

SCOPE OF WORK

PROPOSED 2 STOREY DWELLING WITH AN INTEGRAL GARAGE

SITE STATISTICS

	METRIC	IMPERIAL
LOT AREA	695.40 S.M.	7485.19 S.F.
GROUND FLOOR AREA	134.85 S.M.	1451.52 S.F.
SECOND FLOOR AREA	173.35 S.M.	1865.91 S.F.
GFA	308.20 S.M.	3317.43 S.F.
GARAGE AREA	41.51 S.M.	446.83 S.F.
FRONT PORCH AREA	13.40 S.M.	143.58 S.F.
REAR LOGGIA AREA	37.89 S.M.	407.86 S.F.
BASEMENT WALKOUT AREA	7.20 S.M.	77.50 S.F.
COVERAGE (33.32%)	234.85 S.M.	2527.29 S.F.

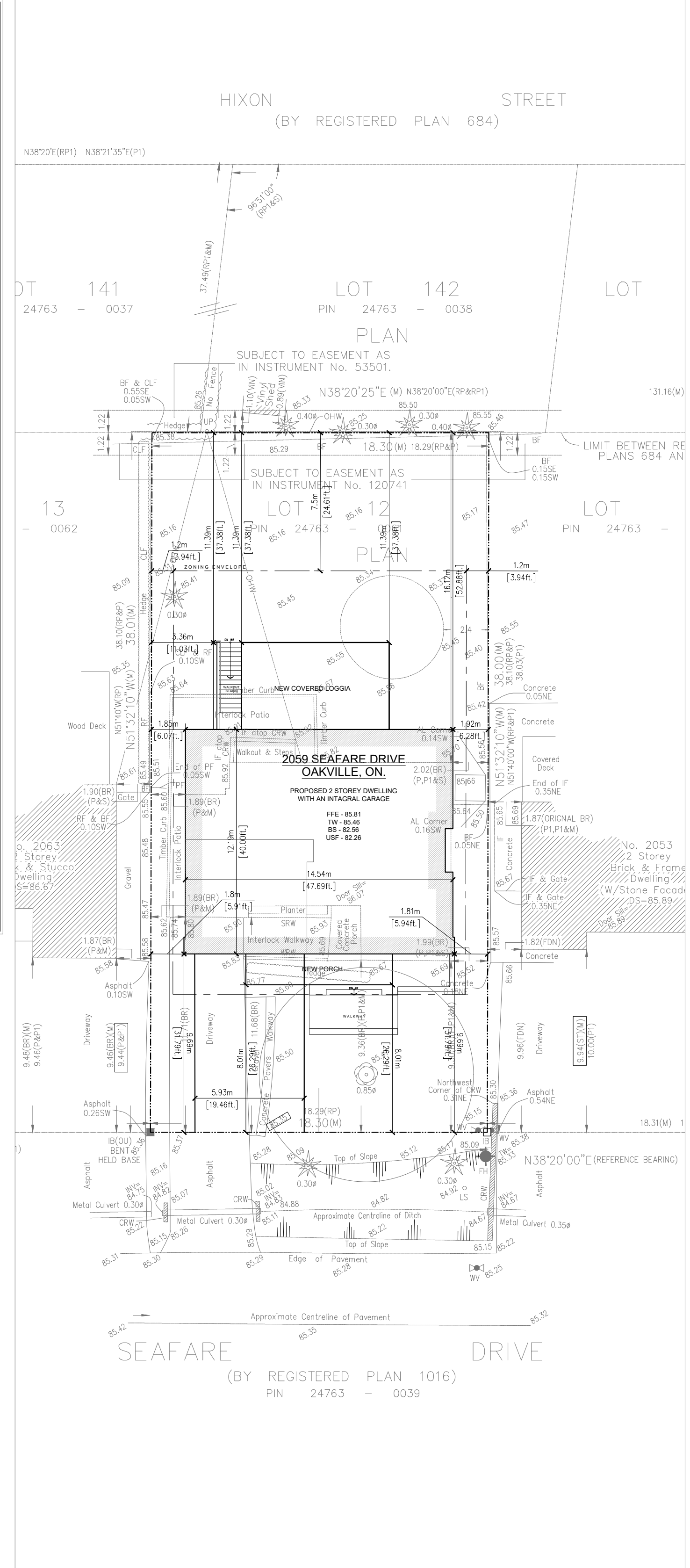
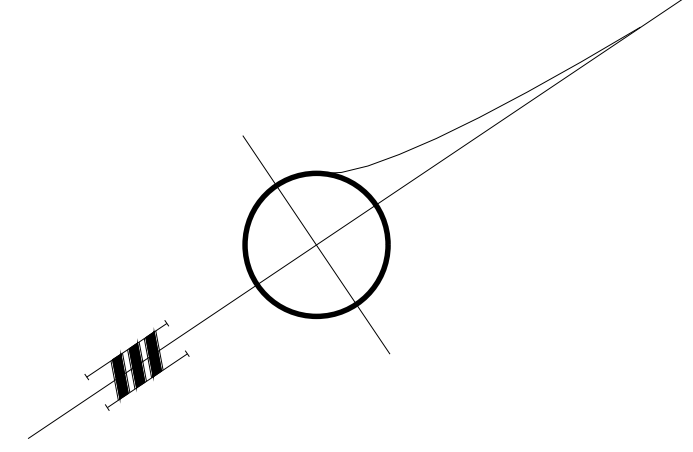
ZONING INFORMATION

