

LOT 16
PIN 02929-0034(LT)

LOT 17
PIN 02929-0035(LT)

REGISTERED PLAN M-1654

LOT AREA =12993.91 SQ.FT./ 1207.14 m²
NET LOT AREA : 9796.95 SQ.FT. / 910.14 M2

6600.0 SQ.FT. + [(12993.91 SQ.FT. - 6600.0 SQ.FT.) : 2] =
6600.0 SQ.FT. + 3196.95 SQ.FT. = 9796.95 SQ.FT. / 910.14 M2

MAX. FLOOR AREA 45 % OF NET LOT AREA (4408.62 SQ.FT./ 409.56 m²)

PROPOSED 47.63 % / 0.476 (4666.84 SQ.FT. / 433.56 M2)
excluding deductible area 190.08 sq.ft.

or (4856.92 sq.ft.) - 49.57% including deductible area 190.08 sq.ft.

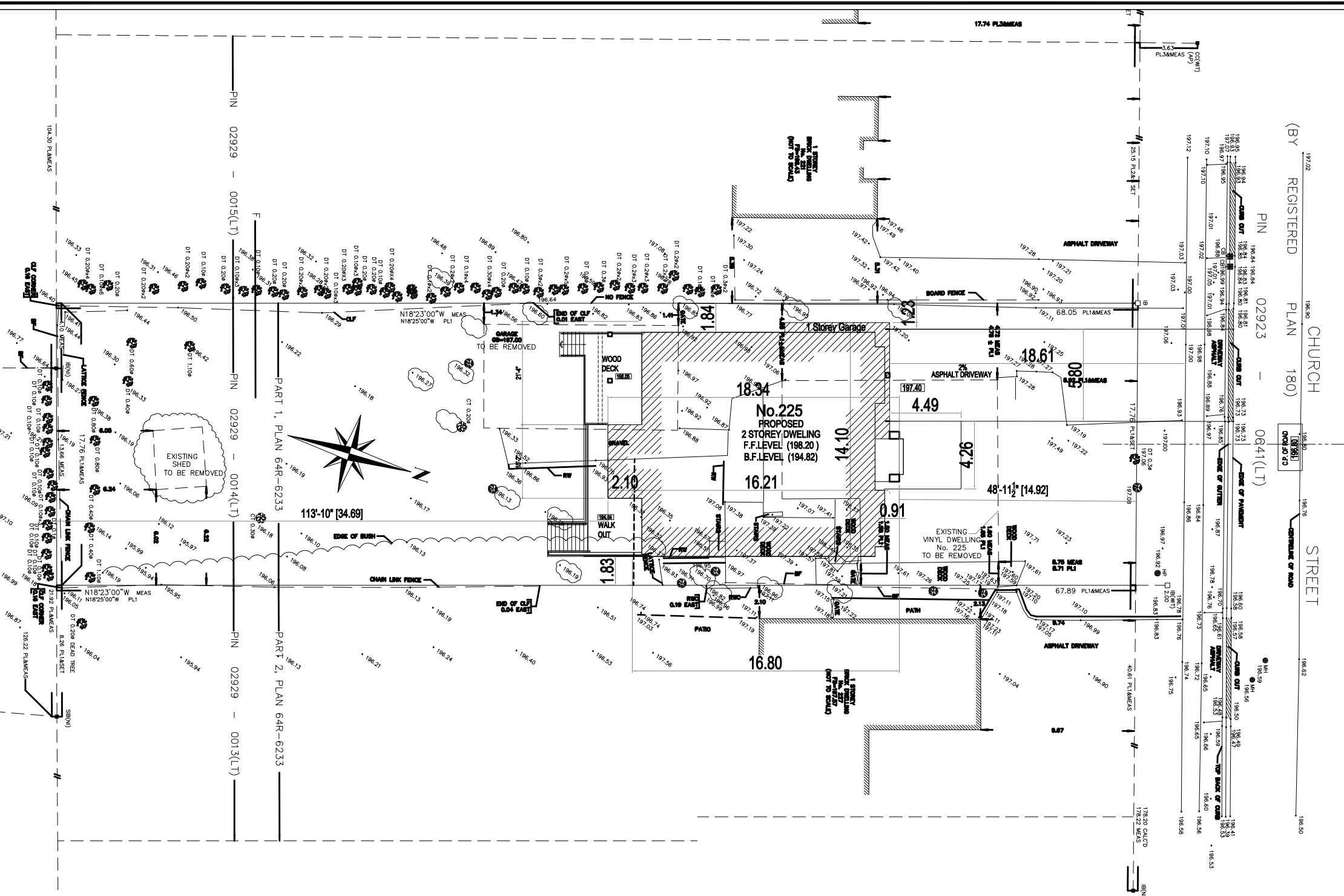
PROPOSED NET FLOOR AREA

FIRST FLOOR AREA TOTAL = 2476.38 sq.ft./ 230.06 m²
INCLUDING GARAGE AREA = 448.04 SQ.FT/ 41.43 m²

SECOND FLOOR AREA TOTAL = 2190.46 SQ.FT./ 203.50 m²
EXCLUDING DEDUCTIBLE AREA = 190.08 SQ.FT/ 17.66 m²

TOTAL FLOOR AREA = 4666.84 SQ.FT./ 433.56 m²

SETBACKS	PROPOSED
FRONT	48'-11 1/2" / 14.92 m
SIDE (INT.) EAST	6'-0" / 1.83 m
SIDE (INT.) WEST	4'-0 1/2" (One Storey Garage)
REAR	111'-10" / 34.69 m
BUILDING HEIGHT (M.)	10.80 m



(BY REGISTERED PLAN 180) CHURCH STREET
CONTRIBUTOR OF ROAD

PIN 02923 - 0641(LT)

PAAR DESIGN INC.

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

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MARK	DATE	DESCRIPTION
1.	08 11 2021	ISSUED FOR ZONING REVIEW
2.	28 12 2021	EXISTING SHED TO BE REMOVED
3.	24 01 2022	ISSUED FOR COA

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

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TORONTO, ON
M3H 4W2
P: 416 630 2106
WWW.PAARDSIGN.COM
info@paardesign.com

