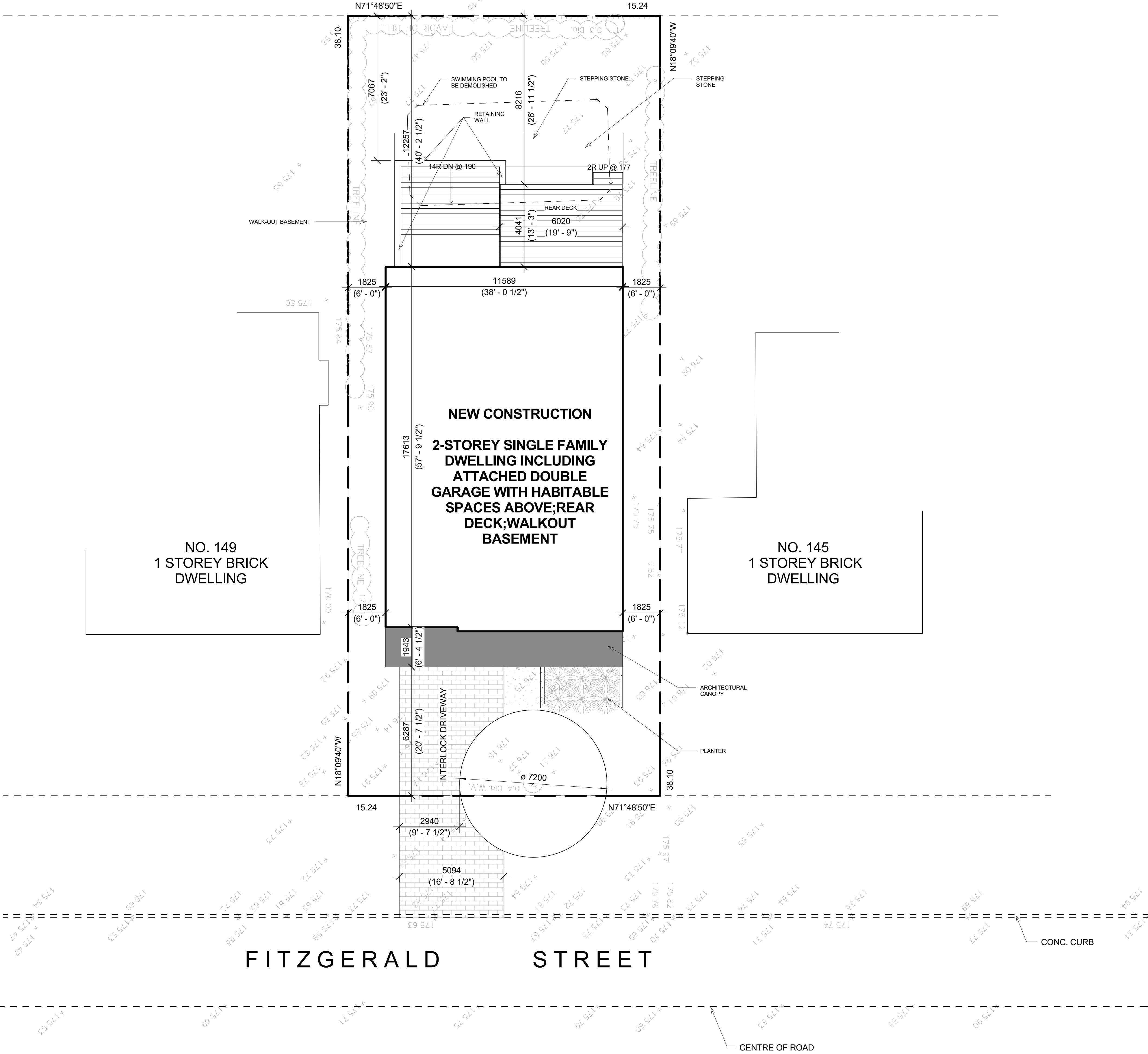


SITE STATISTICS	BY-LAW # 11-72	MINOR VARIANCE
LOT AREA	580.64 SQ.M. (6250 SQFT)	
LOT FRONTAGE	15.24 M	
BUILDING FOOTPRINT WITH GARAGE	205.04 SQ.M. (2207.04 SQFT)	
LOT COVERAGE	PERMITTED 33.3% PROPOSED 37.18%	✓
GFA	PERMITTED N/A PROPOSED 371.73 SQ.M. (4,001.24 SQFT)	
BUILDING HEIGHT	PERMITTED 7.62 M (MAX.) PROPOSED 8.085 M	✓
SETBACKS: FRONT (NORTH)	PERMITTED 6.00 M (MIN.) PROPOSED 6.287 M	
SETBACKS: SIDE (WEST)	PERMITTED 1.80 M (MIN.) PROPOSED 1.80 M	
SETBACKS: SIDE (EAST)	PERMITTED 1.80 M (MIN.) PROPOSED 1.80 M	
SETBACKS: REAR (SOUTH)	PERMITTED 7.62 M (MIN.) PROPOSED 12.26 M	

