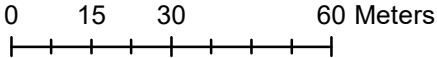




LOCATION MAP




SUBJECT LAND



N



SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 23
REGISTERED PLAN 495
TOWNSHIP OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200

RUDY MAK SURVEYING LTD.

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 31ST DAY OF MAY, 2024.

JUNE 7, 2024
DATE

CURJIT MAHANT
ONTARIO LAND SURVEYOR

CAUTION
ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

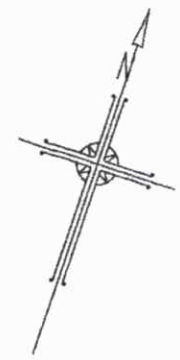
SURVEYOR'S REAL PROPERTY REPORT (PART 2) REPORT SUMMARY

Description of Land	LOT 23, REGISTERED PLAN 495 TOWNSHIP OF GEORGINA REGIONAL MUNICIPALITY OF YORK
Registered easements and/or Right-of-Ways	PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 03546-0259(LT).
NOTE:	NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN. EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.
Boundary Issues	NONE.
Compliance with Municipal Zoning By-Laws	Not certified by this Report.
Additional Remarks	NOTE LOCATION OF FENCES, SHEDS, DRIVEWAY, CONCRETE PAD, UTILITY POLES, GUY WIRES, OVERHEAD WIRES AND STRUCTURES.

THIS REPORT WAS PREPARED FOR CAA INSURANCE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 1'16"30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1), (P2) & (P3).

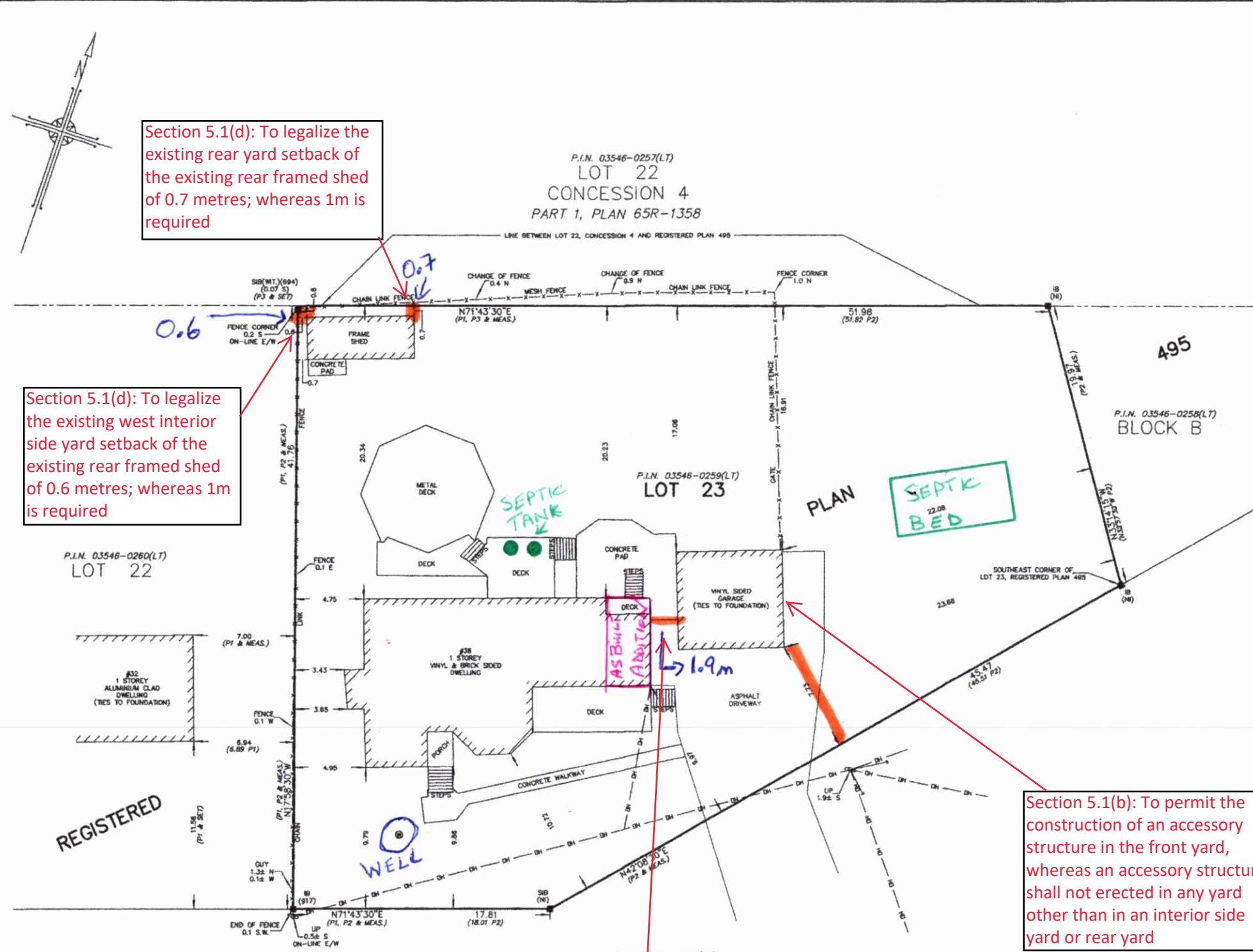


Section 5.1(d): To legalize the existing rear yard setback of the existing rear framed shed of 0.7 metres; whereas 1m is required

Section 5.1(d): To legalize the existing west interior side yard setback of the existing rear framed shed of 0.6 metres; whereas 1m is required

Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not erected in any yard other than in an interior side yard or rear yard

Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.7 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required




- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - x- DENOTES FENCING
 - /UP DENOTES UTILITY POLE
 - /GUY DENOTES STABILIZING CABLE AND GROUND ANCHOR
 - OH- DENOTES OVERHEAD WIRES
 - ⊙ DENOTES DRILLED WELL
 - (694) DENOTES G.E. SMITH, O.L.S.
 - (917) DENOTES R.A. GARDEN, O.L.S.
 - (NI) DENOTES NO IDENTIFICATION
 - (WIT.) DENOTES WITNESS
 - (P1) DENOTES PLAN OF SURVEY BY: R.A. GARDEN, O.L.S. DATED: AUGUST 5, 1981.
 - (P2) DENOTES REGISTERED PLAN 495
 - (P3) DENOTES PLAN 65R-1358

P.I.N. 03546-0279(LT)
(KNOWN AS) **KLIMEK BOULEVARD**
(FORMERLY ALEXANDRIA BOULEVARD - BY REGISTERED PLAN 495)


TIE DISTANCES NOTE:
ALL TIES SHOWN AS N, S, E AND W PROJECTING

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 1 4 6 3 8



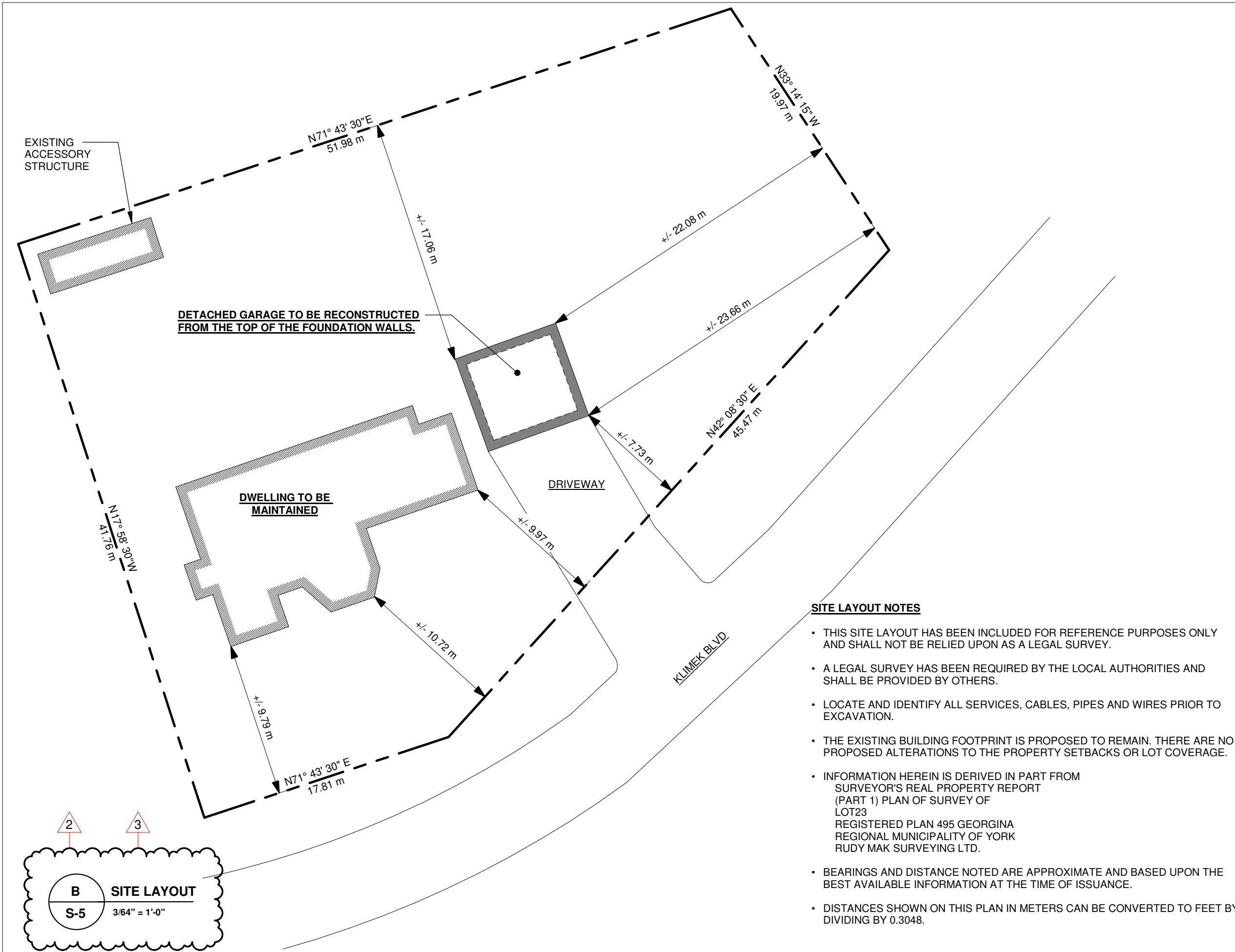
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 28(3).



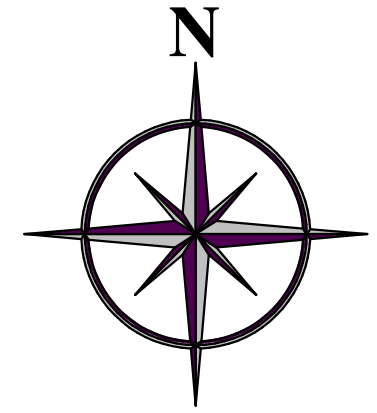
RUDY MAK SURVEYING LTD.
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-7222
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: TM CHECK BY: GM FILE No. 11



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	JUNE 29, 2023
2	REV. PER SITE PLAN	JUNE 20, 2024
3	REVISED PER COMMENTS	AUG. 6, 2024



ROAR ENGINEERING
 18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
 Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **REPAIR PLANS**

