

NOTABLES
Note the location of the Fences around the Subject Property.

LEGEND

Survey Monument Found	N	Denotes North
Survey Monument Set	S	Denotes South
Standard Iron Bar	E	Denotes East
Iron Bar	W	Denotes West
Round Iron Bar		
Origin Unknown		
(1517)		
Tarasick McMillan Kubicki Ltd., O.L.S.		
H.D. Sewell O.L.S.		
Registered Plan 689		
P2 Plan of Survey by Sewell & Sewell dated January 8, 1958		
P3 Plan of Survey by Tarasick McMillan Kubicki Ltd., dated May 17, 2016		
P4 Plan of Survey by Tarasick, McMillan Ltd., dated November 20, 1989		
P5 Plan of Survey by Sewell & Sewell dated January 21, 1958		
P6 Plan of Survey by J.H. Gelbloom Surveying Ltd., dated October 21, 2015		
FF Finished Floor		
EG Established Grade		
BF Board Fence		
UP Utility Pole		
WV Water Valve		
MH Maintenance Hole		
DEC. Deciduous		
CON. Coniferous		
CSP Corrugated Steel Pipe		
INV. Invert Elevation		
TW Top of Wall Elevation		
PF Picket Fence		
PROP Proportion		

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 26
having an Elevation of 99.1479 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 to the foundation and perpendicular to property lines
unless otherwise noted.

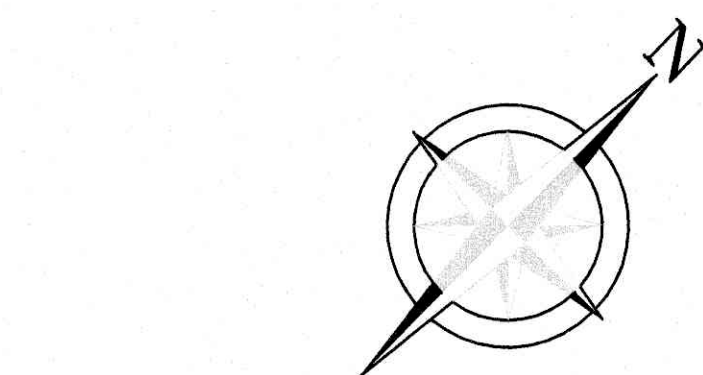
This REPORT was prepared for Rajiv Chugh and the undersigned accepts
no responsibility for use by other parties.

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 Southeasterly limit of
Baldwin Drive as shown on Reg'd Plan 689, having a Bearing
of N 44° 11' 30" E.

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 23rd day of March, 2022.

19 May 2022
Date
J. H. Gelbloom, O.L.S.
Party Chief
L.K.
Drawn By
N.A.
Checked By
J.G.
Project
22-050
J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4
office@jhgsurveying.ca
Phone: (905) 338-8210 Fax: (905) 338-9446



MORRISON ROAD

(N 44° 11' 30" E P1)
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REGISTERED