DRAWING

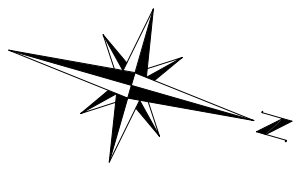
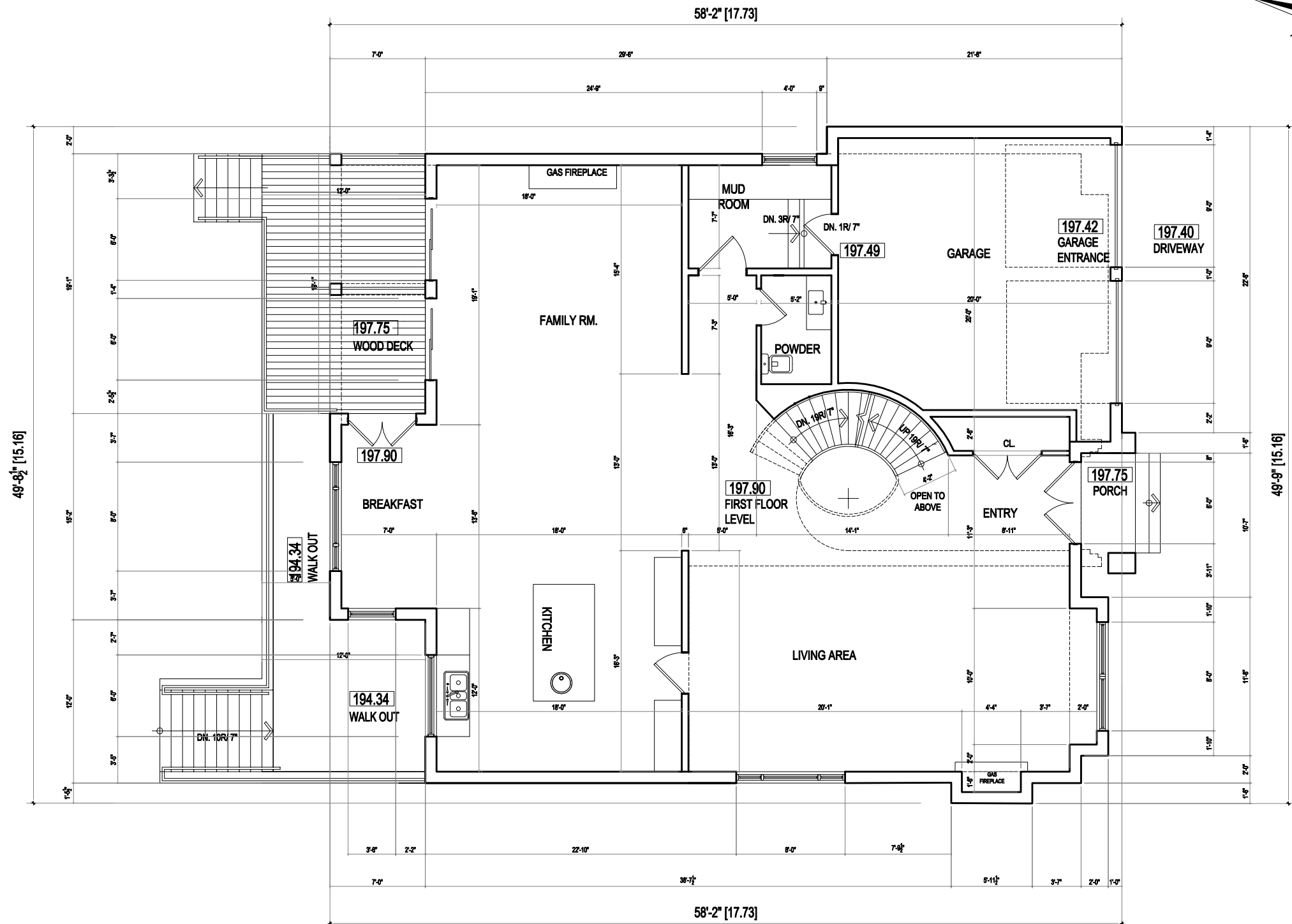
PROJECT: 225 CHURCH STREET
2 STOREY DWELLING

SHEET TITLE: SITE PLAN

SCALE: 3/32" = 1'-0"

DATE: 08 11 2021 DRAWN BY: B.B.

A.0.1



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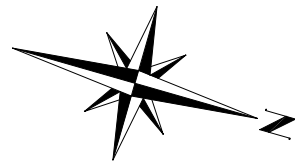
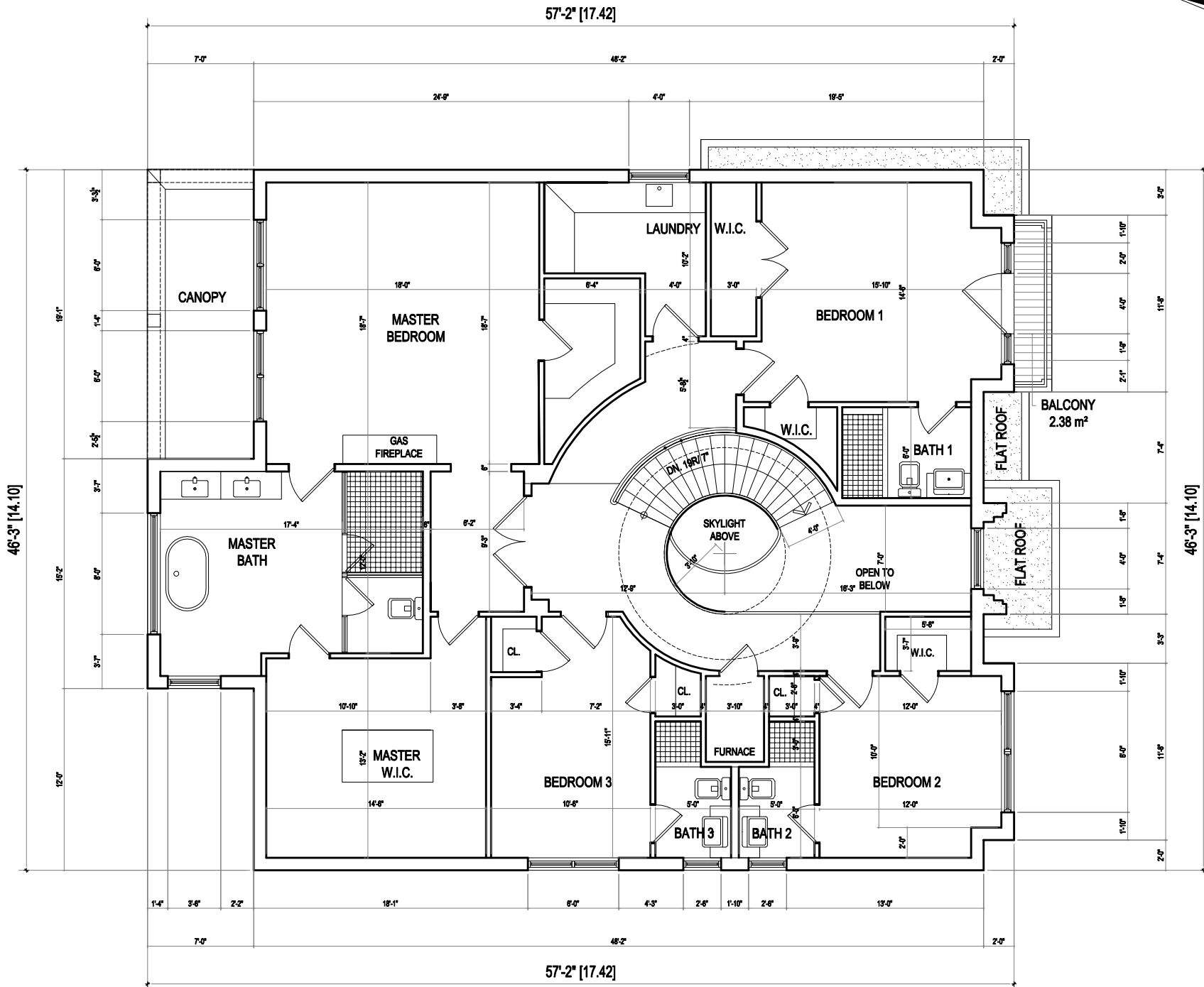
PROJECT: 225 CHURCH STREET
2 STOREY DWELLING

SHEET TITLE: FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021 DRAWN BY: S.B.