DRAWING TITLE: **SITE LAYOUT**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD., PEPPERLAW, ONTARIO

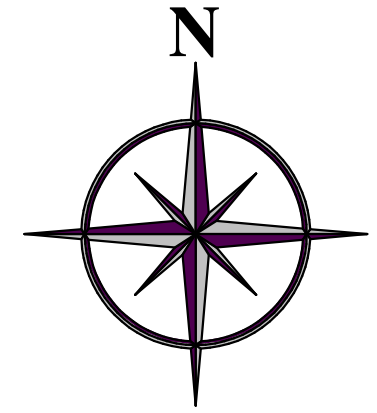
LOSS DATE: MAY 9, 2023

Attachment 3
 A24-24 38 Klimek Blvd
 Page 1 of 7

- SITE LAYOUT NOTES**
- THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS A LEGAL SURVEY.
 - A LEGAL SURVEY HAS BEEN REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS.
 - LOCATE AND IDENTIFY ALL SERVICES, CABLES, PIPES AND WIRES PRIOR TO EXCAVATION.
 - THE EXISTING BUILDING FOOTPRINT IS PROPOSED TO REMAIN. THERE ARE NO PROPOSED ALTERATIONS TO THE PROPERTY SETBACKS OR LOT COVERAGE.
 - INFORMATION HEREIN IS DERIVED IN PART FROM SURVEYOR'S REAL PROPERTY REPORT (PART 1) PLAN OF SURVEY OF LOT23 REGISTERED PLAN 495 GEORGINA REGIONAL MUNICIPALITY OF YORK RUDY MAK SURVEYING LTD.
 - BEARINGS AND DISTANCE NOTED ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF ISSUANCE.
 - DISTANCES SHOWN ON THIS PLAN IN METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

B SITE LAYOUT
 S-5 3/64" = 1'-0"

NO.	DESCRIPTION	DATE
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PROJECT TITLE: **REPAIR PLANS**

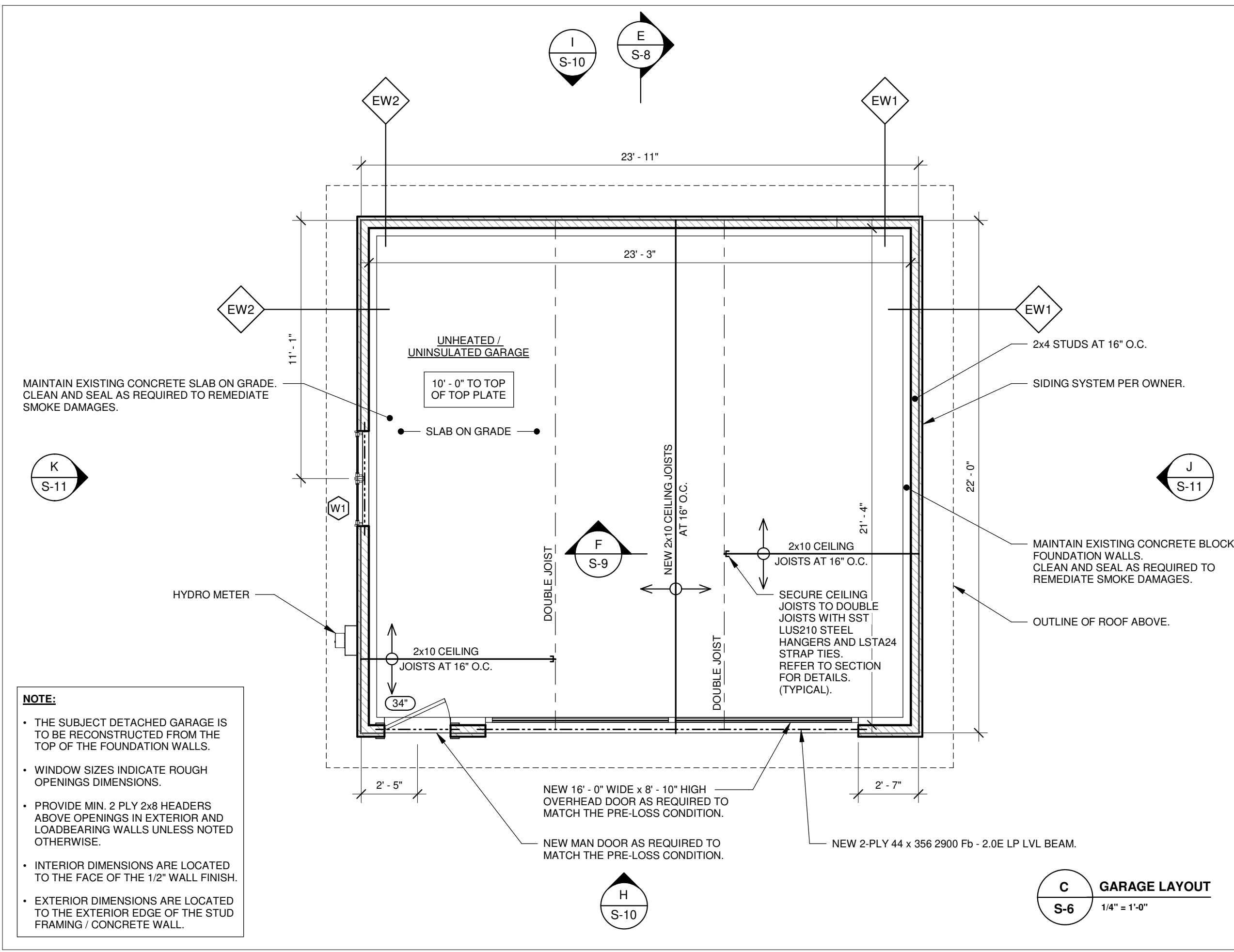
DRAWING TITLE: **GARAGE LAYOUT**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD., PEPPERLAW, ONTARIO

