

THE INTENDED PLOT SIZE OF THIS PLAN IS 559mm IN WIDTH BY 432mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

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

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999725.

BEARINGS HEREON ARE GRID AND DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK(RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83(CSRS)(2010.0) COORDINATES ARE TO URBAN ACCURACY PER O.REG. 216/10 SECTION 14(2).		
POINT ID	NORTHING (m)	EASTING (m)
ORP A	4 805 694.02	604 006.87
ORP B	4 805 752.68	604 050.45

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS, A ROTATION OF 00°52'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

ELEVATIONS HEREON ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM 1928 AND ARE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 123, HAVING AN ELEVATION OF 90.583m.

LEGEND

■	NOTES	SURVEY MONUMENT FOUND
□	NOTES	SURVEY MONUMENT SET
SIB	NOTES	STANDARD IRON BAR
IB	NOTES	IRON BAR
CC	NOTES	CUT CROSS
NI	NOTES	NOT IDENTIFIABLE
NTS	NOTES	NOT TO SCALE
RW	NOTES	RETAINING WALL
CONC.	NOTES	CONCRETE
P1	NOTES	REGISTERED PLAN M-6
P2	NOTES	SURVEYOR'S REAL PROPERTY REPORT BY DAVID HORWOOD LIMITED, DATED JULY 26th, 2010
WV	NOTES	WATER VALVE
WK	NOTES	WATER KEY
●HP	NOTES	HYDRO POLE
○SAN	NOTES	MANHOLE (SANITARY)
⦿	NOTES	FIRE HYDRANT
⊠	NOTES	GAS METER
⊞	NOTES	HYDRO METER
⌘	NOTES	SHRUB
⌘ DIA	NOTES	CONIFEROUS TREE with DIAMETER
⌘ DIA	NOTES	DECIDUOUS TREE with DIAMETER
—DH—	NOTES	OVERHEAD WIRE

ALTERNATIVE MONUMENTS WERE SET DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH O.REG. 525/91 SECTION 11(4).

ALL BUILDING TIES WERE TAKEN TO THE FOUNDATION UNLESS OTHERWISE NOTED.

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 20th DAY OF NOVEMBER, 2023.

DECEMBER 8th, 2023

DATE _____

Chloe May

YIFAN ZHANG
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-58972.



Y. ZHANG SURVEYING LIMITED
ONTARIO LAND SURVEYORS

www.yzsurveying.com

FIELD: NG		CAD: HZ	CHECKED by: Yifan Z.
JOB NUMBER: 23-021 SRPR AND TOPO			DATE: December 8, 2023
DRAWING FILE: D:\Y. ZHANG SURVEYING Limited\Projects\23-021 2441 Hixon Street Oakville\CAD\23-021 SRPR AND TOPO.dwg			

PART 2 – SURVEY REPORT

-DESCRIPTION OF LAND

No. 2441 HIXON STREET, TOWN OF OAKVILLE.
LOT 78, REGISTERED PLAN M-6, TOWN OF OAKVILLE, REGIONAL
MUNICIPALITY OF HALTON.

LAND IS COMPRISED OF ALL OF PIN 24758-0097 (LT).

—REGISTERED EASEMENTS AND/OR RIGHTS—OF-WAY
SUBJECT TO EASEMENT AS IN INSTRUMENT No. 74681.

-ADDITIONAL COMMENTS

2. NOTE THE LOCATION OF THE OVERHEAD WIRE CONNECTING TO THE DWELLING (No. 2445).

3. NOTE THE LOCATION OF THE CONCRETE DRIVEWAY (No. 2437) ALONG NORTHEASTERLY PROPERTY LIMIT.

5. THIS PLAN AND REPORT WAS PREPARED FOR BETHESDA RIDGE HOMES INC. AND RELATED PARTIES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

