

DEER PARK LANE
 (BY REGISTERED PLAN 1149) PIN
 PIN 02919-0124 (LT)

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

PLAN 66R-

RECEIVED AND DEPOSITED :

DATE : NOVEMBER 14, 2023 DATE : _____, 2023

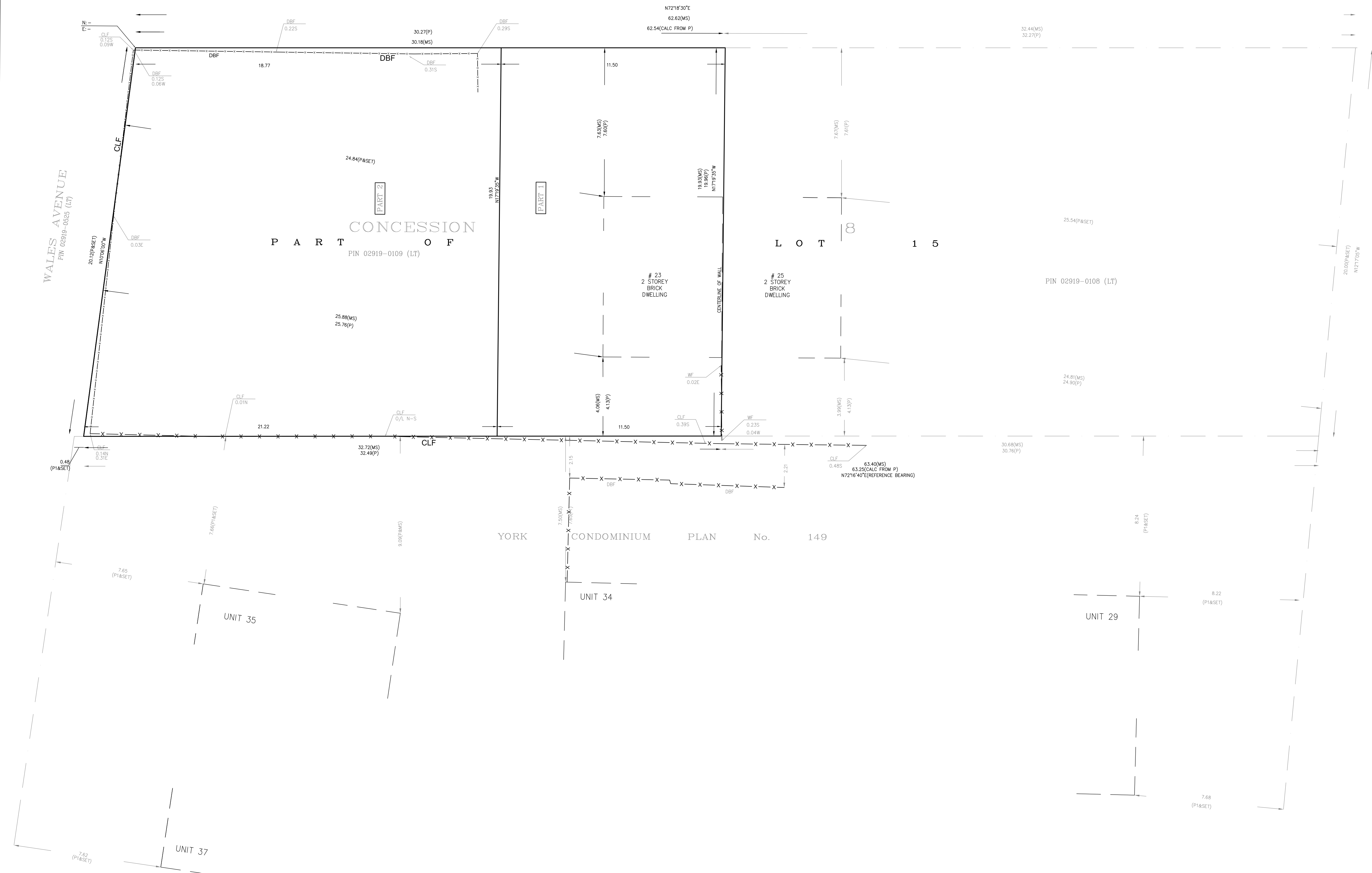
AZIZ, ABDELSHAHID
 ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF TORONTO REGISTRY (No. 66)

