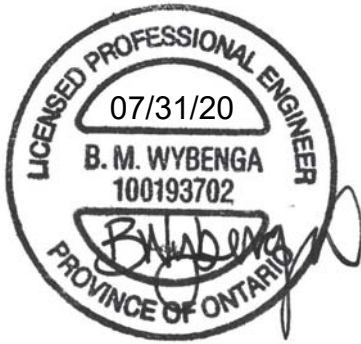


SITE DATA

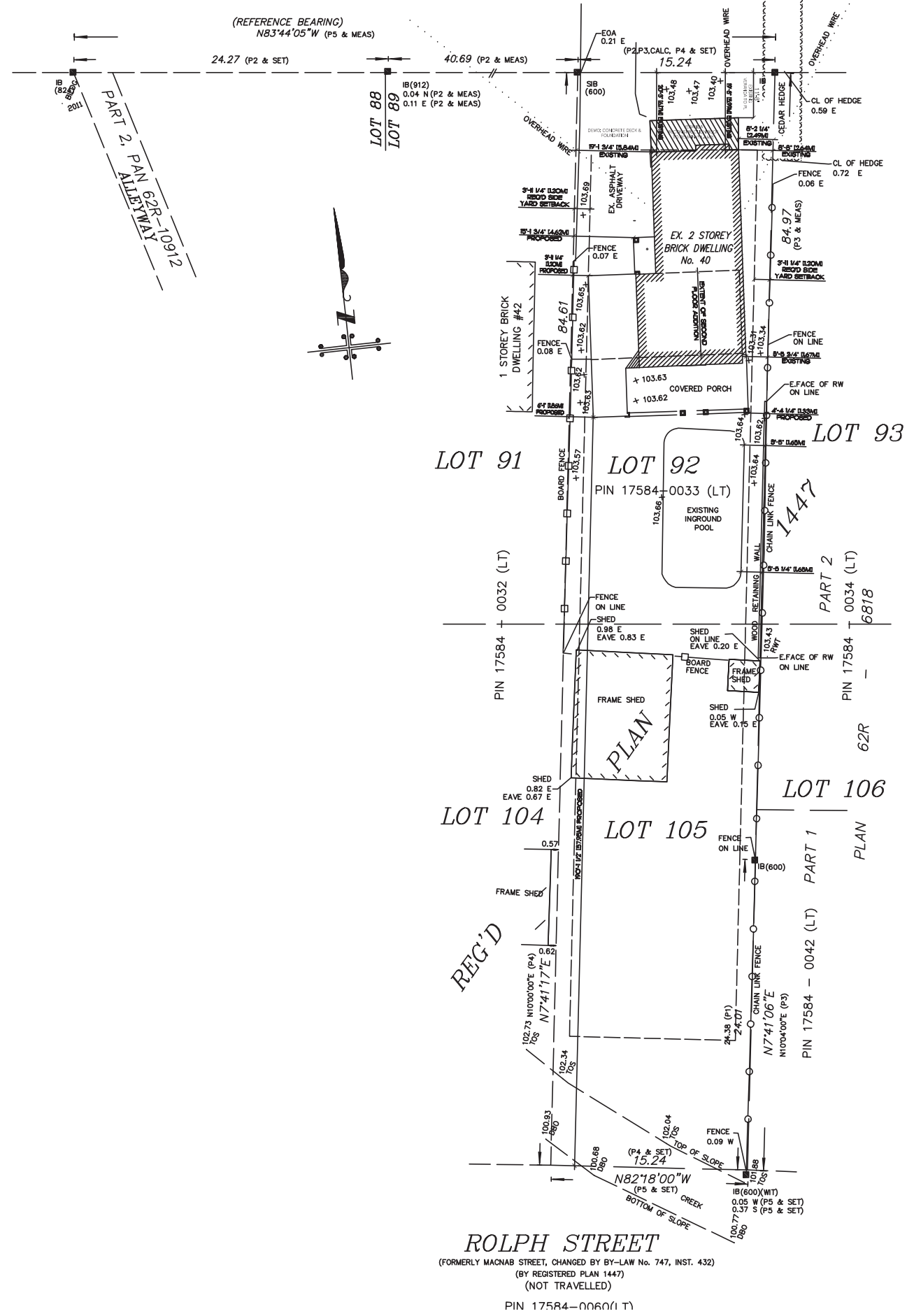
EXISTING ZONING:	R2		
LOT AREA	1292.49 SQM (139/2.21 SQFT)		
MIN. FRONT YARD SETBACK	BY-LAW 6.0M	PROPOSED 5.99M	(TO EXISTING BUILDING)
MIN. SIDE YARD (EAST) SETBACK	1.2M	1.2M	
MIN. REAR YARD SETBACK	10.0M	57.95M	(TO EXISTING BUILDING)
MIN. SIDE YARD (WEST) SETBACK	1.2M	1.67M	(TO EXISTING BUILDING)
		1.32M	(TO PROPOSED COV. PORCH)
GROSS FLOOR AREA	EXISTING	PROPOSED	TOTAL
BASEMENT (EXCLUDED FROM TOTAL)	106.38M ²	-	106.38M ²
FIRST FLOOR	116.18M ²	0.44M ²	116.62M ²
SECOND FLOOR	60.80M ²	69.23M ²	130.03M ²
LOFT AREA	45.16M ²	-	45.16M ²
TOTAL GROSS FLOOR AREA (EXCLUDING BASEMENT)	291.81 SQM (314/1.12 SQFT)		
EXISTING SHED	73.72M ²		
EXISTING SHED	5.82M ²		
EXISTING COVERED PORCH (FRONT)	15.44M ²		
PROPOSED COVERED PORCH (SIDE)	4.60M ²		
PROPOSED COVERED PORCH (REAR)	35.09M ²		
PROPOSED GARAGE	36.49M ²		
COVERAGE			
TOTAL BUILDING COVERAGE (INCLUDING COVERED PORCHES)	217.97 SQM (234/6.26 SQFT) (16.9%)		
ACCESSORY COVERAGE			
EXISTING ACCESSORY COVERAGE	79.54 SQM (856/16 SQFT) (6.2%)		
MAX. BUILDING HEIGHT	10.5 M		
EXISTING BUILDING HEIGHT (FROM EXISTING FIN. FLOOR)	-9.03 M		