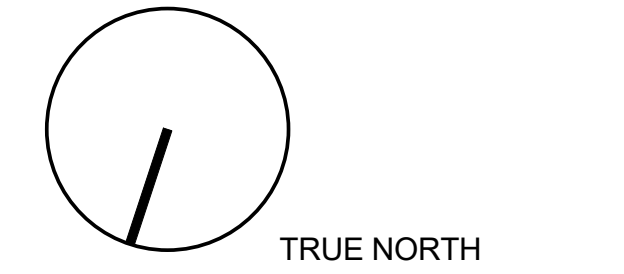
PROJECT INFORMATION	
BASEMENT FOOTPRINT	156.17 SQ.M. (1680.99 SQFT)
GROUND FLOOR FOOTPRINT	204.12 SQ.M. (2197.16 SQFT)
SECOND FLOOR FOOTPRINT	204.64 SQ.M. (2202.77 SQFT)
BASEMENT CEILING HEIGHT	2.718M (8'-11")
GROUND FLOOR CEILING HEIGHT	3.658M (12')
SECOND FLOOR CEILING HEIGHT	3.068M (10'-2")



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7. DO NOT SCALE DRAWINGS.

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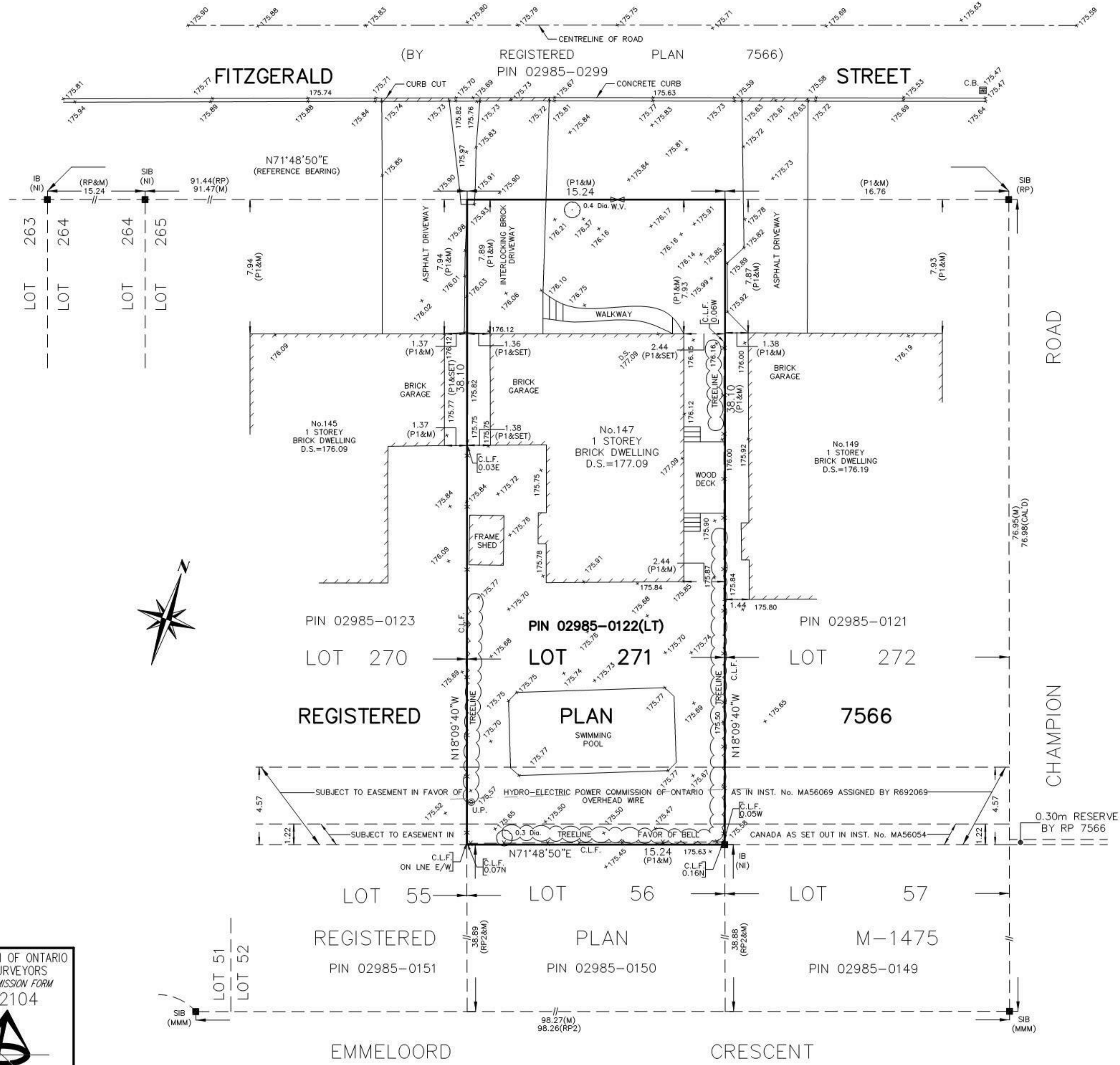
19046 As indicated RL MDZ
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SITE PLAN

