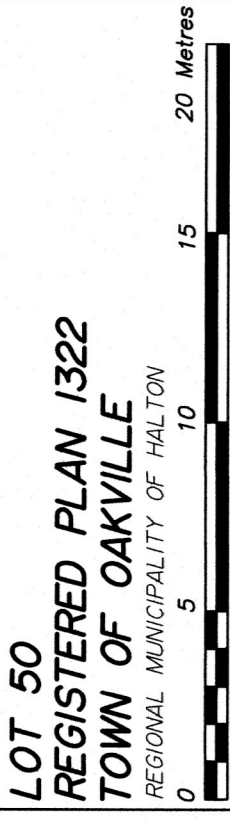


SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF SURVEY AND TOPOGRAPHY OF
LOT 50
REGISTERED PLAN 1322
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON



Scale 1:200
 J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor
 2 0 2 4

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SURVEYOR'S REAL PROPERTY REPORT - PART 2
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
 Subject to a 1.637m wide Easement as in Inst. 186027 in Favour of the Bell Telephone Company of Canada and the Corporation of the Town of Oakville.

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

- LEGEND**
- Survey Monument Found
 - Survey Monument Set
 - Standard Iron Bar
 - Iron Bar
 - Round Iron Bar
 - Original Unknown
 - Cunningham McConnell Limited, O.L.S.
 - Acculine Inc., O.L.S.
 - Chain Link Fence
 - Registered Plan 1322
 - Plan of Survey by Acculine Inc., O.L.S., dated October 11, 2013
 - P2 Plan of Survey by J.H. Gelbloom Surveying LTD., O.L.S., dated December 21, 2011
 - P4 Plan of Survey by Cunningham McConnell LTD., O.L.S., dated October 01, 2010
 - P5 Plan of Survey by Christopher Pearl, O.L.S., dated December 14, 1966
 - P7 Plan of Survey by McConnell-Jackson O.L.S., dated July 27, 1966
 - FF Finished Floor
 - DT Direct Tie
 - CLF Chain Link Fence
 - CLC Concrete
 - CON Concrete
 - WH Water Hole
 - CB Catch Basin
 - WV Water Valve
 - BOS Bottom of Slope
 - TOS Top of Slope
 - EG Established Grade
 - TOC Top of Cub
 - BDC Bottom of Cub
 - WIT Witness

BENCHMARK
 Elevations are Refered to the Geodetic Surveys of Canada Benchmark No. 16
 Having an Elevation of 79.980m. (CGVD28, 1978 Adjustment)

NOTE
 THIS REPORT can be updated by this office, however NO ADDITIONAL FEES will be charged. This ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
 All building lines are from the Foundation and are perpendicular to property lines, unless otherwise noted.

This REPORT was prepared for Robert Bore 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 Southeasterly limit of Dalewood Drive as shown on Reg'd Plan 1322, having a Bearing of N 44° 02' 07" E.

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 11th day of November, 2024.

