

SURVEYOR'S REAL PROPERTY REPORT-PART 1  
PLAN OF PARTS OF LOT 66  
AND LOT 67  
REGISTERED PLAN M-899  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK



© COPYRIGHT  
ertl surveyors 2019  
Ontario Land Surveyors

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

**Part 2**  
SUBJECT TO EASEMENTS AS IN INST. No.'S LB146740 AND  
LB154333.  
FENCES AS SHOWN.  
SURVEY PREPARED FOR BLOOMFIELD HOMES.

**Bearing Reference**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
EASTERLY LIMIT OF WILDROSE CRESCENT AS SHOWN ON  
REGISTERED PLAN M-899 HAVING BEARING OF N36°48'10"W

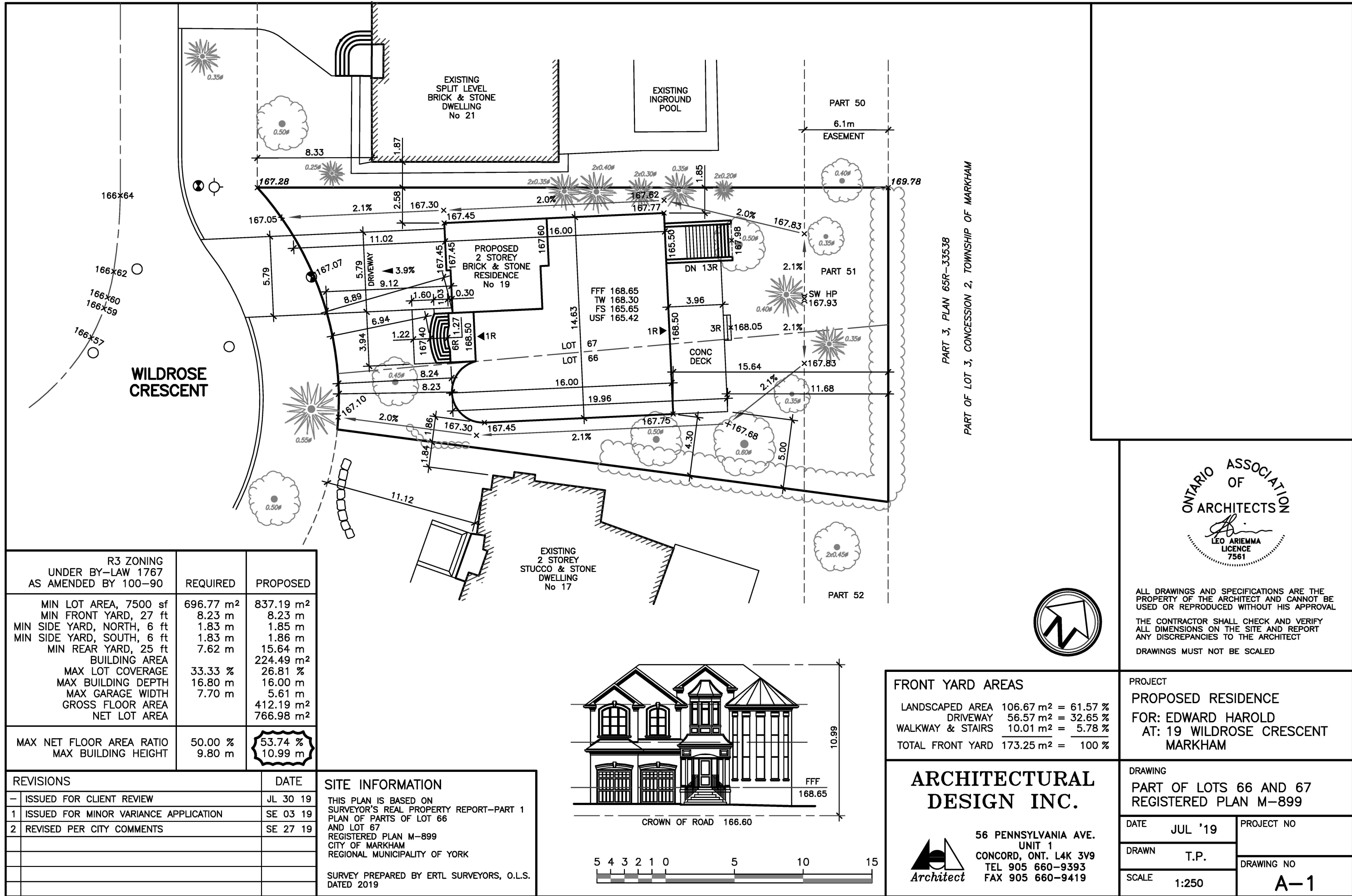
Subject To An Easement In Favour  
Of Ontario Hydro As In Instrument  
No. LB146740

