

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT,

RECEIVED AND DEPOSITED:

DATE : __MAY 26, 2025 ____ DATE : ______, 2024

AZIZ. ABDELSHAHID
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF TORONTO REGISTRY OFFICE (No. 66)

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA
1	13	4365	PIN 02916-0400 (LT)	916.26 m ²
2	13			464.41 m ²
3	12	4365	PIN 02916-0399 (LT)	450.84 m ²
4	12		(2.7)	912.48 m ²

* PARTS 1 & 2 COMPRISED ALL OF PIN 02916-0400 (LT)

* PARTS 3 & 4 COMPRISED ALL OF PIN 02916-0399 (LT)

PLAN OF SURVEY OF LOT 12 AND LOT 13 REGISTERED PLAN 4365 CITY OF MARKHAM

(REGIONAL MUNICIPALITY OF YORK)

0 5 10 met

A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B, BY REAL TIME NETWORK OBSERVATIONS, MTM ZONE 10, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SOKKIA GPS (RTK)
NETWORK SERVICE AND ARE REFERRED TO MTM ZONE 10, NAD 83 (CSRS V6) (EPOCH 2010.00)

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216.10
AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

POINT ID	NORTHING	EASTING
А	0000000	000000
В	0000000	000000

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999011

LEGEND:

DENOTES SURVEY MONUMENT FOUND

SURVEY MONUMENT SET

SIB "STANDARD IRON BAR

IB "IRON BAR

IP "IRON BAR

IP "NORTH, EAST, SOUTH, WEST

OU "ORIGIN UNKNOWN

MS "MEASURED

BF "BOARD FENCE

CLF "CHAIN LINK FENCE

PWF "POST WIRE FENCE

RP "REGISTERED PLAN 4365

RP1 "SURVEY BY MANDARIN SURVEYORS LIMITED

O.L.S., DATED MAY 30, 2018

P1 "SURVEY BY HORTON CARR & HAYNES

O.L.S., DATED AUGUST 20, 1954

P2 "PLAN 65R-27602

PROP. "PROPORTION

NTS "NOT TO SCALE

CALC. "CALCULATED

OU "ORIGIN UNKNOWN

MS "MEASURED

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 21th DAY OF NOVEMBER, 2023.

