

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 30
REGISTERED PLAN 1009
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
0 5 10 15 20 M
SCALE 1 : 200
J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
2 0 2 2
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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 the Subject Property.
LEGEND
■ Survey Monument Found
SIB Standard Iron Bar
IB Iron Bar
RIB Round Iron Bar
IP Iron Pipe
(760) K. H. McConnell, O.L.S.
(OU) Origin Unknown
(WIT) Witness
P1 Registered Plan 1009
P2 Registered Plan 1103
P3 Plan of Survey by McConnell, Jackson, O.L.S., dated June 27, 1972
P4 Plan of Survey by Vladimir Krmar Ltd., O.L.S., dated June 6, 1995
P5 Plan of Survey by J. H. Gelbloom Surveying Ltd., O.L.S., dated March 24, 2008
P6 Plan 20R-5608
P7 Plan of Survey by McConnell, Maughan Ltd., O.L.S., dated October 16, 1979
BF Board Fence
CLF Chain Link Fence
WIF Wrought Iron Fence
FF Finished Floor Elevation
TOH Top of Hydrant Elevation
EG Established Grade Elevation
TW Tap of Wall Elevation
DEC Deciduous Tree
CON Coniferous Tree
CB Catch Basin
DIB Ditch Inlet Catch Basin
WV Water Valve
MH Maintenance Hole
HY Hydrant
UP Utility Pole
OHV Overhead Wires
N North
S South
E East
W West
BENCHMARK
Elevations are referred to the Town of Oakville Benchmark No. 89, having an Elevation of 92.315 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 lines are perpendicular to property lines unless otherwise noted.
All building lines are measured to the foundation unless otherwise noted.

This REPORT was prepared for Hali and Andrew McDonald 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 Northeastly limit of Balsam Drive as shown on Registered Plan 1009, having a Bearing of N 45° 15' 00" 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 25th day of November, 2021.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-18869

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 28(3).

Feb. 10, 2022
Date
A. M. M.
Andrew Musil, O.L.S.
Party Chief: D.L. Drawn By: G.S. Checked By: A.M. Project: 21-359

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont. L6K 3W4
office@jglsurveying.ca
Phone (905) 338-8210 Fax (905) 338-9446

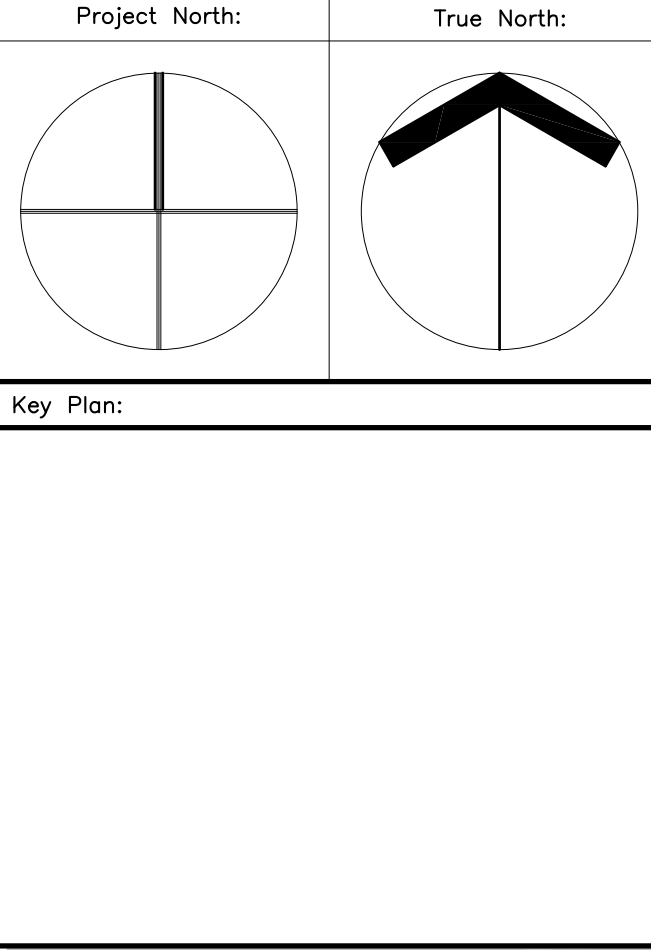
REFER & ADHERE TO ARBORIST REPORT &
TREE PRESERVATION PLAN FOR 185 Balsam
Drive BY GREENPRINT CONSULTING ARBORISTS
DATED -----, 2022

INFORMATION FOR THIS SITE PLAN IS FROM:
PLAN OF SURVEY OF AND TOPOGRAPHY OF
LOT 30
REGISTERED PLAN 1009
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

REGIONAL APPROVAL
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES
APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING
TO HALTON REGION STANDARDS AND SPECIFICATIONS AND
LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: _____ DATED: _____

The approval of the water system on private property is the
responsibility of the Local Municipality, regardless, the Applicant
must ensure that the Region of Halton's standards and specifications
are met, (the Water and Wastewater Linear Design Manual may be
obtained on Halton.ca or by calling 311) all water quality tests
must be completed to the Region of Halton's satisfaction before
the water supply can be turned on.



