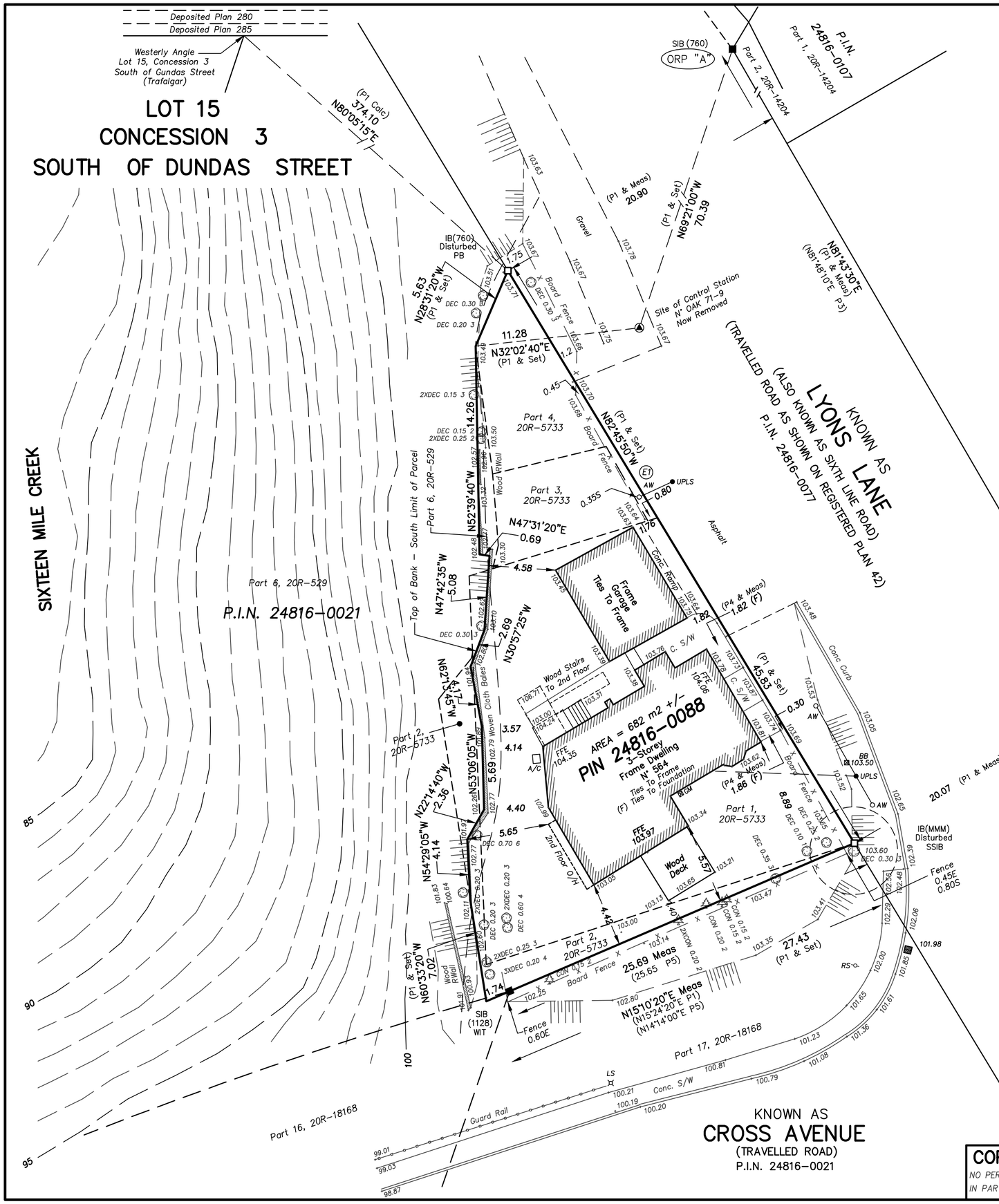

PART 2 – SURVEY REPORT

1. LEGAL DESCRIPTION:

PART OF LOT 15, CONCESSION 3 SOUTH OF DUNDAS STREET (TRAFALGAR) BEING PARTS 1,2,3 AND 4, PLAN 20R–5733 SAVE AND EXCEPT PART 6, PLAN 20R–529.
THE DESCRIPTION SETS THE SOUTH LIMIT PARTLY AT THE TOP OF BANK OF THE SIXTEEN MILE CREEK.

