

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 126
REGISTERED PLAN M-24
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150



TARASICK McMILLAN KUBICKI LIMITED
 ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 2245 YOLANDA DRIVE, BEING LOT 126, REGISTERED PLAN M-24, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24854-0040

EASEMENTS/RIGHTS-OF-WAY: NONE 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. 123, HAVING A PUBLISHED ELEVATION OF 90.583 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF SUNSET DRIVE AS SHOWN ON REGISTERED PLAN M-24, HAVING A BEARING OF N44°48'00"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CC	DENOTES	CUT CROSS
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
CB	DENOTES	CATCH BASIN
FDN	DENOTES	FOUNDATION
HMTR	DENOTES	HYDRO METER
ICV	DENOTES	IRRIGATION CONTROL VALVE
MH	DENOTES	MANHOLE
TW	DENOTES	TOP OF WALL
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN M-24
P2	DENOTES	H.J.KOESTER LIMITED, O.L.S., DEC. 10, 1969
WIT	DENOTES	WITNESS MONUMENT

	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 ADEPT HOMES & PROPERTIES 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 JANUARY 30, 2023

JANUARY 31, 2023
 DATE

SIMEON MITREV
 ONTARIO LAND SURVEYOR

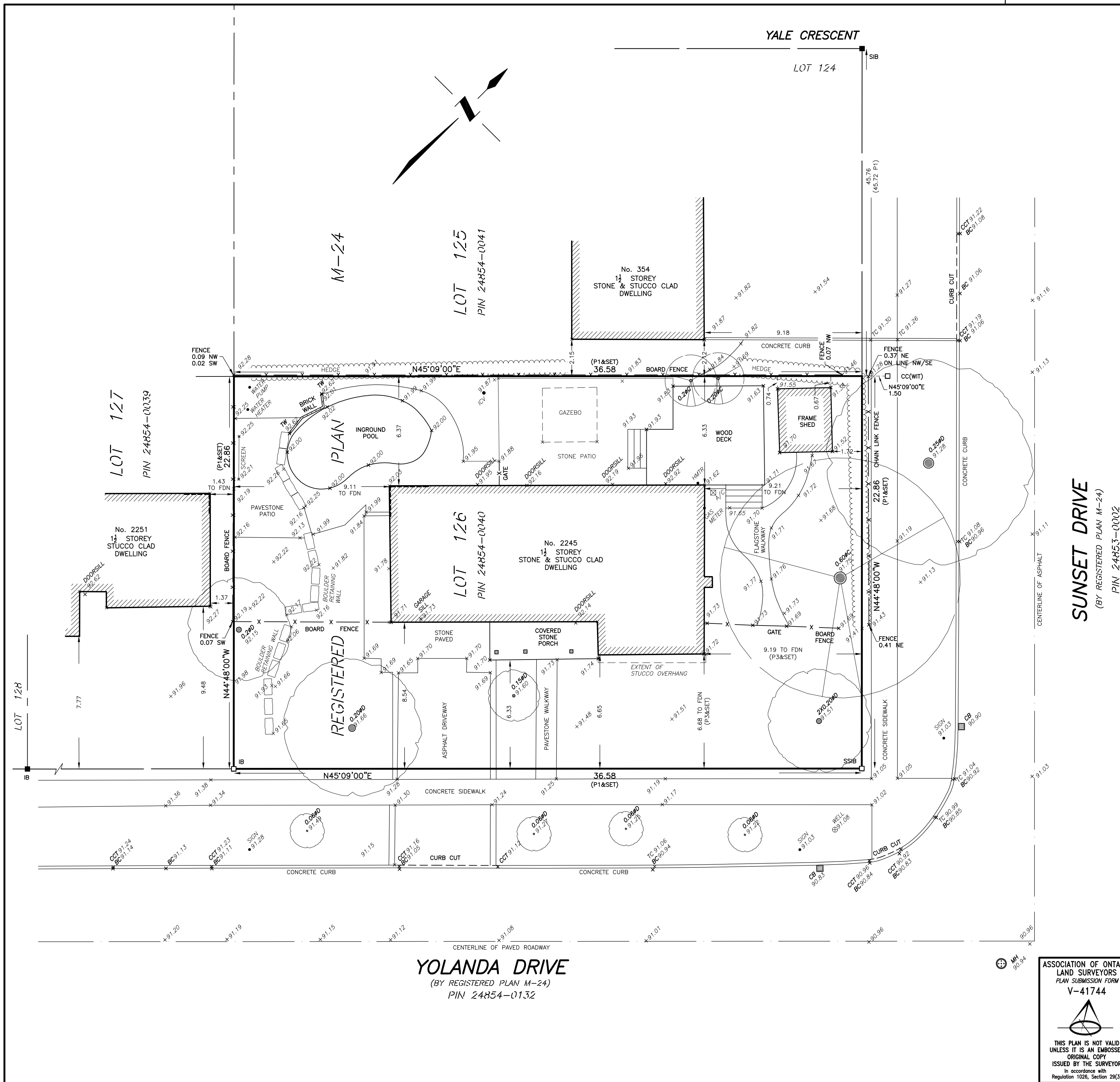
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-41744

