

WESTVIEW TERRACE
(BY REGISTERED PLAN 20M-589, P.I.N. 25066-0042 (L.T.))

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-73526

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

**SURVEYOR'S REAL PROPERTY REPORT,
PART 1**
PART OF BLOCK 18
REGISTERED PLAN 20M-589
IN THE
TOWN OF OAKVILLE
(REGIONAL MUNICIPALITY OF HALTON)

SCALE & NOTES
SCALE: 1:150
0 1 2 3 4 5 10 15 Metres

THOMAS GONDO
ONTARIO LAND SURVEYOR
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- LEGEND**
- SURVEY MONUMENT FOUND
 - SURVEY MONUMENT PLANTED
 - IB IRON BAR
 - SIB STANDARD IRON BAR
 - CP CONCRETE PIN
 - OU DENOTES ORIGIN UNKNOWN
 - N-E-W-S DENOTES NORTH - EAST - WEST - SOUTH
 - S DENOTES SET
 - M DENOTES MEASURED
 - P1 DENOTES PLAN BY ANTON KIKAS, O.L.S.
DATE: SEPTEMBER 29, 1994
 - P2 DENOTES PLAN 20R-11562
 - RP DENOTES REGISTERED PLAN 20M-589
 - DS DENOTES DOOR SILL
 - CB DENOTES CATCH BASIN
 - JDB DENOTES J.D. BARNES, O.L.S.
 - DENOTES SUBJECT LANDS BOUNDARY
 - - - DENOTES DEED LINE
 - DENOTES LOT LINE
 - DENOTES LIMIT OF STREET
 - X DENOTES FENCE LINE
 - OH DENOTES OVER HEAD WIRE

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

BEARING NOTE
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE WESTERLY
LIMIT OF WESTOAK TRAILS BOULEVARD, HAVING A BEARING OF N85°44'10"E
AS SHOWN ON REGISTERED PLAN 20M-589.

BENCH MARK
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE
BENCHMARK No. 240, HAVING AN ELEVATION OF 141.480 Metres.

THIS PLAN WAS SIGNED WITH A SCANNED SIGNATURE AS A RESULT OF THE
EMERGENCY ORDER RELATED TO THE COVID-19 PANDEMIC

PART 2 - SURVEY REPORT

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:

- THERE WERE NO REGISTERED RIGHT OF WAY LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE
- THE SUBJECT PROPERTY IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. H589566
- THE CLIENT IS ADVISED TO CHECK IF THE EASEMENT IS STILL EXISTING

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:

- THERE WERE NO BOUNDARY FEATURES OBSERVED TO SUGGEST AN UNREGISTERED EASEMENT

COMPLIANCE WITH MUNICIPAL BY-LAWS

- THE PLAN DOES NOT CERTIFY ZONING COMPLIANCE

OTHERS

- THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES

THIS SURVEY IS PREPARED EXCLUSIVELY FOR MARK HASOUN AND
THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

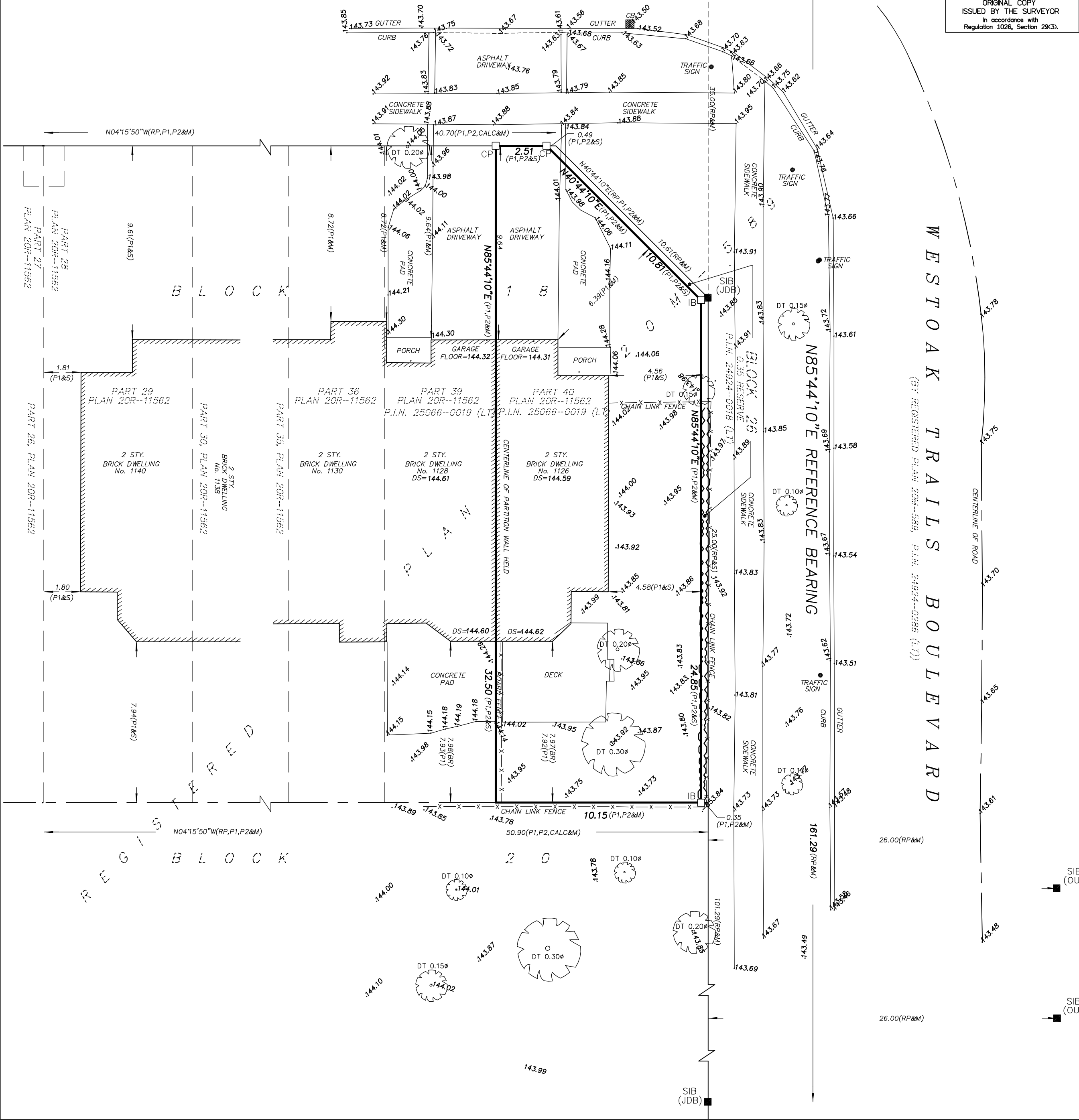
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON FEBRUARY 2, 2024.

DATE: FEBRUARY 6, 2024

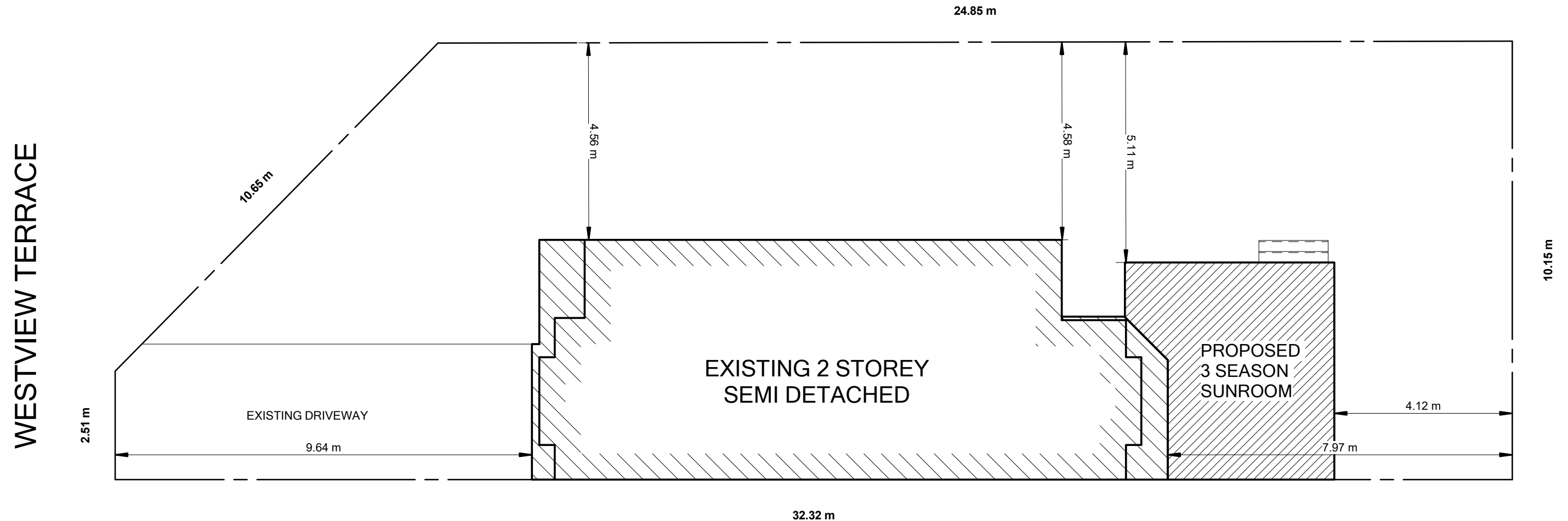
THOMAS GONDO
ONTARIO LAND SURVEYOR

Lejan land Surveying Inc.
572 Barton Street
Stoney Creek, ON L8E 5N3
Phone: 905-643.6131
Email: info@lejansurveying.ca

