

Memorandum to the City of Markham Committee of Adjustment
April 01, 2019

File: A/02/19
Address: 38 Galsworthy Drive, Markham
Applicant: Leora Blum & Bill Kokotsis
Agent: Gregory Forfar
Hearing Date: Wednesday, March 13, 2019

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

The applicant is requesting relief from the following requirements of the Residential One (R1) Zone in By-law 1229, as amended, as they relate to a proposed dwelling that is under construction on the subject lands (38 Galsworthy Drive):

a) By-law 1229; Table 11.1:

a minimum front yard setback of 23.45 feet (7.15m), whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m);

a) Amending By-law 99-90, Section 1.2 (i):

a maximum building height of 10.57 m (34.68 ft), whereas the By-law permits a maximum building height 9.8 m.

The Committee of Adjustment deferred this application on March 13, 2018 due to concerns that the front porch may be enclosed. To address this, staff recommend a condition of any approval that the front porch remain unclosed (See Appendix A1). Committee also requested that a zoning preliminary review be conducted to confirm the requested variances are correct. In response, the applicant submitted a zoning preliminary review on March 20, 2019 to confirm the variances required. The applicant has not revised the proposal from the original submission. Staff's comments dated February 27, 2019 remain applicable.

PUBLIC INPUT SUMMARY

No written submissions were received as of April 01, 2019. 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 variance request meets 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 see Appendix "A1" for conditions to be attached to any approval of this application

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Stephen Corr, Senior Planner, East District

File Path: Amanda\File\ 19 109746 \Documents\District Team Comments Memo

Appendices

Appendix A1 – Conditions A/02/19

Appendix B1 – Plans A/02/19


Appendix C1 – Staff Report (March 13, 2019)

APPENDIX "A1"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/02/19

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B1' to this Staff Report and received by the City of Markham on *January 9, 2019*, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

SURVEYOR'S REAL PROPERTY REPORT

LOT 65
REGISTERED PLAN 4949
CITY OF MARKHAM
(COUNTY OF YORK)

SCALE 1:200

GENERAL NOTES

- 1 - THIS REPORT PREPARED FOR THE CITY OF MARKHAM.
- 2 - SUBJECT TO ANY EASEMENTS AS NOTED ON THIS PLAN.
- 3 - ALL DIMENSIONS ARE IN METERS.
- 4 - ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
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REGISTERED PLAN 4949

LOT 65

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LOT 65

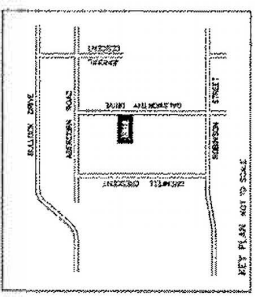
REGISTERED PLAN 4949

LOT 65

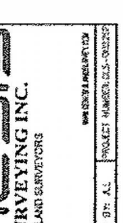
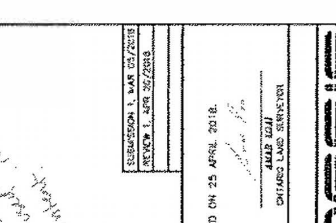
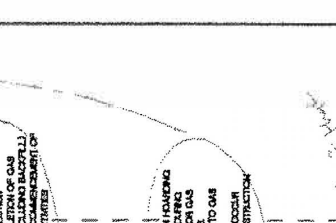
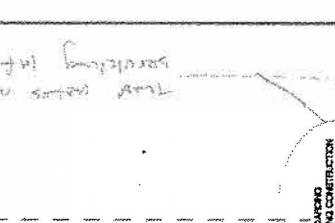
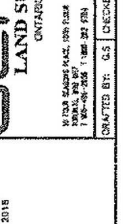
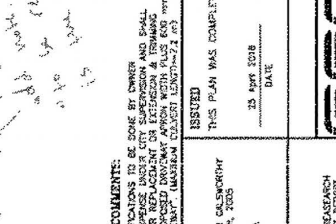
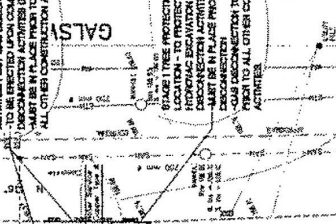
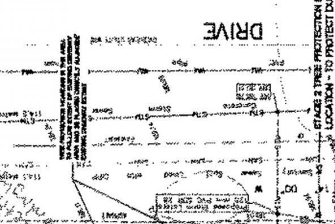
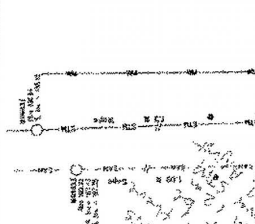
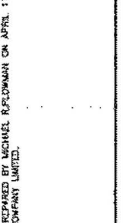
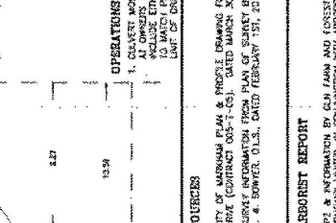
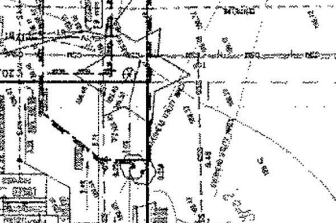
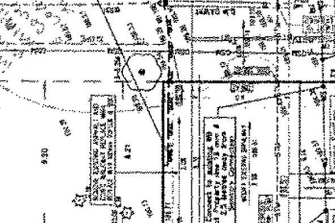
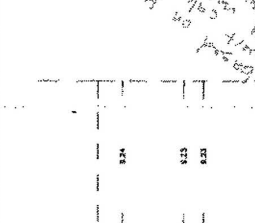
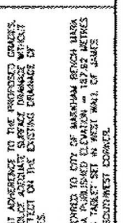
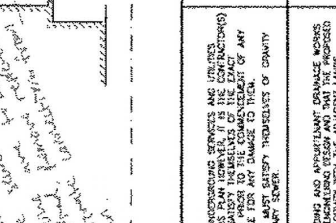
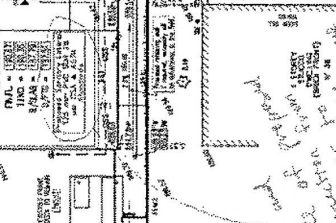
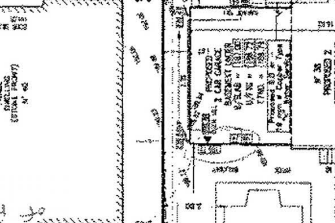
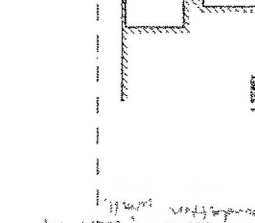
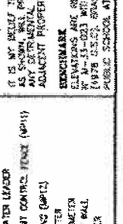
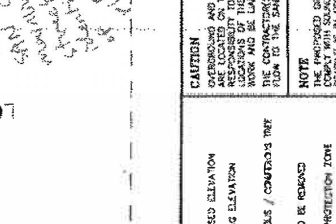
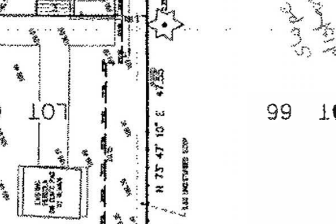
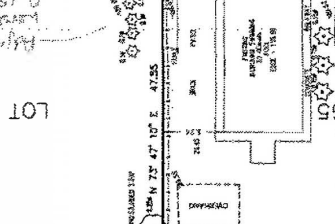
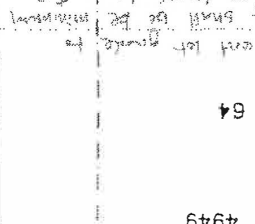
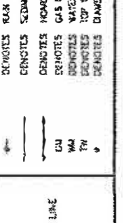
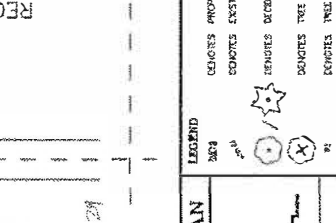
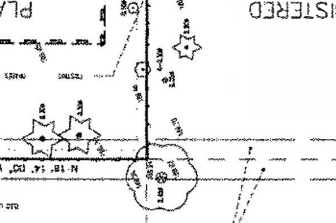
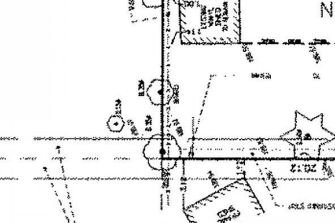
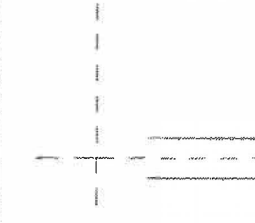
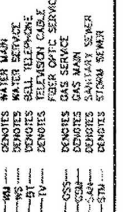
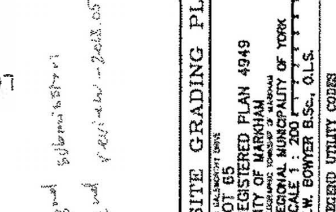
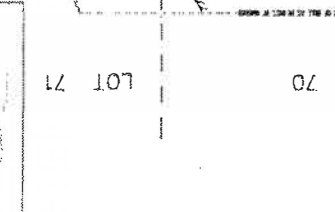
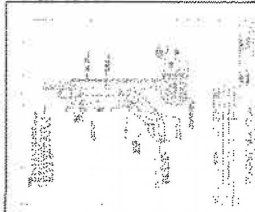
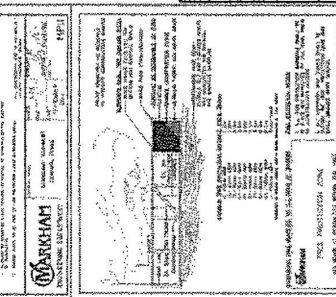
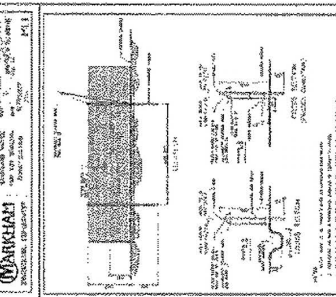
REGISTERED PLAN 4949