A 1.2



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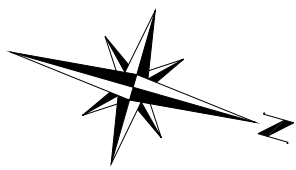
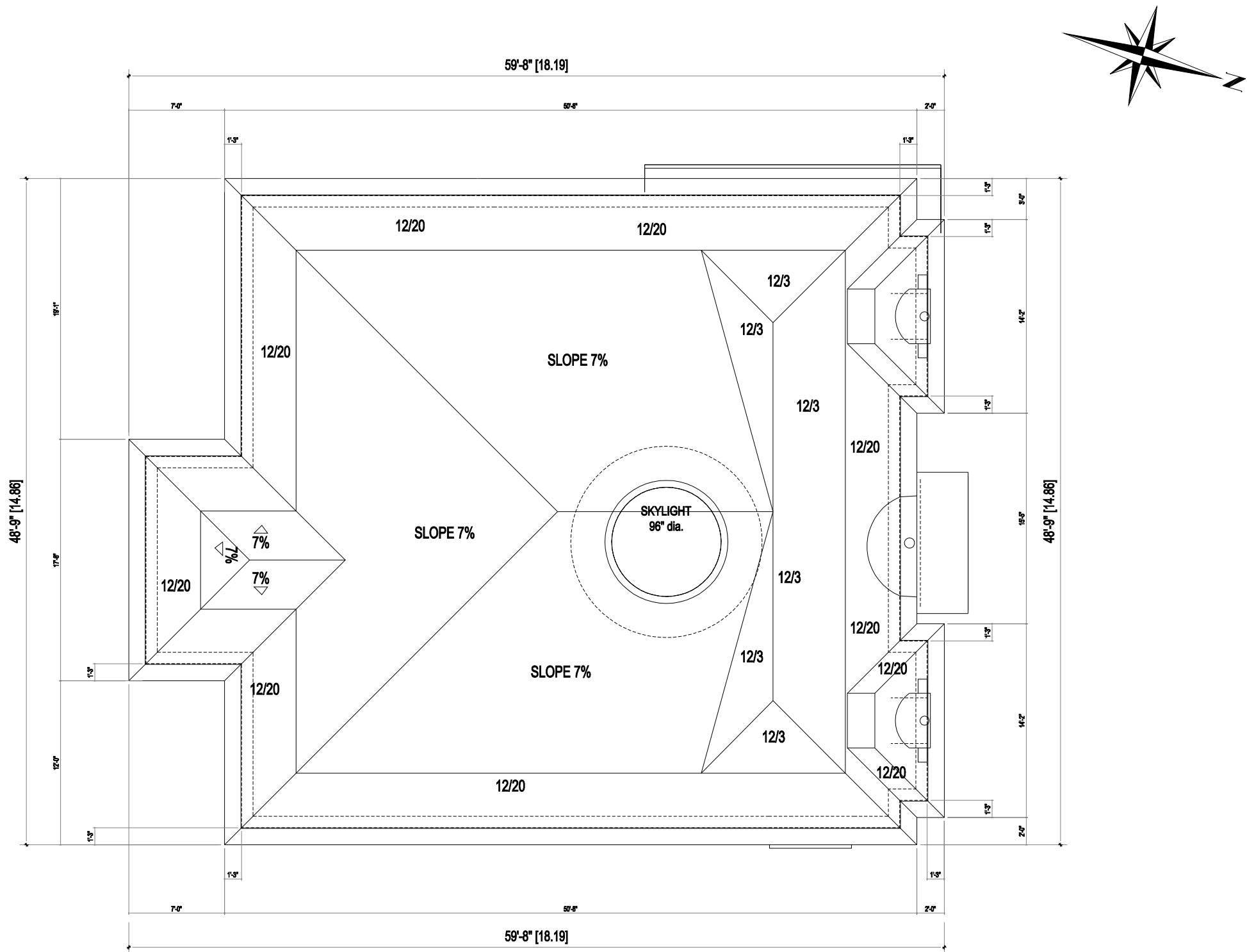
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Firm Name Signature BCIN / BCDN



PAAR DESIGN INC.
22 BLUE FOREST DR.
TORONTO ON.
M8H 4W2
p. 416 630 2106
www.paar-design.com
info@paar-design.com

PROJECT:	225 CHURCH STREET 2 STOREY DWELLING
SHEET TITLE:	SECOND FLOOR PLAN
SCALE:	1/8" = 1'-0"
DATE:	08 11 2021
DRAWN BY:	B.B.

A 1.3



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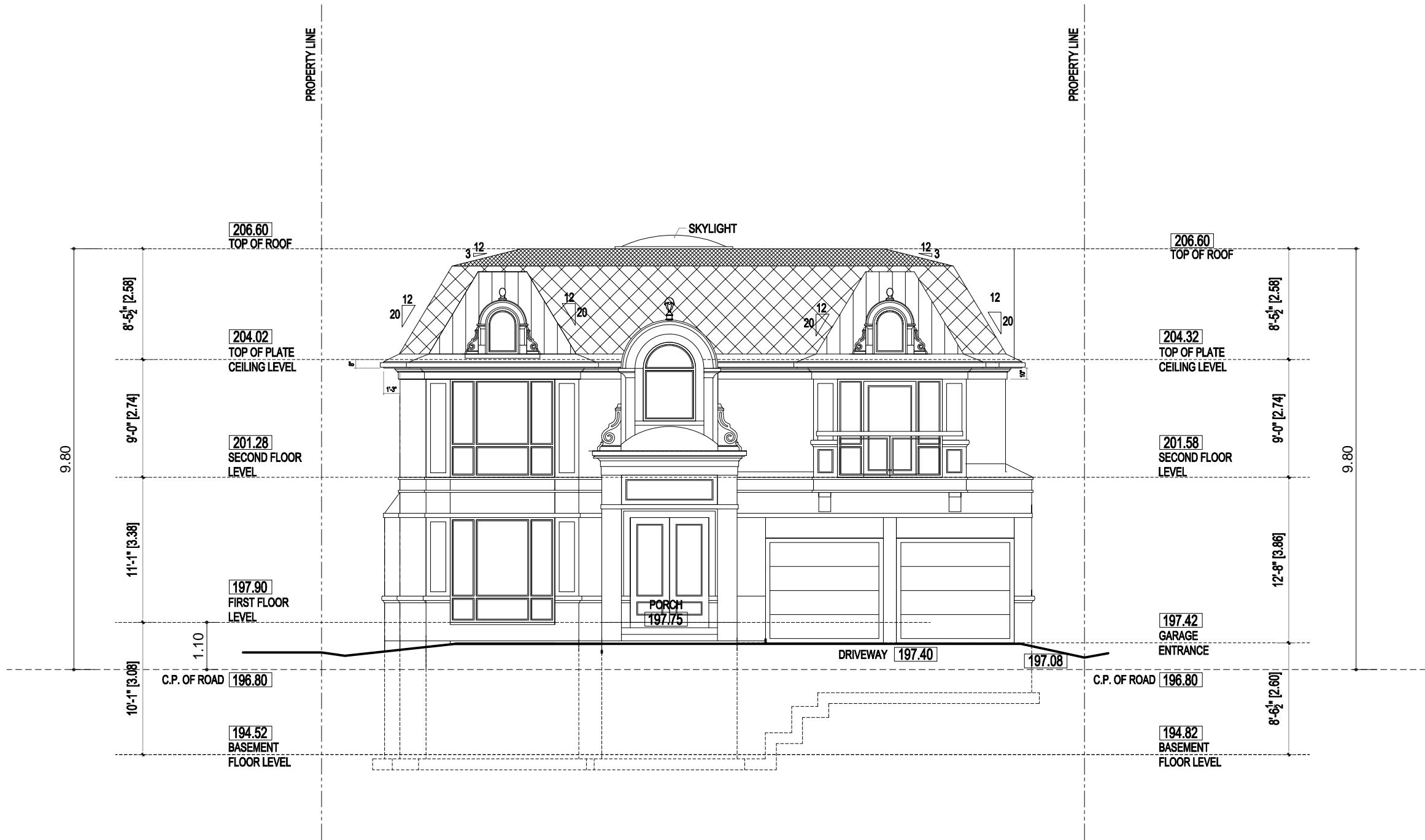
PROJECT: 225 CHURCH STREET
2 STOREY DWELLING

