

Memorandum to the City of Markham Committee of Adjustment

November 2nd 2020

File: B/012/20, B/013/20, B/014/20
Address: 12 & 16 Deer Park Lane, Markham
Applicant: Gil & Marina Scholyar
Agent: Evans Planning Inc.
Hearing Date: Wednesday November 4th, 2020

The following comments are provided on behalf of the East Team.

The applicant is requesting provisional consent to:

B/012/20

- a) sever and convey a parcel of land with an approximate lot area of 302 m² (3,250.70 ft²); and,
- b) retain a parcel of land with an approximate lot frontage of 22.63m (74.25 ft) and approximate lot area of 600 m² (6,458.35 ft²).

B/013/20

- a) sever and convey a parcel of land with an approximate lot frontage of 13.50m (44.29 ft) and an approximate lot area of 604 m² (6,501.40 ft²); and,
- b) retain a parcel of land with an approximate lot frontage of 22.63m (74.25 ft) and approximate lot area of 530 m² (5,704.87 ft²).

As they relate to the development of a new lot.

The applicant is also requesting provisional consent to:

B/014/20

- c) sever and convey a parcel of land with an approximate lot frontage of 1.55m (5.08ft) and an approximate lot area of 39 m² (419.79 ft²); and,
- d) retain a parcel of land with an approximate lot frontage of 21.06 (69.09 ft) and an approximate lot area of 600 m² (6,049.32 ft²).

As it relates to the development of two semi-detached lots.

BACKGROUND

Property Description

The 0.17 ha (0.43 ac) subject properties, municipally known as 12 and 16 Deer Park Lane are located at the northwest corner of Deer Park Lane and Elizabeth Street, adjacent to (but outside of) the Heritage District (Figure 1). Each property contains existing one-storey detached dwellings, accessory structures and mature vegetation. Deer Park Lane is characterized by semi and single detached dwellings, some of which have been redeveloped through Zoning By-Law Amendments in 2004 and 2007. The surrounding area is characterized by a diverse lot fabric and built form including a mix of retail and service commercial uses along Main Street Markham, single-detached residential dwellings, semi-detached dwellings and townhouse blocks along Deer Park Lane, Elizabeth Street and Wales avenue.

Proposal

The applicant proposes to sever and convey the rear portion 12 and 16 Deer Park Lane to create one single-family residential lot (B/012/20 & B/013/20) (See Appendix 'A' Severance Sketch 1

and Severance Sketch 2). The applicant is also proposing to adjust the boundary line between 12 and 16 Deer Park Lane to facilitate the development of two semi-detached residential lots (B/014/20) (See Appendix 'A' Severance Sketch 3).

These applications are related to Zoning Amendment application PLAN 19 128208 which was enacted by Council on October 14, 2020.

COMMENTS

Official Plan and Zoning

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

The subject property is designated "Residential Low Rise", which provides for low rise housing forms including single detached and semi detached dwellings. In considering applications for development approval in a 'Residential Low Rise' area, which includes severances, infill development is required to meet the general intent of Section 8.2.3.5 of the 2014 Official Plan. Specifically, the section requires that:

- Proposed new lot(s) have lot area(s) and lot frontage(s) consistent with the size of existing lots on both sides of the street;
- That proposed new building(s) have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties and properties on the same street; and,
- Regard shall also be had for retention of existing trees and vegetation, the width of proposed garages and driveways and the overall orientation and sizing of new lots within a residential neighbourhood.

Planning staff have had regard for the requirements of the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 1229

The subject properties are zoned "One-Family Detached Dwellings (R1)" and "One-Family Semi-detached dwellings (R2)". This zoning is a result of a related Zoning By-law Amendment application (ZA 19 128208) which was enacted by Council on October 14, 2020. More details on the Zoning By-law Amendment application are provided in the Comments section below.

Residential Infill Zoning By-law 99-90

The rear portions of the subject property are also subject to the Residential Infill Zoning By-law 99-90. Excluding provisions for lot frontage, lot area, building depth and building height – which were amended through the aforementioned zoning by-law amendment application – the infill by-law continues to apply. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for garage projection, garage width, net floor area ratio, yard setbacks and number of storeys. The proposed development complies with the applicable provisions of the infill by-law.

COMMENTS

Proposed severance and boundary adjustment are appropriate

The zoning by-law amendment for the subject properties was enacted by Council on October 14, 2020. The zoning by-law implemented development standards to facilitate the proposed severance including lot area and lot frontage.

The applicant has now submitted their consent application and proposes to sever the existing residential lot into three (3) lots with one lot fronting Elizabeth Street (proposed single detached dwelling) and two lots fronting Deer Park Lane (proposed semi-detached dwellings). The

configuration of the single and semi-detached lots are consistent with the configuration of existing lots along Deer Park Lane and Elizabeth Street.

The lot fronting Elizabeth Street will have a lot frontage of approximately 13.50 m (44.29 ft) and lot area of approximately 604 m² (6,501.40 ft²). Lot frontages for dwellings along Elizabeth Street range between 12.8 m (42 ft) and 19 m (64 ft). The proposed lot frontage is generally consistent with the range of frontages on Elizabeth Street and complies with the approved zoning by-law provisions for lot area and lot frontage. The proposed lot frontages and areas for the two semi-detached lots are generally consistent with lot frontages of recent redevelopments on the street which range from 10 m (32.80 ft) and 15.2 m (49.87 ft) and lot areas that range from 210 m² (2,260.42 ft²) to 553 m² (5,952.44 ft²). In the opinion of staff, the proposed consent is compatible with the lotting pattern, area and orientation lots along Deer Park Lane.

The proposed severance and boundary adjustment, if approved, will result in the development of 3 lots which will be generally consistent with the existing pattern and character of development along Deer Park Lane and Elizabeth Street and, complies with applicable zoning by-law.

Construction Management Plan

In response to concerns over the potential additional traffic on Deer Park Lane, Council directed the applicant to submit a construction management plan. This direction is being implemented through a corresponding severance condition as set out in Appendix 'B'.

Demolition Permit

As there are existing structures on the subject properties, if the consent is approved, these structures will no longer comply with the applicable zoning by-law standards. In order to ensure there are no conformity issues with the applicable by-law, the applicant will be required to apply for, and be issued a demolition permit for all applicable structures. This condition has been identified in condition 3 of Appendix 'B'.

Cash in lieu of parkland dedication will be required

Cash in lieu of parkland dedication will be required as a result of the creation of the additional residential lots and will be collected by the City prior to finalization of the severance. Staff recommend that payment of cash-in-lieu of parkland in accordance with the Planning Act be paid to the City as a condition of the severance if approved.

