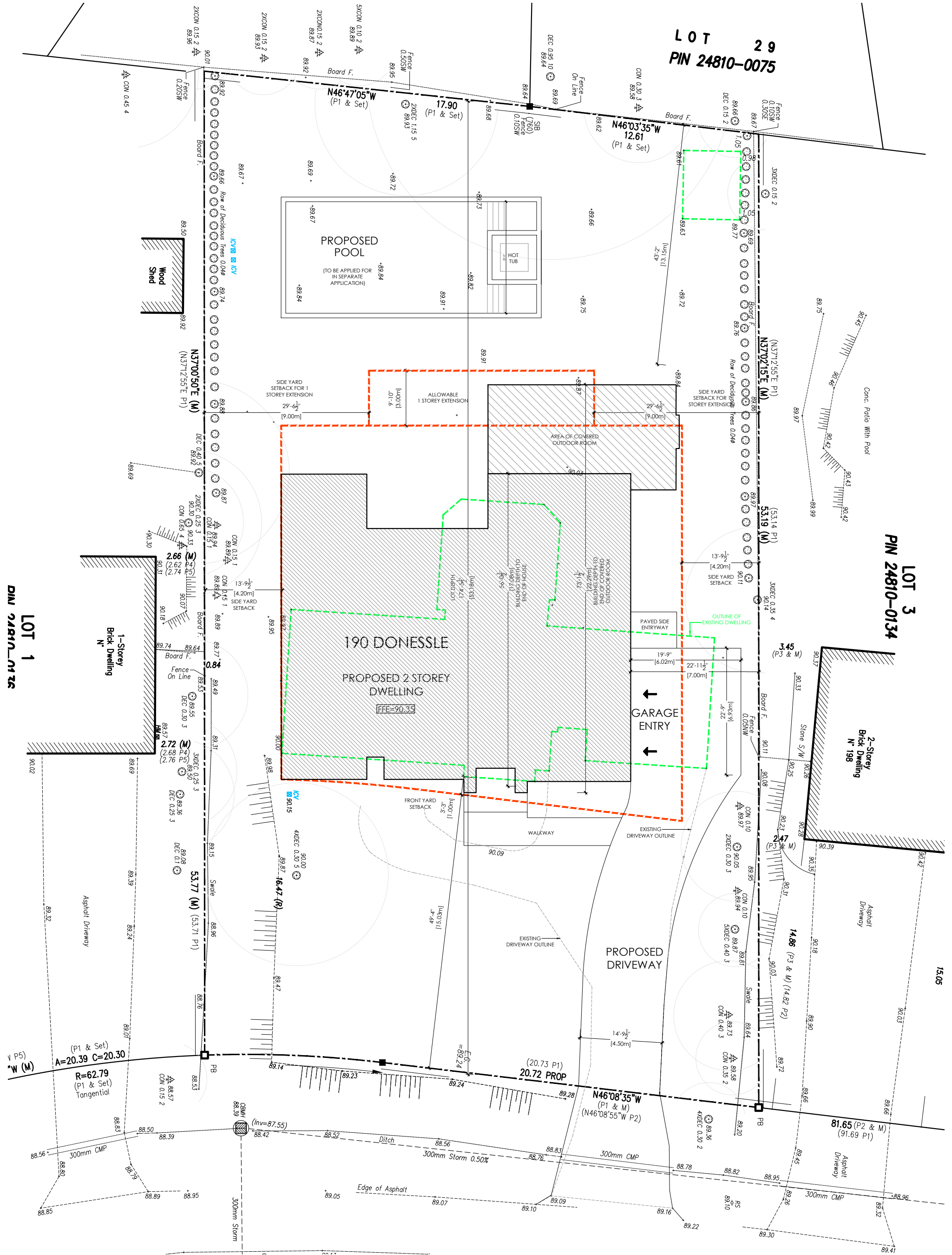
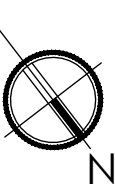




