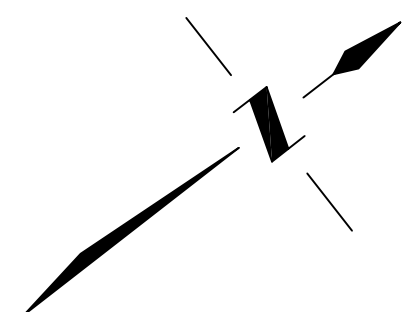
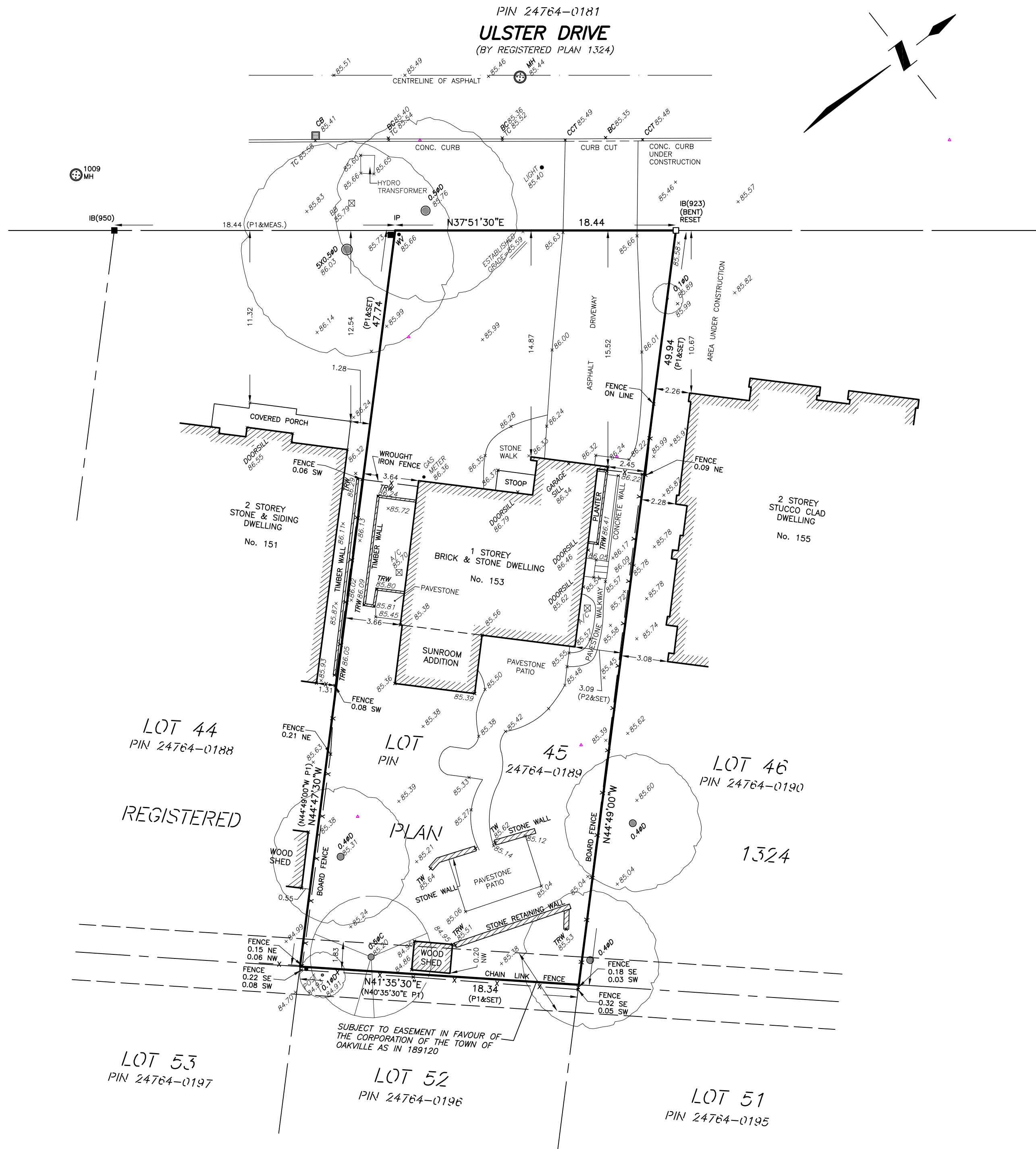


METRIC
 DISTANCES SHOWN ON THIS PLAN ARE
 IN METRES AND CAN BE CONVERTED
 TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 45
REGISTERED PLAN 1324
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200



TARASICK McMILLAN KUBICKI LIMITED
 ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 153 ULSTER DRIVE, BEING LOT 45, REGISTERED PLAN 1324, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24764-0189.

SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF OAKVILLE AS 189120.