3. FENCES:

AS INDICATED ON FACE OF THE PLAN.

4. NOTABLE FEATURES:

ASIDE FROM FENCING, THE FOLLOWING ITEM MAY CONSTITUTE AN ENCROACHMENT:
(E1) ANCHOR WIRE ASSOCIATED WITH THE UTILITY POLE AT LYONS LANE IS WITHIN THE LIMITS OF THE SUBJECT LANDS.

5. EASEMENTS/RIGHTS–OF–WAY:

NONE REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.

6. CONSERVATION HALTON:

THE SUBJECT LANDS ARE WITHIN THE SIXTEEN MILE CREEK VALLEY AND SUBJECT TO REGULATION BY THE CONSERVATION HALTON AND PROVINCIAL LAWS AND REGULATIONS.

6. ZONING:

TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

CLIENT'S NOTE

THIS REPORT WAS PREPARED FOR MICHAEL HOHNJEC AND HIS SOLICITOR(S), MORTGAGEE(S) AND (OR) AGENT(S) AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF

PART OF LOT 15
CONCESSION 3
South of Dundas Street

(GEOGRAPHIC TOWNSHIP OF TRAFGALGAR)

TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

4 0 4 8 12
GRAPHIC SCALE – METRES

BEARING NOTE

ALL BEARINGS SHOWN HEREON ARE UTM GRID, 3° MTM PROJECTION, CENTRAL MERIDIAN 79°30' WEST LONGITUDE, ZONE 10 BEING NAD–83 (CSRS–2010.0) AND WERE DERIVED FROM THE GPS OBSERVATIONS AT POINTS "A" AND "B".

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 10, NAD–83 (CSRS–2010.0). CO–ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT N°	NORTHING	EASTING
"A"	4,812,672.73	289,536.02
"B"	4,812,653.56	289,667.78

DISTANCE NOTE

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OKVILLE BENCHMARK N° 251 HAVING AN ELEVATION OF 118.729m (CGVD–1928:1978).

TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.15 m WERELOCATED FOR THIS PLAN.

METRIC NOTE

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

TOPOGRAPHIC LEGEND

AW	DENOTES ANCHOR WIRE(S)
BB	DENOTES BELL BOX
CON–0.20	DENOTES CONIFEROUS TREE 0.20 DIA
DEC–0.20	DENOTES DECIDUOUS TREE 0.20 DIA
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
LS	DENOTES LIGHT STANDARD (LAMP)
MH	DENOTES MANHOLE
–OW–	DENOTES OVER HEAD WIRE(S)
UP	DENOTES UTILITY POLE
UPLS	DENOTES UTILITY POLE/LIGHT STANDARD

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2137647

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

LEGEND:

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES PLASTIC BAR
CC	DENOTES IRON CUT CROSS
PB	DENOTES PLASTIC BAR
P.I.N.	DENOTES PROPERTY IDENTIFICATION NUMBER
(E1)	DENOTES ENCROACHMENT REFERENCE
(NI)	DENOTES NO IDENTIFICATION
(760)	DENOTES McCONNELL MAUGHAN LTD., O.L.S.
(950)	DENOTES CUNNINGHAM McCONNELL LIMITED
(1128)	DENOTES D. HORWOOD, O.L.S.
(MMM)	DENOTES MARSHALL MACKLIN MONAGHAN
WIT	DENOTES WITNESS
P–1	DENOTES PLAN 20R–5733
P–2	DENOTES PLAN 20R–529
P–3	DENOTES PLAN 20R–14204
P–4	DENOTES PLAN BY McCONNELL MAUGHAN DATED JULY 7, 1981
P–5	DENOTES PLAN 20R–18168

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 NOVEMBER 10, 2020.

