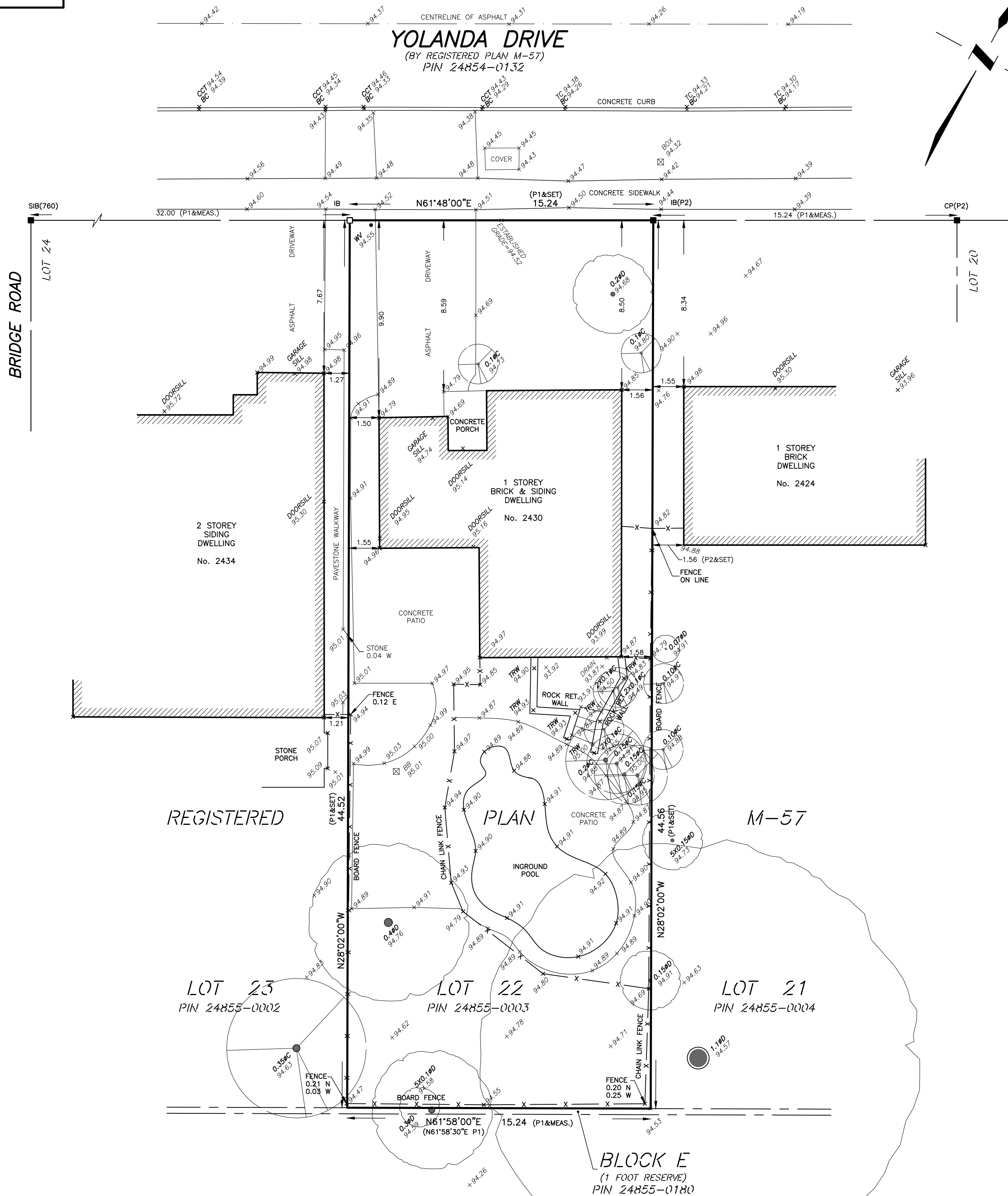


METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 22
REGISTERED PLAN M-57
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2021

REPORT SUMMARY

PROPERTY DESCRIPTION: 2430 YOLANDA DRIVE, BEING LOT 22,
REGISTERED PLAN M-57, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF
HALTON, PIN 24855-0003

THERE ARE NO EASEMENTS REGISTERED ON TITLE.