05	May.25.2022	Issued for CAV	G.R.
04	Apr.28.2022	Issued for review	G.R.
03	Apr.19.2022	Issue to client	G.R.
02	Apr.12.2022	Issue to client	G.R.
01	Apr. 5.2022	Issue to client	G.R.
No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			

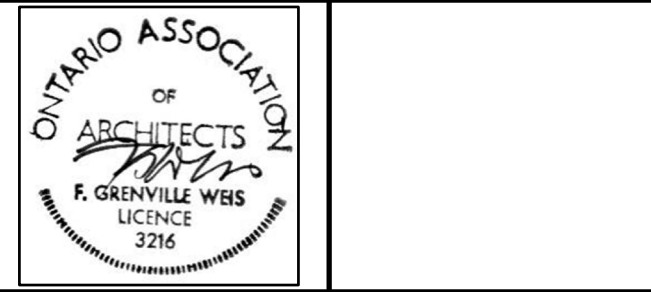
Note:
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Architect Consultant

**GREEN WEIS ARCHITECT
AND ASSOCIATES**

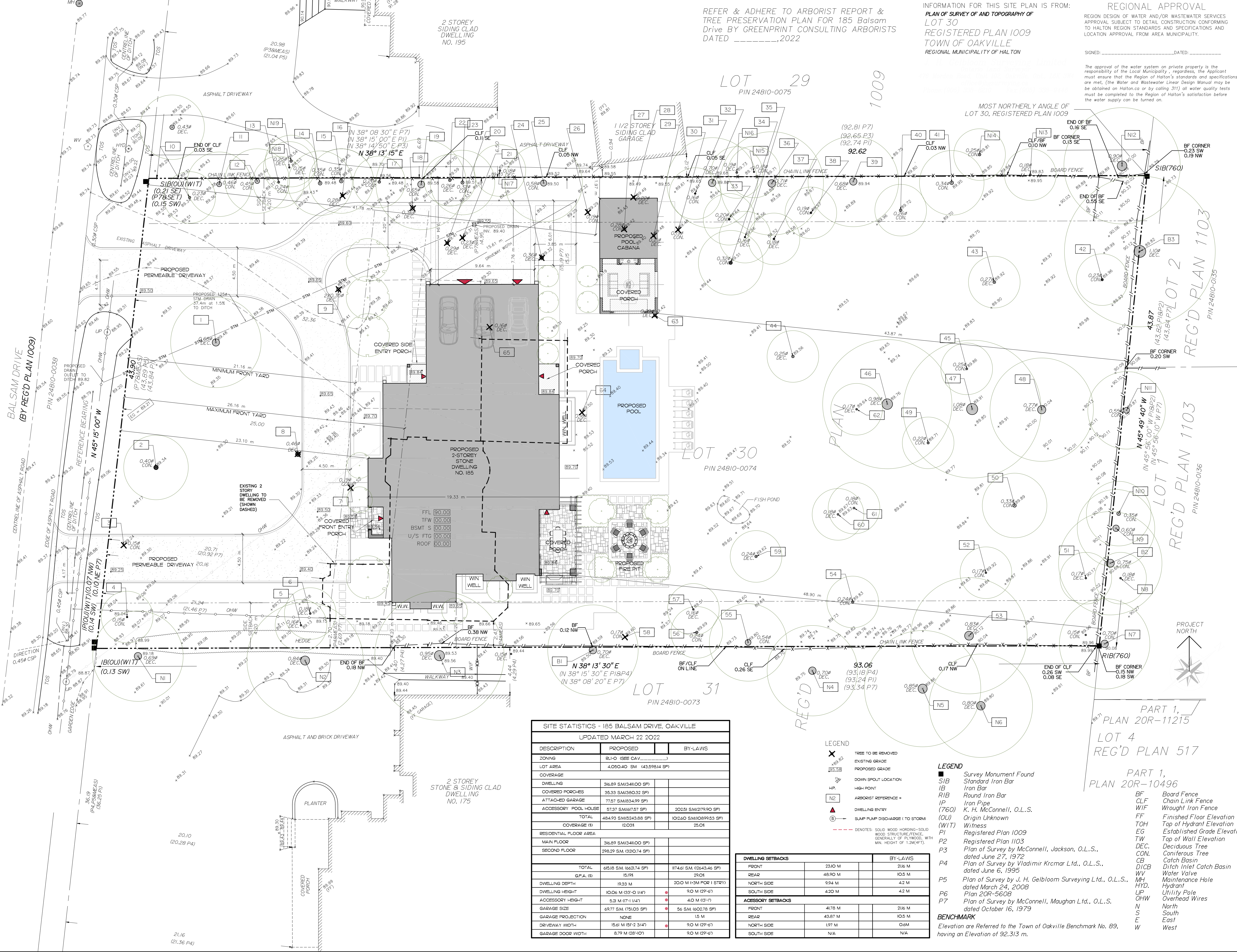
341 Kerr Street
Suite 210 Oakville
Ontario L6K 3B7
Tel (905) 842-1314
Fax (905) 842-1160

