

ITEM #: 6.3

**COMMITTEE OF ADJUSTMENT REPORT
CONSENT APPLICATION
B021/22
7950 BATHURST ST, BLDG A VAUGHAN**

COA REPORT SUMMARY

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Staff and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	X	X	X	General Comments w/conditions
Building Standards -Zoning Review *Schedule B	X	X		General Comments
Building Inspection (Septic)	X			No Comments Received to Date
Development Planning *Schedule B	X	X	X	Recommend Approval w/Conditions
Development Engineering	X	X		Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	X	X		General Comments
By-law & Compliance, Licensing & Permits	X			No Comments Received to Date
Development Finance	X	X	X	General Comments w/conditions
Real Estate	X			No Comments Received to Date
Fire Department	X			No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B		X		General Comments
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X			No Comments Received to Date
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Joshua Papernick		12/13/2022	Application Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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CONSENT APPLICATION
B021/22
7950 BATHURST ST, BLDG A VAUGHAN**

ITEM NUMBER: 6.3	CITY WARD #: 5
APPLICANT:	Daniels Baif Thornhill Inc.
AGENT:	None
PROPERTY:	7950 Bathurst St Bldg A Vaughan ON L6A 3Z8
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Mixed-Use" with a maximum building height of 25-storeys and maximum density of 4.35 (FSI).
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	<p>Consent is being requested to establish an easement over Parts 1 and 8 and Parts 2-7, inclusive (on the draft plan submitted with the application) for the purposes of access and maintenance in favour of the lands to the north municipally known as 8000 Bathurst Street.</p> <p>The easement over Parts 1 and 8 is being established for the purposes of access, maintenance and repair of drainage and overland flow/surface water runoff.</p> <p>The easement over Parts 2 – 7, inclusive, is being established for the purposes of access and maintenance of a landscape strip.</p>

HEARING INFORMATION

DATE OF MEETING: Thursday, March 2, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca
 If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of this application considers the following:

- ✓ Conformity to Section 51(24) as required by Section 53(12) of the Planning Act.
- ✓ Conformity to the City of Vaughan Official Plan.
- ✓ Conformity to the Provincial Policy Statements as required by Section 3 (1) of the Planning Act.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	February 8, 2022, February 15, 2023	
Date Applicant Confirmed Posting of Sign:	February 6, 2023	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	<ol style="list-style-type: none"> 1. That the applicant's solicitor confirms the legal description of the lands subject to the easement (servient lands). 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 5. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule. 	

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments.	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	That all comments and conditions on Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 be addressed to the satisfaction of the Development Planning Department.

DEVELOPMENT ENGINEERING COMMENTS

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to Consent Application B021/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry: Forestry has no comment	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS

No comment no concerns.	
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DEVELOPMENT FINANCE COMMENTS

Development Finance Recommended Conditions of Approval:	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS

No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment christine.vigneault@vaughan.ca	1. That the applicant’s solicitor confirms the legal description of the lands subject to the easement (servient lands). 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. That the applicant provides an electronic copy of the deposited reference plan to cofa@vaughan.ca 5. Payment of the Certificate Fee as provided on the City of Vaughan’s Committee of Adjustment Fee Schedule.
2	Development Planning roberto.simbana@vaughan.ca	That all comments and conditions on Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 be addressed to the satisfaction of the Development Planning Department.
3	Development Finance Nelson.Pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: Conditions must be fulfilled within two years from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. No extension to the last day for fulfilling conditions is permissible.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

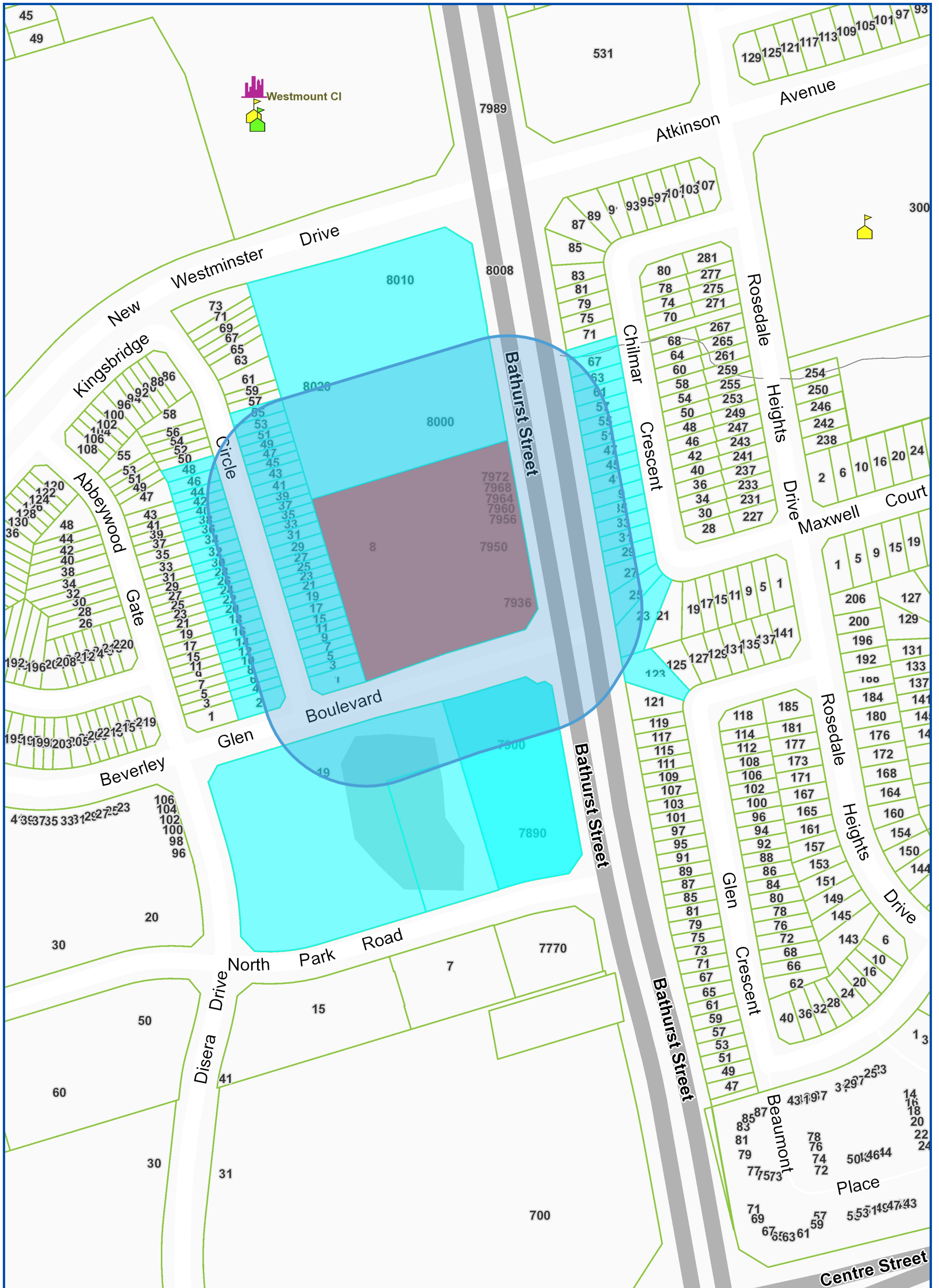
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

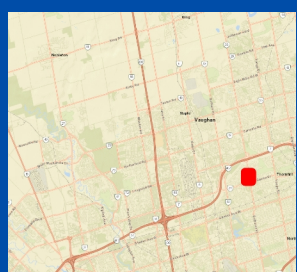
That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



Map Information:



Title:

NOTIFICATION MAP - B022/22

7950 Bathurst St & 8 Beverley Glen Blvd

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1: 3,051

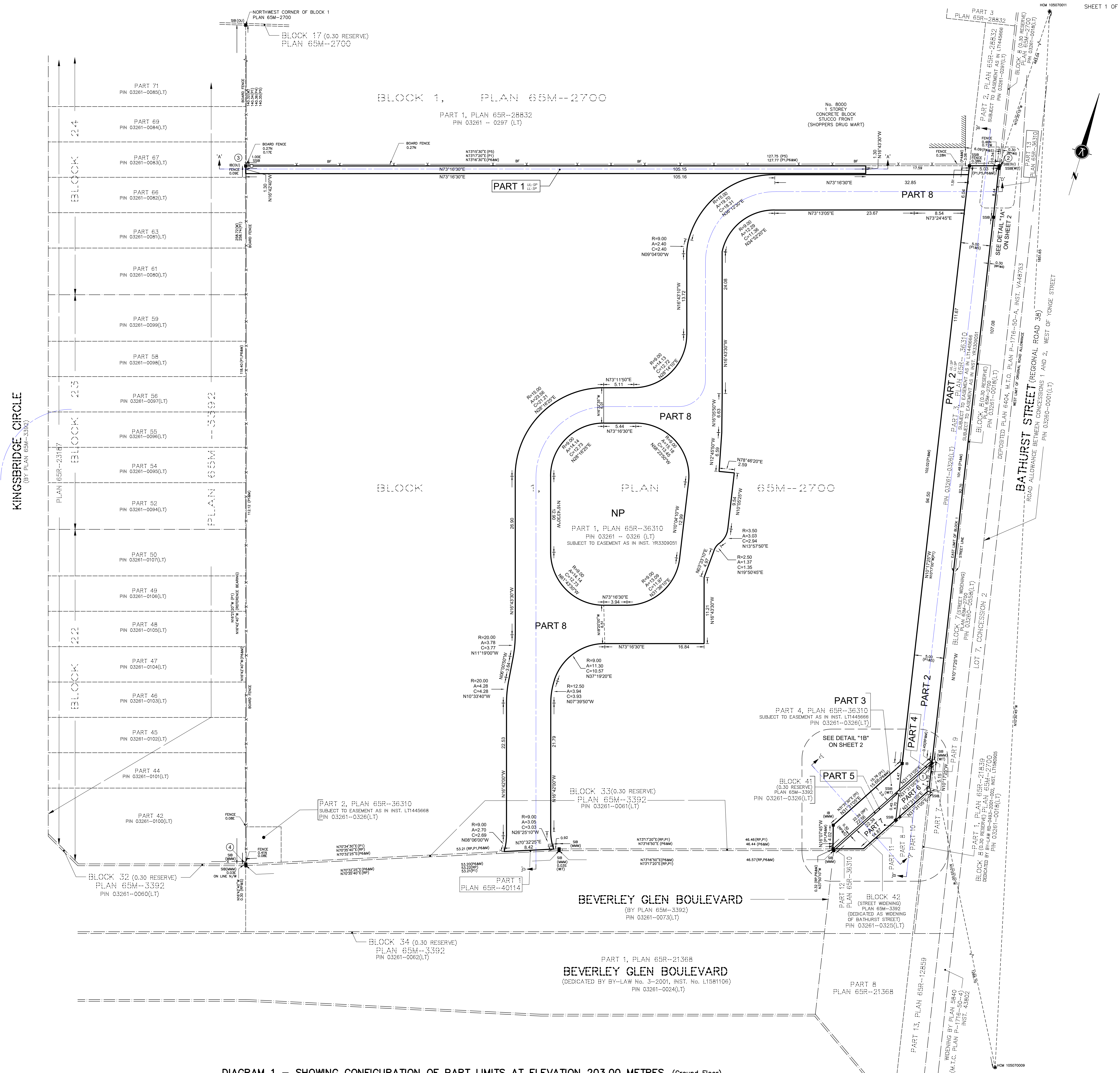
0 0.05 km



Created By:

Infrastructure Delivery
Department
January 18, 2023 12:21 PM

Projection:
NAD 83
UTM Zone
17N



SHEET 1 OF 2

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

PLAN 65R-

RECEIVED AND DEPOSITED

DATE _____, 2022

DATE _____, 2022

MANSOUR GHOFrani
ONTARIO LAND SURVEYOR

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

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA ± (m ²)
1				136.7
2	PART OF BLOCK 1	65M-2700		519.9
3				45.8
4	PART OF BLOCK 41 (0.30 RESERVE)		PART OF PIN 03261-0326(LT)	2.3
5	PART OF BLOCK 42 (STREET WIDENING) (CLOSED BY BY-LAW 2022-01)	65M-3392		23.5
6				34.1
7	PART OF BLOCK 1	65M-2700		1539.3

PARTS 2 AND 3 SUBJECT TO EASEMENT AS IN INST. LT1445666
PARTS 1 TO 8 INCLUSIVE SUBJECT TO EASEMENT AS IN INST. YR3309051

STRATA PLAN OF SURVEY OF
**PART OF BLOCK 1,
PLAN 65M-2700 AND
ALL OF BLOCK 41(0.30 RESERVE) AND
PART OF BLOCK 42(STREET WIDENING,
STOPPED UP AND CLOSED AS PUBLIC HIGHWAY
BY BY-LAW NO. 2020-21, INST. NO. YR3096889)
PLAN 65M-3392
CITY OF VAUGHAN**
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

KRCMAR SURVEYORS LTD. 2022

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 ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PLAN 65M-3392 HAVING A BEARING OF N16°42'40"E TO OBTAIN GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 01°03'15" TO THE BEARINGS SHOWN

COORDINATES
COORDINATES SHOWN HEREON ARE GRID COORDINATES DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 10507009 AND No. 10507001, AND ARE REFERRED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(1997)).
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999859.

SPECIFIED CONTROL POINTS			
MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES	
HCM 105070009	N: 4 851 234.71 E: 624 780.96	N: 4 851 234.71 E: 624 780.95	
HCM 105070011	N: 4 853 055.28 E: 624 443.15	N: 4 853 054.98 E: 624 443.14	

6' UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(1997) CENTRAL MERIDIAN 81°00' WEST LONGITUDE
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS			
POINT	NORTHING	EASTING	
1	4 852 480.26	624 551.94	
2	4 852 580.17	624 531.89	
3	4 852 541.16	624 410.25	
4	4 852 428.44	624 446.38	

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 6-11 HAVING AN ELEVATION OF 201.826 METRES.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES HORIZONTAL CONTROL MONUMENT
- ▣ DENOTES STANDARD IRON BAR
- ▢ DENOTES SHORT STANDARD IRON BAR
- ▧ DENOTES IRON BAR
- DENOTES CONCRETE PIN
- DENOTES CUT CROSS
- DENOTES SPECIFIED CONTROL POINT
- DENOTES OBSERVED REFERENCE POINT
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (U) DENOTES ORIGIN UNKNOWN
- (W) DENOTES WITNESS
- (RP) DENOTES PLAN 65M-3392
- (RP1) DENOTES PLAN 65M-2700
- (P1) DENOTES PLAN 65R-25929
- (P2) DENOTES PLAN 65R-23187
- (P3) DENOTES PLAN 65R-21839
- (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND DZALDOV LIMITED, O.L.S. DATED OCTOBER 31, 2007
- (P5) DENOTES PLAN 65R-28832
- (P6) DENOTES PLAN 65R-36310
- (MM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S.
- (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
- BF DENOTES BOARD FENCE
- EL DENOTES GEODETIC ELEVATION
- (NL) DENOTES NO VERTICAL LIMITATIONS
- (NUL) DENOTES NO UPPER LIMITATIONS
- (LL) DENOTES NO LOWER LIMITATIONS
- LL DENOTES UPPER LIMITATION IN METRES
- LL DENOTES LOWER LIMITATION IN METRES
- HP DENOTES HORIZONTAL PLANE
- ⊕ 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
- ↑ DENOTES NO UPPER LIMITATIONS
- ↓ DENOTES NO LOWER LIMITATIONS
- ⊕ DENOTES APPROXIMATE GRADE

NOTES
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S., UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1 AND 2) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2022

DATE _____, 2022

MANSOUR GHOFrani
ONTARIO LAND SURVEYOR

FIELD:	J.L.	DRAWN:	N.L.	CHECKED:	M.G.	JOB NO.:	05-084
DWG NAME:	05-084P03 PLOT INFO:			08-42 07/Dec/2022		WORK ORDER NO.:	35953
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 905.738.9222 www.krcmar.ca							