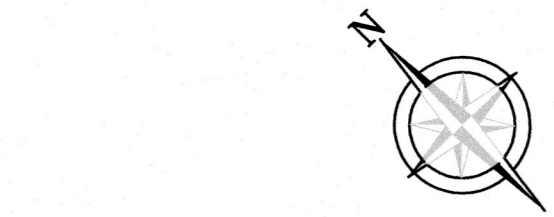
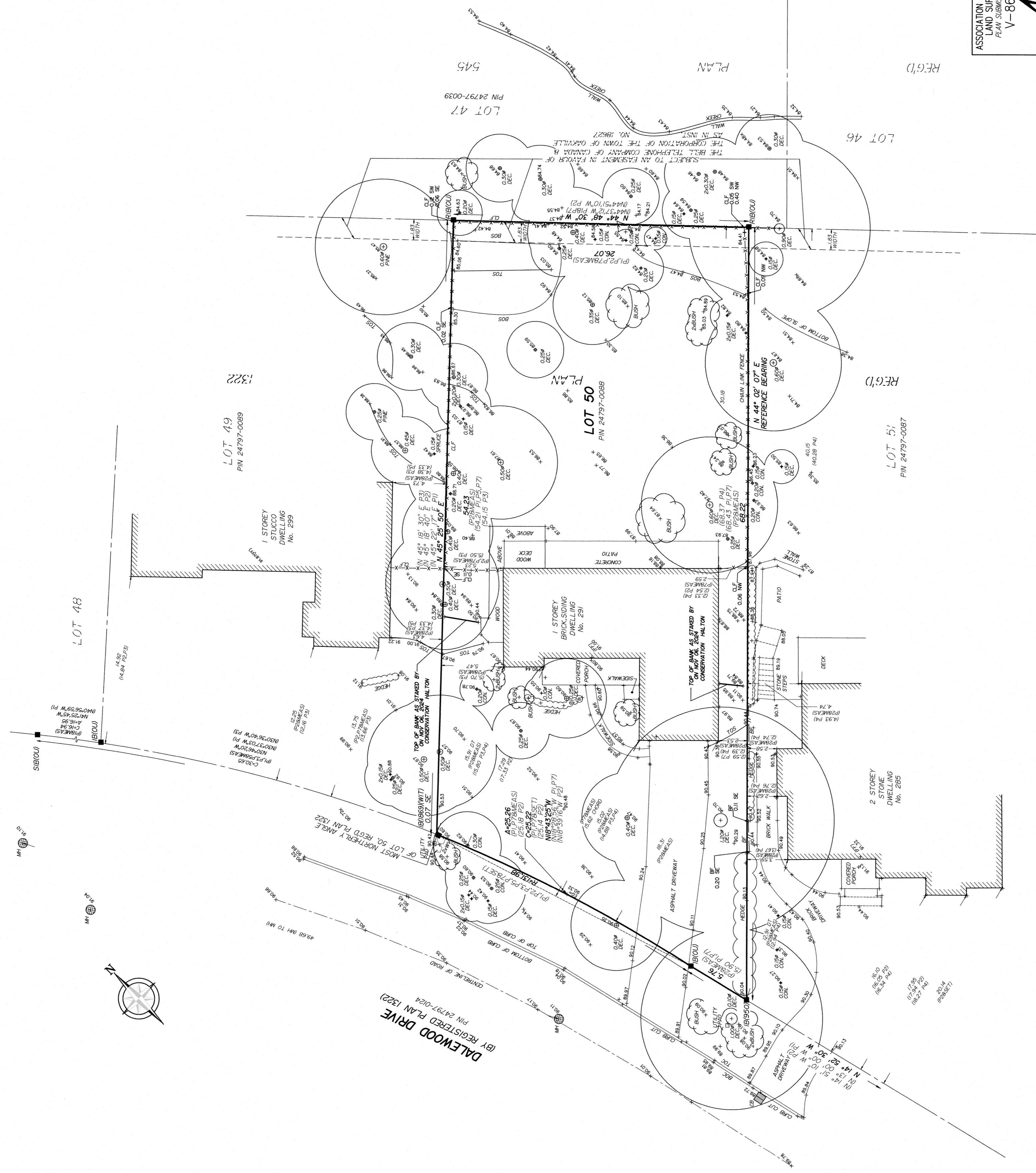
December 6, 2024
 Date
 Ashraf Rizk, O.L.S.

Party Chief: Drawn By: Checked By: Project:
 A.R. H.E. A.R. 24-215

J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor
 478 Morden Road, Unit 102, Oakville, Ont. L6K 3W4
 office@jhsurveying.ca
 Phone: (905) 839-8210

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-86009

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY. ISSUED IN ACCORDANCE WITH REGULATION 1026, SECTION 28(3).