SITE PLAN

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



PRIVATE RESIDENCE

190 DONESSLE DRIVE
OAKVILLE, ONTARIO
FEBRUARY 18, 2025
PROJECT NO. 2403

ZONING STATISTICS

ADDRESS: 190 DONESSLE DRIVE, OAKVILLE		DATE: APRIL 03, 2025
ZONING DESIGNATION:		RL1-0
LOT FRONTAGE:		30.47 M
LOT AREA:		1,613 SQ.M.
NEW BYLAW:	PERMITTED	OPTION 1
FSI:		
GROUND:		259.50 SM
SECOND:		233.76 SM
TOTAL:	465.74 SQ.M. (5,013 SQ.FT.) (29%)	493.26 SM (30.58%)*
SETBACKS:		
FRONT:	15.03 M (EXISTING -1M)	15.03 M
SIDE (EAST):	4.20 M	4.20 M
SIDE (WEST):	4.20 M	4.20 M
REAR:	7.50 M	13.15 M
SETBACK TO GARAGE:	7.00 M	7.00 M
COVERAGE:	401.50 SQ.M. (4,321.7 SQ.FT.) (25%)	350.80 SM (21.75%)
BUILDING DEPTH:	20.00 M	22.29 M *
		17.08 M
HEIGHT OF GARAGE:	6.00 M	5.29 M
GARAGE AREA:	56.00 SM	38.74 SM
BUILDING HEIGHT:	9.00 M	9.00 M

VARIANCE REQUIRED*

TO END OF COVERED OUTDOOR ROOM
TO END OF ENCLOSED BUILDING

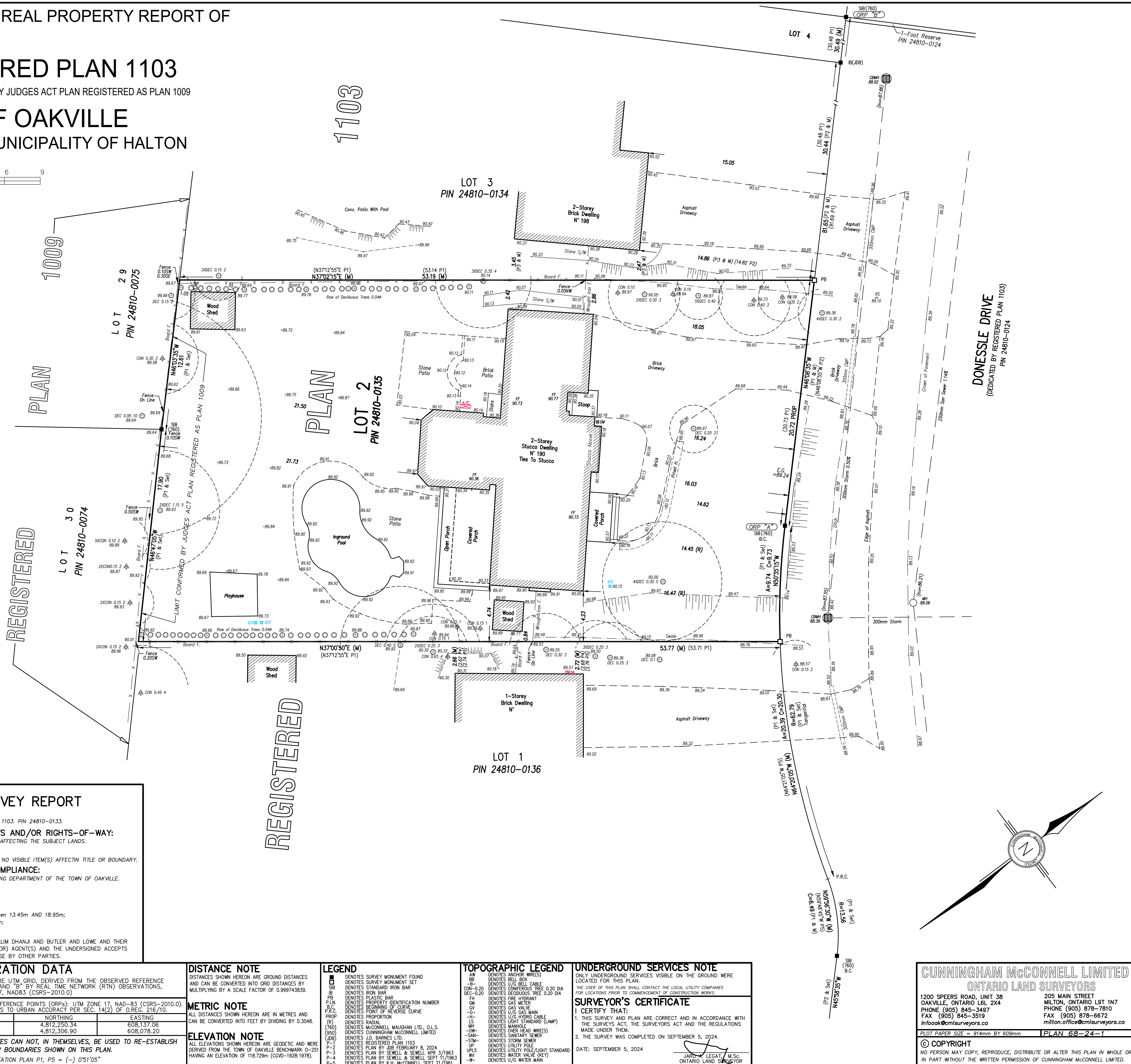
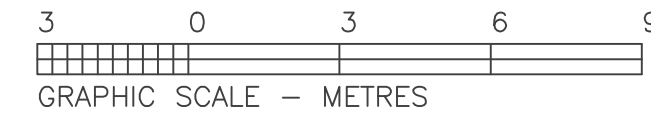
ZONING STATISTICS

