

**PART 2 OF 2 – SURVEY REPORT**

1. **DESCRIPTION:**  
LOT 59, REGISTERED PLAN 127, DESIGNATED AS P.I.N. 24806-0109(LT), MUNICIPALLY KNOWN AS 433 ALLAN STREET, OAKVILLE.
2. **MONUMENTATION:**  
IN ACCORDANCE WITH THE ONTARIO REGULATION N° 525/91 UNDER THE SURVEYORS ACT.
3. **COMPARISONS:**  
SOME DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THOSE DEPICTED ON PREVIOUS PLANS. COMPARISONS ON FACE OF THE PLAN.
4. **FENCES:**  
AS INDICATED ON FACE OF THE PLAN.
5. **NOTABLE FEATURES:**  
ASIDE FROM FENCING, WE FOUND NO OBVIOUS VISIBLE CIRCUMSTANCES WHICH MAY CONSTITUTE AN ENCROACHMENT.
6. **EASEMENTS/RIGHTS-OF-WAY:**  
1. NO EASEMENTS REGISTERED ON TITLE.
7. **ZONING:**  
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1 OF 2 – PLAN OF  
**LOT 59**  
**REGISTERED PLAN 127**  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

4 0 4 8 12  
GRAPHIC SCALE – METRES  
SCALE 1 : 200

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
PLAN SUBMISSION FORM

x x x x x x x

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

**KEY PLAN**  
NOT TO SCALE

**LEGEND:**

- SIB DENOTES SURVEY MONUMENT FOUND
- SSIB DENOTES SURVEY MONUMENT SET
- IB DENOTES STANDARD IRON BAR
- IBIB DENOTES SHORT STANDARD IRON BAR
- IP DENOTES IRON PIPE
- (NI) DENOTES PROPERTY IDENTIFICATION NUMBER
- (760) DENOTES NO IDENTIFICATION
- (950) DENOTES MCCONNELL MAUGHAN LTD., O.L.S.
- (950) DENOTES CUNNINGHAM MCCONNELL LTD., O.L.S.
- (WIT) DENOTES WITNESS MONUMENT
- P-1 DENOTES REGISTERED PLAN 127
- P-2 DENOTES PLAN BY H.C. SEWELL O.L.S., DATED OCT. 23, 1946
- P-3 DENOTES PLAN BY J.H. GELBLOOM SURVEYING LTD., O.L.S., DATED AUG. 14, 2009
- P-4 DENOTES PLAN BY F.G. CUNNINGHAM INC., O.L.S., DATED SEPT. 22, 1987
- P-5 DENOTES PLAN BY MCCONNELL MAUGHAN LTD., O.L.S., DATED JUNE 1, 1983

**BEARING NOTE**  
ALL BEARINGS SHOWN HEREON ARE UTM NAD83 (CSRS; 2010) AND WERE DERIVED FROM OBSERVED REFERENCE POINTS A & B

**METRIC NOTE**  
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

**CLIENT'S NOTE**  
THIS REPORT WAS PREPARED FOR AND HIS SOLICITOR(S), MORTGAGEE(S) AND (OR) AGENT(S) 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 THE 14th DAY OF APRIL, 2021.

DATE: MAY 29, 2021

ROBERT D. MCCONNELL  
ONTARIO LAND SURVEYOR

**CUNNINGHAM MCCONNELL LIMITED**  
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38  
OAKVILLE, ONTARIO L6L 2X4  
PHONE (905) 845-3497  
FAX (905) 845-3519  
E-mail: infooak@cmlsurveyors.ca

