

Memorandum to the City of Markham Committee of Adjustment
May 16, 2024

File: A/037/24
Address: 71 Lyndhurst Drive, Markham (Thornhill)
Applicant: Artruction Design Consultants Inc. (Purvi Shah)
Hearing Date: Wednesday, June 5, 2024

On January 31, 2024, City of Markham Council enacted Comprehensive Zoning By-law 2024-19. As By-law 2024-19 is currently under appeal with the Ontario Land Tribunal (OLT), any Applications under Section 45 of The *Planning Act* that do not benefit from the transition clauses under Section 1.7 of By-law 2024-19 must comply with By-law 2024-19 and any previous By-laws in effect.

The following comments are provided on behalf of the West District Team. The Applicant is requesting relief from the following “Single Family Detached Special Residential Density (R8)” zone requirements of By-law 72-81 and “Residential Established Neighbourhood Low Rise (RES-ENLR), as amended, to permit:

a) By-law 2024-19, Section 6.3.2.2 c):

a main building coverage for the second storey of 27.6 percent (1,511 square feet), whereas the by-law permits a maximum second-storey coverage of 20 percent (1,095 square feet) of the lot area;

The requested variance relates to a proposed second-storey addition to an existing two-storey residential dwelling.

BACKGROUND

Property Description

The 504.78 m² (5,433.41 ft²) Subject Lands are located on the west side of Lyndhurst Drive, east of Cummings Court and generally, west of Highway 404 (refer to Appendix “A” – Aerial Photo). The Subject Lands are located within an established residential neighbourhood comprised of two-storey detached dwellings. Mature vegetation exists across the property with several mature trees in the front and rear yards. There is an existing 346.85 m² (3,733.25 ft²) two-storey detached dwelling on the Subject Lands which was constructed in 1962, according to assessment records. The Subject Lands are partially within TRCA’s Regulated Area as the rear portion of the property is traversed by a valley corridor associated with the Don River Watershed.

Proposal

The Owner is proposing to construct a new second-storey addition above the existing garage with a gross floor area of 33.23 m² (357.68 ft²), as shown in Appendix “B”.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April

9/18)

The Subject Lands are designated “Residential Low Rise”, which permits low rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines development criteria for the “Residential Low Rise” designation with respect to height, massing and setbacks. The purpose of this development criteria is to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a “Residential Low Rise” area, which includes variances, infill development is required to meet the general intent of these development criteria. Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways. Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 72-81, as amended and 2024-19

The Subject Lands are zoned “Single Family Detached Special Residential Density (R8)” zone under By-law 72-81 and “Residential Established Neighbourhood Low Rise (RES-ENLR) under By-law 2024-19 which permits single detached dwellings. The proposed development does not comply with By-law 2024-19 with respect to the second-storey building coverage, but has been deemed to be in compliance with the requirements of By-law 72-81.

Zoning Preliminary Review (ZPR) Not Undertaken

The Applicant has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the Applicant has received comments from the building department through their permit process (HP 24 164807) to confirm the variances required for the proposed development.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Maximum Building Coverage

The Applicant is requesting to permit a maximum second-storey building coverage of 27.6 percent (1,511 square feet), whereas a maximum second-storey building coverage of 20 percent (1,095 square feet) of the lot area is permitted. The proposed second-storey building coverage includes the second-storey addition above the existing garage which adds approximately 33.23 m² (357.68 ft²) the overall gross floor area. Excluding the second-storey addition, the building with the proposed addition has a second-storey building lot coverage of

approximately 21.06 percent (1,152.92 square feet) and would generally be consistent with the by-law requirement.

In view of the fact that the proposed second-storey addition above the existing garage does not extend beyond the existing building footprint and there is no changes to the existing lot coverage, Staff are of the opinion that the proposed increase in the second-storey building coverage will not significantly add to the scale and massing of the dwelling and the resultant dwelling is generally consistent with what the by-law permits.

TRCA Comments

The Subject Lands are located within Toronto Region and Conservation Authority (TRCA)'s Regulated Area as it is within a valley corridor associated with the Don River watershed. The TRCA provided comments on May 21, 2024, advising the that TRCA Staff have no objection to this minor variance application, and have issued a permit for the proposed works (TRCA Permit No. C240351; CFN 70236).

PUBLIC INPUT SUMMARY

No written submissions were received as of May 21, 2024. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the requested variance meets the four tests of the *Planning Act* and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the Applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please refer to Appendix "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Hussnain Mohammad, Planner 1, Development Facilitation Office

REVIEWED BY:



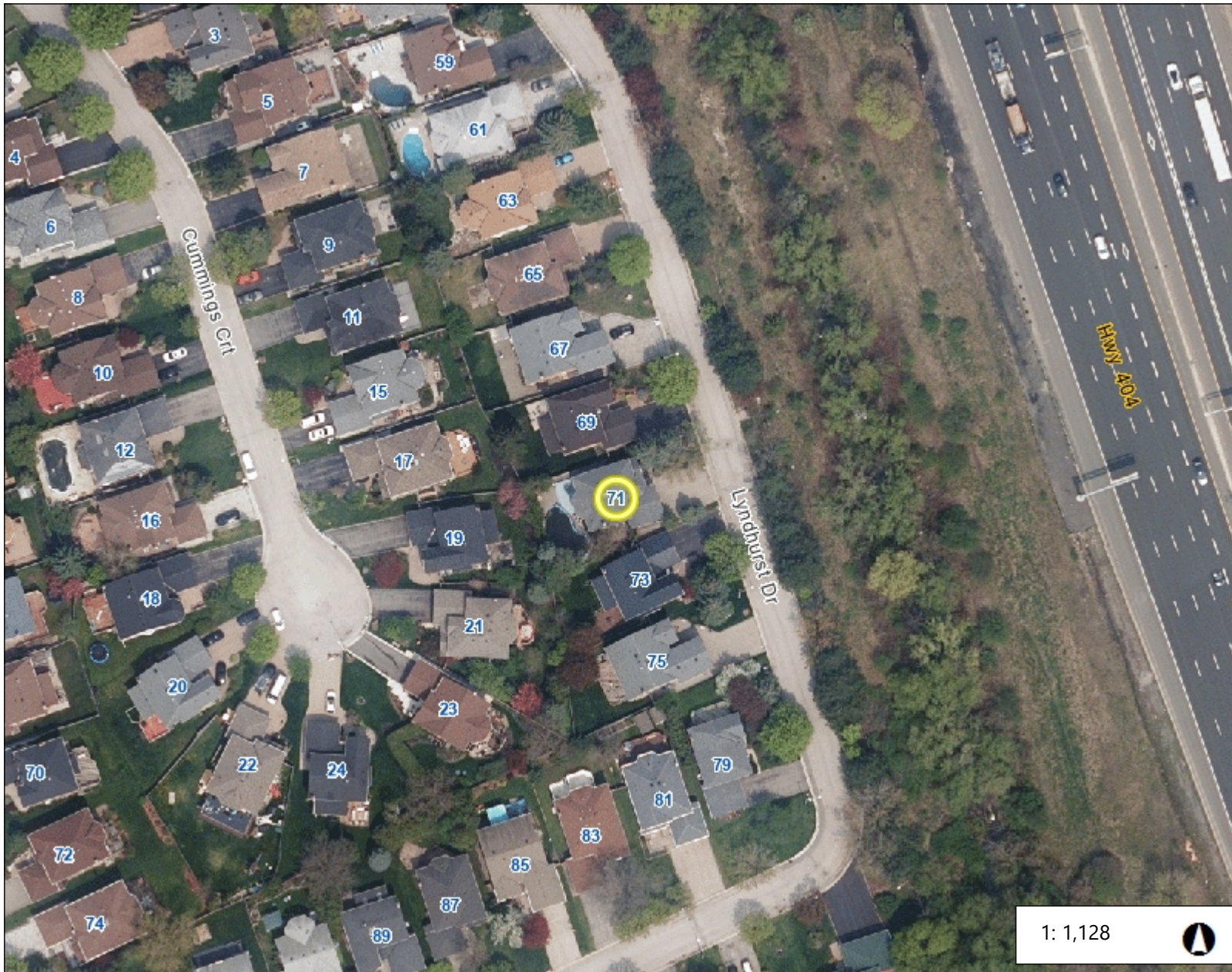
Rick Cefaratti, MCIP RPP, Senior Planner, West District

