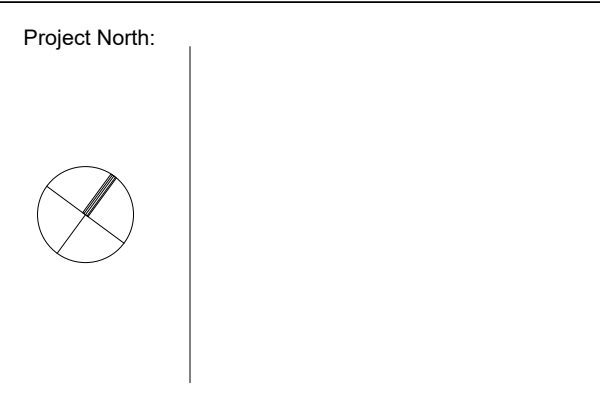


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4	ISSUED FOR ZONING REVIEW	JUN 17, 2024
3	ISSUED FOR ZONING REVIEW	MAY 24, 2024
2	ISSUED FOR ZONING REVIEW	APR 01, 2024
1	ISSUED TO TRCA	MAR 08, 2024



Architect of Record:

ARANI ARCHITECTURE

685 SHEPPARD AVE E, SUITE 511
 TORONTO, ON. M2K 1B6
 TEL: 416.223.3333

Project Title:

Snider Residence

Address:

48 Snider Drive,
 Markham, ON. L3P 6L6

Drawing:

SITE PLAN

Date: JAN 10, 2024
 Scale: 3/32" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

A0.01



AREA CALCULATION

LOT AREA	448.45 m ²	4827 ft ²
GROUND FLOOR	129.84 m ²	1398 ft ²
SECOND FLOOR	149.42 m ²	1608 ft ²
GROSS FLOOR AREA	279.27 m ²	3006 ft ²
BASEMENT (SECONDARY SUITE)	127.96 m ²	1377 ft ²
PARKING	19.58 m ²	211 ft ²

