

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

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

**Plan 65R-**  
RECEIVED AND DEPOSITED :

DATE : \_\_\_\_\_, 2024 DATE : \_\_\_\_\_, 2024

JASON CHUN-HO MO  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

**Schedule**

PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(Sq.m)
1	6	M-2011	02923-0285	2345.2
2				960.8

PLAN OF SURVEY OF  
**LOT 6**  
**REGISTERED PLAN M-2011**  
**CITY OF MARKHAM**  
**REGIONAL MUNICIPALITY OF YORK**  
SCALE 1:250

PEARSON & PEARSON SURVEYING LTD. 2024  
Ontario Land Surveyors

**Bearing Note**  
BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A, B, C & D BY REAL TIME NETWORK OBSERVATIONS, UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00). DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99986355.  
FOR BEARING COMPARISONS A ROTATION OF 01°49'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON RP & P1 TO CONVERT TO UTM BEARINGS.

**Integration Data**

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE REFERRED TO UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP A	4860404.96	641344.64
ORP B	4860387.16	641293.97
ORP C	4860445.04	641272.92
ORP D	4860462.73	641323.66

**SPECIFIED CONTROL POINTS (SCPs)**

MONUMENT ID.	NORTHING	EASTING
SCP 1	4860373.85	641309.95
SCP 2	4860391.26	641360.15

**Legend**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR (PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES OR TREE ROOTS)
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
CP	DENOTES	CONCRETE PIN
OU	DENOTES	ORIGIN UNKNOWN
S	DENOTES	SET
M	DENOTES	MEASURED
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN M-2011
P	DENOTES	PLAN 65R-16017
830	DENOTES	E. W. PETZOLD, O.L.S.
1137	DENOTES	R. G. MCKIBBON LTD., O.L.S.
1670	DENOTES	PEARSON & PEARSON SURVEYING LTD., O.L.S.
C&H	DENOTES	CARTER & HORWOOD LTD., O.L.S.
DBF	DENOTES	DOUBLE BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
BR	DENOTES	TIES TO BRICK
ST	DENOTES	TIES TO STONE
FDN	DENOTES	TIES TO CONCRETE FOUNDATION
FR	DENOTES	TIES TO FRAME
SRW	DENOTES	STONE RETAINING WALL

**Note**  
ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

**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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 30TH DAY OF JANUARY 2024.

January 30, 2024  
Date

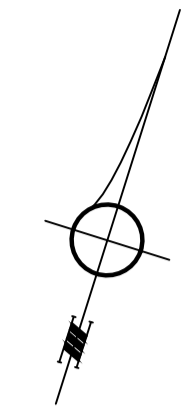
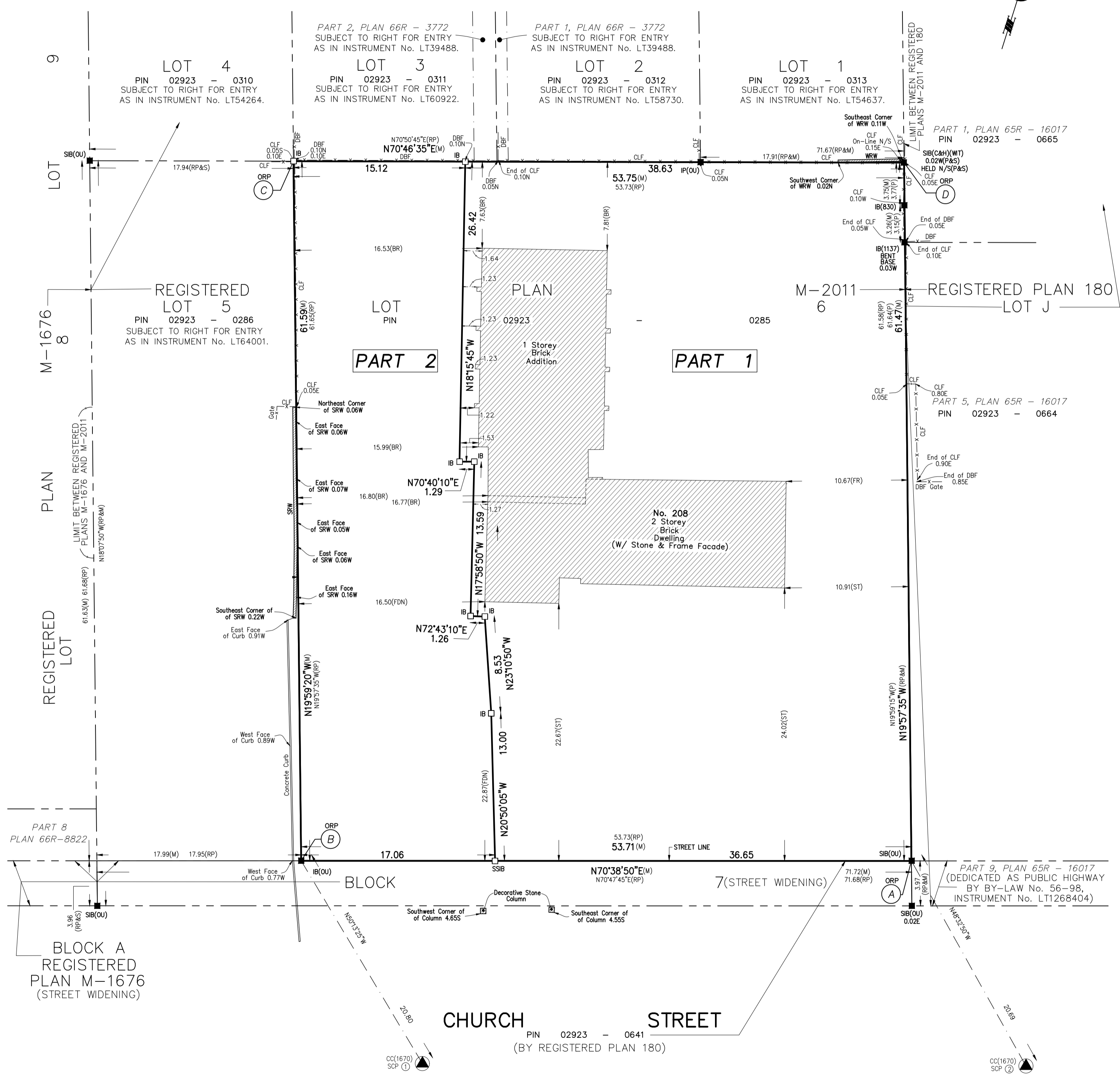
Jason Chun-Ho Mo  
Ontario Land Surveyor

