

**Memorandum to the City of Markham Committee of Adjustment**  
September 15, 2025

**File:** A/092/25  
**Applicant:** Cornell Rouge Development Corporation  
**Agent:** State Building Group (Andy Margaritis)  
**Hearing Date:** Wednesday, September 24, 2025

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

The applicant is requesting relief from the following requirements of the Residential Two (R2\*190\*192) zone under By-law 177-96, as amended, to permit:

**Part of Block 21, Parts 1 to 8 (Townhouse Lots)**

**a) By-law 177-96, Section 7.190.2(i):**

a minimum front yard setback of 2.0 metres, whereas the by-law requires a minimum front yard setback of 3.0 metres;

**Lot 9 (Single Detached Lot) – 24 Countryside Street**

**b) By-law 177-96, Section 7.192.1a iv):**

a maximum rear yard setback to the attached garage of 1.43 metres, whereas the by-law permits a maximum rear yard setback to the attached garage up to 1.2 metres;

**c) By-law 177-96, Section 5.1, Table B2(D):**

a minimum exterior side yard setback of 1.7 metres, whereas the by-law requires a minimum exterior side yard setback of 2.4 metres; and

**Lots 2, 6, 11 & 13 (Single Detached Lots) – 619 & 627 Cornell Centre Boulevard and 16 & 20 Countryside Street**

**d) By-law 28-97, Section 3.0, Table A:**

a minimum of 1 parking space per dwelling unit, whereas, the by-law requires a minimum of 2 parking spaces for the main dwelling unit and one parking space for each additional dwelling unit;

as it relates to 8 proposed townhouse dwellings (Part of Block 21) and 5 proposed single detached dwellings located within Plan 65M-4545.

**BACKGROUND**

**Property Description**

The subject lands are located on the southeast side of Cornell Centre Boulevard and 16<sup>th</sup> Avenue. The subject lands were created as development blocks through the registration of Plan of Subdivision 65M-4545 in 2016. The surrounding area is comprised of a mix of two storey lane based single detached, semi-detached, and townhouse dwellings.

## **Proposal**

The Minor Variance application relates to 8 townhouse dwellings and 5 single detached dwellings within the overall plan of subdivision (refer to Appendix C – Context Map).

## **Official Plan and Zoning**

Official Plan 2014 (partially approved on November 24/17, and updated on July 17/24)

The subject lands are designated 'Residential Low Rise', which provides for a mix of low rise housing forms including single detached, semi-detached, and townhouse dwellings, up to three storeys in height.

## Zoning By-Law 177-96

The subject property is zoned Residential Two (R2\*190\*192) under By-law 177-96, as amended, which permits single detached, semi-detached, and townhouse dwellings. Exception \*190 and \*192 provide additional permitted uses and site-specific development standards.

## Parking Standards By-law 28-97

The proposal does not comply with the standards of Parking By-law 28-97 with respect to the minimum number of parking spaces. Further details of the parking requirement is provided in the comment section below.

## **Zoning Preliminary Review (ZPR) Not Undertaken**

The Owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the Owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

## **COMMENTS**

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

## **Reduction in Front Yard Setback - Part of Block 21, Parts 1 to 8 (Townhouse Lots)**

The applicant is requesting relief to permit a minimum front yard setback of 6.56 ft (2 m), whereas the By-law requires a minimum front yard setback of 9.84 ft (3 m). This represents a reduction of approximately 3.28 ft (1 m).

A previous Minor Variance application (A/002/23) was approved in 2023 for other lots within the overall subdivision to allow a reduction to the front yard setback. Staff opine that the proposed front yard setback is consistent with the front yard setback pattern in

the surrounding neighbourhood and consider the requested variance to be minor in nature.

**Increase in Rear Yard Setback - Lot 9 (Single Detached Lot) – 24 Countryside Street**

The applicant is requesting relief to permit a maximum rear yard setback of 4.69 ft (1.43 m), whereas the By-law requires a maximum rear yard setback of 3.93 ft (1.2 m). This is an increase of approximately 0.76 ft (0.23 m)

The Owner has indicated the increased rear yard setback is required to accommodate parking in the detached garage. Staff opine the increase in the rear yard setback is minor in nature and have no concerns.

**Reduced Exterior Side Yard Setback - Lot 9 (Single Detached Lot) – 24 Countryside Street**

The applicant is requesting a minimum exterior side yard setback of 5.57 ft (1.7 m), whereas the by-law requires a minimum side yard setback of 7.87 ft (2.4 m). This is a reduction of approximately 2.3 ft (0.7 m).

The subject lot narrows as it reaches the rear yard. The majority of the dwelling complies with the required exterior side yard setback; however, a portion of the dwelling is non-compliant as a result in the narrowing of the lot. Staff opine that the requested variance is minor and will not adversely impact the streetscape.

**Reduced Parking Spaces - Lots 2, 6, 11 & 13 (Single Detached Lots) – 619 & 627 Cornell Centre Boulevard and 16 & 20 Countryside Street**

Parking Standards By-law 28-97 requires two parking spaces to be provided for the main dwelling unit, plus one parking space for each additional dwelling unit.

The Owner is requesting a reduction in parking in the event that the future Owner's construct an additional dwelling unit. Given the parking reduction is only required if an additional dwelling unit is provided, Staff recommend that a condition is included indicating that the parking reduction only applies if an additional dwelling unit is constructed (refer to Appendix A – Conditions of Approval). Staff have no concerns with the requested variance.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of September 15, 2025. 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 application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variances requested meet the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



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Hailey Miller, MCIP, RPP, Senior Planner, East District

REVIEWED BY:



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Stacia Muradali, MCIP, RPP, Development Manager, East District

File Path: Amanda\File\ 25 128151 \Documents\District Team Comments Memo

**APPENDIX “A”**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/092/25**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;
3. The reduction in the parking requirement from 2 parking spaces to 1 parking space for the main dwelling unit only applies when an additional dwelling unit is provided on the same lot, and shall only apply to Lots 2, 6, 11 & 13, Plan 65M-4545, municipally known as 619 & 627 Cornell Centre Boulevard and 16 & 20 Countryside Street.