KRCMAR

DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.00 METRES (Ground Floor)

RECEIVED AND DEPOSITED	RECEIVED AND DEPOSITED
DATE _____, 2022	DATE _____, 2022
MANSOUR GHOFrani ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

STRATA PLAN OF SURVEY OF
**PART OF BLOCK 1,
 PLAN 65M-2700 AND
 ALL OF BLOCK 41(0.30 RESERVE) AND
 PART OF BLOCK 42(STREET WIDENING,
 STOPPED UP AND CLOSED AS PUBLIC HIGHWAY
 BY BY-LAW NO. 2020-21, INST. NO. YR3096889)
 PLAN 65M-3392
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK**

SCALE 1:250

 KRCMAR SURVEYORS LTD. 2022
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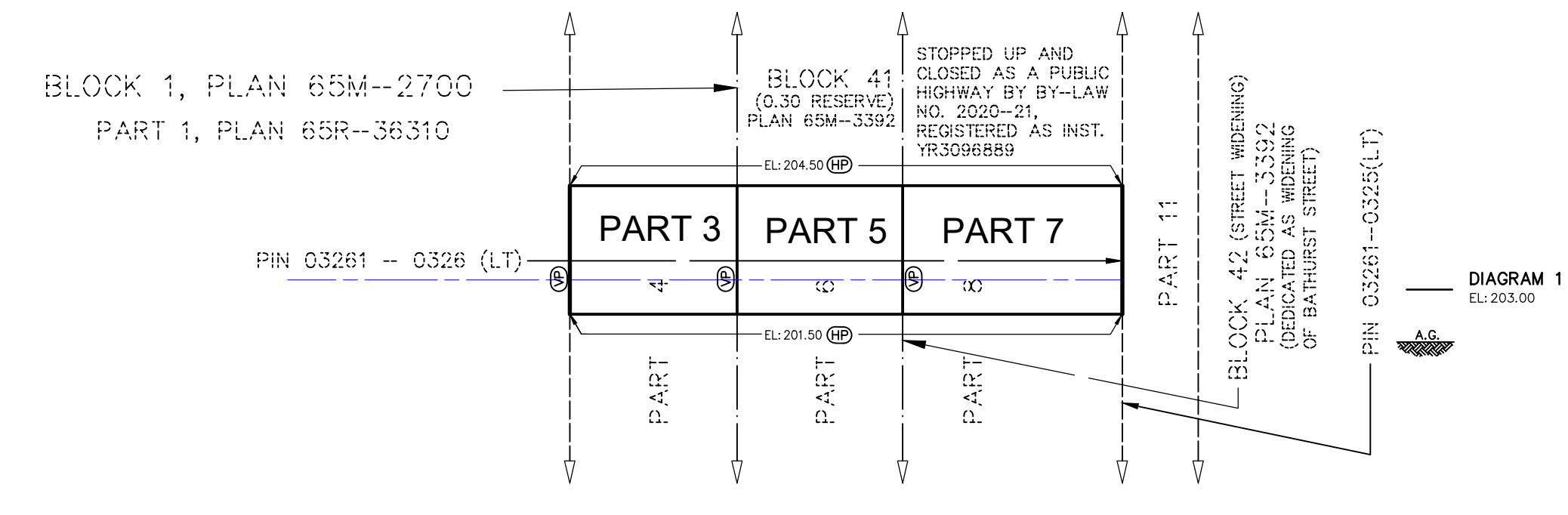
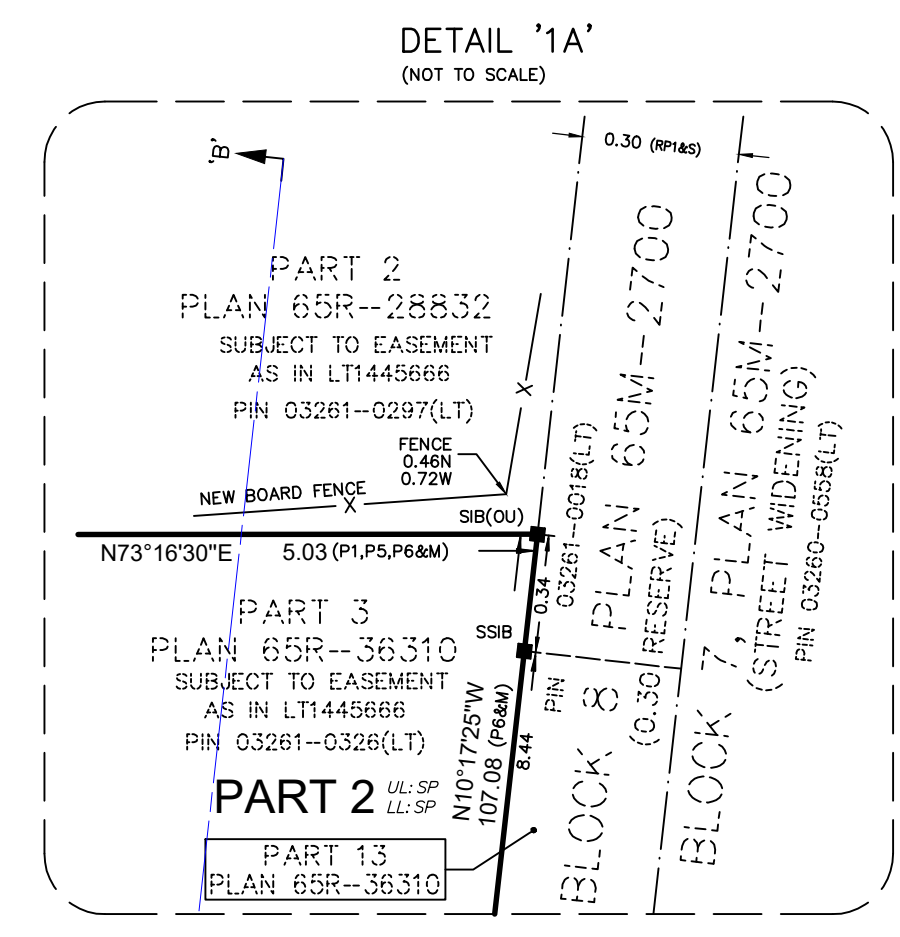
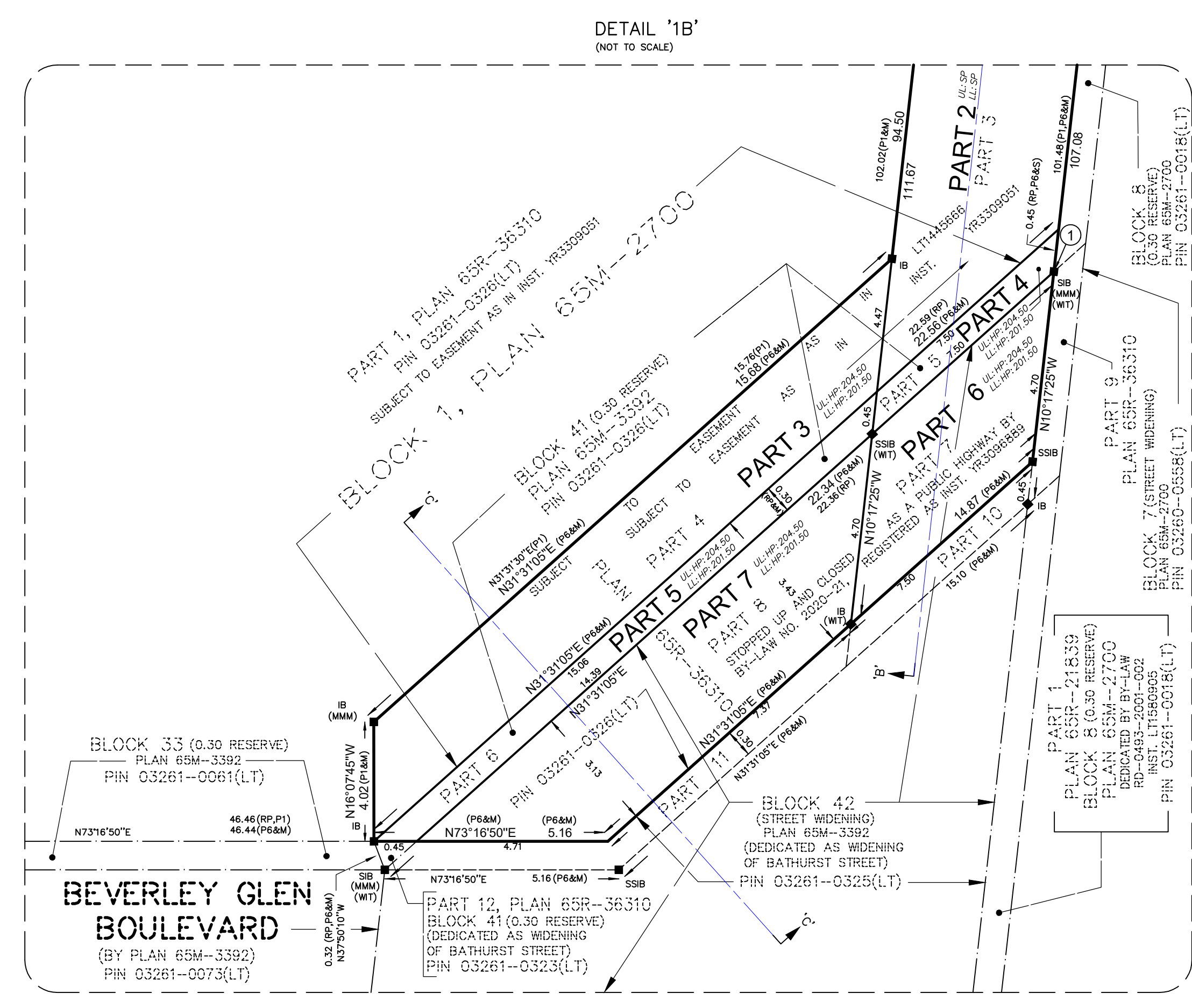
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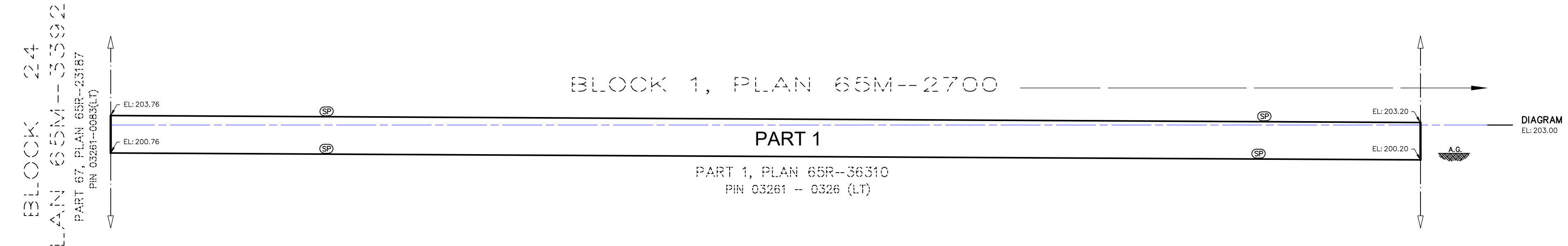
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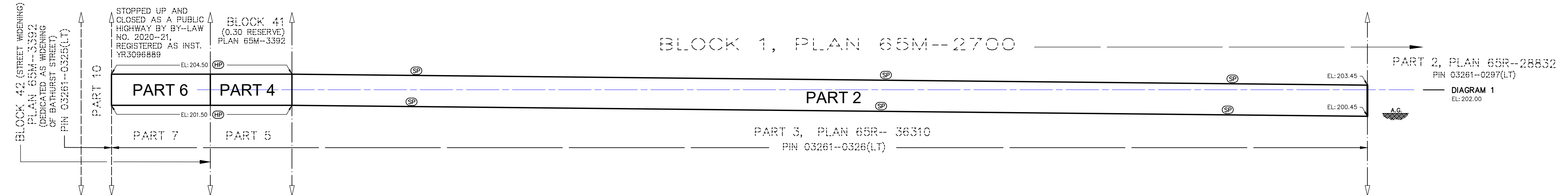
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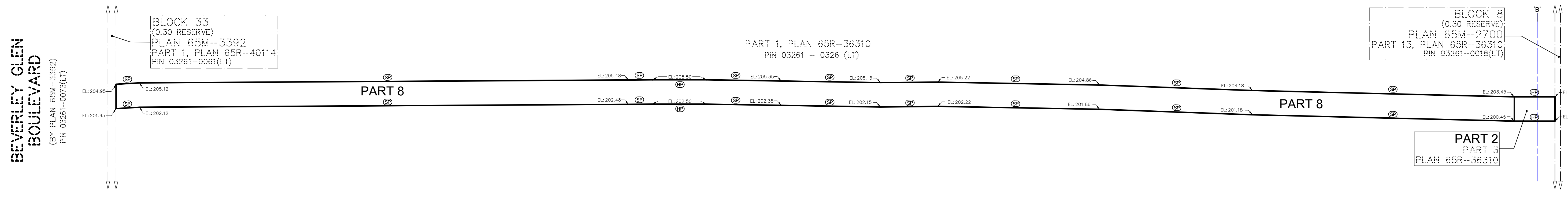
SECTION 'C-C'
(NOT TO SCALE)



SECTION 'A-A'
(NOT TO SCALE)

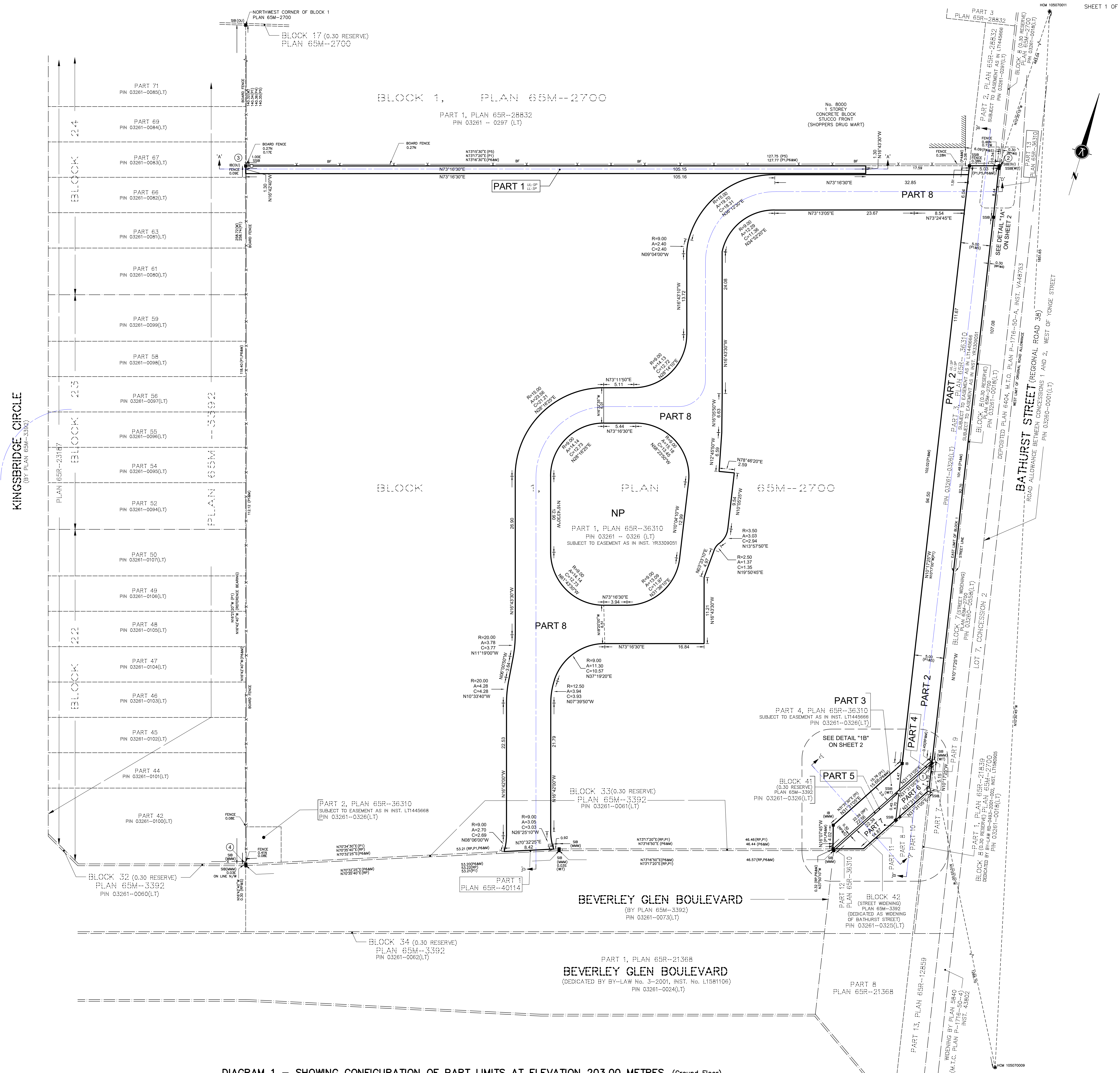


SECTION 'B-B'
(NOT TO SCALE)



