

COLOURED LEGEND

	DENOTES LANDS TO BE RETAINED	(19132.0 m²)
	DENOTES LANDS TO BE SEVERED	(10444.1 m²)
	DENOTES SHARED DRIVEWAYS	

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA (m²) (AT GRADE)
2				9754.9
3				14961.5
4	BLOCK 6	65M-2438	ALL OF	3586.6
5				583.9
6				481.5
				227.7
TOTAL AREA 29576.1(m²)				

STRATA PLAN OF SURVEY OF
BLOCK 6
PLAN 65M-2438
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300
KRCMAR SURVEYORS LTD. 2025
THE INTENDED PLOT SIZE OF THIS PLAN IS 1195mm IN WIDTH BY 885mm
METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE.
(NAD 83 (CSRS)(2011))

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF MARKHAM BENCHMARK NO. M-13-006, HAVING AN ELEVATION OF 183.033 METRES (VERTICAL DATUM: CGVD28:78)

NOTES
ALL BOUNDARY BEARINGS, DISTANCES AND BUILDING TIES ARE IN ACCORDANCE WITH PLAN OF TOPOGRAPHY SURVEY BY KRCMAR SURVEYORS LTD., O.L.S., UNLESS OTHERWISE NOTED.

INTEGRATION DATA			
6° UTM ZONE 17 COORDINATES			
NAD 83 (CSRS)(2011) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)			
THE UTM COORDINATES SHOWN BELOW ARE TO BE USED AS A CHECK ONLY.			
SUBSECTION 14(2) OF ONTARIO REGULATION 216/70 FULFILL UNDER THE SURVEYORS ACT.			
OBSERVED REFERENCE POINTS			
MONUMENT ID.	NORTHING	EASTING	
① CC	4 854 360.494	633 679.575	
② CC	4 854 289.704	633 971.642	
REFERENCE POINTS			
POINT	NORTHING	EASTING	
1	4 854 365.55	633 680.99	
2	4 854 441.30	633 905.20	
3	4 854 283.83	633 939.80	
4	4 854 271.94	633 777.47	
COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.			
COORDINATES SHOWN IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.			

LEGEND	
	DENOTES SURVEY MONUMENT FOUND
	DENOTES SURVEY MONUMENT PLANTED
	DENOTES STANDOFF IRON BAR
	DENOTES SHORT STANDARD IRON BAR
	DENOTES IRON BAR
	DENOTES OUT CROSS
	DENOTES WITNESS
	DENOTES ORIGIN UNKNOWN
	DENOTES WITNESS
	DENOTES KRCMAR SURVEYORS LTD. O.L.S.
	DENOTES MAM GEOMATICS ONTARIO LTD. O.L.S.
	DENOTES RADY, FENTEK & EDWARD SURVEYING LTD. O.L.S.
	DENOTES TIE TO CONCRETE BLOCK
	DENOTES TIE TO BRICK
	DENOTES TIE TO CONCRETE
	DENOTES TIE TO FRAME
	DENOTES TIE TO STONE
	DENOTES TIE TO STUCCO
	DENOTES SLOPING PLANE
	DENOTES HORIZONTAL PLANE
	DENOTES UPPER LIMITATION IN METRES
	DENOTES LOWER LIMITATION IN METRES
	DENOTES CHANGE IN SLOPING PLANE
	DENOTES CHANGE IN VERTICAL LIMITATION
	DENOTES SEE SECTION X-X
	DENOTES NO UPPER LIMITATIONS
	DENOTES NO LOWER LIMITATIONS
	DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
	DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
	DENOTES A SLOPING PLANE CONTROLLED BY GEODETIC ELEVATIONS

