

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 264
REGISTERED PLAN 113
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 0 5 10 15 20 M

Scale 1:200
 J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor 2022

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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.

LEGEND

■	Survey Monument Found	N	Denotes North
□	Survey Monument Set	S	Denotes South
SIB	Standard Iron Bar	E	Denotes East
IB	Iron Bar	W	Denotes West
IP	Iron Pipe		
950	Cunningham McConnell Ltd., O.L.S.		
(OU)	Origin Unknown		
P1	Registered Plan 113		
P2	Plan of Survey by Sewell & Sewell O.L.S. dated October 10, 1958		
P3	Plan of Survey by Cunningham McConnell Ltd., O.L.S. dated February 23, 2007		
P4	Plan of Survey by Sewell & Sewell O.L.S. dated October 16, 1968		
P5	Plan of Survey by Tarasick McMillan Kubiicki Ltd., O.L.S. dated December 7, 2010		
P6	Plan of Survey by McConnell - Jackson, O.L.S. dated April 26, 1968		
FF	Finished Floor		
EG	Established Grade		
BF	Board Fence		
WIF	Wrought Iron Fence		
DEC.	Deciduous		
CON.	Coniferous		
MH	Maintenance Hole		
UP	Utility Pole		
CB	Catch Basin		
HYD	Fire Hydrant		
GW	Guy Wire		
TW	Top of Wall Elevation		

BENCHMARK
 Elevations are Referred to the Town of Oakville Benchmark No. 89 having an Elevation of 92.313 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 foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Craig Irish 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 Watson Avenue as shown on Reg'd Plan 113, having a Bearing of N 45° 44' 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 3rd day of June, 2022.

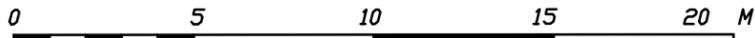
June 27, 2022
 Date

Andrew Musil, O.L.S.
 Party Chief: L.K. Drawn By: N.A. Checked By: A.R. Project: 22-087

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-29404

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

J. H. Gelbloom Surveying Limited
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 Phone:(905) 338-8210 Fax:(905) 338-9446