ZONING	PROPOSED
RL3-0	
FRONTAGE	18.00M
LOT AREA	557.5 S.M.
FRONT YARD	7.50M
SIDE YARD	1.20M
REAR YARD	1.20M
REAR YARD	7.50M
MAXIMUM HEIGHT	9.00M
COVERAGE	35.00%
MAX FAR	41%
MAX GARAGE AREA	45 S.M.

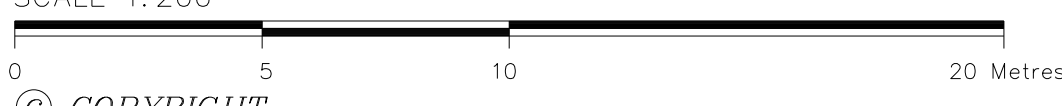
COVERAGE CALCULATIONS

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NORTH ARROW



SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF SURVEY OF
LOT 12
REGISTERED PLAN 1016
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
 SCALE 1:200



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Ontario Land Surveyors

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

Part 2
 DESCRIPTION OF LAND: LOT 12, REGISTERED PLAN 1016, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON.

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INSTRUMENT No. 120741

BOUNDARY FEATURES: NOTE FENCES, SHEDS, RETAINING WALLS, HEDGES, DRIVEWAYS, UTILITY POLE, DECKS, WALKWAYS AND OVERHEAD UTILITY WIRES ARE SHOWN IN RELATION TO THE BOUNDARY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS ARE INVOLVED.

THIS REPORT WAS PREPARED FOR JASWINDER SRAN AND THE UNDERSIGNED ACCEPTS. NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

ADDITIONAL REMARKS: NOTE THE OVERHEAD UTILITY WIRES ALONG THE REAR LIMIT. NOTE THE OVERHEAD UTILITY WIRES CROSSING THROUGH THE SOUTHWEST PROPERTY LIMIT.

Bearing Note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF SEAFARE DRIVE SHOWN ON REGISTERED PLAN 1016 AS HAVING A BEARING OF N38°20'00"E.

Benchmark

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A TOWN OF OAKVILLE BENCHMARK. BENCHMARK : O.B.M.#152 ELEVATION=93.7550m

Note

TREE CALIPERS ARE NOT TO ARBORIST STANDARDS. FOR ARBORIST CALIPERS REFER TO ARBORIST REPORT.

Legend

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
OU	DENOTES ORIGIN UNKNOWN
S	DENOTES SET
M	DENOTES MEASURED
PC	DENOTES POINT OF CURVATURE
N/S/E/W	DENOTES NORTH/SOUTH/EAST/WEST
RP	DENOTES REGISTERED PLAN 1016
RP1	DENOTES REGISTERED PLAN 684
P	DENOTES PLAN OF SURVEY BY SEWELL AND SEWELL, O.L.S., DATED AUGUST 09, 1963.
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.H. GELBLOOM SURVEYING LIMITED, O.L.S., DATED DECEMBER 21, 2016.
760	DENOTES K.H. McCONNELL, O.L.S.
FDN	DENOTES TIES TO CONCRETE FOUNDATION
FR	DENOTES TIES TO FRAME
ST	DENOTES TIES TO STONE
VIN	DENOTES TIES TO VINYL
AL	DENOTES TIES TO ALUMINUM
IF	DENOTES IRON FENCE
BF	DENOTES BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
PF	DENOTES PICKET FENCE
RF	DENOTES RAIL FENCE
FH	DENOTES FIRE HYDRANT
LS	DENOTES LIGHT STANDARD
WV	DENOTES WATER VALVE
MH	DENOTES MANHOLE
UP	DENOTES UTILITY POLE
OHW	DENOTES OVERHEAD UTILITY WIRES
CRW	DENOTES CONCRETE RETAINING WALL
WRW	DENOTES WOOD RETAINING WALL
INV	DENOTES INVERT ELEVATION
TW	DENOTES TOP OF WALL ELEVATION
Ø	DENOTES DIAMETER (ROUND)
DS	DENOTES DOOR SILL ELEVATION
○	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
⊙	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