APPENDICES

Appendix "A" – Aerial Context Photo

Appendix "B" – Plans

Appendix "C" – A/037/24 Conditions of Approval



Legend

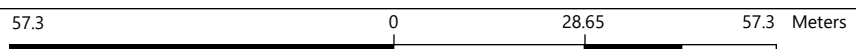
Aerial 2023

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Parcel

- Park Facility
- Parks
 - Under Development
 - <all other values>

1: 1,128



Notes

PROPOSED ADDITION ON TOP OF GARAGE & INTERIOR ALTERATION
 ADDRESS: 71 LYNTHURST DR, THORNHILL, ON L3T 6S2

Appendix B

File: 24.168919.000.00.MNV

Date: 5/30/2024
MM/DD/YY



SIGNED BY:
 HARSHIL PATEL

HP Patel

DO NOT SCALE
 CONTRACTOR MUST VERIFY ALL DIMENSIONS
 PRIOR TO COMMENCEMENT OF THE WORK. ALL
 DRAWINGS & SPECIFICATIONS ARE PROPERTY OF
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REVISIONS & ISSUES:

#	DATE	DESCRIPTION
1	2024-04-26	ISSUED FOR M.V. APPLICATION

DRAWN BY: PS CHECKED BY: PS

Drawing: COVERPAGE
 3D
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Date: N.T.S.
 2024-04-26

Artruction Design Consultants Inc.
 Email: artructiondc@gmail.com
 Ph: +1-647-464-4552

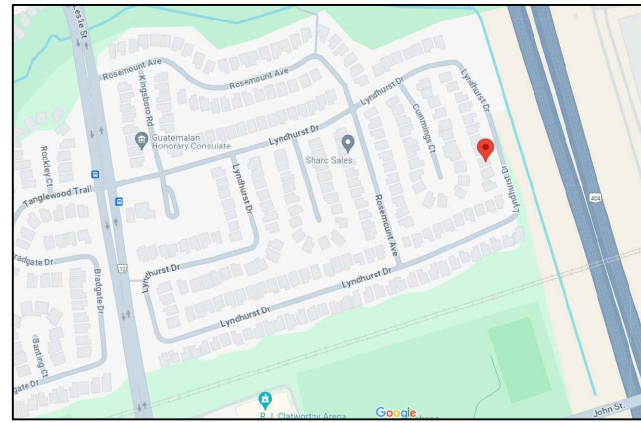
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 FINISH BASEMENT
 71 Lyndhurst Dr,
 Thornhill, ON
 L3T 6S2

KEY PLAN: 71 LYN DHURST DR, THORNHILL, ON L3T 6S2

- INDEX SHEET:
- 00 COVER PAGE & 3D
 - A0.1 SITE PLAN
 - A1 EXISTING BASEMENT PLAN
 - A1.1 PROPOSED BASEMENT PLAN
 - A2 EXISTING MAIN FLOOR PLAN
 - A2.2 PROPOSED MAIN FLOOR PLAN
 - A3 EXISTING SECOND FLOOR PLAN
 - A3.2 PROPOSED SECOND FLOOR PLAN
 - A4 EXISTING ROOF PLAN
 - A4.1 PROPOSED ROOF PLAN
 - A5.1 CROSS SECTION
 - A5.2 CROSS SECTION
 - A6 EXIST. FRONT ELEVATION
 - A6.1 PROPOSED FRONT ELEVATION
 - A6.2 PROPOSED REAR ELEVATION
 - A6.3 PROPOSED NORTH SIDE ELEVATION
 - A6.4 PROPOSED SOUTH SIDE ELEVATION

LEGEND:

- PROPERTY LINE
- EXISTING DWELLING
- EXISTING ENTRANCE
- DOWNSPOUT
- PROPOSED ADDITION
- EXISTING GRASS AREA

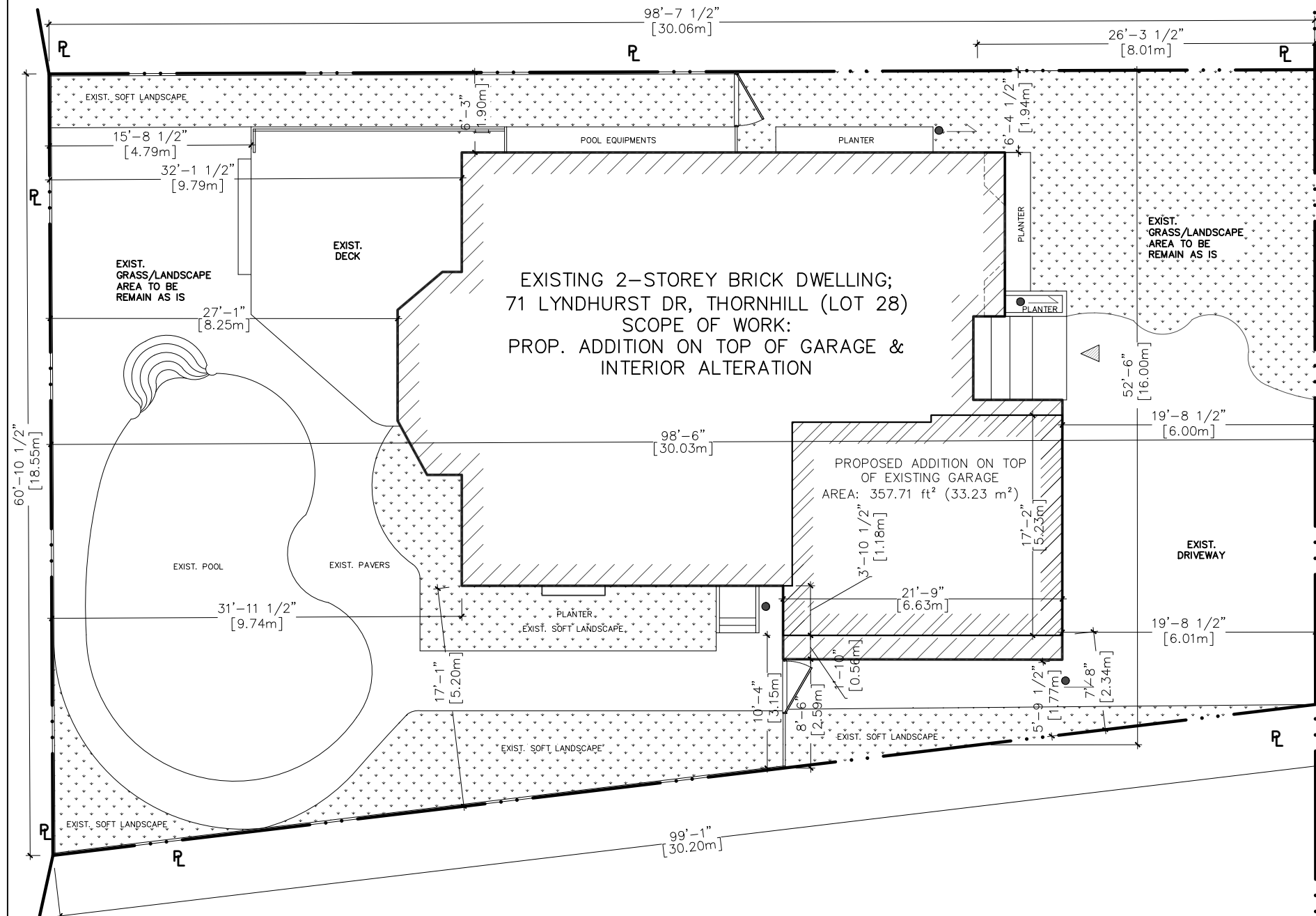


Appendix B

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LYNDHURST DRIVE
(BY REGISTERED PLAN 65M-2315)

SURVEY INFORMATION: (SURVEY ATTACHED)
BUILDING LOCATION SURVEY
LOTS 28
REGISTERED PLAN 65M-2315
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
PREPARED ON THE DAY 20 OF JUNE 1986

SITE STATISTICS:
EXISTING LOT COVERAGE REMAIN AS IS.