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. 117, HAVING A PUBLISHED ELEVATION OF 83.9837 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF ULSTER DRIVE AS SHOWN ON REGISTERED PLAN 1324, HAVING A BEARING OF N37°51'30\"/>

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - TC DENOTES TOP OF CURB
 - BC DENOTES BOTTOM OF CURB
 - CCT DENOTES CURB CUT
 - MH DENOTES MANHOLE
 - CB DENOTES CATCH BASIN
 - WUP DENOTES WOOD UTILITY POLE
 - WV DENOTES WATER VALVE
 - P1 DENOTES REGISTERED PLAN 1324
 - P2 DENOTES TARASICK McMILLAN KUBICKI LTD., O.L.S., MARCH 10, 2021
 - (923) DENOTES TARASICK McMILLAN KUBICKI LTD., O.L.S.
 - 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 1000628581 ONTARIO INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

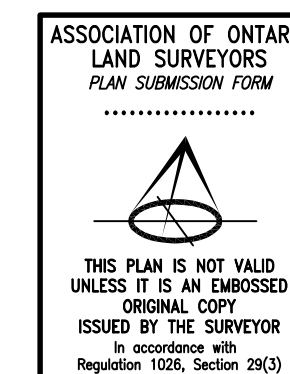
I CERTIFY THAT :

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 OCTOBER 26, 2023.

NOVEMBER 08, 2023

DATE

SIMEON MITREV
 ONTARIO LAND SURVEYOR



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

DRAWN BY: F.B. FILE No. 9952-SRPR

LOT 5

SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF OAKVILLE AS IN 189120

LOT 46
PIN 24764-015

REGISTERED

LOT 44
PIN 24764-0188

NO. 155
EXISTING 2 STOREY DWELLING
STUCCO CLAD DWELLING

NO. 151
EXISTING 2 STOREY DWELLING
STONE & SIDING DWELLING

NO. 155
EXISTING 2 STOREY DWELLING
STUCCO CLAD DWELLING

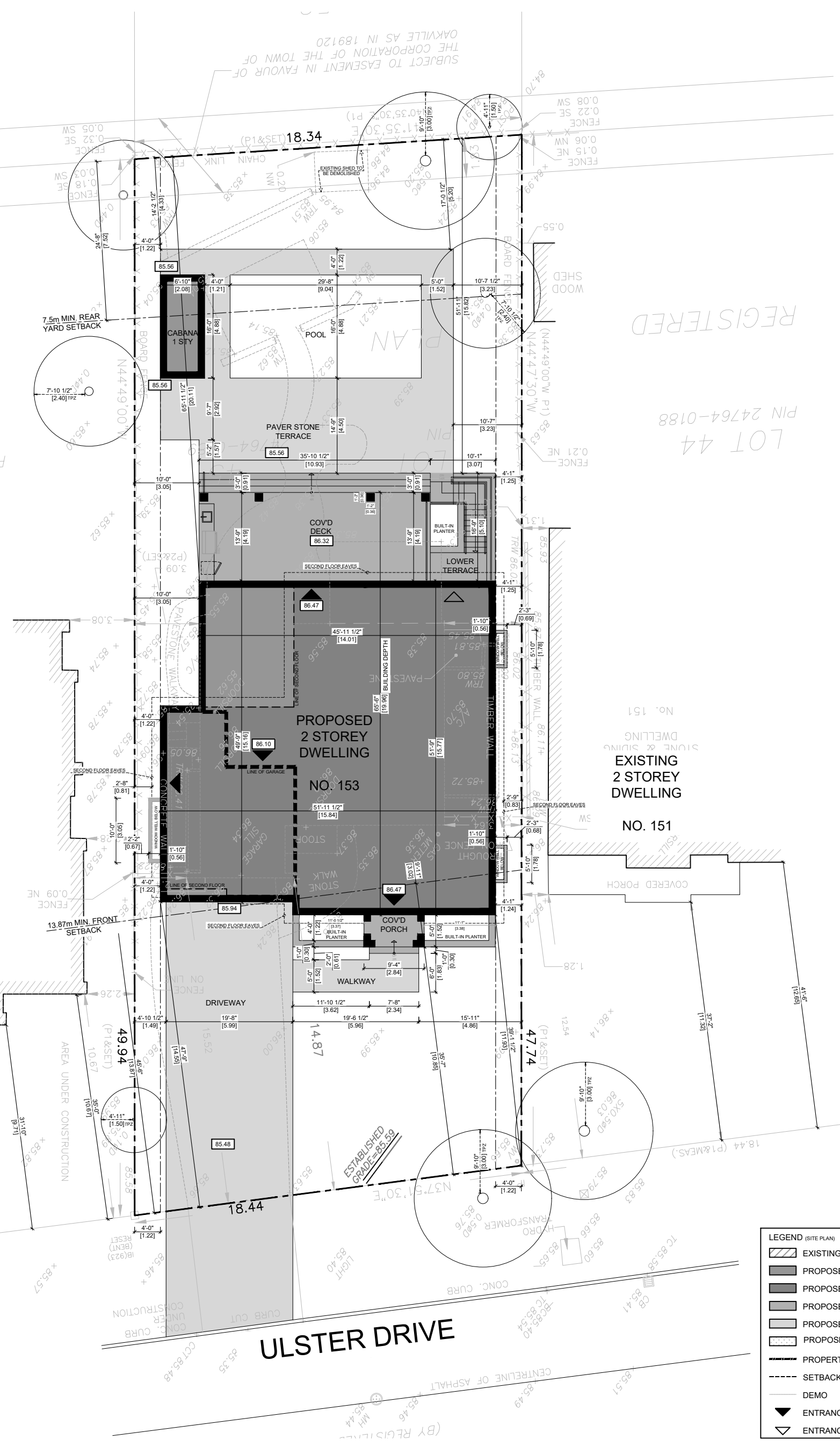
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NO. 155
EXISTING 2 STOREY DWELLING
STUCCO CLAD DWELLING