PLAN

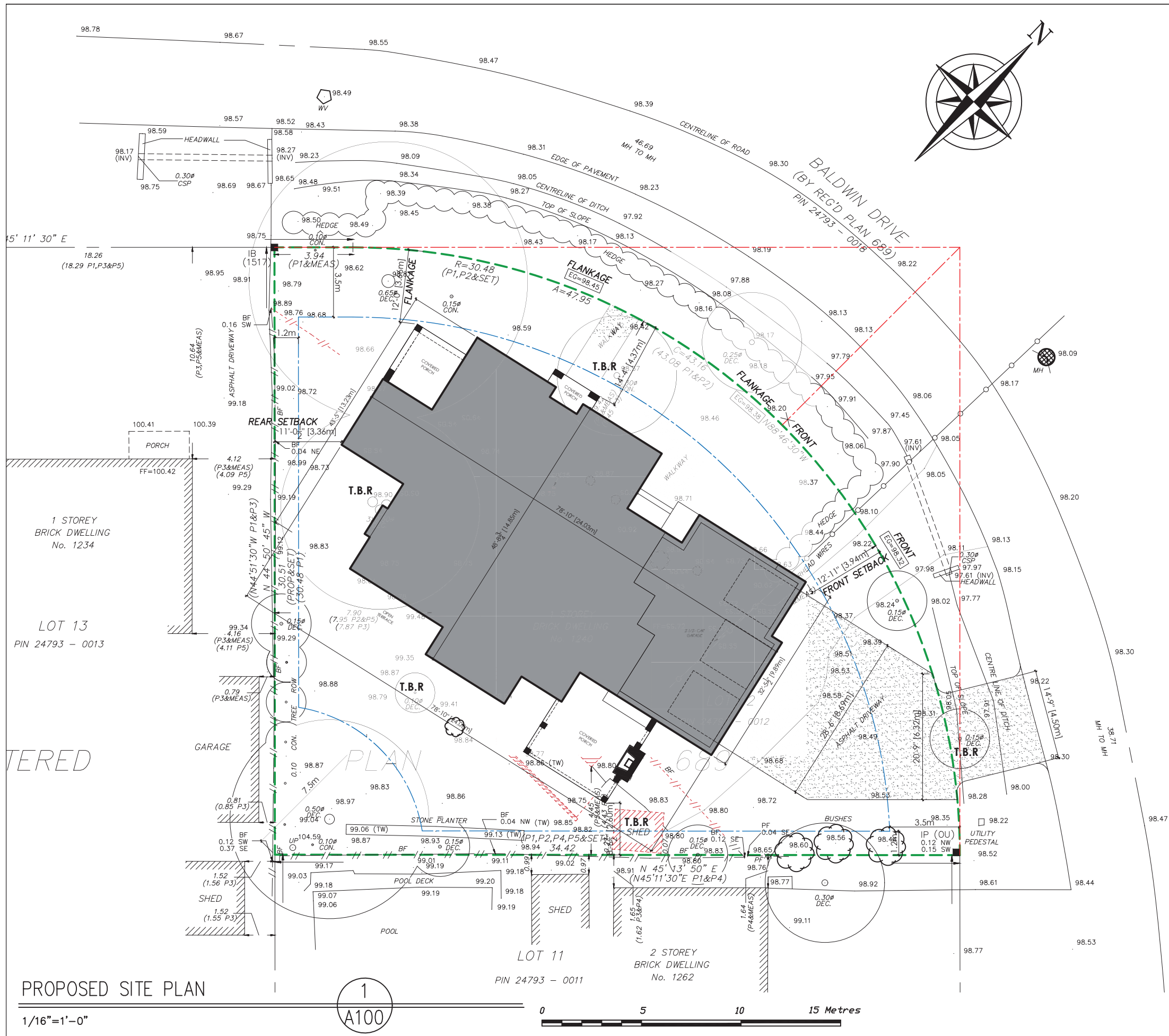
LOT 12
PIN 24793 - 0012

LOT 11
PIN 24793 - 0011

LOT 9
REG'D PLAN M-159

LOT 10
REG'D PLAN M-159

BALDWIN DRIVE



SITE STATISTICS – ZONE RL3-0

1. LOT AREA = 851.39 m² (557.5 m² Minimum).
2. LOT FRONTAGE = 43.08m (18.00m Minimum).
3. AREAS FOR COVERAGE =293.19
 - (A) MAIN DWELLING (Includes Garage) =257.01
 - (B) FRONT PORCH =2.93
 - (C) FRONT COVERED PORCH =9.44
 - (D) REAR COVERED PORCH =23.81
4. LOT COVERAGE =34.43% (35.0% Maximum 297.98m²).
5. ESTABLISHED GRADE = 98.38m.
 - AT FRONT YARD = 98.32m.
 - AT FLANKAGE = 98.45m.
6. BUILDING HEIGHTS:
 - ROOF RIDGE = 8.90m (9.00m Maximum);
7. SETBACKS:
 - FRONT = 3.94m (min 7.5m) VARIANCE
 - FLANKAGE =3.66m (min 3.5m)
 - REAR = 3.36m (7.50m Minimum); VARIANCE
 - SIDES: 2.60m (1.20m & 1.20m Min);
8. FLOOR AREA =390.08 m².
 - (A) FIRST FLOOR =192.13
 - (B) SECOND FLOOR =197.95 (INCLUDES DEDUCTIONS)
 - (C) TOTAL DEDUCTIONS =31.38
9. FA/LOT RATIO = 45.81% (39% Maximum 332.04m²).

RFA VARIANCE =OVER BY 6.91% OR 58.04m²).

PERMITTED GARAGE AREA=45m²

PROPOSED GARAGE AREA=57.49m²

GARAGE VARIANCE= OVER BY 12.49m²

PERMITTED GARAGE WIDTH=6.6m

PROPOSED GARAGE WIDTH=9.89m

PERMITTED DRIVEWAY WIDTH=6.6m

PROPOSED DRIVEWAY WIDTH=8.69m

ROCK CLIFF CUSTOM HOMES

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

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
1240 BALDWIN DR
OAKVILLE

DRAWINGS TITLE

PROPOSED
SITE PLAN

DATE : MAR 20 2022
REVISED : JULY 9 2022
AUG 16 2022

SCALE : NOTED

SHEET NO.