SHEET TITLE: ROOF PLAN

SCALE: 1/8" = 1'-0"

DATE: 08 11 2021 DRAWN BY: B.B.

A 1.4



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2.	28/12/2021	EAVES DIMENSION
3.	24/01/2022	ISSUED FOR COA

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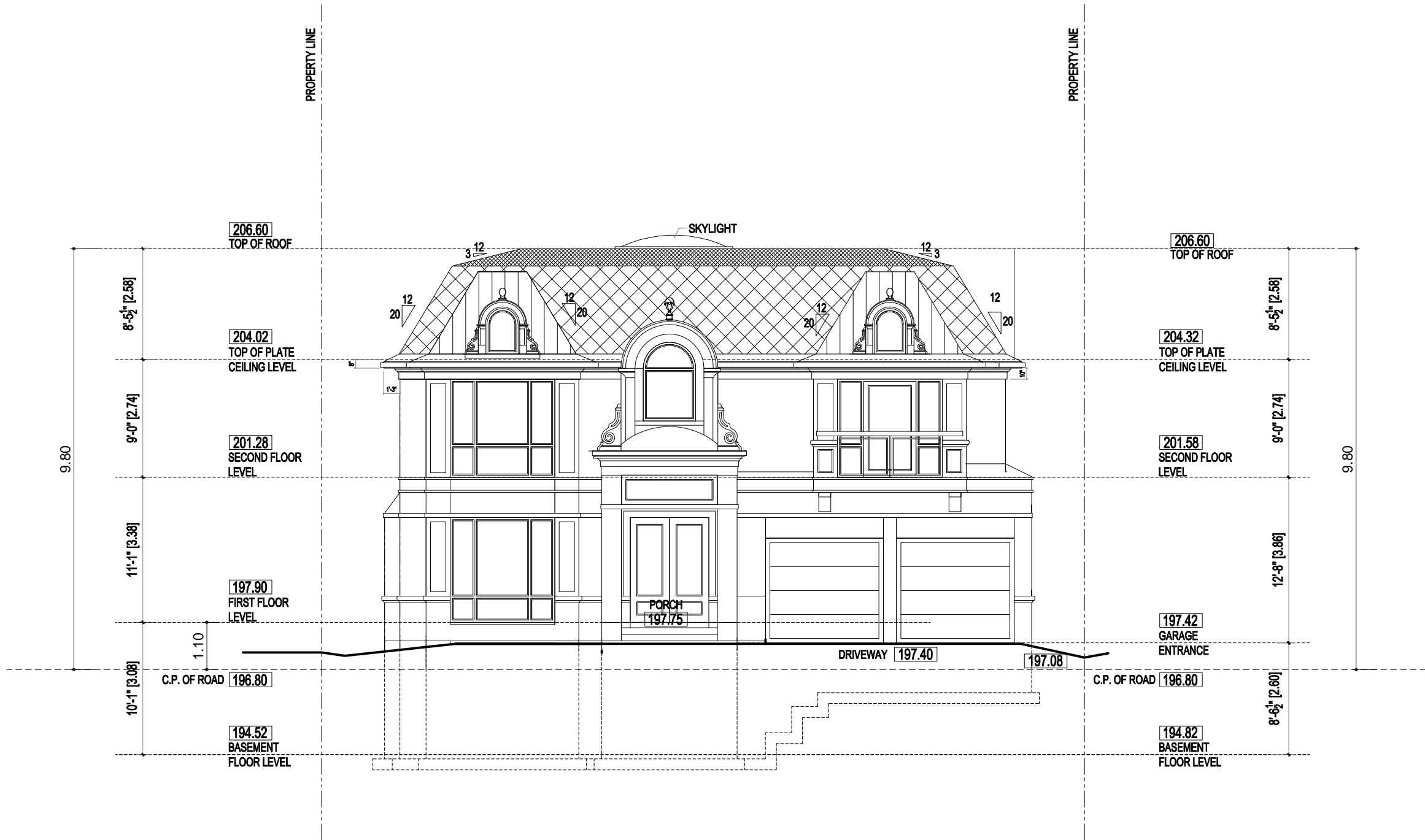
PROJECT: 225 CHURCH STREET
2 STOREY DWELLING

SHEET TITLE: FRONT/ NORTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021 DRAWN BY: S.B.

