

# Memorandum to the City of Markham Committee of Adjustment

January 12<sup>th</sup>, 2018

**File:** A/170/17  
**Address:** 40 Glen Cameron Road, Thornhill  
**Applicant:** Pablo Delrey and Paul Jeffrey Aaron  
**Agent:** Arcica Inc. (Mr Ali Shakeri)  
**Hearing Date:** Wednesday January 24, 2018

The following comments are provided on behalf of the West Team. The applicant is requesting relief from the following requirements of By-law 2237, R4S, as amended, to permit:

- a) **Infill By-law 101-90 Section 1.2(vii):**  
a floor area ratio of 53.9 percent, whereas the By-law permits a maximum floor area ratio of 50 percent;
- b) **Infill By-law 101-90 Section 1.2(i):**  
a maximum height of 9.3 metres, whereas the By-law permits a maximum height of 8.6 metres,  
  
as they relate to a proposed residential dwelling.

## Property Description

The 612.74 m<sup>2</sup> (6,595.47 ft<sup>2</sup>) subject property is located on the north side of Glen Cameron Road, south of Clark Avenue and west of Henderson Avenue. The property contains a 67.91 m<sup>2</sup> (730.97 ft<sup>2</sup>) one storey detached dwelling constructed circa 1950 and mature vegetation. To the north, east and west of the property are single detached dwellings. To the south across Glen Cameron Road are industrial buildings containing uses such as auto repair shops and yoga studio. The neighborhood, especially the area to the north on Morgan Avenue, is experiencing a gradual transition towards larger two-storey detached dwellings

## Proposal

The applicant is proposing to construct demolish the existing home and construct a new two-storey detached dwelling with a gross floor are of 321.67 m<sup>2</sup> (3,462.42 ft<sup>2</sup>).

## Official Plan and Zoning

2014 Official Plan (partially approved on Oct 30/15, May 26/16, Mar 10/17, April 21/17)

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. In considering applications for development approval in a 'Residential Low Rise' area, which includes severances and variances, infill development is required to meet the general intent of Section 8.2.3.5 of the 2014 Official Plan with respect to lot frontage, lot area, height, massing and setbacks to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. 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.

### Zoning By-Law

The subject property is zoned R4S – Single Detached Residential (Special) under By-law 2237, as amended, which permits single detached dwellings.

### Residential Infill Zoning By-law

The subject property is also subject to the Residential Infill Zoning By-law 101-90. 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 Floor Area Ratio, building height and building depth. The proposed development does not comply with by-law with respect to floor area ratio and building height.

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

According to the information provided on the application form, "*Zoning provisions are not adequate to design a desired house.*"

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

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been undertaken for the revised proposal. Consequently, 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 variances in the application contains 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.

### Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a maximum floor area ratio of 53.9 %, whereas the By-law permits a maximum net floor area ratio of 50%. The proposed floor area ratio will facilitate the construction of a dwelling with a gross floor area 321.67 m<sup>2</sup> (3,462.42 ft<sup>2</sup>), whereas the By-law permits a dwelling with a maximum gross floor area of 298.4 m<sup>2</sup> (3,211.95 ft<sup>2</sup>). This represents an increase of 23.27 m<sup>2</sup> (250.47 ft<sup>2</sup>) or 7.8 percent.

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. It is not a definitive measure of the mass of the dwelling, since it does not include "open to below" areas that may exist within the dwelling (e.g. two-storey foyers, atriums and/or stairs). In addition to the area open to below associated with the stairs, there is an 2.83 m<sup>2</sup> (30.46 ft<sup>2</sup>) "open to below" area above the foyer.

The building layout meets all other zoning provisions (such as setbacks and lot coverage) that establish the prescribed building envelope. The proposed floor area ratio is also similar in scale to a number of nearby infill homes on Morgan Avenue. Staff are of the opinion that the variance request allows for an appropriate scale of infill development that is respectful of surrounding built form and the character of the neighbourhood.

Increase in building height

The applicant is requesting relief to permit a maximum building height of 9.3 m (30.51 ft) whereas the By-law permits a maximum building height of 8.6 m (28.21 ft). This represents an increase of 0.7 m (2.29 ft) or approximately 8.1%. The By-law calculates building height using the vertical distance of building or structure measured between the level of the crown of the street and highest point of the roof surface. It should be noted that the proposed grade of the front of the house is approximately 0.36 m (1.18 ft) above the crown of road.

The proposed building height is consistent with the recent development trend. Staff do not anticipate the variance will result in any adverse impact on adjacent properties or the character of the streetscape.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of January 12<sup>th</sup>, 2018. 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.

**COMMENTS**

Planning staff have reviewed this application with respect to Section 45 (1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, and have no concerns with the variance. Staff recommend that the Committee consider public 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 to any approval of this application.

PREPARED BY:

  
\_\_\_\_\_  
Carlson Tsang, Planner, Zoning and Special Projects

REVIEWED BY:

  
\_\_\_\_\_  
David Miller, Development Manager, West District

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/170/17**

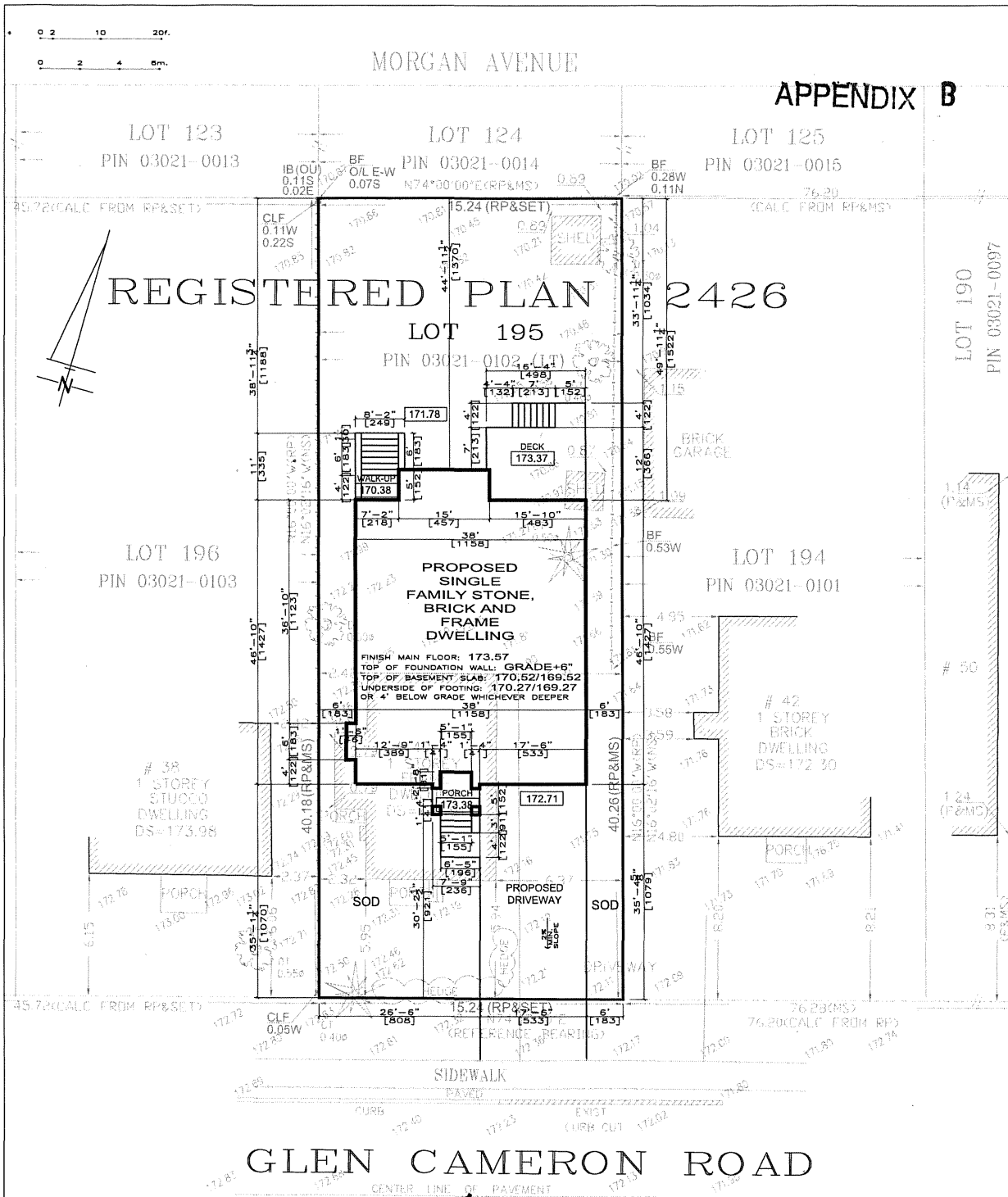
1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received on November 20, 2017 and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.
3. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, 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, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan.
4. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Director of Planning and Urban Design or their designate.
5. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate;
6. Submission of a detailed Siting, Lot Grading and Servicing Plan designed and stamped by a Professional Engineer/Ontario Land Surveyor/Landscape Architect satisfactory to the Director of Engineering, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Engineering or designate;

CONDITIONS PREPARED BY:



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Carlson Tsang, Planner, Zoning and Special Projects



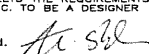
# GLEN CAMERON ROAD

(FORMERLY POWELL STREET BY REGISTERED PLAN 2426)  
PIN 03021-0158 (LT)

SITE DATA	
ZONING	R4
LOT #	195
PLAN #	2426
LOT AREA	612.95 S.M. 6597.73 S.F.
NET LOT AREA	596.79 S.M. 6423.88 S.F.

AREA	EXISTING	PROPOSED	
LOT COVERAGE	-	175.90 S.M. 1893.40 S.F.	29.47%
FLOOR AREA RATIO	-	321.67 S.M. 3482.42 S.F.	53.90%
NO. OF STORIES HEIGHT	-	2 STORIES AS SHOWN	
PARKING	-	AS SHOWN	

FRONT YARD AREA= 1763.60 S.F.  
DRIVEWAY AREA= 608.48 S.F.  
HARD LANDSCAPING AREA= 88.05 S.F.  
SOFT LANDSCAPING AREA= 1067.07 S.F. (92.37%)  
LANDSCAPE OPEN SPACE= 1155.12 S.F. (65.49%)

designed by:  <b>ALI SHAKERI</b> T.416 8166651 F.416 2508900  <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.	project: <b>40 GLEN CAMERON ROAD</b>	revisions: JUL 12, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.	
	drawing: <b>SITE PLAN</b>	scale: <b>1/16"=1'</b>		page: <b>A1</b>
	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER Ali Shakeri BCIN#24574 F&A Associates Ltd. BCIN#30998			
				

**STRUCTURAL MEMBERS:**

- J1: LPI 20 Plus 1 1/2" @ 18" o/c
- J2: LPI 42 Plus 1 1/2" @ 18" o/c
- J3: LPI 42 Plus 1 1/2" @ 12" o/c

- B1: 1-LVL 1 1/2" x 12" @ 2.0E TYP.
- B2: 2-LVL 1 1/2" x 12" @ 2.0E TYP.
- B3: 3-LVL 1 1/2" x 12" @ 2.0E TYP.
- B4: 4-LVL 1 1/2" x 12" @ 2.0E TYP.

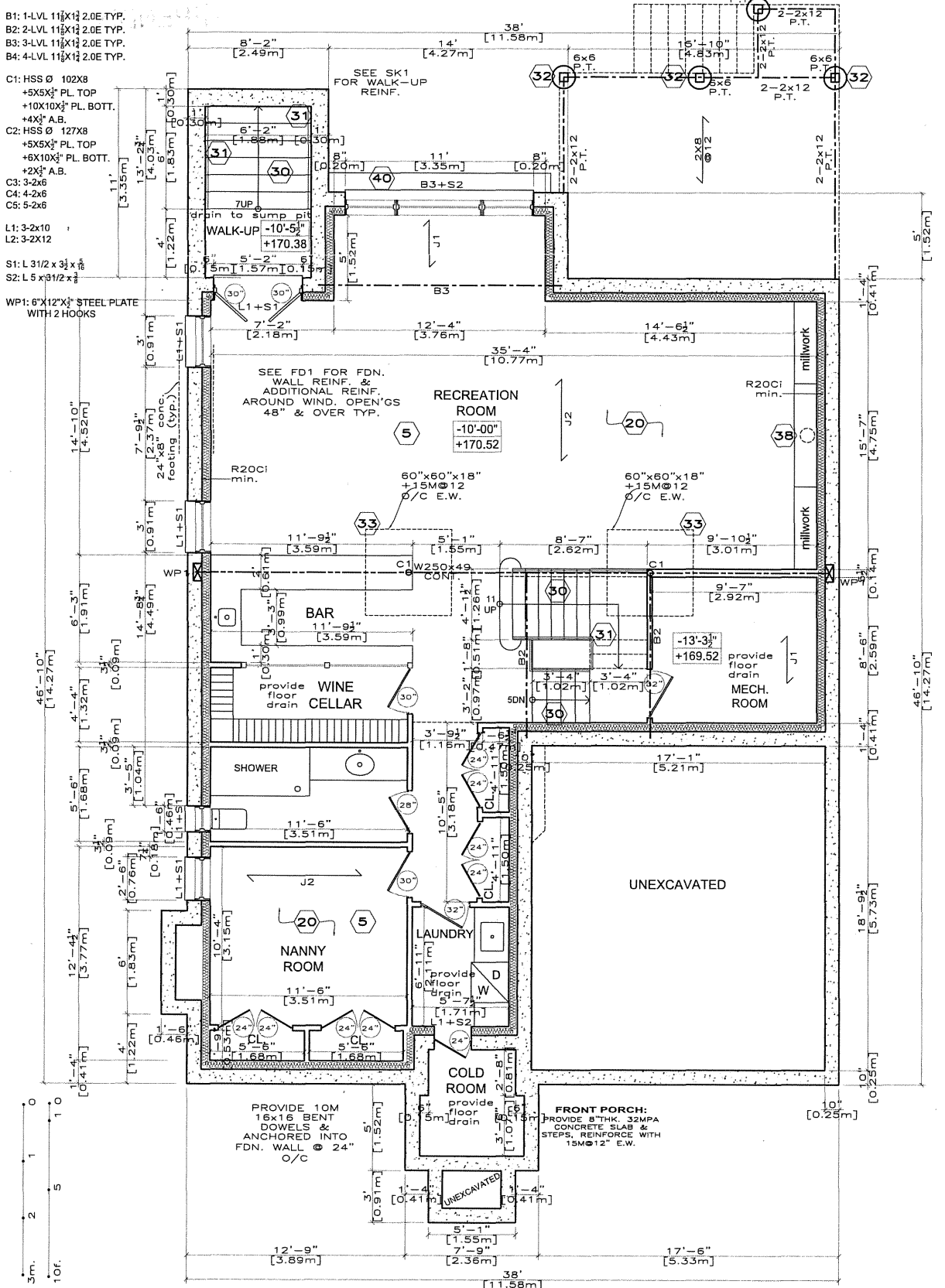
- C1: HSS Ø 102X8  
+5X5X 1/2" PL. TOP  
+10X10X 1/2" PL. BOT.
- C2: HSS Ø 127X8  
+5X5X 1/2" PL. TOP  
+6X10X 1/2" PL. BOT.
- C3: 3-2x6
- C4: 4-2x6
- C5: 5-2x6