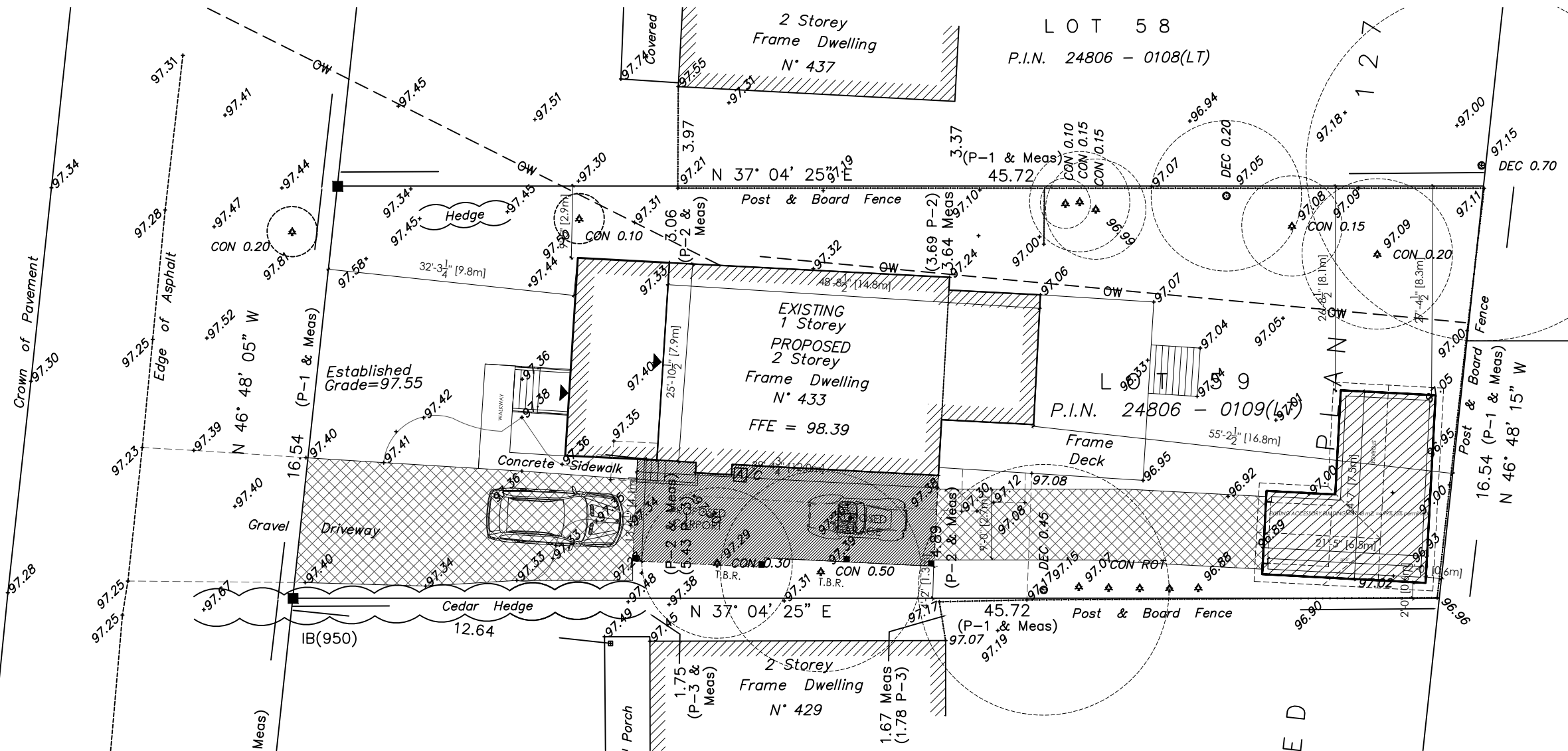
205 MAIN STREET  
MILTON, ONTARIO L9T 1N7  
PHONE (905) 878-7810  
FAX (905) 878-6672

CLIENT: A. OLIVER  
O.L.S. FILE N° 21-21UTM

PLAN N° 21-21-1

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ALLAN STREET  
 (Dedicated by Registered Plan 127)  
 P.I.N. 24806 - 0063(LT)



VARIANCE REQUIRED FOR COVERAGE  
 PERMITTED= 19% =142.76 m2  
 PROPOSED= 29.23% =219.70 m2  
 VARIANCE= 10.23% =76.94 m2

EXISTING BUILDING - RESIDENTIAL USE  
 FRONT SETBACK= 9.8m  
 HEIGHT=5.35m  
 OVERALL WIDTH=7.9m  
 OVERALL LENGTH=14.8m  
 SIDE YARD SETBACK=2.9m & 4.89m  
 REAR YARD SETBACK=16.8m  
 EXISTING FLOOR AREA/ COVERAGE=137.12m2

