

PLAN OF LOTS 25, 26 AND 27 REGISTERED PLAN 184 CITY OF MARKHAM

REGIONAL MUNICIPALITY OF YORK

SCALE 1:200



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Part 2: Report

NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE. FENCES AS SHOWN. SURVEY PREPARED FOR QING ZHAO

Metric

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Bearing note

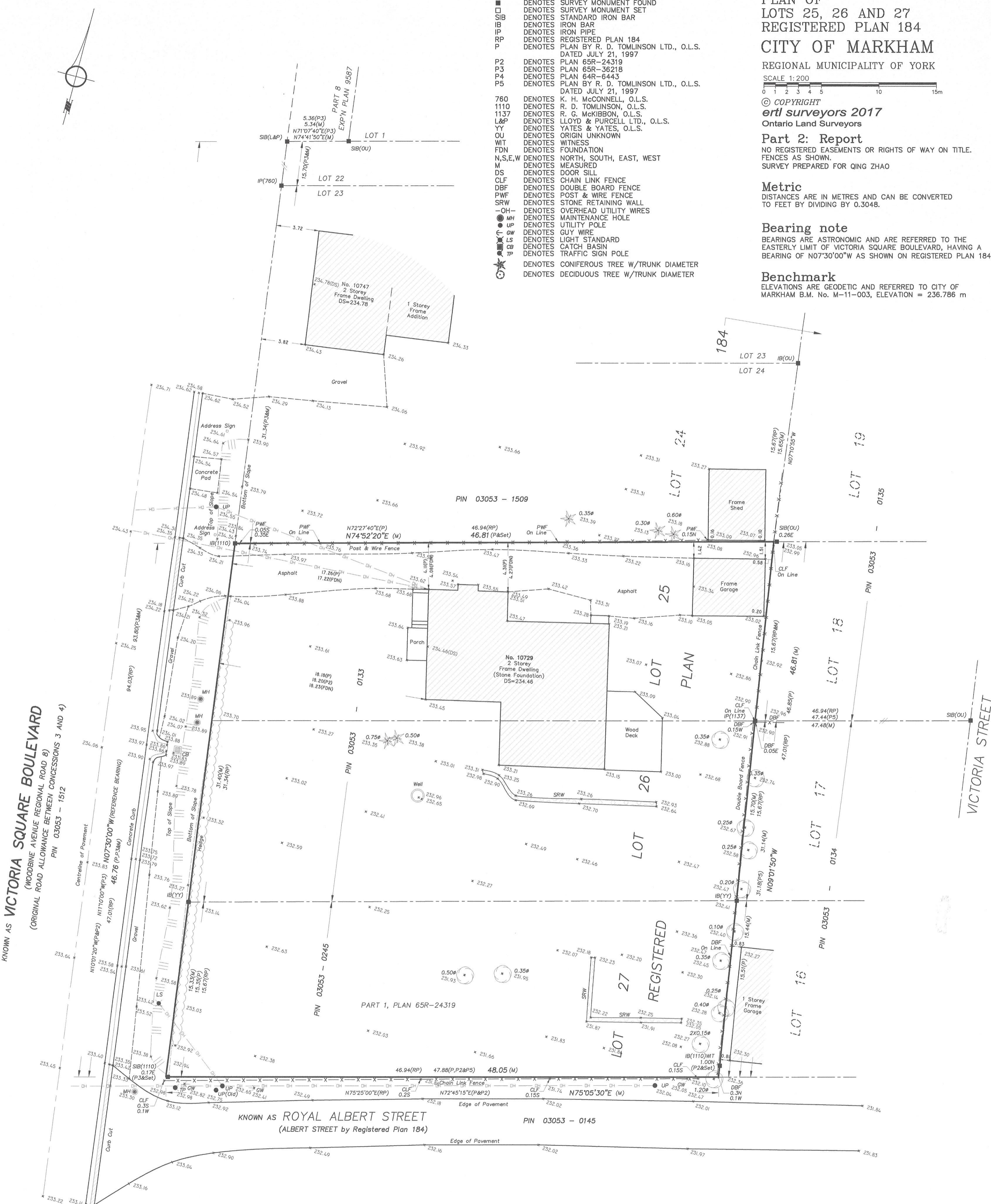
BEARINGS ARE ASTRONOMICAL AND ARE REFERRED TO THE EASTERLY LIMIT OF VICTORIA SQUARE BOULEVARD, HAVING A BEARING OF N07°30'00"W AS SHOWN ON REGISTERED PLAN 184.