SURVEYOR'S REAL PROPERTY REPORT OF
LOT 2
REGISTERED PLAN 1103

REAR LIMIT CONFIRMED BY JUDGES ACT PLAN REGISTERED AS PLAN 1009

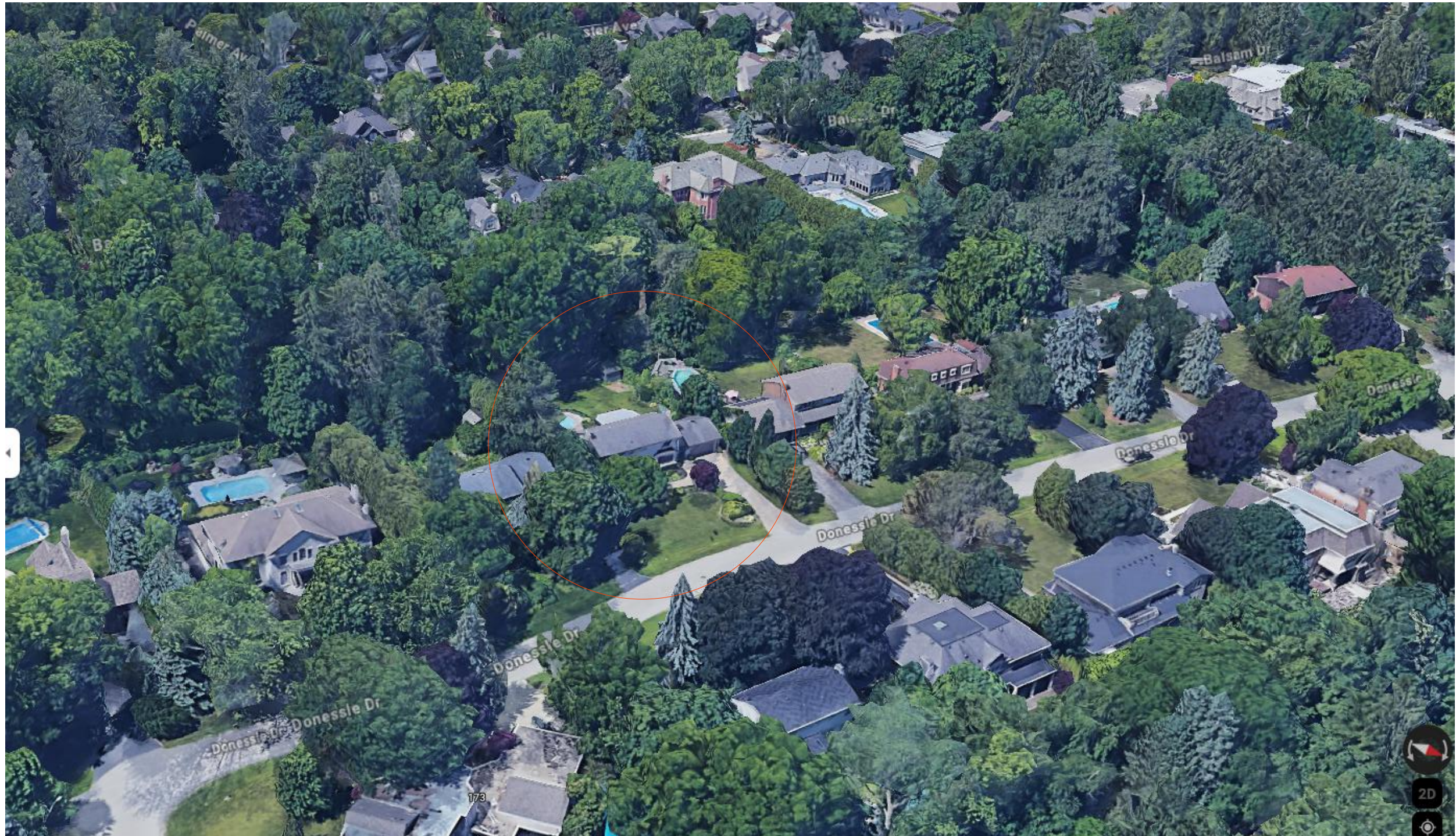
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150