Illegal removal of trees

A by-law order was issued on July 3, 2018 for the illegal removal of trees at 12 Deer Park Lane. The owner agreed to replant the 37 trees which were removed on the subject land or provide payment to the City for the removal of the 37 trees. The owner has provided a Letter of Credit to the City which will only be released after the 37 trees have been replanted on the subject lands, or provided monetary compensation for the replanting of the 37 trees or transferred the planting requirements and Letter of Credit to an appropriate development agreement. Staff recommend that if Committee approves the consent application, a condition be imposed which requires confirmation that one of the aforementioned tree compensation conditions has been fulfilled to the satisfaction of the Director of Planning and Urban Design before the severance comes into effect.

PUBLIC INPUT SUMMARY

No written submissions were received as of October 28th 2020. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning staff have reviewed the proposal within the context of the criteria in Sections 51 (24) of the Planning Act, as amended. Staff recommend that the proposed severances (B/012/20, B/013/20, B/014/20) be approved subject to conditions in Appendix 'B'.

PREPARED BY:



Aqsa Malik, Planner

REVIEWED BY:



Stacia Muradali, Development Manager
File Path: Amanda\File\20 126015\Documents\District Team Comments Memo

APPENDIX “B”

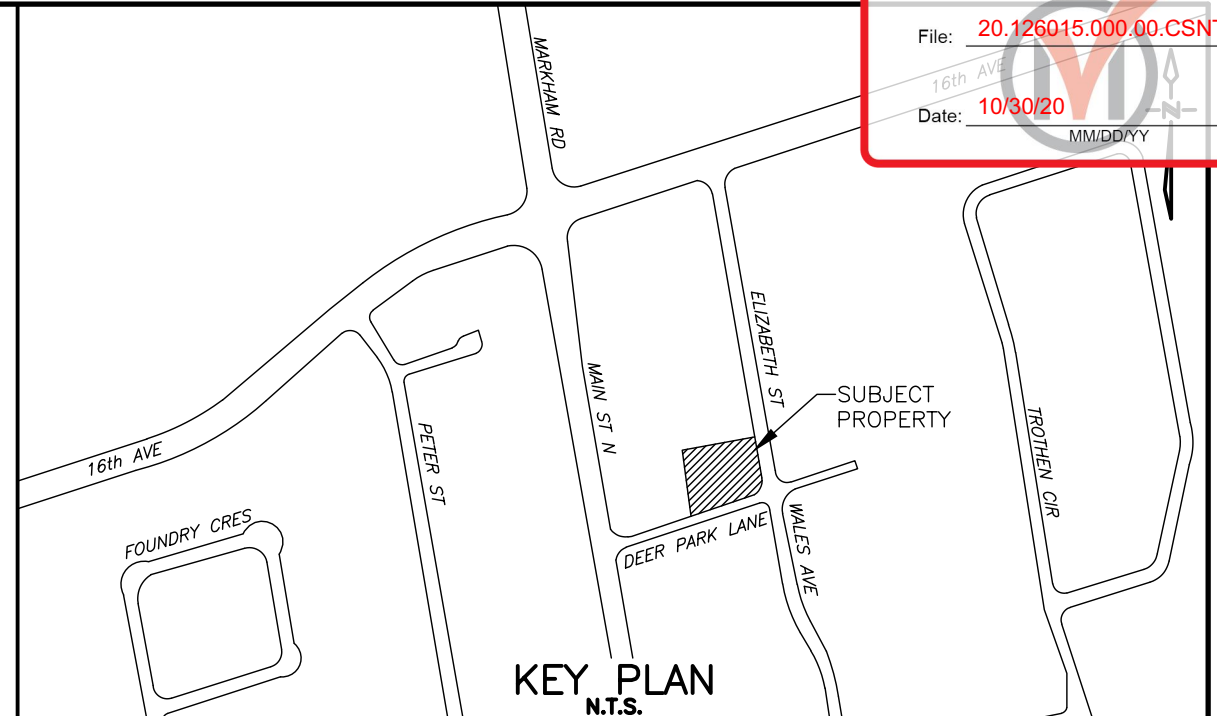
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/012/20, B013/20 and B/014/20

1. That the Owner confirm that there are no existing easements registered on title that will be impacted by the proposed severance, subject to the satisfaction of the Department of Engineering or their designate;
2. That the owner confirm that tree compensation conditions have been fulfilled to the satisfaction of the Director of Planning and Urban Design;
3. That the Owner submit a construction management plan to the satisfaction of the Department of Operation or their designate;
4. That the Owner obtain and complete the demolition permitting process for the existing dwellings and applicable accessory buildings on the severed and retained parcels and, that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Chief Building Official or designate;
5. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled;
6. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/012/20, B/013/20 and B/014/20, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act;
7. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted;
8. Subsection 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent;
9. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severance applied for under Files B/012/20, B/013/20 and B/014/20 will merge on title, all to the satisfaction of the Director of Planning and Urban Design or designate;
10. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended;

11. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
- i) Payment of all applicable fees in accordance with the City's fee by-law;
 - ii) Erection and inspection by City staff of tree protection fencing, in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
 - iii) Planting of any required replacement trees in accordance with the City's Streetscape Manual (2009), as amended, and the Tree Assessment and Preservation Plan;
 - iv) Submission of securities respecting any works to be provided in accordance with the Development Agreement;
 - v) Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement. The applicant shall submit an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City; and
 - vi) Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
12. Submit to the City, for review and acceptance to the satisfaction of the Director of Engineering, prior to depositing in the appropriate Land Registry Office, a draft Reference Plan of Survey for the conveyance described in 12i), in metric units and integrated into the Ontario Coordinate System, showing the coordinate values at the main corners of the subject lands, and delineating thereon, by separate PARTS, the lands to be conveyed to the City, the remainder of the site, and any appurtenant rights-of-way;
- i) Prepare all documents and convey to the City a 5.0 metre corner rounding at the north-west corner of Deer Park Lane and Elizabeth Street.
13. Provide confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been satisfied to the satisfaction of the Zoning Supervisor or designate;
14. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITONS PREPARED BY:


Aqsa Malik, East District, Planner

**BENCH MARK**

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF MARKHAM BENCHMARK NO. M-39-040 HAVING AN ELEVATION OF 200.878 METRES.