Benchmark

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF MARKHAM B.M. No. M-11-003, ELEVATION = 236.786 m

Legend

- Legend items: DENOTES SURVEY MONUMENT FOUND, DENOTES SURVEY MONUMENT SET, DENOTES STANDARD IRON BAR, DENOTES IRON BAR, DENOTES IRON PIPE, DENOTES REGISTERED PLAN 184, DENOTES PLAN BY R. D. TOMLINSON LTD., O.L.S. DATED JULY 21, 1997, DENOTES PLAN 65R-24319, DENOTES PLAN 65R-36218, DENOTES PLAN 64R-6443, DENOTES PLAN BY R. D. TOMLINSON LTD., O.L.S. DATED JULY 21, 1997, DENOTES K. H. McCONNELL, O.L.S., DENOTES R. D. TOMLINSON, O.L.S., DENOTES R. G. MCKIBBON, O.L.S., DENOTES LLOYD & PURCELL LTD., O.L.S., DENOTES YATES & YATES, O.L.S., DENOTES ORIGIN UNKNOWN, DENOTES WITNESS, DENOTES FOUNDATION, DENOTES NORTH, SOUTH, EAST, WEST, DENOTES MEASURED, DENOTES MEASURED, DENOTES DOOR SILL, DENOTES CHAIN LINK FENCE, DENOTES DOUBLE BOARD FENCE, DENOTES POST & WIRE FENCE, DENOTES STONE RETAINING WALL, DENOTES OVERHEAD UTILITY WIRES, DENOTES MAINTENANCE HOLE, DENOTES UTILITY POLE, DENOTES GUY WIRE, DENOTES LIGHT STANDARD, DENOTES CATCH BASIN, DENOTES TRAFFIC SIGN POLE, DENOTES CONIFEROUS TREE W/TRUNK DIAMETER, DENOTES DECIDUOUS TREE W/TRUNK DIAMETER



KNOWN AS VICTORIA SQUARE BOULEVARD (WOODBINE AVENUE REGIONAL ROAD 8) (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4) PIN 03053 - 1512

KNOWN AS ROYAL ALBERT STREET (ALBERT STREET by Registered Plan 184) PIN 03053 - 0145

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 REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON THE 23TH DAY OF NOVEMBER, 2017. December 13, 2017 Date Yuriy Bogdanov Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2036255 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

ertl surveyors Ontario Land Surveyors www.es-ols.com 1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1 TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com DRAWING: 17493-VictoriaSquare10729-TB.DWG PROJECT: 17493 CALC. BY AL, DRAWN BY DH, CHECKED BY YB

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

Plan 65R-
RECEIVED AND DEPOSITED :

DATE : _____, 2021

DATE : _____, 2021

LAWRENCE O. ERTL
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE YORK REGION REGISTRY OFFICE No.65

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

Schedule

PART	LOT	REGISTERED PLAN	PIN	AREA (m ²)
1	LOT 25 AND PART OF LOT 26	4556	PART OF PIN 03053-0133	1094.8
2	LOT 27 AND PART OF LOT 26		ALL OF PIN 03053-0245 AND PART OF PIN 03053-0133	1109.0