Northeasterly Corner  
Of Lot 66  
Registered Plan M-899

Subject To An Easement In Favour  
Of Bell Canada As In Instrument  
No. LB154333

- Legend**
- |         |                                                                            |
|---------|----------------------------------------------------------------------------|
| ■       | DENOTES SURVEY MONUMENT FOUND                                              |
| □       | DENOTES SURVEY MONUMENT SET                                                |
| SIB     | DENOTES STANDARD IRON BAR                                                  |
| IB      | DENOTES IRON BAR                                                           |
| IP      | DENOTES IRON PIPE                                                          |
| M       | DENOTES MEASURED                                                           |
| NI      | DENOTES NON IDENTIFIABLE                                                   |
| P1      | DENOTES PLAN R-2319                                                        |
| P2      | DENOTES SURVEY BY MINOS B. WONG, O.L.S.<br>DATED MAY 02, 1965              |
| P3      | DENOTES SURVEY BY VLADIMIR DOSEN<br>SURVEYING, O.L.S. DATED APRIL 24, 2014 |
| MMM     | DENOTES MARSHALL, MACKLIN, MONAGHAN, O.L.S.                                |
| 922     | DENOTES FRED SCHAEFFER, O.L.S.                                             |
| 1215    | DENOTES ERTL SURVEYORS, O.L.S.                                             |
| OH      | DENOTES OVERHEAD UTILITY WIRES                                             |
| WV      | DENOTES WATER VALVE/KEY                                                    |
| UP      | DENOTES UTILITY POLE                                                       |
| MH      | DENOTES MAINTENANCE HOLE                                                   |
| FH      | DENOTES FIRE HYDRANT                                                       |
| DBF     | DENOTES DOUBLE BOARD FENCE                                                 |
| CLF     | DENOTES CHAIN LINK FENCE                                                   |
| WF      | DENOTES WIRE FENCE                                                         |
| SRW     | DENOTES STONE RETAINING WALL                                               |
| DS      | DENOTES DOOR SILL ELEVATION                                                |
| GS      | DENOTES GARAGE SILL ELEVATION                                              |
| ⊙       | DENOTES CENTERLINE                                                         |
| N,S,E,W | DENOTES NORTH, SOUTH, EAST, WEST                                           |
| ★       | DENOTES CONIFEROUS TREE                                                    |
| ⊙       | DENOTES DECIDUOUS TREE                                                     |

**Benchmark**  
ELEVATIONS HEREON ARE GEODETIC AND  
DERIVED FROM CITY OF MARKHAM BM  
No. M-03-015 ELEVATION = 163.764 m



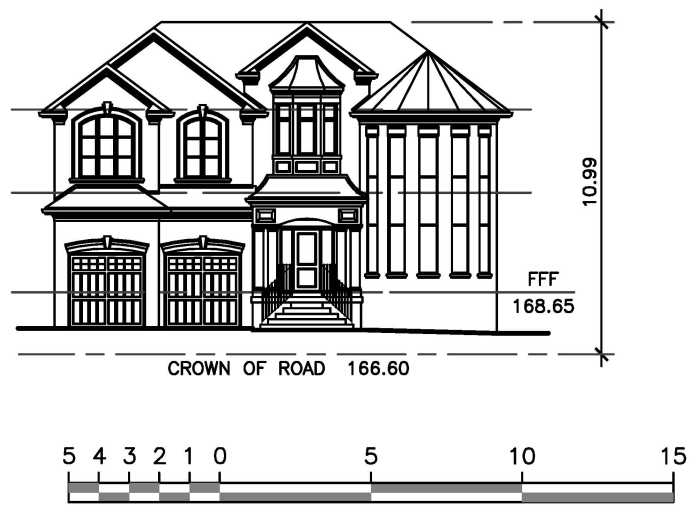
| R3 ZONING<br>UNDER BY-LAW 1767<br>AS AMENDED BY 100-90 | REQUIRED              | PROPOSED              |
|--------------------------------------------------------|-----------------------|-----------------------|
| MIN LOT AREA, 7500 sf                                  | 696.77 m <sup>2</sup> | 837.19 m <sup>2</sup> |
| MIN FRONT YARD, 27 ft                                  | 8.23 m                | 8.23 m                |
| MIN SIDE YARD, NORTH, 6 ft                             | 1.83 m                | 1.85 m                |
| MIN SIDE YARD, SOUTH, 6 ft                             | 1.83 m                | 1.86 m                |
| MIN REAR YARD, 25 ft                                   | 7.62 m                | 15.64 m               |
| BUILDING AREA                                          |                       | 224.49 m <sup>2</sup> |
| MAX LOT COVERAGE                                       | 33.33 %               | 26.81 %               |
| MAX BUILDING DEPTH                                     | 16.80 m               | 16.00 m               |
| MAX GARAGE WIDTH                                       | 7.70 m                | 5.61 m                |
| GROSS FLOOR AREA                                       |                       | 412.19 m <sup>2</sup> |
| NET LOT AREA                                           |                       | 766.98 m <sup>2</sup> |
| MAX NET FLOOR AREA RATIO                               | 50.00 %               | 53.74 %               |
| MAX BUILDING HEIGHT                                    | 9.80 m                | 10.99 m               |