A1.0

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2020-01-21 12:03:28 PM



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
LOT 271
REGISTERED PLAN 7566
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200
10m 5 0 10 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
 - IB DENOTES IRON BAR
 - P1 DENOTES PLAN OF SURVEY BY N. W. MOYLES, O.L.S.
DATE SEPTEMBER 01, 1967
 - RP DENOTES REGISTERED PLAN 7566
 - RP2 DENOTES REGISTERED PLAN M-1475
 - CAL'D DENOTES CALCULATED FROM RP AND RP2
 - WIT DENOTES WITNESS
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - M DENOTES MEASURED
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - C.L.F. DENOTES CHAIN LINK FENCE
 - MMM DENOTES MARSHLL MACKLIN MONAGHAN, O.L.S.
 - NI DENOTES NOT IDENTIFIABLE
 - D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
 - U.P. DENOTES UTILITY POLE
 - W.V. DENOTES WATER VALVE
 - C.B. DENOTES CATCH BASIN
 - ☉ DENOTES CONIFEROUS TREE
 - ☼ DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO
THE SOUTHERLY OF FITZGERALD AVENUE AS SHOWN ON REGISTERED
PLAN 7566 HAVING A BEARING OF N71° 48' 50"E.

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY
OF MARKHAM BENCHMARK No.092903318 HAVING AN ELEVATION OF 1175.61 M.
BRASS CAP LOCATED IN CONCRETE SIDEWALK, 26 M SOUTH OF CENTRELINE OF
FITZGERALD AVENUE AND 4.5 M WEST OF CENTRELINE OF FRED VARLEY DRIVE.

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

PART 2 (SURVEY REPORT)

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO EASEMENT
IN FAVOR OF BELL CANADA AS SET OUT IN INST. No. MA56054;
SUBJECT TO EASEMENT IN FAVOR OF HYDRO-ELECTRIC POWER COMMISSION
OF ONTARIO AS IN INST. No. MA56069 ASSIGNED BY R692069.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE
SOUTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 22nd DAY OF AUGUST, 2019

AUGUST 28, 2019
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM
2400 MIDLAND AVE., #121 PHONE: (647)430-1366 FAX: (647)799-4068
SCARBOROUGH, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 19-236SRPR JOB No: 2019-236