LOT AREA:	5433.41 ft ² (504.78 m ²)
EXISTING GROUND FLOOR(NO CHANGES):	1670.43 ft ² (155.18 m ²)
EXISTING GROUND FLOOR WITHOUT GARAGE(NO CHANGES):	1271.37 ft ² (118.11 m ²)
EXISTING SECOND FLOOR :	1152.92 ft ² (107.11 m ²)
PROPOSED ADDITION:	357.71 ft ² (33.23 m ²)
PROPOSED SECOND FLOOR:	1510.63 ft ² (140.34 m ²)
AS BUILT FINISH BASEMENT:	1309.25 ft ² (121.63 m ²)
EXISTING GROSS FLOOR AREA:	3733.54 ft ² (346.85 m ²)
PROPOSED GROSS FLOOR AREA:	4091.25 ft ² (380.08 m ²)
EXISTING LOT COVERAGE(NO CHANGES):	1670.43 ft ² (155.18 m ²)

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HP Patel

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SITE PLAN

Drawing: A0.1

Date: Scale: 1:125

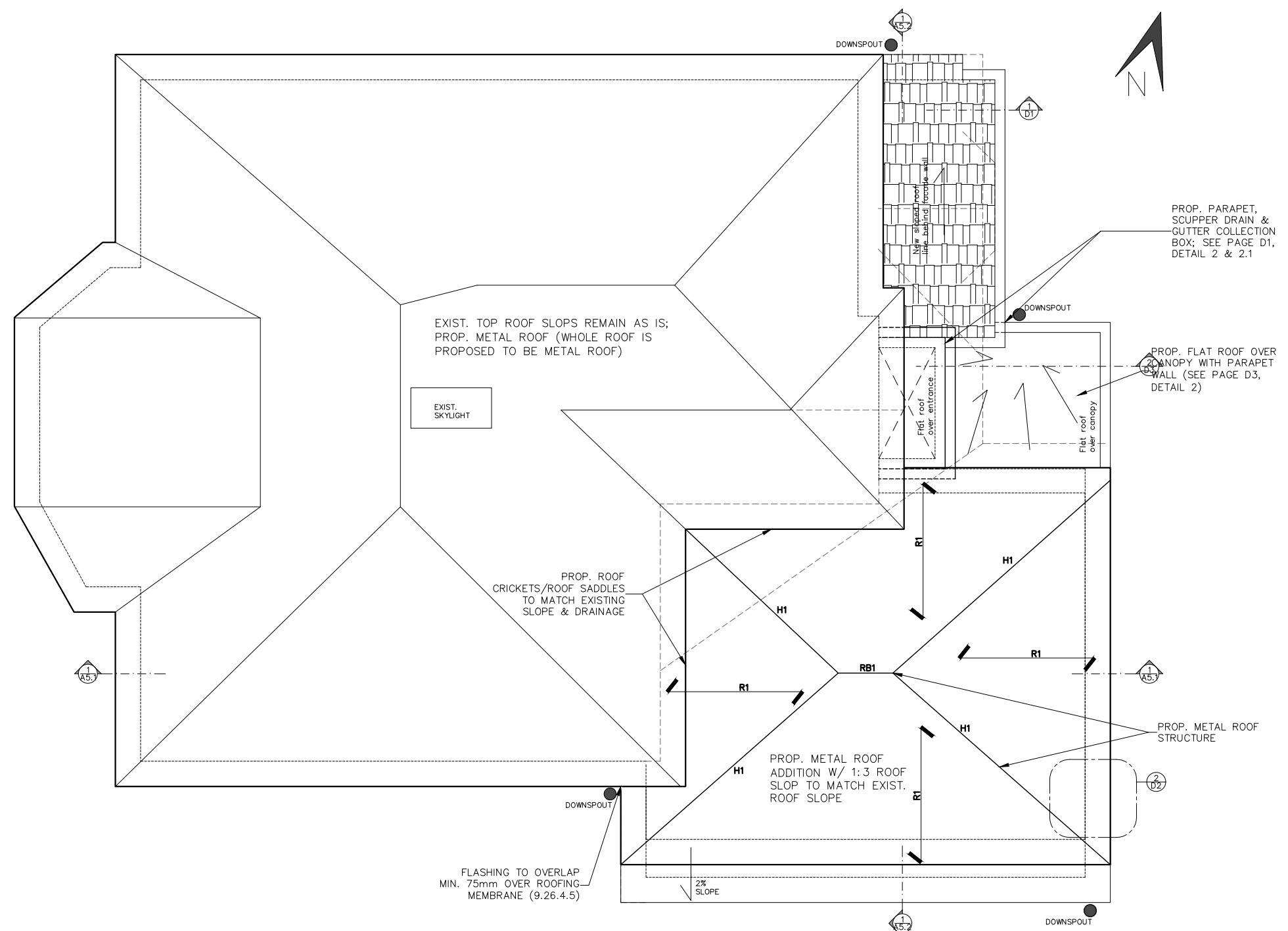
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PROP. ROOF PLAN

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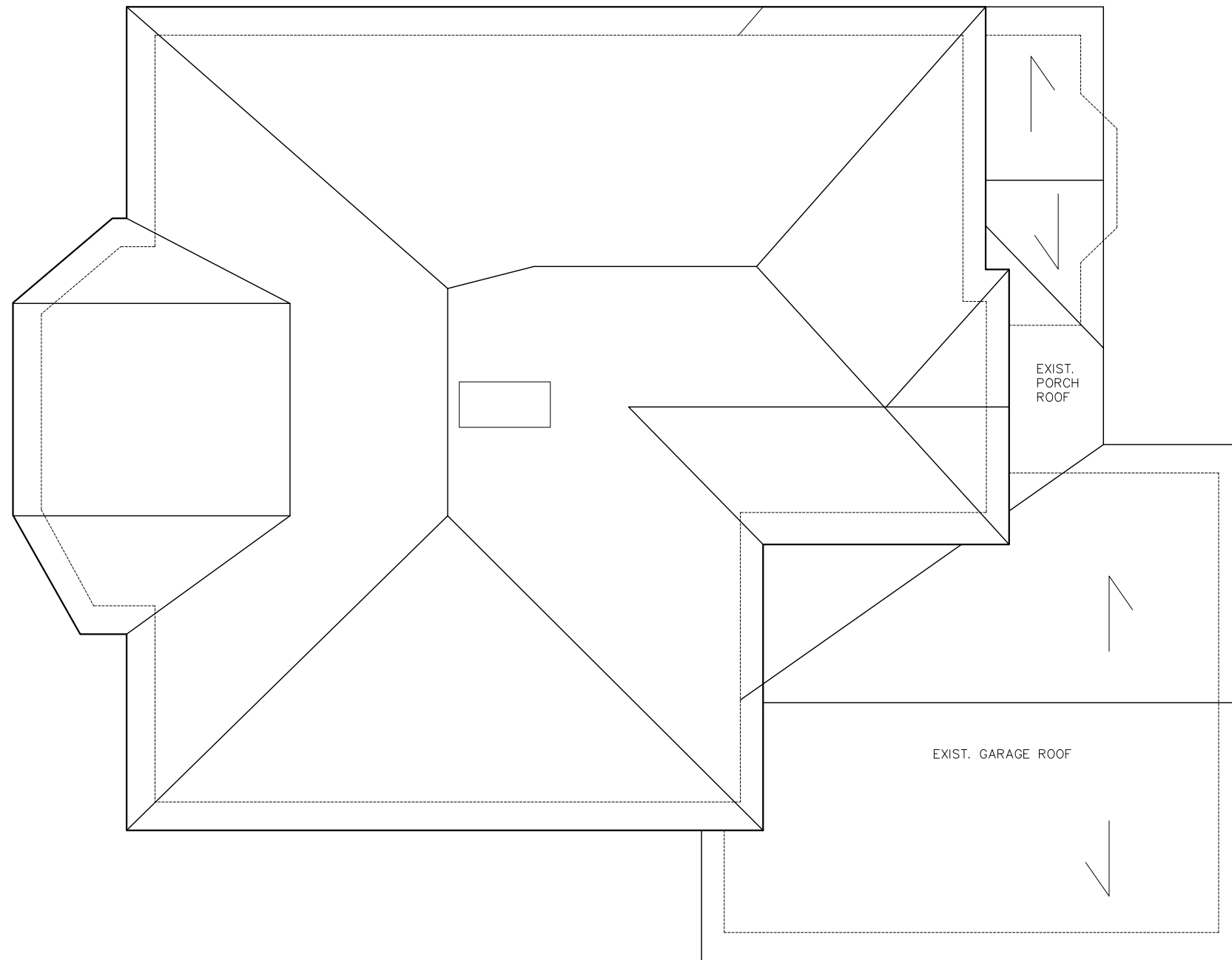
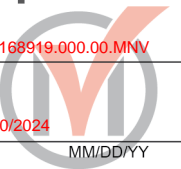
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EXIST, ROOF PLAN

