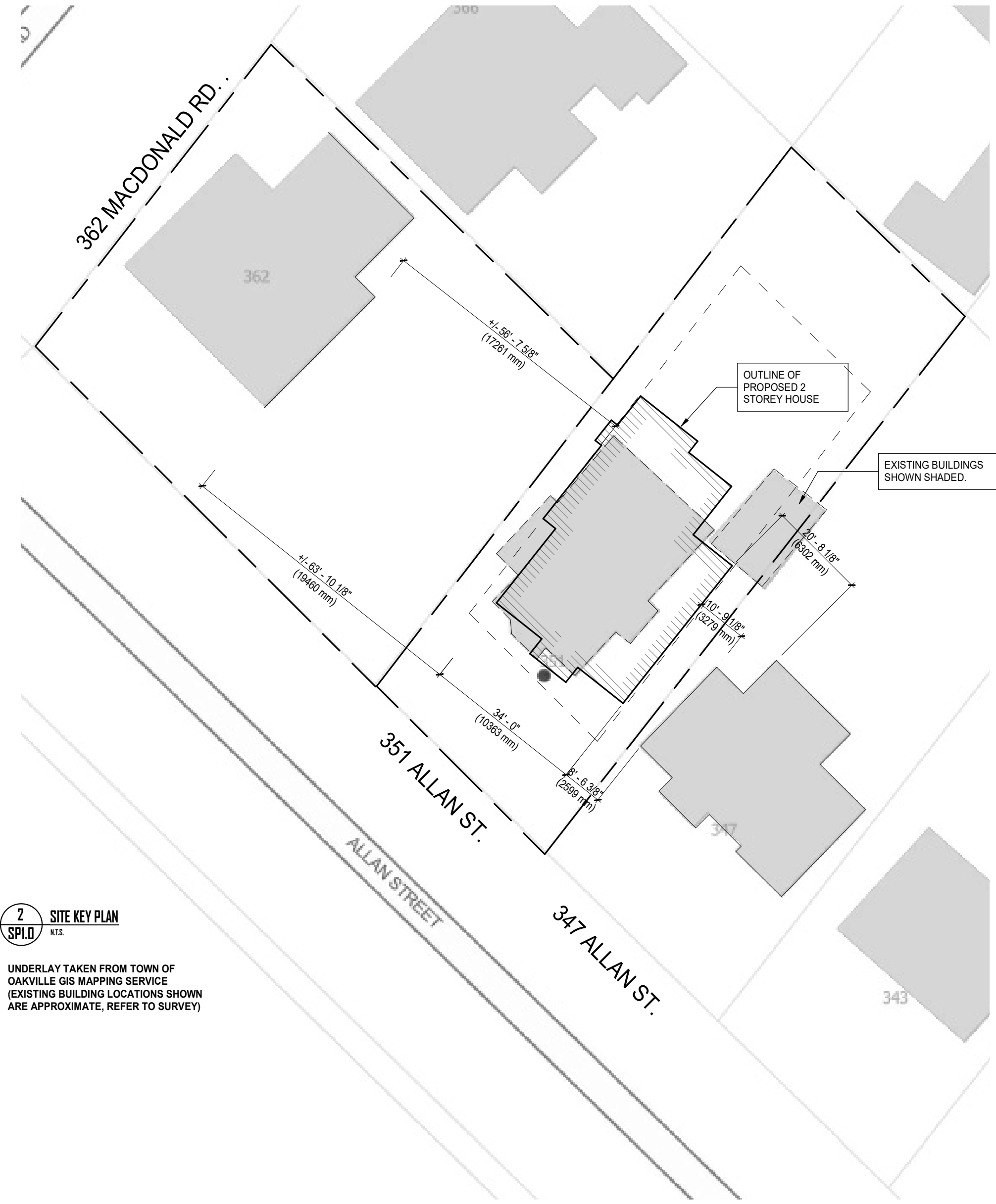
SURVEYOR'S CERTIFICATE
I certify that:
1: This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.
2: The survey was completed on the 19th day of January, 2021.

February 4, 2021
Date
Ashraf Rizk, O.L.S.
Party Chief: N.A. Drawn By: G.S. Checked By: A.R. Project: 21-010

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ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2147366