| REVISIONS                             | DATE     |
|---------------------------------------|----------|
| ISSUED FOR CLIENT REVIEW              | JL 30 19 |
| ISSUED FOR MINOR VARIANCE APPLICATION | SE 03 19 |
| REVISED PER CITY COMMENTS             | SE 27 19 |
|                                       |          |
|                                       |          |
|                                       |          |
|                                       |          |

**SITE INFORMATION**

THIS PLAN IS BASED ON  
SURVEYOR'S REAL PROPERTY REPORT--PART 1  
PLAN OF PARTS OF LOT 66  
AND LOT 67  
REGISTERED PLAN M-899  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

SURVEY PREPARED BY ERTL SURVEYORS, O.L.S.  
DATED 2019



| FRONT YARD AREAS |                                 |
|------------------|---------------------------------|
| LANDSCAPED AREA  | 106.67 m <sup>2</sup> = 61.57 % |
| DRIVEWAY         | 56.57 m <sup>2</sup> = 32.65 %  |
| WALKWAY & STAIRS | 10.01 m <sup>2</sup> = 5.78 %   |
| TOTAL FRONT YARD | 173.25 m <sup>2</sup> = 100 %   |

**ARCHITECTURAL  
DESIGN INC.**

**Architect**

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419



ALL DRAWINGS AND SPECIFICATIONS ARE THE  
PROPERTY OF THE ARCHITECT AND CANNOT BE  
USED OR REPRODUCED WITHOUT HIS APPROVAL

