

SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY OF
LOT 3
REGISTERED PLAN 417
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:200

10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

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

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN OF SURVEY BY H. C. SEWELL, O.L.S. DATE NOVEMBER 11, 1950
RP	DENOTES REGISTERED PLAN 417
RP2	DENOTES REGISTERED PLAN 405
D	DENOTES INST. No. 769602
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
B.F.	DENOTES BOARD FENCE
C.L.F.	DENOTES CHAIN LINK FENCE
NI	DENOTES NOT IDENTIFIABLE
OU	DENOTES ORIGINAL UNKNOWN
D.S.	DENOTES DOOR SILL ELEVATION AT ENTRY
O.H.W.	DENOTES OVERHEAD WIRE
F.H.	DENOTES FIRE HYDRANT
M.H.	DENOTES MANHOLE
U.P.	DENOTES UTILITY POLE
P.A.	DENOTES POLE ANCHOR
W.V.	DENOTES WATER VALVE
C.B.	DENOTES CATCH BASIN
●	DENOTES CONIFEROUS TREE
○	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY OF LOT 3 AS SHOWN ON REGISTERED PLAN 417 HAVING A BEARING OF N43° 58' 00"W.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No.16 HAVING AN ELEVATION OF 95.994 M. CONCRETE BASE OF FENCE POST AT THE WEST END OF THE CHAIN LINK FENCE ON THE SOUTH SIDE OF PINEGROVE PUBLIC SCHOOL, NORTH OF #501 FOURTH LINE.

THIS REPORT WAS PREPARED FOR DIAMOND CRETE AND CONSTRUCTION INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF THE OVERHEAD WIRE.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 08th DAY OF DECEMBER, 2023

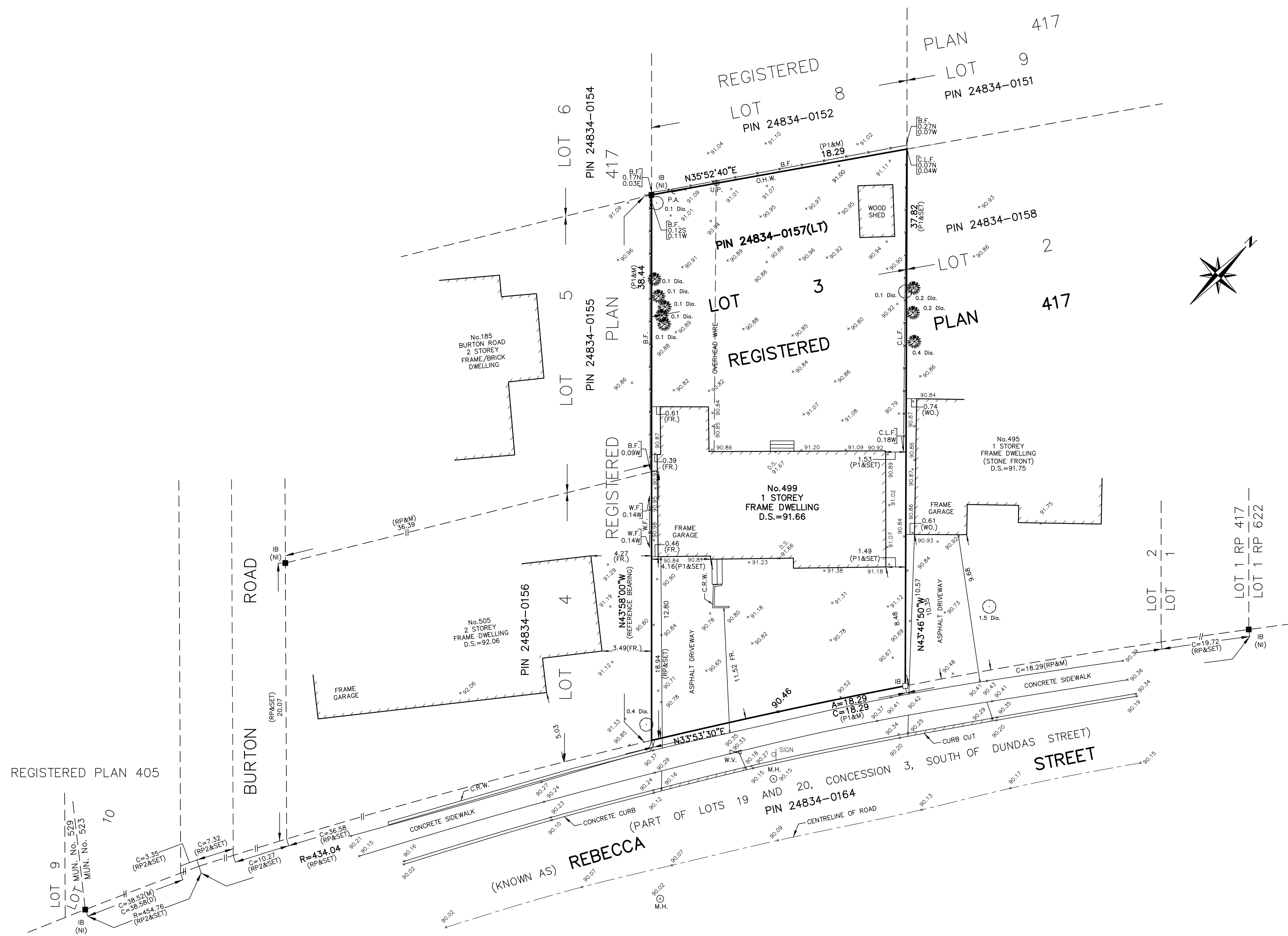
DECEMBER 14, 2023
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