NO. 155
EXISTING 2 STOREY DWELLING
STUCCO CLAD DWELLING



ULSTER DRIVE

LEGEND (SITE PLAN)

	EXISTING
	PROPOSED (DWELLING GROUND FL.)
	PROPOSED (DWELLING SECOND FL.)
	PROPOSED (BUILT LNSCP.)
	PROPOSED (HARD LNSCP.)
	PROPOSED (SOFT LNSCP.)
	PROPERTY LINE
	SETBACKS
	DEMO
	ENTRANCE (GROUND)
	ENTRANCE (LOWER)

SITE PLAN

SCALE = 1/16" - 1'-0"

153 ULSTER DR
PROJECT # - 23-33
ISSUE DATE - 24/04/22



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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 DIVISION C OF THE ONTARIO BUILDING CODE.

MARCO RAZZOLINI 111893
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 DIVISION C OF THE ONTARIO BUILDING CODE.

SAKORA DESIGN INC. 123145
NAME SIGNATURE BCIN



SP1

153 Ulster Dr

Oakville, ON

Designation RL3-0

Lot Area	902.83	m2	9,717.98	sft
Lot Frontage	18.44	m	60.50	ft
Lot Depth	49.34	m	161.88	ft

Residential Floor Area				
	Existing		Proposed	
Ground Floor	sft	183.25	m2	1,972.48 sft
Second Floor	sft	182.45	m2	1,963.88 sft
Total RFA	0.00	sft	365.70	m2 3,936.36 sft

	Maximum		Proposed	
Max RFA	352.10	m2	365.70	m2 3,936.36 sft
Ratio	39.00%		40.51%	

Notes: does not include garage area, garage exterior walls, OTB @ ground, OTB @ second, Stairs @ second, Elevator @ Second.

Coverage				
	Existing		Proposed	
Ground Floor	sft	235.18	m2	2,531.51 sft
Front Porch	sft	5.05	m2	54.32 sft
Rear Porch	sft	55.80	m2	600.65 sft
Total Coverage	0.00	sft	296.03	m2 3,186.47 sft

	Maximum		Proposed	
Max Coverage	315.99	m2	296.03	m2 3,186.47 sft
Percentage	35%		32.79%	

Notes:

Building Depth				
	Maximum		Proposed	
Building Depth	20.00	m	19.96	m 65.49 ft

Notes: Measured from Front Main Wall

Garage				
	Maximum		Proposed	
Garage Projection	1.50	m	N/A	m N/A ft
Garage Size	45.00	m2	44.53	m2 479.37 sft

General Information

Conservation	No
Arborist	Yes
Heritage	No

Height Requirements				
	Maximum		Proposed	
Building Height	9.00	m	8.91	m 29.23 ft
Flat Roof	N/A	m	9.52	m 31.23 ft
Eaves	N/A	m	6.75	m 22.15 ft
Storeys	2.00	sty	2	sty

Notes: Height measured to highest ridge

Setbacks				
	Minimum		Proposed	
Front (Min)	13.87	m	10.85	m 35.60 ft
Front (Max)	19.37	m	10.85	m 35.60 ft
Int Side L	1.20	m	1.22	m 4.00 ft
Int Side R	1.20	m	1.25	m 4.10 ft
Rear	7.50	m	20.11	m 65.98 ft

Notes: Existing Front = 14.87

Encroachments & Exterior				
	Maximum		Proposed	
F. Porch	0.00	m	3.02	m 9.91 ft
R. Porch	0.00	m	N/A	m N/A ft
Window Well	0.60	m	0.56	m 1.84 ft
Eaves	0.60	m	0.46	m 1.51 ft

Driveway Width	6.00	m	5.99	m 19.65 ft
Walkway Width	1.80	m	1.52	m 4.99 ft

Established Grade	
Established Grade	85.59

Notes: Centre of the front lot line or average of centre for each lot line shared with a street

