

LAKESHORE ROAD WEST
(THE KING'S HIGHWAY N° 2)

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, SOUTH OF DUNDAS STREET
N 38° 00' 00" E (P3) PIN 24835-0074

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

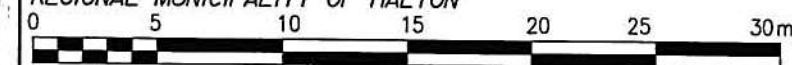
1794221



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

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY OF
PART OF LOT 19
CONCESSION 4, SOUTH OF DUNDAS STREET
(FORMERLY TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)
NOW IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



SCALE 1 : 300

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor

2011

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SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

-Subject to an Easement in Gross as in Instruments No. HR828392
And HR828396
-Subject to an Easement in Gross over Part I Plan 20R-18523 as in
Instruments No. HR828384 & HR828388.

NOTABLES

None

LEGEND

■ Survey Monument Found	P4 Plan 20R-18152
□ Survey Monument Set	BF Board Fence
SIB Standard Iron Bar	Ø Round
IB Iron Bar	WIF Wrought Iron Fence
760 McConnell, Maughan, O.L.S.	TFW Top of Wall
950 Cunningham McConnell Ltd., O.L.S.	UGL Unfinished Garage Lip
1128 David Horwood Ltd., O.L.S.	
1808 J.H. Gelbloom Surveying Ltd.	
P1 Plan 20R-16377	
P2 Plan 20R-18523	
P3 Plan of survey by J.H.Gelbloom Ltd. O.L.S. dated May 25, 2009	

NOTE

This REPORT can be updated by this office, however NO ADDITIONAL
PRINTS of this ORIGINAL REPORT will be issued, subsequent to the
DATE OF CERTIFICATION.
All building ties are perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Preferred Custom Homes 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
Part 5, as shown on Plan 20R-4831, having a Bearing of N38°00'00"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: This survey was completed on the 24th day of January, 2011.

January 26, 2011.