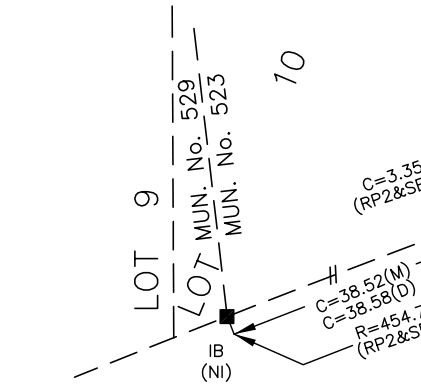
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2212962

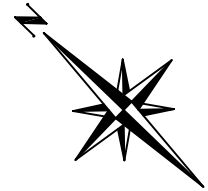
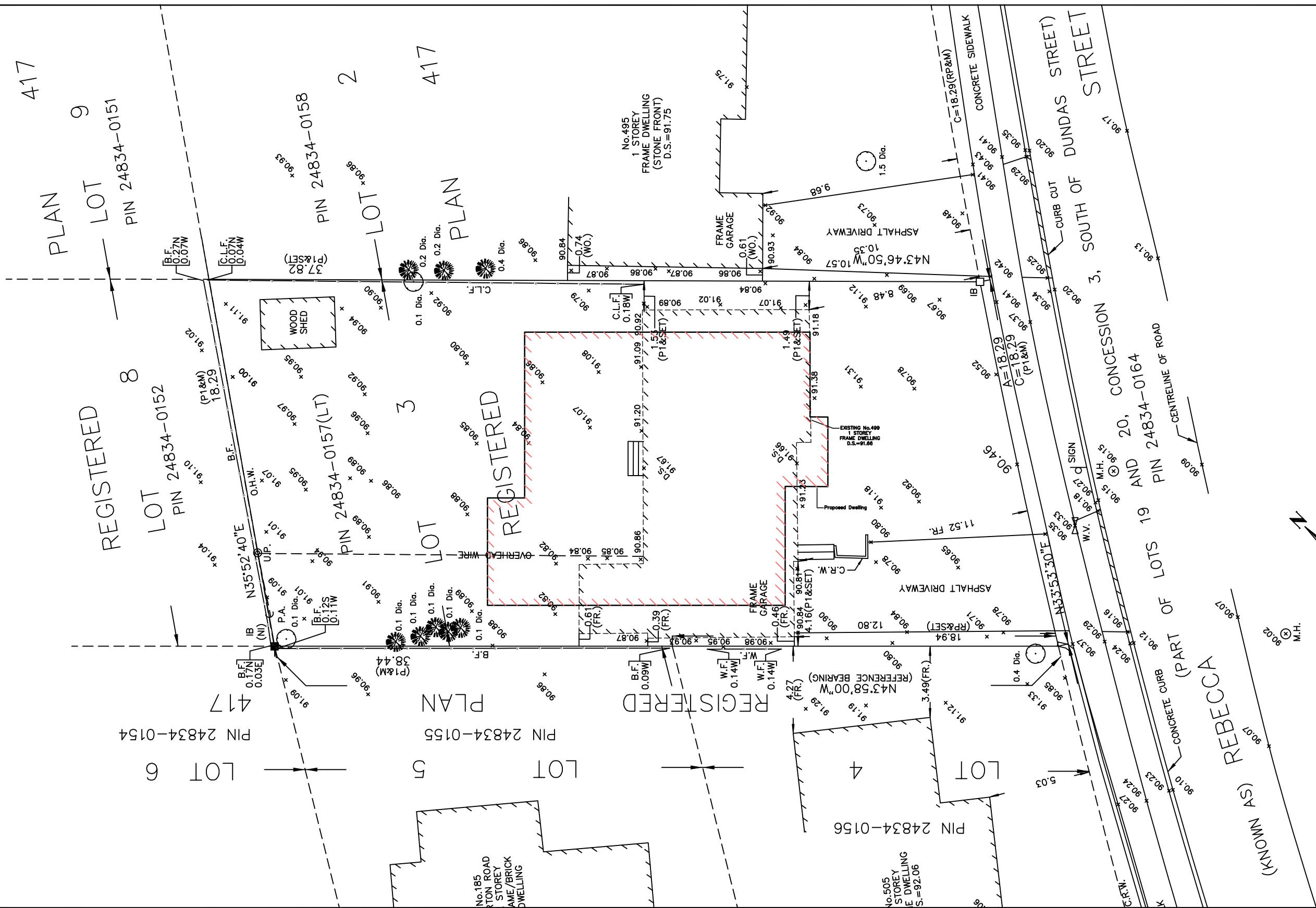
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

MANDARIN SURVEYORS LIMITED
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
 WWW.MANDARINSURVEYORS.COM
 2400 MIDLAND AVE., #121 SCARBOROUGH, ONTARIO, M1S 5C1 E-MAIL: MANDARINSURVEYOR@GMAIL.COM FAX: (647)799-4068
 SURVEY BY: Z.Q. DRAWN BY: S.N. CAD No: 23-511SRPR JOB No: 2023-511



REGISTERED PLAN 405





15845 RIVER DRIVE RD,
 GEORGETOWN, ON L7G 4S7
 289-962-4003, 647-285-2597, 289-889-2697
 info@diamondconst.ca

499 REBECCA STREET, OAKVILLE

NAME:
 MANJINDER KAUR
SIGNATURE:

Manjinder

BCIN:
 125147

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION REQUIREMENT
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C

DRAWN BY: MK

CLIENT REVIEW:

REVISION:

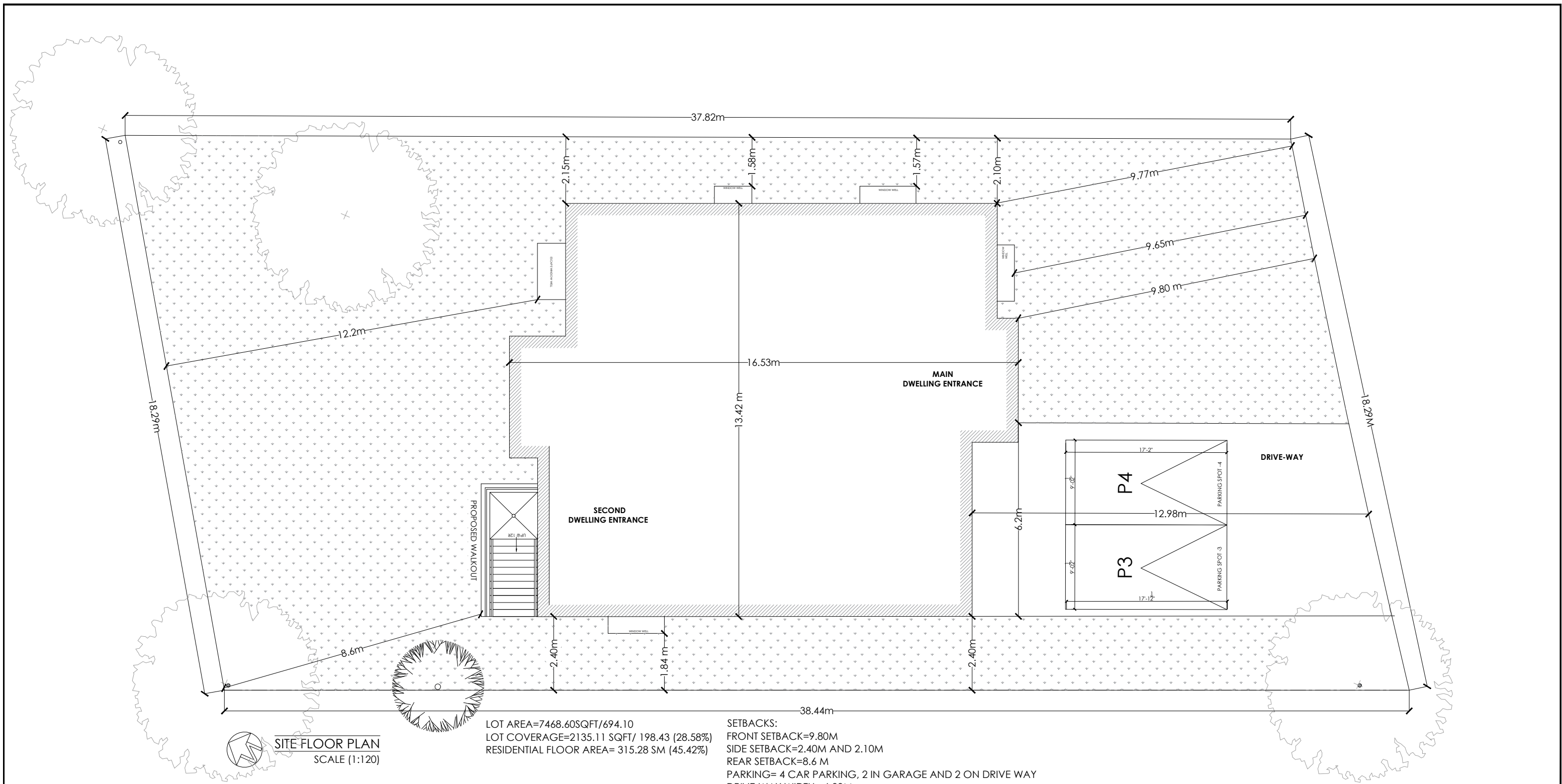
ISSUED FOR PERMIT:

SITE SURVEY PLAN

JAN 2024

SCALE (1:200)

A0



SITE FLOOR PLAN
 SCALE (1:120)



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CLIENT REVIEW:
REVISION:2024/05/17
ISSUED FOR PERMIT:

SITE PLAN	
JAN 2024	A1
SCALE (1:120)	



FRONT ELEVATION (SOUTH FACING)
SCALE (1:75)