PART 2 – SURVEY REPORT
1. **DESCRIPTION OF LAND:**
ALL OF LOT 2, REGISTERED PLAN 1103, PIN 24810-0133.
2. **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:**
NONE REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. **BOUNDARY FEATURES:**
ASIDE FROM FENCING, WE FOUND NO VISIBLE ITEM(S) AFFECTIN TITLE OR BOUNDARY.
4. **MUNICIPAL ZONING COMPLIANCE:**
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.
5. **ZONING DATA:**
- LOT AREA = 1,613 m²;
- LOT FRONTAGE = 30.45m;
- FRONTYARD SETBACK = Between 13.45m AND 18.95m;
- ESTABLISHED GRADE = 89.24m;
CLIENT'S NOTE
THIS REPORT WAS PREPARED FOR ALIM DHANJI AND BUTLER AND LOWE AND THEIR SOLICITOR(S), MORTGAGEE(S) AND (OR) AGENT(S) AND THE UNDERSIGNED ACCEPTS ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

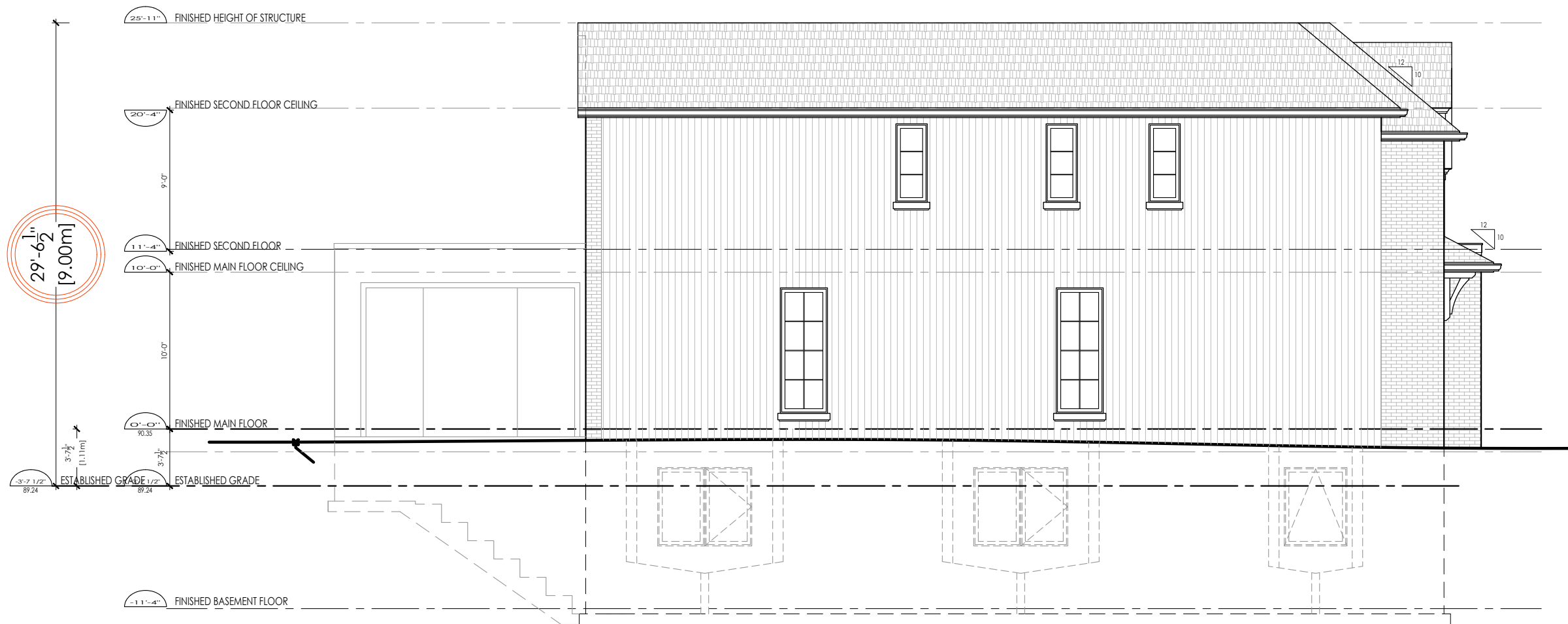
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-85099		INTEGRATION DATA BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS-2010.0). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10. OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD-83 (CSRS-2010.0). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10.	DISTANCE NOTE DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.999743839.	LEGEND DENOTES SURVEY MONUMENT FOUND DENOTES SURVEY MONUMENT SET DENOTES STANDARD IRON BAR DENOTES IRON BAR DENOTES PLASTIC BAR DENOTES PROPERTY IDENTIFICATION NUMBER DENOTES BEGINNING OF CURVE DENOTES POINT OF REVERSE CURVE DENOTES PROPORTION DENOTES RADIAL DENOTES MCCONNELL MAUGHAN LTD., O.L.S. DENOTES CUNNINGHAM MCCONNELL LIMITED DENOTES J.D. BARNES LTD. DENOTES REGISTERED PLAN 1103 DENOTES PLAN BY JDB FEBRUARY 8, 2024 DENOTES PLAN BY SEWELL & SEWELL APR 3/1963 DENOTES PLAN BY SEWELL & SEWELL SEPT 1/1963 DENOTES PLAN BY