

PART 2 – SURVEY REPORT

1. MONUMENTATION:
IN ACCORDANCE WITH THE ONTARIO REGULATION N° 525/91 UNDER THE SURVEYORS ACT.

2. COMPARISONS:
SOME DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THOSE DEPICTED ON PREVIOUS PLANS. COMPARISONS ON FACE OF THE PLAN.

3. FENCES:
AS INDICATED ON FACE OF THE PLAN.

4. NOTABLE FEATURES:
ASIDE FROM FENCING, WE FOUND NO VISIBLE ITEM(S) THAT MAY CONSTITUTE AN ENCROACHMENT.

5. EASEMENTS/RIGHTS-OF-WAY:
SUBJECT TO BELL CANADA EASEMENT OVER THE REAR 1.22 METRES AS IN INSTRUMENT 42512.

6. FLOODPLAIN NOTE:
THE SUBJECT LANDS ARE WITHIN THE LIMITS OF FLOODPLAIN FOR WEDGEWOOD CREEK AND ARE REGULATED BY CONSERVATION HALTON POLICIES. FLOODPLAIN ELEVATION WAS SET AT 89.28m AS PER CONSERVATION HALTON CONFIRMATION.

6. ZONING:
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.
(A) LOT AREA = 1,185 m²;
(B) LOT FRONTAGE (At 7.5m Setback) = 29.82m;

SURVEYOR'S REAL PROPERTY REPORT – PLAN OF LOT 89

REGISTERED PLAN 628

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150

3 0 3 6 9

GRAPHIC SCALE – METRES

KEY PLAN

NOT TO SCALE

ASSOCIATION OF ONTARIO LAND SURVEYORS

PLAN SUBMISSION FORM

1 8 9 8 5 2 3

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Regulation 1026, Section 29(3).

TOPOGRAPHIC LEGEND

AW DENOTES ANCHOR WIRE(S)

BB DENOTES BELL BOX

CB DENOTES U/G BELL CABLE

CON-0.20 DENOTES CONIFEROUS TREE 0.20 DIA

DEC-0.20 DENOTES DECIDUOUS TREE 0.20 DIA

FH DENOTES FIRE HYDRANT

GA DENOTES GAS METER

GV DENOTES GAS VALVE

LS DENOTES U/G GAS MAIN

+-+ DENOTES U/G HYDRO CABLE

LS DENOTES LIGHT STANDARD (LAMP)

MAN DENOTES MANHOLE

OW DENOTES OVER HEAD WIRE(S)

-SAN- DENOTES SANITARY SEWER

STM DENOTES STORM SEWER

UT DENOTES UTILITY POLE

UPLS DENOTES UTILITY POLE/LIGHT STANDARD

WV DENOTES WATER VALVE (KEY)

-W- DENOTES U/G WATER MAIN

LEGEND:

■ DENOTES SURVEY MONUMENT FOUND

□ DENOTES SURVEY MONUMENT SET

SIB DENOTES STANDARD IRON BAR

SOB DENOTES SHORT STANDARD IRON BAR

IP DENOTES IRON PIPE

P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER

(E) DENOTES NO IDENTIFICATION

(S) DENOTES H.D. SEWELL O.L.S.

(950) DENOTES CUNNINGHAM MCCONNELL LIMITED

PROP DENOTES PROPORTION

(R) DENOTES RADIAL

P-1 DENOTES REGISTERED PLAN 628

P-2 DENOTES PLAN BY H.D. SEWELL JULY 5 1956

BEARING NOTE

ALL BEARINGS SHOWN HEREON ARE ASTRONOMIC AND WERE DERIVED FROM THE SOUTHEAST LIMIT OF DEVON ROAD HAVING A BEARING OF N38°56'00"E IN ACCORDANCE WITH REGISTERED PLAN 628.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK N° 0-68 HAVING AN ELEVATION OF 97.625m (CGVD-1928).

CLIENT'S NOTE

THIS REPORT WAS PREPARED FOR ALEXANDER AND DANUTA KOVACH AND THEIR SOLICITOR(S), MORTGAGEE(S) AND (OR) AGENT(S) AND THE UNDERSIGNED ACCEPTS 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 MAY 30, 2014.