Landscaping Stats

Front Yard Landscaping Calculations				
Total Front Yard	2,617.01	sft	243.13	m2
Permitted Encroachments				
Driveway	919.73	sft	85.45	m2
Porch + Steps	54.33	sft	5.05	m2
Walkway	105.38	sft	9.79	m2
Planter Walls	30.08	sft	2.79	m2
	0.00	sft	0.00	m2
	0.00	sft	0.00	m2
Total Removed	1,109.52	sft	103.08	m2

Soft Landscape Area	1,507.49	sft	140.05	m2
	58%			

SITE STATS

SCALE = N/A

153 ULSTER DR

PROJECT # - 23-33

ISSUE DATE - 24/04/22

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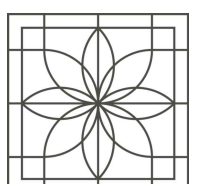
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MARCO RAZZOLINI 111893
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

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SAKORA DESIGN INC. 123145
NAME SIGNATURE BCIN



SAKORA
DESIGN

SP2



FRONT ELEVATION (NORTH)

SCALE = 1/8" = 1'-0"

153 ULSTER DR
 PROJECT # - 23-33
 ISSUE DATE - 24/04/22

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SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



A5



REAR ELEVATION (SOUTH)

SCALE = 1/8" = 1'-0"

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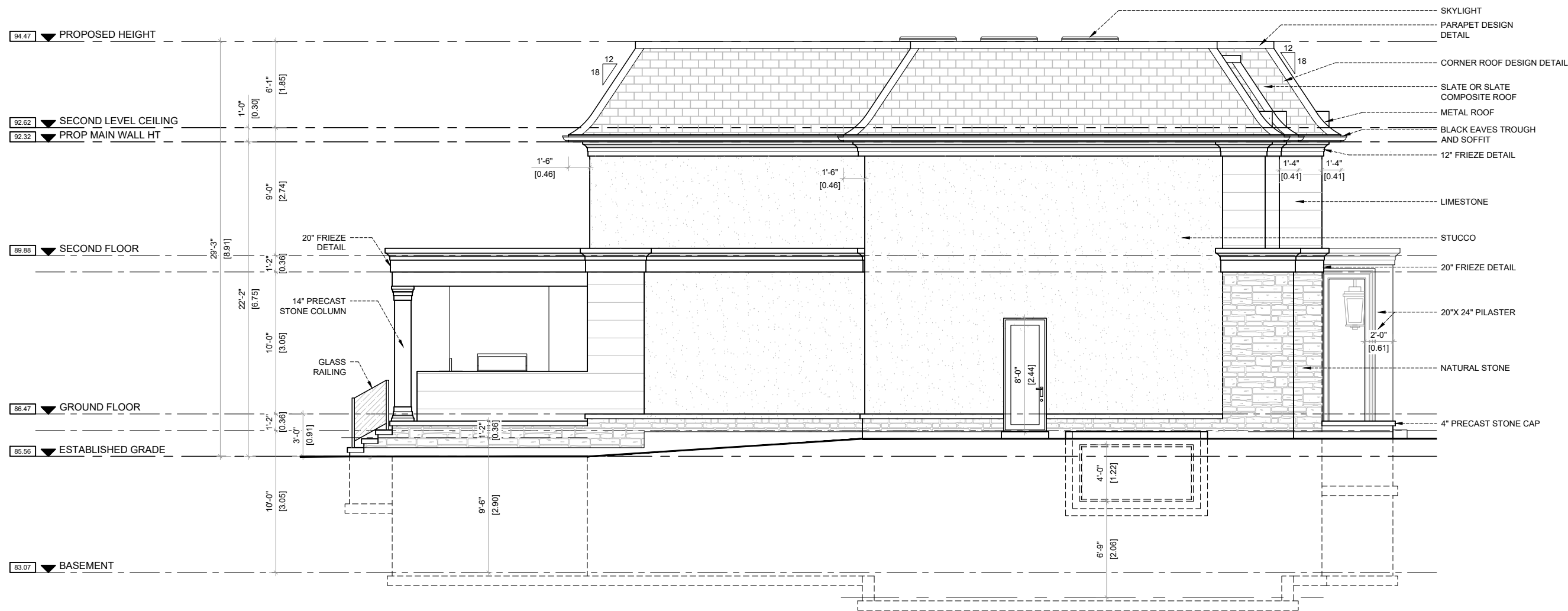
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SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



A7



SIDE ELEVATION (EAST)

SCALE = 1/8" = 1'-0"

