

COPYRIGHT © IBW SURVEYORS LTD. 2022
 SURVEYOR'S REAL PROPERTY REPORT
 PART 1: PLAN OF SURVEY OF
 LOT 28,
 REGISTERED PLAN 65M-2693
 CITY OF MARKHAM
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 250 METRES

PART 2: REPORT
 DESCRIPTION:
 PIN 02932-0073. PCL 28-1 SEC 65M2693; LT 28 PL 65M2693;
 S/T LT547235E
 MUNICIPAL ZONING:
 THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.
 REGISTERED EASEMENTS:
 SUBJECT TO EASEMENT AS IN INSTRUMENT No. LT547235

ADDITIONAL COMMENTS:
 FENCE AS SHOWN
 NOTE THE POSITION OF THE PLAYGROUND AT THE NORTH SIDE OF THE PROPERTY
 CURRENT OWNER: CAROL AND KENNETH WILDGOOSE

PREPARED FOR: 2652076 Ontario Ltd.

CAUTION
 THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

DISTANCE NOTES - METRIC
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999821.

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83(CRS)S(2010).
 FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P1,RP - 1'03'50" COUNTER-CLOCKWISE

ON THIS PLAN - FRONT, SIDE AND REAR YARD SETBACKS ARE GIVEN TO THE 1ST FLOOR BUILDING STONE / BRICK VENEER OUTLINE.

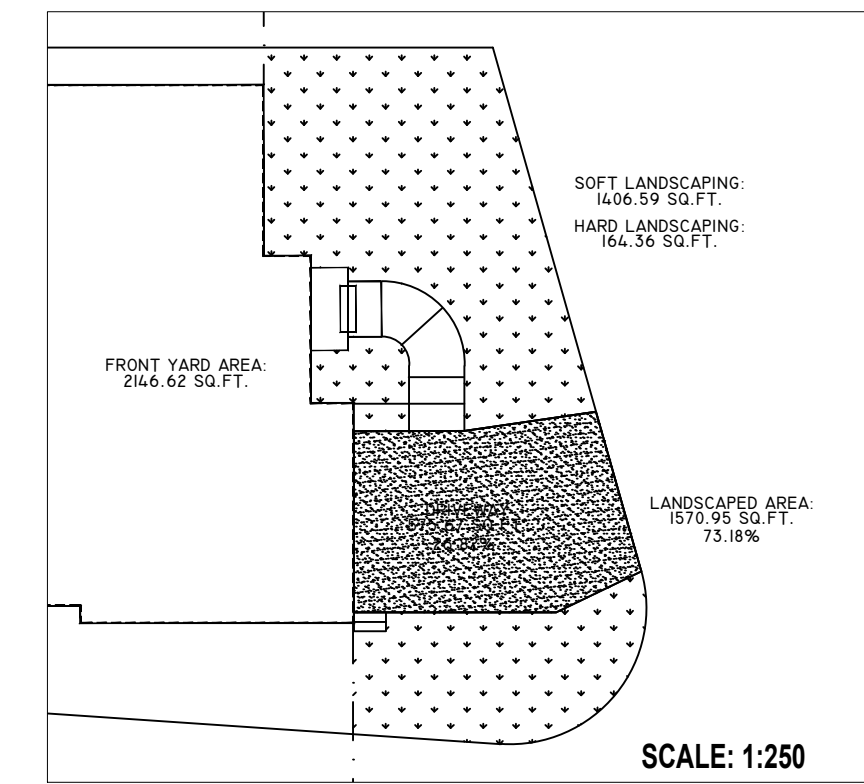
INTEGRATION DATA
 OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CRS)S(2010).
 URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4859451.83	640785.03
B	4859448.14	640815.25

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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PARTY CHIEF: JA | DRAWN BY: DH | CHECKED BY: CL | PLOT DATE: *
 FILE NAME: JOHN LYONS_160224 | copies available at LandSurveyRecords.com