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SURVEY

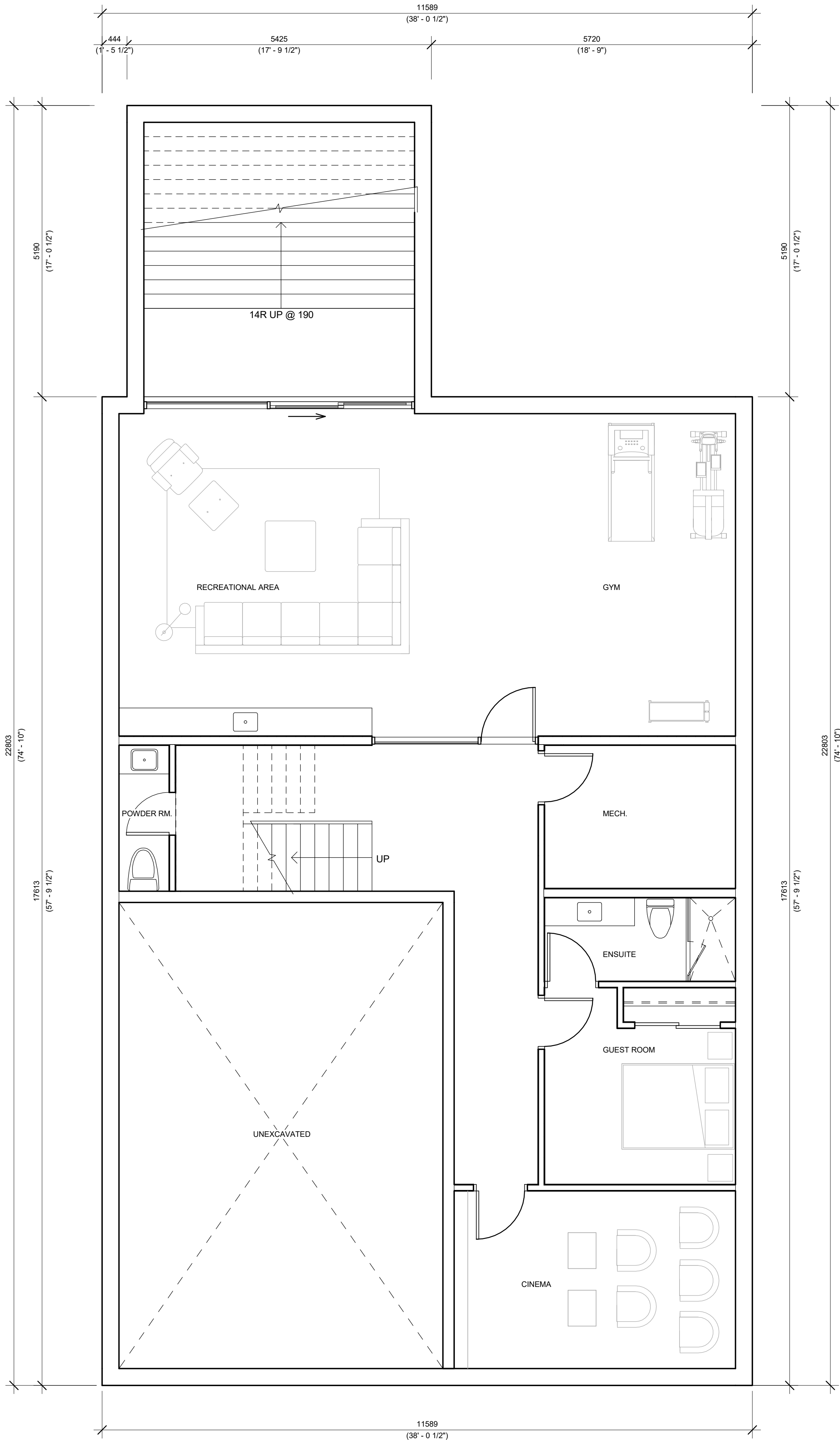
A1.1

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2092104

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ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

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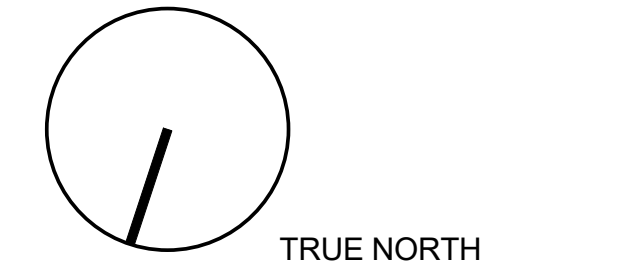
1 BASEMENT PLAN
A2.0 1:50



