

# Memorandum to the City of Markham Committee of Adjustment

March 3, 2022

**File:** A/180/21  
**Address:** 10 Milmar Court – Markham, ON (Thornhill)  
**Applicant:** Steven Wang  
**Agent:** Epic Designs Inc. (Marco Vieira)  
**Hearing Date:** March 9, 2022

The following comments are provided on behalf of the West District Team. The applicant is requesting relief from the following “First Density Single Family Residential – (R1)” zone requirement under By-law 2571, as amended, as it relates to a proposed detached dwelling with an attached garage. The requested variance is to permit:

**a) By-law 2571, Section 6.1:**

a front yard setback of 17.03 ft (5.19 m), whereas the By-law requires a minimum front yard setback of 35.0 ft (10.67 m).

## **PROPERTY DESCRIPTION**

The 3,258.70 m<sup>2</sup> (35,076.31 ft<sup>2</sup>) subject property is an irregular shaped lot located at the end of Milmar Court, north of Steeles Avenue East, east of Leslie Street, west of Don Mills Road, and south of John Street. There is an existing two-storey single detached dwelling and a one-storey garage, which was built circa 1965 according to City records. Mature vegetation is located throughout the property, with the majority of trees located north of the existing dwelling. The property is almost entirely within Toronto and Region Conservation Authority’s (TRCA) regulated area, as it is partially within and adjacent to the erosion hazard of a valley associated with the Rouge River Watershed.

Immediately abutting the property to the north is German Mills Settler’s Park (open space). Other lots along Milmar Court also vary in terms of their lot size, shape, and frontages, amongst other attributes. Mature vegetation is a predominant characteristic along the street. The property is located within an established residential neighbourhood, which predominantly contains two-storey dwellings.

## **PROPOSAL**

The applicant proposes to construct a two-storey detached dwelling with an attached garage having a gross floor area of 548.66 m<sup>2</sup> (5,905.69 ft<sup>2</sup>), setback 5.19 m (17.03 ft) from the front lot line.

## **OFFICIAL PLAN AND ZONING**

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The subject property is designated “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings. Section 8.2.3.5 of the Official Plan outlines infill development criteria for the “Residential Low Rise” designation with respect to height, massing, and setbacks. This criteria is established to ensure that infill development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street, while accommodating a diversity of building styles. In considering applications for development approval in a “Residential Low Rise” area, which includes variances, development is

required to meet the general intent of the above noted development criteria. In addition, regard shall be had for the retention of existing trees and vegetation.

#### Zoning By-Law 2571

The subject property is zoned “First Density Single Family Residential – (R1)” under By-law 2571, as amended, which permits one single detached dwelling per lot. The proposed development does not comply with the By-law requirement with respect to the minimum front yard setback.

#### **ZONING PRELIMINARY REVIEW (ZPR) UNDERTAKEN**

The applicant completed a ZPR on November 10, 2021, which initially confirmed non-compliances with the zoning by-law relating to a front yard setback of 11.58 ft (3.53 m), and an eaves/roof overhang projection of 2.0 ft (0.60 m). Since the initial submission, the applicant has worked with staff to scale back and reduce projection points at the front of the dwelling. Revised drawings were submitted on February 16, 2022. The applicant requests a front yard setback of 17.03 ft (5.19 m), and no longer requests a variance relating to an eaves/roof overhang projection.

The applicant has not conducted a ZPR for the revised drawings. It is the applicant’s responsibility to ensure that the application has accurately identified all variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified at the Building Permit stage, further variance application(s) may be required to address any non-compliances.

#### **COMMENTS**

The *Planning Act, R.S.O. 1990, c. P.13, as amended*, states that four tests must be met in order for a variance to be granted by the Committee of Adjustment (the “Committee”):

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee, 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.

#### Reduction in Front Yard Setback

The applicant requests a minimum front yard setback of 17.03 ft (5.19 m), whereas the By-law requires a minimum front yard setback of 35.0 ft (10.67 m). This is a reduction of 17.97 ft (5.48 m).

According to City records, the existing dwelling appears to have been built prior to the Ontario Municipal Board’s approval of By-law 2571, on October 29, 1971. The existing dwelling has a front yard setback of 26.54 ft (8.09 m) (see Plan of Survey in Appendix “C”). While the applicant requests a reduction of 17.97 ft (5.48 m) from the By-law, staff note that this is a reduction of 9.51 ft (2.90 m) from the existing front yard setback. Similar to the existing condition, the proposed dwelling generally follows the curvature of the front lot line, with variation of setback points along the front wall of the dwelling. The By-law requires a minimum front yard setback of 35.0 ft (10.67 m); however, it is observed by staff that variation in front yard setbacks along the street currently exists.

In considering the existing street context, lot configuration, and location of the property and natural vegetation, Planning staff are of the opinion that the proposed development appropriately maintains the general intent of the By-law, is appropriate for this lot, and is minor in nature.

#### Tree Protection and Compensation

Staff recommend that the tree related conditions be adopted by the Committee to ensure that the applicant installs the appropriate tree protection barriers and provides compensation to the City, if necessary. Staff also note that property owners are required to apply for and obtain a tree permit from the City for any proposed injury to, or removal of any trees that have a diameter at breast height (DBH) of 20.0 cm (7.87 in), or more on the subject property or neighbouring properties. Further mitigation through these processes may also be required to ensure the protection of certain trees is achieved.

### **EXTERNAL AGENCIES**

#### TRCA Comments

The applicant has consulted with the TRCA, who issued a conservation permit (Permit C-211285) on November 2, 2021 based on the applicant's initial proposal. In a letter dated January 26, 2022, the TRCA reiterates that they have no concerns with the intent of this minor variance application. However, as previously stated, the applicant has since revised their drawings in working with City staff. While the revisions would appear to be minor, it is noted that the Owner strictly adheres to the approved TRCA permit plans, documents, and conditions, and should revisions to the design of the project be required, that the changes would need to be submitted to the TRCA for further review and approval. Accordingly, Planning staff recommend that the Committee adopt the condition, which would require the applicant to notify the TRCA of these revisions, and fully satisfy the requirements of the TRCA, if any.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of March 3, 2022. It is noted that additional information may be received after the writing of this 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*, and are of the opinion that, subject to clearing the recommended conditions of approval, the variance request meets the four tests. Staff recommend that the Committee consider public input and the subsequent conditions of approval in reaching a decision. The onus is ultimately on the applicant to demonstrate how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

### **APPENDICES**

Appendix "A" – Conditions of Approval

Appendix "B" – Plans

Appendix "C" – Plan of Survey

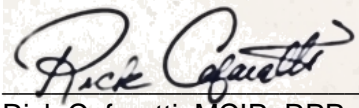
PREPARED BY:



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Aleks Todorovski, Planner, Zoning and Special Projects

REVIEWED BY:

A handwritten signature in black ink, appearing to read "Rick Cefaratti", is written over a light beige rectangular background.

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Rick Cefaratti, MCIP, RPP, Senior Planner, West District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/180/21**

1. The variances apply only to the proposed development for as long as it remains.
2. That the variances apply only to the proposed development, in substantial conformity with the plans 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. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the Director of Planning and Urban Design, or their designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
4. That tree replacements be provided and/or tree replacement fees be paid to the Director of Planning and Urban Design, or their designate, if required, in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site, including street trees, in accordance with the City's Streetscape Manual (2009), as amended, and inspected by the Tree Preservation Technician, or their designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
6. That the applicant notifies the TRCA of the revisions to the plans made after the date the conservation permit was issued, and that the applicant fully satisfies the requirements of the TRCA, financial or otherwise, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the TRCA.

