

92.11 92.02 92.06 92.06 92.78 92.70 92.86
CENTRELINE OF ROAD

BRONTE ROAD

BLOCK C (STREET WIDENING) REG'D PLAN M-154

PIN 24856-0168
REFERENCE BEARING
N 52° 40' 40" W

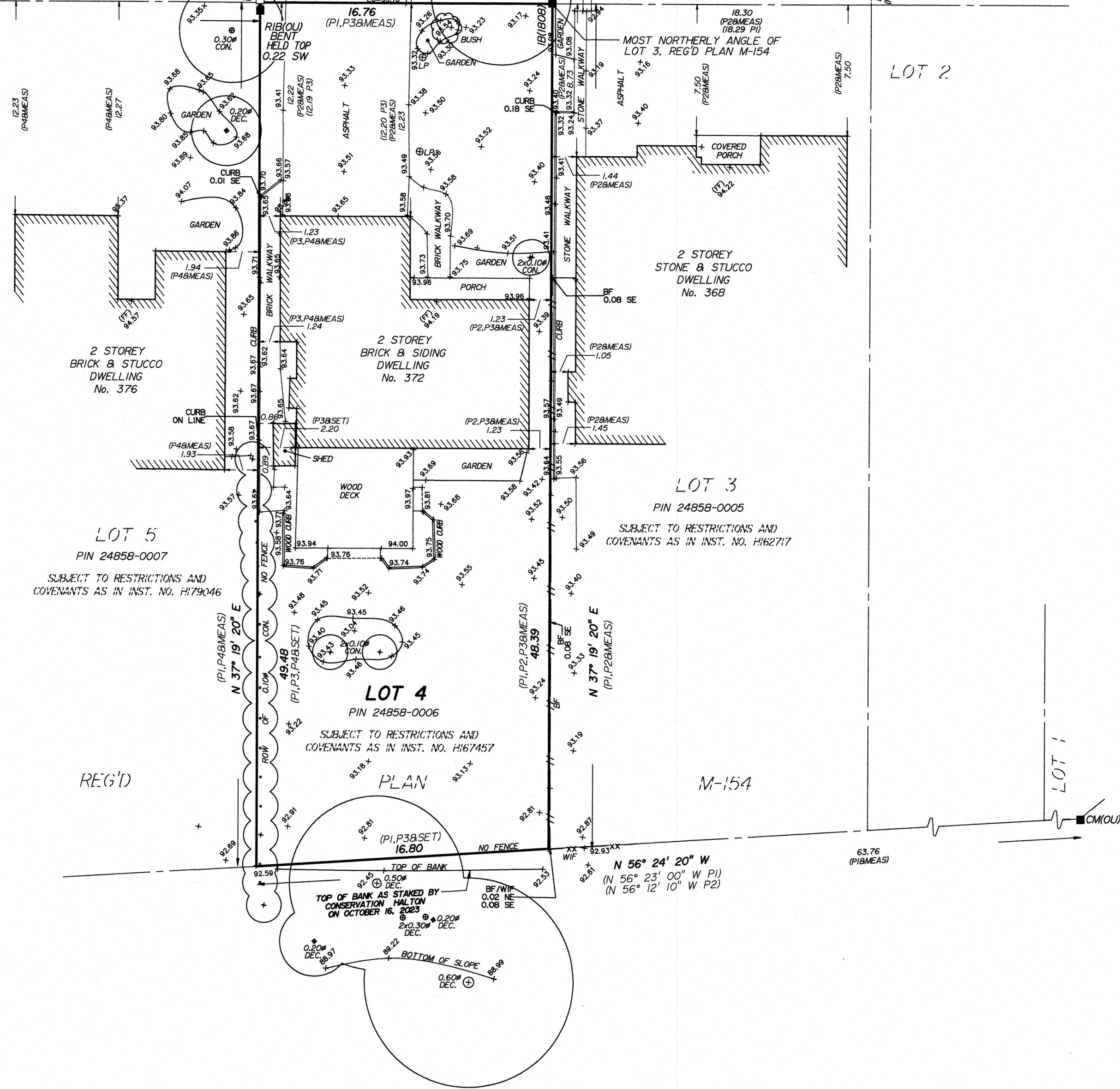
CC(WIT)
(180B)

IB(OU)

LOT 12
LOT 11

LOT 6

LOT 2



LOT 5
PIN 24858-0007
SUBJECT TO RESTRICTIONS AND
COVENANTS AS IN INST. NO. H179046

LOT 3
PIN 24858-0005
SUBJECT TO RESTRICTIONS AND
COVENANTS AS IN INST. NO. H162717

LOT 4
PIN 24858-0006
SUBJECT TO RESTRICTIONS AND
COVENANTS AS IN INST. NO. H167457

REG'D PLAN M-154

LOT 30, CONCESSION 3, SOUTH OF DUNDAS STREET
PIN 24858-0278

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 4
REGISTERED PLAN M-154
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
0 5 10 15 20 Metres

SCALE 1 : 200
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 Restriction and Covenants as in Inst. No. H167457.

NOTABLES
Note the Location of the Fences around the Subject Property.

- LEGEND**
- Survey Monument Set
 - Survey Monument Found
 - SIB Standard Iron Bar
 - IB Iron Bar
 - RIB Round Iron Bar
 - CC Cut Cross
 - CM Concrete Monument
 - (180B) J. H. Gelbloom Surveying Ltd., O.L.S.
 - (OU) Origin Unknown
 - (WIT) Witness
 - P1 Registered Plan M-154
 - P2 Plan of Survey by J. H. Gelbloom Surveying LTD., O.L.S., dated September 19, 2019.
 - P3 Plan of Survey by Yates & Yates Ltd., O.L.S., dated May 18, 1981
 - P4 Plan of Survey by McConnell, Maughan Ltd., O.L.S., dated August 12, 1986
 - CLF Chain Link Fence
 - BF Board Fence
 - MH Iron Bar
 - EG Established Grade
 - FF Finished Floor
 - DEC. Deciduous
 - CON. Coniferous
 - LP Light Pole
 - HH Hand Hole
 - CB Catch Basin
 - N North
 - S South
 - E East
 - W West

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 12, having an Elevation of 91.2724 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 from the concrete foundation unless otherwise noted.

This REPORT was prepared for Amanpreet Kaur & Gary Dhillon 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 Southwesterly limit of Block C as shown on Reg'd Plan M-154, having a Bearing of N 52° 40' 40" W.

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 25th day of October, 2023.

October 30, 2023
Date
Ashtaf Rizk, O.L.S.

Party Chief: M.K. Drawn By: A.R. Checked By: Project: 23-203

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-49682

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

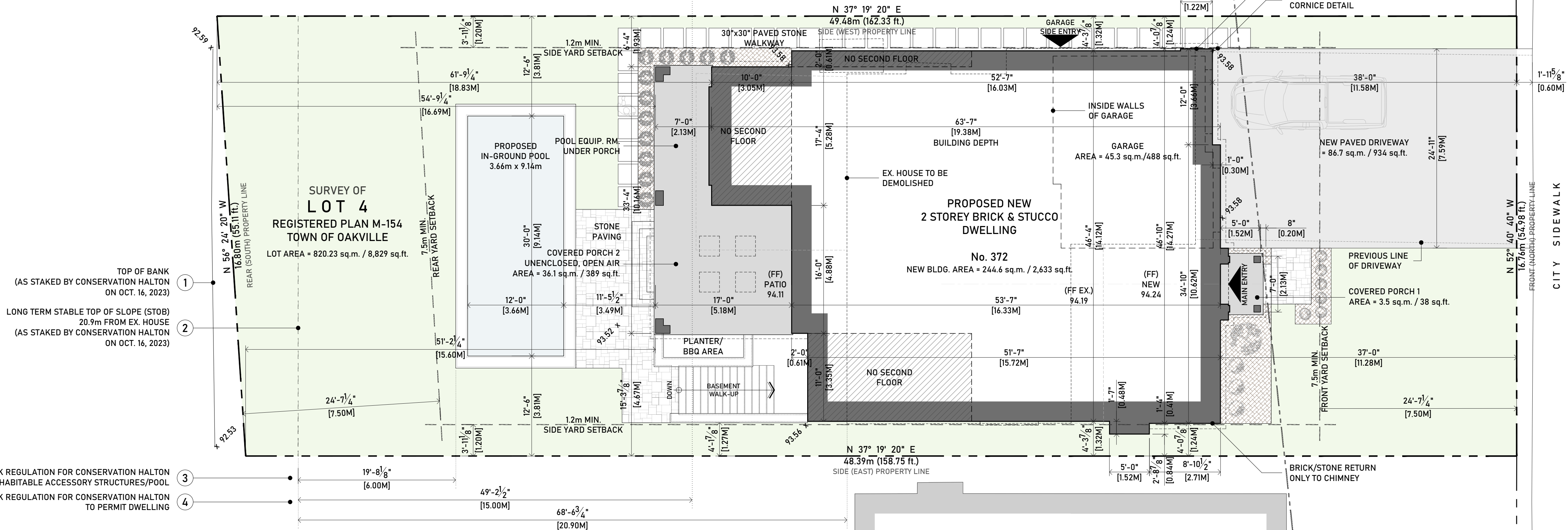
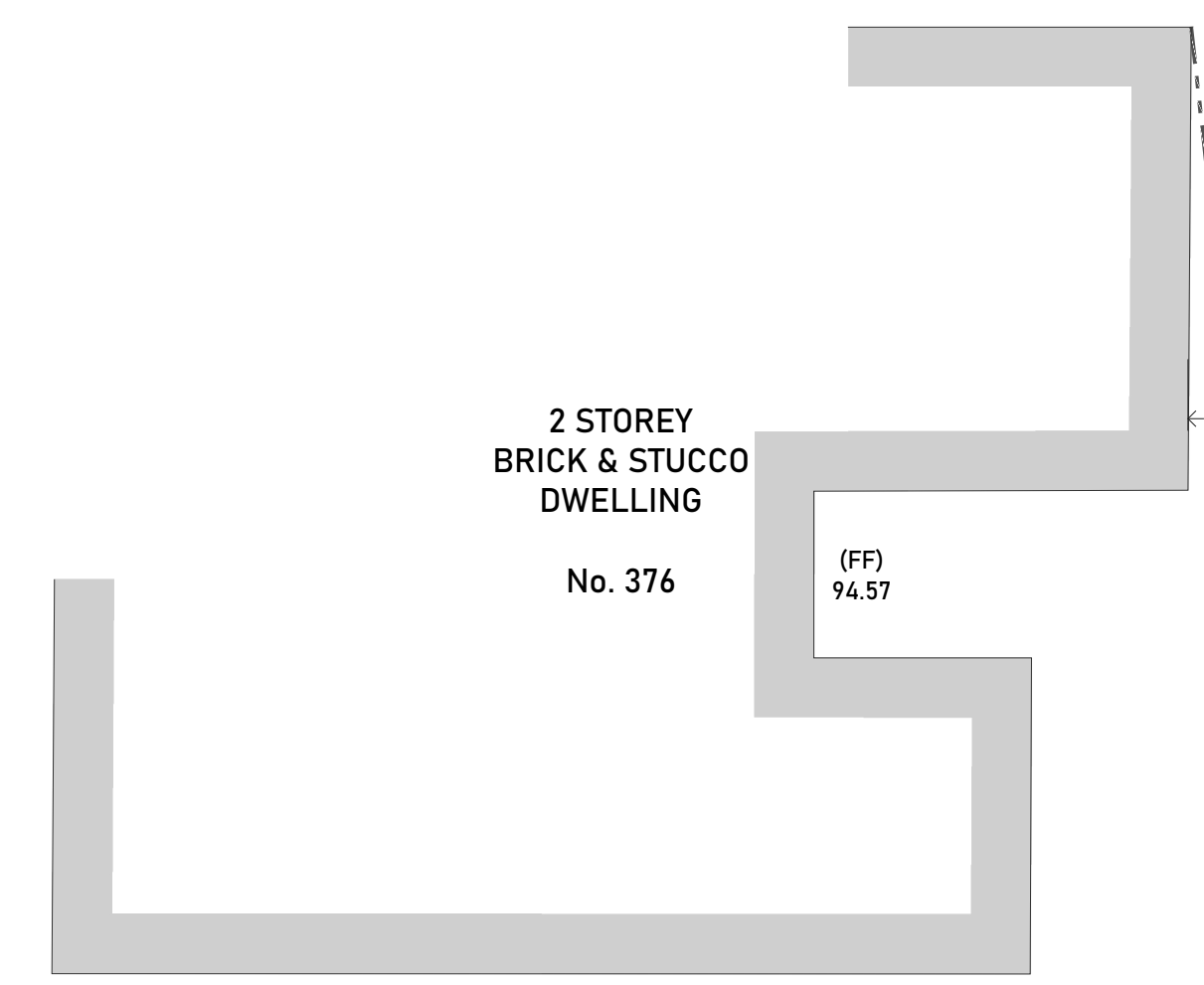
#	DATE dd/mm/yyyy	REVISION / ISSUE	CHKD.
1	04/03/2024	SITE PLAN SUBMITTED FOR CONSERVATION HALT REVIEW	S.G.
2	08/03/2024	FILE FOR MINOR VARIANCE APPLICATION	S.G.

QUALIFICATION INFORMATION:
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, WORKING AND THE QUALITY OF THE DRAWING. THE DESIGN IS CONSIDERED TO BE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
 DESIGN FIRM: GALVEZ DESIGN INC.
 INDIVIDUAL: SERGIO GALVEZ
 PROFESSION: ARCHITECT
 REG. NO.: 10150
 REG. PROVINCE: ONTARIO
 REG. COUNTRY: CANADA
 SERGIO GALVEZ

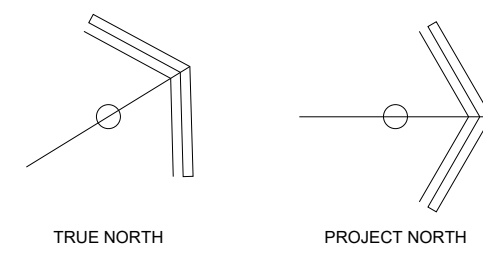
SITE PLAN DATA

LOT & BUILDING REQUIREMENTS	SITE DATA - EXISTING	SITE DATA - PROPOSED
CITY:	TOWN OF OAKVILLE	
ZONING BY-LAW:	BY-LAW No. 2014-014	
ZONING:	RL5-0 'RESIDENTIAL LOW DENSITY'	
MIN. LOT AREA:	464.5 sq.m. / 5,000 sq.ft.	820.23 sq.m. / 8,829 sq.ft.
MIN. LOT FRONTAGE:	15m	16.76m / 54.98 ft.
MIN. FRONT YARD:	7.5m (-0)	12.22m
MIN. INTERIOR SIDE YARD:	1.2m (Note 5) BOTH SIDES REGULATION 5 - The minimum interior side yard shall be reduced to 1.2 metres on both sides where an attached garage meeting the minimum dimension requirements of Section 5.2.3(3) of this By-law is provided.	1.24m (WEST), 1.24m (EAST) (WALLS w/ BRICK FINISH) 1.32m (WEST), 1.32m (EAST) (WALLS w/ STUCCO FINISH)
MIN. REAR YARD:	7.5m	18.77m / 61'-6" 7/8"
MAX. NUMBER OF STOREYS:	2	2
MAX. HEIGHT:	9.0m	8.97m
MAX. DWELLING DEPTH:	N/A	13.24m / 43'-6"
MAX. RESIDENTIAL FLOOR AREA:	40% LOT AREAS 743 sq.m. - 835.99 sq.m.	45.6% (MAX. ALLOWED = 3,331.6 sq.m.)
MAX. LOT COVERAGE:	35% Where the dwelling is greater than 7.0m in height	34.6% (MAX. ALLOWED = 1,090.15 sq.m.)
	BUILDING AREA = 152 sq.m. / 1,626 sq.ft.	244.6 sq.m. / 2,633 sq.ft.
	COVERED PORCH 1 (FRONT) = 8.2 sq.m. / 89 sq.ft.	3.5 sq.m. / 38 sq.ft.
	COVERED PORCH 2 (REAR) = N/A	36.1 sq.m. / 389 sq.ft.
	SHEDS = 3 sq.m. / 33 sq.ft.	N/A
	TOTAL = 163.2 sq.m. / 1,748 sq.ft.	284.2 sq.m. / 3,060 sq.ft.

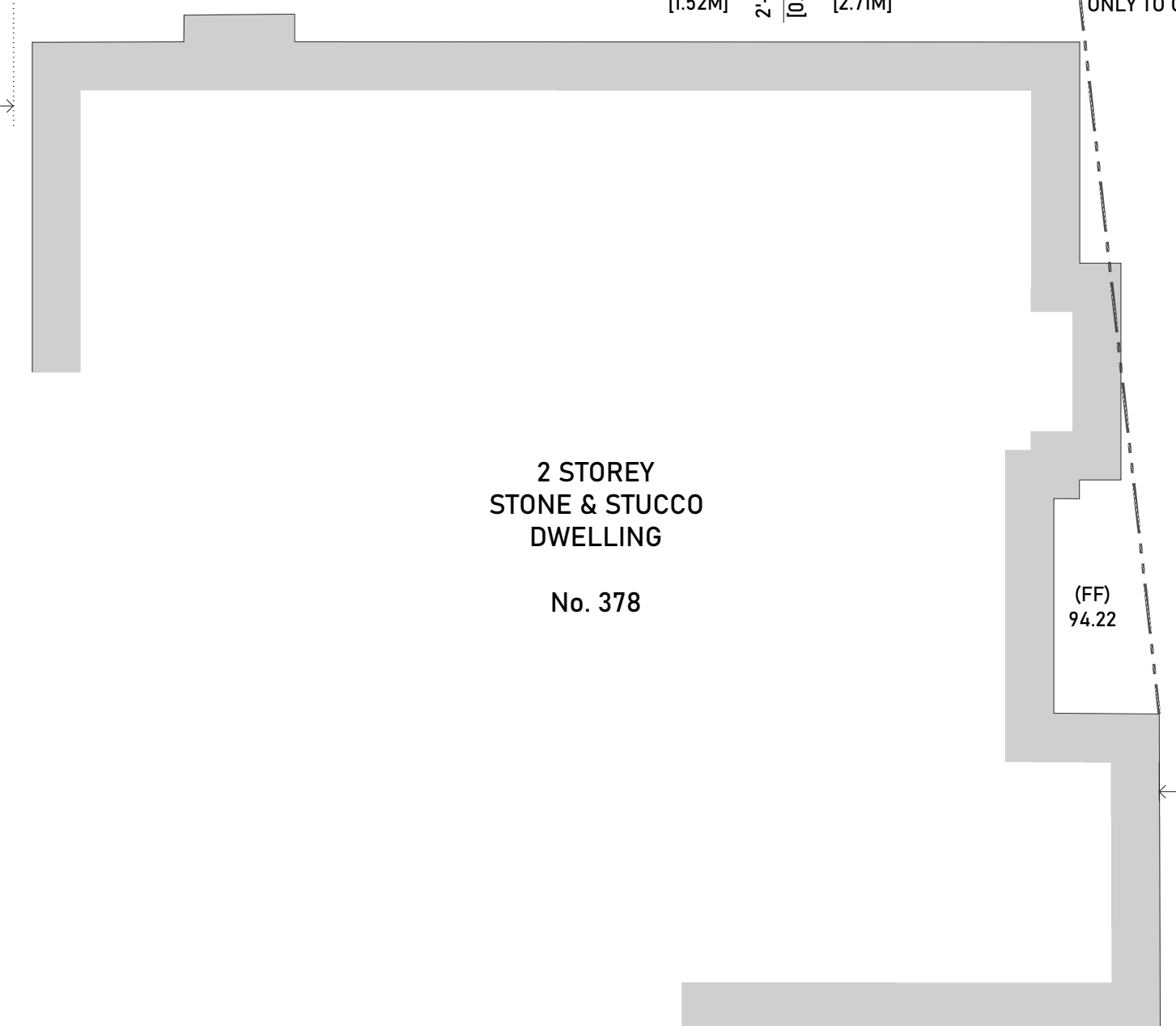
LOT 5



1 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 INFORMATION FOR SITE PLAN TAKEN FROM REGISTERED PLAN M-154 DATED OCTOBER 30, 2023 BY J.H. GELBLUM SURVEYING LIMITED, ONTARIO LAND SURVEYOR, OLS



LOT 3

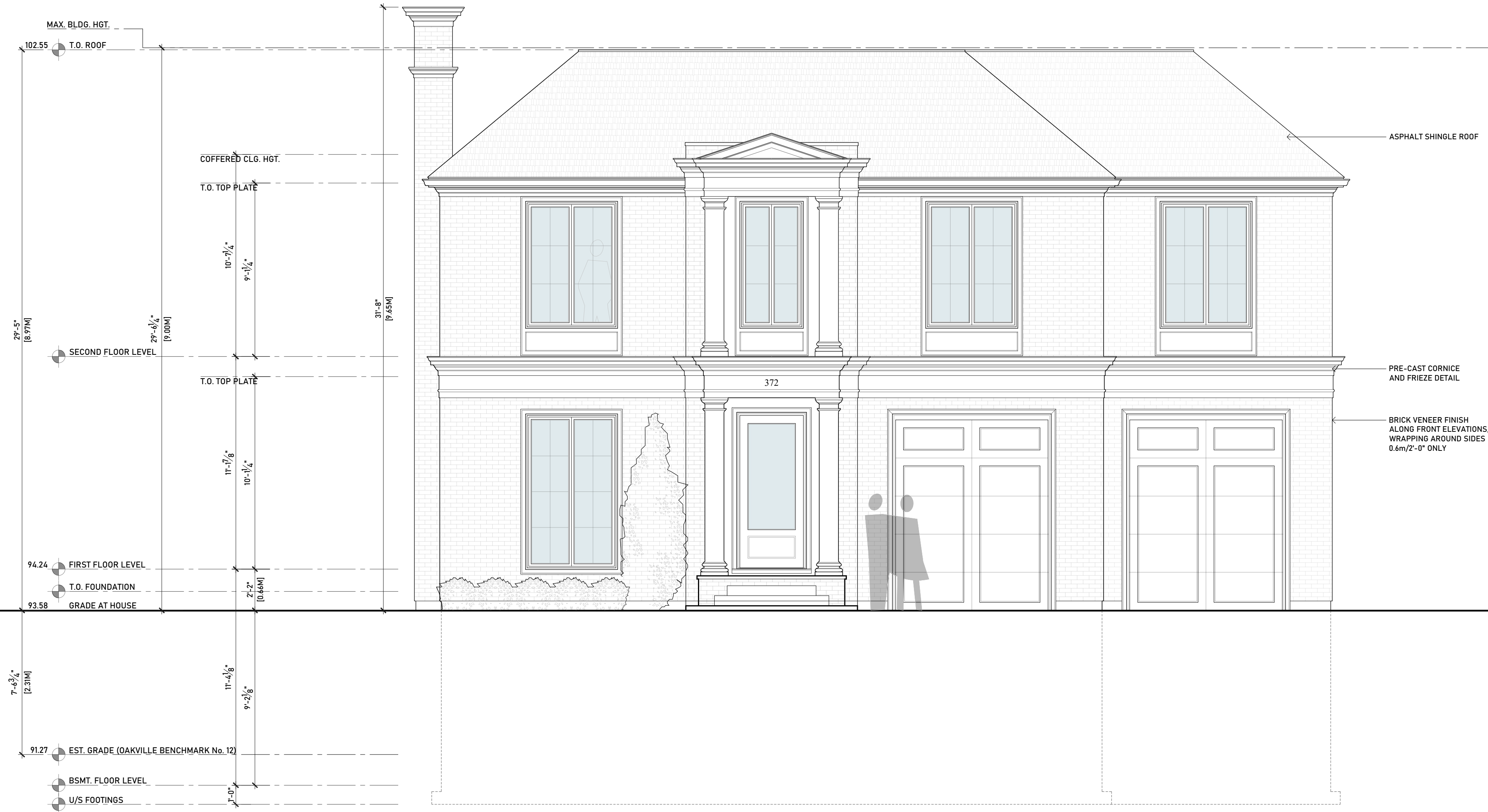


BRONTE ROAD

#	DATE dd/mm/yyyy	REVISION / ISSUE	CHKD.
1	08/03/2024	FILE APPLICATION FOR MINOR VARIANCE	S.G.

QUALIFICATION INFORMATION:
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN WORK. HAS THE QUALIFICATIONS, THE FIRM IS REGISTERED, AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
 DESIGN FIRM: GALVEZ DESIGN INC
 INDIVIDUAL BCIN: 113310
 FIRM BCIN: 10373
 SIGNATURE:

 SERGIO GALVEZ



1 FRONT (NORTH) ELEVATION
 SCALE: 1/4" = 1'-0"

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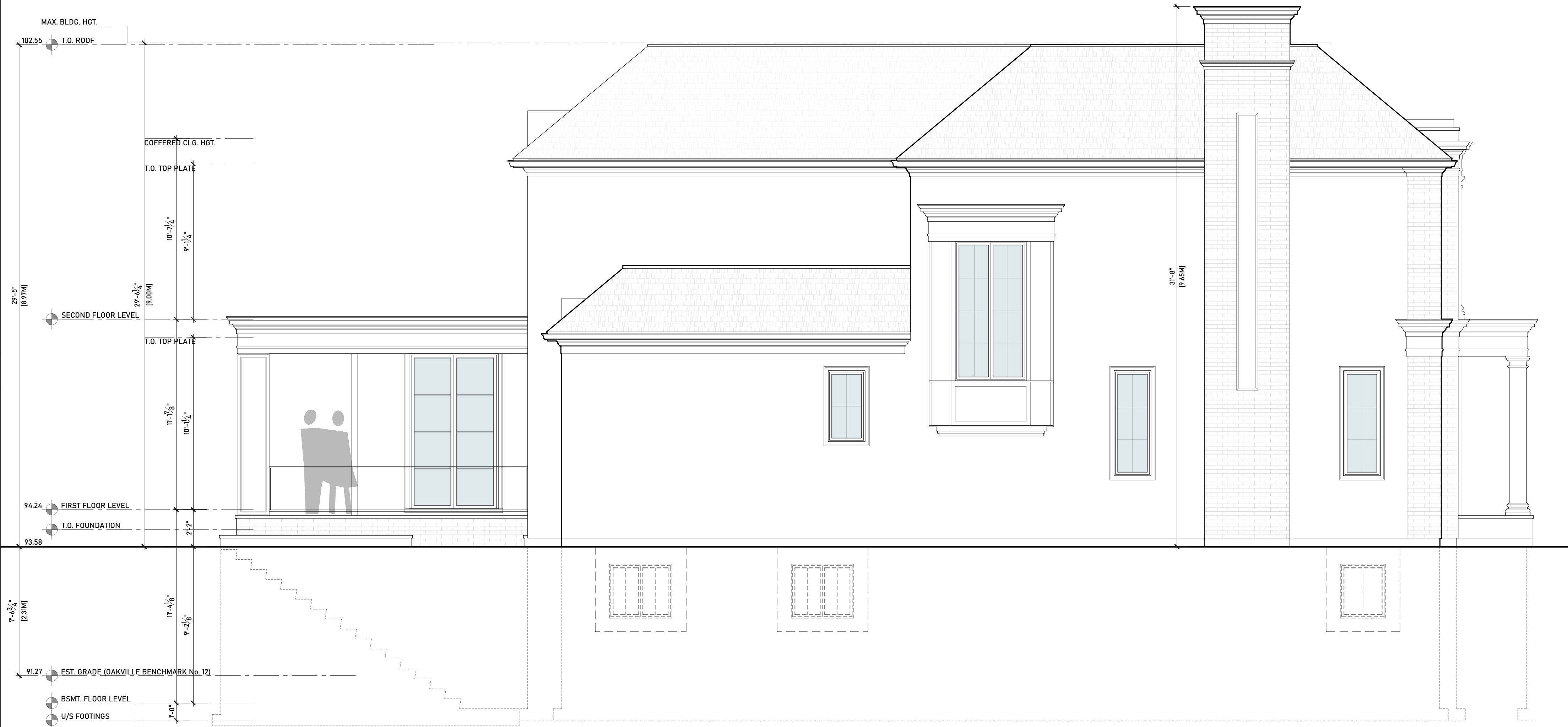


1 REAR (SOUTH) ELEVATION
 SCALE: 1/4" = 1'-0"

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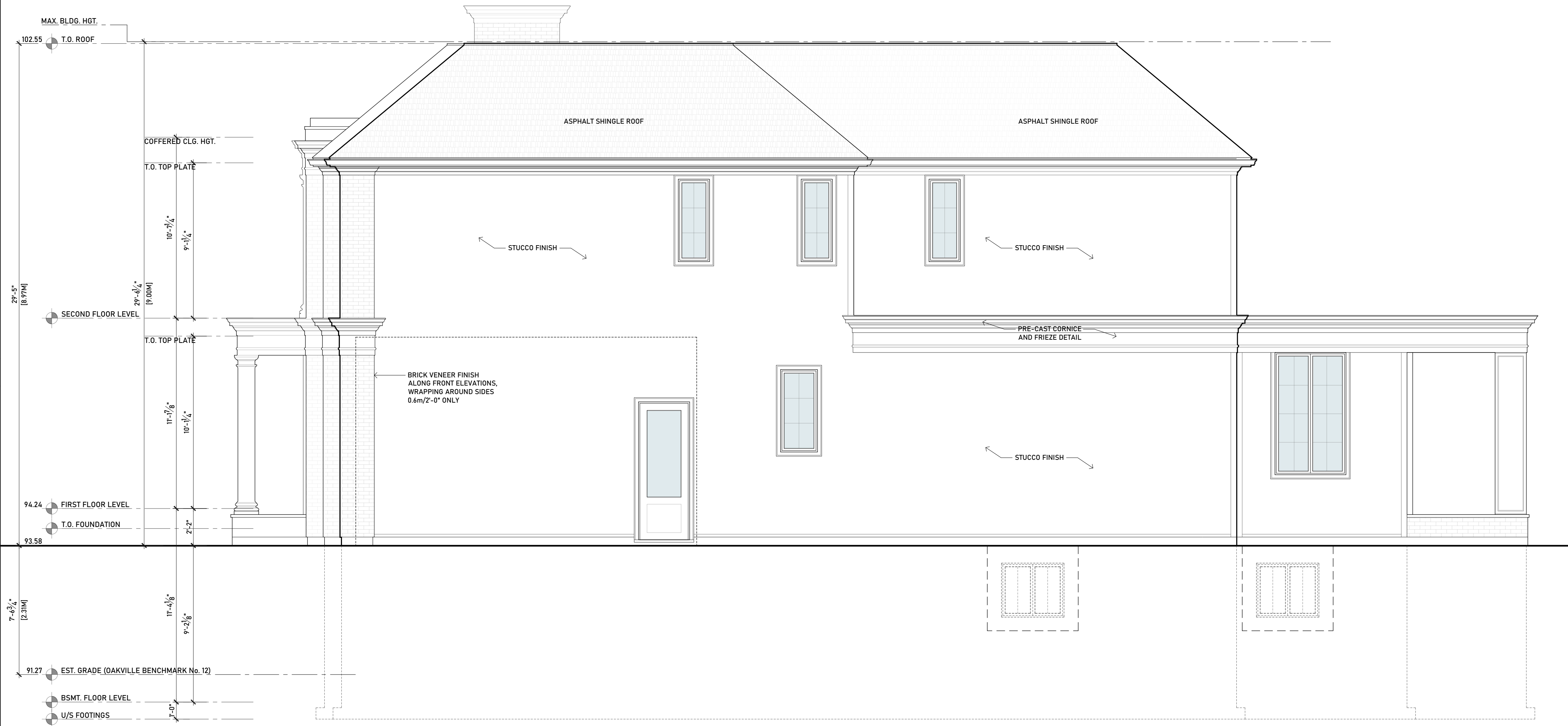


1 LEFT SIDE (EAST) ELEVATION
 SCALE: 1/4" = 1'-0"

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 DESIGN FIRM: GALVEZ DESIGN INC
 INDIVIDUAL BCIN: 113310
 FIRM BCIN: 10373
 SIGNATURE:

 SERGIO GALVEZ



1 RIGHT SIDE (WEST) ELEVATION
 SCALE: 1/4" = 1'-0"