Project:
**MacDonald
Residence**
185 Balsam Drive
Oakville Ontario

Sheet Title:
SITE PLAN

Design By: G.W.	Drawn By: GR	Approved By: G.W.
Scale: 1:150	Drawing Start: FEB 2022	Project No.: 21.26
Drawing No:		

A1.0 of:





Project North:

True North:

Key Plan:

07	May.25/22	Issued for CAV	G.R
06	Apr 28/22	Issued for Review	G.R
05	Apr 12/22	Issued for client review	G.R
04	Mar 17/22	Issued for client review	G.R
03	Mar 08/22	Issued for client review	G.R
02	Jan 26/22	Issued for client review	G.R
01	Dec 23/21	Issued for client review	G.R
No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			

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ONTARIO ASSOCIATION OF ARCHITECTS

F. GRENVILLE WEIS

LICENCE 3216

Architect

Consultant

GREN WEIS ARCHITECT AND ASSOCIATES

341 Kerr Street
Suite 210 Oakville
Ontario L6K 3B7
Tel (905)842-1314
Fax (905)842-1160

Project:

MacDonald Residence

185 Balsam Drive

Oakville

Ontario

Sheet Title:

West Elevation & East Elevation

Design By:

G.W.

Drawn By:

LS

Approved By:

G.W.

Scale:

3/16" = 1'-0"

Drawing Start:

DEC 2022

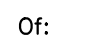
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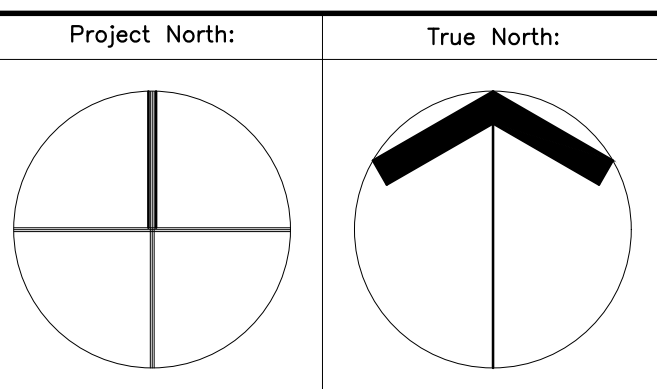
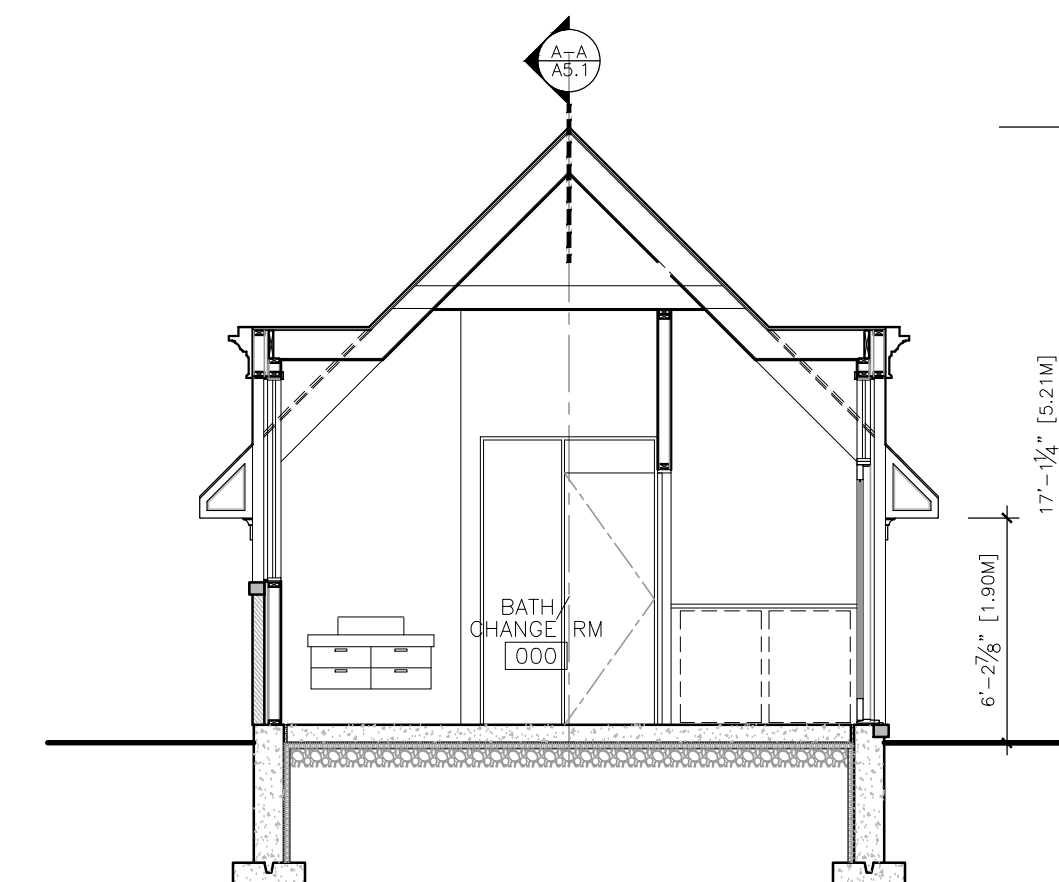
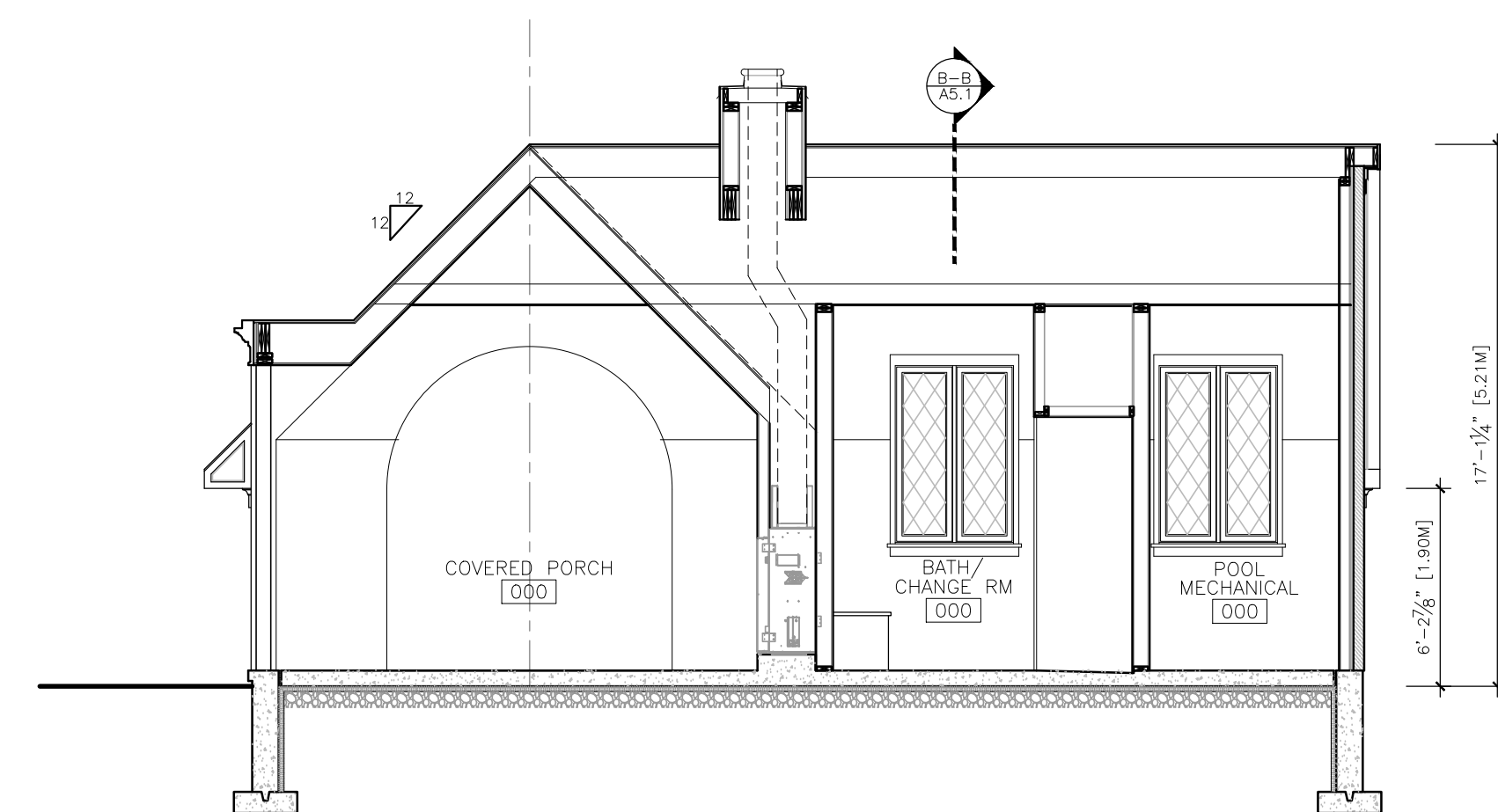