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

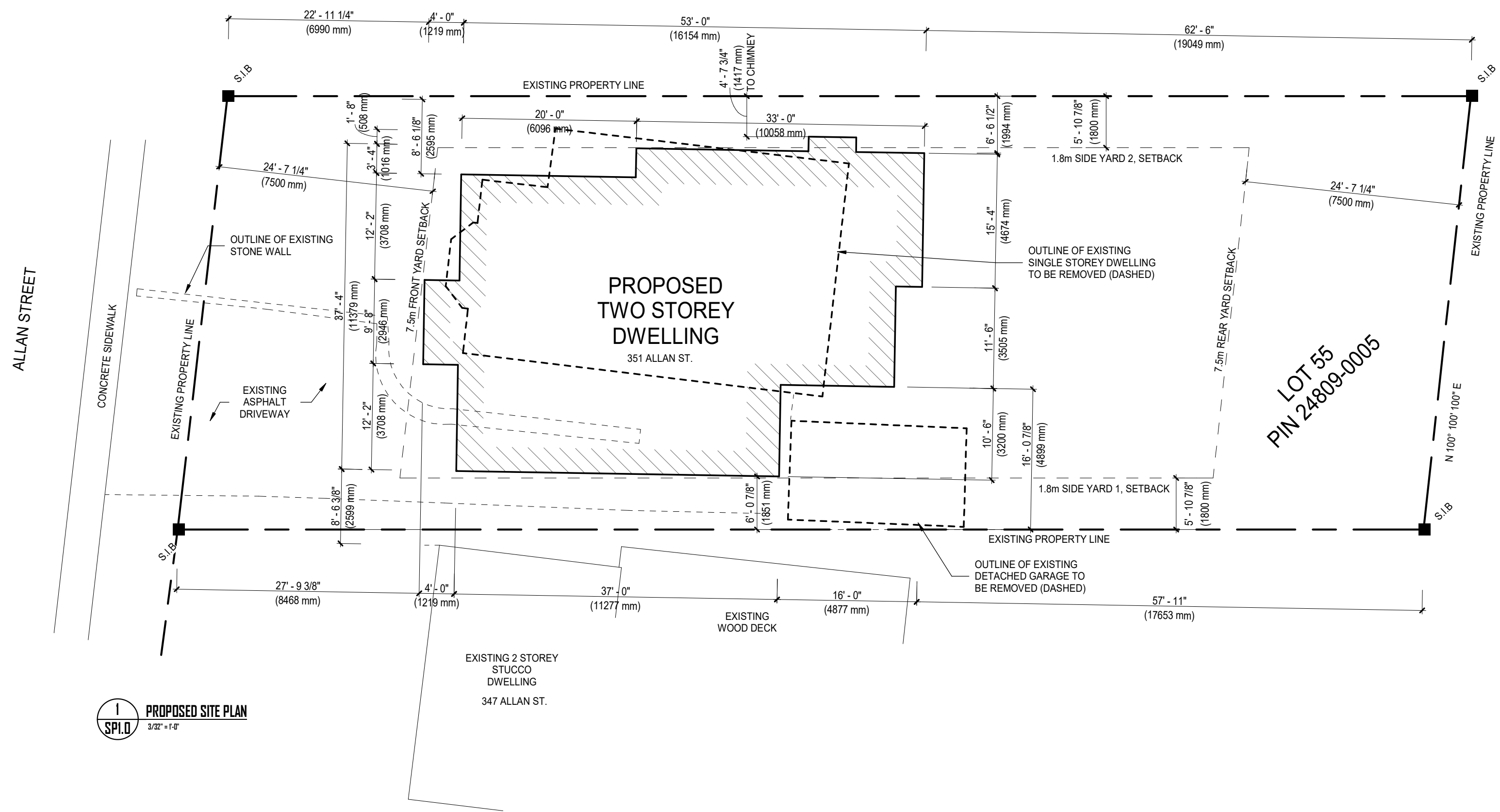


2 SITE KEY PLAN
SPL.D

UNDERLAY TAKEN FROM TOWN OF
OAKVILLE GIS MAPPING SERVICE
(EXISTING BUILDING LOCATIONS SHOWN
ARE APPROXIMATE, REFER TO SURVEY)

SITE DATA TABLE: (PROPOSED 2 STOREY ADDITION)

	STAT	EXISTING	REQUIRED	PROPOSED
AREAS	ZONE	RL3-0 (sp10)	RL3-0 (sp10)	(EXISTING UNCHANGED)
	LOT AREA	668m ²	557.5m ² (MIN.)	(EXISTING UNCHANGED)
	COVERAGE	104m ² (house) + 21m ² (garage) = 125m ² (19%)	104m ² (house) + 21m ² (garage) = 125m ² (19%)	163.3m ² (25%) (INCLUDES FRONT PORCH)
	BUILDING AREA (per OBC def.)	101m ²		157.4m ²
	GROSS FLOOR AREA (GFA)	101m ²		157.4 x 2 = 314.8m ²
	RES. FLOOR AREA (REA)	101m ²		117.1 + 146.8 = 263.9m ² (40.1%)
LOT LINE SETBACKS	GARAGE AREA	N/A	38m ² (sp10)	36.8m ²
	FRONT YARD	8.33m	1m LESS THAN EXT'G (8.33 - 1)	7.50m
	SIDE YARD 1	4.61m	1.8m (2 STOREY)	1.85m
	SIDE YARD 2	1.17m	1.8m (2 STOREY)	1.8m TO HOUSE / 1.4m TO CHIMNEY
	REAR YARD	21.5m	7.5m	17.65m
	PARKING		2 (1 UNDER COVER)	2 (1 UNDER COVER)
	HEIGHT		9m MAXIMUM	8.9m (29'-2")