SCHEDULE

PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA
1	15	CONCESSION 8	PIN 02919-0109 (LT)	229.19 m ²
2				398.665 m ²

* PARTS 1 AND 2 COMPRISED ALL OF PIN PIN 02919-0109 (LT)



SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF LOT 15
CONCESSION 8
TOWN OF MARKHAM
 (REGIONAL MUNICIPALITY OF YORK)

SCALE = 1 : 100

A. AZIZ SURVEYORS INC., O.L.S.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP) A & B, BY REAL TIME NETWORK OBSERVATIONS, NAD 83 (CSRS V3) (EPOCH 2010.00)

INTEGRATION DATA

ORP REFERENCE POINTS (ORP) SERVED FROM GPS OBSERVATIONS USING THE SORNA GPS (RMC) NETWORK SERVICE AND ARE REFERRED TO WITH ZONE 10, NAD 83 (CSRS V3) (EPOCH 2010.00)

COORDINATE VALUES ARE TO SHOWN ACCURACY IN ACCORDANCE WITH SECTION 4(2) OF REG. 216/10 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	0	0
B	0	0

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999901

ROTATION NOTE
 FOR BEARING COMPARISONS A ROTATION OF " - ' " WAS APPLIED TO

- LEGEND:**
- REMOTES SURVEY MONUMENT FOUND
 - SURVEY MONUMENT SET
 - SB - STANDARD IRON BAR
 - N,E,S,W - NORTH, EAST, SOUTH, WEST
 - CU - CURB
 - MS - MEASURED
 - P - PLAN OF SURVEY BY BARD & MUCKLESTONE O.L.S., DATED JULY 20, 1999
 - O.L.S., DATED AUGUST 1, 2012
 - PI - YORK CONDOMINIUM PLAN No. 149
 - CLF - CHAIN LINK FENCE
 - BF - BOARD FENCE
 - CC - CUT CROSS
 - WT - WITNESS

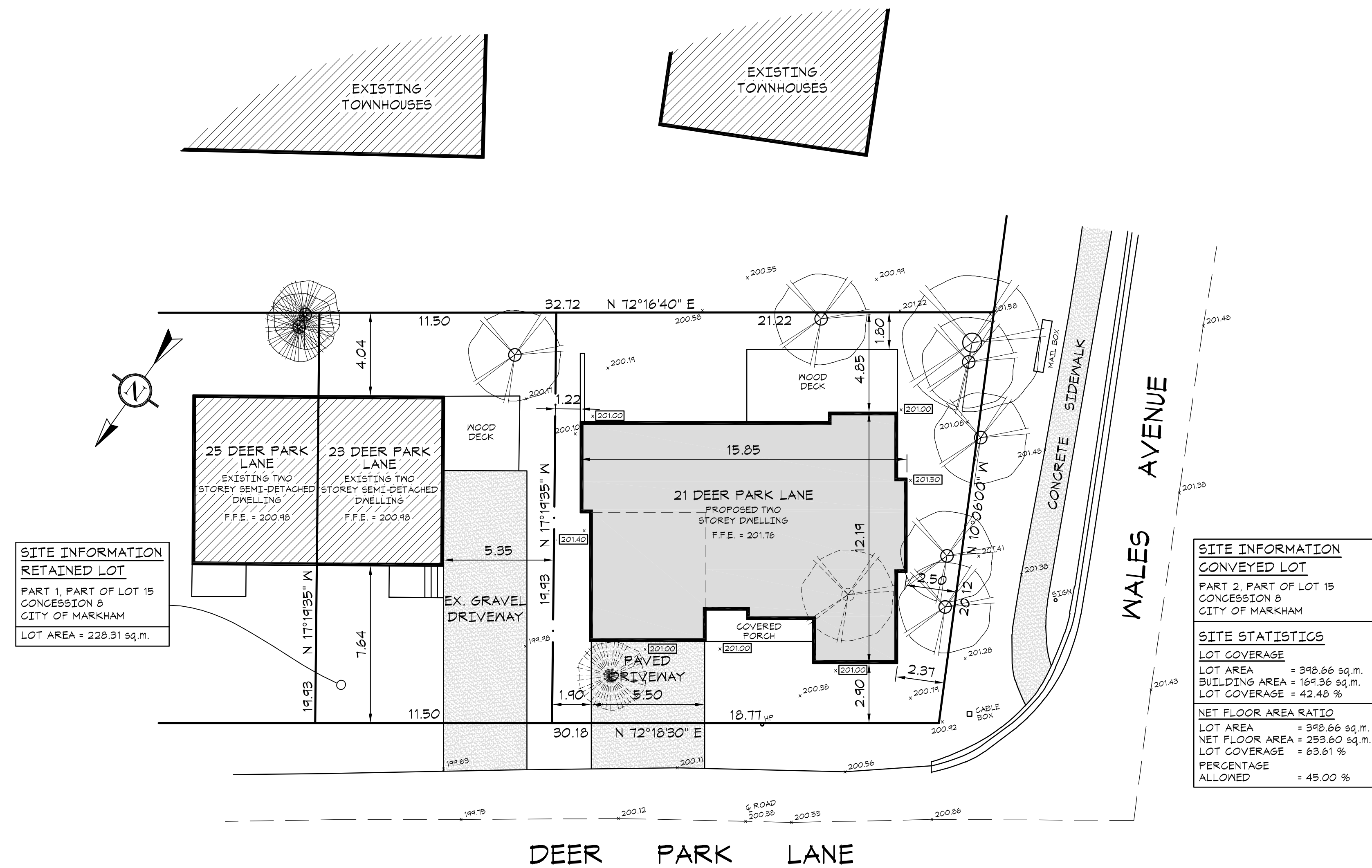
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF NOVEMBER, 2023.