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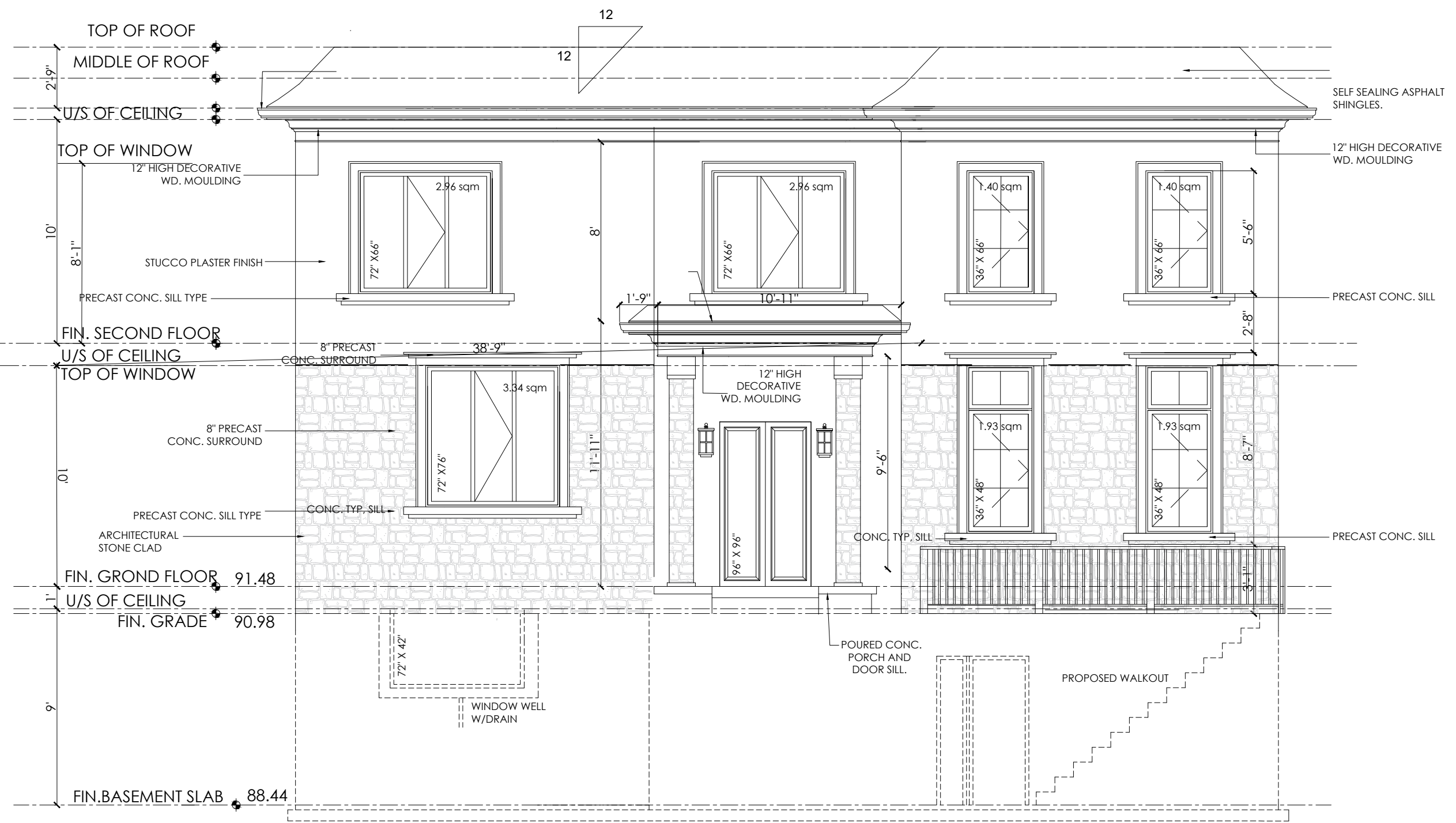
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CLIENT REVIEW:
REVISION: 2024/05/17
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FRONT ELEVATION
JAN 2024
SCALE (1:75)

A5



REAR ELEVATION (NORTH FACING)
SCALE (1:70)

