

SCHEDULE				
PART	PART OF FLOT	CONCESSION	PIN	AREA (m <sup>2</sup> )
1				216.8
2			PT OF 03054-1299	173.9
3			PT OF 03054-1298	173.8
4				173.9
5				174.0
6				198.5
7				49.6
8				8.8
9	26	3	PT OF 03054-1300	24.7
10				5.0
11				5.0
12				28.4
13				28.4
14			PT OF 03054-1298	5.1
15				5.1
16				28.4
17				28.3
18			PT OF 03054-1299	5.2
19				5.2
20				44.3
21			PT OF 03054-1300	554.0

PARTS 8 TO 20, BOTH INCLUSIVE, SUBJECT TO EASEMENT AS IN INSTRUMENT YR3522823  
 PARTS 1, 2, 17, 18, 19, 20 - COMPRISE ALL OF PIN 03054-1299  
 PARTS 3, 4, 13, 14, 15, 16 - COMPRISE ALL OF PIN 03054-1298  
 PARTS 5, 6, 7, 8, 9, 10, 11, 12 & 21 - COMPRISE ALL OF PIN 03054-1300

**PLAN OF SURVEY OF  
 PART OF LOT 26  
 CONCESSION 3  
 CITY OF MARKHAM**  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1 : 200 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IP DENOTES IRON PIPE
  - OU DENOTES ORIGIN UNKNOWN
  - WT DENOTES WITNESS
  - M DENOTES MEASURED
  - P1 DENOTES PLAN 65R-39916
  - P2 DENOTES REGISTERED PLAN 65M-XXXX
  - 736 DENOTES H.J. HUNT O.L.S.
  - 1042 DENOTES B.K. EDWARDS O.L.S.
  - 1215 DENOTES ERTL SURVEYORS, O.L.S.
  - 1370 DENOTES KRCMAR SURVEYORS, O.L.S.
  - FP DENOTES FAZIO & PAPA O.L.S.
  - DBF DENOTES DOUBLE BOARD FENCE
  - BF DENOTES BOARD FENCE
  - PCF DENOTES POURED CONCRETE FOUNDATION

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.  
 ALL SET MONUMENTS ARE IB UNLESS OTHERWISE SHOWN  
 SSIBs USED DUE TO LACK OF OVERBURDEN

**BEARING NOTES**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (ORIGINAL).

**DISTANCE NOTES - METRIC**  
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997770

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON OCTOBER 5, 2023

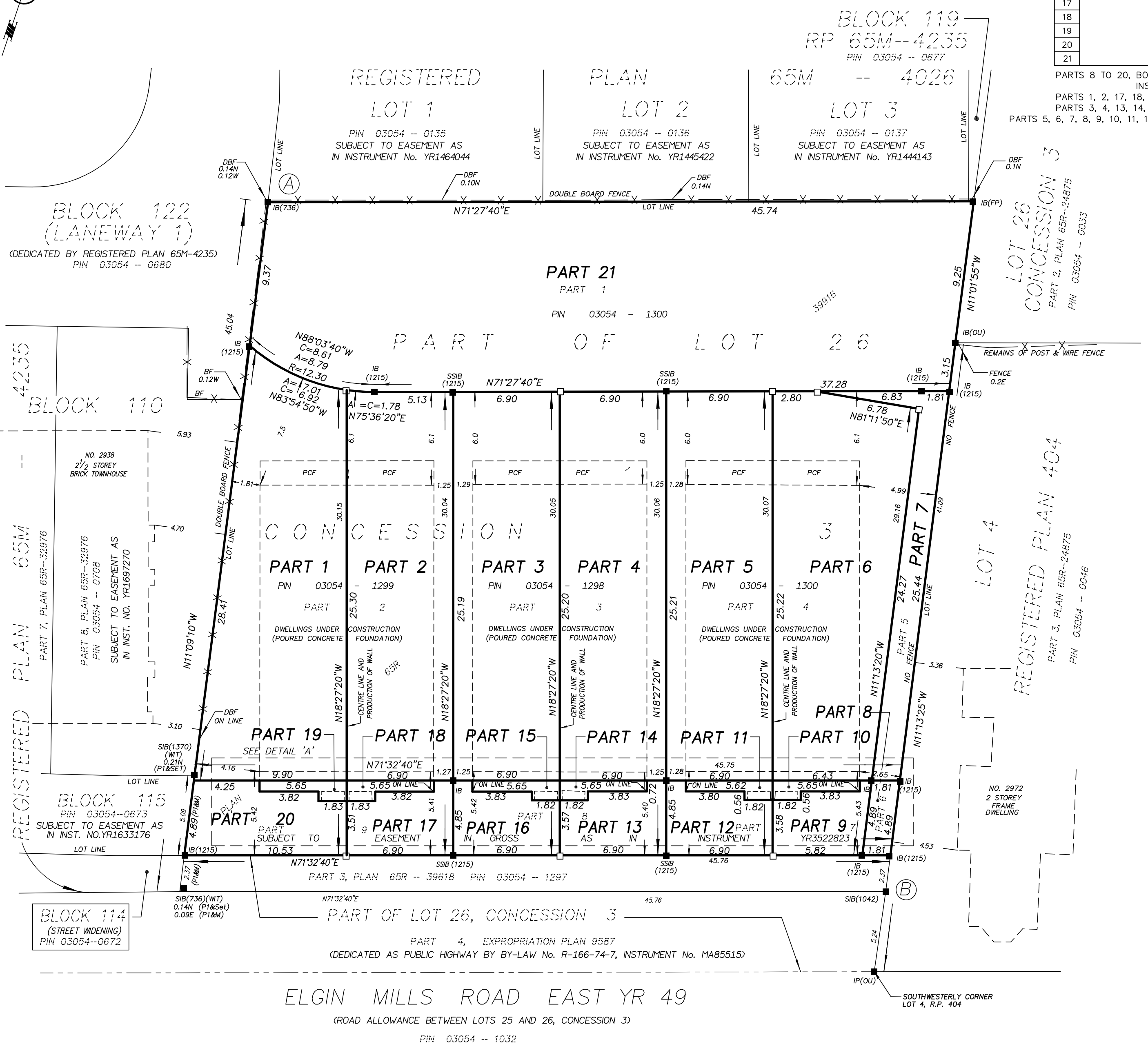
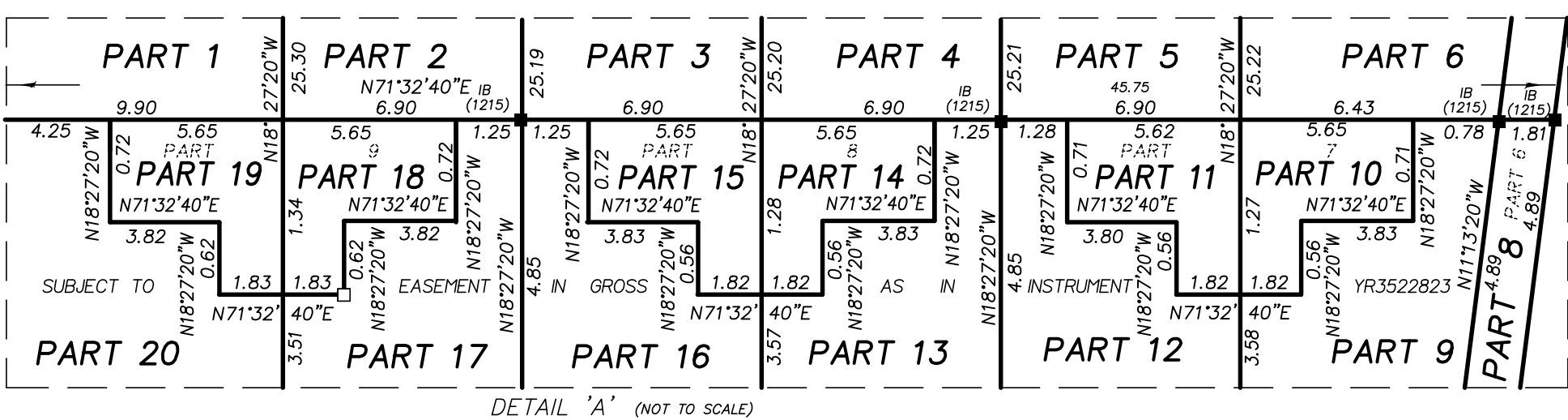
APRIL 9, 2024  
 DATE LAWRENCE O. ERTL, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-68525

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (ORIGINAL).		
URBAN ACCURACY PER SEC. 14(2), O.R.G. 216/10.		
POINT ID	NORTHING	EASTING
A	4862525.16	630605.56
B	4862495.47	630657.67
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		



PARTY CHIEF: KR | DRAWN BY: DV | CHECKED BY: CL/LE | PLOT DATE: APRIL 9, 2024  
 FILE NAME: 14046-P01L R-PLAN-V81 copies available at ProtectYourBoundaries.ca



**ELGIN MILLS ROAD EAST YR 49**  
 (ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3)  
 PIN 03054 - 1032

SCHEDULE				
PART	PART O FLOT	CONCESSION	PIN	AREA (m <sup>2</sup> )
1				216.8
2			PT OF 03054-1299	173.9
3			PT OF 03054-1298	173.8
4				173.9
5				174.0
6				196.5
7				49.6
8				8.8
9	26	3	PT OF 03054-1300	24.7
10				5.0
11				5.0
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15				5.1
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17				28.3
18				5.2
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21			PT OF 03054-1300	554.0

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PLAN OF SURVEY OF  
 PART OF LOT 26  
 CONCESSION 3  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1 : 200 METRES

0 1 2 3 4 5 10 15  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
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 ALL SET MONUMENTS ARE IB UNLESS OTHERWISE SHOWN  
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**BEARING NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (ORIGINAL).

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APRIL 9, 2024  
 DATE LAWRENCE O. ERTL, O.L.S.  
 DATE

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-68525

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (ORIGINAL).

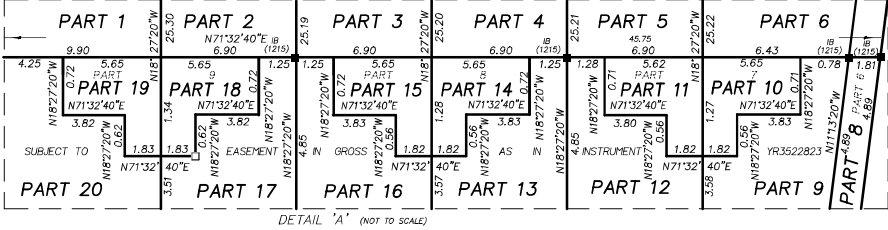
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.	POINT ID	
	NORTHING	EASTING
A	4862525.16	630605.56
B	4862495.47	630657.67

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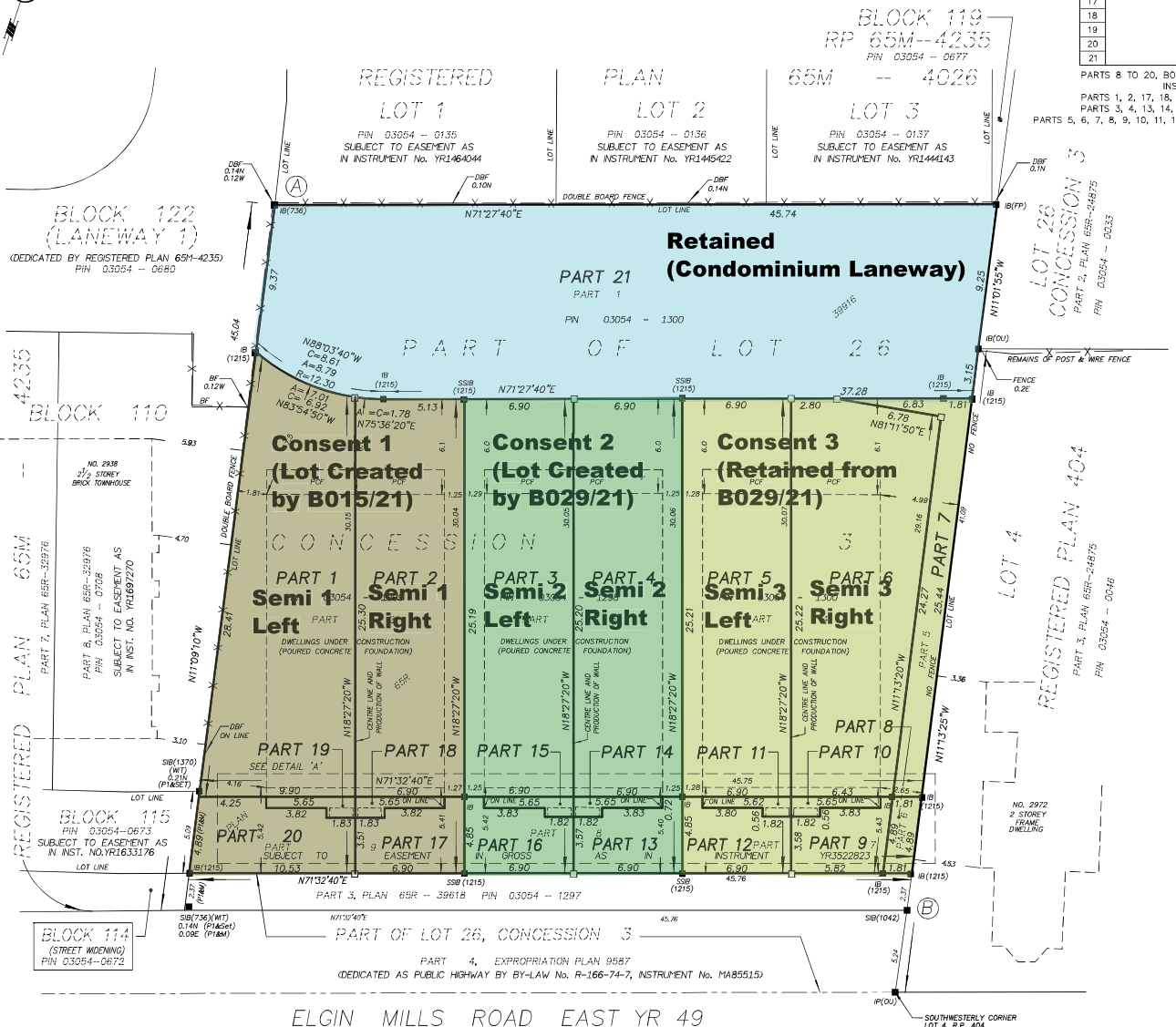