DATE: MAY 26, 2025

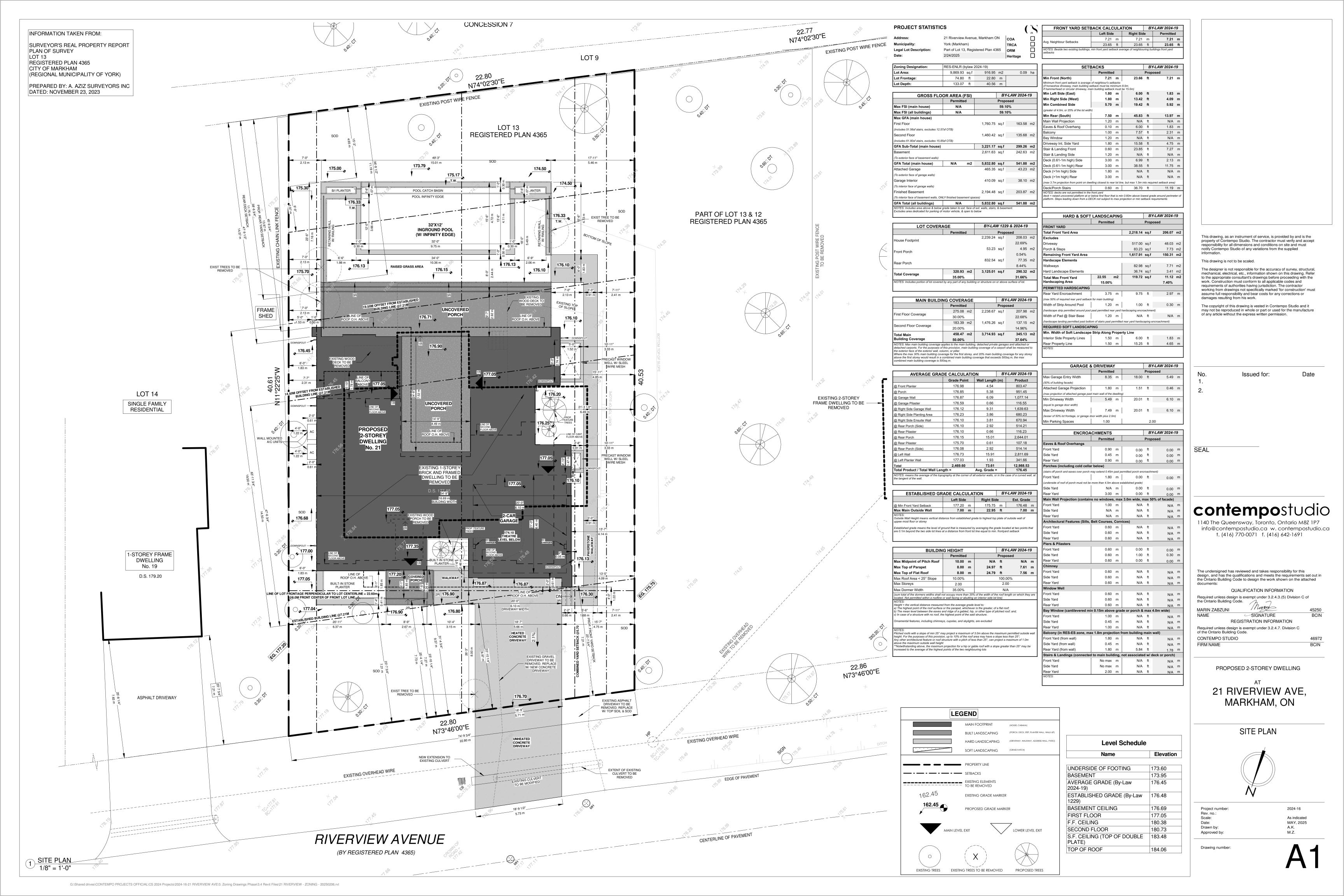
A. ABDELSHAHID ONTARIO LAND SURVEYOR

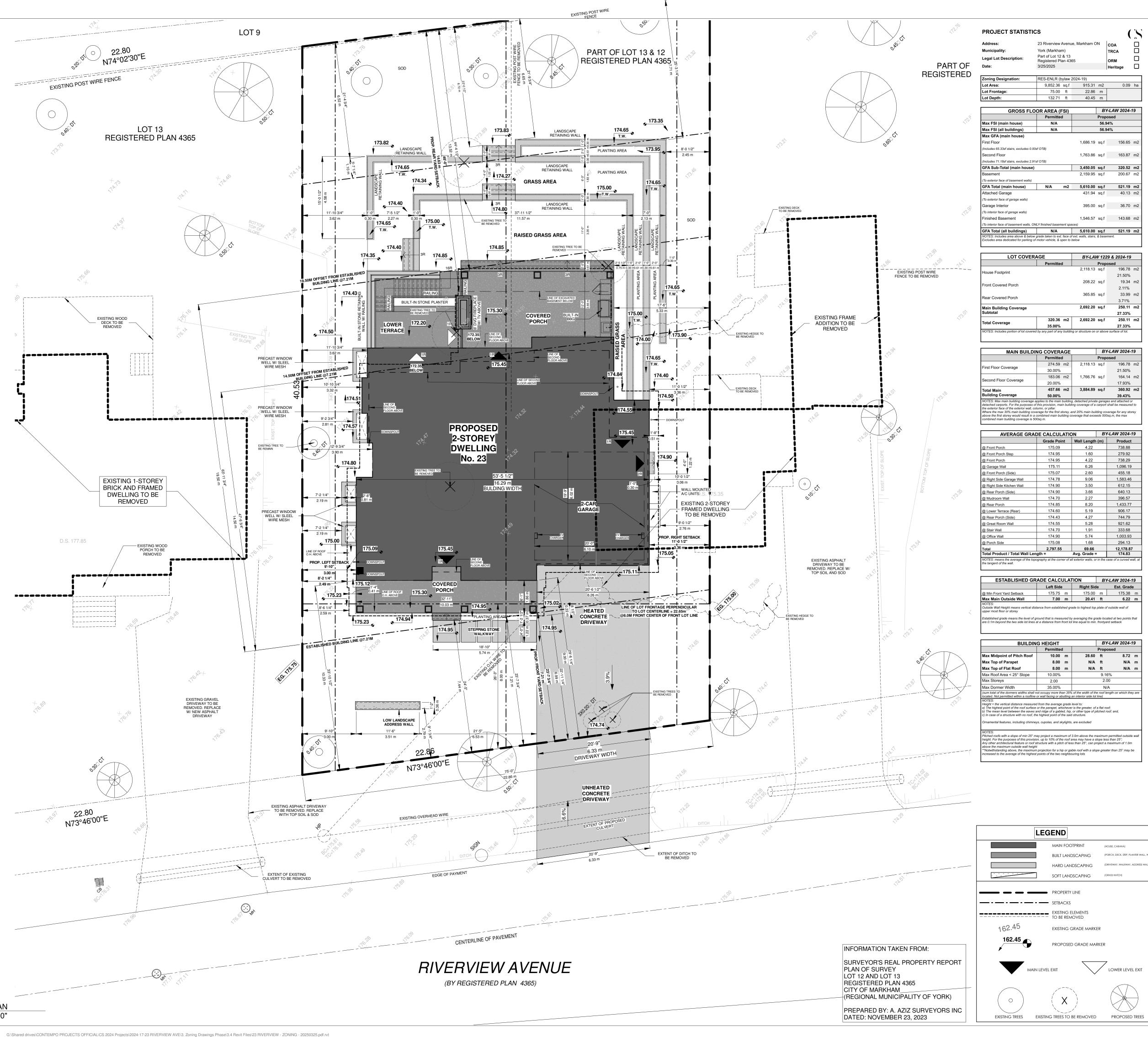
A. AZIZ SURVEYORS INC
ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7
Tel. (905) 237-8224 Fax: (416) 477-5465
Website: M-Azizsurveyors.ca
E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER PROJECT

23-258 23 & 21 RIVERVIEW AVENUE (SR-PR)

DRAWN BY E.M CHECKED BY A.A





1 SITE PLAN 1/8" = 1'-0"

FRONT YARD SETBACK LINE CALCULATION BY-LAW 2024-19 23 Riverview Avenue, Markham ON COA Part of Lot 12 & 13 Registered Plan 4365 3/25/2025 RES-ENLR (bylaw 2024-19) 9,852.36 sq.f 915.31 m2 0.09 ha 75.00 ft 22.86 m BY-LAW 2024-19 56.94% 1,686.19 sq.f 156.65 m2 1,763.86 sq.f 163.87 m2

GFA Total (all buildings)	N/A	5,610.00	sq.f	521.19	m2
NOTES: Includes area above & below Excludes area dedicated for parking o			& base	ment.	
LOT COVER	AGE	RV-I AI	N 122	9 & 2024-19	
201 001211	Proposed				
Harra Cartadat		2,118.13	sq.f	196.78	m2
House Footprint				21.50%	
Frank Orange d Brank		208.22	sq.f	19.34	m2
Front Covered Porch				2.11%	
D 0 1D 1		365.85	sq.f	33.99	m2
Rear Covered Porch				3.71%	
				050.44	m2
Main Building Coverage		2,692.20	sq.t	250.11	mz

MAIN BUILDI	NG COVERAGE		B)	-LAW 2024-1	19
	Permitted		Prop	osed	
	274.59 m2	2,118.13	sq.f	196.78	m2
First Floor Coverage	30.00%			21.50%	
2d El 0	183.06 m2	1,766.76	sq.f	164.14	m2
Second Floor Coverage	20.00%			17.93%	
Total Main	457.66 m2	3,884.89	sq.f	360.92	m2
Building Coverage	50.00%			39.43%	
NOTES: Max main building coverage a letached carports. For the purposes of he exterior face of the exterior wall, Where the max 30% main building cove above the first storey would result in a c	this provision, main bui lumn, or pillar. erage for the first storey,	ding coverage of a and 20% main bui	carport Iding co	shall be measured verage for any stol	d to