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

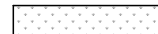






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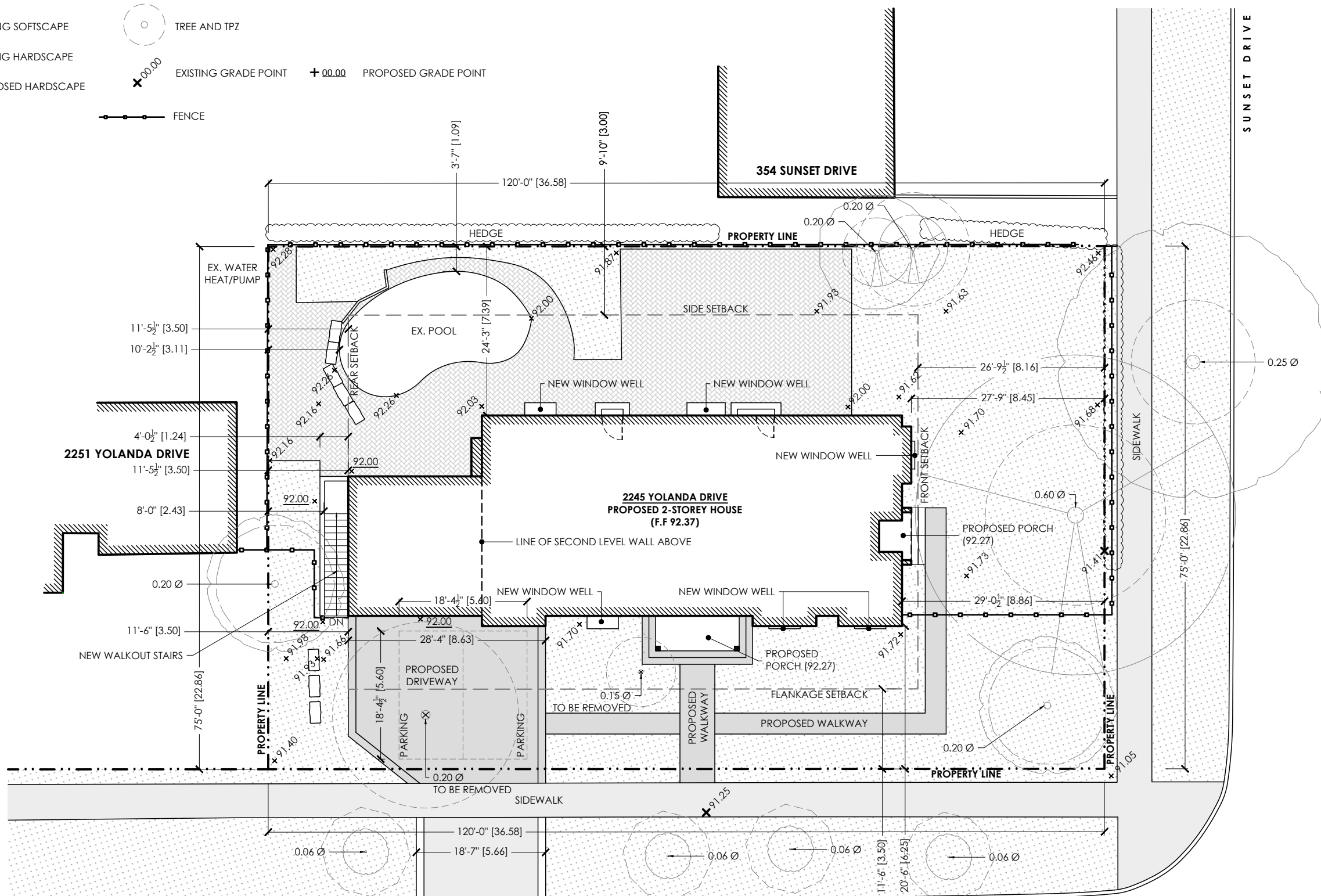
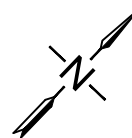
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
 TEL: (905) 569-8849 FAX: (905) 569-3160
 E-MAIL: office@tmksurveyors.com

DRAWN BY: A.P. FILE No. 9693-SRPR-T



LEGEND:

-  EXISTING SOFTSCAPE
-  EXISTING HARDSCAPE
-  PROPOSED HARDSCAPE
-  TREE AND TPZ
-  EXISTING GRADE POINT
-  PROPOSED GRADE POINT
-  FENCE



YOLANDA DRIVE

SITE STATISTIC CHART		
PROJECT ADDRESS:	2245 YOLANDA DRIVE	
MUNICIPALITY:	OAKVILLE	
DESIGNATED LOT ZONE:	(RL2-0)	
	S.F	S.M
LOT AREA:	9001.8	836.3
LOT COVERAGE		
MAX ALLOWABLE: 25%	2250.5	209.1
PROPOSED HOUSE:	2163.0	201.1
PROP FRONT PORCH:	25.7	2.4
PROPOSED SIDE PORCH:	60.1	5.6
TOTAL AREA: 25%	2248.8	209.1

SITE STATISTIC CHART		
	S.F	S.M
MAX ALLOWABLE RFA: 39%	3510.7	326.15
PROPOSED RFA: 36.8%	3314.6	307.9
	REQUIRED	PROPOSED
PARKING:	3	3

1 PROPOSED SITE PLAN
SP1.01 1/16" - 1'-0"



TENHOUSE BUILDING WORKSHOP
107 GLADSTONE AVENUE
HAMILTON, ON L8M 2H8
T: 905-699-7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
MATTHEW FRATARCANGELI
BCIN#:44839

Matthew Fratarcangeli
REGISTRATION INFORMATION
TENHOUSE BUILDING WORKSHOP
BCIN#:112916

NO.	DATE	REVISION/ISSUE
0	24-03-18	FOR PERMIT APP

PROJECT:
NEW 2-STORY ADDITION AND ACCESSORY SUITE AT 2245 YOLANDA DRIVE OAKVILLE, ON

DRAWN: J.T	APPROVED: M.D.F
FILE NO: 2022-12-30	CHECKED: M.D.F
REVISION: 0	DATE: 2024-03-18

PROPOSED SITE PLAN
SP1.01