GENERAL NOTES

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY.
2. ALL WORKS OR RESTORATION WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE COMPLETED AS PER CITY OF MARKHAM FIELD STAFF DIRECTION.
3. CONTRACTOR TO ENSURE THAT ADEQUATE EROSION AND SEDIMENT CONTROLS ARE INSTALLED AND MAINTAINED TO PREVENT EROSION AND SEDIMENTATION BEYOND THE LIMITS OF CONSTRUCTION.
4. CONTRACTOR MAY ADJUST OR RELOCATE EROSION CONTROLS TO SUITE SITE CONDITIONS.
5. REFER TO EROSION AND SEDIMENT CONTROL PLAN ES-1, FOR FURTHER EROSION AND SEDIMENT MEASURES AND NOTES.
6. NO PARKING OF CONSTRUCTION VEHICLES OR EQUIPMENT ON RESIDENTIAL STREETS.
7. CONTRACTOR TO RESTORE ALL CONDITIONS WITHIN THE R.O.W. OF DEER PARK LANE AND ELIZABETH STREET TO ORIGINAL CONDITIONS OR BETTER.
8. DELIVERY OF CONSTRUCTION MATERIAL SHALL BE BETWEEN THE HOURS OF 9:00am-4:30pm.
9. DURING ALL CONSTRUCTION PHASES, CONSTRUCTION ACTIVITY SHALL BE UNDERTAKEN ONLY FROM 7:00am-3:30pm, MONDAY-SATURDAY (INCLUDING HOLIDAYS IN BY ACCORDANCE WITH TOWN BY-LAWS).
10. CONSTRUCTION ACCESS SHALL BE OFF ELIZABETH STREET, NO THROUGHWAY TRAFFIC ALONG DEER PARK LANE WILL BE PERMITTED.

TRAFFIC NOTES

1. CONTRACTOR TO USE FLASHING LIGHTS OR FLASHING ARROWS TO INDICATE THE PRESENCE OF CONSTRUCTION ACTIVITY AND DURING THE INSTALLATION OF TRAFFIC CONTROL DEVICES.
2. INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL START UPSTREAM OF THE WORK AREA AND PROCEEDING DOWNWARD.
3. ENSURE TRAFFIC CONTROL DEVICES ARE NOT OBSTRUCTED BY OTHER OBJECTS.
4. REMOVE TRAFFIC CONTROL DEVICES IN THE OPPOSITE ORDER TO WHICH THEY WERE INSTALLED.
5. DO NOT POINT WORK AREA VEHICLES UPSTREAM AT ANYTIME.
6. TRAFFIC MANAGEMENT APPLIES TO DAYTIME OPERATIONS ONLY.
7. ALL TEMPORARY TRAFFIC SIGNS AND PAVEMENT MARKINGS MUST BE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL, BOOK 7.

PRELIMINARY
NOT FOR CONSTRUCTION

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

REVISIONS

12 & 16 DEER PARK LANE, MARKHAM, ON

CONSTRUCTION MANAGEMENT PLAN



D.G. Biddle & Associates Limited
consulting engineers and planners

96 KING STREET EAST • OSHAWA, ON L1H 1B6
PHONE (905)576-8500 • FAX (905)576-9730
info@dgbiddle.com



| | |
|-------------|----------|
| SCALE: | 1:200 |
| DRAWN BY: | P.N.B |
| DESIGN BY: | R.M.L. |
| CHECKED BY: | R.M.L. |
| DATE: | OCT 2020 |

PROJECT NO.
118002

DRAWING NO.

CMP-1**LEGEND**

PERIMETER ENVIRO FENCE

CONSTRUCTION WORKER PARKING

CONSTRUCTION MATERIAL AND
EQUIPMENT STORAGE

CONSTRUCTION TRAILER LOCATION

CONSTRUCTION AHEAD SIGN

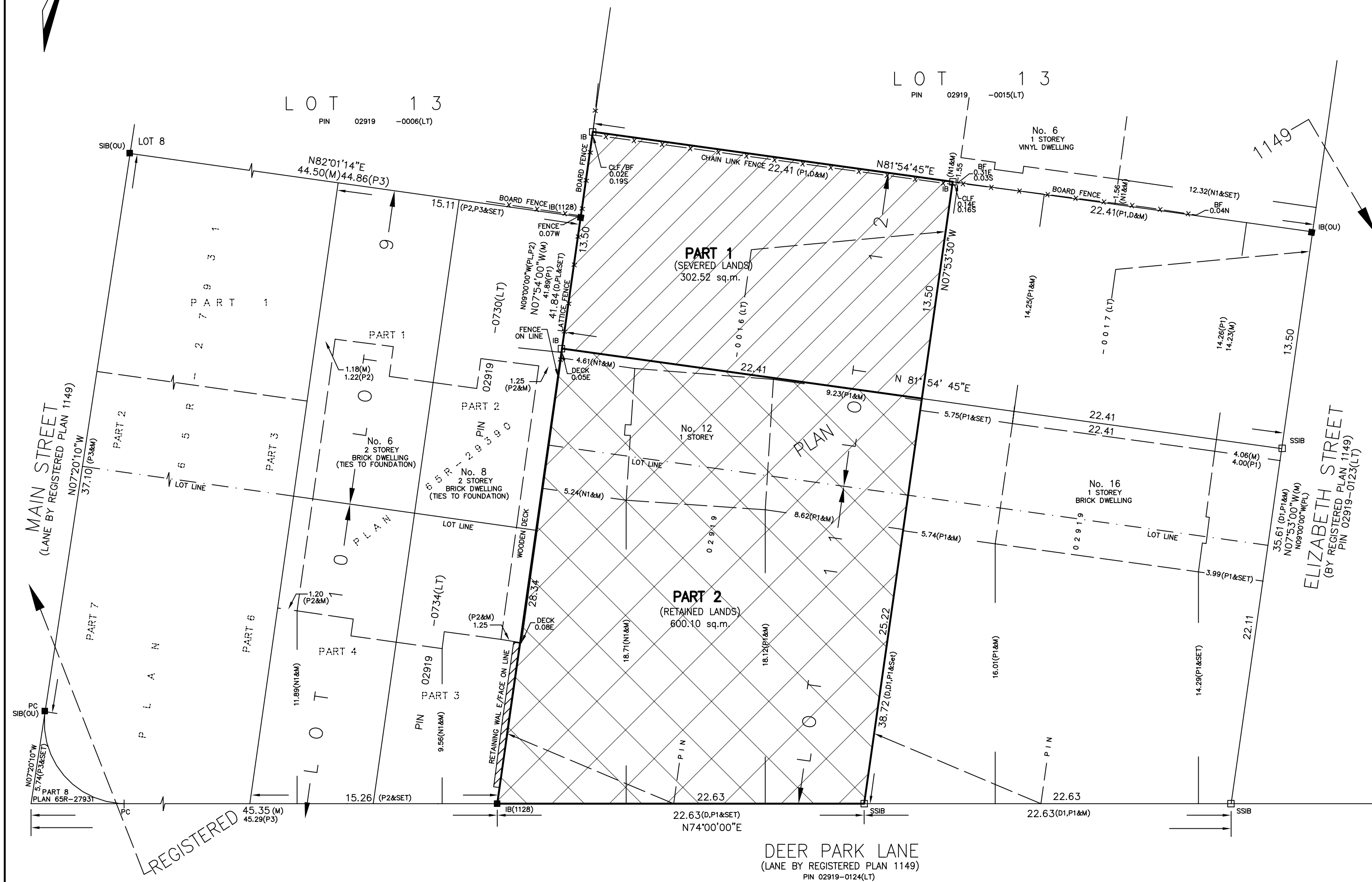
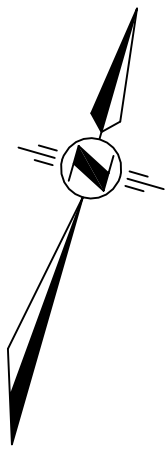
NARROW LANES AHEAD SIGN