LOSS DATE: MAY 9, 2023

Attachment 3
A24-24 38 Klimek Blvd
Page 2 of 7

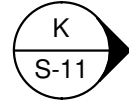


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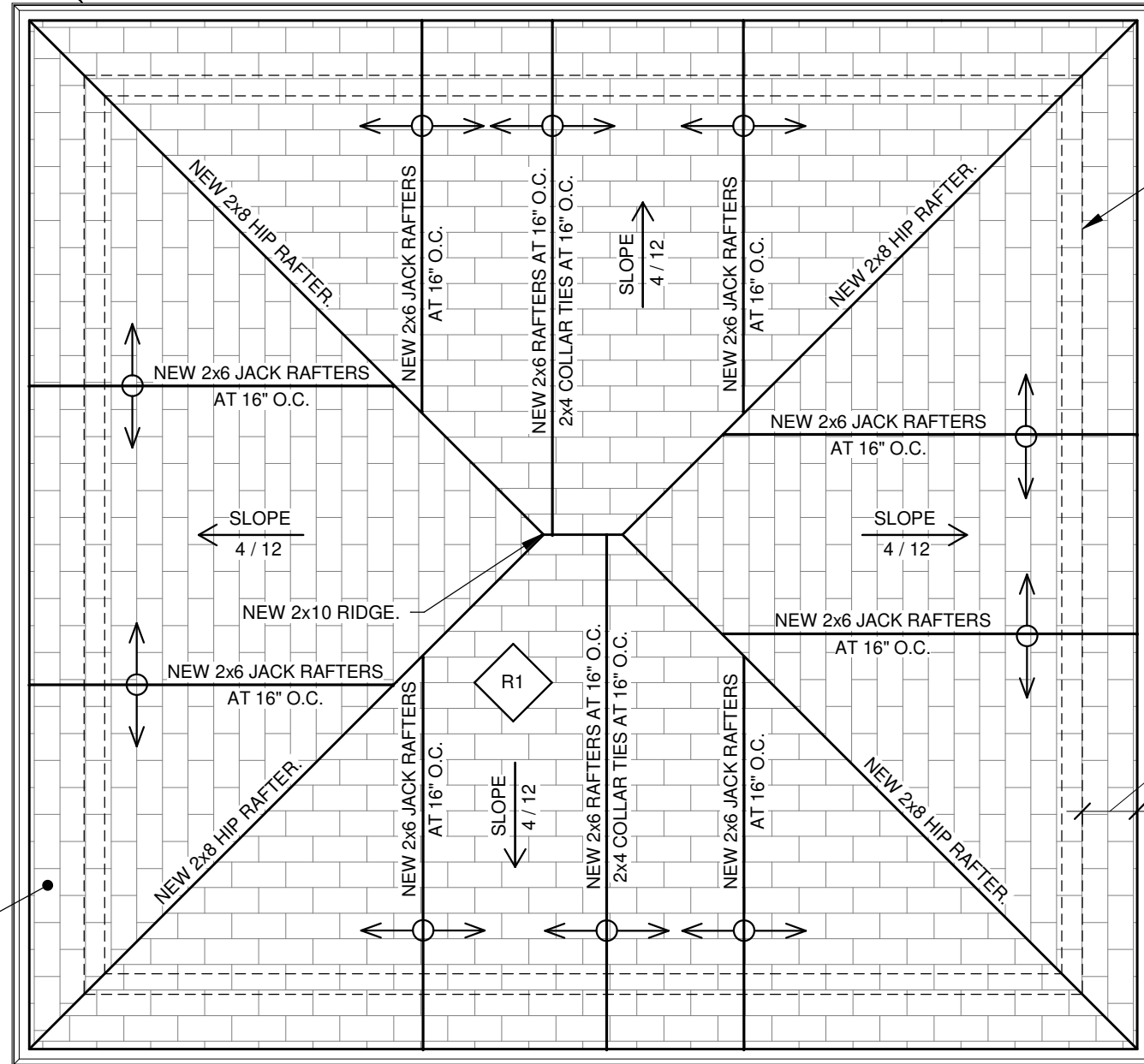
- THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.
- WINDOW SIZES INDICATE ROUGH OPENINGS DIMENSIONS.
- PROVIDE MIN. 2 PLY 2x8 HEADERS ABOVE OPENINGS IN EXTERIOR AND LOADBEARING WALLS UNLESS NOTED OTHERWISE.
- INTERIOR DIMENSIONS ARE LOCATED TO THE FACE OF THE 1/2" WALL FINISH.
- EXTERIOR DIMENSIONS ARE LOCATED TO THE EXTERIOR EDGE OF THE STUD FRAMING / CONCRETE WALL.

C
S-6 **GARAGE LAYOUT**
1/4" = 1'-0"

EAVESTROUGH / DOWNSPOUT TO REDIRECT WATER DOWN GRADE AND TO A SAFE LOCATION AWAY FROM THE STRUCTURE.



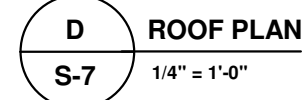
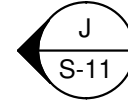
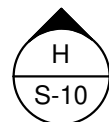
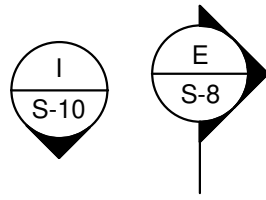
ASPHALT SHINGLE ROOFING SYSTEM COMPLETE WITH MANUFACTURER'S SPECIFIED UNDERLAYMENT.



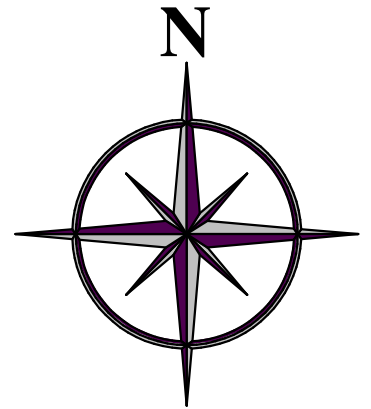
1' - 4" OVERHANG (TYPICAL).

NOTE:
 • THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.

OUTLINE OF EXTERIOR / LOAD BEARING WALLS BELOW.



