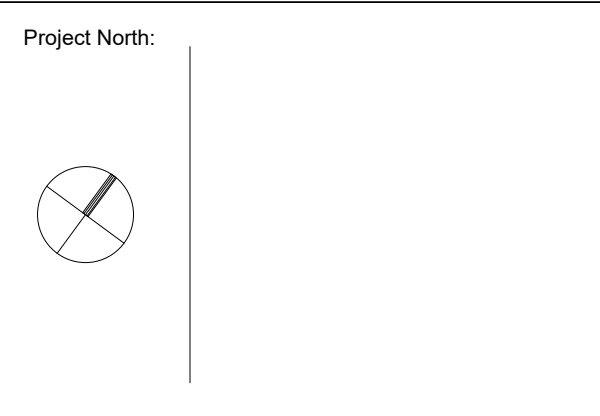


WETLANDS - AREA OF INTERFERENCE

REGULATED AREA 2022 (LARGE SCALE)

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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 <sup>2</sup>	4827 ft <sup>2</sup>
GROUND FLOOR	123.78 m <sup>2</sup>	1332 ft <sup>2</sup>
SECOND FLOOR	120.86 m <sup>2</sup>	1301 ft <sup>2</sup>
GROSS FLOOR AREA	244.64 m <sup>2</sup>	2633 ft <sup>2</sup>
BASEMENT (SECONDARY SUITE)	122.04 m <sup>2</sup>	1314 ft <sup>2</sup>
PARKING	19.58 m <sup>2</sup>	211 ft <sup>2</sup>

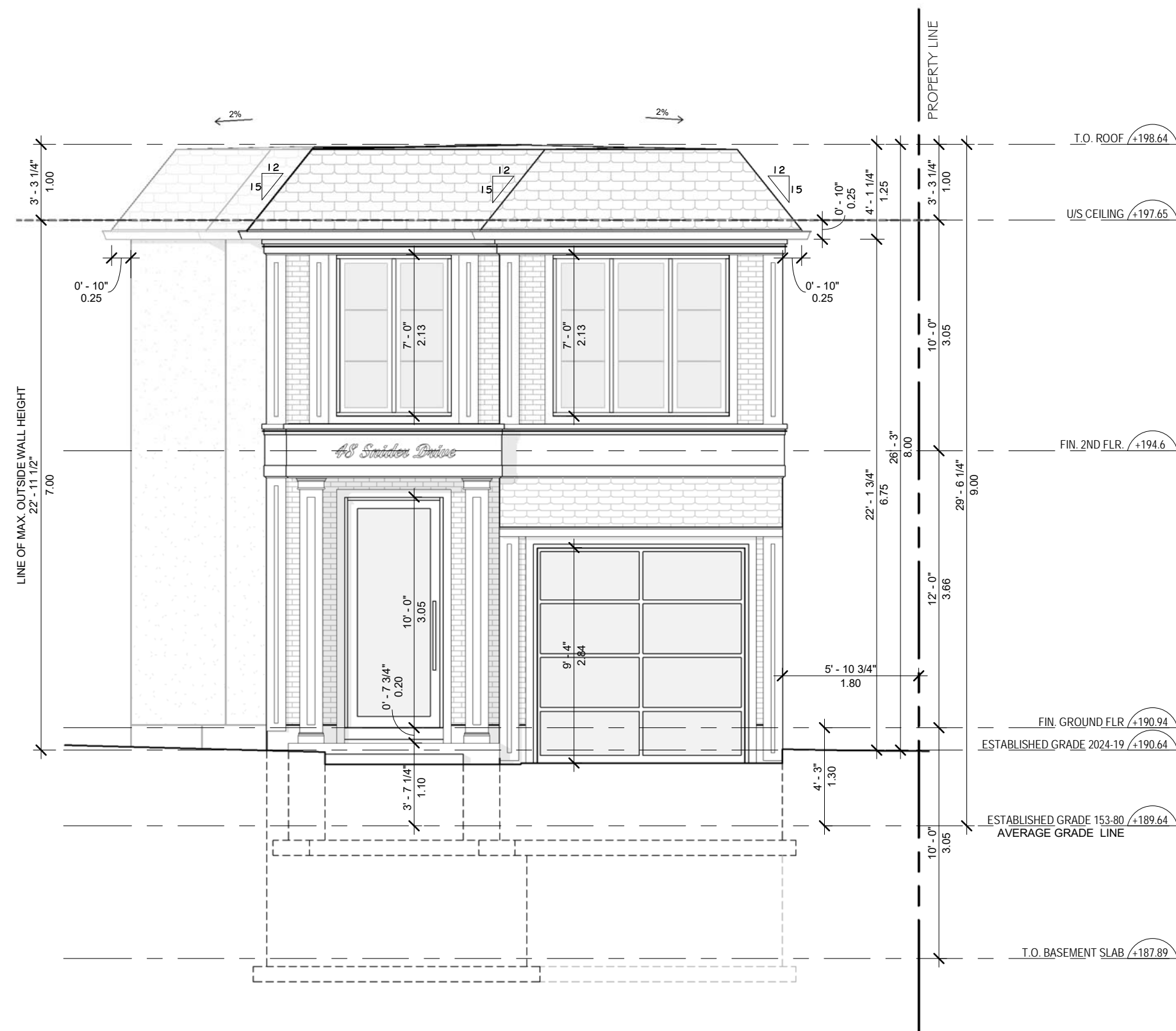
ZONING BY-LAW 153-80  
 ZONING LABEL:  
 RSD3 - THIRD DENSITY - SINGLE FAMILY RESIDENTIAL