EXISTING ACCESSORY - RESIDENTIAL USE  
 FRONT SETBACK= 38.15m  
 HEIGHT=3.9m  
 OVERALL WIDTH=7.5m  
 OVERALL LENGTH=6.5m  
 SIDE YARD SETBACK=0.6m & 4.8.1m  
 REAR YARD SETBACK=10.6m  
 EXISTING FLOOR AREA/COVERAGE=37.48m2

PROPOSED ADDITION - RESIDENTIAL USE  
 FRONT SETBACK=13.08m  
 HEIGHT=8.58m  
 OVERALL WIDTH=4.1m  
 OVERALL LENGTH=7.0m  
 SIDE YARD SETBACK=1.3m  
 REAR YARD SETBACK=20.2m  
 FLOOR AREA=93.86m2  
 COVERAGE=45m2

PROPOSED:  
 SITE STATISTICS - ZONE RL3-0 SP:10  
 ZONING BY-LAW 2014-014

- LOT AREA = 751.40 m2 (557.5 m2 Minimum).
- LOT FRONTAGE = 16.53m (18.00m Minimum).
- AREAS FOR COVERAGE: = 219.70 m2;  
 (A) MAIN DWELLING = 137.12 m2;  
 (B) CARPORT/ATTACHED GARAGE =45.10 m2  
 (C) ACCESSORY BUILDING =37.48 m2; =4.99% (5% permitted)
- LOT COVERAGE = 29.23% (19.0% Maximum 142.76m2)
- ESTABLISHED GRADE = 97.55 m.
- BUILDING HEIGHTS:  
 - ROOF RIDGE = 8.58 m (9.00 m Maximum);
- SETBACKS:  
 - FRONT = 9.80 m (7.50 m Minimum);  
 - REAR = 16.82 m (Dwelling) (7.50 m Minimum);  
 - SIDES = 2.90 m AND 1.21 m  
 (1.20 m & 1.20 m Minimum);
- RESIDENTIAL FLOOR AREA(EXISTING) = 136.54 m2
- RESIDENTIAL FLOOR AREA(PROPOSED) = 93.86 m2
- TOTAL RFA = 230.40 m2
- RFA/LOT RATIO = 30.66% (42% Maximum 317.8m2).

**JRCP**  
**DESIGNS INC.**  
 ARCHITECTURAL DESIGN CONSULTANT

BLOOR STREET, MISSISSAUGA, ONTARIO  
 (416) 655-0245  
 email: jrpd designs@yahoo.ca  
 www.jrpd designs.com

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 THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL OR ANY ENGINEERING INFORMATION SHOWN ON THE DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.  
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 ALL LUMBER SHALL BE SPRUCE NO.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE
01	SECOND FLOOR LAYOUT	JUL 5 2023
02	ISSUED FOR CLIENT REVIEW	JUL 14 2023
03	ISSUED FOR CLIENT REVIEW	APR 10 2024
04	ISSUED FOR CLIENT REVIEW	APR 20 2024
05	ISSUED FOR COA APPLICATION	APR 29 2024
06	CORRECTED SITE STATS	JUN 08 2024

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:  
**FOR COA**

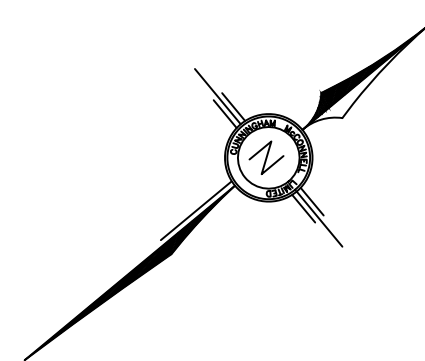
PROJECT NAME AND ADDRESS:  
**PROPOSED RESIDENCE AT:  
 433 ALLAN STREET  
 OAKVILLE**

