



10
AVA PLACE

10



10







SURVEYOR'S REAL PROPERTY REPORT (PART 1)
SHOWING TOPOGRAPHIC FEATURES

LOT 1
REGISTERED PLAN 65M-3747
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250



YOUNG & YOUNG SURVEYING INC.

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METRIC

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

REGISTERED PLAN M-1581

LOT 12

PIN 03322-0068 (LT)

LOT 11

PIN 03322-0067 (LT)

PART 2	
DESCRIPTION OF LAND	
LOT 1, REGISTERED PLAN 65M-3747	
CITY OF VAUGHAN	
REGIONAL MUNICIPALITY OF YORK	
COMPLIANCE WITH MUNICIPAL ZONING	
NOT CERTIFIED BY THIS REPORT	
REGISTERED EASEMENTS	
SEE PIN	
ADDITIONAL REMARKS	
NOTE THE LOCATION OF THE FENCES, DRIVEWAY, HEDGE, TREES, COLUMNS AND RETAINING WALL IN RELATION TO THE BOUNDARY LIMITS.	

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0).

BEARING ROTATION NOTE

FOR BEARING COMPARISONS, A ROTATION OF 0°50'50" COUNTER CLOCKWISE WAS APPLIED TO REGISTERED PLAN 65M-3747 TO CONVERT TO GRID BEARINGS.

ELEVATION NOTE

ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM GPS OBSERVATIONS USING THE "TOPNET" GPS NETWORK AND ARE REFERRED TO THE CGVD-1928: 1978 DATUM.

LEGEND

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- Ms DENOTES MEASURED
- WIT DENOTES WITNESS
- JDB DENOTES J.D. BARNES, OLS
- P DENOTES REGISTERED PLAN 65M-3747
- GP DENOTES GATE POLE
- UP DENOTES UTILITY POLE
- DENOTES CENTRE LINE
- DENOTES DECIDUOUS TREE WITH DIAMETER

AVA PLACE

(BY REGISTERED PLAN 65M-3747)

PIN 03322-0261 (LT)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

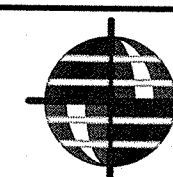
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21st DAY OF OCTOBER 2020

DEC 11, 2020
DATE

G. Sundar
GANESH SUNDAR, B. Eng.
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2141468

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).



**YOUNG & YOUNG
SURVEYING INC.**
A Subsidiary of Mauro Group Inc.

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www.youngsurveying.ca - info@youngsurveying.ca

PARTY CHIEF: GS DRAWN BY: LV, IG CHECKED BY: GS
CLIENT: FINE LINES DESIGN
PATH=F:\PROJECTS\2020\B7543\MSCAD\B7543_T_v1.DWG

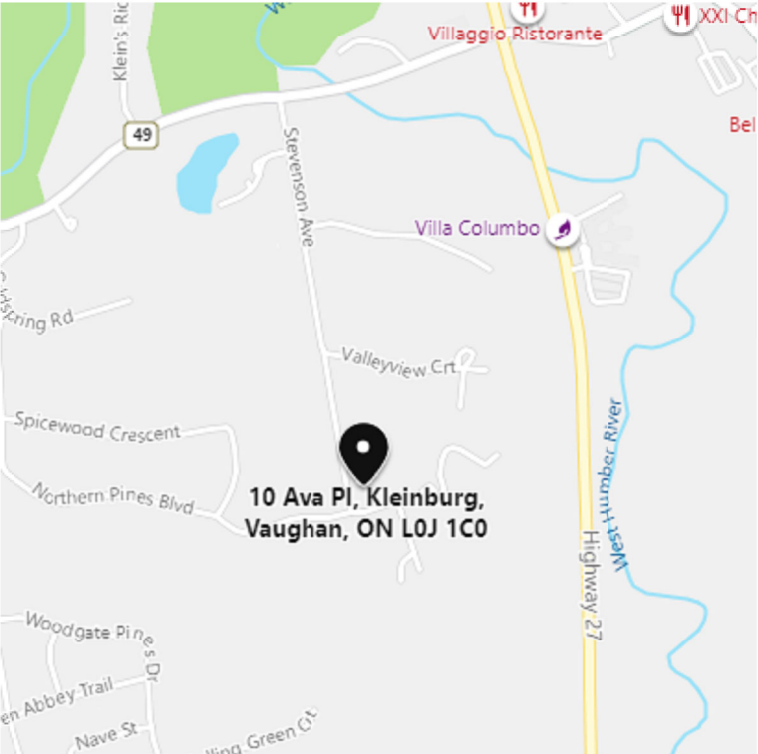
PROJECT No. 20-B7543

10 AVA PLACE, KLIENBURG

ZONING REVIEW & COMMITTEE OF ADJUSTMENT



FRONT PERSPECTIVE



KEY MAP



REAR PERSPECTIVE

DRAWING LIST - ZONING	
TITLE SHEET	Z01.1
SITE PLAN	Z02.1
BASEMENT PLAN	Z02.2
MAIN FLOOR PLAN	Z02.3
2nd FLOOR PLAN	Z02.4
SOUTH ELEVATION	Z03.1
WEST ELEVATION	Z03.2
NORTH ELEVATION	Z03.3
EAST ELEVATION	Z03.4
CABANA - SOUTH ELEVATION	Z4.1
CABANA - WEST ELEVATION	Z4.2
CABANA - NORTH ELEVATION	Z4.3
CABANA - EAST ELEVATION	Z4.4
CABANA - FLOOR PLAN	Z4.5