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WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **REPAIR PLANS**

DRAWING TITLE: **ROOF PLAN**

INSURED: SIMOES, KATHY

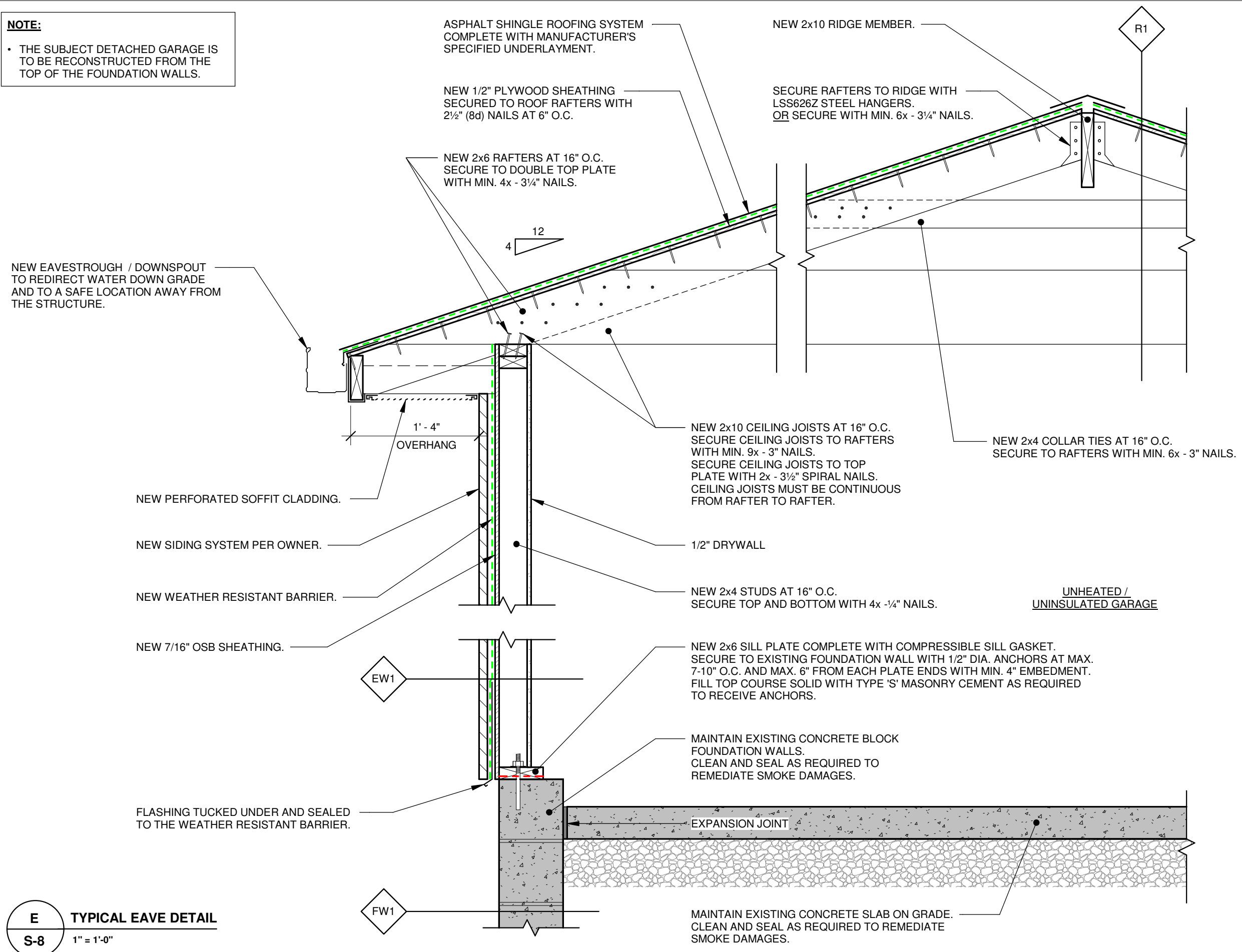
LOCATION: 38 KLIMEK BLVD., PEPPERLAW, ONTARIO

LOSS DATE: MAY 9, 2023

Attachment 3
 A24-24 38 Klimek Blvd
 Page 3 of 7

1/4" = 1'-0"

NOTE:
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WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **REPAIR PLANS**

