

SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF 12, REGISTERED PLAN 20M-771  
TOWN OF MILTON  
MUNICIPALITY OF HALTON  
VAN HARTEN SURVEYING INC  
SECOND GARAGE & COVERED BALCONY  
SITE DATA

ZONING	LOT AREA				
RV	12018.8 (m <sup>2</sup> )				
DESCRIPTION	EXISTING	ADDITION/REMOVAL	TOTAL	%	ALLOWED
LOT COVERAGE	272.50 (m <sup>2</sup> ) EX. MAIN FL. + EX. GARAGE + EX. COVERED PORCHES	268.18 (m <sup>2</sup> ) (NEW GARAGE + STORAGE + EX. + COVERED BALCONY)	540.68 (m <sup>2</sup> )	4.50%	10.0%
GROSS FLOOR AREA		299.74 (m <sup>2</sup> ) NEW STORAGE + LOFT + SECOND GARAGE	299.74 (m <sup>2</sup> )	2.49%	10.0%

PROPOSED SECOND GARAGE + COVERED BALCONY				MAX. ALLOWED HEIGHT = 4.30 m PROPOSED HEIGHT = 6.70 m	
NO. OF STORIES	—	TWO			
WIDTH OF BUILDING	—	12.19 (m)			
DEPTH OF BUILDING	—	18.29 (m)			
NO. OF PARKING	—	TWO			
SETBACKS					
YARD	BY-LAW	EXISTING	PROPOSED		
FRONT YARD	6.0 (m)	—	48.81 (m)		
REAR YARD	10.50 (m)	—	74.78 (m)		
INT. SIDE (E)	0.6 (m)	—	3.0 (m)		
INT. SIDE (W)	0.6 (m)	—	48.13 (m)		

#### DESIGN LEGEND

- 95.85 DENOTES PROPOSED GRADE
- 95.85 DENOTES EXISTING GRADE
- ▲ DENOTES DOOR ENTRANCE
- G DENOTES GARAGE DOOR ENTRANCE
- DENOTES DRAINAGE DIRECTION
- W DENOTES PROPOSED WATER METER
- S DENOTES PROPOSED SUMP PIT
- DENOTES NEW SOLID TREE HOARDING
- DENOTES NEW FRAMED TREE HOARDING
- DENOTES EXISTING BOARD FENCE
- ← DENOTES FLOW DIRECTION
- △ DENOTES RISER
- DENOTES RAIN WATER LEADER
- RB DENOTES PROPOSED RAIN BARREL
- x DENOTES CHAIN LINK FENCE
- DENOTES LOT LINE



- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CARE ENGINEERING OR CONSULTANTS.

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- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT

- ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.

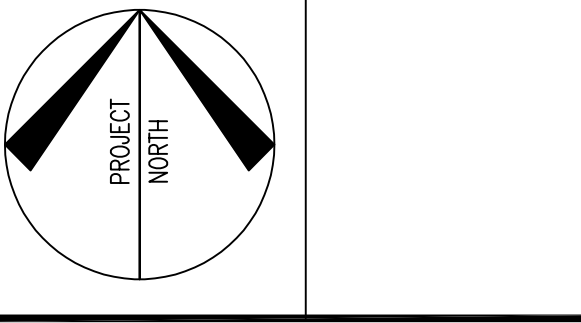
SIGNATURE DATE

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

2	REVISED FOR PRE-SUBMISSION	MAY 15 2025	
1	ISSUED FOR PRE-SUBMISSION	MAY 02 2025	
0	ISSUED FOR REVIEW	APR 12 2025	

NO. REVISION DESCRIPTION DATE BY

DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



PROJECT NAME

PROPOSED DETACHED GARAGE  
ADDITION  
TO

2221 KEAN HILL DRIVE

MILTON, ONTARIO

SHEET TITLE

SITE PLAN & MATRIX

SCALE	AS SHOWN	PROJECT NO.	25-1274
DRAWN BY	A.M.	DWG. NO.	SP1
CHECKED BY	A.K.	REV. NO.	2
DATE	APRIL 2025		
FILE NAME	25-1274.DWG		