AVERAGE GR	ADE CALCULATION	ON NC	BY-LAW 2024-19
	Grade Point	Wall Length (m) Product
@ Front Porch	175.09	4.22	738.88
@ Front Porch Step	174.95	1.60	279.92
@ Front Porch	174.95	4.22	738.29
@ Garage Wall	175.11	6.26	1,096.19
@ Front Porch (Side)	175.07	2.60	455.18
@ Right Side Garage Wall	174.78	9.06	1,583.46
@ Right Side Kitchen Wall	174.90	3.50	612.15
@ Rear Porch (Side)	174.90	3.66	640.13
@ Mudroom Wall	174.70	2.27	396.57
@ Rear Porch	174.85	8.20	1,433.77
@ Lower Terrace (Rear)	174.60	5.19	906.17
@ Rear Porch (Side)	174.43	4.27	744.79
@ Great Room Wall	174.55	5.28	921.62
@ Stair Wall	174.70	1.91	333.68
@ Office Wall	174.90	5.74	1,003.93
@ Porch Side	175.08	1.68	294.13

Left Side	Right Sig	Right Side	
175.75 n		m	175.38 r
7.00 n	n 20.41	ft	6.22 r
listance from established	d grade to highest top	plate o	f outside wall of
	175.75 n	175.75 m 175.00 7.00 m 20.41	175.75 m 175.00 m

nitted 0.00 3.00 3.00	m m m m	28.60 N/A N/A	Propose ft ft ft	8.72 N/A N/A	m m
3.00	m	N/A	ft	N/A	m
3.00	m	N/A	ft	NI/A	
		1		IN/A	m
00%			9.16%		
00			2.00		
00%			N/A		
				h on which the	y are
֡	00 00% ore th g or al	00 00% ore than 35% g or abutting	000 00% ore than 35% of the width of th g or abutting an interior side lot	00 2.00 00% N/A ore than 35% of the width of the roof lengt g or abutting an interior side lot line) erage grade level to:	00 2.00 00% N/A ore than 35% of the width of the roof length on which the g or abutting an interior side lot line)

ne mean level between the eaves and ridge of a gabled, hip, or other type of pitched roof; and, case of a structure with no roof, the highest point of the said structure. ental features, including chimneys, cupolas, and skylights, are excluded

: roofs with a slope of min 25° may project a maximum of 3.0m above the maximum permitted outside wa For the purposes of this provision, up to 10% of the roof area may have a slope less than 25°; er architectural feature or roof structure with a pitch of less than 25°, can project a maximum of 1.0m her particles and stated with heights.

	Left Side	Right Side	Permitted
Neighbour Setbacks	7.21 m	7.21 m	7.21 r
Neighbour Selbacks	23.65 ft	23.65 ft	23.65
ES: Beside two existing buildings, acks	min front yard setback av	erage of neighbouring bu	ildings front yard
	1.01/0		