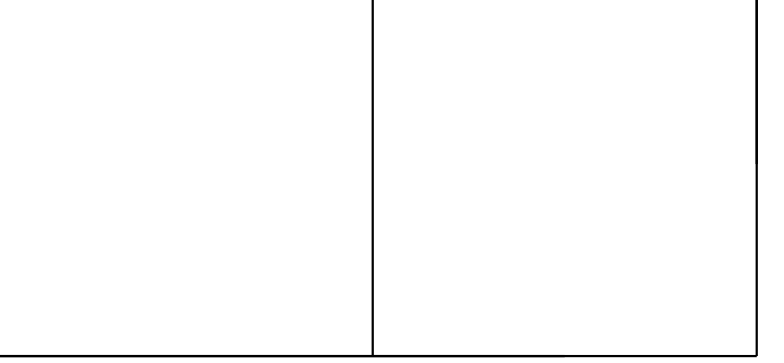
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No.	DATE:	REVISION
1	MAY 17, 2024	ISSUED FOR CLIENT REVIEW
2	JUNE 27, 2024	ISSUED FOR MV APP

SEALS



SCHILLERCO

340 CHURCH ST.,
 OAKVILLE, ON L6J 1P1
 PHONE: 905-822-1666
 EMAIL: TRAVIS@SCHILLERCO.CA

CLIENT

PRIVATE RESIDENCE

PROJECT

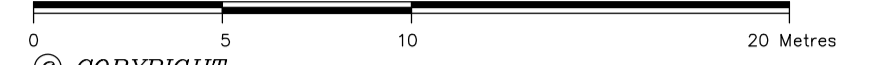
**2059 SEAFARE DRIVE,
 OAKVILLE, ON**

PAGE

SITE PLAN

APPROVED BY:	TS	A0.1
DATE:	JUL. 2024	
SCALE:	1/16" = 1'-0"	
PROJECT No.	2024SE121	

SURVEYOR'S REAL PROPERTY REPORT-PART 1
 PLAN OF SURVEY OF
 LOT 12
 REGISTERED PLAN 1016
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON
 SCALE 1:200