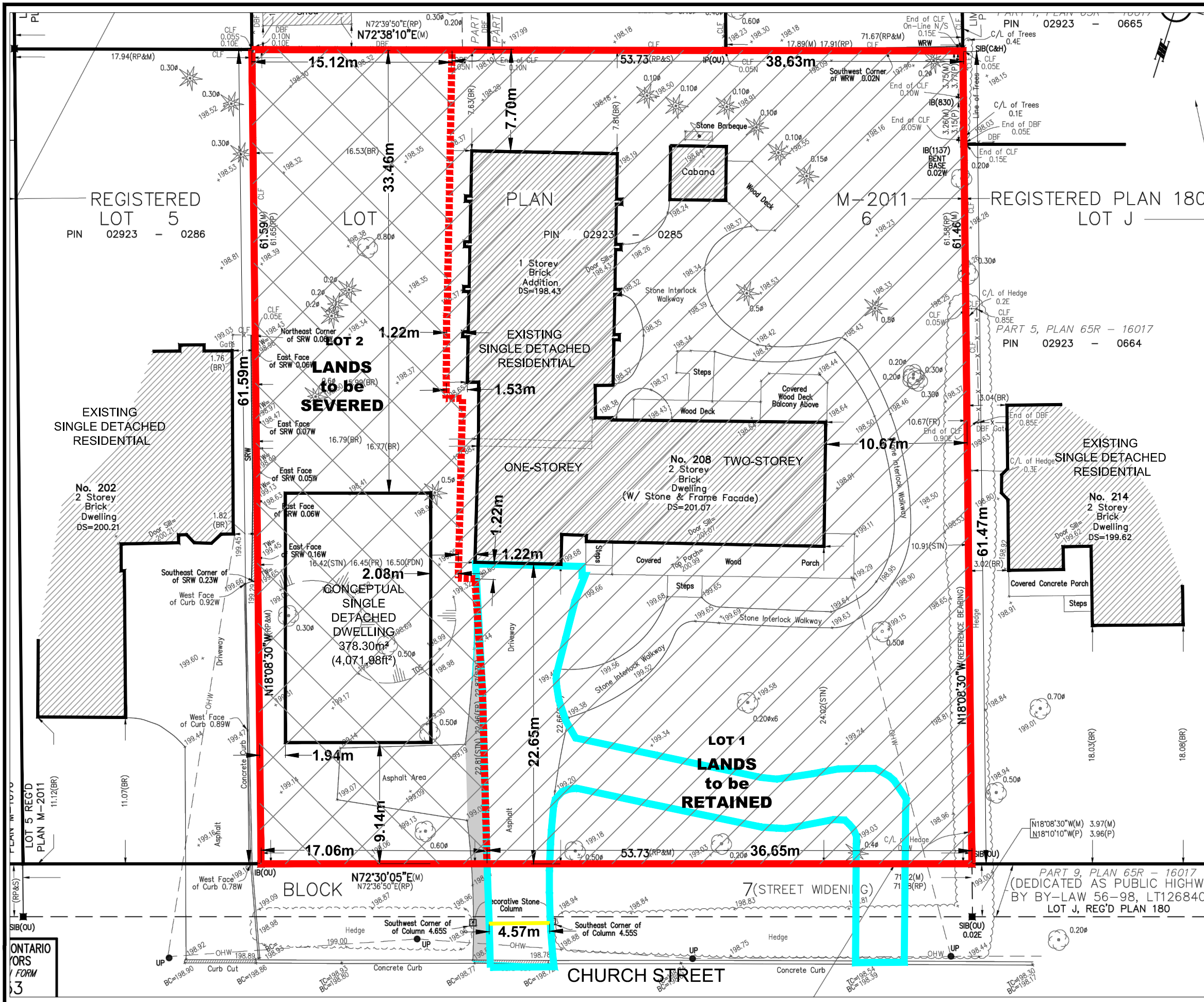
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-66050