153 ULSTER DR
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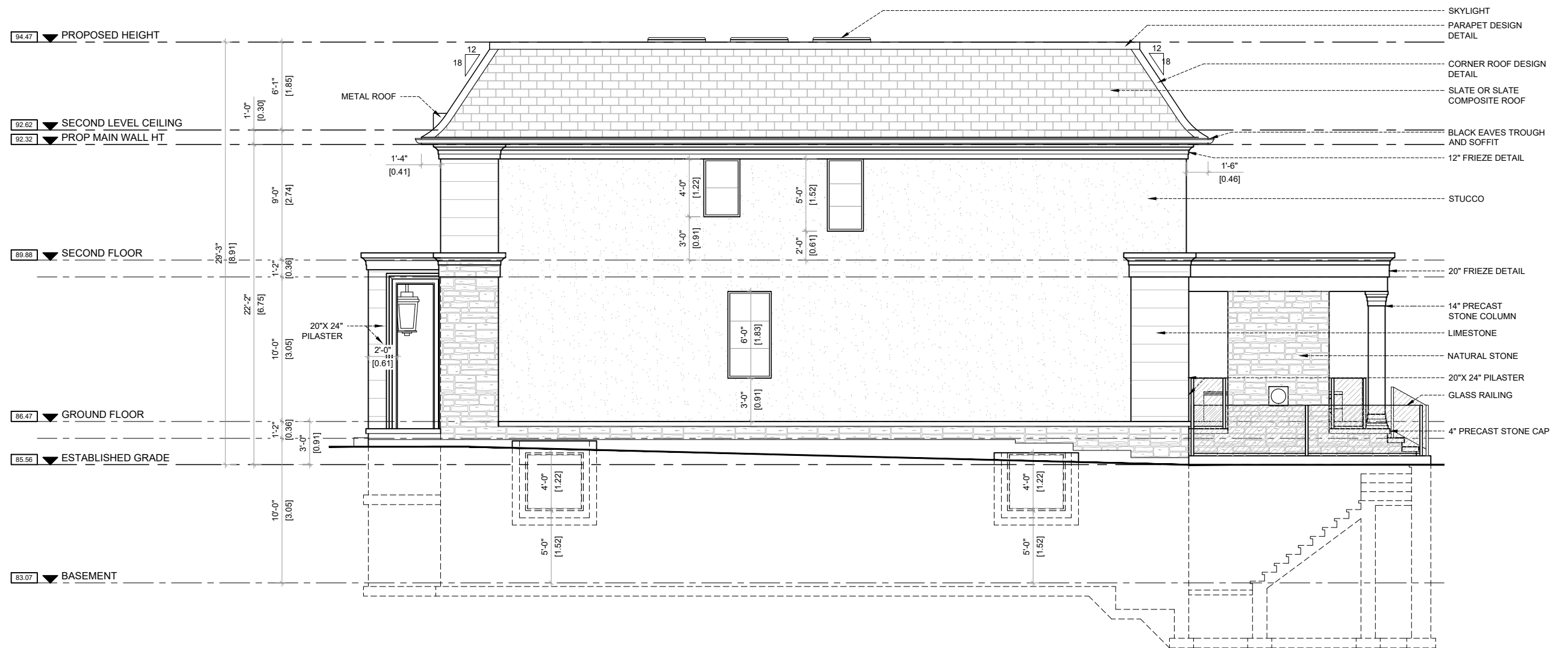
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SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN





SIDE ELEVATION (WEST)

SCALE = 1/8" = 1'-0"