K.M. MCCONNELL SEPT 21/1961	TOPOGRAPHIC LEGEND AW DENOTES ANCHOR WIRE(S) BB DENOTES BELL BOX B DENOTES U/G BELL CABLE 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 GV DENOTES GAS VALVE LS DENOTES U/G GAS MAIN L DENOTES U/G HYDRO CABLE LS DENOTES LIGHT STANDARD (LAMP) MH DENOTES MANHOLE OW- DENOTES OVER HEAD WIRE(S) SAN- DENOTES SANITARY SEWER STM- DENOTES STORM SEWER UP- DENOTES UTILITY POLE UPLS DENOTES UTILITY POLE/LIGHT STANDARD WV DENOTES WATER VALVE (KEY) WV DENOTES U/G WATER MAIN	UNDERGROUND SERVICES NOTE ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN. THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS. 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 SEPTEMBER 5, 2024. DATE: SEPTEMBER 5, 2024 JAMES LEGAT, M.Sc. ON. LAND SURVEYOR
		POINT "N" NORTHING EASTING "A" 4,812,250.34 608,137.06 "B" 4,812,306.90 608,078.20	METRIC NOTE ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.		ELEVATION NOTE ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE BENCHMARK O-251 HAVING AN ELEVATION OF 118.729m (CGVD-1928:1978).	



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PRIVATE RESIDENCE

190 DONESSLE DRIVE
OAKVILLE, ONTARIO
DECEMBER 06, 2024
PROJECT NO. 2403



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE

190 DONESSLE DRIVE
OAKVILLE, ONTARIO
APRIL 03, 2025
PROJECT NO. 2403



REAR ELEVATION

SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE

190 DONESSLE DRIVE
OAKVILLE, ONTARIO
APRIL 03, 2025
PROJECT NO. 2403



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE

190 DONESSLE DRIVE
OAKVILLE, ONTARIO
APRIL 03, 2025
PROJECT NO. 2403



EAST ELEVATION

SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE

190 DONESLE DRIVE
OAKVILLE, ONTARIO
APRIL 03, 2025
PROJECT NO. 2403