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PARTY CHIEF: KR | DRAWN BY: DV | CHECKED BY: CL/LE | PLOT DATE: APRIL 9, 2024  
 FILE NAME: 1406-P01\_T-PLAN-VB\_coppel\_sylwia.ctb | Project: 2024-09-01-01



DETAIL 'A' (NOT TO SCALE)



ELGIN MILLS ROAD EAST YR 49

ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3

PIN 03054 - 1032

BLOCK 122 (LANEWAY 1)  
 (DEDICATED BY REGISTERED PLAN 65M-4235)  
 PIN 03054 - 0680

BLOCK 110  
 PART 7, PLAN 65R-32976

BLOCK 115  
 PART 8, PLAN 65M-39976  
 PIN 03054 - 0673  
 SUBJECT TO EASEMENT AS IN INST. NO. YR1692720

BLOCK 114 (STREET MONUMENTS)  
 PIN 03054-0672

BLOCK 113  
 PART 3, PLAN 65R - 39818  
 PIN 03054 - 1297

BLOCK 112  
 PART 3, PLAN 65R - 39818  
 PIN 03054 - 1297

BLOCK 111  
 PART 3, PLAN 65R - 39818  
 PIN 03054 - 1297

BLOCK 110  
 PART 7, PLAN 65R-32976

BLOCK 109  
 PART 7, PLAN 65R-32976

BLOCK 108  
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BLOCK 107  
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BLOCK 5  
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BLOCK 4  
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BLOCK 3  
 PART 7, PLAN 65R-32976

BLOCK 2  
 PART 7, PLAN 65R-32976

BLOCK 1  
 PART 7, PLAN 65R-32976

BLOCK 0  
 PART 7, PLAN 65R-32976

SCHEDULE				
PART	PART OF FLOT	CONCESSION	PIN	AREA (m <sup>2</sup> )
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PLAN OF SURVEY OF  
**PART OF LOT 26**  
**CONCESSION 3**  
**CITY OF MARKHAM**  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1 : 200 METRES

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  - DENOTES SURVEY MONUMENT SET
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THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-68525

**INTEGRATION DATA**

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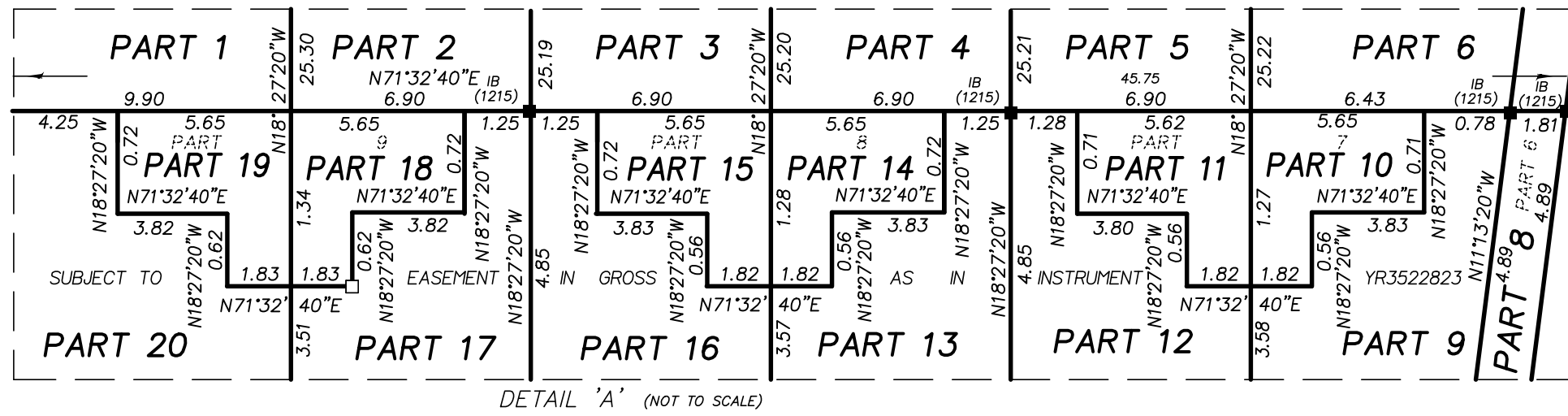
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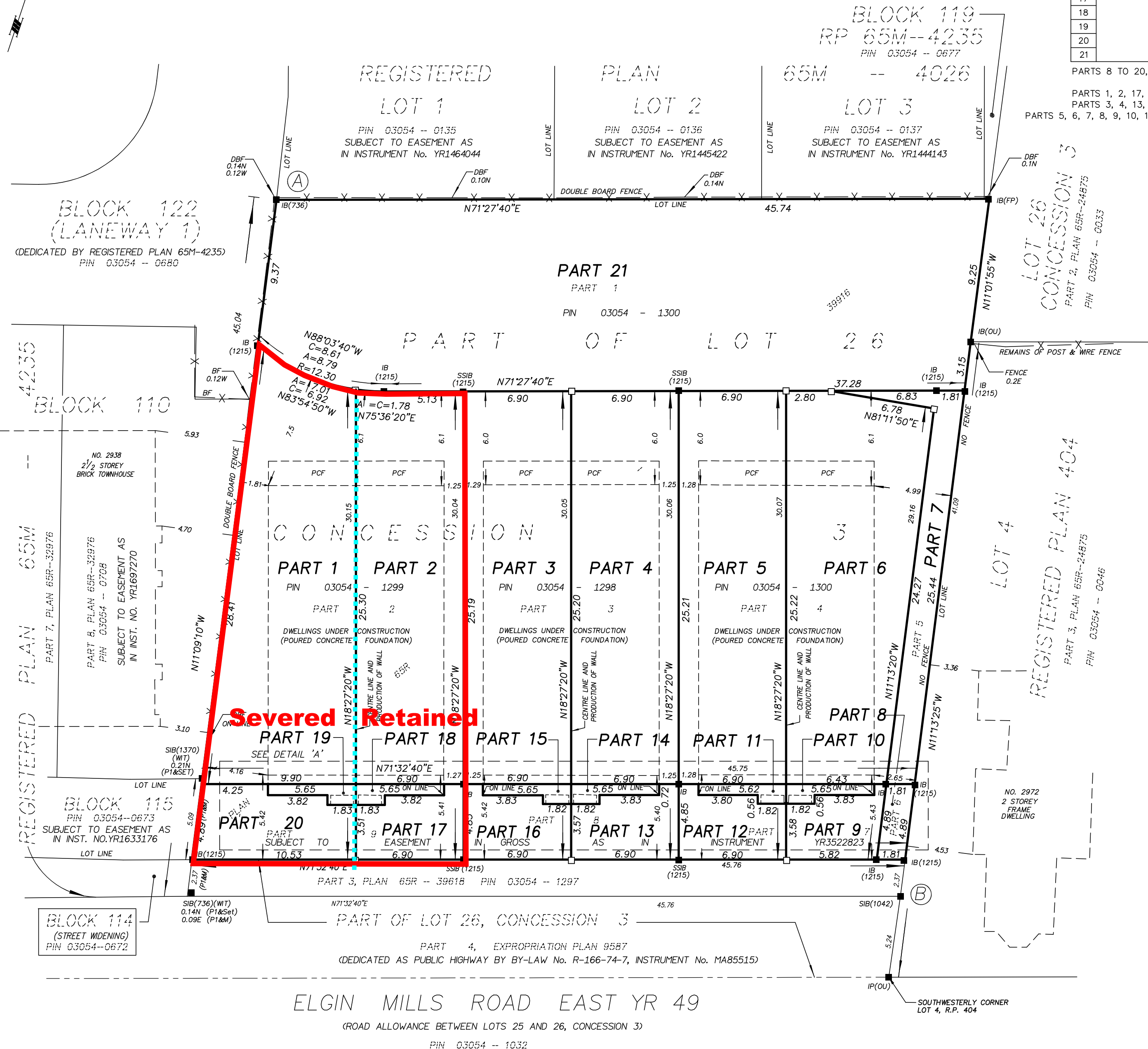


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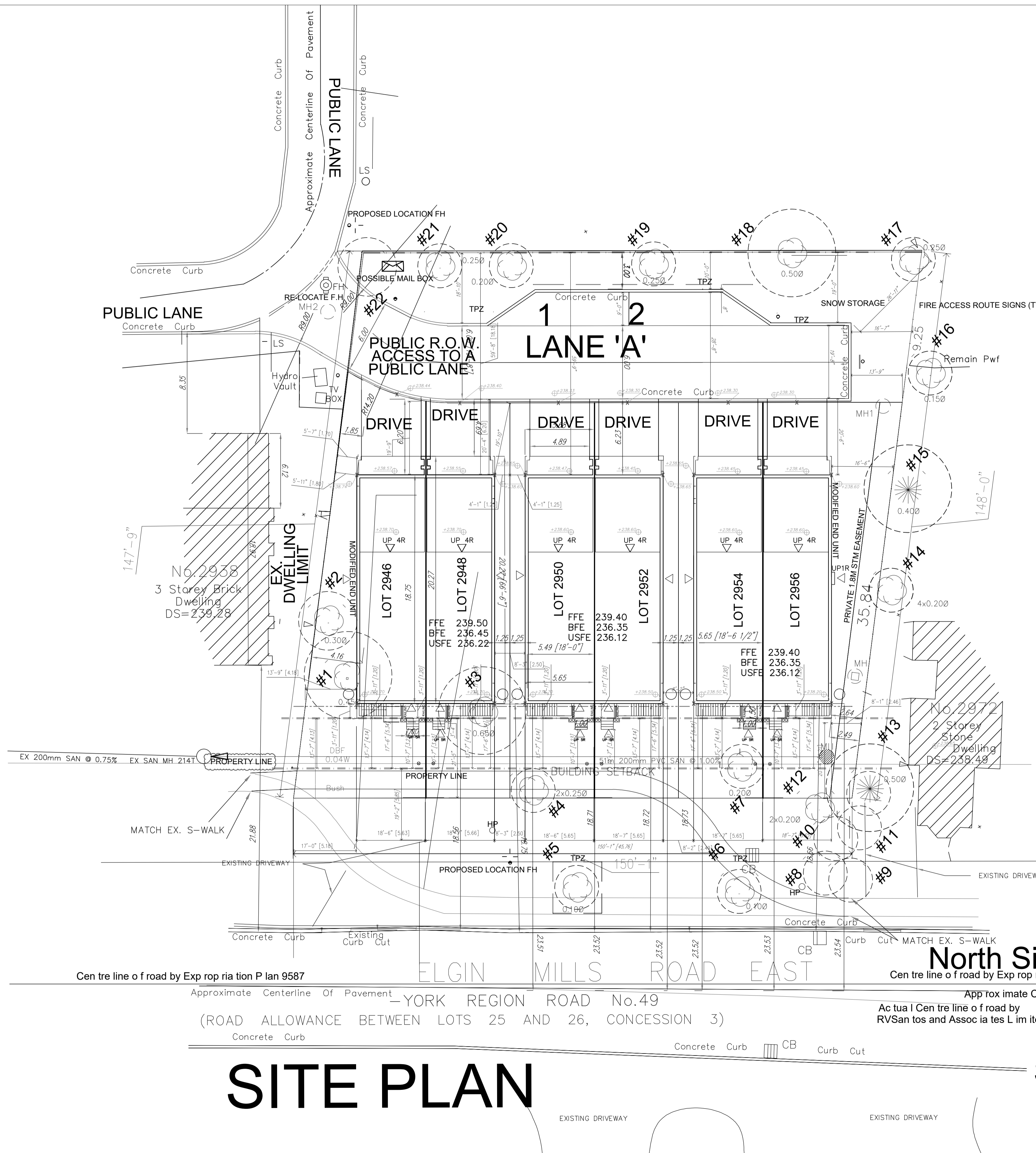
DETAIL 'A' (NOT TO SCALE)



ELGIN MILLS ROAD EAST YR 49

(ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3)