Scale: 2021-04-20 9:40:34 AM

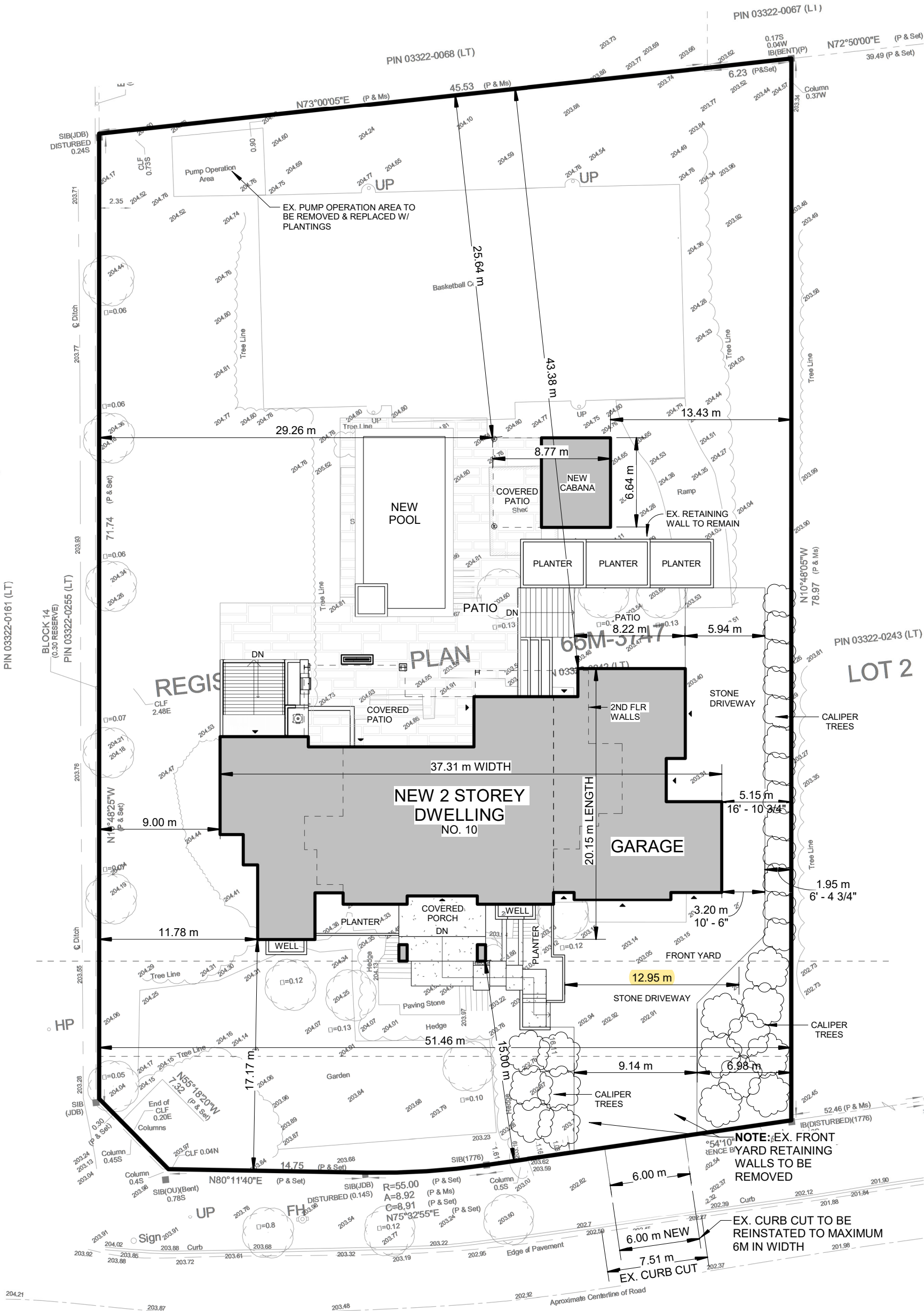
TITLE SHEET

NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

KNOWN AS STEVENSON AVENUE

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)

PIN 03322-0161 (LT)



AVA PLACE
(BY REGISTERED PLAN 65M-3747)
PIN 03322-0261 (LT)

COVERAGE BREAKDOWN:

DWELLING: 487.91 M2
FRONT COVERED PORCH: 64.80 M2
REAR COVERED PORCH: 30.69 M2
TOTAL: 583.40 M2

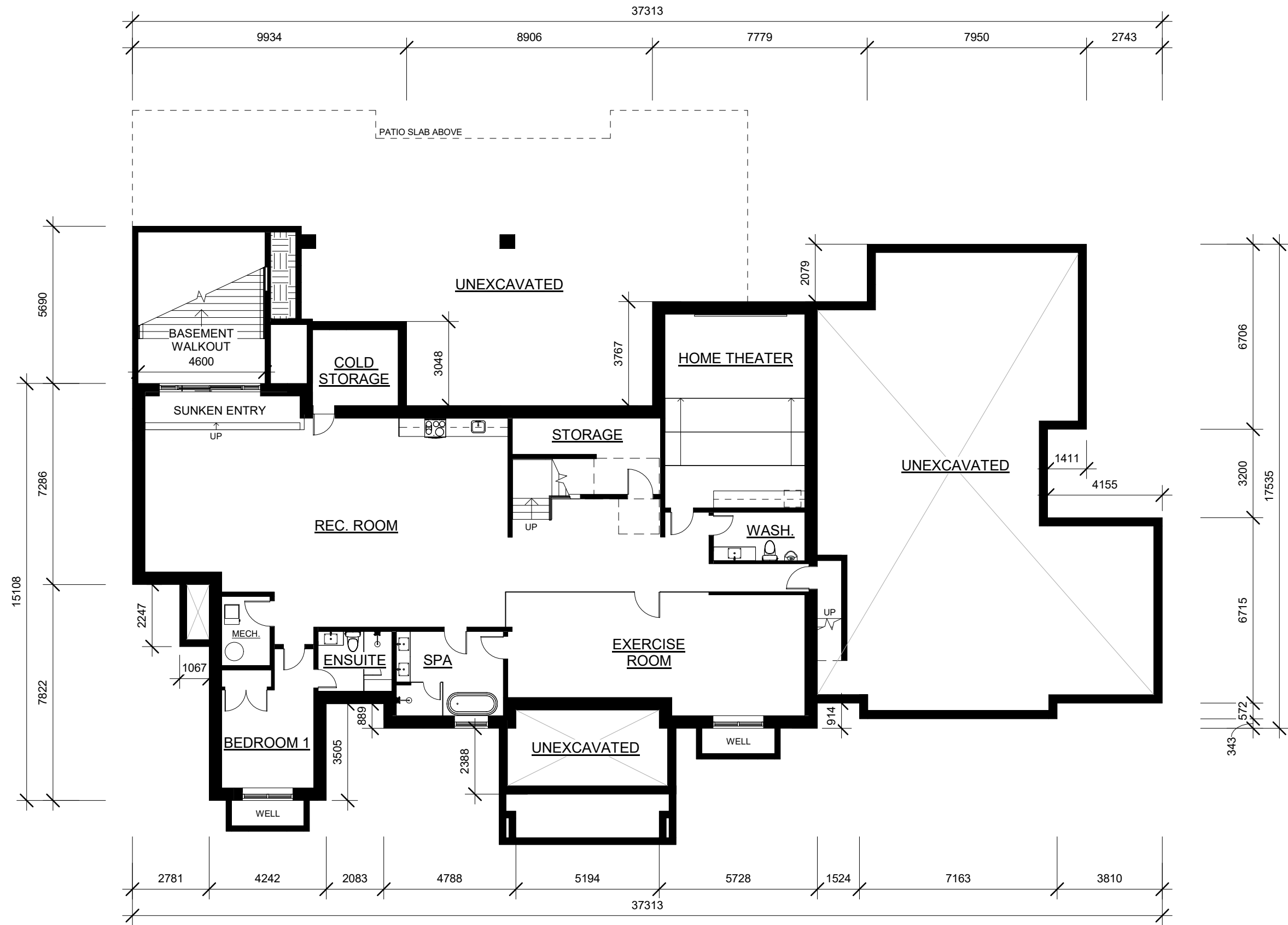
VARIANCE REQUIRED
(INCL. FRONT & REAR
COVERED PORCHES)

SITE PLAN

Scale: 1:300
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NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