COMMENTS: NOTE LOCATION OF FENCES.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928,
AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 12, HAVING
A PUBLISHED ELEVATION OF 91.272 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT
OF YOLANDA DRIVE AS SHOWN ON PLAN M-57, HAVING A BEARING OF
N61°48'00"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
CP	DENOTES	CONCRETE PIN
BB	DENOTES	BELL BOX
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
TRW	DENOTES	TOP OF RETAINING WALL
WV	DENOTES	WATER VALVE
PROP	DENOTES	PROPORTIONED
P1	DENOTES	REGISTERED PLAN M-57
P2	DENOTES	TARASICK McMILLAN KUBICKI LTD., O.L.S., JUNE 29, 2021
(760)	DENOTES	K.H.McCONNELL, O.L.S.

0.20φ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20φ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR FINE LINES DESIGN INC. AND THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

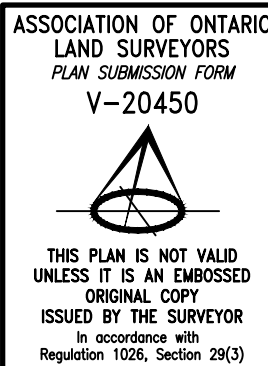
SURVEYOR'S CERTIFICATE

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 NOVEMBER 9, 2021

NOVEMBER 30, 2021
DATE

BORYS KUBICKI
ONTARIO LAND SURVEYOR



TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: A.G

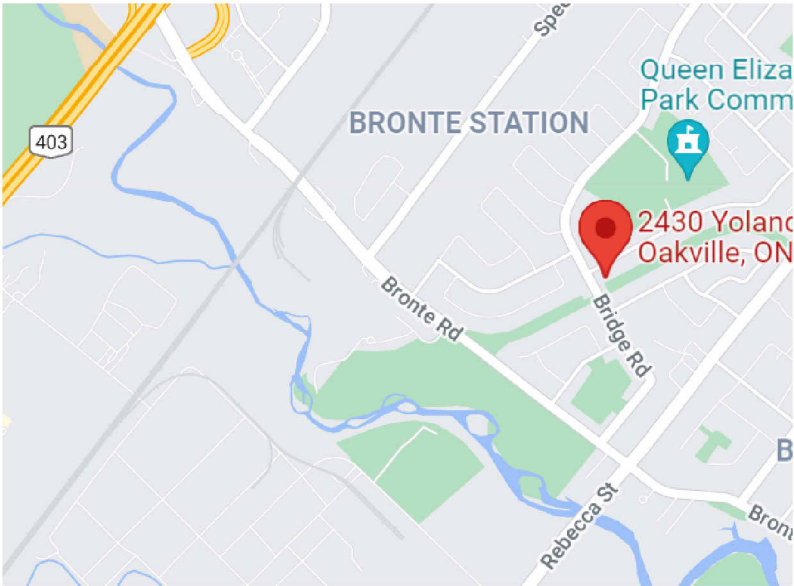
FILE No. 9269-SRPR-T

2430 YOLANDA DRIVE

COMMITTEE OF ADJUSTMENT



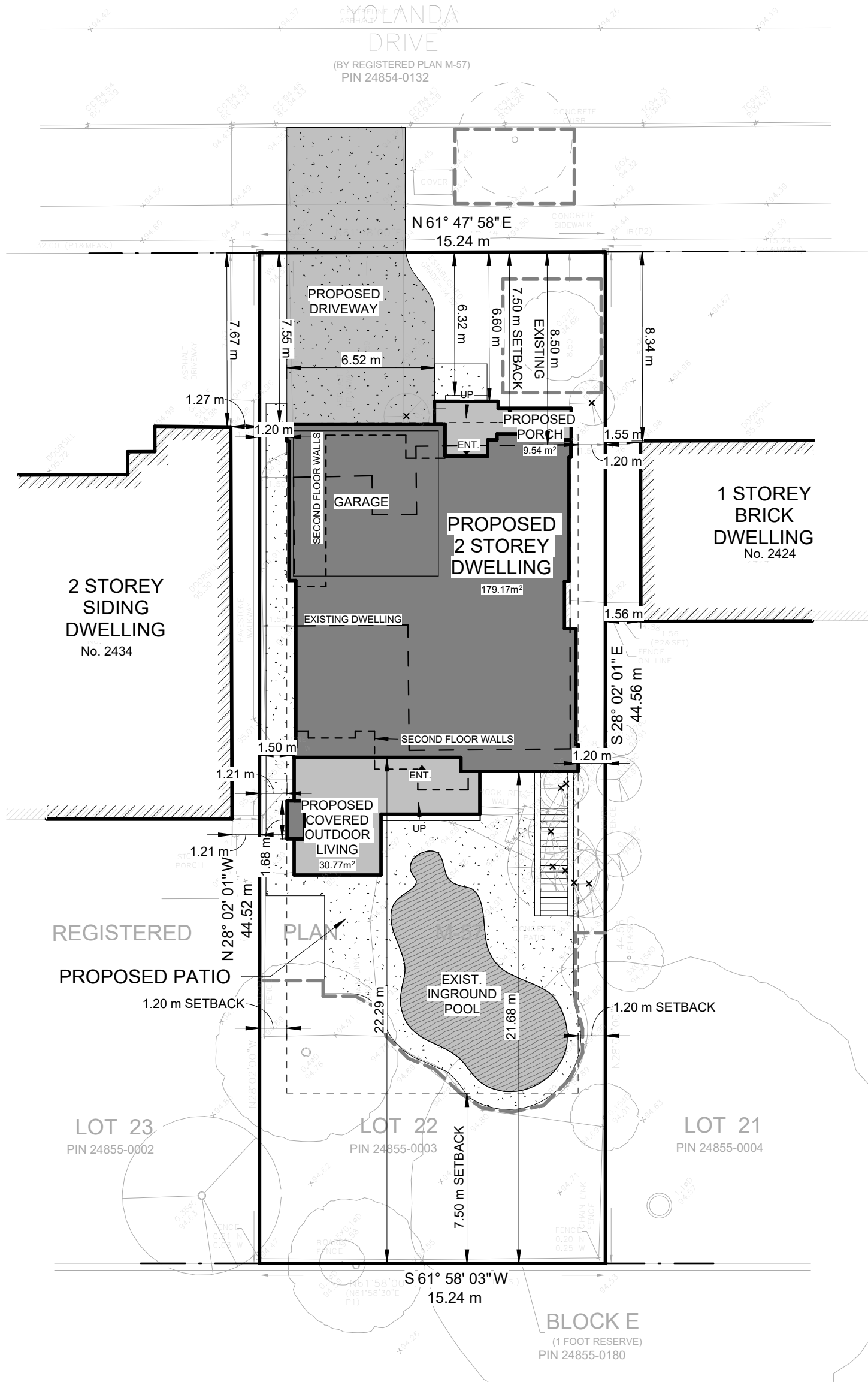
TITLE SHEET



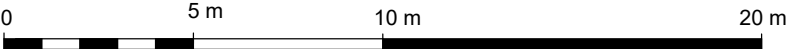
