

Memorandum to the City of Markham Committee of Adjustment

July 10, 2025

File: A/007/25
Address: 24 Ridgevale Drive, Markham
Applicant: Meakavarnan Sabanathan
Agent: Paar Design Inc. (Nikol Paar)
Hearing Date: Wednesday July 16, 2025

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements of “Residential – Established Neighbourhood Low Rise (RES-ENLR)” Zone in By-law 2024-19, as amended, to permit:

- a) **By-law 2024-19, Section 4.8.8(c)(ii):**
a balcony (north side) to project a maximum of 7.315 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- b) **By-law 2024-19, Section 4.8.8(c)(ii):**
a balcony (west side) to project a maximum of 2.41 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- c) **By-law 2024-19, Section 4.8.8(c)(ii):**
a balcony (south side) to project a maximum 2.28 metres, whereas the by-law permits a maximum projection of 1.8 metres;
- d) **By-law 2024-19, Section 5.3.3.(a)(iii):**
an arc portion of a horseshoe driveway to be 5.49 metres, whereas the maximum width permitted is 3.7 metres;
- e) **By-law 2024-19, Section 6.2.1(b):**
a maximum roof projection of 4.37 metres, whereas the by-law permits a maximum of 1.0 metres;
- f) **By-law 2024-19, Section 6.3.2.2(e):**
a maximum distance of 29.08 metres from the established building line for the first storey and a maximum distance of 27.6 metres from the established building line for the second storey, whereas the by-law permits a maximum of 19.5 metres for the first storey and 14.5 metres for the second storey;
- g) **By-law 2024-19, Section 6.3.2.2(j):**
a maximum outside wall height of 7.41 metres, whereas the by-law permits a maximum of 7.0 metres; as it relates to a new two-storey dwelling.

BACKGROUND

Property Description

The 4,153 m² (44,703 ft²) subject property is located at the southwest corner of Ridgevale Drive and Rouge River Circle (southern intersection). It is situated within an established residential neighbourhood characterized by large lots ranging in size from approximately 4,000 m² (43,055 ft²) to 4,500 m² (48,437 ft²). There is an existing two-storey detached dwelling on the property, which according to assessment records was constructed in 1970. Vehicular accesses are provided from both Rouge River Circle and Ridgevale Drive. The property features mature vegetation, including a row of shrubs and large trees along the northern and western property lines.

Proposal

The applicant is proposing to construct a new two-storey detached dwelling with a gross floor area of approximately 1,110.38 m² (11,952 ft²). The existing vehicular accesses on Ridgevale Drive and Rouge River Circle are proposed to be modified with reduced driveway widths but will generally remain in their current locations. The driveway is also proposed to be reconfigured to align with the front façade of the proposed dwelling. Most of the existing trees, including those along Ridgevale Drive and the northern and western property lines, are proposed to be retained. A private sewage system is proposed on the north side of the new dwelling.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on July 17/24)

The Official Plan designates the subject property “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines infill development criteria for the “Residential Low Rise” designation with respect to height, massing, and setbacks. These criteria are established to ensure that infill developments are appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. In considering applications for development approval in a “Residential Low Rise” area, which includes variances, development is required to meet the general intent of the above noted development criteria. In addition, regard shall be had for the retention of existing trees and vegetation. Planning Staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 2024-19

The subject property is zoned “Residential – Established Neighbourhood Low Rise (RES-ENLR)” under By-law 2024-19, as amended, which permits single detached dwellings. The proposed development does not comply with the by-law requirement with respect to balcony projection, driveway width, roof projection, distance from the established building line and outside wall height.

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) on May 8, 2025 to confirm the variances required for the proposed development. It is the owner’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Maximum Balcony Projection

The applicant is proposing balcony projections of 7.315 m (24 ft) on the north side of the building, 2.41 m (7.9 ft) on the west side, and 2.28 m (7.48 ft) on the south side, whereas the Zoning By-law permits a maximum balcony projection of 1.8 m (5.9 ft). This represents an increase in projection ranging from 0.48 m to 5.515 m (1.57 ft to 18.09 ft).

Staff consider the impacts of the requested variances minimal given the size of the subject property and the generous separation distances from the abutting homes and public street. Staff note that the proposed balconies will maintain generous setbacks of approximately 20.5 m (67.25 ft) from the north property line, 14.53 m (47.67 ft) from the west property line, and 7.44 m (24.4 ft) from the south property line. Staff opine that the distances that are sufficient to mitigate potential overlook, privacy, and streetscape impacts. Further, the existing mature vegetation along the west and north property lines will help protect privacy for neighbouring properties. Given the size of the property, the generous setbacks, and the relationship with surrounding properties, staff have no concerns with the proposed increase in balcony projections.