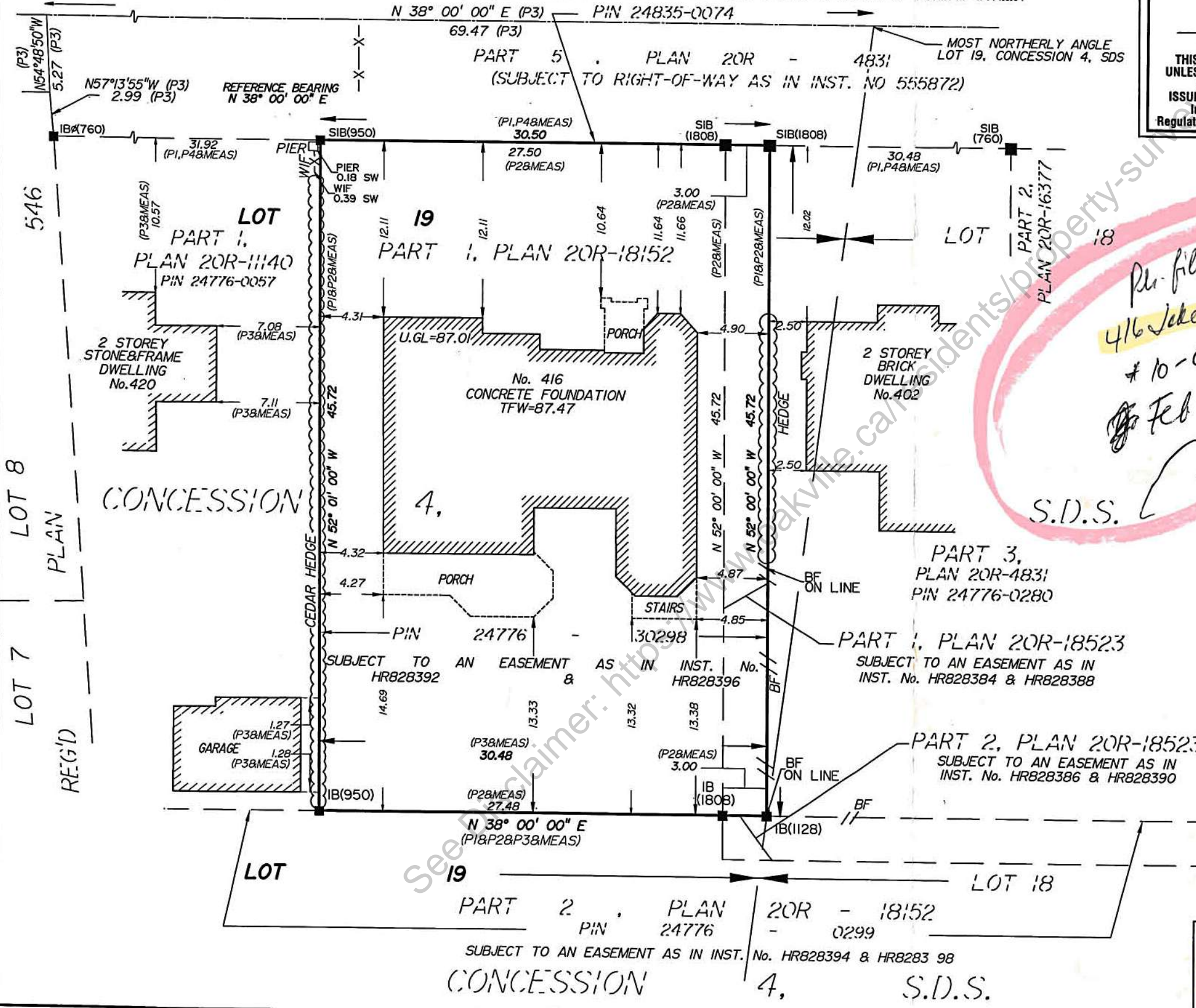
Date

Ashraf Rizk, O.L.S.



J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4
office@jhgsurveying.ca
Phone: (905) 338-8210 Fax: (905) 338-9446

Checked By: A.R.	Project: 10-027
Party Chief: J.W.	Drawn By: M.D.



May 20, 2025

JEN ULCAR

SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT

1225 TRAFALGAR RD

OAKVILLE, ON L6H 0H3

905-845-6601 EXT. 1829

COAREQUESTS@OAKVILLE.CA



Dear Ms. Ulcar:

Re: Minor Variance Application for 416 Lakeshore Rd W.

We are writing as the applicants of the property located at 416 Lakeshore Rd W, Oakville, ON. We have submitted an application for a minor variance under section 45(1) of the Planning Act to permit the construction of a deck in the rear yard.

As per Table 4.3 of the General Provision By-Law, an uncovered platform with a floor height of equal or greater than 0.6 m, measured from the grade level, shall encroach a maximum of 1.5 m into the rear yard. The proposed deck encroaches more than 1.5 m as it extends 9.9 m into the minimum rear yard.

The request to encroach more than 1.5 m into the rear year arises from the property owner's desire to create a large deck that enables adequate family space to spend quality time outdoors in their backyard during the summer months. They also find it is better suited to the encroach into the rear yard, rather than along the rear porch. Furthermore, the backyard is two levels, and the grading is not flat, making the construction of the deck more convenient and stronger to encroach the deck towards the rear lot line.

