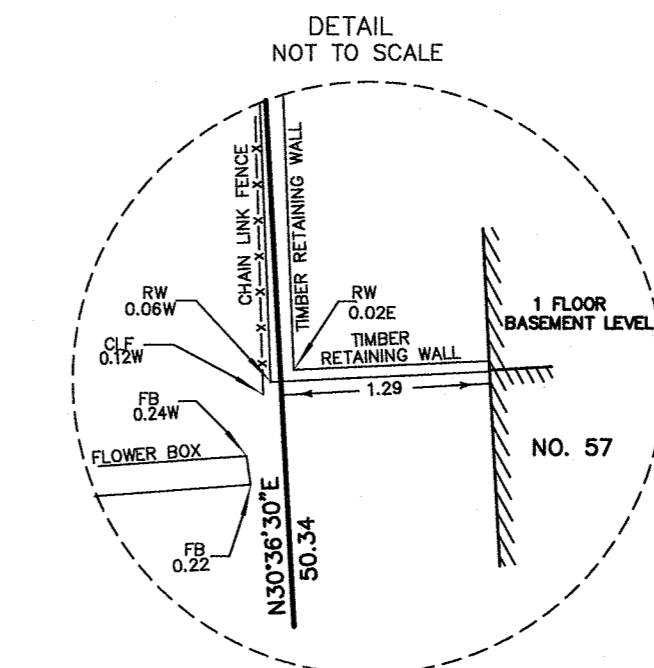
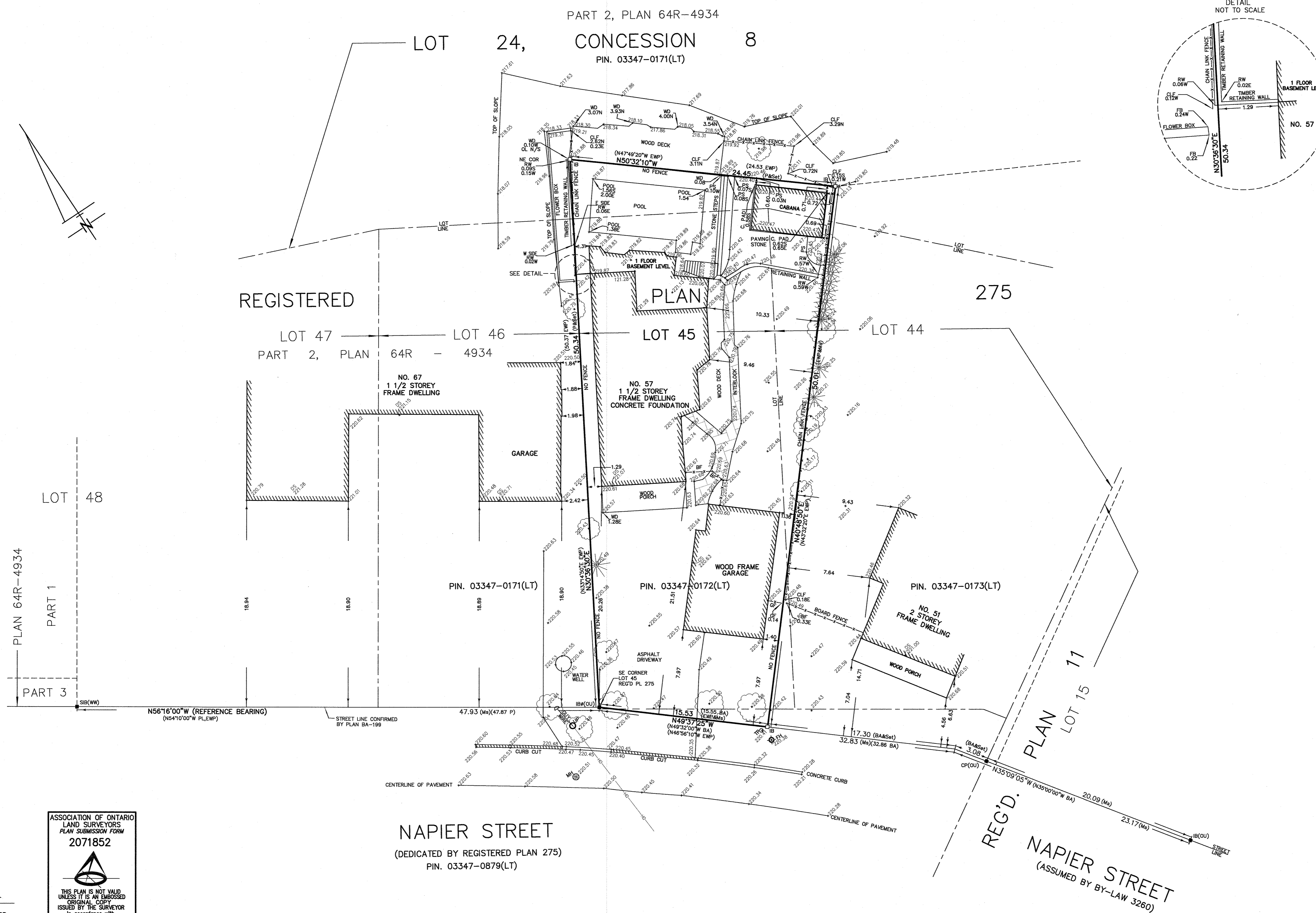