DRAWINGS TITLE <b>SITE PLAN</b>	SHEET NO. <b>A100</b>
DATE JUNE 27 2023	
SCALE NOTED	

SITE PLAN  
 1/16"=1'-0"

1  
 A100

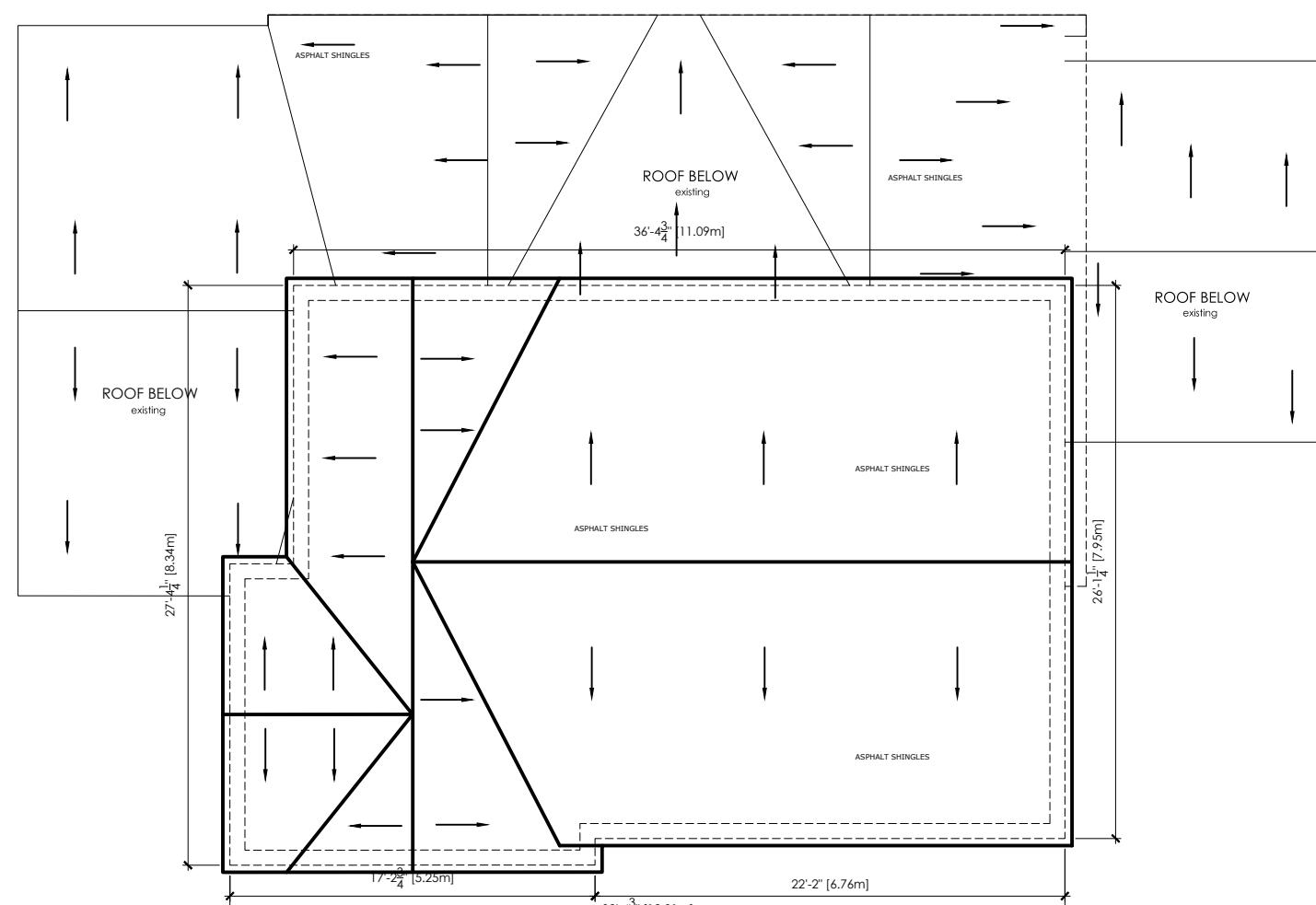
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PROPOSED ROOF PLAN