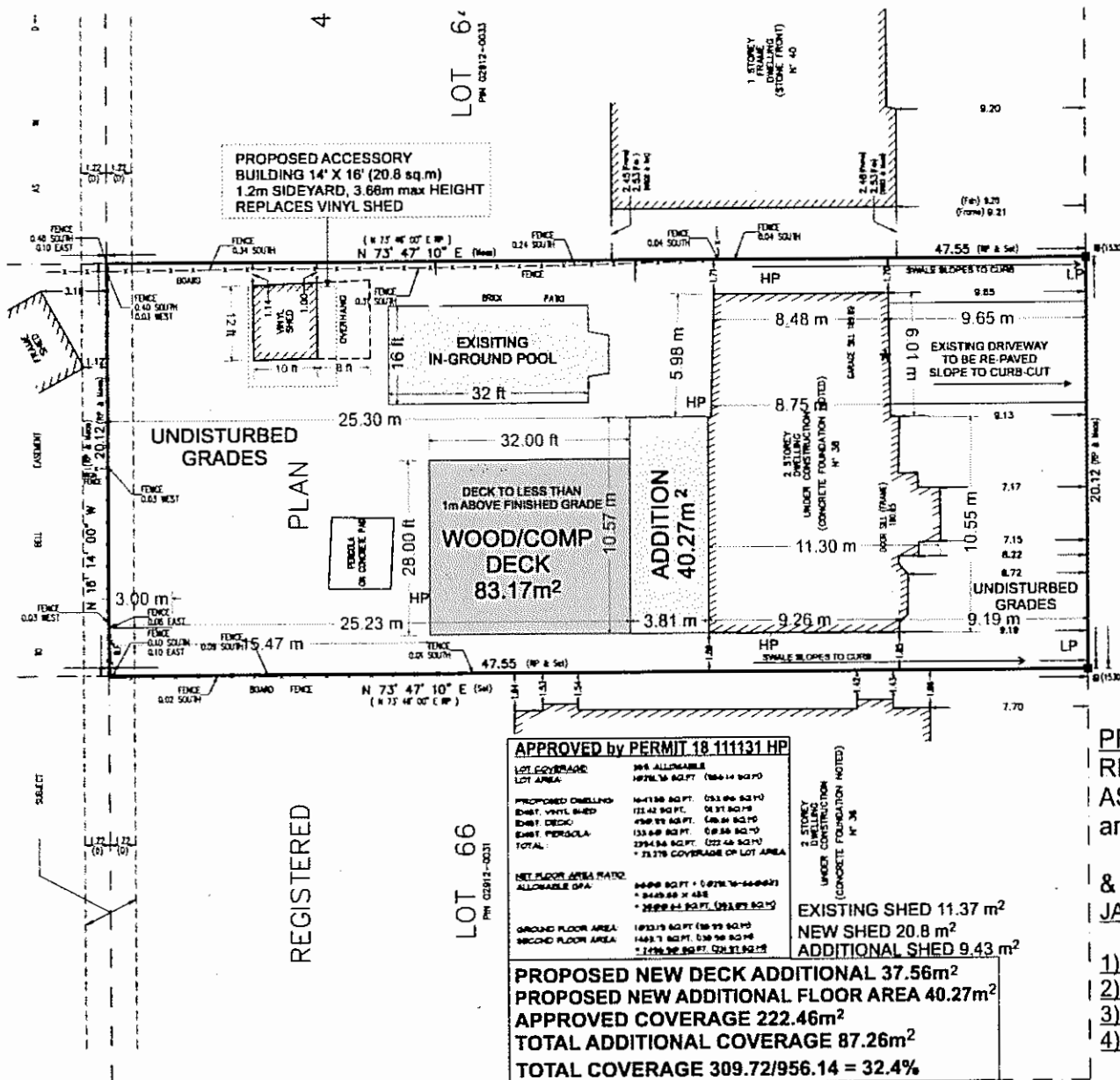
LOT 65

REGISTERED PLAN 4949



1. THE PROPOSED LOT 65 IS A 1.00 AC. PARCEL OF LAND SITUATE IN THE CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK, DISTRICT OF MARKHAM, PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.