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE ____ DAY OF _____, 2025.
DATE _____, 2025 MANSOUR GHOFRANI
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER _____
MUNICIPAL ADDRESS: No. 201, 88 AND 90 BENTLEY STREET, TOWN OF MARKHAM
DRAWN: SHRE CHECKED: MG JOB NO: 24-177
OWN NAME: 24-177/PP1 PLOT INFO: 08/04/2025 WORK ORDER NO: 48983
1137 Cedar Street, Thornhill, ON L4A 3M6 905.738.0063 905.738.0021 www.krcmar.ca
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR

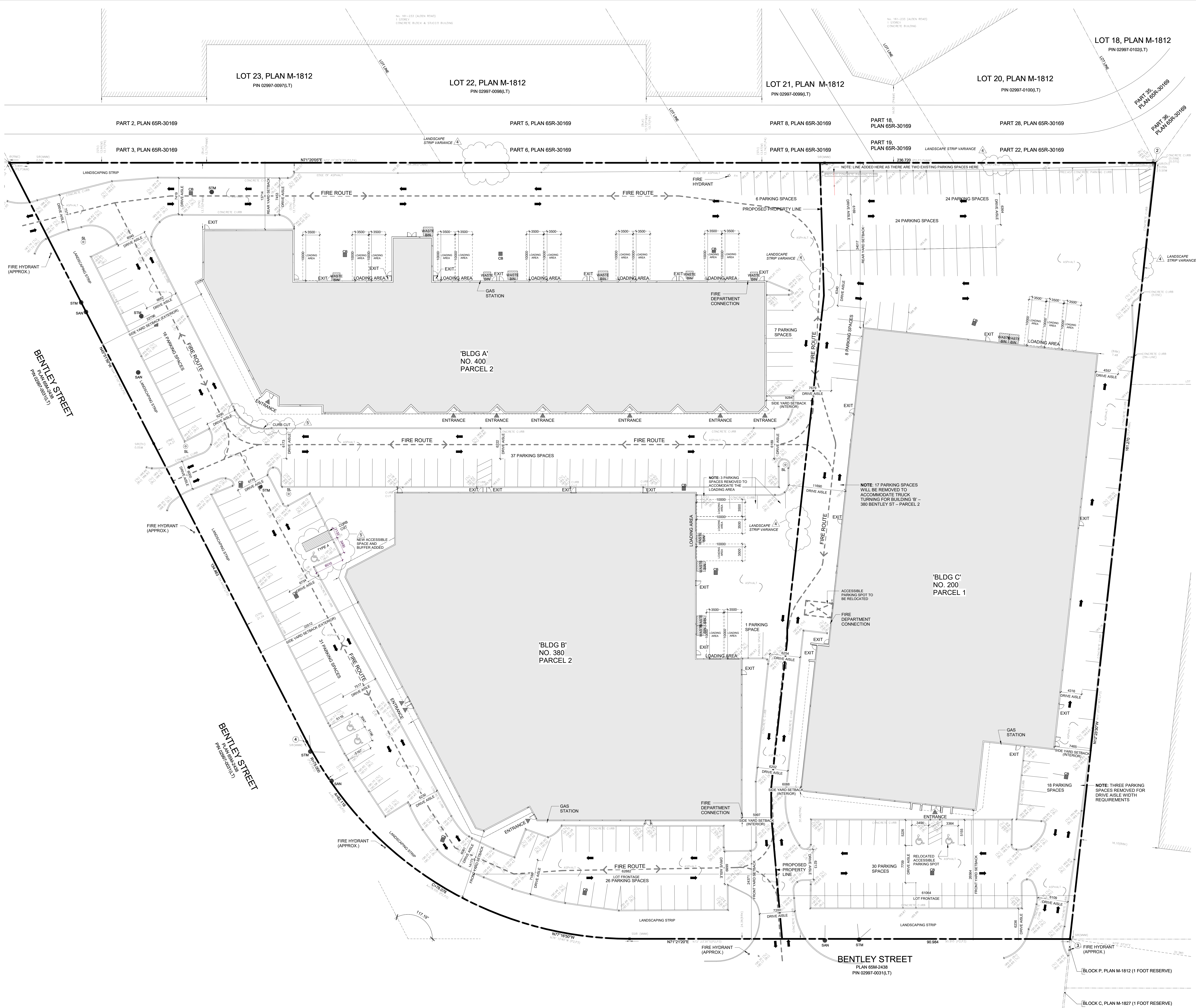
RELATIONSHIP OF DIAGRAMS

DIAGRAM 1 — 192.0m

DIAGRAM/SECTION CORRELATION TABLE	
PART	SECTION
1	SECTION 1
2	SECTION 2
3	SECTION 3
4	SECTION 4