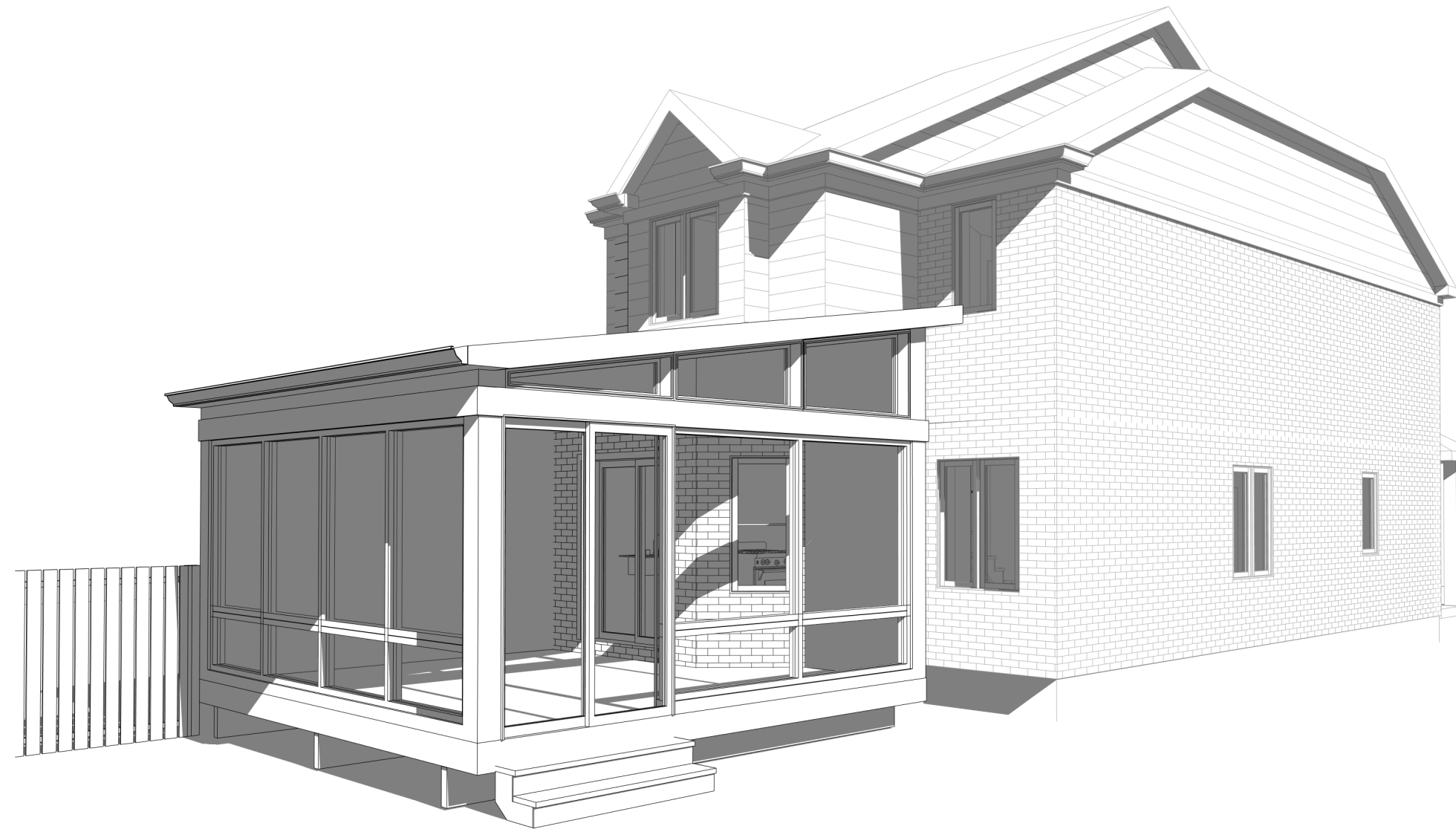
DWN BY: KC
CHK BY: TG
JOB No. 24-004



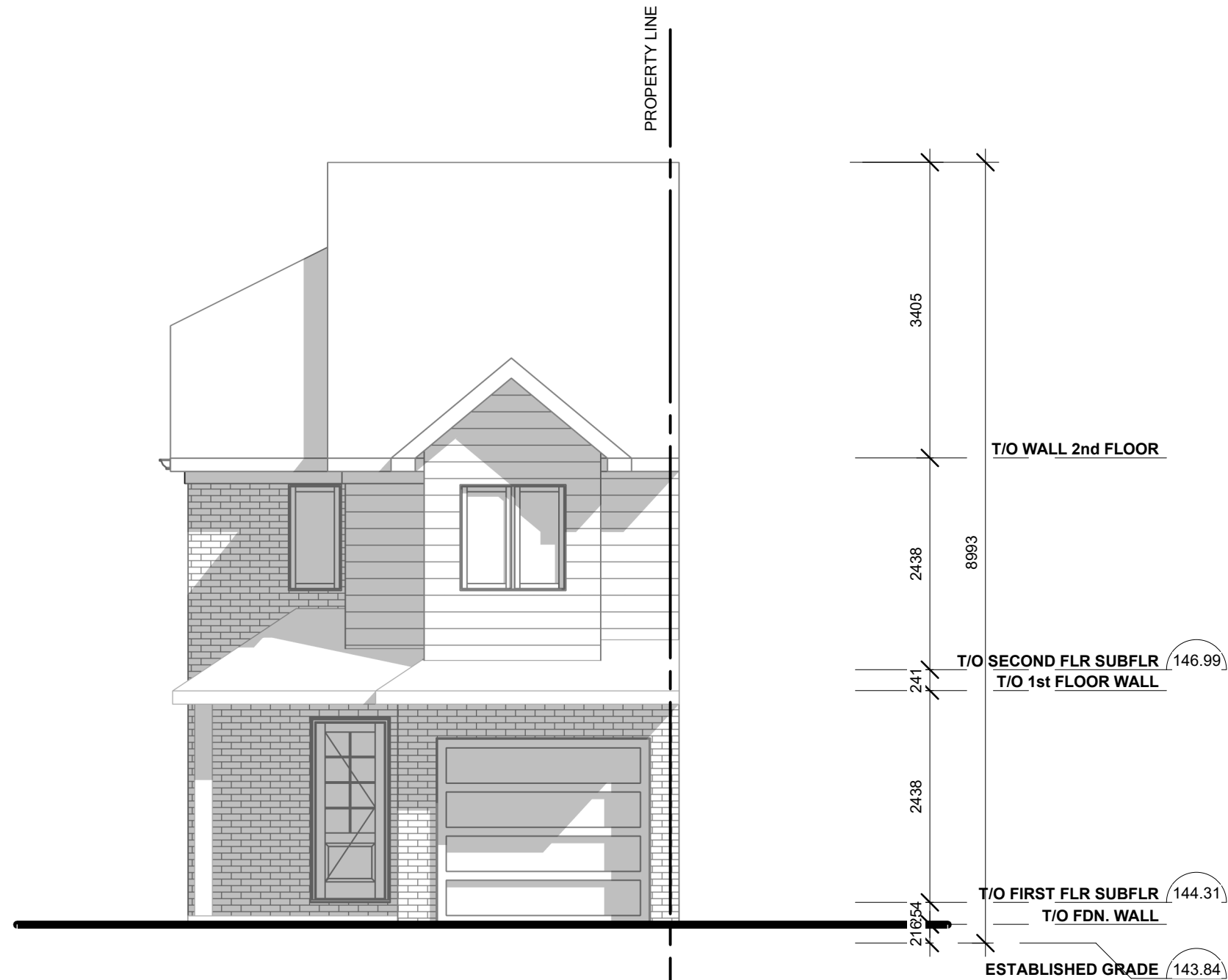
ZONING:	LOT NO:		PLAN NO:		LOT AREA:		LOT FRONTAGE:		LOT DEPTH:	
RM1	PART OF 18		20M-589		302m ²		2.51m		32.5m	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	REQUIRED	PROPOSED
LOT COVERAGE	78.25m ²	21.5m ²	99.75m ²	33.0	n/a		FRONT YARD	9.64m	4.5m	9.64m
GROSS FLOOR AREA	127.9m ²	0m ²	127.9m ²	42.3	n/a		REAR YARD	7.97m	6.0m	4.12m
HEIGHT	8.99m		8.99m		12.0m		SIDE YARD (NORTH)	4.56m	3.0m	4.56m
# OF STORIES	2		2				SIDE YARD (SOUTH)	0m	0m	0m



1126 Westview Terrace



Committee of Adjustment



NO CHANGES TO ELEVATION