DALEWOOD DRIVE
 (BY REGISTERED PLAN 1322)
 PIN 24797-0124

LOT 49
 PIN 24797-0089

LOT 50
 PIN 24797-0088

LOT 51
 PIN 24797-0087

LOT 47
 PIN 24797-0039

LOT 46

LOT 48

SITE STATISTICS – ZONE RL1-0

1. LOT AREA = 1,622.20 m² (1,393.5 m² Minimum).
2. LOT FRONTAGE = 30.89m (30.5m Minimum).
3. AREAS FOR COVERAGE = 353.89m² (3809.30 sq.ft)
 - (A) MAIN DWELLING (Includes Garage) =
 - (B) FRONT PORCH =
 - (C) REAR PORCH =
4. LOT COVERAGE = 21.81% (25.0% Maximum)(405.55m²)(4,365.30sq.ft).
5. ESTABLISHED GRADE = 90.32m
6. BUILDING HEIGHTS:
 - ROOF RIDGE = 8.98m (9.00m Maximum);
7. SETBACKS:
 - FRONT = 10.29m (15.00m Minimum);
 - REAR = 26.53m (to porch) (10.50m Minimum);
 - SIDES: 4.27m AND 4.29m (4.2m Min. & 4.2m);
8. FLOOR AREA = 444.70m² (4786.75 sq.ft).
9. FA/LOT RATIO = 27.41% (29% Maximum (470.43m²)(5,063.75sq.ft)

TOTAL COVERAGE=3809.30 sq.ft (353.89m²)
 TOTAL RFA=4786.75 sq.ft (444.70m²)



**FOR COA
 FEB 06 2025**

**JRCP
 DESIGNS INC.**
 ARCHITECTURAL DESIGN CONSULTANT

BLOOR STREET, MISSISSAUGA, ONTARIO
 (416) 655-0245
 email: jrpcdesigns@yahoo.ca

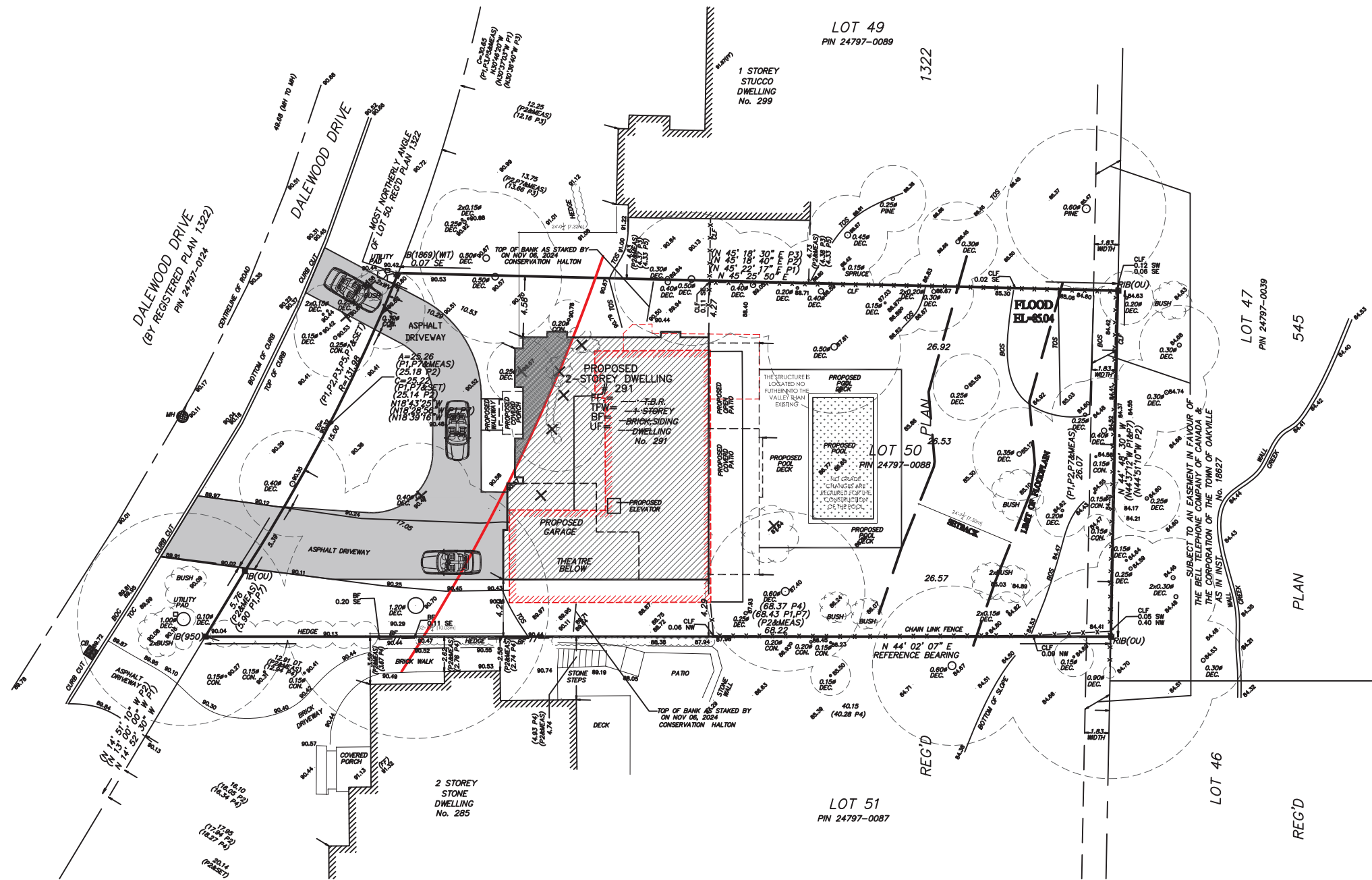
**VARIANCE REQUESTED:
 1- FRONT YARD SETBACK
 PERMITTED = 15m**