**CONDITIONS PREPARED BY:**

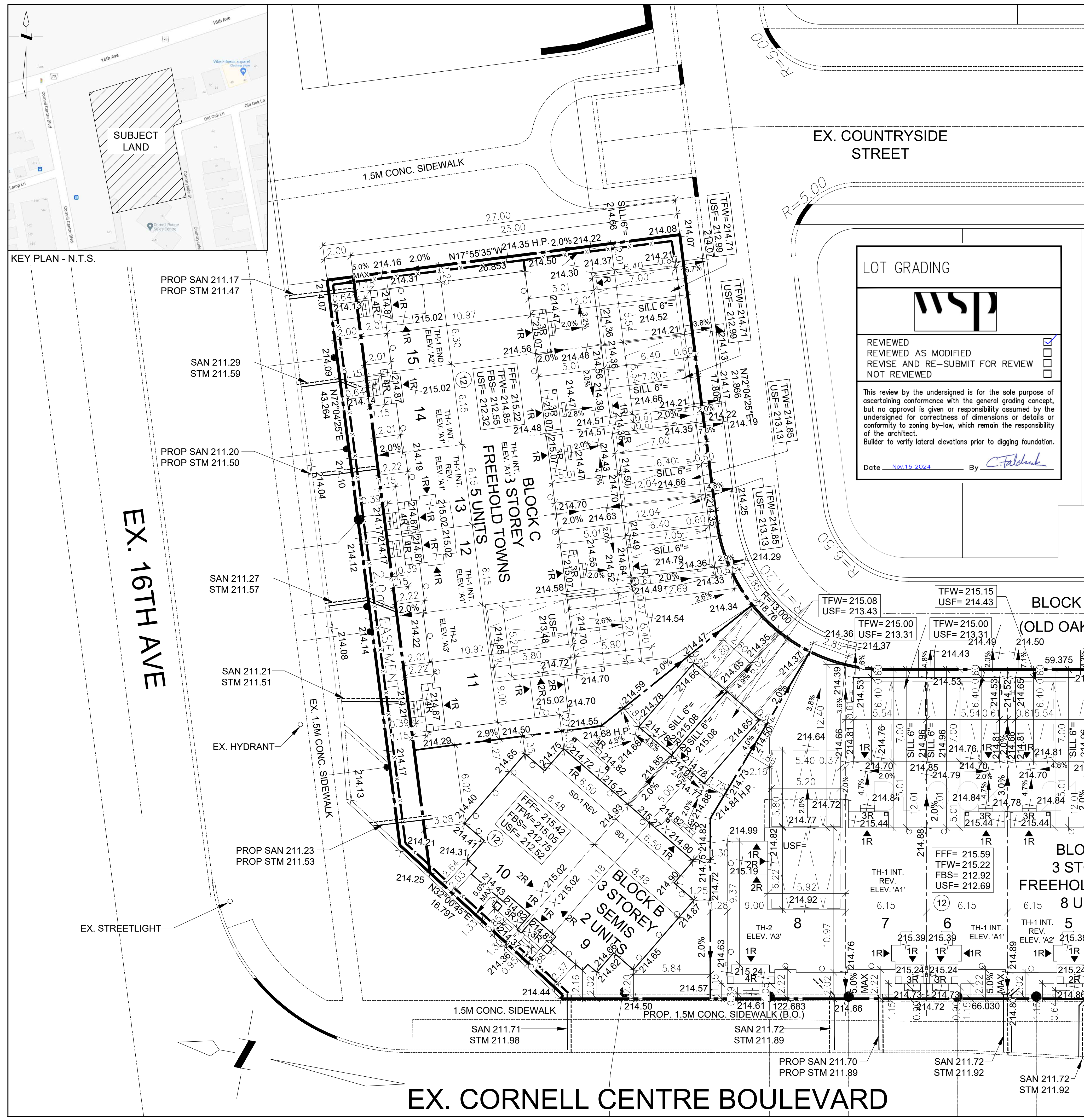


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Hailey Miller, MCIP, RPP, Senior Planner, East District







(2021-44) FOREST HILL HOMES - CORNELL TOWNS, 3 STOREY TOWNHOUSE & SEMI-DETACHED DEVELOPMENT  
 CITY OF MARKHAM, ONTARIO  
 ZONING STANDARDS MATRIX (AS PER BY-LAW NO. 177-96) RESIDENTIAL TWO (R2) ZONE

## Appendix B

File: [REDACTED]

Date: 9/19/2025

MM/DD/YYYY

LOT AREA

	SM	Ha	Ac
2.0M EASEMENT	88.91	0.01	0.02
BLOCK 359 - 0.3M RESERVE	19.79	0.00	0.00
REMAINING LOT AREA	2,664.62	0.27	0.66
TOTAL LOT AREA	2,773.32	0.28	0.69

LOT DIVISION

	SM	%
LANDSCAPED AREA	1,051.72	37.9%
PAVED AREA	195.00	7.0%
BUILDING COVERAGE	1,526.59	55.0%
TOTAL	2,773.32	100.0%

TOTAL BUILDING STATISTICS

	SM	M	#
TOTAL GROSS FLOOR AREA	3,234.63	-	-
TOTAL COVERAGE	1,526.59	-	-
MAXIMUM BUILDING HEIGHT	-	12.00	-
TOTAL RESIDENTIAL UNITS	-	-	15
FLOOR SPACE INDEX	-	-	1.2

BUILDING STATISTICS BREAKDOWN

BUILDING	TOTAL GFA		COVERAGE		# OF UNITS	4-BED UNITS	5-BED UNITS	5-BED + D UNITS	STOREYS (ABOVE GR)
	SM	SF	SM	SF					
BLOCK 1	1,628.27	17,526.54	805.78	8,673.34	8	7	0	1	3
BLOCK 2	530.42	5,709.42	218.95	2,356.78	2	0	0	2	3
BLOCK 3	1,075.94	11,581.31	501.86	5,402.00	5	4	0	1	3
TOTAL	3,234.63	34,817.27	1,526.59	16,432.12	15	11	0	4	

VEHICLE PARKING PROVIDED

	RATIO	# OF UNITS	NO. OF SPACES
RESIDENTIAL	2.00 Unit	15	30
TOTAL PARKING			30

- NOTES:**
1. DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD.
  2. BASE CURB ELEVATION TO BE CHECKED VS GARAGE SLAB ELEVATION TO ENSURE ADEQUATE DRIVEWAY GRADE BEFORE CONSTRUCTING GARAGE.
  3. FOR DETAILS OF THE PRIVACY FENCE REFER TO THE LANDSCAPE DRAWINGS.
  4. FOOTINGS TO BEAR ON GEOTECHNICALLY APPROVED SUBGRADE AND BE A MINIMUM OF 1.22M BELOW FINISHED GRADE.
  5. BUILDER TO CONFIRM SERVICE CONNECTION INVERTS PRIOR TO CONSTRUCTION.
  6. BUILDER TO ENSURE WATER BOX IS ACCESSIBLE AND OPERATIONAL AT ALL TIMES.

No.	DESCRIPTION	DATE	BY
16	ISSUED FOR SPA	2024-11-15	SA
15	ISSUED FOR COORDINATION	2024-10-07	SA
14	ISSUED TO CLIENT	2024-03-07	SA
13	ISSUED TO CLIENT	2023-11-07	SA
12	ISSUED TO CLIENT	2022-10-26	SA
11	ISSUED TO CLIENT	2022-10-07	SA
10	ISSUED TO CLIENT	2022-09-20	SA
9	ISSUED FOR SPA	2022-08-04	SA
8	ISSUED TO CLIENT	2022-07-12	SA
7	ISSUED TO CLIENT	2022-04-12	SA
6	ISSUED TO CLIENT	2022-04-01	SA
5	ISSUED TO CLIENT	2022-03-31	SA
4	ISSUED TO CLIENT	2021-12-14	SA
3	ISSUED TO CLIENT	2021-12-13	SA
2	ISSUED TO CLIENT	2021-12-06	SA
1	ISSUED TO CLIENT	2021-09-21	SA

No. DESCRIPTION: YYYY-MM-DD BY

DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD.

