

**CONSENT SKETCH - PROPOSED EASEMENTS**  
**SITE PLAN APPLICATION: - SPC-20-110953**  
**51, 53 MOBIS DRIVE**  
**CITY of MARKHAM**  
**REGION of YORK**

- PROPOSED EASEMENTS:**
- To grant an access and passage easement with an approximate lot frontage of 6.45 m (21.16 ft), a lot depth of 210.45 m (690.45 ft), and an area of approximately 0.132 ha (0.328 ac) in favor of the property municipally known as 10950 and 10952 Woodbine Avenue (Parts 5,6,7).
  - To grant a stormwater management easement with an approximate lot frontage of 34.06 m (111.74 ft), a lot depth of 13.96 m (45.80 ft), and an area of approximately 0.024 ha (0.061 ac) in favor of property municipally known as 10950 and 10952 Woodbine Avenue (Parts 6,7,8,9).

P.N.: 19.2691.00	Date: November 12, 2021
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2691_Consent_Plan
	 21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790  Goughon Walker Dornes PROFESSIONAL PLANNERS Toll Free 1 (855) 771-7266 www.gwdplanners.com  3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556





**PLAN OF SURVEY OF  
PART OF LOT 27  
CONCESSION 3  
(GEOGRAPHIC TOWNSHIP OF MARKHAM)  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:750  
10m 20m 30m 40m 50m 60m 70m 80m 90metres

R-PE SURVEYING LTD., O.L.S.

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

**NOTES**

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- (WT) DENOTES WITNESS
- PL DENOTES PLAN 65R-35210
- PL1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY E. R. GARDEN LIMITED, O.L.S. DATED SEPTEMBER 25, 2019
- PL2 DENOTES PLAN 65R-36783
- PL3 DENOTES PLAN 65R-30701
- PL4 DENOTES PLAN 65R-39040
- (JOB) DENOTES J. D. BARNES LIMITED, O.L.S.
- (1727) DENOTES E. R. GARDEN LIMITED, O.L.S.
- (1345) DENOTES S. PAPA O.L.S.
- (RPE) DENOTES R-PE SURVEYING LTD., O.L.S.
- (MTC) DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATIONS
- ORP DENOTES OBSERVED REFERENCE POINT

**INTEGRATION NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A), (B), (C) AND (D) USING CANNET REAL TIME NETWORK (RTN) No. PRS239440769532, UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0)  
COORDINATES ARE UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999810.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 29th DAY OF JANUARY, 2021

DATE JANUARY 29th, 2021

*S. Goonewardena*  
S. GOONEWARDENA  
ONTARIO LAND SURVEYOR

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE JANUARY 29th, 2021  
*S. Goonewardena*  
S. GOONEWARDENA, O.L.S.