GALSWORTHY DRIVE
(BY REGISTERED PLAN 4949)
PM 02012-0120

HP = HIGH POINT OF GRADE
LP = LOW POINT OF GRADE

* Height of highest ridge 199.51 m

**PROPOSED SITE PLAN
REFERENCING:
AS-BUILT SURVEY, (SRPR)
and FOOTPRINT**

**& PROPOSED CHANGES:
JANUARY 2019**

- 1) ADDITION TO REAR
- 2) REBUILT DECK
- 3) REMOVE/REPLACE SHED
- 4) INCREASE LOT COVERAGE

SURVEYOR'S REAL PROPERTY REPORT

LOT 65
REGISTERED PLAN 4949
CITY OF MARKHAM
(FORMERLY TOWNSHIP OF MARKHAM)

SCALE 1 : 200

GENESIS LAND SURVEYING INC.

PART 2: REPORT

- 1 - THIS REPORT WAS PREPARED FOR LORRA BLUM
- 2 - BOUNDARIES CONFORM TO REGISTERED PLAN 4949
- 3 - SUBJECT TO AN EASEMENT AS IN INST. NO. A672812
NOTICE OF CLAIM AS IN INST. NO. A672812
- 4 - FENCES VARY FROM PROPERTY LINES AS SHOWN
- 5 - NO RESPONSIBILITY FOR USE BY OTHER PARTIES

© COPYRIGHT 2018, GENESIS LAND SURVEYING INC.
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT
IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION
OF GENESIS LAND SURVEYING INC., IS STRICTLY PROHIBITED.

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE.
NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL
BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

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

BENCHMARK

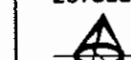
ELEVATIONS ARE REFERRED TO CITY OF MARKHAM
BENCH MARK N° M-33-023 WITH A PUBLISHED
ELEVATION = 188.836 (1978 C.S.C)

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
○	DENOTES	IRON BAR
○	DENOTES	IRON PIPE
○	DENOTES	STANDARD IRON BAR
○	DENOTES	ORIGIN UNKNOWN
(RP)	DENOTES	REGISTERED PLAN 4949
(O)	DENOTES	INSTRUMENT NO. A66625
(WSG1)	DENOTES	PLAN OF SURVEY BY W. S. GIBSON O.L.S. (DATED 10/18/1954)
(WSG2)	DENOTES	PLAN OF SURVEY BY W. S. GIBSON O.L.S. (DATED 09/21/1957)
PM	DENOTES	PROPERTY IDENTIFIER NUMBER
INV.	DENOTES	INVERT
MEAS	DENOTES	DIAMETER
(FON)	DENOTES	MEASURED
1530	DENOTES	FOUNDATION WALL
1530	DENOTES	E.W. BOWYER, O.L.S.

BEARING NOTE: BEARINGS ARE ASTROMONOMIC AND
ARE REFERRED TO THE WEST LIMIT OF GALSWORTHY
DRIVE AS SHOWN ON REGISTERED PLAN 4949
HAVING A BEARING OF N 16° 14' 00" W.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2075888



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

18 PROPOSED PLACE, PM FLOOR

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SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT
AND IN ACCORDANCE WITH THE SURVEY
ACT, THE SURVEYOR'S ACT AND THE
REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON
DECEMBER 7TH 2018.

DATE: DECEMBER 12TH 2018

AWAR 1201

ONTARIO LAND SURVEYOR

GENESIS
LAND SURVEYING INC.
ONTARIO LAND SURVEYORS

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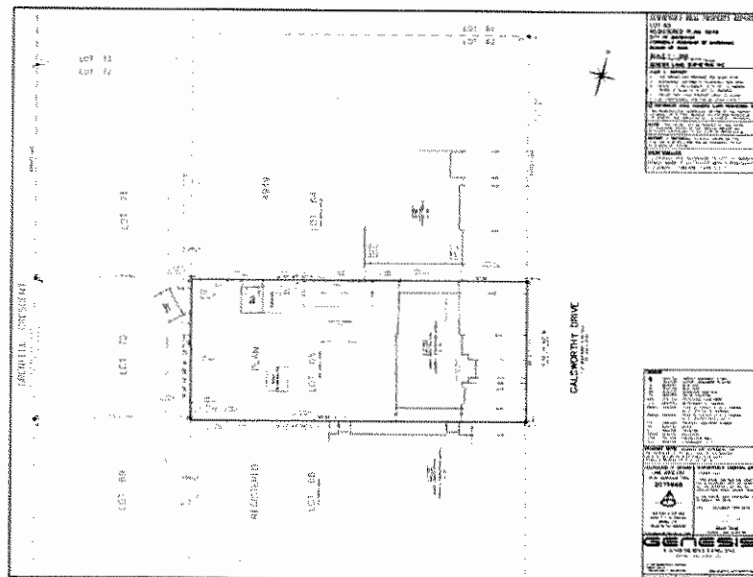
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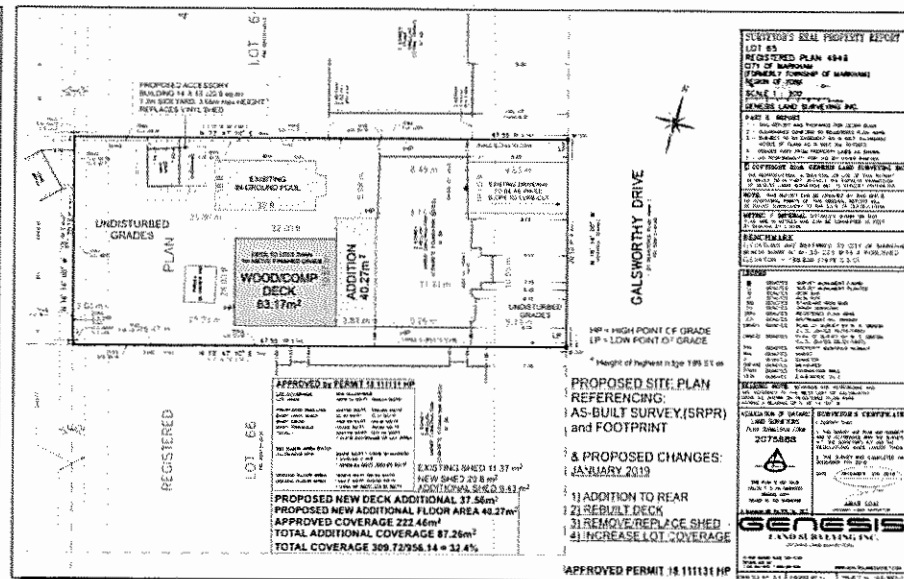
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18 PROPOSED PLACE, PM FLOOR

SURVEYOR'S REAL PROPERTY REPORT



PROPOSED ADDITION TO PERMITTED SINGLE FAMILY DWELLING



NOTE PREVIOUSLY DRAWINGS ISSUED FOR PERMIT:

TOPOGRAPHICAL SURVEY BY: E. W. BOWYER, 1, FEB. 2018
SHEET A1 APPROVED SITE PLAN BY: CZ DESIGNS, 11, FEB. 2018
SHEET A2-A13 APPROVED ARCHITECTURAL DRAWINGS BY: CZ DESIGNS AND Y. C. LAI (P. ENG)

ATTACHED HERETO:
SHEET P1: PROPOSED SITE PLAN FOR ADDITION AND AS-BUILT FOOTPRINT BASED ON SRPR
SHEETS A1-A7 AS-BUILT ARCHITECTURAL DRAWINGS: BY L. BLUM AND E. E. H. GIRGIS (P. ENG)

APPENDED: TIMBERFIELD ROOF TRUSS STRUCTURAL DOCUMENTS AND LAYOUT
PRE-ENG FLOOR STRUCTURE DOCUMENTS BY: DZIGN PLUS, 21 JUNE 2018

BLUM RESIDENCE
ADDITION & AS-BUILT
PERMIT: 1811131 HP
REVISIONS BY OWNER(S)

DATE:
09/01/2019

SCALE:

AS NOTED

SHEET:
P-1

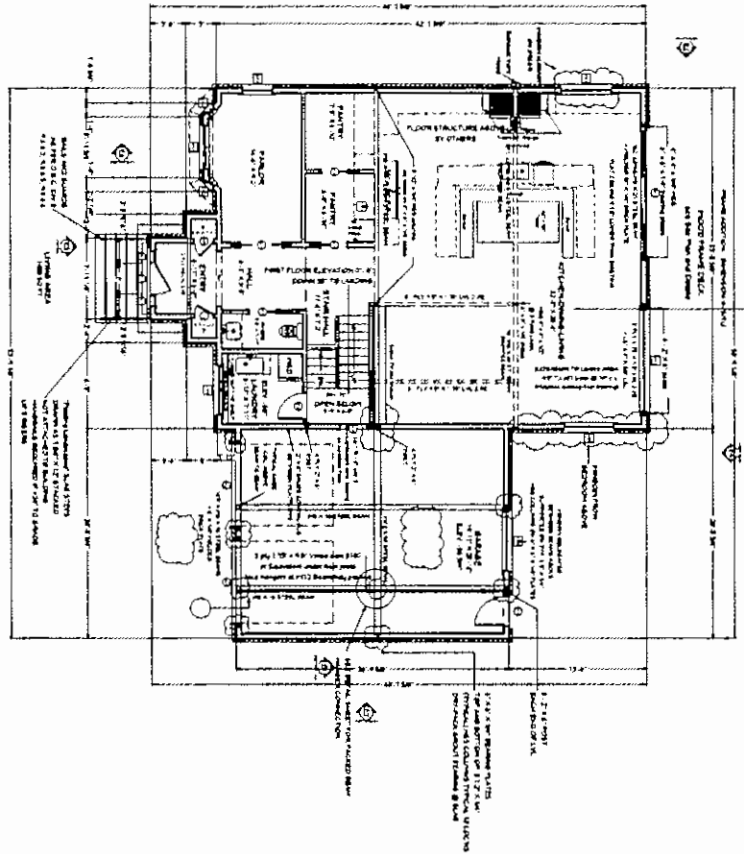
APPLICATION UNDER EXISTING PERMIT FOR PROPOSED ADDITION DOCUMENT AS-BUILT CONDITIONS

PROPOSED SITE PLAN AND GENESIS SRPR

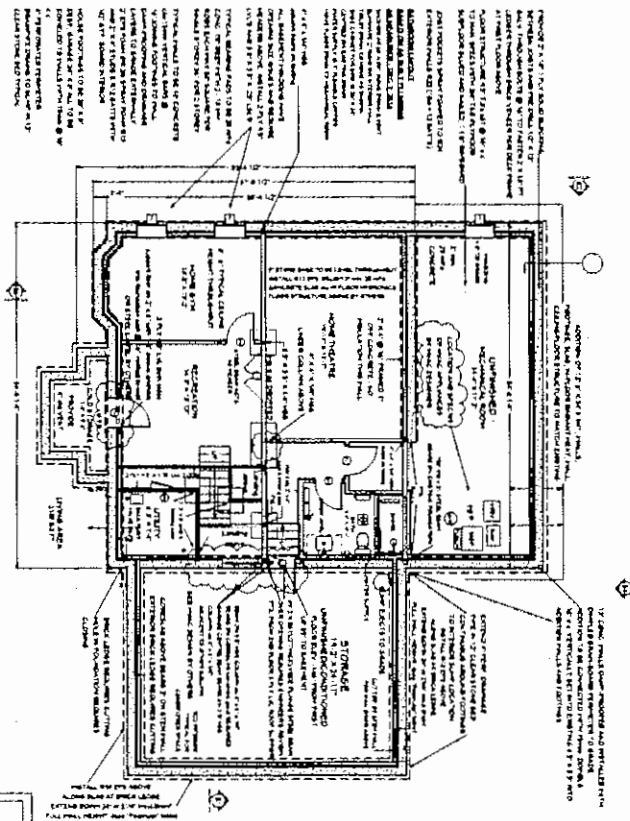
BLUM HOWELL BAYVIEW REALTY

38 GALS WORTHY DR.
ROLL #04028035600
PLAN 4949 LOT 65 MARKHAM

GROUND FLOOR SCALE 3/16" = 1'-0"



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



38 GALSWORTHY DR.
ROLL #04028035600
PLAN 4949 LOT 65 MARKHAM

DATE: 09/01/2019
SCALE: AS NOTED
SHEET: A-1

BLUM RESIDENCE
ADDITION & AS-BUILT
PERMIT: 18111131 HP
REVISIONS BY OWNER(S)

GROUND FLOOR &
BASEMENT PLAN

APPLICATION UNDER EXISTING
PERMIT FOR PROPOSED
ADDITION
DOCUMENT AS-BUILT
CONDITIONS

REVISION TABLE			
NUMBER	DATE	DESCRIPTION	BY
1	07/24/18	ISSUED FOR PERMIT	CS
2	11/18/18	REVISED AS-BUILT	LM

L BLUM
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Memorandum to the City of Markham Committee of Adjustment

February 27, 2019

File: A/02/19
 Address: 38 Galsworthy Dr, Markham
 Applicant: Leora Blum & Bill Kokotsis
 Agent: Gregory Forfar
 Hearing Date: Wednesday, March 13, 2019

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

The applicant is requesting relief from the following requirements of By-law 1229, R1, as amended:

a) **By-law 1229; Table 11.1:**

a minimum front yard setback of 23.45 feet (7.15m), whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m);

a) **Amending By-law 99-90, Section 1.2 (i):**

a maximum building height of 10.57 m (34.68 ft), whereas the By-law permits a maximum building height 9.8 m;

as they relate to a proposed residential dwelling that is under construction.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, *"house has been, incorrectly and regrettably, erected with the conditions described above. Conditions were not realized until the SRPR was conducted and issued in Dec. 2018 after the pre-backfill inspection and prior to framing HVAC inspection. To comply the entire house at it's current stage (roofed and closed-in) would have to be demolished to the footings"*.