BASE CURB ELEVATION TO BE CHECKED VS GARAGE SLAB ELEVATION TO ENSURE ADEQUATE DRIVEWAY GRADE BEFORE CONSTRUCTING GARAGE.

FOR DETAILS OF PRIVACY FENCE REFER TO THE LANDSCAPE DRAWINGS.

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BUILDER TO CONFIRM SERVICE CONNECTION INVERTS PRIOR TO CONSTRUCTION.

FOOTINGS TO BEAR ON GEOTECHNICALLY APPROVED SUBGRADE AND BE A MINIMUM OF 1.22M BELOW FINISHED GRADE.

THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, AND ALL OTHER ENGINEERING INFORMATION AND INTERIOR DESIGN AND LANDSCAPE CONSTRUCTION MUST CONFORM TO ALL APPLICABLE LAWS, CODES AND REQUIREMENTS. ALL ARCHITECTURAL SYMBOLS INDICATED ARE GRAPHIC REPRESENTATIONS ONLY. THIS DRAWING AND SPECIFICATIONS IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

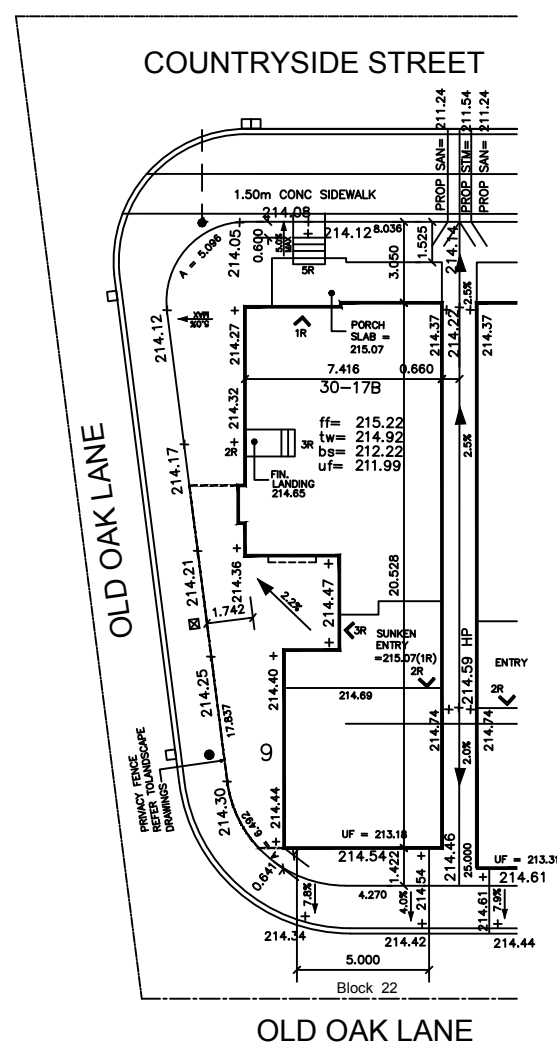
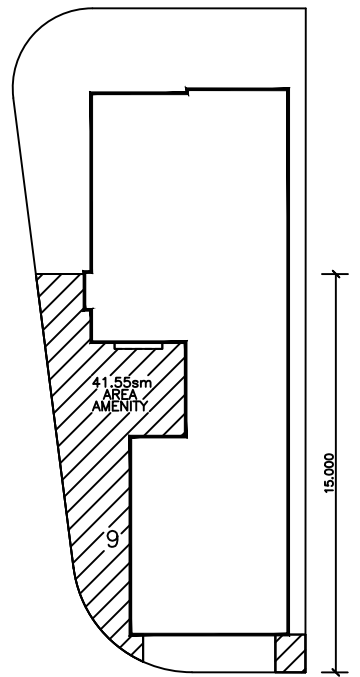
		60 RANDALL DRIVE, SUITE 11, AJAX, ONTARIO L1S 6L3 T:905-619-1270 F:905-619-1269
Client	FOREST HILL HOMES LTD.	
Project Name	CORNELL TOWNS 3 STOREY TOWNHOUSE & SEMI-DETACHED DEVELOPMENT CITY OF MARKHAM	
Sheet Title	SITE PLAN	
Drawn by:	Checked by:	Date:
ASP	SA	AUG. 2022
Scale:	Drawing No.	
1 : 150	A1.0	
Project No.	2021-44	

# Appendix B

File: \_\_\_\_\_  
 Date: **9/19/2025**  
 MM/DD/YYYY

- NOTES:**
1. DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD
  2. ALL DOWNSPOUTS TO BE AT REAR OF UNIT.
  3. BASE CURB ELEVATION TO BE CHECKED VS. GARAGE SLAB ELEVATION TO ENSURE ADEQUATE DRIVEWAY GRADE BEFORE CONSTRUCTING GARAGE.
  4. FOR DETAILS OF THE PRIVACY FENCE REFER TO THE LANDSCAPE DRAWINGS.
  5. BUILDER TO ENSURE WATER BOX IS ACCESSIBLE AND OPERATIONAL AT ALL TIMES
  6. OLD OAK LANE IS NOT CONSTRUCTED YET. THIS PLAN TO BE REVIEWED VS. AS-BUILT DRAWINGS PRIOR TO BUILDING CONSTRUCTION.
  7. FOOTINGS TO BEAR ON GEOTECHNICALLY APPROVED SUB-GRADE AND BE A MINIMUM 1.22m BELOW FINISHED GRADE.
  8. \*STM AND SAN INVERTS SHOWN ARE PROPOSED, NOT AS-BUILT. BUILDER TO CONFIRM INVERT ELEVATIONS PRIOR TO DIGGING FOUNDATION

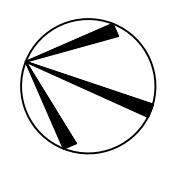
NOTE:  
 THIS LOT DOES NOT CONTAIN AN ACCESSORY DWELLING UNIT



- LEGEND**
- GM → GAS METER
  - FFE FINISHED FLOOR ELEVATION
  - TFW TOP OF FOUNDATION WALL
  - TBS TOP OF BASEMENT SLAB
  - USF UNDERSIDE FOOTING
  - USFR(REAR) UNDERSIDE FOOTING REAR
  - USFG UNDERSIDE FOOTING GARAGE
  - TEF TOP OF ENGINEERED FILL
  - R NUMBER OF RISERS
  - WOD WALKOUT DECK
  - LOB LOOK OUT BASEMENT
  - WOB WALKOUT BASEMENT
  - REV PLAN
  - STD STANDARD PLAN
  - D DOOR LOCATION
  - BELL VAULT
  - CALBE TV
  - CATCH BASIN
  - DOUBLE CATCH BASIN
  - ENGINEERED FILL
  - HYDRANT
  - STREET LIGHT
  - WATER VALVE
  - MAIL BOX
  - TRANSFORMER
  - WATER CONNECTION
  - STORM + SAN. CONNECTION (2 LOTS)
  - STORM + SAN. CONNECTION (1 LOT)
  - A/C CONDENSER
  - ROOF DOWNSPOUT TO SPLASH PAD
  - SWALE DIRECTION
  - CHAIN LINK FENCE
  - PRIVACY FENCE
  - SOUND BARRIER
  - FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE
  - MAX 3:1 SLOPE