CONDITIONS PREPARED BY:



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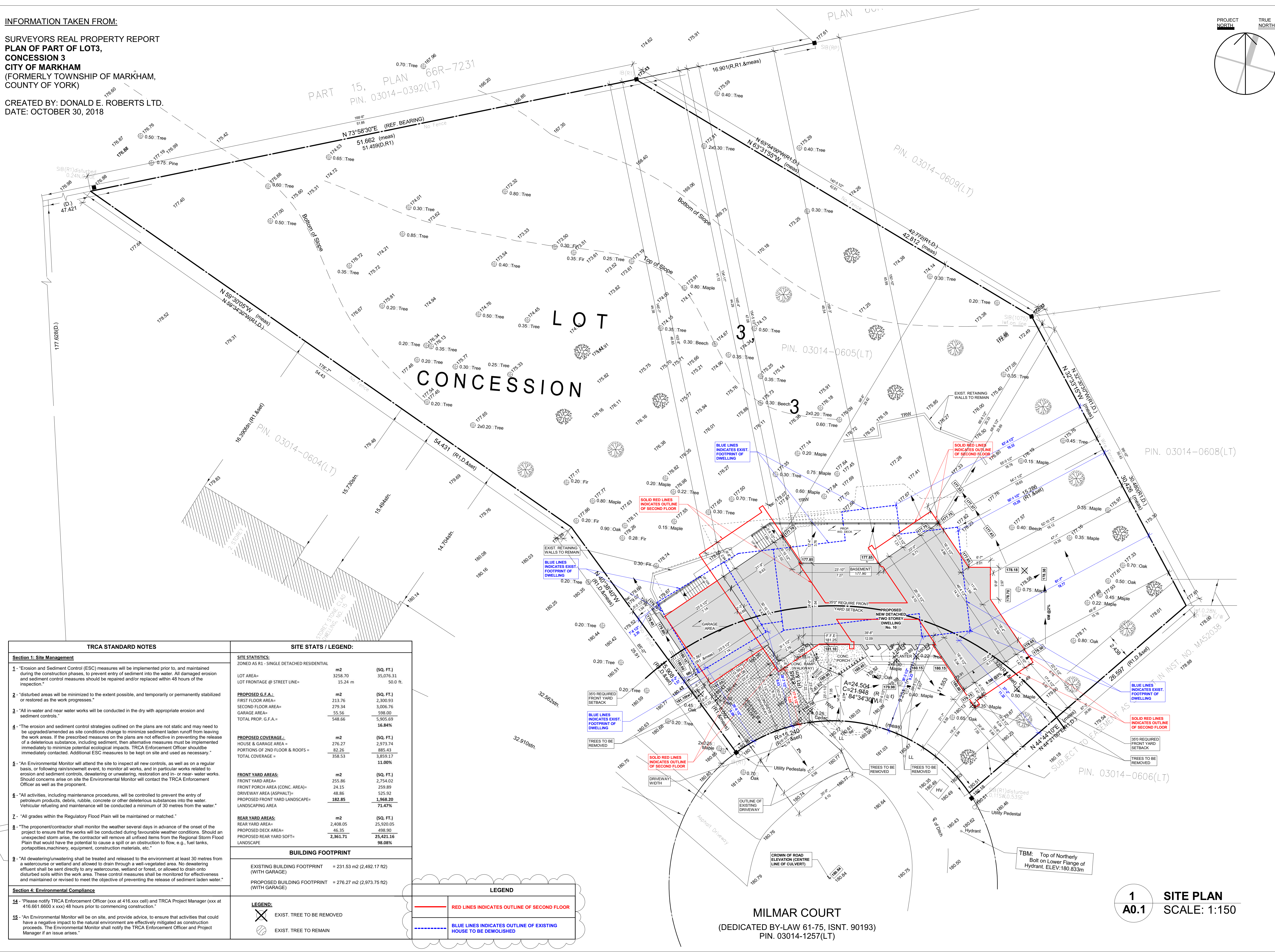
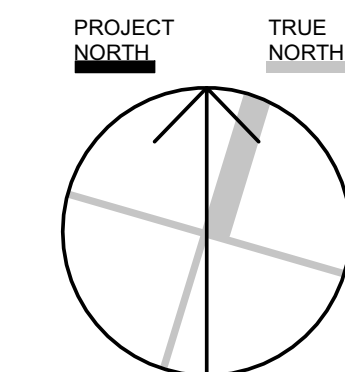
Aleks Todorovski, Planner, Zoning and Special Projects

**APPENDIX "B"**  
**PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/180/21**

INFORMATION TAKEN FROM:

SURVEYORS REAL PROPERTY REPORT  
**PLAN OF PART OF LOT 3,  
 CONCESSION 3  
 CITY OF MARKHAM  
 (FORMERLY TOWNSHIP OF MARKHAM,  
 COUNTY OF YORK)**

CREATED BY: DONALD E. ROBERTS LTD.  
 DATE: OCTOBER 30, 2018



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- DRAWING NOTES
- LEGEND:
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  - C.M.D. CARBON MONOXIDE DETECTOR
  - M.V. MECHANICAL VENTILATION
  - S.B. SOLID WOOD BEARING
  - P.L. POINT LOAD
  - F.D. FLOOR DRAIN
  - A.D. AREA DRAIN
  - NEW PARTITION WALL
  - LOAD BRG.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

QUALIFICATION INFORMATION  
 Required unless design is exempt under 3.2.1 of the building code  
 MARCO VEIRA 25562  
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under 3.2.51 of the building code  
 EPIC DESIGNS INC. 50718  
 FIRM NAME BCIN

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 TEL: (416) 564 - 2435  
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**TRCA STANDARD NOTES**

**Section 1: Site Management**

- "Erosion and Sediment Control (ESC) measures will be implemented prior to, and maintained during the construction phases, to prevent entry of sediment into the water. All damaged erosion and sediment control measures should be repaired and/or replaced within 48 hours of the inspection."
- "disturbed areas will be minimized to the extent possible, and temporarily or permanently stabilized or restored as the work progresses."
- "All in-water and near water works will be conducted in the dry with appropriate erosion and sediment controls."
- "The erosion and sediment control strategies outlined on the plans are not static and may need to be upgraded/amended as site conditions change to minimize sediment laden runoff from leaving the work areas. If the prescribed measures on the plans are not effective in preventing the release of a deleterious substance, including sediment, then alternative measures must be implemented immediately to minimize potential ecological impacts. TRCA Enforcement Officer should be immediately contacted. Additional ESC measures to be kept on site and used as necessary."
- "An Environmental Monitor will attend the site to inspect all new controls, as well as on a regular basis, or following rain/snowmelt event, to monitor all works, and in particular works related to erosion and sediment controls, dewatering or unwatering, restoration and in- or near- water works. Should concerns arise on site the Environmental Monitor will contact the TRCA Enforcement Officer as well as the proponent."
- "All activities, including maintenance procedures, will be controlled to prevent the entry of petroleum products, debris, rubble, concrete or other deleterious substances into the water. Vehicular refueling and maintenance will be conducted a minimum of 30 metres from the water."
- "All grades within the Regulatory Flood Plain will be maintained or matched."
- "The proponent/contractor shall monitor the weather several days in advance of the onset of the project to ensure that the works will be conducted during favourable weather conditions. Should an unexpected storm arise, the contractor will remove all unfixed items from the Regional Storm Flood Plain that would have the potential to cause a spill or an obstruction to flow, e.g., fuel tanks, portapotties, machinery, equipment, construction materials, etc."
- "All dewatering/unwatering shall be treated and released to the environment at least 30 metres from a watercourse or wetland and allowed to drain through a well-vegetated area. No dewatering effluent shall be sent directly to any watercourse, wetland or forest, or allowed to drain onto disturbed soils within the work area. These control measures shall be monitored for effectiveness and maintained or revised to meet the objective of preventing the release of sediment laden water."