J. H. Gelbloom Surveying Limited

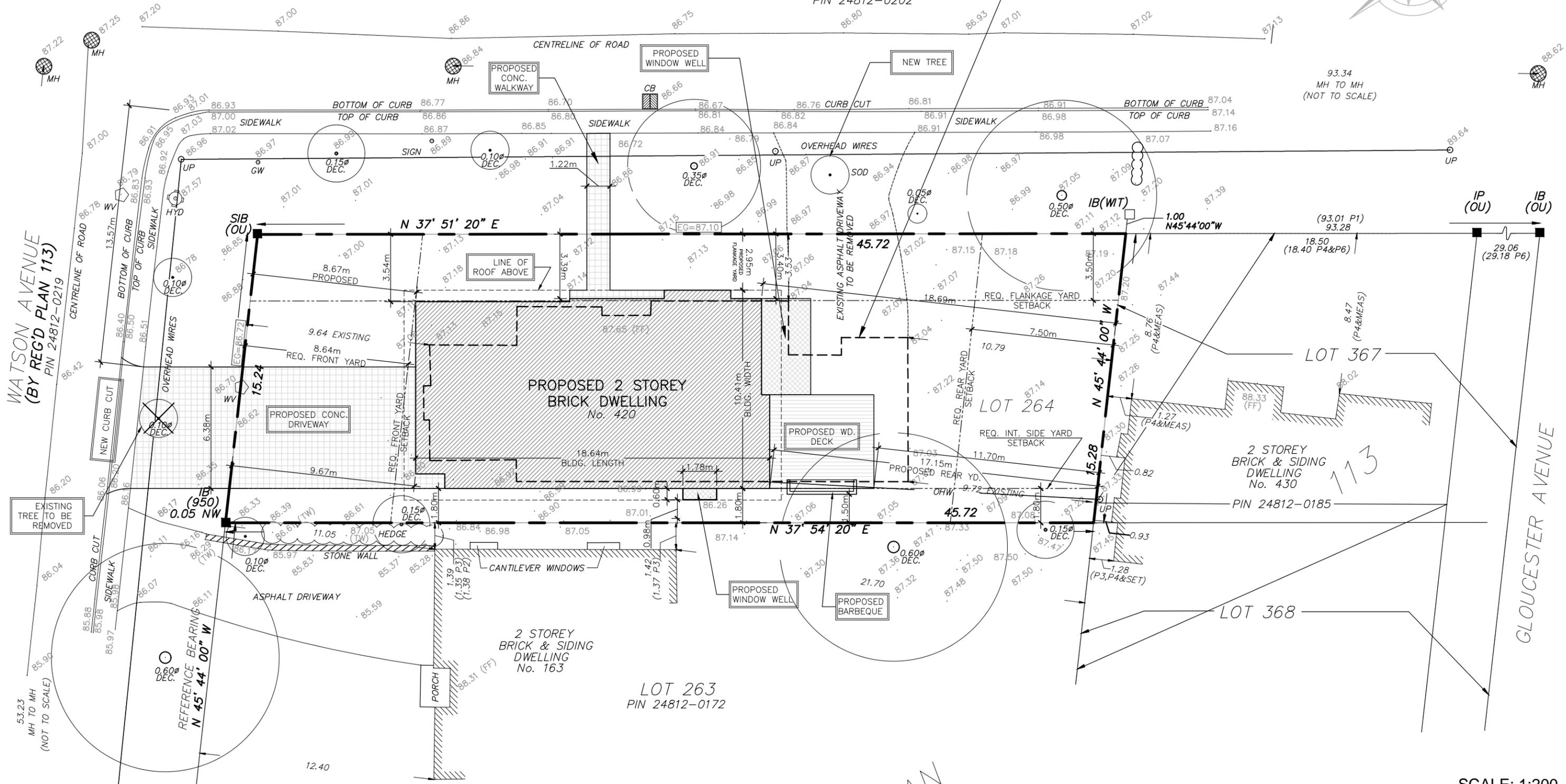
2022

SUMNER AVENUE
(BY REG'D PLAN 113)
PIN 24812-0202

OUTLINE OF EXISTING
2 STOREY DWELLING
TO BE REMOVED



93.34
MH TO MH
(NOT TO SCALE)



A100 - SITE PLAN

PLAN

SCALE: 1:200
July 28, 2022

IRISH RESIDENCE
WATSON AVE. OAKVILLE

GREN WEIS ARCHITECT
AND ASSOCIATES

SITE STATISTICS				
DESCRIPTION	EXISTING	PROPOSED	TOTAL	BY-LAW
ZONED	RL 3-0 SP:10	RL 3-0 SP:10	RL 3-0 SP:10	RL 3-0 SP:10
LOT AREA	693.3m ²	693.3m ²	693.3m ²	—
FOOTPRINT AREA:				
— NEW RESIDENCE	—	185.8m ²	—	—
TOTAL:	205.8m ²	185.6m ²	185.6m ²	130.6m ²
LOT COVERAGE %	29.7%	26.8%	26.8%	19%
RESIDENTIAL FLOOR AREA:				
— Floor 1	TBR	128.5m ²	128.5m ²	—
— Floor 2	TBR	179 m ²	179 m ²	—
TOTAL:	TBR	307.6m ²	307.6m ²	281.9m ²
RFA %:	TBR	44.4%	44.4%	41%
FRONT YARD SETBACK	9.64m	8.67m	8.67m	8.64m
REAR YARD SETBACK	9.72m	17.15m	17.15m	7.5m
INTERIOR YARD SETBACK	2.16m	1.80m	1.80m	1.80m
FLANKAGE YARD SETBACK	3.53m	2.95m	2.95m	3.5m
MAX. BUILDING HEIGHT	TBR	8.98m	8.98m	9.0m
MAX. GARAGE FLOOR AREA	TBR	39m ²	39m ²	38m ²