**ATTACHMENT 3
57 NAPIER**



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
PART OF LOT 24, CONCESSION 8
AND
PART OF LOTS 44 AND 45
REGISTERED PLAN 275
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE = 1 : 200m

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

PART 2 - REPORT SUMMARY
MUNICIPALLY KNOWN AS NO. 57 NAPIER STREET
PART OF LOT 24, CONCESSION 8 AND PART OF LOTS 44 AND 45
REGISTERED PLAN 275
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

EASEMENTS OR RIGHT OF WAY
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
No investigation with respect to Municipal Zoning requirement has been made in connection with this Report.

ADDITIONAL REMARKS
Monuments shown as "WT" are WITNESS MONUMENTS and are NOT at the property corner.
The fences are as shown on the survey plan.
Note the location of the wood deck located at the rear of subject land. There is partially located onto the land to the north being No. 67 Napier St. (Part of Lot 24, Concession 8, designated as Part 2 - Plan 64R-4934).
Note the location of the timber retaining wall located between No. 57 and No. 67 Napier St.

THIS REPORT HAS BEEN PREPARED FOR "KINGCOR LUXURY HOMES" AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE:
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.

GEODETTIC: ELEVATIONS SHOWN HEREON ARE GEODETTIC AND ARE DERIVED FROM THE CITY OF VAUGHAN BENCH MARK NO. 54-5 ELEVATION = 219.114 METRES.

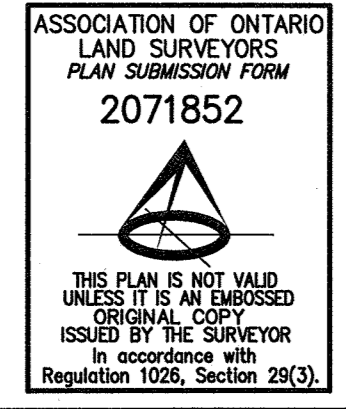
NOTE:
BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF NAPIER STREET AS SHOWN ON PLAN BA-199, HAVING A BEARING OF N56°16'00"W.

SYMBOL	NOTES	SURVEY MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT FOUND
□	SIB	STANDARD IRON BAR
IB	IB	IRON BAR
CC	CC	CUT CROSS
WT	WT	WITNESS
OU	OU	ORIGIN UNKNOWN
CP	CP	CONCRETE PIN WITH WASHER
Ms	Ms	MEASURED
WW	WW	W.N. WILDMAN O.L.S.
PL	PL	REGISTERED PLAN 275
EWP	EWP	PLAN OF SURVEY BY E.W. PETZOLD, O.L.S. DATED DECEMBER 12, 1992 (PROJECT No. 62-1116)
BA	BA	PLAN BA-199
P	P	GARAGE SILL
GS	GS	PLAN 64R-4934
DS	DS	DOOR SILL
RW	RW	RETAINING WALL
NE RW	NE RW	NORTH EAST CORNER OF RETAINING WALL
PS	PS	PAVING STONE
GF	GF	GATE FENCE
CLF	CLF	CHAIN LINK FENCE
BF	BF	BOARD FENCE
WD	WD	WOOD DECK
FH	FH	FIRE HYDRANT
TP	TP	TELEPHONE PEDESTAL
UP	UP	UTILITY POLE
-OH-	-OH-	OVERHEAD CABLE
N,S,E,W	N,S,E,W	NORTH, SOUTH, EAST, WEST
CON	CON	CONCRETE
CT	CT	CONIFEROUS TREE
DT	DT	DECIDUOUS TREE