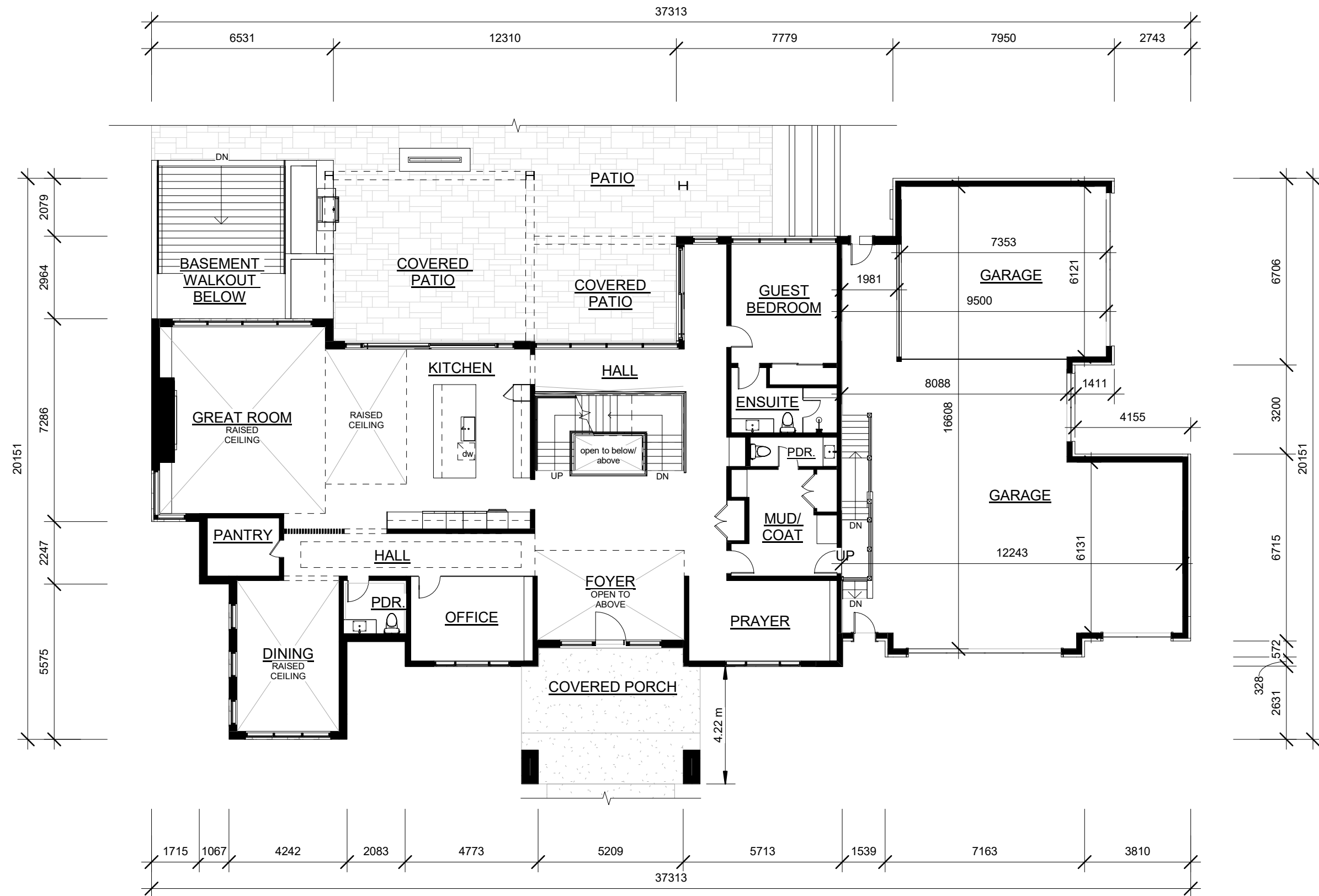
ZONING:	LOT NO:	PLAN NO:	LOT AREA:		LOT FRONTAGE:	LOT DEPTH:		
RR	1	65M-3747	4049.94 m ²		51.46 m	78.97 m		
DESCRIPTION		PROPOSED	%	MAX	%	SETBACKS	REQUIRED	PROPOSED
LOT COVERAGE ⁽¹⁾		583.40 m ²	14.40	404.99 m ²	10	FRONT YARD	15 m	15 m
ACCESSORY BUILDING COVERAGE		58.25 m ²	1.44			REAR YARD	15 m	45.12 m
FLOOR AREA ⁽²⁾	1ST FLOOR	311.01 m ²				SIDE YARD (EAST)	4.5 m	5.15 m
	2ND FLOOR	232.72 m ²						
	TOTAL	543.73 m ²	13.42	N/A		SIDE YARD (WEST)	9 m	9 m
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE			NO. OF STOREYS			BUILDING HEIGHT	9.5 m	9.49 m
(2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS			REQ'D.	2	PROP.			