5	SECTION 5
6	SECTION 6

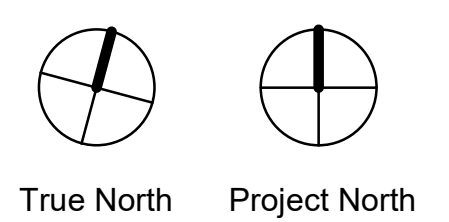
SECTIONS ARE LOCATED ON SHEET 2

DIAGRAM 1 — SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 192.0 METRES

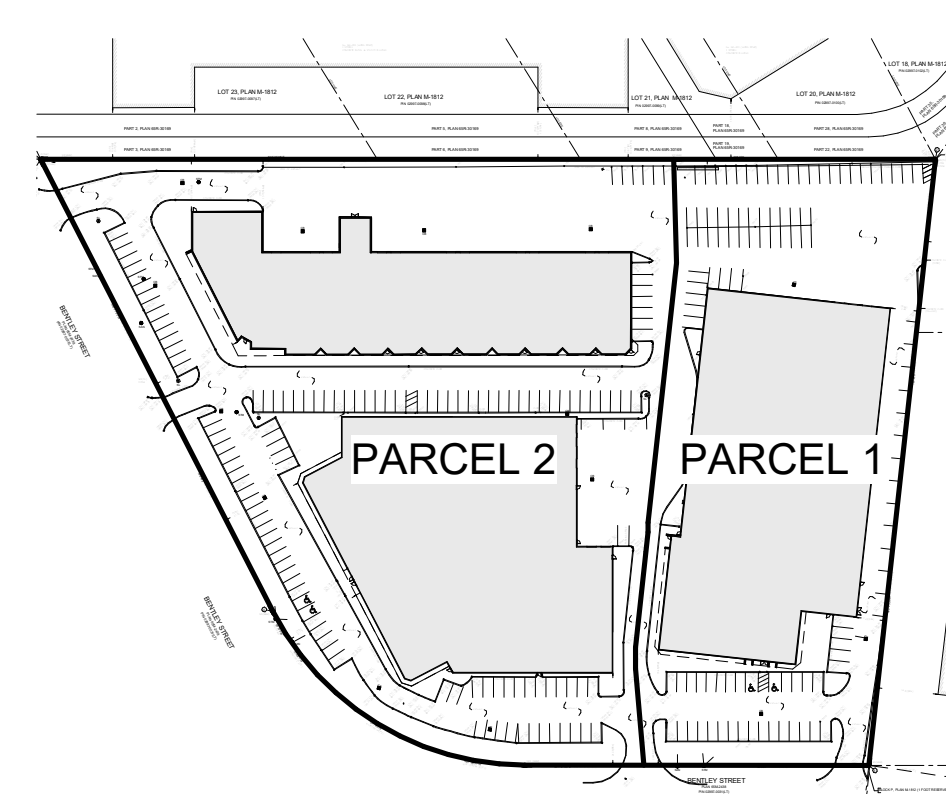


NOTE: THE SITE PLAN SHOWS THE EXISTING PARKING SPACES ON THE SITE AND WAS TAKEN FROM THE SURVEY DATED JANUARY 20, 2025

- General Notes
1. ALL DIMENSIONS IN MILLIMETRES.
 2. VERIFY ALL DIMENSIONS.
 3. DO NOT SCALE DRAWINGS.
 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
 5. USE THE LATEST REVISED DRAWINGS ONLY.
 6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
 7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.