DATE: JUNE 6, 2014

JAROSLAW LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

CUNNINGHAM MCCONNELL LIMITED

ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38 OAKVILLE, ONTARIO L6L 2X4
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FAX (905) 845-3519
E-mail: cmls@rogers.net

205 MAIN STREET MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
E-mail: cml@primus.ca

OFFICE OF ORIGIN: OAKVILLE
CLIENT: A KOVACH
O.L.S. FILE N° 21-14

PLAN 21-14-2

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1 PROPOSED FRONT ELEVATION
A5 1/8"=1'-0"

DO NOT SCALE
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.

NO.	DATE:	REVISION	CH'D
1.	30Mar2022	C of A Drwg Subm	GR.

NOTES:

- ☐ ISSUED FOR CONSTRUCTION
- ☐ ISSUED FOR PRICING
- ☐ ISSUED FOR BLDG. PERMIT
- ☒ ISSUED FOR PRELIM. REVIEW

Orientation	Stamp



CDI
Inc.

Architectural Building Design
Consultant
CITYSCAPE DESIGN INNOVATION INC.
38 SELVAPIANO CRESCENT
WOODBIDGE, ONTARIO
L4H 0X2
cdi_inc@rogers.com
BUS. (289) 553-0579

Client/Project	
PROPOSED RESIDENCE FOR: CUSTOM RESIDENCE 1362 DEVON ROAD OAKVILLE, ONTARIO	
Scale	Date
3/16=1'-0"	MARCH 7, 2022
Drawing Title	
PROPOSED FRONT ELEVATION	
Sheet Number	
A5	

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Client/Project
PROPOSED RESIDENCE FOR:
CUSTOM RESIDENCE
1362 DEVON ROAD
OAKVILLE, ONTARIO

Scale
3/16=1'-0"