BASEMENT PLAN

Scale: 1 : 150

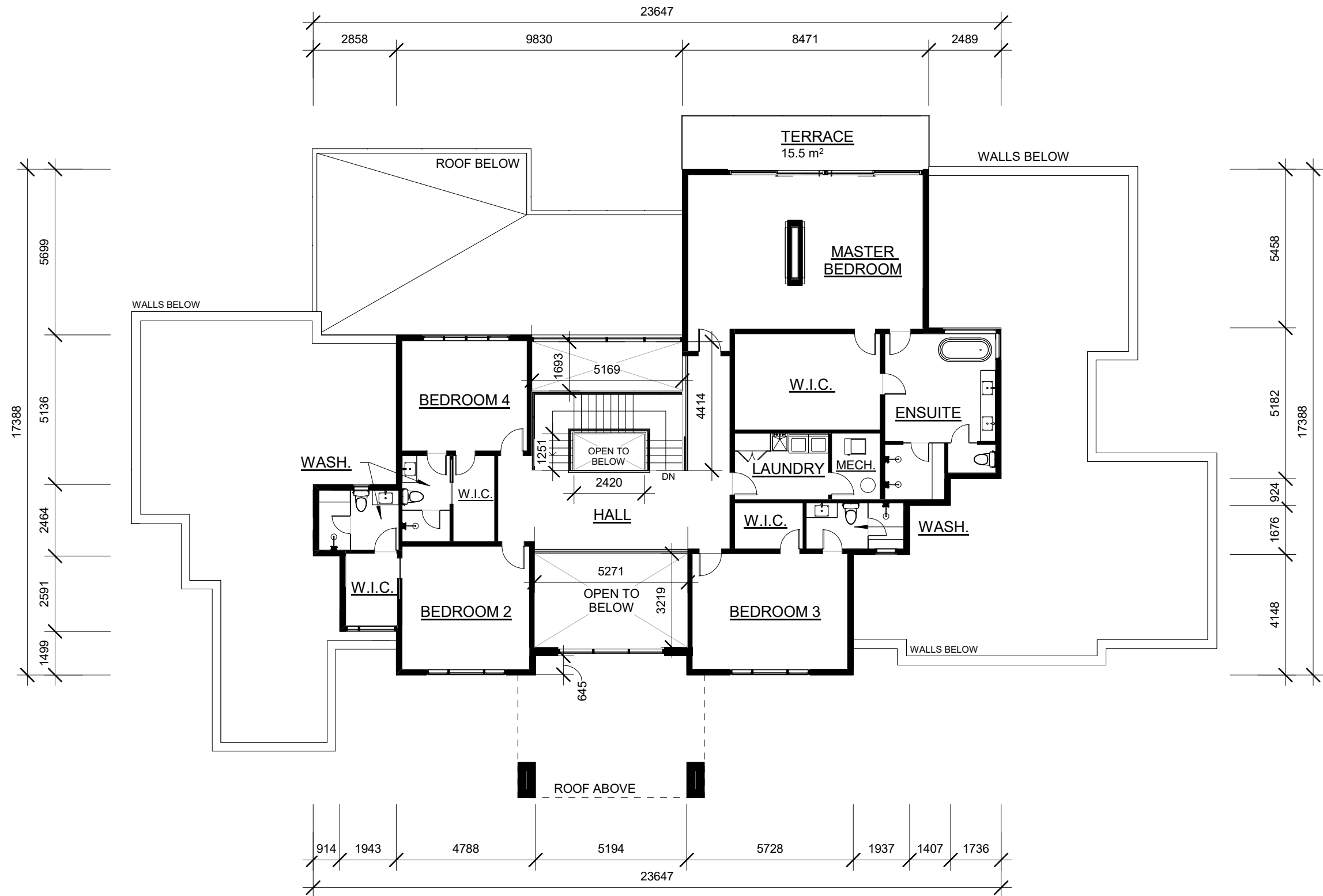
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MAIN FLOOR PLAN