DATE: NOVEMBER 14 2023

A. ABDELSHAHID
 ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC.
 ONTARIO LAND SURVEYORS
 120 NEWKIRK ROAD-#31, RICHMOND HILL, ONT. L4C-9S7
 Tel: (905) 237-8224 Fax: (416) 477-5465
 Website: A-AzizSurveyors.ca
 E-Mail: aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
23-166	23 DEER PARK LANE (RP)
DRAWN BY	MEL
CHECKED BY	A.A



SITE INFORMATION
RETAINED LOT
 PART 1, PART OF LOT 15
 CONCESSION 8
 CITY OF MARKHAM
 LOT AREA = 228.31 sq.m.

SITE INFORMATION
CONVEYED LOT
 PART 2, PART OF LOT 15
 CONCESSION 8
 CITY OF MARKHAM

SITE STATISTICS
LOT COVERAGE
 LOT AREA = 948.66 sq.m.
 BUILDING AREA = 164.36 sq.m.
 LOT COVERAGE = 42.48 %

NET FLOOR AREA RATIO
 LOT AREA = 948.66 sq.m.
 NET FLOOR AREA = 253.60 sq.m.
 LOT COVERAGE = 63.61 %
 PERCENTAGE ALLOWED = 45.00 %

GENERAL NOTES:

ALL CONSTRUCTION IS TO CONFORM TO SECTION "4" OF THE ONTARIO BUILDING CODE (LATEST EDITION).

CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.

DO NOT SCALE DRAWINGS.

OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING.

THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY.

BUILDING PERMITS TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25025
 Firm B.C.I.N. - 30506