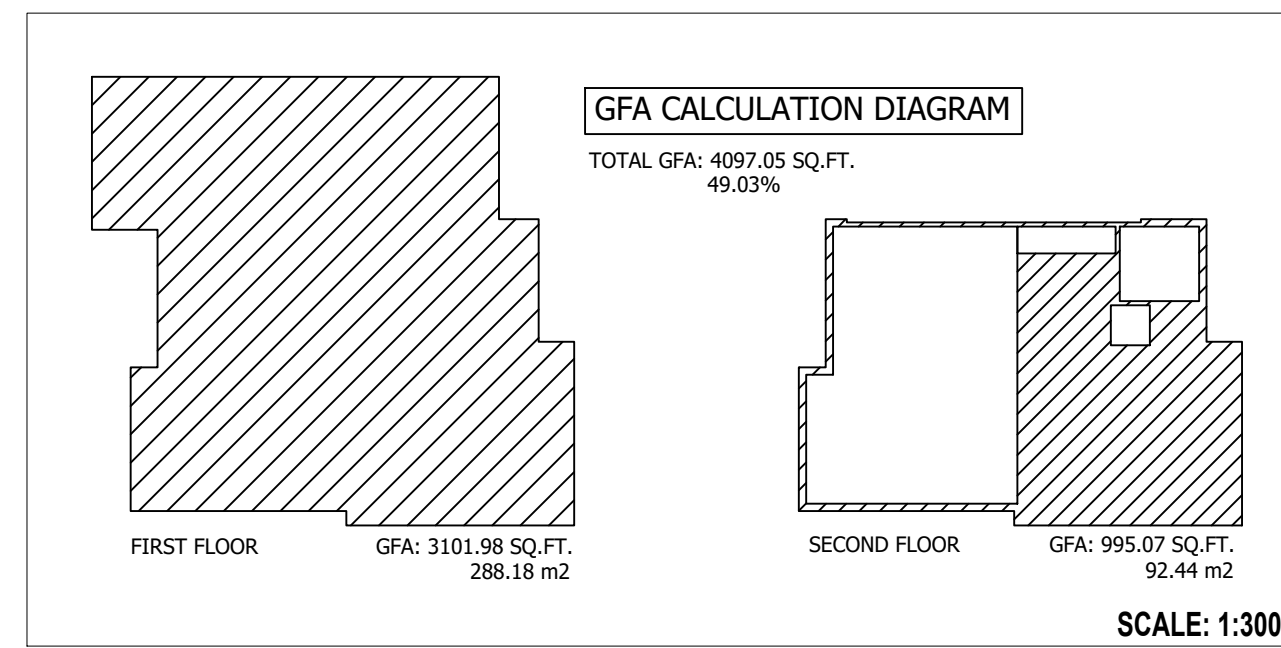
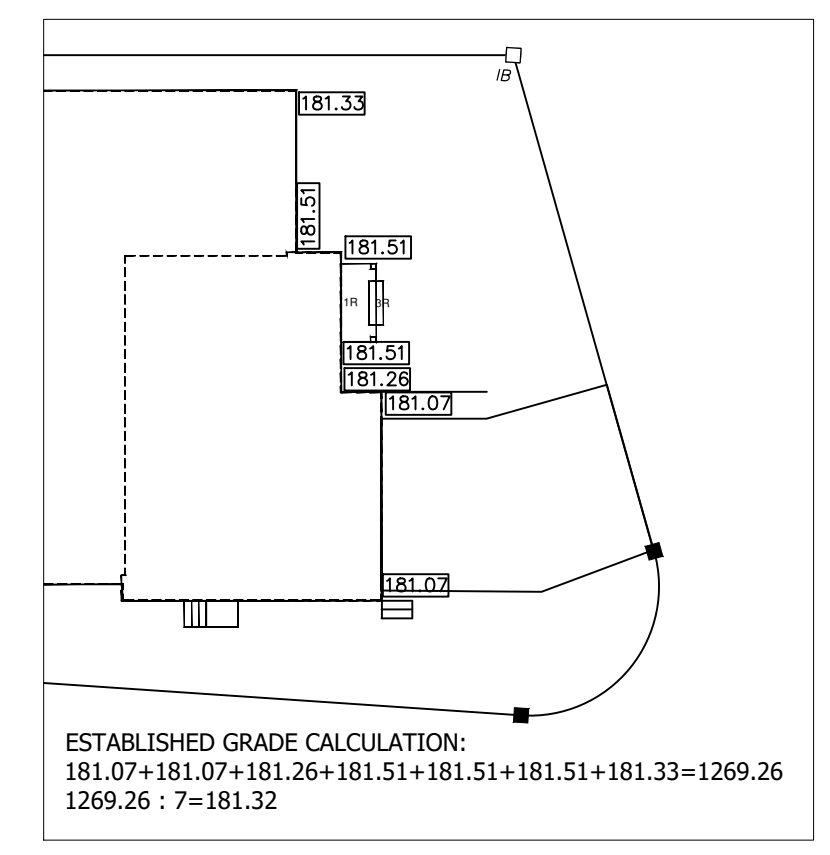