1 EXISTING SITE PLAN
SP1.01 1/8"=1'-0"

CAYLEY STREET

(BY REGISTERED PLAN 1447)
PIN 17584-0062(LT)



ROLPH STREET
(FORMERLY MACNAB STREET, CHANGED BY BY-LAW No. 747, INST. 432)
(BY REGISTERED PLAN 1447)
(NOT TRAVELLED)
PIN 17584-0060(LT)

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF
LOTS 92 AND 105
REGISTERED PLAN 1447

BEING IN THE
CITY OF HAMILTON
(FORMERLY TOWN OF DUNDAS)

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2014

KNOWN AS MUNICIPAL No. 40 CAYLEY STREET

SURVEY REPORT (BEING PART 2) (to be read in conjunction with plan being Part 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - FEBRUARY 25, 2014

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

NONE

ADDITIONAL REMARKS:

REFER TO PART 1 OF PROPERTY REPORT FOR LOCATION OF BUILDINGS AND OTHER SETBACKS

Note:
MacKAY, MacKAY & PETERS LIMITED grants STRUCTURED CREATIONS INC. ["The Client(s)"] their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Client(s)".

Legend:

- DENOTES A SURVEY MONUMENT FOUND
- DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CL DENOTES CENTRE LINE
- # DENOTES ROUND
- WT DENOTES WITNESS MONUMENT
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- (OU) DENOTES ORIGIN UNKNOWN
- P1 DENOTES PLAN BY SIDNEY W. WOODS, DATED AUGUST 14, 1980
- P2 DENOTES PLAN 62R-10912
- P3 DENOTES PLAN 62R-6818
- P4 DENOTES REG'D PLAN 1447
- P5 DENOTES PLAN 62R-13410
- CL DENOTES CENTRELINE
- RW DENOTES RETAINING WALL
- EOA DENOTES EDGE OF ASPHALT

NOTE

BEARING REFERENCE:
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CAYLEY STREET, AS SHOWN ON PLAN 62R-10912, HAVING A BEARING OF N83°44'05"W.

Bearing Reference:

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF CAYLEY STREET, AS SHOWN ON PLAN 62R-10912, HAVING A BEARING OF N83°44'05"W.

Surveyor's Certificate:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2014.

MARCH 24, 2014

DATE

ROSS A. CLARKE
ONTARIO LAND SURVEYOR
FOR: MACKAY, MACKAY & PETERS LIMITED

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1902522



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3)

MACKAY MACKAY
ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 639-1375

DRAWN BY: A.B.
PARTY CHIEF: J.M.
CHECKED BY: J.M.

GARDNER RESIDENCE
VERANDA RECONSTRUCTION

Project Address
40 CAYLEY STREET DUNDAS ONTARIO

NO.	DATE	DESCRIPTION

Project No. EG1481
Version: V1

Date: 07/23/2020

Drawing Title

EXISTING SITE PLAN

Drawing No.

SP1.01