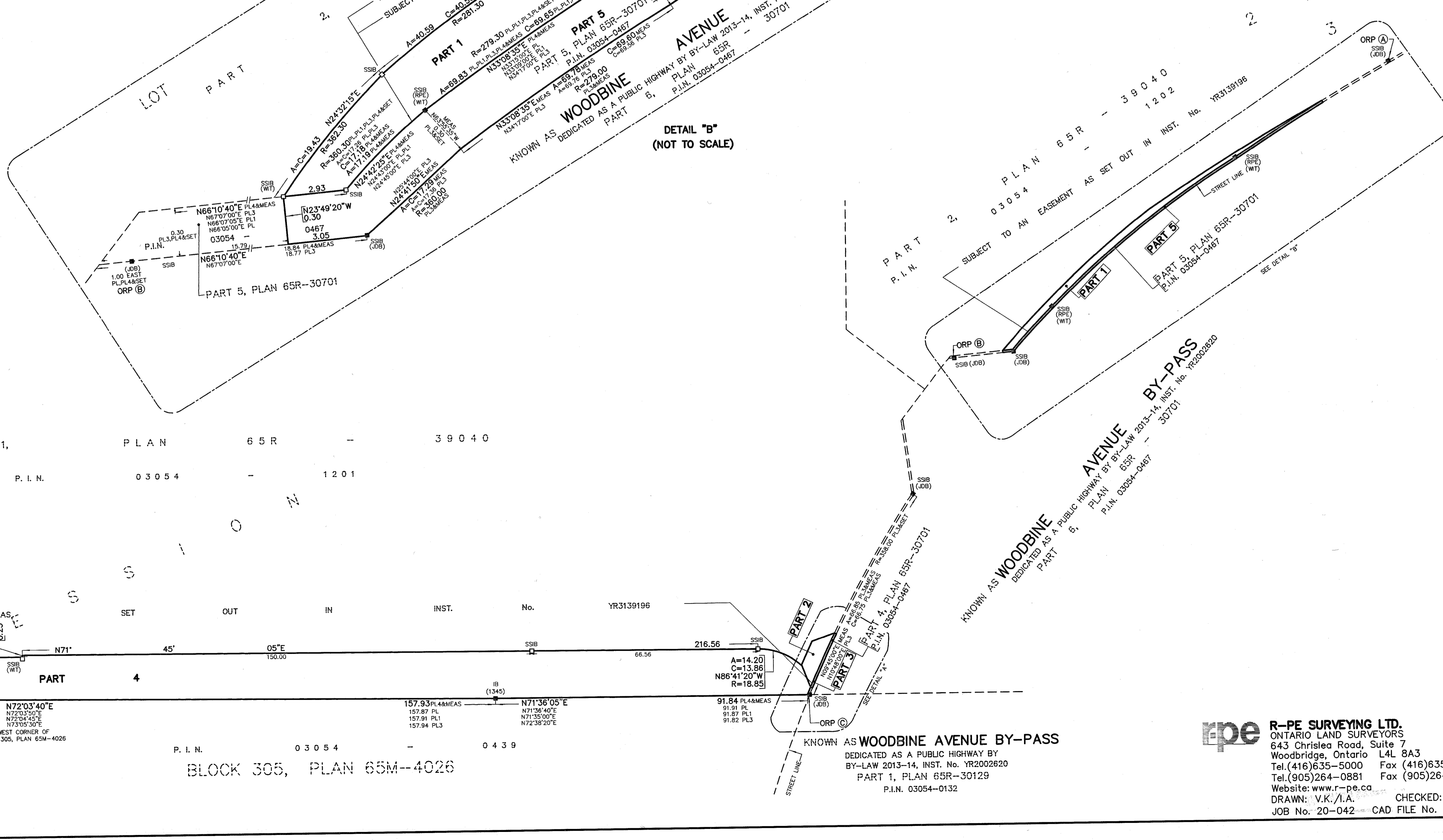
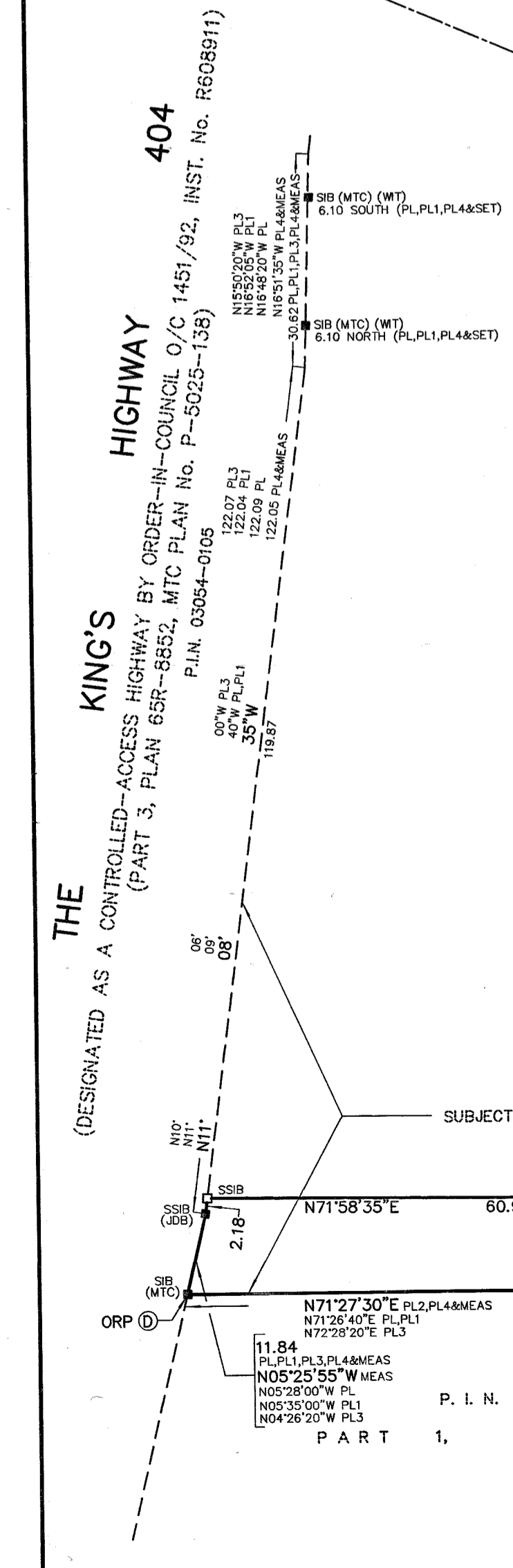