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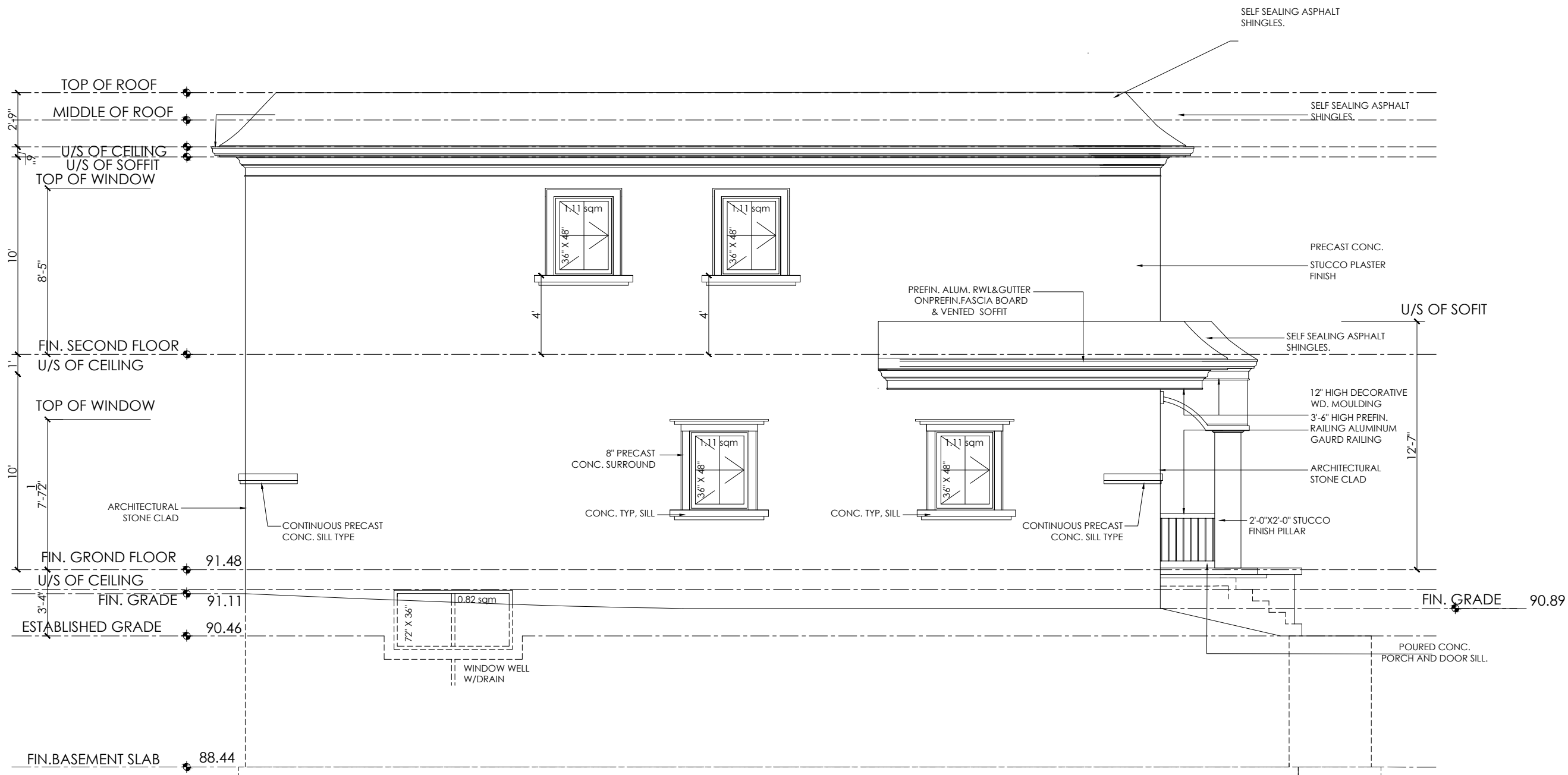
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REVISION: 2024/05/17
ISSUED FOR PERMIT:

REAR ELEVATION	
JAN 2024	A8
SCALE (1:75)	



LIMITING DISTANCE CALCULATION
 SETBACK: 7'-11" (2.40 M)
 WALL AREA: 920.2 SFT (85.50 SM)
 ALLOWED GLAZING AREA: 10% (8.55SM)
 PROVIDED GLAZING AREA: 6.02% (5.15 SM)

LEFT SIDE ELEVATION (EAST FACING)
 SCALE (1:75)