Russ Gregory
 NAME SIGNATURE

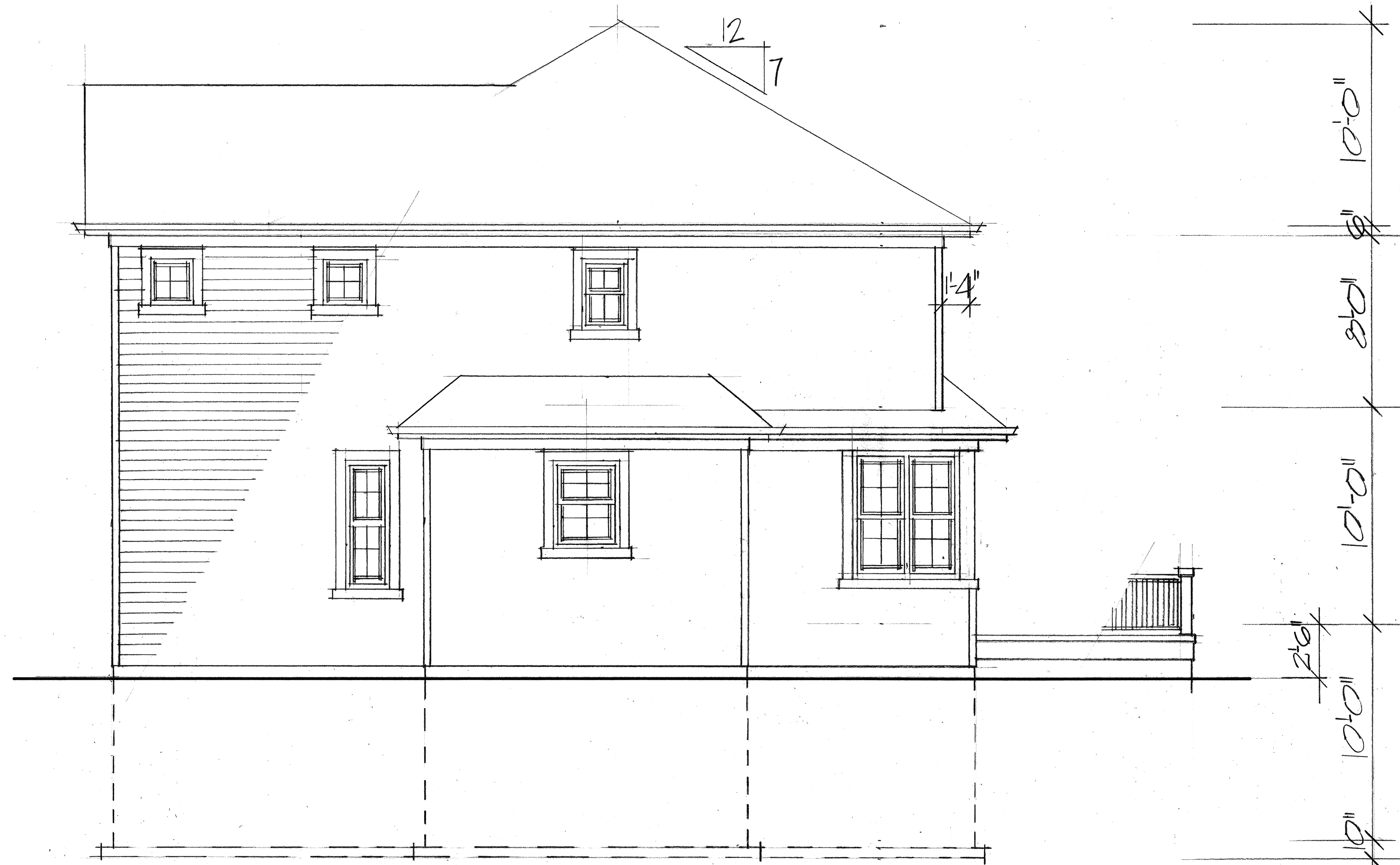
PROJECT TITLE

SITE PLAN
21 & 23 DEER PARK LANE
CITY OF MARKHAM

THE GREGORY DESIGN GROUP

48 GEORGE STREET
 MARKHAM, ONTARIO L3P 2R7