A2.1



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SHEET TITLE: FRONT/ NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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A2.1



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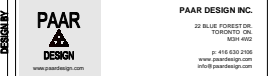
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PROJECT: 225 CHURCH STREET
2 STOREY DWELLING

SHEET TITLE: SIDE/ EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021 DRAWN BY: S.B. A.2.2



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TORONTO ON.
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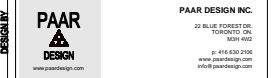
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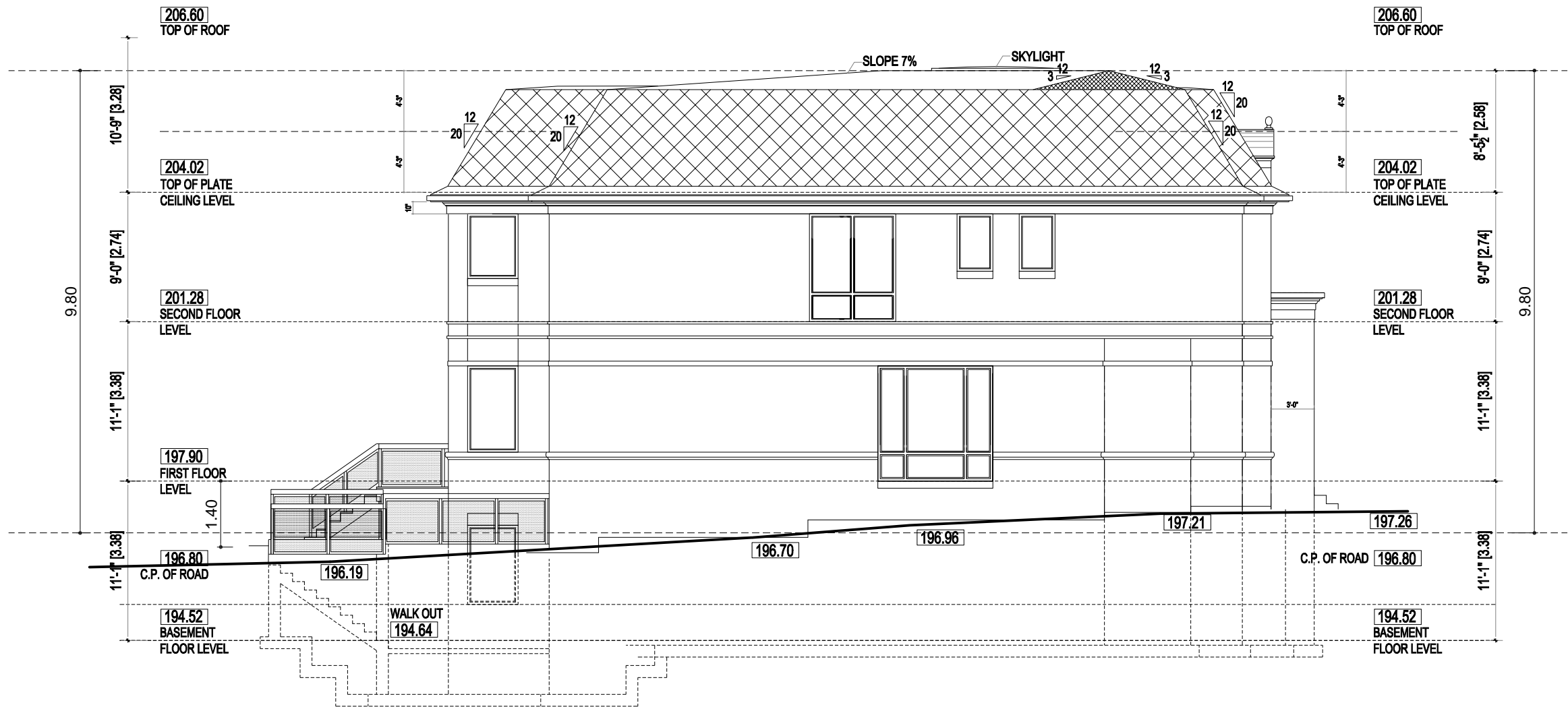
PROJECT: 225 CHURCH STREET
2 STOREY DWELLING

SHEET TITLE: SIDE/ EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021 DRAWN BY: S.B.

A.2.2



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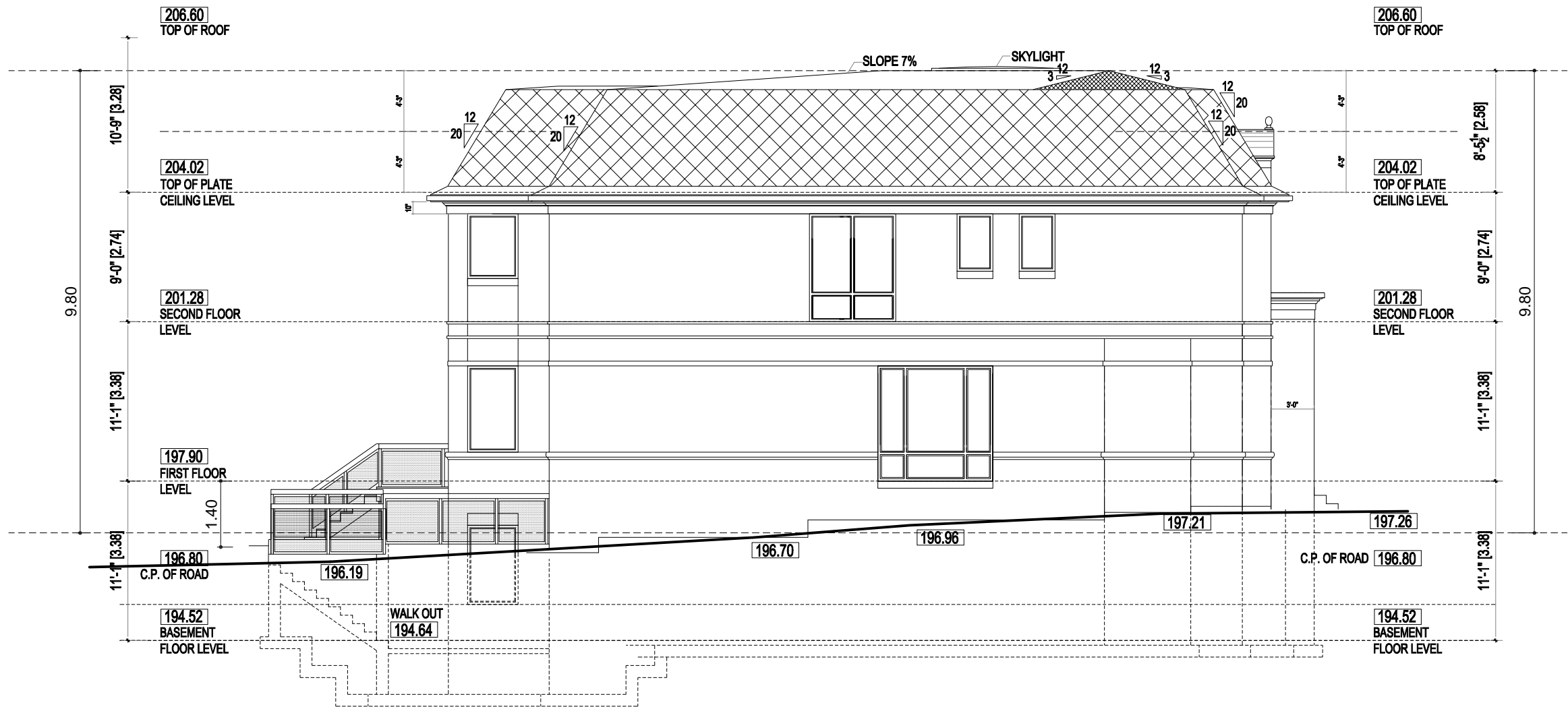
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Firm Name Signature



PROJECT: 225 CHURCH STREET
2 STOREY DWELLING
SHEET TITLE: REAR/ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
DATE: 08/11/2021 DRAWN BY: S.B.