NOTE:  
 BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENCE

DRAWN BY: JP	DATE: FEB 2023
SCALE: 1 : 250	LOT NUMBER: LOT 9



**JAMES PIGGOTT**  
 Residential Design Consultant

3A King Street South, Suite 4  
 Cookstown Ont. L0L 1L0  
 (705) 458 8433

LOT GRADING

**wsp**

REVIEWED   
 REVIEWED AS MODIFIED   
 REVISE AND RE-SUBMIT FOR REVIEW   
 NOT REVIEWED

This review by the undersigned is for the sole purpose of ascertaining conformance with the general grading concept, but no approval is given or responsibility assumed by the undersigned for correctness of dimensions or details or conformity to zoning by-law, which remain the responsibility of the architect.  
 Builder to verify lateral elevations prior to digging foundation.

Date **MAR. 8, 2023** By *Patric Blady*

CLIENT  
 FOREST HILL HOMES

PROJECT/LOCATION  
 CORNELL – PHASE 7

MARKHAM, ONTARIO

DRAWING  
 SITE GRADING PLAN

**BUILDING STATISTICS**

REG. PLAN No	65M-4545
ZONE	R2 * 190 * 192
LOT NUMBER	9
No. OF STOREYS	2
MEAN HEIGHT (m)	8.23 M

**REVISIONS**

NO	DATE	DESCRIPTION
1	27/2/2023	GRADES REVISED AS PER WSP COMMENTS
2	-	-
3	-	-
4	-	-
5	-	-

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5. OF DIVISION C OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JAMES PIGGOTT 25146  
 NAME SIGNATURE

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5. OF DIVISION C OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JAMES PIGGOTT 34700  
 FIRM NAME

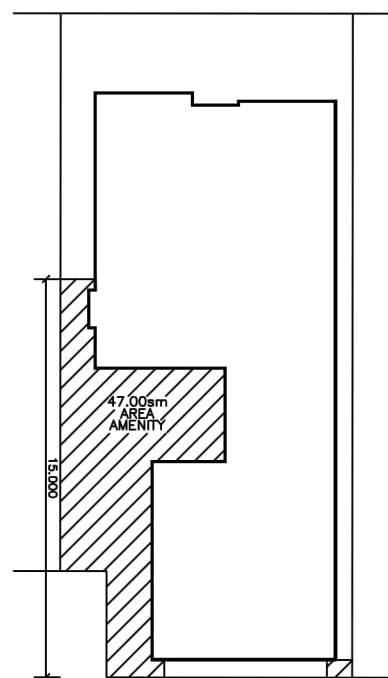
# Appendix B

File: \_\_\_\_\_

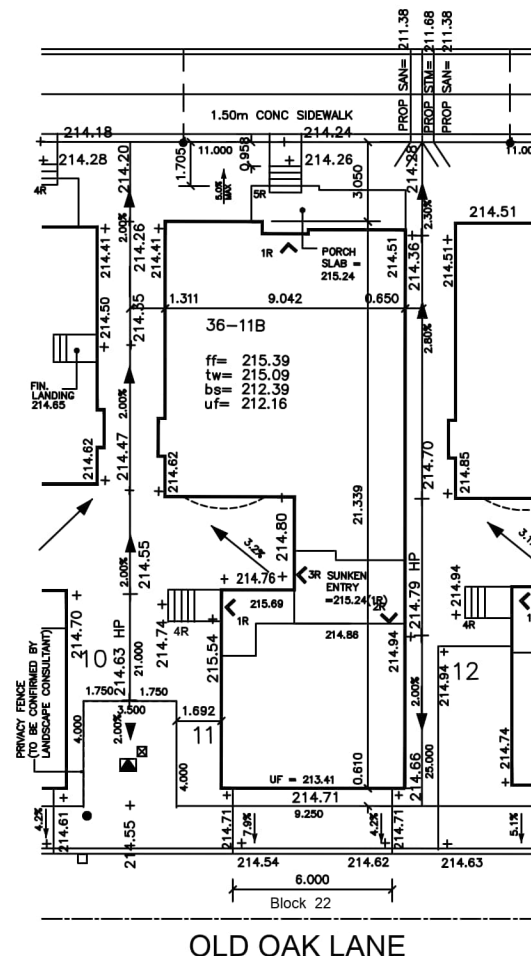
Date: **9/19/2025**  
MM/DD/YYYY

- NOTES:**
1. DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD
  2. ALL DOWNSPOUTS TO BE AT REAR OF UNIT.
  3. BASE CURB ELEVATION TO BE CHECKED VS. GARAGE SLAB ELEVATION TO ENSURE ADEQUATE DRIVEWAY GRADE BEFORE CONSTRUCTING GARAGE.
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  6. OLD OAK LANE IS NOT CONSTRUCTED YET. THIS PLAN TO BE REVIEWED VS. AS-BUILT DRAWINGS PRIOR TO BUILDING CONSTRUCTION.
  7. FOOTINGS TO BEAR ON GEOTECHNICALLY APPROVED SUB-GRADE AND BE A MINIMUM 1.22m BELOW FINISHED GRADE.
  8. \*STM AND SAN INVERTS SHOWN ARE PROPOSED, NOT AS-BUILT. BUILDER TO CONFIRM INVERT ELEVATIONS PRIOR TO DIGGING FOUNDATION

NOTE:  
THIS LOT CONTAINS AN ACCESSORY DWELLING UNIT



COUNTRYSIDE STREET



**R.F. Merrill**  
2218045 Ontario Limited  
Design Control Review

I, Richard F. Merrill, certify that the Plans/ Drawings comply with the approved architectural control guidelines. This stamp is ONLY for the purposes of design control and carries no other professional obligation.

Reviewed by: *R.F. Merrill*

Date: February 19, 2025

Reviewed for: Final Review

LOT GRADING



REVIEWED   
REVIEWED AS MODIFIED   
REVISE AND RE-SUBMIT FOR REVIEW   
NOT REVIEWED

This review by the undersigned is for the sole purpose of ascertaining conformance with the general grading concept, but no approval is given or responsibility assumed by the undersigned for correctness of dimensions or details or conformity to zoning by-law, which remain the responsibility of the architect.  
Builder to verify lateral elevations prior to digging foundation.