DATE: NOVEMBER 12, 2020

JARO A. LEGAT, M.Sc.
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
infooak@cmlsurveyors.ca

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878–7810
FAX (905) 878–6672
milton.office@cmlsurveyors.ca

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PLAN 114–18–3

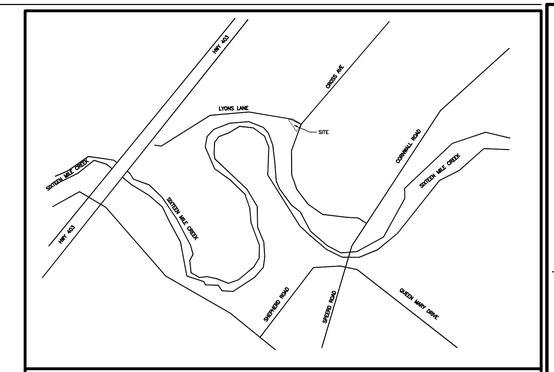
NOTE :
SEE SURVEY BY O.L.S. FOR VERIFICATION.
SURVEY INFORMATION TAKEN FROM PLAN SHOWING PART OF LOT 15 CONCESSION 3 SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)

PREPARED BY : CUNNINGHAM McCONNELL LIMITED O.L.S.

DATED: NOVEMBER 12, 2020

1 / A1 SITE PLAN
SCALE 1:200 M

FRONT ELEVATION



KEY MAP

SITE STATISTICS

	EXISTING GFA
BASEMENT FLOOR	124.82 M^2
FIRST FLOOR	127.91 M^2
SECOND FLOOR	127.52 M^2
THIRD FLOOR	55.09 M^2
GROSS FLR. AREA	435.34 M^2
	63.83 %

LOT AREA = 682.00 M^2

UNIT NO.	FLOOR AREA (M^2)	UNIT TYPE	LOCATION
1	100.97 M^2	2 BEDROOM	FIRST FL.
2	69.89 M^2	2 BEDROOM	SECOND FL. FRONT
3	32.94 M^2	1 BEDROOM	SECOND FL. REAR
4	44.66 M^2	1 BEDROOM	THIRD FL.
5	59.53 M^2	1 BEDROOM	BASEMENT FRONT
6	19.20 M^2	1 BEDROOM	BASEMENT REAR

TOTAL NUMBER OF DWELLING UNITS = 6

TOTAL UNIT AREA = 327.19 M^2

NOTES

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The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5.1 of the building code

VICTOR J.T. HIPOLITO	23327
Name	BCIN#

Signature Date

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1 of the building code

AMBIENT DESIGNS LTD.	29659
Firm Name	BCIN#

NO.	ISSUE/REVISIONS	DATE	BY
1	ISSUED FOR C OF A	JUN. 12 '24	F.F.

BCIN: 29659

AMBIENT DESIGNS LTD.
DESIGN & BUILDING CONSULTANTS
1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B5
T: (416)537-8531 E: ambient@ambientdesigns.ca