	BY-LAW	PROPOSED
FRONT YARD SETBACK	8.00 m	8.00 m
GARAGE SETBACK	6.00 m	7.28 m
SIDE YARD (NORTH) SETBACK	1.80 m	1.80 m
SIDE YARD (SOUTH) SETBACK	1.80 m	1.80 m
LOT COVERAGE (146.52 SQ.M.)	33.33 %	32.67 %
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	6.66 m	7.28 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	10.22 m
GROUND FLOOR COVERAGE (143.36 SQ.M.)	30 %	31.97 %*
SECOND FLOOR COVERAGE (120.86 SQ.M.)	20 %	26.95 %*
LOT COVERAGE (146.52 SQ.M.)	35 %	32.67 %
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





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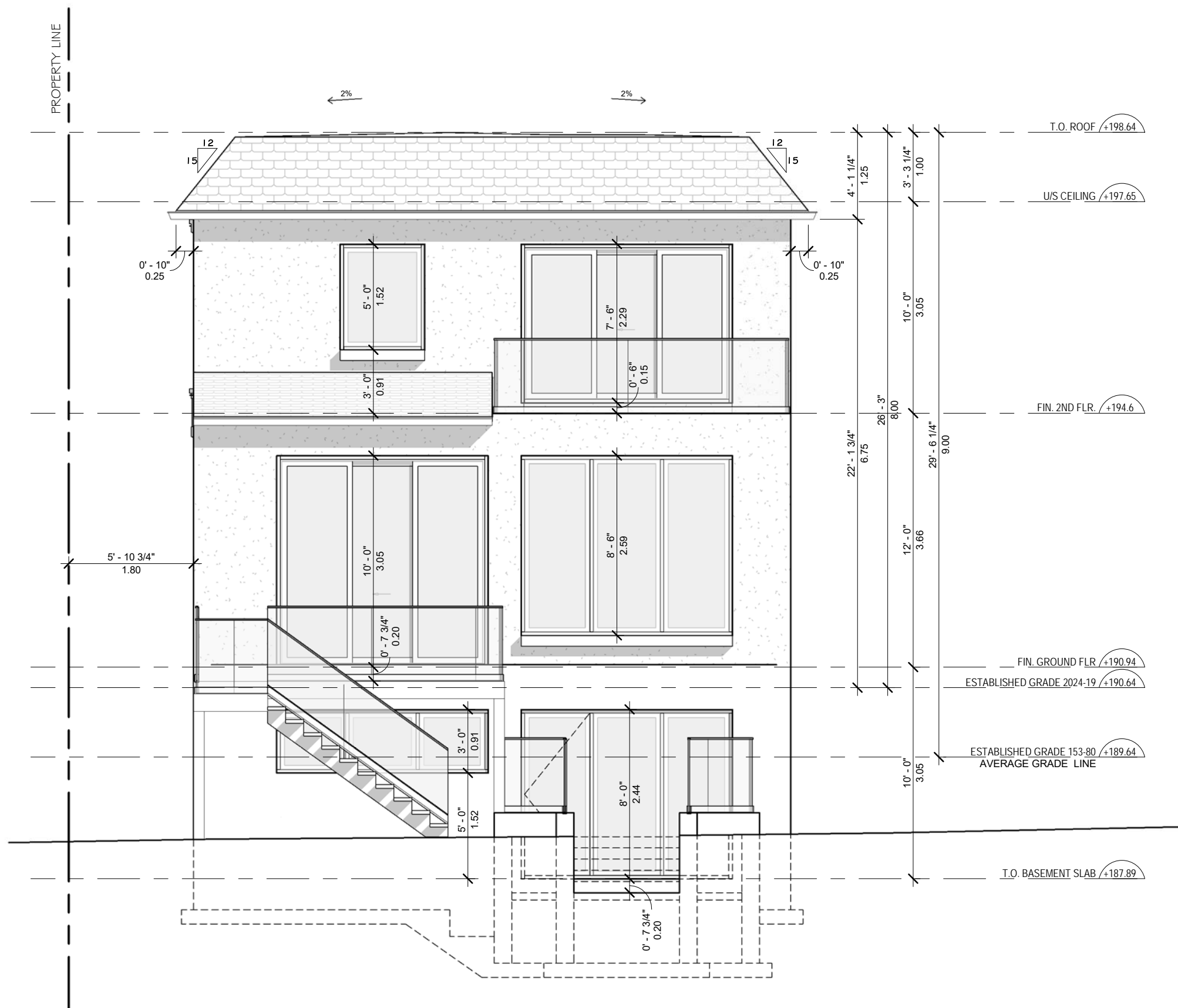
Drawing:

**EAST ELEVATION**

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

Sheet No:

**A3.01**



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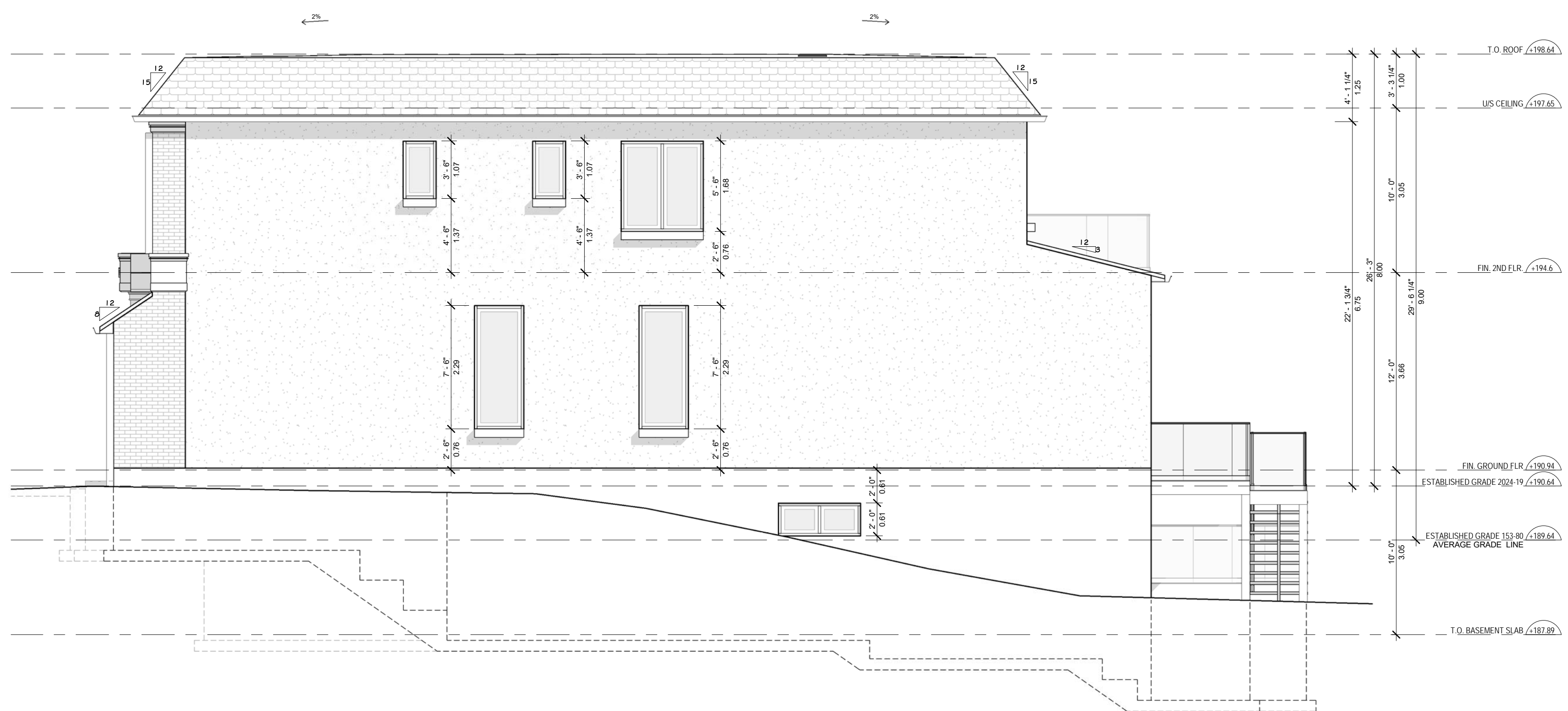
Drawing:

**WEST ELEVATION**

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

Sheet No:

**A3.02**



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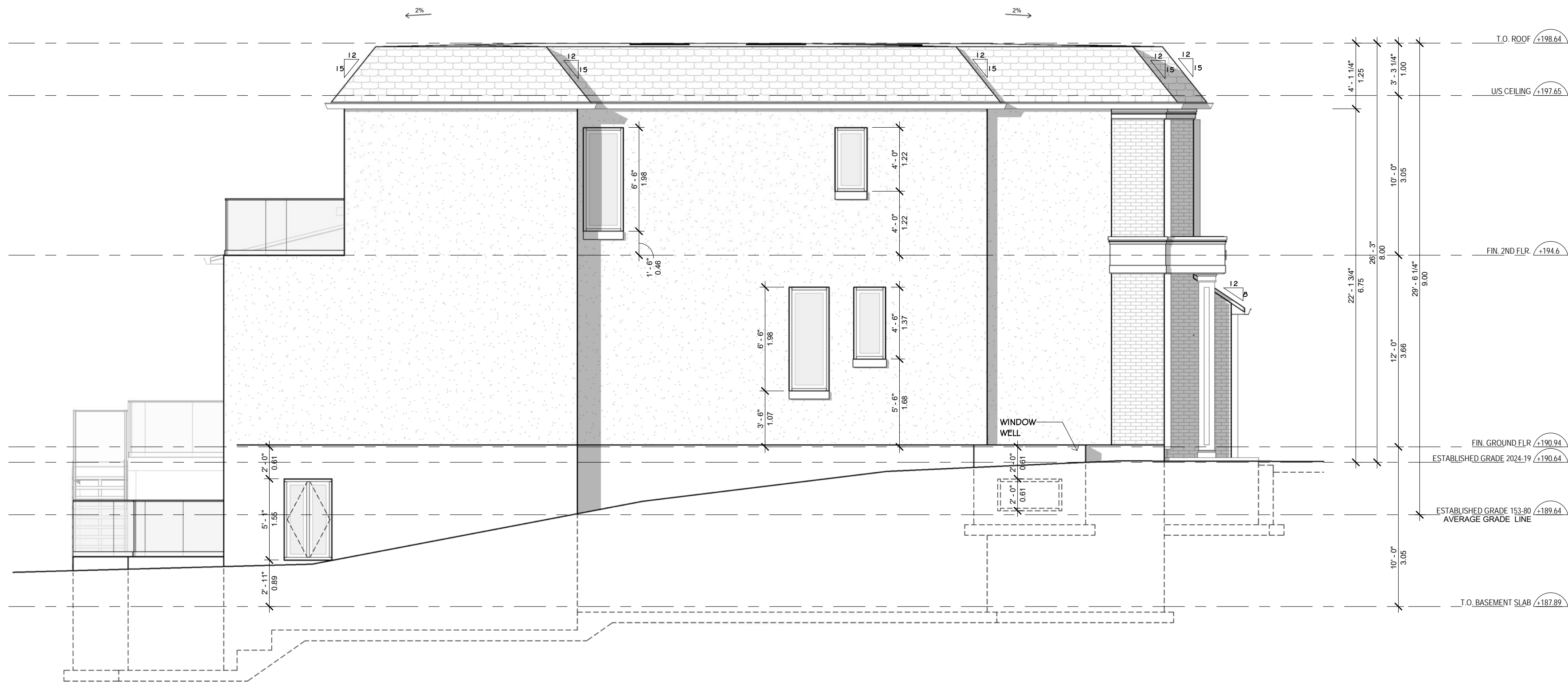
Drawing:

**NORTH ELEVATION**

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

Sheet No:

**A3.03**



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 TEL: 416.223.3333

Project Title:

**Snider Residence**

Address:

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 Markham, ON. L3P 6L6

Drawing:

**SOUTH ELEVATION**

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

Sheet No:

**A3.04**