CONSTRUCTION SEQUENCE:

STAGE 1 - EROSION MEASURES, TOPSOIL STRIPPING AND EARTHWORKS

STAGE 2 - MUNICIPAL AND PRIVATE SERVICING & ROADWORK CONSTRUCTION

STAGE 3 - BUILDING CONSTRUCTION



SEVERANCE SKETCH No.1

I require this plan to be deposited under the Land Titles Act

Date _____

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

PLAN 65R

RECEIVED File# **20.126015.000.00.CSNT**

Date: **10/30/20**

MM/DD/YY

METRIC

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

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

| SCHEDULE | | | | |
|----------|--------------|-----------------|----------------|---------------|
| PART | PART OF LOTS | REGISTERED PLAN | PART OF PIN | AREA IN Sq.m. |
| 1 | 12 | 1149 | 02919-0016(LT) | 302.5 |
| 2 | 11 AND 12 | | | 600.1 |

PLAN OF SURVEY OF PART OF LOTS 11 AND 12 REGISTERED PLAN 1149 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK SCALE 1:200

VLADIMIR DOSEN SURVEYING, O.L.S.

NOTES AND LEGEND

| | |
|---------|---|
| □ | DENOTES SURVEY MONUMENT PLANTED |
| ■ | DENOTES SURVEY MONUMENT FOUND |
| IB | DENOTES IRON BAR |
| SSIB | DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO UNDERGROUND SERVICES) |
| M | DENOTES MEASURED |
| RW | DENOTES RETAINING WALL |
| CLF | DENOTES CHAIN LINK FENCE |
| BF | DENOTES BOARD FENCE |
| FDN | DENOTES TIES TO FOUNDATION |
| BM | DENOTES BENCHMARK |
| 1128 | DENOTES DAVID HORWOOD LIMITED, O.L.S. |
| PL | DENOTES REGISTERED PLAN 1149 |
| P1 | DENOTES PLAN BY B.J. HAYNES, O.L.S. DATED JULY 2nd, 1958 |
| P2 | DENOTES PLAN 65R-29390 |
| P3 | DENOTES PLAN 65R-27931 |
| D | DENOTES INSTRUMENT No. R703361 |
| N1 | DENOTES NOTES BY VLADIMIR DOSEN SURVEYING, O.L.S. |
| D1 | DENOTES INSTRUMENT No. R439760 |
| N/S/E/W | DENOTES NORTH/SOUTH/EAST/WEST |

COORDINATE REFERENCE:

COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED FROM DIRECT GPS REAL TIME KINEMATIC (RTK) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17, UTM PROJECTION, NAD83 (CSRS, 2010) DATUM.

COORDINATES SHOWN ON THIS PLAN HAVE BEEN DETERMINED TO URBAN ACCURACY OF ±0.05m AT 95% CONFIDENCE LEVEL ACCORDING TO REG. 216/10. BEARINGS ARE GRID BEARINGS. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997619

| OBSERVED REFERENCE POINTS | NORTHING | EASTING |
|---------------------------|-------------|------------|
| A | 4859472.731 | 625274.650 |
| B | 4859477.305 | 625288.640 |

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

| POINTS ID | NORTHING | EASTING |
|-----------|-------------|------------|
| 1 | 4859479.192 | 625288.008 |
| 2 | 4859473.697 | 625271.202 |
| | 4859514.514 | 625263.012 |
| | 4859520.009 | 625279.817 |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 15th DAY OF JANUARY, 2018

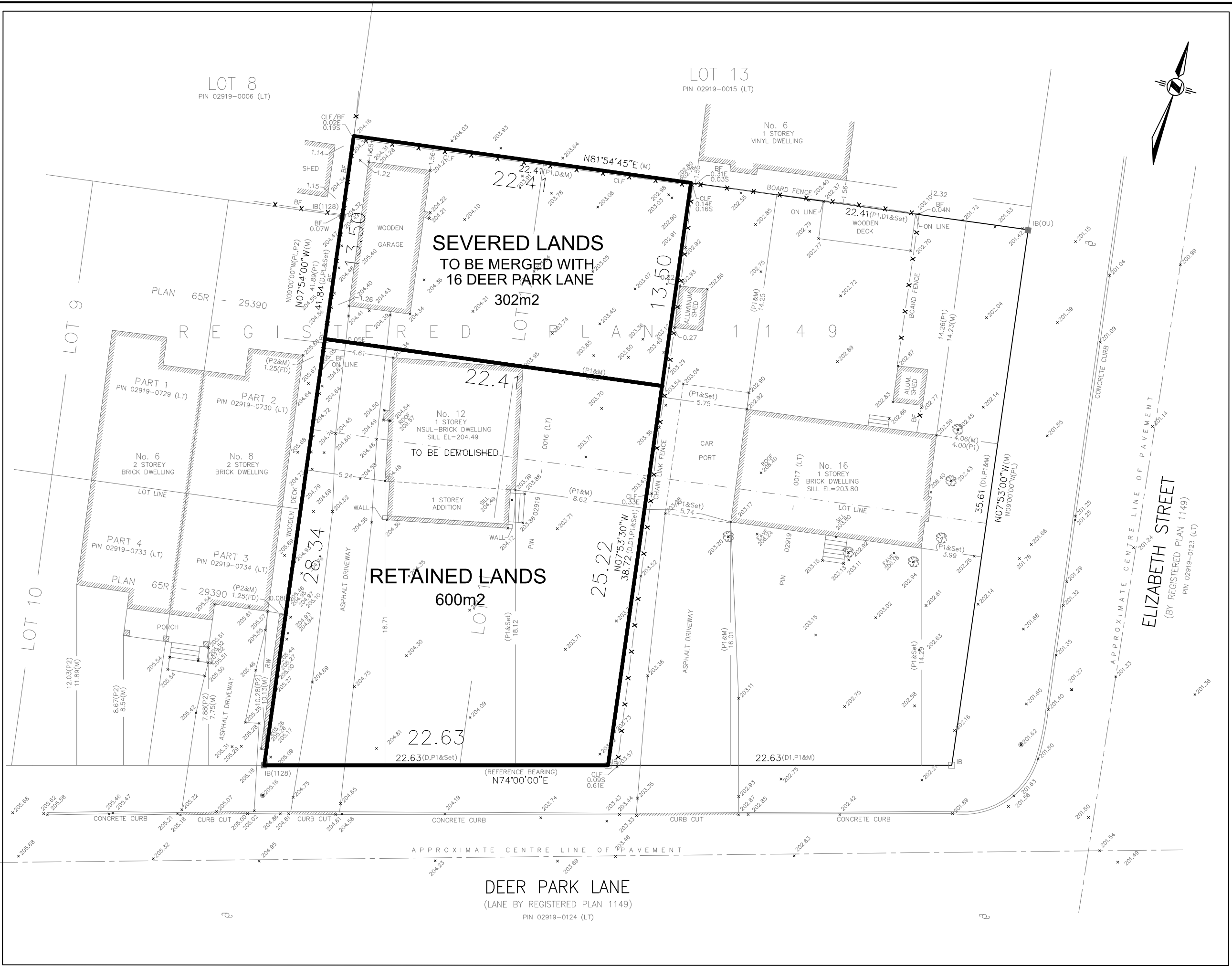
DATE: SEPTEMBER 18, 2020

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING

ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

| | |
|--|-----------------------|
| JOB No: 17501 | FIELD BY: RAJ/VAS |
| FILE: 17-242 | DRAWN BY: EGON/NATHAN |
| CAD FILE: 12 & 16 DEER PARK LANE-RPLAN | CHECKED BY: VLAD |