10211 KEELE STREET, UNIT #116, MAPLE ONTARIO, L6A 4R7  
O. : (289) 553-5453  
E. : michelepearson@pearsonandpearson.ca

**P&P PEARSON PEARSON SURVEYING LTD.**

DRAWING : 2379-ChurchStreet208-RP.DWG PROJECT : 2379  
CALC. BY JM DRAWN BY JC/TM/JM CHECKED BY MP/JM





ZONING BY-LAW MATRIX - RESIDENTIAL LOW - (RL1-0)			
TOTAL SITE AREA: 0.22ha (0.56ac)			
Description	Required	Retained Lands	Severed Lands
Minimum Lot Frontage	18.30m	36.65m	17.06m
Minimum Interior Lot Area	0.06 ha (0.15 ac) 613.00 m <sup>2</sup>	0.23 ha (0.57 ac) 2,343.98 m <sup>2</sup>	0.09 ha (0.23 ac) 961.51 m <sup>2</sup>
Minimum Front Yard Depth	7.62m	22.65m	9.14m
Minimum Interior Side Yard Width	1.22m for 1st Storey or part thereof, and 1.83m for two plus storeys	1.22m (west) 10.67m (east)	1.94m (west) 2.08m (east)
Minimum Rear Yard Depth	7.62m	7.70m	33.45m
Building Gross Floor Area (min)	111.00 m <sup>2</sup> (1200.00 ft <sup>2</sup> )	471.76 m <sup>2</sup> (5,078.07 ft <sup>2</sup> )	378.30 m <sup>2</sup> (4,071.98 ft <sup>2</sup> )
Floor Ratio	45%	55%	49%

STATISTICS OVERVIEW	
TOTAL LOT AREA:	0.32 ha (0.80 ac)
LANDS to be RETAINED:	0.23 ha (0.57 ac)
LANDS to be SEVERED:	0.09 ha (0.23 ac)