PLAN OF SURVEY OF
LOTS 25, 26 AND 27
REGISTERED PLAN 184
CITY OF MARKHAM
REGIONAL OF MUNICIPALITY OF YORK

SCALE 1:200



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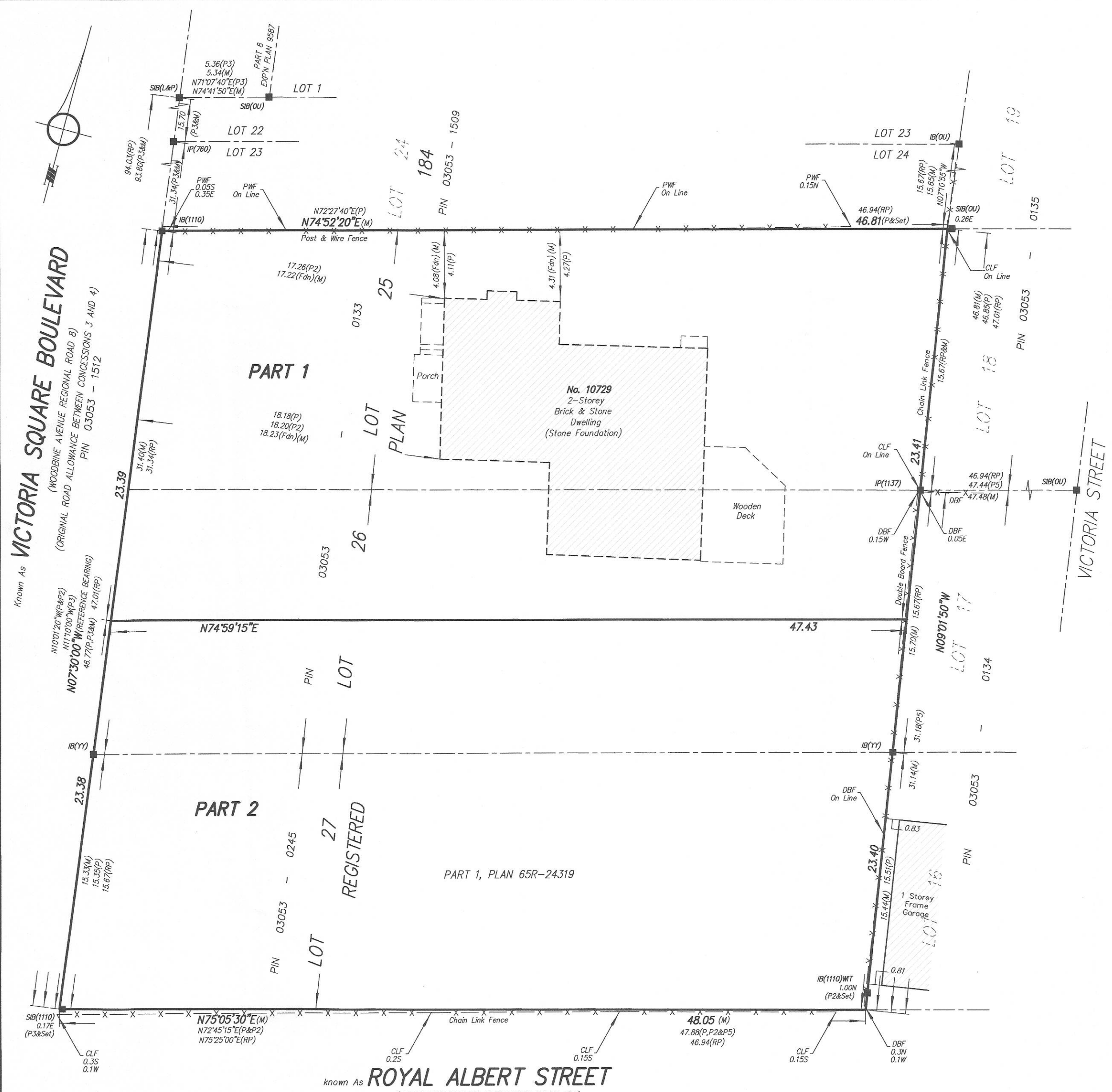
Metric

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

Integration

Legend

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- RP DENOTES REGISTERED PLAN 184
- P DENOTES PLAN BY R. D. TOMLINSON LTD., O.L.S. DATED JULY 21, 1997
- P2 DENOTES PLAN 65R-24319
- P3 DENOTES PLAN 65R-36218
- P4 DENOTES PLAN 64R-6443
- P5 DENOTES PLAN BY R. D. TOMLINSON LTD., O.L.S. DATED JULY 21, 1997
- 760 DENOTES K. H. McCONNELL, O.L.S.
- 1110 DENOTES R. D. TOMLINSON, O.L.S.
- 1137 DENOTES R. G. McKIBBON, O.L.S.
- L&P DENOTES LLOYD & PURCELL LTD., O.L.S.
- YY DENOTES YATES & YATES, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- WT DENOTES WITNESS
- FDN DENOTES FOUNDATION
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- M DENOTES MEASURED
- DS DENOTES DOOR SILL
- CLF DENOTES CHAIN LINK FENCE
- DBF DENOTES DOUBLE BOARD FENCE
- PWF DENOTES POST & WIRE FENCE







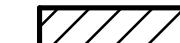
Surveyor's Certificate

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 23rd, DAY OF NOVEMBER 2017

Date _____
Lawrence O. Ertl
Ontario Land Surveyor

ertl surveyors
Ontario Land Surveyors
www.es-ols.com
1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING : 17493-R-PLAN.DWG PROJECT : 17493
CALC. BY AL, DRAWN BY REZA, CHECKED BY XX



-  SUBJECT LAND
-  SUBJECT PROPERTY LINE
-  PROPOSED DRAFT LINE
-  PROPOSED DRIVEWAY
-  PROPOSED NEW HOUSE

**PROPOSED CONCEPT PLAN
SEVERANCE LAND**
10729 Victoria Square BLVD, Markham, ON
PLAN OF LOTS 25,26 AND 27
REGISTERED PLAN 184
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
SCALE
N.T.S

