

NELSON STREET

(BY REGISTERED PLAN 173)  
PIN 02936 - 0378

MAGILL STREET  
(BY REGISTERED PLAN 173)  
PIN 02936 - 0379

MAYHEW LANE

ROUGE STREET

(BY REGISTERED PLAN 18)  
PIN 02936 - 0615

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

Plan 65R-  
RECEIVED AND DEPOSITED :

DATE : \_\_\_\_\_,2021

DATE : \_\_\_\_\_,2021

LAWRENCE O. ERTL  
ONTARIO LAND SURVEYOR

REPRESENTATIVE OF THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION REGISTRY OFFICE (No.65)

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

Schedule				
PART	LOT	REGISTERED PLAN	ALL OF P.I.N.	AREA (m2)
1	LOT 12, BLOCK L	173	02936-0361	454.9
2				454.0

PLAN OF SURVEY OF  
LOT 12  
BLOCK L  
REGISTERED PLAN 173  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

ertl surveyors 2021  
Ontario Land Surveyors

Integration

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99981951

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN), AND ARE REFERRED TO THE CENTRAL MERIDIAN OF THE UTM ZONE 17, NAD 83 (CSRS) (2010.0)

FOR BEARING COMPARISONS A ROTATION 4°06'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 175, AND PLANS P2, P4, P5 SHOWN IN LEGEND

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) O. REG. 216/10		
POINT ID	NORTHING	EASTING
A	4858729.23	640300.74
B	4858763.72	640399.40
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.		

Legend		
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
CC	DENOTES	CUT CROSS
⊙	DENOTES	ROUND
RP	DENOTES	REGISTERED PLAN 173
P1	DENOTES	PLAN BY DONALD. E. ROBERTS LTD., O.L.S. DATED OCTOBER 01, 2015
P2	DENOTES	PLAN BY DELPH & JENKINS LTD., O.L.S. DATED NOVEMBER 21, 1996
P3	DENOTES	PLAN 64R-4758
P4	DENOTES	PLAN 65R-32202
P5	DENOTES	PLAN BY ERTL SURVEYORS, O.L.S. DATED JUNE 24TH, 2021
1715	DENOTES	ROWAN-STANCIU LTD., O.L.S.
OU	DENOTES	ORIGIN UNKNOWN
WIT	DENOTES	WITNESS
PROD	DENOTES	ON PRODUCTION
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST
M	DENOTES	MEASURED

Surveyor's Certificate

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2021

Date: \_\_\_\_\_,2021

Lawrence O. Ertl  
Ontario Land Surveyor

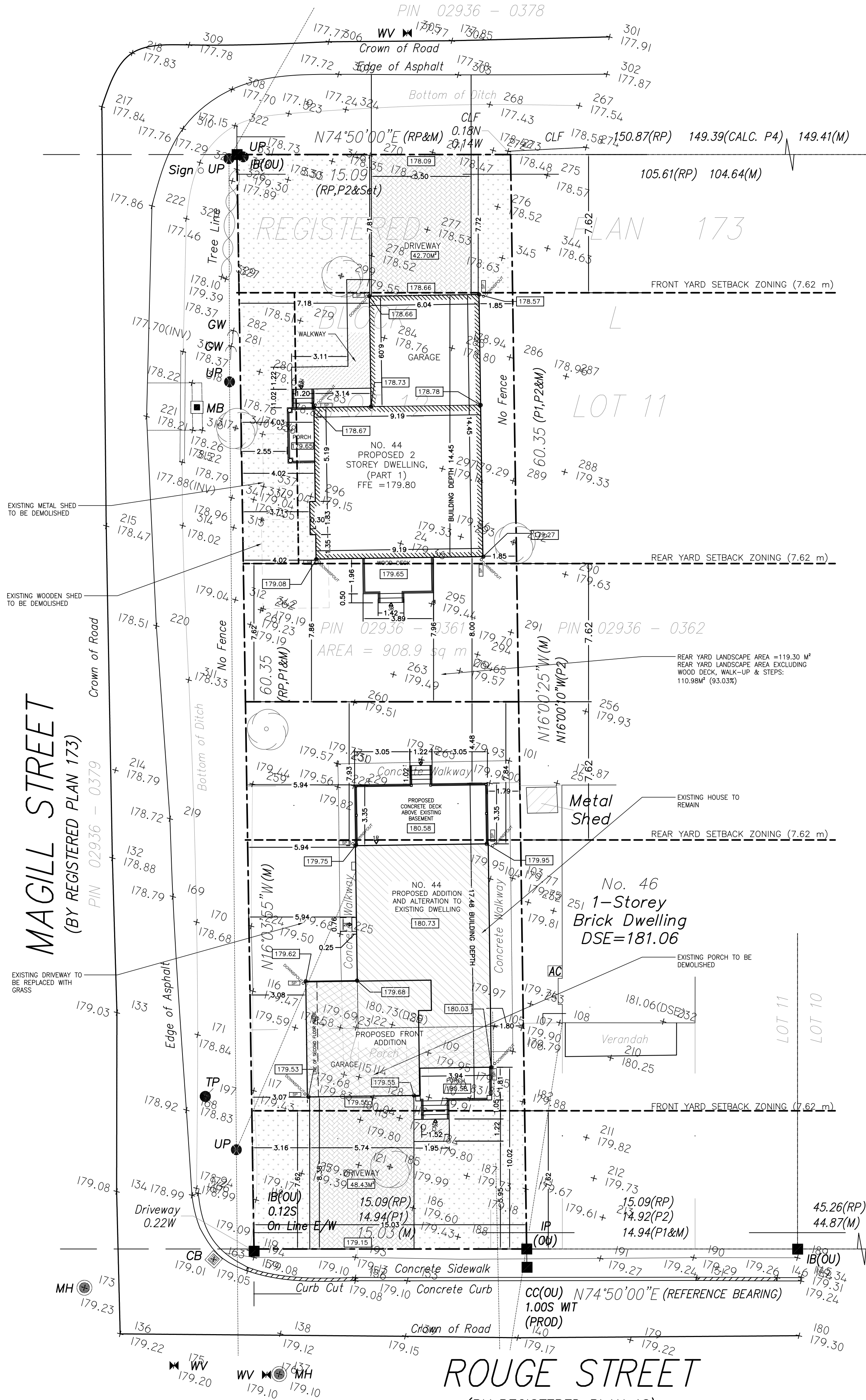
ertl surveyors  
Ontario Land Surveyors  
www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1  
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com  
DRAWING : 21256-RPLANDWG PROJECT : 21256  
CALC. BY DICKY/DV, DRAWN BY DV, CHECKED BY \*\*\*



Metric  
DISTANCES ARE IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048.

NELSON STREET  
(BY REGISTERED PLAN 173)






 **SITE PLAN**  
SCALE: 1 : 150

ROUGE STREET  
(BY REGISTERED PLAN 18)

44, ROUGE STREET MARKHAM - PROPOSED DWELLING	
LANDSCAPE CALCULATION FOR FRONT YARD (NELSON STREET)	
A TOTAL FRONT YARD =	117.66 SQ. M. 1266.803 SQ. FT.
B DRIVEWAY AREA =	42.71 SQ. M. 459.618 SQ. FT.
C LANDSCAPE AREA =	74.95 SQ. M. 807.184 SQ. FT.
D % OF TOTAL FRONT YARD =	63.72 %
E HARD LANDSCAPE AREA =	1.25 SQ. M. 13.4548 SQ. FT.
F SOFT LANDSCAPE AREA =	73.74 SQ. M. 793.73 SQ. FT.
G % OF TOTAL SOFT LANDSCAPE =	98.35 %