Zoning Preliminary Review (ZPR) Undertaken

The owner has completed a Zoning Preliminary Review (ZPR) to confirm the variances required for the proposed development.

Increase in Maximum Building Height

The applicant is requesting relief to permit a maximum building height of 10.57 m (34.68 ft), whereas the By-law permits a maximum building height of 9.8 m (32.15 ft). This represents an increase of approximately 0.77 m (2.53 ft).

The By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. It should be noted that the proposed grade of the front of the house is approximately 0.77 m (2.53 ft) above the crown of road. Adjacent homes on the street generally follow this pattern where they are typically above the crown of road. Staff are of the opinion that the requested variance is appropriate for the development.

Reduction in Front Yard Setback

The applicant is requesting relief to permit a minimum front yard setback of 23.45 ft (7.15 m), whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m). This represents a

reduction of approximately 1.55 ft (0.47 m). The variance is entirely attributable to the front covered porch (and cold cellar in the basement). Excluding the front covered porch, a front yard setback of approximately 28.61 ft (8.72 m) which is more than what the by-law requires is provided to the main dwelling.

The applicant is applying for variances for maximum building height and minimum front yard setback due to the construction of a dwelling not in compliance with the applicable by-law or, in compliance with the approved building permit plans. Notwithstanding, Staff are of the opinion that the variance request for a reduction in front yard setback and maximum building height is appropriate for the development.

PUBLIC INPUT SUMMARY

No written submissions were received as of February 19, 2019. 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 variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

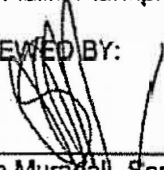
The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

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

PREPARED BY:


Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


Stacia Muradali, Senior Planner, East District
File Path: Amanda\Fil 19 109746 \Documents\District Team Comments Memo

APPENDIX "A"

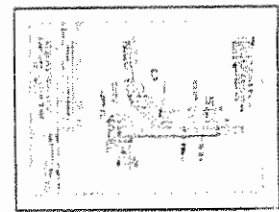
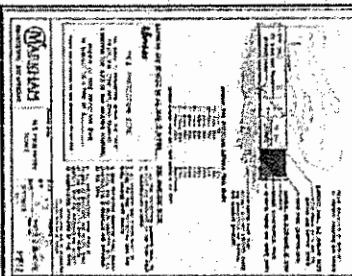
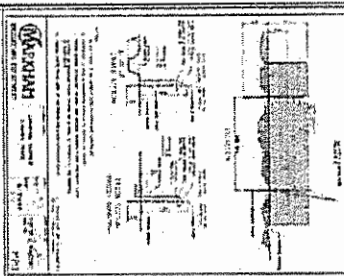
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/02/19

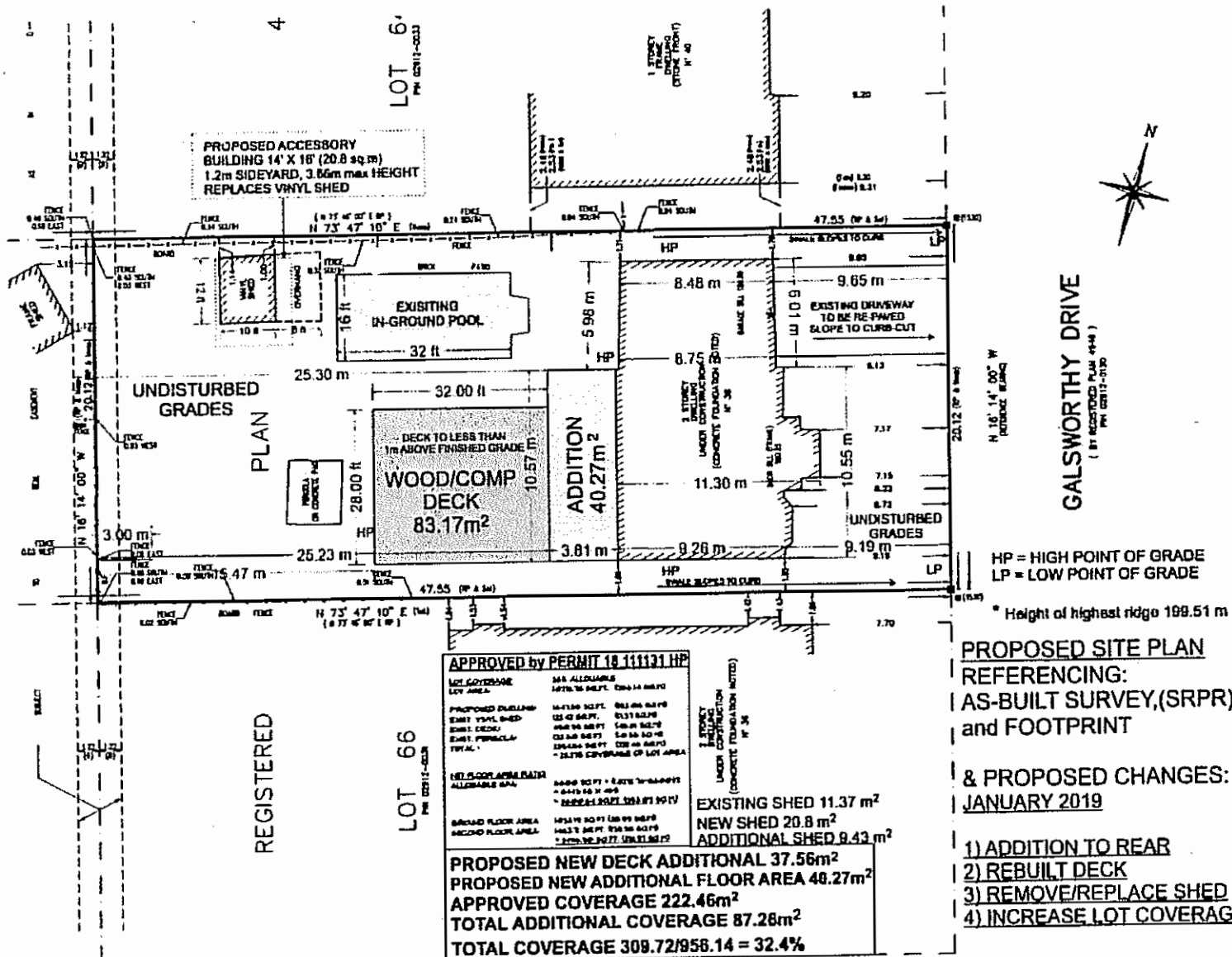
1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on *January 09, 2019*, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

[illegible][illegible]



SURVEYOR'S REAL PROPERTY REPORT
LOT 65
REGISTERED PLAN 4949
CITY OF MARKHAM
(FORMERLY TOWNSHIP OF MARKHAM)
REGION OF YORK
SCALE 1 : 200
GENESIS LAND SURVEYING INC.