Date **MAR. 8, 2023** By *Patricia Blady*

CLIENT  
FOREST HILL HOMES

PROJECT/LOCATION  
CORNELL – PHASE 9

MARKHAM, ONTARIO

DRAWING  
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No 65M-4545  
ZONE R2 \* 190 \* 192  
LOT NUMBER 11  
No. OF STOREYS 2  
MEAN HEIGHT (m) 7.96 M

**LEGEND**

- GM → GAS METER
- FFE FINISHED FLOOR ELEVATION
- TFW TOP OF FOUNDATION WALL
- TBS TOP OF BASEMENT SLAB
- USF UNDERSIDE FOOTING
- USFR(REAR) UNDERSIDE FOOTING REAR
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- DCB DOUBLE CATCH BASIN
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- H HYDRANT
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- WV WATER VALVE
- M MAIL BOX
- T TRANSFORMER
- WC WATER CONNECTION
- SS+ SAN CONNECTION (2 LOTS)
- SS- SAN CONNECTION (1 LOT)
- AC/C CONDENSER
- ROOF DOWNSPOUT TO SPLASH PAD
- S SWALE DIRECTION
- CL CHAIN LINK FENCE
- PF PRIVACY FENCE
- SB SOUND BARRIER
- FE FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE
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NOTE:  
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DRAWN BY: JP DATE: FEB 2023  
SCALE: 1 : 250 LOT NUMBER: LOT 11



**JAMES PIGGOTT**  
Residential Design Consultant

3A King Street South, Suite 4  
Cookstown Ont. L0L 1L0  
(705) 458 8433

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REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5. OF DIVISION C OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JAMES PIGGOTT NAME 25146 SIGNATURE

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JAMES PIGGOTT FIRM NAME 34700 SIGNATURE

**REVISIONS**

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# Appendix B

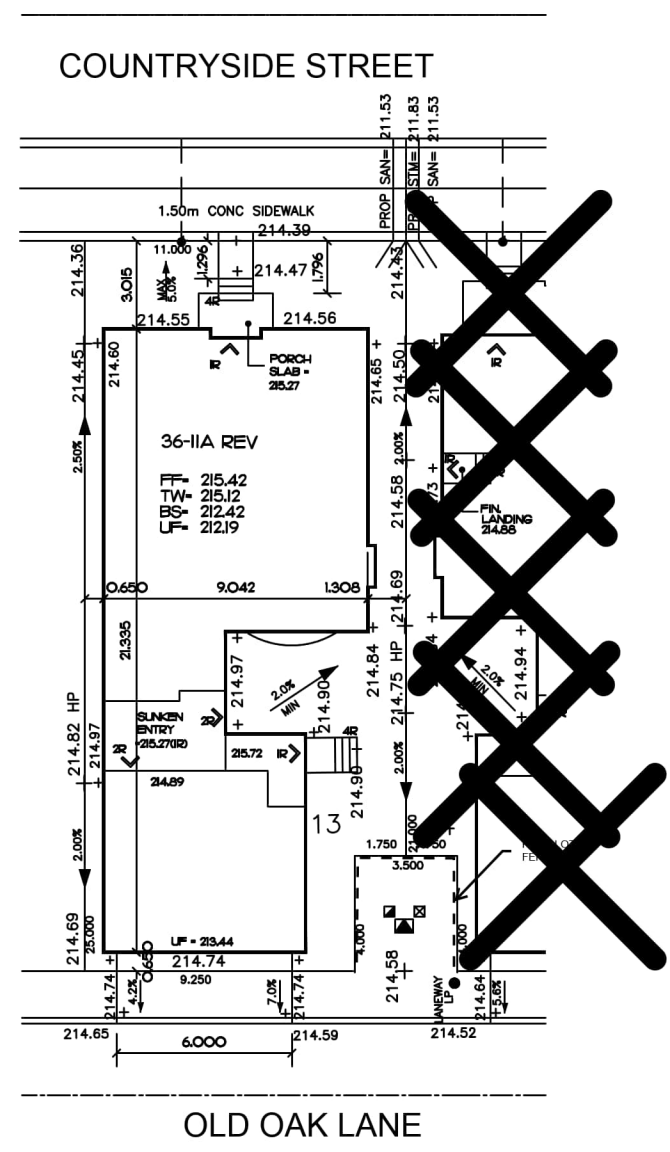
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 Date: **9/19/2025**  
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**R.F. Merrill**  
 2218045 Ontario Limited  
 Design Control Review

I, Richard F. Merrill, certify that the Plans/ Drawings comply with the approved architectural control guidelines. This stamp is ONLY for the purposes of design control and carries no other professional obligation.

Reviewed by: *R.F. Merrill*  
 Date: October 5, 2021  
 Reviewed for: Final Review

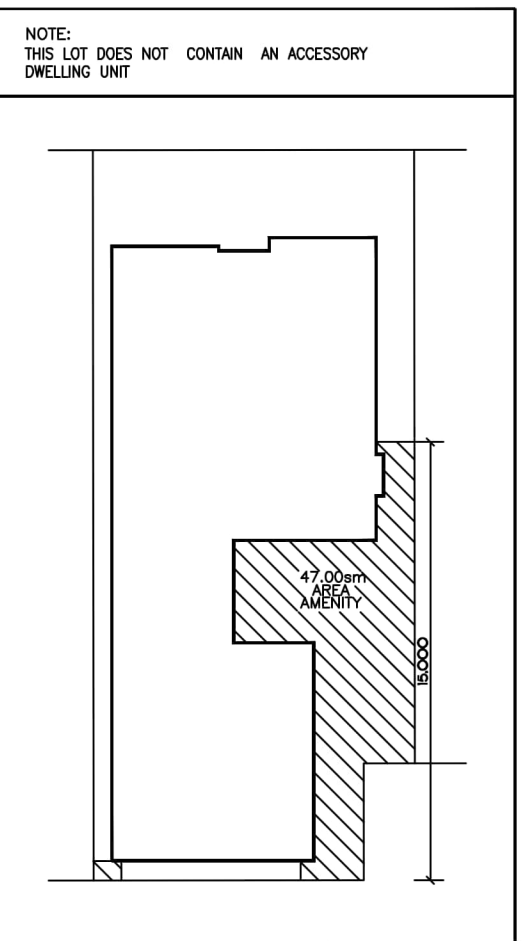


**LOT GRADING**

REVIEWED   
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 REVISE AND RE-SUBMIT FOR REVIEW   
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 Builder to verify lateral elevations prior to digging foundation.