Appendix A

File: 20.126015.000.00.CSNT

Date: 10/30/20
MM/DD/YY

Subject Lands - 902m2

SEVERANCE SKETCH #1

12 & 16 Deer Park Lane

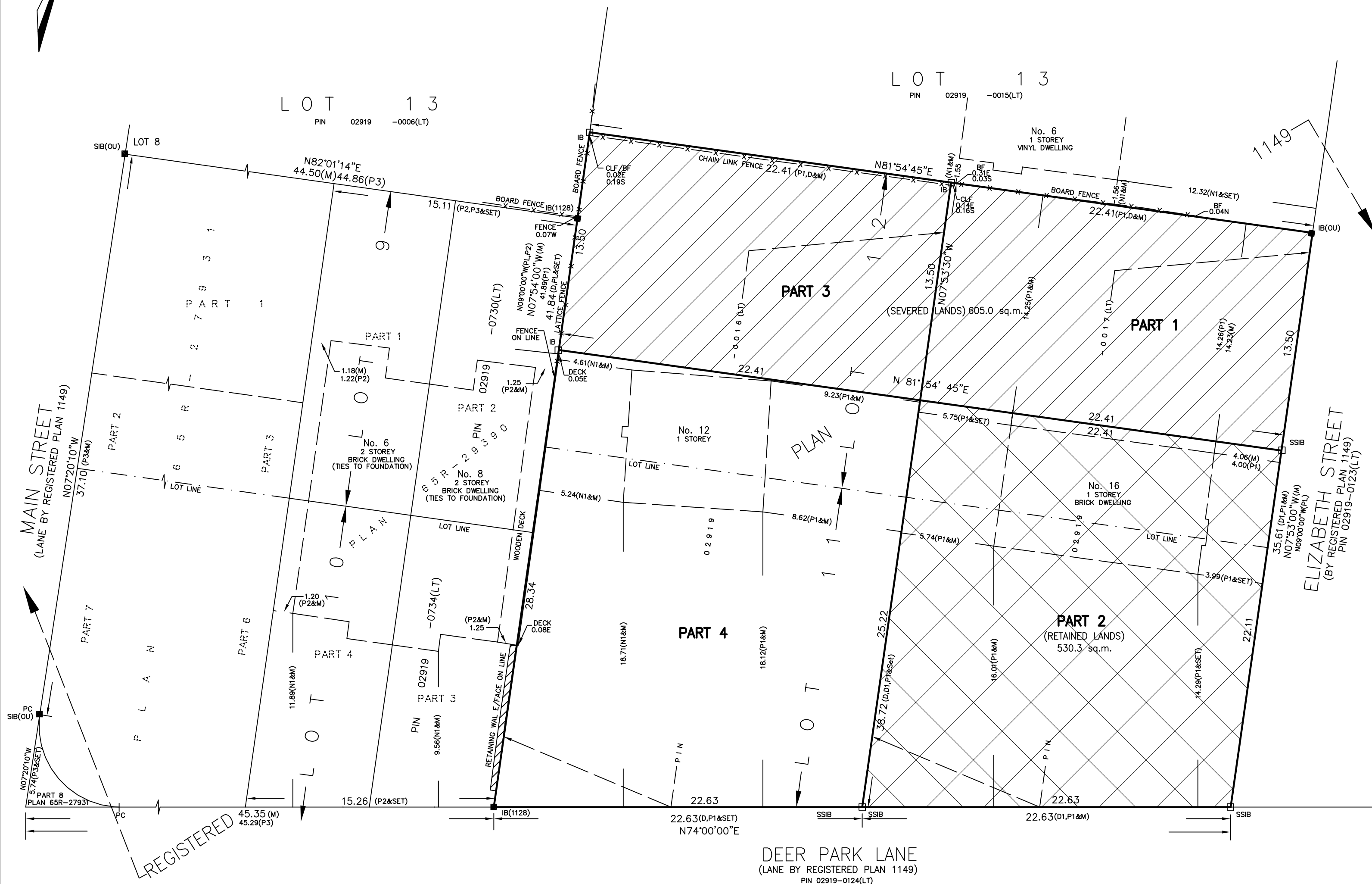
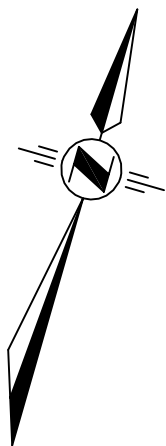
Part of Lots 11 and 12
Registered Plan 1149

City of Markham
Regional Municipality of York

Scale:



8481 Keele Street
Unit 12
Vaughan, Ontario
L4K 1Z7
Tel: (905) 669-6992 Fax: (905) 669-6992
evansplanning@sympatico.ca



SEVERANCE SKETCH No.2

I require this plan to be deposited under the Land Titles Act

Date _____

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

PLAN Appendix A

RECEIVED File: 20.126015.000.00.CSNT

Date: 10/30/20

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| SCHEDULE | | | | |
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| 1 | 12 | 1149 | 02919-0017(LT) | 302.5 |
| 2 | 11 AND 12 | | 530.3 | |
| 3 | 12 | | 302.5 | |
| 4 | 11 AND 12 | | 02919-0016(LT) | 600.1 |

PLAN OF SURVEY OF PART OF LOTS 11 AND 12 REGISTERED PLAN 1149 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK SCALE 1:200

2m 0 2 10metres

VLADIMIR DOSEN SURVEYING, O.L.S.