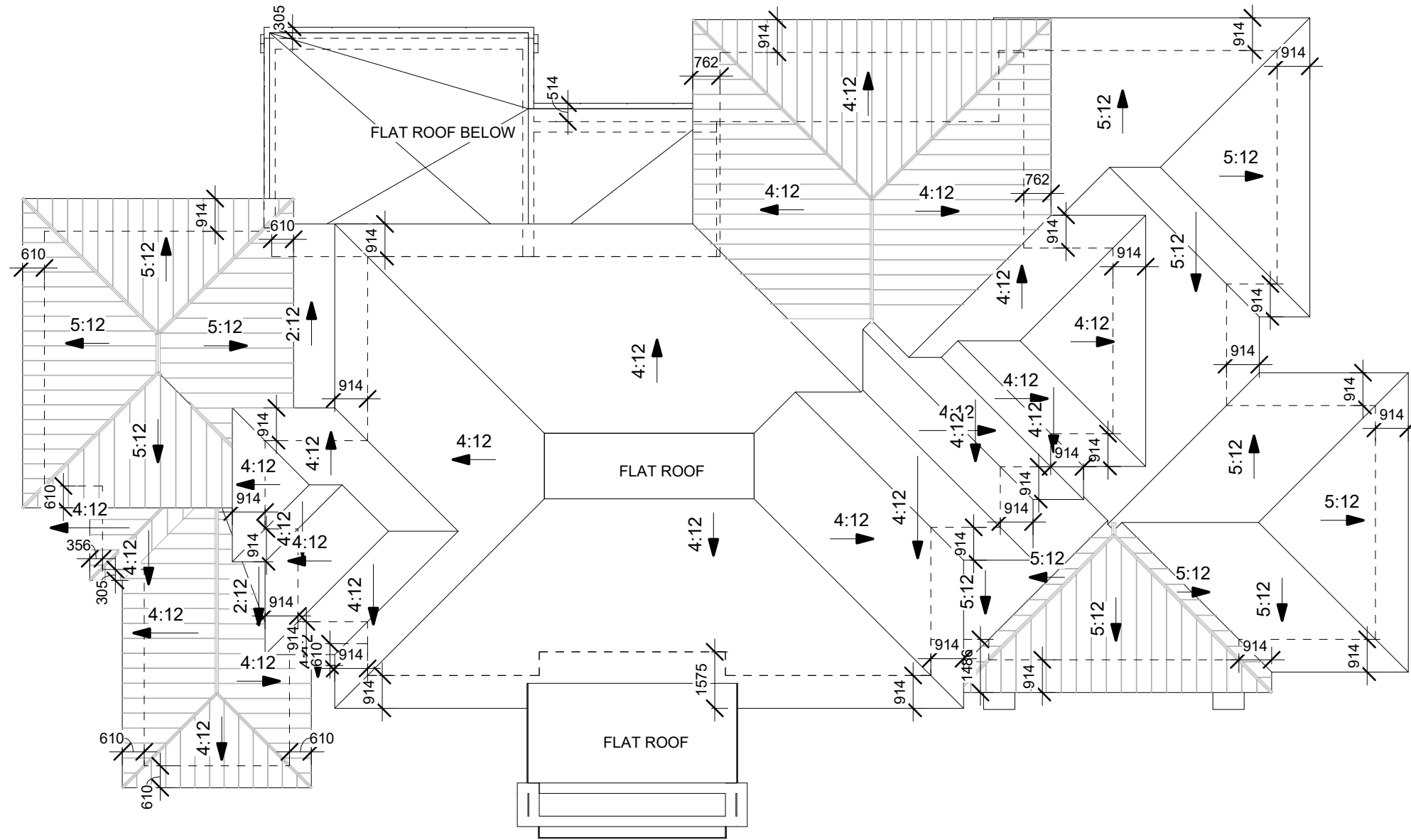
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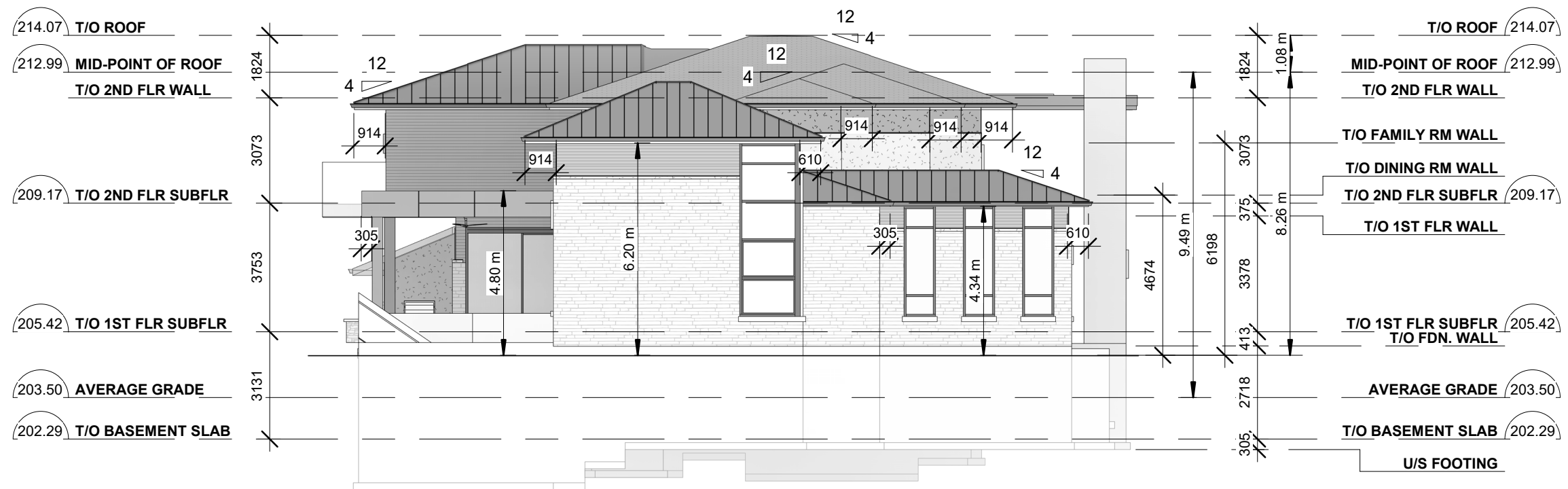
2nd FLOOR PLAN

Scale: 1 : 150 2021-04-20 9:40:36 AM



ROOF PLAN

Scale: 1 : 150 2021-04-20 10:35:32 AM



WEST ELEVATION

Scale: 1 : 150

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NEW CUSTOM HOME
10 AVA PLACE, KLIENBURG, ON