Date OCT. 1, 2021 By *Patrol Blady*



CLIENT  
 FOREST HILL HOMES

PROJECT/LOCATION  
 CORNELL – PHASE 9

MARKHAM, ONTARIO

DRAWING  
 SITE GRADING PLAN

**BUILDING STATISTICS**

REG. PLAN No	65M-4545
ZONE	R2 * 190 * 192
LOT NUMBER	13
No. OF STOREYS	2
MEAN HEIGHT (m)	8.03 M

- LEGEND**
- GM → GAS METER
  - FFE FINISHED FLOOR ELEVATION
  - TFW TOP OF FOUNDATION WALL
  - TBS TOP OF BASEMENT SLAB
  - USF UNDERSIDE FOOTING
  - USFR( REAR) UNDERSIDE FOOTING REAR
  - USFG UNDERSIDE FOOTING GARAGE
  - TEF TOP OF ENGINEERED FILL
  - R NUMBER OF RISERS
  - WOD WALKOUT DECK
  - LOB LOOK OUT BASEMENT
  - WOB WALKOUT BASEMENT
  - REV REV PLAN
  - STD STANDARD PLAN
  - ▽ DOOR LOCATION
  - BELL VAULT
  - CALBE TV
  - CATCH BASIN
  - DOUBLE CATCH BASIN
  - ENGINEERED FILL
  - HYDRANT
  - STREET LIGHT
  - WATER VALVE
  - MAIL BOX
  - TRANSFORMER
  - WATER CONNECTION
  - △ STORM + SAN. CONNECTION (2 LOTS)
  - △ STORM + SAN. CONNECTION (1 LOT)
  - A/C CONDENSER
  - ROOF DOWNSPOUT TO SPLASH PAD
  - SWALE DIRECTION
  - x- CHAIN LINK FENCE
  - xx- PRIVACY FENCE
  - xxx- SOUND BARRIER
  - xxx- FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE
  - ||||| MAX 3:1 SLOPE

**NOTE:**  
 BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENCE

DRAWN BY: JP DATE: AUGUST 2021

SCALE: 1 : 250 LOT NUMBER: LOT 13

**JAMES PIGGOTT**  
 Residential Design Consultant

3A King Street South, Suite 4  
 Cookstown Ont. L0L 1L0  
 (705) 458 8433

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REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5. OF DIVISION C OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JAMES PIGGOTT 25146  
 NAME SIGNATURE

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4. OF DIVISION C OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JAMES PIGGOTT 34700  
 NAME FRM NAME

**REVISIONS**

NO	DATE	DESCRIPTION
1	20/9/2021	GRADES REVISED AS PER WSP COMMENTS
2	-	-
3	-	-
4	-	-
5	-	-


# Appendix B

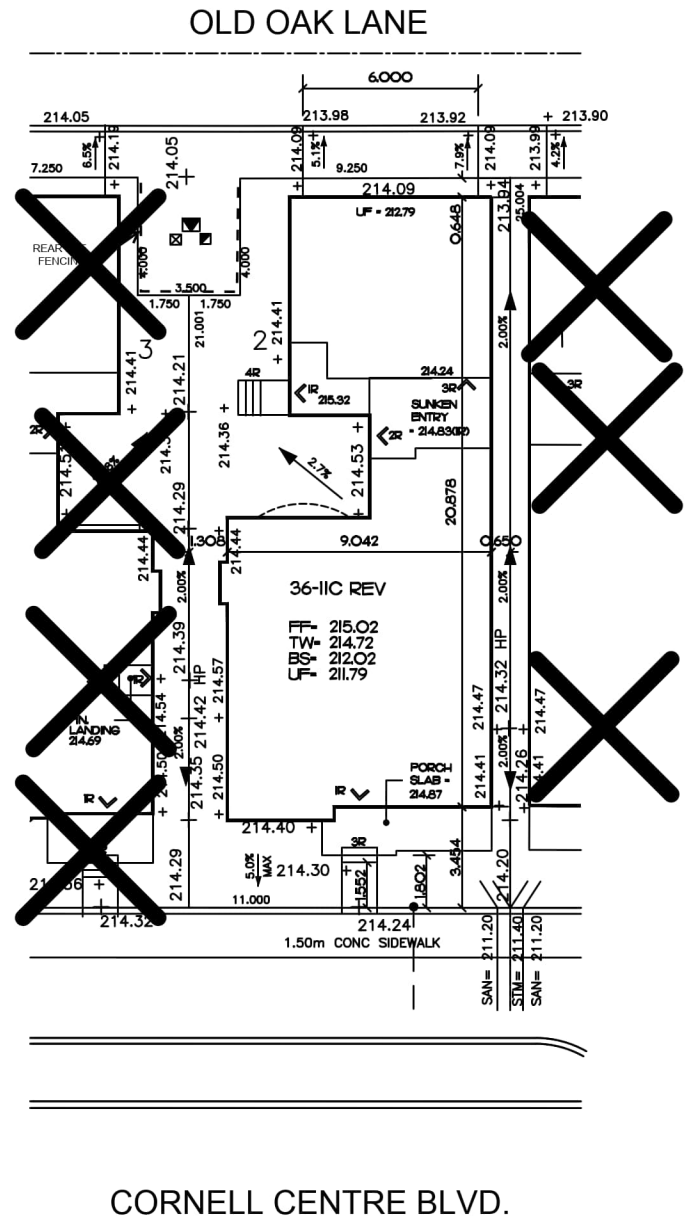
File: \_\_\_\_\_  
 Date: **9/19/2025**  
 MM/DD/YYYY

- NOTES:**
1. DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD
  2. ALL DOWNSPOUTS TO BE AT REAR OF UNIT.
  3. BASE CURB ELEVATION TO BE CHECKED VS. GARAGE SLAB ELEVATION TO ENSURE ADEQUATE DRIVEWAY GRADE BEFORE CONSTRUCTING GARAGE.
  4. FOR DETAILS OF THE PRIVACY FENCE REFER TO THE LANDSCAPE DRAWINGS.
  5. BUILDER TO ENSURE WATER BOX IS ACCESSIBLE AND OPERATIONAL AT ALL TIMES
  6. OLD OAK LANE IS NOT CONSTRUCTED YET. THIS PLAN TO BE REVIEWED VS. AS-BUILT DRAWINGS PRIOR TO BUILDING CONSTRUCTION.
  7. FOOTINGS TO BEAR ON GEOTECHNICALLY APPROVED SUB-GRADE AND BE A MINIMUM 1.22m BELOW FINISHED GRADE.
  8. BUILDER TO CONFIRM SERVICE CONNECTION INVERTS PRIOR TO CONSTRUCTION


**R.F. Merrill**  
 2218045 Ontario Limited  
 Design Control Review

I, Richard F. Merrill, certify that the Plans/ Drawings comply with the approved architectural control guidelines. This stamp is ONLY for the purposes of design control and carries no other professional obligation.

Reviewed by:   
 Date: October 5, 2021  
 Reviewed for: Final Review



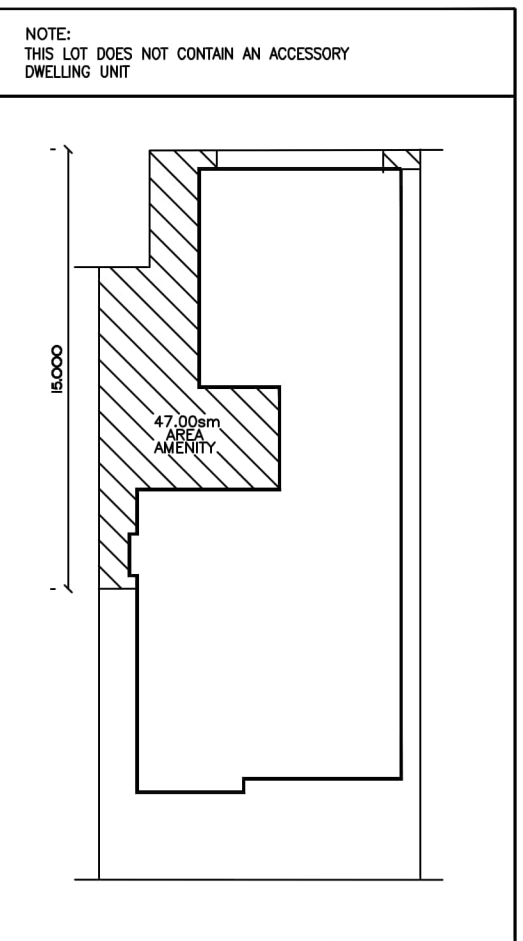
**LOT GRADING**



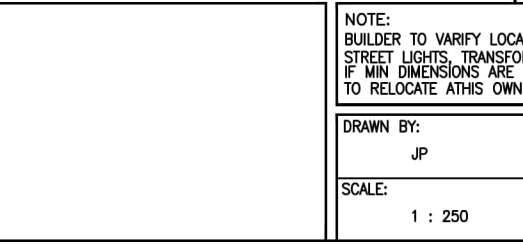
REVIEWED   
 REVIEWED AS MODIFIED   
 REVISE AND RE-SUBMIT FOR REVIEW   
 NOT REVIEWED

This review by the undersigned is for the sole purpose of ascertaining conformance with the general grading concept, but no approval is given or responsibility assumed by the undersigned for correctness of dimensions or details or conformity to zoning by-law, which remain the responsibility of the architect.  
 Builder to verify lateral elevations prior to digging foundation.

Date OCT. 1, 2021 By Patricia Blashy

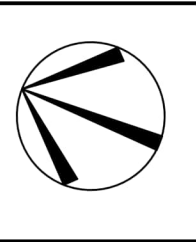


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  - ||||| MAX 3:1 SLOPE



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DRAWN BY: JP DATE: AUGUST 2021  
 SCALE: 1 : 250 LOT NUMBER: LOT 2



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 Residential Design Consultant

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 Cookstown Ont. L0L 1L0  
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JAMES PIGGOTT 25146  
 NAME SIGNATURE

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4. OF DIVISION C OF THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JAMES PIGGOTT 34700  
 NAME FRM NAME

**CLIENT**  
 FOREST HILL HOMES

**PROJECT/LOCATION**  
 CORNELL – PHASE 9  
 MARKHAM, ONTARIO

**DRAWING**  
 SITE GRADING PLAN

**BUILDING STATISTICS**

REG. PLAN No	65M-4545
ZONE	R2 * 190 * 192
LOT NUMBER	2
No. OF STOREYS	2
MEAN HEIGHT (m)	7.77M

**REVISIONS**

NO	DATE	DESCRIPTION
1	20/9/2021	GRADES REVISED AS PER WSP COMMENTS
2	-	-
3	-	-
4	-	-
5	-	-

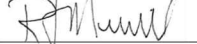
# Appendix B

File: \_\_\_\_\_  
 Date: **9/19/2025**  
 MM/DD/YYYY


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Reviewed by:   
 Date: October 5, 2021  
 Reviewed for: Final Review

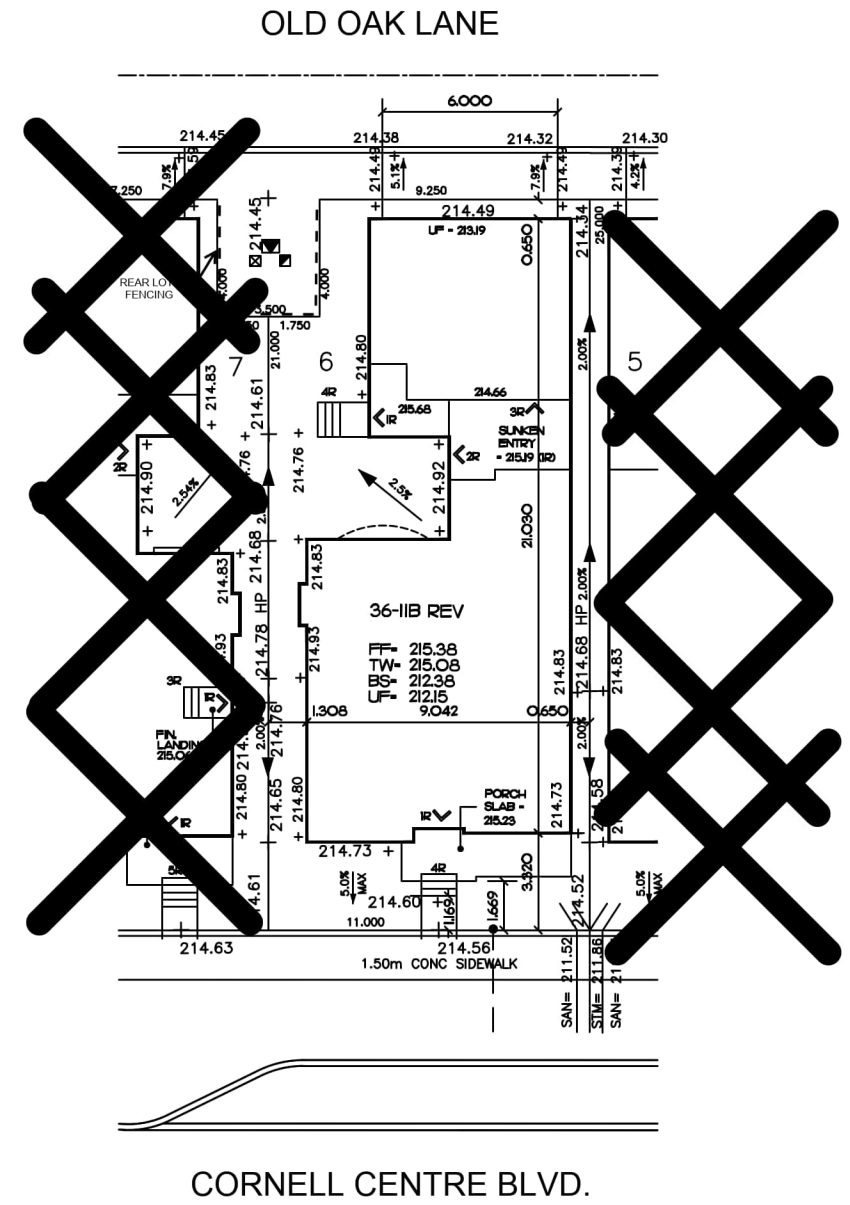
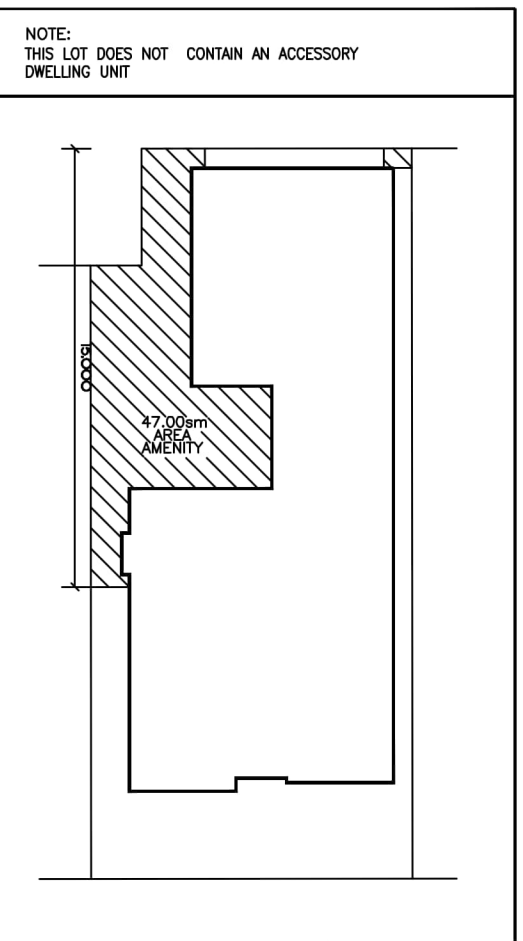
**LOT GRADING**



REVIEWED   
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DRAWN BY: JP      DATE: AUGUST 2021

SCALE: 1 : 250      LOT NUMBER: LOT 6

**JAMES PIGGOTT**  
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JAMES PIGGOTT      25146  
 NAME      SIGNATURE

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JAMES PIGGOTT      34700  
 FRM NAME

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PROJECT/LOCATION  
 CORNELL — PHASE 9

MARKHAM, ONTARIO

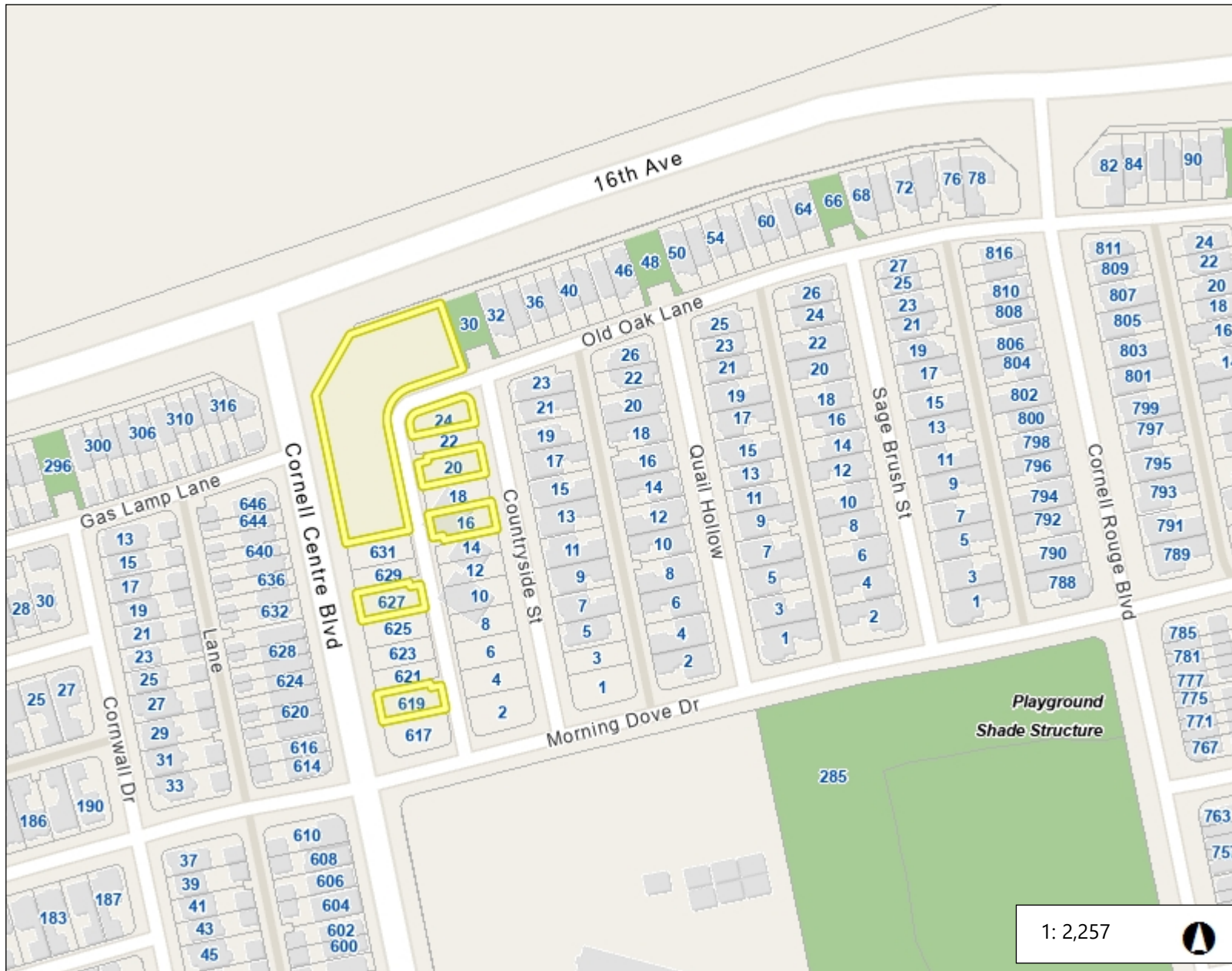
DRAWING  
 SITE GRADING PLAN

**BUILDING STATISTICS**

REG. PLAN No	65M-4545
ZONE	R2 * 190 * 192
LOT NUMBER	6
No. OF STOREYS	2
MEAN HEIGHT (m)	7.82M

**REVISIONS**

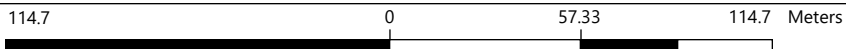
NO	DATE	DESCRIPTION
1	20/9/2021	GRADES REVISED AS PER WSP COMMENTS
2	-	-
3	-	-
4	-	-
5	-	-



### Legend

- Parcel
- Park Facility
- Parks**
- Under Development
- <all other values>

1: 2,257



DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email [cgis@markham.ca](mailto:cgis@markham.ca) and you will be directed to the appropriate department.

Notes