

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY AND TOPOGRAPHY OF
PART OF LOTS 5 & 6
REGISTERED PLAN 1
TOWN OF OKAVILLE
 REGIONAL MUNICIPALITY OF HULLTON

SCALE 1 : 150
 10 15 Metres

2024
 J. H. Gableton Surveying Limited
 Ontario Land Surveyor

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SURVEYOR'S REAL PROPERTY REPORT - PART 2
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

NOTICES
 Note the Location of the Fences around the Subject Property, the Location of the Golden along the Northwesterly and Northwesterly Limits of the Subject Property, and Note the Location of the Stone Walkway along the Northwesterly Limit of the Subject Property.

- LEGEND**
- Survey Monument Found
 - Survey Monument Set
 - Shaded Iron Bar
 - Found Iron Bar
 - Iron Pipe
 - Found Iron Pipe
 - McConnell Maughan Ltd., O.L.S. (762)
 - Geotek Toronto Area Surveying Inc., O.L.S. (1022)
 - Witness Station (WIT)
 - Tri to Sincro (S17)
 - Registered Plan 1
 - Plan 20R-7952
 - Plan of Survey by McConnell, Maughan Ltd., O.L.S. dated April 27, 1989
 - Plan of Survey by Vokes & Vokes Ltd., O.L.S. dated May 9, 1991
 - Plan of Survey by Vokes & Vokes Ltd., O.L.S. dated August 2, 1985
 - Plan of Survey by Geotek Toronto Area Surveying Inc., O.L.S. dated December 18, 2023
 - McConnell Maughan Ltd., O.L.S. dated October 16, 2017
 - Instrument No. 720289
 - DI
 - BF
 - Board Fence
 - PI
 - Picket Fence
 - DEC.
 - Deciduous Tree
 - CON.
 - Coniferous Tree
 - EG
 - Established Grade Elevation
 - MH
 - Maintenance Hole
 - MS
 - Manhole
 - LP
 - Light Pole
 - UP
 - Utility Pole
 - GW
 - Gas Valve
 - SW
 - South
 - W
 - West

BENCHMARK
 Elevations are Referenced to the Town of Okaville Benchmark No. 190, having an Elevation of 65.698 m.

NOTE
 REPORT can be updated by this office, however NO ADDITIONAL FEES will be charged. This office will be issued, subsequent to the DATE OF CERTIFICATION, All Building has one from the foundation and one perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Christine Taylor and Stuart McKenzie and the undersigned accepts no responsibility for use by other parties.