44, ROUGE STREET MARKHAM - PROPOSED DWELLING	
LANDSCAPE CALCULATION FOR SIDE YARD	
A TOTAL FRONT YARD =	72.36 SQ. M. 778.8758 SQ. FT.
B DRIVEWAY AREA =	0 SQ. M. 0 SQ. FT.
C LANDSCAPE AREA =	72.36 SQ. M. 778.8758 SQ. FT.
D % OF TOTAL FRONT YARD =	100 %
E HARD LANDSCAPE AREA =	11.33 SQ. M. 121.955 SQ. FT.
F SOFT LANDSCAPE AREA =	61.03 SQ. M. 656.9208 SQ. FT.
G % OF TOTAL SOFT LANDSCAPE =	84.36 %

44, ROUGE STREET MARKHAM - EXISTING HOUSE	
LANDSCAPE CALCULATION FOR FRONT YARD	
A TOTAL FRONT YARD =	128.36 SQ. M. 1381.654 SQ. FT.
B DRIVEWAY AREA =	48.43 SQ. M. 521.2967 SQ. FT.
C LANDSCAPE AREA =	79.93 SQ. M. 860.3585 SQ. FT.
D % OF TOTAL FRONT YARD =	62.27 %
E HARD LANDSCAPE AREA =	3.93 SQ. M. 42.3021 SQ. FT.
F SOFT LANDSCAPE AREA =	74.73 SQ. M. 804.3862 SQ. FT.
G % OF TOTAL SOFT LANDSCAPE =	93.46 %

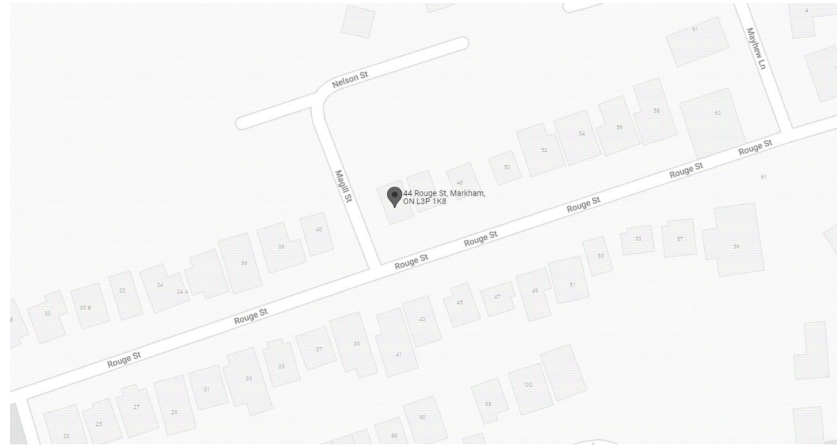
LANDSCAPE LEGEND	
	GREEN LANDSCAPE
	WALK WAY
	DRIVE WAY PAVING

PLAN OF  
LOT 12  
BLOCK L  
REGISTERED PLAN 173  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

SITE DATA: NELSON STREET (MARKHAM) PROPOSED DWELLING, ONTARIO			
ZONING			
	PERMITTED	PROPOSED	REMARKS
MIN. LOT AREA:	613.16 sq. m.	454.90 sq. m.	COA REQ.
MIN. LOT FRONTAGE:	18.29 m	15.09 m	COA REQ.
GROSS FLOOR AREA:			
FIRST FLOOR AREA:		114.26 sq. m.	
SECOND FLOOR AREA EXCLUDING OPEN BELOW & STAIRS :		103.80	
TOTAL GROSS FLOOR AREA =		218.06 sq. m.	
GROSS FLOOR AREA %:	45.00 %	47.93 %	COA REQ.
BUILDING FOOTPRINT AREA INCLUDING GARAGE AND PORCH		118.75 sq. m.	
BUILDING FOOTPRINT AREA %:	35.00 %	26.10 %	
MIN. FRONT YARD SETBACK	7.62 m	7.72 m	
MIN. SIDE YARD RIGHT SIDE (2 STOREY)	1.83 m	1.85 m	
MIN. SIDE YARD LEFT SIDE (ABUTTING A STREET)	3.05 m	4.02 m	
MIN. REAR YARD SETBACK:	7.62 m	7.86 m	
MAX. DWELLING UNIT DEPTH	16.80 m	14.45 m	
GARAGE AREA :		36.85 sq. m.	
MAX. DRIVE WAY WIDTH		5.50 m	
MAXIMUM HEIGHT - FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF:	9.80 m	9.65 m	

SITE DATA: 44 ROUGE STREET (MARKHAM) EXISTING HOUSE, ONTARIO				
ZONING				
	PERMITTED	EXISTING	PROPOSED	REMARKS
MIN. LOT AREA:	613.16 sq. m.		454.00 sq. m.	COA REQ.
MIN. LOT FRONTAGE:	18.29 m		15.03 m	COA REQ.
GROSS FLOOR AREA:				
FIRST FLOOR AREA:		98.31 sq. m.	113.35 sq. m.	
SECOND FLOOR AREA EXCLUDING OPEN BELOW & STAIRS:		—	103.44sq. m.	
TOTAL GROSS FLOOR AREA =		98.31 sq. m.	216.79 sq. m.	
GROSS FLOOR AREA %:	45.00 %	21.66 %	47.75 %	COA REQ.
BUILDING FOOTPRINT AREA INCLUDING GARAGE, CONCRETE DECK AND PORCH.		105.20 sq. m.	145.07 sq. m.	
BUILDING FOOTPRINT AREA %:	35.00 %	23.17 %	31.95 %	
MIN. FRONT YARD SETBACK	7.62 m	12.17 m	8.38 m	
MIN. SIDE YARD RIGHT SIDE (2 STOREY)	1.22 m	1.79 m	NO CHANGE	
MIN. SIDE YARD LEFT SIDE (ABUTTING A STREET)	3.05 m	5.93 m	3.07 m	
MIN. REAR YARD SETBACK:	7.62 m	4.48 m	7.84 m	
MAX. DWELLING UNIT DEPTH	16.80 m	13.42 m	17.48 m	COA REQ.
GARAGE AREA :		—	37.86 sq. m	
MAX. DRIVE WAY WIDTH			5.75 m	
MAXIMUM HEIGHT – FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF:	9.80 m	6.30 m	8.83 m	

NOTE:  
SITE INFORMATION HAS BEEN TAKEN FROM  
ertl surveyors  
Ontario Land Surveyors  
www.es-ols.com  
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1  
TELEPHONE (905) 731-7834 FAX (905)731-7852  
EMAIL info@es-ols.com  
PROJECT : 21256



KEY PLAN  
N.T.S.

5	REVISED AFTER C.O.A MEETING	07 / 10 / 2025
4	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
2	REV AS PER ZONING REVIEW	06 / 27 / 2023
1	ISSUED FOR REVIEW	03 / 21 / 2023
NO.	REVISIONS	DATE

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
  
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DO NOT SCALE DRAWINGS.