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Date: Scale:
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2024-04-26

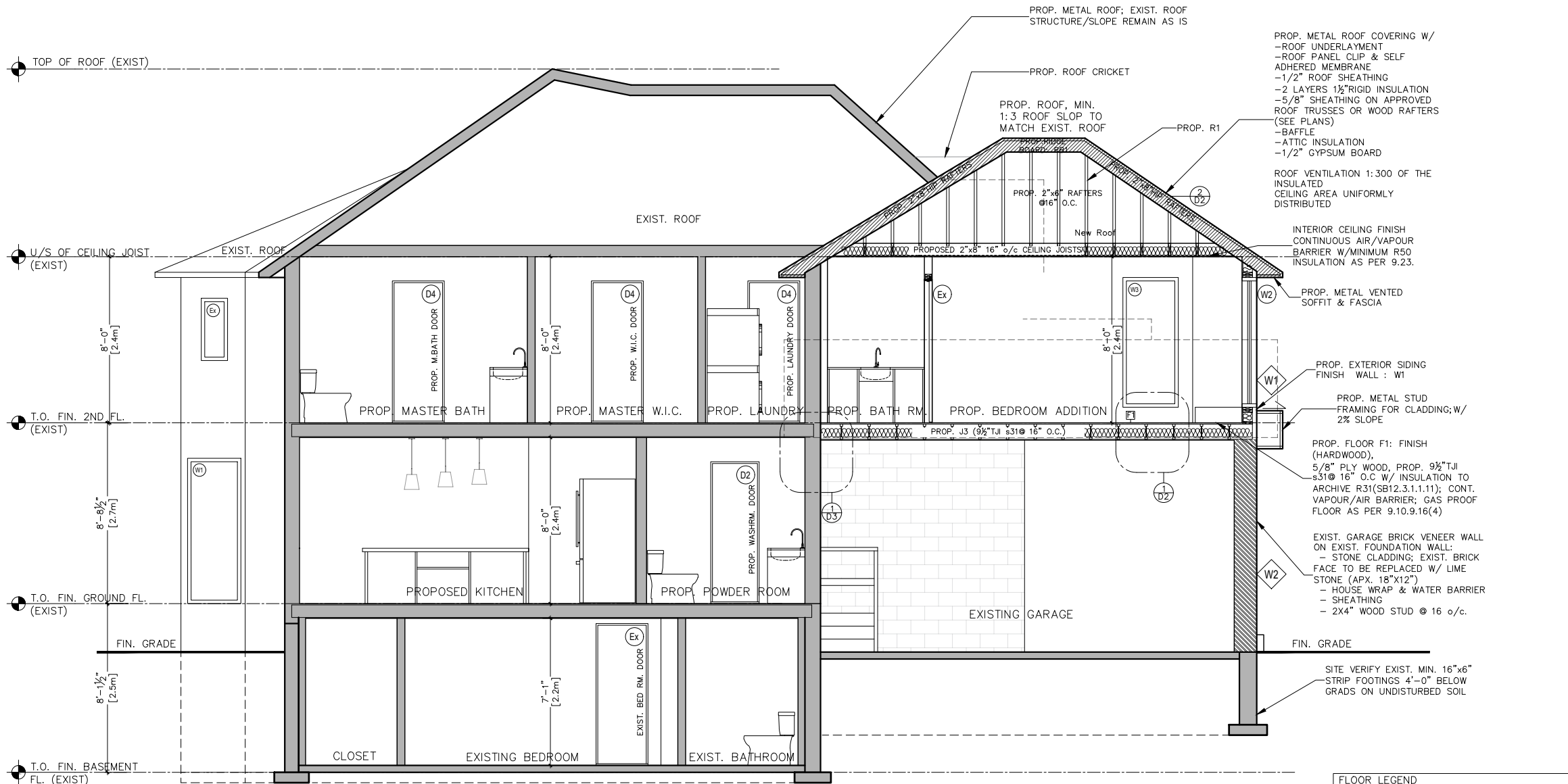
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FLOOR LEGEND	
[Symbol]	PROP. HARDWOOD FLOOR ASSEMBLY : FLOOR FINISH (HARDWOOD), 5/8" PLY WOOD, PROP. 9 1/2" TJI @ 16" O.C W/ INSULATION TO ARCHIVE R31(SB12.3.1.11); CONT. VAPOUR/AIR BARRIER; GAS PROOF FLOOR AS PER 9.10.9.16(4)

WALL LEGEND	
[Symbol]	EXISTING EXTERIOR/ FOUNDATION WALL
[Symbol]	EXISTING INTERIOR PARTITION WALL
[Symbol]	EXISTING INTERIOR WALL TO BE DEMOLISHED
[Symbol]	PROP. INTERIOR PARTITION WALL: - 1/2" GYPSUM BOARD - 2x4" WOOD STUDS @ 16 o/c; - 1/2" GYPSUM BOARD

PROPOSED EXTERIOR WALL, FINISH AS PER ELEVATIONS: FRAME WALL CONSTRUCTION	
[Symbol]	FINISH SIDING
[Symbol]	1" AIR SPACE/AIR BARRIER
[Symbol]	3/4" EXTERIOR TYPE SHEATHING; SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER
[Symbol]	2"x6" WOOD STUDS @ 16" O.C. W/ BLOCKING AT MID POINT
[Symbol]	CONTINUOUS R22+5cl. BATT INSULATION IN CONTACT WITH SHEATHING
[Symbol]	CONTINUE VAPOUR/AIR BARRIER
[Symbol]	1/2" GYPSUM BOARD, TAPED AND SANDED C/W PAINT FINISH

PROPOSED EXTERIOR WALL, FINISH AS PER ELEVATIONS: STONE VENEER WALL CONSTRUCTION	
[Symbol]	1 1/2" STONE FACE FINISH/ REPLACE EXIST. BRICK FACE
[Symbol]	1" AIR SPACE/AIR BARRIER W/ GALVANIZED METAL TIES
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[Symbol]	1/2" GYPSUM BOARD, TAPED AND SANDED C/W PAINT FINISH