				ı İ SE ⁻	TBACKS			B'	Y-LAW 2024-1	9
)24-19)					Permittee	ı		Prop	osed	
915.31	m2	0.09	ha	Min Front (North)	7.21	m	23.65	ft	7.21	n
22.86	m			Minimum front yard setback is average		backs				
40.45	m			(if horseshoe driveway, main building If hammerhead or circular driveway,						
				Min Left Side (East)	1.80	m	9.84	ft	3.00	n
	B	Y-LAW 2024-	19	Min Right Side (West)	1.80	m	11.02	ft	3.36	n
	Prop	osed		Min Combined Side	5.72	m	20.87	ft	6.36	n
	56.9	94%		(greater of 4.0m, or 25% of the lot wi	dth)					
	56.9	14%		Min Rear (South)	7.50	m	48.00	ft	14.63	n
				Main Wall Projection	1.20	m	N/A	ft	N/A	n
1,686.19	sq.f	156.65	m2	Eaves & Roof Overhang	0.10	m	8.17	ft	2.49	n
				Balcony	1.00	m	N/A	ft	N/A	n
1,763.86	sq.f	163.87	m2	Bay Window	1.20	m	N/A	ft	N/A	n
				Driveway Int. Side Yard	1.80	m	11.02	ft	3.36	n
3,450.05	sq.f	320.52	m2	Stair & Landing Front	0.60	m	24.40	ft	7.44	n
2,159.95	sq.f	200.67	m2	Stair & Landing Side	1.20	m	10.04	ft	3.06	n
				Deck (0.61-1m high) Side	3.00	m	N/A	ft	N/A	n
5,610.00	sq.f	521.19	m2	Deck (0.61-1m high) Rear	3.00	m	N/A	ft	N/A	n
431.94	sq.f	40.13	m2	Deck (>1m high) Side	1.80	m	N/A	ft	N/A	n
				Deck (>1m high) Rear	3.00	m	N/A	ft	N/A	n
395.00	sq.f	36.70	m2	(max 3.7m projection from point on a	welling closest to rea	ar lot lin	e, but max 1.5m ii	nto req	uired setback area)	
				Deck/Porch Stairs	0.60	m	24.40	ft	7.44	n
1,546.57	sq.f	143.68	m2	NOTES: decks are not permitted in to		at ia mi	n 0 60m ahaya la	uo ot an	ada araund narima	
es)				deck = raised uncovered platform at platform. Steps leading down from a						er
F C40 00		504.40	0	í I						

HARD & SOFT	LANDSCA	PING	;	B	Y-LAW 2024-	19
	Permitted	1		Prop	osed	
RONT YARD						
tal Front Yard Area			2,378.57	sq.f	220.98	m2
ccludes						
riveway			640.77	sq.f	59.53	m2
orch & Steps			209.21	sq.f	19.44	m2
emaining Front Yard Area			1,528.59	sq.f	142.01	m2
ardscape Elements						
w Landscape Address Wall			13.42	sq.f	1.25	m2
alkway			70.33	sq.f	6.53	m2
tal Max Front Yard	21.30	m2	83.75	sq.f	7.78	m2
ardscaping Area	15.00%				5.48%	
ERMITTED HARDSCAPING						
ear Yard Encroachment	3.75	m	3.62	ft	1.10	m
ax 50% of required rear yard setback	k for main building)					
idth of Strip Around Pool	1.20	m	N/A	ft	N/A	m
ardscape strip permitted around pool	past permitted rea	r yard	hardscaping encro	achme	ent)	
idth of Pad @ Stair Base	1.20	m	N/A	ft	N/A	m
ardscape landing permitted past botto	om of stairs past pe	ermitte	d rear yard hardsc	aping e	encroachment)	
QUIRED SOFT LANDSCAP	ING					
in. Width of Soft Landscape	Strip Along P	rope	rty Line			
terior Side Property Lines	1.50	m	7.19	ft	2.19	m
ar Property Line	1 50	m	21.40	ft	6.52	m

2.2.2		// 414/ 000 /	40					
GARAGE 8	BY-LAW 2024-19							
	Permitted							
Max Garage Entry Width	8.15 m	17.00	ft	5.18	m			
(50% of building facade)								
Attached Garage Projection	1.80 m	0.00	ft	0.00	m			
(max projection of attached garage pas	ng)							
Min Driveway Width	5.18 m	20.77	ft	6.33	m			
(equal to garage door width)								
Max Driveway Width	7.18 m	20.77	ft	6.33	m			
(lesser of 50% lot frontage, or garage d	oor width plus 2.0m)							
Min Parking Spaces	1.00		2.0	00				