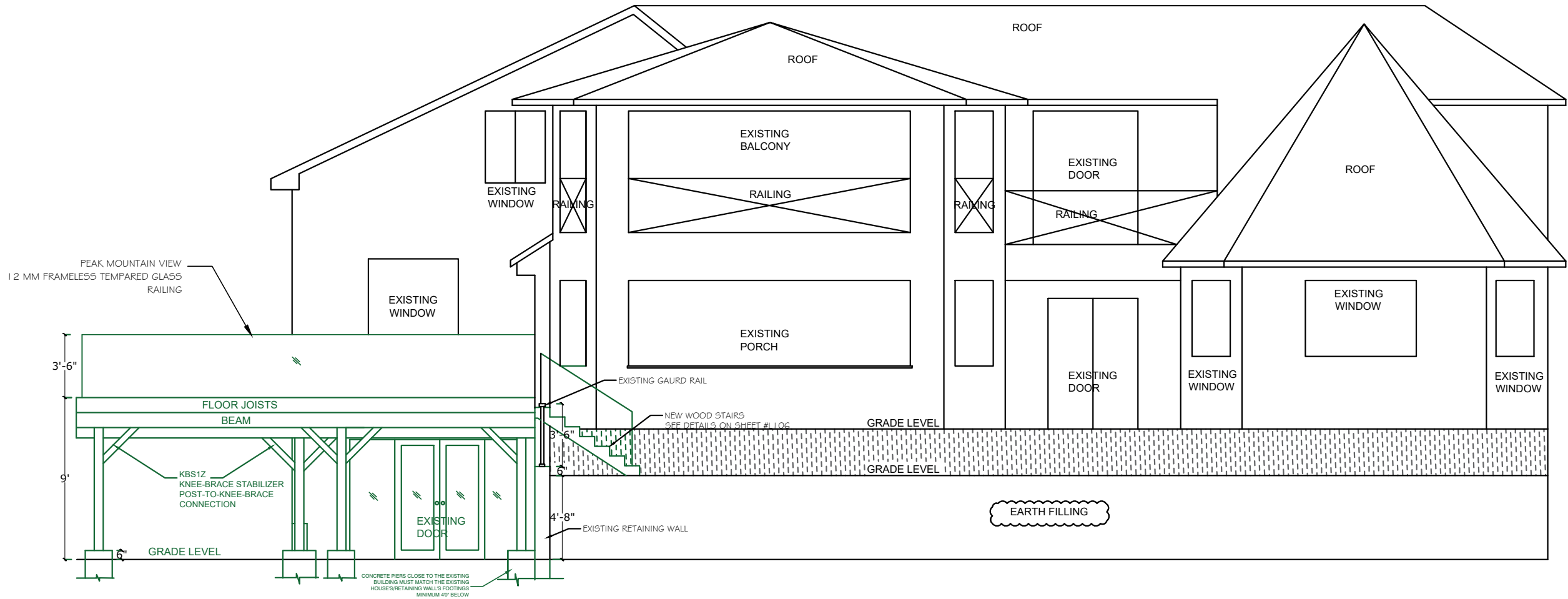
Given these reasons, we are seeking relief for the Zoning By-Law 2014-014 to permit the encroachment of the deck into the rear yard beyond 1.5 m. If you have any questions, please feel free to contact us!

Best regards,

Sukhdeep Bhangu

BCIN Designer

LineDezine Studio Ltd



PROPOSED REAR DECK

REAR ELEVATION

GENERAL NOTE:
DO NOT SCALE DRAWINGS. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINING WORK. NOTIFY DESIGNER/ENGINEER IMMEDIATELY OF ANY ERRORS,OMISSIONS OR DISCREPANCIES.

PROJECT:
416 LAKESHORE RD W
OAKVILLE ON
CANADA

NOTE:
ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED

DRAWING TITLE:
REAR SIDE ELEVATION

DRAWN BY:SB	CHECKED BY: SS
SHEET #:L-108	ISSUED FOR:
SCALE: 1:80	BUILDING PERMIT

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION

SIGNATURE:

Sukhdeep Singh Bhangu

SUKHDEEP SINGH BHANGU
BCIN#110272
FIRM BCIN #117813
DATE: MAY 14, 2025

REGISTRATION INFORMATION
DESIGNER FIRM
LINEDEZINE STUDIO LTD

REGISTRATION INFORMATION
DESIGNER FIRM
LINEDEZINE STUDIO LTD





About

416 lakeshore rd w



Show search results for 416 lak...



40m

-79.681 43.430 Degrees