1/8"=1'-0"

1  
A304

**PROPOSED RESIDENCE  
AT: 433 ALLAN STREET**

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE
01	SECOND FLOOR LAYOUT	JUL 5 2023
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03	ISSUED FOR COA APPLICATION	APR 29 2024

SEAL  
  
FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:  
**FOR COA**

PROJECT NAME AND ADDRESS:  
**PROPOSED  
RESIDENCE AT:  
433 ALLAN STREET  
OAKVILLE**

DRAWINGS TITLE	SHEET NO.
<b>ROOF PLAN</b>	<b>A304</b>
DATE JUNE 27 2023	
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05	ISSUED FOR COA APPLICATION	APR 29 2024

SEAL

FOR ARCHITECTURAL & STRUCTURAL

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**FOR COA**

PROJECT NAME AND ADDRESS:

**PROPOSED  
RESIDENCE AT:  
433 ALLAN STREET  
OAKVILLE**

DRAWINGS TITLE

**ELEVATIONS**

SHEET NO.

**A200**

DATE

JUNE 27 2023

SCALE

NOTED



WEST ELEVATION (FRONT)

1/8"=1'-0"

1  
A200

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SEAL

FOR ARCHITECTURAL & STRUCTURAL

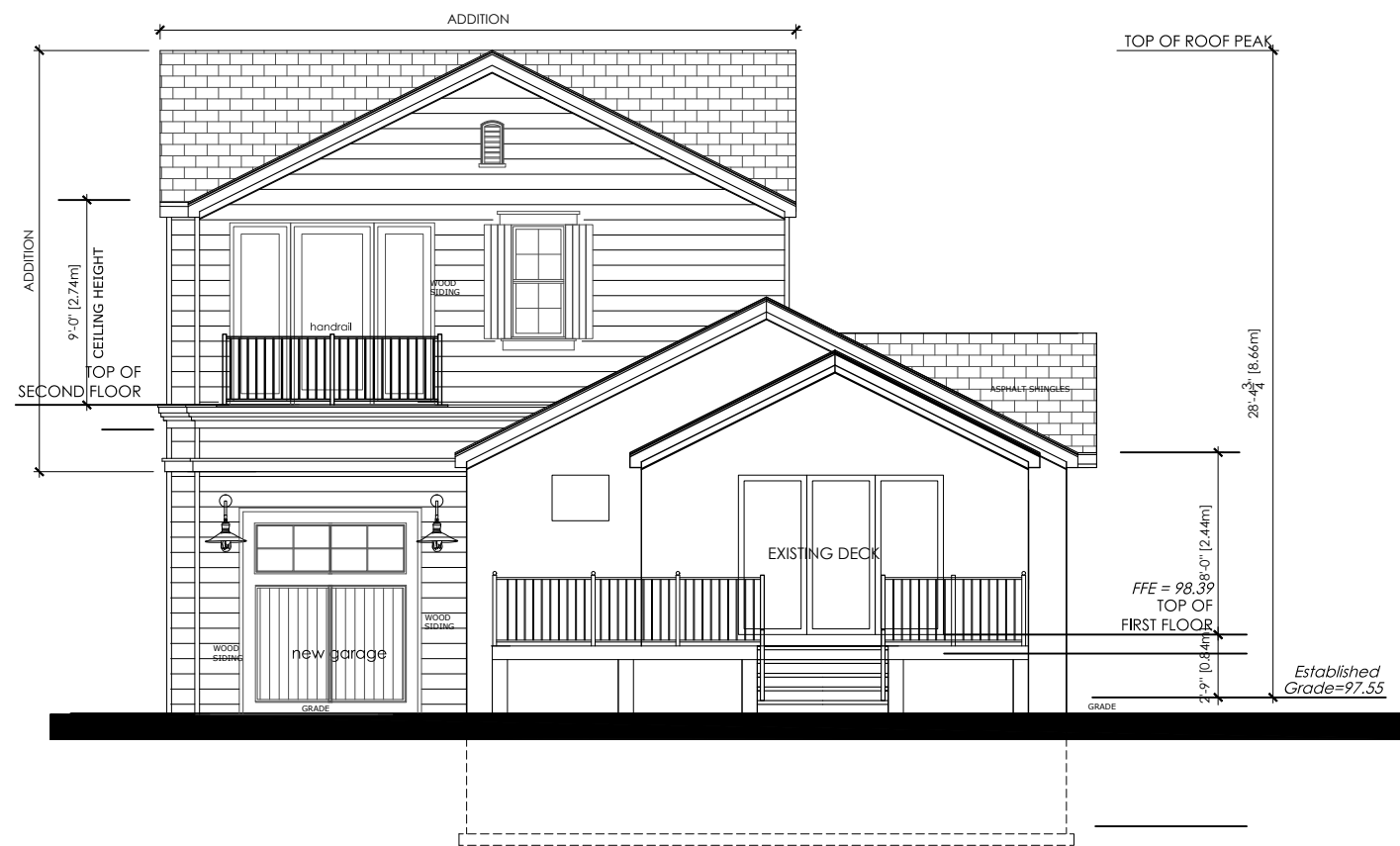
DRAWING STAGE:

**FOR COA**

PROJECT NAME AND ADDRESS:

**PROPOSED RESIDENCE AT:  
433 ALLAN STREET  
OAKVILLE**

DRAWINGS TITLE	SHEET NO.
<b>ELEVATIONS</b>	<b>A203</b>
DATE	JUNE 27 2023
SCALE	NOTED



EAST ELEVATION (REAR)

1/8"=1'-0"

1  
A203

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SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

**FOR COA**

PROJECT NAME AND ADDRESS:

**PROPOSED  
RESIDENCE AT:  
433 ALLAN STREET  
OAKVILLE**

DRAWINGS TITLE

**ELEVATIONS**

SHEET NO.

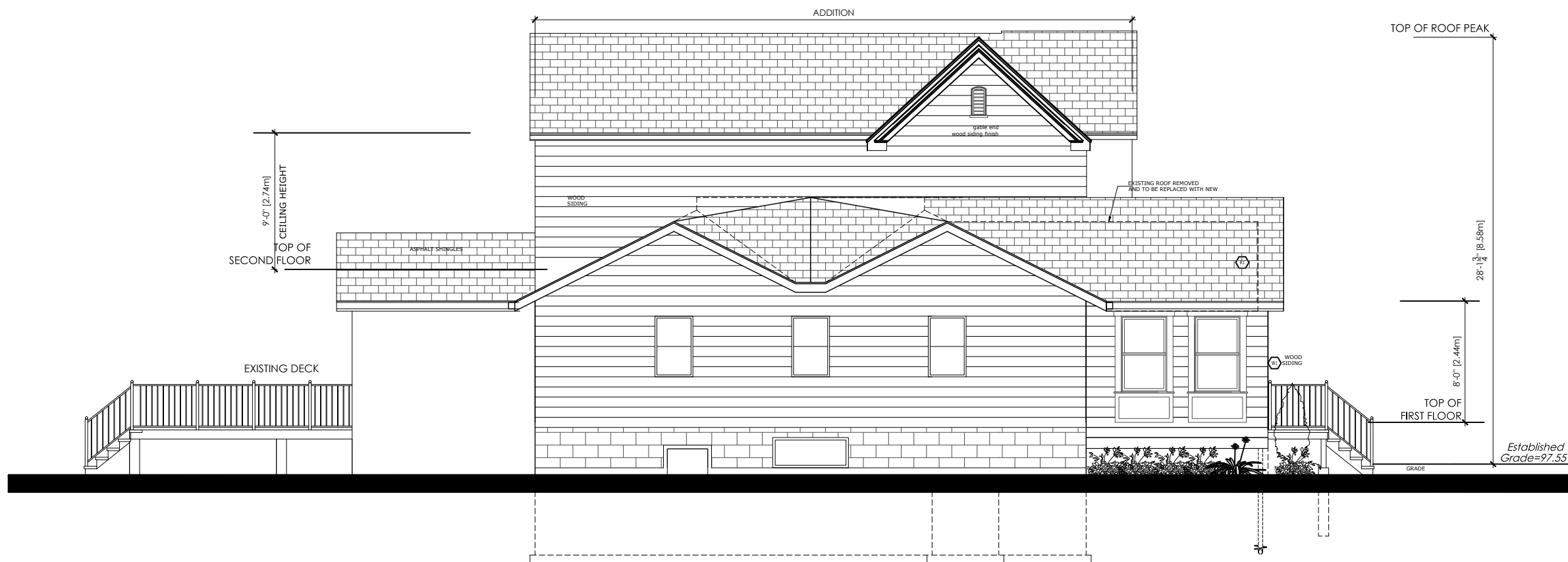