NOTE
 Dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

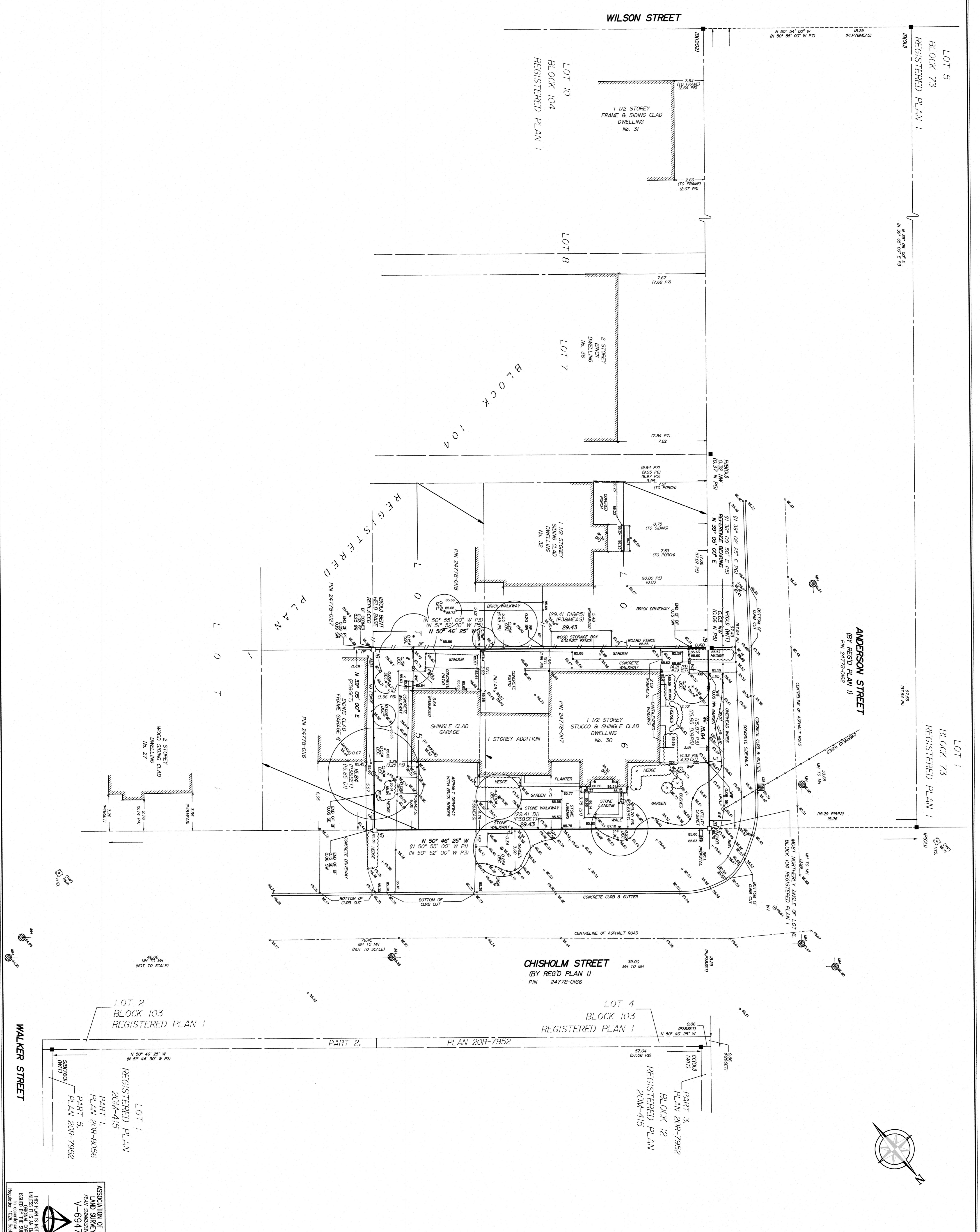
BEARING NOTE
 Bearings are Astronomic and are referred to the Submeridian, limit of Anderson Street as shown on Registered Plan 1, having a bearing of N 39° 03' 00" E.