Increase in Driveway Width

The applicant is proposing a driveway width of 5.49 m (18 ft), whereas the by-law permits a maximum width of 3.7 m (12.13 ft). This represents an increase of 1.79 m (5.87 ft).

The proposed increase in driveway width applies only to the northern half of the driveway, while the southern portion will maintain a width of 3.66 m (12 ft), which complies with the Zoning By-law requirements. Notwithstanding the increase in pavement, staff note that substantial landscaped open space will continue to be provided along both the Rouge River Circle and Ridgevale Drive frontages. Also, the existing mature trees in the front and side yards are proposed to be retained, which will help soften and mitigate any potential visual impact associated with the widened driveway. Staff are of the opinion that the requested variance will result in minimal visual change to the streetscape.

Increase in Roof Projection

The applicant is requesting to permit a maximum roof projection of 4.37 m (14.33 ft), whereas the by-law permits a maximum roof projection of 1 m (3.28 ft). This represents an increase of approximately 3.37 m (11 ft).

Staff are of the opinion that the overall proportion of the building remains appropriate and consistent with the scale and massing of other existing homes on similarly sized lots in the vicinity. Notwithstanding the increase in projection, the design presents a balanced and well-articulated roofline that complements the architecture of the dwelling. Coupled with the generous lot size and setbacks from both the street and adjacent properties, staff do not anticipate the proposed variance will result in any negative impacts on the streetscape or neighbouring homes.

Increase in Maximum Distance from the Established Building Line

The applicant is requesting to permit a maximum distance of 29.08 m (95.4 ft) from the established building line for the first storey and a maximum distance of 27.6 (90.55 ft) metres from the established building line for the second storey, whereas the by-law permits a maximum of 19.5 m (63.97 ft) for the first storey and 14.5 m (47.57 ft) metres for the second storey. This represents an increase of 9.58 m (31.43 ft) for the first storey and 13.1 m (42.97 ft).

The requested variance, while appearing numerically significant, is partly the result of the measurement being taken at an angle through the building due to the lot's configuration and the orientation of the proposed dwelling. In addition, the measurement includes the projecting portion of the one-storey garage, which adds approximately 5 m (16.4 ft) to the depth of the first storey. The main building footprint of the proposed dwelling generally aligns with the surrounding homes in terms of overall depth, scale, and massing. Staff are of the opinion that the footprint of the proposed development is in keeping with the established building pattern of the neighbourhood.

Increase in Maximum Outside Wall Height

The applicant is proposing an outside wall height of 7.41 m (24.31 ft), whereas the by-law permits a maximum of 7 m (22.96 ft). This represents an increase of 0.41 m (1.34 ft). Despite the proposed height increase, the overall vertical massing of the proposed dwelling is generally consistent with the other existing homes in the neighbourhood. Coupled with the generous separation distances from both the abutting homes and the public streets, staff consider the requested variance minor and do not anticipate negative impact on adjacent properties or the established streetscape character.

PUBLIC INPUT SUMMARY

No written submissions were received as of July 10, 2025. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the requested variances meet the four tests of the Planning Act. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Carlson Tsang, Senior Planner, East District

REVIEWED BY:



Stacia Muradali, Development Manager, East District

Appendices

Appendix "A" –Conditions of Approval

Appendix "B" - Plans

File Path: Amanda\File\25 110315 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/007/25

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;

CONDITIONS PREPARED BY:



Carlson Tsang, Senior Planner, East District

Appendix B

File: 25.10015.000.0000

Date: 7/10/2025
MM/DD/YYYY



22 BLUE FOREST DR.
TORONTO ON
M3H 4W2
416 630 2106

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MARK	DATE	DESCRIPTION
1.	10 DEC 2024	ISSUED FOR ZONING REVIEW
2.	29 04 2025	ISSUED FOR ZONING REVIEW REVISION: DISTANCE OF THE MAIN BUILDING FROM THE ESTABLISHED BUILDING LINE

SITE INFORMATION

LOT AREA = 44704.59 Sq.Ft./ 4153.06 Sq.M.
LOT COVERAGE = 637.23 Sq.M. = 15.33 %
TOTAL = 6859.30 Sq.Ft./ 637.23 Sq.M.
(including First Floor area, Second Floor Area above "BRIDGE" Front and Rear Covered Porch)

FIRST FLOOR AREA
LIVABLE AREA 4882.21 Sq.Ft.
GARAGE AREA 1020.55 Sq.Ft.
TOTAL AREA 5902.76 Sq.Ft.