 416-520-0978
 shane@gregorydesigngroup.net

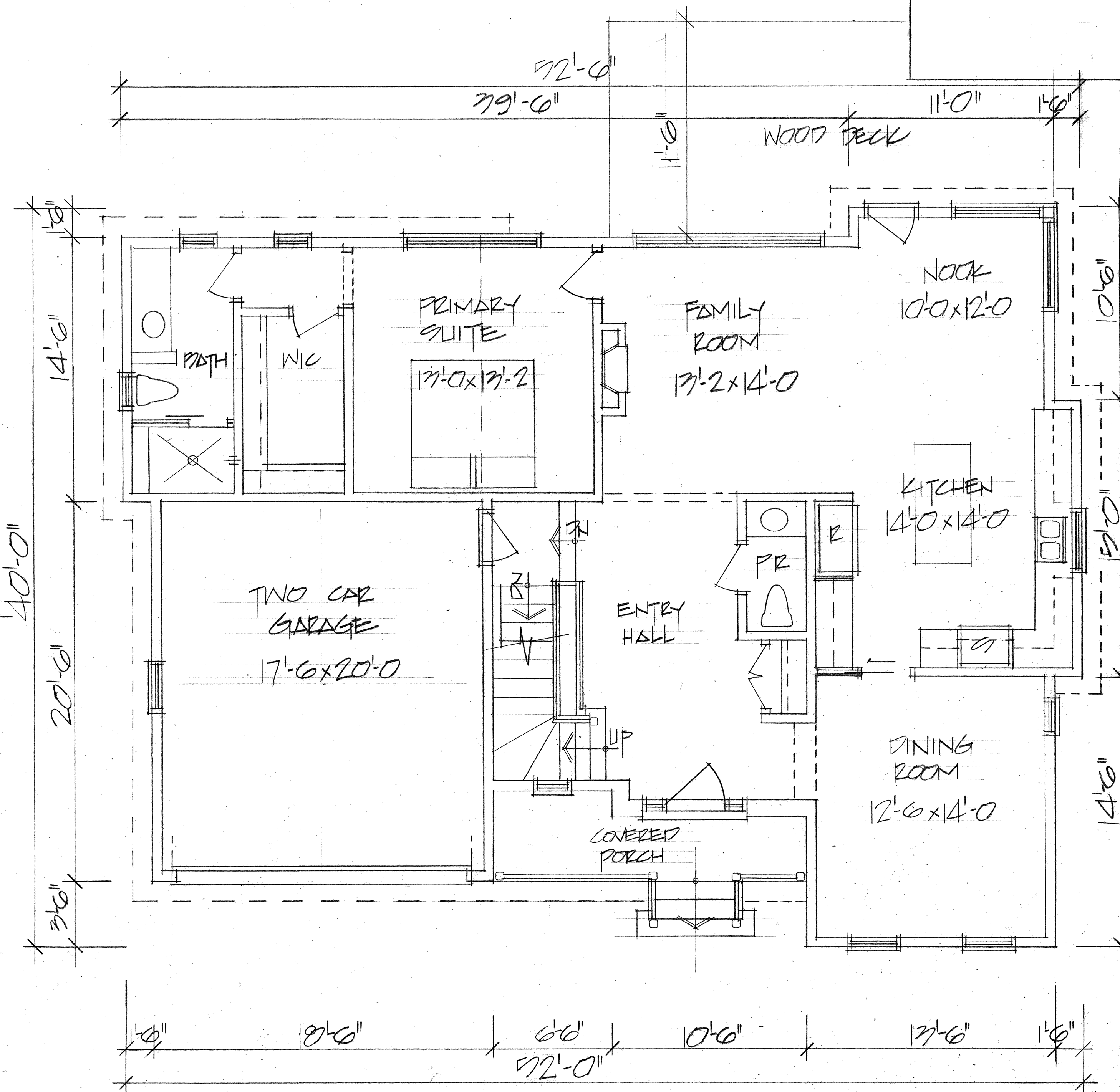
SCALE 1:150	DATE 11/27/23
PROJECT NUMBER 2451-23	SHEET NUMBER
DRAWN BY S.Gregory	SP-1
CHECKED BY R.G.	