**PROPOSED FRONT YARD
 SETBACK = 10.29m
 DIFFERENCE = 4.71m**

**REASON UNABLE TO COMPLY:
 ONLY PART OF BUILDING ENCROACHES
 AND WE ARE UNABLE TO MOVE
 BUILDING BACK DUE TO
 CONSERVATION HALTON LIMITATIONS**

PROJECT NAME AND ADDRESS:
**PROPOSED
 RESIDENCE AT
 291 DALEWOOD DRIVE
 OAKVILLE**

DRAWINGS TITLE PROPOSED SITE PLAN & SITE STATS	SHEET NO. A101
DATE NOV 01 2024	
SCALE NOTED	

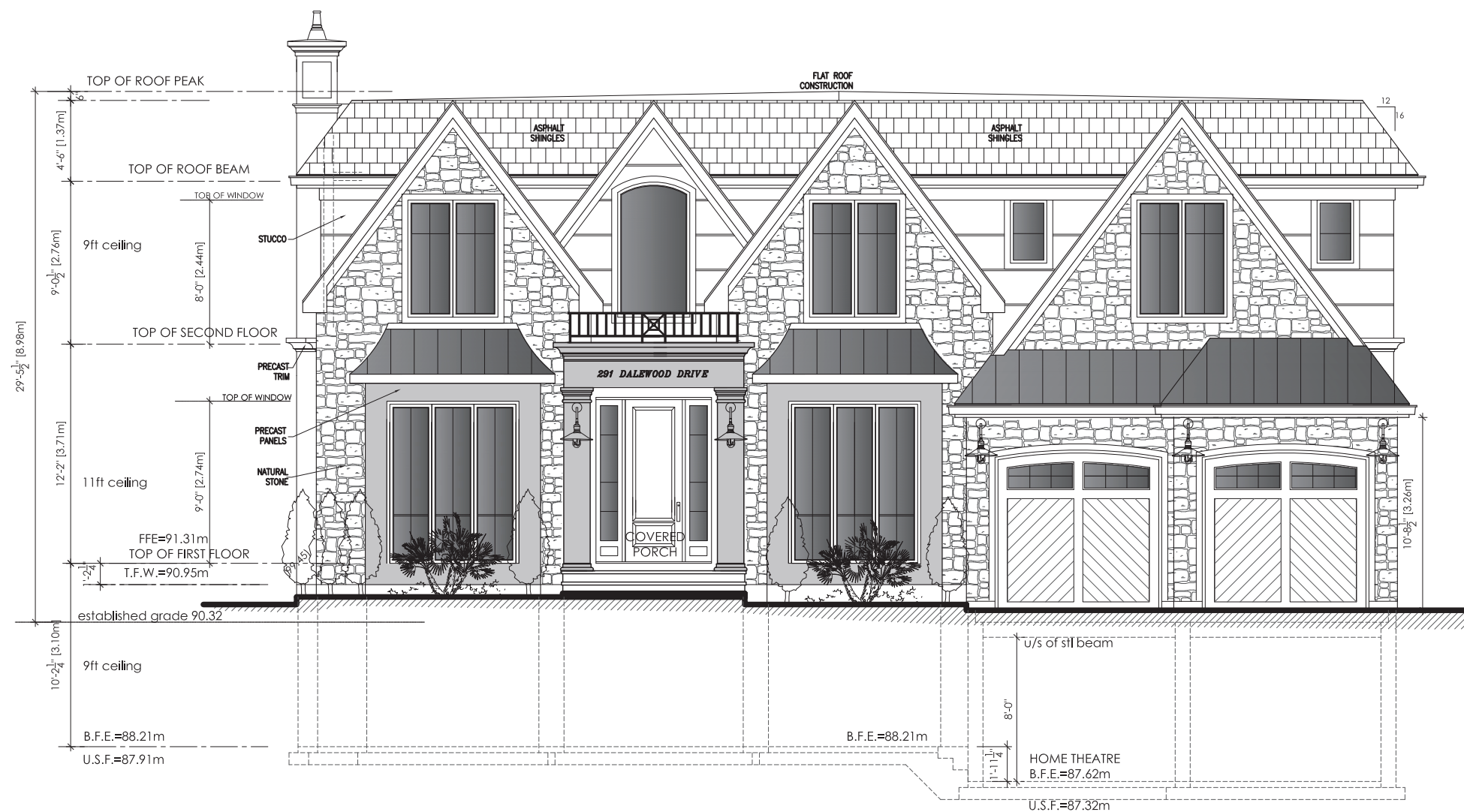


PROPOSED SITE PLAN

1
 A101



1/32"=1'-0"



PROPOSED WEST ELEVATION (FRONT) 1
 1/8"=1'-0" A200

FOR COA
 FEB 06 2025

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 (416) 655-0245
 email: jrpd designs@yahoo.ca

PROJECT NAME AND ADDRESS:

**PROPOSED
 RESIDENCE AT
 291 DALEWOOD DRIVE
 OAKVILLE**

DRAWINGS TITLE

**PROPOSED
 ELEVATIONS**

DATE
 NOV 01 2024

SCALE
 NOTED

SHEET NO.

A200



PROPOSED EAST ELEVATION (REAR) 1
 1/8" = 1'-0" A201

FOR COA
 FEB 06 2025

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PROJECT NAME AND ADDRESS:

**PROPOSED
 RESIDENCE AT
 291 DALEWOOD DRIVE
 OAKVILLE**

DRAWINGS TITLE	SHEET NO.
PROPOSED ELEVATION	A201
DATE	
NOV 01 2024	
SCALE	
NOTED	



PROPOSED NORTH ELEVATION

1/8" = 1'-0"