NOTES AND LEGEND

□ DENOTES SURVEY MONUMENT PLANTED
■ DENOTES SURVEY MONUMENT FOUND
IB DENOTES IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO UNDERGROUND SERVICES)

M DENOTES MEASURED
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N1 DENOTES NOTES BY VLADIMIR DOSEN SURVEYING, O.L.S.
D1 DENOTES INSTRUMENT No. R439760
N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST

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DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997619

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DATE: SEPTEMBER 18, 2020

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING

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| FILE: 17-242 | DRAWN BY: EGON/NATHAN |
| CAD FILE: 12 & 16 DEER PARK LANE-RPLAN | CHECKED BY: VLAD |



Appendix A

File: 20.126015.000.00.CSNT

Date: 10/30/20
MM/DD/YY

Subject Lands - 1134m2

SEVERANCE SKETCH #2

12 & 16 Deer Park Lane

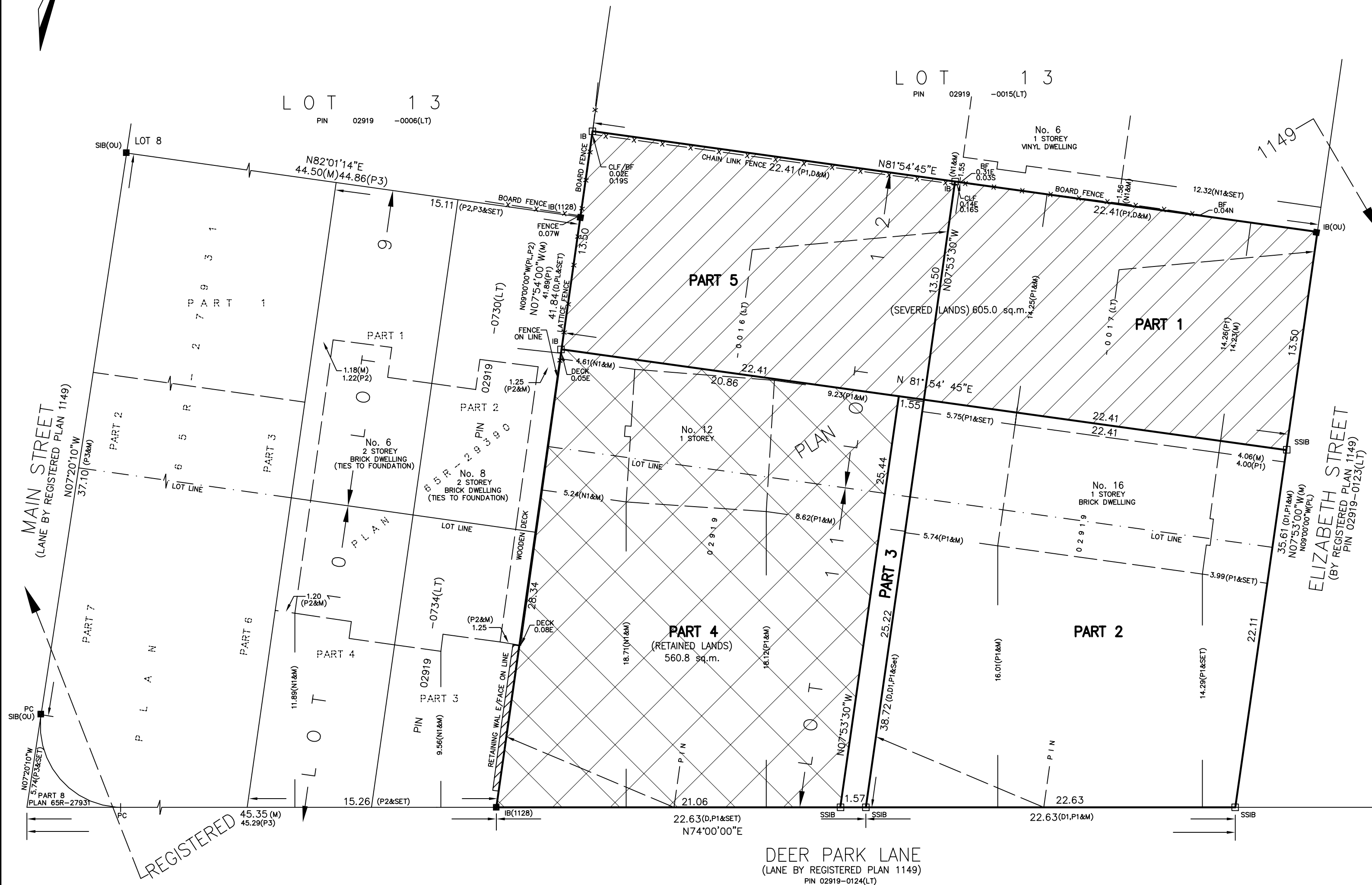
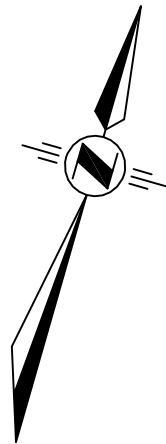
Part of Lots 11 and 12
Registered Plan 1149

City of Markham
Regional Municipality of York

Scale:



6481 Keele Street
Unit 12
Vaughan, Ontario
L4L 1Z7
Tel: (905) 669-6992 Fax: (905) 669-8992
evansplanning@sympatico.ca



SEVERANCE SKETCH No.3

I require this plan to be deposited under the Land Titles Act

Date _____

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

PLAN Appendix A

File: 20.126015.000.00.CSNT

Date: 10/30/20

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

METRIC

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

| SCHEDULE | | | | |
|----------|--------------|-----------------|----------------|---------------|
| PART | PART OF LOTS | REGISTERED PLAN | PART OF PIN | AREA IN Sq.m. |
| 1 | 12 | 1149 | 02919-0017(LT) | 302.5 |
| 2 | 11 AND 12 | | | 530.3 |
| 3 | 11 AND 12 | | | 39.3 |
| 4 | 11 AND 12 | 02919-0016(LT) | | 560.8 |
| 5 | 12 | | | 302.5 |

PLAN OF SURVEY OF PART OF LOTS 11 AND 12 REGISTERED PLAN 1149 CITY OF MARKHAM REGIONAL MUNICIPALITY OF YORK SCALE 1:200

2m 0 2 10metres

VLADIMIR DOSEN SURVEYING, O.L.S.

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO UNDERGROUND SERVICES)
- M DENOTES MEASURED
- RW DENOTES RETAINING WALL
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- FDN DENOTES TIES TO FOUNDATION
- BM DENOTES BENCHMARK
- 1128 DENOTES DAVID HORWOOD LIMITED, O.L.S.
- PL DENOTES REGISTERED PLAN 1149
- P1 DENOTES PLAN BY B.J. HAYNES, O.L.S. DATED JULY 2nd, 1958
- P2 DENOTES PLAN 65R-29390
- P3 DENOTES PLAN 65R-27931
- D DENOTES INSTRUMENT No. R703361
- N1 DENOTES NOTES BY VLADIMIR DOSEN SURVEYING, O.L.S.
- D1 DENOTES INSTRUMENT No. R439760
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST

COORDINATE REFERENCE:

COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED FROM DIRECT GPS REAL TIME KINEMATIC (RTK) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17, UTM PROJECTION, NAD83 (CSRS, 2010) DATUM.