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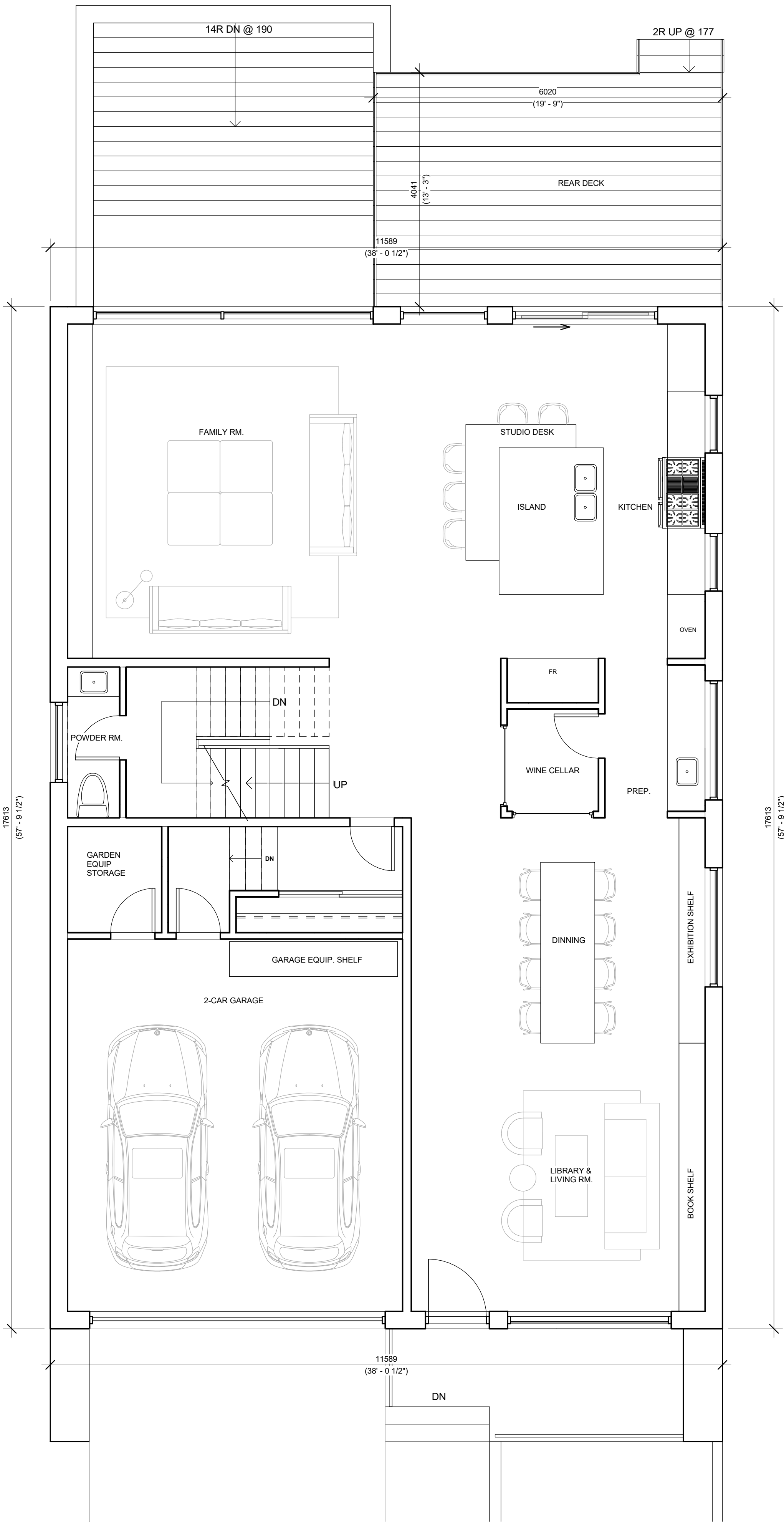


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PROJECT	SCALE	DRAWN	REVIEWED

BASEMENT PLAN
A2.0

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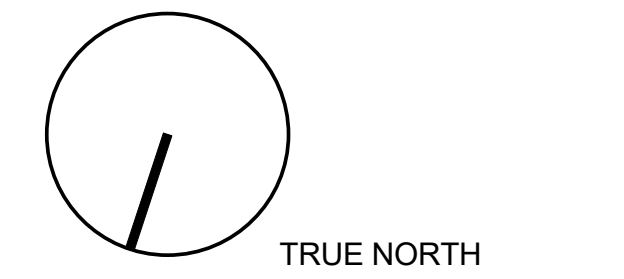