PROJECT NAME

EXISTING 6 UNIT DWELLING AT **564 LYONS LANE** TOWN OF OAKVILLE

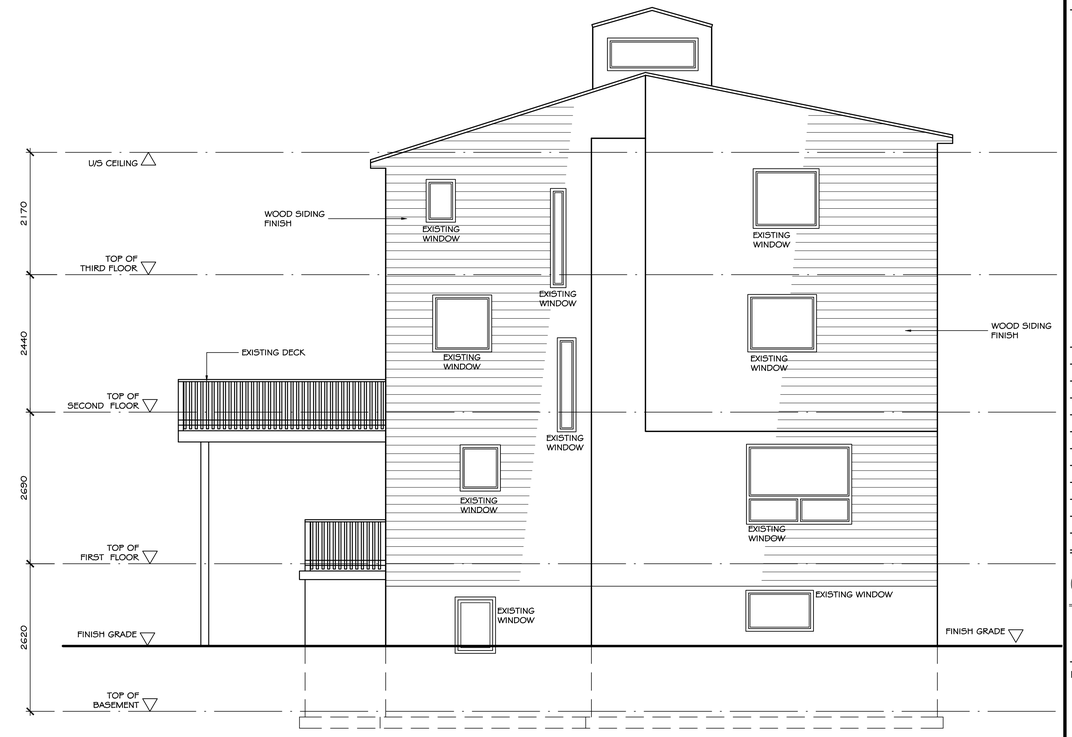
CLIENT(S): MBH & ASSOCIATES

SHEET TITLE

SITE PLAN

SCALE : 1:200 M	PROJECT NO. A22132
DATE : OCT 2022	SHEET NO.
DRAWN BY: F.F.	A1
CHECKED BY : V.H.	

1 / A6 NORTH ELEVATION
SCALE 1:50 M



2 / A6 SOUTH ELEVATION
SCALE 1:50 M

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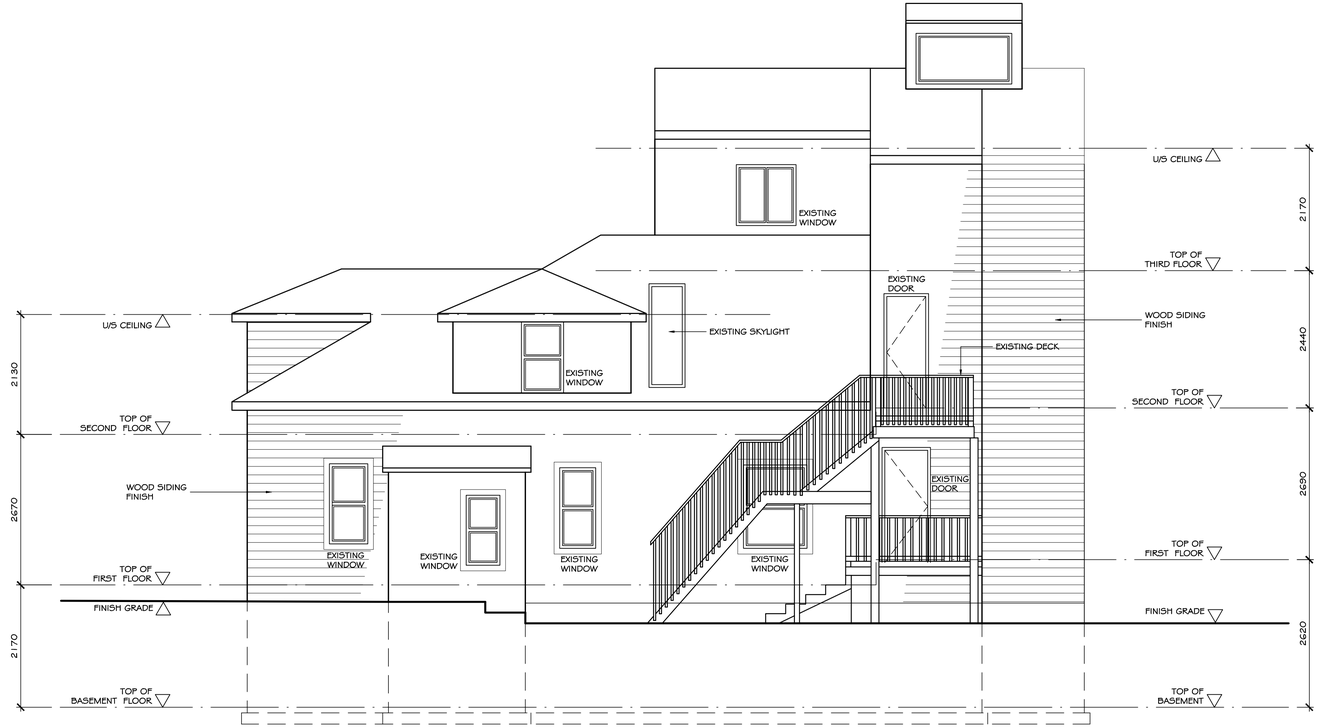
CLIENT(S): MBH & ASSOCIATES