SECOND FLOOR AREA
LIVABLE AREA 4700.45 Sq.Ft.
TWO STOREY AREA 550.75 Sq.Ft.
TOTAL AREA 5251.20 Sq.Ft.

BASEMENT FLOOR AREA
LIVABLE AREA 4803.39 Sq.Ft.

TOTAL = 11952.37 Sq.Ft. + Basement 4803.39 Sq.Ft.

The subject property is zoned
RES-ENLR under by-law 2024-19

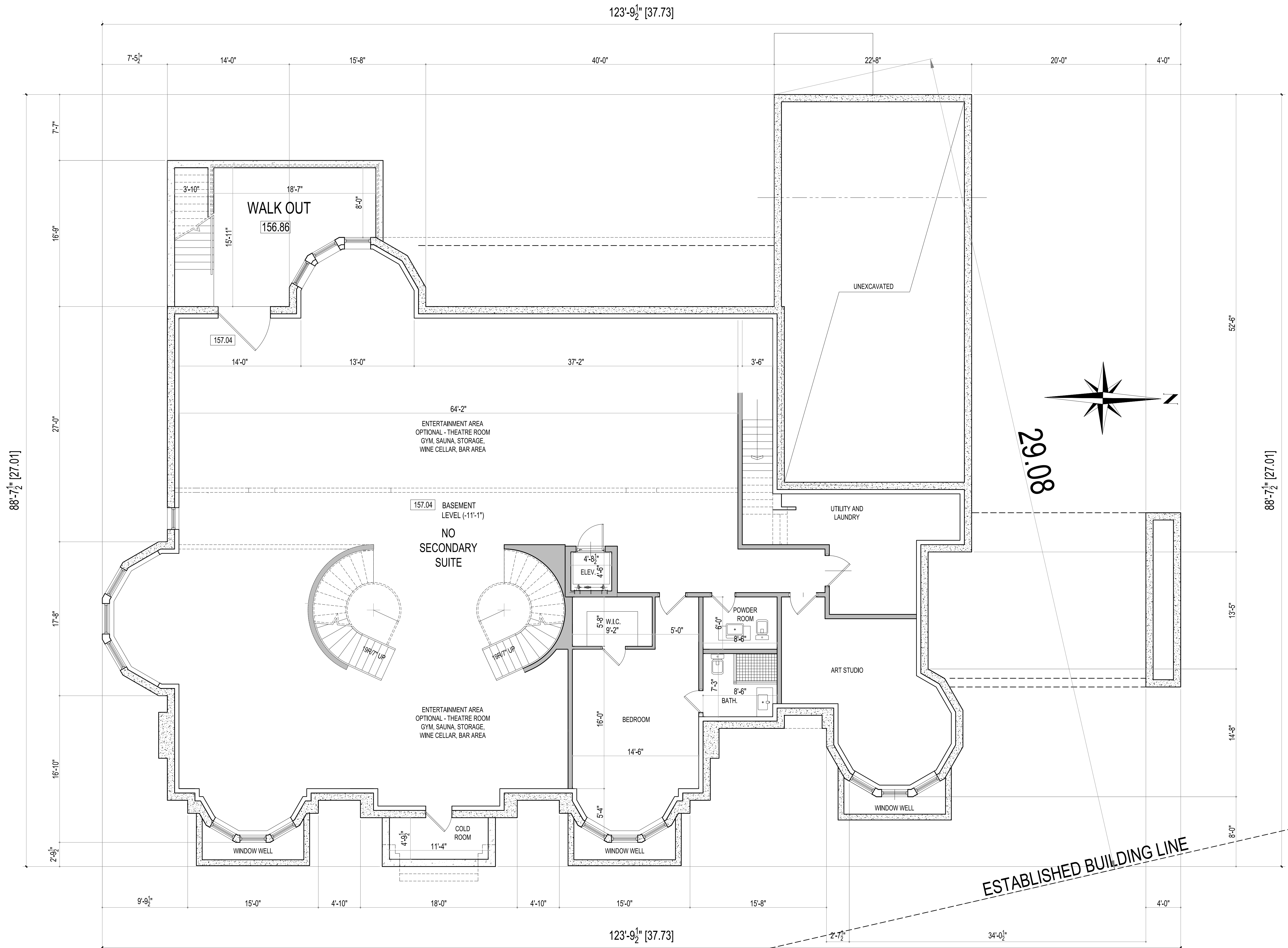
STATISTICS	PROPOSED
LOT COVERAGE	15.33 % 637.23 Sq.M. (INCLUDING FIRST FLOOR AREA, SECOND FLOOR AREA ABOVE "BRIDGE" FRONT AND REAR COVERED PORCH)
MAXIMUM MAIN BUILDING COVERAGE	
FIRST FLOOR COVERAGE (5975.64 Sq.Ft.)	= 13.37 % < 30%
SECOND FLOOR COVERAGE (5251.20 Sq.Ft.)	= 11.75 % < 20%
SETBACKS	AS PER ZONING BY-LAW
FRONT	MANUALLY 24.86 m
SIDE (INT.) NORTH	MANUALLY 1.80 m
SIDE (EXT.) SOUTH	MANUALLY 2.40 m
REAR	MANUALLY 7.50 m
OUTSIDE WALL HEIGHT (MAX.)	7.00 m
BUILDING HEIGHT	9.44 m