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF OCTOBER, 2018

DATE: OCTOBER 30, 2018

VALERIO G. PAPA
ONTARIO LAND SURVEYOR

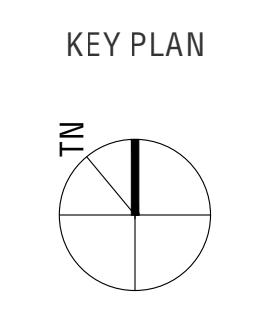
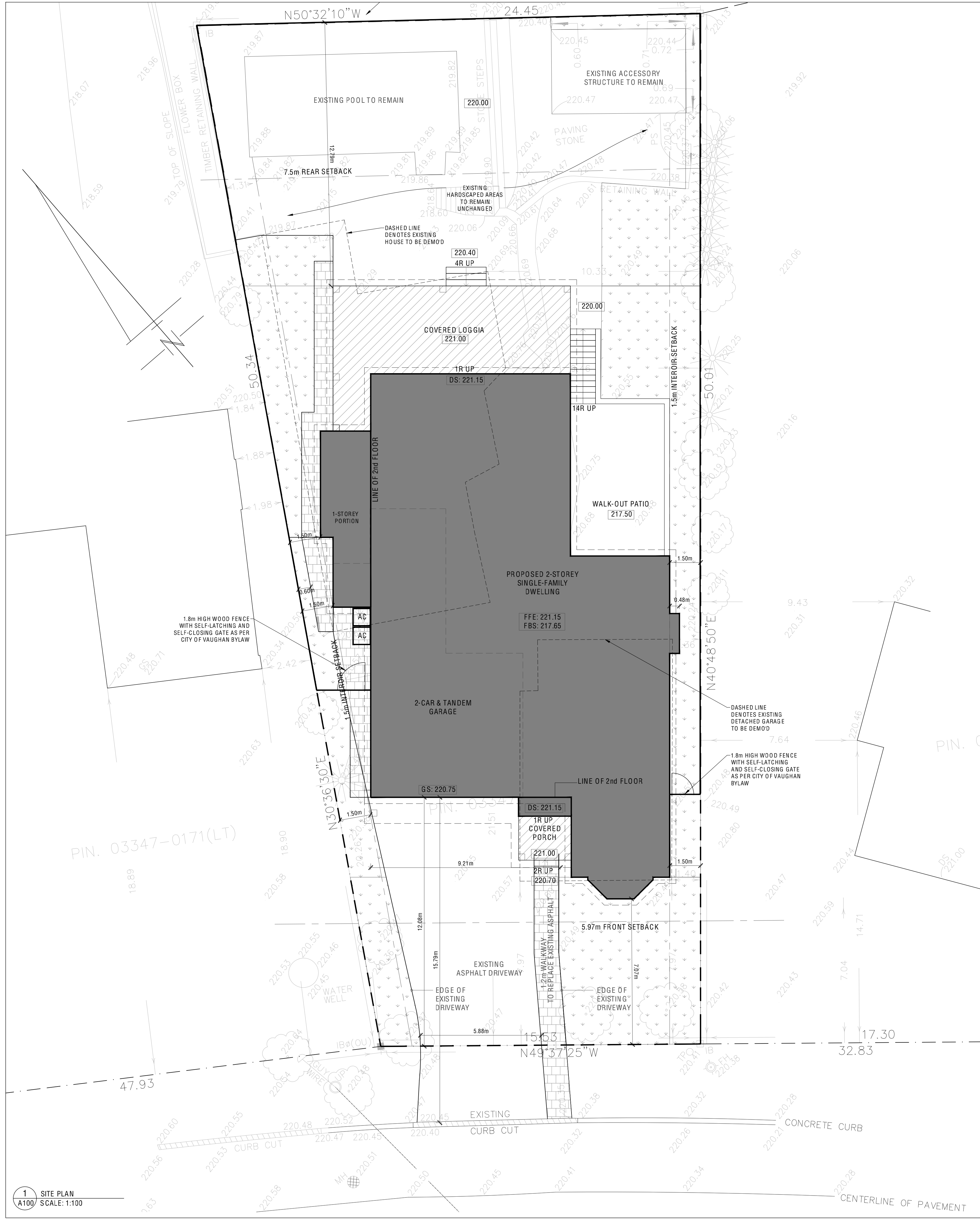


NAPIER STREET
(DEDICATED BY REGISTERED PLAN 275)
PIN. 03347-0879(LT)

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A.A.	DRAWN
V.G.P.	CHECKED
10/30/18	DATED
18-18-192-00	FILE NO.