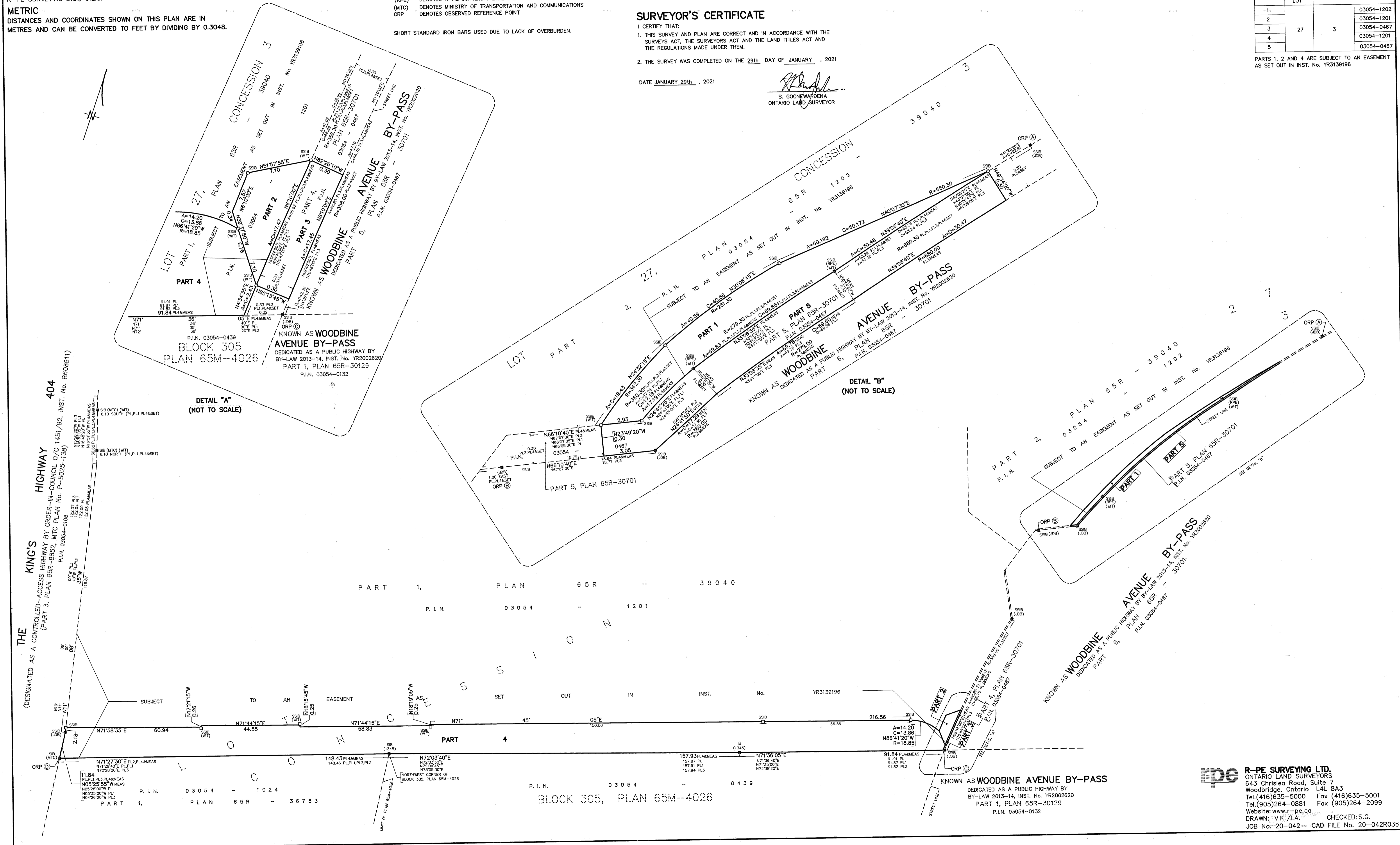
**PLAN 65R-39301**