A 2.3



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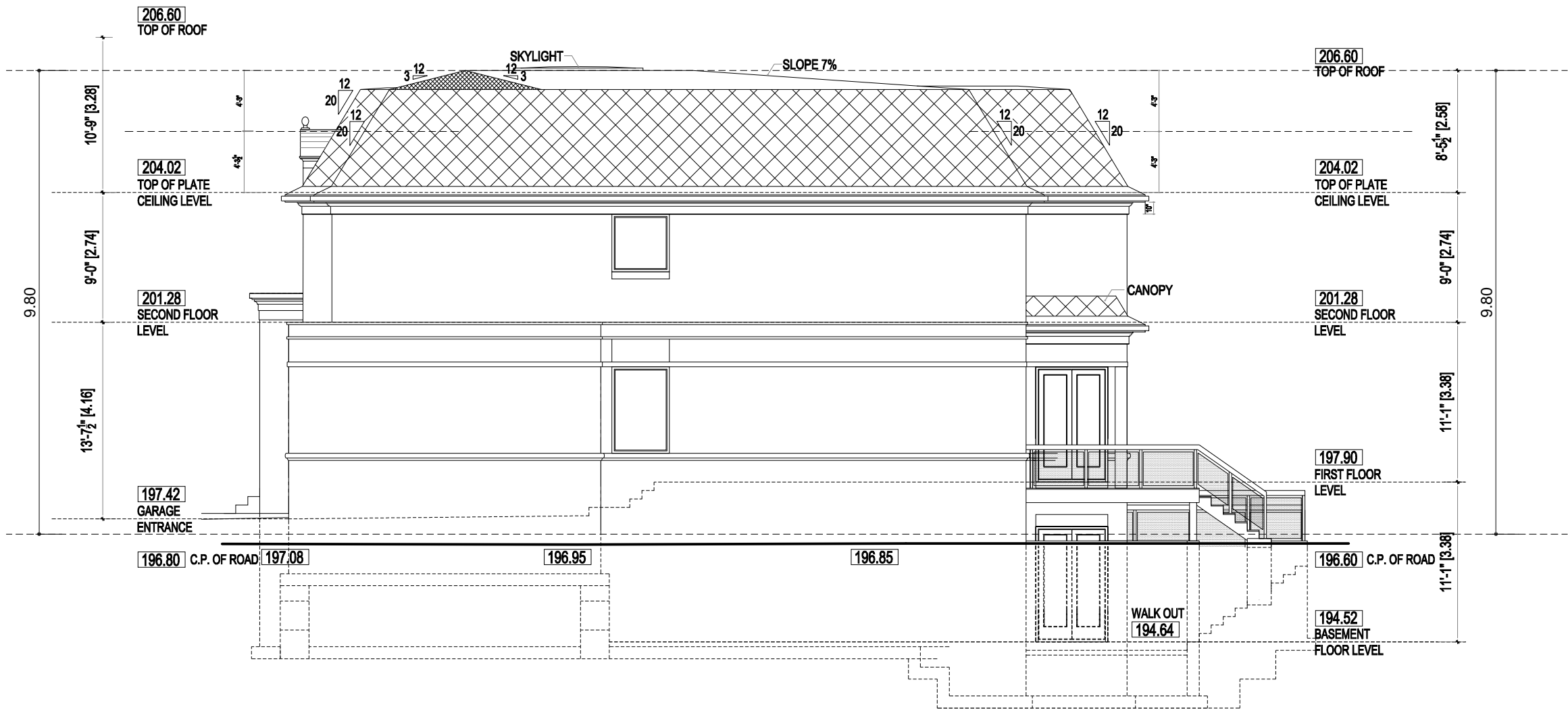
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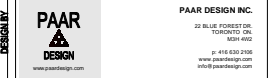
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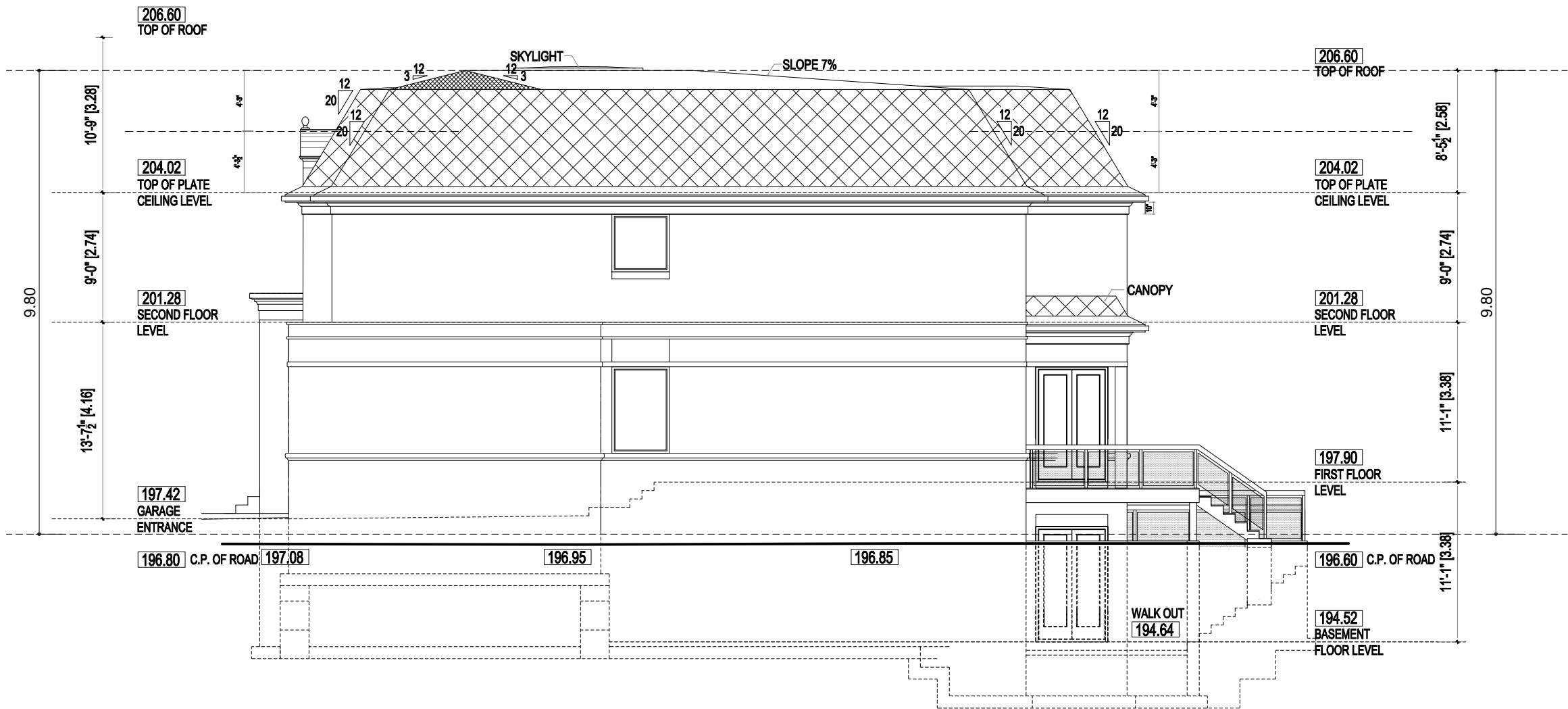
PROJECT: 225 CHURCH STREET
2 STOREY DWELLING

SHEET TITLE: SIDE/ WEST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021 DRAWN BY: S.B.