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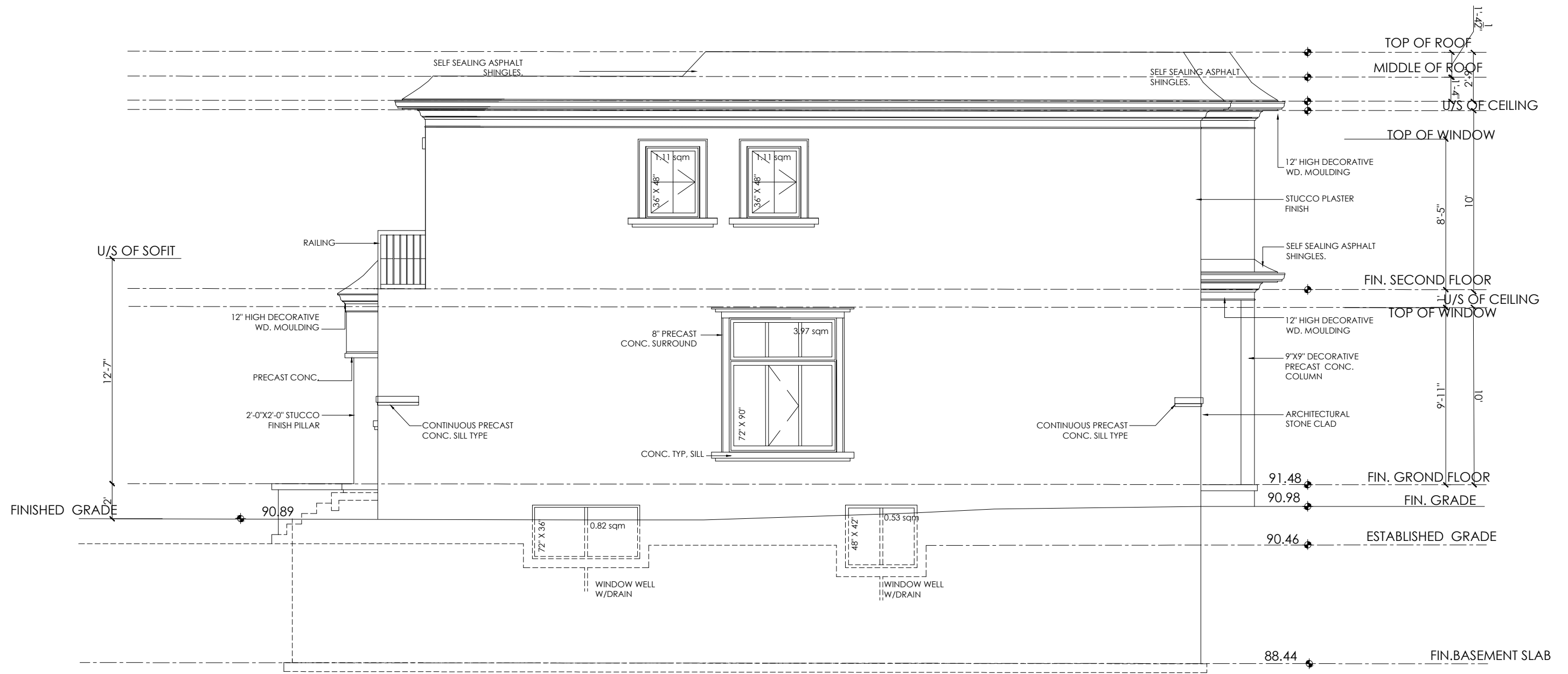
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ISSUED FOR PERMIT:

LEFT SIDE ELEVATION	
JAN 2024	A6
SCALE (1:75)	



RIGHT SIDE ELEVATION
SCALE (1:75)

LIMITING DISTANCE CALCULATION
 SETBACK: 6'-11" (2.10 M)
 WALL AREA: 891 SFT (82.80 SM)
 ALLOWED GLAZING AREA: 10% (8.21SM)
 PROVIDED GLAZING AREA: 9.5% (7.9 SM)



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REVISION: 2024/05/17

ISSUED FOR PERMIT:

RIGHT SIDE ELEVATION

JAN 2024

SCALE (1:75)

A7