**Section 4: Environmental Compliance**

- "Please notify TRCA Enforcement Officer (xxx at 416.xxx cell) and TRCA Project Manager (xxx at 416.661.6600 x xxx) 48 hours prior to commencing construction."
- "An Environmental Monitor will be on site, and provide advice, to ensure that activities that could have a negative impact to the natural environment are effectively mitigated as construction proceeds. The Environmental Monitor shall notify the TRCA Enforcement Officer and Project Manager if an issue arises."

**SITE STATS / LEGEND:**

**SITE STATISTICS:**  
 ZONED AS R1 - SINGLE DETACHED RESIDENTIAL

	m2	(SQ. FT.)
LOT AREA=	3258.70	35,076.31
LOT FRONTAGE @ STREET LINE=	15.24 m	50.0 ft.

**PROPOSED G.F.A.:**

	m2	(SQ. FT.)
FIRST FLOOR AREA=	213.76	2,300.93
SECOND FLOOR AREA=	279.34	3,006.76
GARAGE AREA=	55.56	598.00
TOTAL PROP. G.F.A.=	548.66	5,905.69
		16.84%

**PROPOSED COVERAGE:**

	m2	(SQ. FT.)
HOUSE & GARAGE AREA =	276.27	2,973.74
PORTIONS OF 2ND FLOOR & ROOFS =	82.26	885.43
TOTAL COVERAGE =	358.53	3,859.17
		11.00%

**FRONT YARD AREAS:**

	m2	(SQ. FT.)
FRONT YARD AREA=	255.86	2,754.02
FRONT PORCH AREA (CONC. AREA)=	24.15	259.89
DRIVEWAY AREA (ASPHALT)=	48.86	525.92
PROPOSED FRONT YARD LANDSCAPE=	182.85	1,968.20
LANDSCAPE AREA		71.47%

**REAR YARD AREAS:**

	m2	(SQ. FT.)
REAR YARD AREA=	2,408.05	25,920.05
PROPOSED DECK AREA=	46.35	498.90
PROPOSED REAR YARD SOFT=	2,361.71	25,421.16
LANDSCAPE		98.08%

**BUILDING FOOTPRINT**

EXISTING BUILDING FOOTPRINT (WITH GARAGE)	= 231.53 m2 (2,492.17 ft2)
PROPOSED BUILDING FOOTPRINT (WITH GARAGE)	= 276.27 m2 (2,973.75 ft2)

**LEGEND**

- RED LINES INDICATES OUTLINE OF SECOND FLOOR
- BLUE LINES INDICATES OUTLINE OF EXISTING HOUSE TO BE DEMOLISHED
- EXIST. TREE TO BE REMOVED
- EXIST. TREE TO REMAIN

**MILMAR COURT**  
 (DEDICATED BY-LAW 61-75, ISNT. 90193)  
 PIN. 03014-1257(LT)

**1 SITE PLAN**  
**A0.1 SCALE: 1:150**

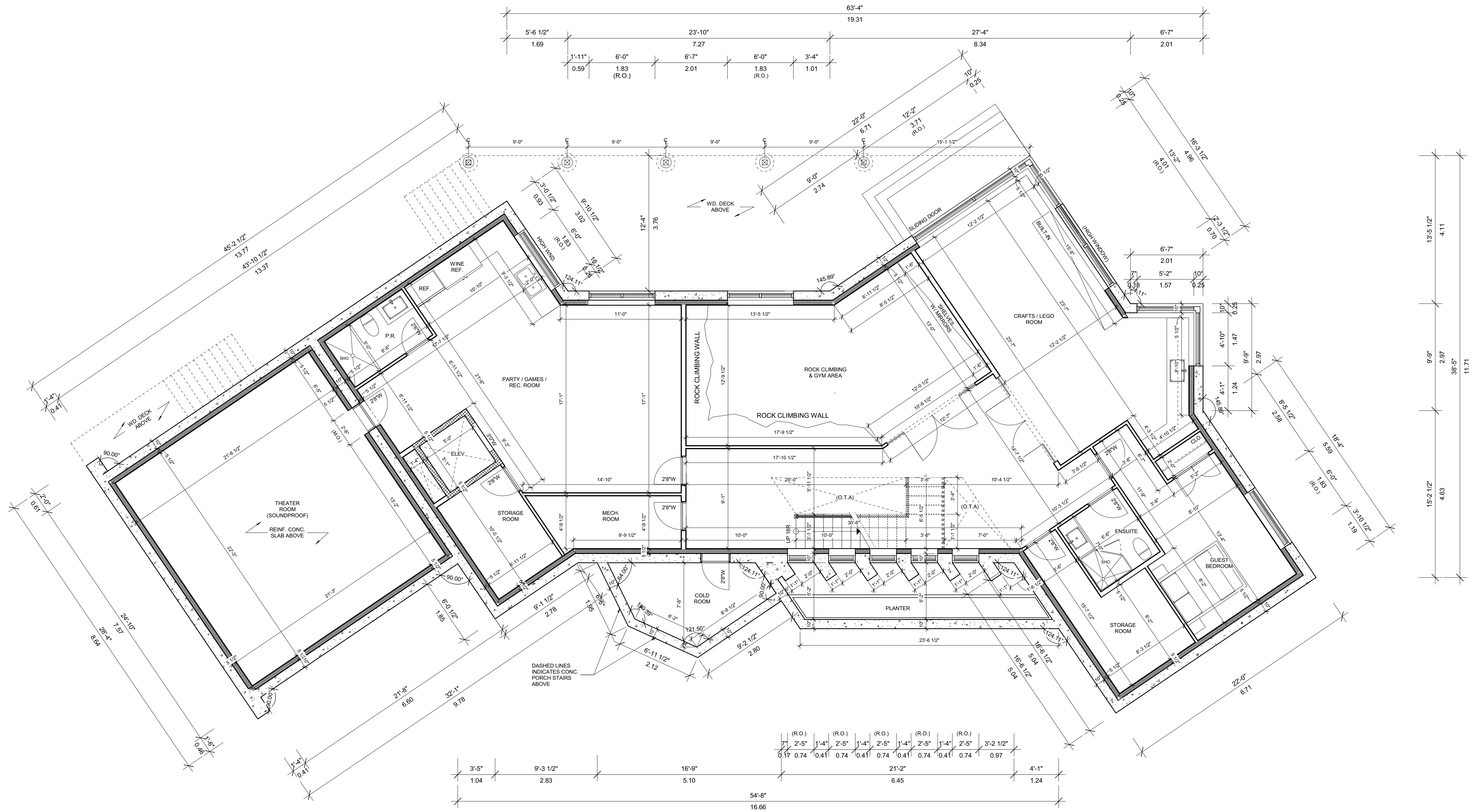
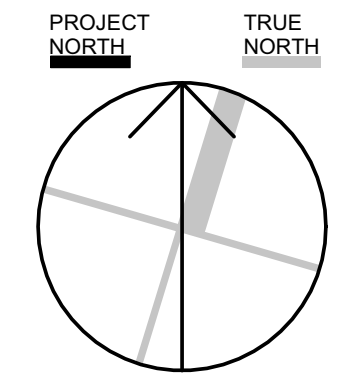
NO.	DESCRIPTION	DATE
	<b>REVISIONS</b>	

**PROPOSED 2 STOREY DETACHED DWELLING**  
 AT  
 10 MILMAR COURT  
 CITY OF MARKHAM

**DRAWING TITLE**

**SITE PLAN & STATS**

DESIGNED BY: MARCO VEIRA  
 DRAWN BY: PEDRO TORRES  
 CHECKED BY: M.V.  
 SCALE: As indicated  
 DATE: 02/15/2022  
 DRAWING: A0.1  
 REV. No: 1  
 PROJECT No.: 2018-31



**1 BASEMENT FLOOR PLAN**  
**A1.1 SCALE: 3 / 16" = 1' - 0"**

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  - LOAD BRG.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the drawing.

QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.51 of the building code  
MARCO VIEIRA 25562  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under 3.2.51 of the building code  
EPIC DESIGNS INC. 30718  
FIRM NAME BCIN

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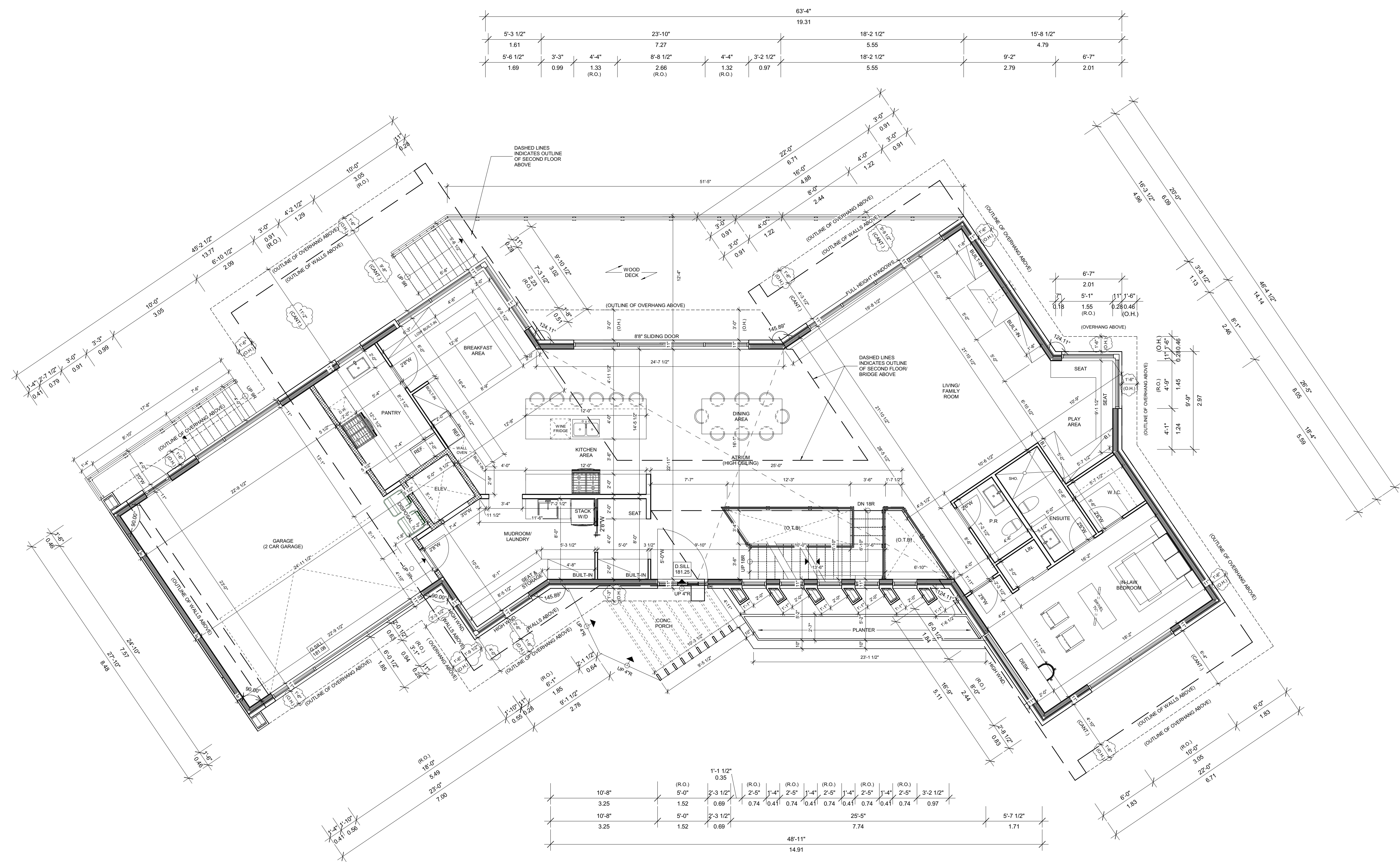
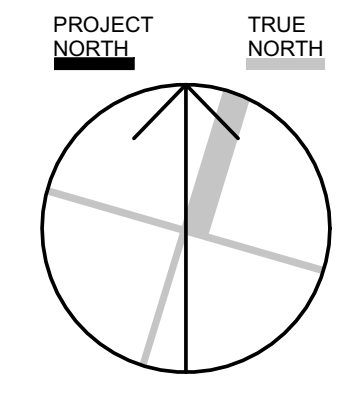
No.	DESCRIPTION	DATE
<b>REVISIONS</b>		
<b>PROPOSED 2 STOREY DETACHED DWELLING</b>		
AT 10 MILMAR COURT CITY OF MARKHAM		

**BASEMENT FLOOR PLAN**

DESIGNED BY:	MARCO VIEIRA
DRAWN BY:	PEDRO TORRES
CHECKED BY:	M.V.
SCALE:	3/16" = 1'-0"
DATE:	02/15/2022
DRAWING:	REV. No.

**A1.1**  
PROJECT No.: 2018-31





63'-4"									
19.31									
5'-3 1/2"	23'-10"			18'-2 1/2"			15'-8 1/2"		
1.61	7.27			5.55			4.79		
5'-6 1/2"	3'-3"	4'-4"	8'-8 1/2"	4'-4"	3'-2 1/2"	18'-2 1/2"	9'-2"	6'-7"	
1.69	0.99	1.33 (R.O.)	2.66 (R.O.)	1.32 (R.O.)	0.97	5.55	2.79	2.01	

1'-1 1/2"										
0.35										
10'-8"	(R.O.) 5'-0"	2'-3 1/2"	2'-5"	1'-4"	2'-5"	1'-4"	2'-5"	1'-4"	2'-5"	3'-2 1/2"
3.25	1.52	0.69	0.74	0.41	0.74	0.41	0.74	0.41	0.74	0.97
10'-8"	5'-0"	2'-3 1/2"	25'-5"				5'-7 1/2"			
3.25	1.52	0.69	7.74				1.71			
48'-11"										
14.91										