DRAWING TITLE: **TYPICAL EAVE DETAIL**

INSURED: SIMOES, KATHY

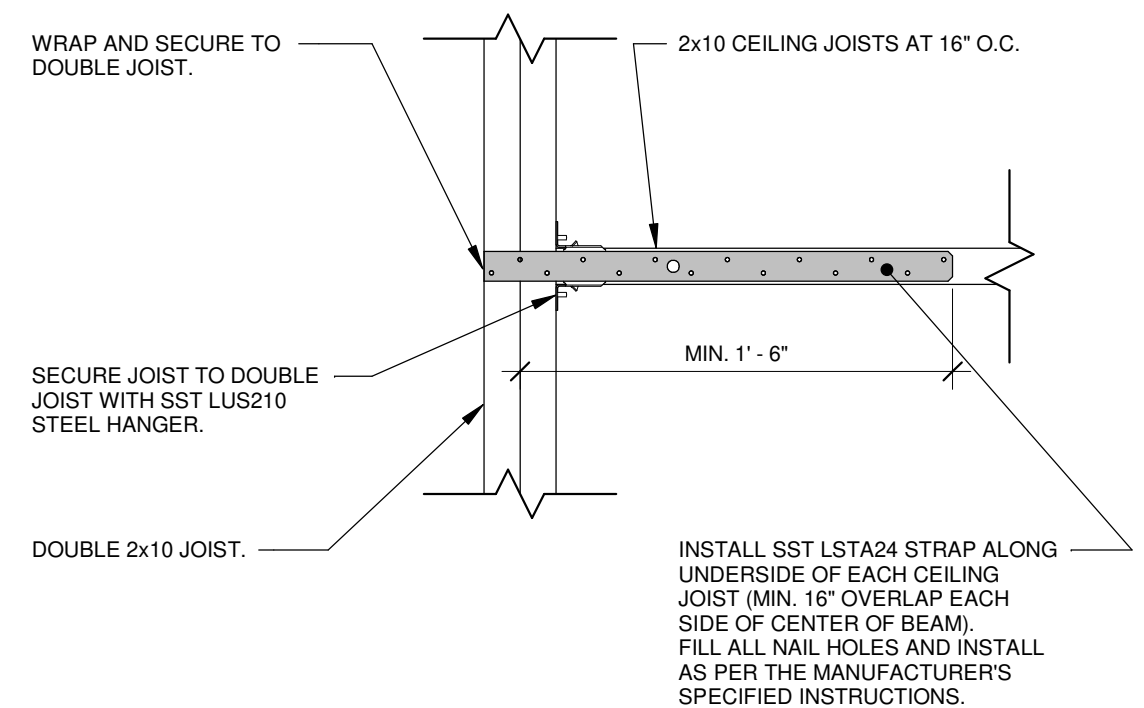
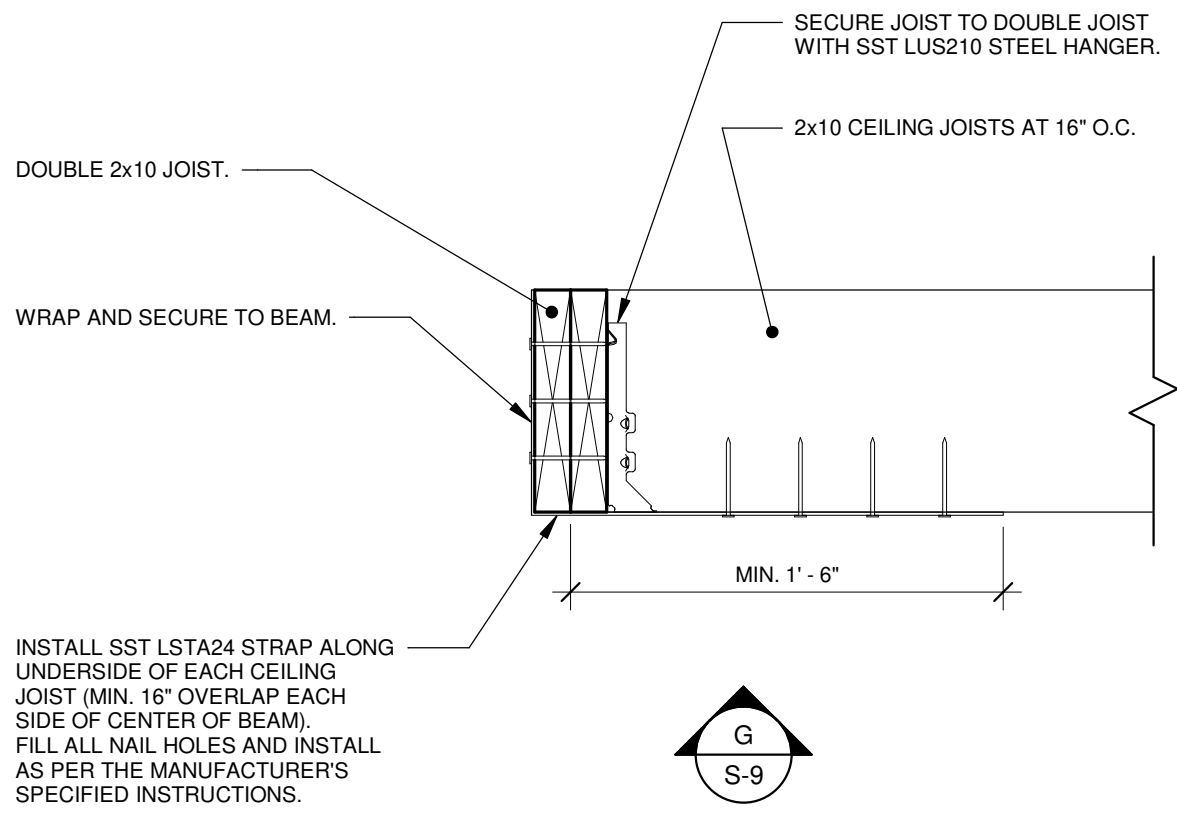
LOCATION: 38 KLIMEK BLVD., PEPPERLAW, ONTARIO

LOSS DATE: MAY 9, 2023

Attachment 3
 A24-24 38 Klimek Blvd
 Page 4 of 7

E TYPICAL EAVE DETAIL
S-8 1" = 1'-0"

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F CEILING JOISTS CONNECTION DETAIL
S-9 1 1/2" = 1'-0"

G JOIST CONNECTION DETAIL (FROM BELOW)
S-9 1 1/2" = 1'-0"

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PROJECT TITLE: **REPAIR PLANS**