A2.4



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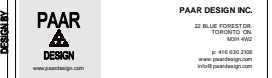
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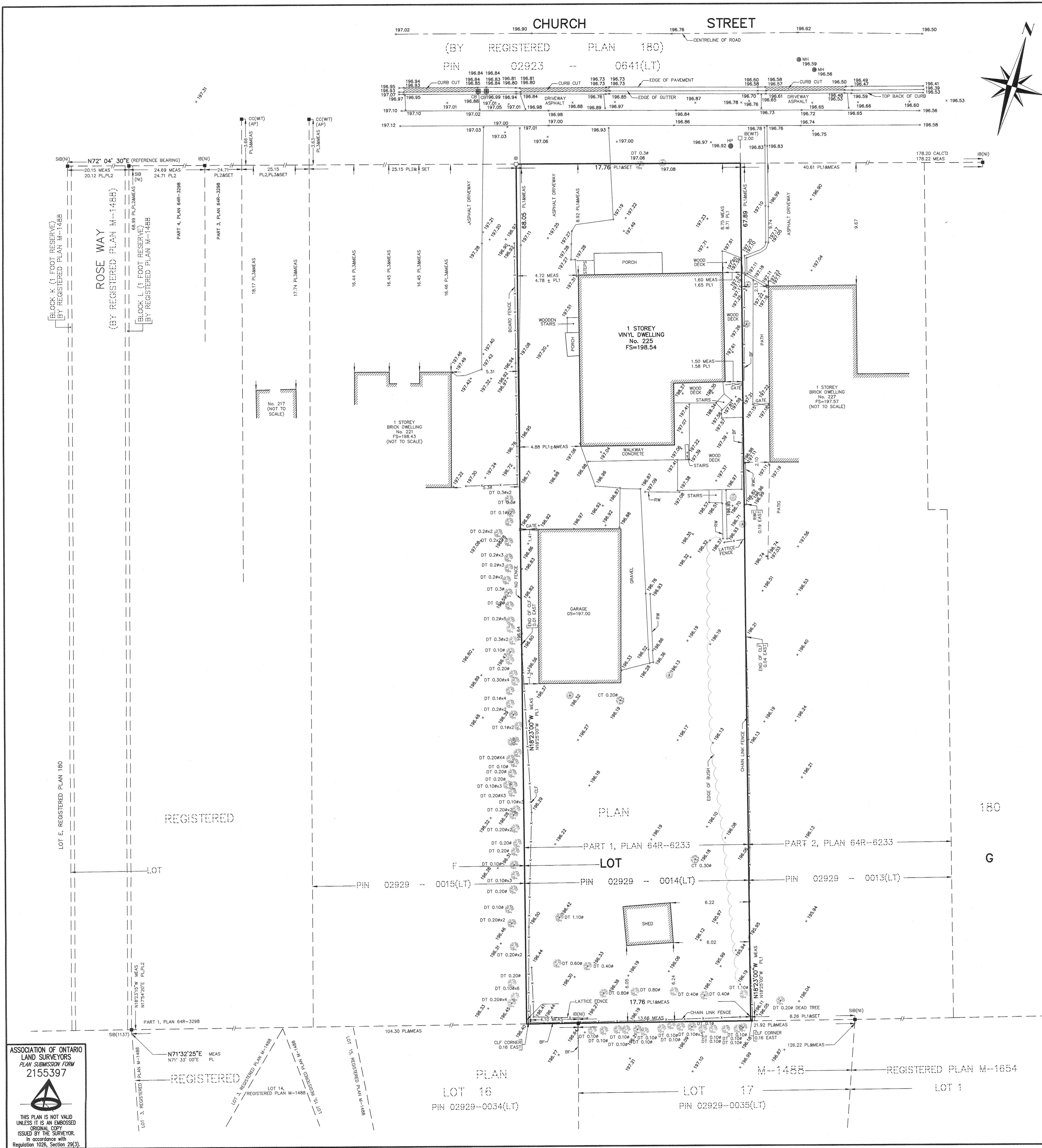
PROJECT: 225 CHURCH STREET
2 STOREY DWELLING

SHEET TITLE: SIDE/ WEST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021 DRAWN BY: S.B.

A2.4



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY AND
PLAN OF TOPOGRAPHY OF
PART OF LOT G
SOUTH SIDE OF CHURCH STREET
REGISTERED PLAN 180
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1:150
5m 0 5 10 METRES

THAM SURVEYING LIMITED, O.L.S. (C)
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2 (SURVEY REPORT)
1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE
2. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.
3. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH A SURVEY REPORT
DATED SEPTEMBER 3rd, 2021.

THIS REPORT WAS PREPARED FOR BAQUER, FARHA FATIMA
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER
PARTIES.

LEGEND	
□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
CC	DENOTES CUT CROSS
IP	DENOTES IRON PIPE
PL	DENOTES REGISTERED PLAN M-1488
PL1	DENOTES PLAN 64R-6233
PL2	DENOTES PLAN 64R-3298
PL3	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY AKSAN PILLER CORPORATION LTD., O.L.S., DATED MAY 30th, 2016
CALC'D	DENOTES CALCULATED FROM PL1 AND PL2
(AP)	DENOTES AKSAN PILLER, O.L.S.
(1137)	DENOTES R. G. McKIBBON, O.L.S.
(WIT)	DENOTES WITNESS
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
FS	DENOTES FINISHED SILL ELEVATION AT ENTRANCE
BF	DENOTES BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
CL	DENOTES CENTRELINE
CH	DENOTES CEDAR HEDGE
CRW	DENOTES CONCRETE RETAINING WALL
SF	DENOTES SOUTH FACE
DSE	DENOTES DOOR SILL ELEVATION
OHW	DENOTES OVERHEAD WIRE
ADW	DENOTES ASPHALT DRIVEWAY
CSW	DENOTES CONCRETE SIDEWALK
N/S	DENOTES NORTH/SOUTH
E/W	DENOTES EAST/WEST
RW	DENOTES RETAINING WALL
CB	DENOTES CATCHBASIN
DT 0.3m	DENOTES DECIDUOUS TREE AND DIAMETER
CT 0.3m	DENOTES CONIFEROUS TREE AND DIAMETER
MH	DENOTES MAINTENANCE HOLE
HP	DENOTES HYDRO POLE
SH	DENOTES SHRUB
HCM	DENOTES HORIZONTAL CONTROL MONUMENT
-X-	DENOTES FENCE

NOTES
ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO
THE SOUTHERLY LIMIT OF CHURCH STREET AS SHOWN ON REGISTERED PLAN
M-1488, HAVING A BEARING OF N72° 04' 30"W.