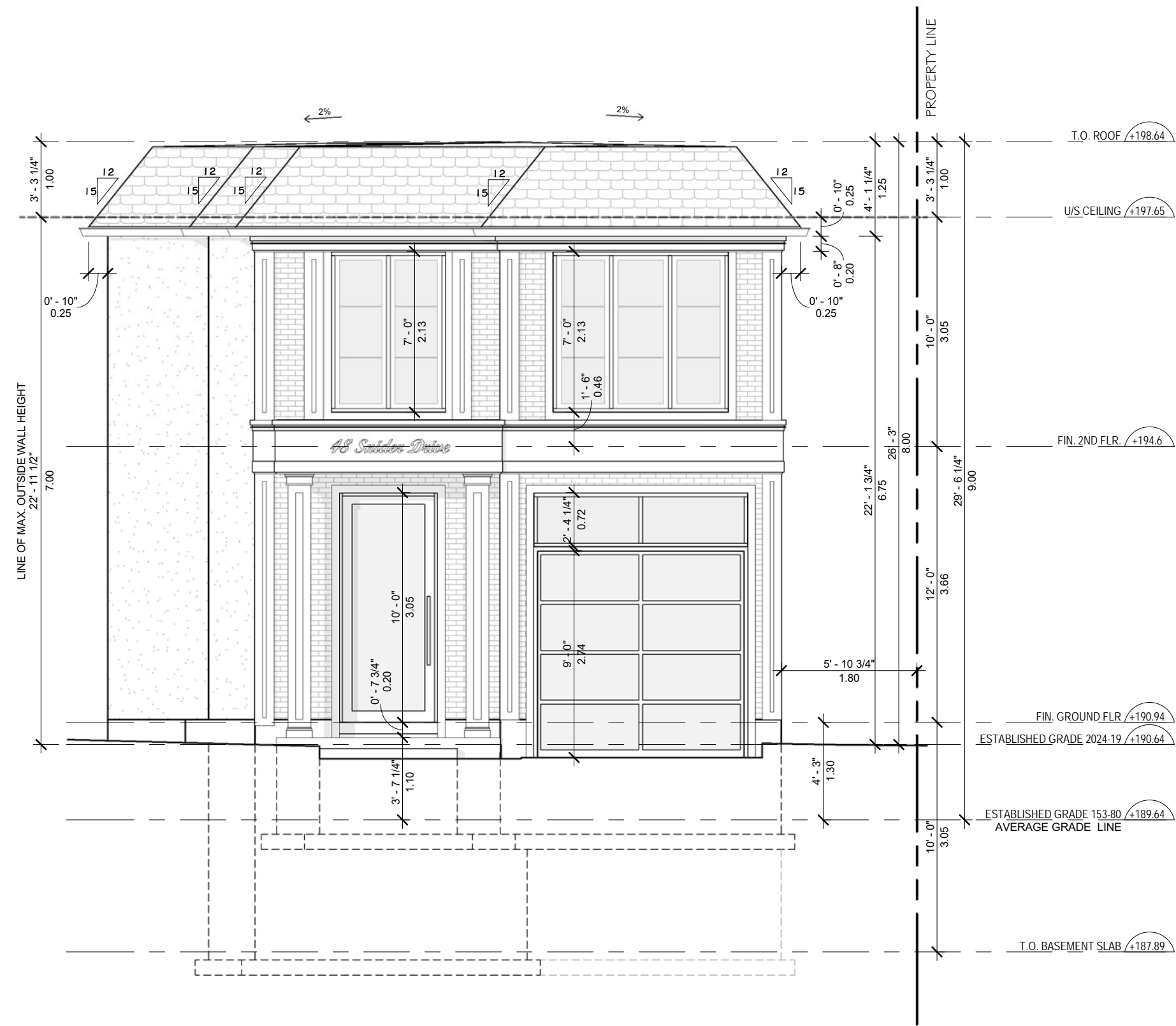
ZONING BY-LAW 153-80
 ZONING LABEL:
 RSD3 - THIRD DENSITY - SINGLE FAMILY RESIDENTIAL

	BY-LAW	PROPOSED
FRONT YARD SETBACK	8.00 m	8.00 m
SIDE YARD (NORTH) SETBACK	1.80 m	1.80 m
SIDE YARD (SOUTH) SETBACK	1.80 m	1.80 m
LOT COVERAGE (154.76 SQ.M.)	33.33 %	34.51 %*
ESTABLISHED GRADE	+189.64	-
BUILDING HEIGHT	10.70 m	9.00 m

ZONING BY-LAW 2024-19
 ZONING LABEL:
 RES-ENLR - RESIDENTIAL ESTABLISHED NEIGHBOURHOOD LOW RISE

	BY-LAW	PROPOSED
FRONT YARD SETBACK	7.50 m	8.00 m
SIDE YARD (NORTH) SETBACK	1.80 m	1.80 m
SIDE YARD (SOUTH) SETBACK	1.80 m	1.80 m
COMBINED SIDE YARD SETBACKS	4.00 m	3.60 m*
REAR YARD SETBACK	7.50 m	8.92 m
GROUND FLOOR COVERAGE (149.42 SQ.M.)	30 %	33.32 % *
SECOND FLOOR COVERAGE (149.42 SQ.M.)	20 %	33.32 % *
LOT COVERAGE (154.76 SQ.M.)	35 %	34.51 % *
ESTABLISHED GRADE	+190.64	-
AVERAGE GRADE LEVEL	+189.64	-
OUTSIDE WALL HEIGHT	7.00 m	6.75 m
LOT DEPTH	38.23 m	37.36 m *
LOT FRONTAGE	9.70 m	10.29 m

SURVEY INFORMATION TAKEN FROM SURVEY OF PART OF LOT 13,
 CONCESSION 7, CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK
 P.I.N. 02908-0526(L)
 BY MANDARIN SURVEYORS LIMITED