1 PROPOSED SITE PLAN
SPL.D

No.	Date	Revised / Issued for:
1	22.01.17	ISSUED FOR CLIENT REVIEW
2	22.01.21	ISSUED FOR CLIENT REVIEW
3	22.02.16	Committee Review
4	22.03.22	Committee Review
5	22.04.07	Committee Review

SCOTT HOME
COMPANY

SINGLE FAMILY HOME
**NEW BUILD
REDEVELOPMENT**
351 ALLAN ST. OAKVILLE, ON

SITE PLAN

Project No: 065-22
Drawn By: C. P.

SP1.0



By: [Signature]	Project: [Signature]
Check: [Signature]	Date: [Signature]

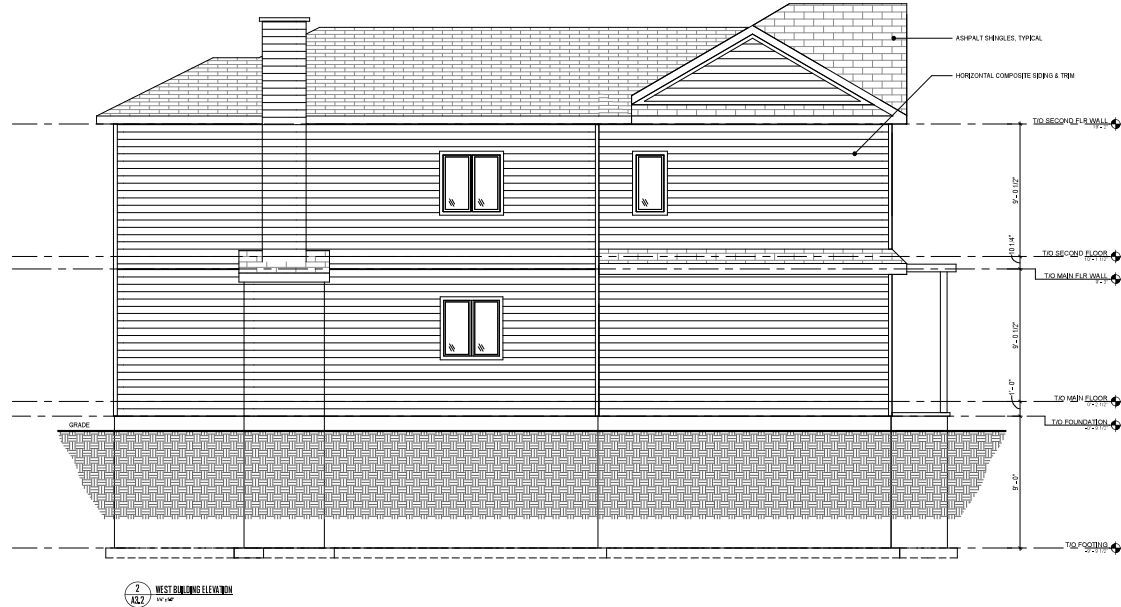
**SCOTT HOME
COMPANY**

HOUSE FAMILY HOME
**NEW BUILD
REDEVELOPMENT**
391 ALLAN ST., DAYTON, OH

**PROPOSED
BUILDING
ELEVATIONS**

DATE: 05-12 C.P.

A3.1



By: [Redacted]	Project: [Redacted]
Drawn: [Redacted]	Check: [Redacted]
Date: [Redacted]	Scale: [Redacted]

**SCOTT HOME
COMPANY**

HOUSE FAMILY HOME
**NEW BUILD
REDEVELOPMENT**
391 ALLAN ST., DAYTON, OH

**PROPOSED
BUILDING
ELEVATIONS**

DATE: 05-12 DRAWN: C.P.

A3.2

Town of Oakville

To whom it may concern,

We have reviewed Part D, Section 11.1.9 of the Livable Oakville Plan and conclude that the proposed development is in conformity with the policies contained in that section of the Plan.

- a) The built form of development, including scale, height, massing architectural character and materials is compatible with the surrounding neighbourhood.
- b) Development is compatible with the setbacks, orientation, and separation distances within the surrounding neighbourhood.
- c) Roads and or municipal infrastructure is adequate to provide water and wastewater service, waste management services and fire protection. This application pertains to the replacement of an existing dwelling so there is no increased demand for existing services.
- d) Surface parking is minimized as vehicles can be parked in the attached garage.
- e) Existing grading will be maintained so that there is no impact on abutting properties.
- f) The subject lands are not located within a Heritage Conservation District, nor do they abut the Trafalgar Road HCD,
- g) Existing utilities where be utilized.