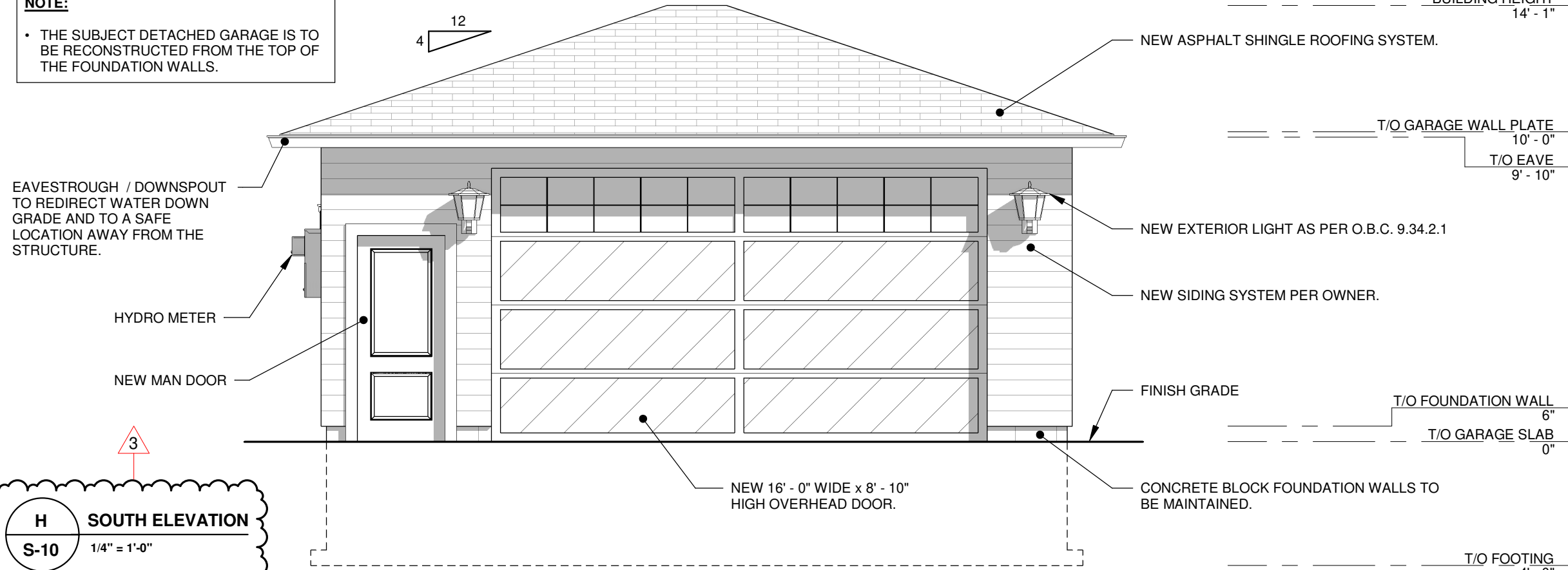
DRAWING TITLE: **CEILING JOISTS CONNECTION DETAILS**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD., PEFFERLAW, ONTARIO

NOTE:

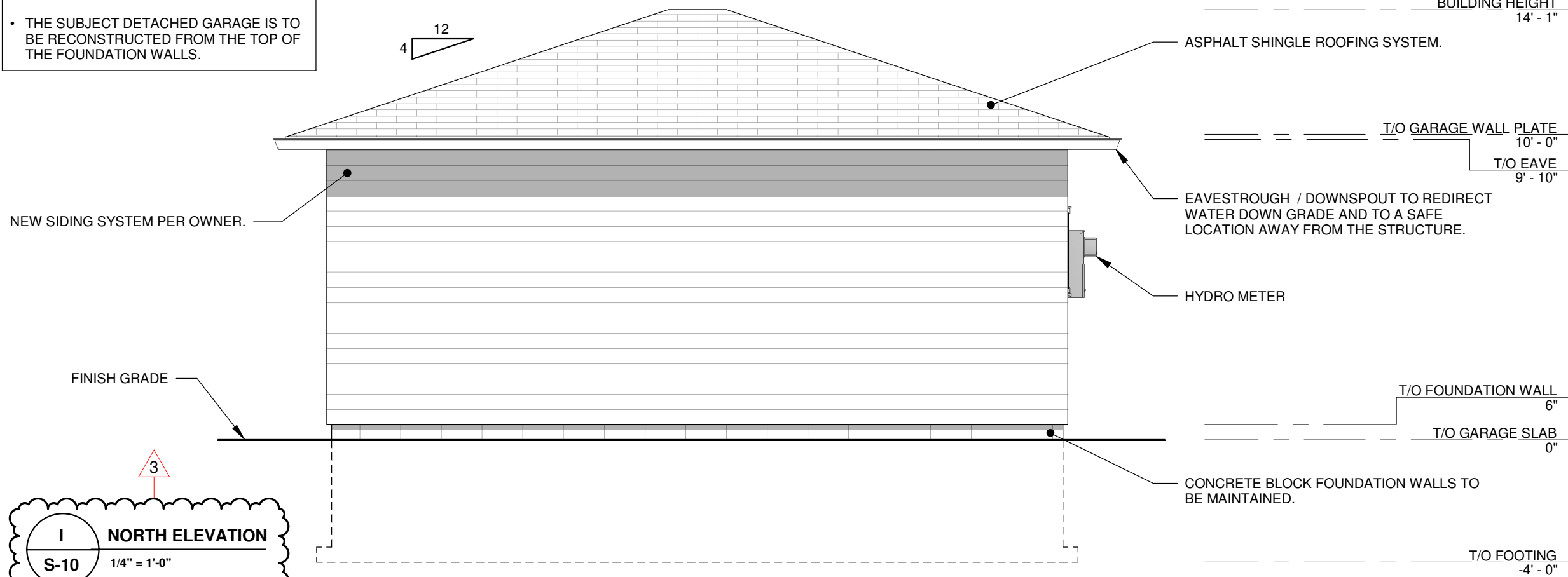
- THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.



H SOUTH ELEVATION
S-10 1/4" = 1'-0"

NOTE:

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I NORTH ELEVATION
S-10 1/4" = 1'-0"

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PROJECT TITLE: **REPAIR PLANS**