DOOR SCHEDULE					
TAG	SIZE	QUANTITY	REMARKS		
[Symbol]	VARIOUS		EXISTING DOOR		
D1	8'-0"x7'-0" 2-2X8 HEADER	1	BACK, PATIO SLIDING DOOR		
D2	2'-2"x7'-0" 2-2X6 HEADER	1	INT. BATHROOM		
D3	2'-6"x7'-0" 2-2X8 HEADER	3	INT. BEDROOM		
D4	2'-4"x7'-0" 2-2X6 HEADER	6	INT. BATHROOM		

WINDOW SCHEDULE					
TAG	SIZE	HEADER / UNTEL	SILL HEIGHT	QUANTITY	SPECIFICATION
[Symbol]	VARIOUS				EXISTING WINDOW
W1	4'-0"x7'-0"	L1 (2-2x8 HEADER)		2	PROP. WINDOW AT MAIN FLR. REAR SIDE
W2	5'-0"x6'-3"	L1 (2-2x8 HEADER)	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
W3	2'-8"x6'-3"	2-2x6 HEADER	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
W4	3'-9"x3'-0"	2-2x6 HEADER	3'-0"	1	PROPOSED, BEDROOM 2
W5	1'-8 1/2"x3'-0"	EXIST. TO BE REMAIN	3'-0"	1	PROP. BATHROOM @ BEDROOM 2
W6	6'-0"x2'-6"	EXIST. TO BE REMAIN	9'-3 1/2" from G.F.	1	PROP. OVER ENTRANCE

SIGNED BY:
HARSHIL PATEL

Handwritten Signature

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PROP. FRONT ELEVATION

A5.1

Scale: 1:75

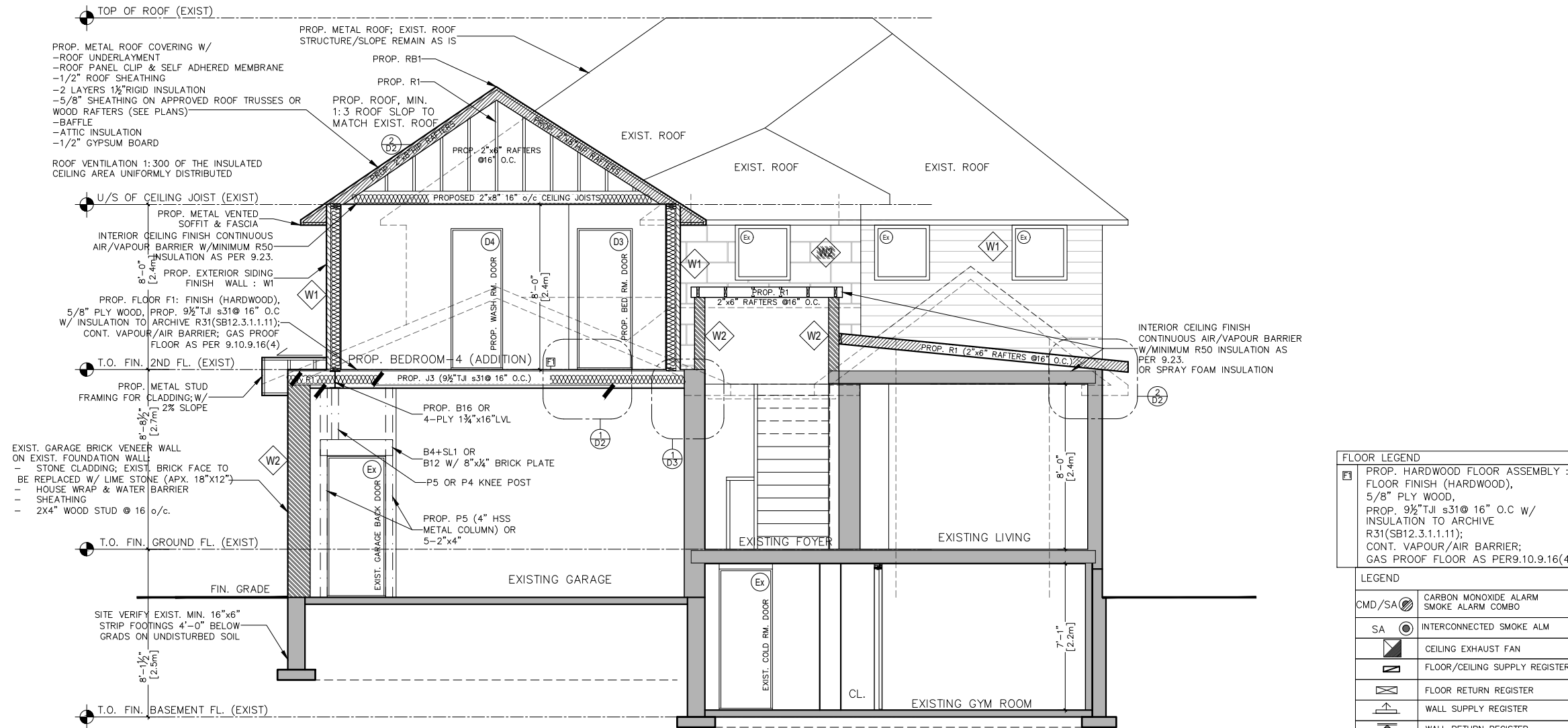
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LEGEND

CMD/SA	CARBON MONOXIDE ALARM SMOKE ALARM COMBO
SA	INTERCONNECTED SMOKE ALM
[Symbol]	CEILING EXHAUST FAN
[Symbol]	FLOOR/CEILING SUPPLY REGISTER
[Symbol]	FLOOR RETURN REGISTER
[Symbol]	WALL SUPPLY REGISTER
[Symbol]	WALL RETURN REGISTER
[Ex]	EXISTING DOOR/WINDOW

WINDOW SCHEDULE

TAG	SIZE	HEADER / LINTEL	SILL HEIGHT	QUANTITY	SPECIFICATION
[E]	VARIOUS				EXISTING WINDOW
[W1]	4'-0"x7'-0"	L1 (2-2x8 HEADER)	-	2	PROP. WINDOW AT MAIN FLR. REAR SIDE
[W2]	5'-0"x6'-3"	L1 (2-2x8 HEADER)	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
[D1]	2'-2"x7'-0"	2-2x6 HEADER	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
[D2]	2'-2"x7'-0"	2-2x6 HEADER	3'-0"	1	PROPOSED, BEDROOM 2
[D3]	2'-6"x7'-0"	2-2x8 HEADER	3'-0"	1	PROP. BATHROOM @ BEDROOM 2
[D4]	2'-4"x7'-0"	2-2x6 HEADER	9'-3 1/2" from G.F.	1	PROP. OVER ENTRANCE

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PROPOSED EXTERIOR WALL, FINISH AS PER ELEVATIONS: FRAME WALL CONSTRUCTION

[W1]

- FINISH SIDING
- 1" AIR SPACE/AIR BARRIER
- 3/8" EXTERIOR TYPE SHEATHING; SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER
- 2"x6" WOOD STUDS @ 16" O.C. W/ BLOCKING AT MID POINT
- CONTINUOUS R22+5cl. BATT INSULATION IN CONTACT WITH SHEATHING
- CONTINUE VAPOUR/AIR BARRIER
- 1/2" GYPSUM BOARD, TAPED AND SANDED C/W PAINT FINISH

PROPOSED EXTERIOR WALL, FINISH AS PER ELEVATIONS: STONE VENEER WALL CONSTRUCTION

[W2]

- 1 1/2" STONE FACE FINISH/ REPLACE EXIST. BRICK FACE
- 1" AIR SPACE/AIR BARRIER W/ GALVANIZED METAL TIES
- 3/4" EXTERIOR TYPE SHEATHING; SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER
- 2"x6"/2"x4" WOOD STUDS @ 16" O.C. W/ BLOCKING AT MID POINT
- CONTINUOUS R22+5cl. BATT INSULATION IN CONTACT WITH SHEATHING
- CONTINUE VAPOUR/AIR BARRIER
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[D3]	2'-6"x7'-0"	3	INT. BEDROOM
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SIGNED BY:
HARSHIL PATEL

