

# Memorandum to the City of Markham Committee of Adjustment

January 16, 2018

**Files:** A/161/17 – A/166/17  
**Address:** 6350 Steeles Avenue East, Markham  
**Owner:** Forest Bay Homes Ltd. (Lorne Leibel)  
**Agent:** Jamie Lopes (RN Design Ltd.)  
**Hearing Date:** Wednesday January 24, 2018

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

The applicant is requesting relief from the following requirements of By-law 90-81, RSD4 – Fourth Density Semi-Detached Residential Zone, as amended:

## **A/161/17 (part of lot 74) on Draft Plan of Subdivision 19TM-98019:**

### **Section 4.6(a):**

a roofed porch encroachment of 1.52 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

### **Section 4.6(a):**

a step encroachment of 2.02 metres, whereas the By-law permits a step encroachment of 0.45 metres into any required yard;

### **Section 4.6:**

a bay window encroachment of 0.5 metres, whereas the By-law does not permit a bay window encroachment.

## **A/162/17 (part of lot 75) on Draft Plan of Subdivision 19TM-98019:**

### **Section 4.6(a):**

a roofed porch encroachment of 1.52 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

### **Section 4.6(a):**

a step encroachment of 2.02 metres, whereas the By-law permits a step encroachment of 0.45 metres into any required yard;

### **Section 4.6:**

a bay window encroachment of 0.86 metres, whereas the By-law does not permit a bay window encroachment.

## **A/163/17 (part of lot 113) on Draft Plan of Subdivision 19TM-98019:**

### **Section 4.6(a):**

a roofed porch encroachment of 1.71 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

**Section 4.6(a):**

a step encroachment of 1.36 metres, whereas the By-law permits steps to encroach 0.45 metres into any required yard.

**A/164/17 (part of lot 114) on Draft Plan of Subdivision 19TM-98019:**

**Section 4.6(a):**

a roofed porch encroachment of 1.71 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

**Section 4.6(a):**

a step encroachment of 1.18 metres, whereas the By-law permits steps to encroach 0.45 metres into any required yard.

**A/165/17 (part of lot 122) on Draft Plan of Subdivision 19TM-98019:**

**Section 4.6(a):**

a roofed porch encroachment of 1.12 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard.

**A/166/17 (part of lot 130) on Draft Plan of Subdivision 19TM-98019:**

**Section 4.6(a):**

a roofed porch encroachment of 1.71 metres, whereas the By-law permits a roofed porch encroachment of 0.45 metres into any required yard;

**Section 4.6(a):**

a step encroachment of 1.18 metres, whereas the By-law permits steps to encroach 0.45 metres into any required yard.

## **BACKGROUND**

### **Property Description**

The subject applications apply to six semi-detached residential corner lots which are located on the north side of Steeles Avenue, east of Markham Road and west of 9<sup>th</sup> Line. The subject lots are located within plan of subdivision 19TM-98019 which was draft plan approved on November 27, 2014. Zoning By-law 90-81, as amended by By-law 2015-6 was approved by the Ontario Municipal Board on November 17, 2014.

### **Proposal**

The applicant is proposing to construct a semi-detached dwelling on each of the subject lots referenced above with minor variances for roofed porch encroachments, step encroachments and bay window encroachments as detailed in the beginning of this report.

### **Official Plan and Zoning**

The site is designated 'Residential – Low Rise' in the 2014 Official Plan (partially approved as of October 29, 2015, May 26, 2016, March 10, 2017 & April 21, 2017) which provides for a variety of grade related, low density housing types, including semi-detached dwellings.

### **Zoning By-law**

The subject property is zoned RSD4 – Fourth Density Semi-Detached Residential Zone, under By-law 90-81 as amended, which permits semi-detached dwellings.

### **Applicant's Stated Reason(s) for Not Complying with Zoning**

The following statement was made in each application submitted: "The nature of the older 90-81 By-law does not allow for a suitable corner unit design with its allowable encroachments. With a smaller lot frontage, a proper porch depth and wall articulation to create an aesthetically pleasing corner design can not be achieved. The recent By-law 177-96 encroachment section allows for more appropriate upgrade options such as bay windows, larger porch encroachments, etc."

### **PUBLIC INPUT SUMMARY**

No written submissions for the minor variance applications have been received as of January 16, 2018.

### **Zoning Preliminary Review Not Undertaken**

A Zoning Preliminary Review (ZPR) has not been undertaken for the proposals. Consequently, it is the owner's responsibility to ensure that the applications have accurately identified all the variances to the Zoning By-law required for the proposed development. If the variances in the applications contain errors, or if the need for additional variances are identified during the Building Permit review process, further variance application(s) may be required to address the outstanding matters and there will be a delay in application processing.

### **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.*

### **Roofed Porch Encroachments**

The applicant is requesting relief from the by-law to permit encroachments of the roofs for the proposed porches for each of the six semi-detached dwellings, all of which are corner end units. Whereas the by-law permits a maximum encroachment of 0.45 m into any required yard, the applicant has requested to permit roof porch encroachments of 1.52 m, 1.71 m and 1.12 m. In this case, each porch projects into an exterior side yard. Meaning that each porch will interface with a residential street and not directly with any adjacent neighbouring residential property.

As such, the location of each porch is not anticipated to materially interfere with or affect the use or enjoyment of any surrounding neighbouring property.

No requests have been made for a side yard setback variance. This variance request will have no negative impact on the exterior side yards as staff are of the opinion that adequate side yard space will still be provided between the porches and adjoining side yard property lines. Staff have no concerns with respect to the requested roof porch encroachment variances.

### Step Encroachments

The applicant is requesting relief from the by-law to permit encroachments of the steps adjoining each porch for five of the six semi-detached dwellings (A/161/17 - A164/17 & A/166/17). Whereas the by-law permits a maximum encroachment of 0.45 m into any required yard, the applicant has requested to permit step encroachments of 2.02 m, 1.36 m and 1.18 m. All steps encroach into an exterior side yard. For each semi-detached dwelling, the steps will be a minimum of 1.03 m away from the adjoining side yard property line.

Taking into consideration that no requests have been made for a side yard setback variance and that the steps will not impede access along the side yard including access to the rear yard, staff are of the opinion that the requested variance is minor in nature and will have no adverse impact on neighbouring properties. Staff have no concerns with respect to the requested step encroachment variances.

### Bay Window Encroachments

The applicant is requesting relief from the by-law to permit a bay window encroachment for two of the proposed semi-detached dwellings (A/161/17 & A/162/17). Whereas the by-law does not permit bay window encroachments, the applicant has requested to permit encroachments of 0.5 m & 0.86 m for Lots 74 & 75. The proposed bay windows have been added as a design feature.

In both cases the bay windows project from each semi-detached dwelling, into exterior side yards. The bay window projections into each side yard are considered to be minimal by staff and have no negative impact on the side yards for each unit. The setback for each bay window projection to the adjoining side yard property line is 2.55 m and 2.19 m. Staff have no concerns with respect to the requested bay window encroachment variances.

## **CONCLUSION**

Based on the discussion above, staff are of the opinion that the proposed variances meet the four tests of the Planning Act and have no objection to the approval of the requested variances. Staff recommends 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 see Appendix "A" for conditions to be attached, should these applications be approved.

PREPARED BY:



Sean Lapenna, Planner, East District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/161/17 - A/166/17**

1. The variances apply only to the proposed developments as long as they remain;
2. That the variances apply only to the subject developments, in substantial conformity with the plan(s) attached as "Appendix B" to this Staff Report to the satisfaction of the Director of Planning and Urban Design or designate, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his/her satisfaction.

CONDITIONS PREPARED BY:



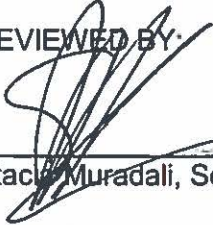
Sean Lapenna, Planner, East District

PREPARED BY:



Sean Lapenna, Planner, East District

REVIEWED BY:



Stack Muradali, Senior Planner, East District

File Path: Amanda\File\ 17 180863 \Documents\District Team Comments Memo

File Path: Amanda\File\ 17 180864 \Documents\District Team Comments Memo

File Path: Amanda\File\ 17 180865 \Documents\District Team Comments Memo

File Path: Amanda\File\ 17 180866 \Documents\District Team Comments Memo

File Path: Amanda\File\ 17 180867\Documents\District Team Comments Memo

File Path: Amanda\File\ 17 180868\Documents\District Team Comments Memo

**THE PLANNING PARTNERSHIP LTD.**  
Design Control Review

I, Richard F. Merrill of The Planning Partnership Ltd., 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: AUG 10, 2017  
Reviewed For:  
 Final Review  
 Preliminary Review



**GRADING REVIEW**

DWG No(s) \_\_\_\_\_  
SITE Fairtree Markham  
PROJECT No. 2010-488

The above noted lot(s) were reviewed by the undersigned with comments indicated below. This review is to ensure compliance of these lot(s) with the proposed grading and drainage plans only. The reviewer is not responsible for the accuracy of the dimensions shown on this plan nor any details and construction to the local zoning by-laws.  
Builder to verify lateral clearances prior to digging foundation.

REVIEWED   
REVIEWED AS MODIFIED   
REVISE AND RE-SUBMIT FOR REVIEW

OTHER \_\_\_\_\_

DATE AUG 10, 2017  
REVIEWER Susan Dryman

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

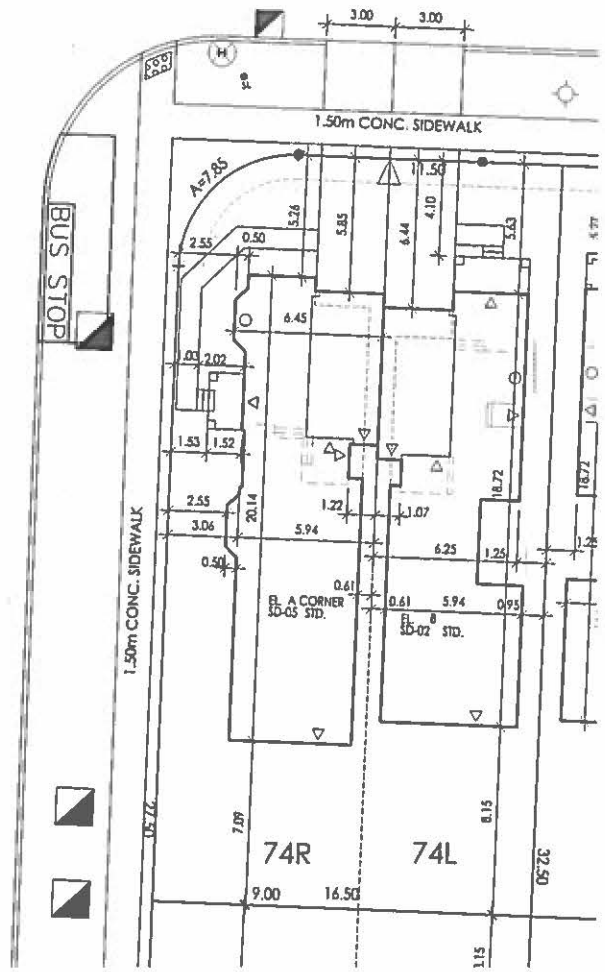
**BUILDING STATISTICS**

REG. PLAN No. \_\_\_\_\_  
ZONE RSD4

LOT NUMBER	LOT 74L	LOT 74R
LOT AREA(m <sup>2</sup> )	243.75	287.14
BLDG AREA(m <sup>2</sup> )	108.15	115.78
LOT COVERAGE(%)	44.3	40.3
No. OF STOREYS	2	2
MEAN HEIGHT(m)	7.82	8.05
PEAK HEIGHT(m)	N/A	N/A
DECK LINE(m)	N/A	N/A

**MOHANDAS DRIVE**

**KIRKHAM DRIVE**



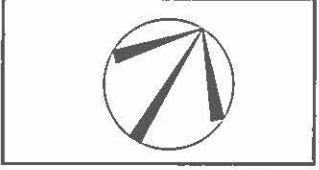
**LEGEND**

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TFW TOP OF FOUNDATION WALL	<input checked="" type="checkbox"/>	CABLE PEDESTAL
TBS TOP OF BASEMENT SLAB	<input type="checkbox"/>	CATCH BASIN
USF UNDER SIDE FOOTING	<input checked="" type="checkbox"/>	DAL CATCH BASIN
USFR UNDER SIDE FOOTING @ REAR	<input checked="" type="checkbox"/>	ENGINEERED FILL
USFG UNDER SIDE FOOTING @ GARAGE	<input checked="" type="checkbox"/>	HYDRO CONNECTION
TEF TOP OF ENGINEERED FILL	<input checked="" type="checkbox"/>	FIRE HYDRANT
R NUMBER OF PISTERS TO GRADE	<input checked="" type="checkbox"/>	STREET LIGHT
WOD WALKOUT DECK	<input checked="" type="checkbox"/>	MAIL BOX
LOB LOOKOUT BASEMENT	<input checked="" type="checkbox"/>	TRANSFORMER
WOB WALK OUT BASEMENT	<input checked="" type="checkbox"/>	SEWER CONNECTIONS 2 LOTS
REV REVERSE PLAN	<input checked="" type="checkbox"/>	SEWER CONNECTIONS 1 LOT
STD STANDARD PLAN	<input checked="" type="checkbox"/>	WATER CONNECTION
△ DOOR	<input checked="" type="checkbox"/>	WATER VALVE CHAMBER
○ WINDOW	<input checked="" type="checkbox"/>	HYDRANT AND VALVE
AC AIR CONDITIONING	<input checked="" type="checkbox"/>	HYDRO METER
DS DOWN SPOUT TO SPLASH PAD	<input checked="" type="checkbox"/>	GAS METER
SD SWALE DIRECTION	<input checked="" type="checkbox"/>	MANHOLE - STORM
SP SUMP PUMP	<input checked="" type="checkbox"/>	MANHOLE - SANITARY

— CHAINLINK FENCE  
— XX PRIVACY FENCE  
— XXX SOUND BARRIER  
- - - FOOTING TO BE EXTENDED TO 1.22 (4ft) BELOW GRADE

**ISSUED OR REVISION COMMENTS**

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	13-MAR-17	NC	NC
2	ISSUED FINAL	05-APR-17	NC	NC
3	ISSUED FOR C O F A	05-APR-17	MA	JL



**RN DESIGN LTD.**  
8395 JANE STREET, SUITE 203  
VAUGHAN, ONTARIO. L4K 5Y2  
T 905-738-3177 | F 905-738-5449

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032  
FIRM BCIN: 24995  
DATE: 10-AUG-17

SIGNATURE: \_\_\_\_\_

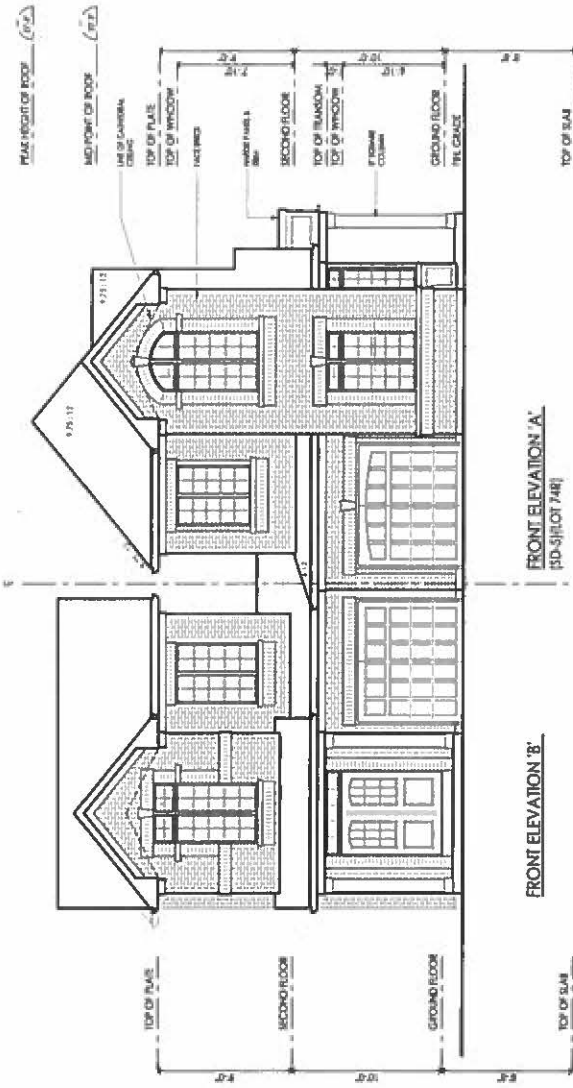
**CLIENT**  
Touchstone Homes

**PROJECT/LOCATION**  
Fairtree Markham

**DRAWING**  
SITE PLAN

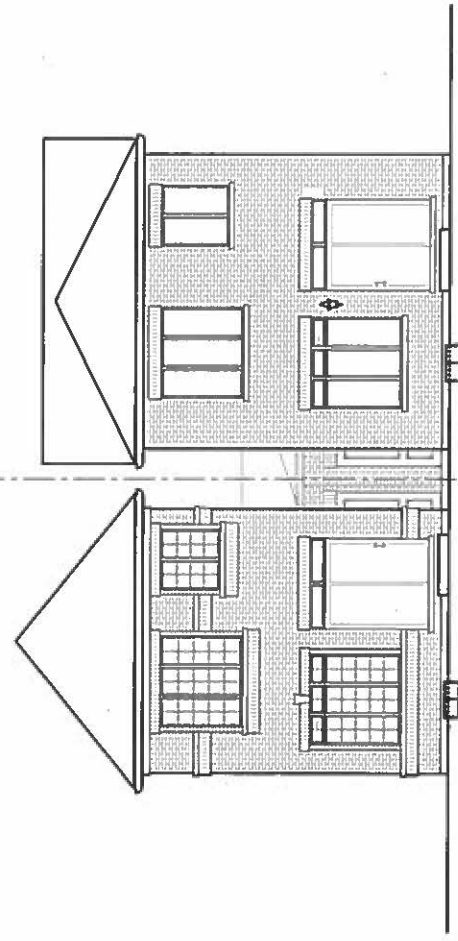
<b>DRAWN BY</b> NC	<b>SCALE</b> 1:250
<b>PROJECT No.</b> 16066	<b>LOT NUMBER</b> LOT 74(R-L)





FRONT ELEVATION 'A'  
[SD-S] (LOT 748)

FRONT ELEVATION 'B'  
[SD-S] (LOT 748)



REAR ELEVATION 'B'  
[SD-S] (LOT 748)

REAR ELEVATION 'A'  
[SD-S] (LOT 748)

Client	Touchstone Homes
Project	Fair Tree
Phase	Marham
Project #	SD-3-SD-2-CORNER
Scale	1/8" = 1'0"
Page	LOT 74R-B2

revision	
date	
by	
check	
date	
by	
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date	
by	
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date	



**FLANKAGE ELEVATION 'A'**  
(SD-3)(ROT 74R)

client	Touchstone Homes
project	Fair Tree Markham
model	SD-3-SD-2-CORNER
project #	16066
scale	1/8" = 10"
page	LOT 74R-B3

revisions	initials	date



**THE PLANNING PARTNERSHIP LTD.**  
Design Control Review

I, Richard F. Merrill of The Planning Partnership Ltd., 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: APRIL 06, 2017  
Reviewed For:  
 Final Review  
 Preliminary Review



**CRADING REVIEW**

DWG No(s) \_\_\_\_\_  
SITE Fairtree Markham  
PROJECT No. 2010-488

The above noted lot(s) were reviewed by the undersigned with comments indicated below. This review is to ensure compliance of these lot(s) with the zoning, grading and drainage plans only. The reviewer is not responsible for the accuracy of the dimensions shown on this plan nor any details and construction to the local zoning by-laws.  
Submit to verify lot(s) dimensions prior to laying foundation.

REVIEWED \_\_\_\_\_  
REVIEWED AND MODIFIED \_\_\_\_\_  
REVISE AND RE-SUBMIT FOR REVIEW

OTHER \_\_\_\_\_

DATE \_\_\_\_\_  
REVIEWER Susan Obbman

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 EXPENSE.

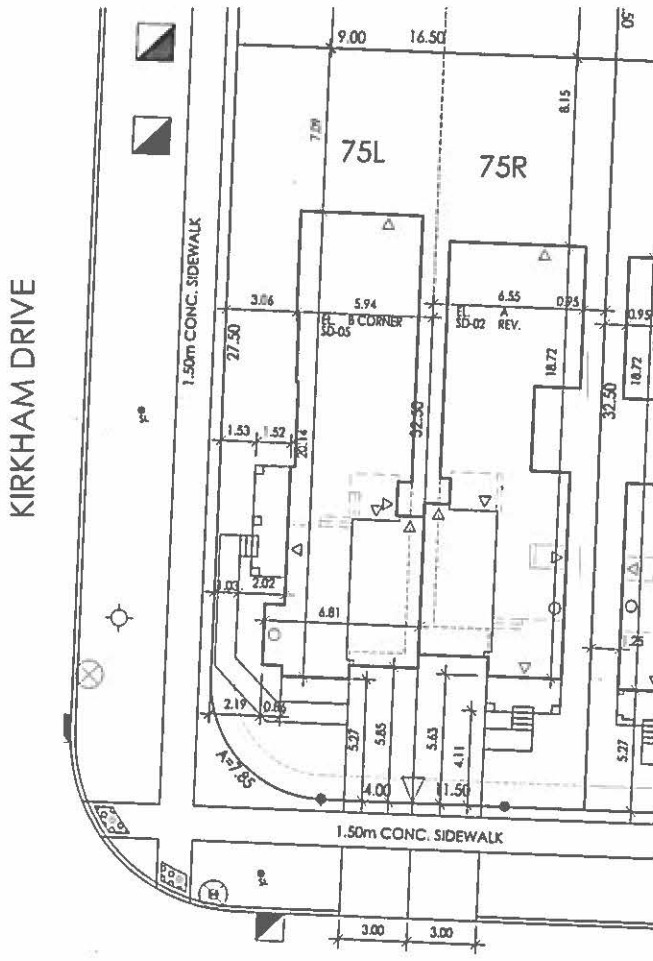
**BUILDING STATISTICS**

REG. PLAN No.	RSD4	
ZONE	RSD4	
LOT NUMBER	LOT 75L	LOT 75R
LOT AREA(m) <sup>2</sup>	287.14	243.75
BLDG AREA(m) <sup>2</sup>	118.55	108.15
LOT COVERAGE(%)	41.2	44.3
No. OF STOREYS	2	2
MEAN HEIGHT(m)	8.31	8.12
PEAK HEIGHT(m)	N/A	N/A
DECK LINE(m)	N/A	N/A

**LEGEND**

FFE FINISHED FLOOR ELEVATION	▣	REIL PEDESTAL
TFW TOP OF FOUNDATION WALL	▣	CABLE PEDESTAL
TBS TOP OF BASEMENT SLAB	▣	CATCH BASIN
USF UNDER SIDE FOOTING @ REAR	✱	ENGIN. CATCH BASIN
USFR UNDER SIDE FOOTING @ REAR	✱	ENGINEERED FILL
USFG UNDER SIDE FOOTING @ GARAGE	✱	HYDRO CONNECTION
TEF TOP OF ENGINEERED FILL	✱	RATE HYDRANT
R NUMBER OF RISERS TO GRADE	✱	STREET LIGHT
WOD WALKOUT DECK	✱	MAIL BOX
LOB LOOKOUT BASEMENT	✱	TRANSFORMER
WOB WALK OUT BASEMENT	✱	SEWER CONNECTIONS 2 LOT
REV REVERSE PLAN	✱	SEWER CONNECTIONS 1 LOT
STD STANDARD PLAN	✱	WATER CONNECTION
△ DOOR	○	WATER VALVE CHAMBER
○ WINDOW	○	HYDRANT AND VALVE
□ AIR CONDITIONING	○	HYDRO METER
□ DOWN SPIKE TO SPLASH PAD	○	GAS METER
→ SWALE DIRECTION	○	MANHOLE - STORM
□ SUMP PUMP	○	MANHOLE - SANITARY

--- CHAINLINK FENCE  
--- PRIVACY FENCE  
--- SOUND BARRIER  
--- FOOTING TO BE EXTENDED TO 1.22 (4'0") BELOW GRADE



**ISSUED OR REVISION COMMENTS**

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	13-MAR-17	NC	NC
2	ISSUED FINAL	05-APR-17	NC	NC
3	ISSUED FOR C.O.F.A	08-NOV-17	JC	



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I, NELSON CURRA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER DIVISION C/PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032  
FIRM BCIN: 26995  
DATE: 05-APR-17

SIGNATURE: \_\_\_\_\_

CLIENT: Touchstone Homes  
PROJECT/LOCATION: Fairtree Markham  
DRAWING: SITE PLAN

DRAWN BY: NC SCALE: 1:250  
PROJECT No: 16066 LOT NUMBER: LOT 75(R-1)

TITAN TRAIL





REAR ELEVATION 'B'  
(SD-5)(LOT 75L)

REAR ELEVATION 'A'

revisions	initials	date

Client  
Touchstone Homes

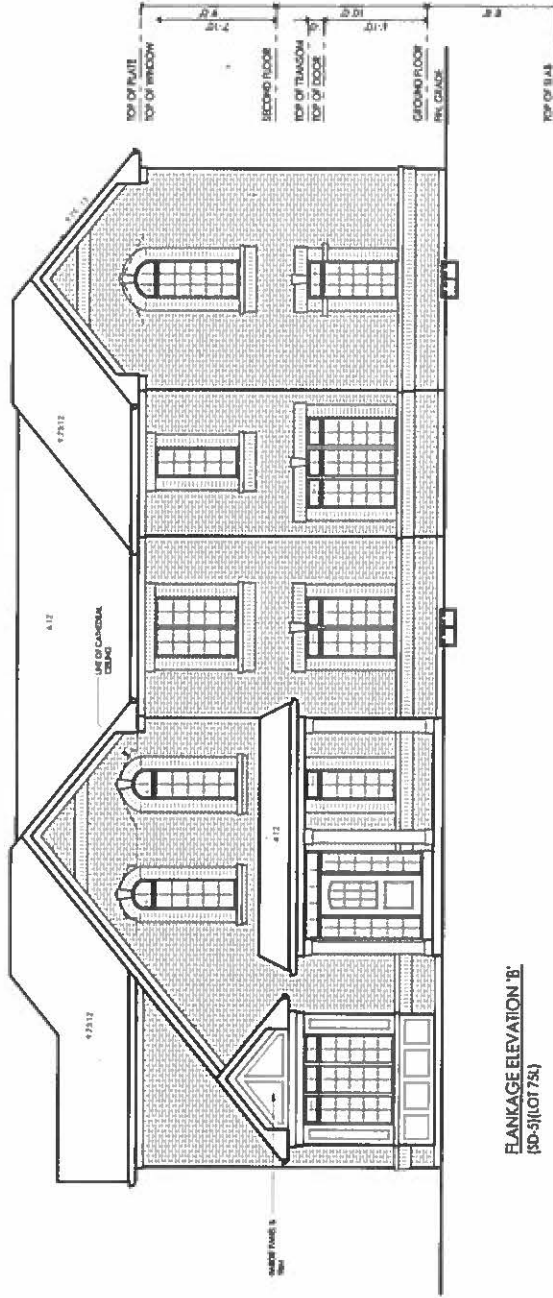
Project  
Fair Tree  
Markham

Model  
SD-3-SD-2-CORNER

Project #  
16066

Scale  
1/8" = 1'-0"

Page  
LOT 75L-B2



FLANKAGE ELEVATION 'B'  
(SD-3)(LOT 75L)

client	Touchstone Homes
project	Fair Tree
model	Markham
project #	SD-3-SD-2-CORNER
scale	1/8" = 1'0"
page	16066

revision	date

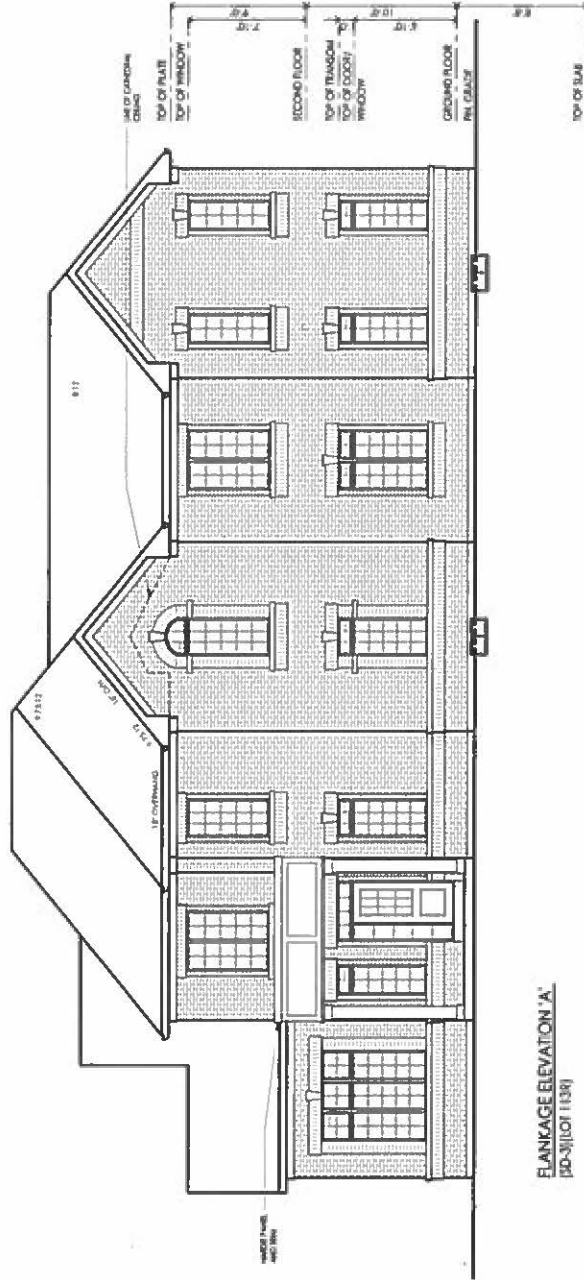
LOT 75L-B3











FLANKAGE ELEVATION 'A'  
 (SD-3)(LOT 113R)

client	Touchstone Homes
project	Fair Tree
model	Matham
	SD-3-SD-2-CORNER
project #	16066
scale	1/8" = 1'-0"
page	

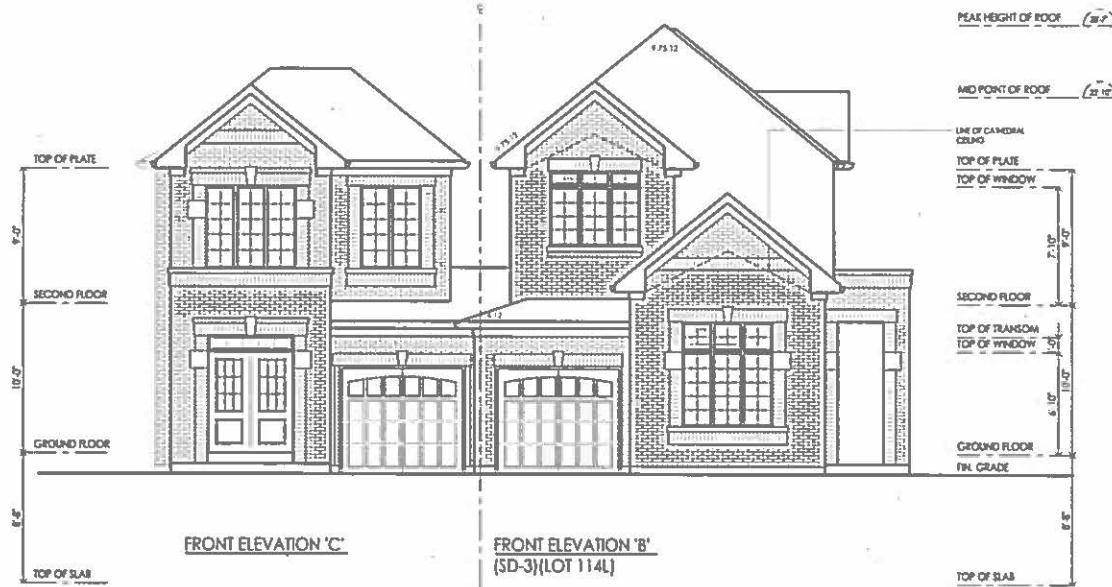
revision	revision date

LOT 113R-B3



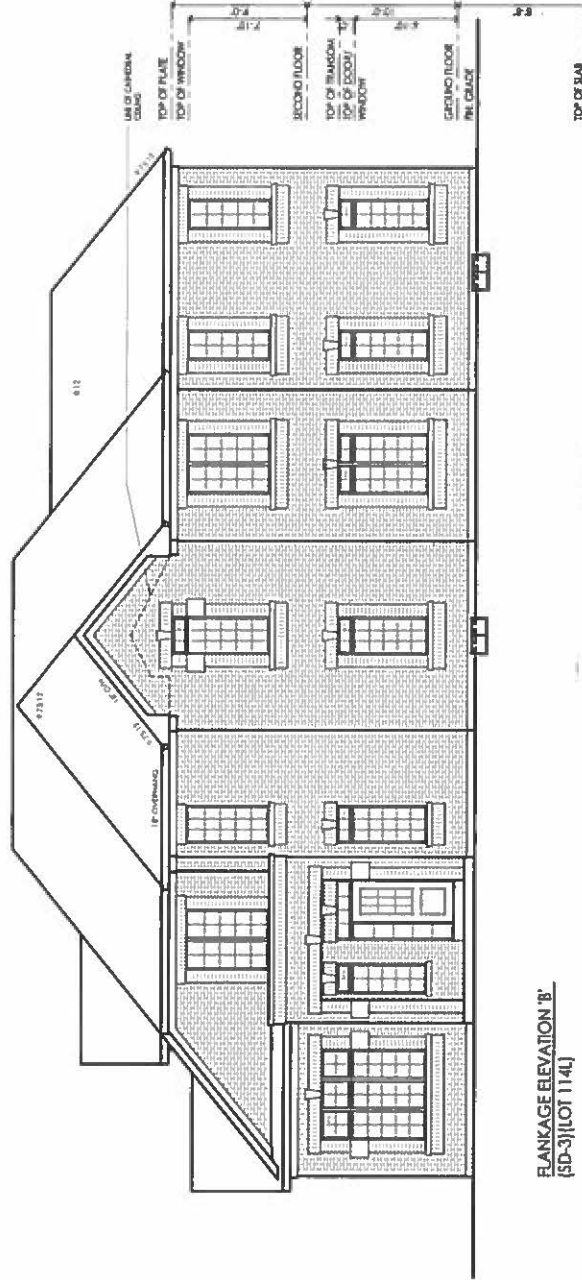






revisions	initials	date

client	Touchstone Homes
project	Fair Tree
	Markham
model	SD-3-SD-2-CORNER
project #	16066
scale	1/8" = 1'0"
page	LOT 114L-B2



**FLANKAGE ELEVATION 'B'**  
 (SD-3)(LOT 114L)

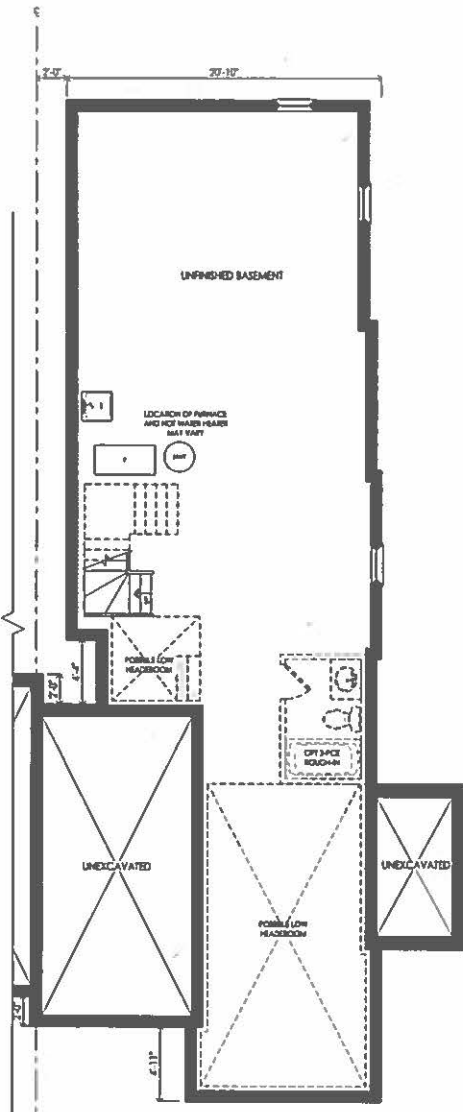
client	Touchstone Homes
project	Fair Tree
location	Marlham
model	SD-3-SD-2-CORNER
project #	16066
scale	1/8" = 1'-0"
page	

revision	date

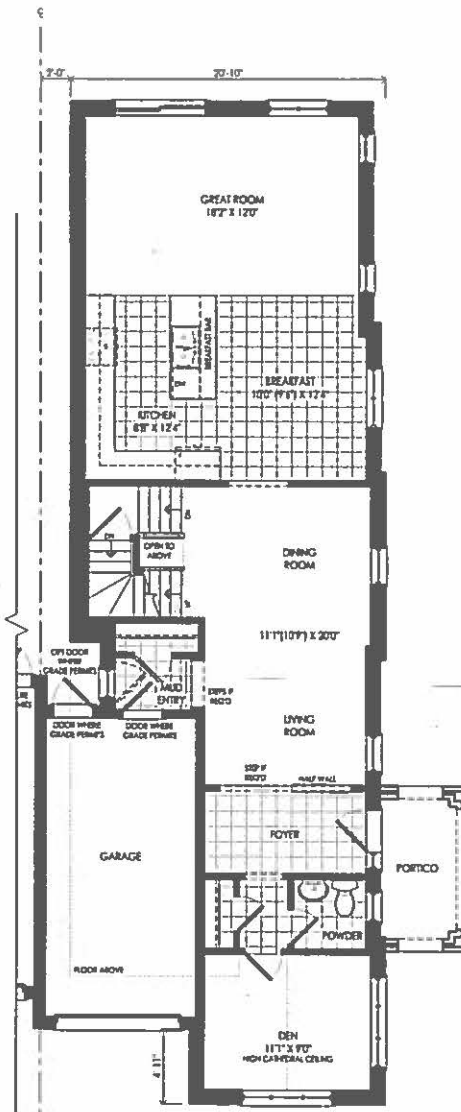
**LOT 114L-B3**



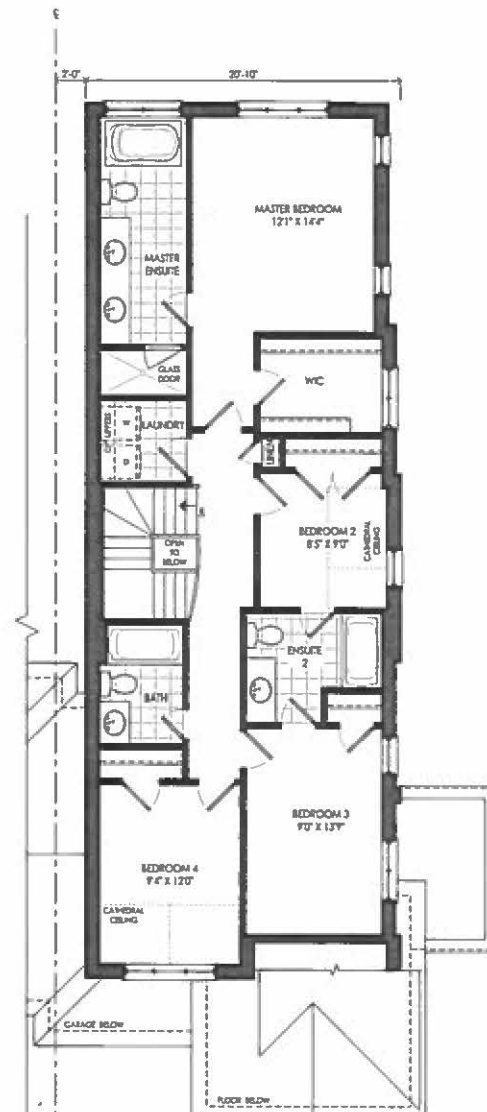




**BASEMENT PLAN ELEV. 'B'**  
Floor Area: 0.0  
(LOT 122L)



**GROUND FLOOR PLAN ELEV. 'B'**  
Floor Area: 1147.2  
Open To Below: 0.0  
Total Area per this plan: 1147.2  
Coverage with Porch: 1431.5  
Coverage (without Porch): 1372.9  
(LOT 122L)



**SECOND FLOOR PLAN ELEV. 'B'**  
Floor Area: 1174.0  
Open To Below: 6.1  
Total Area per this plan: 1180.1  
(LOT 122L)

revisions	indical date

client  
**Touchstone Homes**

---

project  
**Fair Tree**  
Markham

---

model  
**SD-3-SD-2-CORNER**

---

project #  
**14066**

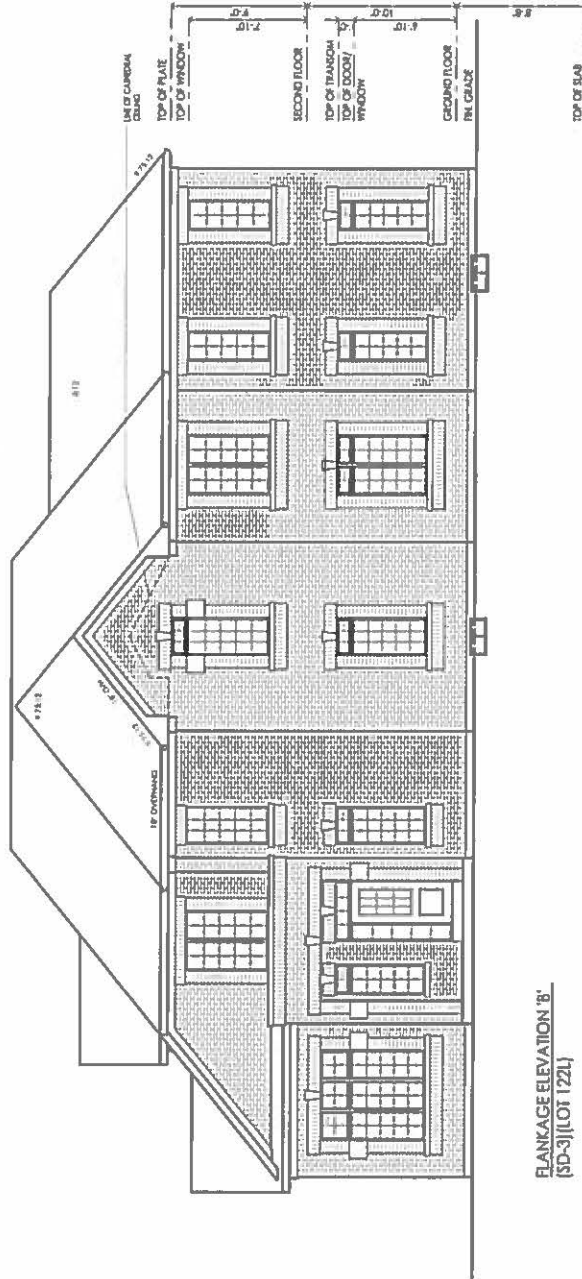
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scale  
**1/8" = 1'0"**

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page  
**LOT 122L-B1**





FLANKAGE ELEVATION 'B'  
(SD-3)/(LOT 122L)

Client: Touchstone Homes  
 Project: Fair Tree  
 Model: Northham  
 Project #: SD-3-SD-2-CORNER  
 16066  
 Scale: 1/8" = 1'0"  
 Page:

revision	date

LOT 122L-B3

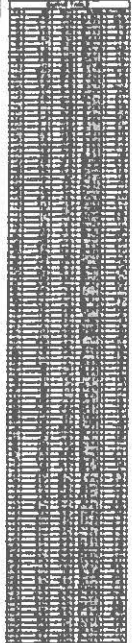
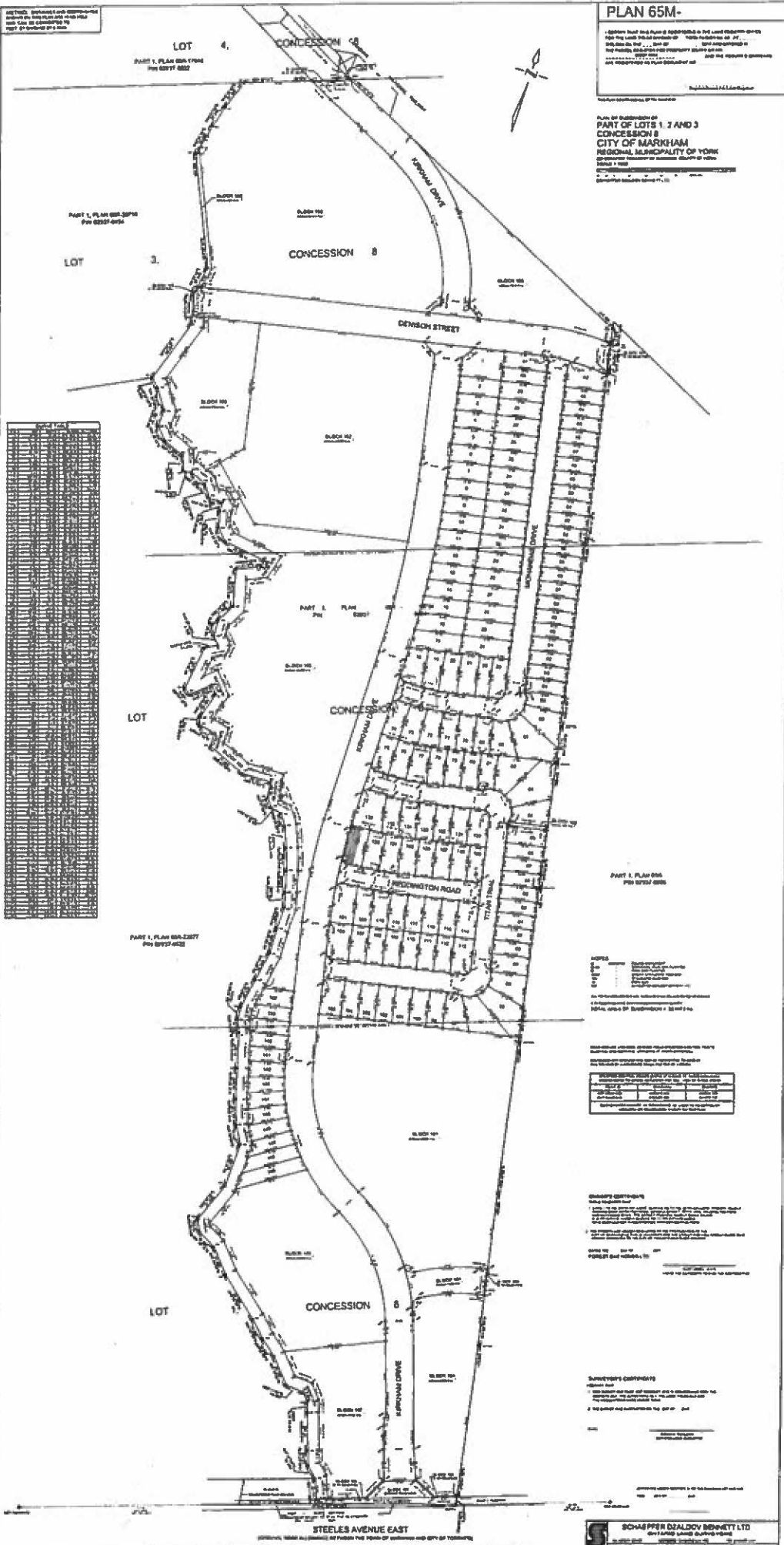
NOTED: Owners and interested parties are advised that this plan is subject to the provisions of the Planning Act and the Planning Board's decision on the application for a zoning by-law.

**PLAN 65M-**

1. Certain land and part of CONCESSION 8 and LOT 4, PART 1, PLAN 65M-1704, are hereby divided into 10 lots, 10 lots of 1000 sq. ft. each, and the balance of the land is hereby divided into 10 lots of 1000 sq. ft. each.

2. The lots are to be used for residential purposes.

Plan of subdivision of  
**PART OF LOTS 1, 2 AND 3  
 CONCESSION 8  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK**  
 2004  
 Surveyor or Licensed Surveyor of York  
 2004  
 2004



PART 1, PLAN 65M-1704  
 2004

PART 1, PLAN 65M-1704  
 2004

PART 1, PLAN 65M-1704  
 2004

Lot No.	Area (sq. ft.)	Area (sq. m.)
1	1000	92.9
2	1000	92.9
3	1000	92.9
4	1000	92.9
5	1000	92.9
6	1000	92.9
7	1000	92.9
8	1000	92.9
9	1000	92.9
10	1000	92.9
11	1000	92.9
12	1000	92.9
13	1000	92.9
14	1000	92.9
15	1000	92.9
16	1000	92.9
17	1000	92.9
18	1000	92.9
19	1000	92.9
20	1000	92.9
21	1000	92.9
22	1000	92.9
23	1000	92.9
24	1000	92.9
25	1000	92.9
26	1000	92.9
27	1000	92.9
28	1000	92.9
29	1000	92.9
30	1000	92.9
31	1000	92.9
32	1000	92.9
33	1000	92.9
34	1000	92.9
35	1000	92.9
36	1000	92.9
37	1000	92.9
38	1000	92.9
39	1000	92.9
40	1000	92.9
41	1000	92.9
42	1000	92.9
43	1000	92.9
44	1000	92.9
45	1000	92.9
46	1000	92.9
47	1000	92.9
48	1000	92.9
49	1000	92.9
50	1000	92.9
51	1000	92.9
52	1000	92.9
53	1000	92.9
54	1000	92.9
55	1000	92.9
56	1000	92.9
57	1000	92.9
58	1000	92.9
59	1000	92.9
60	1000	92.9
61	1000	92.9
62	1000	92.9
63	1000	92.9
64	1000	92.9
65	1000	92.9
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67	1000	92.9
68	1000	92.9
69	1000	92.9
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71	1000	92.9
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73	1000	92.9
74	1000	92.9
75	1000	92.9
76	1000	92.9
77	1000	92.9
78	1000	92.9
79	1000	92.9
80	1000	92.9
81	1000	92.9
82	1000	92.9
83	1000	92.9
84	1000	92.9
85	1000	92.9
86	1000	92.9
87	1000	92.9
88	1000	92.9
89	1000	92.9
90	1000	92.9
91	1000	92.9
92	1000	92.9
93	1000	92.9
94	1000	92.9
95	1000	92.9
96	1000	92.9
97	1000	92.9
98	1000	92.9
99	1000	92.9
100	1000	92.9

OWNER'S CERTIFICATE

1. I, the undersigned, being the owner of the land shown on this plan, do hereby certify that the land is as shown on this plan.

2. I have caused the land to be surveyed and the survey to be recorded in the Registry Office.

3. I have caused the land to be divided into lots as shown on this plan.

4. I have caused the land to be divided into lots as shown on this plan.

5. I have caused the land to be divided into lots as shown on this plan.

6. I have caused the land to be divided into lots as shown on this plan.

7. I have caused the land to be divided into lots as shown on this plan.

8. I have caused the land to be divided into lots as shown on this plan.

9. I have caused the land to be divided into lots as shown on this plan.

10. I have caused the land to be divided into lots as shown on this plan.

11. I have caused the land to be divided into lots as shown on this plan.

12. I have caused the land to be divided into lots as shown on this plan.

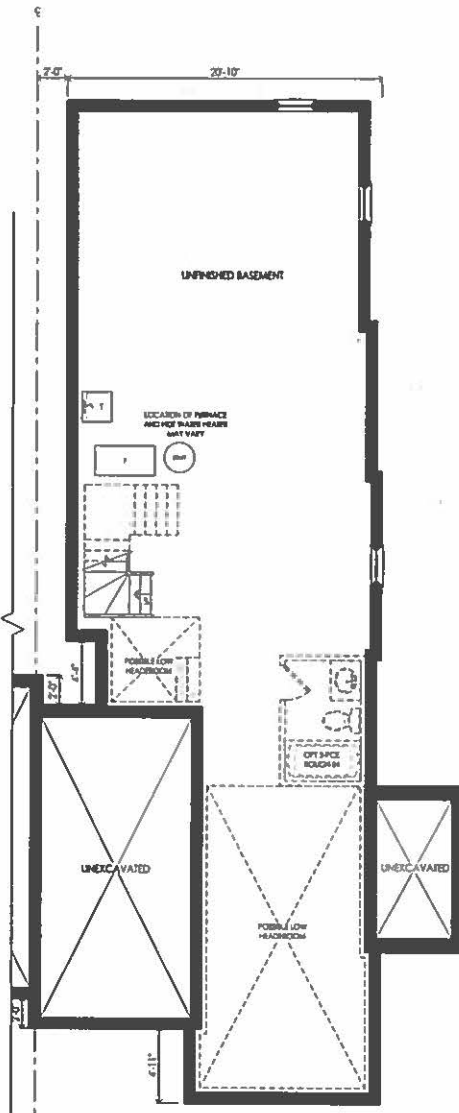
13. I have caused the land to be divided into lots as shown on this plan.

14. I have caused the land to be divided into lots as shown on this plan.

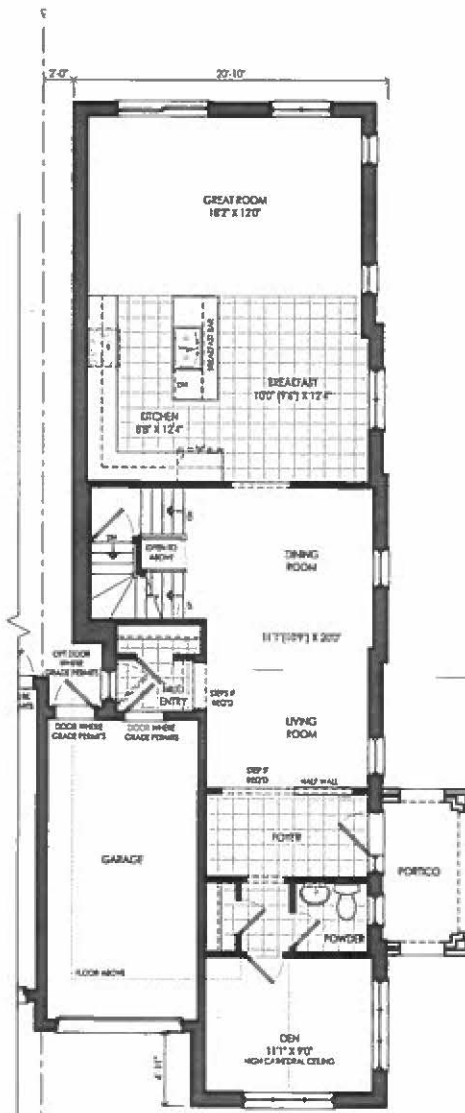
15. I have caused the land to be divided into lots as shown on this plan.

**SCHAFER DESIGN BENNETT LTD**  
 2004

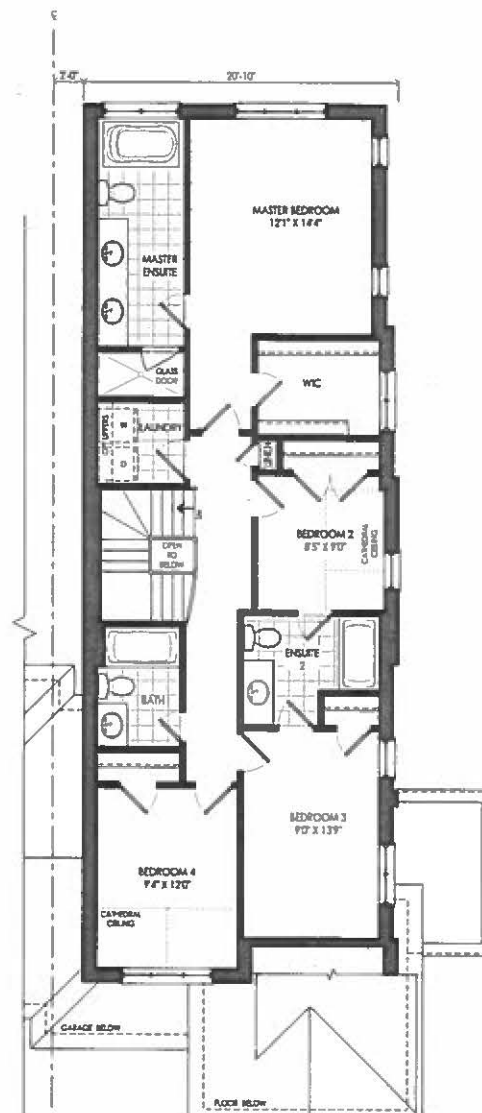




**BASEMENT PLAN ELEV. 'B'**  
Floor Area: 0.0  
(LOT 130L)



**GROUND FLOOR PLAN ELEV. 'B'**  
Floor Area: 1147.2  
Open To Below: 0.0  
Total Area just this elev: 1147.2  
Coverage from below: 1432.5  
Coverage from above: 1372.9  
(LOT 130L)



**SECOND FLOOR PLAN ELEV. 'B'**  
Floor Area: 1174.0  
Open To Below: 4.1  
Total Area just this elev: 1178.1  
(LOT 130L)

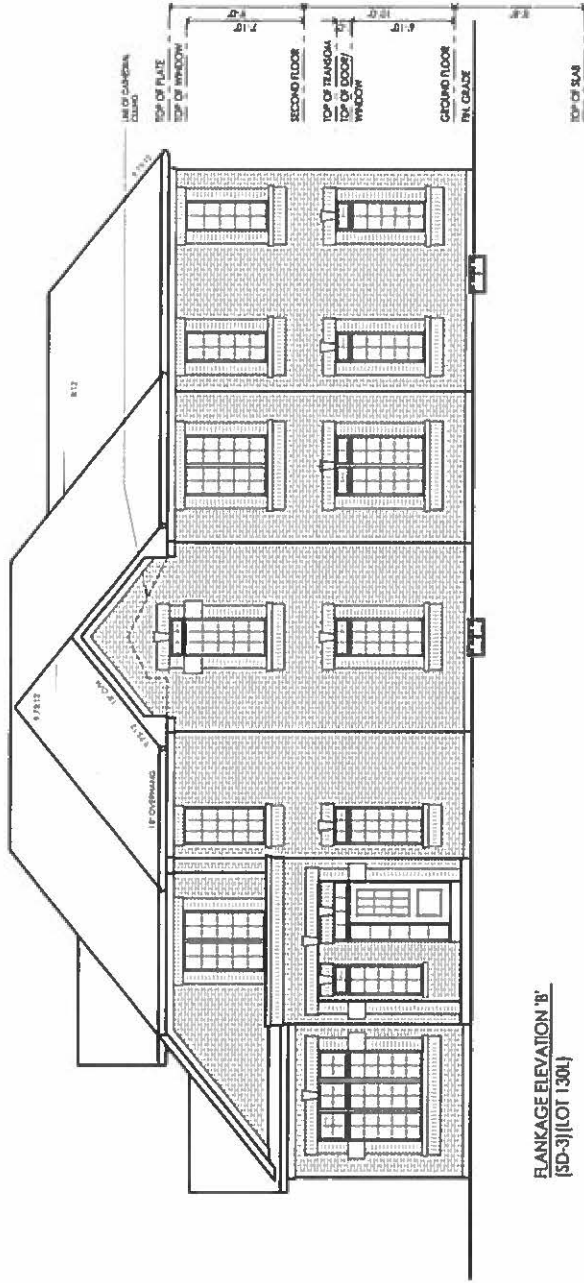
revisions	initials	date

client	Touchstone Homes
project	Fair Tree
	Martham
model	SD-3-SD-2-CORNER
project #	16066
scale	1/8" = 1'0"
design	
<b>LOT 130L-B1</b>	



client	Touchstone Homes
project	Fair Tree Marham
model	SD-3-SD-2-CORNER
project #	16066
scale	1/8" = 1'0"
page	LOT 130L-B2

revisions	initials	date



**FLANKAGE ELEVATION 'B'**  
 (SD-3) (LOT 130L)

CLIENT: Touchstone Homes  
 PROJECT: Fair Tree  
 LOCATION: Marlham  
 MODEL: SD-3-SD-2-CORNER  
 PROJECT #: 16066  
 SCALE: 1/8" = 1'-0"  
 PAGE:

REVISION	DATE

**LOT 130L-B3**