RECEIVED AND DEPOSITED  
DATE FEB 12, 2021

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

SCHEDULE			
PART	PART OF LOT	CONCESSION	PART OF P.I.N.
1			03054-1202
2			03054-1201
3	27	3	03054-0467
4			03054-1201
5			03054-0467

PARTS 1, 2 AND 4 ARE SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. YR3139196



THE KING'S HIGHWAY (DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY BY ORDER-IN-COUNCIL O/C 1451/92, INST. No. R608911) (PART 3, PLAN 65R-8852, MTC PLAN No. P-5025-138)  
P.I.N. 03054-0105  
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. YR3139196  
P.I.N. 03054-0132  
KNOWN AS WOODBINE AVENUE BY-PASS  
DEDICATED AS A PUBLIC HIGHWAY BY BY-LAW 2013-14, INST. No. YR2002620  
PART 1, PLAN 65R-30129  
P.I.N. 03054-0132

PART 1, PLAN 65R-39040  
P.I.N. 03054-1201

KNOWN AS WOODBINE AVENUE BY-PASS  
DEDICATED AS A PUBLIC HIGHWAY BY BY-LAW 2013-14, INST. No. YR2002620  
PART 1, PLAN 65R-30129  
P.I.N. 03054-0132

**R-PE SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel. (416) 635-5000 Fax (416) 635-5001  
Tel. (905) 264-0881 Fax (905) 264-2099  
Website: www.r-pe.ca  
DRAWN: V.K./A.A. CHECKED: S.G.  
JOB No. 20-042 CAD FILE No. 20-042R03b

**PLAN OF SURVEY OF  
PART OF LOTS 27 AND 28  
CONCESSION 3  
(GEOGRAPHIC TOWNSHIP OF MARKHAM)  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:300  
10m 5m 0 10m 20m 30metres  
R-PE SURVEYING LTD., O.L.S.

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

**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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021  
DATE \_\_\_\_\_, 2021

S. GOONEWARDENA  
ONTARIO LAND SURVEYOR

POSTED AS **MOBIS DRIVE**  
PART 6, PLAN 65R -- 35210

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE \_\_\_\_\_, 2021  
S. GOONEWARDENA, O.L.S.