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 Ontario Land Surveyors

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ST	DENOTES	SET
M	DENOTES	MEASURED
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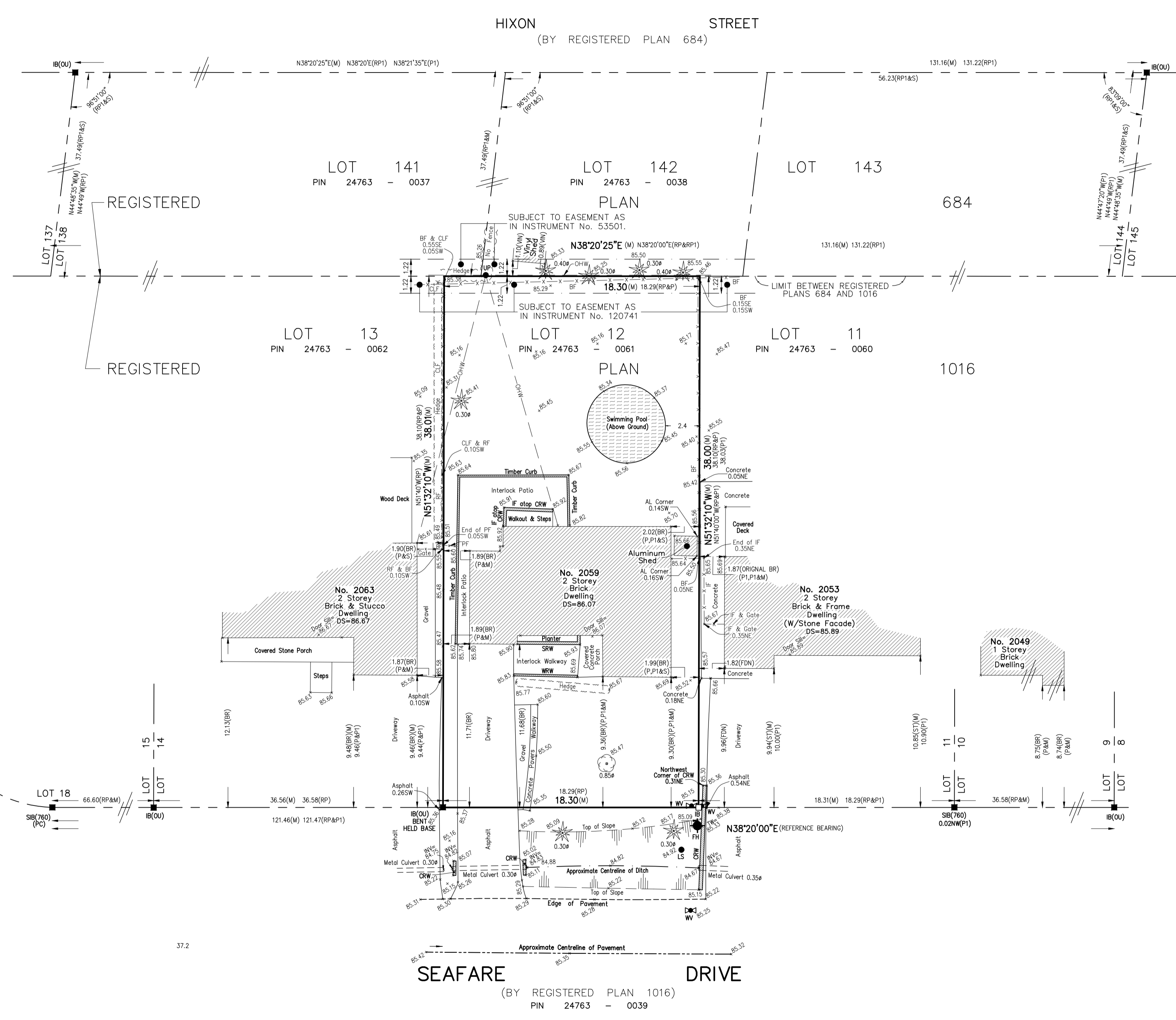
Surveyor's Certificate
 I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS
 MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF APRIL, 2024.

April 30, 2024
 Date
 Jason Chun-Ho Mo
 Ontario Land Surveyor

10211 KEELE STREET, UNIT #116, MAPLE
 ONTARIO, L6A 4R7
 O. : (289) 553-5453
 E. : michelepearson@pearsonandpearson.ca

PEARSON PEARSON
 SURVEYING LTD.

DRAWING : 2866-SeafareDrive2059-SRPR.DWG PROJECT : 2866
 CALC. BY JM DRAWN BY JC/JM CHECKED BY MP/JM



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-73261

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

MH
 Site Benchmark
 Top of Manhole
 Elevation=85.52m

37.2

SEAFARE DRIVE
 (BY REGISTERED PLAN 1016)
 PIN 24763 - 0039



2059 SEAFARE DRIVE

FRONT SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"
 JUNE 27, 2024

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PROJECT

2059 SEAFARE DRIVE,
 OAKVILLE, ON

PAGE

SOUTH ELEVATION

APPROVED BY:	TS	A2.1
DATE:	JUL. 2024	
SCALE:	3/16" = 1'-0"	
PROJECT No.	2024SE121	



2059 SEAFARE DRIVE

REAR NORTH ELEVATION
 SCALE: 3/16" = 1'-0"
 JUNE 27, 2024

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2059 SEAFARE DRIVE,
 OAKVILLE, ON

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NORTH ELEVATION

APPROVED BY:	TS	A2.2
DATE:	JUL. 2024	
SCALE:	3/16" = 1'-0"	
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2059 SEAFARE DRIVE,
OAKVILLE, ON

PAGE

EAST ELEVATION

APPROVED BY:	TS	A2.4
DATE:	JUL. 2024	
SCALE:	$\frac{3}{16}" = 1'-0"$	
PROJECT No.	2024SE121	



2059 SEAFARE DRIVE

EAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"
JUNE 27, 2024

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2059 SEAFARE DRIVE,
OAKVILLE, ON