CONCEPTUAL SITE PLAN PREPARED BY: *Zhangfei*

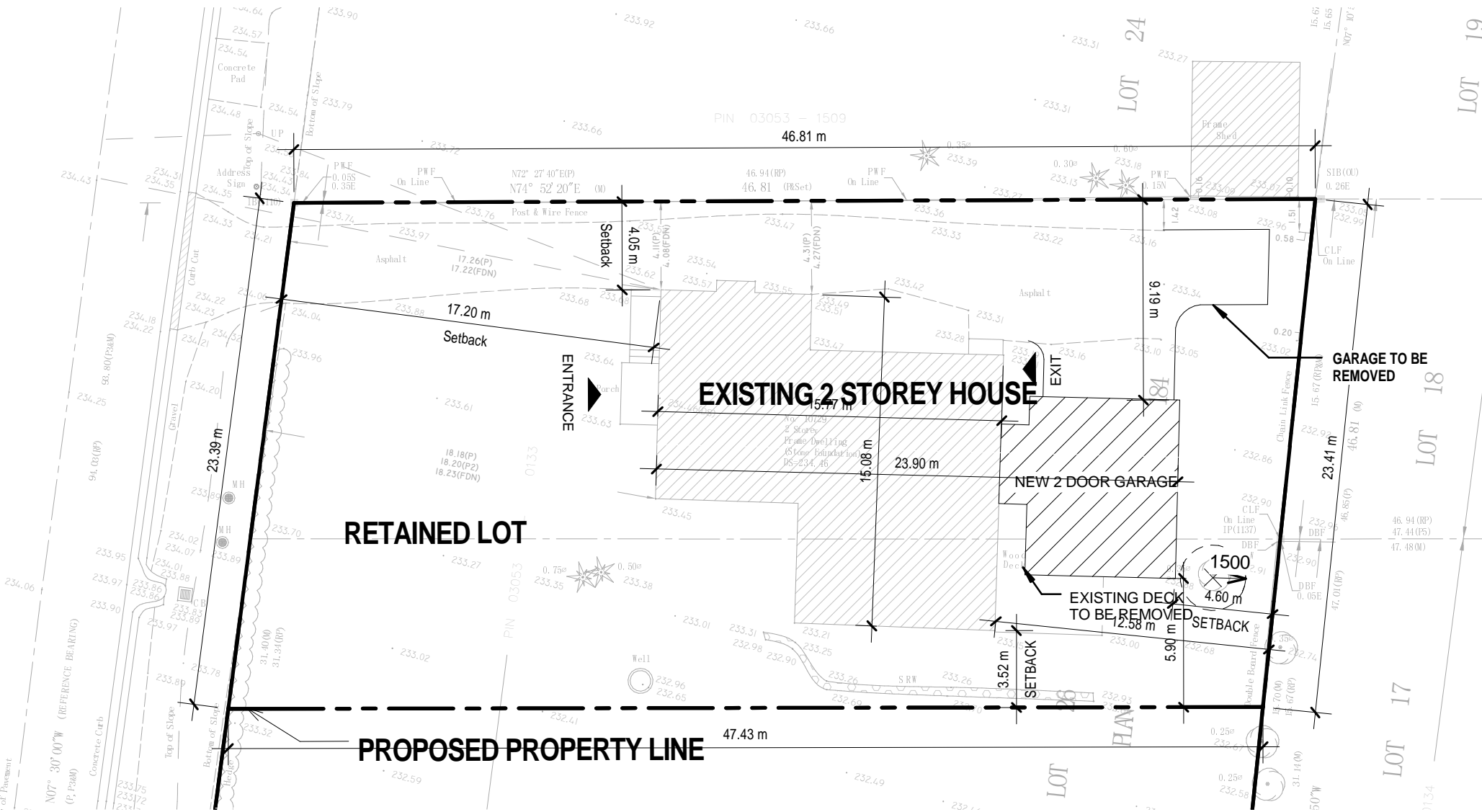
ARCHIZONING DESIGN INC.

333 DENISION ST, UNIT 18, MARKHAM, ON, L3R 2Z4
Tel: 416 8996299 Fax: 905 6042548

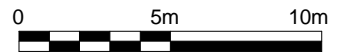
PROJECT NO. **1906** DATE **08/04/22**

RETAINED LOT	
DEVELOPMENT STANDARDS	PROPOSED
LOT FRONTAGE	23.38 M
LOT AREA	1094.8 Sq.M
LOT COVERAGE	24.9%
FRONT YARD SETBACK	17.2 M
SIDE YARD SETBACK	3.5 M
REAR YARD SETBACK	4.6 M
HEIGHT	9.6 M

A SQUARE BOULEVARD VICTORIA SQUARE BOULEVARD
 1512 VICTORIA SQUARE BOULEVARD (REFERENCE BEARING)
 1512 VICTORIA SQUARE BOULEVARD (REFERENCE BEARING)
 1512 VICTORIA SQUARE BOULEVARD (REFERENCE BEARING)
 1512 VICTORIA SQUARE BOULEVARD (REFERENCE BEARING)