PART 2: REPORT
1 - THIS REPORT WAS PREPARED FOR LEORA BLUM.
2 - BOUNDARIES CONFORM TO REGISTERED PLAN 4949.
3 - SUBJECT TO AN EASEMENT AS IN WEST. KAYAMARR.
NOTICE OF CLAIM AS IN WEST. MS 972182.
4 - FENCES VARY FROM PROPERTY LINES AS SHOWN.
5 - NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

© COPYRIGHT 2018, GENESIS LAND SURVEYING INC.
THE REPRESENTATION, ALTERATION OR USE OF THIS REPORT
IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION
OF GENESIS LAND SURVEYING INC., IS STRICTLY PROHIBITED.

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE.
NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL
BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

**METRIC / IMPERIAL DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.**

BENCHMARK
ELEVATIONS ARE REFERRED TO CITY OF MARKHAM
BENCH MARK N° M-33-023 WITH A PUBLISHED
ELEVATION = 180.836 (1978 G.S.C)

LEGEND

HP	DO NOTES	SURVEY MONUMENT FOUND
LP	DO NOTES	SURVEY MONUMENT PLANTED
BM	DO NOTES	IRON BAR
CU	DO NOTES	IRON PIPE
ST	DO NOTES	STANDARD IRON BAR
CU	DO NOTES	IRON UNKNOWN
(HP)	DO NOTES	REGISTERED PLAN 4949
(ST)	DO NOTES	RESTRAINT NO. 100000
(W501)	DO NOTES	PLAN OF SURVEY BY R. S. ORSON O.L.S. (DATED 10/11/1936)
(W502)	DO NOTES	PLAN OF SURVEY BY R. S. ORSON O.L.S. (DATED 08/21/1937)
PM	DO NOTES	PROPERTY IDENTIFIER NUMBER
WY	DO NOTES	WEIGHT
#	DO NOTES	DIAMETER
(MEAS)	DO NOTES	MEASUREMENT
(TON)	DO NOTES	FOUNDATION WALL
1530	DO NOTES	E.W. BOWEN, O.L.S.

BEARING NOTE: BEARINGS ARE ASTROMOMIC AND
ARE REFERRED TO THE WEST LIMIT OF GALSWORTHY
DRIVE AS SHOWN ON REGISTERED PLAN 4949
HAVING A BEARING OF N 16° 14' 00" W.

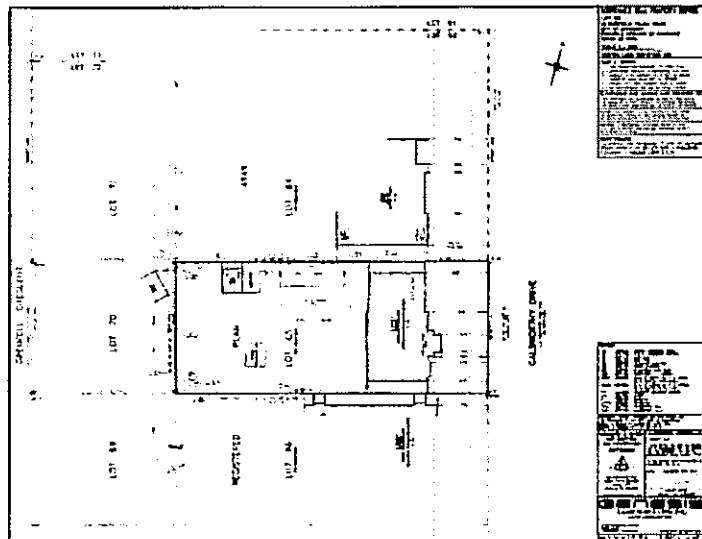
**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2075888**

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT
AND IN ACCORDANCE WITH THE SURVEY
ACT, THE SURVEYOR'S ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON
DECEMBER 7TH 2018.
DATE: DECEMBER 12TH 2018
AMAR LOAN
ON TARIO LAND SURVEYOR

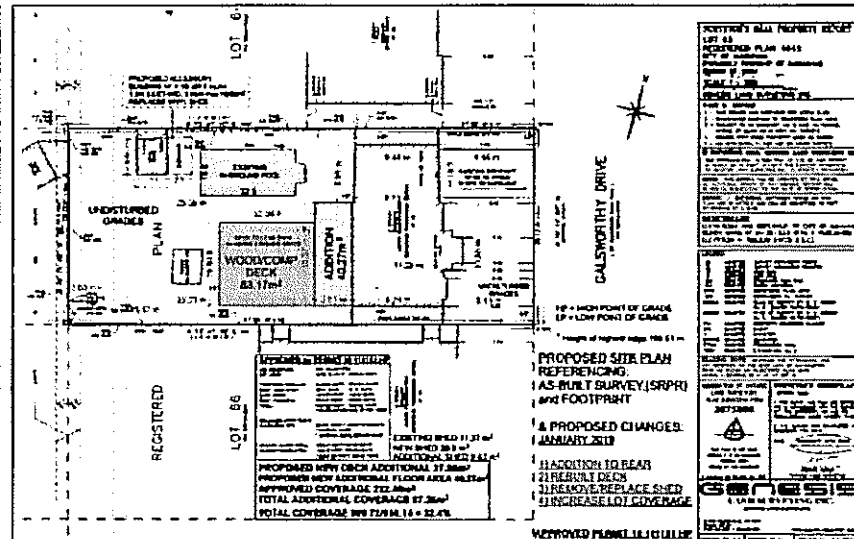
**GENESIS
LAND SURVEYING INC.**
ON TARIO LAND SURVEYORS

IN THIS PLANNING PLAN, THE SURVEY
WAS DONE BY:
1. GENESIS LAND SURVEYING INC.
DRAFTED BY: C.S. CHECKED BY: A.L. PROJECT NO. 03-002-1

SURVEYOR'S REAL PROPERTY REPORT



PROPOSED ADDITION TO PERMITTED SINGLE FAMILY DWELLING



NOTE PREVIOUSLY DRAWINGS ISSUED FOR PERMIT:

TOPOGRAPHICAL SURVEY BY: E. W. BOWYER, 1, FEB. 2018
 SHEET A1 APPROVED SITE PLAN BY: CZ DESIGNS, 11, FEB. 2018
 SHEET A2-A13 APPROVED ARCHITECTURAL DRAWINGS BY: CZ DESIGNS AND Y. C. LAI (P. ENG)

ATTACHED HERETO:

SHEET P1: PROPOSED SITE PLAN FOR ADDITION AND AS-BUILT FOOTPRINT BASED ON SRPR
 SHEETS A1-A7 AS-BUILT ARCHITECTURAL DRAWINGS: BY L. BLUM AND E. E. H. GIRGIS (P. ENG)

APPENDED: TIMBERFIELD ROOF TRUSS STRUCTURAL DOCUMENTS AND LAYOUT
 PRE-ENG FLOOR STRUCTURE DOCUMENTS BY: DZIGN PLUS, 21 JUNE 2018