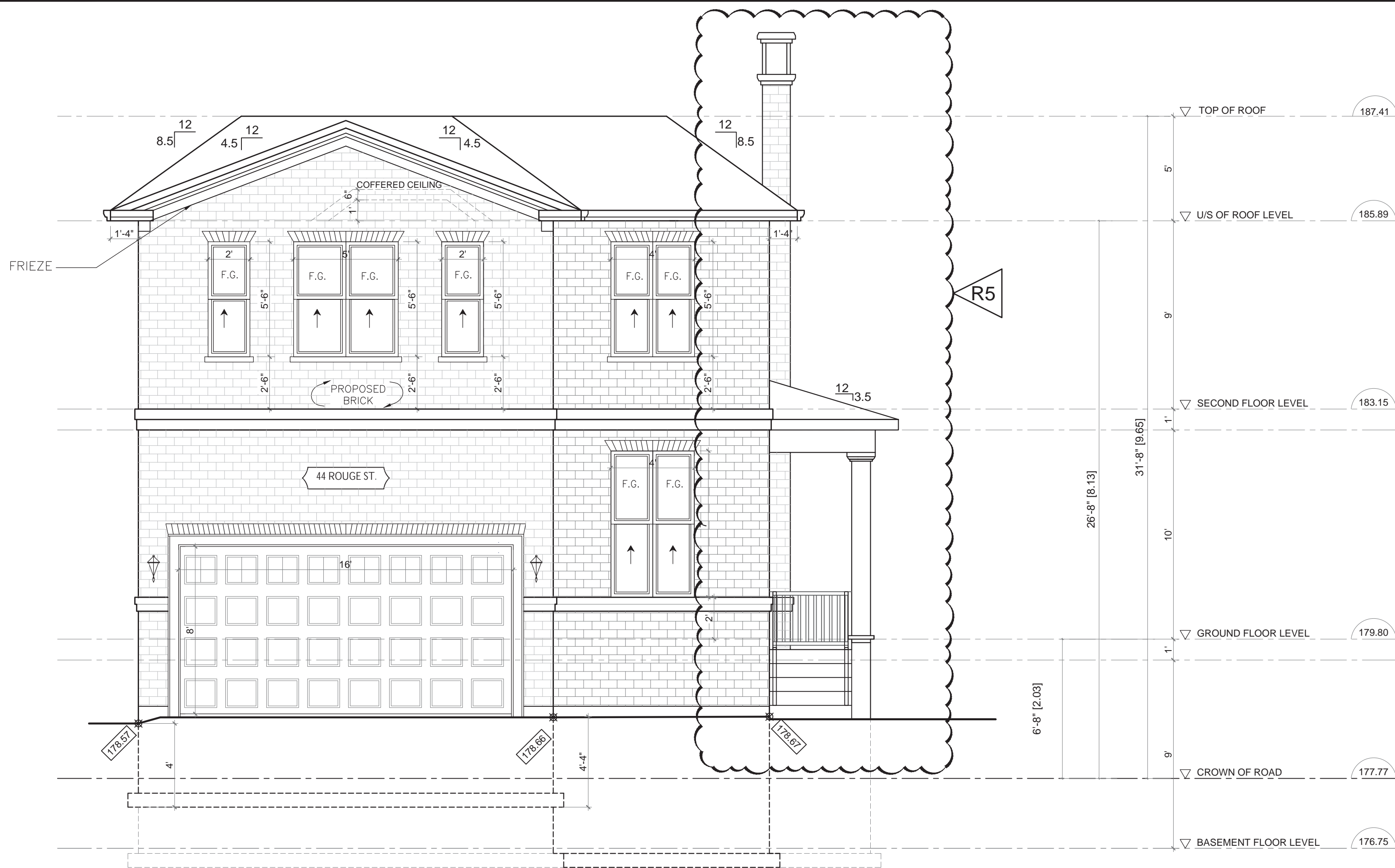
PROJECT COORDINATOR :  
**CANTAM**  
Group Ltd.  
PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234,TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
PROPOSED TWO STOREY RESIDENCE AT  
NELSON ST & ADDITION RENOVATION TO  
EXISTING HOUSE AT 44 ROUGE ST  
MARKHAM , ON

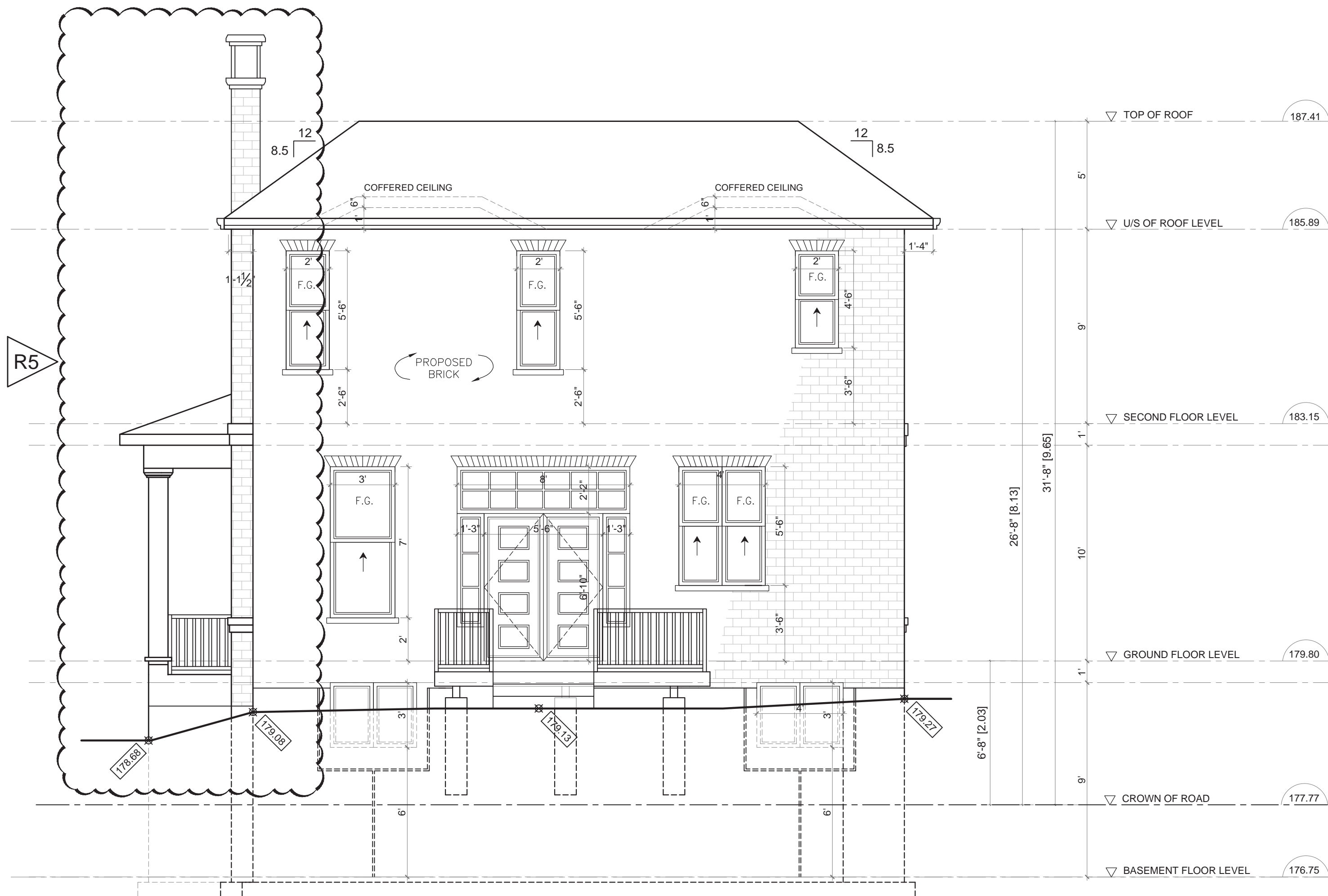
DRAWING: SITE PLAN

DATE: 10 / 06 / 2021	DRAWING NO. <b>A1</b>
SCALE: AS NOTED	
DRN: SS	CKD: YASO





PROPOSED NORTH ELEVATION  
SCALE : 1/4"=1'



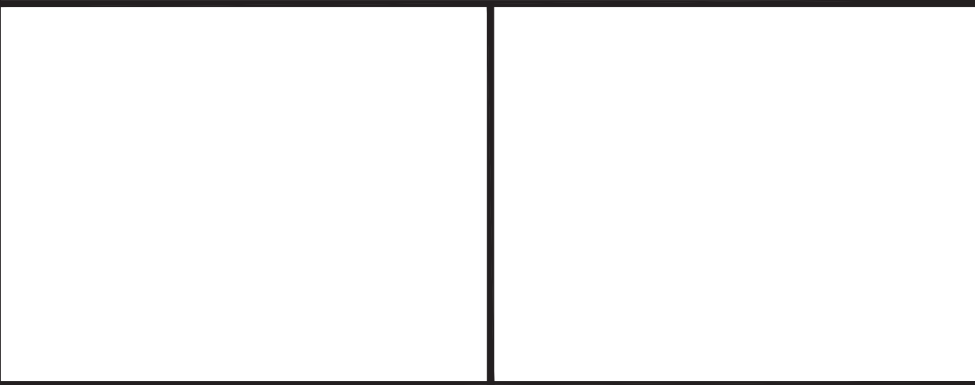
PROPOSED SOUTH ELEVATION  
SCALE : 1/4"=1'