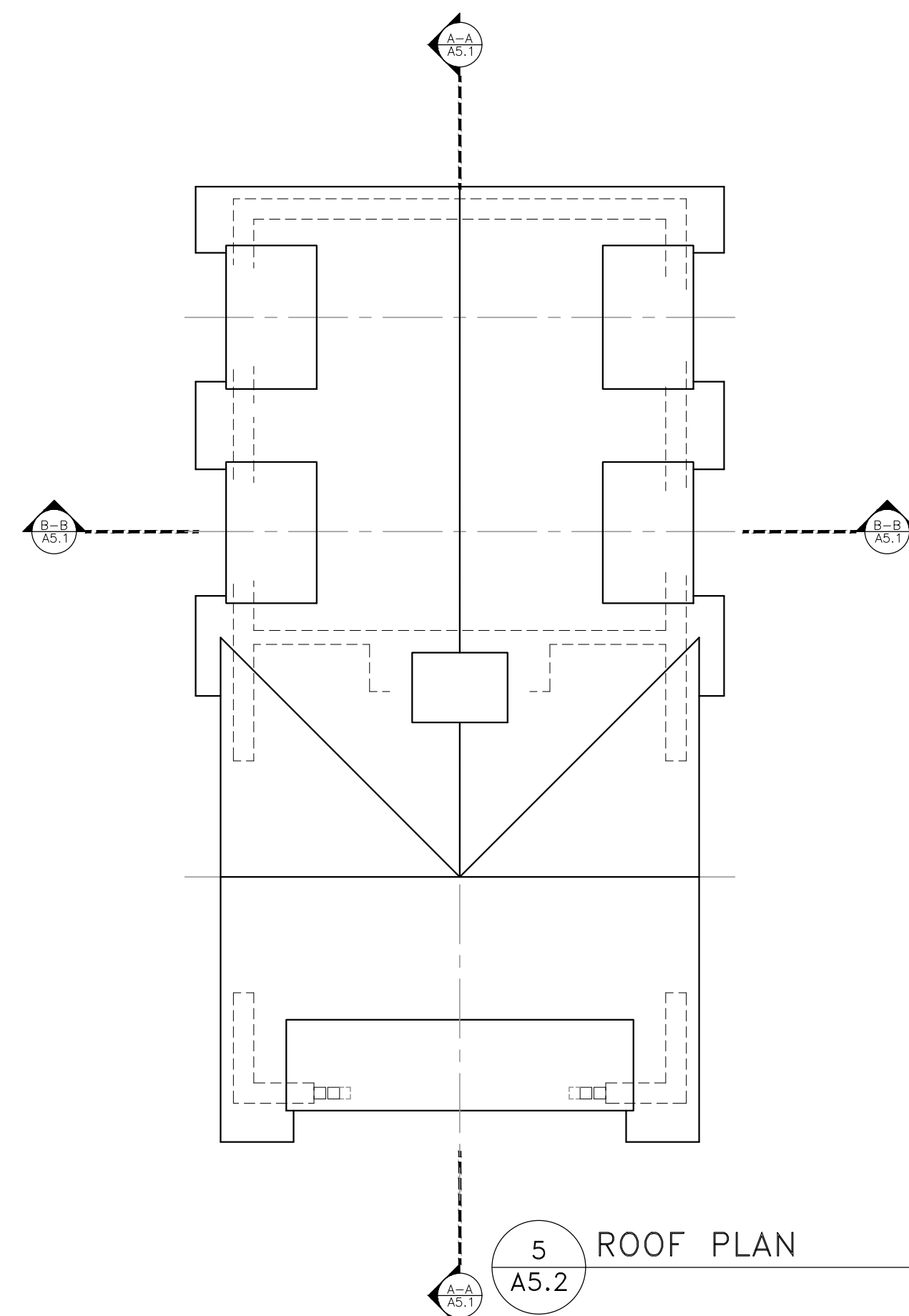
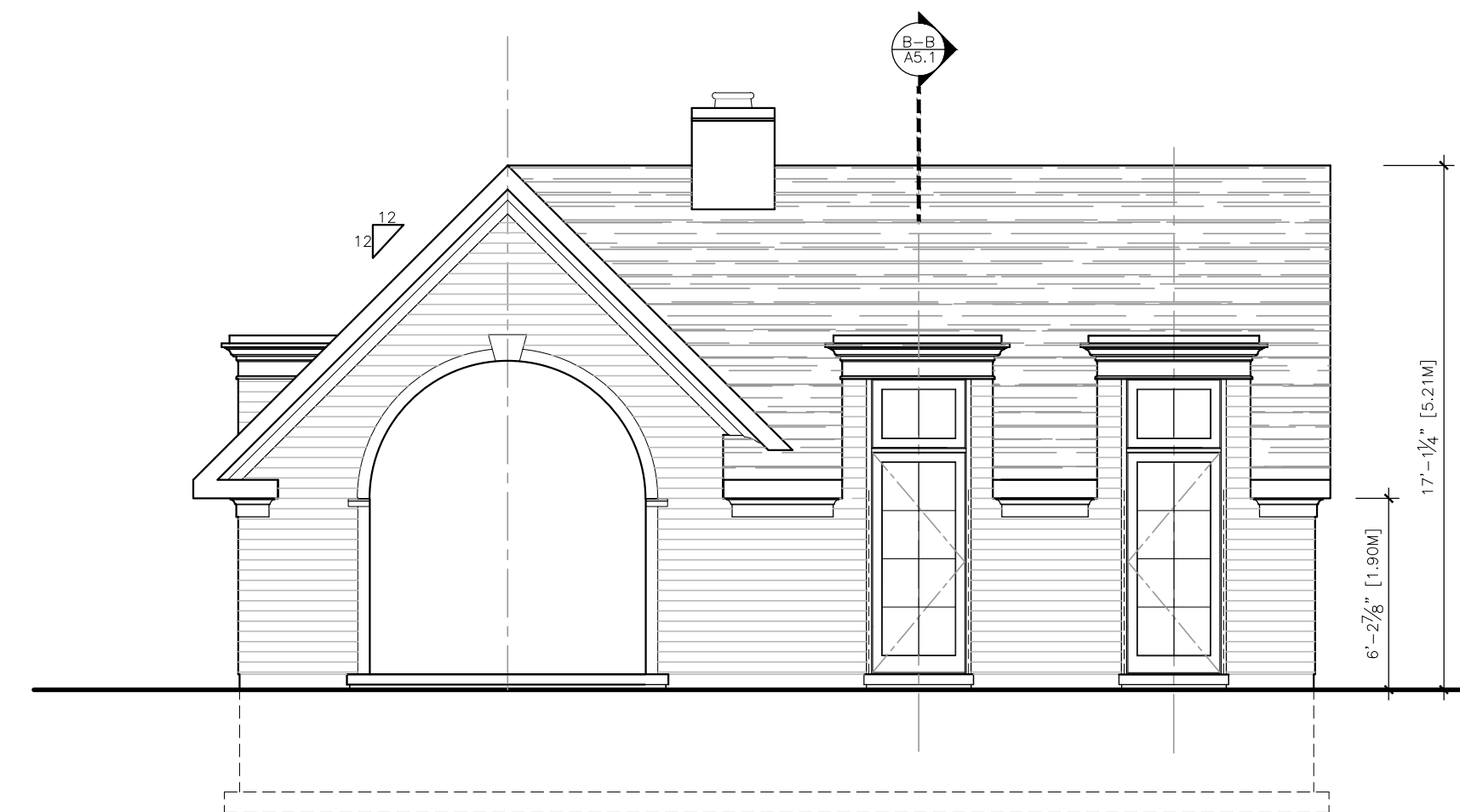