PROJECT NO.	18-001
DATE	09/01/2019
BY	L. BLUM
CHECKED BY	E. E. H. GIRGIS
APPROVED BY	L. BLUM
SCALE	AS SHOWN
SHEET	P-1

APPLICATION UNDER EXISTING PERMIT FOR PROPOSED DOCUMENT AS-BUILT CONDITIONS

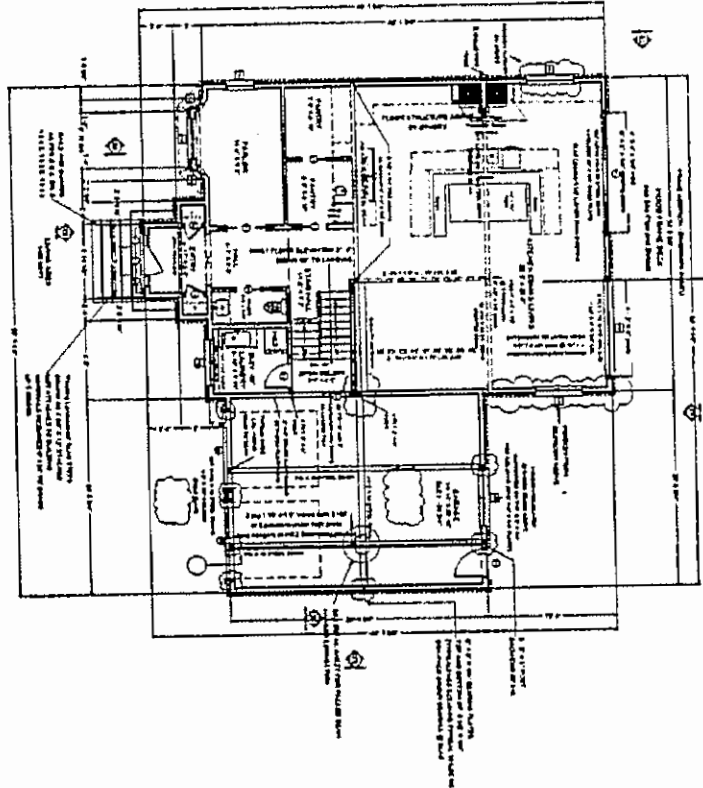
PROPOSED SITE PLAN AND GENESIS SRPR

BLUM RESIDENCE ADDITION & AS-BUILT PERMIT 1811131 NP REVISIONS BY OWNER (E)

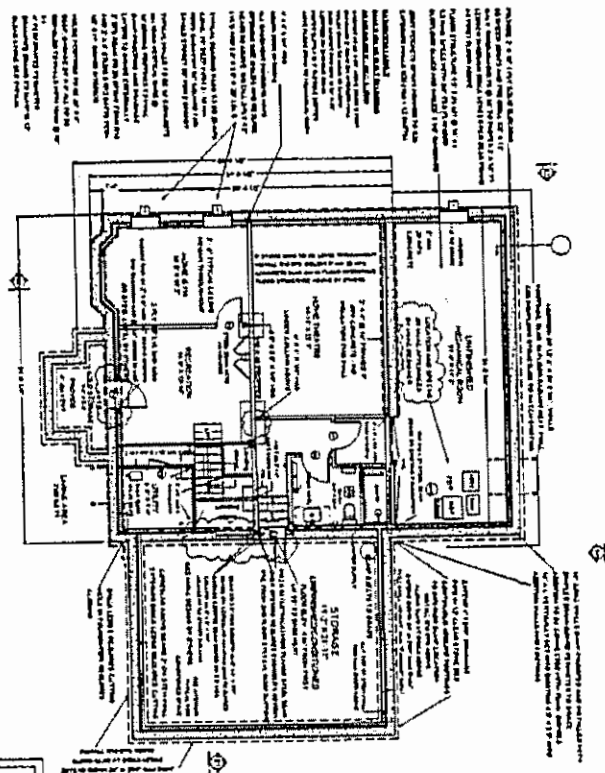
DATE	09/01/2019
SCALE	AS NOTED
SHEET	P-1

38 GALS WORTHY DR.
 ROLL #04028035600
 PLAN 4949 LOT 65 MARKHAM

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE PROPOSED ADDITION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MARKHAM ZONING BY-LAW.
 3. THE PROPOSED ADDITION SHALL BE CONSTRUCTED WITHIN THE EXISTING LOT BOUNDARIES.
 4. THE PROPOSED ADDITION SHALL BE CONSTRUCTED WITHIN THE EXISTING LOT BOUNDARIES.
 5. THE PROPOSED ADDITION SHALL BE CONSTRUCTED WITHIN THE EXISTING LOT BOUNDARIES.



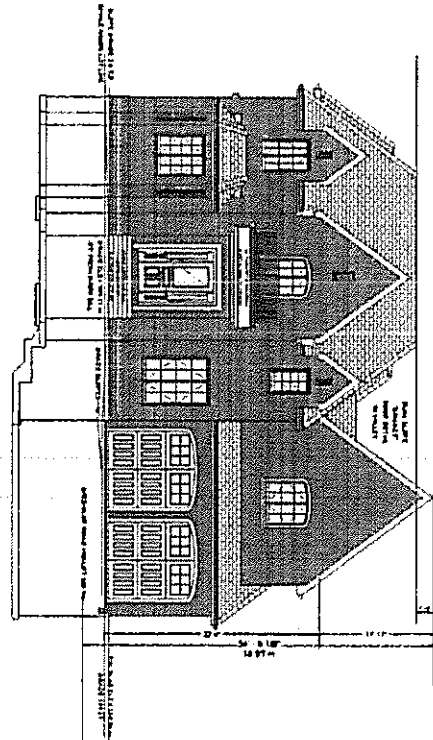
GROUND FLOOR SCALE 3/16" = 1'-0"



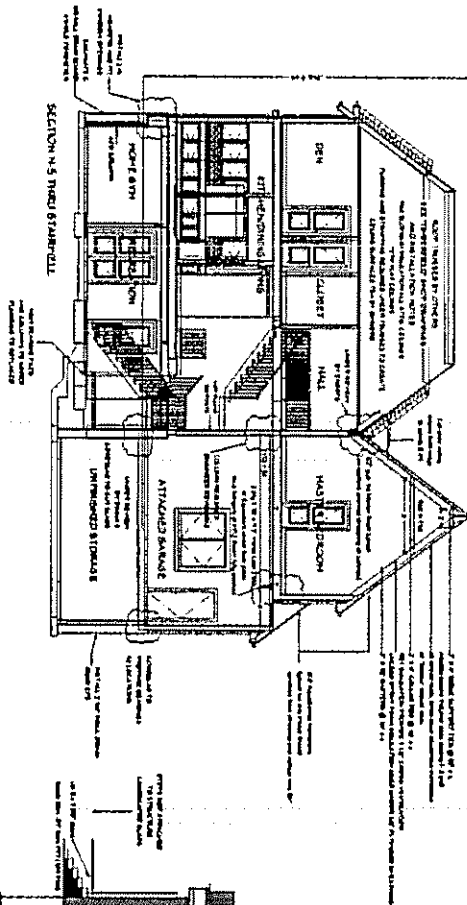
BASEMENT SCALE 3/16" = 1'-0"