ENCROACHMENTS

	Permitted			Prop	osed	
s & Roof Overhangs						
Yard	0.90	m	0.73	ft	0.22	m
⁄ard	0.45	m	0.00	ft	0.00	m
Yard	0.90	m	0.00	ft	0.00	m
nes (including cold cella	r below)					
off porch and eaves over porch i	may extend 0.45m	past p	ermitted porch enc	roachr	ment)	
Yard	1.80	m	0.00	ft	0.00	m
side of roof of porch must not be	more than 4.5ms a	above	established grade)			
/ard	N/A	m	0.00	ft	0.00	m
Yard	3.00	m	0.00	ft	0.00	m
Wall Projection (contain	s no windows	, max	3.0m wide, m	ax 5	0% of facade)	
Yard	1.00	m	N/A	ft	N/A	m
/ard	N/A	m	N/A	ft	N/A	m
Yard	N/A	m	N/A	ft	N/A	m
tectural Features (Sills,	Belt Courses,	Corn	ices)			
Yard	0.60	m	N/A	ft	N/A	m
/ard	0.60	m	N/A	ft	N/A	m
Yard	0.60	m	N/A	ft	N/A	m
& Pilasters						
Yard	0.60	m	N/A	ft	N/A	m
/ard	0.60	m	N/A	ft	N/A	m
Yard	0.60	m	N/A	ft	N/A	m
ney						
Yard	0.60	m	N/A	ft	N/A	m
/ard	0.60	m	N/A	ft	N/A	m
Yard	0.60	m	N/A	ft	N/A	m
ow Well						
Yard	0.60	m	0.00	ft	0.00	m
/ard	0.60	m	0.00	ft	0.00	m
Yard	0.60	m	0.00	ft	0.00	m
Vindow (cantilevered mi	n 0.15m above	gra	de or porch &	max	4.0m wide)	
Yard	1.00	m	N/A	ft	N/A	m
/ard	0.45	m	N/A	ft	N/A	m
Yard	1.00	m	N/A	ft	N/A	m
ony (in RES-ES zone, ma	x 1.8m project	ion f	rom building r	nain	wall)	
Yard (from wall)	1.80	m	N/A	ft	N/A	m
/ard (from wall)	0.45	m	N/A	ft	N/A	m
Yard (from wall)	1.80	m	N/A	ft	N/A	m
& Landings (connected	to main build	ing,	not associated	l w/ c	deck or porch)	
Yard	No max	m	N/A	ft	N/A	m
/ard	No max	m	N/A	ft	N/A	m
Yard	2.00	m	N/A	ft	N/A	m
2,						

		7	
		Level Schedule	
RINT (HOUSE, CABANA)		Level Schedule	
CAPING	(PORCH, DECK, STEP, PLANTER WALL, WALK-UP)	Name	Elevatio
CAPING	(DRIVEWAY, WALKWAY, ADDRESS WALL, PATIO)		
		UNDERSIDE OF FOOTING	172.00
CAPING	(GRASS HATCH)	BASEMENT	172.35
ΝE		AVERAGE GRADE (By-Law 2024-19)	174.83
		BASEMENT CEILING	175.09
MENTS VED		ESTABLISHED GRADE (By-Law 2024-19)	175.38
ADE MARKER		FIRST FLOOR	175.45
ADL MARKL	N.	F.F. CEILING	178.50
GRADE MARKER		SECOND FLOOR	178.85
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		S.F. CEILING	181.60
		UNDERSIDE OF EAVES	181.75
LOWER LEVEL EXIT		MID POINT OF ROOF	183.55
\vee	LOTTER LEVEL EATT	TOP OF ROOF	185.35
		1	-

PROPOSED TREES

This drawing, as an instrument of service, is provided by and is the property of Contempo Studio. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Contempo Studio of any variations from the supplied

This drawing is not to be scaled.

The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'for construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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No.	Issued for:	Date
1.		
2.		

FIRM NAME

contempostudio

1140 The Queensway, Toronto, Ontario M8Z 1P7 info@contempostudio.ca w. contempostudio.ca t. (416) 770-0071 f. (416) 642-1691

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached QUALIFICATION INFORMATION

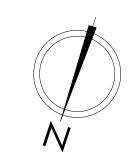
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code. Marin

SIGNATURE REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code. CONTEMPO STUDIO

PROPOSED 2-STOREY DWELLING

ΑT 23 RIVERVIEW AVE, MARKHAM, ON

SITE PLAN



Rev. no.: Scale: Approved by:

MAY, 2025

Drawing number:

As indicated