NOTE:
ACCESSIBLE AND NON ACCESSIBLE SPACES ARE LEGAL NON CONFORMING SPACES AS PER ZONING BY-LAW SECTION 5.2.5 C).
PARKING SPACES AND PARKING GARAGES THAT LEGALLY EXISTED ON THE EFFECTIVE DATE OF THIS BY-LAW, ARE EXEMPT FROM THE PARKING SPACE MINIMUM SIZE REQUIREMENTS AS SET OUT IN SUBSECTION A) AND B)



KEY PLAN
1 : 2000

- 5 REISSUED FOR 2025-10-27
ZPR, CONSENT &
MINOR VARIANCE
APPLICATION
- 4 REISSUED FOR 2025-08-19
ZPR, CONSENT &
MINOR VARIANCE
APPLICATION

No	Issue	Date
.		

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scottshields.ca

Project
200 - 400 BENTLEY STREET

Drawing

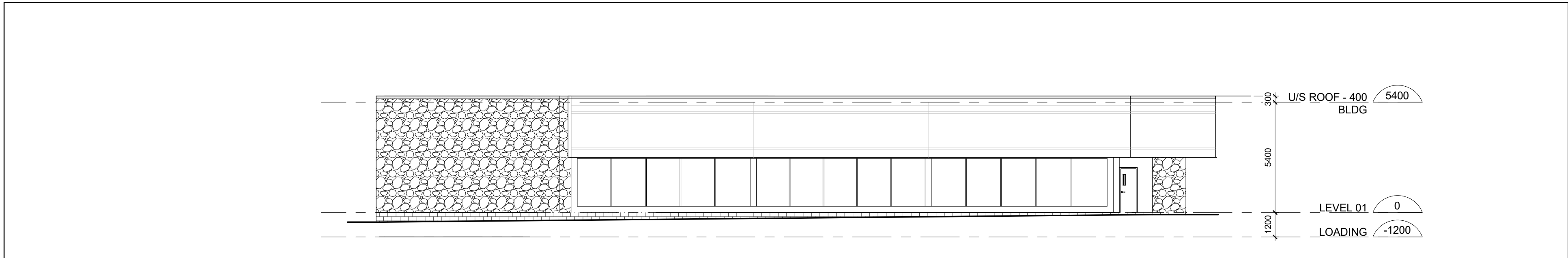
SITE PLAN

Project number	30601
Date	2025-03-06
Drawn by	RC, MB
Checked by	AS

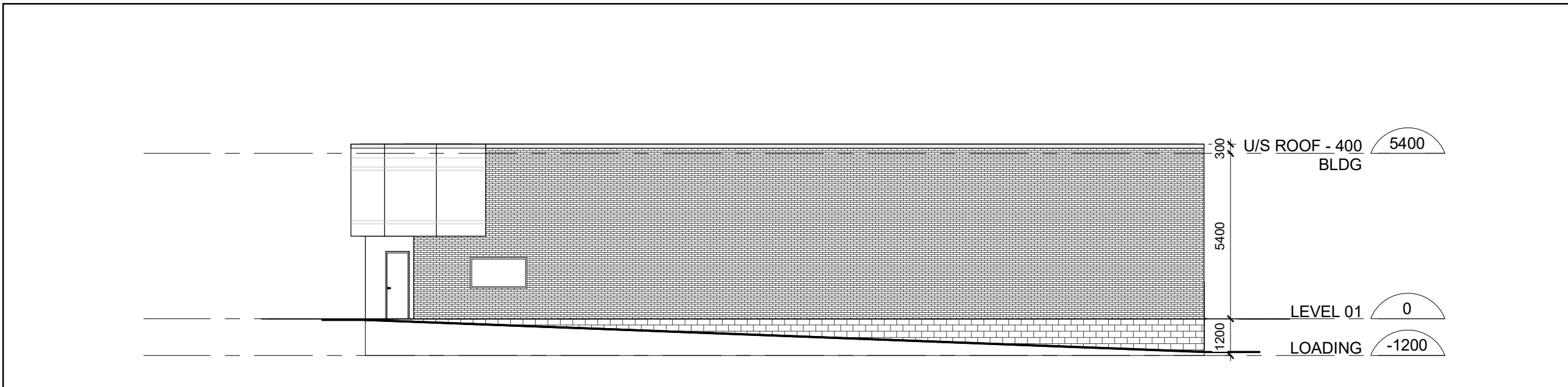
A102

Scale As indicated

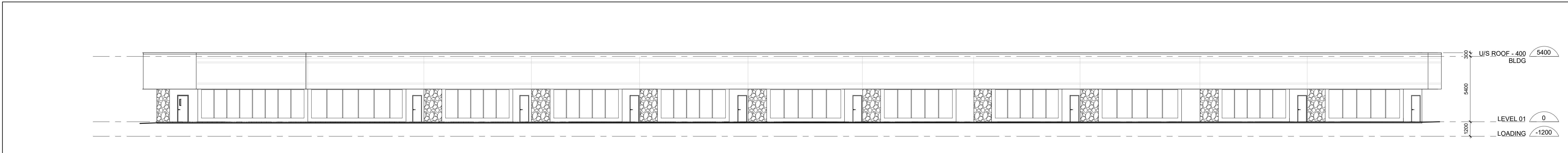
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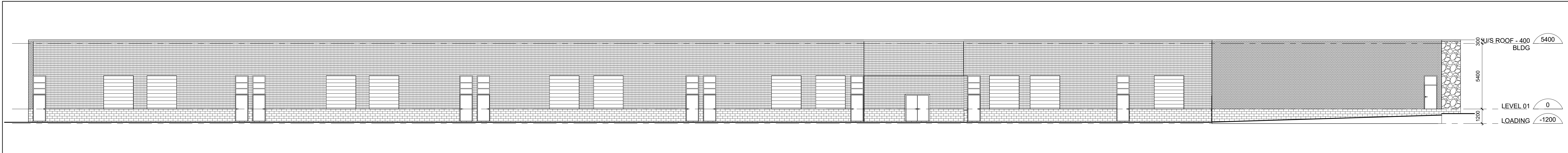
④ Building A - West Elevation
1 : 150



③ Building A - East Elevation
1 : 150



② Building A - South Elevation
1 : 150



① Building A - North Elevation
1 : 150

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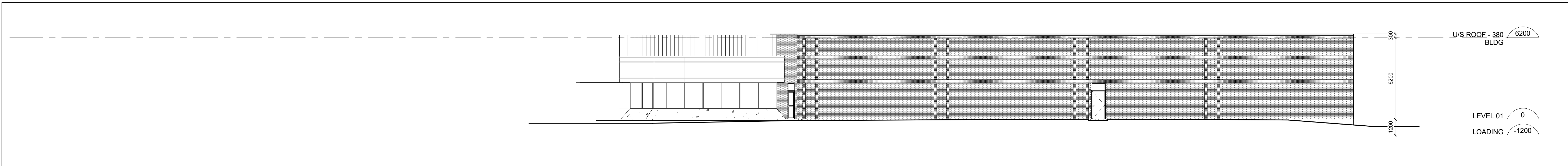
ELEVATIONS - 400 -
Building A