THE CONTRACTOR SHALL CHECK AND VERIFY  
ALL DIMENSIONS ON THE SITE AND REPORT  
ANY DISCREPANCIES TO THE ARCHITECT

DRAWINGS MUST NOT BE SCALED

PROJECT

**PROPOSED RESIDENCE**

**FOR: EDWARD HAROLD**

**AT: 19 WILDROSE CRESCENT**

**MARKHAM**

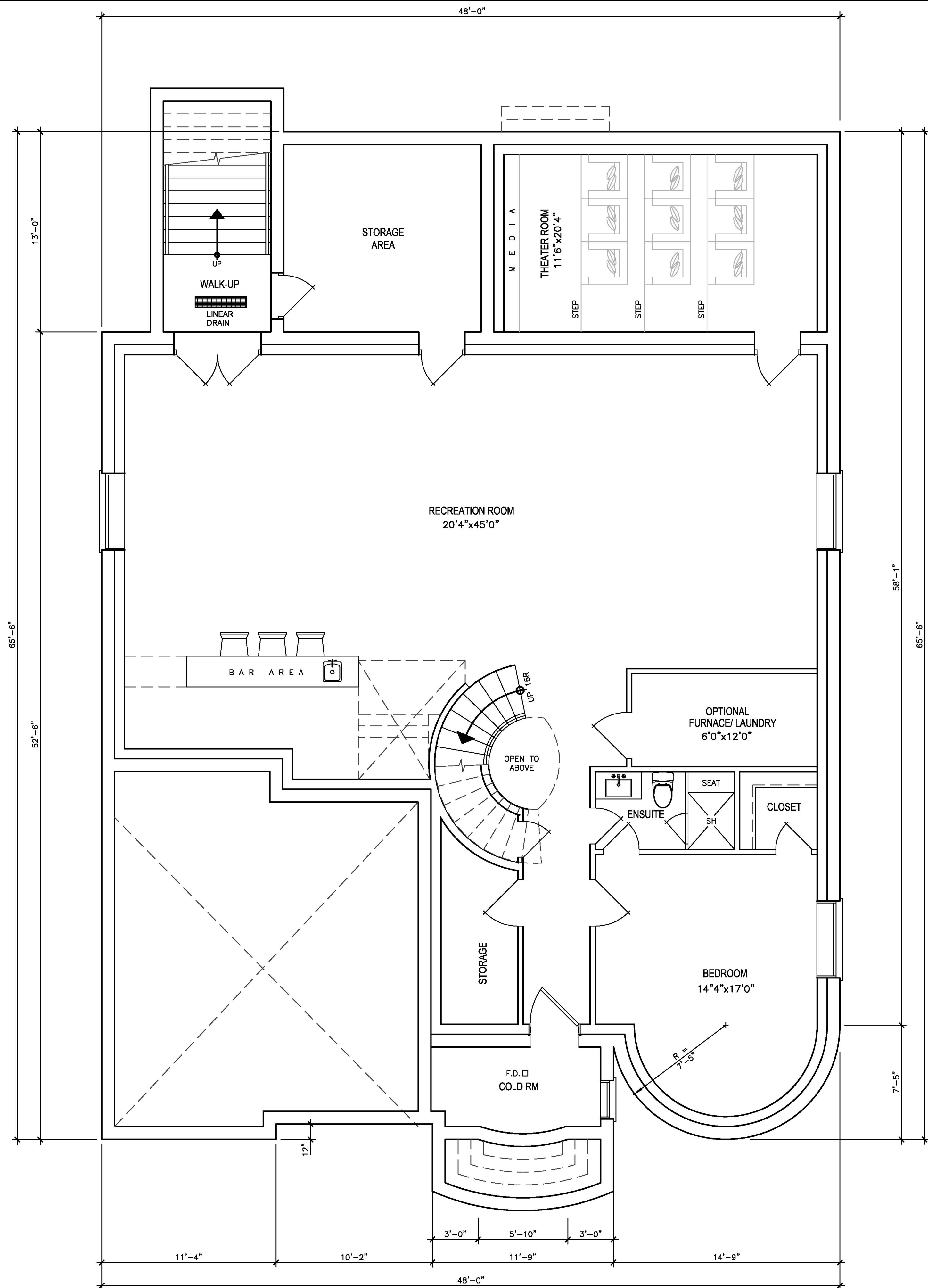
DRAWING

**PART OF LOTS 66 AND 67**

**REGISTERED PLAN M-899**

|       |         |            |
|-------|---------|------------|
| DATE  | JUL '19 | PROJECT NO |
| DRAWN | T.P.    | DRAWING NO |
| SCALE | 1:250   | <b>A-1</b> |





BASEMENT FLOOR PLAN

| REVISIONS |                          |          |
|-----------|--------------------------|----------|
| #         | DATE                     |          |
| 1         | ISSUED FOR ZONING REVIEW | SE 19 19 |
|           |                          |          |
|           |                          |          |
|           |                          |          |
|           |                          |          |
|           |                          |          |
|           |                          |          |

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

LEO ARIEMMA  
LICENCE  
7561

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY  
OF THE ARCHITECT AND CANNOT BE USED OR  
REPRODUCED WITHOUT HIS APPROVAL.

THE CONTRACTORS SHALL CHECK AND VERIFY ALL  
DIMENSIONS ON THE SITE AND REPORT ANY  
DISCREPANCY TO THE ARCHITECT.

ALL DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL  
DESIGN INC.