PIN 03054 - 1032



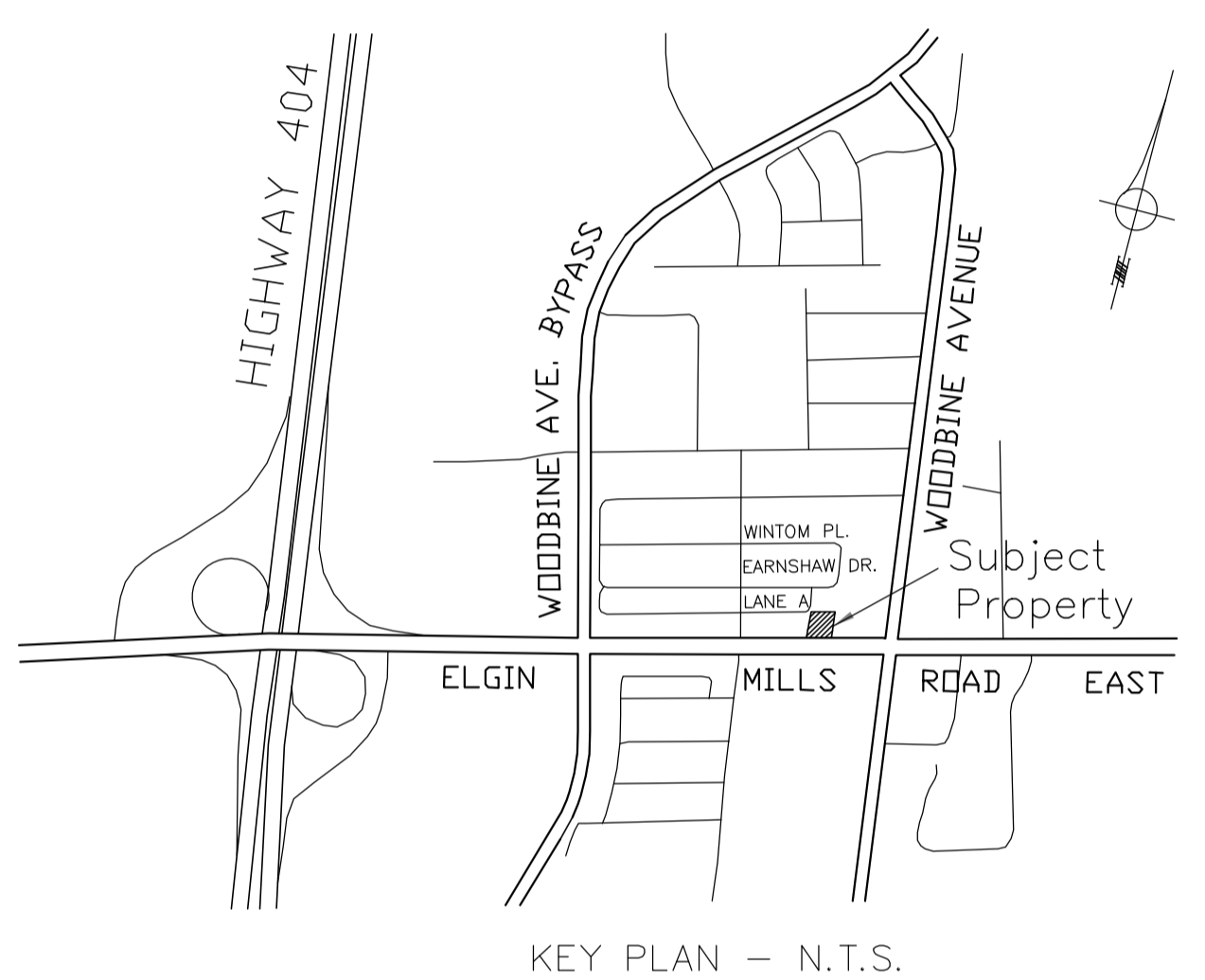
### SITE STATISTICS

SITE AREA = 2045.78 m<sup>2</sup> (0.2046 ha)  
 NUMBER OF UNITS = 06  
 OVERALL GROSS FLOOR AREA=1740.9 m<sup>2</sup>  
 PARKING PROPOSED = 12 (2/unit Spaces)  
 = 2 (Visitor Spaces)  
 RESIDENTIAL DENSITY = 31.1 units/ha  
 PROPOSED UNIT WIDTH = 5.65 m

PROPOSED LOT 1	PROPOSED LOT 2
<b>SITE DATA</b> LOT AREA 291.55 m <sup>2</sup> (3138.17 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 96.87% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 39.29% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA

PROPOSED LOT 3	PROPOSED LOT 4
<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA

PROPOSED LOT 5	PROPOSED LOT 6
<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 304.27 m <sup>2</sup> (3275.14 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 92.82% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 37.65% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA



SITE STATISTICS	
SITE AREA	= 2045.78 m <sup>2</sup> (0.2046 ha)
NUMBER OF UNITS	= 06
OVERALL GROSS FLOOR AREA	= 1740.9 m <sup>2</sup>
PARKING PROPOSED	= 12 (2/UNIT SPACES) = 2 (VISITOR SPACES)
RESIDENTIAL DENSITY	= 31.1 UNITS/ha
PROPOSED UNIT WIDTH	= 5.65 M

+ LEGEND	
△	- Entry to building
#00	- Trees number

NO.	ISSUE/REVISION	DATE

HANA DESIGN ARCHITECT 10 Mack Ave. Scarborough, ON M1V 1J9 TEL: 416-533-8800 Email: cfad@hanadesign.com	
Project	RESIDENTIAL DEVELOPMENTS PLOT - 2968 ELGIN MILLS ROAD E.
Location	MARKHAM, ONTARIO
Drawing	SITE PLAN
Date	July 28, 2022
Scale	300x=1
Drawn By	SHREYA
Project No.	
Drawing No.	A1.0

# SITE PLAN

## North Side Concrete Curb

## South Side Concrete Curb

Centre line of road by Exp rop ria tion P lan 9587

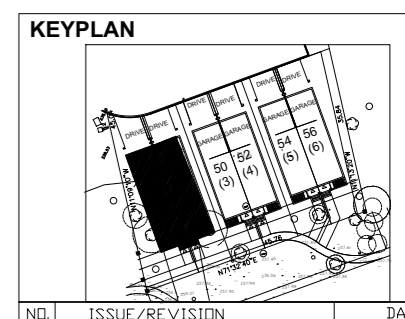
Centre line of road by Exp rop ria tion P lan 9587

Approximate Centerline Of Pavement - YORK REGION ROAD No.49  
 (ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3)

Approximate Centerline Of Pavement - YORK REGION ROAD No.49  
 (ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3)



A FRONT ELEVATION  
Sc. N T S



NO. ISSUE/REVISION DATE

The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.

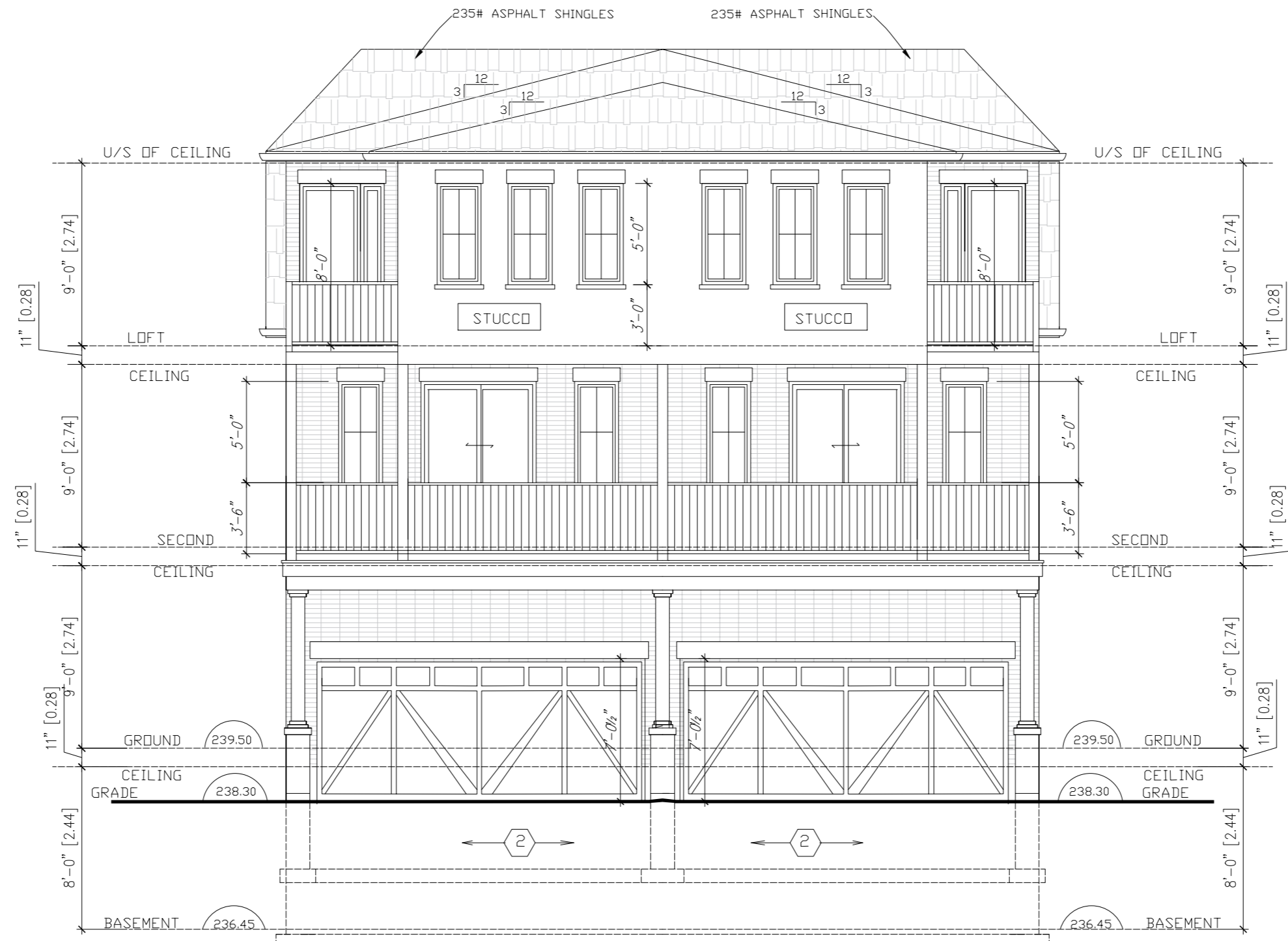
**HANA DESIGN ARCHITECT**  
Engineers | Scientists | Surveyors

10 Mack Ave  
Scarborough, ON, CA, M1L 1L9  
TEL: 416-532-9906  
Email: etoddesigninc@gmail.com

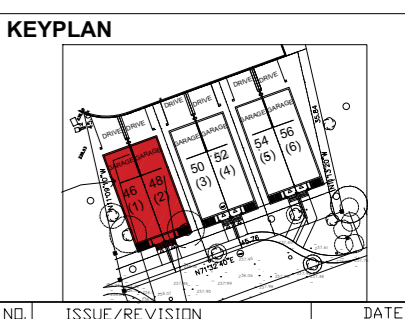
Project  
**RESIDENTIAL DEVELOPMENTS**  
PLOT - 2968 ELGIN MILLS ROAD E.  
SUBPLOT - 2946-48, BUILDING -1& 2  
MARKHAM, ONTARIO

drawing  
**FRONT ELEVATIONS**

date	MARCH 09 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.1</b>



A
REAR ELEVATION  
 Sc. N T S



NO.	ISSUE/REVISION	DATE

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 Engineers | Scientists | Surveyors  

 10 Mack Ave  
 Scarborough, ON, CA, M1L 1L9  
 TEL: 416-532-9906  
 Email: etoddesigninc@gmail.com

Project: **RESIDENTIAL DEVELOPMENTS**  
**PLOT - 2968 ELGIN MILLS ROAD E.**  
**SUBPLOT - 2946-48, BUILDING -1& 2**  
 MARKHAM, ONTARIO

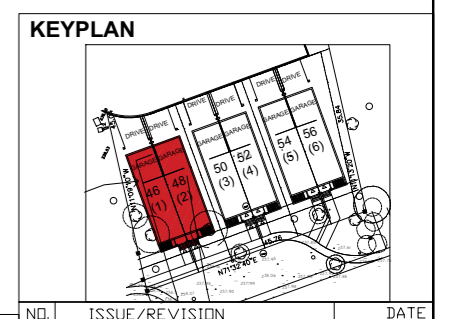
drawing: **REAR ELEVATION**

date	MARCH 09 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.2</b>



**A** RIGHT SIDE ELEVATION  
Sc. N.T.S

LIMITING DIST: 1.25m.  
 WALL AREA = 1863.54 sq.ft.  
 COVERPAGE ALLOWED = 7.0%  
 =130.37 sq.ft.  
 UNPROTECTED OPENINGS AVAILABLE  
 (GLASS AREA CALCULATIONS)  
 82.7 sq.ft.



