

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

NOTES

- DENOTES PLANTED MONUMENT
- FOUND MONUMENT
- ▬ STANDARD IRON BAR
- ▬ SHORT STANDARD IRON BAR
- ▬ IRON BAR
- ▬ ROUND IRON BAR
- P1 PLAN 64R-6941
- P2 PLAN 64R-4118
- 729 PLAN 65R-36394
- 922 SCHAEFFER DZALDOV BENNETT LTD.
- 1042 B.K. EDWARDS, O.L.S.
- 1137 R.C. MCKIBBIN LIMITED
- OU ORIGIN UNKNOWN
- S MEASURED
- SE SET
- WITNESS
- BF BOARD FENCE
- RF RAIL FENCE
- GA GUY ANCHOR
- OW OVERHEAD WIRE
- UP UTILITY POLE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 092901085 AND 092901091, UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999788

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID.	NORTHING	EASTING
SCP 092901085	4863075.084	634780.795
SCP 092901091	4864368.653	635723.672

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

PLAN OF SURVEY OF
PART OF LOT 21
CONCESSION 6
 (GEOGRAPHIC TOWNSHIP OF MARKHAM, COUNTY OF YORK)
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
 SCALE 1:400
 SCHAEFFER DZALDOV BENNETT LTD.

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

PLAN 65R-

RECEIVED AND DEPOSITED

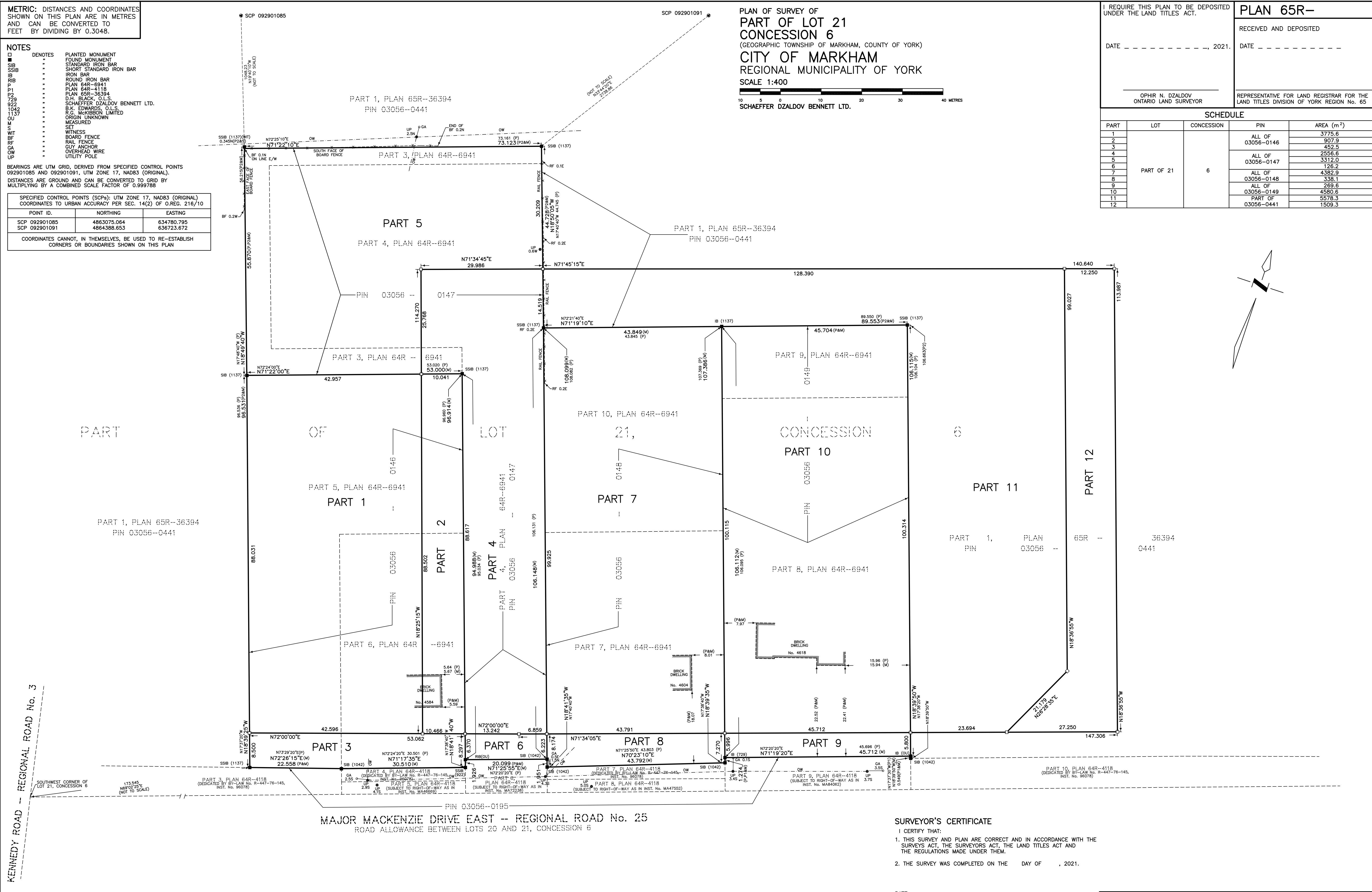
DATE _____, 2021. DATE _____

OPHIR N. DZALDOV
 ONTARIO LAND SURVEYOR

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