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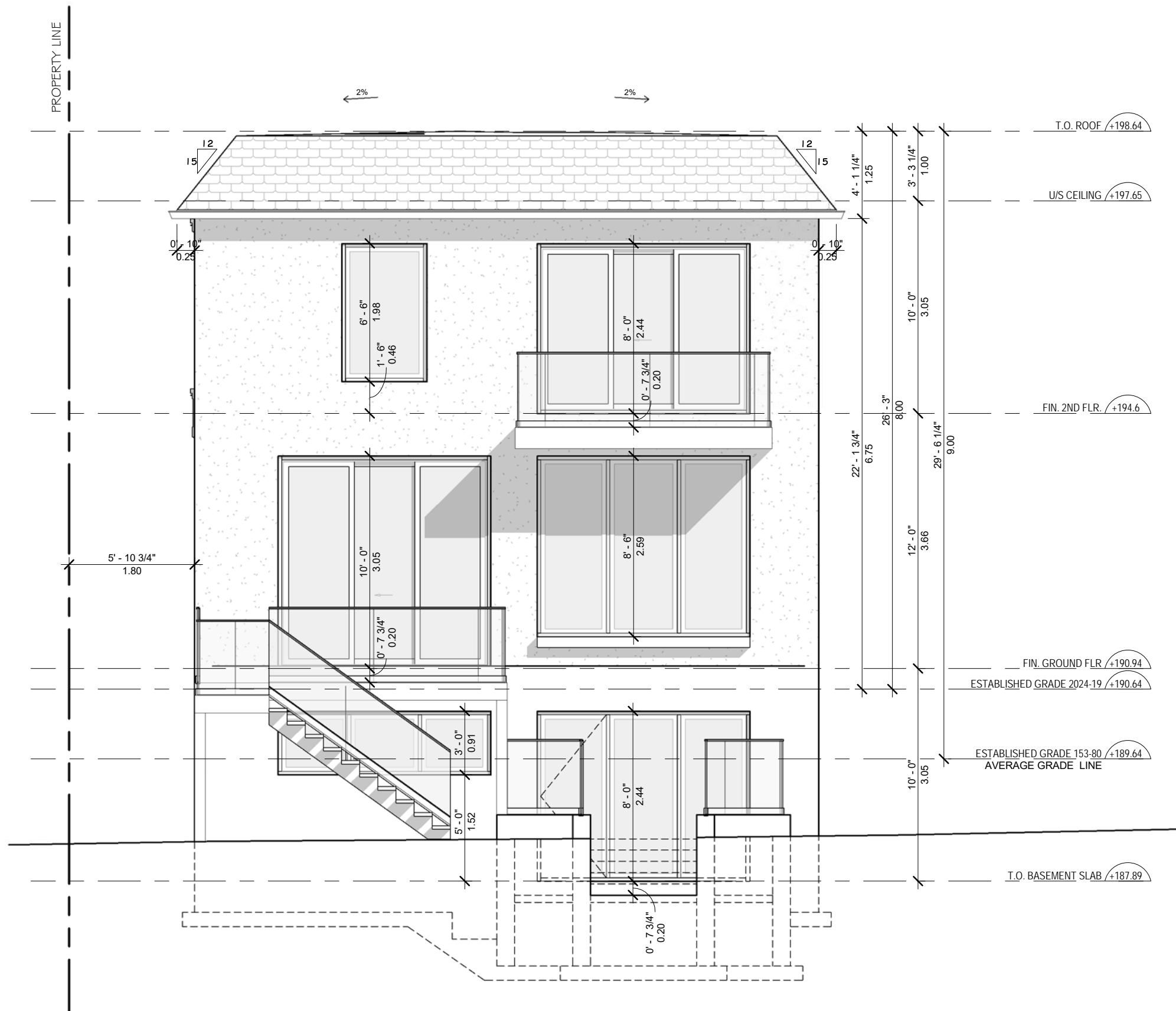
Drawing:

EAST ELEVATION

Date: JAN 10, 2024
 Scale: 3/16" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

A3.01



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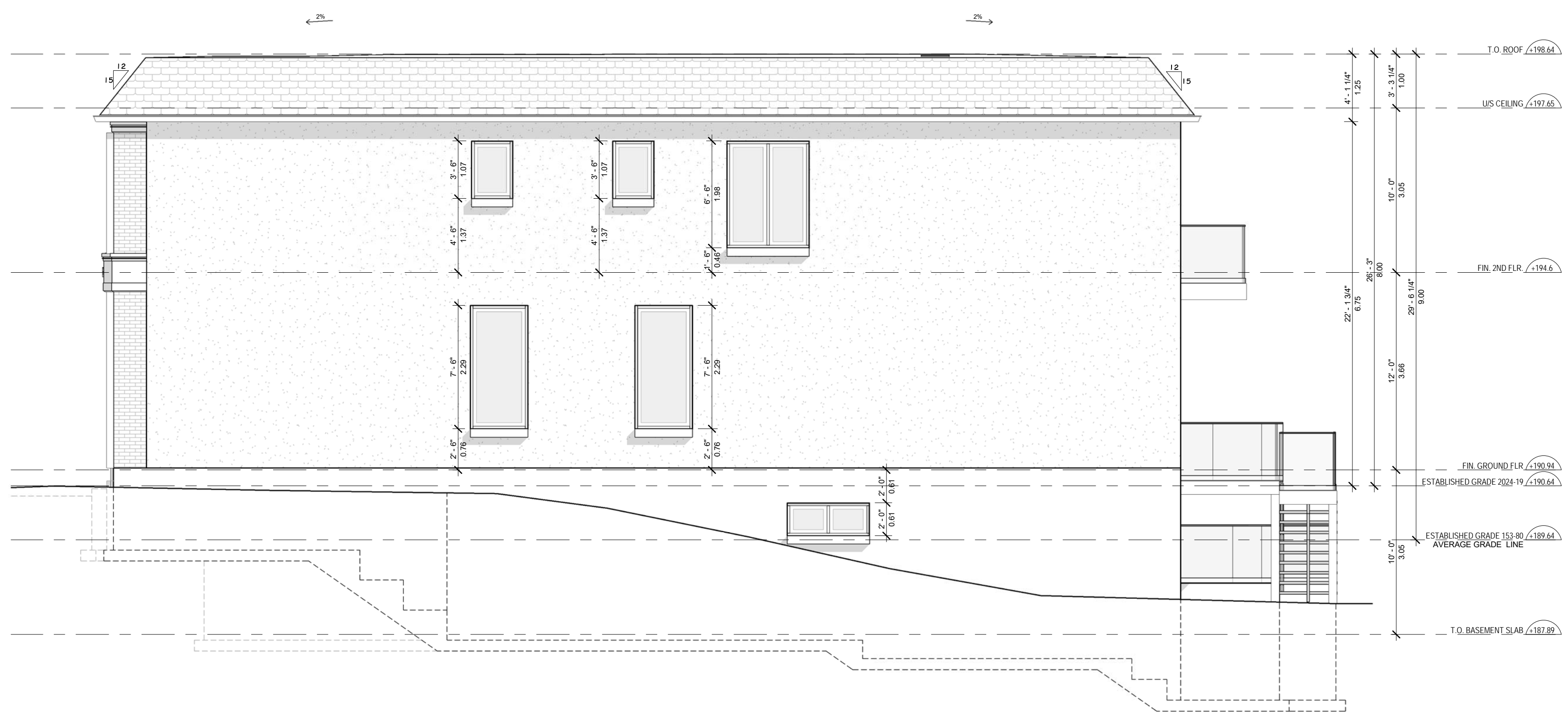
Drawing:

WEST ELEVATION

Date: JAN 10, 2024
 Scale: 3/16" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