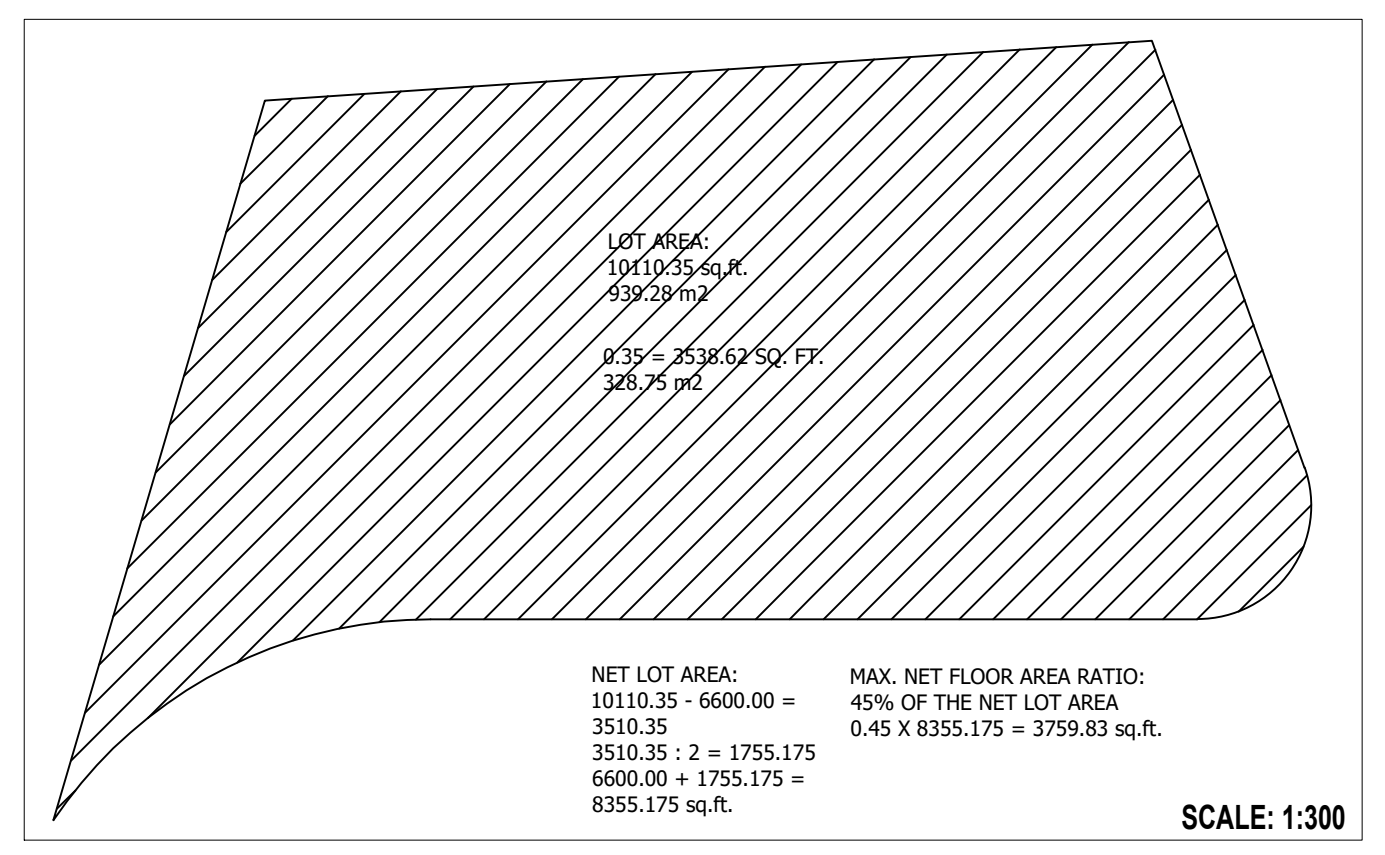
LANDSCAPING CALCULATION TABLE