6. BEFORE DIGGING, UNDERGROUND UTILITIES SHOULD BE LOCATED ONSITE BY THE RESPECTIVE AGENCIES.

2441 HIXON ST
OAKVILLE, ON L6L 1V2

PROPOSED 2-STOREY DWELLING

Drawn by	LY	Scale	As indicated
Date	2024-2-18	Project Number	24001

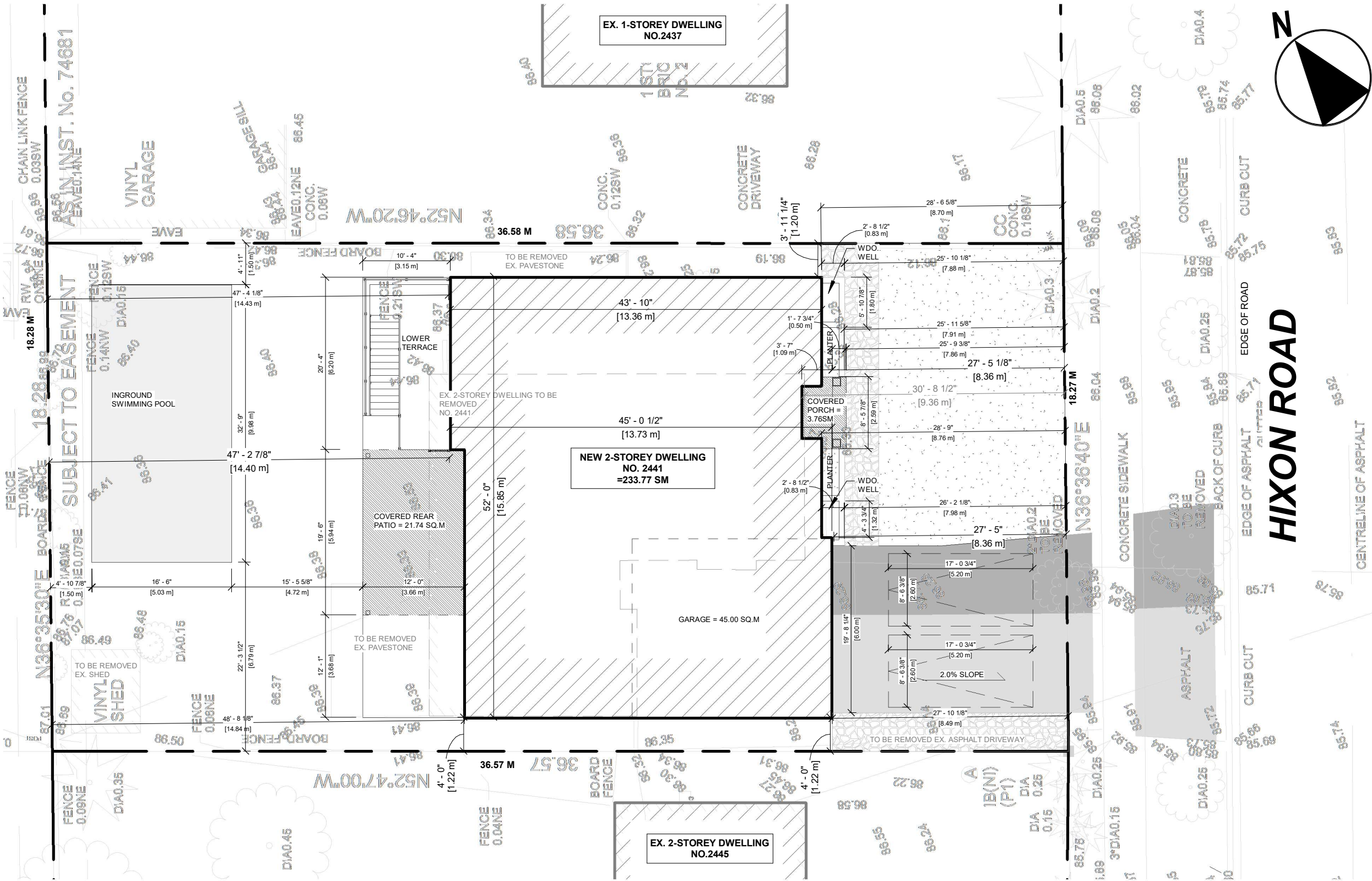
CONTRACTOR SHALL
VERIFY SITE DIMENSIONS

DRAWING NAME

SITE PLAN

SHEET NUMBER

A1.1



PROPOSED SITE PLAN INFORMATION TAKEN FROM:

PLAN OF LOT 78
REGISTAR'S COMPILED PLAN M-6
TOWN OF OAKVILLE

PREPARED BY:

Y. ZHANG SURVEYING LIMITED

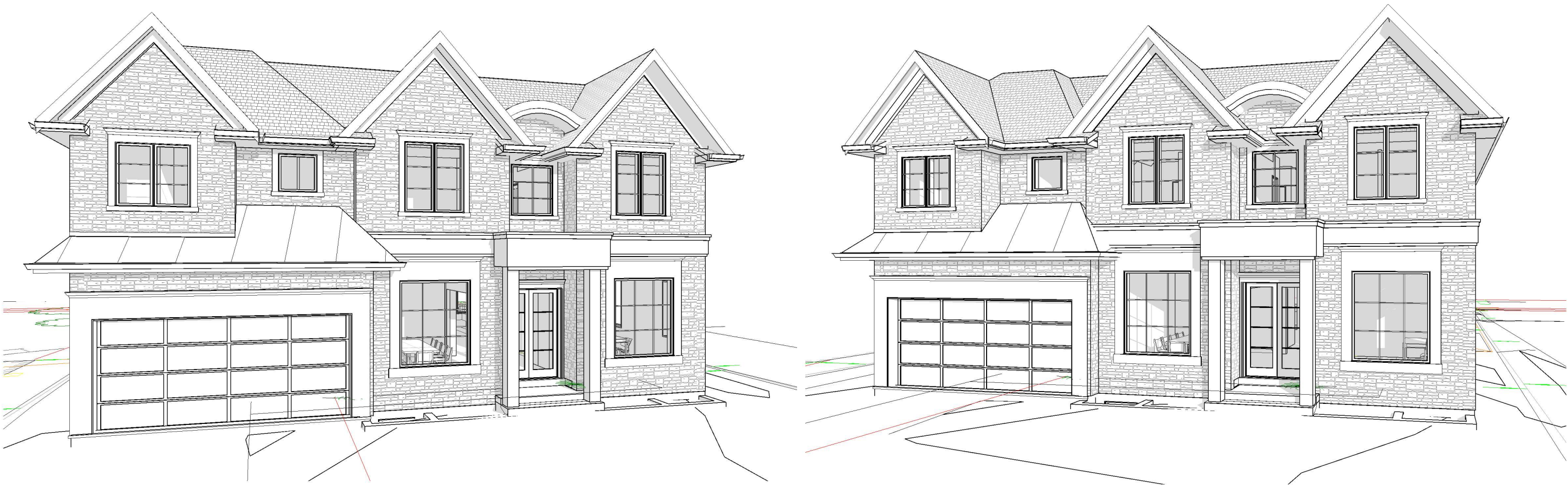
SITE STATISTICS

ZONING = RL3-0
LOT AREA = 7,190.41 sq.ft. / 668.01 sq.m
LOT FRONTAGE = 18.27 m

	PERMITTED	PROPOSED
TOTAL LOT COVERAGE - 1ST FLOOR + GARAGE - COVERED FRONT PORCH - COVERED REAR PATIO	= 35% (2,516.64 sq.ft.)	= 35% (2,511.51 sq.ft./ 233.33 sq.m) = 2,237.89 sq.ft = 39.62 sq.ft = 234.00 sq.ft
TOTAL FLOOR AREA RATIO - 1ST FLOOR - 2ND FLOOR - VOID AREA DEDUCTION - TWO CAR GARAGE	= 41% (2,948.07 sq.ft.)	= 47.71% (3,431.01 sq.ft/ 318.75 sq.m) = 1,709.45 sq.ft = 1,721.56 sq.ft = 408.96 sq.ft = 484.00 sq.ft/ 45.00 sq.m
BUILDING HEIGHT	= 9.0 m	= 9.5 m
SETBACKS - FRONT - REAR - SIDE YARD (NORTH) - SIDE YARD (SOUTH)	= 8.36 m = 7.50 m = 1.20 m = 1.20 m	= 8.36 m = 14.40 m = 1.20 m = 1.22 m