**1** FRIST FLOOR PLAN  
**A1.2** SCALE: 3/16" = 1' - 0"

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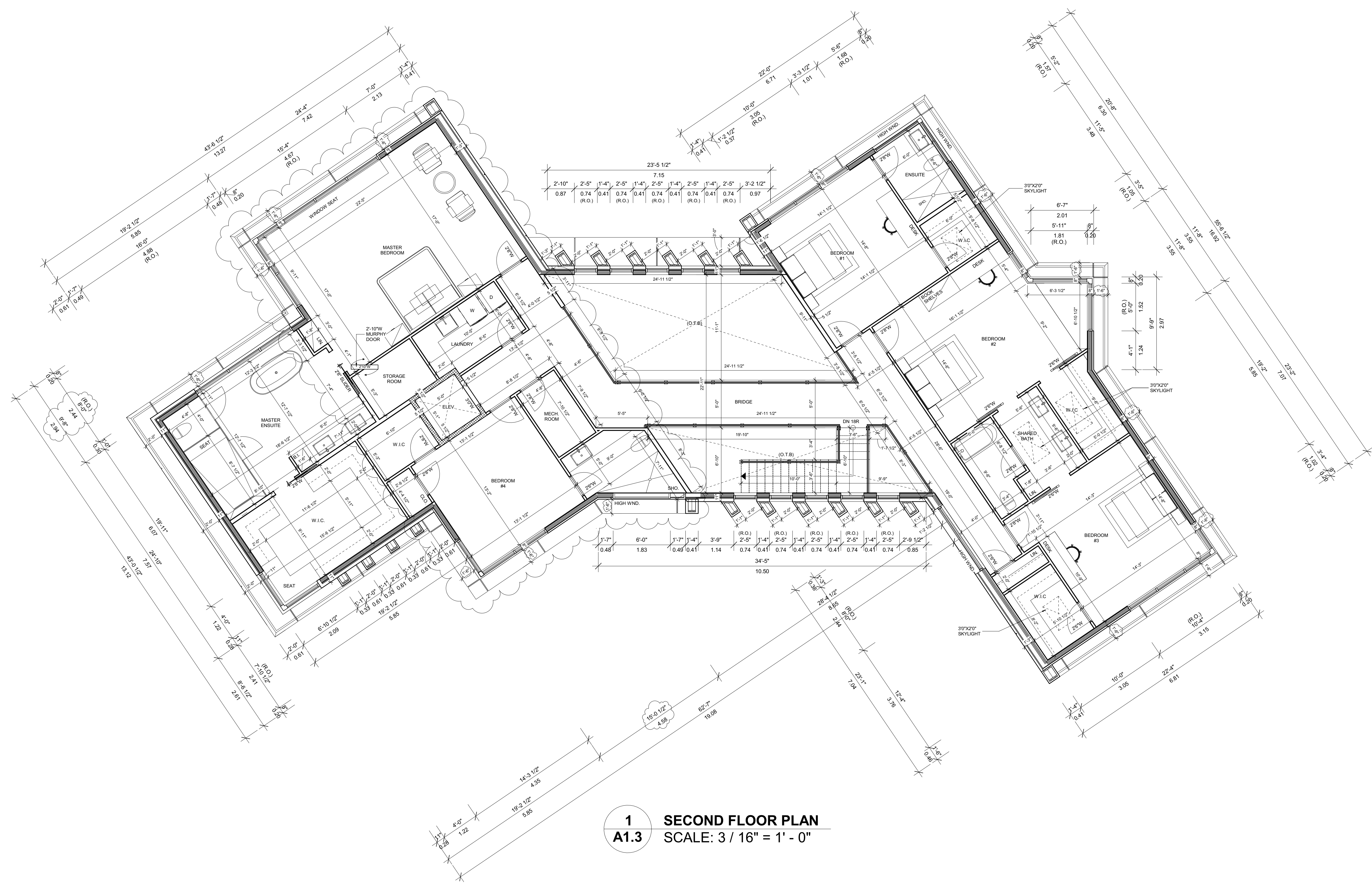
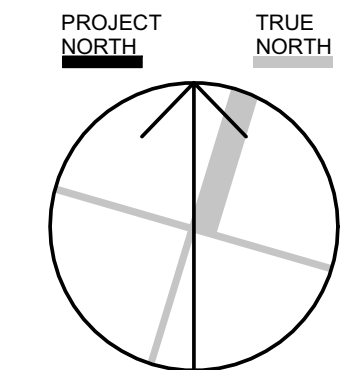
- GENERAL NOTES:  
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 MARCO VIEIRA 25562  
 NAME SIGNATURE BCIN  
 REGISTRATION INFORMATION  
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 EPIC DESIGNS INC. 50718  
 FIRM NAME BCIN

**epic** designs inc.  
 257 DUNRAVEN DRIVE  
 TORONTO, ONTARIO, M6M - 1H8  
 TEL: (416) 564 - 2435  
 WWW.EPICDESIGNSINC.CA

No.	DESCRIPTION	DATE
<b>REVISIONS</b>		
PROPOSED 2 STOREY DETACHED DWELLING AT 10 MILMAR COURT CITY OF MARKHAM		
DRAWING TITLE		
<b>FIRST FLOOR PLAN</b>		

DESIGNED BY:	MARCO VIEIRA
DRAWN BY:	PEDRO TORRES
CHECKED BY:	M.V.
SCALE:	3/16" = 1'-0"
DATE:	02/15/2022
DRAWING:	REV. No.
<b>A1.2</b>	<b>1</b>
PROJECT No.:	<b>2018-31</b>



**1** SECOND FLOOR PLAN  
**A1.3** SCALE: 3 / 16" = 1' - 0"

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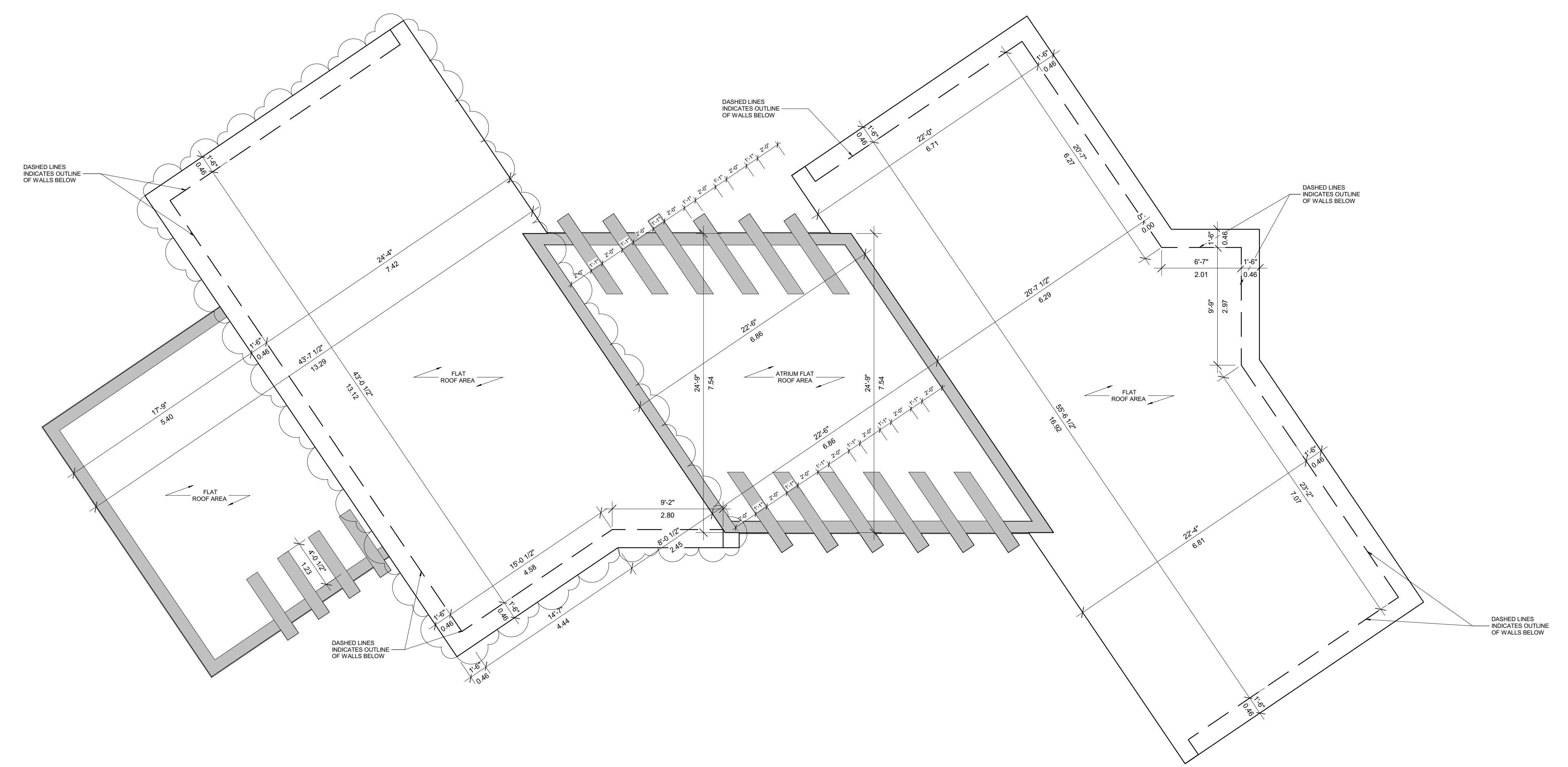
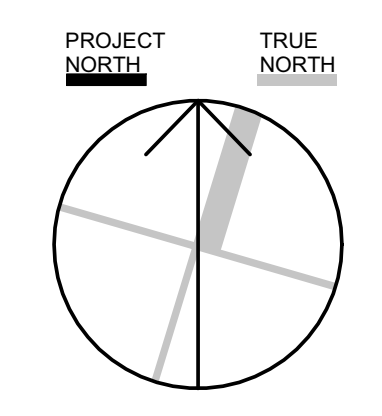
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**REGISTRATION INFORMATION**  
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No.	DESCRIPTION	DATE
<b>REVISIONS</b>		
PROJECT TITLE		
<b>PROPOSED 2 STOREY DETACHED DWELLING</b>		
AT 10 MILMAR COURT CITY OF MARKHAM		
DRAWING TITLE		
<b>SECOND FLOOR PLAN</b>		

