

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-49591

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

SCALE 1 : 150

J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor 2023

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SURVEYOR'S REAL PROPERTY REPORT - PART 2
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
 -Subject to an easement in favour of The Corporation of the Township of Trafalgar as in Inst. No. 77753.
 -Subject to an easement in favour of The Bell Telephone Company of Canada as in Inst. No. 78149.

NOTABLES
 Note the location of the Fences around the Subject Property.
 Note the location of the Guy Wire in the vicinity of the easterly corner of 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		
RIB	Round Iron Bar		
(OU)	Origin Unknown		
P1	Registered Plan 852		
P2	Plan of Survey by Fred G. Cunningham O.L.S. dated May 14, 1965		
P3	Plan of Survey by Fred G. Cunningham O.L.S. dated March 1, 1964		
P4	Plan of Survey by Sewell & Sewell O.L.S. dated April 8, 1959		
FF	Finished Floor		
EG	Established Grade		
BF	Board Fence		
RF	Rail Fence		
CLF	Chain Link Fence		
UP	Utility Pole		
DEC.	Deciduous		
CON.	Coniferous		
MH	Maintenance Hole		
CB	Catch Basin		
GW	Guy Wire		

BENCHMARK
 Elevations are Geodetic and are Referred to the Town of Oakville Benchmark No. 36, having an Elevation of 90.284 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 perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Rustam Dhanju 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 Northwesterly limit of Bridge Road as shown on Reg'd Plan 852, having a Bearing of N 37° 48' 00" 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 24th day of July, 2023.

July 26, 2023
 Date

Andrew Musil, O.L.S.

Party Chief:	Drawn By:	Checked By:	Project:
M.A.	R.H.	A.M.	23-115

J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor
 476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4
 office@jhgsurveying.ca
 Phone:(905) 338-8210

RFA Variances RL3-0 Zone Within 1km of 2025 Bridge Road

Address	File No	Permitted RFA	Proposed RFA	Planning Support	Decision
411 Seaton Dr	A154/2022	41%	42.20%	Yes	App.
522 Third Line	A7/2020	41%	42.94%	Yes	App.
2082 Bridge Rd	A14/2022	41%	43.03%	Yes	App.
500 Wynway Crt	A96/2021	41%	43.3%	Yes	App.
432 Tennyson Dr	A118/2017	41%	43.31%	Yes	App.
2025 Bridge Rd		41%	43.5%		
472 Seaton Dr	A125/2022	41%	43.8%	Yes	App.
475 Third Line	A90/2020	41%	43.9% 42.93%	No Yes	Def. App.
449 Tennyson Dr	A6/2019	41%	44.0%	Yes	App.
2126 Bridge Rd	A96/2017	41%	45.16%	No	Ref.
2087 Sancroft Rd	A150 2022	41%	46.81%	No	Ref.



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

DRAWINGS ARE NOT TO BE SCALED

No.	Date	Revision:
A	Jan. 23/24	Issued for Comm. of Adj.

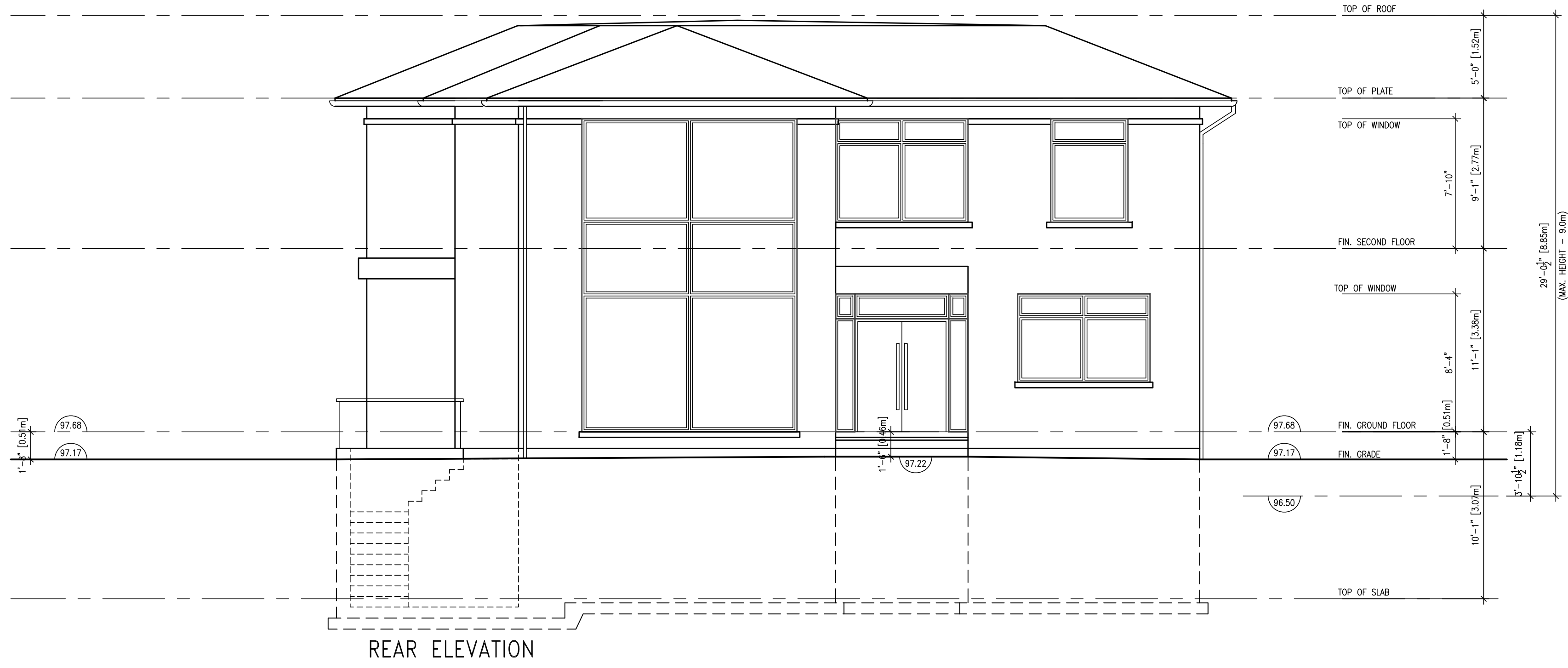
ACCURATE
DESIGNS INC.

56 - 1215 Queensway East
MISSISSAUGA, ON, L4Y 0G4
Ph: (416) 768-1290

**NEW SINGLE
FAMILY DWELLING**

2025 Bridge Rd,
Oakville, ON L6L 2E5

Date:	MAY 2023	Sheet:	A5
Drawn By:	B.L.	Sq. Ft.:	3421
Project No.:	2316		
Scale:	3/16" = 1'-0"		



REAR ELEVATION



FRONT ELEVATION

No.	Date	Revision:
A	Jan. 23/24	Issued for Comm. of Adj.

ACCURATE DESIGNS INC.
 56 - 1215 Queensway East
 MISSISSAUGA, ON, L4Y 0G4
 Ph: (416) 768-1290

NEW SINGLE FAMILY DWELLING
 2025 Bridge Rd,
 Oakville, ON L6L 2E5

DRAWINGS ARE NOT TO BE SCALED

Date:	MAY 2023	Sheet:	A4
Drawn By:	B.L.	Sq. Ft.:	3421
Project No.:	2316		
Scale:	3/16" = 1'-0"		