FINE LINES DESIGN

Z03.2



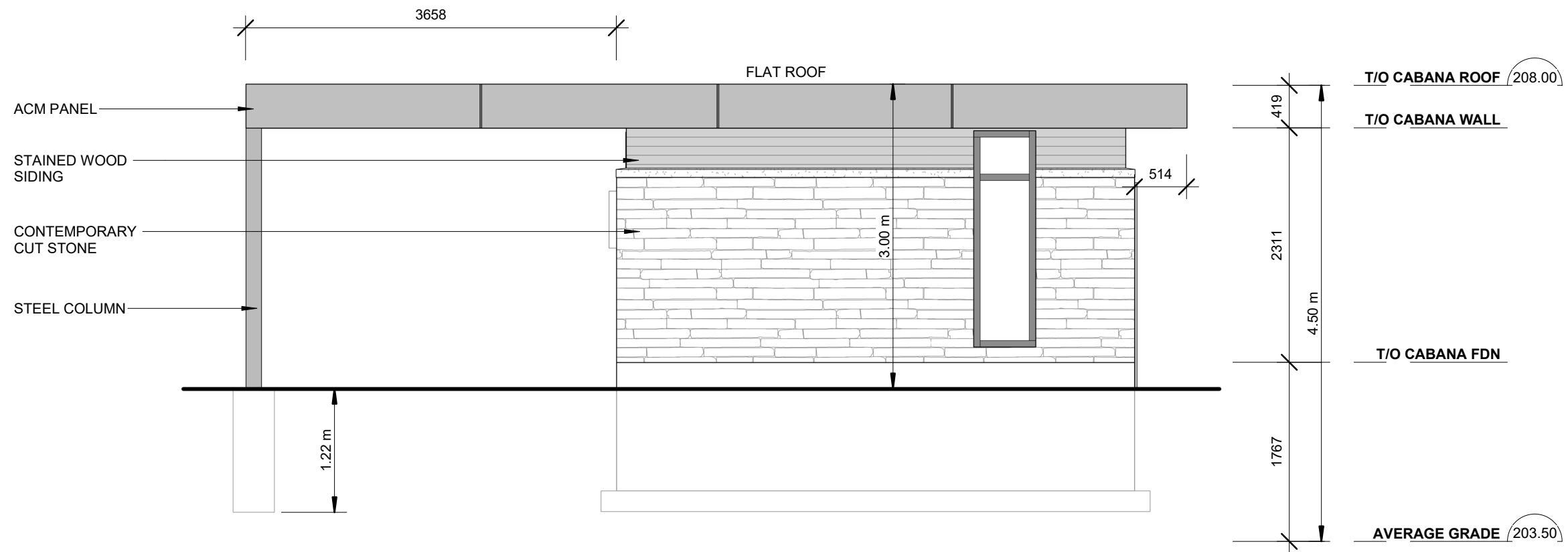
NORTH ELEVATION

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EAST ELEVATION

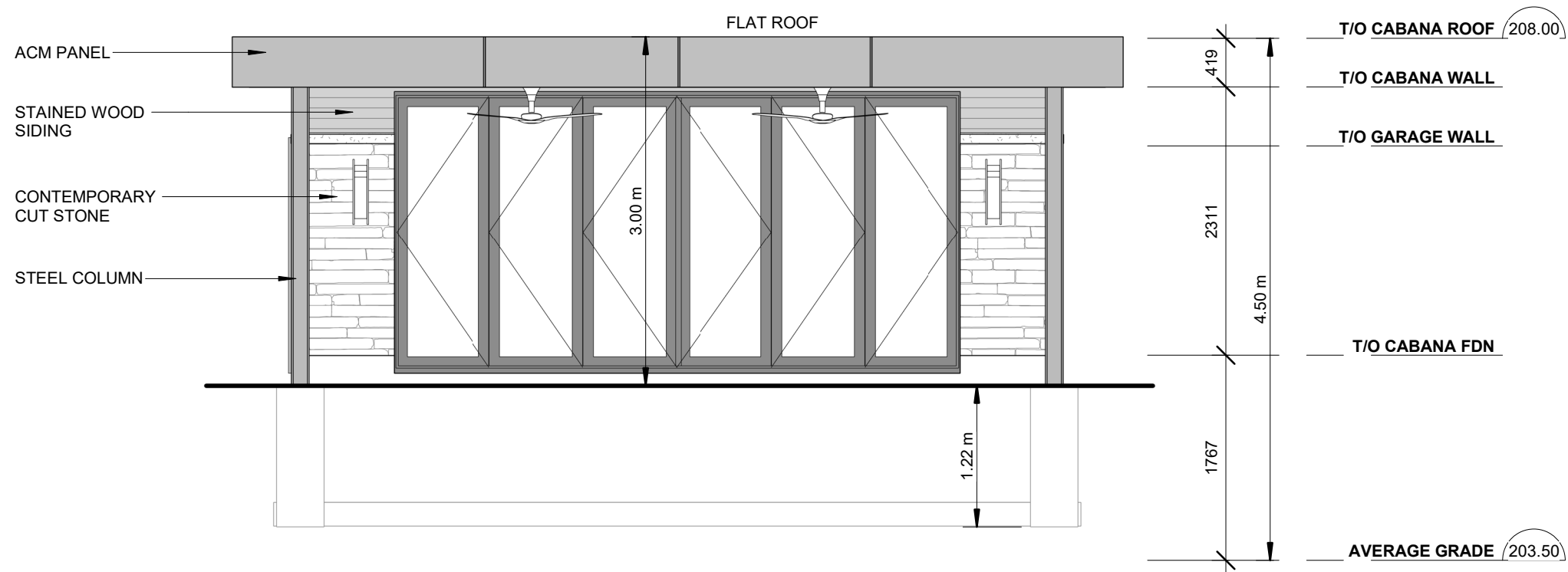
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CABANA - SOUTH ELEVATION