DESIGNED BY:	MARCO VIEIRA
DRAWN BY:	PEDRO TORRES
CHECKED BY:	M.V.
SCALE:	3/16" = 1'-0"
DATE:	02/15/2022
DRAWING:	REV. No.
<b>A1.3</b>	<b>1</b>



**1** ROOF PLAN  
**A1.4** SCALE: 3 / 16" = 1' - 0"

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- GENERAL NOTES:**
- DRAWING NOTES
- LEGEND:**
- S.A. SMOKE ALARM
  - C.M.D. CARBON MONOXIDE DETECTOR
  - M.V. MECHANICAL VENTILATION
  - S.B. SOLID WOOD BEARING
  - P.L. POINT LOAD
  - F.D. FLOOR DRAIN
  - A.D. AREA DRAIN
  - NEW PARTITION WALL
  - LOAD BRG.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the

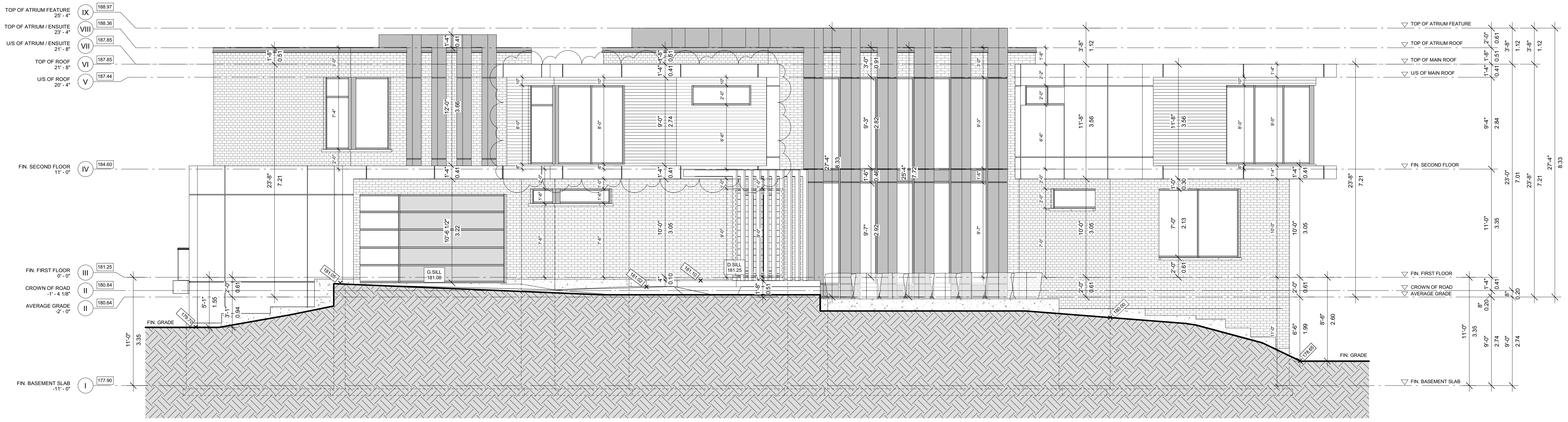
**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.11 of the building code  
 MARCO VIEIRA 25562  
 NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.51 of the building code  
 EPIC DESIGNS INC. 50718  
 FIRM NAME BCIN

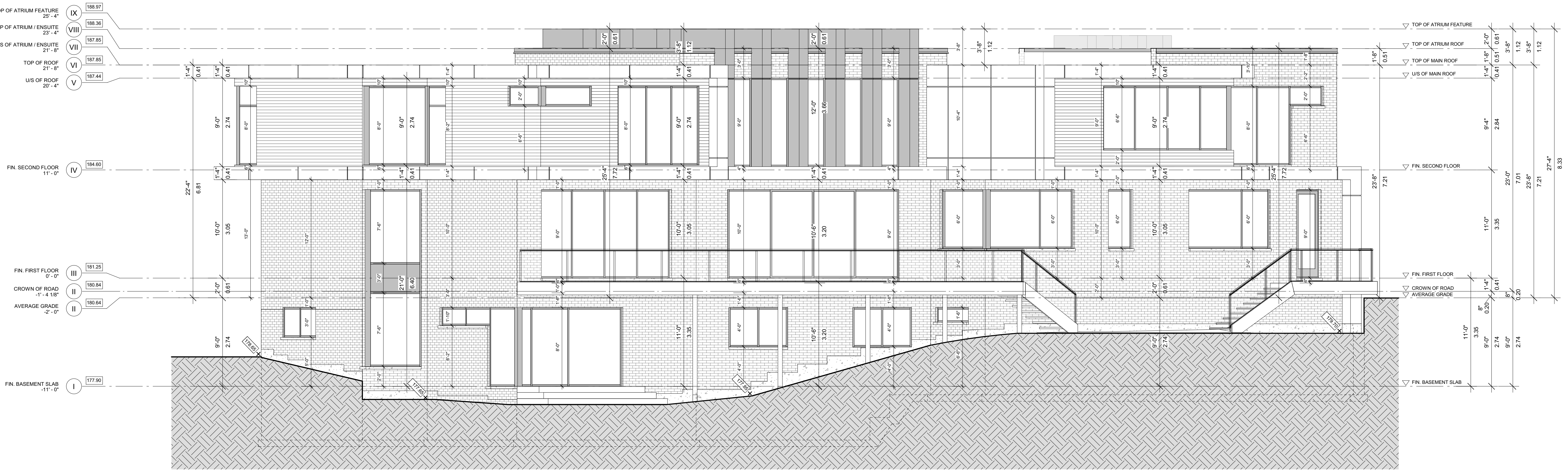
**epic** designs inc.  
 257 DUNRAVEN DRIVE  
 TORONTO, ONTARIO, M6M - 1H8  
 TEL: (416) 564 - 2435  
 WWW.EPICDESIGNSINC.CA