5.	REVISED AFTER COA MEETING	05 / 26 / 2025
4.	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
2.	REV AS PER ZONING REVIEW	06 / 27 / 2023
1.	ISSUED FOR REVIEW	03 / 31 / 2023
NO.	REVISIONS	DATE

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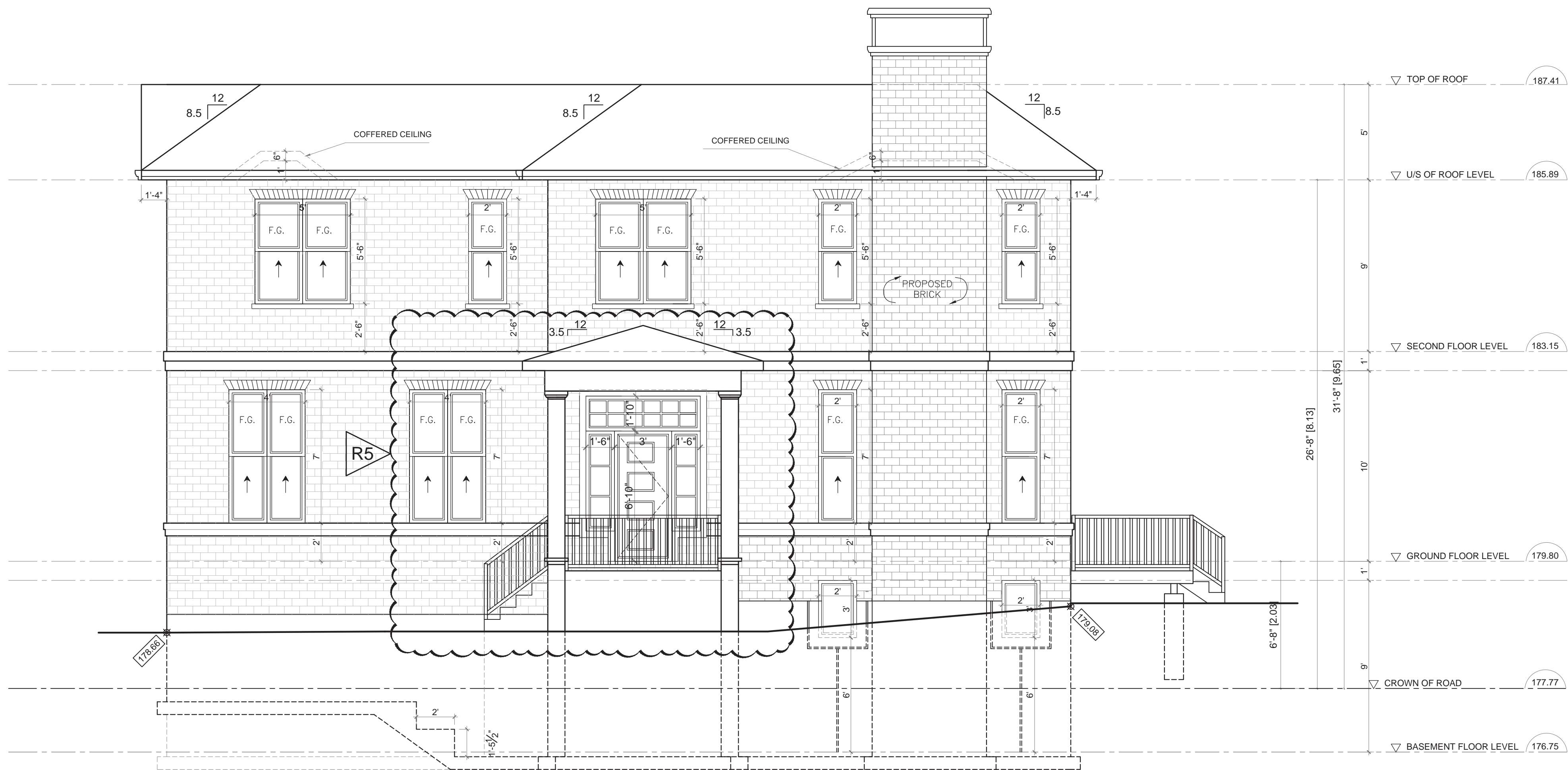
PROJECT :

**PROPOSED TWO STOREY RESIDENCE  
AT NELSON ST.  
MARKHAM , ON**

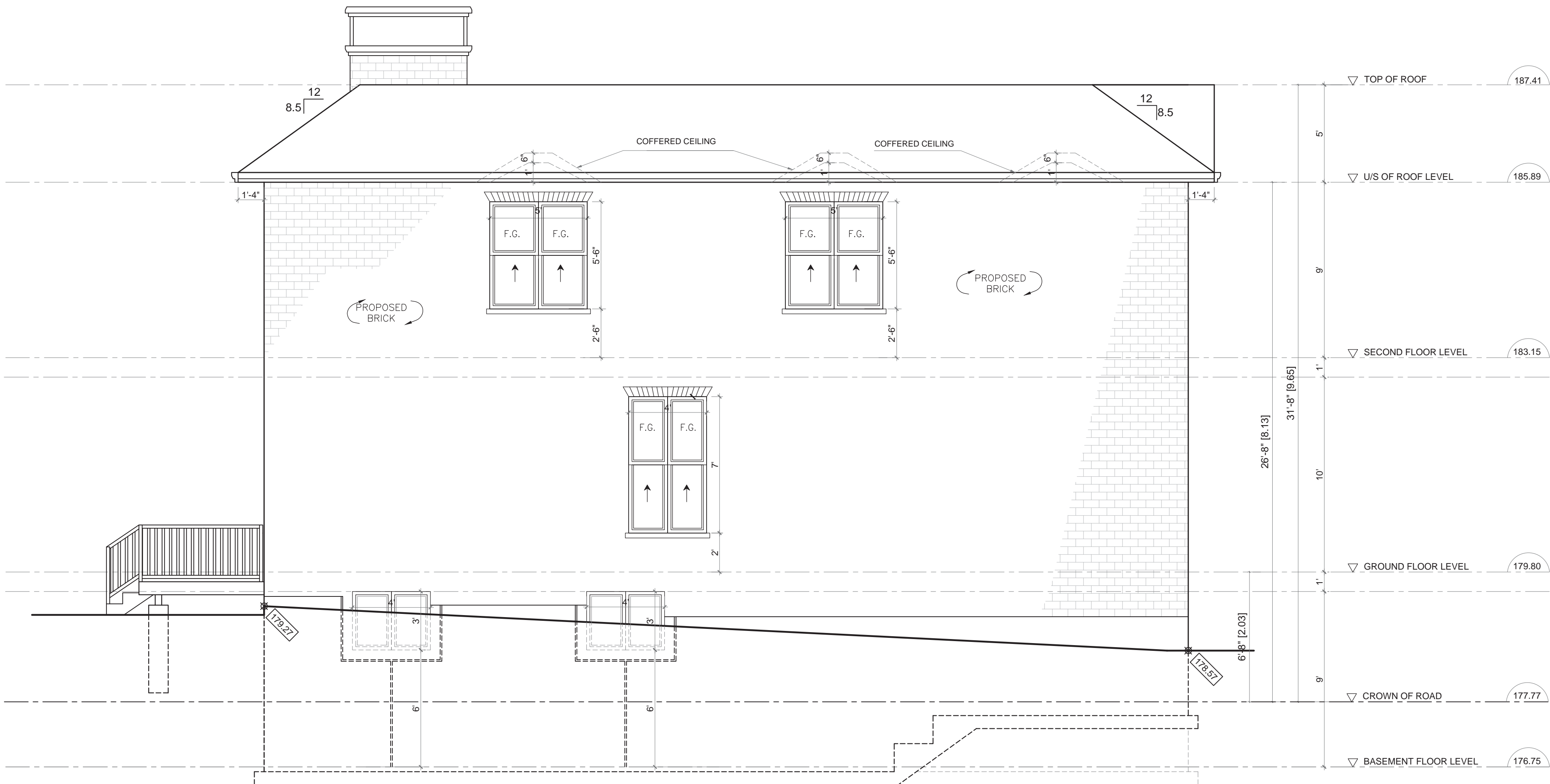
DRAWING:

**NORTH AND SOUTH ELEVATION**

DATE: 08/22/2022	DRAWING NO. <b>A4</b>
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	



PROPOSED WEST SIDE ELEVATION  
SCALE : 1/4"=1'



PROPOSED EAST SIDE ELEVATION  
SCALE : 1/4"=1'

5.	REVISED AFTER COA MEETING	05 / 26 / 2025
4.	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
2.	REV AS PER ZONING REVIEW	06 / 27 / 2023
1.	ISSUED FOR REVIEW	03 / 31 / 2023
NO.	REVISIONS	DATE

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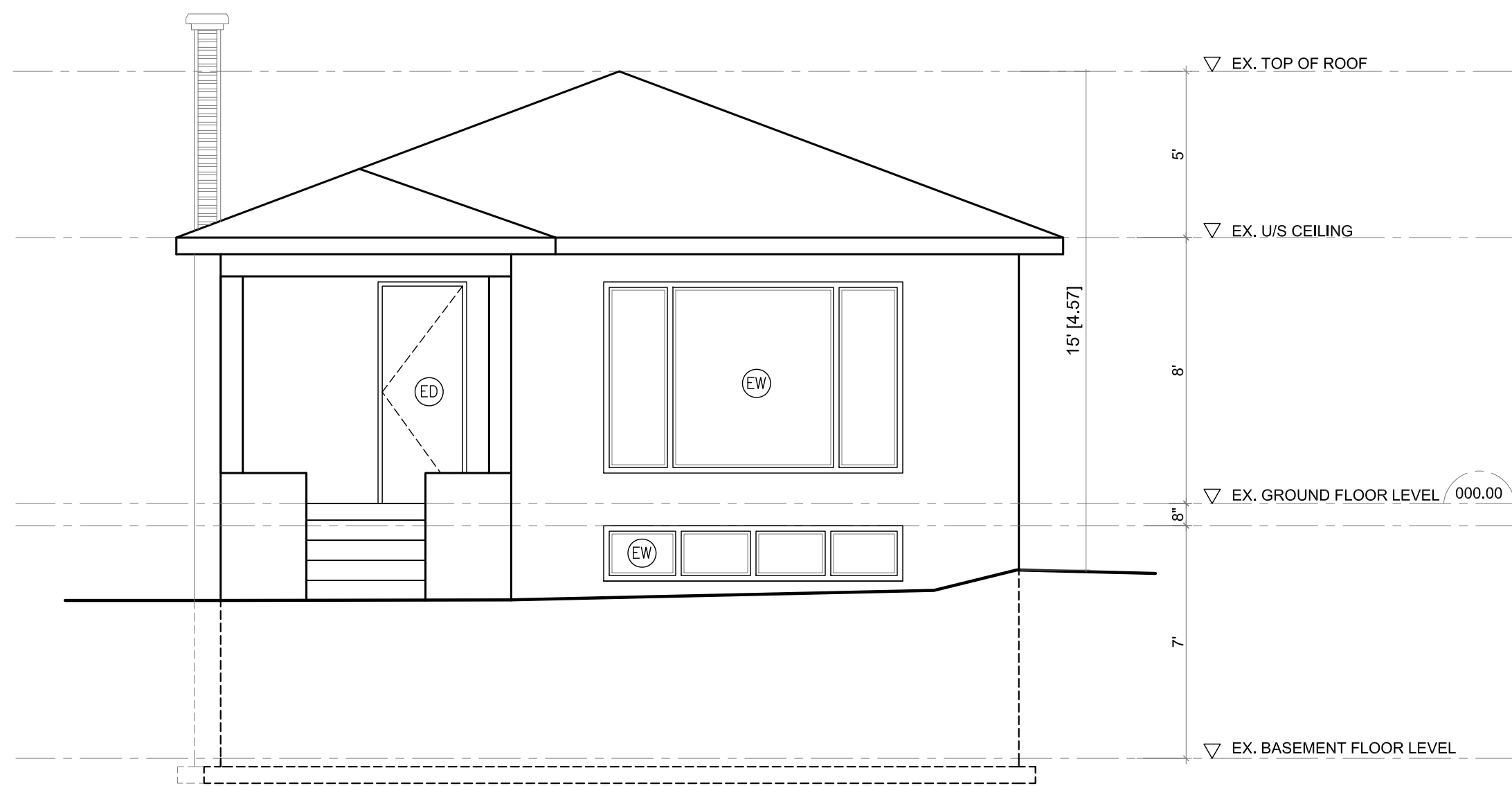
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PLANNING & BUILDING CONSULTANTS  
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6  
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