The subject property is zoned
RR1 under by-law 194-82

STATISTICS	PROPOSED
LOT COVERAGE	15.33 % 637.23 Sq.M. (INCLUDING FIRST FLOOR AREA, SECOND FLOOR AREA ABOVE "BRIDGE" FRONT AND REAR COVERED PORCH)
SETBACKS	AS PER ZONING BY-LAW
FRONT	MANUALLY 28.90 m
SIDE (INT.) NORTH	MANUALLY 3.00 m
SIDE (EXT.) SOUTH	MANUALLY 3.00 m
REAR	MANUALLY 7.50 m
BUILDING HEIGHT	10.50 m

ESTABLISHED GRADE

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659. 159.50	660. 159.50
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663. 159.50	664. 159.50
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669. 159.50	670. 159.50
671. 159.50	672. 159.50
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681. 159.50	682. 159.50
683. 159.50	684. 159.50
685. 159.50	686. 159.50
687. 159.50	688. 159.50
689. 159.50	690. 159.50
691. 159.50	692. 159.50
693. 159.50	694. 159.50



22 BLUE FOREST DR.
TORONTO ON
M3H 4W2
416 630 2106

NOTES

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MARK	DATE	DESCRIPTION
1.	10 12 2024	ISSUED FOR ZONING REVIEW
2.	29 04 2025	ISSUED FOR ZONING REVIEW REVISION: DISTANCE OF THE MAIN BUILDING FROM THE ESTABLISHED BUILDING LINE

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar
Name
Signature
24546
BCIN / BCIN

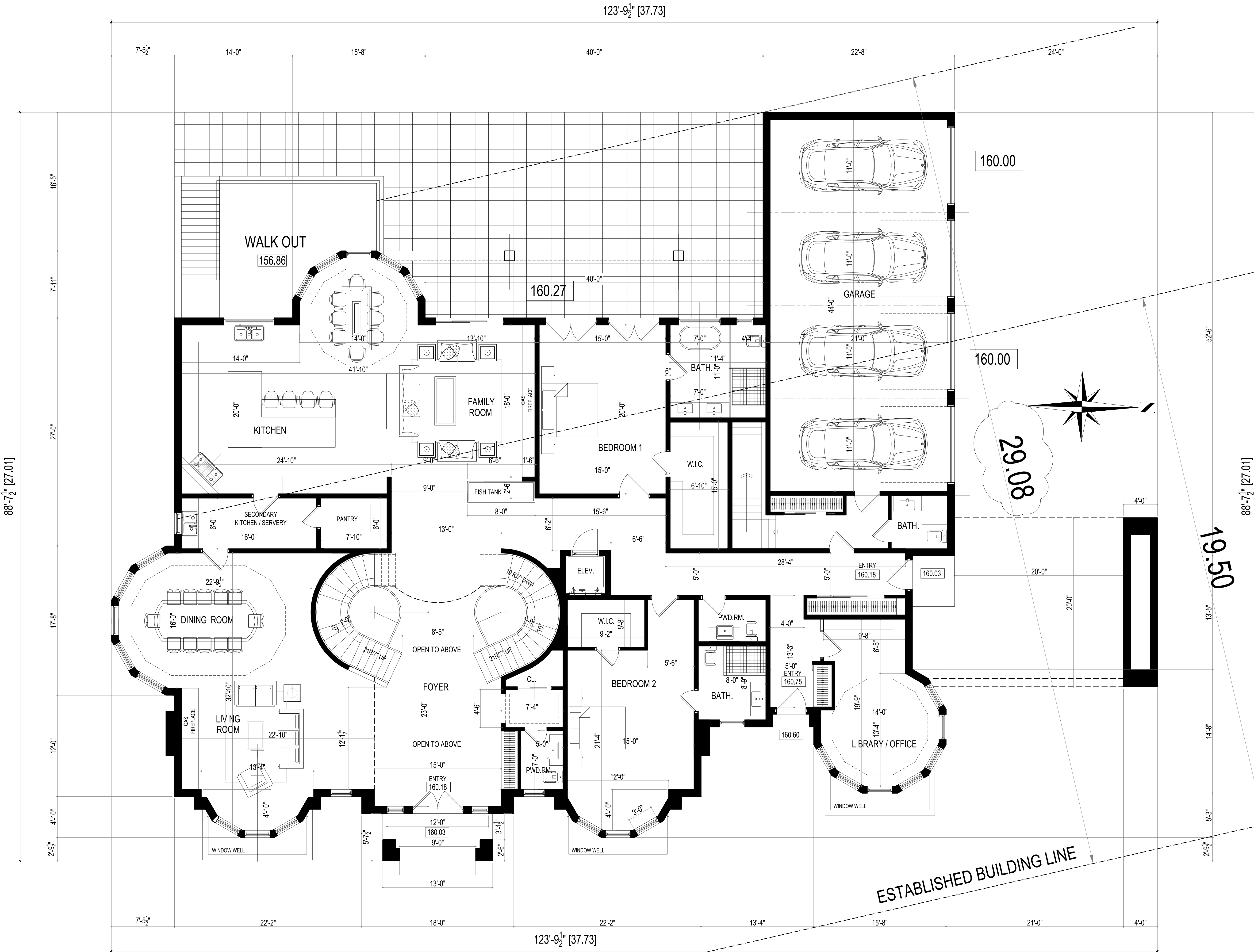
Registration Information
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture
and
Interior Design Inc.
Firm Name
Signature
31765
BCIN / BCIN