A100



SOUTH ELEVATION (REAR)

1/8"=1'-0"

1
A201

ROCK CLIFF
CUSTOM HOMES

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

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
1240 BALDWIN DR
OAKVILLE

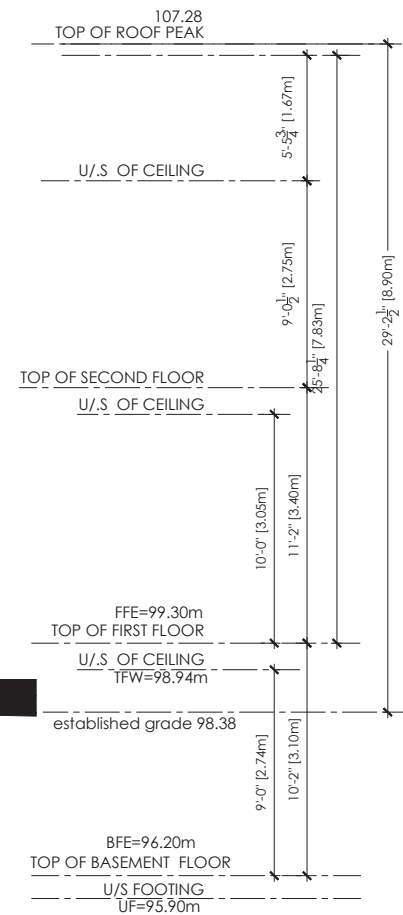
DRAWINGS TITLE
SOUTH ELEVATION

DATE : MAR 20 2022
REVISED : JULY 9 2022
AUG 16 2022

SCALE : NOTED

SHEET NO.

A201



WEST ELEVATION

1/8"=1'-0"

1
A203

ROCK CLIFF
CUSTOM HOMES

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

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
1240 BALDWIN DR
OAKVILLE

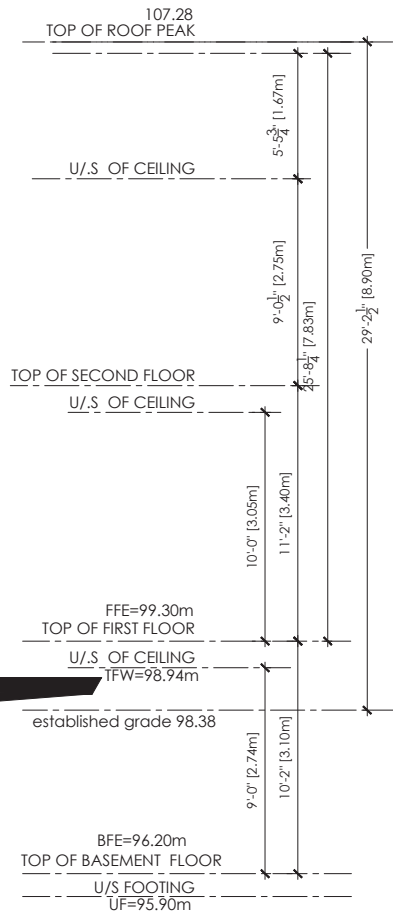
DRAWINGS TITLE
WEST ELEVATION

DATE : MAR 20 2022
REVISED : JULY 9 2022
AUG 16 2022

SCALE : NOTED

SHEET NO.

A203



EAST ELEVATION

1/8"=1'-0"

1
A202

ROCK CLIFF
CUSTOM HOMES

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

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
1240 BALDWIN DR
OAKVILLE

DRAWINGS TITLE
EAST ELEVATION

DATE : MAR 20 2022
REVISED : JULY 9 2022
AUG 16 2022

SCALE : NOTED

SHEET NO.

A202



NORTH ELEVATION (FRONT)

1/8"=1'-0"

1
A200

ROCK CLIFF
CUSTOM HOMES

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

PROJECT NAME AND ADDRESS:

PROPOSED
RESIDENCE AT
1240 BALDWIN DR
OAKVILLE

DRAWINGS TITLE
NORTH ELEVATION

DATE : MAR 20 2022
REVISED : JULY 9 2022
AUG 16 2022

SCALE : NOTED

SHEET NO.

A200