1
A202

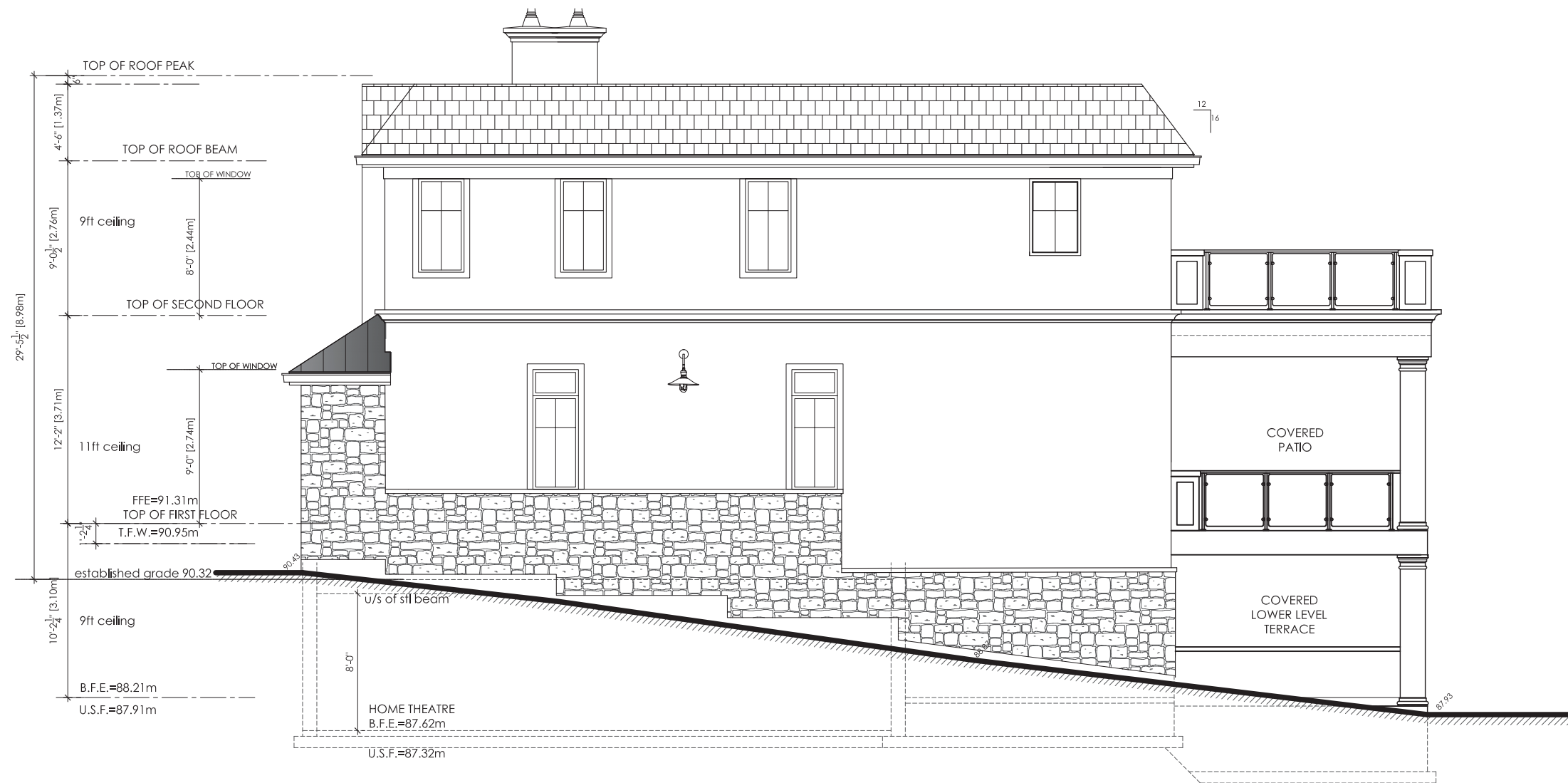
FOR COA
FEB 06 2025

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PROJECT NAME AND ADDRESS:
**PROPOSED
RESIDENCE AT
291 DALEWOOD DRIVE
OAKVILLE**