- L1: 3-2x10
- L2: 3-2x12

- S1: L 3/12 x 3 1/2 x 3/8
- S2: L 5 x 3/12 x 3/8

WP1: 6"X12"X 1/2" STEEL PLATE WITH 2 HOOKS

NOTE:  
ALL INTERIOR  
WALL DIMENSION  
SHOW FACE OF  
STUDS



designed by:  <b>ALI SHAKERI</b> T.416 8166651 F.416 2508900 <b>ARCICA INC.</b> 336 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.	project: <b>40 GLEN CAMERON ROAD</b>	revisions: JUL 12, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION'. 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>BASEMENT PLAN</b>	scale: <b>3/16"=1'</b>	

**STRUCTURAL MEMBERS:**

- J1: LPI 20 Plus 11 1/2" @ 16" o/c
- J2: LPI 42 Plus 11 1/2" @ 16" o/c
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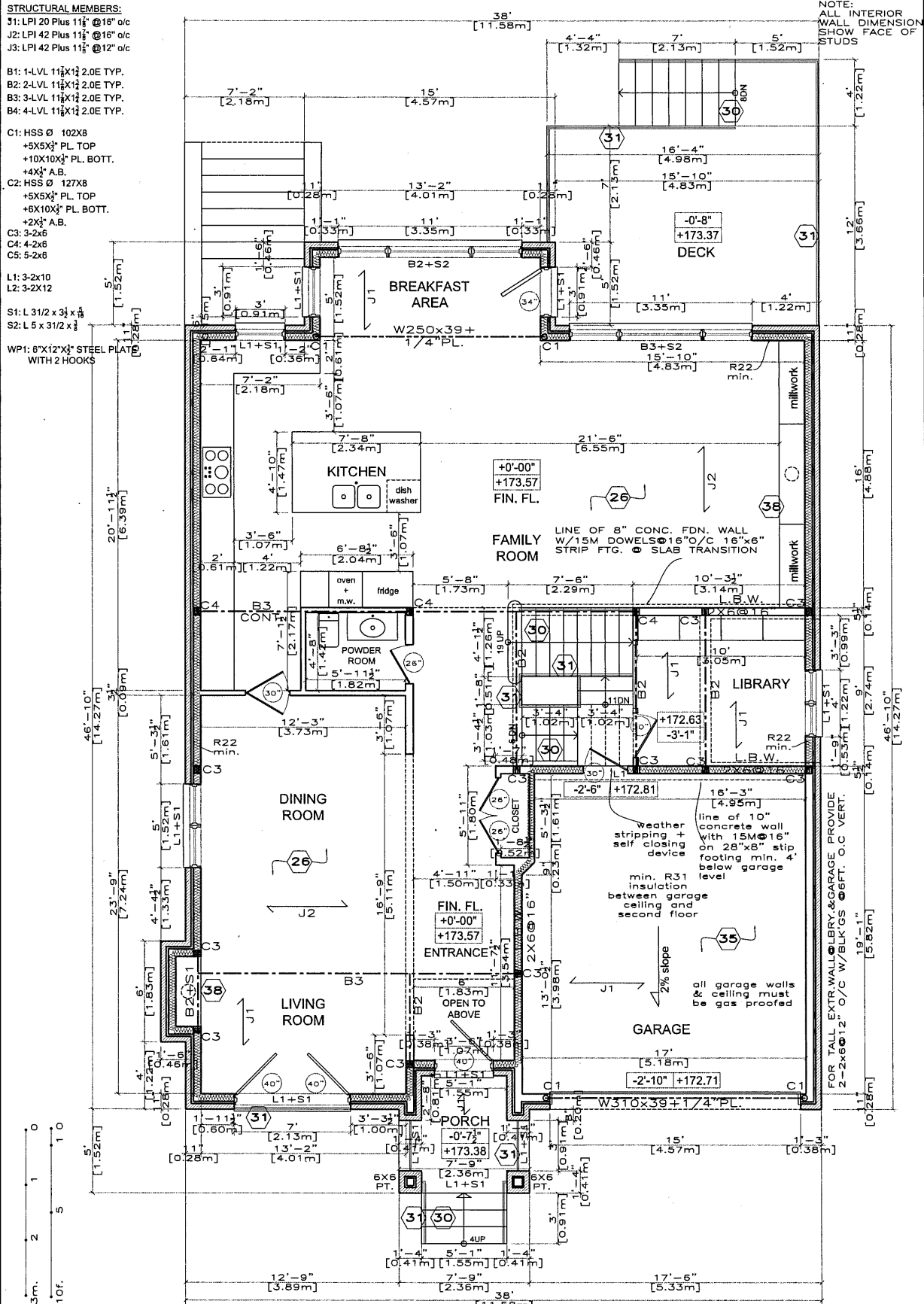
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NOTE:  
ALL INTERIOR WALL DIMENSION SHOW FACE OF STUDS



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	drawing: <b>GROUND FLOOR PLAN</b>	page: <b>A3</b>	
scale: <b>3/16"=1'</b>	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER Ali Shakeri BCIN#24574 F&A Associates Ltd. BCIN#30998		

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- J2: LPI 42 Plus 11 $\frac{1}{2}$ " @ 16" o/c
- J3: LPI 42 Plus 11 $\frac{1}{2}$ " @ 12" o/c

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- B2: 2-LVL 11 $\frac{1}{2}$ "x12" 2.0E TYP.
- B3: 3-LVL 11 $\frac{1}{2}$ "x12" 2.0E TYP.
- B4: 4-LVL 11 $\frac{1}{2}$ "x12" 2.0E TYP.

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+5X5X $\frac{1}{2}$ " PL. TOP  
+10X10X $\frac{1}{2}$ " PL. BOTT.  
+4X $\frac{1}{2}$ " A.B.

- C2: HSS  $\emptyset$  127X8  
+5X5X $\frac{1}{2}$ " PL. TOP  
+6X10X $\frac{1}{2}$ " PL. BOTT.  
+2X $\frac{1}{2}$ " A.B.

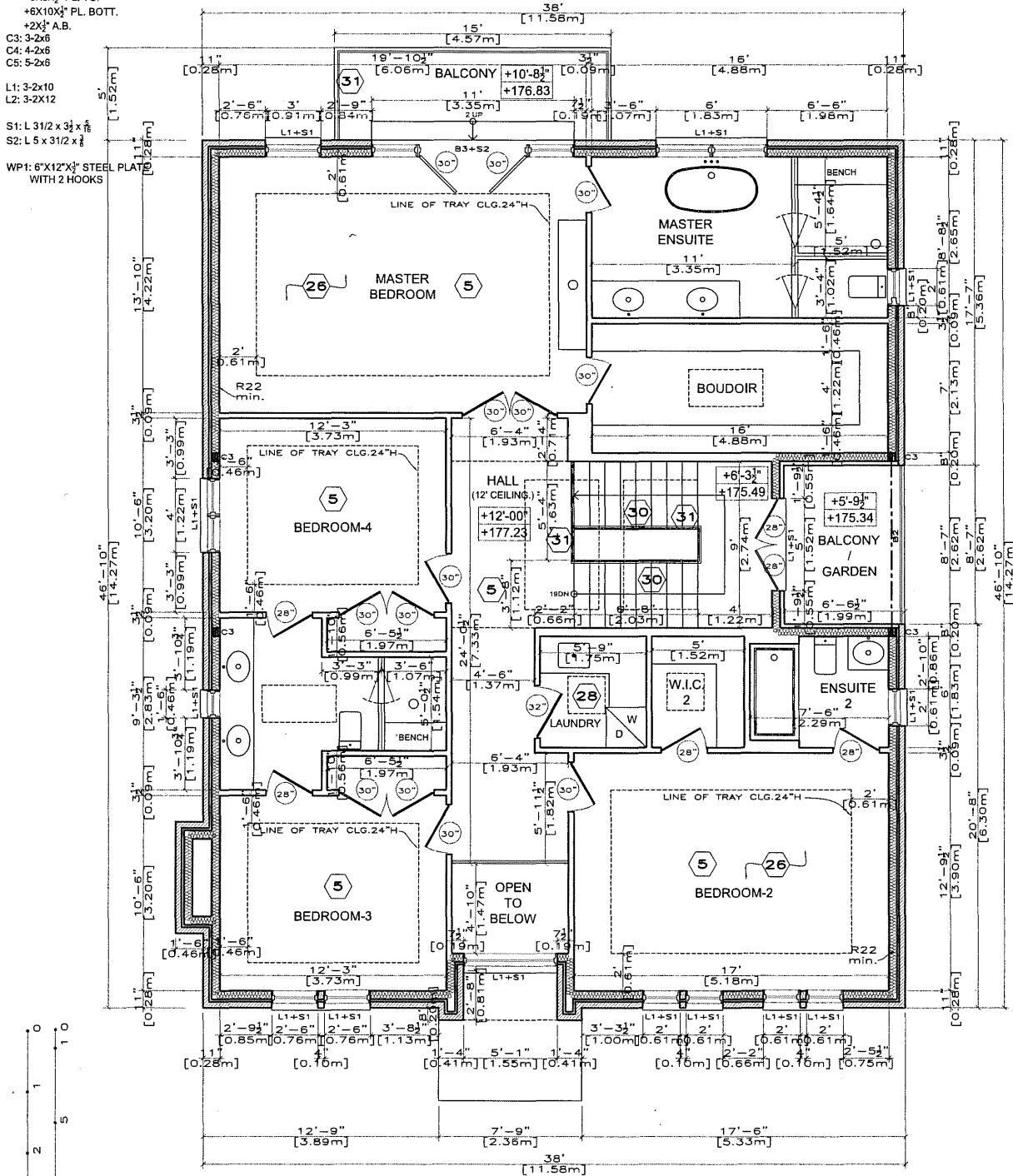
- C3: 3-2x6
- C4: 4-2x6
- C5: 5-2x6

- L1: 3-2x10
- L2: 3-2x12

- S1: L 31/2 x 3 $\frac{1}{2}$  x  $\frac{1}{8}$
- S2: L 5 x 31/2 x  $\frac{1}{8}$

WP1: 6"x12"x $\frac{1}{2}$ " STEEL PLATE WITH 2 HOOKS

NOTE:  
ALL INTERIOR WALL DIMENSION SHOW FACE OF STUDS

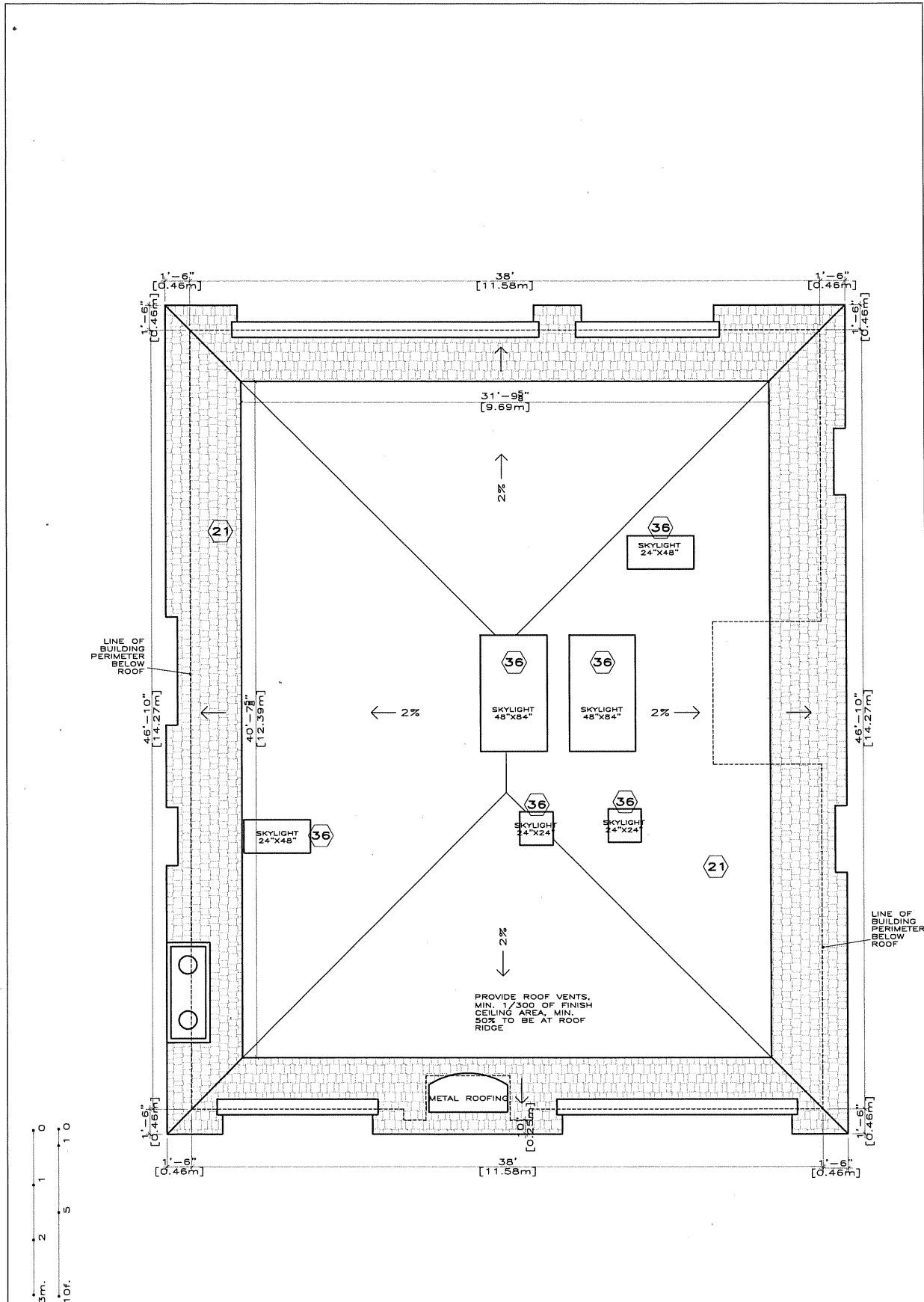


designed by:  
**ALI SHAKERI**  
T.416 8166651 F.416 2508900  
**ARCICA INC.**  
328 SHEPPARD AVENUE EAST, M2N 3B4  
TORONTO, ONTARIO, CANADA.

project:  
**40 GLEN CAMERON ROAD**  
drawing:  
**SECOND FLOOR PLAN**  
scale:  
**3/16"=1'**  
page:  
**A4**

revisions:  
JUL 12, 2017- ISSUED FOR COA  
  
THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER  
Ali Shakeri  
BCIN#24574  
F&A Associates Ltd.  
BCIN#30998

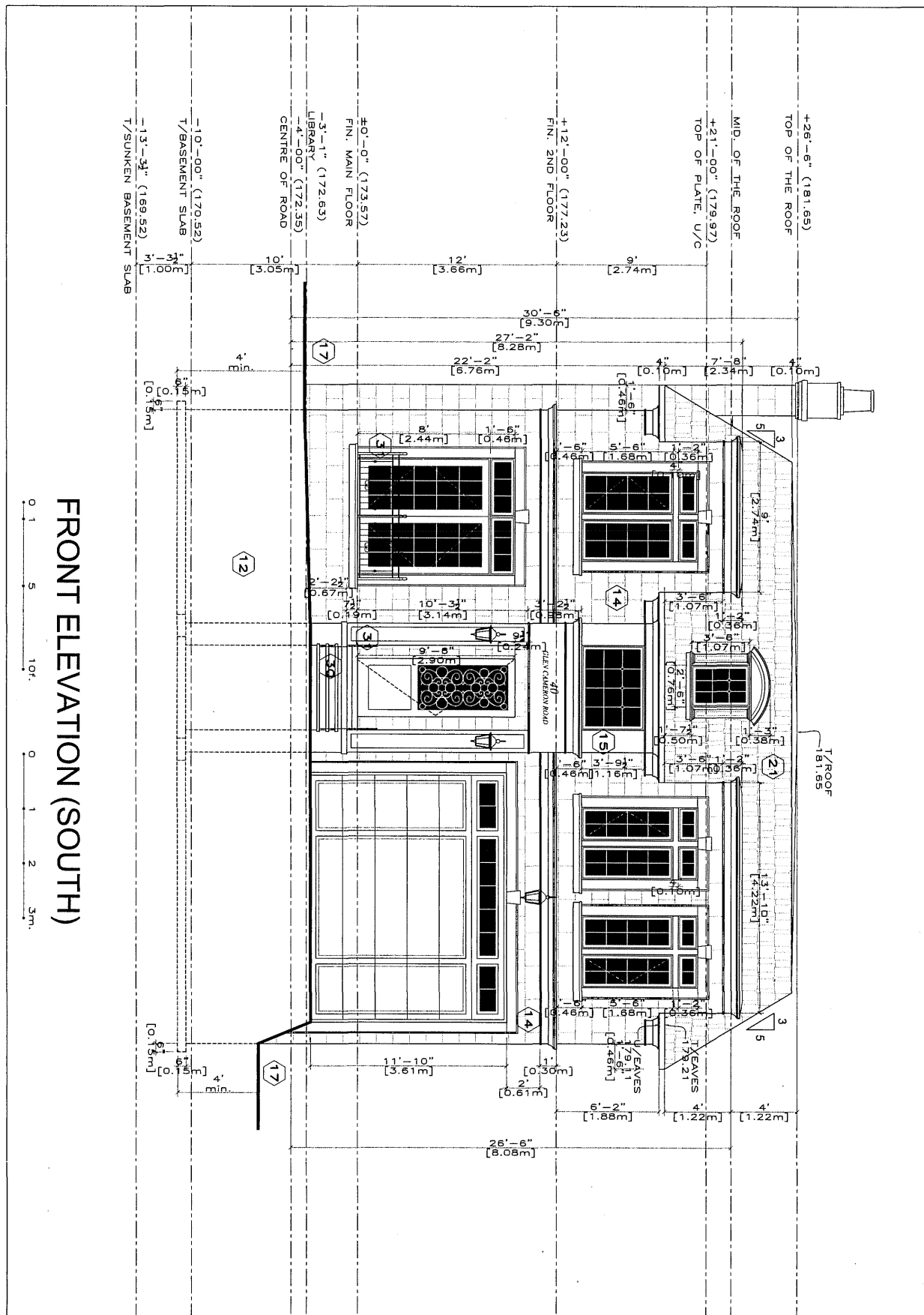
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	drawing: <b>ROOF PLAN</b>	scale: <b>3/16"=1'</b>	

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*Ali Shakeri*

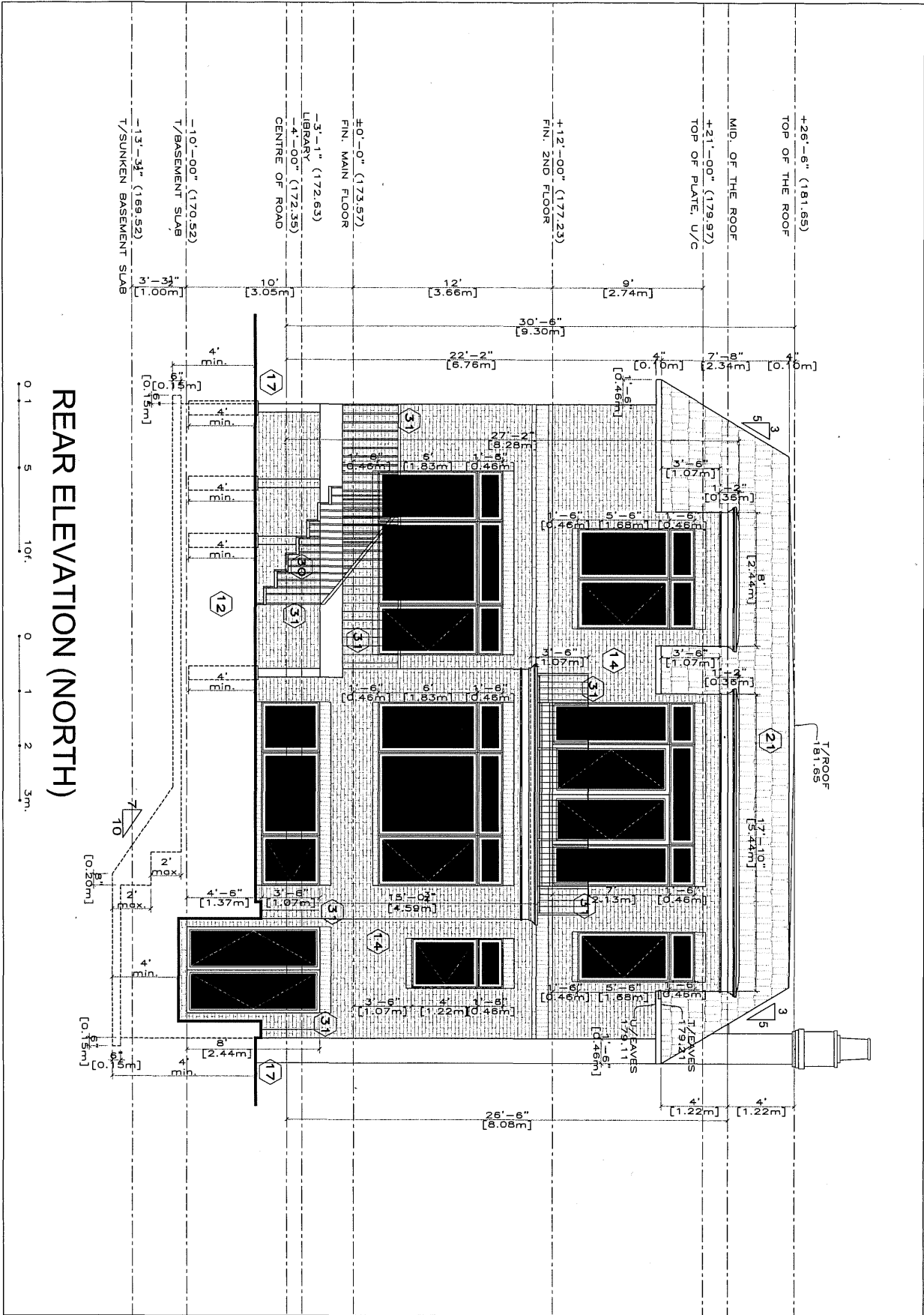


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	drawing: <b>FRONT ELEVATION (NORTH)</b>	scale: <b>3/16"=1'</b>	

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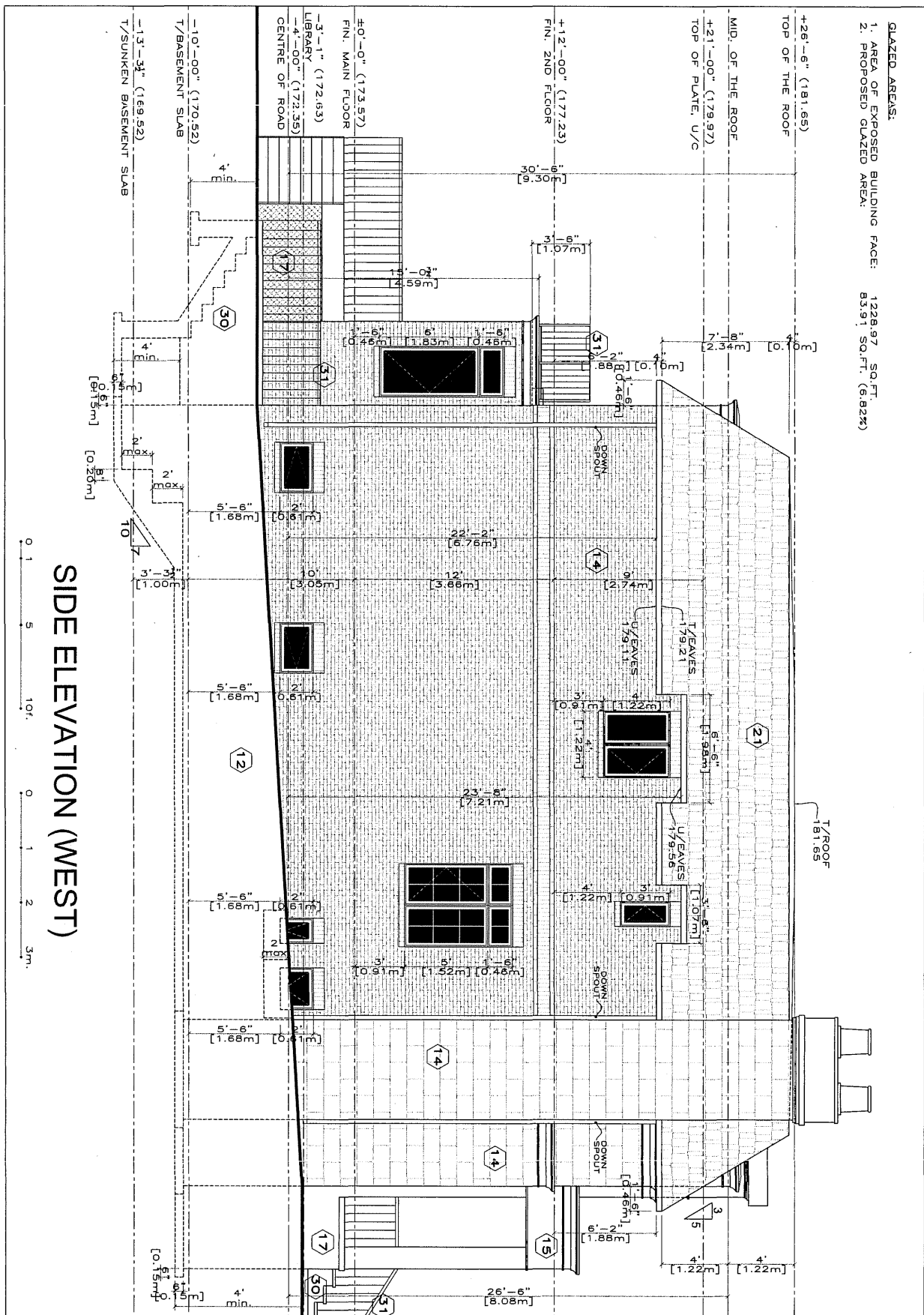
*Ali Shakeri*



designed by:  <b>ALI SHAKERI</b> T.416 8166651 F.416 2506900  <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA	project: <b>40 GLEN CAMERON ROAD</b>	revisions: JUL 12, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>REAR ELEVATION</b>	scale: <b>3/16"=1'</b>	

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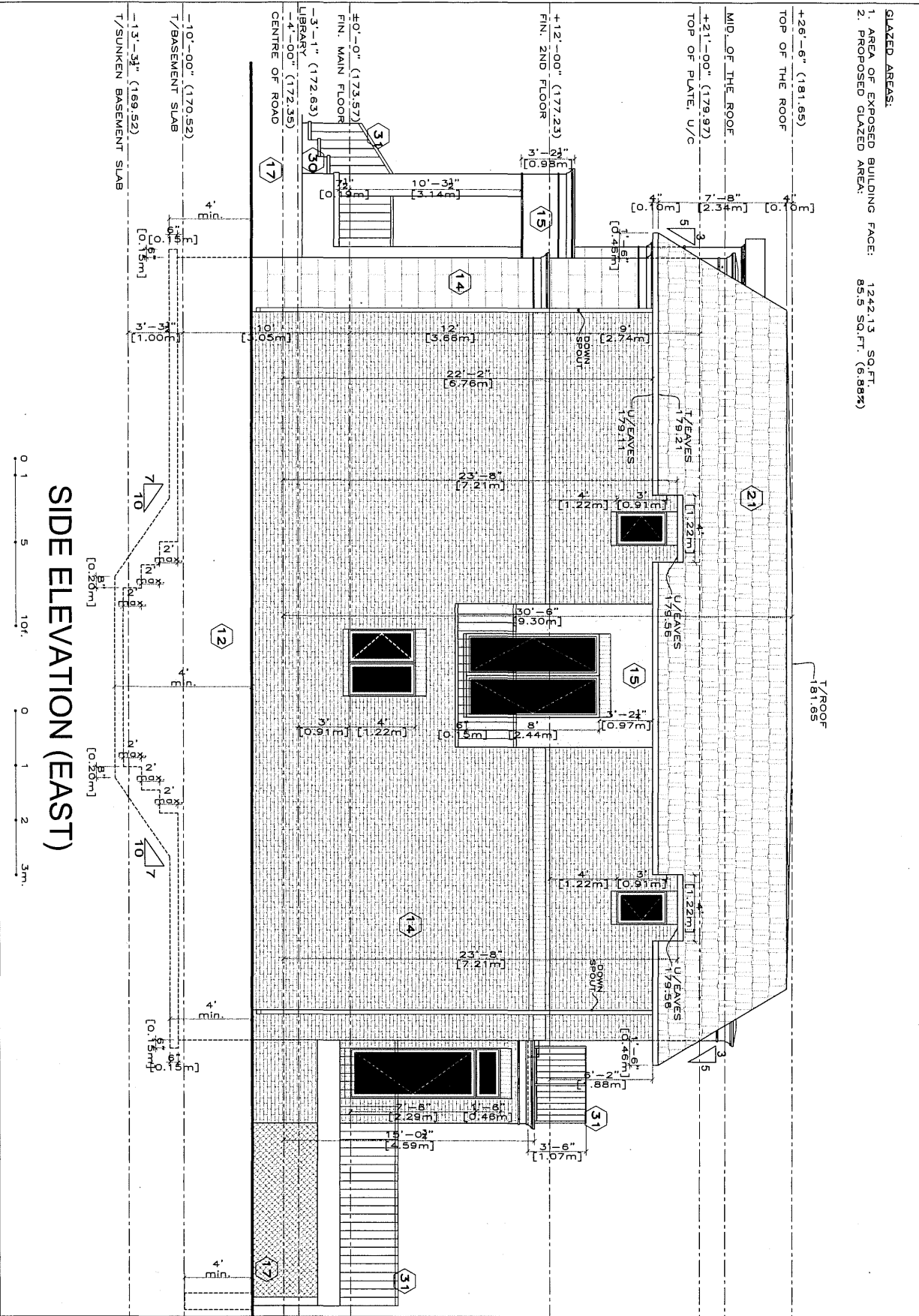
GLAZED AREA:  
 1. AREA OF EXPOSED BUILDING FACE: 1228.97 SQ.FT.  
 2. PROPOSED GLAZED AREA: 83.91 SQ.FT. (6.82%)

designed by: <b>ALI SHAKERI</b> T.416 8168851 F.416 2508900 <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.	project: <b>40 GLEN CAMERON ROAD</b>	revisions: JUL 12, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>SIDE ELEVATION (WEST)</b>	scale: <b>3/16"=1'</b>	

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER  
 Ali Shakeri  
 BCIN#24574  
 F&A Associates Ltd.  
 BCIN#30998

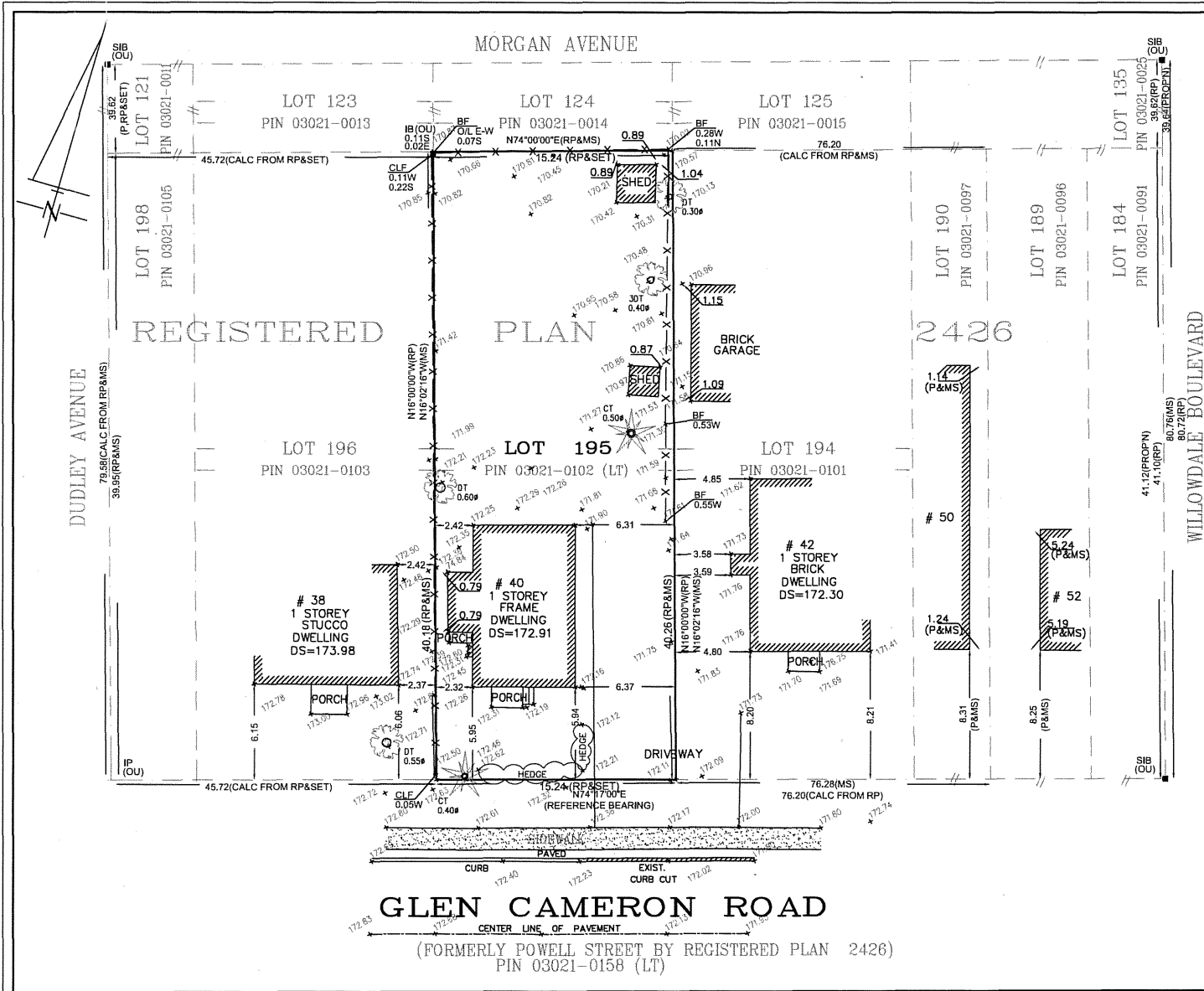
*Ali Shakeri*

GLAZED AREAS:  
 1. AREA OF EXPOSED BUILDING FACE: 1242.15 SQ.FT.  
 2. PROPOSED GLAZED AREA: 85.5 SQ.FT. (6.88%)



designed by: <b>ALI SHAKERI</b> T.416 8166651 F.416 2508900 <b>ARCICA INC.</b> 326 SHEPPARD AVENUE EAST, M2N 3B4 TORONTO, ONTARIO, CANADA.	project: <b>40 GLEN CAMERON ROAD</b>	revisions: JUL 12, 2017- ISSUED FOR COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO F&A ASSOCIATES BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 5. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 6. ALL STRUCTURAL DESIGN MUST BE REVIEWED AND APPROVED BY CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
	drawing: <b>SIDE ELEVATION (EAST)</b>	scale: <b>3/16"=1'</b>	

THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE A DESIGNER  
 Ali Shakeri  
 BCIN#24574  
 F&A Associates Ltd.  
 BCIN#30998  
*Ali Shakeri*



SURVEYOR'S REAL PROPERTY REPORT OF  
 PART 1:  
 PLAN OF LOT 195  
 REGISTERED PLAN 2426  
 CITY OF MARKHAM  
 (REGIONAL MUNICIPALITY OF YORK)

6.25 0 6.25 12.5 metres  
 SCALE = 1 : 250  
 A. AZIZ SURVEYORS INC., O.L.S.  
 METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN  
 PART WITHOUT THE EXPRESS PERMISSION OF A. AZIZ SURVEYORS INC. O.L.S.  
 IS STRICTLY PROHIBITED.

PART 2:  
 REPORT  
 \* THIS REPORT WAS PREPARED FOR A. JEFFREY, AND THE UNDERSIGNED  
 ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.  
 BOUNDARIES  
 \* LOT 195, REGISTERED PLAN 2426  
 TITLE SEARCH INDICATES  
 \* NO EASEMENTS OR RIGHT OF WAYS REGISTERED ON TITLE.  
 ZONING  
 \* NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE  
 FOR THE SUBJECT PROPERTY (PROPERTIES).  
 ENCROACHMENTS  
 \* PLEASE NOTE THE POSITION OF THE FENCES IN RELATION TO THE SOUTHERLY,  
 NORTHERLY, EASTERLY & WESTERLY BOUNDARIES; THEY ARE LOCATED OVER THE  
 SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.  
 BEARING NOTE  
 \* BEARING ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT  
 OF GLEN CAMERON ROAD HAVING A BEARING OF N74°17'00"E  
 AS SHOWN ON REGISTERED PLAN 2426  
 GEODETIC:  
 \* ELEVATIONS SHOWN GEODETIC DRIVEN FROM CITY OF MARKHAM  
 BENCH MARK # 0011931U004, ELEVATION 174.949m

LEGEND:  
 ■ DENOTES SURVEY MONUMENT FOUND  
 □ " SURVEY MONUMENT SET  
 SB " STANDARD IRON BAR  
 N.E.S.W " NORTH, EAST, SOUTH, WEST  
 BF " BOARD FENCE  
 CLF " CHAIN LINK FENCE  
 RP " REGISTERED PLAN 2426  
 P " SURVEY BY YATES & YATES O.L.S.  
 PROP'N " PROPORTIONAL  
 IB DENOTES IRON BAR  
 HP " HYDRO POLE  
 OU " ORIGIN UNKNOWN  
 MS " MEASURED  
 \*DT. " DECIDUOUS TREE  
 \*CT. " CONIFEROUS TREE  
 \*DT. " DECIDUOUS TREE TRUNK  
 \*CT. " CONIFEROUS TREE TRUNK  
 DS " DOOR SILL

SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE  
 ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 16TH DAY OF JUNE, 2017

DATE: JUNE 29, 2017  
 A. ABDEL SHAHD  
 ONTARIO LAND SURVEYOR

**A. AZIZ SURVEYORS INC**  
 ONTARIO LAND SURVEYORS  
 120 NEWKIRK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7  
 Tel. (905) 237-8224 Fax: (416) 477-5465  
 Website : M-Azizsurveyors.ca  
 E-Mail : aziz@m-azizsurveyors.ca

PROJECT NUMBER	PROJECT
17-243	40 GLEN CAMERON RD (SR-PR)
DRAWN BY	CHECKED BY
VB	A.A