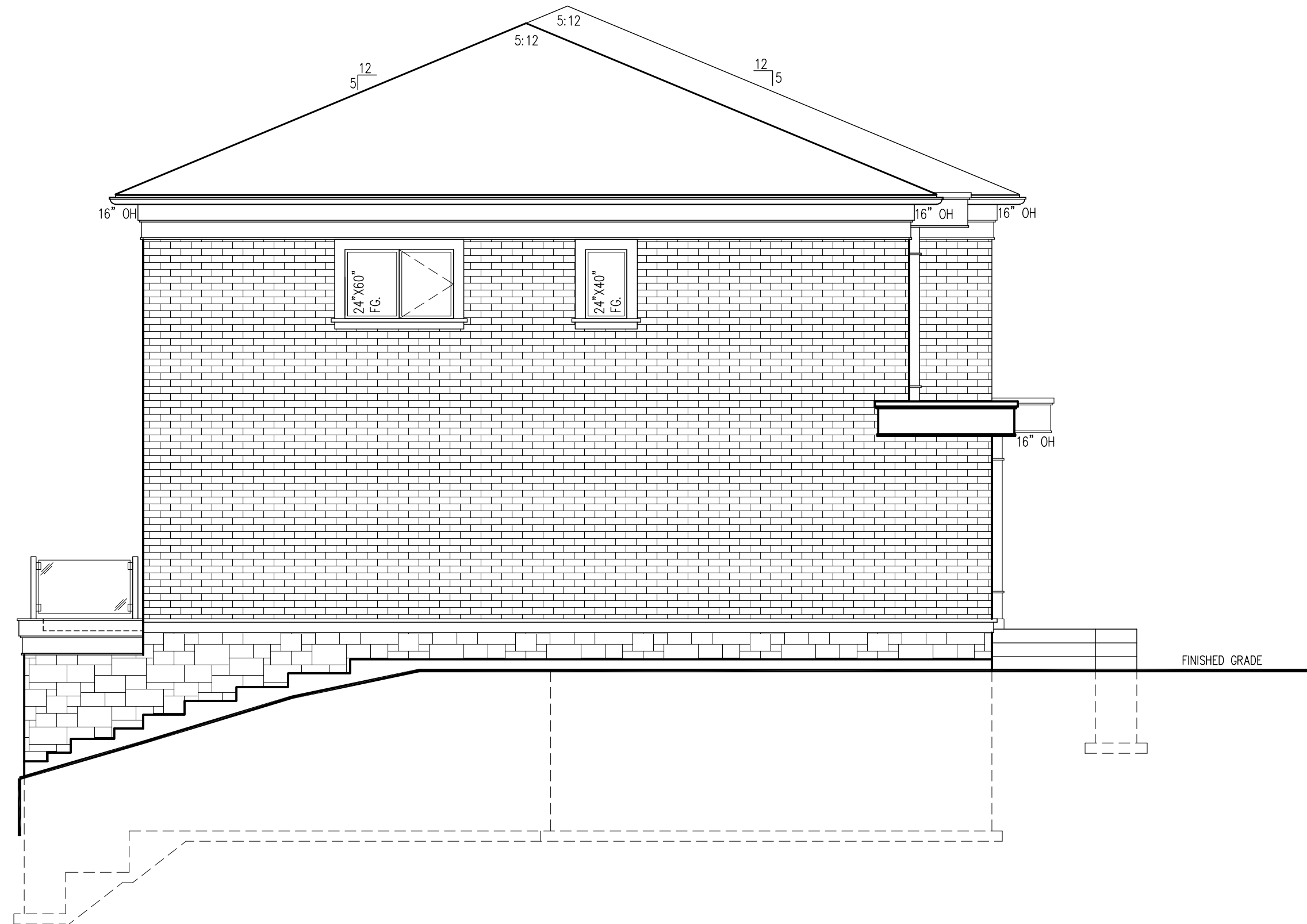
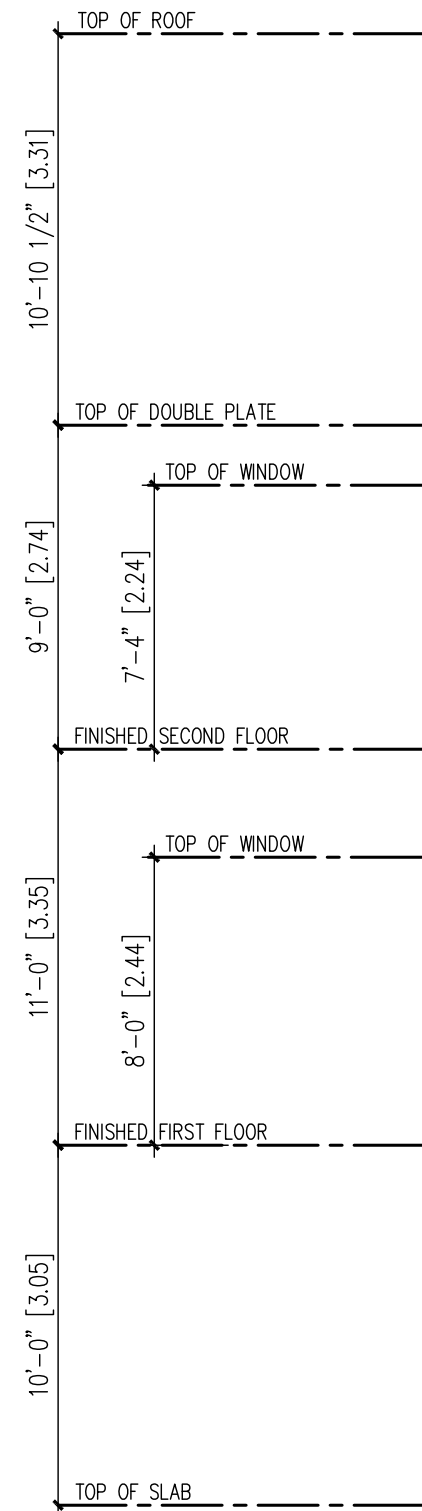
Date
MARCH 7, 2022