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (m ²)
1	PART OF 21	6	ALL OF 03056-0146	3775.6
2			907.9	
3			452.5	
4			2556.6	
5			3312.0	
6			126.2	
7			4382.9	
8			338.1	
9			269.6	
10			4580.6	
11			5578.3	
12			1509.3	



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2021.

DATE : _____

OPHIR N. DZALDOV
 ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS

64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL (416) 987-0101

SCALE 1:400 JOB NO. 14-700-06D

NOVEMBER 22, 2021

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

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IB	IRON BAR
IRB	ROUND IRON BAR
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P2	PLAN 64R-4118
P3	PLAN 65R-36394
P4	D.H. BLACK, O.L.S.
P5	SCHAEFFER DZALDOV BENNETT LTD.
P6	B.K. EDWARDS, O.L.S.
P7	R.C. MCKIBBIN LIMITED
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**PART OF LOT 21
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**CITY OF MARKHAM
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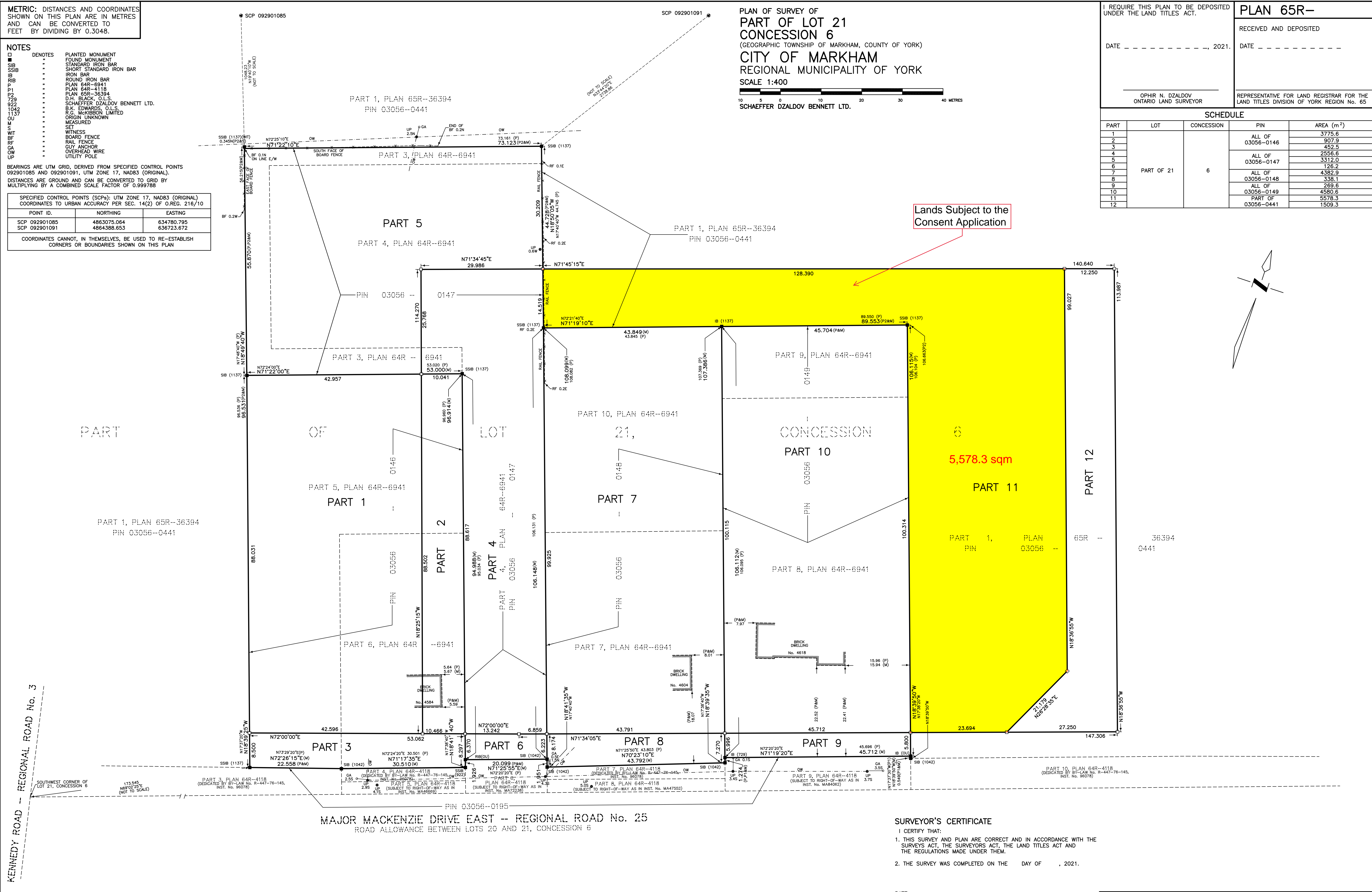
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OPHIR N. DZALDOV
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- THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2021.