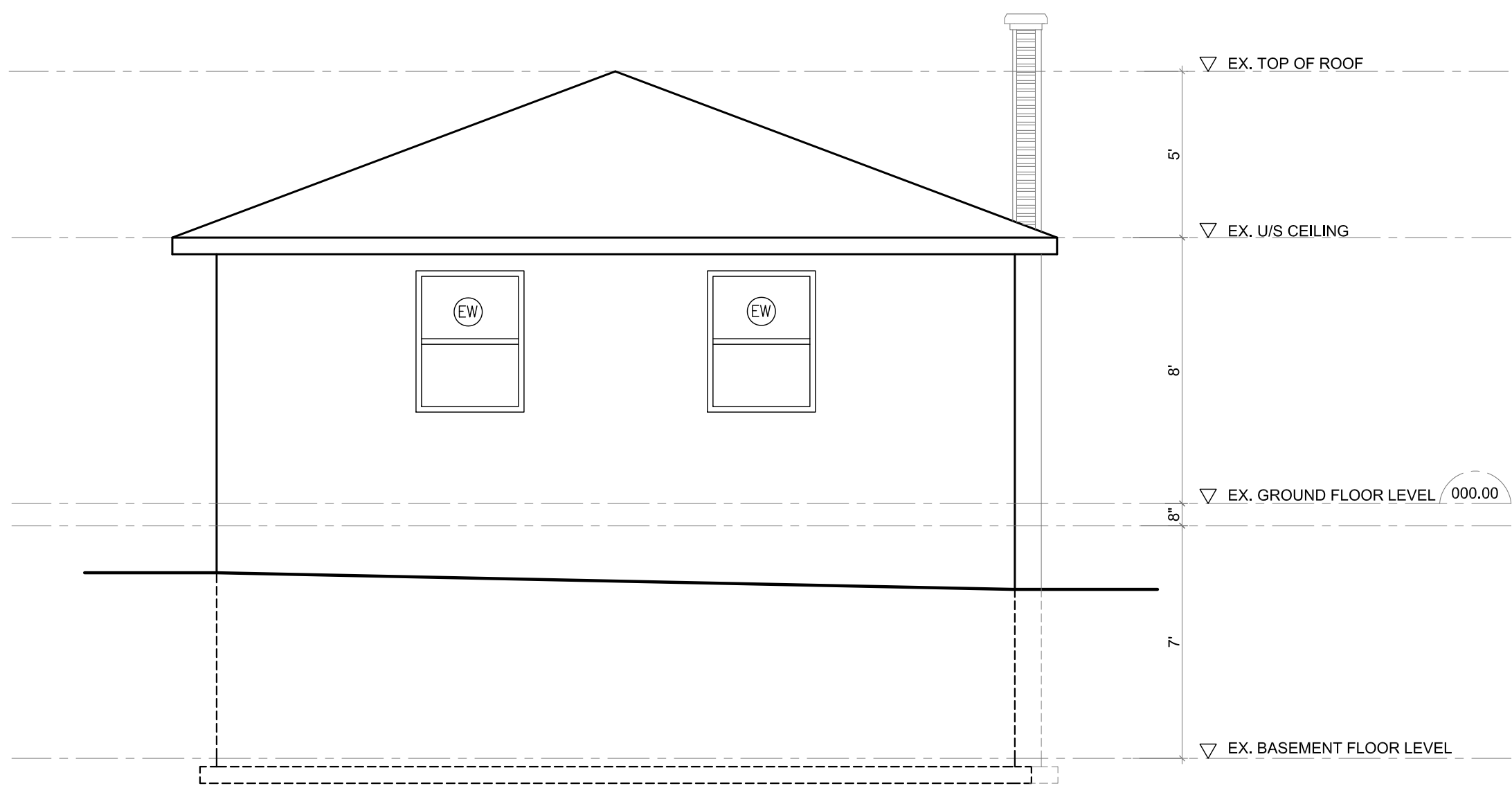
PROJECT :  
**PROPOSED TWO STOREY RESIDENCE  
AT NELSON ST.  
MARKHAM , ON**

DRAWING:  
**EAST AND WEST SIDE ELEVATION**

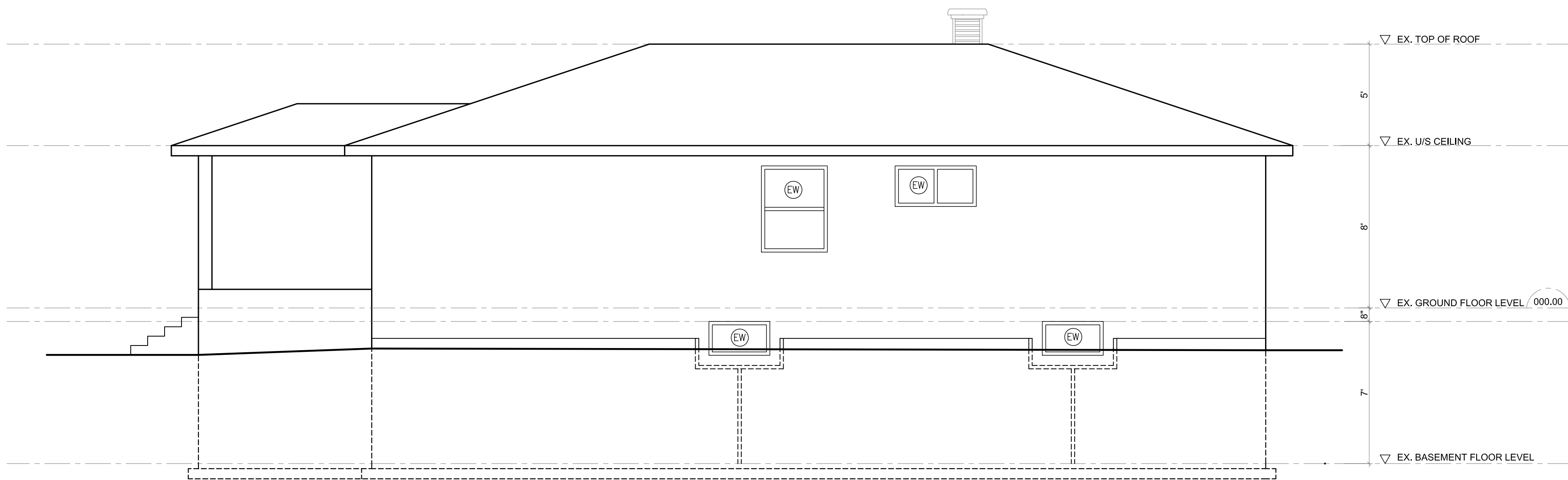
DATE: 08/22/2022	DRAWING NO. <b>A5</b>
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	



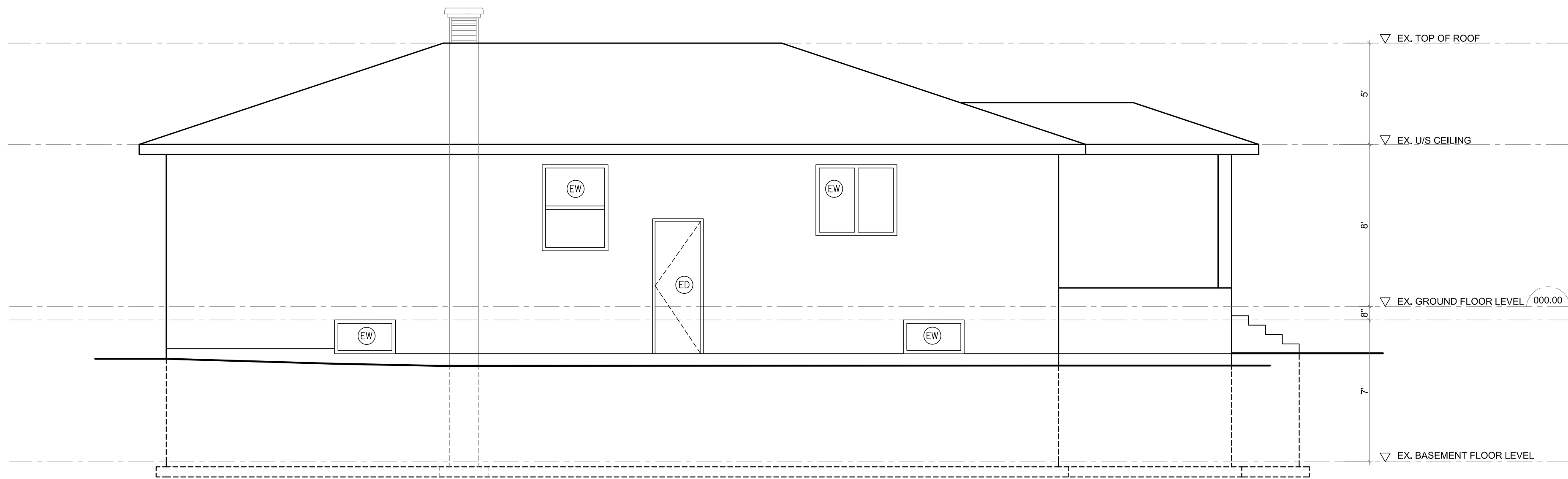
EXISTING FRONT ELEVATION  
SCALE : 1/4"=1'



EXISTING REAR ELEVATION  
SCALE : 1/4"=1'



EXISTING RIGHT SIDE ELEVATION  
SCALE : 1/4"=1'



EXISTING LEFT SIDE ELEVATION  
SCALE : 1/4"=1'

1.	ISSUED FOR ZONING CERTIFICATE	11 / 03 / 2021
NO.	REVISIONS	DATE

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PLANNING & BUILDING CONSULTANTS