[Signature]

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PROP. FRONT ELEVATION

A5.2

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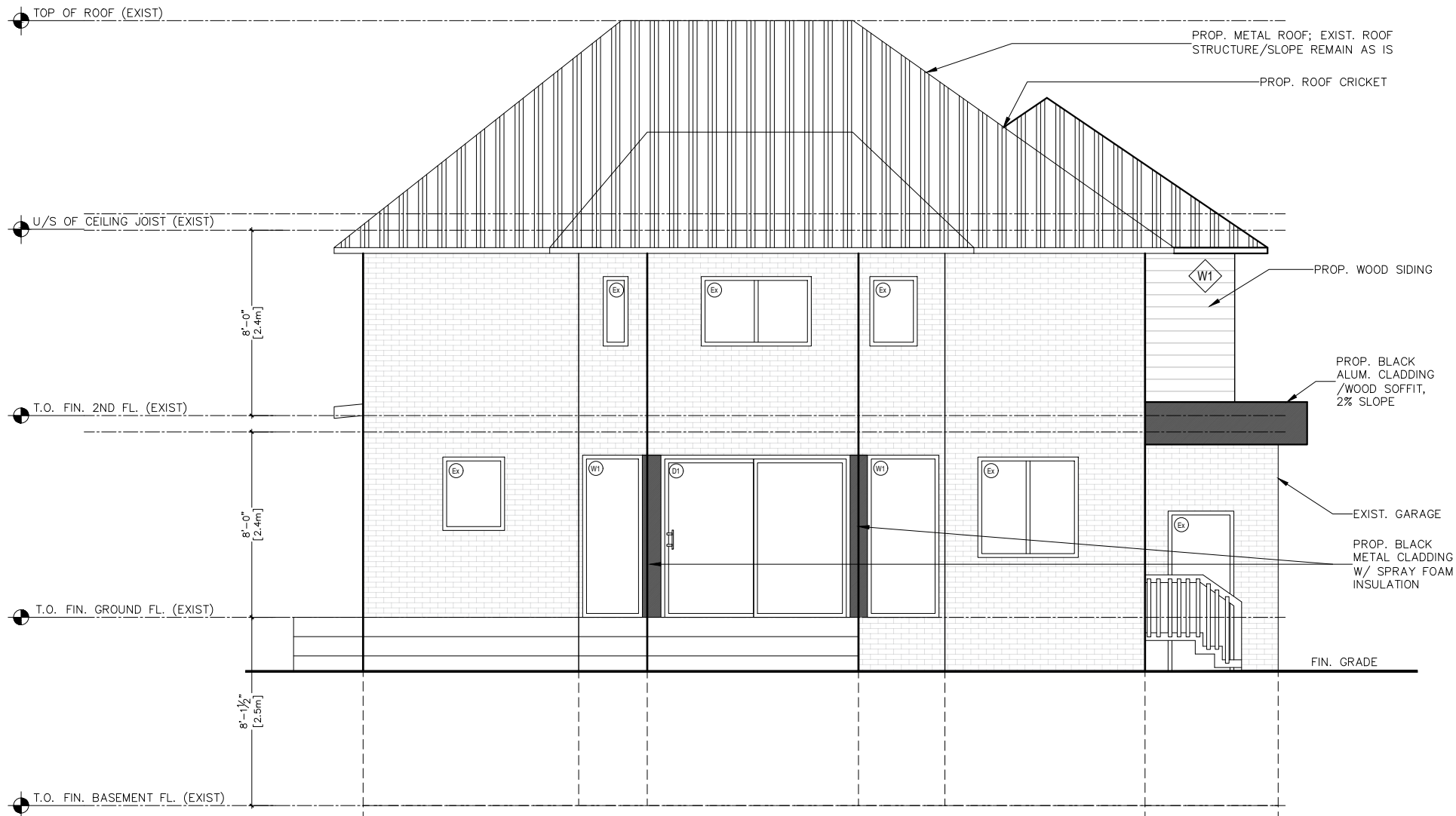
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Project: PROP. ADDITION & FINISH BASEMENT
71 Lyndhurst Dr,
Thornhill, ON
L3T 6S2

Appendix B

File: 24.168919.000.00.MNV

Date: 5/30/2024
MM/DD/YY



DOOR SCHEDULE				WINDOW SCHEDULE					
TAG	SIZE	QUANTITY	REMARKS	TAG	SIZE	HEADER / LINTEL	SILL HEIGHT	QUANTITY	SPECIFICATION
(Ex)	VARIOUS		EXISTING DOOR	(E)	VARIOUS				EXISTING WINDOW
(D1)	8'-0"X7'-0" 2-2X8 HEADER	1	BACK, PATIO SLIDING DOOR	(W1)	4'-0"X7'-0"	L1 (2-2x8 HEADER)	-	2	PROP. WINDOW AT MAIN FLR. REAR SIDE
(D2)	2'-2"X7'-0" 2-2X6 HEADER	1	INT. BATHROOM	(W2)	5'-0"X6'-3"	L1 (2-2x8 HEADER)	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
(D3)	2'-6"X7'-0" 2-2X8 HEADER	1	INT. BATHROOM	(W3)	2'-8"X6'-3"	2-2x6 HEADER	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
(D4)	2'-4"X7'-0" 2-2X6 HEADER	6	INT. BATHROOM	(W4)	3'-9"X3'-0"	2-2x6 HEADER	3'-0"	1	PROPOSED, BEDROOM 2
				(W5)	1'-8 1/2"X3'-0"			1	EXIST. TO BE REMAIN
				(W6)	6'-0"X2'-6"			1	EXIST. TO BE REMAIN

SIGNED BY:
HARSHIL PATEL

H.P. Patel

DO NOT SCALE
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL DRAWINGS & SPECIFICATIONS ARE PROPERTY OF ARTRUCTION DC AND MUST BE RETURNED UPON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

REVISIONS & ISSUES:

#	DATE	DESCRIPTION
1	2024-04-26	ISSUED FOR M.V. APPLICATION

DRAWN BY: PS
CHECKED BY: PS

REAR ELEVATION

A6.2

Scale: 1:75

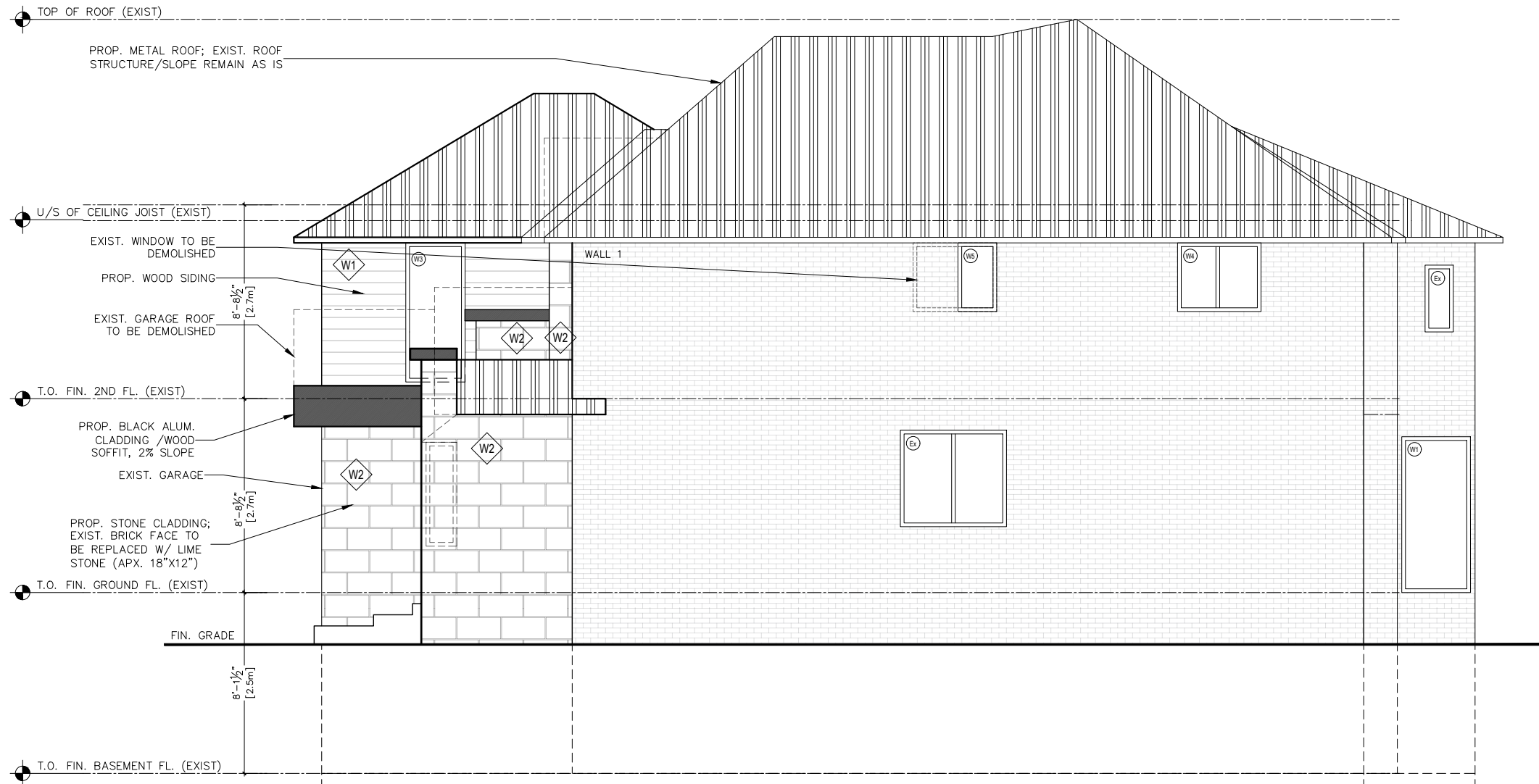
Date: 2024-04-26

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SPATIAL SEPARATION
 WALL 1:
 TOTAL EXPOSED BUILDING FACE = 66.84 m² (719.50 ft²)
 LIMITING DISTANCE TO PROPERTY LINE = 1.92 m
 MAXIMUM ALLOWABLE OPENING AREA = 6.0 % = 4.01m² (43.16 ft²)
 TOTAL GLAZED AREA (PROPOSED+EXISTING) = 2.88 m² (30.97 ft²)

DOOR SCHEDULE				WINDOW SCHEDULE					
TAG	SIZE	QUANTITY	REMARKS	TAG	SIZE	HEADER / LINTEL	SILL HEIGHT	QUANTITY	SPECIFICATION
(Ex)	VARIOUS		EXISTING DOOR	(W)	4'-0"x7'-0"	L1 (2-2x8 HEADER)	-	2	EXISTING WINDOW
(D1)	8'-0"x7'-0" 2-2X8 HEADER	1	BACK, PATIO SLIDING DOOR	(W)	5'-0"x6'-3"	L1 (2-2x8 HEADER)	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
(D2)	2'-2"x7'-0" 2-2X6 HEADER	1	INT. BATHROOM	(W)	2'-8"x6'-3"	2-2x6 HEADER	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
(D3)	2'-6"x7'-0" 2-2X8 HEADER	3	INT. BEDROOM	(W)	3'-9"x3'-0"	2-2x6 HEADER	3'-0"	1	PROPOSED, BEDROOM 2
(D4)	2'-4"x7'-0" 2-2X6 HEADER	6	INT. BATHROOM	(W)	1'-8 1/2"x3'-0"	EXIST. TO BE REMAIN	3'-0"	1	PROP. BATHROOM @ BEDROOM 2
				(W)	6'-0"x2'-6"	EXIST. TO BE REMAIN	9'-3 1/2" from G.F.	1	PROP. OVER ENTRANCE

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HARSHIL PATEL

HP Patel

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NORTH SIDE ELEVATION

A6.3

Scale: 1:75

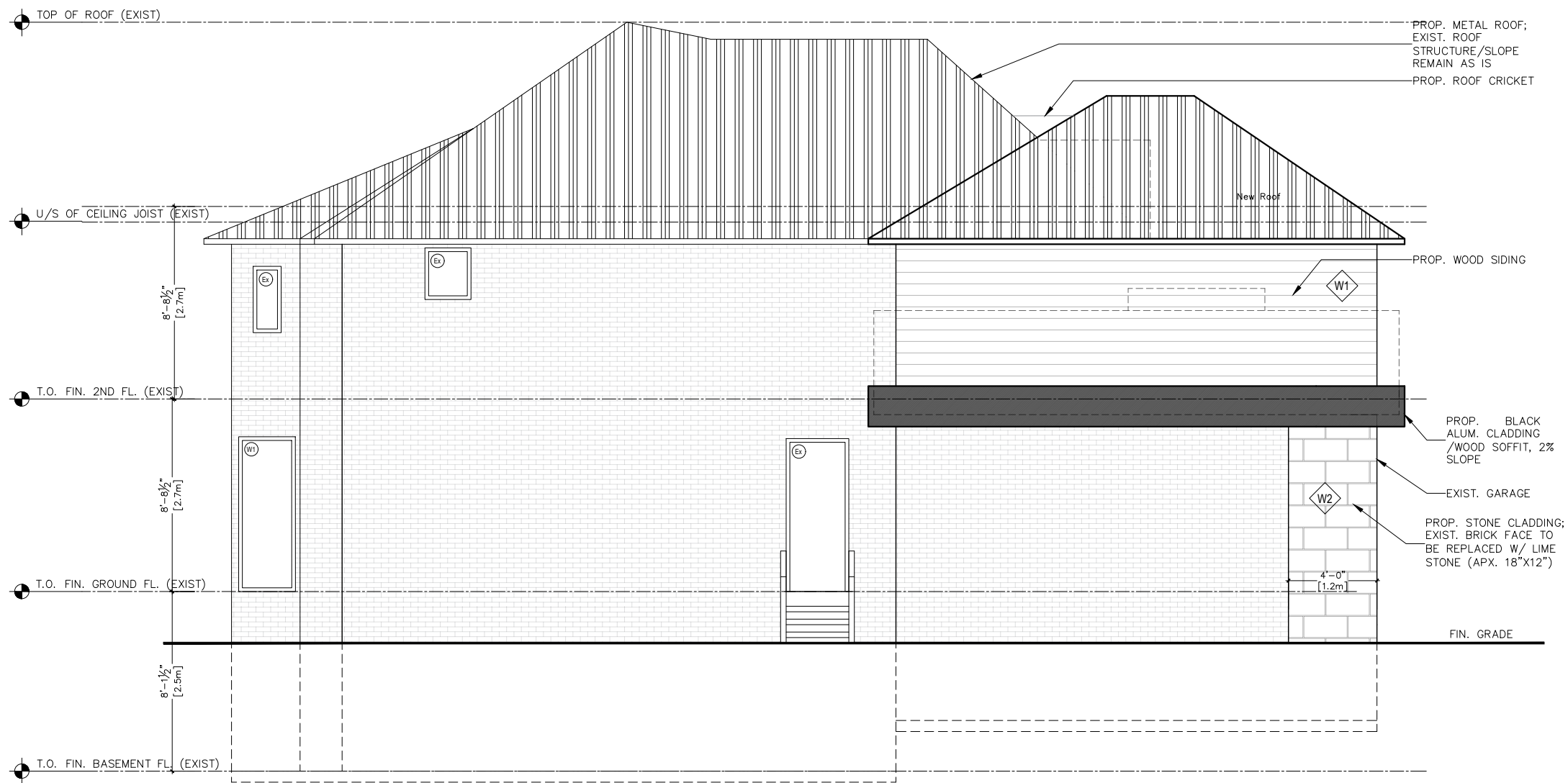
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SOUTH SIDE ELEVATION