DATE : _____

OPHIR N. DZALDOV
 ONTARIO LAND SURVEYOR

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64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL (416) 987-0101

CALC. SL. DRAWN ACAD/LW CHECKED SCALE 1:400 JOB NO. 14-700-06D

NOVEMBER 22, 2021

PRELIMINARY DRAFT PLAN OF SUBDIVISION

Part of Lots 21, 22 & 25, Concession 6
(Geographic Township of Markham)
City of Markham
Regional Municipality of York

SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-687	Heritage House relocation 13.2m x 27.5m	2	0.12
	Single Detached Min. 13.7m x 27.5m Street Access	141	5.88
	Single Detached Min. 11.6m x 27.5m Street Access	291	9.51
688-724	Single Detached Min. 8.45m x 25.5m Lane Access	220	6.71
725-787	Courtyard Townhouses Min. 6.7m x 25.5 Lane Access	364	7.49
788-809	Detached Townhouses Min. 6.1m x 23.25 Lane Access	135	2.19
810-897	Detached Townhouses Min. 4.5m x 23.25 Lane Access	495	6.32
898-910	Back to Back Townhouses Min. 6.7m x 12.5m	124	1.21
911-912	Residential Mid Rise II	0.81	0.81
913-918	Residential High Rise	2.59	2.59
919	Mixed Use Mid Rise	1.07	1.07
919	Mixed Use High Rise (Retail Focus)	9.43	9.43
919	Mixed Use High Rise	1.95	1.95
920	Secondary School	6.07	6.07
921	Community Park Colocation Site	6.00	6.00
922	Elementary School	2.43	2.43
923-924	Neighbourhood Park	1.94	1.94
925-926	Open Space / SWM	6.61	6.61
927	Parkette	0.40	0.40
928	Storm Water Management	1.65	1.65
929-935	Greenway System	14.15	14.15
935-964	Walkways	0.44	0.44
965-975	Future Development (Single Detached)	160	2.29
976-977	Future Development (Townhouses)	160	0.10
978	Future Walkway	0.02	0.02
979	Future Development (Residential Mid Rise I)	0.03	0.03
980-985	Regional Road Widening	2.12	2.12
986-1010	0.3m Reserves	0.04	0.04
Street A.L.P.	24.5m Right of Way - 3.900m	9.97	9.97
Streets B.K.O.O.	18.910m Right of Way - 12.6333m	23.11	23.11
Street W.W.	16.0m Right of Way - 4.620m	0.13	0.13
Lane A.N.M.M.	8.5-10.0m Right of Way - 5.314m	4.91	4.91
Other Lands Owned by Applicant		2.872	5.52
TOTAL			147.85

OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Markham.

Major Kennedy Developments Limited Date: March 13, 2020
Major Kennedy South Developments Limited Date: March 13, 2020
4551 Elgin Mills Developments Limited Date: March 13, 2020