216 CHRISTLEA RD, WOODBRIDGE, ON L4L 8S5
T: (905) 364-2721 F: (905) 364-2728 www.jpapainc.com



SITE DEVELOPMENT			
ZONE	ZONE R1 (BY-LAW 1-88)	ZONE R1A(EN)-236 (BY-LAW 01-2021)	PROVIDED
			m2
TOTAL LOT AREA	700 m2	540 m2	996 m2
LOT COVERAGE	BY-LAW 1-88	BY-LAW 01-2021	PROVIDED
LOT FRONTAGE	18 m	18 m	15.53 m (EXISTING)
COVERAGE	BY-LAW 1-88 & BYLAW 01-2021		
PROPOSED HOUSE	-	-	29.98% AREA 298.65 m2
REAR LOGGIA	-	-	5.44% AREA 54.21 m2
FRONT PORCH	-	-	0.55% AREA 5.46 m2
ACCESSORY STRUCTURE (EXISTING)	-	-	2.68% AREA 26.73 m2
TOTAL COVERAGE	30%	40%	38.65 % AREA 385.05 m2
MAX. HEIGHT	9.50 m	9.50 m [The least (more restrictive) of 9.50 m (as per RA1) or as per ("EN" suffix) existing BH + 3m (6.50 m + 3m = 9.50 m), MIN. 8.50 m]	9.50 m
FRONT SETBACK	7.50 m	5.97 m [The lesser (less restrictive) of 7.50 m (as per RA1) or as per ("EN" suffix) existing FY - 2m (7.97m - 2m = 5.97m) or MIN. 4.5m]	7.07 m
REAR SETBACK	10 m	10 m (EXC. 236)	12.79 m
INTERIOR RIGHT SIDYARD	1.50 m	1.50 m	1.50 m
INTERIOR LEFT SIDYARD	1.50 m	1.50 m	1.50 m
REAR YARD SOFT LANDSCAPING	99.6m2 (301m2 - 135m2)*60%	99.6m2 (301m2 - 135m2)*60%	43.50m2 (26.2%)

No.	DESCRIPTION	DATE
6	ISSUED FOR CLIENT REVIEW & M.A.	2023-12-05
5	ISSUED FOR M.A.	2023-11-08
4	ISSUED FOR HERITAGE COORD.	2023-10-25
3	ISSUED FOR CLIENT REVIEW	2023-10-24
2	ISSUED FOR CLIENT REVIEW	2023-10-05
1	ISSUED FOR CLIENT REVIEW	2023-06-24

ISSUED FOR CONSTRUCTION
 ISSUED FOR BIO
 ISSUED FOR BUILDING PERMIT
 ISSUED FOR SITE PLAN APPROVAL
 SUBMITTALS
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE ISSUING OFFICE BEFORE PROCEEDING WITH CONSTRUCTION.
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SCALED AND SIGNED BY THE DESIGNER.
 DO NOT SCALE DRAWINGS.

FCA
FAUSTO CORTESE ARCHITECTS
 3590 RUTHERFORD RD. UNIT 7
 VAUGHAN, ONTARIO, L4H 3T8
 PH: 303-7414
 FCORTESE@FCAARCHITECTS.CA

PROJECT:
NEW 2-STOREY DWELLING
57 NAPIER STREET
VAUGHAN, ON
 CLIENT:
 KLEBERG
 CITY OF VAUGHAN

DRAWING	
SITE PLAN OPTION 3	
DATE:	PROJECT No: 2023-11
SCALE: 02/06/2023	DRAWING No: A100
DESIGNED BY:	AS NOTED
REVIEWED BY:	F.C.

1 SITE PLAN
 A100 SCALE: 1:100

FILE NAME: D:\PROJECTS\57 NAPIER STREET - OPTION 3 - 2023-11-05.DWG