NO.	ISSUE/REVISION	DATE

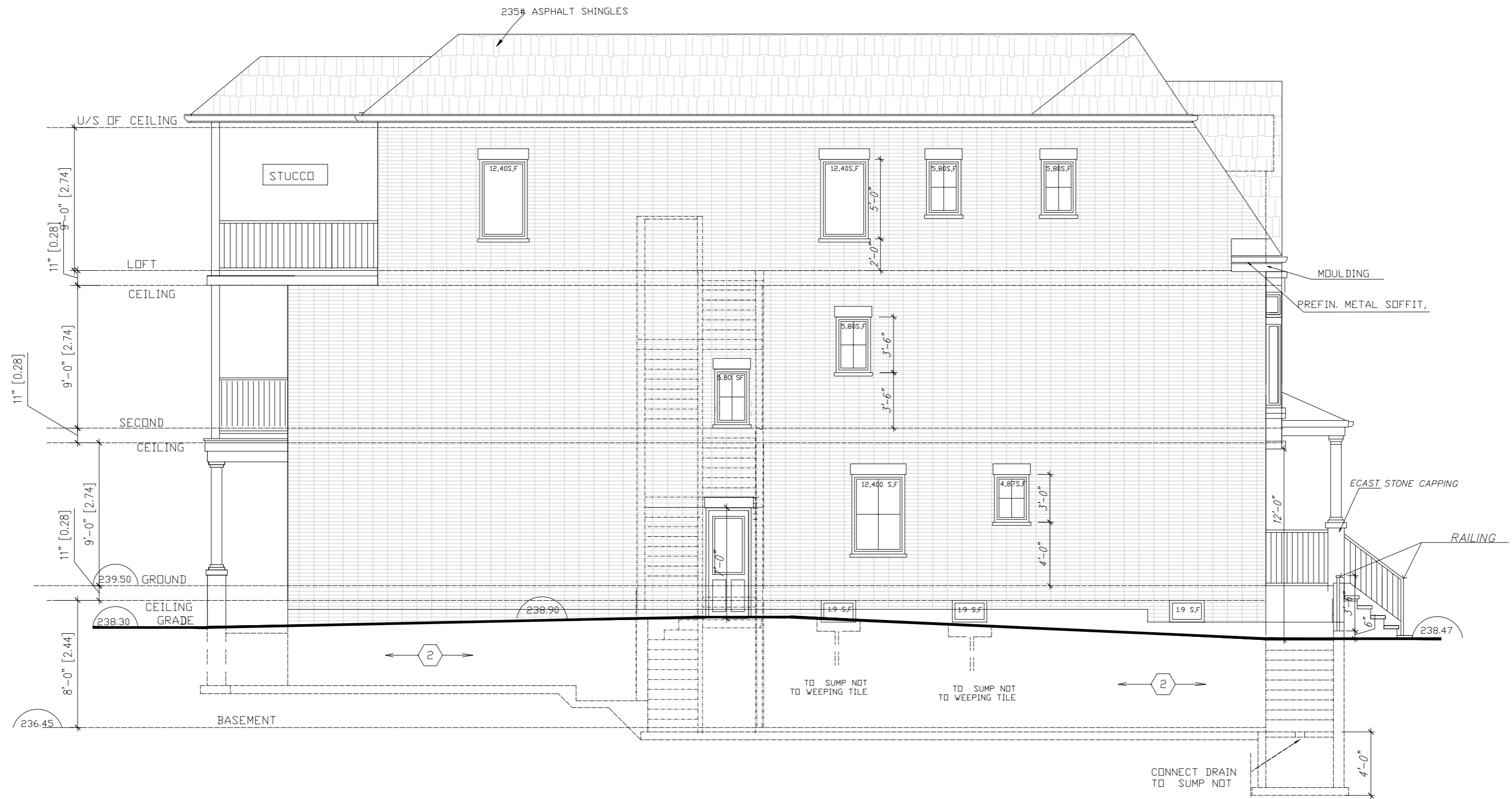
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 Scarborough, ON, CA, M1L 1L9  
 TEL: 416-532-9906  
 Email: etoddesigninc@gmail.com

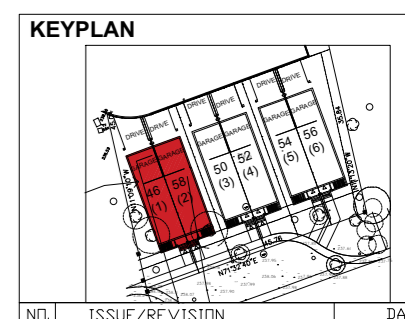
Project  
**RESIDENTIAL DEVELOPMENTS**  
**PLOT - 2968 ELGIN MILLS ROAD E.**  
**SUBPLOT - 2946-48 , BUILDING -1& 2**  
 MARKHAM, ONTARIO

drawing  
**RIGHT SIDE ELEVATION**

date	MAY 11 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.3</b>



**A** LEFT SIDE ELEVATION  
Sc. N T S



NO. ISSUE/REVISION DATE

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**HANA DESIGN ARCHITECT**  
Engineers | Scientists | Surveyors

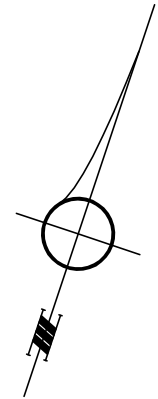
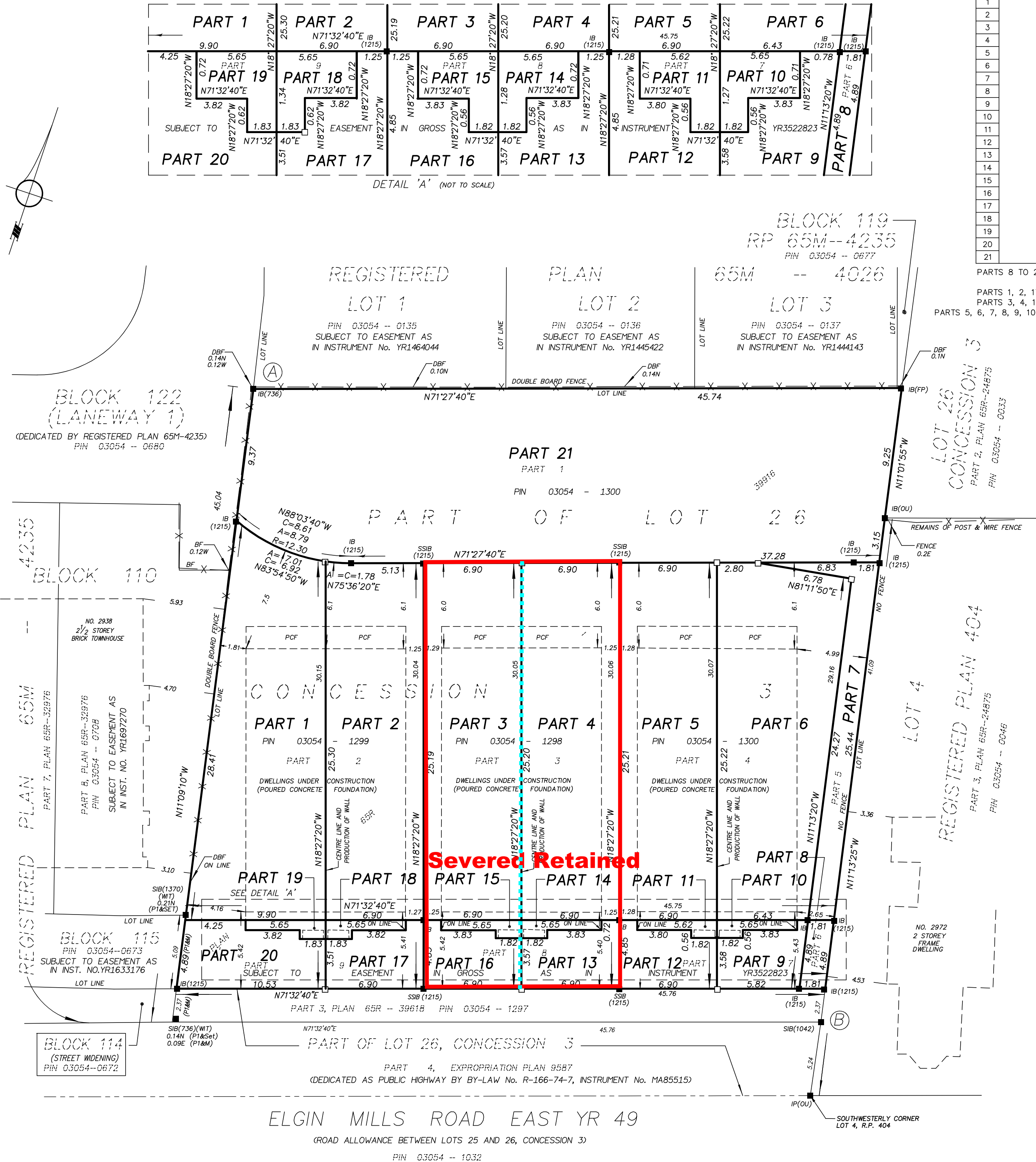
10 Mack Ave  
Scarborough, ON, CA, M1L 1L9  
TEL: 416-532-9906  
Email: etoddesigninc@gmail.com

Project  
**RESIDENTIAL DEVELOPMENTS**  
PLOT - 2968 ELGIN MILLS ROAD E.  
SUBPLOT - 2946-48 , BUILDING -1& 2  
MARKHAM, ONTARIO

drawing  
**LEFT SIDE ELEVATION**

date FEB 02 2022  
scale 1/8"=1'-0"  
Drawn by CHRUMIL  
project no.  
drawing no.  
**A2.3**





SCHEDULE				
PART	PART OF PLOT	CONCESSION	PIN	AREA (m <sup>2</sup> )
1				216.8
2			PT OF 03054-1299	173.9
3			PT OF 03054-1298	173.8
4				173.9
5				174.0
6				198.5
7				49.6
8				8.8
9	26	3	PT OF 03054-1300	24.7
10				5.0
11				5.0
12				28.4
13				28.4
14			PT OF 03054-1298	5.1
15				5.1
16				28.4
17				28.3
18			PT OF 03054-1299	5.2
19				5.2
20				44.3
21			PT OF 03054-1300	554.0

PARTS 8 TO 20, BOTH INCLUSIVE, SUBJECT TO EASEMENT AS IN INSTRUMENT YR3522823  
 PARTS 1, 2, 17, 18, 19, 20 - COMPRISE ALL OF PIN 03054-1299  
 PARTS 3, 4, 13, 14, 15, 16 - COMPRISE ALL OF PIN 03054-1298  
 PARTS 5, 6, 7, 8, 9, 10, 11, 12 & 21 - COMPRISE ALL OF PIN 03054-1300

**PLAN OF SURVEY OF  
 PART OF LOT 26  
 CONCESSION 3  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1 : 200 METRES**

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IP DENOTES IRON PIPE
  - OU DENOTES ORIGIN UNKNOWN
  - WT DENOTES WITNESS
  - M DENOTES MEASURED
  - P1 DENOTES PLAN 65R-39916
  - P2 DENOTES REGISTERED PLAN 65M-XXXX
  - 736 DENOTES H.J. HUNT O.L.S.
  - 1042 DENOTES B.K. EDWARDS O.L.S.
  - 1215 DENOTES ERTL SURVEYORS, O.L.S.
  - 1370 DENOTES KRCMAR SURVEYORS, O.L.S.
  - FP DENOTES FAZIO & PAPA O.L.S.
  - DBF DENOTES DOUBLE BOARD FENCE
  - BF DENOTES BOARD FENCE
  - PCF DENOTES POURED CONCRETE FOUNDATION

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.  
 ALL SET MONUMENTS ARE IB UNLESS OTHERWISE SHOWN  
 SSIBs USED DUE TO LACK OF OVERBURDEN

**BEARING NOTES**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (ORIGINAL).

**DISTANCE NOTES - METRIC**  
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997770

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON OCTOBER 5, 2023

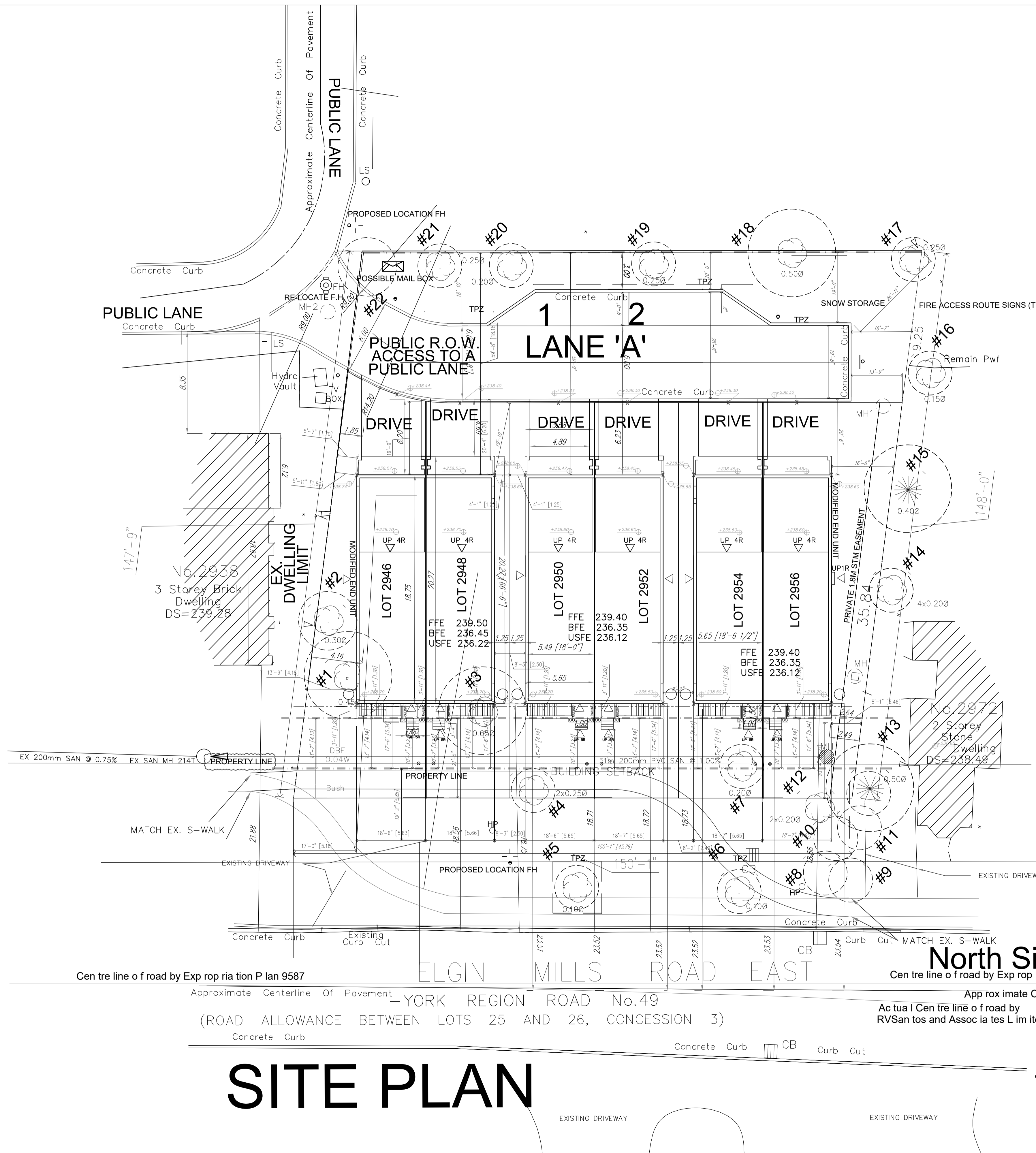
APRIL 9, 2024  
 DATE LAWRENCE O. ERTL, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-68525