TOTAL FRONT YARD AREA	2 146.62 SQ.FT.
PAVED FRONT YARD AREA (driveway)	575.67 SQ.FT. 26.82 %
LANDSCAPED FRONT YARD AREA	1 570.95 SQ.FT. 73.18 % WITH SOFT SURFACE BEING 89.54% (1406.59 SQ.FT.) OF THE LANDSCAPED AREA AND HARD SURFACE BEING 10.46% (164.36 SQ.FT.) OF THE LANDSCAPED AREA.

SITE DEVELOPMENT FOR LOT 46, REGISTERED PLAN 4598, ZONING RD (R-4)

SITE DATA	REQUIRED / ALLOWED	PROPOSED
LOT AREA	10110.35 SQ.FT. (939.28 m ²) - EXISTING	
NET LOT AREA	10110.35 - 6600.00 = 3510.35 3510.35 : 2 = 1755.175 6600.00 + 1755.175 = 8355.175 sq.ft.	
LOT COVERAGE	3538.62 SQ.FT. (328.75 m ²) 35% OF LOT AREA ALLOWED	3229.34 SQ.FT. (300.01 m ²) 31.94% OF LOT AREA (INCLUDES COVERED FRONT PORCH AND COVERED REAR BALCONY)
MIN. LOT FRONTAGE	60.00'	74.62' (EXISTING)
NET FLOOR AREA RATIO	MAX. NET FLOOR AREA RATIO: 45% OF THE NET LOT AREA 0.45 X 8355.175 = 3759.83 sq.ft.	4097.05 SQ.FT. (380.62 m ²) 49.04% OF NET LOT AREA
FRONT YARD SETBACK	25.00'	25.00' (PROPOSED)
SIDE YARD SETBACK	6.0' FOR 2 STOREY BLDG. AND 4.0' 1 STOREY HIGH BLDG. 10.0' EXTERIOR SIDE YARD	4.0' NORTH SIDE YARD 10.0' SOUTH SIDE YARD
REAR YARD SETBACK	25.00'	36.95' (PROPOSED)
BUILDING DEPTH	16.8 m (55.12')	18.75 m (61.53')
BUILDING HEIGHT	9.8 m (32.15')	9.8 m (32.15')

	AREA	ELEVATION
REAR DECK	32.29 m ² 3.44% OF LOT AREA	182.34



General Notes

- This drawing is the property of the Owner. It is not to be reproduced without permission.
- Drawings must not be scaled. Contractor to verify all dimensions by site measure prior to fabrication and report all discrepancies to the designer.

No.	Revision/Issue	Date
6	REVISION (2nd CoFA HEARING)	FEB. 15 2024
5	REVISION	DEC. 20 2023
4	ZONING PRELIMINARY REVIEW REVISION	OCT. 17 2023
3	ZONING PRELIMINARY REVIEW	JUNE 25 2023
2	TRCA CONCEPT DEVELOPMENT APPLICATION REVISION	MAY 21 2023
1	TRCA CONCEPT DEVELOPMENT APPLICATION	AUG. 15 2022