1 GROUND FLOOR PLAN
A2.1 1:50

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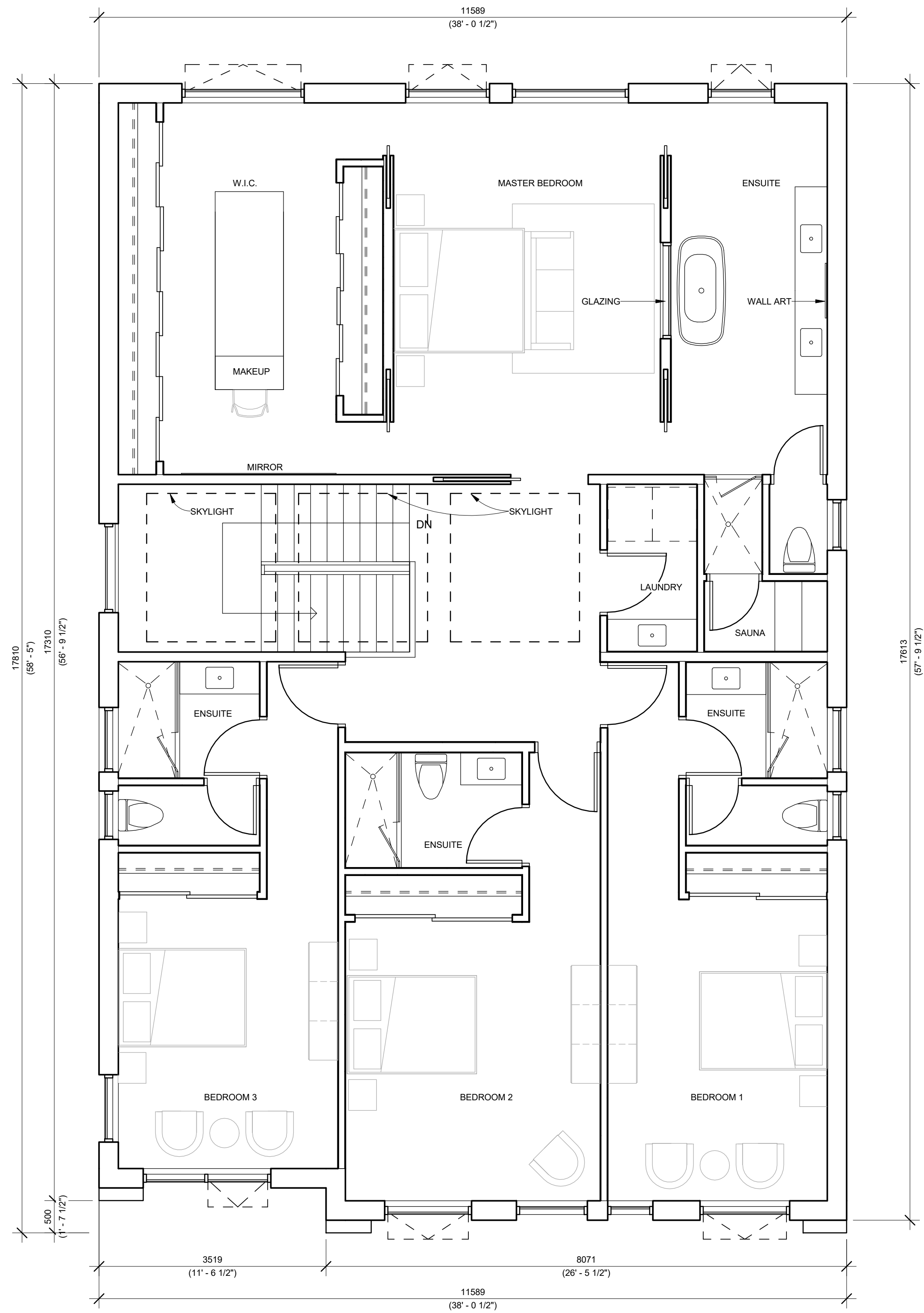
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GROUND FLOOR PLAN
A2.1

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1 SECOND FLOOR PLAN
A2.2 1:50

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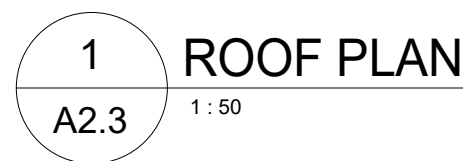


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PROJECT	SCALE	DRAWN	REVIEWED