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

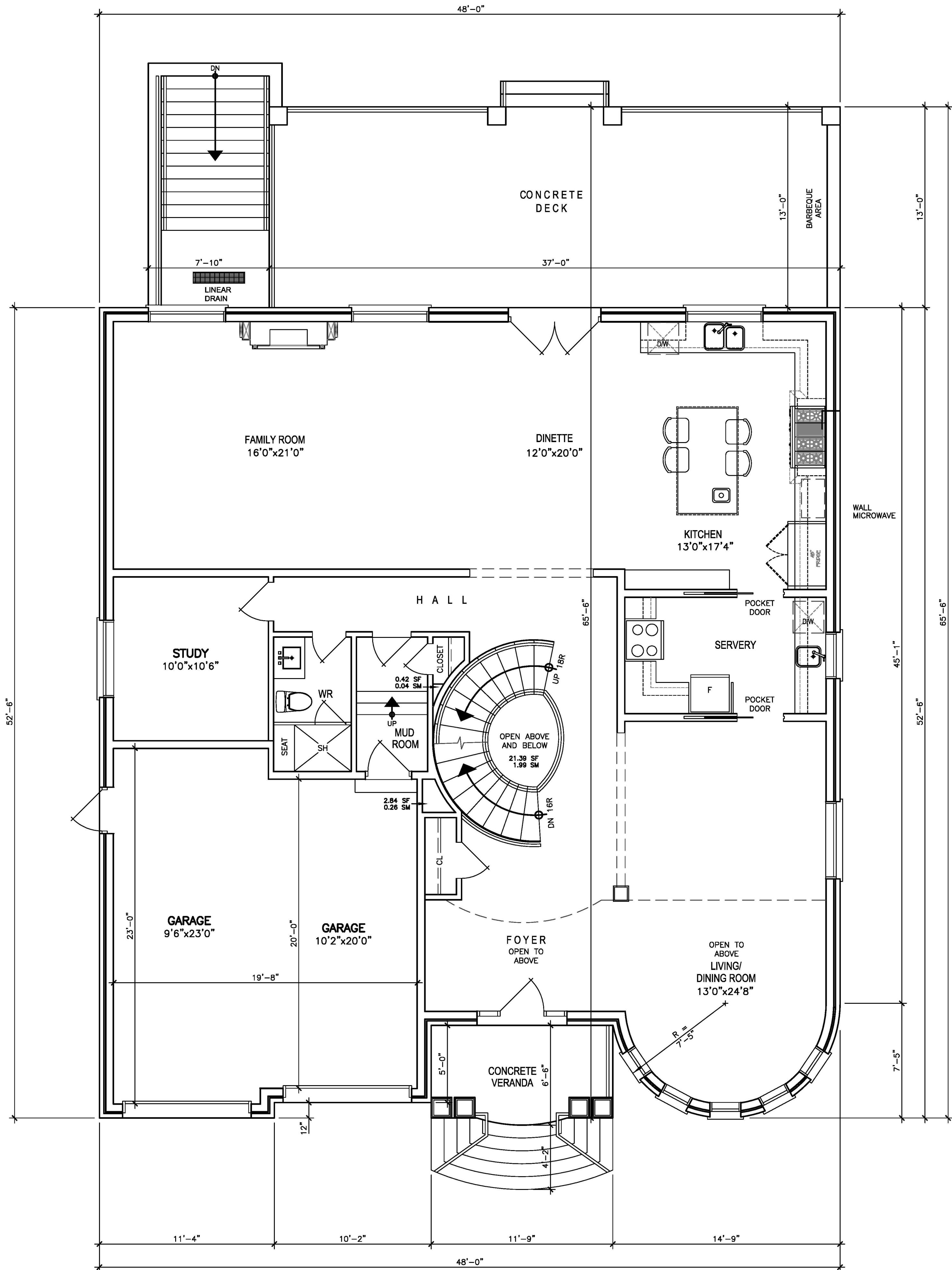
PROJECT  
PROPOSED  
DWELLING

FOR: MR & MRS EDWARD HAROLD  
AT: 19 WILDROSE CRESCENT  
MARKHAM

DRAWING  
BASEMENT FLOOR PLAN

|                     |            |
|---------------------|------------|
| DATE<br>AUG '19     | PROJECT NO |
| DRAWN<br>L.A.N.L.   | DRAWING NO |
| CHECKED             | A-2        |
| SCALE<br>1/4"=1'-0" |            |





FIRST FLOOR PLAN

| REVISIONS                                                               |                                      |
|-------------------------------------------------------------------------|--------------------------------------|
| #                                                                       | DATE                                 |
| 1                                                                       | ISSUED FOR CLIENT REVIEW<br>JL 16 19 |
| 2                                                                       | ISSUED FOR CLIENT REVIEW<br>AU 13 19 |
|                                                                         |                                      |
|                                                                         |                                      |
|                                                                         |                                      |
|                                                                         |                                      |
|                                                                         |                                      |
| ABOVE-GRADE MASONRY SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.20     |                                      |
| WOOD FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.23 |                                      |
| FLOOR AREA AND COVERAGE                                                 |                                      |
| 1st FLOOR                                                               | = 1948.16 SF                         |
|                                                                         | = 180.99 SM                          |
| 2nd FLOOR                                                               | = 2366.23 SF                         |
|                                                                         | = 219.83 SM                          |
| (-OPENINGS)                                                             | = -338.96 SF                         |
|                                                                         | = -31.49 SM                          |
| FLOOR AREA                                                              | = 3975.43 SF                         |
|                                                                         | = 369.33 SM                          |
| COVERAGE                                                                | = 2416.39 SF                         |
|                                                                         | = 224.49 SM                          |
| GROSS FLOOR AREA                                                        |                                      |
| 1st FLOOR                                                               | = 2416.39 SF                         |
| (INCL GARAGE)                                                           | = 224.49 SM                          |
| 2nd FLOOR                                                               | = 2366.23 SF                         |
|                                                                         | = 219.83 SM                          |
| (-STAIRS AND OPENINGS)                                                  | = -345.89 SF                         |
|                                                                         | = -32.13 SM                          |
| GFA                                                                     | = 4436.73 SF                         |
|                                                                         | = 412.19 SM                          |

REVISIONS

| # | DATE                                 |
|---|--------------------------------------|
| 1 | ISSUED FOR CLIENT REVIEW<br>JL 16 19 |
| 2 | ISSUED FOR CLIENT REVIEW<br>AU 23 19 |
|   |                                      |
|   |                                      |
|   |                                      |
|   |                                      |
|   |                                      |