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (ORIGINAL).		
URBAN ACCURACY PER SEC. 14(2), O.R.G. 216/10.		
POINT ID	NORTHING	EASTING
A	4862525.16	630605.56
B	4862495.47	630657.67
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		



IBWSURVEYORS.COM | 1.800.667.0696



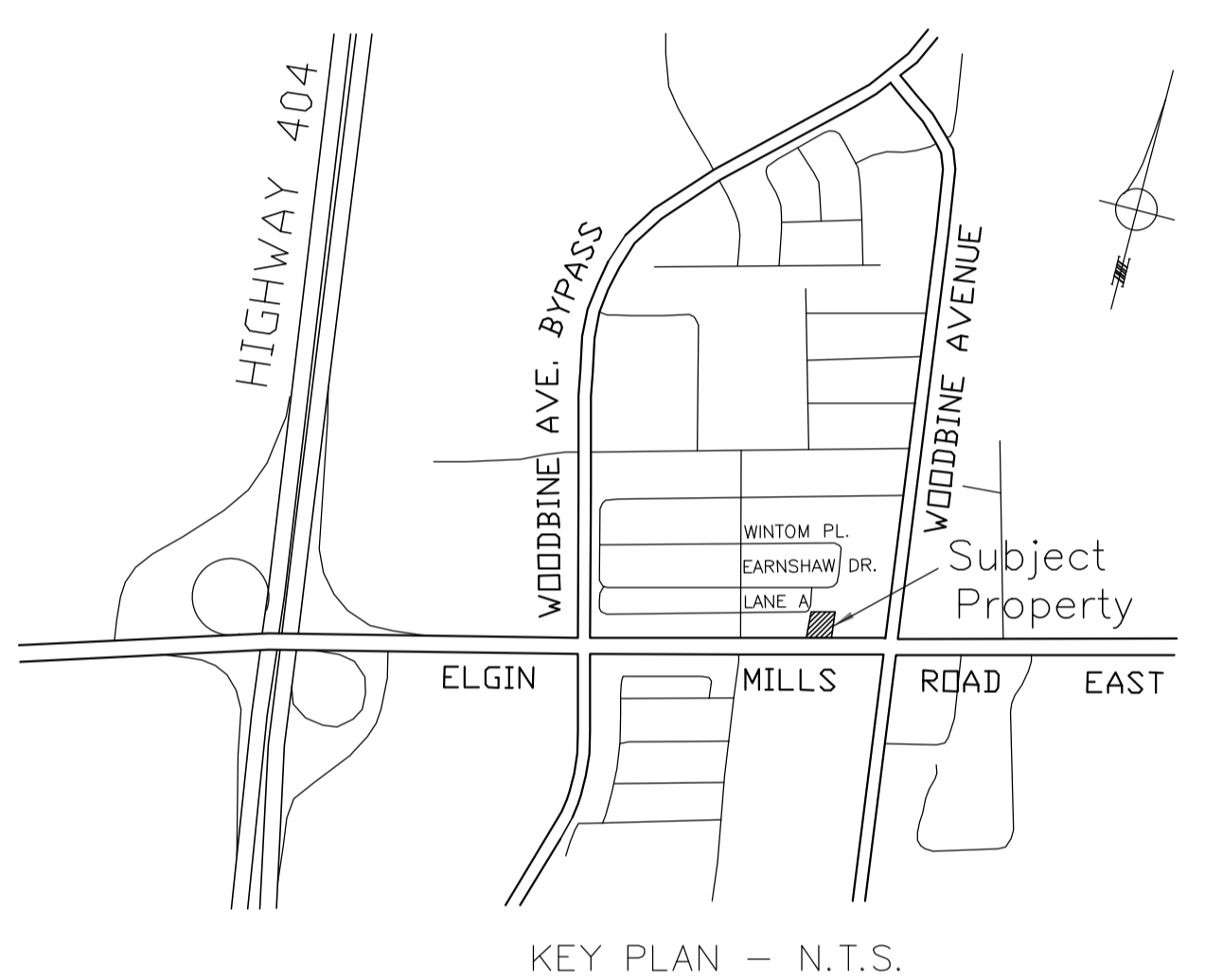
### SITE STATISTICS

SITE AREA = 2045.78 m<sup>2</sup> (0.2046 ha)  
 NUMBER OF UNITS = 06  
 OVERALL GROSS FLOOR AREA=1740.9 m<sup>2</sup>  
 PARKING PROPOSED = 12 (2/unit Spaces)  
 = 2 (Visitor Spaces)  
 RESIDENTIAL DENSITY = 31.1 units/ha  
 PROPOSED UNIT WIDTH = 5.65 m

PROPOSED LOT 1	PROPOSED LOT 2
<b>SITE DATA</b> LOT AREA 291.55 m <sup>2</sup> (3138.17 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 96.87% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 39.29% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA

PROPOSED LOT 3	PROPOSED LOT 4
<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA

PROPOSED LOT 5	PROPOSED LOT 6
<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 304.27 m <sup>2</sup> (3275.14 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 92.82% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 37.65% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA



SITE STATISTICS	
SITE AREA	= 2045.78 m <sup>2</sup> (0.2046 ha)
NUMBER OF UNITS	= 06
OVERALL GROSS FLOOR AREA	= 1740.9 m <sup>2</sup>
PARKING PROPOSED	= 12 (2/UNIT SPACES) = 2 (VISITOR SPACES)
RESIDENTIAL DENSITY	= 31.1 UNITS/ha
PROPOSED UNIT WIDTH	= 5.65 M

+ LEGEND	
△	- Entry to building
#00	- Trees number

HANA DESIGN ARCHITECT  
 10 Mack Ave.  
 Scarborough, ON M1V 1J9  
 TEL: 416-533-8800  
 Email: cfad@hanadesign.com

SITE PLAN	
DATE	July 28, 2022
SCALE	3/32"=1'-0"
DRAWN BY	SHREK
PROJECT NO.	
DRAWING NO.	A1.0

# SITE PLAN

## North Side Concrete Curb

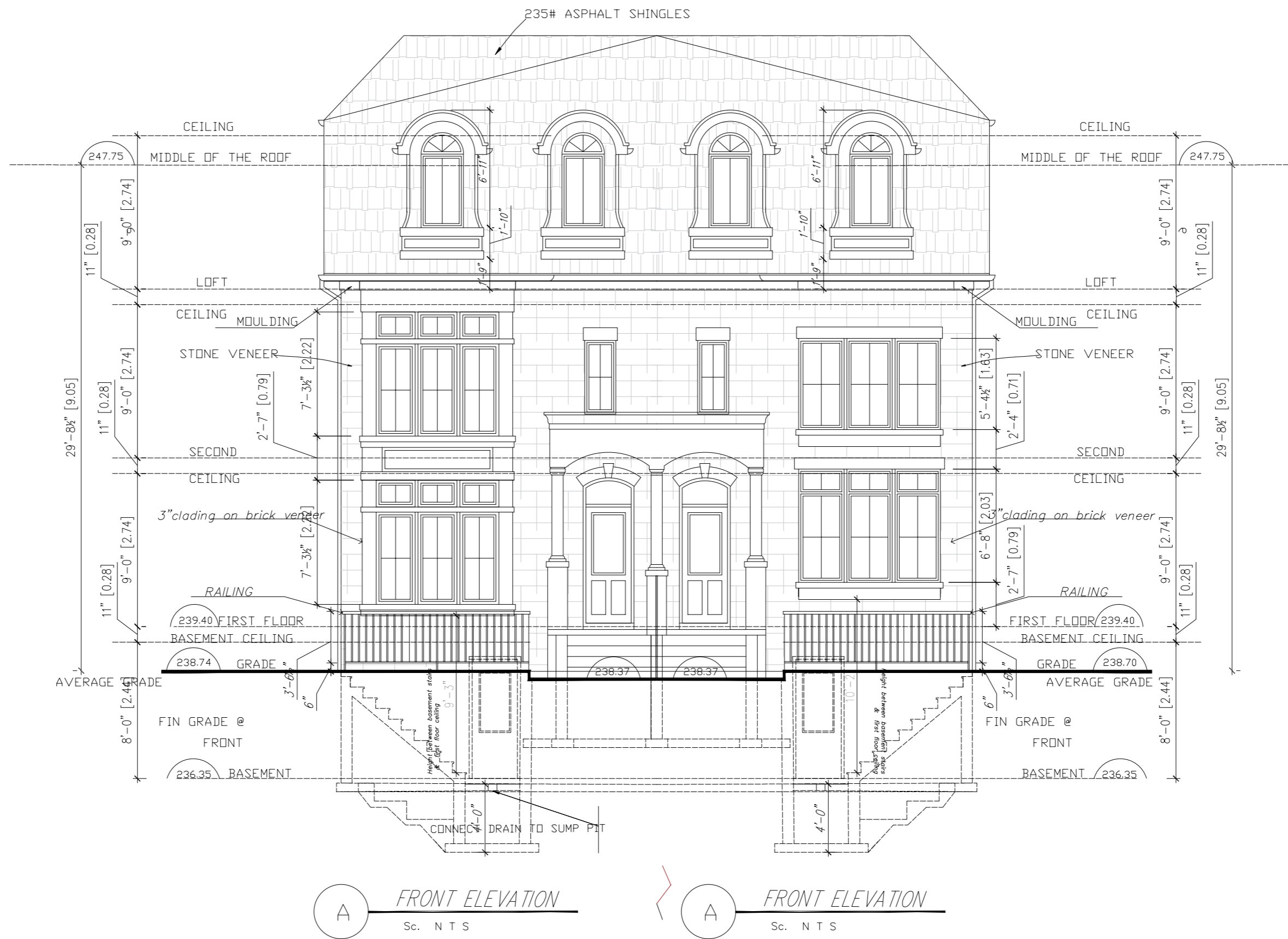
## South Side Concrete Curb

Centre line of road by Exp rop ria tion P lan 9587

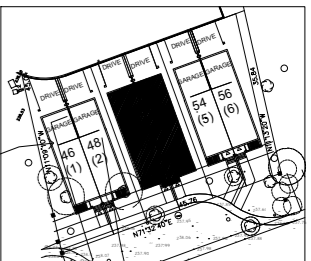
Centre line of road by Exp rop ria tion P lan 9587

Approximate Centerline Of Pavement -YORK REGION ROAD No.49  
 (ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3)

Approximate Centerline of road by Exp rop ria tion P lan 9587  
 Access to Centreline of road by  
 RVSan tos and Assoc ia tes L imited



KEYPLAN



NO.	ISSUE/REVISION	DATE

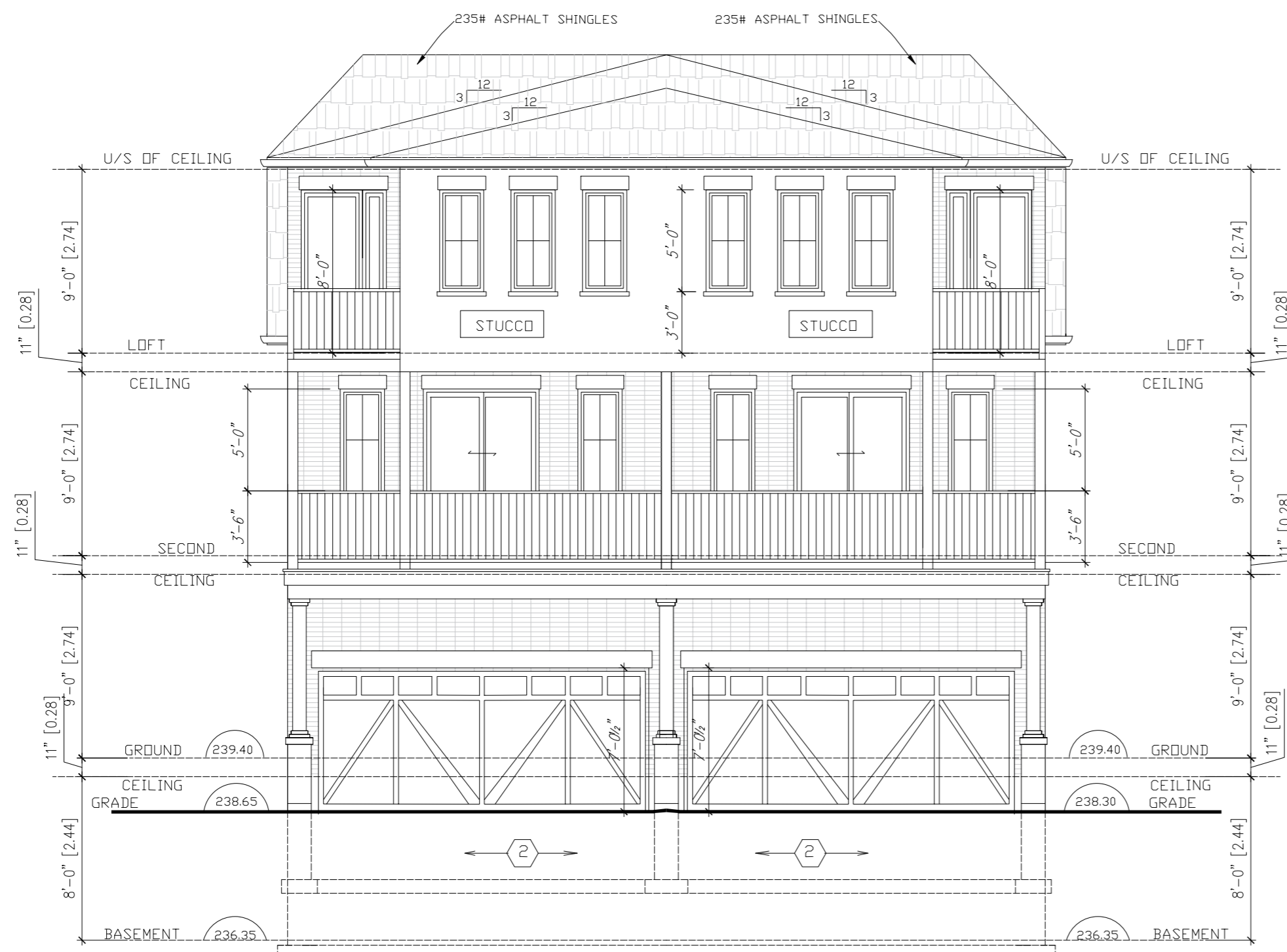
The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.