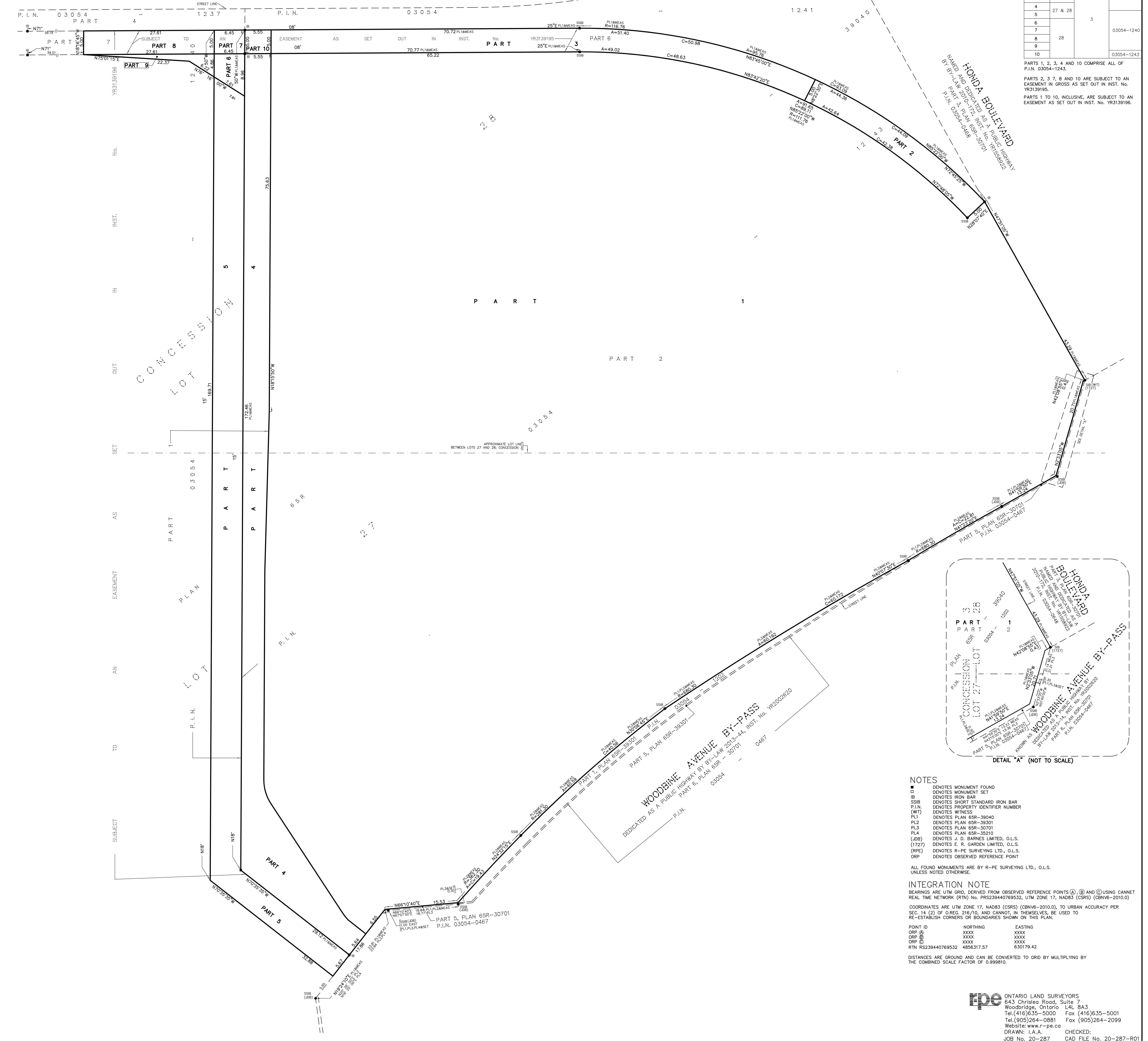
**PLAN 65R-**

RECEIVED AND DEPOSITED  
DATE \_\_\_\_\_, 2021

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

SCHEDULE			
PART	PART OF LOTS	CONCESSION	PART OF P.I.N.
1	27 & 28		
2	28		03054-1243
3			
4	27 & 28	3	
5			
6			
7			03054-1240
8	28		
9			
10			03054-1243

PARTS 1, 2, 3, 4 AND 10 COMPRISE ALL OF P.I.N. 03054-1243.  
PARTS 2, 3, 7, 8 AND 10 ARE SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. YR3139195.  
PARTS 1 TO 10, INCLUSIVE, ARE SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. YR3139196.



- NOTES**
- DENOTES MONUMENT FOUND
  - DENOTES MONUMENT SET
  - IB DENOTES IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
  - (WIT) DENOTES WITNESS
  - PL1 DENOTES PLAN 65R-39040
  - PL2 DENOTES PLAN 65R-39301
  - PL3 DENOTES PLAN 65R-30701
  - PL4 DENOTES PLAN 65R-39210
  - (JDB) DENOTES J. D. BARNES LIMITED, O.L.S.
  - (1727) DENOTES E. R. GARDEN LIMITED, O.L.S.
  - (RPE) DENOTES R-PE SURVEYING LTD., O.L.S.
  - ORP DENOTES OBSERVED REFERENCE POINT

ALL FOUND MONUMENTS ARE BY R-PE SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE.  
**INTEGRATION NOTE**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A), (B) AND (C) USING CANNET REAL TIME NETWORK (RTN) No. PRS239440769532, UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0).  
COORDINATES ARE UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
POINT ID      NORTHING      EASTING  
ORP (A)      XXXX      XXXX  
ORP (B)      XXXX      XXXX  
ORP (C)      XXXX      XXXX  
RTN RS239440769532      4856317.57      630179.42  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999810.

**rpe** ONTARIO LAND SURVEYORS  
643 Christie Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel.(416)635-5000 Fax (416)635-5001  
Tel.(905)264-0881 Fax (905)264-2099  
Website: www.r-pe.co  
DRAWN: I.A.A. CHECKED:  
JOB No. 20-287 CAD FILE No. 20-287-101



## AREA CERTIFICATE

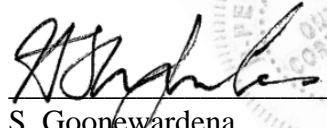
for

**Part of Lots 27 and 28, Concession 3  
(Geographic Township of Markham)  
City of Markham  
Regional Municipal of York  
Our File No. 20-042**

I, S. Goonewardena, an Ontario Land Surveyor of the City of Vaughan, hereby certify that the areas listed below have been computed from the following deposited reference plans.

<u>Parcel ID</u>	<u>Description</u>	<u>Area (Hectares)</u>
“West Parcel”	Parts 1, 5, 7, 8 and 9 on Plan 65R-39040 and Parts 1, 2 and 3 on Plan 65R-39300 save and except Parts 2 and 4, Plan 65R-39301	10.617
“East Parcel”	Parts 2 and 6 on Plan 65R-39040 save and except Part 1, Plan 65R-39301	2.377

March 22<sup>nd</sup>, 2021  
Date

  
S. Goonewardena  
Ontario Land Surveyor