Project number	30601
Date	2025-03-06
Drawn by	MB
Checked by	AS

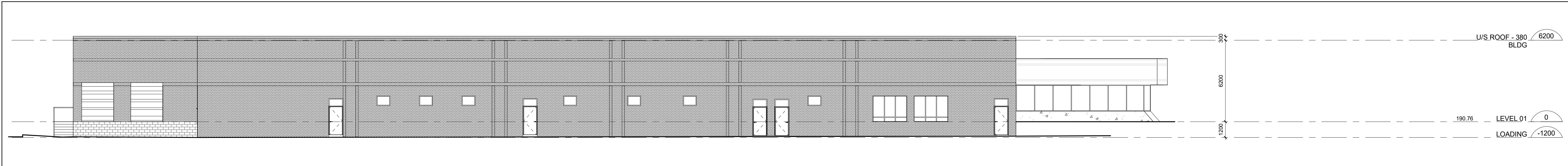
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Scale	1 : 150
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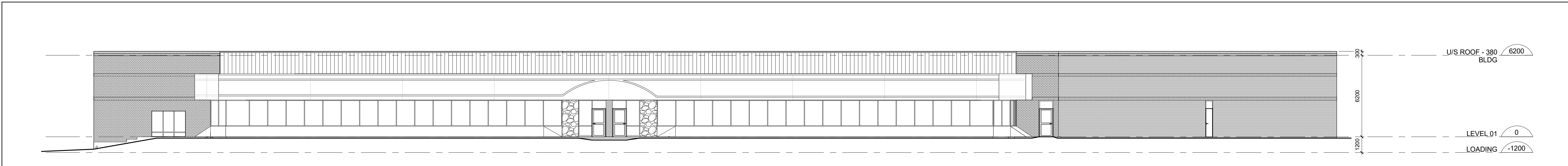
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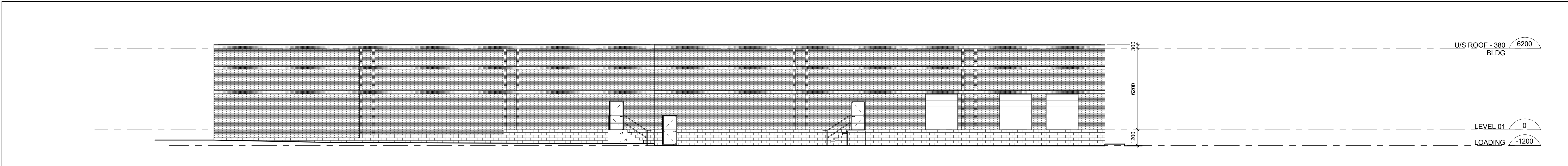
④ Building B - South Elevation
1 : 150



③ Building B - North Elevation
1 : 150



② Building B - Southwest Elevation
1 : 150



① Building B - East Elevation
1 : 150

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No	Issue	Date
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Project
200 - 400 BENTLEY
STREET