ONTARIO ASSOCIATION OF ARCHITECTS

LEO ARIEMMA  
LICENCE 7561

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.  
THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT.  
ALL DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

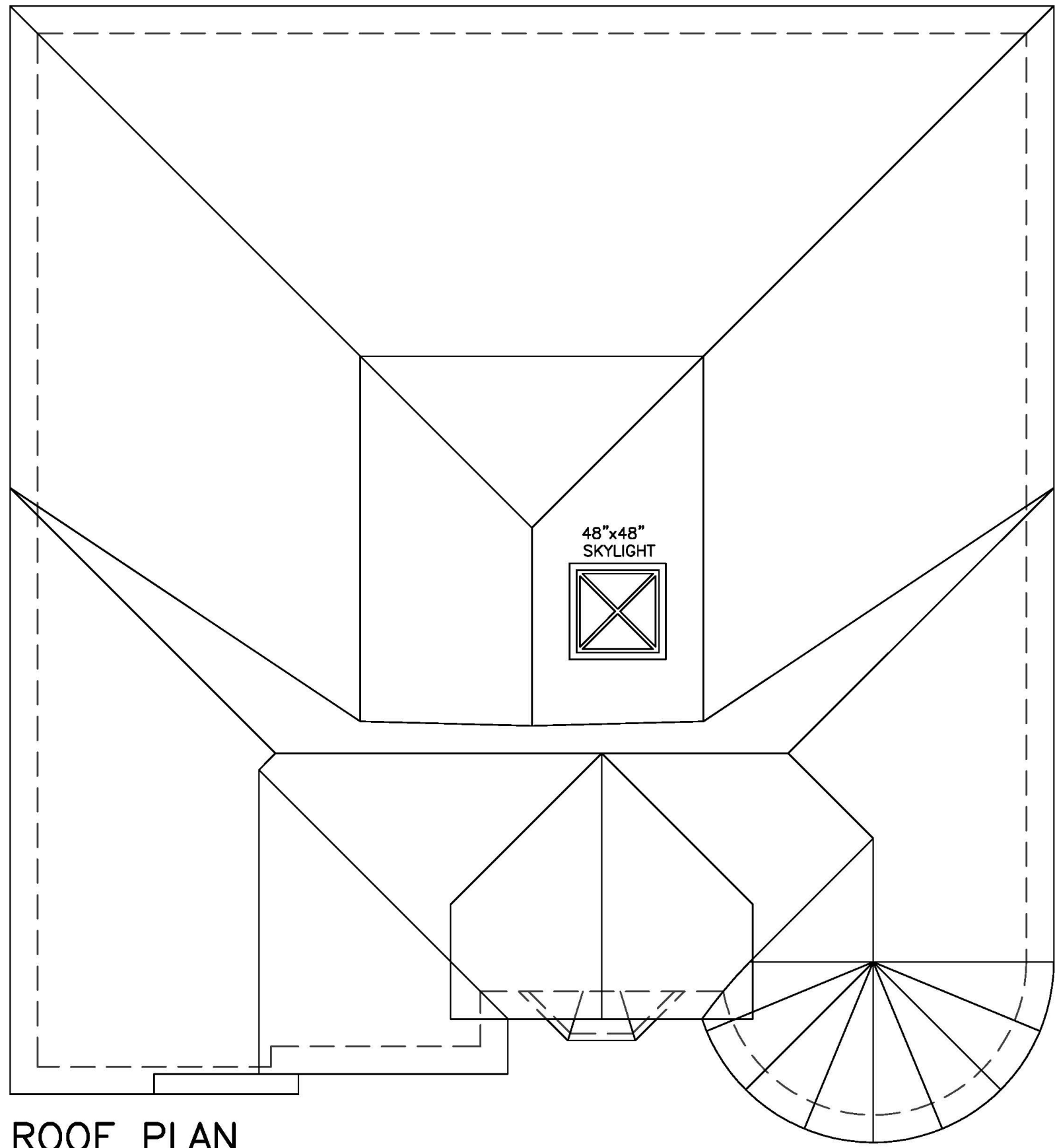
PROJECT  
PROPOSED DWELLING

FOR: MR & MRS EDWARD HAROLD  
AT: 19 WILDROSE CRESCENT  
MARKHAM

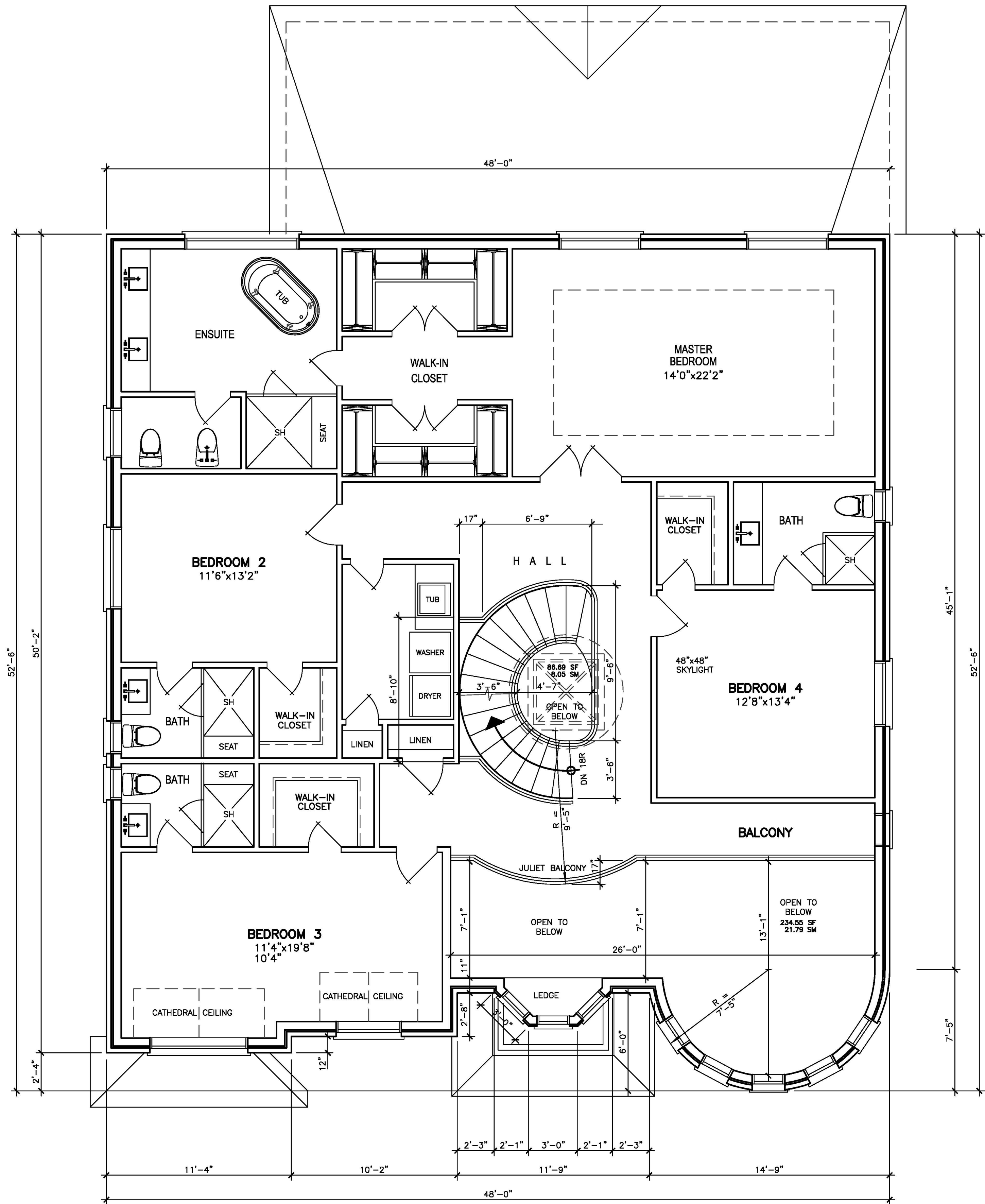
DRAWING  
FIRST FLOOR PLAN

|                     |            |
|---------------------|------------|
| DATE<br>AUG '19     | PROJECT NO |
| DRAWN<br>L.A.N.L.   | DRAWING NO |
| CHECKED             |            |
| SCALE<br>1/4"=1'-0" | A-3        |





ROOF PLAN



SECOND FLOOR PLAN

| REVISIONS |                          |          |
|-----------|--------------------------|----------|
| #         | DESCRIPTION              | DATE     |
| 1         | ISSUED FOR CLIENT REVIEW | JL 16 19 |
|           |                          |          |
|           |                          |          |
|           |                          |          |
|           |                          |          |
|           |                          |          |
|           |                          |          |

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

LEO ARIEMMA  
LICENCE  
7561

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY  
OF THE ARCHITECT AND CANNOT BE USED OR  
REPRODUCED WITHOUT HIS APPROVAL.

THE CONTRACTORS SHALL CHECK AND VERIFY ALL  
DIMENSIONS ON THE SITE AND REPORT ANY  
DISCREPANCY TO THE ARCHITECT.

ALL DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL  
DESIGN INC.