COORDINATES SHOWN ON THIS PLAN HAVE BEEN DETERMINED TO URBAN ACCURACY OF ±0.05m AT 95% CONFIDENCE LEVEL ACCORDING TO A.R.C. 216/10. BEARINGS ARE GRID BEARINGS.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997619

| OBSERVED REFERENCE POINTS | NORTHING | EASTING |
|---------------------------|-------------|------------|
| A | 4859472.731 | 625274.650 |
| B | 4859477.305 | 625288.640 |

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

| POINTS ID | NORTHING | EASTING |
|-----------|-------------|------------|
| 1 | 4859479.192 | 625288.008 |
| 2 | 4859473.697 | 625271.202 |
| | 4859514.514 | 625263.012 |
| | 4859520.009 | 625279.817 |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 15th DAY OF JANUARY, 2018

DATE: SEPTEMBER 18, 2020

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING

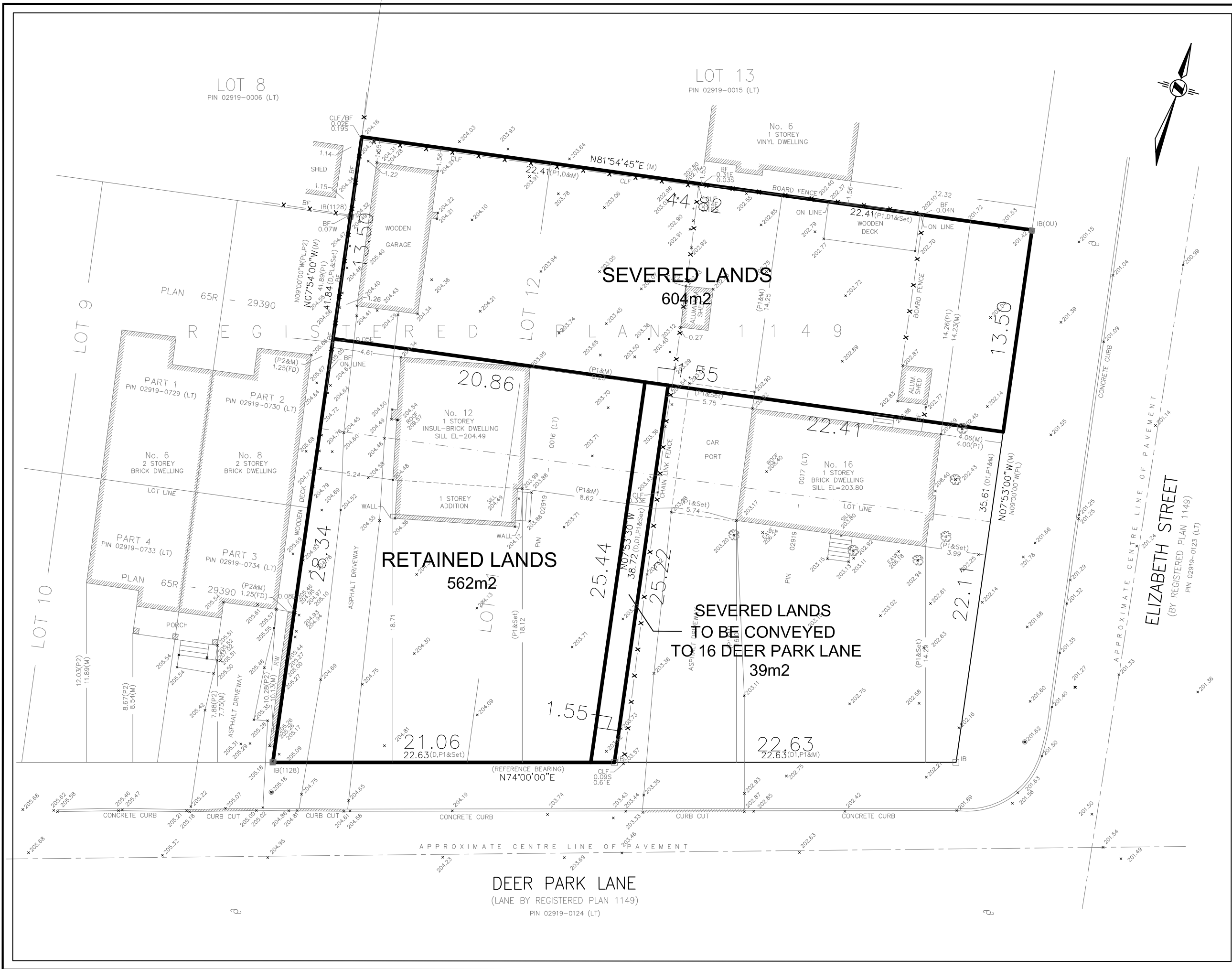
ONTARIO LAND SURVEYORS

555 DAVISVILLE AVENUE

TORONTO, ONTARIO M4S 1J2

PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

| | |
|--|-----------------------|
| JOB No: 17501 | FIELD BY: RAJ/VAS |
| FILE: 17-242 | DRAWN BY: EGON/NATHAN |
| CAD FILE: 12 & 16 DEER PARK LANE-RPLAN | CHECKED BY: VLAD |



Appendix A

File: 20.126015.000.00.CSNT
Date: 10/30/20
MM/DD/YY

Subject Lands - 1205m2

| | | |
|----------|--|--|
| 08/26/20 | | |
|----------|--|--|

SEVERANCE SKETCH #3

12 & 16 Deer Park Lane
Part of Lots 11 and 12
Registered Plan 1149
City of Markham
Regional Municipality of York



EVANS PLANNING
8481 Keele Street
Unit 12
Vaughan, Ontario
L4K 1Z7
Tel: (905) 669-6992 Fax: (905) 669-8992
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SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF LOTS 11 AND 12
REGISTERED PLAN 1149
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200

VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF VLADIMIR DOSEN, O.L.S.

- NOTES AND LEGEND
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - M DENOTES MEASURED
 - CB DENOTES CATCH BASIN
 - MH DENOTES MANHOLE
 - UP DENOTES UTILITY POLE
 - RW DENOTES RETAINING WALL
 - Ø DENOTES DIAMETER
 - CLF DENOTES CHAIN LINK FENCE
 - BF DENOTES BOARD FENCE
 - FDN DENOTES TIES TO FOUNDATION
 - BM DENOTES BENCHMARK
 - 1128 DENOTES DAVID HORWOOD LIMITED, O.L.S.
 - P1 DENOTES REGISTERED PLAN 1149
 - P2 DENOTES PLAN 65R-29390
 - D DENOTES INSTRUMENT No. R703361
 - D1 DENOTES INSTRUMENT No. R439760
 - V/E/W/S DENOTES NORTH BY WEST/SOUTH
 - DENOTES CONIFEROUS TREE

PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
PART OF LOTS 11 AND 12, REGISTERED PLAN 1149
PIN 02919-0016 (LT)
PART OF LOTS 11 AND 12, REGISTERED PLAN 1149
PIN 02919-0017 (LT)
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED
BOUNDARY FEATURES:
POSITION OF FENCES AS SHOWN ON PLAN
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE NORTHERLY
LIMIT OF DEER PARK LANE (FORMERLY LANE)
AS SHOWN ON REGISTERED PLAN 1149
HAVING A BEARING OF N 74°00'00" E

THIS REPORT WAS PREPARED FOR
GIL SHCOLYAR
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

BENCHMARK:
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM
CITY OF MARKHAM BENCHMARK No. M-39-040
HAVING AN ELEVATION OF 200.878 METRES.