SHEET TITLE

NORTH & SOUTH ELEVATIONS

SCALE : 1:50 M	PROJECT NO. A22132
DATE : OCT 2022	SHEET NO.
DRAWN BY: F.F.	A6
CHECKED BY : V.H.	

1 / A7 EAST ELEVATION
SCALE 1:50 M



2 / A7 WEST ELEVATION
SCALE 1:50 M

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SHEET TITLE

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SCALE : 1:50 M	PROJECT NO. A22132
DATE : OCT 2022	SHEET NO.
DRAWN BY: F.F.	A6
CHECKED BY : V.H.	

CFA

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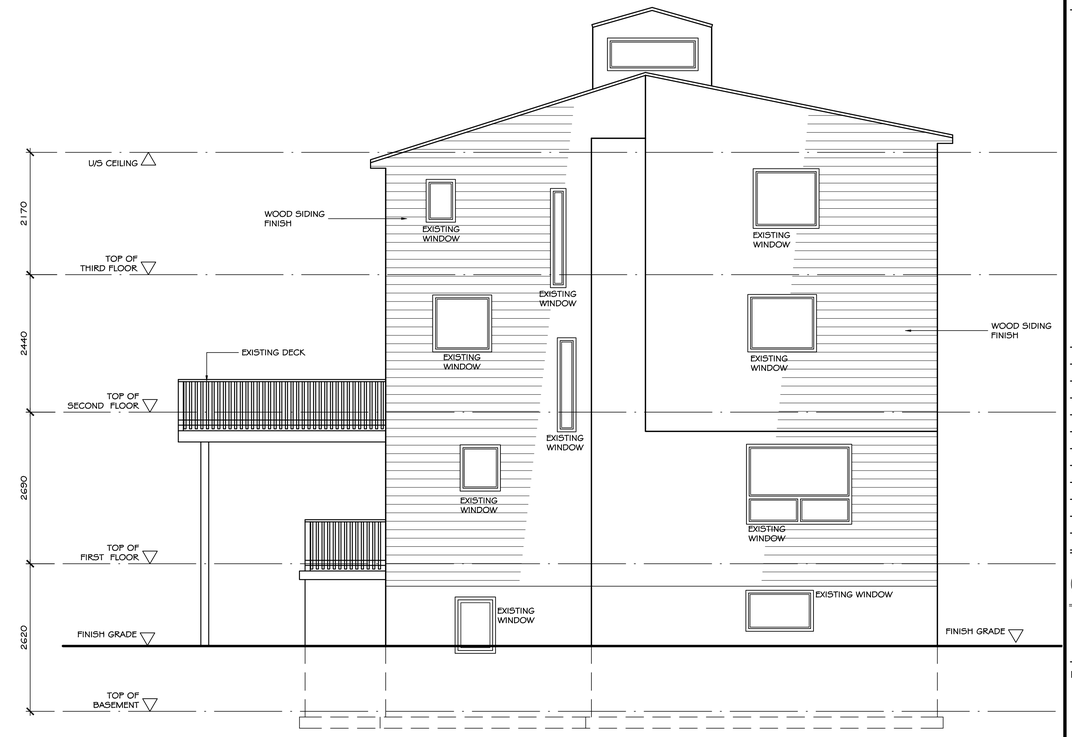
SCALE 1:50 M