A6.4

Scale: 1:75

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DOOR SCHEDULE				WINDOW SCHEDULE					
TAG	SIZE	QUANTITY	REMARKS	TAG	SIZE	HEADER / LINTEL	SILL HEIGHT	QUANTITY	SPECIFICATION
(Ex)	VARIOUS		EXISTING DOOR	(W1)	4'-0"x7'-0"	L1 (2-2x8 HEADER)	-	2	PROP. WINDOW AT MAIN FLR. REAR SIDE
(D1)	8'-0"x7'-0" 2-2x8 HEADER	1	BACK, PATIO SLIDING DOOR	(W2)	5'-0"x6'-3"	L1 (2-2x8 HEADER)	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
(D2)	2'-2"x7'-0" 2-2x6 HEADER	1	INT. BATHROOM	(W3)	2'-8"x6'-3"	2-2x6 HEADER	9"	1	PROPOSED, @ 2nd FLR. BEDROOM 4
(D3)	2'-6"x7'-0" 2-2x8 HEADER	3	INT. BEDROOM	(W4)	3'-9"x3'-0"	2-2x6 HEADER	3'-0"	1	PROPOSED, BEDROOM 2
(D4)	2'-4"x7'-0" 2-2x6 HEADER	6	INT. BATHROOM	(W5)	1'-8 1/2"x3'-0"	EXIST. TO BE REMAIN	3'-0"	1	PROP. BATHROOM @ BEDROOM 2
				(W6)	6'-0"x2'-6"	EXIST. TO BE REMAIN	9'-3 1/2" from G.F.	1	PROP. OVER ENTRANCE

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DRAWN BY: PS
CHECKED BY: PS

EXIST. FRONT ELEVATION

Drawing: A6

Date: Scale: 1:75

2024-04-26

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L3T 6S2

1 | EXIST. FRONT ELEVATION

A6 | 1:75

BUILDING LOCATION SURVEY
LOTS 26, 27 and 28
REGISTERED PLAN 65M-2315
TOWN OF MARKHAM
 (Formerly The TOWNSHIP OF MARKHAM - COUNTY OF YORK)
REGIONAL MUNICIPALITY OF YORK
SCALE 1:400
1986

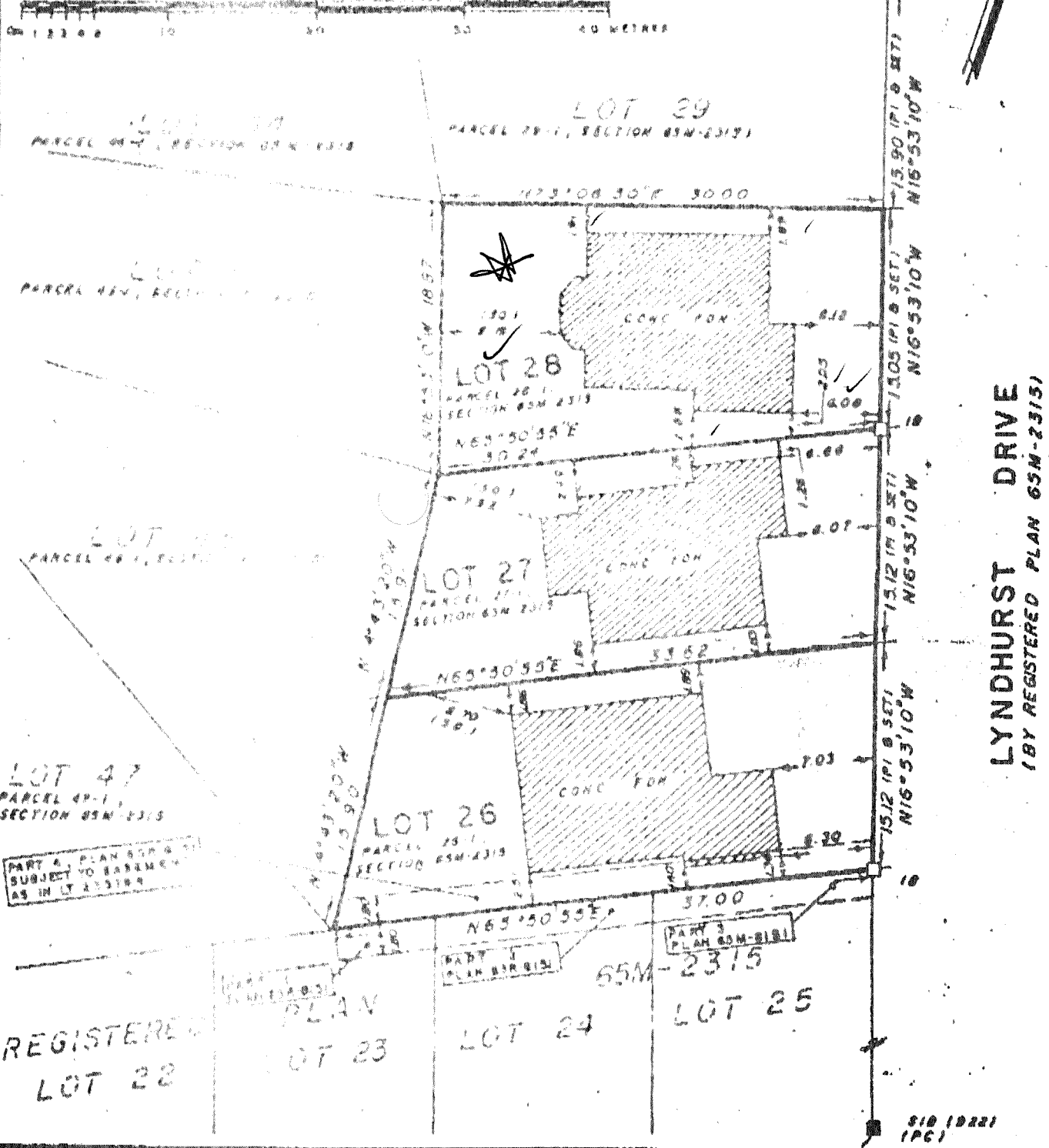
METRIC UNITS (DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048)

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LYNDHURST DRIVE
 (BY REGISTERED PLAN 65M-2315)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 The field survey represented by this plan was completed on the 20th day of June 1986

NOTES

Bearings shown hereon are astronomic and are referred to the bearing $N16^{\circ}53'10''W$ of the westerly limit of Lyndhurst Drive in accordance with Registered Plan 65M-2315

August 15, 1986
 Date

R.G. McKibbon
 R.G. McKibbon
 Ontario Land Surveyor

- Short Standard Iron Bore shown thus
- Standard Iron Bore shown thus
- Iron Bore shown thus
- Iron Pipes shown thus
- Cut Crosses shown thus
- Survey Monuments Found shown thus
- Survey Monuments Planted shown thus
- O/U - denotes Origin Unknown
- 922 - denotes F. Schaeffer, O.L.S.
- PI - denotes Registered Plan 65M-2315
- H37 - denotes R.G. McKibbon, O.L.S.

R.G. MCKIBBON LIMITED
ONTARIO LAND SURVEYORS
 120 BULLOCK DRIVE, MARKHAM ONT.
 POSTAL CODE L3P1W2
 PHONE 894-8784

FILE NO: C-86-6A

APPENDIX “C” – A/037/24 Conditions of Approval

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/037/24

1. The variances apply only to the proposed development as long as it remains; and
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as Appendix “B” to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
3. That the applicant satisfies the requirements of the TRCA, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix C to this Staff Report, to the satisfaction of the TRCA, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the TRCA.

CONDITIONS PREPARED BY:



Hussnain Mohammad, Planner 1, Development Facilitation Office