No.	DESCRIPTION	DATE
<b>REVISIONS</b>		
PROJECT TITLE		
<b>PROPOSED 2 STOREY DETACHED DWELLING</b>		
AT		
10 MILMAR COURT		
CITY OF MARKHAM		
DRAWING TITLE		
<b>ROOF PLAN</b>		

DESIGNED BY:	MARCO VIEIRA
DRAWN BY:	PEDRO TORRES
CHECKED BY:	M.V.
SCALE:	3/16" = 1'-0"
DATE:	02/15/2022
DRAWING:	REV. No:
<b>A1.4</b>	<b>1</b>
PROJECT No.:	
<b>2018-31</b>	



**1 SOUTH (FRONT) ELEVATION**  
**A2.1 SCALE: 3 / 16" = 1' - 0"**



**2 NORTH (BACK) ELEVATION**  
**A2.1 SCALE: 3 / 16" = 1' - 0"**

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- GENERAL NOTES:**
- DRAWING NOTES
- LEGEND:**
- S.A. SMOKE ALARM
  - C.M.D. CARBON MONOXIDE DETECTOR
  - M.V. MECHANICAL VENTILATION
  - S.B. SOLID WOOD BEARING
  - P.L. POINT LOAD
  - F.D. FLOOR DRAIN
  - A.D. AREA DRAIN
  - NEW PARTITION WALL
  - LOAD BRG.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the drawing.

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 3.2.11 of the building code  
 MARCO VIEIRA 25562  
 NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
 Required unless design is exempt under 3.2.11 of the building code  
 EPIC DESIGNS INC. 30718  
 FIRM NAME BCIN

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No.	DESCRIPTION	DATE
	<b>REVISIONS</b>	

**PROPOSED 2 STOREY DETACHED DWELLING**  
 AT  
 10 MILMAR COURT  
 CITY OF MARKHAM

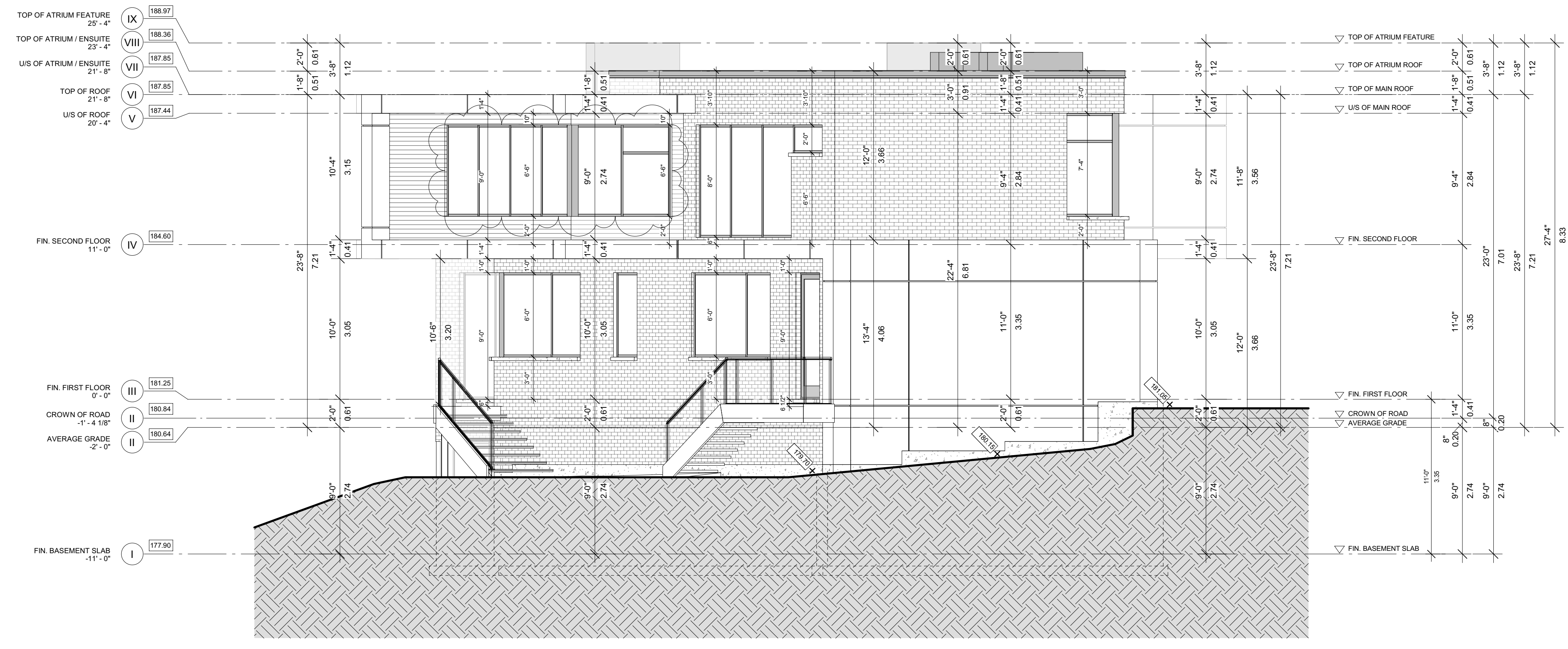
**SOUTH (FRONT) & NORTH (BACK) ELEVATIONS**

DESIGNED BY: MARCO VIEIRA  
 DRAWN BY: PEDRO TORRES  
 CHECKED BY: M.V.  
 SCALE: 3/16" = 1'-0"  
 DATE: 02/15/2022

DRAWING: A2.1  
 REV. No: 1



**1 EAST (RIGHT) ELEVATION**  
**A2.2 SCALE: 3 / 16" = 1' - 0"**



**2 WEST (LEFT) ELEVATION**  
**A2.2 SCALE: 1/8" = 1' - 0"**

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 ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF EPIC DESIGNS INC. AND SHALL NOT BE COPIED IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION.