850 TAPSCOTT RD, UNIT # 51,TORONTO ON M1X 1N4

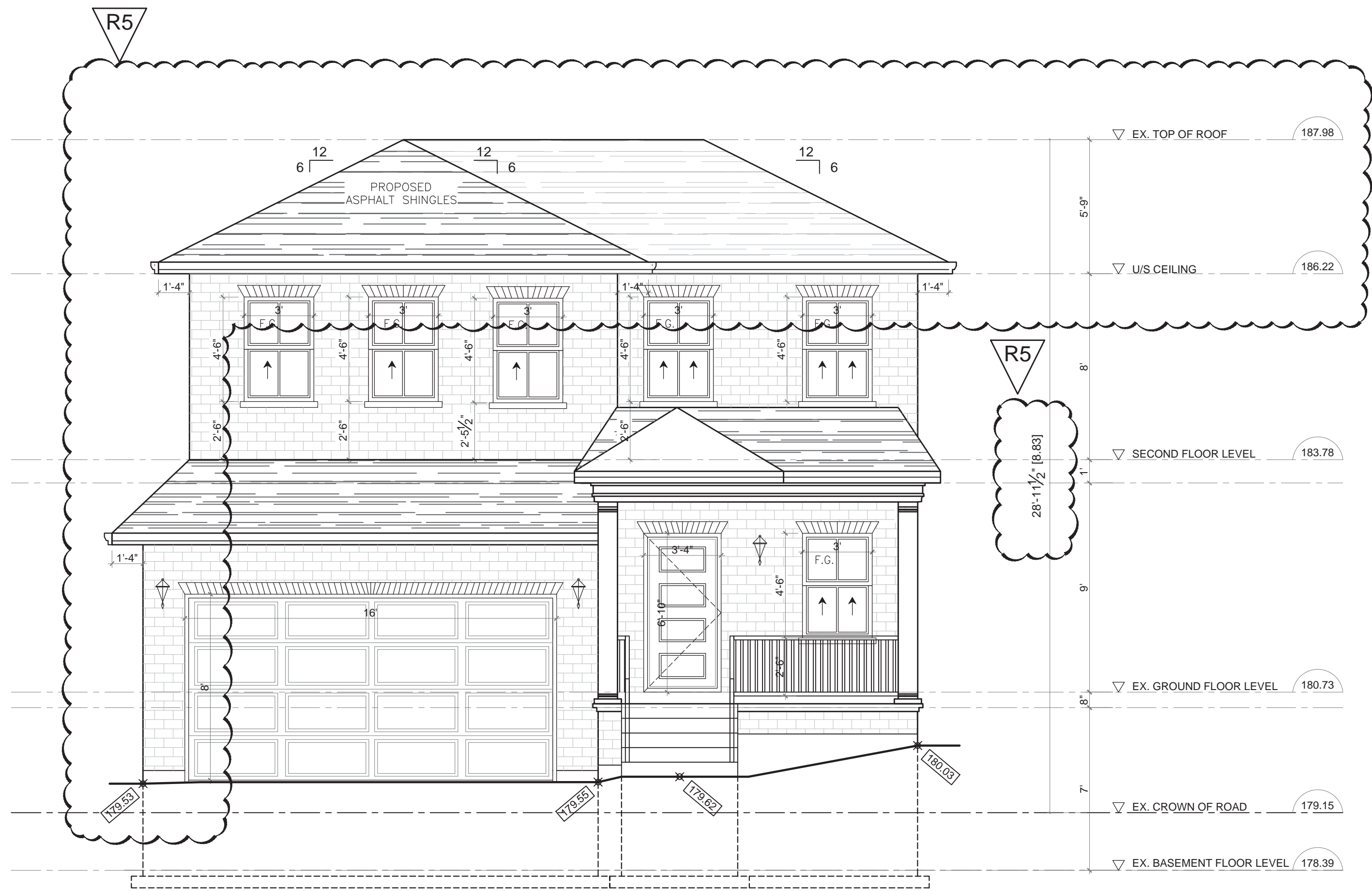
TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
ADDITION & RENOVATION TO EXISTING  
SINGLE STOREY DWELLING  
AT 44 ROUGE ST (PART 2)  
MARKHAM , ON

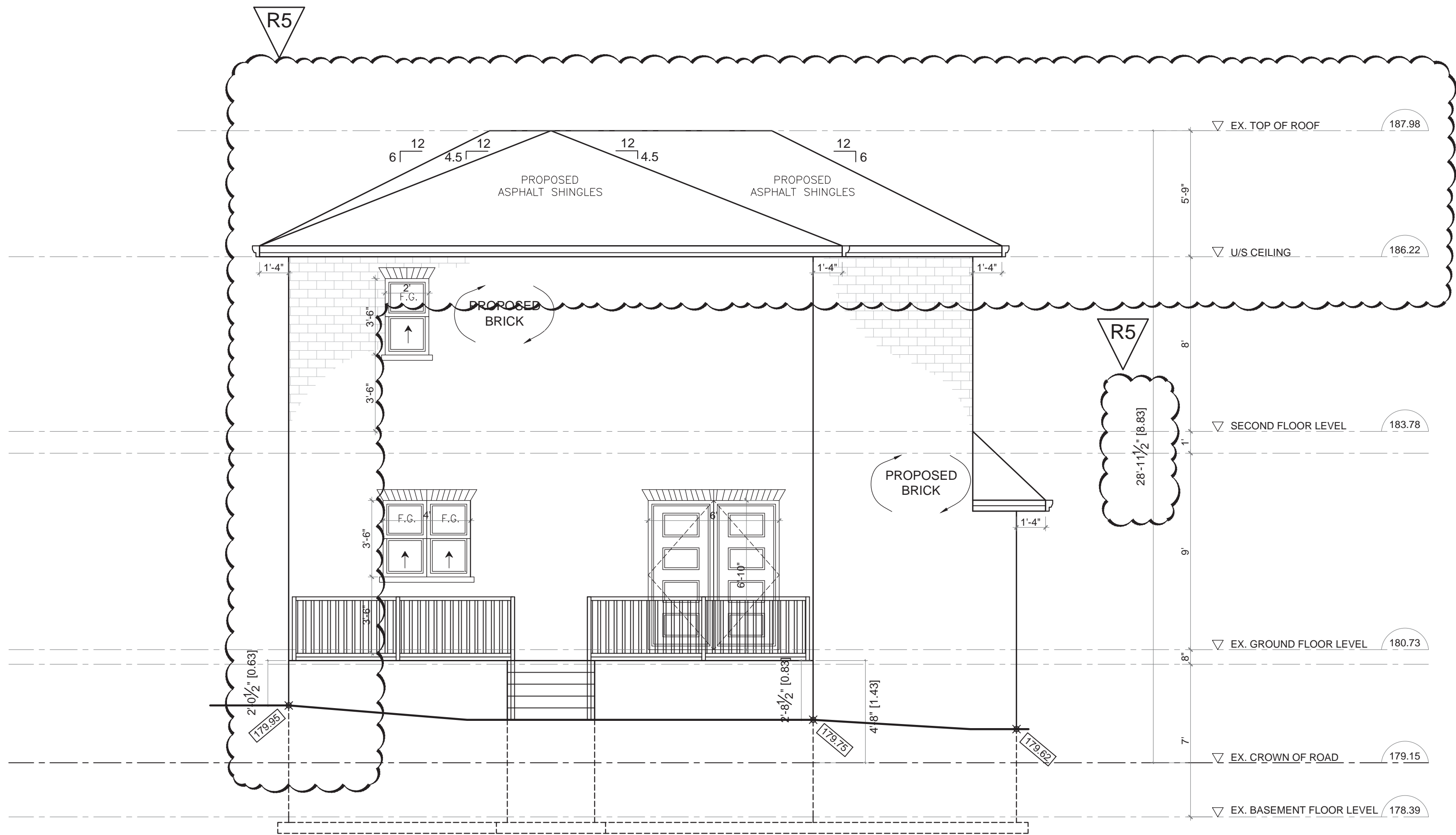
DRAWING:  
EXISTING ELEVATIONS

DATE: 11 / 02 / 2021	DRAWING NO. <b>A3</b>
SCALE: AS NOTED	
DRN: SS CKD: YASO	





PROPOSED SOUTH ELEVATION  
SCALE : 1/4"=1'



PROPOSED NORTH ELEVATION  
SCALE : 1/4"=1'

5.	REVISED AFTER COA MEETING	05 / 26 / 2025
4.	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
2.	REV AS PER ZONING REVIEW	06 / 27 / 2023
1.	ISSUED FOR REVIEW	03 / 31 / 2023
NO.	REVISIONS	DATE