38 GALSORTHY DR.
ROLL #04028035600
PLAN 4949 LOT 65 MARKHAM

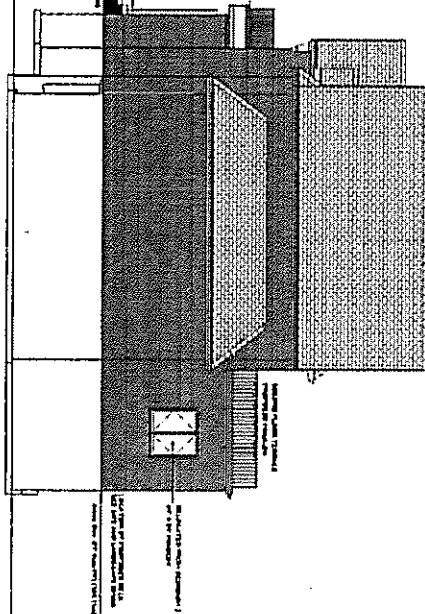
A-1	SHEET:	DATE:	SCALE:	09/18/2019	BLUM RESIDENCE ADDITION & AS-BUILT PERMIT: 18131331 HP REVISIONS BY OWNER(S)	GROUND FLOOR & BASEMENT PLAN	APPLICATION UNDER EXISTING PERMIT FOR PROPOSED ADDITION DOCUMENT AS-BUILT CONDITIONS	PROJECT NO. 18131331 PROJECT NAME: 38 GALSORTHY DR. PROJECT ADDRESS: 38 GALSORTHY DR. PROJECT CITY: MARKHAM PROJECT STATE: ONTARIO PROJECT ZIP: L3R 9V7		L. BLUM KOHLEPE BAYVIEW REALTY
								PROJECT NO. 18131331 PROJECT NAME: 38 GALSORTHY DR. PROJECT ADDRESS: 38 GALSORTHY DR. PROJECT CITY: MARKHAM PROJECT STATE: ONTARIO PROJECT ZIP: L3R 9V7		



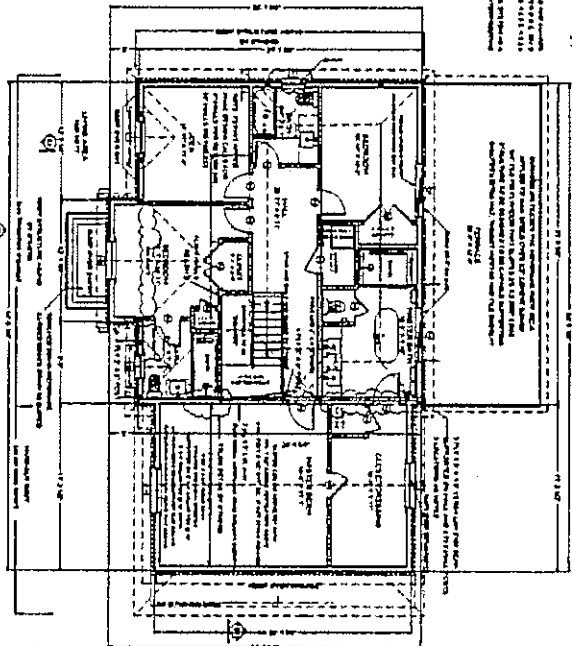
STREET EAST ELEVATION SCALE 3/16" = 1'-0"



SECTION N-S LOOKING WEST
SCALE 3/16" = 1'-0"

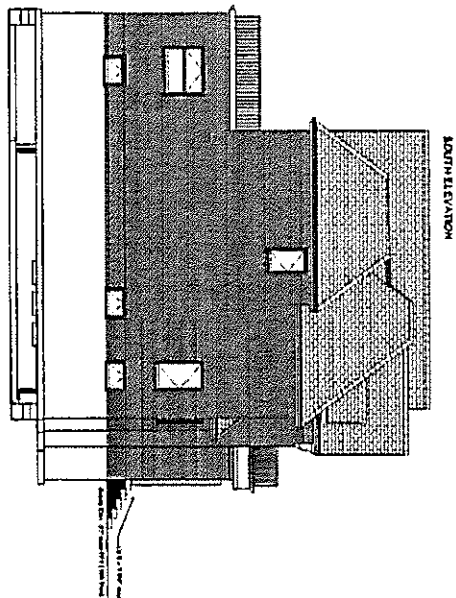


NORTH ELEV SCALE 3/16" = 1'-0"

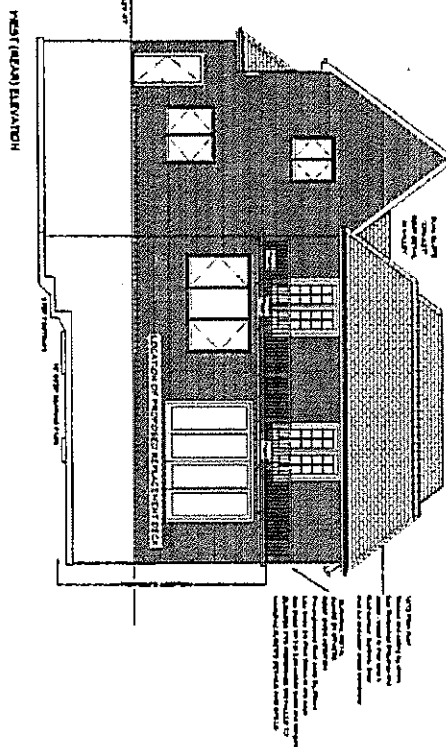


38 GALS WORTHY DR.
ROLL #04028035600
PLAN 4949 LOT 65 MARKHAM

BLUM RESIDENCE ADDITION & AS-BUILT PERMIT: 1811131 HP REVISIONS BY OWNER(S)		SECOND FLOOR PLAN EAST NORTH ELEV SECTION N-S		APPLICATION UNDER EXISTING PERMIT FOR PROPOSED ADDITION DOCUMENT AS-BUILT CONDITIONS		PERMIT TAG APPROVED FOR PERMIT 09/01/2019 1 0111131 HP		L. BLUM HOMELIFE BAYVIEW REALTY	
DATE: 09/01/2019		SCALE: 3/16" = 1'-0"		SHEET: 1		1		1	



SOUTH ELEV SCALE 3/16" = 1'-0"



WEST ELEV SCALE 3/16" = 1'-0"

38 GALSWORTHY DR.
ROLL #04028035600
PLAN 4949 LOT 65 MARKHAM

DATE: 09/01/2019
SCALE: 3/16" = 1'-0"
SHEET: 1

BLUM RESIDENCE
ADDITION & AS-BUILT
PERMIT: 18111131 HP
REVISIONS BY OWNER(S)

WEST ELEVATION
SOUTH ELEVATION

APPLICATION UNDER EXISTING
PERMIT FOR PROPOSED
ADDITION
DOCUMENT AS-BUILT
CONDITIONS

DATE	BY	REVISION
09/01/2019	1	ISSUED FOR PERMIT

L. BLUM
HOMELIFE
BAYVIEW
REALTY