SECTION 'D-D'
(NOT TO SCALE)





SHEET 1 OF 2

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

PLAN 65R-

RECEIVED AND DEPOSITED

DATE _____, 2022

DATE _____, 2022

MANSOUR GHOFrani
ONTARIO LAND SURVEYOR

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

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA ± (m ²)
1				136.7
2	PART OF BLOCK 1	65M-2700		519.9
3				45.8
4	PART OF BLOCK 41 (0.30 RESERVE)		PART OF PIN 03261-0326(LT)	2.3
5	PART OF BLOCK 42 (STREET WIDENING) (CLOSED BY BY-LAW 2022-01)	65M-3392		23.5
6				34.1
7	PART OF BLOCK 1	65M-2700		1539.3

PARTS 2 AND 3 SUBJECT TO EASEMENT AS IN INST. LT1445666
PARTS 1 TO 8 INCLUSIVE SUBJECT TO EASEMENT AS IN INST. YR3309051

STRATA PLAN OF SURVEY OF
**PART OF BLOCK 1,
PLAN 65M-2700 AND
ALL OF BLOCK 41(0.30 RESERVE) AND
PART OF BLOCK 42(STREET WIDENING,
STOPPED UP AND CLOSED AS PUBLIC HIGHWAY
BY BY-LAW NO. 2020-21, INST. NO. YR3096889)
PLAN 65M-3392
CITY OF VAUGHAN**
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

KRCMAR SURVEYORS LTD. 2022

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 ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PLAN 65M-3392 HAVING A BEARING OF N16°42'40"E TO OBTAIN GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 01°03'15" TO THE BEARINGS SHOWN

COORDINATES
COORDINATES SHOWN HEREON ARE GRID COORDINATES DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 10507009 AND No. 10507001, AND ARE REFERRED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(1997)).
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999859.

SPECIFIED CONTROL POINTS			
MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES	
HCM 105070009	N: 4 851 234.71 E: 624 780.96	N: 4 851 234.71 E: 624 780.95	
HCM 105070011	N: 4 853 055.28 E: 624 443.15	N: 4 853 054.98 E: 624 443.14	

6' UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(1997) CENTRAL MERIDIAN 81°00' WEST LONGITUDE
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS			
POINT	NORTHING	EASTING	
1	4 852 480.26	624 551.94	
2	4 852 580.17	624 531.89	
3	4 852 541.16	624 410.25	
4	4 852 428.44	624 446.38	

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 6-11 HAVING AN ELEVATION OF 201.826 METRES.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES HORIZONTAL CONTROL MONUMENT
- ▣ DENOTES STANDARD IRON BAR
- ▢ DENOTES SHORT STANDARD IRON BAR
- ▧ DENOTES IRON BAR
- DENOTES CONCRETE PIN
- DENOTES CUT CROSS
- DENOTES SPECIFIED CONTROL POINT
- DENOTES OBSERVED REFERENCE POINT
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (U) DENOTES ORIGIN UNKNOWN
- (W) DENOTES WITNESS
- (RP) DENOTES PLAN 65M-3392
- (RP1) DENOTES PLAN 65M-2700
- (P1) DENOTES PLAN 65R-25929
- (P2) DENOTES PLAN 65R-23187
- (P3) DENOTES PLAN 65R-21839
- (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND DZALDOV LIMITED, O.L.S. DATED OCTOBER 31, 2007
- (P5) DENOTES PLAN 65R-28832
- (P6) DENOTES PLAN 65R-36310
- (MM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S.
- (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
- BF DENOTES BOARD FENCE
- EL DENOTES GEODETIC ELEVATION
- (NL) DENOTES NO VERTICAL LIMITATIONS
- (NUL) DENOTES NO UPPER LIMITATIONS
- (LL) DENOTES NO LOWER LIMITATIONS
- LL DENOTES UPPER LIMITATION IN METRES
- LL DENOTES LOWER LIMITATION IN METRES
- HP DENOTES HORIZONTAL PLANE
- ⊕ 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
- ↑ DENOTES NO UPPER LIMITATIONS
- ↓ DENOTES NO LOWER LIMITATIONS
- ⊕ DENOTES APPROXIMATE GRADE

NOTES
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S., UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1 AND 2) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2022

DATE _____, 2022

MANSOUR GHOFrani
ONTARIO LAND SURVEYOR

FIELD:	J.L.	DRAWN:	N.L.	CHECKED:	M.G.	JOB NO.:	05-084
DWG NAME:	05-084P03 PLOT INFO:			08-42 07/Dec/2022		WORK ORDER NO.:	35953
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 905.738.9222 www.krcmar.ca							

KRCMAR

DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.00 METRES (Ground Floor)

RECEIVED AND DEPOSITED	RECEIVED AND DEPOSITED
DATE _____, 2022	DATE _____, 2022
MANSOUR GHOFrani ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

STRATA PLAN OF SURVEY OF
**PART OF BLOCK 1,
 PLAN 65M-2700 AND
 ALL OF BLOCK 41(0.30 RESERVE) AND
 PART OF BLOCK 42(STREET WIDENING,
 STOPPED UP AND CLOSED AS PUBLIC HIGHWAY
 BY BY-LAW NO. 2020-21, INST. NO. YR3096889)
 PLAN 65M-3392
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK**

SCALE 1:250

 KRCMAR SURVEYORS LTD. 2022
 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 ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PLAN 65M-3392 HAVING A BEARING OF N16°42'40"E TO OBTAIN GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 01°03'15" TO THE BEARINGS SHOWN

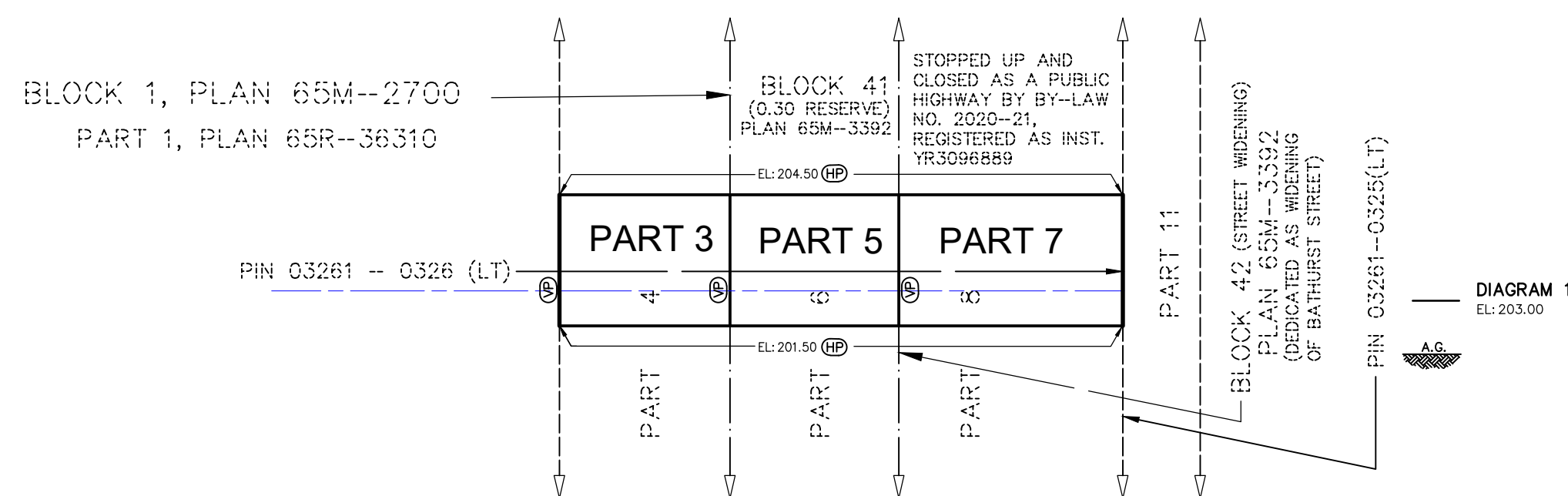
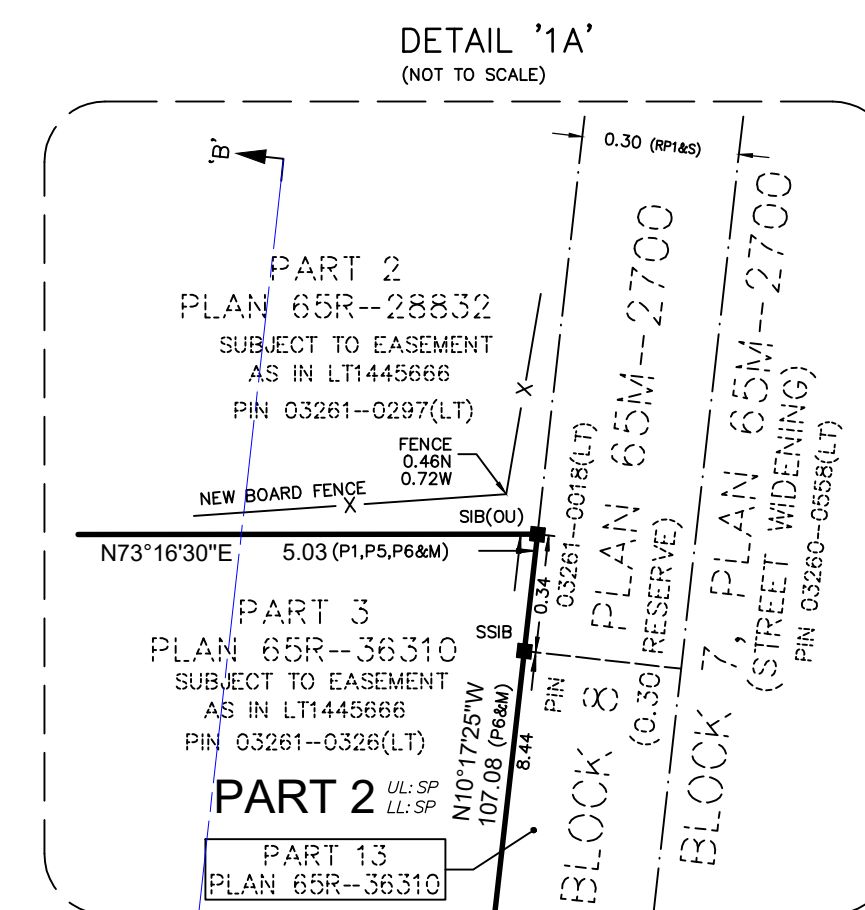
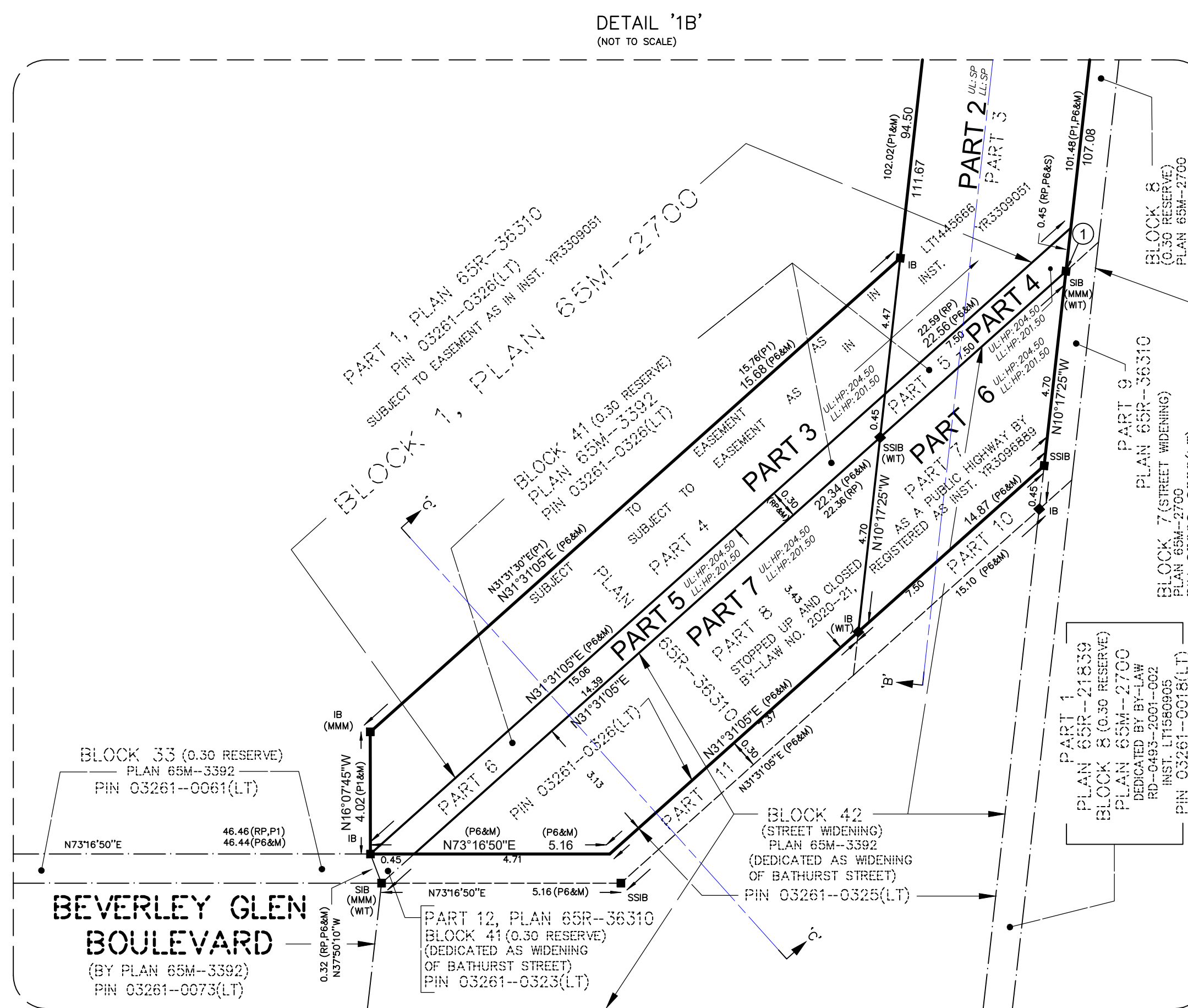
COORDINATES
 COORDINATES SHOWN HEREON ARE GRID COORDINATES DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 105070009 AND No. 105070011, AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 8100° WEST LONGITUDE. (NAD 83 (CSRS)(1997)).

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999859.