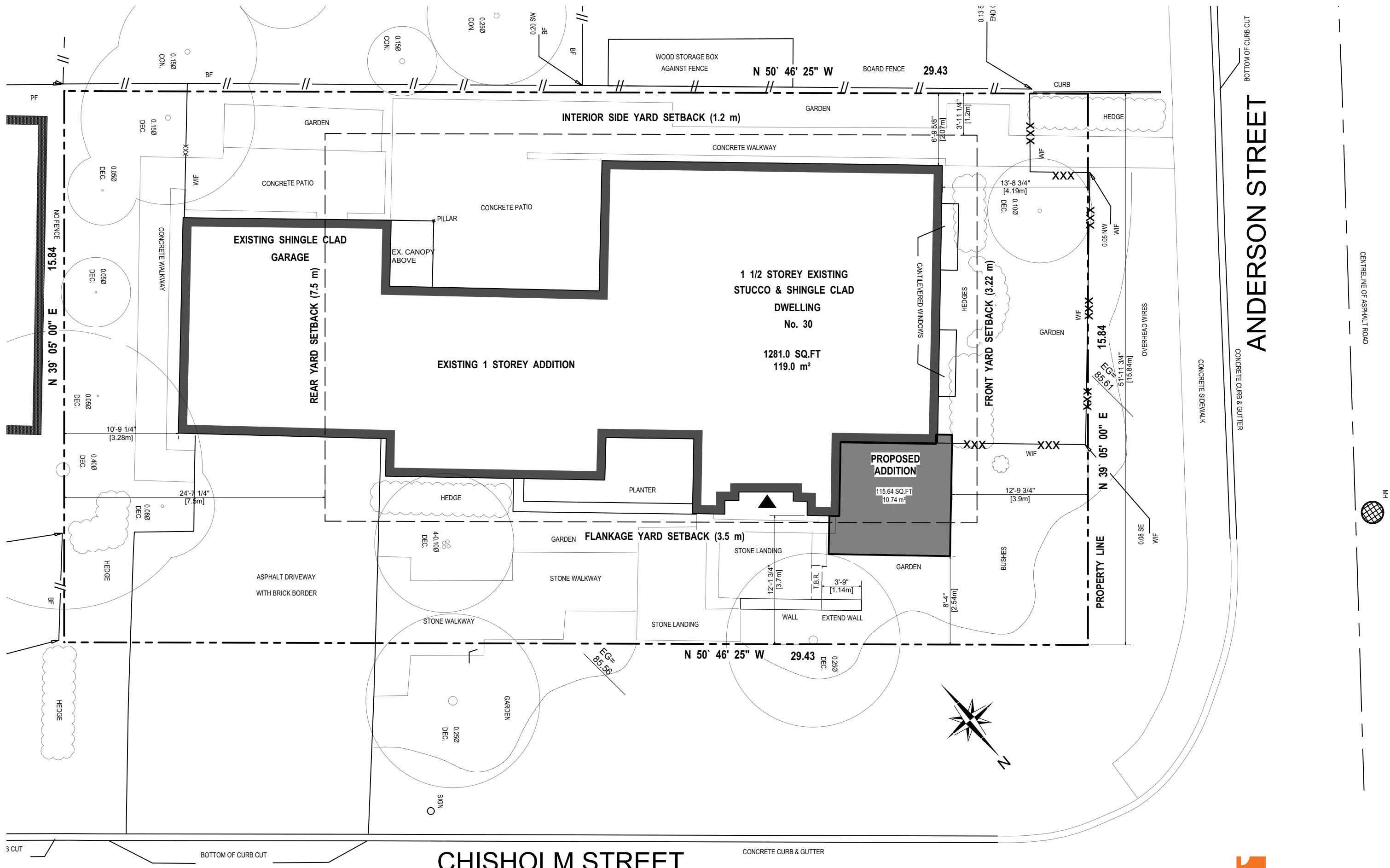
SURVEYOR'S CERTIFICATE
 I, the Surveyor and plan are correct and in accordance with the Surveyors Act, the Surveyors Act, and the Regulations made under there. The survey was completed on the 25th day of May, 2024.

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-69472

THIS PLAN IS NOT VALID UNLESS IT IS AN EXPRESSED INSTRUMENT OF THE SURVEYOR, IN ACCORDANCE WITH REGULATION 1026, SECTION 28(3).

J. H. Gableton Surveying Limited
 Ontario Land Surveyor
 478 Gordon Road, Unit 102, Okaville, Ont. L8K 3R4
 Phone: (905) 353-8210