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 ISSUE DATE - 24/04/22

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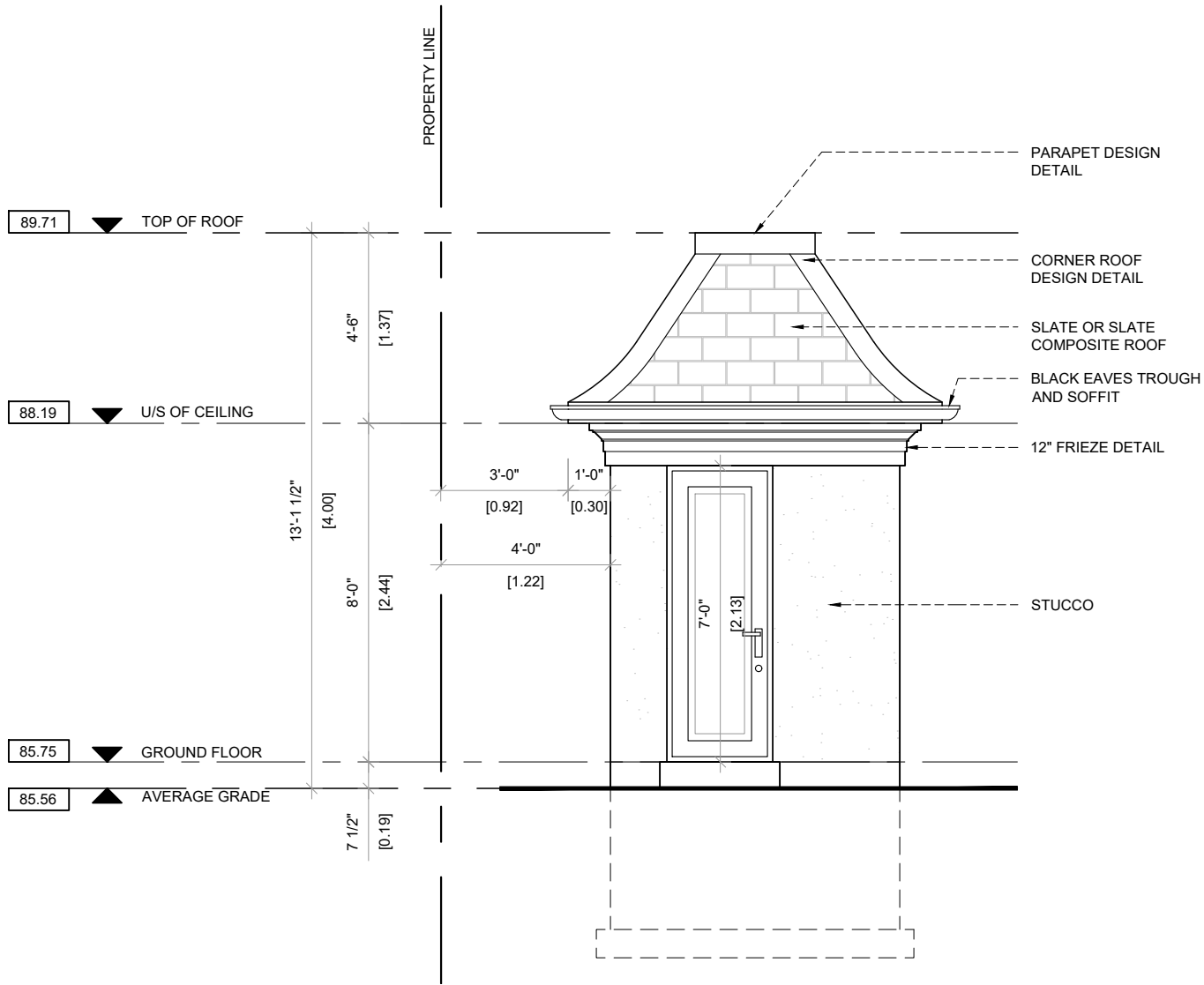
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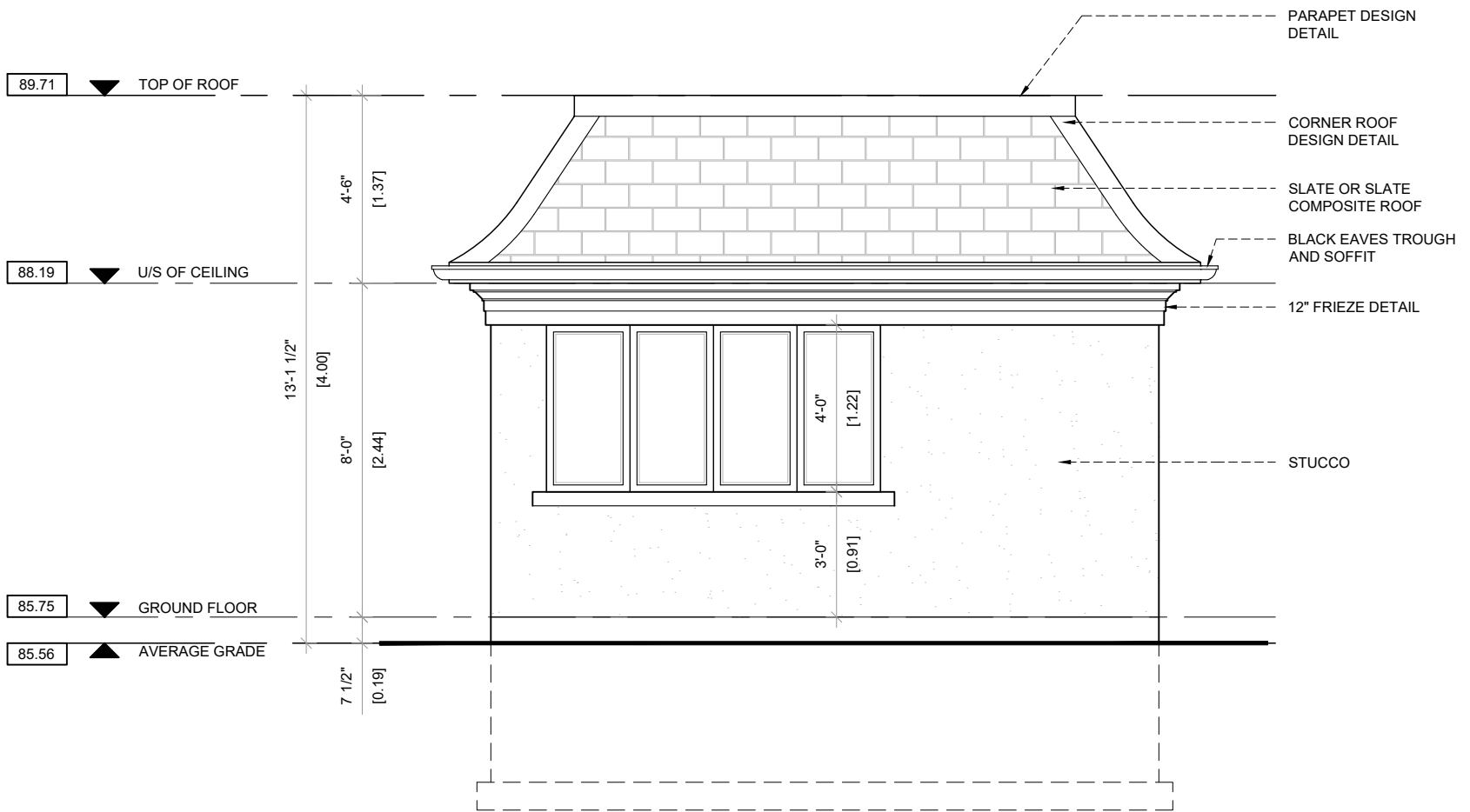
SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