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 Engineers | Scientists | Surveyors  
 10 Mack Ave  
 Scarborough, ON, CA, M1L 1L9  
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 Email: etoddesigninc@gmail.com

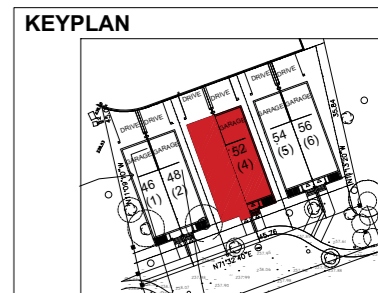
Project  
**RESIDENTIAL DEVELOPMENTS**  
**PLOT - 2968 ELGIN MILLS ROAD E.**  
**SUBPLOT - 2950-52, BUILDING -3 & 4**  
 MARKHAM, ONTARIO

drawing  
**FRONT ELEVATIONS**

date	APRIL 7 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.1</b>



A REAR ELEVATION  
Sc. N T S



NO.	ISSUE/REVISION	DATE

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Project  
**RESIDENTIAL DEVELOPMENTS**  
PLOT - 2968 ELGIN MILLS ROAD E.  
SUBPLOT - 2950-52, BUILDING - 3 & 4  
MARKHAM, ONTARIO

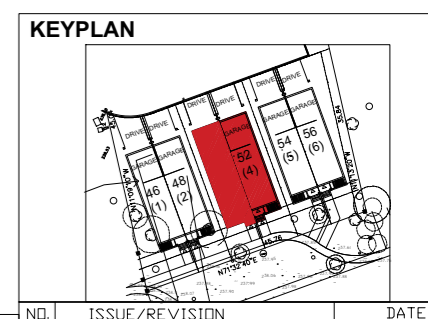
drawing  
**REAR ELEVATION**

date	APRIL 7 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.2</b>



**A** RIGHT SIDE ELEVATION  
Sc. N.T.S.

LIMITING DIST: 1.25m.  
 WALL AREA = 1863.54 sq.ft.  
 COVERPAGE ALLOWED = 7.0%  
 =130.37 sq.ft.  
 UNPROTECTED OPENINGS AVAILABLE  
 (GLASS AREA CALCULATIONS)  
 82.7 sq.ft.



NO.	ISSUE/REVISION	DATE

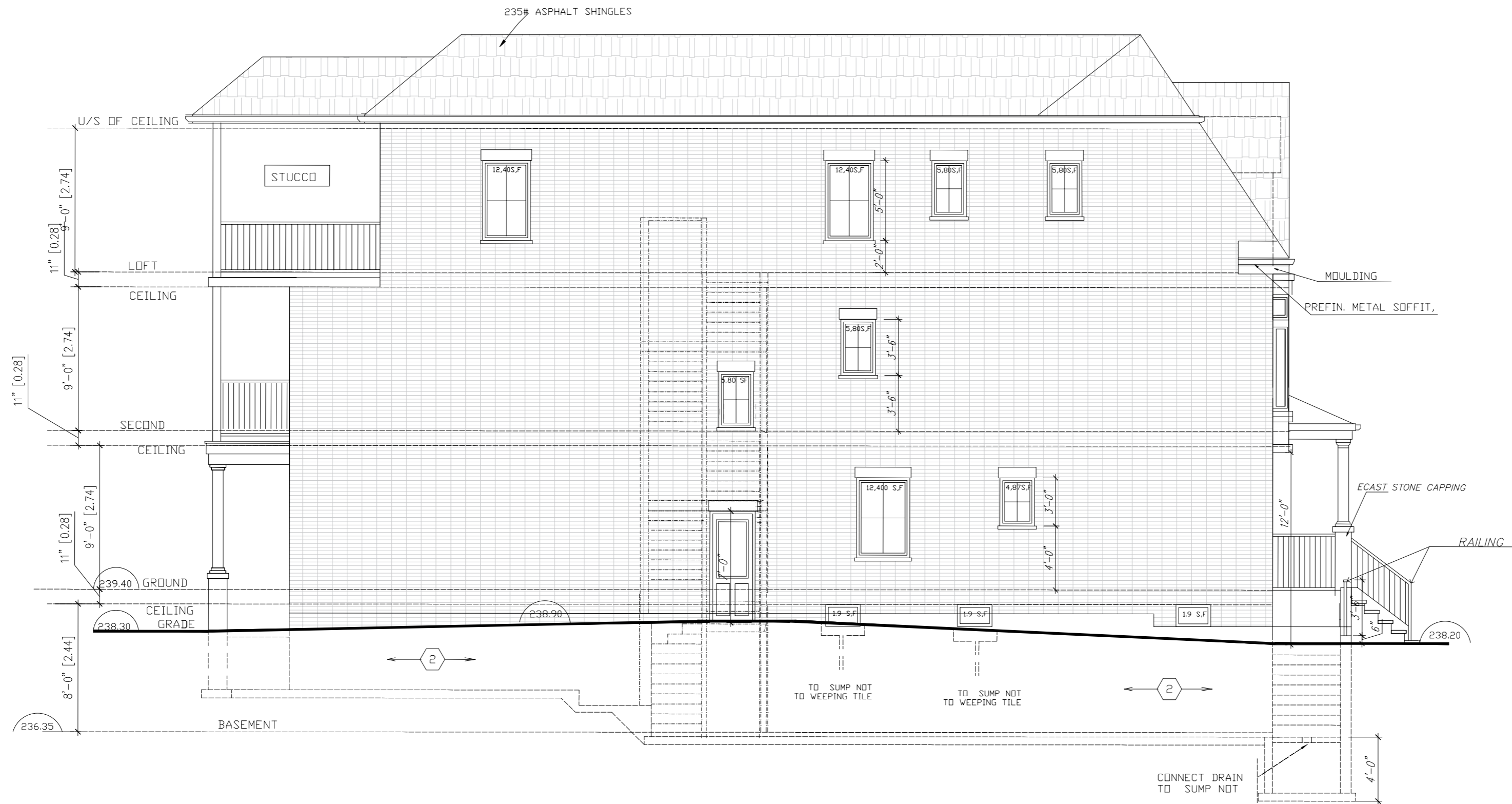
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Project  
**RESIDENTIAL DEVELOPMENTS**  
**PLOT - 2968 ELGIN MILLS ROAD E.**  
**SUBPLOT - 2950-52, BUILDING - 3 & 4**  
 MARKHAM, ONTARIO

drawing  
**RIGHT SIDE ELEVATION**

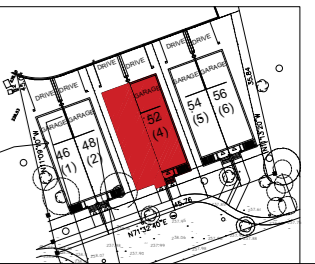
date	May 31 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.3</b>



**A** LEFT SIDE ELEVATION  
Sc. N T S

LIMITING DIST: 1.25m.  
WALL AREA = 1863.54 sq.ft.  
COVERPAGE ALLOWED = 7.0%  
=130.37 sq.ft.  
UNPROTECTED OPENINGS AVAILABLE  
(GLASS AREA CALCULATIONS)  
82.7 sq.ft.

**KEYPLAN**



NO.	ISSUE/REVISION	DATE

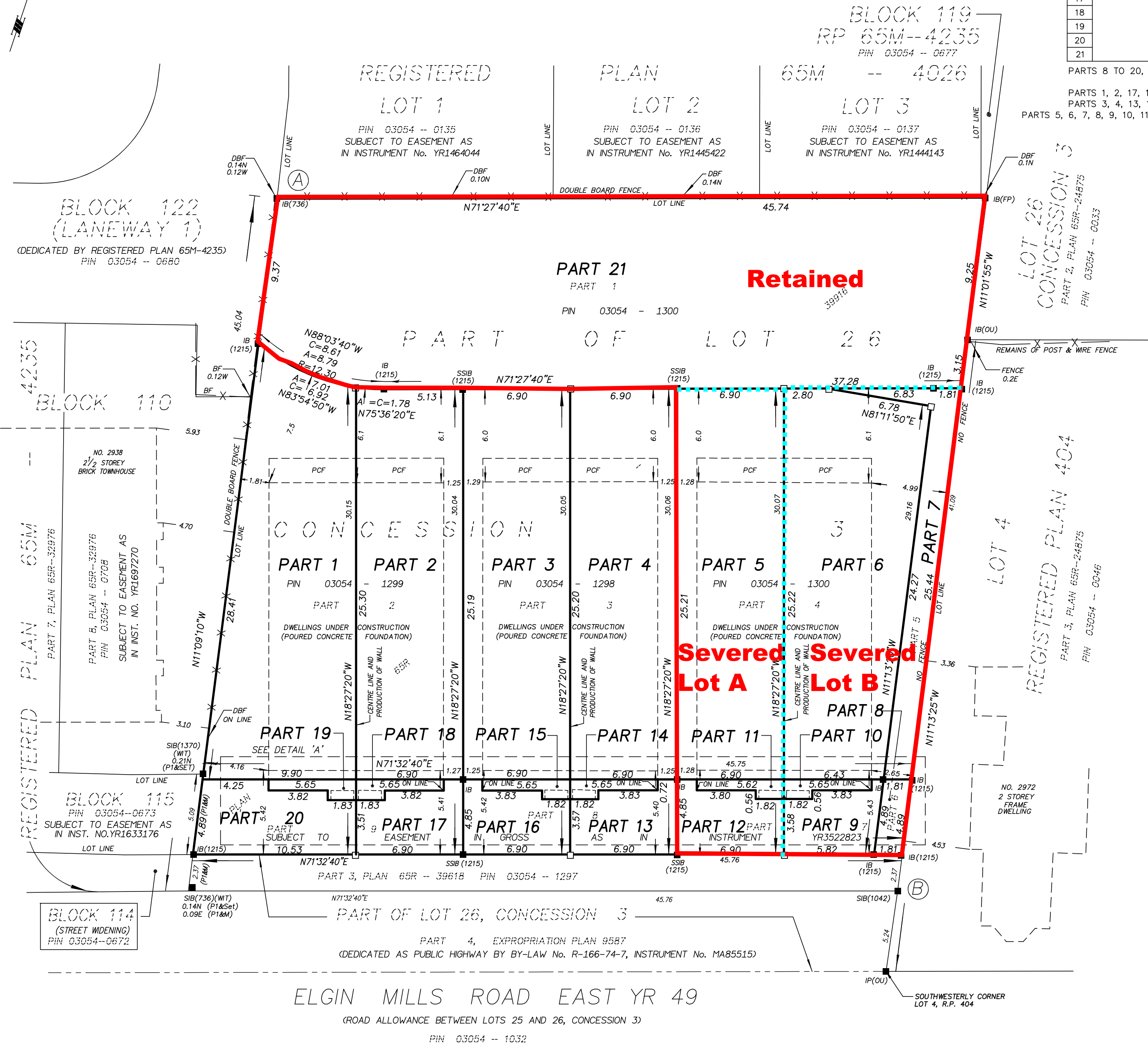
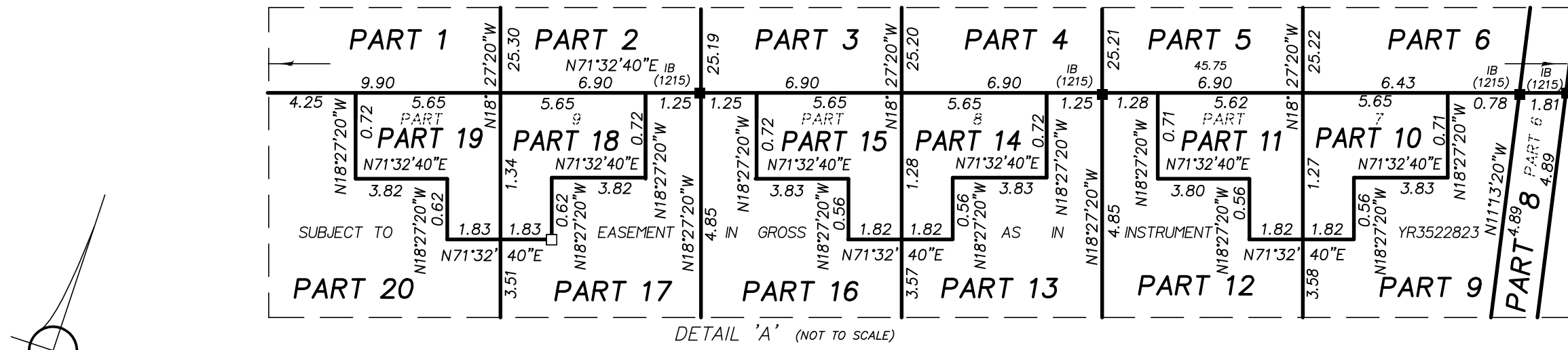
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Engineers | Scientists | Surveyors  
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Scarborough, ON, CA, M1L 1L9  
TEL: 416-532-9906  
Email: etoddesigninc@gmail.com