Drawing Title
PROPOSED REAR
ELEVATION

Sheet Number
A6



1 PROPOSED REAR ELEVATION
A5 1/8"=1'-0"



1
A7 PROPOSED LEFT ELEVATION
1/8"=1'-0"

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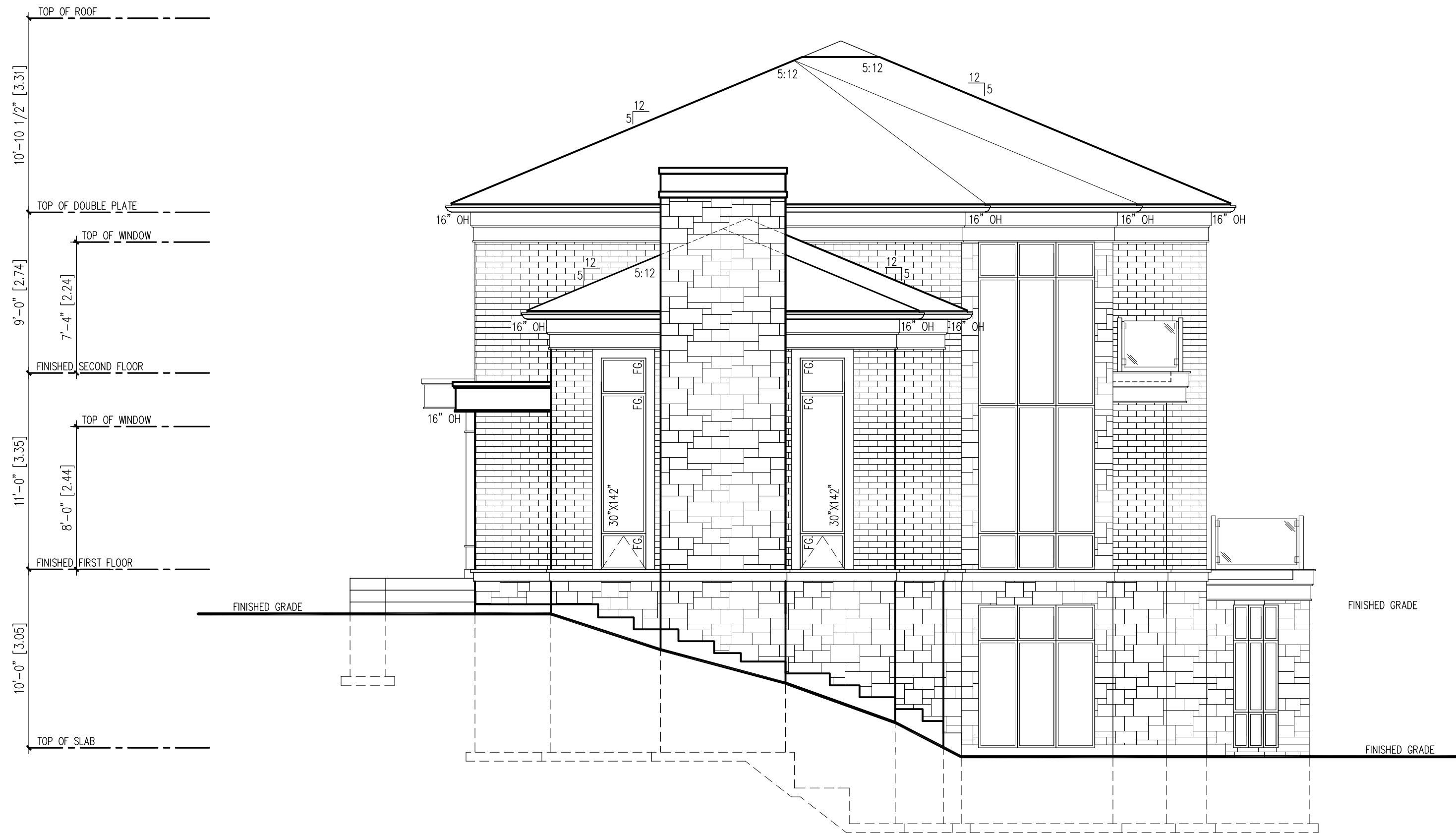
Orientation	Stamp



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Client/Project	
PROPOSED RESIDENCE FOR: CUSTOM RESIDENCE 1362 DEVON ROAD OAKVILLE, ONTARIO	
Scale	Date
3/16=1'-0"	MARCH 7, 2022
Drawing Title	
PROPOSED LEFT ELEVATION	
Sheet Number	
A7	



1
A8 PROPOSED RIGHT ELEVATION
1/8"=1'-0"

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OAKVILLE, ONTARIO

Scale
3/16=1'-0"

Date
MARCH 7, 2022

Drawing Title
PROPOSED RIGHT
ELEVATION

Sheet Number
A8