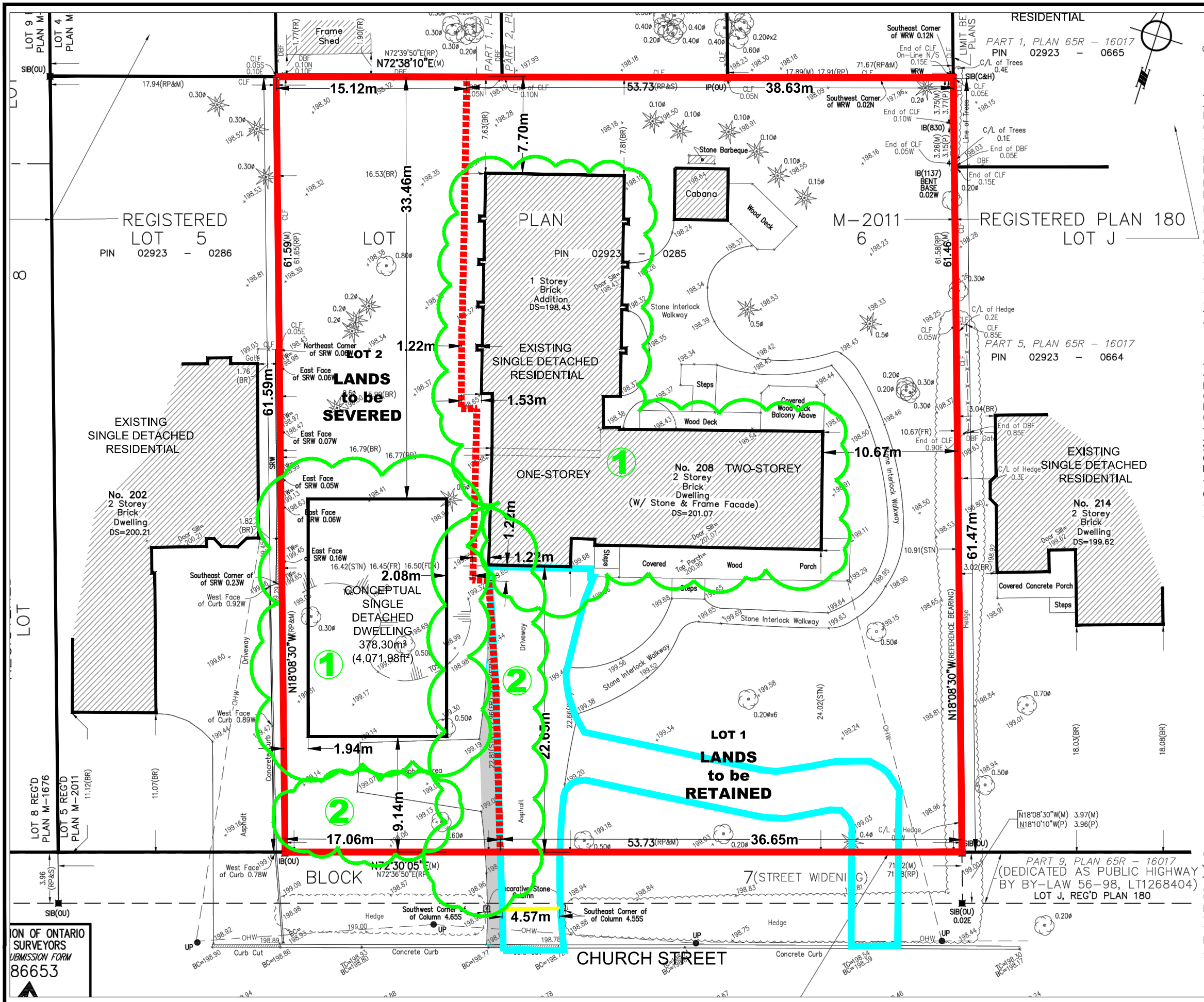
**LEGEND**

- PROPERTY BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- PROPOSED NEW DRIVEWAY
- EXISTING DRIVEWAY to be REMOVED

**CONCEPTUAL SEVERANCE PLAN  
PROPOSED NEW LOT  
208 CHURCH STREET  
CITY of MARKHAM**

P.N.: 23.3247.00	Date: January 19, 2024
Scale: N.T.S	Revised:
Drawn By: H.S.	File No.: PN 3247 Concept Plan

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**MINOR VARIANCE**

**Retained Lands**

1. To permit a floor area ratio of 56.00% whereas the Zoning By-law permits a floor area ratio of 45.00%.
2. To permit a driveway with a minimum setback of 0.00m whereas the Zoning By-law requires a minimum setback of 4.00m.

**Severed Lands**

1. To permit a floor area ratio of 49.00% whereas the Zoning By-law permits a floor area ratio of 45.00%.
2. To permit a minimum lot frontage of 17.00m whereas the Zoning By-law requires a minimum lot frontage of 18.30m.

**STATISTICS OVERVIEW**

TOTAL LOT AREA:	0.32 ha (0.80 ac)
LANDS to be RETAINED:	0.23 ha (0.57 ac)
LANDS to be SEVERED:	0.09 ha (0.23 ac)

**LEGEND**

- PROPERTY BOUNDARY
- MINOR VARIANCE

**MINOR VARIANCE PLAN  
208 CHURCH STREET  
CITY of MARKHAM**

P.N.: 23.3247.00	Date: January 19, 2024
Scale: N.T.S	Revised:
Drawn By: H.S.	File No.: PN 3247 Minor Variance Plan



**GWD**  
Gagnon Walker Domes  
PROFESSIONAL PLANNERS

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