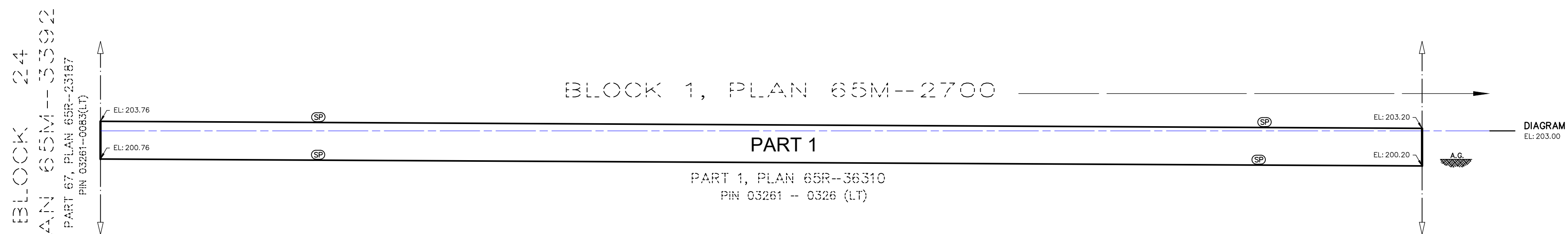
ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 8-11 HAVING AN ELEVATION OF 201.826 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - SCP DENOTES SPECIFIED CONTROL POINT
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (RP) DENOTES PLAN 65M-3392
 - (RP1) DENOTES PLAN 65M-2700
 - (P2) DENOTES PLAN 65R-25929
 - (P3) DENOTES PLAN 65R-23187
 - (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND DZALDOV LIMITED, O.L.S. DATED OCTOBER 31, 2007
 - (P5) DENOTES PLAN 65R-28832
 - (P6) DENOTES PLAN 65R-36310
 - (MMM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S. (1370)
 - BF DENOTES BOARD FENCE
 - EL: DENOTES GEODETIC ELEVATION
 - (NVL) DENOTES NO VERTICAL LIMITATIONS
 - (NUL) DENOTES NO UPPER LIMITATIONS
 - (NLL) DENOTES NO LOWER LIMITATIONS
 - UL: DENOTES UPPER LIMITATION IN METRES
 - LL: DENOTES LOWER LIMITATION IN METRES
 - HP: DENOTES HORIZONTAL PLANE
 - ⊙ 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
 - ↑ DENOTES NO UPPER LIMITATIONS
 - ↓ DENOTES NO LOWER LIMITATIONS
 - AG DENOTES APPROXIMATE GRADE

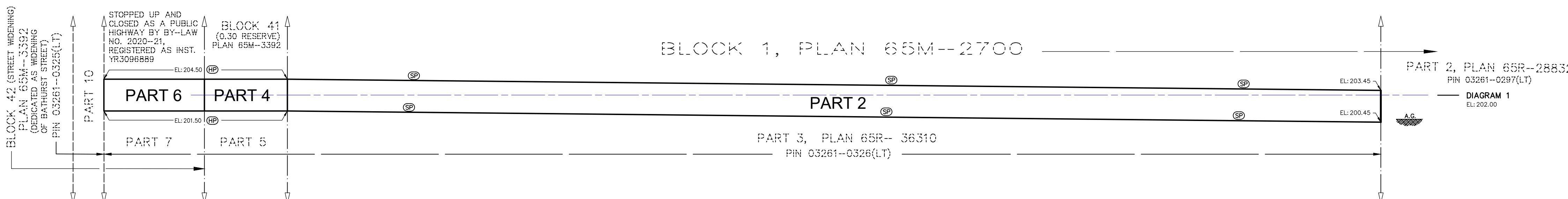
NOTES
 ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S., UNLESS OTHERWISE NOTED.



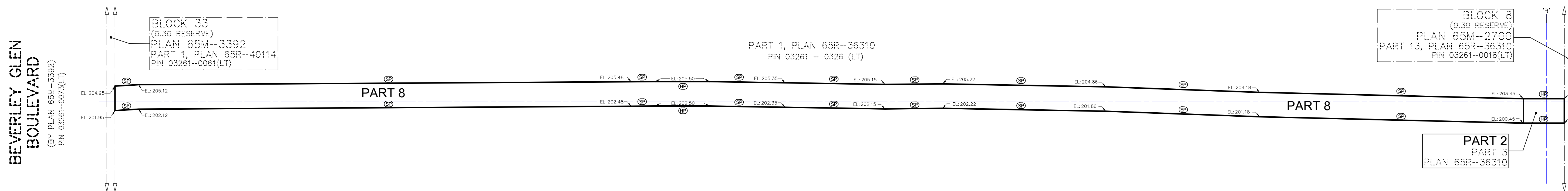
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(NOT TO SCALE)



SECTION 'A-A'
(NOT TO SCALE)



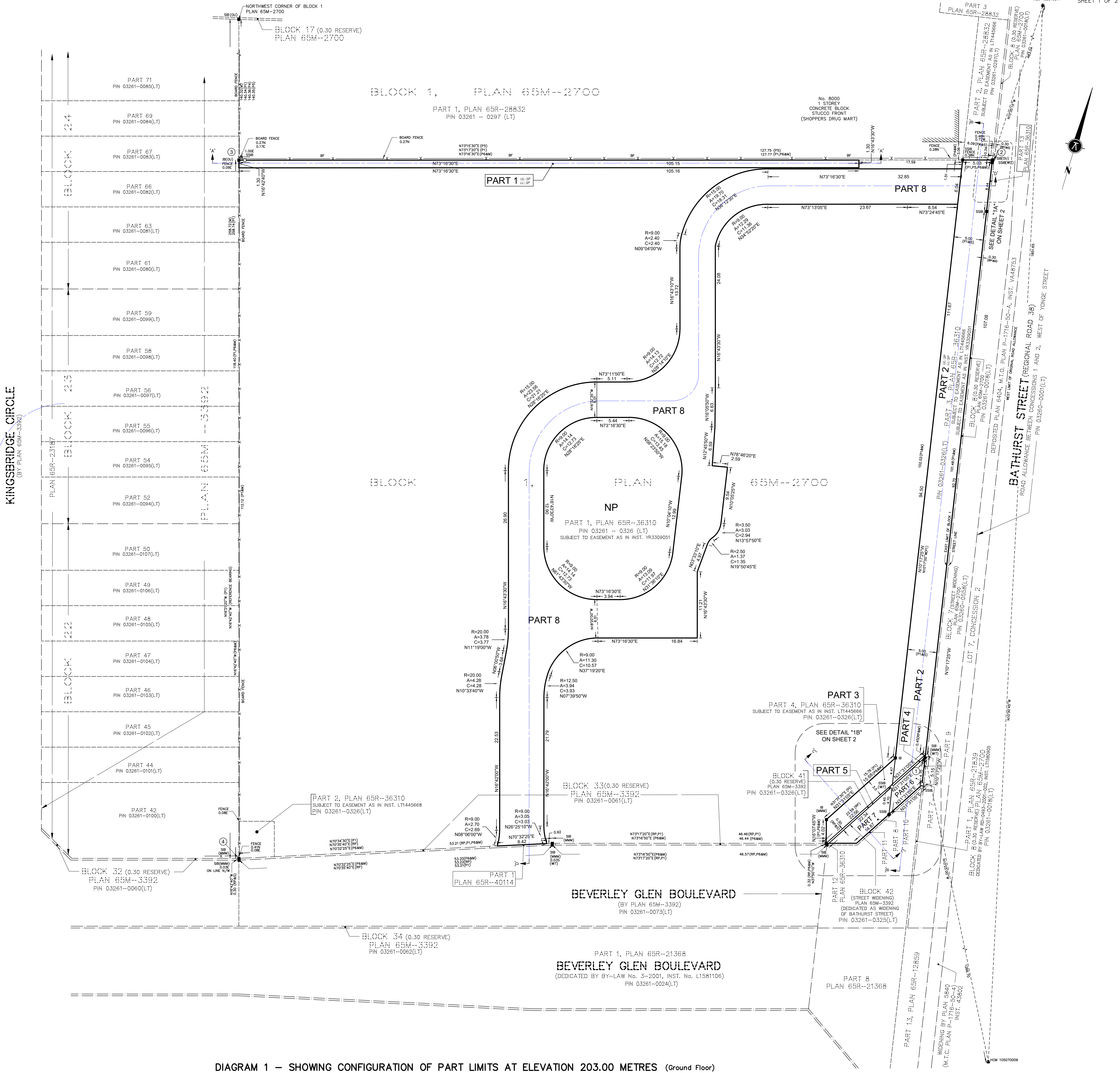
SECTION 'B-B'
(NOT TO SCALE)



SECTION 'D-D'
(NOT TO SCALE)

FIELD: J.L.	DRAWN: N.L.	CHECKED: M.G.	JOB NO: 05-084
DWG NAME: 05-084RPO3	PLOT INFO: 08-42 07/Dec/2022	WORK ORDER NO: 35953	
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0093 F 905.738.9221 www.krcmar.ca			

KRCMAR



SHEET 1 OF 2

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

PLAN 65R-

RECEIVED AND DEPOSITED

DATE _____, 2022

DATE _____, 2022

MANSOUR GHOFrani
ONTARIO LAND SURVEYOR

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

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA ± (m ²)
1				136.7
2	PART OF BLOCK 1	65M-2700		519.9
3				45.8
4	PART OF BLOCK 41 (0.30 RESERVE)		PART OF PIN 03261-0326(LT)	2.3
5	PART OF BLOCK 42 (STREET WIDENING) (CLOSED BY BY-LAW 2022-021)	65M-3392		23.5
6				34.1
7	PART OF BLOCK 1	65M-2700		1539.3

PARTS 2 AND 3 SUBJECT TO EASEMENT AS IN INST. LT1445666
PARTS 1 TO 8 INCLUSIVE SUBJECT TO EASEMENT AS IN INST. YR3309051

STRATA PLAN OF SURVEY OF
**PART OF BLOCK 1,
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BY BY-LAW NO. 2020-21, INST. NO. YR3096889)
PLAN 65M-3392
CITY OF VAUGHAN**
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

KRCMAR SURVEYORS LTD. 2022

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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COORDINATES
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SPECIFIED CONTROL POINTS			
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6' UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(1997) CENTRAL MERIDIAN 81°00' WEST LONGITUDE
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS			
POINT	NORTHING	EASTING	
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ELEVATION
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LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES HORIZONTAL CONTROL MONUMENT
- ▣ DENOTES STANDARD IRON BAR
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- DENOTES CONCRETE PIN
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- (RP) DENOTES PLAN 65M-3392
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- (P2) DENOTES PLAN 65R-23187
- (P3) DENOTES PLAN 65R-21839
- (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND DZALDOV LIMITED, O.L.S. DATED OCTOBER 31, 2007
- (P5) DENOTES PLAN 65R-28832
- (P6) DENOTES PLAN 65R-36310
- (MM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S.
- (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
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- EL DENOTES GEODETIC ELEVATION
- (NL) DENOTES NO VERTICAL LIMITATIONS
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- ⊕ DENOTES APPROXIMATE GRADE

NOTES
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SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1 AND 2) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2022

DATE _____, 2022

MANSOUR GHOFrani
ONTARIO LAND SURVEYOR

FIELD:	J.L.	DRAWN:	N.L.	CHECKED:	M.G.	JOB NO.:	05-084
DWG NAME:	05-084P03 PLOT INFO:			08-42 07/Dec/2022		WORK ORDER NO.:	35953
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 905.738.9222 www.krcmar.ca							

KRCMAR

DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.00 METRES (Ground Floor)

RECEIVED AND DEPOSITED	RECEIVED AND DEPOSITED
DATE _____, 2022	DATE _____, 2022
MANSOUR GHOFrani ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

STRATA PLAN OF SURVEY OF
**PART OF BLOCK 1,
 PLAN 65M-2700 AND
 ALL OF BLOCK 41(0.30 RESERVE) AND
 PART OF BLOCK 42(STREET WIDENING,
 STOPPED UP AND CLOSED AS PUBLIC HIGHWAY
 BY BY-LAW NO. 2020-21, INST. NO. YR3096889)
 PLAN 65M-3392
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK**