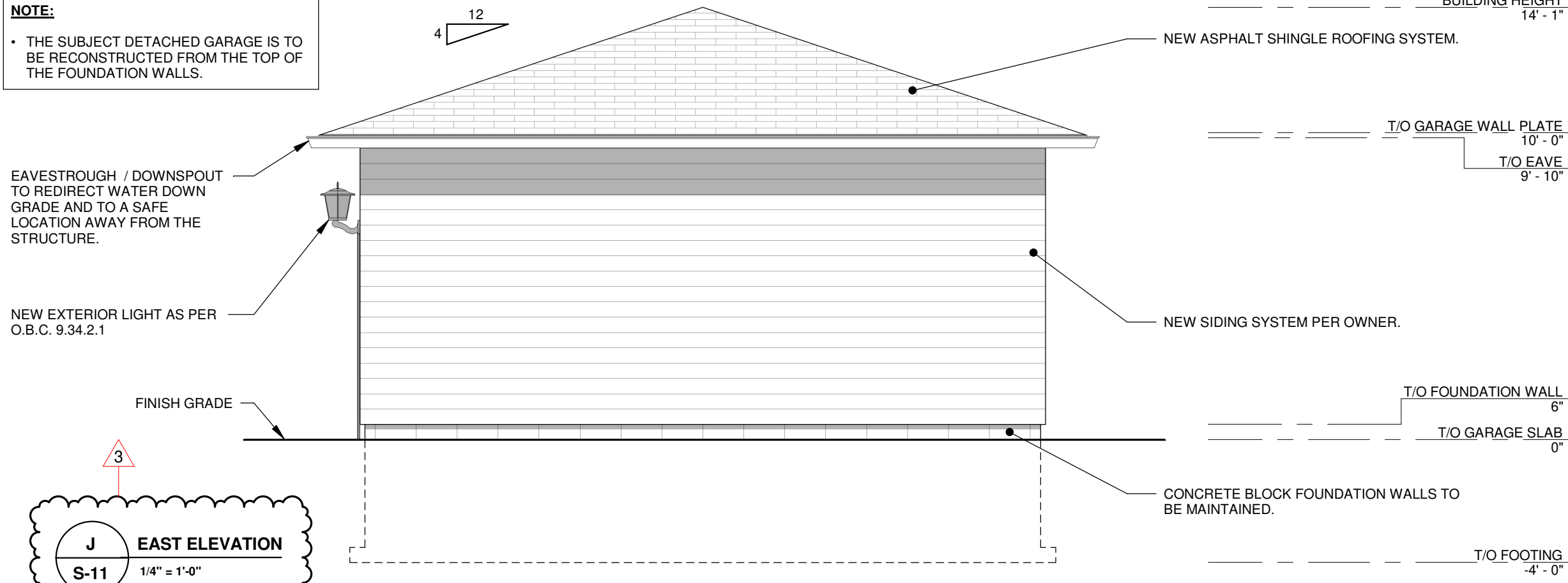
DRAWING TITLE: **ELEVATIONS**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD., PEPPERLAW, ONTARIO

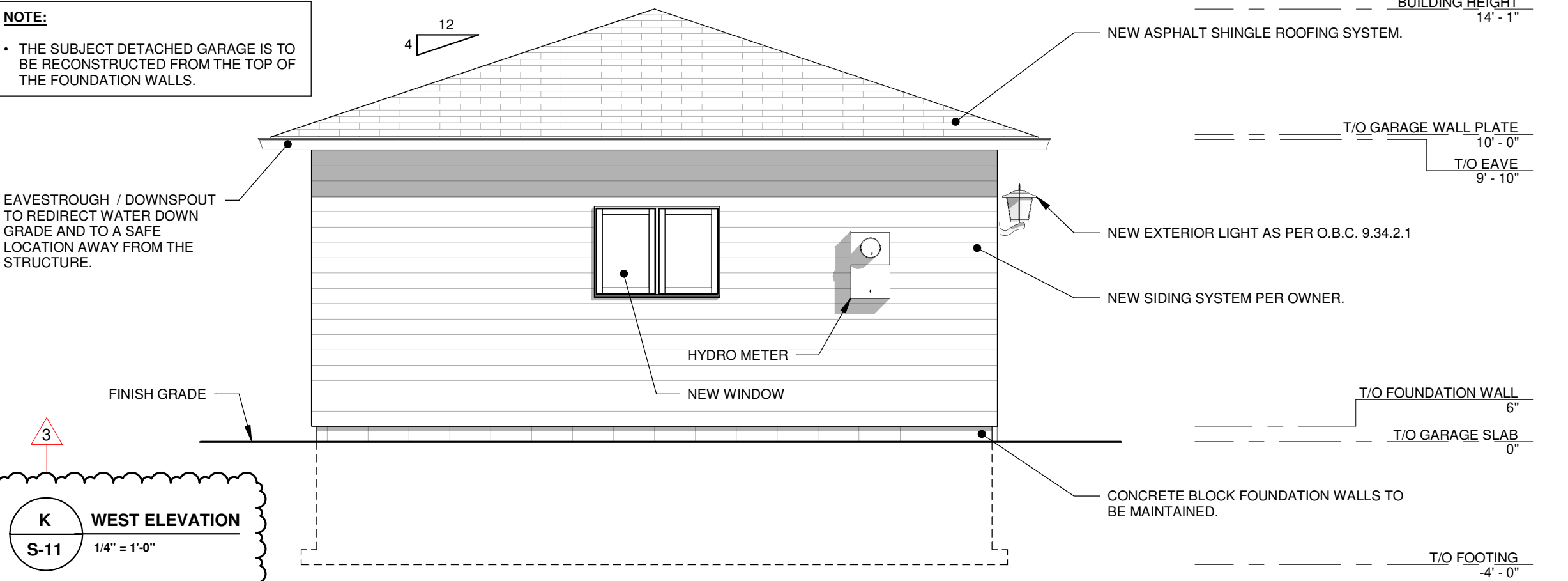
Attachment 3
A24-24 38 Klimek Blvd
Page 6 of 7

NOTE:
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J EAST ELEVATION
 S-11 1/4" = 1'-0"

NOTE:
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K WEST ELEVATION
 S-11 1/4" = 1'-0"

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PROJECT TITLE: **REPAIR PLANS**

DRAWING TITLE: **ELEVATIONS**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD., PEPPERLAW, ONTARIO

LOSS DATE: MAY 9, 2023

Site Photos

38 Klimek Blvd
Facing North



38 Klimek Blvd
Facing North



38 Klimek Blvd
Facing West



38 Klimek Blvd
Facing South



38 Klimek Blvd
Facing South West



38 Klimek Blvd
Facing North



38 Klimek Blvd
Facing East