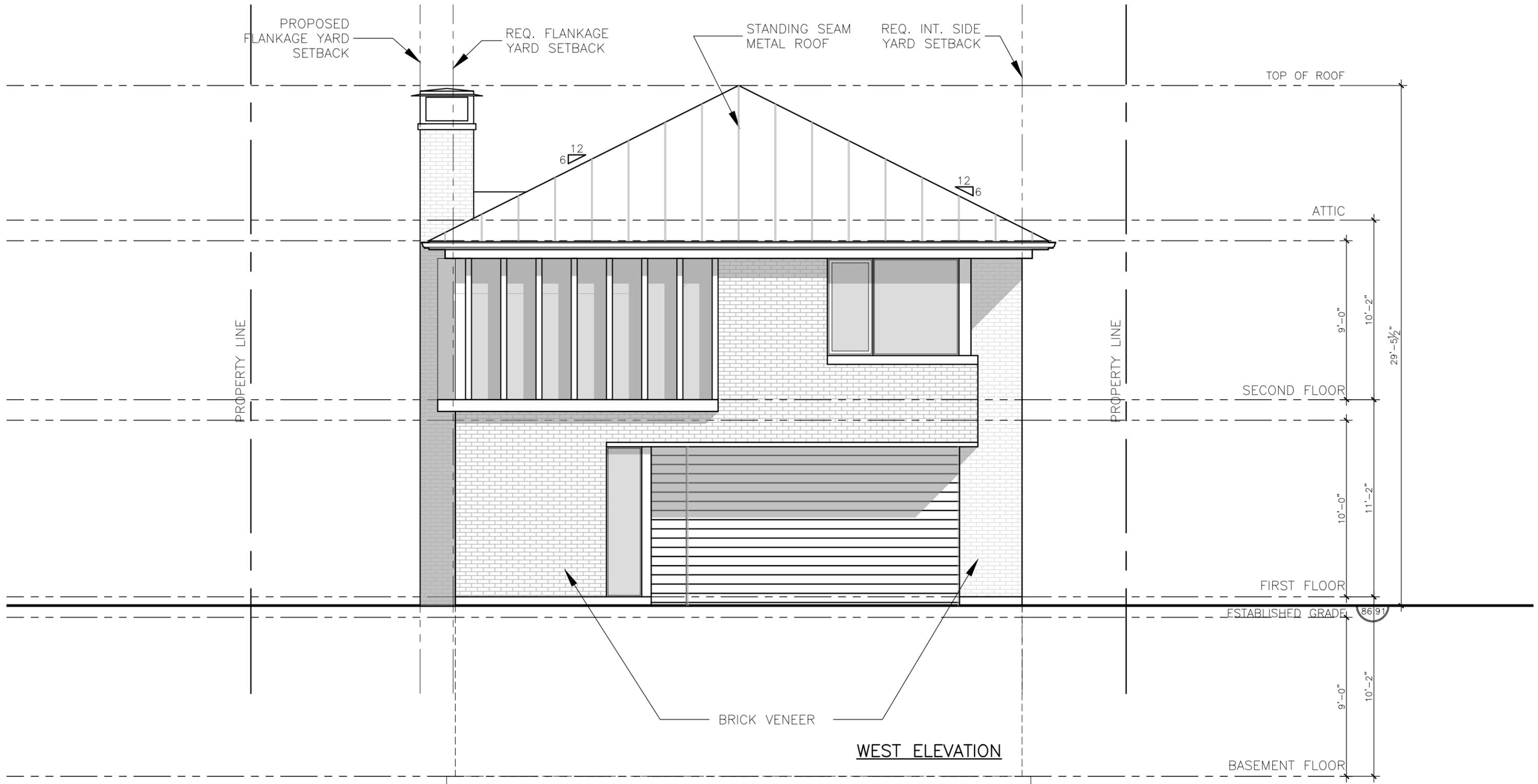
VARIANCE

VARIANCE

VARIANCE

VARIANCE

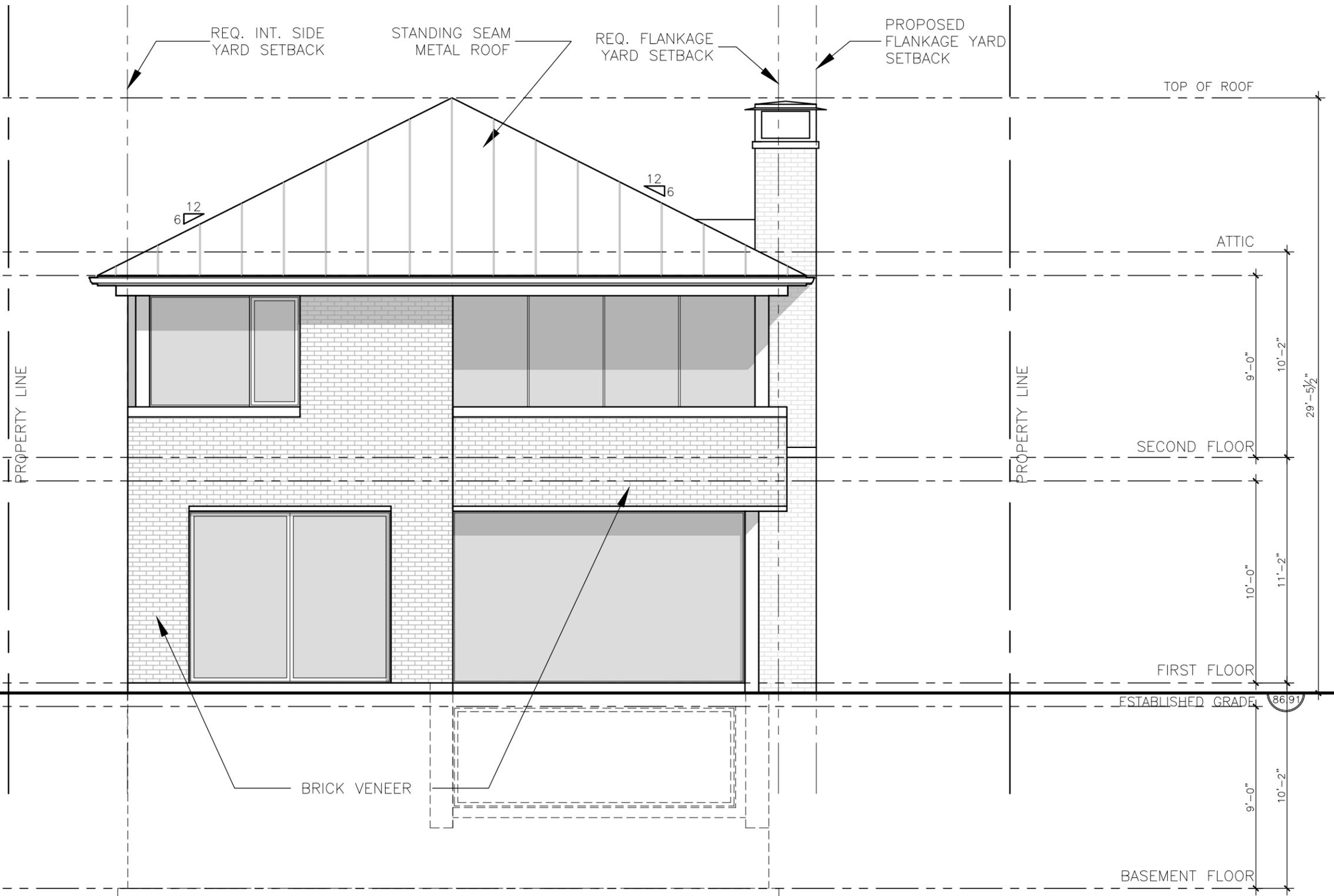
TBR: TO BE REMOVED



A204 - WEST ELEVATION

IRISH RESIDENCE