DESIGN BY

PAAR DESIGN INC.
22 BLUE FOREST DR.
TORONTO ON
M3H 4W2
p: 416 630 2106
www.paar-design.com
info@paar-design.com

PROJECT:	No. 24 RIDGEVALE DR. 2-STORY DETACHED DWELLING	
SHEET TITLE:	BASEMENT PLAN	
SCALE:	3/16" = 1'-0"	A 1.1
DATE:	10 12 2024	
DRAWN BY:	JP	



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MARK	DATE	DESCRIPTION
1.	10 DEC 2024	ISSUED FOR ZONING REVIEW
2.	29 04 2025	REVISION: DISTANCE OF THE MAIN BUILDING FROM THE ESTABLISHED BUILDING LINE

DESIGN

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Qualification Information
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Zoran Paar
Name Signature BCIN / BCND 24546

Registration Information
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PAAR Architecture
and
Interior Design Inc.
Firm Name Signature BCIN / BCND 31765



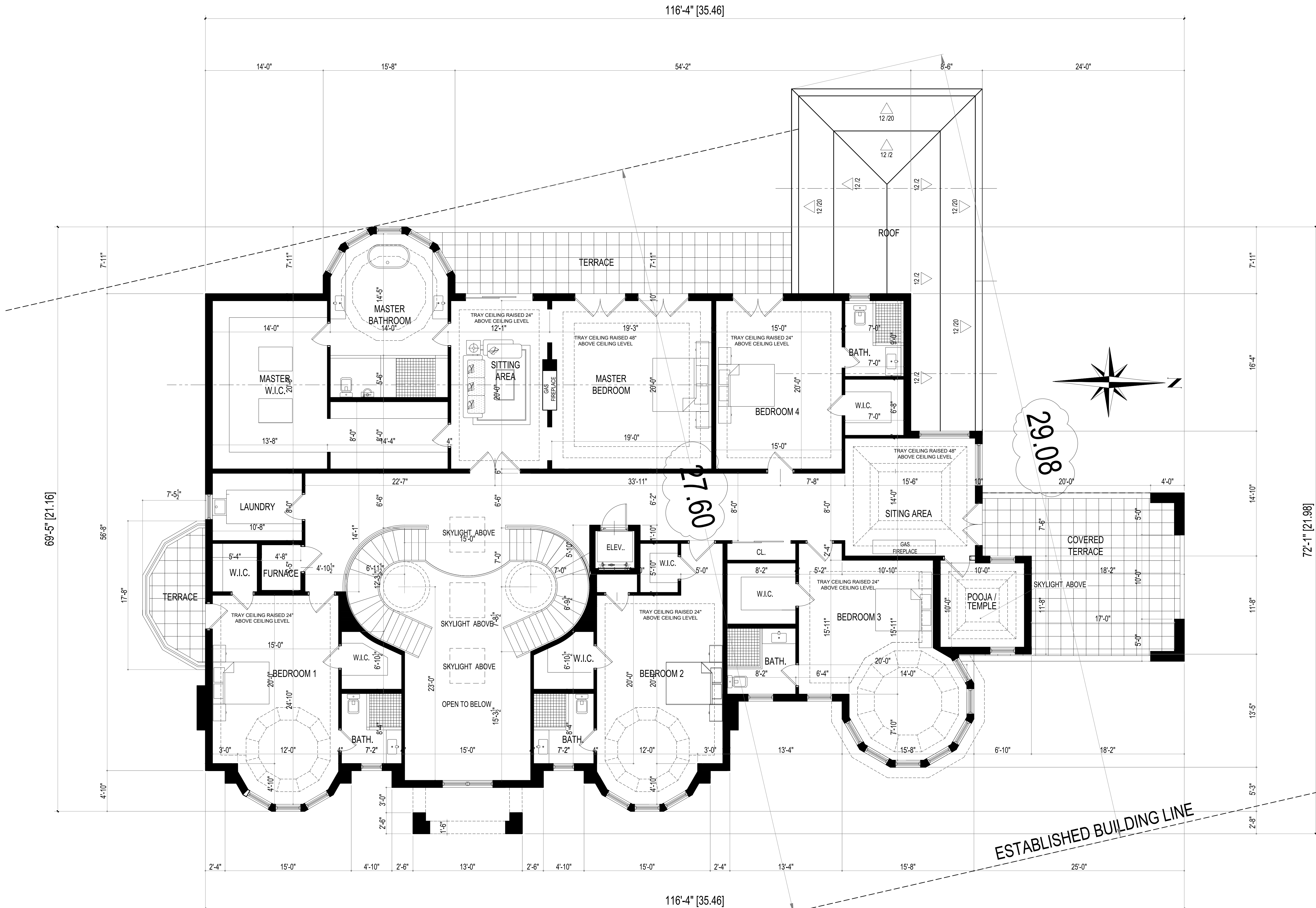
PAAR DESIGN INC.
22 BLUE FOREST DR.
TORONTO ON
M3H 4W2
p: 416 630 2106
www.paar-design.com
info@paar-design.com

PROJECT: No. 24 RIDGEVALE DR.
2-STORY DETACHED DWELLING

SHEET TITLE: FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"
DATE: 10 12 2024 DRAWN BY: ZP

A 1.2



116'-4" [35.46]

14'-0" 15'-8" 54'-2" 8'-6" 24'-0"

7'-11" 7'-11" 7'-11" 7'-11" 7'-11"

16'-4" 14'-10" 11'-8" 13'-5" 5'-3" 2'-8"

69'-5" [21.16] 56'-8" 17'-6" 4'-10" 2'-4" 15'-0" 4'-10" 2'-6" 13'-0" 2'-6" 4'-10" 15'-0" 2'-4" 13'-4" 15'-8" 25'-0"

116'-4" [35.46]

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DESIGN
INC.

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M3H 4W2
416 630 2106

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DESIGN

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Qualification Information
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Zoran Paar 24546
Name Signature BCIN / BCND

Registration Information
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PAAR Architecture 31765
and Interior Design Inc. Firm Name Signature BCIN / BCND

DESIGNED BY

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DESIGN
INC.