PLAN OF LOTS 25,26 AND 27
 REGISTERED PLAN 184
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK



SITE PLAN - RETAINED LOT

10729 Victoria Square BLVD, Markham, ON

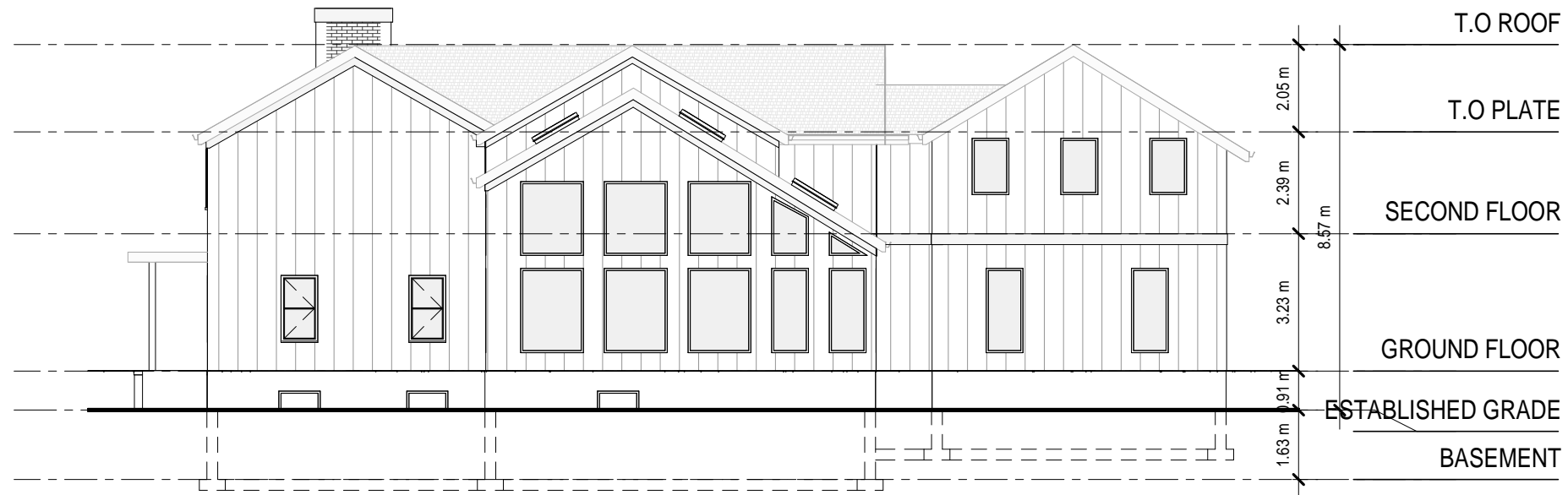
CONCEPTUAL HOUSE PREPARED BY: *Zhangkei*

ARCHIZONING DESIGN INC.

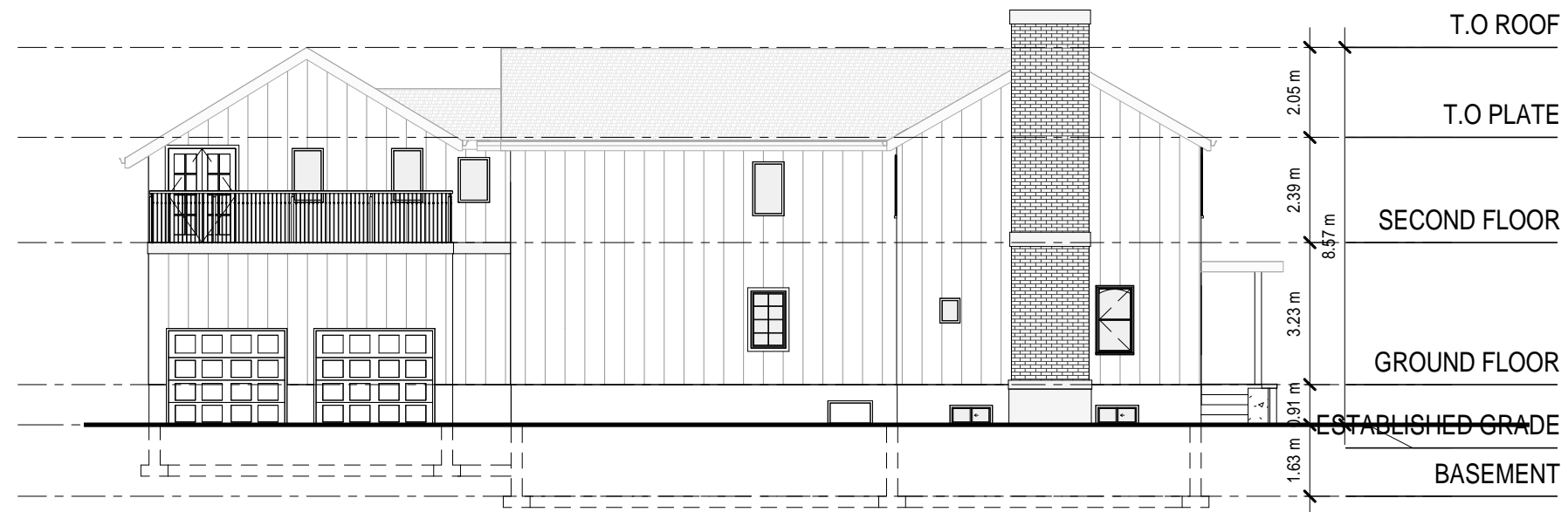
333 DENISON ST, UNIT 18, MARKHAM, ON, L3R 2Z4
 Tel: 416 8996299 Fax: 905 6042548