SCALE 1:250

 KRCMAR SURVEYORS LTD. 2022
 METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
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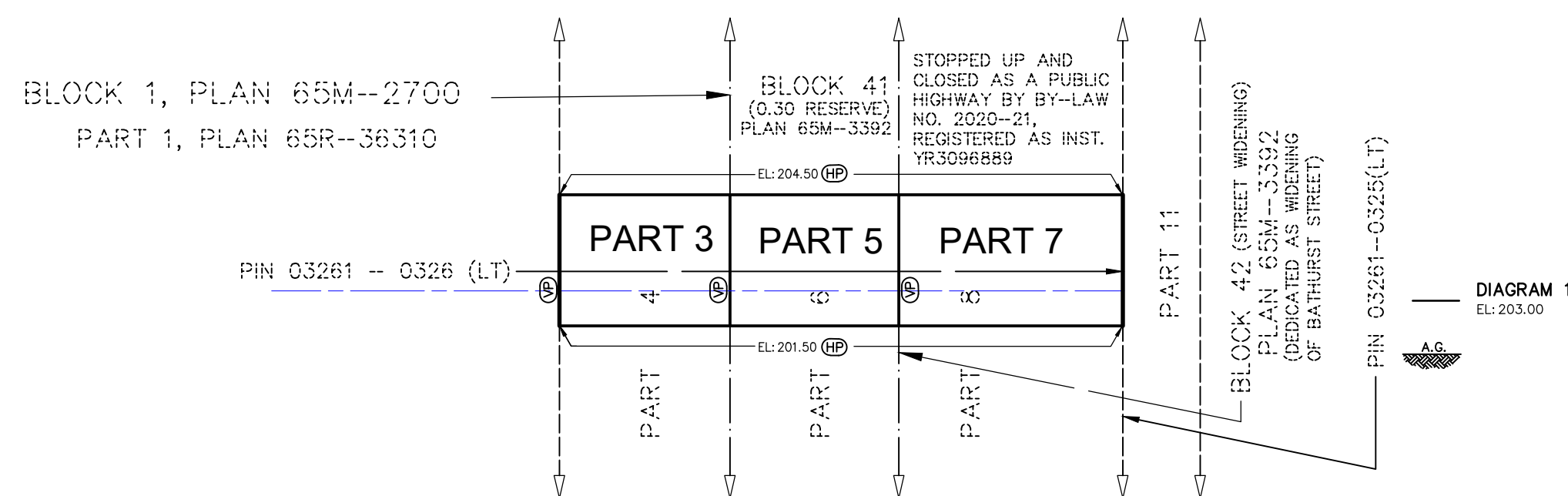
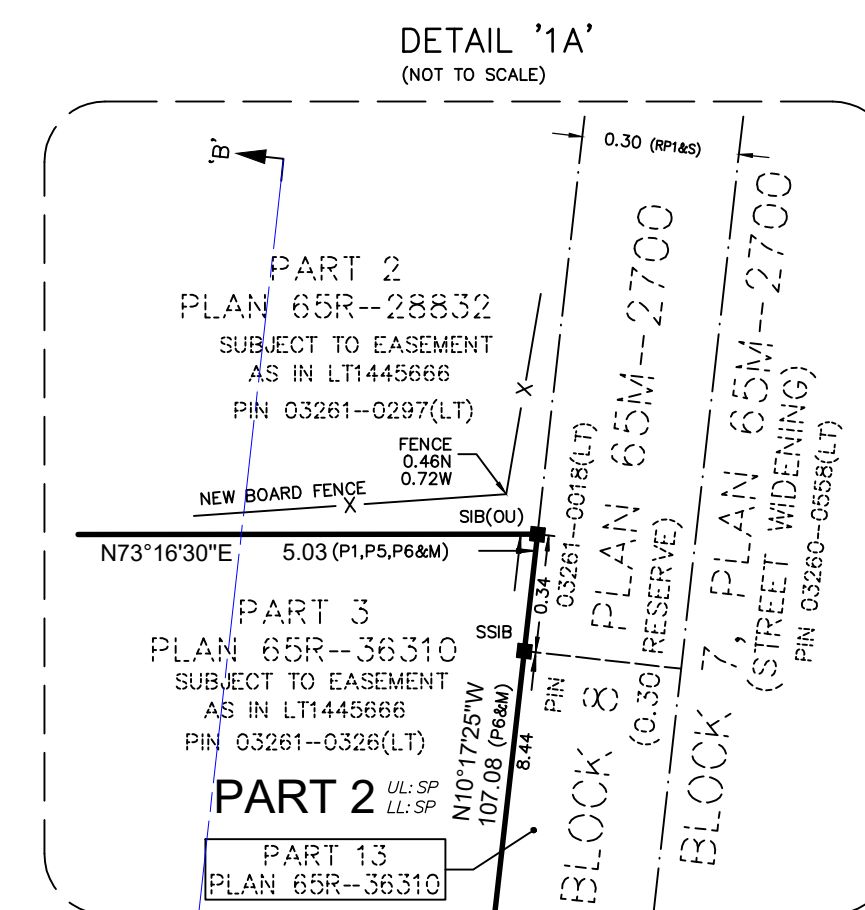
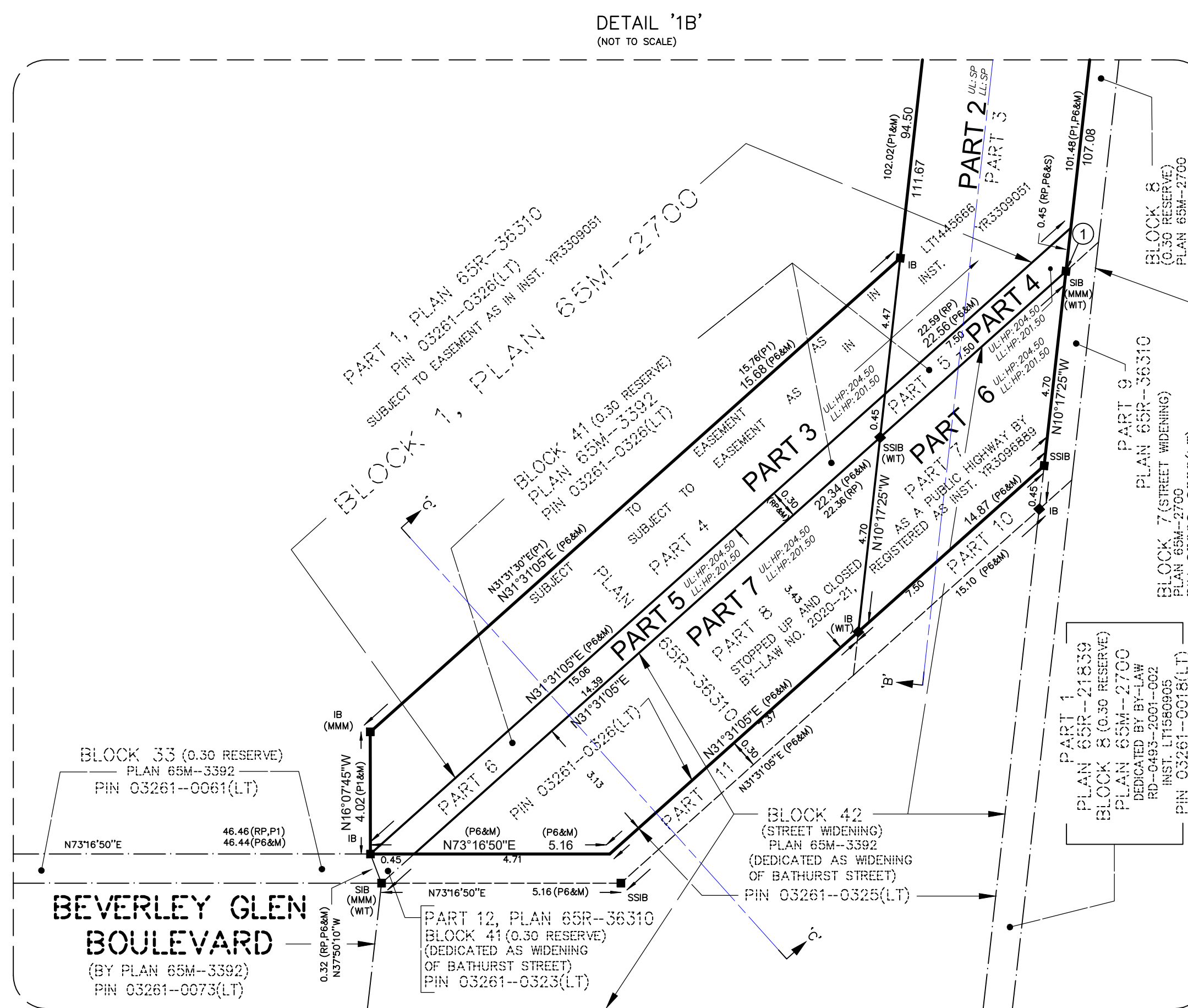
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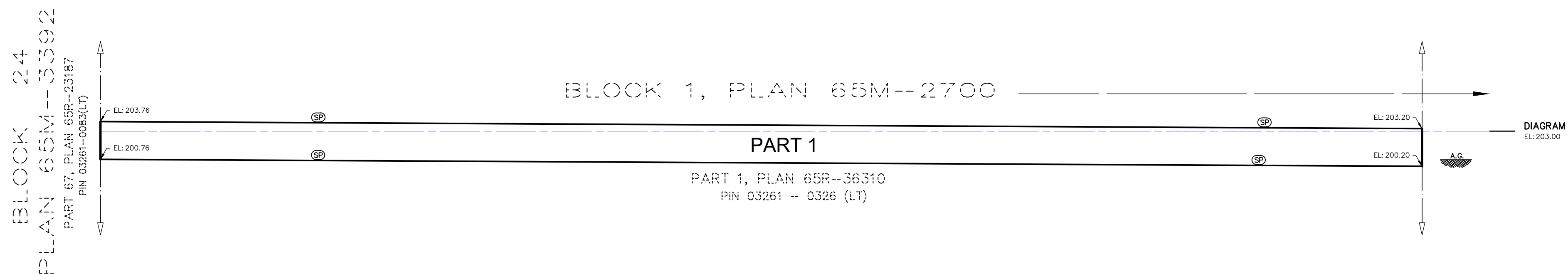
ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 8-11 HAVING AN ELEVATION OF 201.826 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - SCP DENOTES SPECIFIED CONTROL POINT
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 - (M) DENOTES MEASURED
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 - (RP) DENOTES PLAN 65M-3392
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 - (MMM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S. (1370)
 - BF DENOTES BOARD FENCE
 - EL: DENOTES GEODETIC ELEVATION
 - (NVL) DENOTES NO VERTICAL LIMITATIONS
 - (NUL) DENOTES NO UPPER LIMITATIONS
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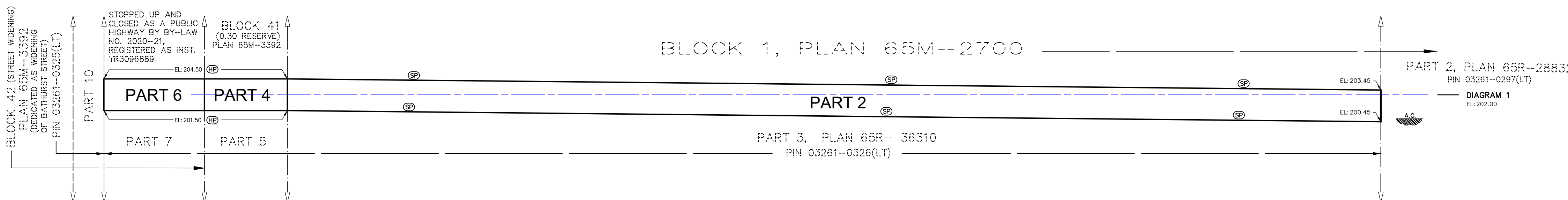
NOTES
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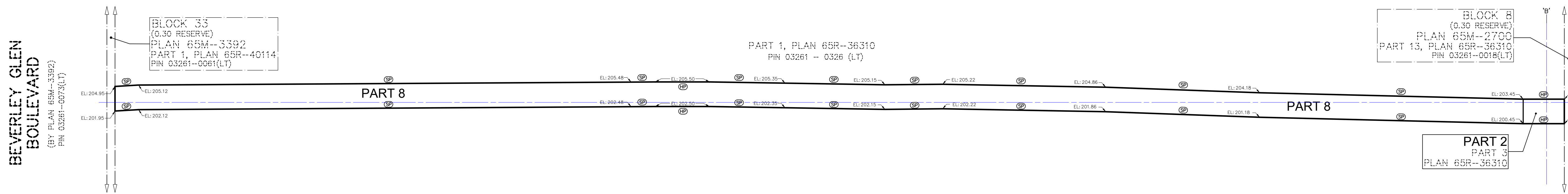
SECTION 'C-C'
(NOT TO SCALE)



SECTION 'A-A'
(NOT TO SCALE)



SECTION 'B-B'
(NOT TO SCALE)



SECTION 'D-D'
(NOT TO SCALE)

FIELD: J.L.	DRAWN: N.L.	CHECKED: M.G.	JOB NO: 05-084
DWG NAME: 05-084RPO3	PLOT INFO: 08-42 07/Dec/2022	WORK ORDER NO: 35953	
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0093 F 905.738.9221 www.krcmar.ca			

KRCMAR

PART	BLOCK	PLAN	PIN	AREA ± (m ²)
1				136.7
2	PART OF BLOCK 1	65M-2700		519.9
3				45.8
4	PART OF BLOCK 41 (0.30 RESERVE)		PART OF PIN 03261-0326(LT)	2.3
5	PART OF BLOCK 42 (STREET WIDENING) (CLOSED BY BY-LAW 2020-21)	65M-3392		23.5
6				34.1
7	PART OF BLOCK 1	65M-2700		1539.3

PARTS 2 AND 3 SUBJECT TO EASEMENT AS IN INST. LT1445666 PARTS 1 TO 8 INCLUSIVE SUBJECT TO EASEMENT AS IN INST. YR3309051

STRATA PLAN OF SURVEY OF PART OF BLOCK 1, PLAN 65M-2700 AND ALL OF BLOCK 41(0.30 RESERVE) AND PART OF BLOCK 42(STREET WIDENING, STOPPED UP AND CLOSED AS PUBLIC HIGHWAY BY BY-LAW NO. 2020-21, INST. NO. YR3096889) PLAN 65M-3392 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SCALE 1:250
 METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PLAN 65M-3392 HAVING A BEARING OF N16°42'40"E TO OBTAIN GRID BEARINGS APPLY A CLOCKWISE ROTATION OF 01°03'15" TO THE BEARINGS SHOWN

COORDINATES COORDINATES SHOWN HEREON ARE GRID COORDINATES DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 10507009 AND No. 10507001, AND ARE REFERRED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS) (1997)). DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998959.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES
HCM 105070009	NAD 83 (ORIGINAL) UTM ZONE 17 N: 4 851 234.71 E: 624 780.96	NAD 83 (CSRS) (1997), UTM ZONE 17 N: 4 851 234.43 E: 624 780.95
HCM 105070011	N: 4 853 055.28 E: 624 443.15	N: 4 853 054.98 E: 624 443.14

6' UTM ZONE 17 COORDINATES		
NAD 83 (CSRS) (1997) CENTRAL MERIDIAN 81°00' WEST (LONGITUDE)		
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.		
OBSERVED REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 852 480.26	624 551.94
2	4 852 580.17	624 531.89
3	4 852 541.16	624 410.25
4	4 852 428.44	624 446.38

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 8-11 HAVING AN ELEVATION OF 201.825 METRES.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES HORIZONTAL CONTROL MONUMENT
- ▣ DENOTES STANDARD IRON BAR
- ▢ DENOTES SHORT STANDARD IRON BAR
- ▧ DENOTES IRON BAR
- ▩ DENOTES CONCRETE PIN
- DENOTES CUT CROSS
- DENOTES SPECIFIED CONTROL POINT
- DENOTES OBSERVED REFERENCE POINT
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (U) DENOTES ORIGIN UNKNOWN
- (WT) DENOTES WITNESS
- (RP) DENOTES PLAN 65M-3392
- (RPH) DENOTES PLAN 65M-2700
- (P1) DENOTES PLAN 65R-25929
- (P2) DENOTES PLAN 65R-23187
- (P3) DENOTES PLAN 65R-21839
- (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND DZALDOP LIMITED, O.L.S., DATED OCTOBER 31, 2007
- (PS) DENOTES PLAN 65R-28832
- (PE) DENOTES PLAN 65R-36310
- (MM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S.
- (1370) DENOTES BOARD FENCE
- BF DENOTES BOARD FENCE
- EL DENOTES GEODETIC ELEVATION
- (NL) DENOTES NO VERTICAL LIMITATIONS
- (NLL) DENOTES NO UPPER LIMITATIONS
- (NLL) DENOTES NO LOWER LIMITATIONS
- LL DENOTES UPPER LIMITATION IN METRES
- LL DENOTES LOWER LIMITATION IN METRES
- HP DENOTES HORIZONTAL PLANE
- ⊙ 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
- ↑ DENOTES NO UPPER LIMITATIONS
- ↓ DENOTES NO LOWER LIMITATIONS
- ⊙ DENOTES APPROXIMATE GRADE

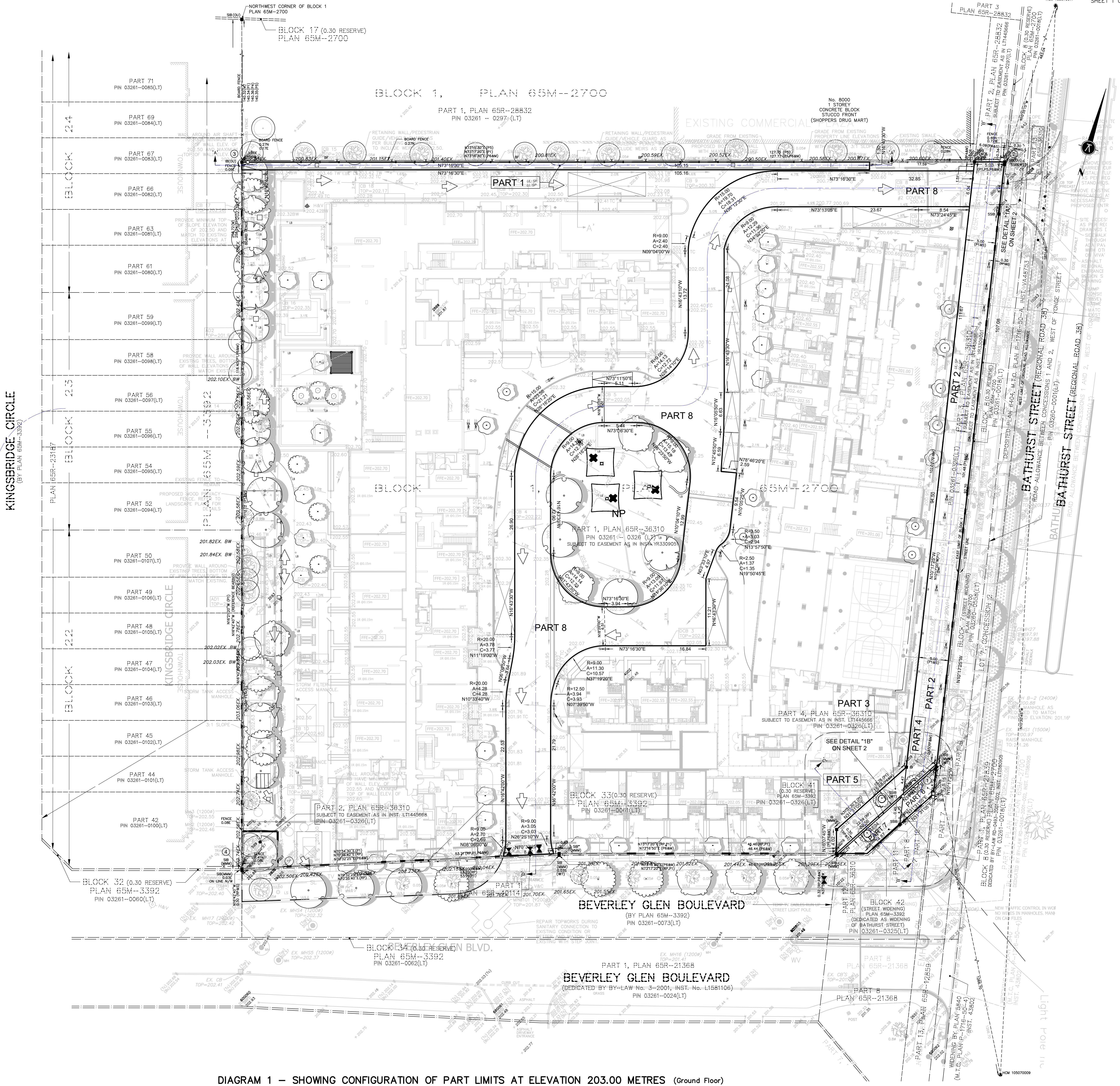
NOTES ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD., O.L.S., UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1 AND 2) ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE ____ DAY OF ____ 2022