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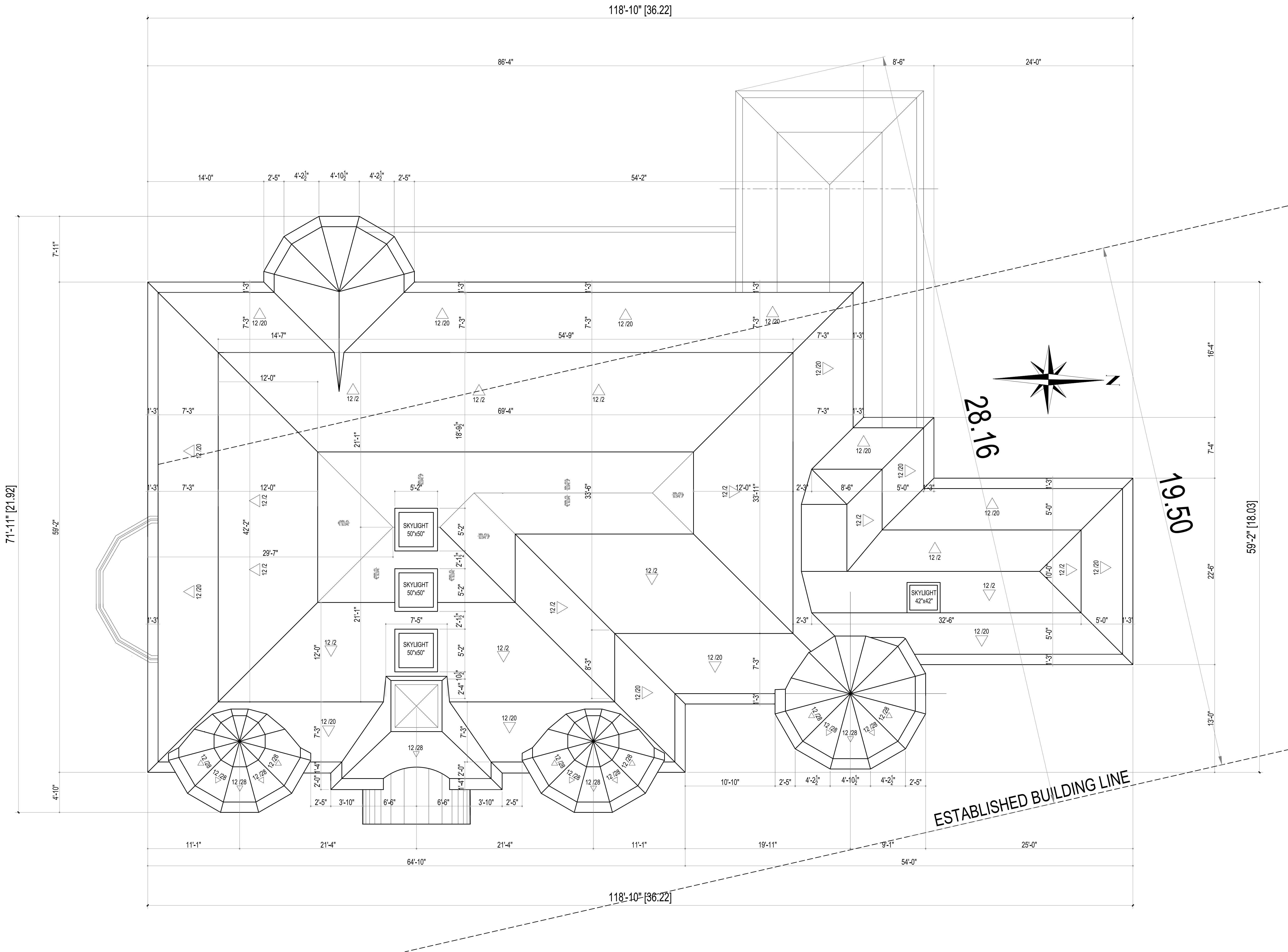
PROJECT: No. 24 RIDGEVALE DR.
2-STORY DETACHED DWELLING

SHEET TITLE: SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

DATE: 10 12 2024 DRAWN BY: ZP

A 1.3



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Zoran Paar 24546
Name Signature BCIN / BCDN

Registration Information
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PAAR Architecture 31765
and
Interior Design Inc. Signature BCIN / BCDN

DESIGNED BY



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info@paar-design.com

PROJECT:	No. 24 RIDGEVALE DR. 2-STORY DETACHED DWELLING
SHEET TITLE:	ROOF PLAN
SCALE:	3/16" = 1'-0"
DATE:	10 12 2024
DRAWN BY:	ZP

A 1.4



OUTSIDE WALL HIGHT
OUTSIDE WALL HIGHT FOR MAIN BUILDING = 7.11M
OUTSIDE WALL HIGHT FOR THREE TOWERS = 7.41 M

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NOTES		
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MARK	DATE	DESCRIPTION
1.	10 DEC 2024	ISSUED FOR ZONING REVIEW
2.	29 APR. 2025	REVISION: ESTABLISHED GRADE LEVEL FLOOR LEVELS AND BUILDING HEIGHT

DESIGN		
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Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code		
Zoran Paar	24546	
Name	Signature	BCIN / BCDN
Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code		
PAAR Architecture and Interior Design Inc.	31765	
Firm Name	Signature	BCIN / BCDN

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M3H 4W2
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info@paar-design.com