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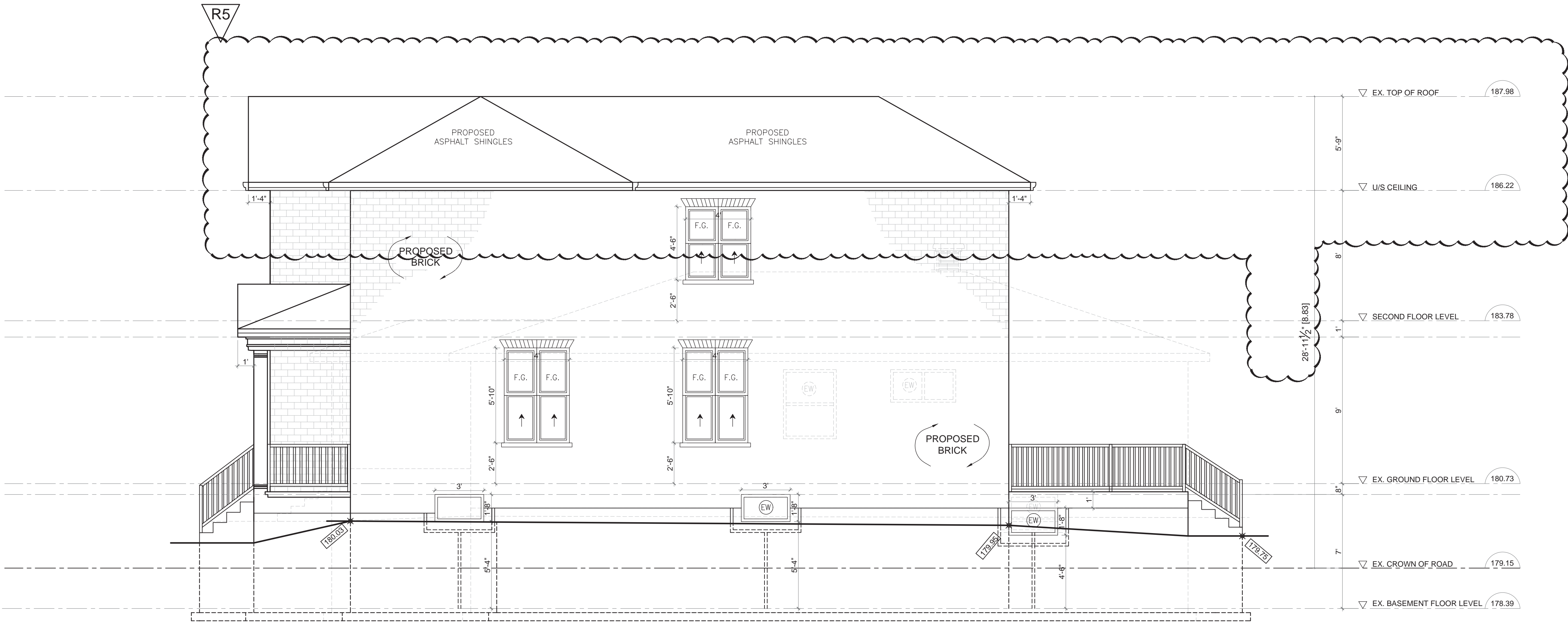
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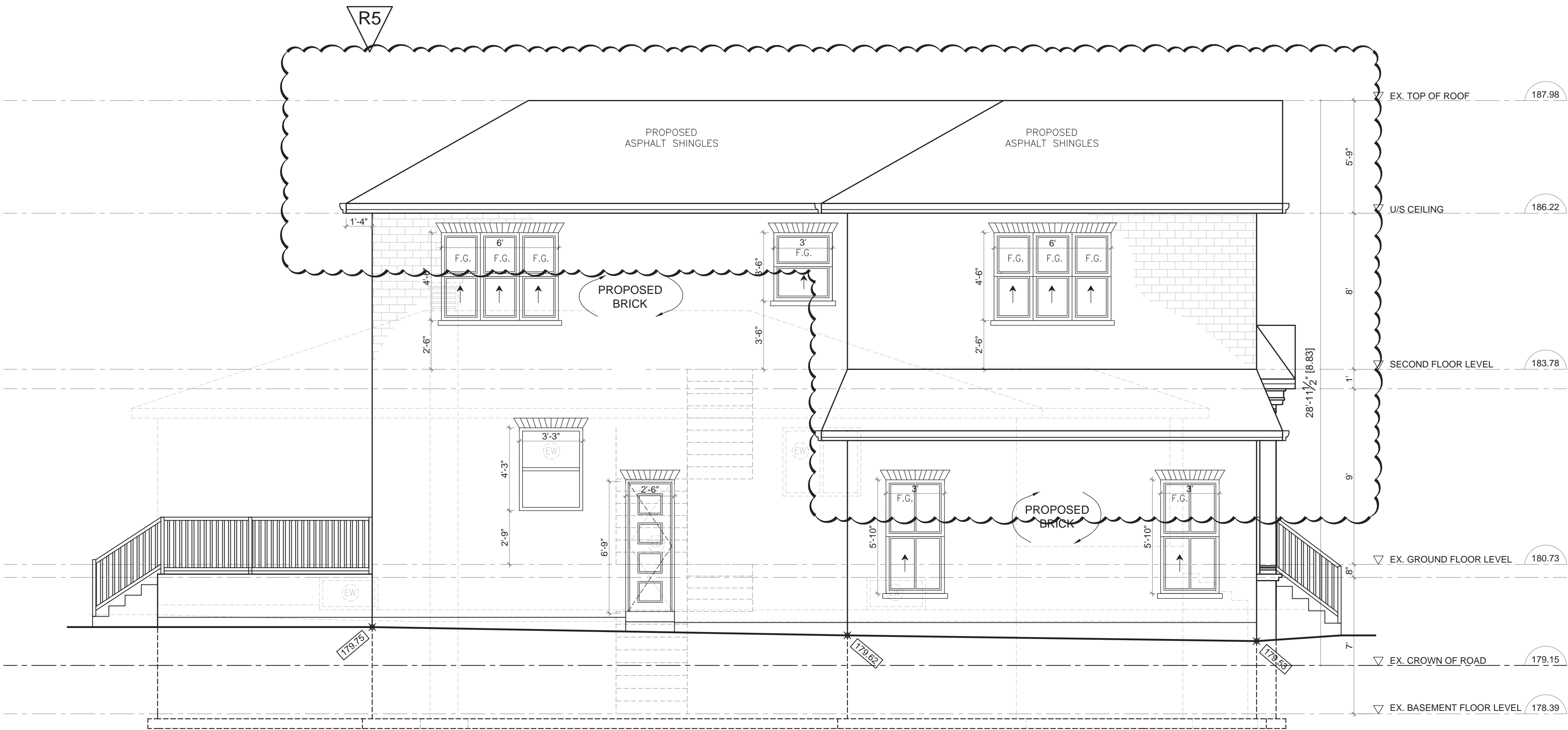
PROJECT :  
**ADDITION & RENOVATION TO EXISTING  
SINGLE STOREY DWELLING  
AT 44 ROUGE ST  
MARKHAM , ON**

DRAWING:  
**PROPOSED NORTH & SOUTH ELEVATIONS**

DATE: 03 / 31 / 2023	<b>A6</b>
SCALE: AS NOTED	
DRN: KB CKD: YASO	



PROPOSED EAST SIDE ELEVATION  
SCALE : 1/4"=1'



PROPOSED WEST SIDE ELEVATION  
SCALE : 1/4"=1'

5.	REVISED AFTER COA MEETING	05 / 26 / 2025
4.	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
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TEL: 416-335-3353 \* FAX: 416-335-7967 \* CELL: 416-854-2485

PROJECT :  
**ADDITION & RENOVATION TO EXISTING  
SINGLE STOREY DWELLING  
AT 44 ROUGE ST  
MARKHAM , ON**

DRAWING:  
**PROPOSED EAST & WEST SIDE ELEVATIONS**

DATE: 03 / 31 / 2023	DRAWING NO. <b>A7</b>
SCALE: AS NOTED	
DRN: KB CKD: YASO	