DATE 2022 MANSOUR GHOFrani ONTARIO LAND SURVEYOR

FIELD:	J.L.	DRAWN:	N.L.	CHECKED:	M.G.	JOB NO.:	05-084
DWG NAME:	05-084P03 PLOT INFO: 08-42 07/Dec/2022 M.G. ORDER NO.: 35953						
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 905.738.9221 www.krcmar.com							



KINGSBRIDGE CIRCLE (BY PLAN 65M-3392)

BLOCK 22

BLOCK 23

BLOCK 24

BLOCK 32 (0.30 RESERVE)
 PLAN 65M-3392
 PIN 03261-0060(LT)

BLOCK 34 (0.30 RESERVE)
 PLAN 65M-3392
 PIN 03261-0062(LT)

DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.00 METRES (Ground Floor)



RECEIVED AND DEPOSITED	RECEIVED AND DEPOSITED
DATE _____, 2022	DATE _____, 2022
MANSOUR GHOFrani ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

STRATA PLAN OF SURVEY OF
**PART OF BLOCK 1,
 PLAN 65M-2700 AND
 ALL OF BLOCK 41(0.30 RESERVE) AND
 PART OF BLOCK 42(STREET WIDENING,
 STOPPED UP AND CLOSED AS PUBLIC HIGHWAY
 BY BY-LAW NO. 2020-21, INST. NO. YR3096889)
 PLAN 65M-3392
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK**

SCALE 1:250

 KRCMAR SURVEYORS LTD. 2022
 METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
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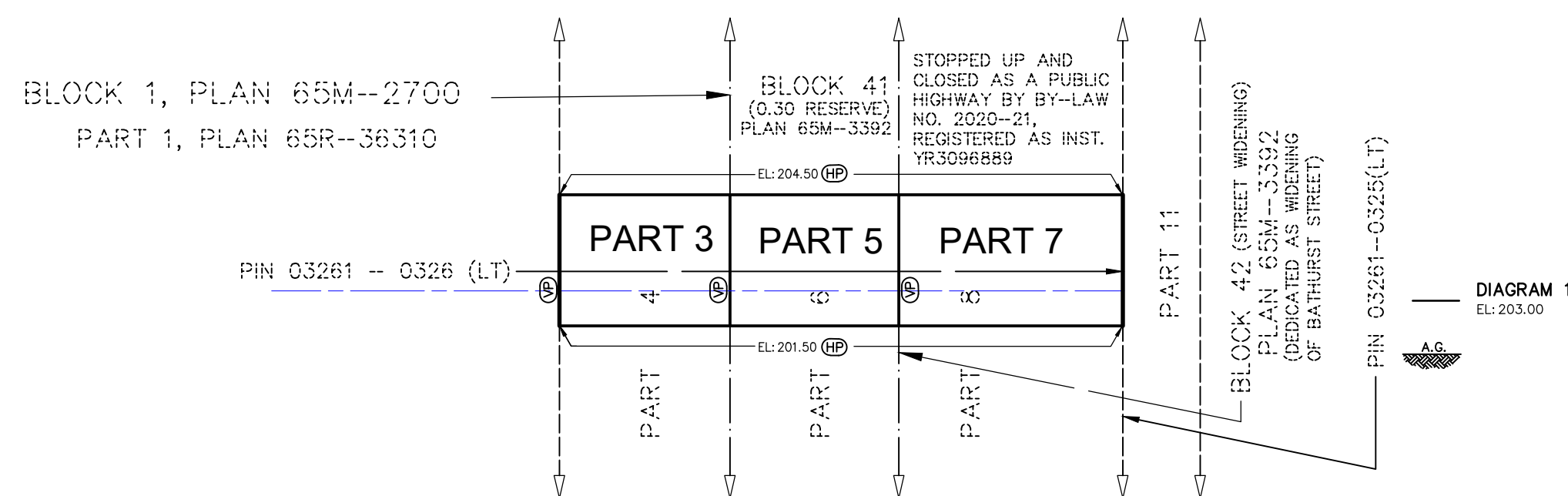
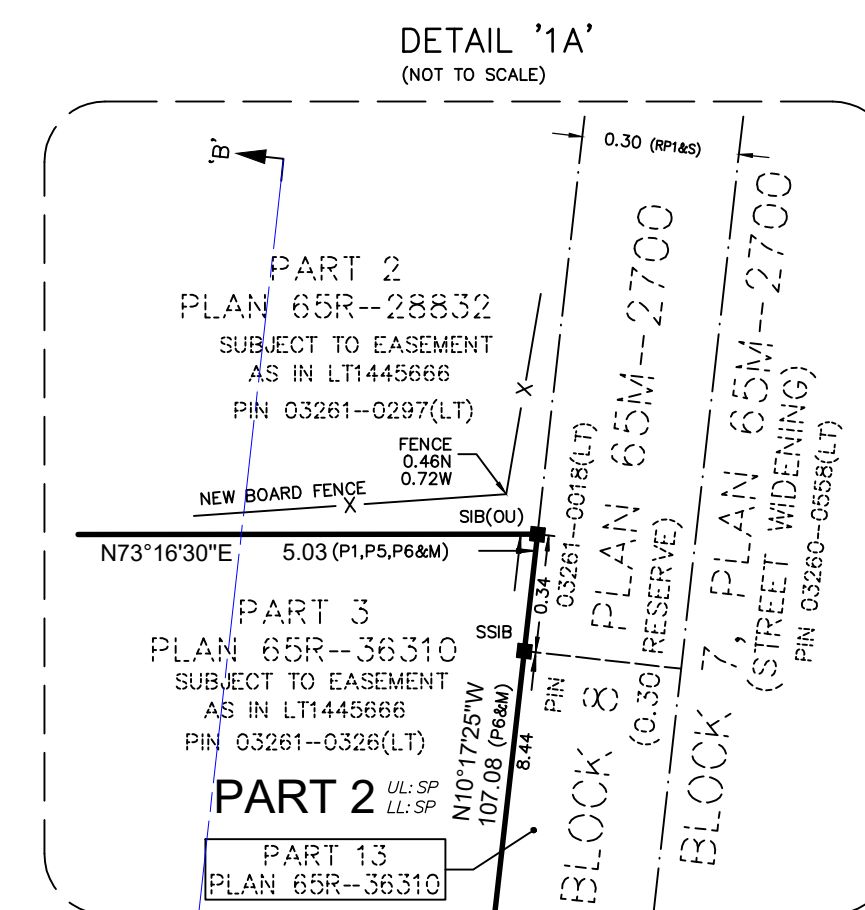
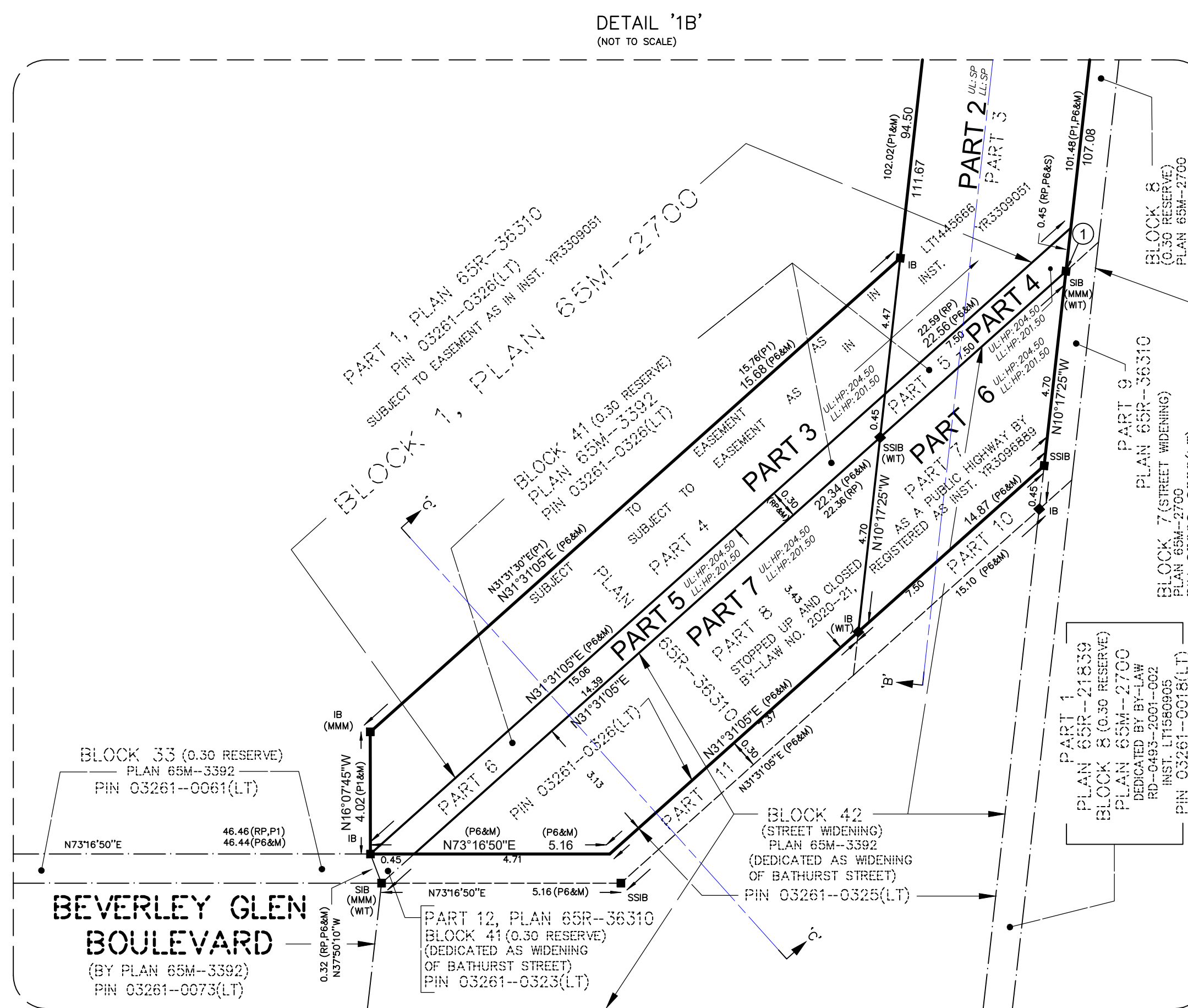
COORDINATES
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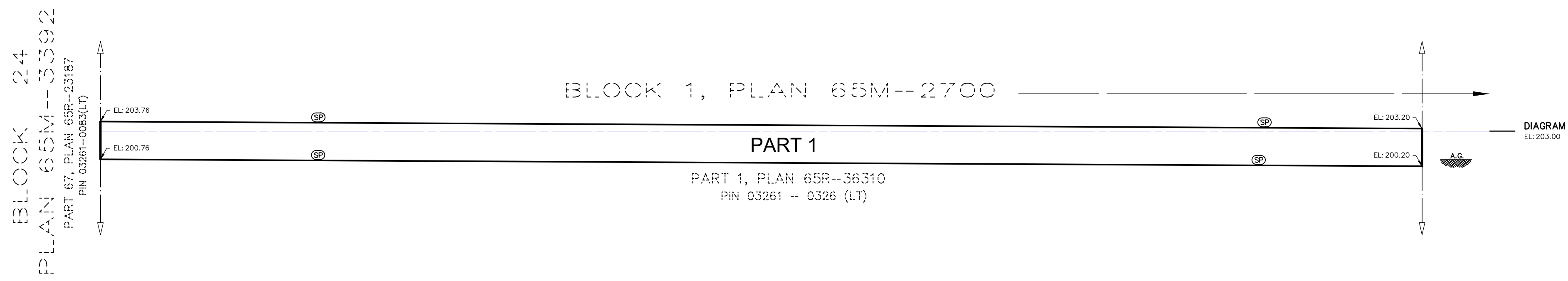
ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 8-11 HAVING AN ELEVATION OF 201.826 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - CC DENOTES CUT CROSS
 - SCP DENOTES SPECIFIED CONTROL POINT
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (OU) DENOTES ORIGIN UNKNOWN
 - (WT) DENOTES WITNESS
 - (RP) DENOTES PLAN 65M-3392
 - (RP1) DENOTES PLAN 65M-2700
 - (P2) DENOTES PLAN 65R-25929
 - (P3) DENOTES PLAN 65R-23187
 - (P4) DENOTES TOPOGRAPHIC PLAN OF SURVEY BY SCHAEFFER AND DZALDOV LIMITED, O.L.S. DATED OCTOBER 31, 2007
 - (P5) DENOTES PLAN 65R-28832
 - (P6) DENOTES PLAN 65R-36310
 - (MMM) DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED O.L.S. (1370)
 - BF DENOTES BOARD FENCE
 - EL: DENOTES GEODETIC ELEVATION
 - (NVL) DENOTES NO VERTICAL LIMITATIONS
 - (NUL) DENOTES NO UPPER LIMITATIONS
 - (NLL) DENOTES NO LOWER LIMITATIONS
 - UL: DENOTES UPPER LIMITATION IN METRES
 - LL: DENOTES LOWER LIMITATION IN METRES
 - HP: DENOTES HORIZONTAL PLANE
 - ⊙ 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
 - ↑ DENOTES NO UPPER LIMITATIONS
 - ↓ DENOTES NO LOWER LIMITATIONS
 - AG DENOTES APPROXIMATE GRADE

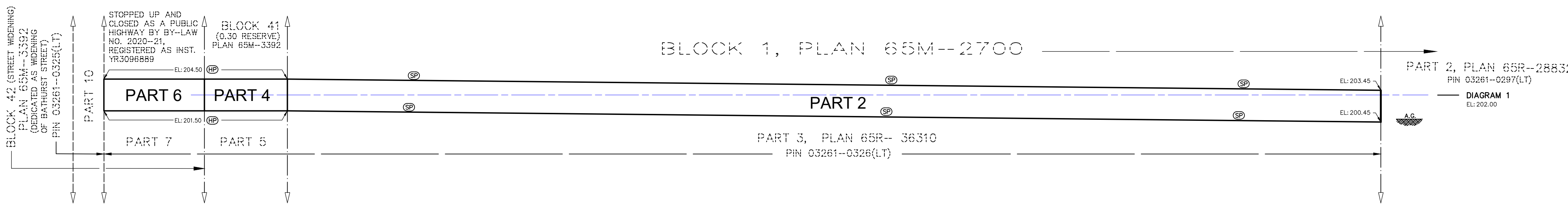
NOTES
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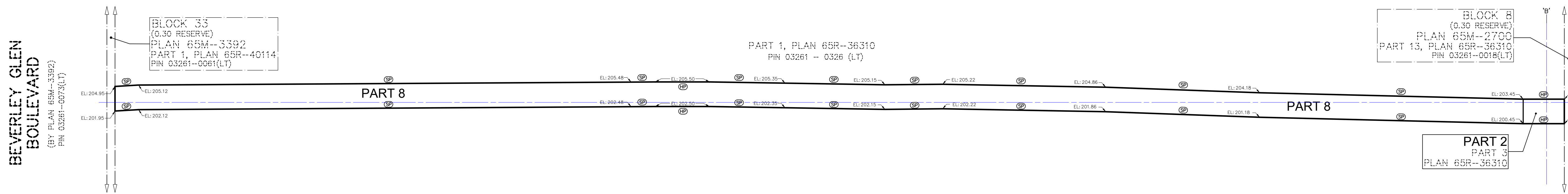
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(NOT TO SCALE)