A3.02



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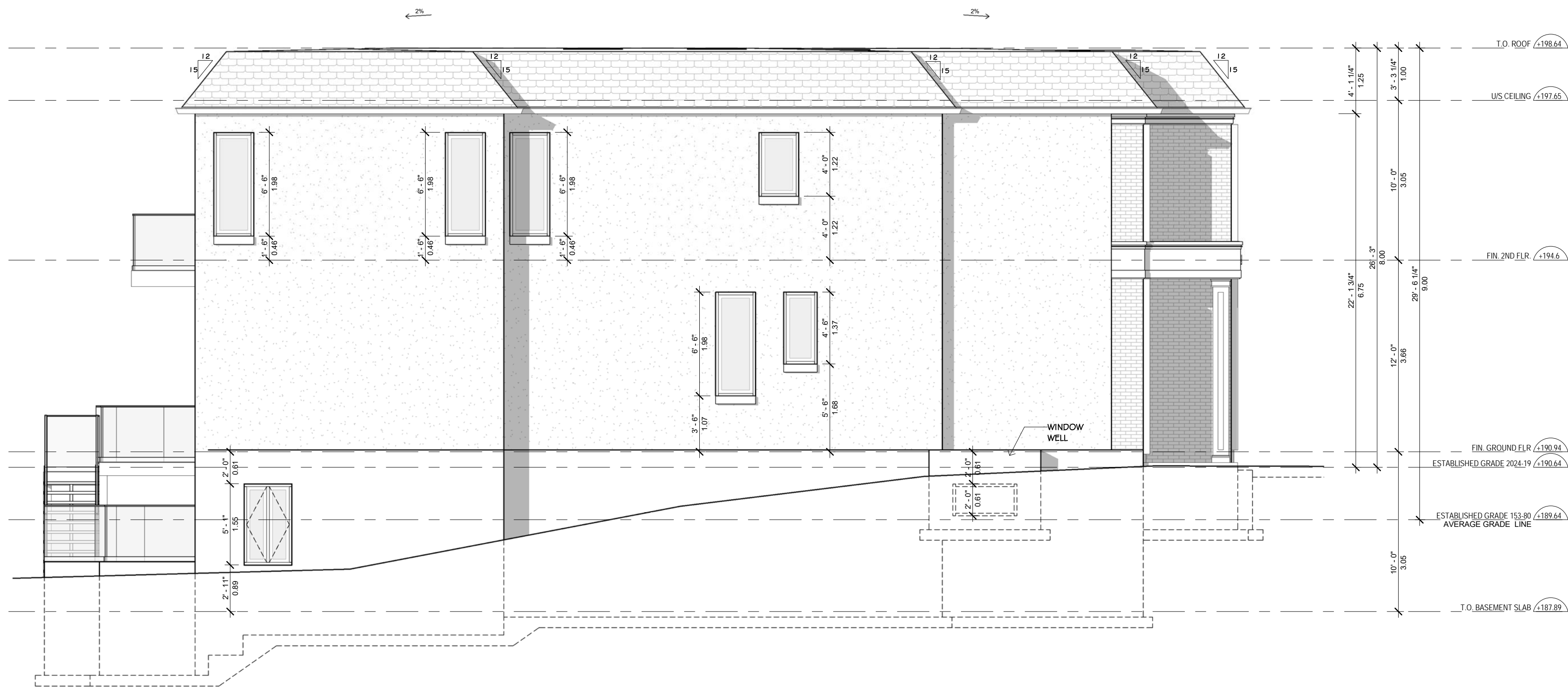
Drawing:

NORTH ELEVATION

Date: JAN 10, 2024
 Scale: 3/16" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

A3.03



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Address:

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Drawing:

SOUTH ELEVATION

Date: JAN 10, 2024
 Scale: 3/16" = 1' - 0"
 Project: 2402
 Drawn by: SA

Sheet No:

A3.04