SECOND FLOOR PLAN
A2.2

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- ## A2.3

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1 SOUTH ELEVATION (REAR)
A3.2 1:50

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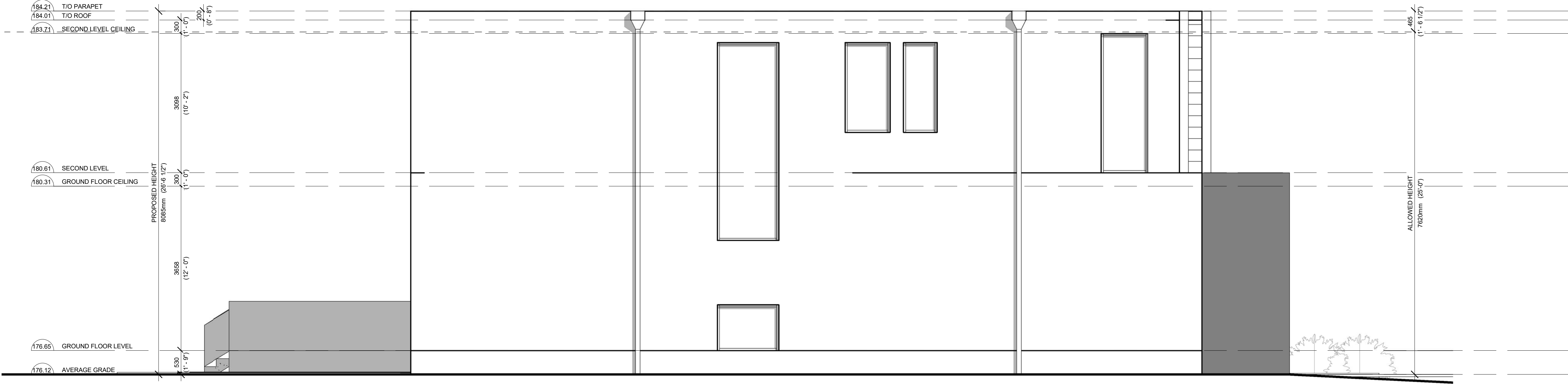
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SOUTH ELEVATION (REAR)

A3.2

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1
A3.3
EAST ELEVATION
1:50

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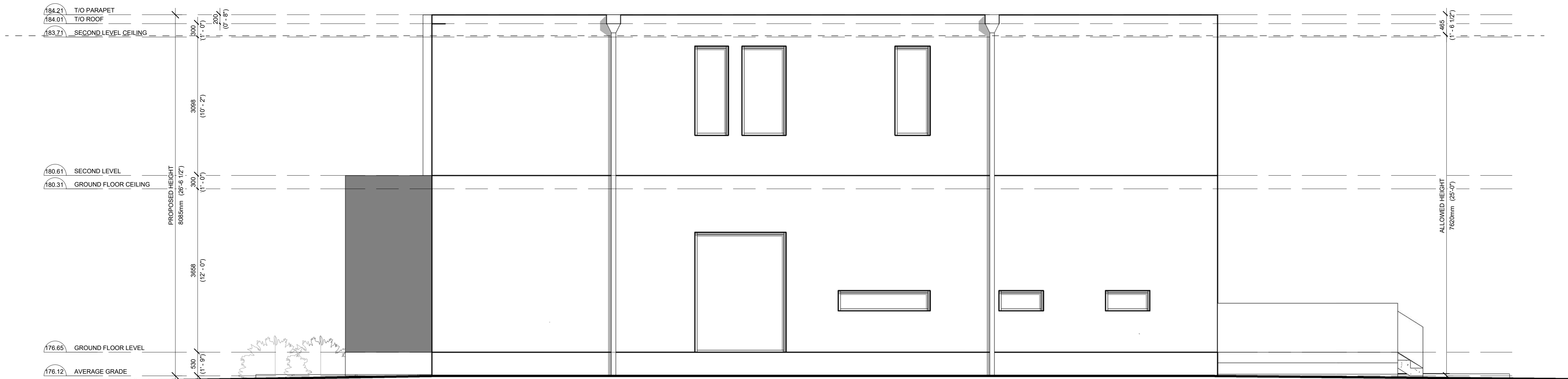
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EAST ELEVATION

A3.3

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1 WEST ELEVATION
A3.4 1:50

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WEST ELEVATION
A3.4

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