SECTION 'A-A'
(NOT TO SCALE)



SECTION 'B-B'
(NOT TO SCALE)



SECTION 'D-D'
(NOT TO SCALE)

FIELD: J.L.	DRAWN: N.L.	CHECKED: M.G.	JOB NO: 05-084
DWG NAME: 05-084RPO3	PLOT INFO: 08-42 07/Dec/2022	WORK ORDER NO: 35953	
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0093 F 905.738.9221 www.krcmar.ca			

KRCMAR

PART	BLOCK	PLAN	PIN	AREA ± (m ²)
1				136.7
2	PART OF BLOCK 1	65M-2700		519.9
3				45.8
4	PART OF BLOCK 41 (0.30 RESERVE)		PART OF PIN 03261-0326(LT)	2.3
5	PART OF BLOCK 42 (STREET WIDENING) (CLOSED BY BY-LAW 2020-21)	65M-3392		23.5
6				34.1
7	PART OF BLOCK 1	65M-2700		1539.3

PARTS 2 AND 3 SUBJECT TO EASEMENT AS IN INST. LT1445666
PARTS 1 TO 8 INCLUSIVE SUBJECT TO EASEMENT AS IN INST. YR3309051

STRATA PLAN OF SURVEY OF
**PART OF BLOCK 1,
PLAN 65M-2700 AND
ALL OF BLOCK 41(0.30 RESERVE) AND
PART OF BLOCK 42(STREET WIDENING,
STOPPED UP AND CLOSED AS PUBLIC HIGHWAY
BY BY-LAW NO. 2020-21, INST. NO. YR3096889)
PLAN 65M-3392
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:250
KRCMAR SURVEYORS LTD. 2022
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HCM 105070011	N: 4 853 055.28 E: 624 443.15	N: 4 853 054.98 E: 624 443.14

6' UTM ZONE 17 COORDINATES NAD 83 (CSRS)(1997) CENTRAL MERIDIAN 81°00' WEST (LONGITUDE)		
POINT	NORTHING	EASTING
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LEGEND

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- DENOTES SURVEY MONUMENT PLANTED
- DENOTES HORIZONTAL CONTROL MONUMENT
- ▣ DENOTES STANDARD IRON BAR
- ▢ DENOTES SHORT STANDARD IRON BAR
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- (M) DENOTES MEASURED
- (S) DENOTES SET
- (U) DENOTES ORIGIN UNKNOWN
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- (RP) DENOTES PLAN 65M-3392
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- (1370) DENOTES BOARD FENCE
- BF DENOTES BOARD FENCE
- EL DENOTES GEODETIC ELEVATION
- (NL) DENOTES NO VERTICAL LIMITATIONS
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- LL DENOTES UPPER LIMITATION IN METRES
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2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2022

DATE _____, 2022

FIELD:	J.L.	DRAWN:	N.L.	CHECKED:	M.G.	JOB NO.:	05-084
DWG NAME:	05-084P03 PLOT INFO: 08-42 07/Dec/2022 M.G. ORDER NO.: 35953						
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 905.738.9221 www.krcmar.com							

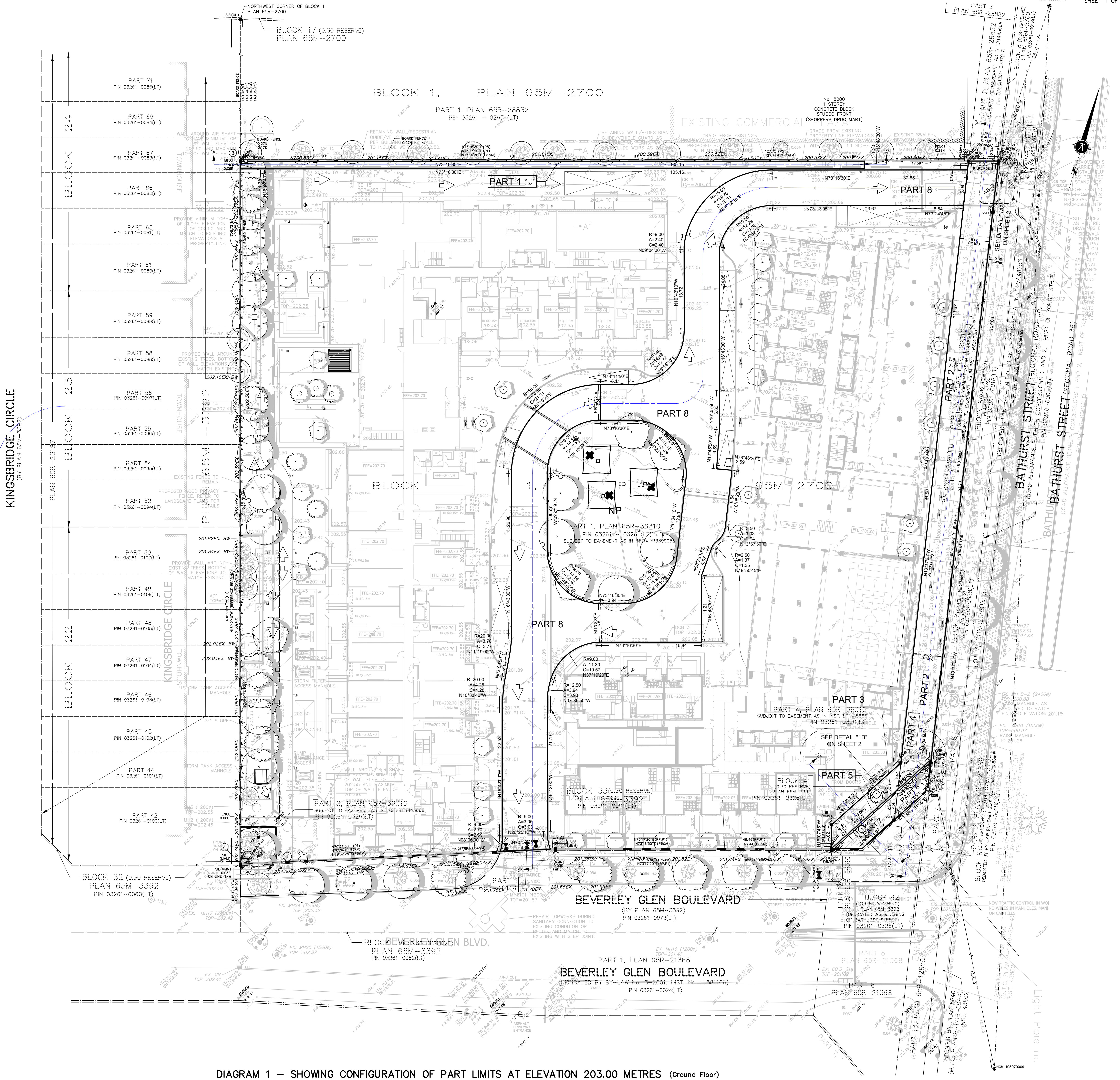
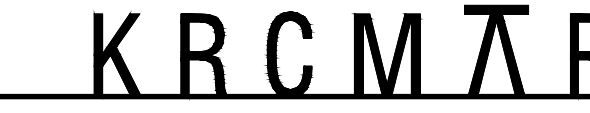


DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 203.00 METRES (Ground Floor)

RECEIVED AND DEPOSITED	RECEIVED AND DEPOSITED
DATE _____, 2022	DATE _____, 2022
MANSOUR GHOFrani ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

STRATA PLAN OF SURVEY OF
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 PLAN 65M-3392
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SCALE 1:250

 KRCMAR SURVEYORS LTD. 2022
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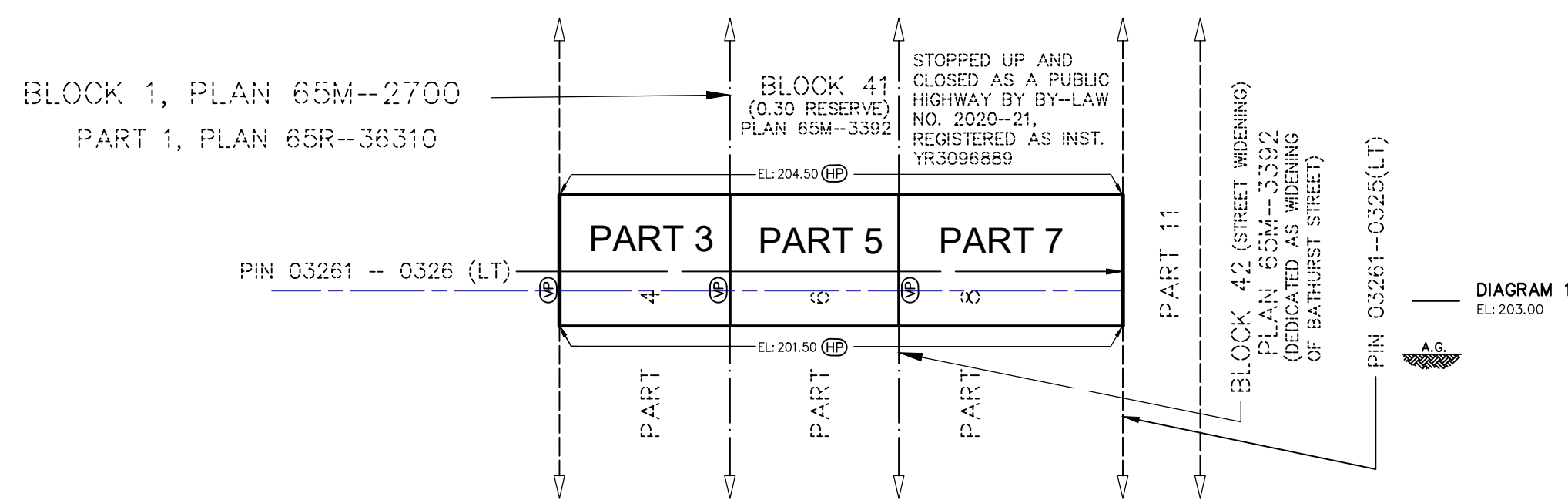
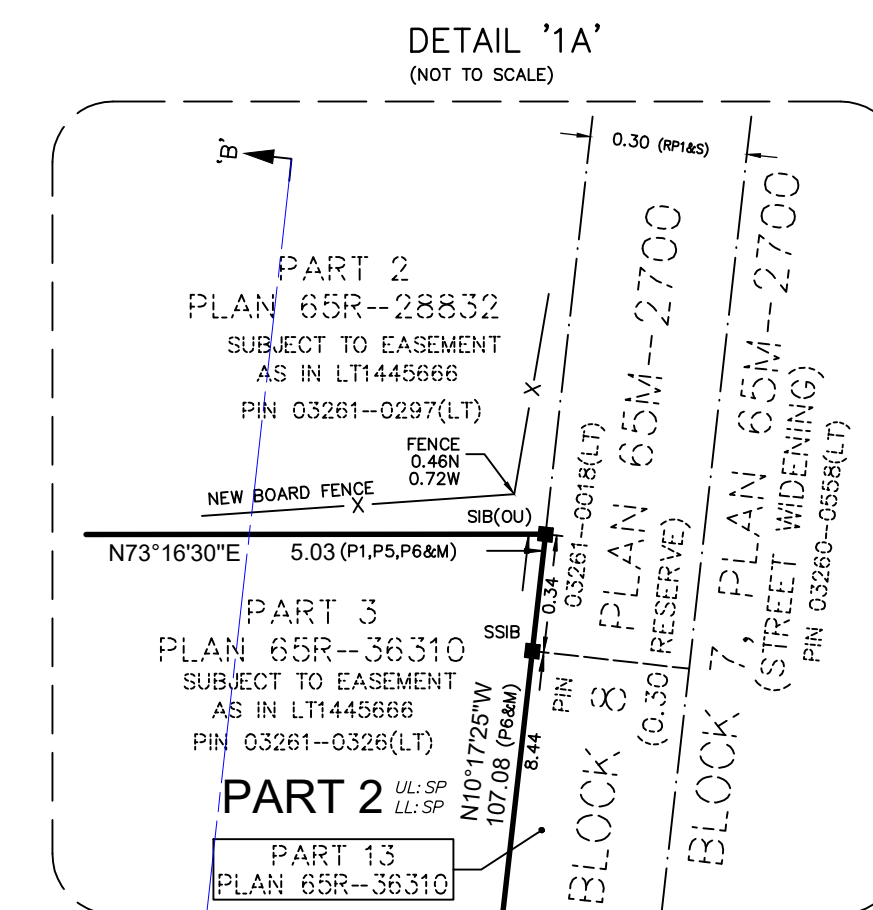
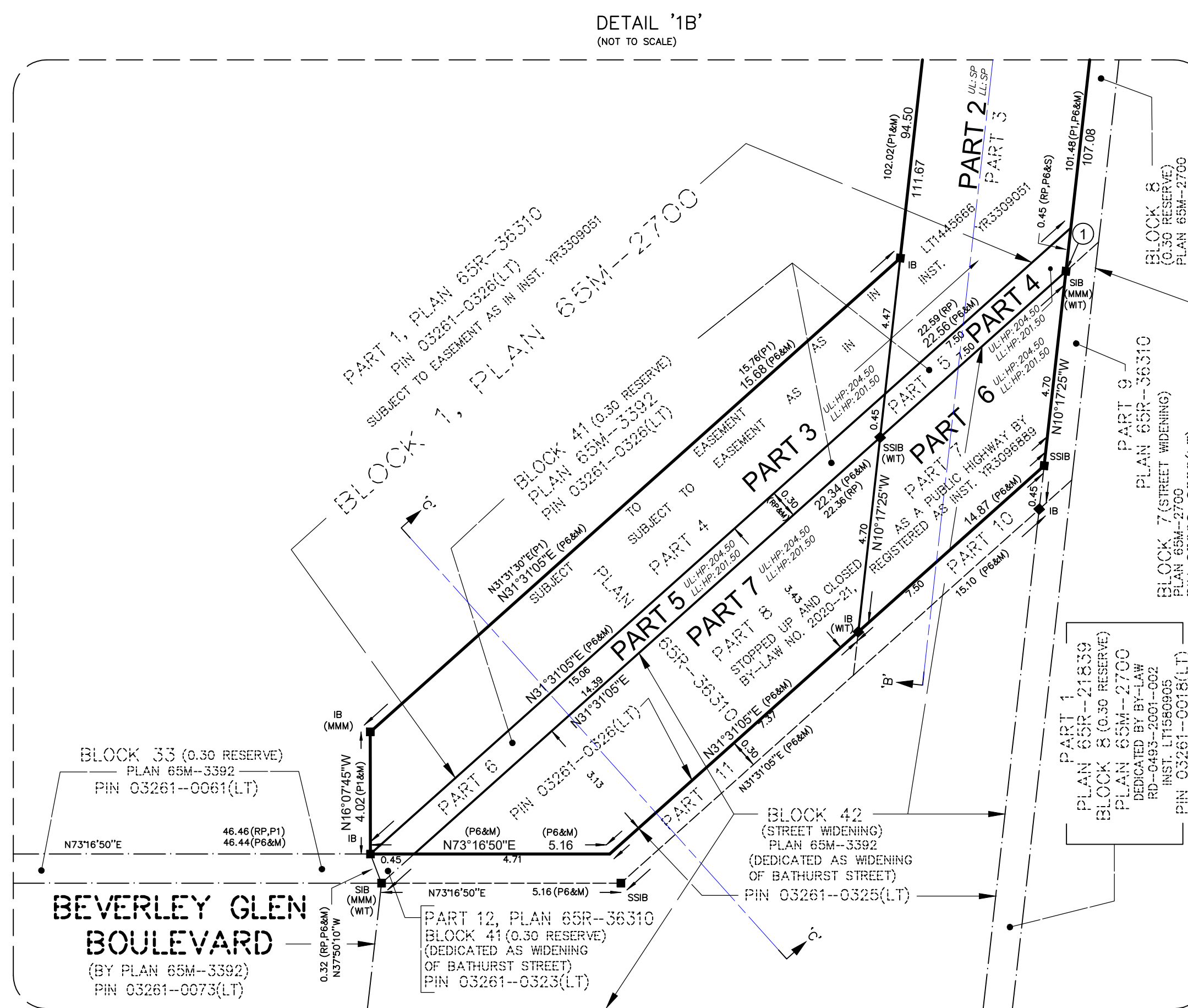
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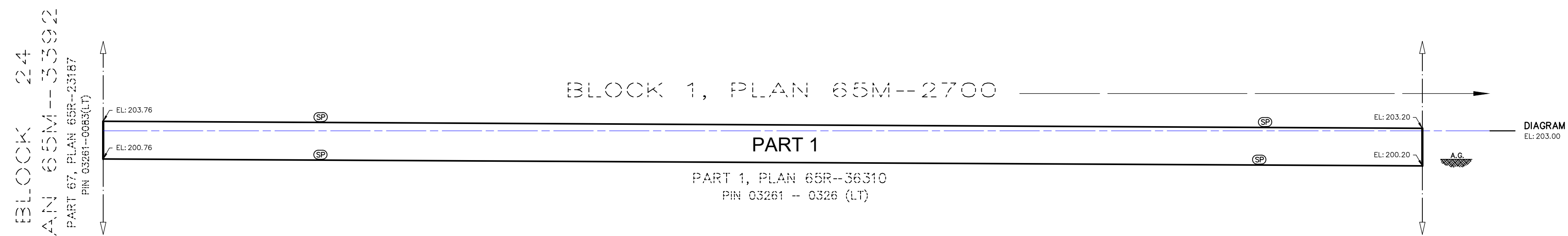
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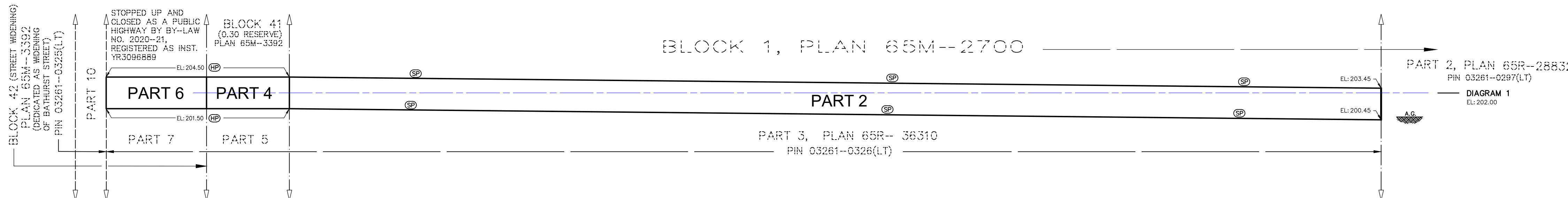
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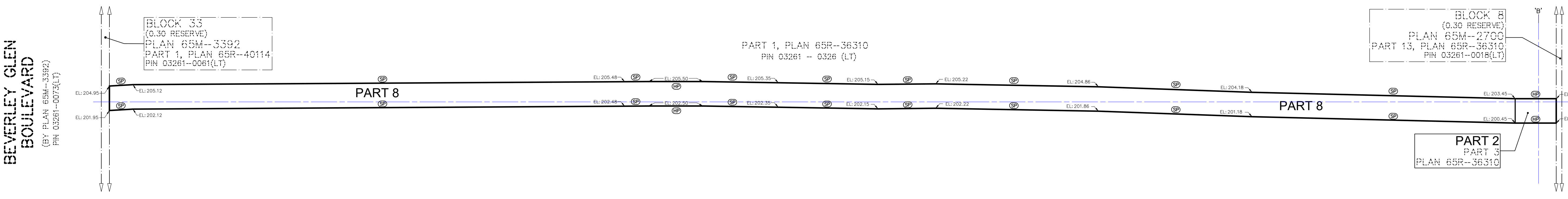
SECTION 'C-C'
(NOT TO SCALE)