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE
CITY OF MARKHAM MONUMENT No. 092103023, HAVING AN ELEVATION OF
197.89 METRES. BRASS TABLET SET IN CONCRETE SIDEWALK AT THE
NORTHWEST CORNER OF ROSE WAY AND LINDEN LEA STREET, BEING 7.10
METRES NORTH OF THE CENTRELINE OF PAVEMENT OF LINDEN LEA STREET
AND 8.7 METRES WEST OF THE CENTRELINE OF PAVEMENT OF ROSE WAY.

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 26th DAY OF AUGUST, 2021
DATE SEP 3rd, 2021
R. SHANMUGARAJAH
ONTARIO LAND SURVEYOR

THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS
www.thamsurveying.ca
8888 KEELE STREET, UNIT 7 PHONE: 905-761-6521 FAX: 905-761-6523
VAUGHAN, ONTARIO, L4K 2N2 1-855-761-6521
DRAWN BY: S.G./A.J. CHECKED BY: R.S. CAD NUMBER: 21-136-SRPR-TP JOB NUMBER: 21-136

Refer to Table 1 of report dated 18 October 2021 for tree inventory information. All trees greater than 15cm DBH and trees of all sizes within the road right-of-way were included in the inventory.

The removal of a portion of a hedgrow of Eastern White Cedar trees will be required to accommodate the proposed work. Three additional trees on the subject property and several dead trees on the neighbouring properties are recommended for removal due to their poor/dead condition. Tree removals are indicated with RED and ORANGE labels.

Preservation of remaining trees will be possible with appropriate tree protection measures. Trees identified for preservation are indicated with GREEN labels. Tree protection measures will have to be implemented prior to construction. Minimum tree preservation zones and required tree preservation fencing is indicated in MAGENTA. Refer to Tree Protection Plan Notes for preservation details.

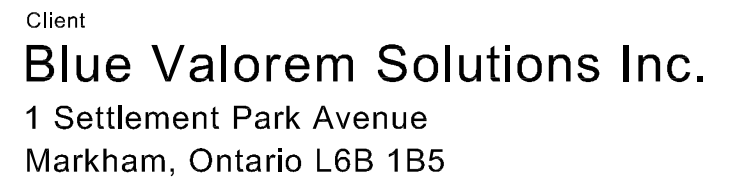
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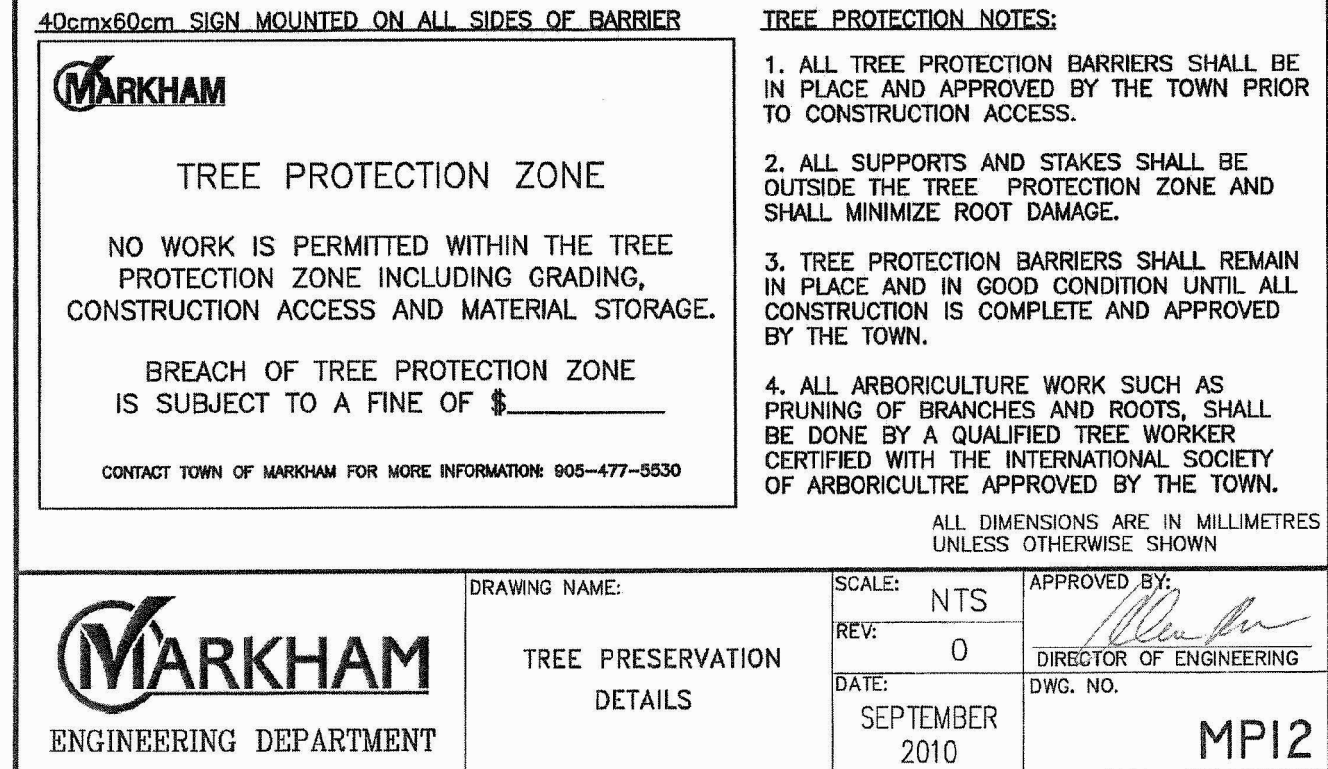
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Base Data: Tham Surveying Limited (TOPO), PAAR Design (site plan)



Tree Inventory and Preservation Plan

1



1. All existing trees which are to remain shall be fully protected with fencing erected around the entire perimeter of the Tree Protection Zone in accordance with Table 1. Groups of trees and other existing plantings to be protected, shall be done in a like manner with fencing around the entire clump(s).
2. Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.
3. This work shall be completed, to the satisfaction of the Commissioner of Development Services, prior to the issuance of Building Permits for the site development. The developer or his/her agent shall take every precaution necessary to prevent damage to trees or shrubs to be retained.
4. No rigging cables shall be wrapped around or installed in trees; and surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
5. Where limbs or portions of trees are removed to accommodate construction work, they will be carefully removed by an ISA certified Arborist.
6. Where root systems or protected trees are exposed directly adjacent to or damaged by construction work, they shall be trimmed neatly by a qualified arborist and the area back filled with appropriate material to prevent desiccation.
7. If grades around trees to be preserved are likely to change, the developer shall be required to take such precaution as dry welling and root feeding to the satisfaction of the Commissioner of Development Services.
8. Trees to be preserved that have died or have been damaged beyond repair, shall be subject to suitable compensation as determined by the Town of Markham and review of the Tree Inventory and Analysis.
9. An ISA certified Arborist shall be on site for any work which impacts any tree or Tree Protection Zone.