Project: **RESIDENTIAL DEVELOPMENTS**  
**PLOT - 2968 ELGIN MILLS ROAD E.**  
**SUBPLOT - 2950-52, BUILDING - 3 & 4**  
**MARKHAM, ONTARIO**

drawing: **LEFT SIDE ELEVATION**

date	APRIL 7 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.3</b>



SCHEDULE				
PART	PART OF FLOT	CONCESSION	PIN	AREA (m <sup>2</sup> )
1				216.8
2			PT OF 03054-1299	173.9
3			PT OF 03054-1298	173.8
4				173.9
5				174.0
6				198.5
7				49.6
8				8.8
9	26	3	PT OF 03054-1300	24.7
10				5.0
11				5.0
12				28.4
13				28.4
14			PT OF 03054-1298	5.1
15				5.1
16				28.4
17				28.3
18			PT OF 03054-1299	5.2
19				5.2
20				44.3
21			PT OF 03054-1300	554.0

PARTS 8 TO 20, BOTH INCLUSIVE, SUBJECT TO EASEMENT AS IN INSTRUMENT YR3522823  
 PARTS 1, 2, 17, 18, 19, 20 - COMPRISE ALL OF PIN 03054-1299  
 PARTS 3, 4, 13, 14, 15, 16 - COMPRISE ALL OF PIN 03054-1298  
 PARTS 5, 6, 7, 8, 9, 10, 11, 12 & 21 - COMPRISE ALL OF PIN 03054-1300

PLAN OF SURVEY OF  
**PART OF LOT 26**  
**CONCESSION 3**  
**CITY OF MARKHAM**  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1 : 200 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IP DENOTES IRON PIPE
  - OU DENOTES ORIGIN UNKNOWN
  - WT DENOTES WITNESS
  - M DENOTES MEASURED
  - P1 DENOTES PLAN 65R-39916
  - P2 DENOTES REGISTERED PLAN 65M-XXXX
  - 736 DENOTES H.J. HUNT O.L.S.
  - 1042 DENOTES B.K. EDWARDS O.L.S.
  - 1215 DENOTES ERTL SURVEYORS, O.L.S.
  - 1370 DENOTES KRCMAR SURVEYORS, O.L.S.
  - FP DENOTES FAZIO & PAPA O.L.S.
  - DBF DENOTES DOUBLE BOARD FENCE
  - BF DENOTES BOARD FENCE
  - PCF DENOTES POURED CONCRETE FOUNDATION

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.  
 ALL SET MONUMENTS ARE IB UNLESS OTHERWISE SHOWN  
 SSIBs USED DUE TO LACK OF OVERBURDEN

**BEARING NOTES**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (ORIGINAL).

**DISTANCE NOTES - METRIC**  
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997770

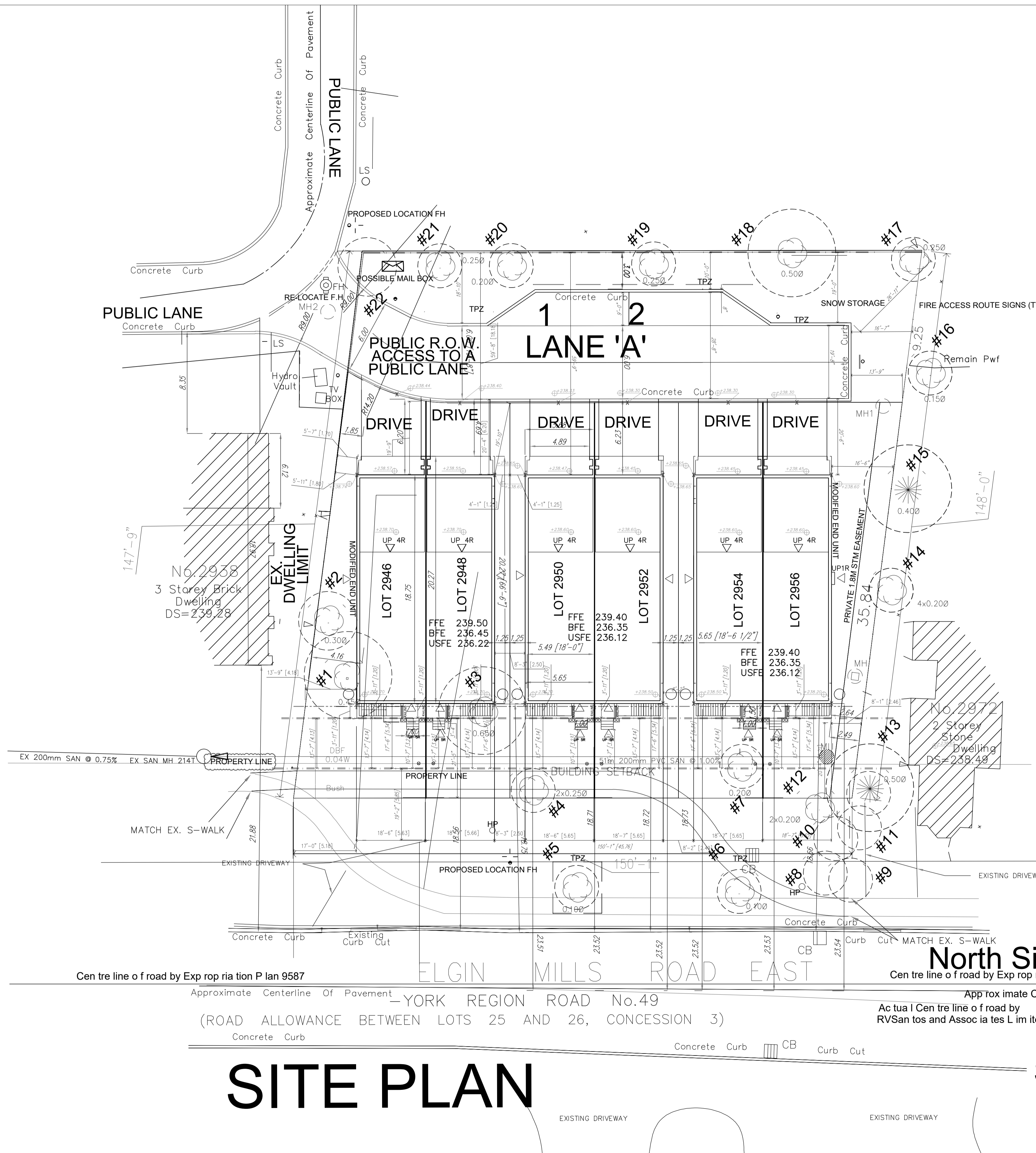
**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON OCTOBER 5, 2023

APRIL 9, 2024  
 DATE LAWRENCE O. ERTL, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-68525

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (ORIGINAL).		
URBAN ACCURACY PER SEC. 14(2), O.R.G. 216/10.		
POINT ID	NORTHING	EASTING
A	4862525.16	630605.56
B	4862495.47	630657.67
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		





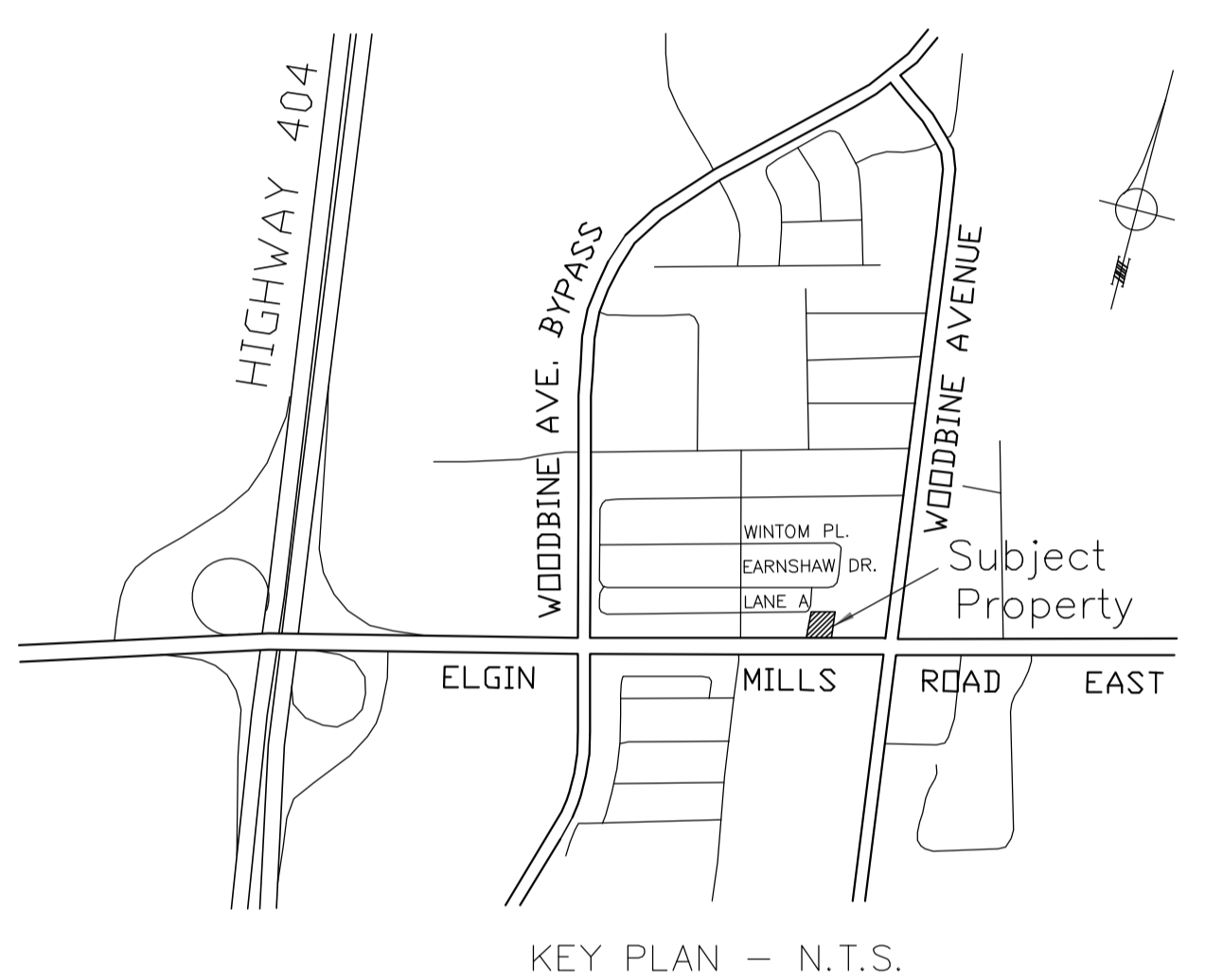
### SITE STATISTICS

SITE AREA = 2045.78 m<sup>2</sup> (0.2046 ha)  
 NUMBER OF UNITS = 06  
 OVERALL GROSS FLOOR AREA=1740.9 m<sup>2</sup>  
 PARKING PROPOSED = 12 (2/unit Spaces)  
 = 2 (Visitor Spaces)  
 RESIDENTIAL DENSITY = 31.1 units/ha  
 PROPOSED UNIT WIDTH = 5.65 m

PROPOSED LOT 1	PROPOSED LOT 2
<b>SITE DATA</b> LOT AREA 291.55 m <sup>2</sup> (3138.17 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 96.87% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 39.29% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA

PROPOSED LOT 3	PROPOSED LOT 4
<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA

PROPOSED LOT 5	PROPOSED LOT 6
<b>SITE DATA</b> LOT AREA 223.47 m <sup>2</sup> (2405.42 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 126.40% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 51.26% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA	<b>SITE DATA</b> LOT AREA 304.27 m <sup>2</sup> (3275.14 SF) PROPOSED GFA 282.42 m <sup>2</sup> (3040 SF) GFA/LOT AREA RATIO 92.82% PROPOSED FOOTPRINT 114.55 m <sup>2</sup> (1233.02 SF) LOT COVERAGE 37.65% BUILDING HEIGHT TO MIDPOINT 9.05 m (29'-8") TO PEAK NA



SITE STATISTICS	
SITE AREA	= 2045.78 m <sup>2</sup> (0.2046 ha)
NUMBER OF UNITS	= 06
OVERALL GROSS FLOOR AREA	= 1740.9 m <sup>2</sup>
PARKING PROPOSED	= 12 (2/unit Spaces) = 2 (Visitor Spaces)
RESIDENTIAL DENSITY	= 31.1 UNITS/ha
PROPOSED UNIT WIDTH	= 5.65 M

+ LEGEND	
△	- Entry to building
#00 -	Trees number

HANA DESIGN ARCHITECT  
 10 Mack Ave.  
 Scarborough, ON M1V 1J9  
 TEL: 416-533-8800  
 Email: cfad@hanadesign.com

SITE PLAN	
DATE	July 28, 2022
SCALE	3/32"=1'-0"
DRAWN BY	SHREYA
PROJECT NO.	
DRAWING NO.	A1.0

# SITE PLAN

## North Side Concrete Curb

## South Side Concrete Curb

Centre line of road by Exp rop ria tion P lan 9587

Centre line of road by Exp rop ria tion P lan 9587

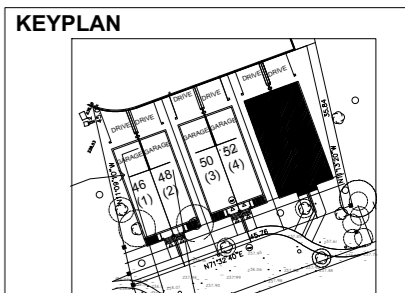
Approximate Centerline Of Pavement -YORK REGION ROAD No.49  
 (ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 3)  
 Concrete Curb

Approximate Centerline Of Pavement -YORK REGION ROAD No.49  
 Centre line of road by Exp rop ria tion P lan 9587  
 Concrete Curb





**A** FRONT ELEVATION  
Sc. N T S



NO.	ISSUE/REVISION	DATE

The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.