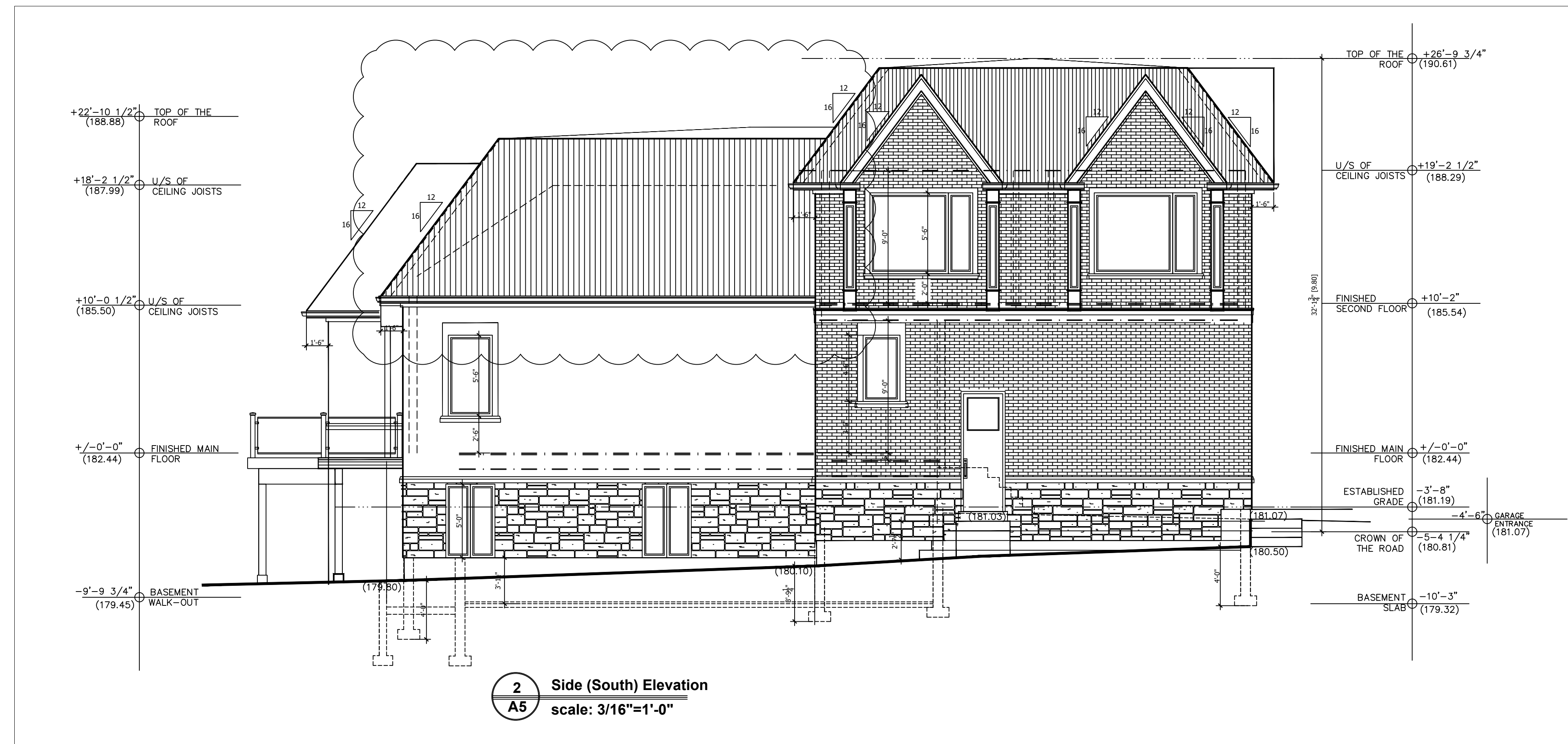