**A202**

DATE

JUNE 27 2023

SCALE

NOTED



WEST ELEVATION (FRONT)

1/8"=1'-0"

1  
A202

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FOR ARCHITECTURAL & STRUCTURAL

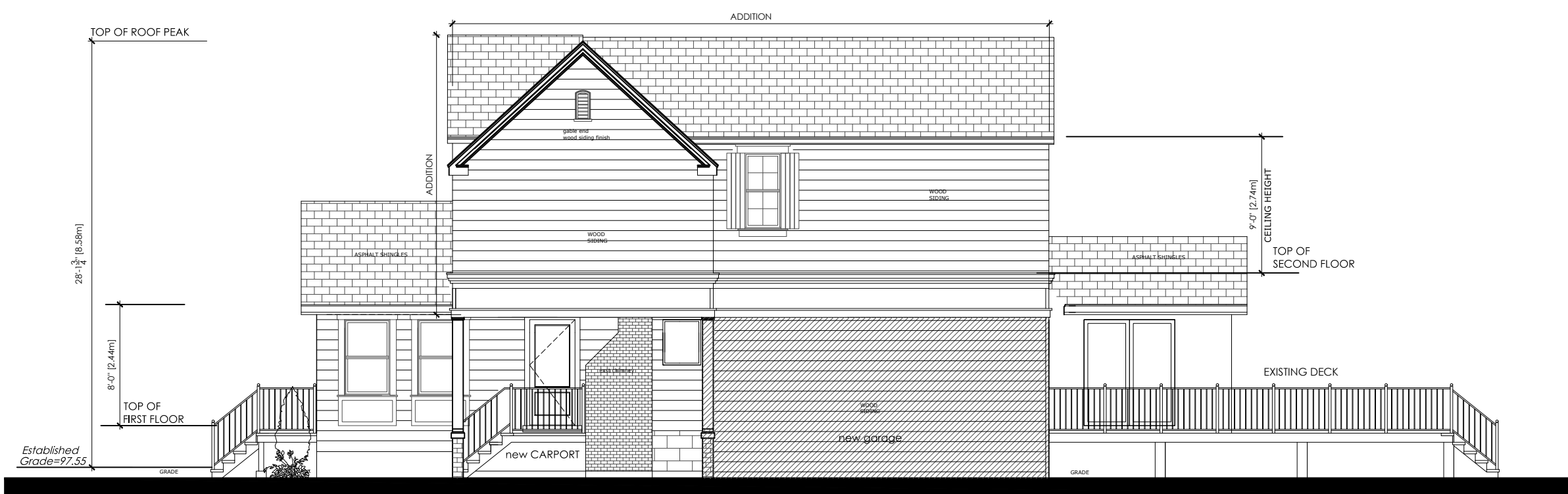
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PROJECT NAME AND ADDRESS:

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OAKVILLE**

DRAWINGS TITLE	SHEET NO.
<b>ELEVATIONS</b>	<b>A201</b>
DATE	JUNE 27 2023
SCALE	NOTED



SOUTH ELEVATION

1/8"=1'-0"

2  
A201

**PROPOSED RESIDENCE  
AT: 433 ALLAN STREET**