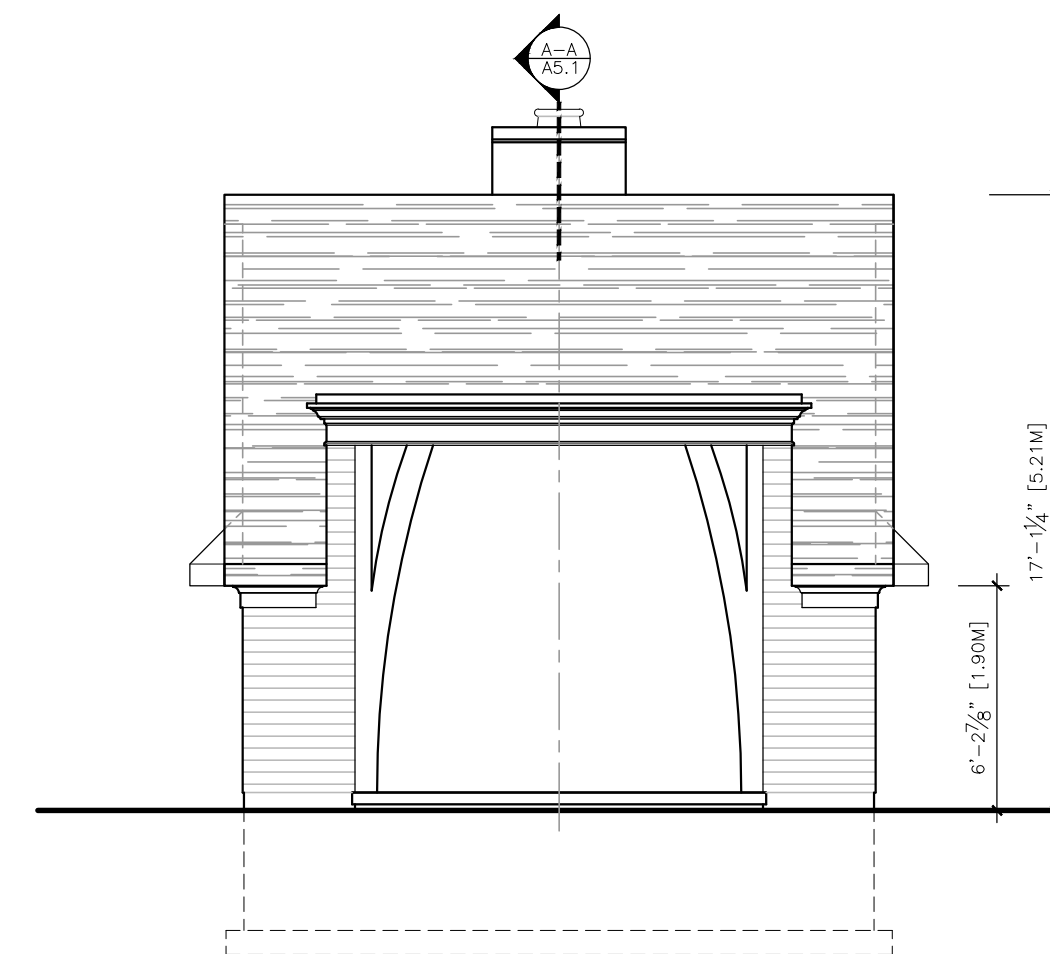
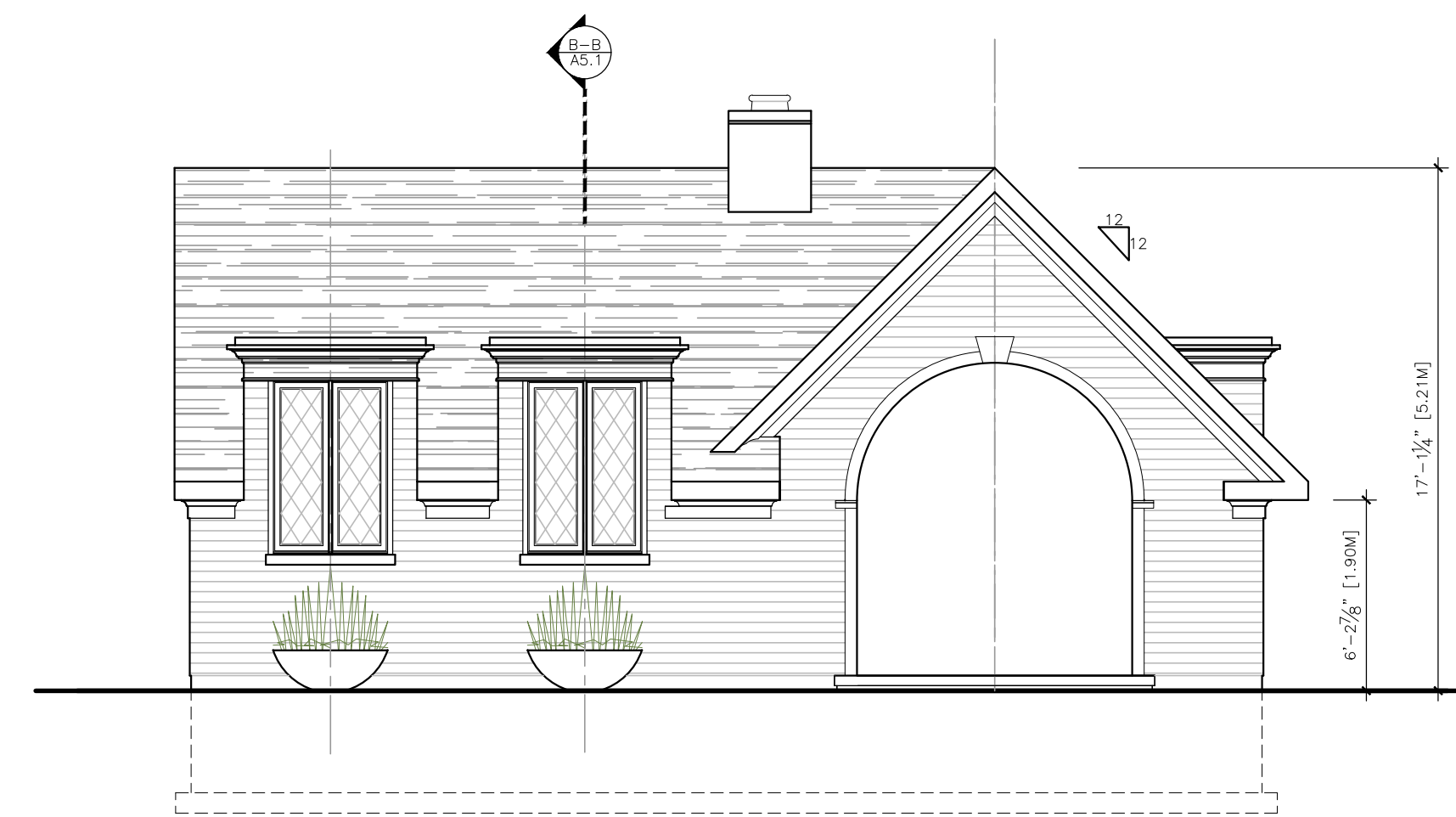
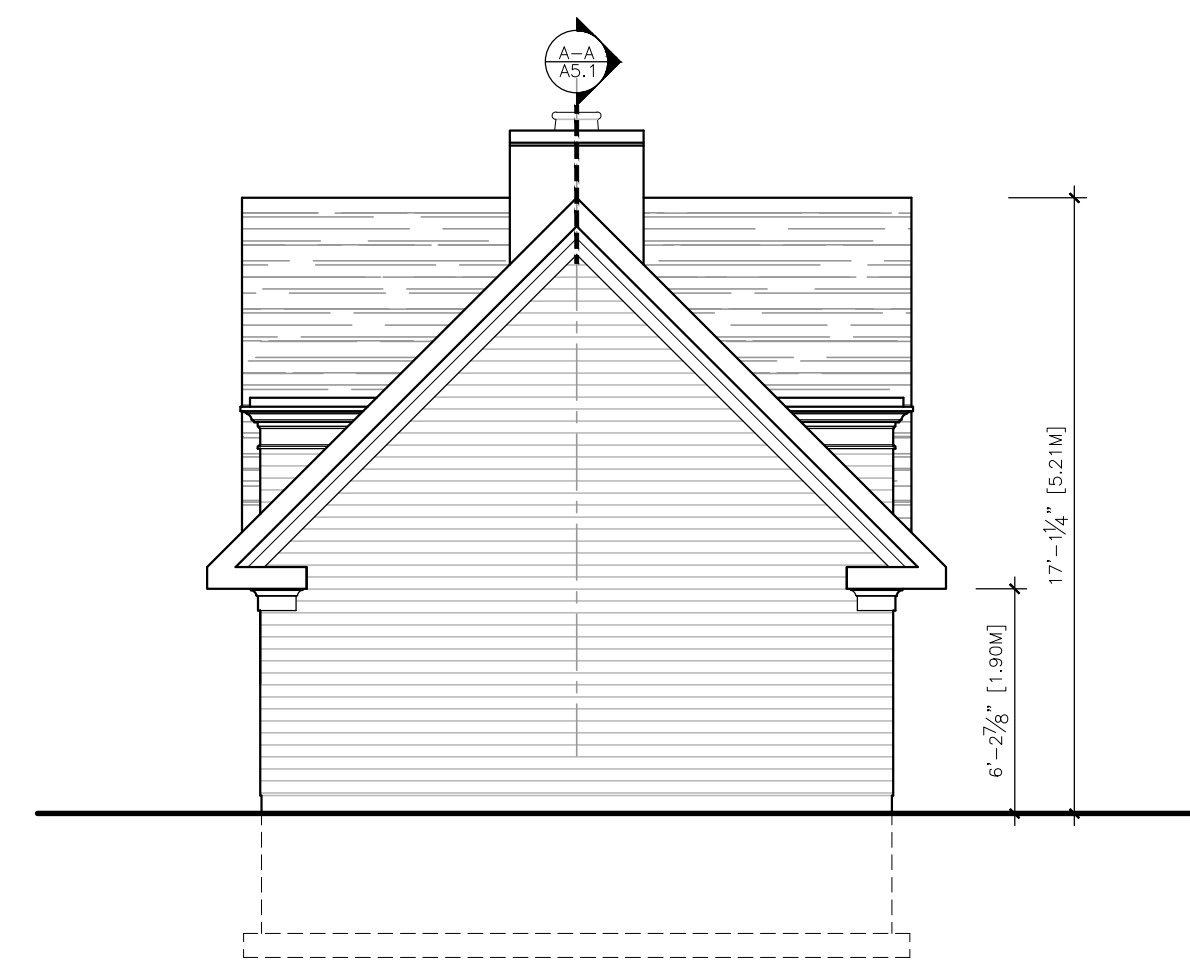
21.36