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

PROJECT  
PROPOSED  
DWELLING

FOR: MR & MRS EDWARD HAROLD  
AT: 19 WILDROSE CRESCENT  
MARKHAM

DRAWING  
SECOND FLOOR PLAN

|                     |            |
|---------------------|------------|
| DATE<br>AUG '19     | PROJECT NO |
| DRAWN<br>L.A.N.L.   | DRAWING NO |
| CHECKED             |            |
| SCALE<br>1/4"=1'-0" | A-4        |





FRONT ELEVATION



RIGHT SIDE ELEVATION

| ALLOWABLE UNPROTECTED OPENINGS |            |           |  |
|--------------------------------|------------|-----------|--|
| LIMITING DISTANCE              | 6.10 FT    | 1.86 M    |  |
| MAXIMUM PERCENTAGE             | 7.60 %     |           |  |
| TOTAL WALL AREA                | 1247.25 SF | 115.87 SM |  |
| ALLOWABLE OPENINGS             | 94.79 SF   | 8.81 SM   |  |
| ACTUAL OPENINGS                | 69.43 SF   | 6.45 SM   |  |

| REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                               |            |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|
| #                                                                                                                                                                                                                                                                                                                                                                                                                       | DATE       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
| <div><div>ONTARIO ASSOCIATION<br/>OF<br/>ARCHITECTS</div><div>LEO ARIEMMA<br/>LICENCE<br/>7561</div><div>ALL DRAWINGS &amp; SPECIFICATIONS ARE THE PROPERTY<br/>OF THE ARCHITECT AND CANNOT BE USED OR<br/>REPRODUCED WITHOUT HIS APPROVAL.<br/>THE CONTRACTORS SHALL CHECK AND VERIFY ALL<br/>DIMENSIONS ON THE SITE AND REPORT ANY<br/>DISCREPANCY TO THE ARCHITECT.<br/>ALL DRAWINGS MUST NOT BE SCALED.</div></div> |            |  |
| <div><div>ARCHITECTURAL<br/>DESIGN INC.</div><div>56 PENNSYLVANIA AVE.<br/>UNIT 1<br/>CONCORD, ONT. L4K 3V9<br/>TEL 905 660-9393<br/>FAX 905 660-9419</div></div>                                                                                                                                                                                                                                                       |            |  |
| PROJECT<br>PROPOSED<br>DWELLING                                                                                                                                                                                                                                                                                                                                                                                         |            |  |
| FOR: MR & MRS EDWARD HAROLD<br>AT: 19 WILDROSE CRESCENT<br>MARKHAM                                                                                                                                                                                                                                                                                                                                                      |            |  |
| DRAWING<br>ELEVATIONS                                                                                                                                                                                                                                                                                                                                                                                                   |            |  |
| DATE<br>AUG '19                                                                                                                                                                                                                                                                                                                                                                                                         | PROJECT NO |  |
| DRAWN<br>L.A.N.L.                                                                                                                                                                                                                                                                                                                                                                                                       | DRAWING NO |  |
| CHECKED                                                                                                                                                                                                                                                                                                                                                                                                                 | A-5        |  |
| SCALE<br>1/4"=1'-0"                                                                                                                                                                                                                                                                                                                                                                                                     |            |  |





REAR ELEVATION



LEFT SIDE ELEVATION

| ALLOWABLE UNPROTECTED OPENINGS |            |           |  |
|--------------------------------|------------|-----------|--|
| LIMITING DISTANCE              | 6.07 FT    | 1.85 M    |  |
| MAXIMUM PERCENTAGE             | 7.60 %     |           |  |
| TOTAL WALL AREA                | 1145.50 SF | 106.42 SM |  |
| ALLOWABLE OPENINGS             | 87.06 SF   | 8.09 SM   |  |
| ACTUAL OPENINGS                | 72.00 SF   | 6.69 SM   |  |

REVISIONS

| # | DATE |
|---|------|
|   |      |
|   |      |
|   |      |
|   |      |
|   |      |
|   |      |
|   |      |
|   |      |
|   |      |

ONTARIO  
ASSOCIATION  
OF  
ARCHITECTS

LEO ARIEMMA  
LICENCE  
7561

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY  
OF THE ARCHITECT AND CANNOT BE USED OR  
REPRODUCED WITHOUT HIS APPROVAL.  
THE CONTRACTORS SHALL CHECK AND VERIFY ALL  
DIMENSIONS ON THE SITE AND REPORT ANY  
DISCREPANCY TO THE ARCHITECT.  
ALL DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL  
DESIGN INC.

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

PROJECT  
PROPOSED  
DWELLING  
FOR: MR & MRS EDWARD HAROLD  
AT: 19 WILDROSE CRESCENT  
MARKHAM

DRAWING  
ELEVATIONS

DATE  
AUG '19

DRAWN  
L.A.N.L.

CHECKED

SCALE  
1/4"=1'-0"

PROJECT NO

DRAWING NO

A-6