 WATSON AVE. OAKVILLE

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 AND ASSOCIATES



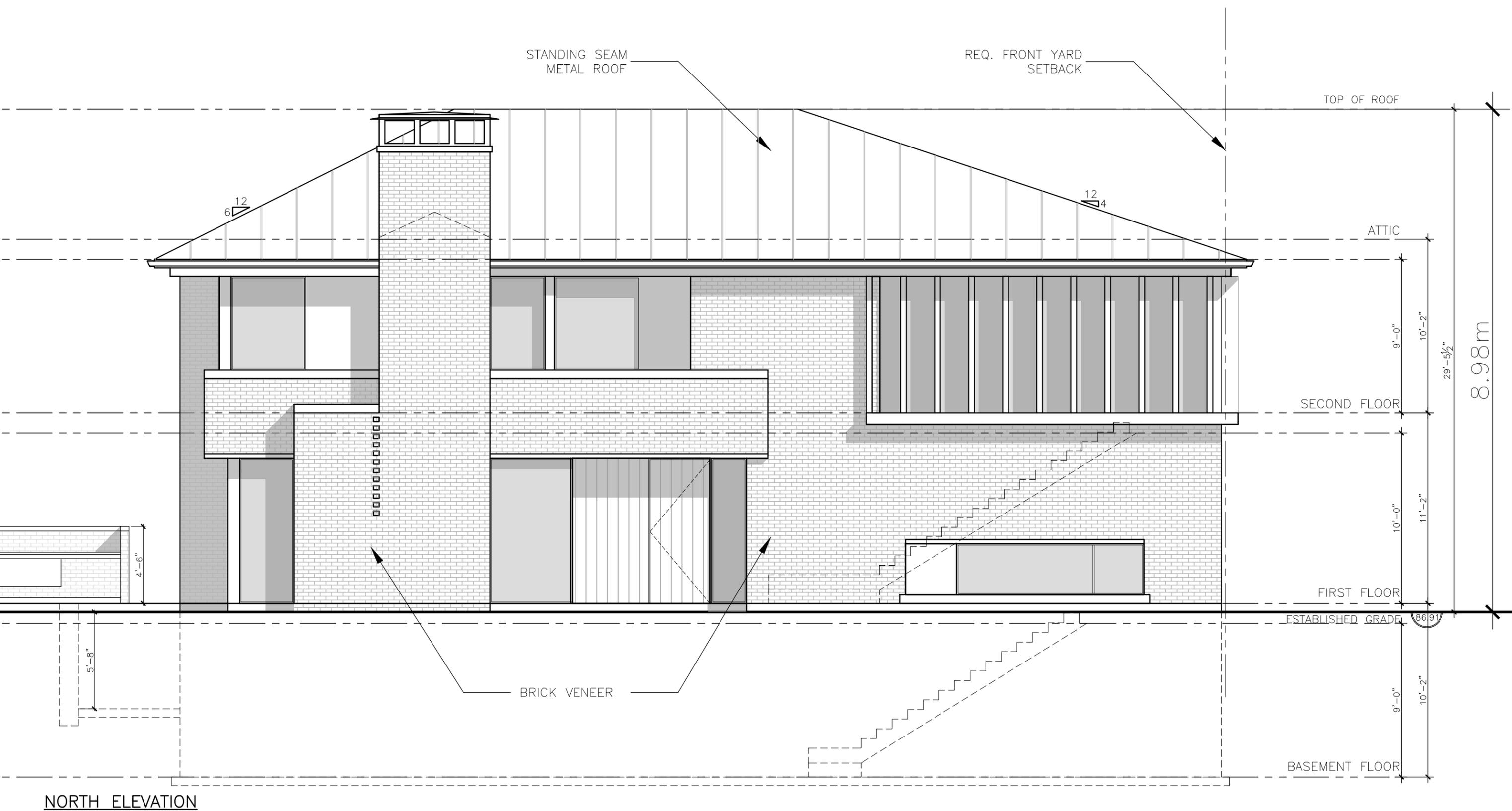
EAST ELEVATION

A202 - EAST ELEVATION

SCALE: 3/16" = 1'-0"