Drawing No:

A3.1

Of:





Key Plan:

[illegible]

07	May.25/22	Issued for CAV	G.R
06	Apr 28/22	Issued for Review	G.R
05	Apr 12/22	Issued for client review	G.R
02	Jan 26/22	Issued for client review	G.R
01	Dec 23/21	Issued for client review	G.R

No.	Date:	Issue/Revision	By:
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Drawing Issues/Revisions:

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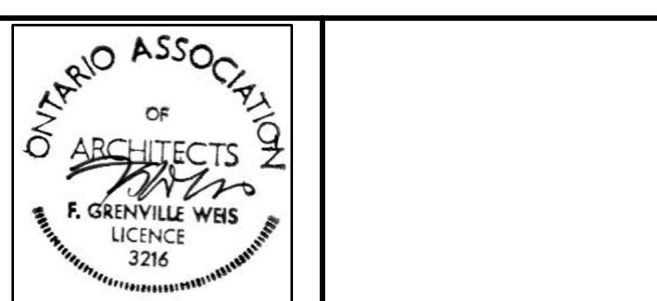
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Architect	Consultant
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GREN WEIS ARCHITECT
AND ASSOCIATES

341 Kerr Street
Suite 210 Oakville
Ontario L6K 3B7
Tel (905)842-1314
Fax (905)842-1160

Project: _____

MacDonald
Residence

185 Balcom Drive

185 Balsam Drive

Sheet Title:

Pool Cabana Elevations & Roof Plan & Sections

Design By: G.W.	Drawn By: LS	Approved By: G.W.
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Scale: 3/16" = 1'-0"	Drawing Start:	Project No.: 21.36
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Drawing No:

A5.2 Of: