

NELSON STREET

(BY REGISTERED PLAN 173)
PIN 02936 - 0378

MAGILL STREET
(BY REGISTERED PLAN 173)
PIN 02936 - 0379

MAYHEW LANE

ROUGE STREET

(BY REGISTERED PLAN 18)
PIN 02936 - 0615

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

Plan 65R-
RECEIVED AND DEPOSITED :

DATE : _____,2021

DATE : _____,2021

LAWRENCE O. ERTL
ONTARIO LAND SURVEYOR

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

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

PART	LOT	REGISTERED PLAN	ALL OF P.I.N.	AREA (m2)
1	LOT 12, BLOCK L	173	02936-0361	454.9
2				454.0

PLAN OF SURVEY OF
LOT 12
BLOCK L
REGISTERED PLAN 173
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

ertl surveyors 2021
Ontario Land Surveyors

Integration
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99981951

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN), AND ARE REFERRED TO THE CENTRAL MERIDIAN OF THE UTM ZONE 17, NAD 83 (CSRS) (2010.0)

FOR BEARING COMPARISONS A ROTATION 4°06'05" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 175, AND PLANS P2, P4, P5 SHOWN IN LEGEND

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) O. REG. 216/10		
POINT ID	NORTHING	EASTING
A	4858729.23	640300.74
B	4858763.72	640399.40
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.		

Legend	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
CC	DENOTES CUT CROSS
⊙	DENOTES ROUND
RP	DENOTES REGISTERED PLAN 173
P1	DENOTES PLAN BY DONALD. E. ROBERTS LTD., O.L.S. DATED OCTOBER 01, 2015
P2	DENOTES PLAN BY DELPH & JENKINS LTD., O.L.S. DATED NOVEMBER 21, 1996
P3	DENOTES PLAN 64R-4758
P4	DENOTES PLAN 65R-32202
P5	DENOTES PLAN BY ERTL SURVEYORS, O.L.S. DATED JUNE 24TH, 2021
1715	DENOTES ROWAN-STANCIU LTD., O.L.S.
OU	DENOTES ORIGIN UNKNOWN
WIT	DENOTES WITNESS
PROD	DENOTES ON PRODUCTION
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
M	DENOTES MEASURED

Surveyor's Certificate

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2021

Date: _____,2021

Lawrence O. Ertl
Ontario Land Surveyor

ertl surveyors
Ontario Land Surveyors
www.es-ols.com

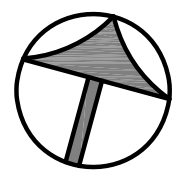
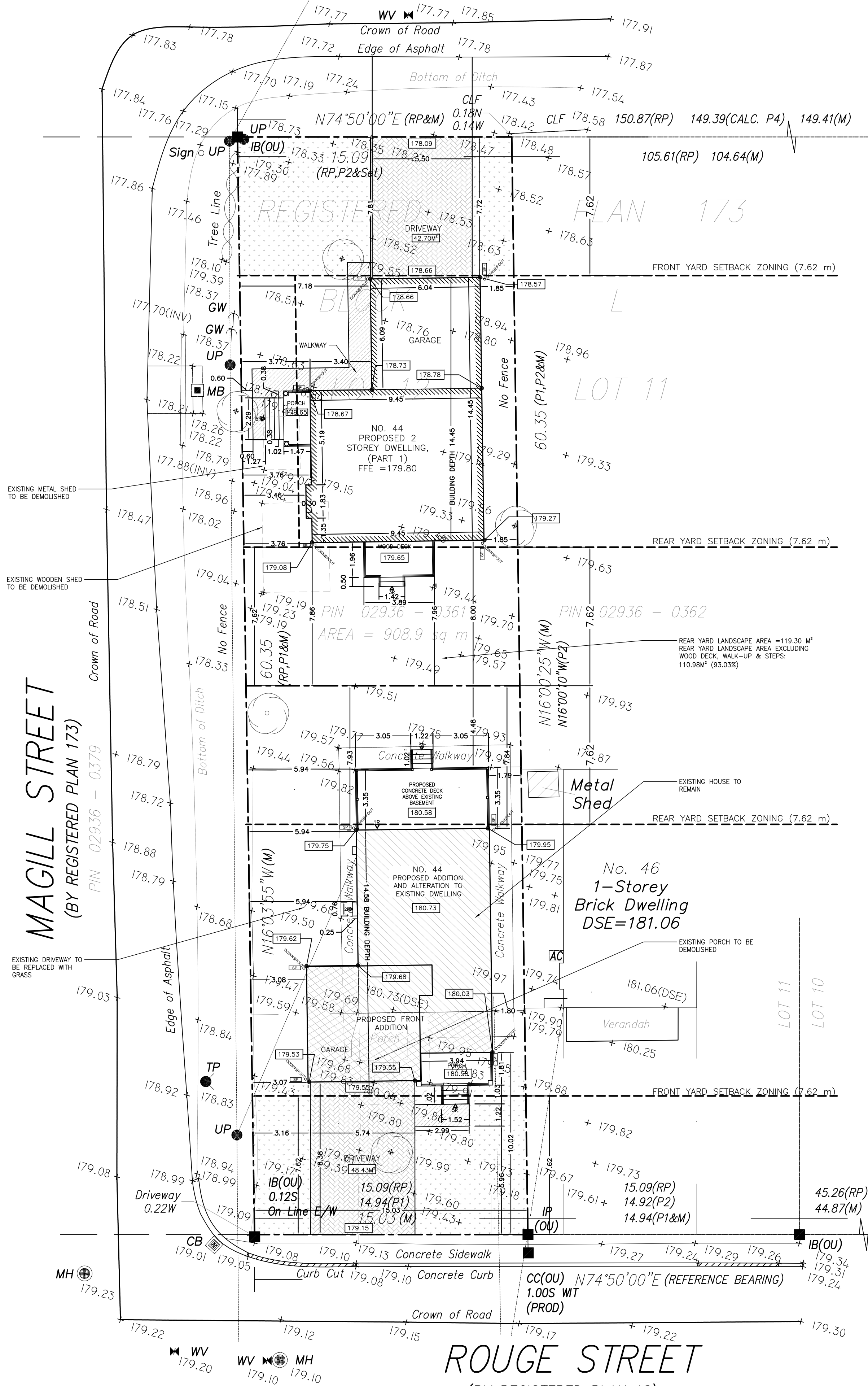
1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING : 21256-RPLANDWG PROJECT : 21256
CALC. BY DICKY/DV, DRAWN BY DV, CHECKED BY ***

Metric

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NELSON STREET
(BY REGISTERED PLAN 173)

PIN 02936 - 0378



SITE PLAN
SCALE: 1 : 150

ROUGE STREET
(BY REGISTERED PLAN 18)

PIN 02936 - 0615

44, ROUGE STREET MARKHAM - PROPOSED DWELLING			
LANDSCAPE CALCULATION FOR FRONT YARD (NELSON STREET)			
A	TOTAL FRONT YARD =	117.69 SQ. M.	1266.803 SQ. FT.
B	DRIVEWAY AREA =	42.7 SQ. M.	459.618 SQ. FT.
C	LANDSCAPE AREA =	74.99 SQ. M.	807.184 SQ. FT.
D	% OF TOTAL FRONT YARD =	63.72 %	
E	HARD LANDSCAPE AREA =	1.25 SQ. M.	13.4548 SQ. FT.
F	SOFT LANDSCAPE AREA =	73.74 SQ. M.	793.73 SQ. FT.
G	% OF TOTAL SOFT LANDSCAPE =	98.35 %	

44, ROUGE STREET MARKHAM - PROPOSED DWELLING			
LANDSCAPE CALCULATION FOR SIDE YARD			
A	TOTAL FRONT YARD =	70.16 SQ. M.	755.189 SQ. FT.
B	DRIVEWAY AREA =	0 SQ. M.	0 SQ. FT.
C	LANDSCAPE AREA =	70.16 SQ. M.	755.189 SQ. FT.
D	% OF TOTAL FRONT YARD =	100 %	
E	HARD LANDSCAPE AREA =	18.69 SQ. M.	201.177 SQ. FT.
F	SOFT LANDSCAPE AREA =	51.47 SQ. M.	554.0179 SQ. FT.
G	% OF TOTAL SOFT LANDSCAPE =	73.36 %	

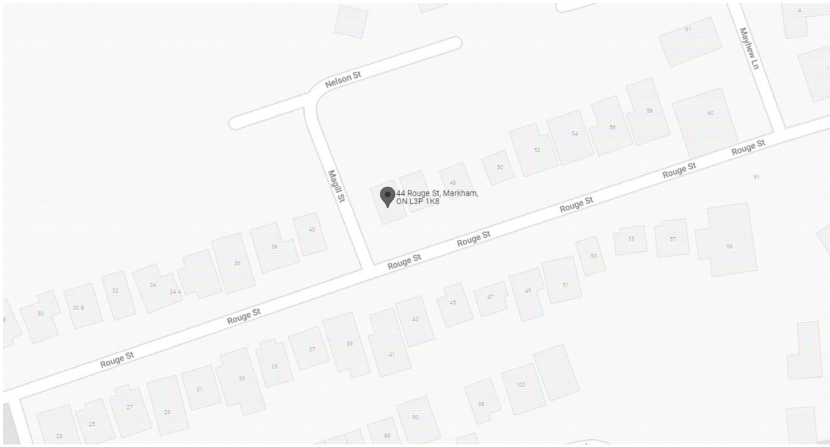
44, ROUGE STREET MARKHAM - EXISTING HOUSE			
LANDSCAPE CALCULATION FOR FRONT YARD			
A	TOTAL FRONT YARD =	128.36 SQ. M.	1381.654 SQ. FT.
B	DRIVEWAY AREA =	48.43 SQ. M.	521.2957 SQ. FT.
C	LANDSCAPE AREA =	79.93 SQ. M.	860.3585 SQ. FT.
D	% OF TOTAL FRONT YARD =	62.31 %	
E	HARD LANDSCAPE AREA =	5.2 SQ. M.	56.97226 SQ. FT.
F	SOFT LANDSCAPE AREA =	74.73 SQ. M.	804.3862 SQ. FT.
G	% OF TOTAL SOFT LANDSCAPE =	83.48 %	

LANDSCAPE LEGEND	
	GREEN LANDSCAPE
	WALK WAY
	DRIVE WAY PAVING

PLAN OF
LOT 12
BLOCK L
REGISTERED PLAN 173
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SITE DATA: NELSON STREET (MARKHAM) PROPOSED DWELLING, ONTARIO			
ZONING			
	PERMITTED	PROPOSED	REMARKS
MIN. LOT AREA:	613.16 sq. m.	454.90 sq. m.	COA REQ.
MIN. LOT FRONTAGE:	18.29 m	15.09 m	COA REQ.
GROSS FLOOR AREA:			
FIRST FLOOR AREA:		116.29 sq. m.	
SECOND FLOOR AREA EXCLUDING OPEN BELOW & STAIRS :		105.83 sq. m.	
TOTAL GROSS FLOOR AREA =		222.12 sq. m.	
GROSS FLOOR AREA %:	45.00 %	48.82 %	COA REQ.
BUILDING FOOTPRINT AREA INCLUDING GARAGE AND PORCH		120.88 sq. m.	
BUILDING FOOTPRINT AREA %:	35.00 %	26.57 %	
MIN. FRONT YARD SETBACK	7.62 m	7.72 m	
MIN. SIDE YARD RIGHT SIDE (2 STOREY)	1.83 m	1.85 m	
MIN. SIDE YARD LEFT SIDE (ABUTTING A STREET)	3.05 m	3.76 m	
MIN. REAR YARD SETBACK:	7.62 m	7.86 m	
MAX. DWELLING UNIT DEPTH	16.80 m	14.45 m	
GARAGE AREA :		36.85 sq. m.	
MAX. DRIVE WAY WIDTH		5.50 m	
MAXIMUM HEIGHT - FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF:	9.80 m	9.65 m	

SITE DATA: 44 ROUGE STREET (MARKHAM) EXISTING HOUSE, ONTARIO				
ZONING				
	PERMITTED	EXISTING	PROPOSED	REMARKS
MIN. LOT AREA:	613.16 sq. m.		454.00 sq. m.	COA REQ.
MIN. LOT FRONTAGE:	18.29 m		15.03 m	COA REQ.
GROSS FLOOR AREA:				
FIRST FLOOR AREA:		98.31 sq. m.	113.35 sq. m.	
SECOND FLOOR AREA EXCLUDING OPEN BELOW & STAIRS:		—	107.32 sq. m.	
TOTAL GROSS FLOOR AREA =		98.31 sq. m.	220.67 sq. m.	
GROSS FLOOR AREA %:	45.00 %	21.66 %	48.61 %	COA REQ.
BUILDING FOOTPRINT AREA INCLUDING GARAGE AND CONCRETE DECK.		105.20 sq. m.	145.09 sq. m.	
BUILDING FOOTPRINT AREA %:	35.00 %	23.17 %	31.96 %	
MIN. FRONT YARD SETBACK	7.62 m	12.17 m	8.38 m	
MIN. SIDE YARD RIGHT SIDE (2 STOREY)	1.22 m	1.79 m	NO CHANGE	
MIN. SIDE YARD LEFT SIDE (ABUTTING A STREET)	3.05 m	5.93 m	3.07 m	
MIN. REAR YARD SETBACK:	7.62 m	4.48 m	7.84 m	
MAX. DWELLING UNIT DEPTH	16.80 m	13.42 m	14.58 m	
GARAGE AREA :		—		
MAX. DRIVE WAY WIDTH			5.75 m	
MAXIMUM HEIGHT – FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF:	9.80 m	6.30 m	9.20 m	



KEY PLAN
N.T.S.

4	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
2	REV AS PER ZONING REVIEW	06 / 27 / 2023
1	ISSUED FOR REVIEW	03 / 21 / 2023
NO.	REVISIONS	DATE

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL SEALED AND SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

PROJECT COORDINATOR:

CANTAM
Group Ltd.

PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

PROJECT:

PROPOSED TWO STOREY RESIDENCE AT NELSON ST & ADDITION RENOVATION TO EXISTING HOUSE AT 44 ROUGE ST MARKHAM, ON

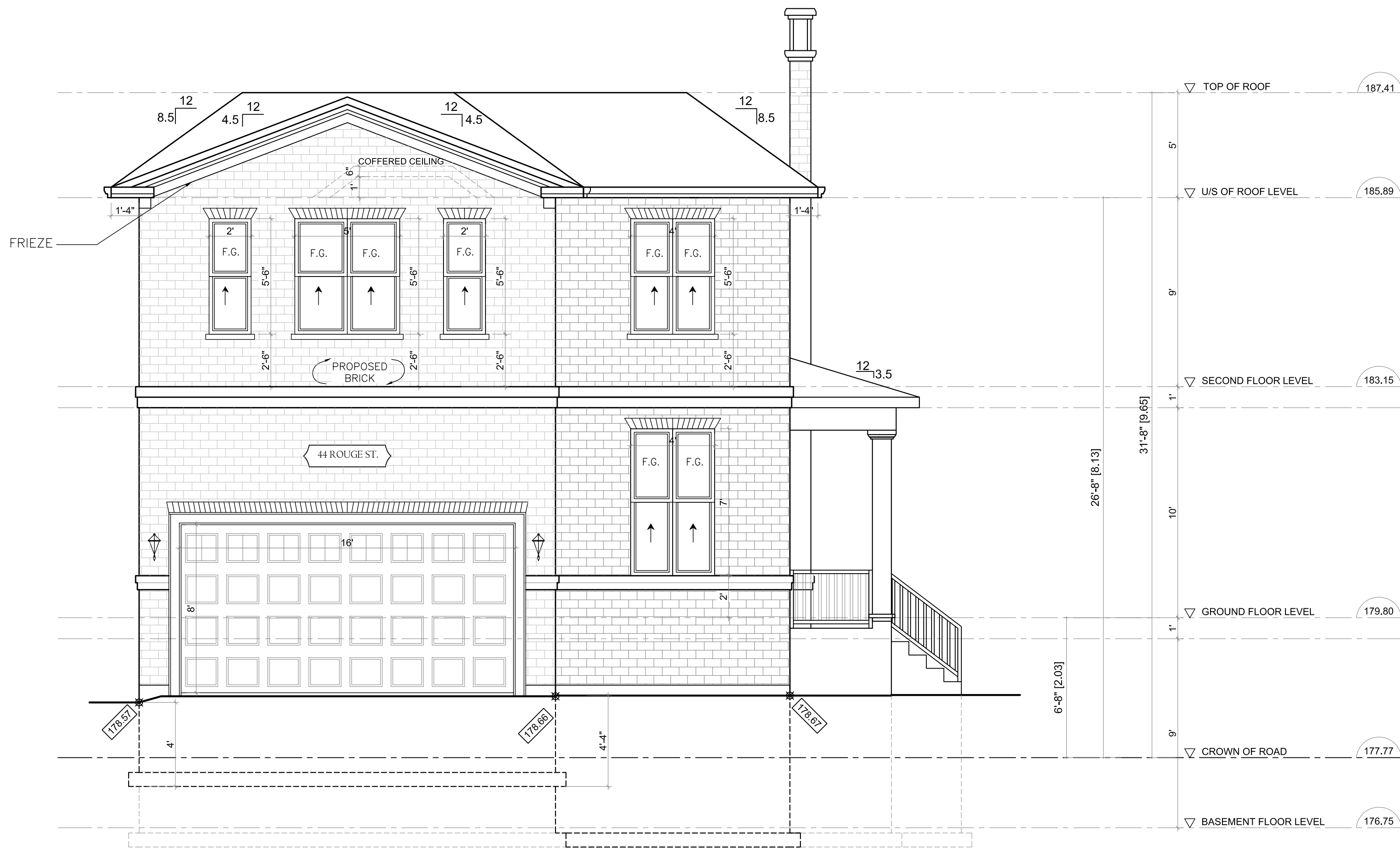
DRAWING:

SITE PLAN

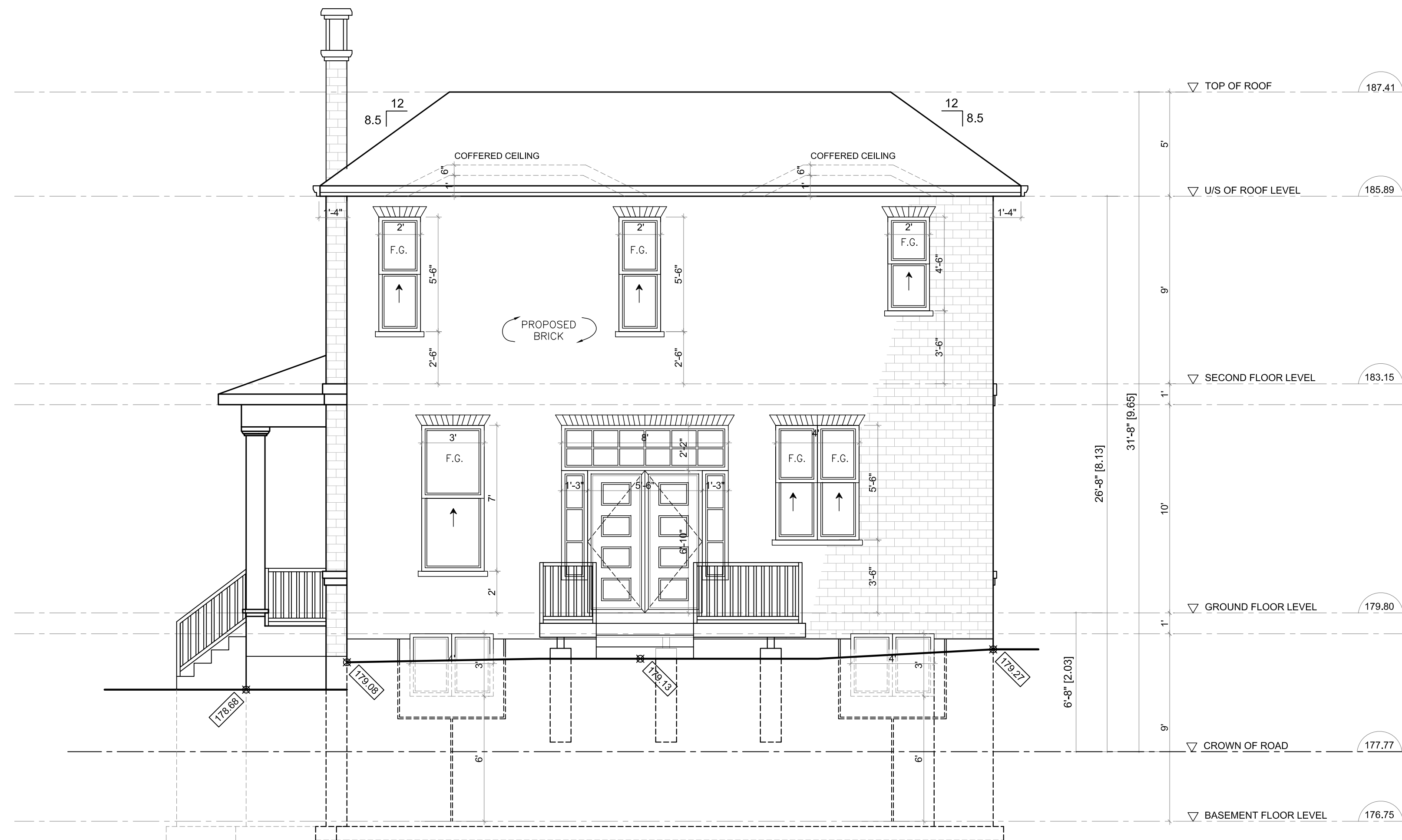
DATE: 10 / 06 / 2021	DRAWING NO. A1
SCALE: AS NOTED	
DRN: SS	CKD: YASO

NOTE:

SITE INFORMATION HAS BEEN TAKEN FROM ertl surveyors
Ontario Land Surveyors
www.es-ols.com
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7834 FAX (905)731-7852
EMAIL info@es-ols.com
PROJECT : 21256



PROPOSED NORTH ELEVATION
SCALE : 1/4"=1'



PROPOSED SOUTH ELEVATION
SCALE : 1/4"=1'

4.	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
2.	REV AS PER ZONING REVIEW	06 / 27 / 2023
1.	ISSUED FOR REVIEW	03 / 31 / 2023
NO.	REVISIONS	DATE

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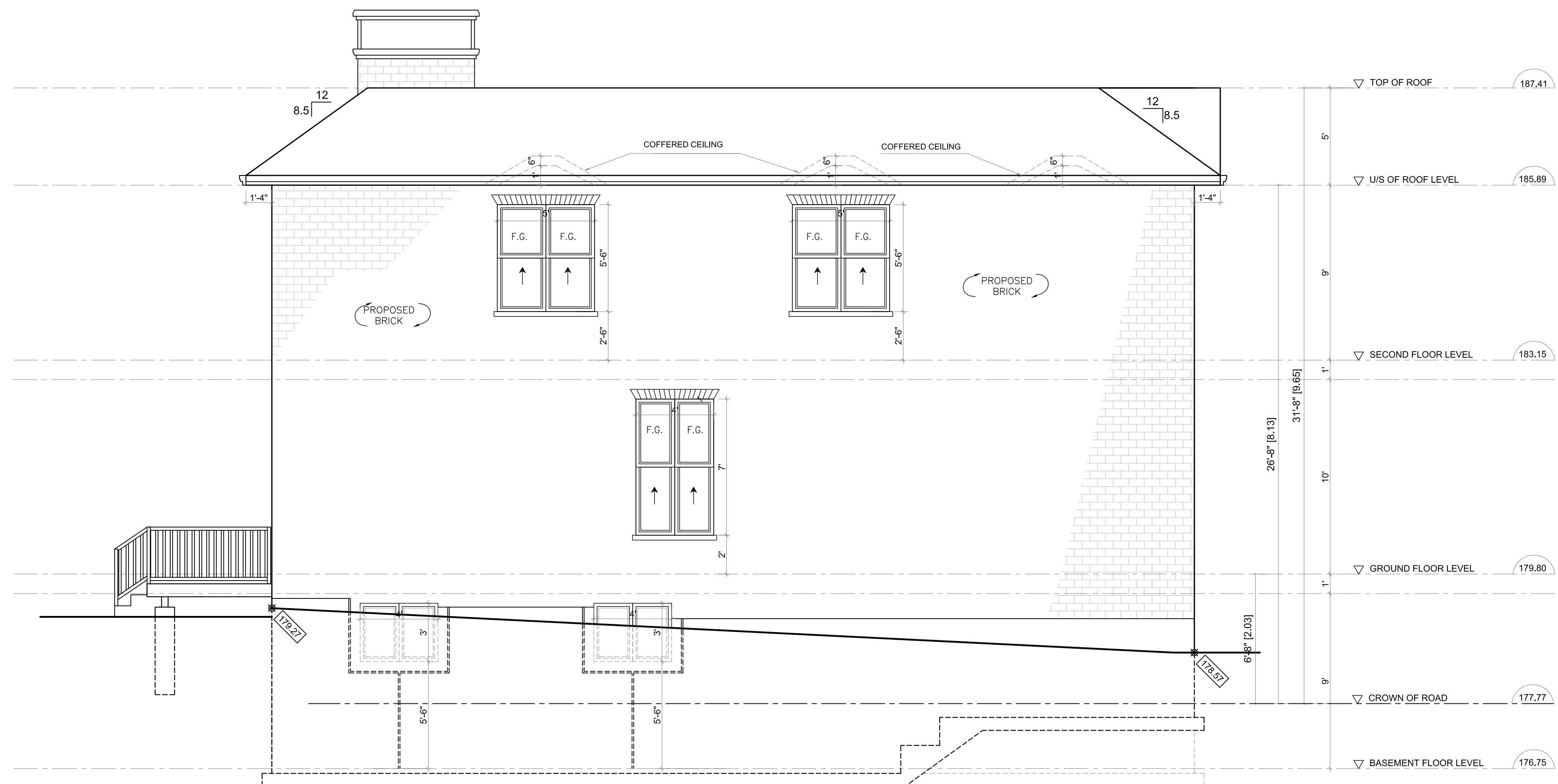
PROJECT :
**PROPOSED TWO STOREY RESIDENCE
AT NELSON ST.
MARKHAM , ON**

DRAWING:
NORTH AND SOUTH ELEVATION

DATE: 08/22/2022	DRAWING NO. A4
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	



PROPOSED WEST SIDE ELEVATION
SCALE : 1/4"=1'



PROPOSED EAST SIDE ELEVATION
SCALE : 1/4"=1'

4.	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
2.	REV AS PER ZONING REVIEW	06 / 27 / 2023
1.	ISSUED FOR REVIEW	03 / 31 / 2023
NO.	REVISIONS	DATE

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880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

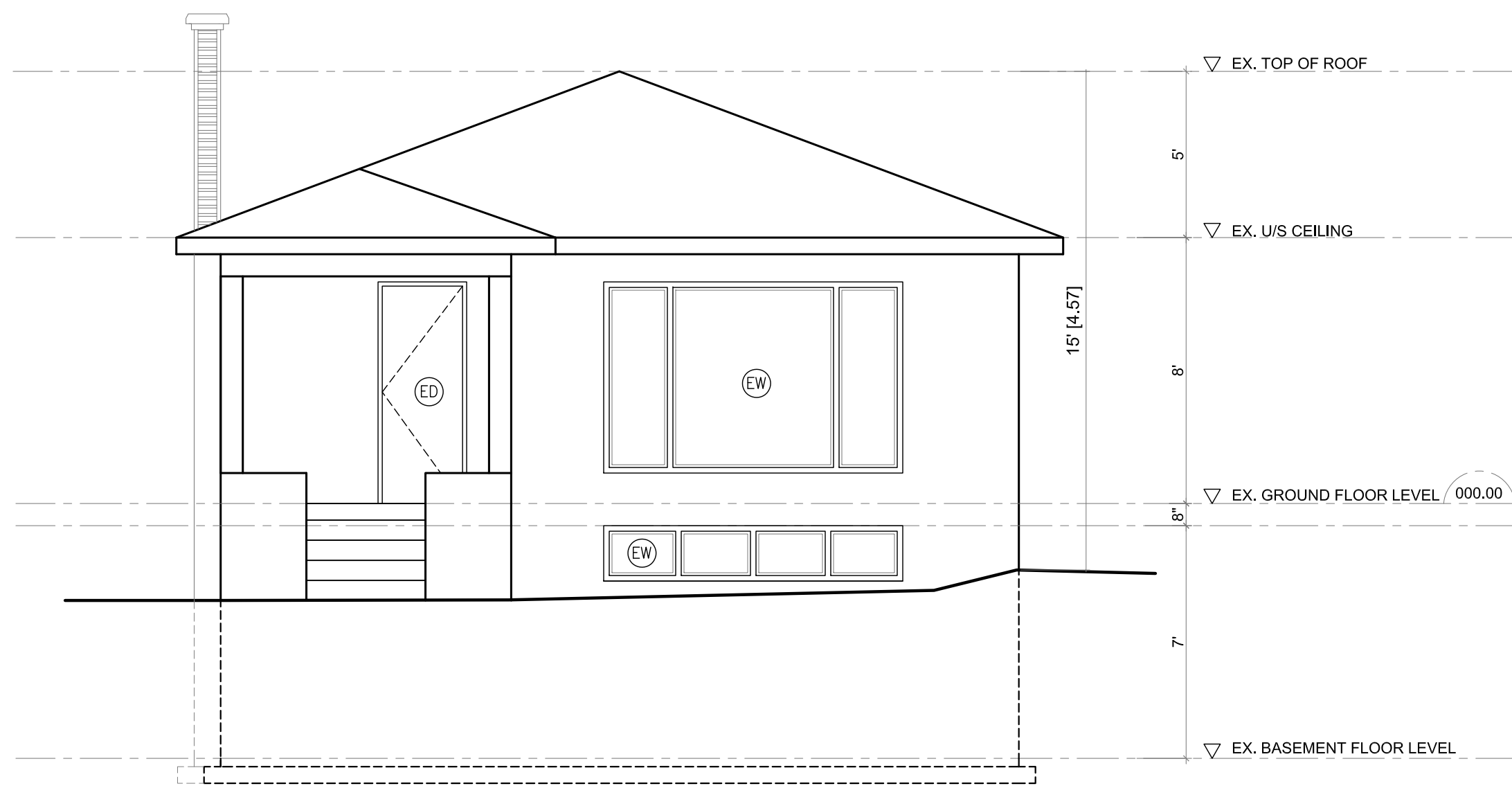
PROJECT :

PROPOSED TWO STOREY RESIDENCE
AT NELSON ST.
MARKHAM , ON

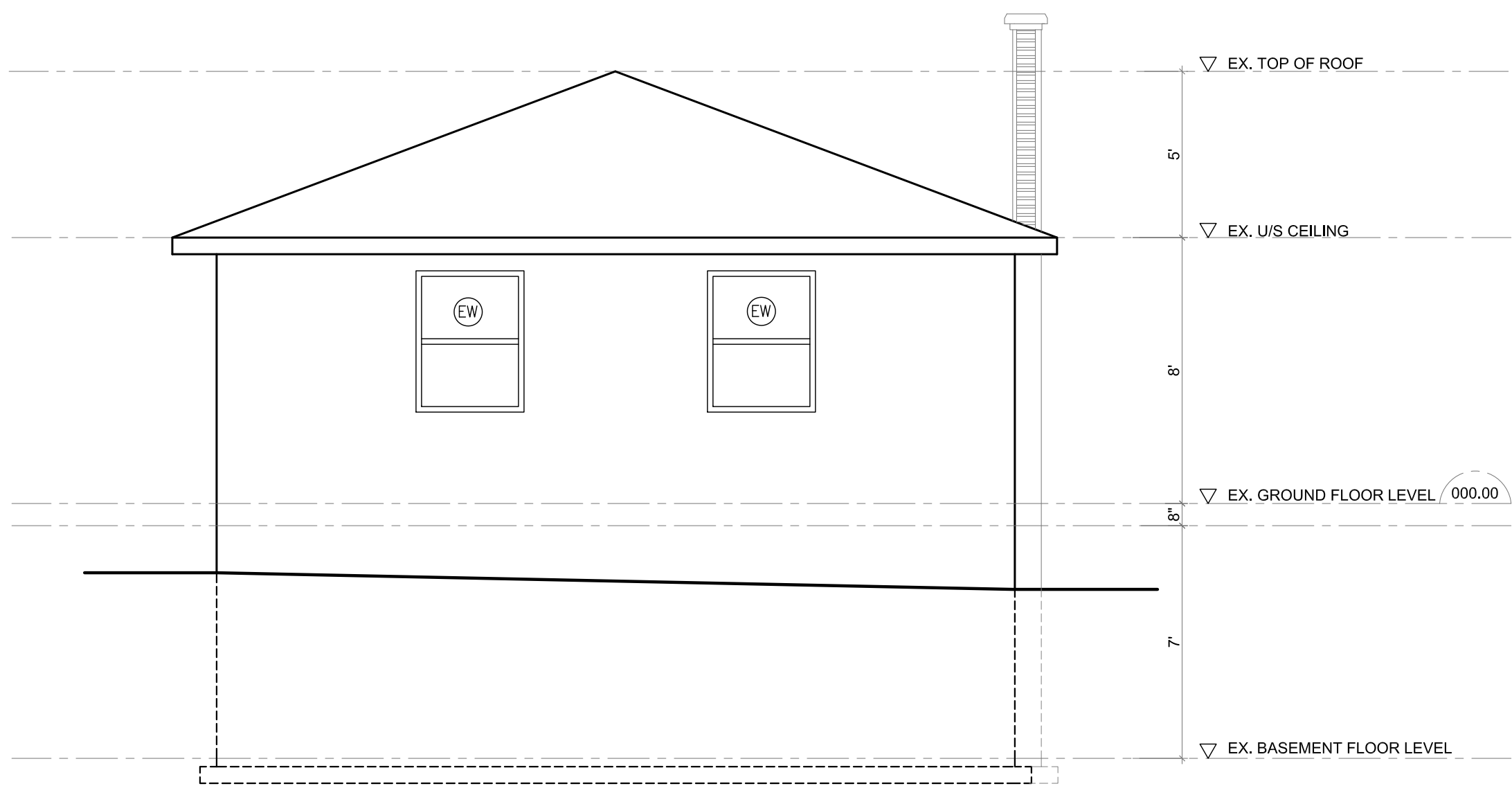
DRAWING:

EAST AND WEST SIDE ELEVATION

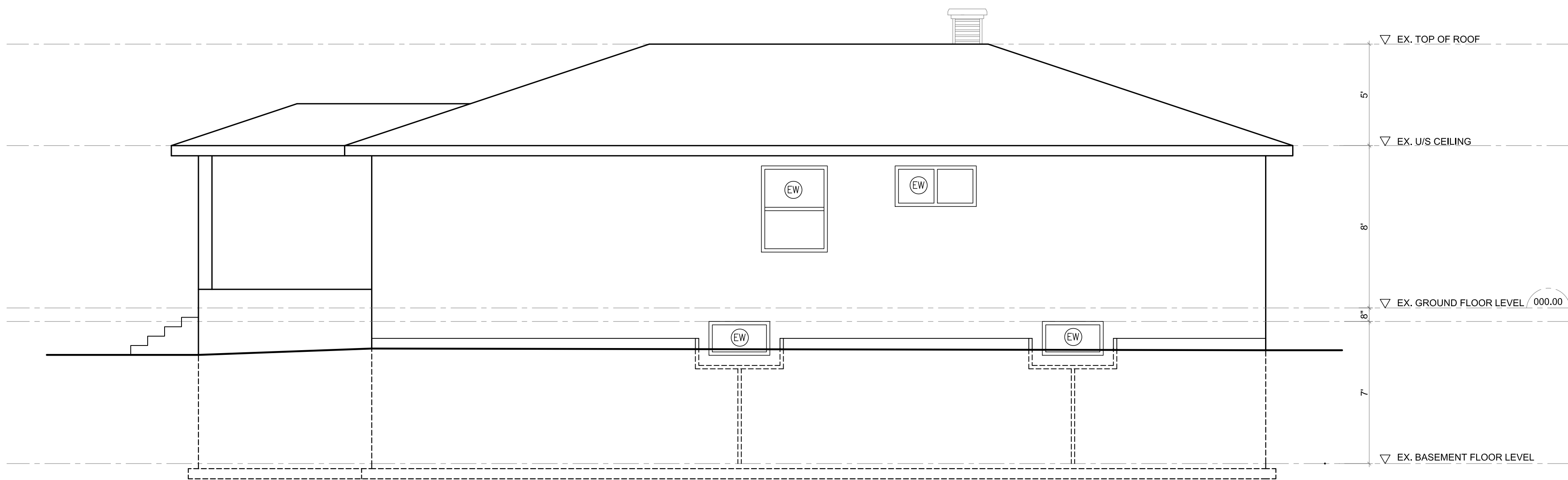
DATE: 08/22/2022	DRAWING NO. A5
SCALE: AS NOTED	
DRN: SPENCER CKD: YASO	



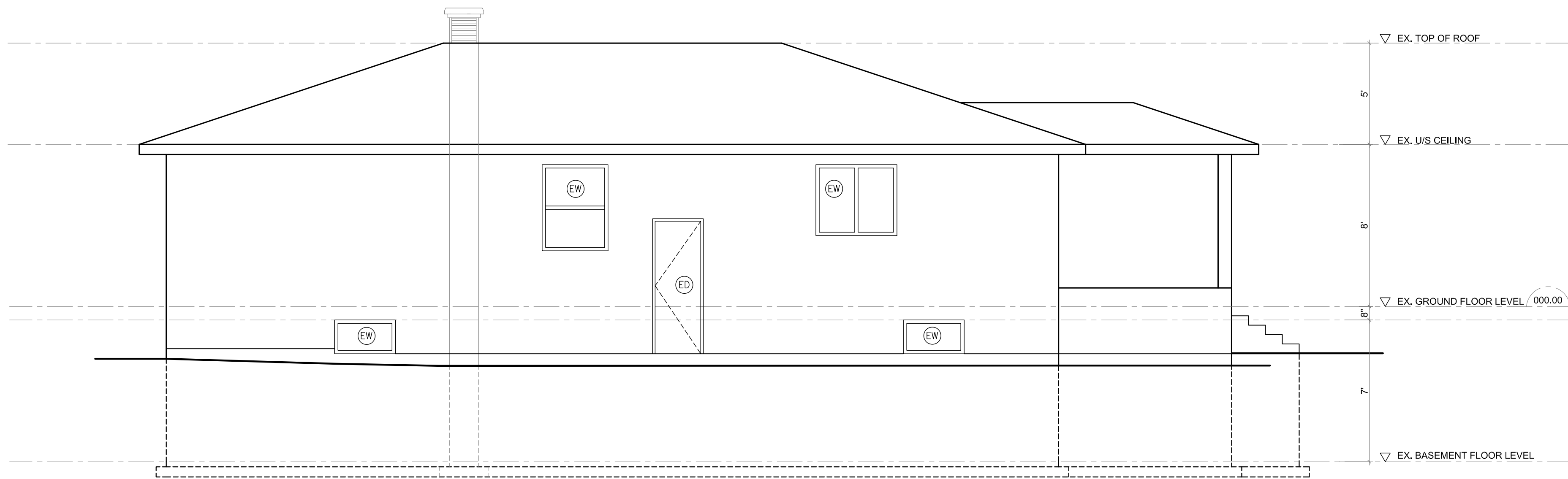
EXISTING FRONT ELEVATION
SCALE : 1/4"=1'



EXISTING REAR ELEVATION
SCALE : 1/4"=1'



EXISTING RIGHT SIDE ELEVATION
SCALE : 1/4"=1'



EXISTING LEFT SIDE ELEVATION
SCALE : 1/4"=1'

1.	ISSUED FOR ZONING CERTIFICATE	11 / 03 / 2021
NO.	REVISIONS	DATE

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PLANNING & BUILDING CONSULTANTS

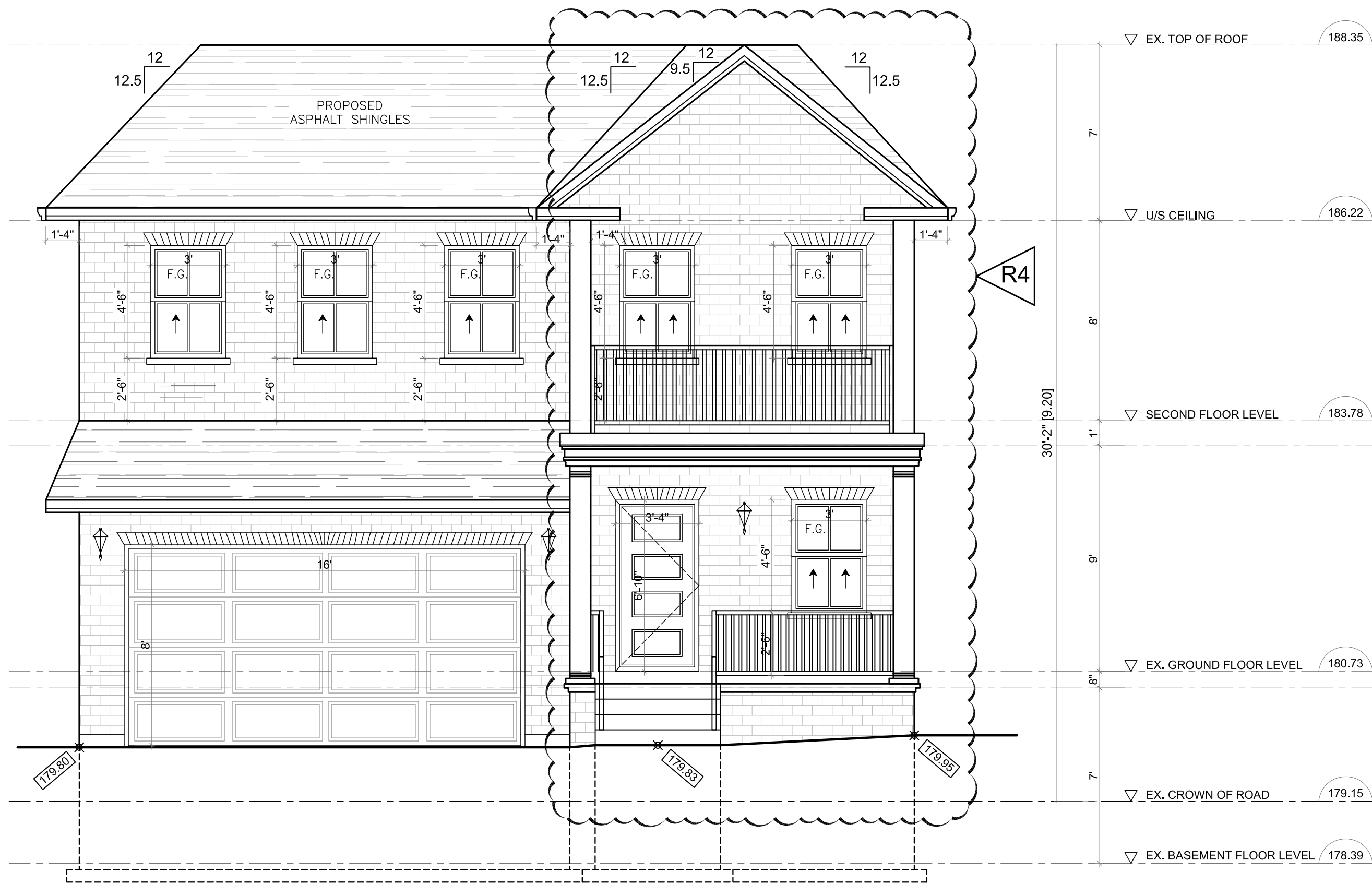
850 TAPSCOTT RD, UNIT # 51,TORONTO ON M1X 1N4

TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

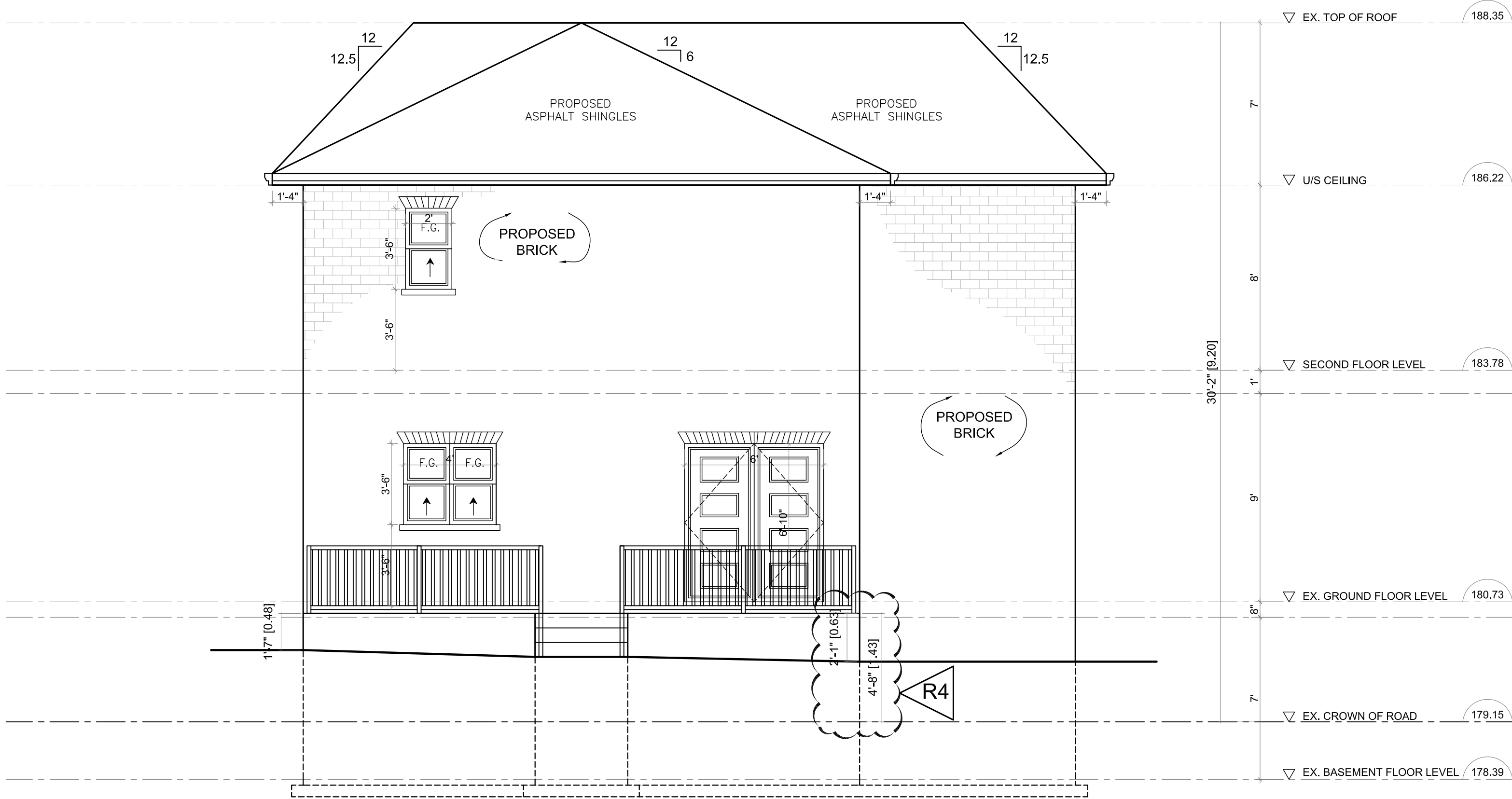
PROJECT :
ADDITION & RENOVATION TO EXISTING
SINGLE STOREY DWELLING
AT 44 ROUGE ST (PART 2)
MARKHAM , ON

DRAWING:
EXISTING ELEVATIONS

DATE: 11 / 02 / 2021	DRAWING NO. A3
SCALE: AS NOTED	
DRN: SS CKD: YASO	



PROPOSED SOUTH ELEVATION
SCALE : 1/4"=1'



PROPOSED NORTH ELEVATION
SCALE : 1/4"=1'

4.	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
3.	REVISION AS PER PLANNING/URBAN DESIGN COMMENTS	11 / 03 / 2023
2.	REV AS PER ZONING REVIEW	06 / 27 / 2023
1.	ISSUED FOR REVIEW	03 / 31 / 2023
NO.	REVISIONS	DATE

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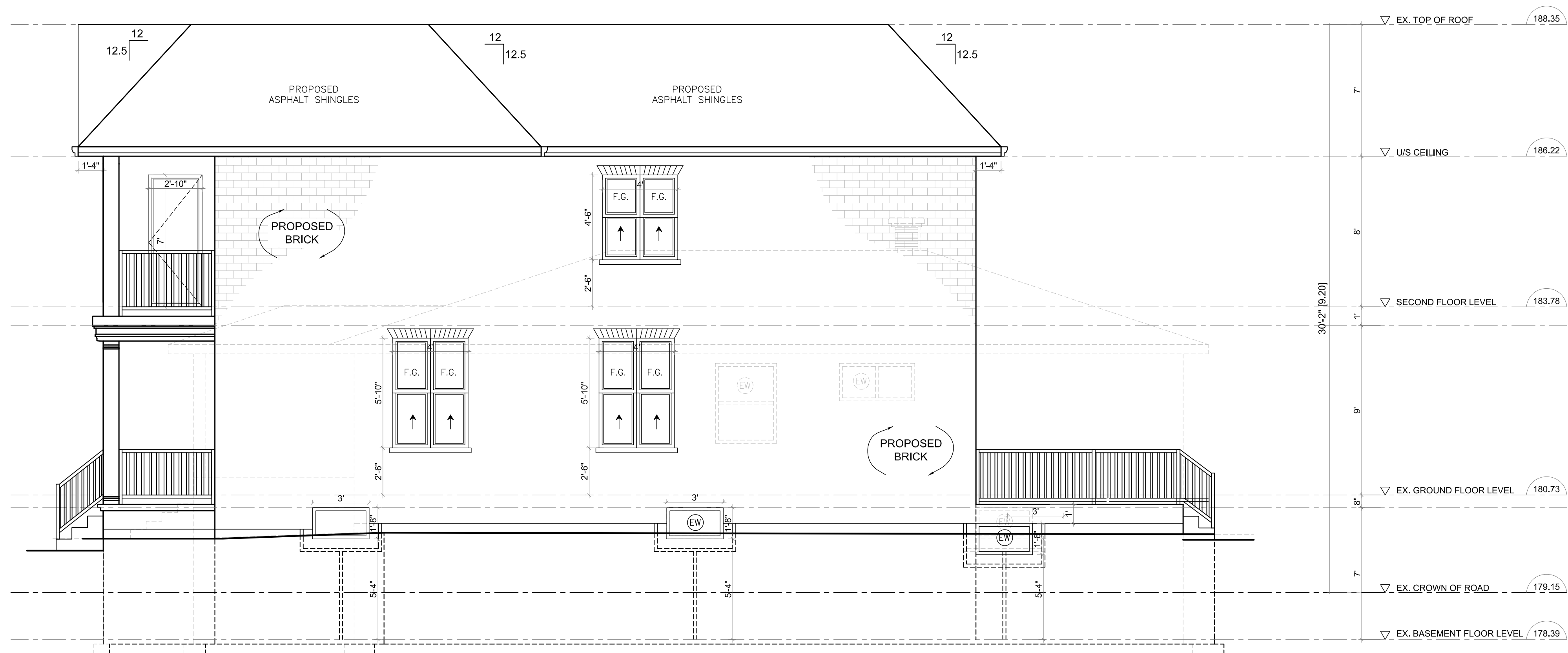
CANTAM
Group Ltd.

PLANNING & BUILDING CONSULTANTS
880 ELLESMERE RD, SUITE # 234, TORONTO ON M1P 2W6
TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

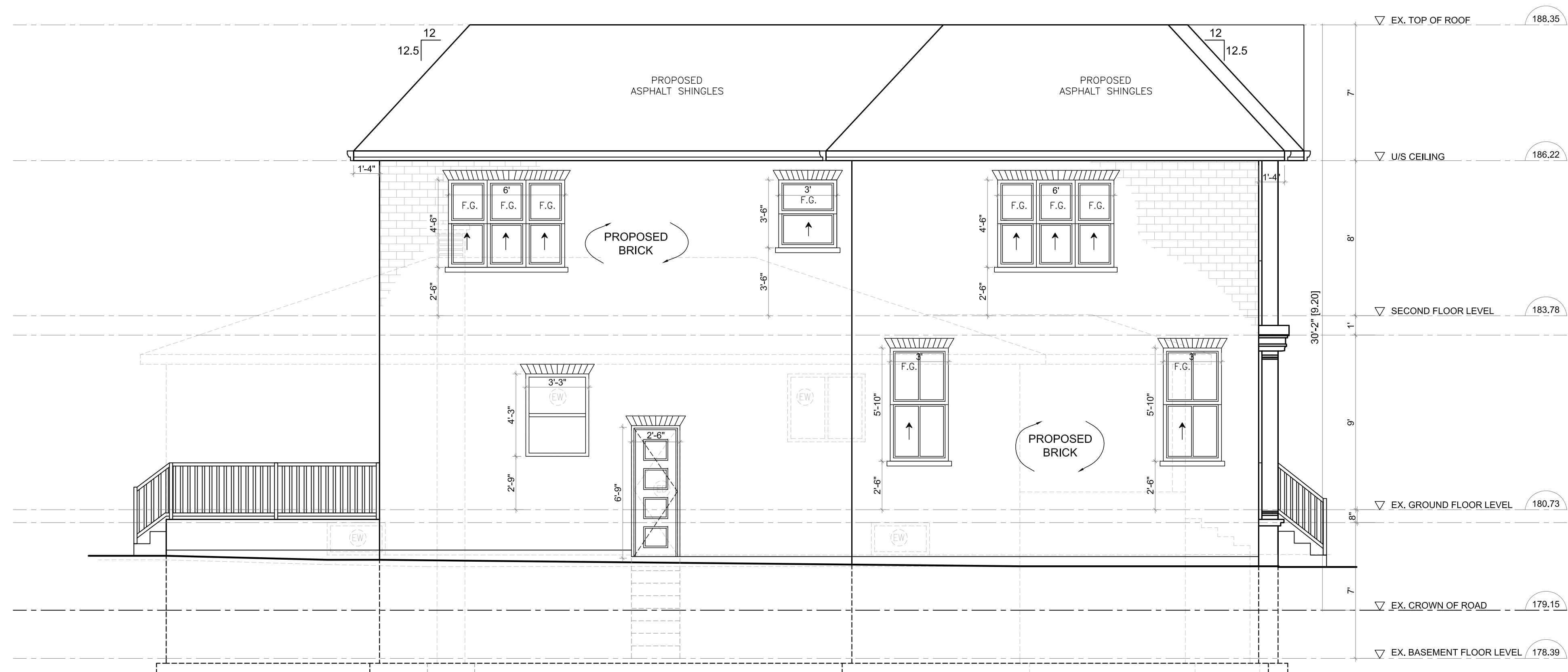
PROJECT :
ADDITION & RENOVATION TO EXISTING
SINGLE STOREY DWELLING
AT 44 ROUGE ST
MARKHAM , ON

DRAWING:
PROPOSED NORTH & SOUTH ELEVATIONS

DATE: 03 / 31 / 2023	DRAWING NO. A6
SCALE: AS NOTED	
DRN: KB CKD: YASO	



PROPOSED EAST SIDE ELEVATION
SCALE : 1/4"=1'



PROPOSED WEST SIDE ELEVATION
SCALE : 1/4"=1'

4.	REVISED AFTER MEETING WITH COMMUNITY	03 / 27 / 2024
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TEL: 416-335-3353 * FAX: 416-335-7967 * CELL: 416-854-2485

PROJECT :
**ADDITION & RENOVATION TO EXISTING
SINGLE STOREY DWELLING
AT 44 ROUGE ST
MARKHAM , ON**

DRAWING:
PROPOSED EAST & WEST SIDE ELEVATIONS

DATE: 03 / 31 / 2023	DRAWING NO. A7
SCALE: AS NOTED	
DRN: KB CKD: YASO	