SITE PLAN-RETAINED LOT

1 : 250



RETAINED - South Elevation



RETAINED - North Elevation

ELEVATIONS - RETAINED LOT

10729 Victoria Square BLVD, Markham, ON

CONCEPTUAL HOUSE PREPARED BY:

Zhangfei

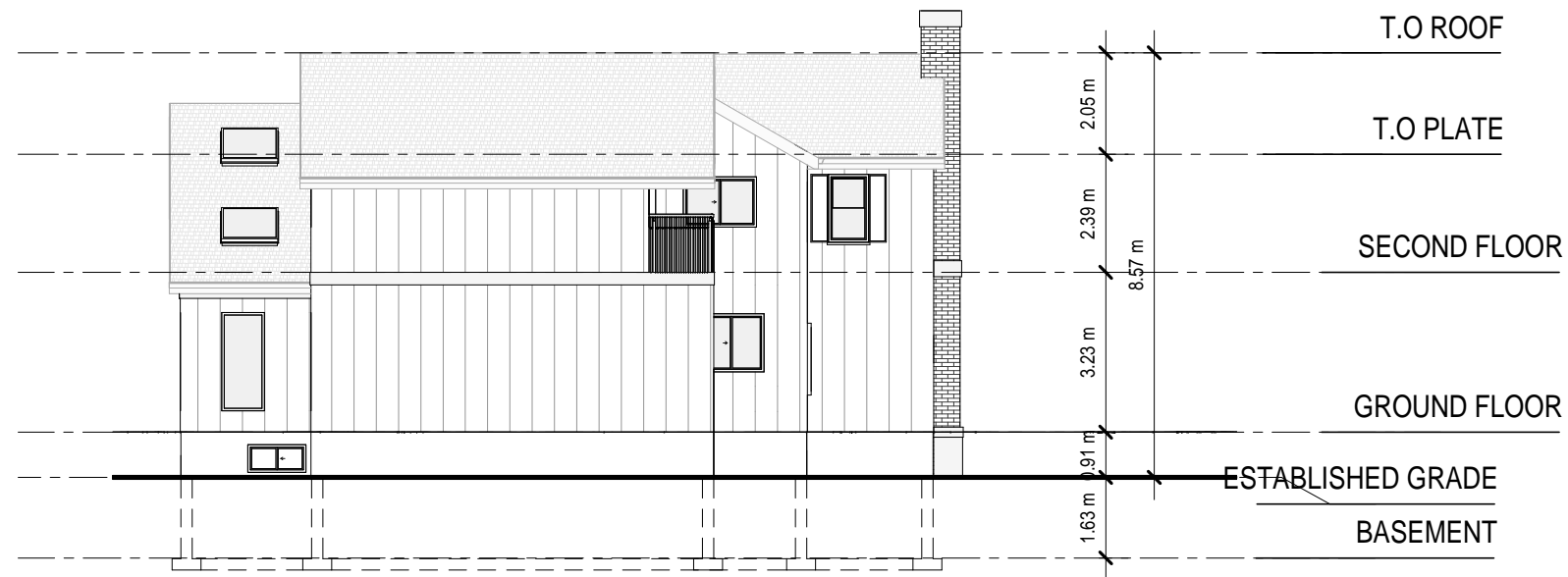
ARCHIZONING DESIGN INC.