SURVEYOR'S CERTIFICATE

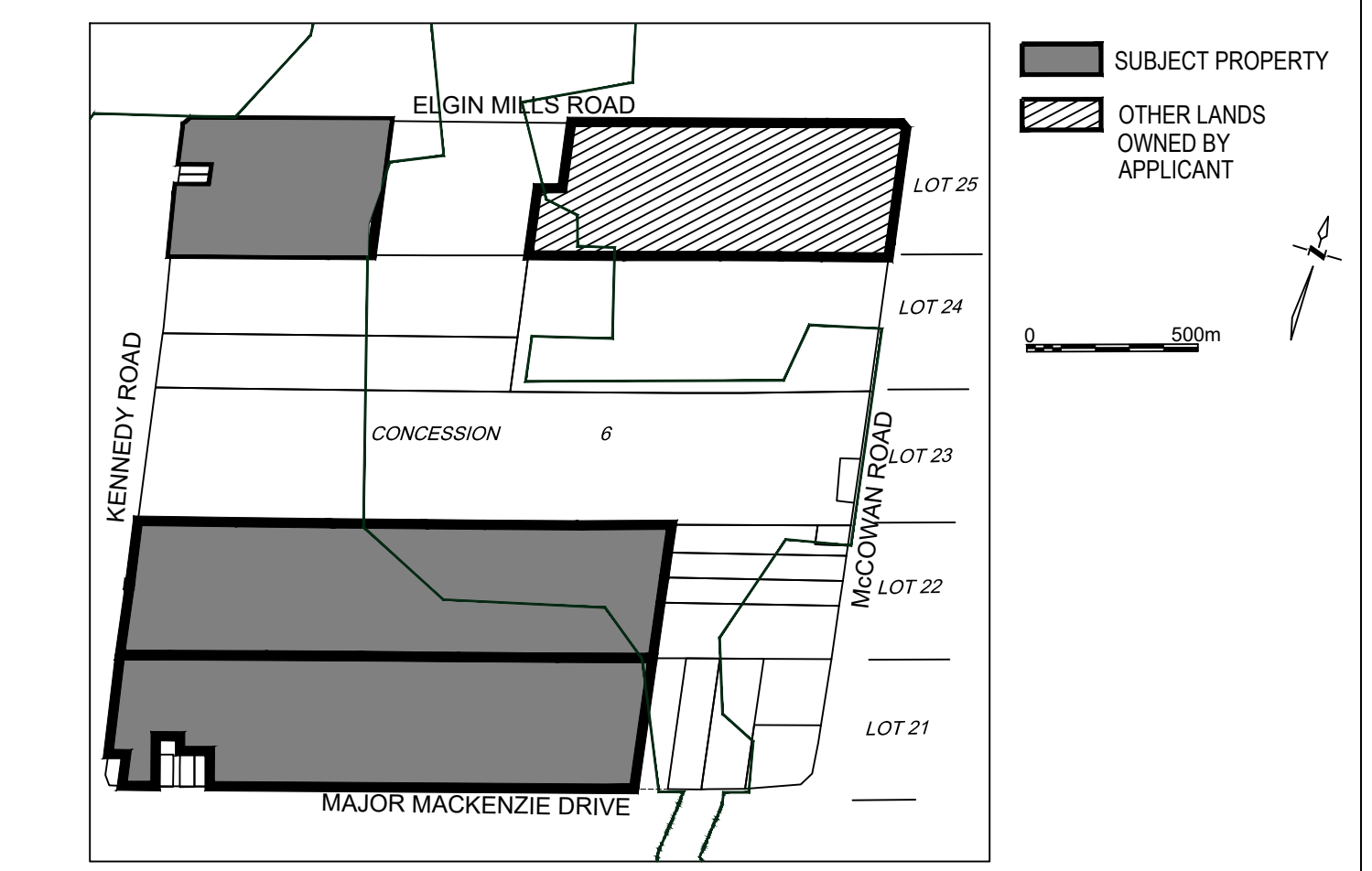
I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

Oghir N. Dzidov, O.L.S. Date: March 12, 2020
Schaeffer Dzidov Bennett Ltd. Tel: (416) 987-0101

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).
(a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.
(b),(c) - As shown on the Draft and Key Plan.
(d) - Land to be used in accordance with the Schedule of Land Use.
(i) - Soil is clay.
(h),(k) - Full municipal services to be provided.