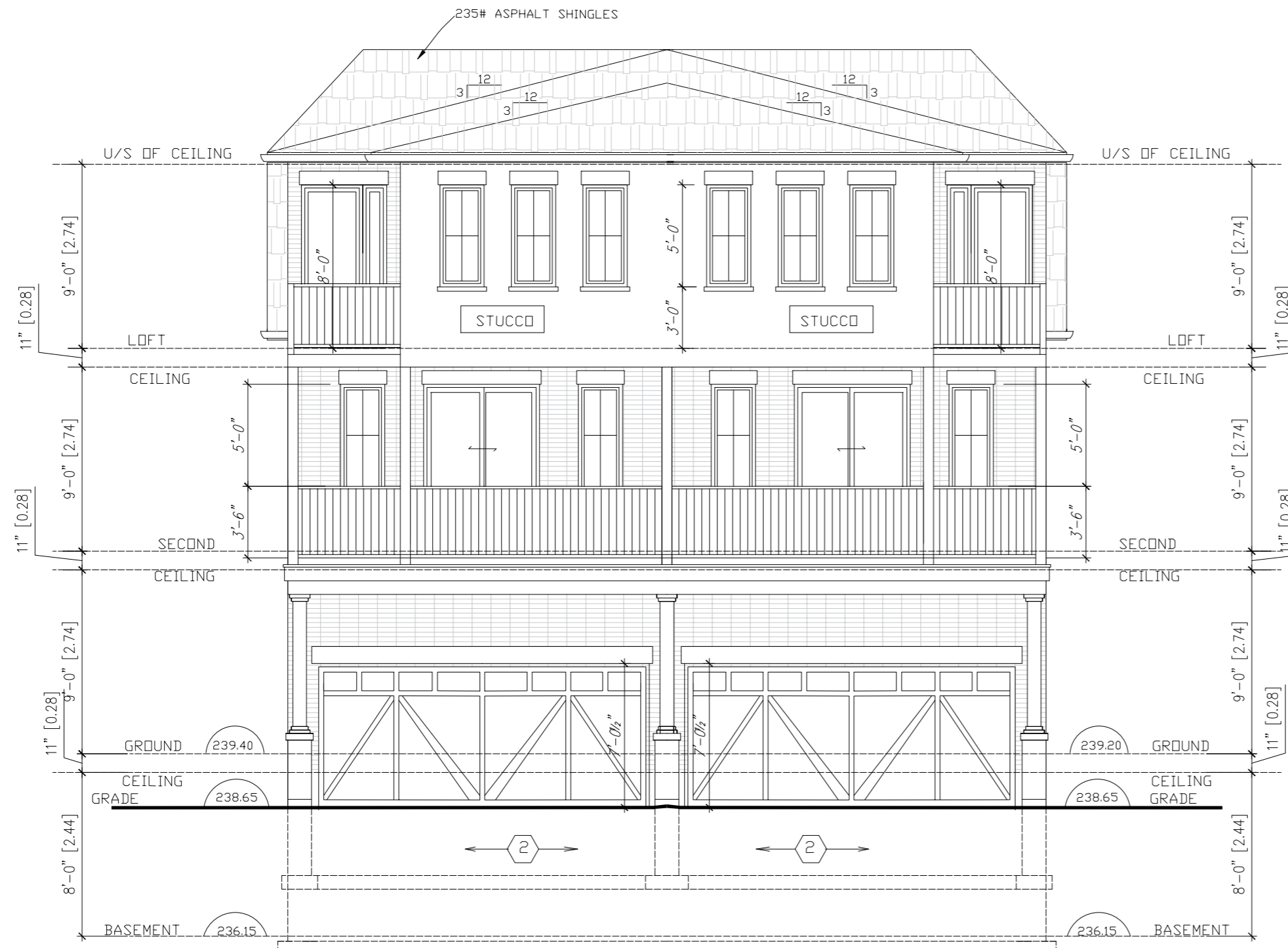
**HANA DESIGN ARCHITECT**  
Engineers | Scientists | Surveyors

10 Mack Ave  
Scarborough, ON, CA, M1L 1L9  
TEL: 416-532-9906  
Email: etoddesigninc@gmail.com

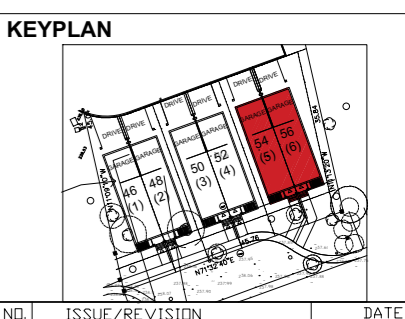
Project  
**RESIDENTIAL DEVELOPMENTS**  
PLOT - 2968 ELGIN MILLS ROAD E.  
SUBPLOT - 2954-56 , BUILDING - 5 & 6  
MARKHAM, ONTARIO

drawing  
**FRONT ELEVATIONS**

date	APRIL 16 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.1</b>



A
REAR ELEVATION  
Sc. N T S



NO.	ISSUE/REVISION	DATE

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**HANA DESIGN ARCHITECT**  
 Engineers | Scientists | Surveyors  

 10 Mack Ave  
 Scarborough, ON, CA, M1L 1L9  
 TEL: 416-532-9906  
 Email: etoddesigninc@gmail.com

Project  
**RESIDENTIAL DEVELOPMENTS**  
**PLOT - 2968 ELGIN MILLS ROAD E.**  
**SUBPLOT - 2954-56, BUILDING - 5&6**  
**MARKHAM, ONTARIO**

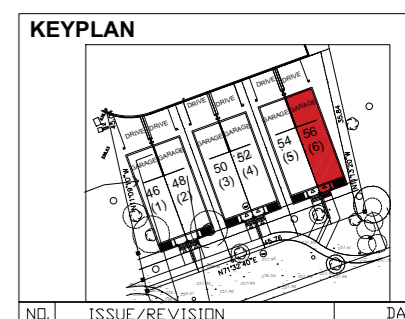
drawing  
**REAR ELEVATION**

date	APRIL 16 2022
scale	1/8"=1'-0"
Drawn by	DHRUMIL
project no.	
drawing no.	<b>A2.2</b>



**A** LEFT SIDE ELEVATION  
Sc. N.T.S

LIMITING DIST: 1.25m.  
 WALL AREA = 1863.54 sq.ft.  
 COVERPAGE ALLOWED = 7.0%  
 =130.37 sq.ft.  
 UNPROTECTED OPENINGS AVAILABLE  
 (GLASS AREA CALCULATIONS)  
 82.7 sq.ft.



NO. ISSUE/REVISION DATE

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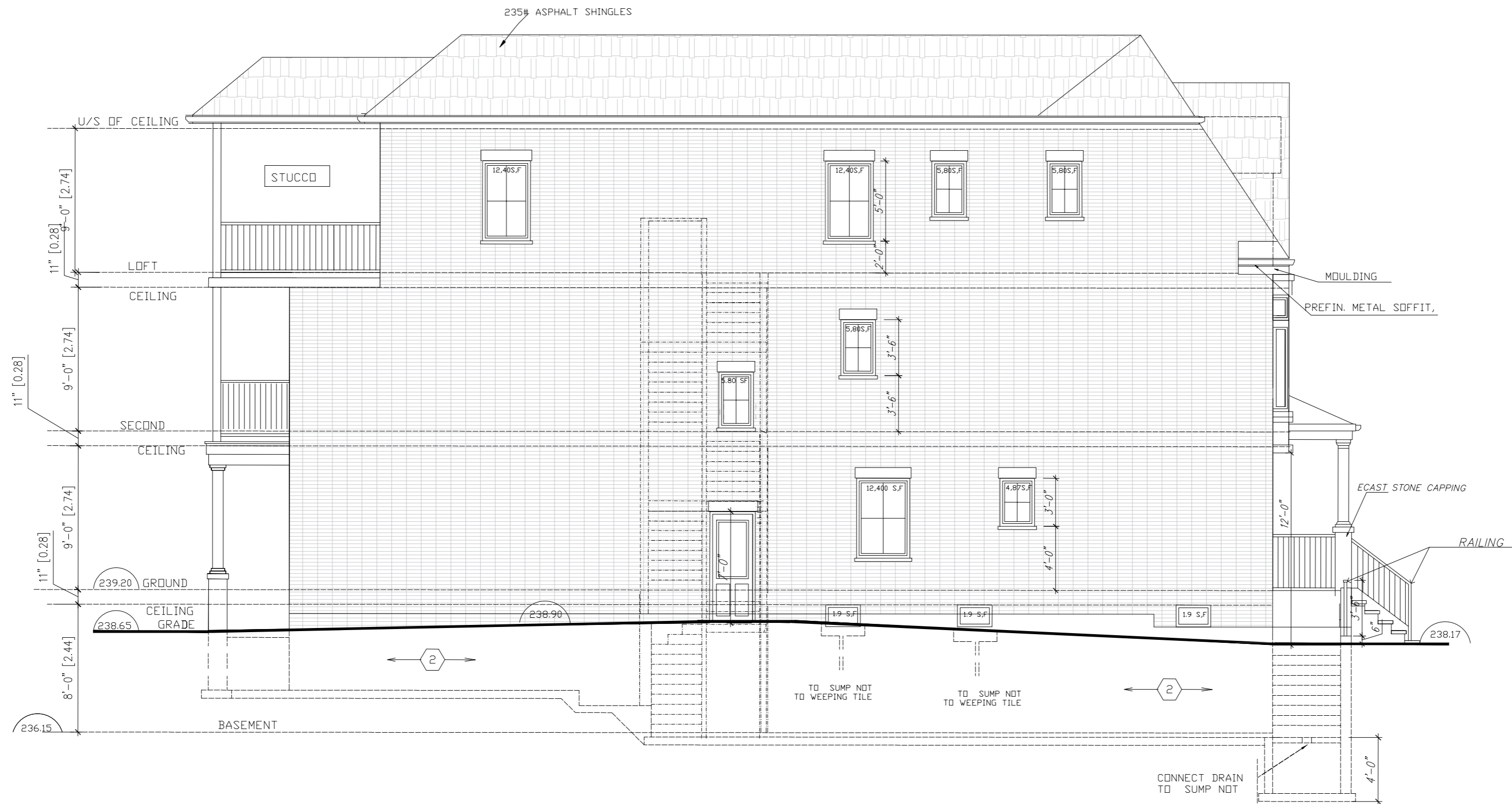
**HANA DESIGN ARCHITECT**  
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 Scarborough, ON, CA, M1L 1L9  
 TEL: 416-532-9906  
 Email: etoddesigninc@gmail.com

Project  
**RESIDENTIAL DEVELOPMENTS**  
**PLOT - 2968 ELGIN MILLS ROAD E.**  
**SUBPLOT - 2954-56, BUILDING - 5 & 6**  
**MARKHAM, ONTARIO**

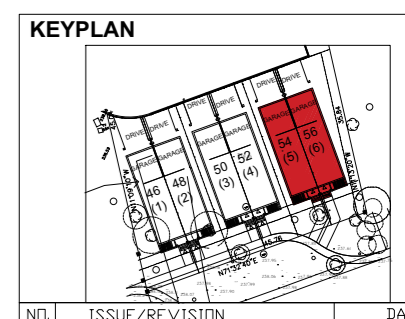
drawing  
**LEFT SIDE ELEVATION**

date JUNE 02 2022  
 scale 1/8"=1'-0"  
 Drawn by DHRUMIL  
 project no.  
 drawing no.  
**A2.3**



A LEFT SIDE ELEVATION  
Sc. N T S

LIMITING DIST: 1.25m.  
WALL AREA = 1863.54 sq.ft.  
COVERPAGE ALLOWED = 7.0%  
=130.37 sq.ft.  
UNPROTECTED OPENINGS AVAILABLE  
(GLASS AREA CALCULATIONS)  
82.7 sq.ft.



NO. ISSUE/REVISION DATE

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HANA DESIGN ARCHITECT  
Engineers | Scientists | Surveyors

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Scarborough, ON, CA, M1L 1L9  
TEL: 416 532 9906  
Email: etoddesigninc@gmail.com

Project  
**RESIDENTIAL DEVELOPMENTS**  
PLOT - 2968 ELGIN MILLS ROAD E.  
SUBPLOT - 2954-56, BUILDING - 586  
MARKHAM, ONTARIO

drawing  
**LEFT SIDE ELEVATION**

date APRIL 16 2022  
scale 1/8"=1'-0"  
Drawn by DHRUMIL  
project no.  
drawing no.  
**A2.3**