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Tel: 416 8996299 Fax: 905 6042548

PROJECT NO. 1906

DATE 04/27/23

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RETAINED - East Elevation



RETAINED - West Elevation

ELEVATIONS - RETAINED LOT

10729 Victoria Square BLVD, Markham, ON

CONCEPTUAL HOUSE PREPARED BY:

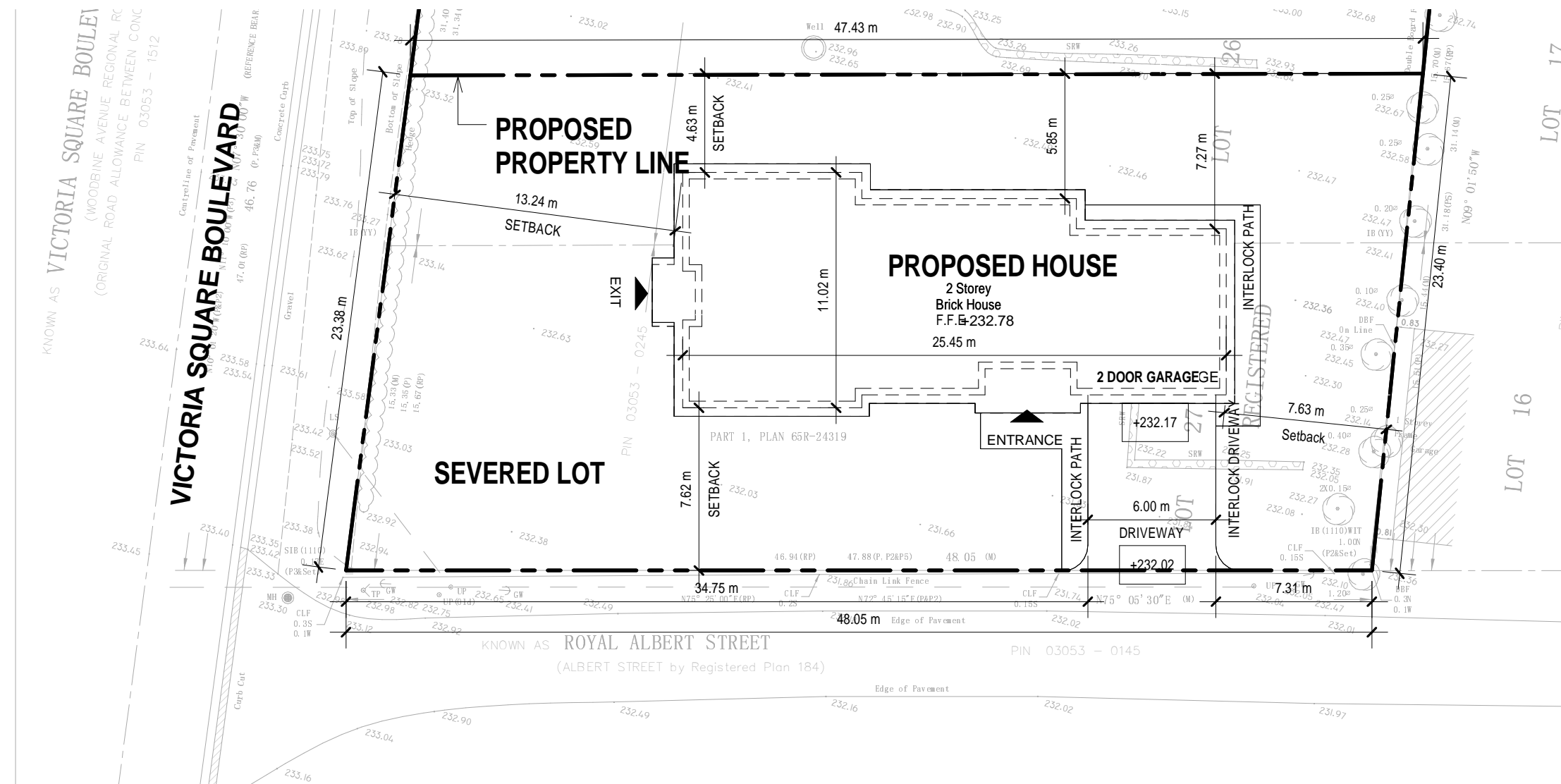
ARCHIZONING DESIGN INC.

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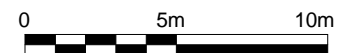
PROJECT NO. 1906

DATE 04/27/23

SEVERED LOT	
DEVELOPMENT STANDARDS	PROPOSED
LOT FRONTAGE	23.39 M
LOT AREA	1109.0 Sq.M
LOT COVERAGE	22.0%
FRONT YARD SETBACK	7.6 M
SIDE YARD SETBACK	4.6 M
REAR YARD SETBACK	13.2 M
HEIGHT	8.2 M



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REGISTERED PLAN 184
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK



SITE PLAN -SEVERED LOT

10729 Victoria Square BLVD, Markham,ON

CONCEPTUAL HOUSE PREPARED BY: *Zhangkei*

ARCHIZONING DESIGN INC.