Drawing

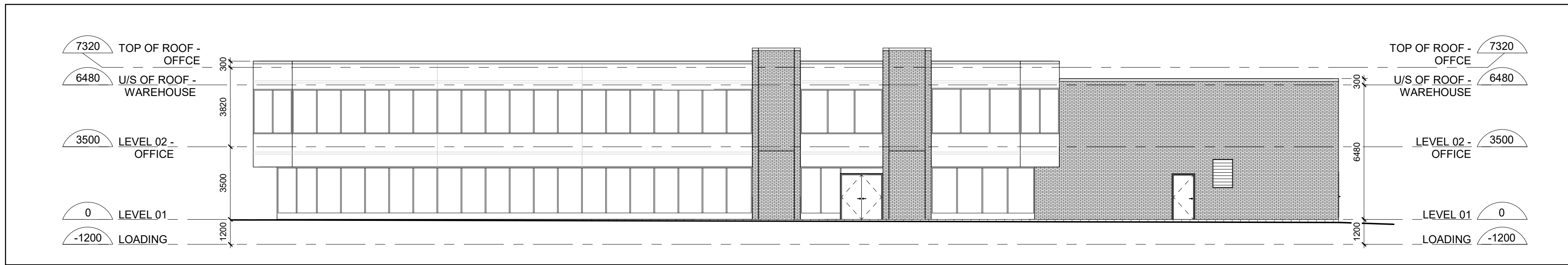
ELEVATIONS - 380 -
Building B

Project number	30601
Date	2025-03-06
Drawn by	MB
Checked by	AS

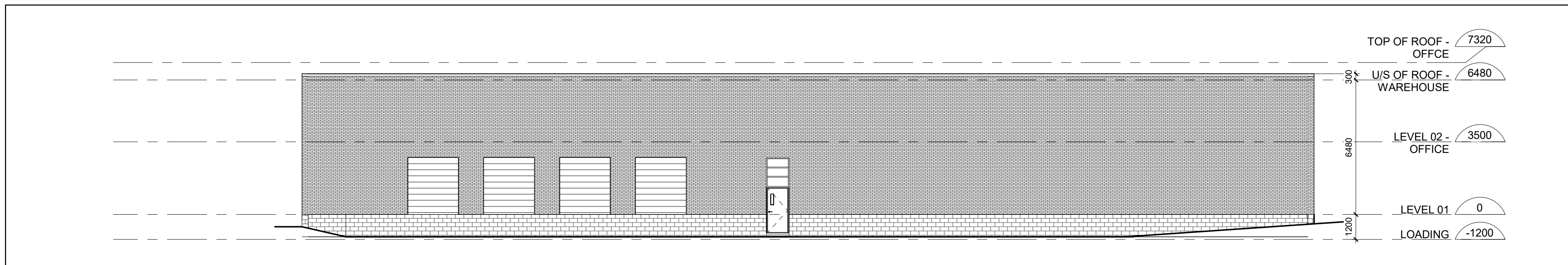
A501

Scale	1 : 150
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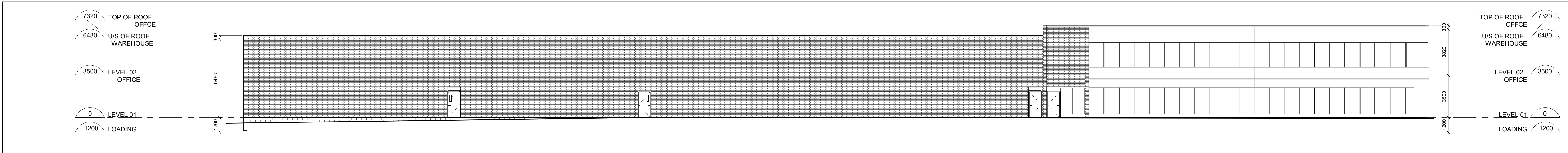
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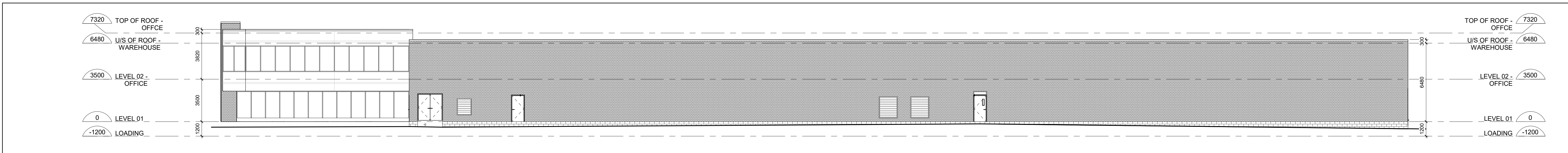
④ Building C - South Elevation
1 : 150



③ Building C - North Elevation
1 : 150



② Building C - West Elevation
1 : 150



① Building C - East Elevation
1 : 150

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Project
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STREET

Drawing

ELEVATIONS - 200 -
Building C

Project number	30601
Date	2025-03-06
Drawn by	MB
Checked by	AS

A502

Scale	1 : 150
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