KEY MAP:

NORTH DIRECTION:

LEGEND:

- ☒ CATCH BASIN
- CORNER PROPERTY MARKER
- ▲ TRANSFORMER
- ▲ SERVICE CONNECTION DBL
- ▲ SERVICE CONNECTION
- WATER CONNECTION
- ◇ STREET LIGHT
- ☒ BELL BOX
- ☒ CABLE BOX
- TREE
- SHRUBS
- MAIL BOX
- AIR CONDITIONER
- △ DOOR
- WINDOW (S) ON WALL
- DOWN SPOUT TO SPLASH PAD
- DN DOWN
- UP UP
- R RISER
- FFE FINISHED FLOOR ELEVATION
- TFW TOP OF FOUNDATION WALL
- TBS TOP OF BASEMENT SLAB
- USF UNDER SIDE FOOTING
- USFG UNDERSIDE FOOTING GARAGE
- USFP UNDERSIDE FOOTING PORCH
- USFR UNDERSIDE FOOTING REAR
- EWEL EGRESS WINDOW ELEVATION
- HEIGHT HEIGHT
- WUB WALK UP BASEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING WALLS
- 240.35 PROPOSED GRADE ELEV.

CERTIFICATION:

DESIGNER BCIN DECLARATION
I, DANIEL BERRY, DECLARE THAT I HAVE REVIEWED & TAKE DESIGN
RESPONSIBILITY FOR THE DESIGN WORK UNDER DIVISION C,
PART 3 SECTION 3.2 OF THE ONTARIO BUILDING CODE. I AM
QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE
CATEGORIES:
FIRM BCIN: 36501
DESIGNER BCIN: 21107
SIGNATURE: DATE: JUN 29/20

| | | | |
|---|------------------------------|--|------|
| DESIGN FIRM: | | SCALE: | |
| VULCAN DESIGN INC. | | 1:125 | |
| 39 Victoria Street E. Unit 1 Aldershot, ON L9B 1T3 Ph: 416-885-5200 FAX: 905-266-0613 EMAIL: dberry@vulcandesigninc.com | | PAGE: | |
| CLIENT: | | S1 | |
| PROJECT: | | PRIVATE CORPORATION | |
| PROJECT: | | 12&16 DEER PARK LANE MARKHAM, ONTARIO | |
| NO. | REVISION: | DATE: | CHK. |
| 1. | ISSUED FOR REVIEW | JUNE 28/18 | DCB |
| 2. | REV. LOT 4 CURB RADIUS | JUL 23/18 | DCB |
| 3. | REV. PER ARCH CONTROL | AUG 22/18 | DCB |
| 4. | ADD DECK & RISERS TO PORCHES | OCT 29/18 | DCB |
| 5. | FLUP UNITS 1 AND 3 | NOV 06/18 | DCB |
| 6. | REV PER PLANNER COMMENTS | JAN 15/19 | DCB |
| 7. | REV PER PLANNER COMMENTS | JAN 18/19 | DCB |
| 8. | REV LOT 5 BLDG ENVELOPE | SEP 30/19 | DCB |
| 9. | COORDINATE W/ GRADING PLAN | DEC 06/19 | DCB |
| 10. | ADJUST HGT. LOT 5 PLAN | FEB 25/20 | DCB |
| 11. | ADJUST HGT. PER GRADING PLAN | FEB 26/20 | DCB |
| 12. | REV. PER CITY COMM | JUN 29/20 | DCB |
| 13. | ADD CURB CUTS TO DRIVEWAYS | OCT 05/20 | DCB |



| LOT # 1: | | LOT # 2: | | LOT # 3: | | LOT # 4: | | LOT # 5: | |
|--------------------|--------|--------------------|--------|--------------------|--------|---------------------|--------|--------------------|--------|
| LOT AREA: | 288.02 | LOT AREA: | 272.90 | LOT AREA: | 257.77 | LOT AREA: | 307.85 | LOT AREA: | 605.04 |
| BLDG AREA: | 123.3 | BLDG AREA: | 123.3 | BLDG AREA: | 110.2 | BLDG AREA: | 108.2 | BLDG AREA: | 162.90 |
| LOT COVERAGE: | 42.8% | LOT COVERAGE: | 45.1% | LOT COVERAGE: | 42.7% | LOT COVERAGE: | 35.1% | LOT COVERAGE: | 27.0% |
| HEIGHT (MID-POINT) | 8.76m | HEIGHT (MID-POINT) | 8.72m | HEIGHT (MID-POINT) | 8.74m | HEIGHT (MID-POINT) | 8.65m | HEIGHT (MID-POINT) | 8.60m |
| GFA: | 306.4 | GFA: | 306.4 | GFA: | 259.0 | GFA: | 257.0 | GFA: | 270.06 |
| LOT FRONTAGE: | 10.43m | LOT FRONTAGE: | 10.43m | LOT FRONTAGE: | 10.43m | LOT FRONTAGE: | 13.50m | LOT FRONTAGE: | 13.50m |
| FRONT YARD: | 6.87m | FRONT YARD: | 5.58m | FRONT YARD: | 6.70m | FRONT YARD: | 5.41m | FRONT YARD: | 10.07m |
| SIDE YARD (E): | N/A | SIDE YARD (E): | 1.25m | SIDE YARD (E): | N/A | FLANKAGE SIDE YARD: | 4.34m | SIDE YARD (S): | 1.83m |
| SIDE YARD (W) | 1.25m | SIDE YARD (W) | N/A | SIDE YARD (W) | 1.25m | SIDE YARD (W) | N/A | SIDE YARD (N) | 1.83m |
| REAR YARD | 6.0m | REAR YARD | 6.0m | REAR YARD | 6.03m | REAR YARD | 6.07m | REAR YARD | 18.43m |

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2043801

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

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
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Date: 10/30/20
MMDDYY

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 - THE SURVEY WAS COMPLETED ON THE 15th DAY OF JANUARY, 2018

DATE: JANUARY 25th, 2018

G. Dosen
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING

ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

| | |
|----------------------------------|-------------------|
| JOB No: 17501 | FIELD BY: RAJ/VAS |
| FILE: 17-242 | DRAWN BY: EGON |
| CAD FILE: 12 & 16 DEER PARK LANE | CHECKED BY: VLAD |