FRONT YARD AREA = 1,711.29 SQ.FT.
PROPOSED DRIVEWAY AREA = 556.85 SQ.FT.
PROPOSED LANDSCAPE AREA = 1,154.44 SQ.FT. (67.46%)
PROPOSED SOFT LANDSCAPE AREA = 798.16 SQ.FT. (69.14%)

- EX. DRIVEWAY
- NEW INTERLOCK DRIVEWAY
- SOFT LANDSCAPING
- WALKWAY



2441 HIXON ST
OAKVILLE, ON L6L 1V2

PROPOSED 2-STOREY DWELLING

Drawn by	LY	Scale	CONTRACTOR SHALL VERIFY SITE DIMENSIONS
Date	2024-2-18	Project Number	

DRAWING NAME

COVERED PAGE

SHEET NUMBER

A1.0

GENERAL NOTES:
CONTRACTOR SHALL VERIFY ALL
DIMENTIONS AND ALL JOB SITE
CONDITIONS PRIOR TO
PROCEEDING WITH CONSTRUCTION
AND REPORT ANY DISCREPANCIES
IMMEDIATELY TO THE DESIGNER.
ONLY THE LATEST APPROVED
DRAWINGS ARE TO BE USED FOR
CONSTRUCTION.



1 WEST ELEVATION
3/16" = 1'-0"

PROPOSED 2-STOREY DWELLING

2441 HIXON ST

OAKVILLE, ON L6L 1V2

CONTRACTOR SHALL
VERIFY SITE DIMENSIONS

NO.	DESCRIPTION	DATE	BY
1		1/8/2024	LY
2		1/24/2024	LY
3		2/12/2024	LY
ISSUED FOR CoA		2/18/2024	LY

Drawn by Author

Date 2024-2-18

Scale 3/16" = 1'-0"

Project Number 24001

DRAWING NAME

NEW ELEVATION

SHEET NUMBER

A3.2

GENERAL NOTES:
CONTRACTOR SHALL VERIFY ALL
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1 EAST ELEVATION
3/16" = 1'-0"

PROPOSED 2-STOREY DWELLING

2441 HIXON ST

OAKVILLE, ON L6L 1V2

CONTRACTOR SHALL
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NO.	DESCRIPTION	DATE	BY
1		1/8/2024	LY
2		1/24/2024	LY
3		2/12/2024	LY
ISSUED FOR CoA		2/18/2024	LY

Drawn by Author

Date 2024-2-18

Scale 3/16" = 1'-0"

Project Number 24001

DRAWING NAME

NEW ELEVATION

SHEET NUMBER

A3.1

GENERAL NOTES:
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1 NORTH ELEVATION
3/16" = 1'-0"

PROPOSED 2-STOREY DWELLING

2441 HIXON ST

OAKVILLE, ON L6L 1V2

CONTRACTOR SHALL
VERIFY SITE DIMENSIONS

NO.	DESCRIPTION	DATE	BY
1		1/8/2024	LY
2		1/24/2024	LY
3		2/12/2024	LY
ISSUED FOR CoA		2/18/2024	LY

Drawn by Author

Date 2024-2-18

Scale 3/16" = 1'-0"

Project Number 24001

DRAWING NAME

NEW ELEVATION

SHEET NUMBER

A3.3



GENERAL NOTES:
CONTRACTOR SHALL VERIFY ALL DIMENTIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

PROPOSED 2-STOREY DWELLING

2441 HIXON ST

OAKVILLE, ON L6L 1V2

CONTRACTOR SHALL
VERIFY SITE DIMENSIONS

NO.	DESCRIPTION	DATE	BY
1		1/8/2024	LY
2		1/24/2024	LY
3		2/12/2024	LY
ISSUED FOR CoA		2/18/2024	LY

Drawn by Author

Date 2024-2-18

Scale 3/16" = 1'-0"

Project Number 24001

DRAWING NAME

NEW ELEVATION

SHEET NUMBER

A3.4

1 SOUTH ELEVATION
3/16" = 1'-0"