WEST SIDE



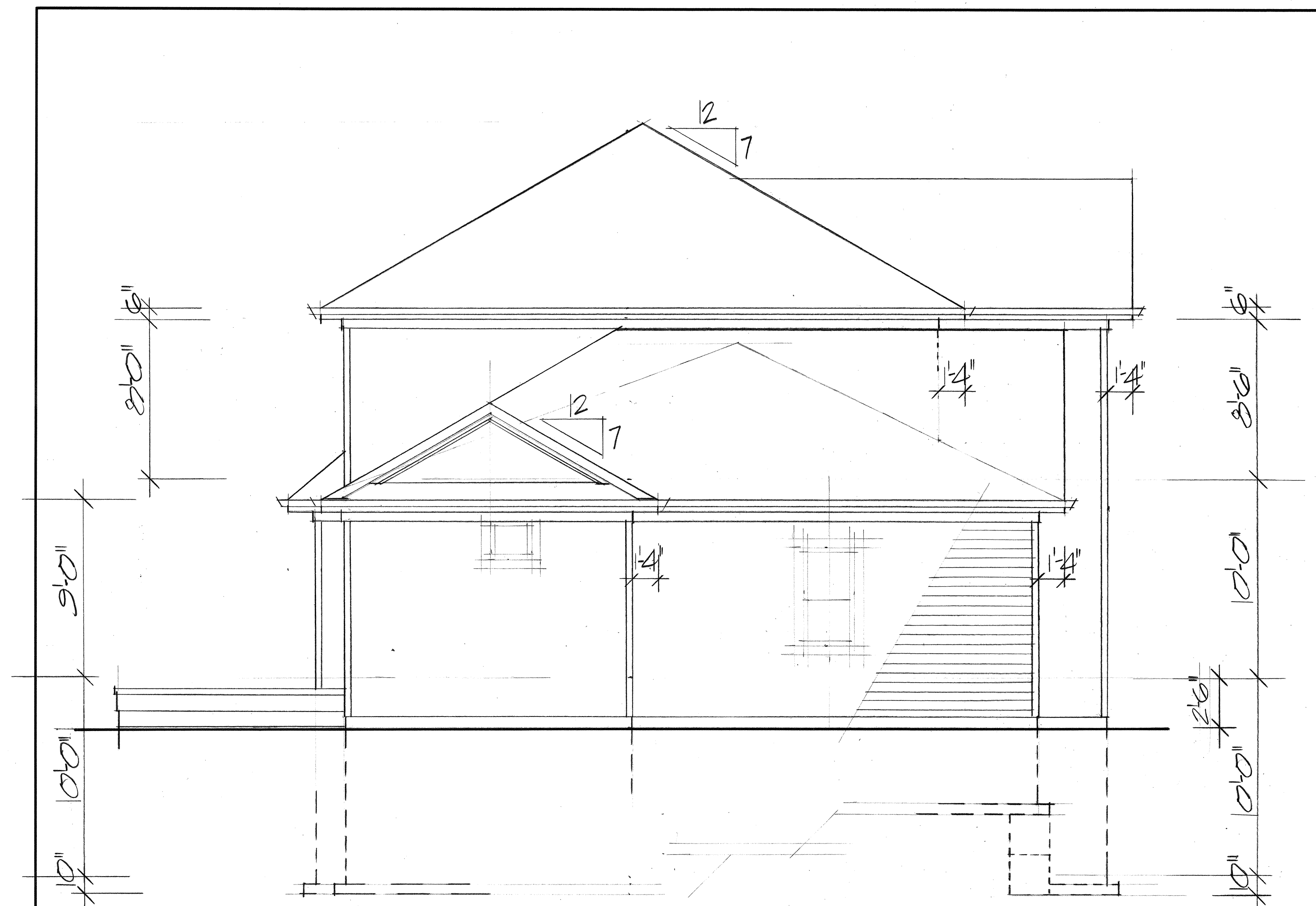
FRONT ELEVATION - NORTH



GROUND FLOOR PLAN

GROUND FLOOR AREA = 1379 SQ FT
 NET FLOOR AREA = 1750 " " "
 BUILDING AREA = 1820 " " "

PROJECT: THE FEMIA RESIDENCE	NOTES: <small>ALL CONSTRUCTION IS TO CONFORM TO SECTION 9.9 OF THE ONTARIO BUILDING CODE (LATEST EDITION). CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS. DO NOT SCALE DRAWINGS. OWNER/CONTRACTOR/DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING. THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND/OR ITS CLIENTS ONLY. BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.</small>	DRAWN: DATE: SCALE: PROJECT NO.: 24FA-23 DRAWING NO.:
	THE GREGORY DESIGN GROUP 67 SUMMERFELDT CRES. UNIONVILLE, ONTARIO, L3R 2B1 OFFICE (905) 479-4767 FAX (905) 479-8496	



EAST SIDE



REAR ELEVATION · SOUTH

PROJECT: THE FEMIA RESIDENCE	<small>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C of the Building Code, I am qualified, and the firm registered, in the appropriate classes/categories.</small> INDIVIDUAL B.C.I.N. - 25825 FIRM B.C.I.N. - 30506 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY
		DATE:
THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: <small>All construction is to conform to section "B" of the Ontario Building Code (latest edition).</small> <small>Contractor shall check and verify all notes and dimensions.</small> <small>Do not scale drawings.</small> <small>Client/contractor/ designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing.</small> <small>These drawings are the property of the Gregory Design Group and/or its clients only.</small> <small>Building permits should be obtained prior to commencing construction.</small>	SCALE: 1/4"=1'-0"
		PROJECT NO.:
		DRAWING NO.: A-4