- GENERAL NOTES:  
 1. DRAWING NOTES  
 LEGEND:  
 S.A. SMOKE ALARM  
 C.M.D. CARBON MONOXIDE DETECTOR  
 M.V. MECHANICAL VENTILATION  
 S.B. SOLID WOOD BEARING  
 P.L. POINT LOAD  
 F.D. FLOOR DRAIN  
 A.D. AREA DRAIN  
 NEW PARTITION WALL  
 LOAD BRG.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the drawing.  
 QUALIFICATION INFORMATION  
 Required unless design is exempt under 3.2.1 of the building code  
 MARCO VIEIRA 2562 BCIN  
 NAME SIGNATURE BCIN  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 3.2.1 of the building code  
 EPIC DESIGNS INC. 3078 BCIN  
 FIRM NAME BCIN

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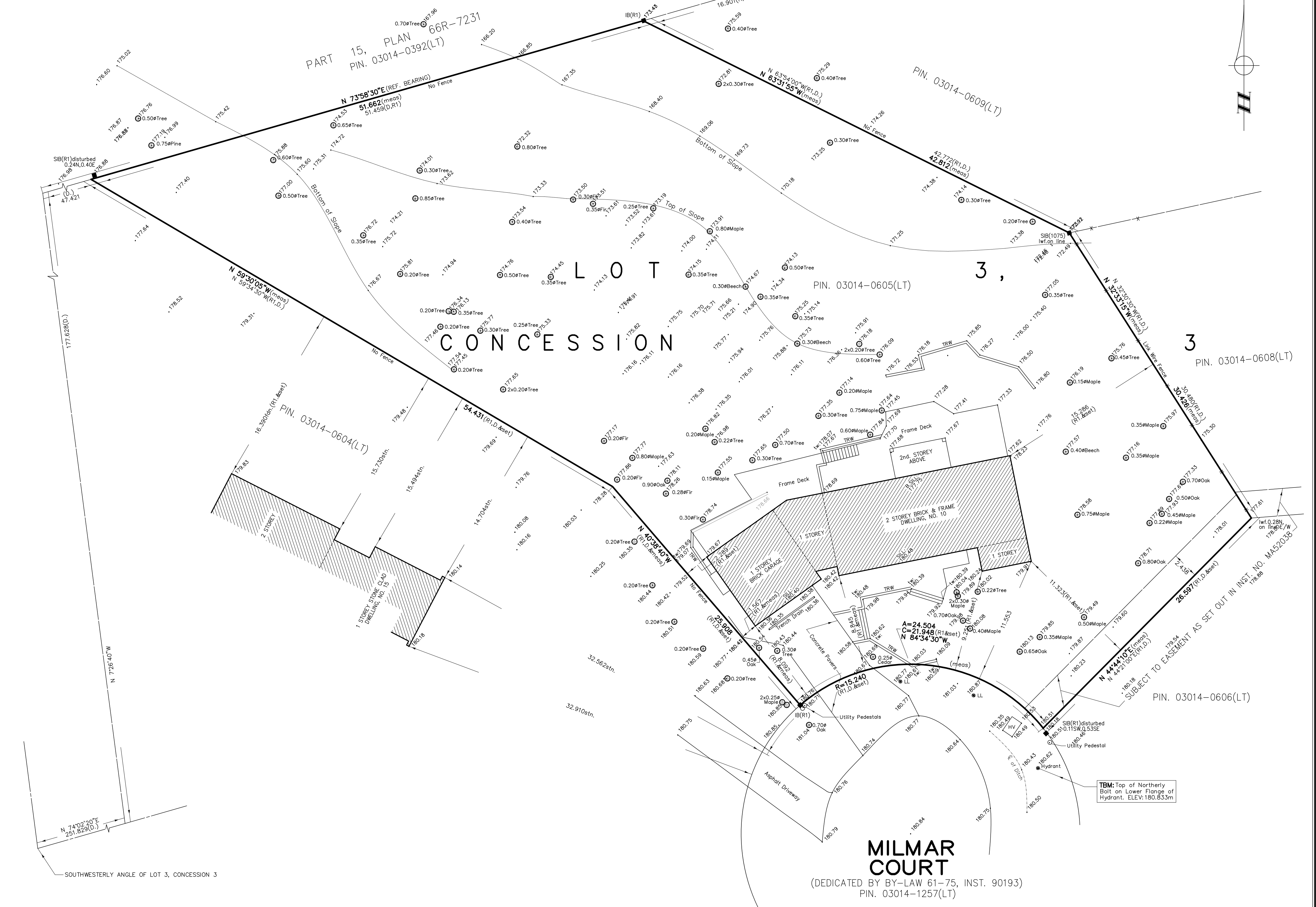
No.	DESCRIPTION	DATE
	<b>REVISIONS</b>	
PROJECT TITLE		
<b>PROPOSED 2 STOREY DETACHED DWELLING</b>		
AT		
10 MILMAR COURT		
CITY OF MARKHAM		
DRAWING TITLE		
<b>EAST (RIGHT) &amp; WEST (LEFT) ELEVATIONS</b>		

DESIGNED BY: MARCO VIEIRA  
 DRAWN BY: PEDRO TORRES  
 CHECKED BY: M.V.  
 SCALE: 3/16" = 1'-0"  
 DATE: 02/15/2022  
 DRAWING: A2.2  
 REV. No: 1  
 PROJECT No.: 2018-31

**APPENDIX "C"**  
**PLAN OF SURVEY**

**SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHY**  
**PART 1) PLAN OF**  
**CONCESSION 3 (FORMERLY TOWNSHIP OF MARKHAM, COUNTY OF YORK)**  
**CITY OF MARKHAM**  
**REGIONAL MUNICIPALITY OF YORK**  
 Scale 1 : 200  
 PETER N. AUBREY O.L.S., © 2018

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



**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
**PLAN SUBMISSION FORM**  
**2070908**

**BENCHMARK:**  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO TOWN OF MARKHAM BM. NO. M-05-009  
 ELEVATION: 183.361m  
 DESCRIPTION: BRASS TABLET SET VERTICALLY IN CONC MONUMENT IN TRAFFIC ISLAND  
 FLUSH WITH GRADE. TABLET 7.4m NW OF CENTRELINE OF SIMONSTON BLVD & 6.1m  
 NE OF GERMAN MILLS ROAD.

**THIS PLAN IS NOT VALID UNLESS IT IS AN UNBROSSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.**  
 In accordance with Regulation 1026, Section 29(3).

**NOTE**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF PIN 03014-0605(LT), HAVING A BEARING OF N 73°58'30"E AS SHOWN ON SURVEY BY WILDMAN & RHODES DATED OCTOBER 27, 1961.

□ DENOTES SURVEY MONUMENT SET	lwf DENOTES LINK WIRE FENCE	LL DENOTES LANDSCAPE LIGHT
■ DENOTES SURVEY MONUMENT FOUND	stn. DENOTES STONE	tw DENOTES TOP OF WALL
SIB DENOTES STANDARD IRON BAR	fdn DENOTES FOUNDATION	TRW DENOTES TIMBER RETAINING WALL
IB DENOTES IRON BAR	MH DENOTES MANHOLE	HV DENOTES HYDRO VALT
CC DENOTES CUT CROSS	D DENOTES INST. NO. R633732	
OJ DENOTES ORIGIN UNKNOWN	OI DENOTES INST. NO. R573256	
1075 DENOTES P.T. HOLDING O.L.S.	R DENOTES PLAN 66R-7231	
RP DENOTES J. RADY-PENKTEK O.L.S.	R1 DENOTES SURVEY BY WILDMAN & RHODES DATED OCTOBER 27, 1961	
1215 DENOTES ERTL SURVEYORS		

BUILDING TIES ARE TO BRICK CORNERS EXCEPT AS NOTED.

**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 22nd. DAY OF OCTOBER, 2018.

DATE OCTOBER 31st, 2018

PETER N. AUBREY  
 ONTARIO LAND SURVEYOR

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**PART 2:**  
 1. FENCE LOCATIONS ARE SHOWN ON THIS PLAN.  
 2. SUBJECT TO EASEMENT AS IN INST. NO. M452038

THIS SURVEY WAS PREPARED FOR: EPIC DESIGNS INC.

**DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS**  
 111 RAILSIDE ROAD, SUITE 304, TORONTO ONTARIO, M3A 1B2, (416) 755-5320

DRAWN	p.a.	REF. NO.
CHECKED	P.N.A.	18-9347
DATE	October 30, 2018	
SCALE	1 : 200	