DRAWINGS TITLE	SHEET NO.
PROPOSED ELEVATION	A202
DATE	
NOV 01 2024	
SCALE	
NOTED	



PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

1
A203

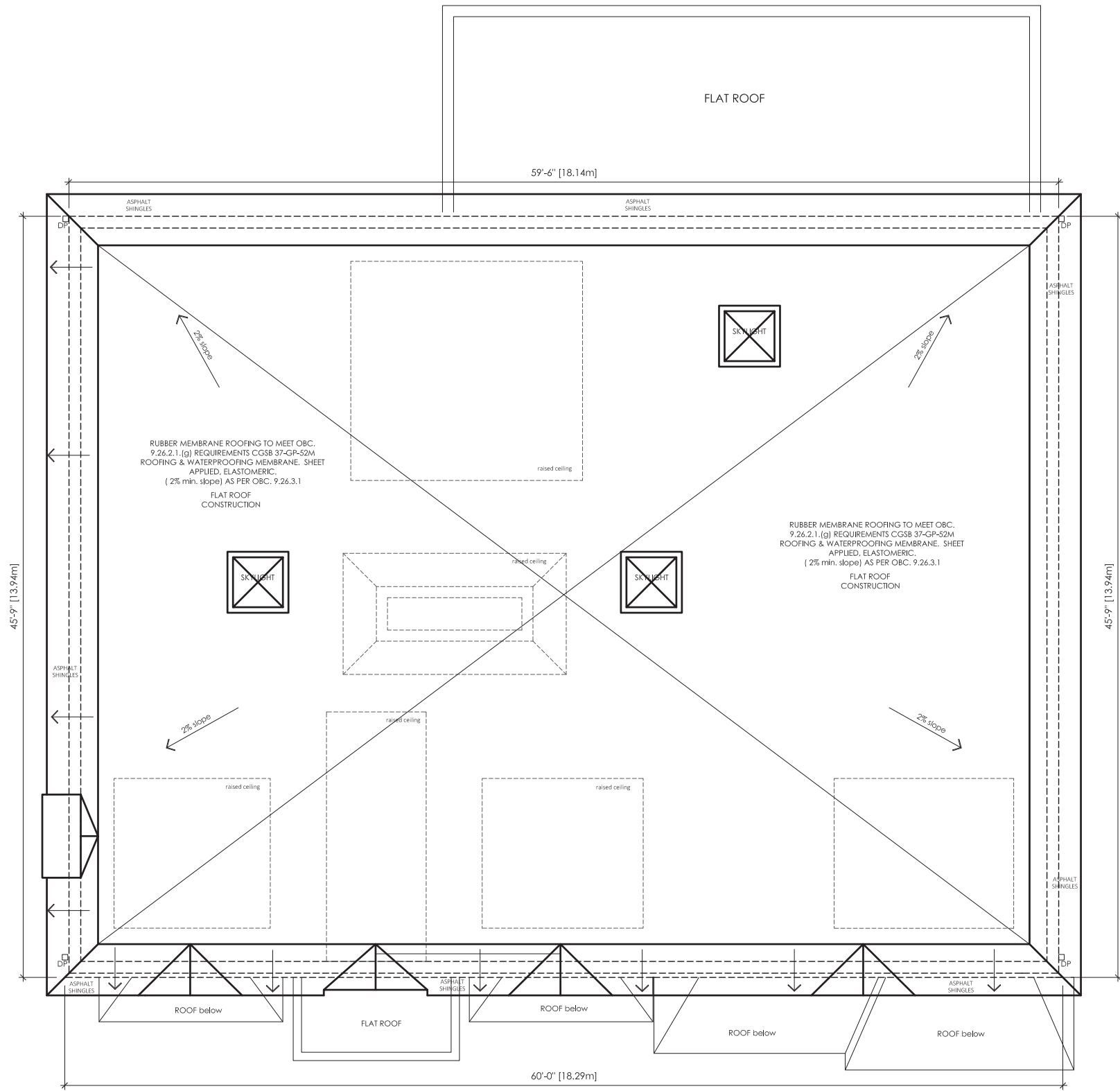
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PROJECT NAME AND ADDRESS:
PROPOSED RESIDENCE AT 291 DALEWOOD DRIVE OAKVILLE

DRAWINGS TITLE	SHEET NO.
PROPOSED ELEVATION	A203
DATE	
NOV 01 2024	
SCALE	
NOTED	



FOR COA
FEB 06 2025

JRCP
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ARCHITECTURAL DESIGN CONSULTANT

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email: jrpcdesigns@yahoo.ca

PROJECT NAME AND ADDRESS:

**PROPOSED
RESIDENCE AT
291 DALEWOOD DRIVE
OAKVILLE**

PROPOSED ROOF PLAN

1/8" = 1'-0"

1
A303

DRAWINGS TITLE

**PROPOSED
ROOF PLAN**

DATE
NOV 01 2024

SCALE
NOTED

SHEET NO.

A303