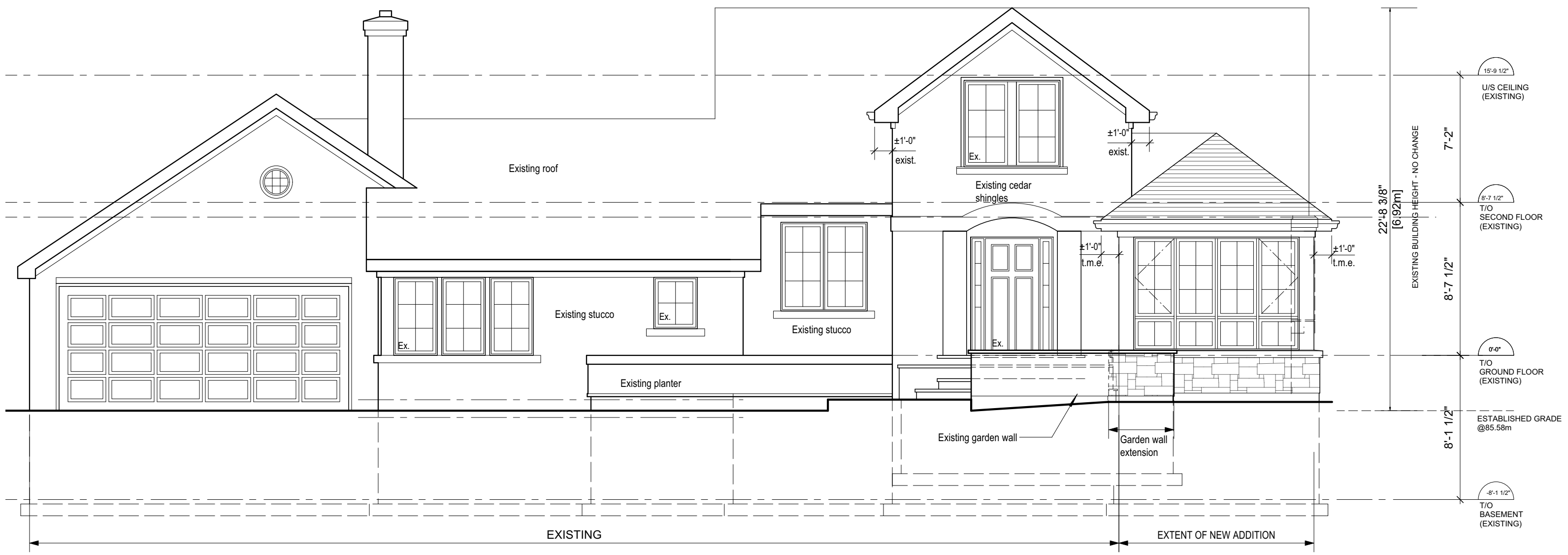




SITE STATS - ADDRESS, OAKVILLE ON				
Zoning				By-Law 2014-014
				RL5-0
Lot Area	466.26 m2	5,018.80 ft2		464.50 m2
Lot Frontage	15.84 m	51.98 ft		15.00 m
Setbacks				
Front Yard	3.90 m	12.80 ft		*3.22 m (min)
Rear Yard	3.28 m	10.76 ft		7.5 m (min)
Interior Side Yard	2.00 m	6.56 ft		1.2 m (min)
Flankage Yard	2.54 m	8.33 ft		3.5 m (min)
Number of Storeys		2.00		2 (max)
Building Height				
Dwelling Height	6.92 m	22.70 ft		9.0 m (max)
Residential Floor Area Ratio				
Ground Floor Existing	119.01 m2	1281.00 ft2		
Second Floor Existing	73.35 m2	789.53 ft2		
Proposed Addition	10.74 m2	115.64 ft2		
Total	203.10 m2	2186.166 ft2	43.56%	43% (max)
Lot Coverage (Dwelling)				
Existing Dwelling	158.58 m2	1706.96 ft2		
Proposed Addition	10.74 m2	115.64 ft2		
Total	169.33 m2	1822.6 ft2	36.32%	35% (max)
* Approved existing front yard setback as per CAV/150/2011 - 4.22m				
SHADED AREA - MINOR VARIANCE				