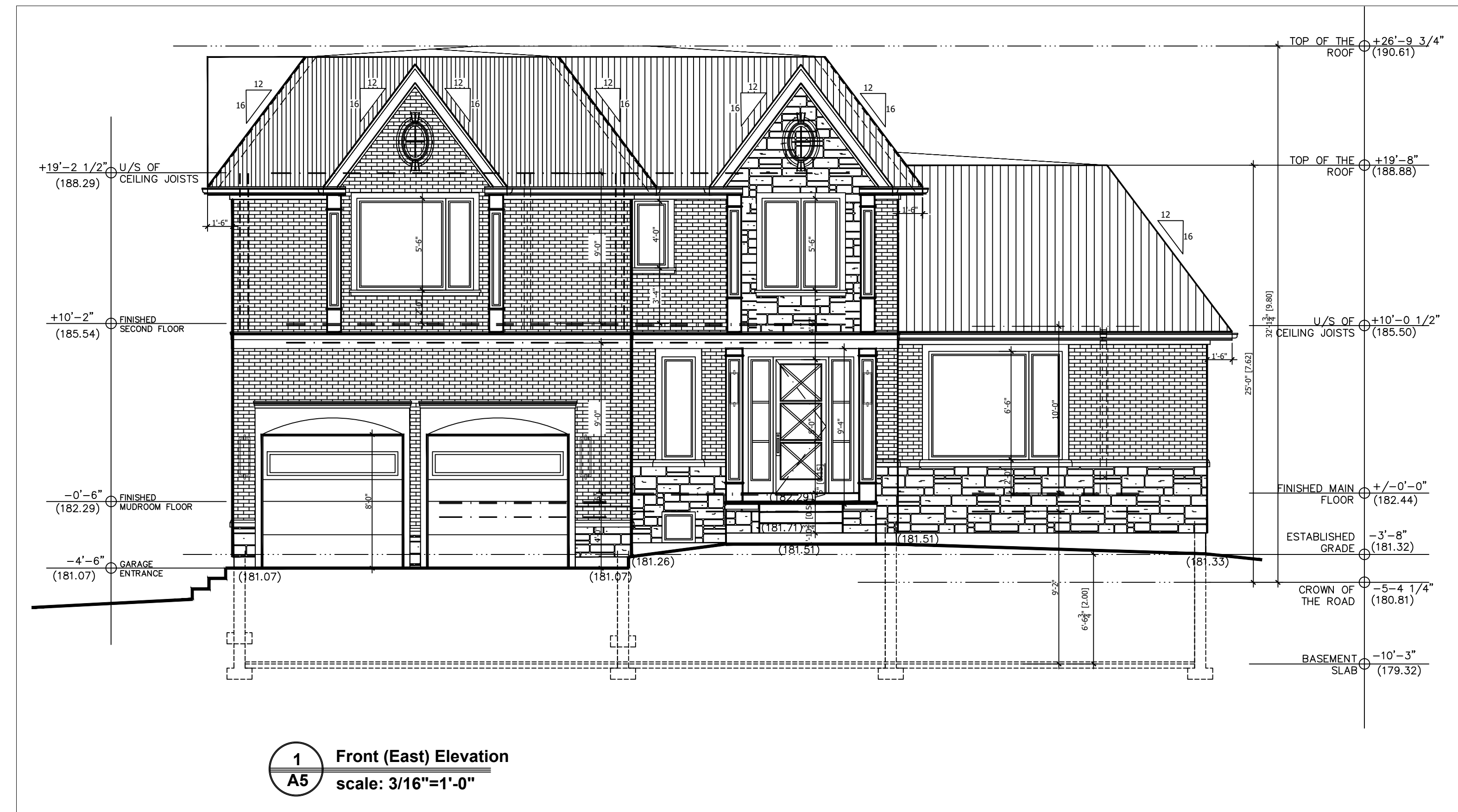
DRAFTING SERVICES BY:

AGATA OSYPIUK
 2239 COURRIER LANE
 MISSISSAUGA, ONTARIO, L5C 1V1
 PHONE: 416 456 6716

Project Name and Address

Private Residence
 37 JOHN LYONS ROAD
 Markham, Ontario

Project	SITE PLAN & SITE DATA	Sheet
Date	Aug. 15, 2022	A1.0
Scale	1:200	



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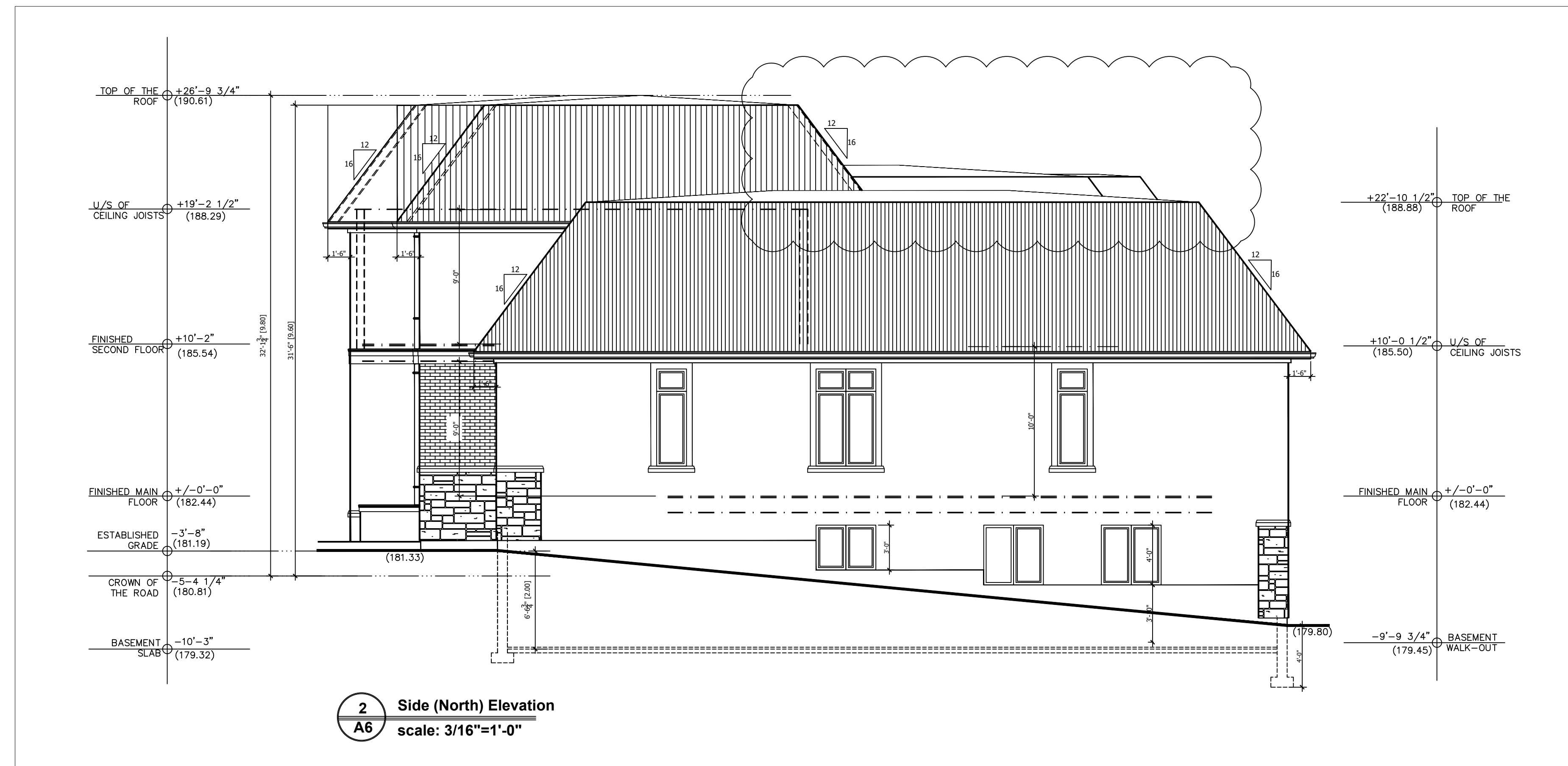
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Project	ELEVATIONS	Sheet
Date	Aug. 15, 2022	A2.1
Scale	3/16"=1'-0"	



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PHONE: 416 456 6716

Project Name and Address

Private Residence
37 JOHN LYONS ROAD
Markham, Ontario

Project	ELEVATIONS	Sheet
Date	Aug. 15, 2022	A2.2
Scale	3/16"=1'-0"	