A6



FRONT ELEVATION (NORTH)



SIDE ELEVATION (WEST)

CABANA - ELEVATIONS

SCALE = 1/4" - 1'-0"

153 ULSTER DR
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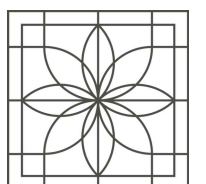
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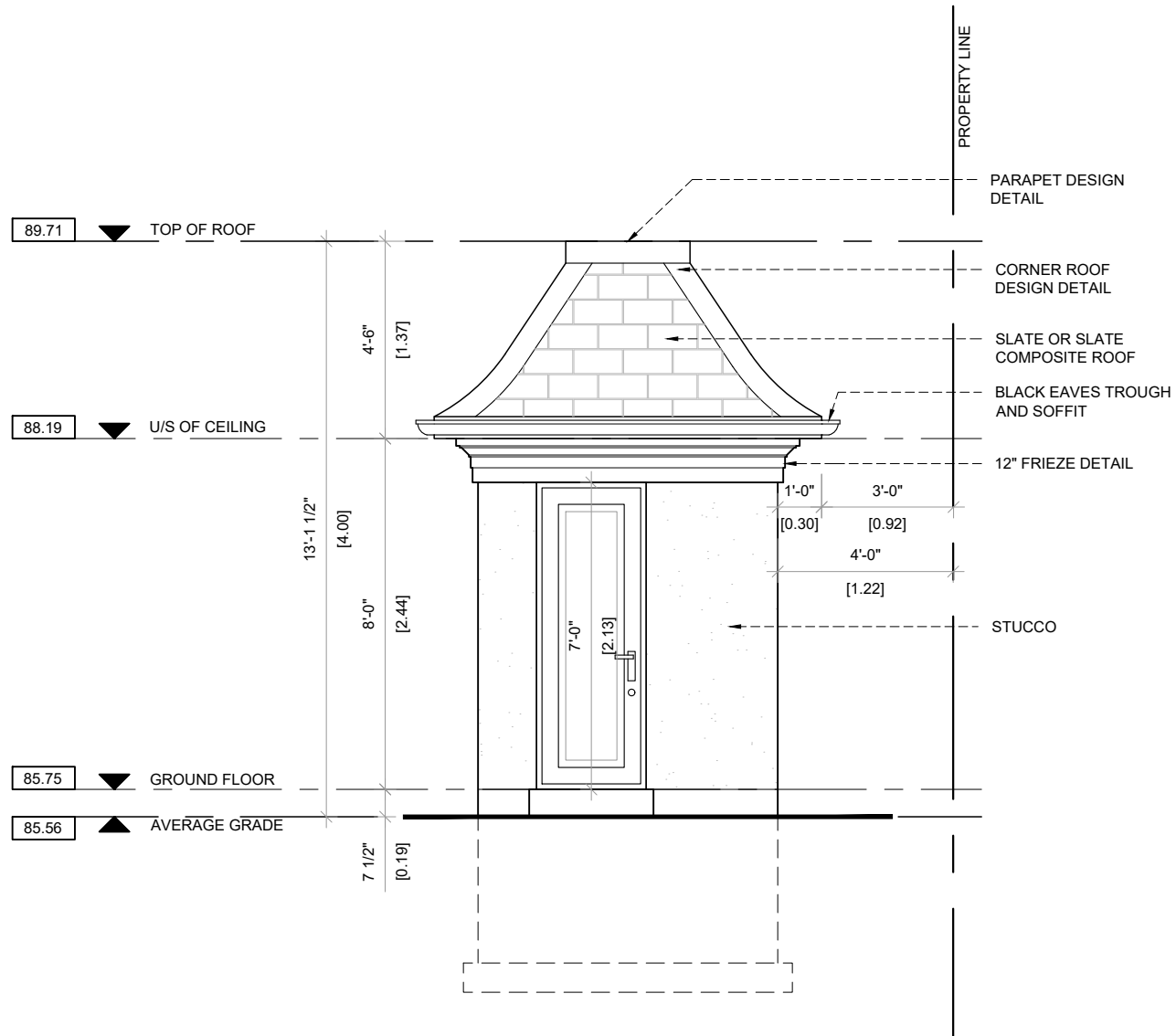