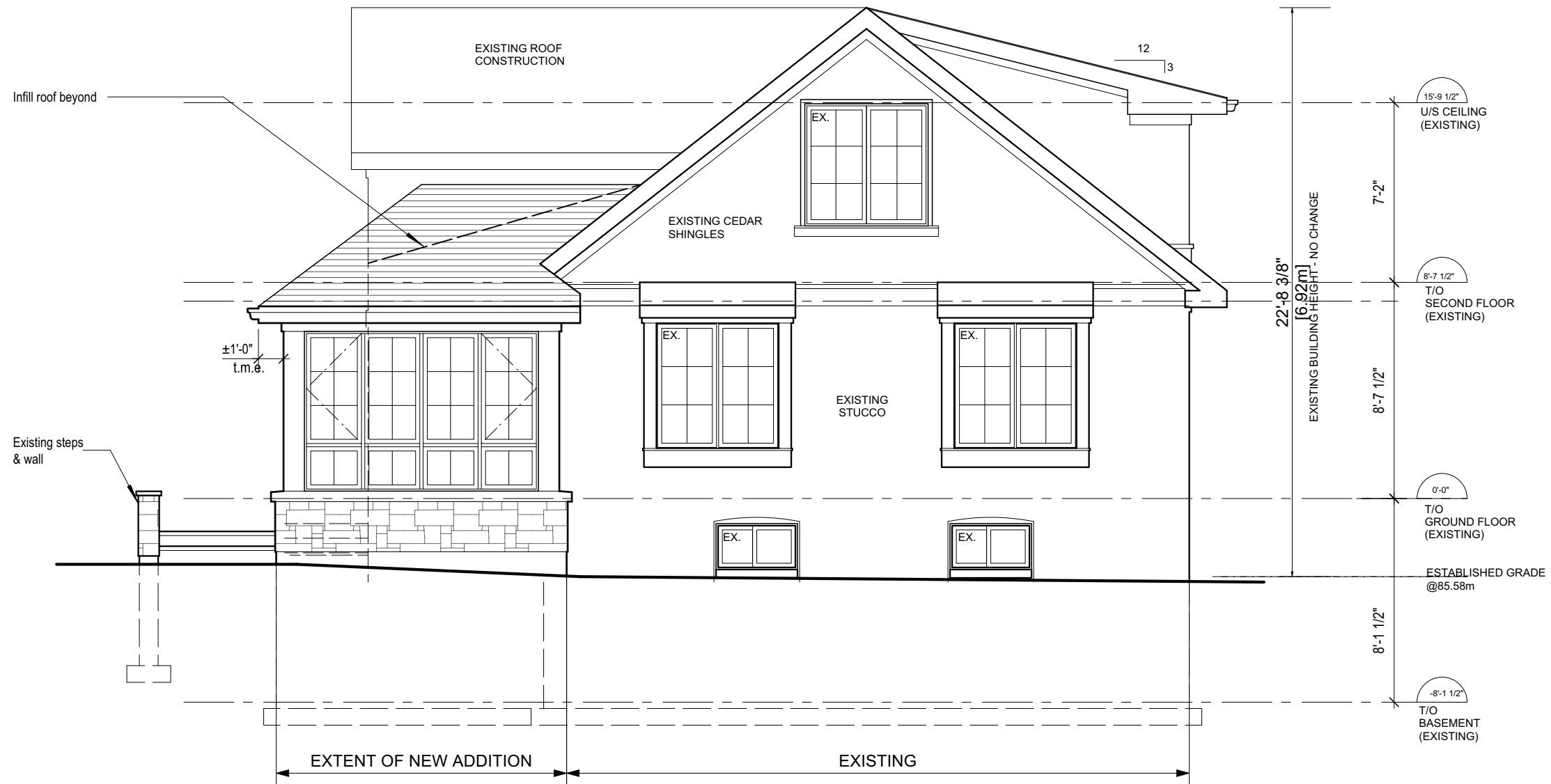
TAYLOR MCKENZIE RESIDENCE

Site Statistics • 30 Chisholm St., Oakville, ON • July 11, 2024



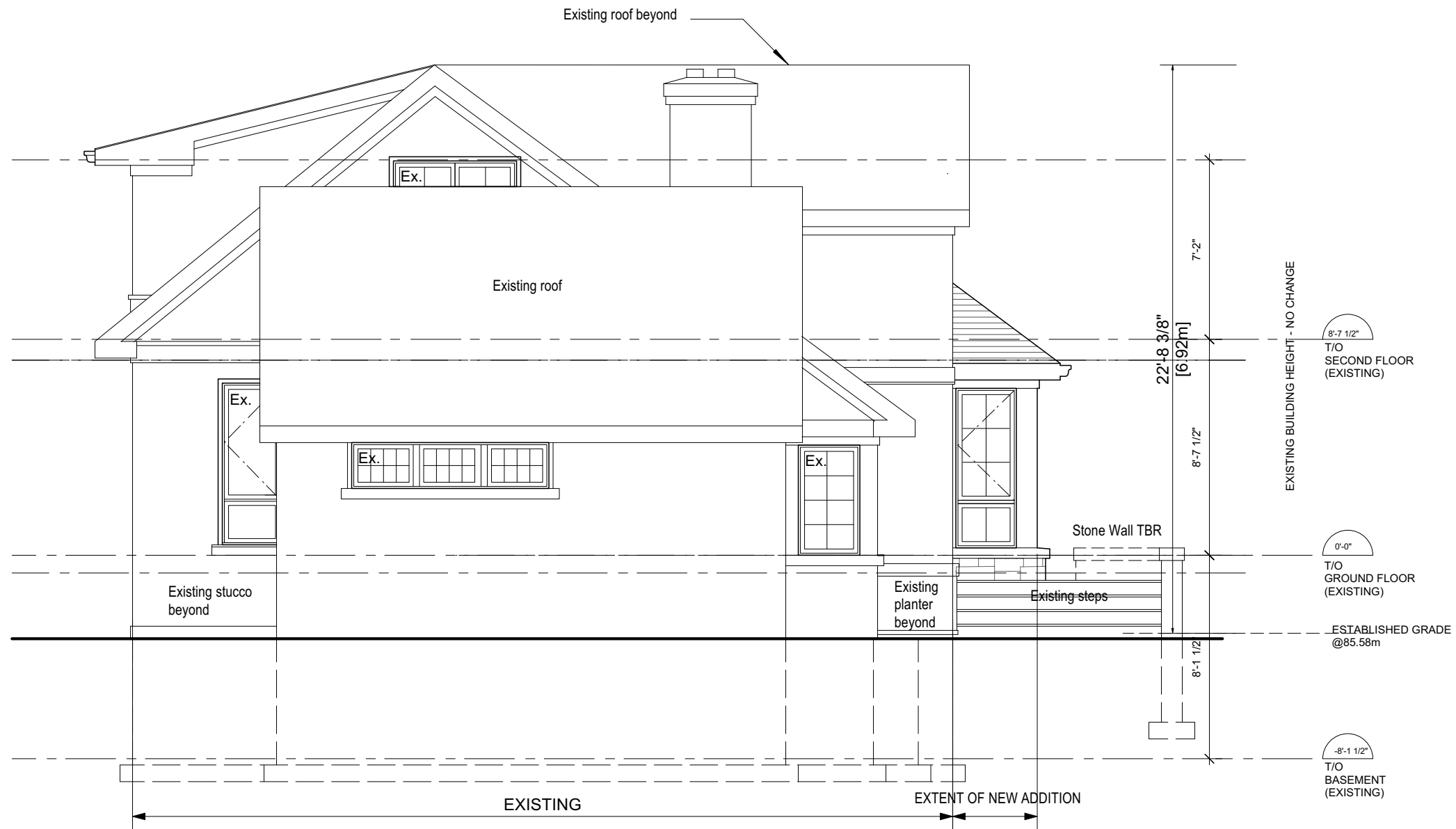
TAYLOR MCKENZIE RESIDENCE

Front Elevation • 3/16" = 1'-0" • 30 Chisholm St., Oakville, ON • July 11, 2024



TAYLOR MCKENZIE RESIDENCE

Side Elevation • 3/16" = 1'-0" • 30 Chisholm St., Oakville, ON • July 11, 2024



TAYLOR MCKENZIE RESIDENCE

Side Elevation • 3/16" = 1'-0" • 30 Chisholm St., Oakville, ON • July 11, 2024