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WEST ELEVATION

APPROVED BY:	TS	A2.3
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SCALE:	$\frac{3}{16}'' = 1'-0''$	
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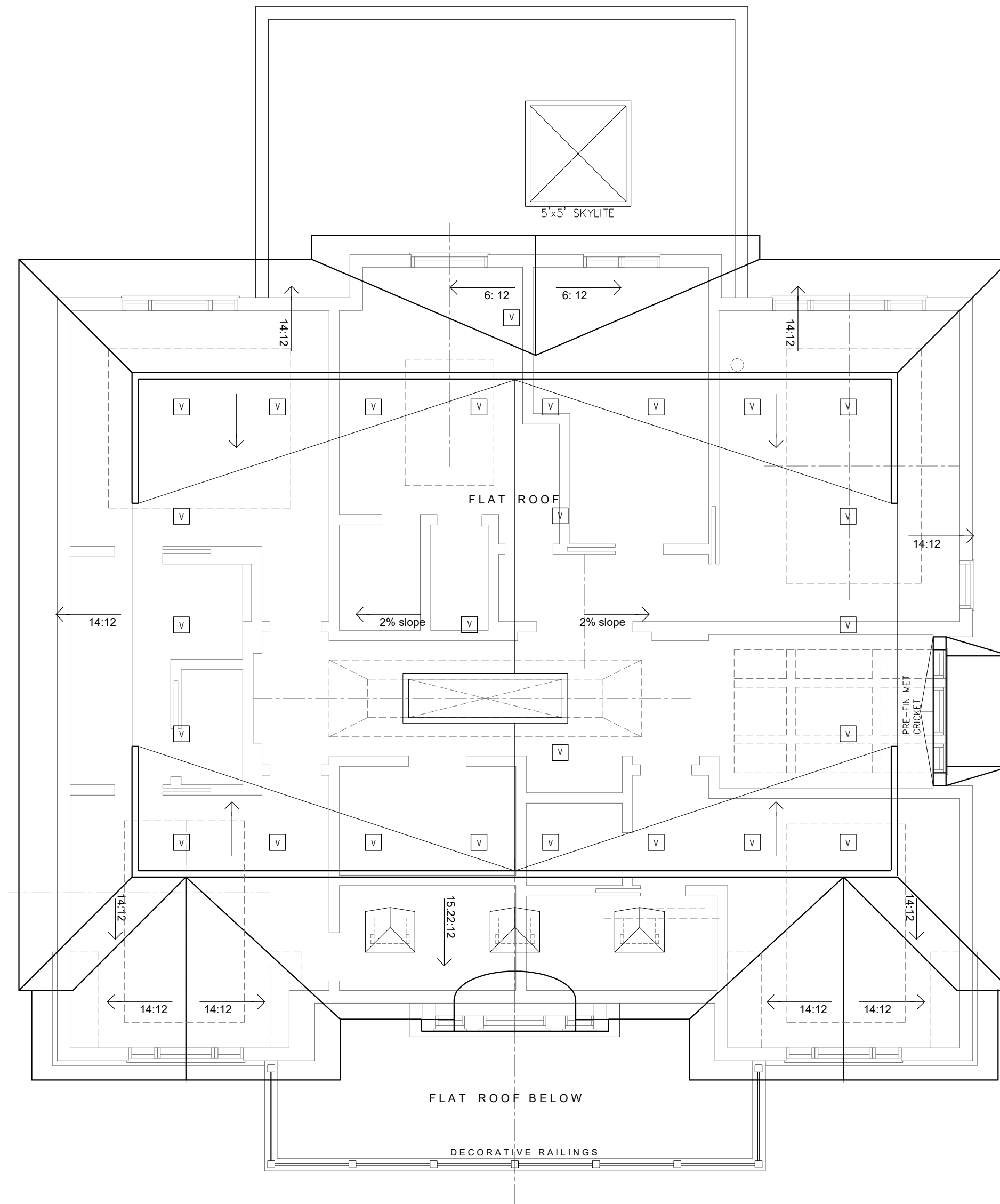


2059 SEAFARE DRIVE

WEST SIDE ELEVATION

SCALE: 3/16" = 1'-0"

JUNE 27, 2024



2059 SEAFARE DRIVE

PRELIMINARY ROOF PLAN

SCALE: 3/16" = 1'-0"

JUNE 27, 2024

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OAKVILLE, ON

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ROOF PLAN

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