SECTION 'A-A'
(NOT TO SCALE)



SECTION 'B-B'
(NOT TO SCALE)



SECTION 'D-D'
(NOT TO SCALE)

FIELD: J.L.	DRAWN: N.L.	CHECKED: M.G.	JOB NO: 05-084
DWG NAME: 05-084RPO3	PLOT INFO: 08-42 07/Dec/2022	WORK ORDER NO: 35953	
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0093 F 905.738.9221 www.krcmar.ca			

KRCMAR

SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B		X		General Comments
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X			No Comments Received to Date
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X	X	Recommend Approval/with conditions
Building Standards (Zoning)	X	X		General Comments

Date: January 25th 2023
Attention: **Christine Vigneault**
RE: Request for Comments

File No.: **B021-22**

Related Files:

Applicant: Daniels Baif Thornhill Inc.

Location 7950 Bathurst St & 8 Beverley Glen Blvd



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Consent Application and have no comments or objections to its approval.
- We have reviewed the proposed Consent Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Consent Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Consent Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

Mitchell Penner

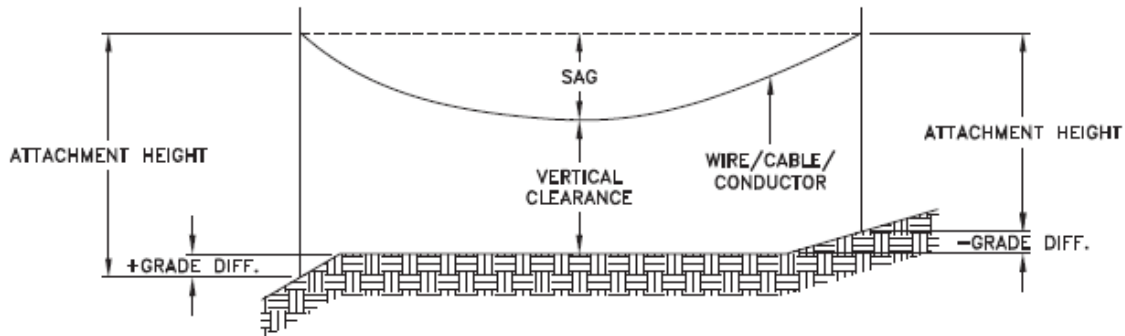
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

E-mail: stephen.cranley@alectrautilities.com

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

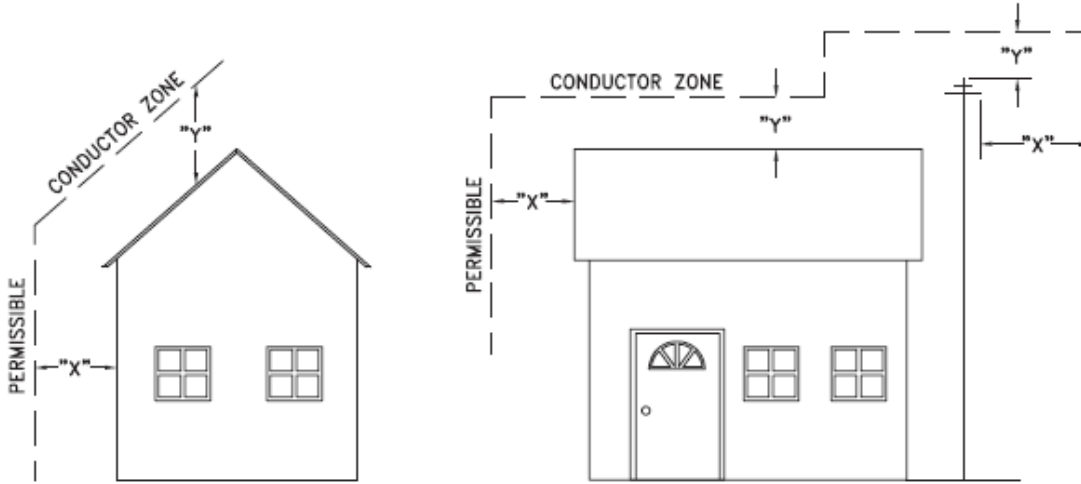
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

SAGS AND TENSIONS	SECTION 02
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MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
F:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 03-4 DWG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:52 AM, Adobe PDF

To: Committee of Adjustment

From: Pia Basilone, Building Standards Department

Date: January 18, 2023

Applicant: Daniels Baif Thornhill Inc.

Location: PLAN 65M2700 Part of Block 1
CONC 2 Part of Lot 7 municipally known as 7950 Bathurst Street &
8 Beverley Glen Blvd

File No.(s): B021/22

Zoning Classification:

The subject lands are zoned RM2 Residential and subject to the provisions of Exception Nos. 14.703 and 14.377, under Zoning By-law 001-2021, as amended for 7950 Bathurst St. and 8 Beverley Glen Blvd.

The subject lands are zoned NC Commercial and subject to the provisions of Exception Nos. 14.703 and 14.377 under Zoning By-law 001-2021, as amended for 8000 Bathurst St.

The subject lands are zoned RA3 Apartment Residential and subject to the provisions of Exception No. 9(1429) under Zoning By-law 1-88 a.a. for 7950 Bathurst St. and 8 Beverley Glen Blvd.

The subject lands are zoned C4 Commercial and subject to the provisions of Exception Nos. 9(1034) and 9(630) under Zoning By-law 1-88 a.a. for 8000 Bathurst St.

Purpose of the Application:

The purpose of this application is to create easement(s) and therefore, the Zoning By-law requirements for lot frontage, lot area and lot depth are not applicable.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

Building Permit No. 20-000357 for Retaining Wall - Issue Date: Sep 09, 2020

Building Permit No. 20-000357 for Retaining Wall - Issue Date: Dec 07, 2020

Building Permit No. 20-000358 for Condo. Apartment Building - Issue Date: Jun 02, 2021

Building Permit No. 20-000358 for Condo. Apartment Building - Foundation - Only, Issue Date: Apr 28, 202

Other Comments:

Development Application, File No. DA.19.011 relates to this application.

Conditions of Approval:

None

* Comments are based on the review of documentation supplied with this application.

From: [Mulrenin, Colin \(MTO\)](#)
To: [Christine Vigneault](#)
Cc: [Blaney, Cameron \(MTO\)](#)
Subject: [External] RE: B021-22 - 7950 Bathurst St & 8 Beverley Glen Blvd - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, January 24, 2023 10:55:26 AM
Attachments: [image001.png](#)

Good morning,

As the properties are outside the MTO control area, MTO has no comment.

Colin Mulrenin (he/him) | Corridor Management Officer | York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

Phone: 437-533-9427

Colin.Mulrenin@ontario.ca

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: February 16, 2023
Name of Owner: Daniels Baif Thornhill Inc.
Location: 7950 Bathurst Street & 8 Beverley Glen Blvd
File No.(s): B021/22

B021/22

The Owner has submitted Consent Application File B021/22 to register a private easement between Thornhill condo lands (7950 Bathurst St & 8 Beverley Glen Blvd.) and the BAIF plaza (8000 Bathurst Street Realty Inc.) Parts 1 and 8 of the draft reference plan will be subject to an easement/right-of-way for the purpose of access for maintenance and repair and drainage of overland flow and surface water runoff. Parts 2 to 7 inclusive on the draft reference plan will be subject to an easement/right-of-way for the purpose of access and maintenance of a landscape strip.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Mixed-Use" by Schedule 13

Comments:

On October 23, 2019, Council approved Zoning By-law Amendment File Z.19.014 and Site Development File DA.19.011 to facilitate the development of four residential apartment buildings with heights of 25, 15, 12, and 6-storeys with 763 residential units, and ground floor commercial uses and to remove the Holding Symbol "(H)" from the subject lands zoned RA3(H) Residential Apartment Zone with the Holding Symbol "(H)" subject to Exception 9(1429).

Related Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 were submitted to facilitate the proposed development. The registration of the easement will be a condition set forth in both Draft Plan of Condominium Applications.

The Development Engineering Department has reviewed the proposed easements and has no objection.

The Development Planning Department has no objection to the proposed access and service easements as they facilitate the development of the proposed Site Development Applications and facilitate the long-term function of the proposed built form. Staff are of the opinion that the requested access and service easements maintain the intent of VOP 2010, and the consent criteria stipulated in Section 51(24) of the Planning Act. R.S.O. 1990, c. P.13.

Recommendation:

The Development Planning Department recommends approval of the application, subject to the following condition.

Condition of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That all comments and conditions on Zoning By-law Amendment Application Z.22.033 and Draft Plan of Condominium Applications File 19CDM-22V009 and 19CDM-22V008 be addressed to the satisfaction of the Development Planning Department.

Comments Prepared by:

Michelle Perrone, Planning Technician
David Harding, Senior Planner

From: [Wong, Justin](#)
To: [Christine Vigneault](#); [Committee of Adjustment](#)
Subject: [External] CONS.23.V.0009 (B021/22) - York Region Comments
Date: Wednesday, February 1, 2023 10:23:51 AM

Hi Christine/CofA,

York Region has reviewed the above noted application and does not have any comments.

Regards,

*Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours.
Let's work together to help foster healthy work-life boundaries.*

Justin Wong, MCIP, RPP | Planner, Planning and Economic Development Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71577 | Justin.Wong@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Joshua Papernick		12/13/2022	Application Cover Letter

Daniels Baif Thornhill Inc
130 Queens Quay East
West Tower, 8th Floor
Toronto, Ontario M5A 0P6

December 13, 2022

City of Vaughan Committee of Adjustment
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1

**Re: Consent Application to Register a Private Easement
7950 Bathurst Street & 8 Beverley Glen Boulevard, City of Vaughan
Daniels Baif Thornhill Inc.**

Dear Office of the City Clerk,

Daniels Baif Thornhill Inc. is pleased to submit this cover letter and the enclosed materials to the City of Vaughan in support of the Consent Application to Register a Private Easement for Part of Block 1 on Plan 65M-2700. The request to obtain consent to create various easements/rights-of-way includes the following:

- **Parts 1 and 8** will be subject to easement/right-of-way for the purpose of access for maintenance and repair and drainage of overland flow and surface water runoff; and,
- **Parts 2 to 7 inclusive** will be subject to easement/right-of-way for the purpose of access and maintenance of landscape strip.

Description of Lands

The dominant lands as part of this application include the Baif plaza lands located at 8000 Bathurst St. The servient lands include the parts on the enclosed reference plan for the site located at 7950 Bathurst St (Phase 1, Buildings A & B) and 8 Beverley Glen Blvd (Phase 2, Buildings C & D). The development is currently under construction to include four residential buildings totaling 15-storeys (Building A), 25-storeys (Building B), 12-storeys (Building C), and 6-storeys (Building D), with a total of 778 residential units proposed. There will also be 6 retail units located on the ground floor of buildings A & B.

Consent Application Submission Materials

In support of this Application, please find the following enclosed:

1. Application Form (submitted online)
2. Draft Hearing Notice
3. Draft R-Plan
4. Digital copy of payment

Should you have any questions or require any further information, please contact the undersigned at jpapernick@danielscorp.com.

Regards,

Daniels Baif Thornhill Inc



Joshua Papernick
Development Manager

Cc: Niall Haggart, EVP, Daniels Baif Thornhill Inc
Remo Agostino, VP Development, Daniels Baif Thornhill Inc
Sumeet Ahluwalia, Senior Development Manager, Daniels Baif Thornhill Inc