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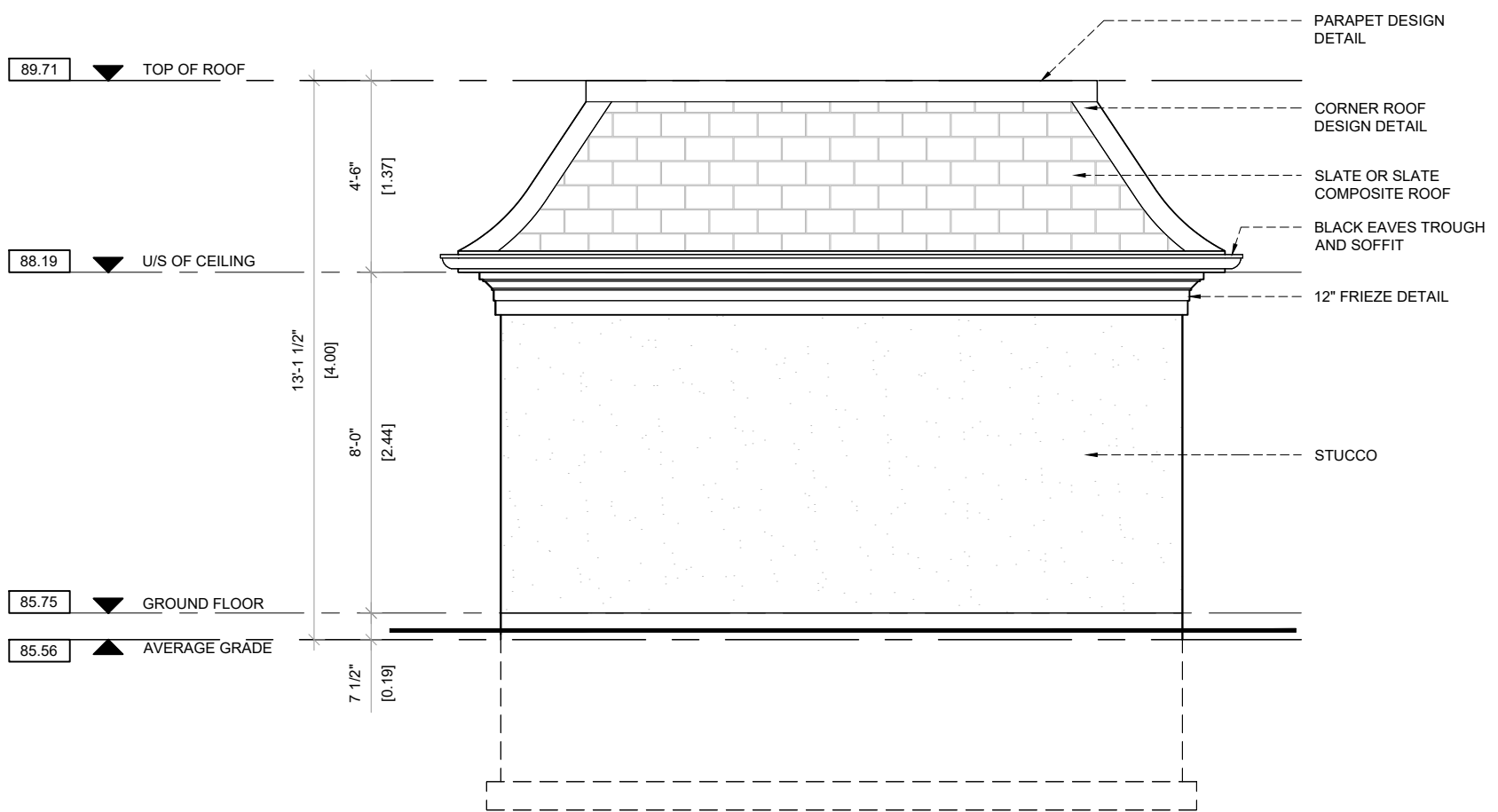


SAKORA
DESIGN

A10



REAR ELEVATION (SOUTH)



SIDE ELEVATION (EAST)

CABANA - ELEVATIONS

SCALE = 1/4" = 1'-0"

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A11