KEY MAP

DRAWING LIST - ZONING	
TITLE SHEET	Z01.1
SITE PLAN	Z02.1
BASEMENT PLAN	Z02.2
MAIN FLOOR PLAN	Z02.3
2nd FLOOR PLAN	Z02.4
ROOF PLAN	Z02.5
EAST ELEVATION	Z03.1
SOUTH ELEVATION	Z03.2
WEST ELEVATION	Z03.3
NORTH ELEVATION	Z03.4

Scale: 2022-07-12 5:08:41 PM



SITE STATISTICS									
ZONING:		LOT NO:		PLAN NO:		LOT AREA:		LOT FRONTAGE:	
RL3-0		22		M-57		678.82m²		15.24m	
DESCRIPTION			PROPOSED	%	REQUIRED	%	SETBACKS	REQUIRED	PROPOSED
LOT COVERAGE ⁽¹⁾			219.48m²	32.3	237.58m²	35%	FRONT YARD	7.50m	6.32m
							REAR YARD	7.50m	21.37m
FLOOR AREA ⁽²⁾	1ST FLOOR		134.56m²				SIDE YARD (WEST)	1.20m	1.20m
	2ND FLOOR		157.38m²				SIDE YARD (EAST)	1.20m	1.20m
	TOTAL		291.94m²	43.0	278.31m²	41%	HEIGHT	9.00m	9.00m
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE					REQ'D.	PROP.			
(2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS			BLDG. STOREYS		2	2			
			PARKING SPACES		1	2			



SITE PLAN

Scale: 1 200
2022-07-12 5:08:44 PM

NEW CUSTOM HOME
2430 YOLANDA DRIVE, OAKVILLE

FINE LINES DESIGN

Z02.1



SOUTH ELEVATION

Scale: 1 : 75

2022-07-12 5:08:47 PM

NEW CUSTOM HOME
2430 YOLANDA DRIVE, OAKVILLE

FINE LINES DESIGN

Z03.2



EAST ELEVATION

Scale: 1 : 75

2022-07-12 5:08:46 PM

NEW CUSTOM HOME
2430 YOLANDA DRIVE, OAKVILLE

FINE LINES DESIGN | Z03.1



WEST ELEVATION

Scale: 1 : 75 2022-07-12 5:08:48 PM