2 / A6 SOUTH ELEVATION
SCALE 1:50 M

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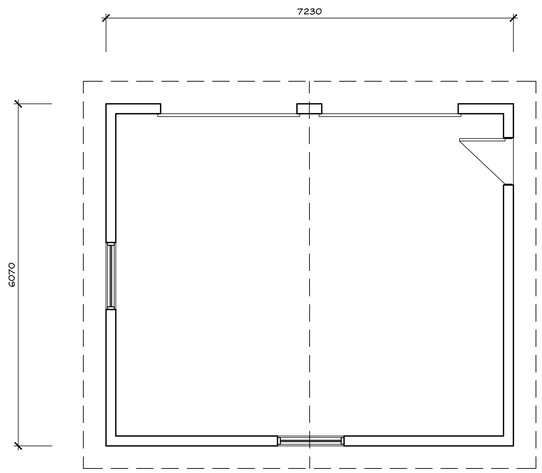
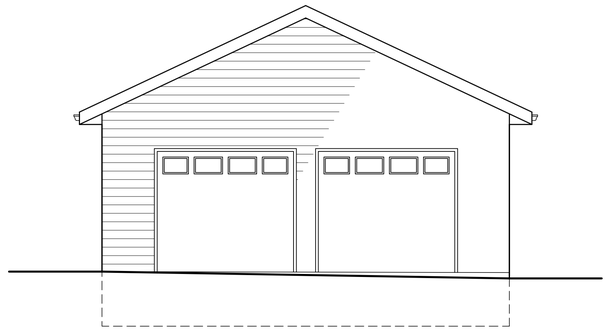
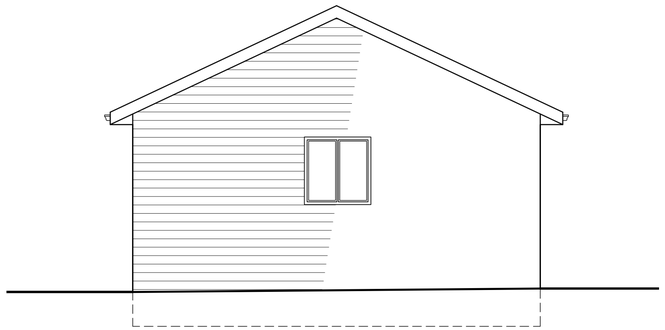


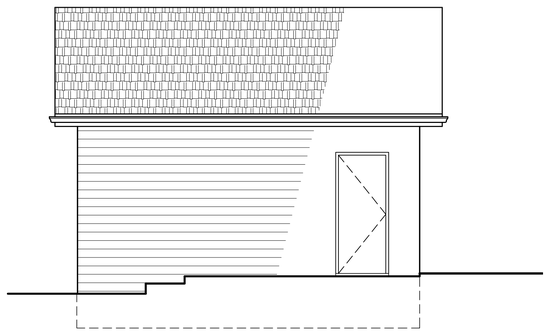
1 / A8 GARAGE FLOOR PLAN
SCALE 1:50 M



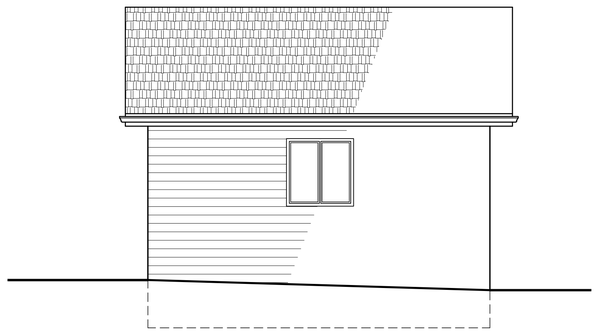
2 / A8 NORTH ELEVATION (GARAGE)
SCALE 1:50 M



3 / A8 SOUTH ELEVATION (GARAGE)
SCALE 1:50 M



4 / A8 EAST ELEVATION (GARAGE)
SCALE 1:50 M



5 / A8 WEST ELEVATION (GARAGE)
SCALE 1:50 M

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CLIENT(S): MBH & ASSOCIATES

SHEET TITLE

EXISTING GARAGE PLANS

SCALE : 1:50 M	PROJECT NO. A22132
DATE : OCT 2022	SHEET NO.
DRAWN BY: F.F.	A8
CHECKED BY : V.H.	

CFA