July 28, 2022

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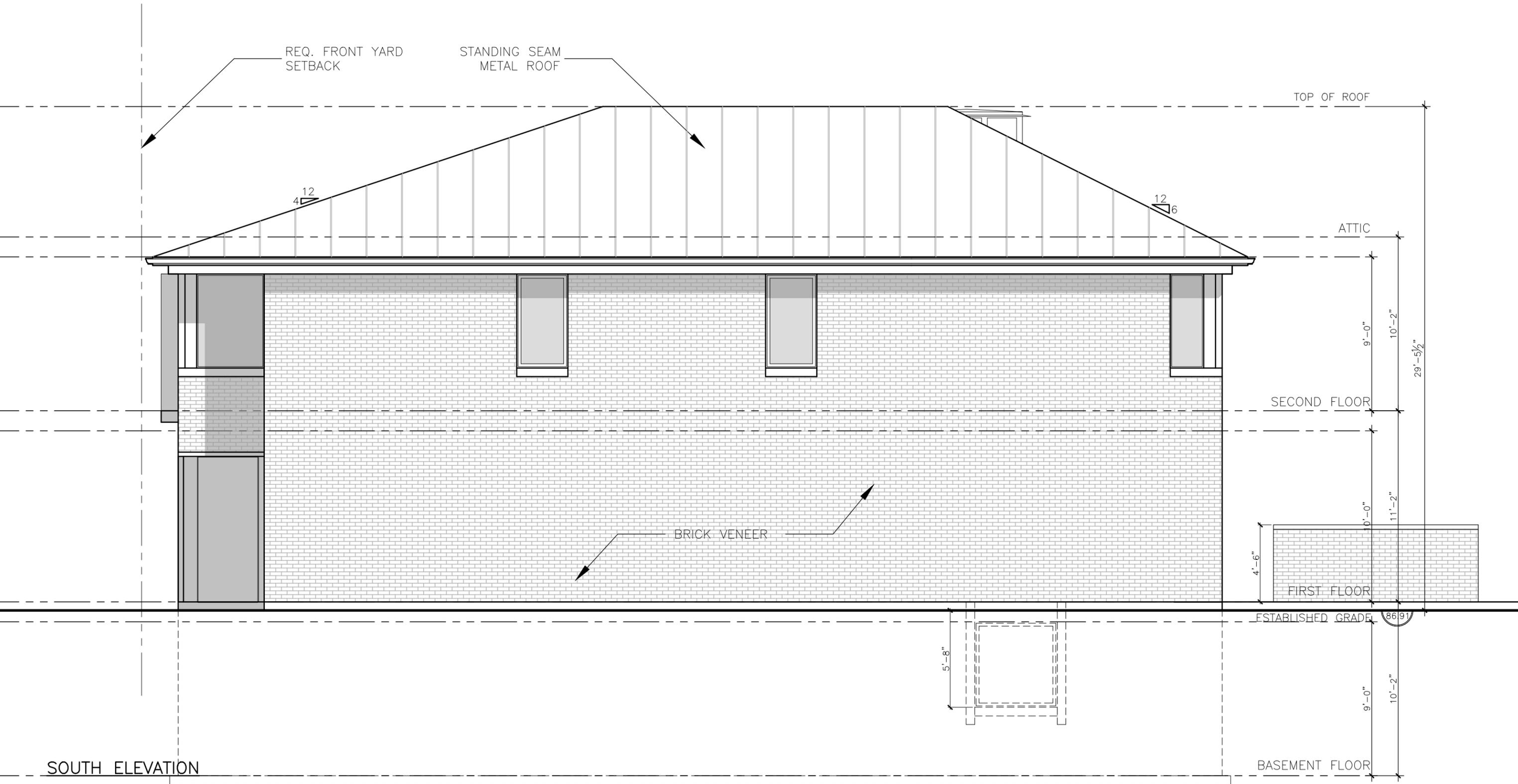
NORTH ELEVATION

A201 - NORTH ELEVATION

SCALE: 3/16" = 1'-0"
July 28, 2022

IRISH RESIDENCE
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A203 - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"
July 28, 2022

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