PROJECT:	No. 24 RIDGEVALE DR. 2-STORY DETACHED DWELLING	
SHEET TITLE:	FRONT / EAST ELEVATION	
SCALE:	3/16" = 1'-0"	A 2.1
DATE:	10 12 2024	
DRAWN BY:	ZP	



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MARK	DATE	DESCRIPTION
1.	10 DEC 2024	ISSUED FOR ZONING REVIEW
2.	29 APR. 2025	REVISION: ESTABLISHED GRADE LEVEL, FLOOR LEVELS AND BUILDING HEIGHT

DESIGN

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Zoran Paar 24546
Name Signature BCIN / BCDN

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and Interior Design Inc. Firm Name Signature BCIN / BCDN



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info@paar-design.com

PROJECT: No. 24 RIDGEVALE DR.
2-STORY DETACHED DWELLING
SHEET TITLE: SIDE / NORTH ELEVATION

SCALE: 3/16" = 1'-0"
DATE: 10 12 2024 DRAWN BY: ZP

A 2.2



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Zoran Paar	Signature	24546
Name	Signature	BCIN / BCDN

Registration Information
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PAAR Architecture and Interior Design Inc.	Signature	31765
Firm Name	Signature	BCIN / BCDN

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M3H 4W2
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www.paar.design.com
info@paar.design.com

PROJECT:	No. 24 RIDGEVALE DR. 2-STORY DETACHED DWELLING	
SHEET TITLE:	RARE / WEST ELEVATION	
SCALE:	3/16" = 1'-0"	A 2.3
DATE:	10 12 2024	
DRAWN BY:	ZP	



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MARK	DATE	DESCRIPTION
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2.	29 APR. 2025	REVISION: ESTABLISHED GRADE LEVEL, FLOOR LEVELS AND BUILDING HEIGHT

DESIGN

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and Interior Design Inc. Firm Name Signature BCIN / BCDN



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M3H 4W2
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www.paar-design.com
info@paar-design.com

PROJECT: No. 24 RIDGEVALE DR.
2-STORY DETACHED DWELLING

SHEET TITLE: SIDE / SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 10 12 2024 DRAWN BY: ZP

A 2.4



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 27
REGISTERED PLAN 6230
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300

5m 7.5 0 15 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

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

LEGEND

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- P1 DENOTES PLAN OF SURVEY BY H. F. GRANDER, O.L.S.
- RP DENOTES REGISTERED PLAN 6230
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- M.F. DENOTES METAL FENCE
- NI DENOTES NOT IDENTIFIABLE
- OU DENOTES ORIGINAL UNKNOWN
- C&H DENOTES CARTER HORWOOD LTD., O.L.S.
- 606 DENOTES HARRY D. G. CURRIE, O.L.S.
- 1183 DENOTES H. F. GRANDER, O.L.S.
- D.S. DENOTES DOOR SILL ELEVATION AT ENTRY
- O.H.W. DENOTES OVERHEAD WIRE
- C.S.P. DENOTES CORRUGATED STEEL PIPE
- INV. DENOTES INVERT ELEVATION
- W.R.W. DENOTES WOOD RETAINING WALL
- C.R.W. DENOTES CONCRETE RETAINING WALL
- F.H. DENOTES FIRE HYDRANT
- M.H. DENOTES MANHOLE
- U.P. DENOTES UTILITY POLE
- W.V. DENOTES WATER VALVE
- C.B. DENOTES CATCH BASIN
- P.A. DENOTES POLE ANCHOR
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTHERLY OF ROUGE RIVER CIRCLE AS SHOWN ON REGISTERED PLAN 6230
HAVING A BEARING OF N81° 30' 00"E.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY
OF MARKHAM BENCHMARK No.092083036 HAVING AN ELEVATION OF 164.50 M,
BRASS TABLET IN CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF
FIELDSTREET AND RIVERWALK DRIVE.

THIS REPORT WAS PREPARED FOR SABANATHAN, MEAKAVARNAN AND THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE
NORTHERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY.
NOTE THE LOCATION OF THE OVERHEAD WIRE AND POLE ANCHOR.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

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 06th DAY OF JULY, 2024

JULY 11, 2024
DATE

Z. ZENG
ONTARIO LAND SURVEYOR



MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYORS.COM

2400 MIDLAND AVE., #121 E-MAIL: MANDARINSURVEYOR@GMAIL.COM
SCARBOROUGH, ONTARIO, M1S 5C1

SURVEY BY: J.Z. DRAWN BY: S.N. CAD No: 24-225SRPR JOB No: 2024-225

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2216845
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ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).