333 DENISON ST, UNIT 18, MARKHAM, ON, L3R 2Z4
Tel: 416 8996299 Fax: 905 6042548

SITE PLAN-SEVERED LOT

1 : 250

PROJECT NO. 1906

DATE 04/26/23



SEVERED - North Elevation



SEVERED - South Elevation

ELEVATIONS - SEVERED LOT

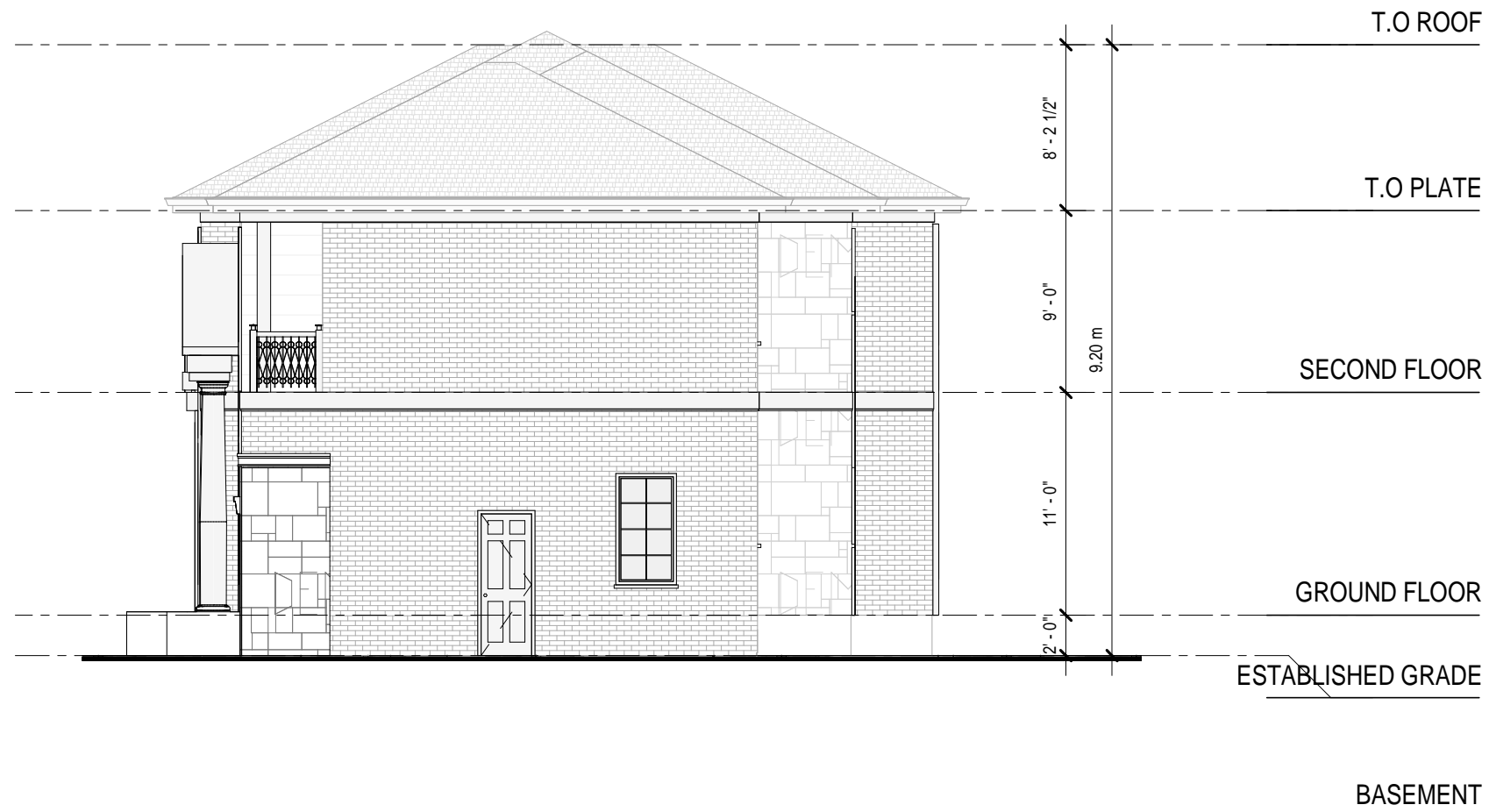
10729 Victoria Square BLVD, Markham, ON

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SEVERED - East Elevation



SEVERED - West Elevation

ELEVATIONS - SEVERED LOT

10729 Victoria Square BLVD, Markham, ON

CONCEPTUAL HOUSE PREPARED BY: *Zhangkei*

ARCHIZONING DESIGN INC.

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