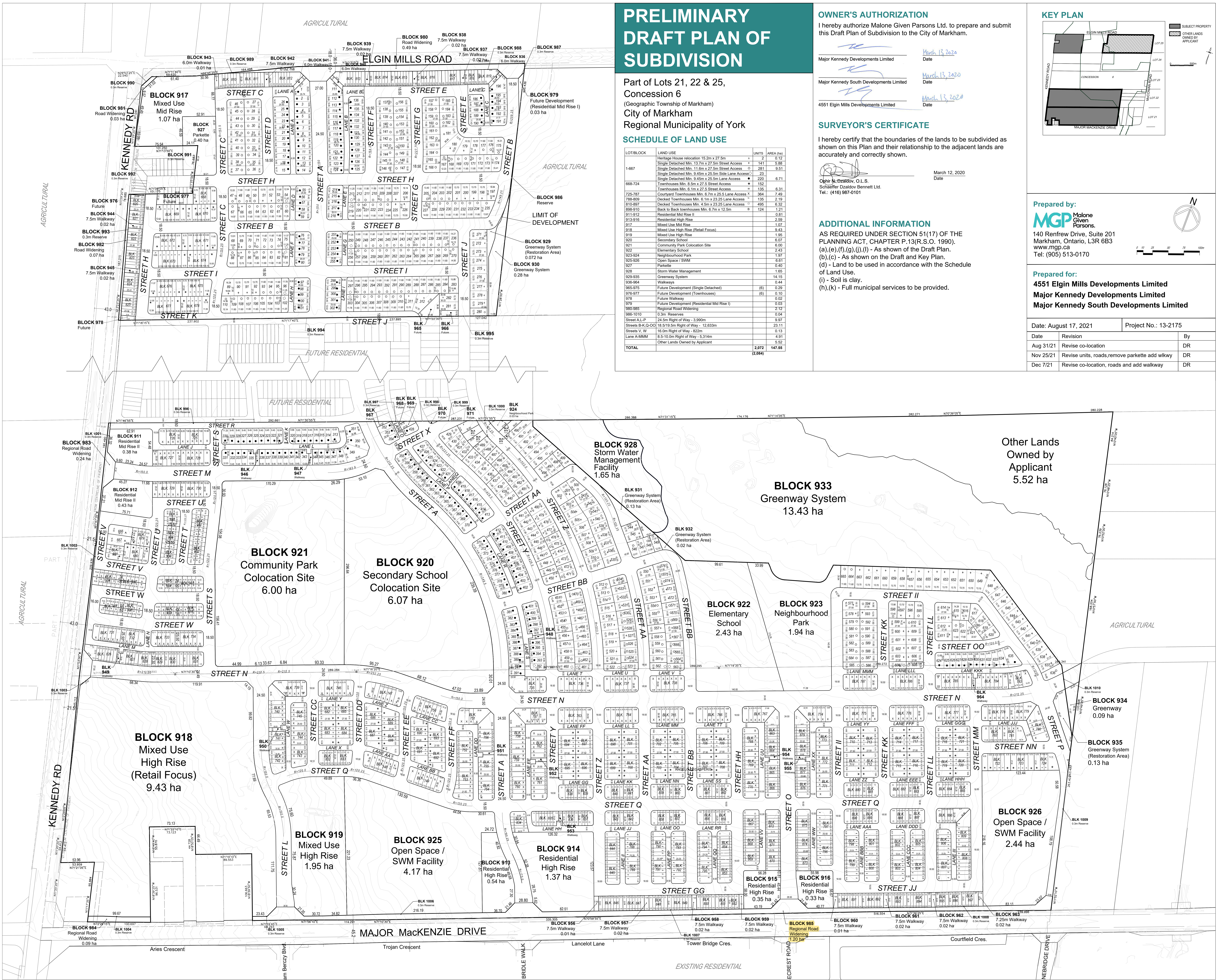
KEY PLAN



Prepared by:
MGP Malone Given Parsons.
140 Renfrew Drive, Suite 201
Markham, Ontario, L3R 6B3
www.mgp.ca
Tel: (905) 513-0170

Prepared for:
4551 Elgin Mills Developments Limited
Major Kennedy Developments Limited
Major Kennedy South Developments Limited

Date	Revision	By
Aug 17/21	Revise co-location	DR
Nov 25/21	Revise units, roads, remove parkette add walkway	DR
Dec 7/21	Revise co-location, roads and add walkway	DR



Other Lands Owned by Applicant 5.52 ha

BLOCK 933
Greenway System
13.43 ha

BLOCK 922
Elementary School
2.43 ha

BLOCK 923
Neighbourhood Park
1.94 ha

BLOCK 921
Community Park Colocation Site
6.00 ha

BLOCK 920
Secondary School Colocation Site
6.07 ha

BLOCK 918
Mixed Use High Rise (Retail Focus)
9.43 ha

BLOCK 919
Mixed Use High Rise
1.95 ha

BLOCK 925
Open Space / SWM Facility
4.17 ha

BLOCK 914
Residential High Rise
1.37 ha

BLOCK 915
Residential High Rise
0.35 ha

BLOCK 916
Residential High Rise
0.33 ha

BLOCK 926
Open Space / SWM Facility
2.44 ha

BLOCK 934
Greenway System
0.09 ha

BLOCK 935
Greenway System (Restoration Area)
0.13 ha

MAJOR MACKENZIE DRIVE
Aries Crescent, Trojan Crescent, Lancelot Lane, Tower Bridge Cres., Courtfield Cres., NEBRIDGE DRIVE