Scale: 1 : 50

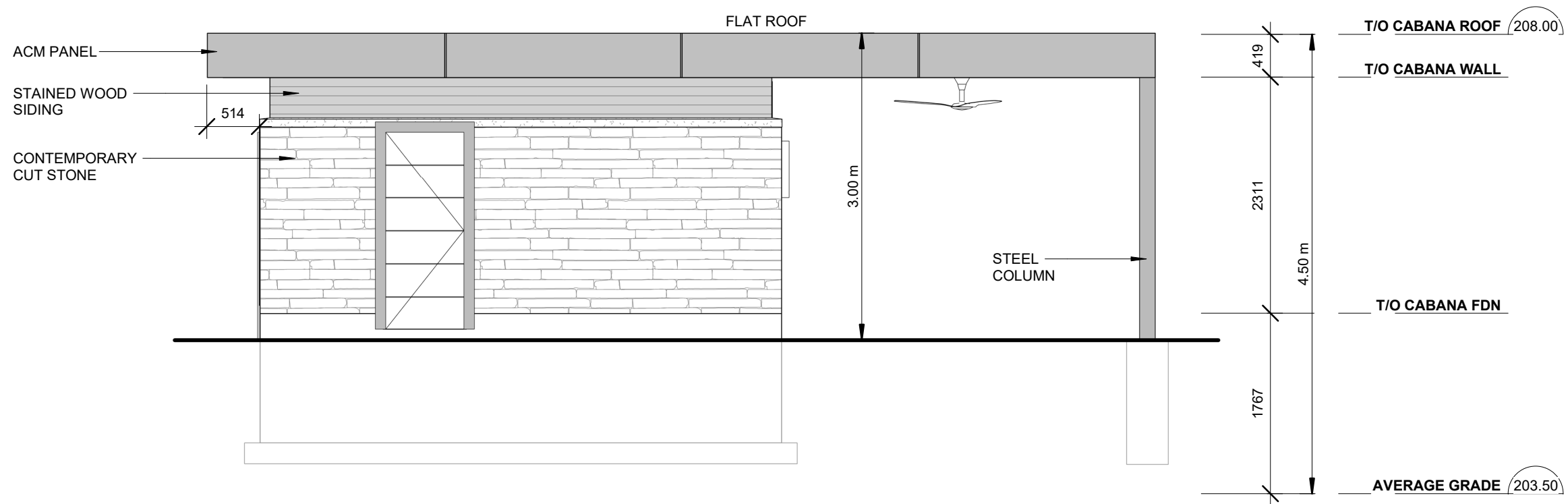
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CABANA - WEST ELEVATION

Scale: 1 : 50

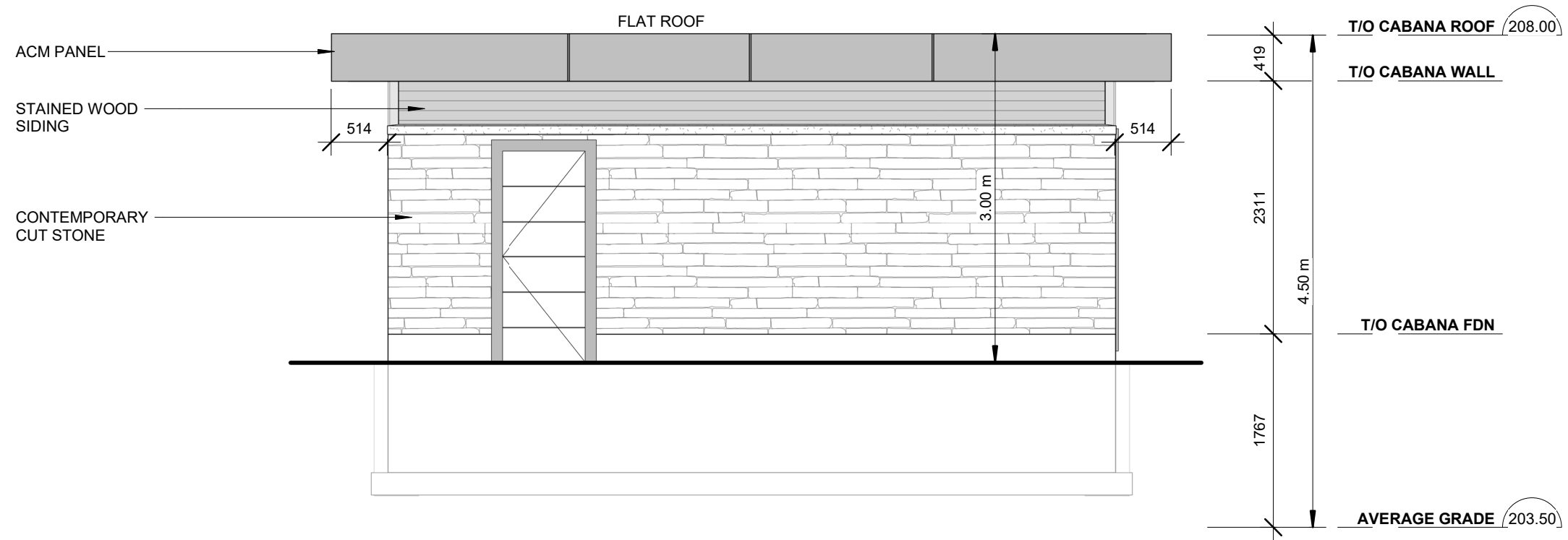
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CABANA - NORTH ELEVATION

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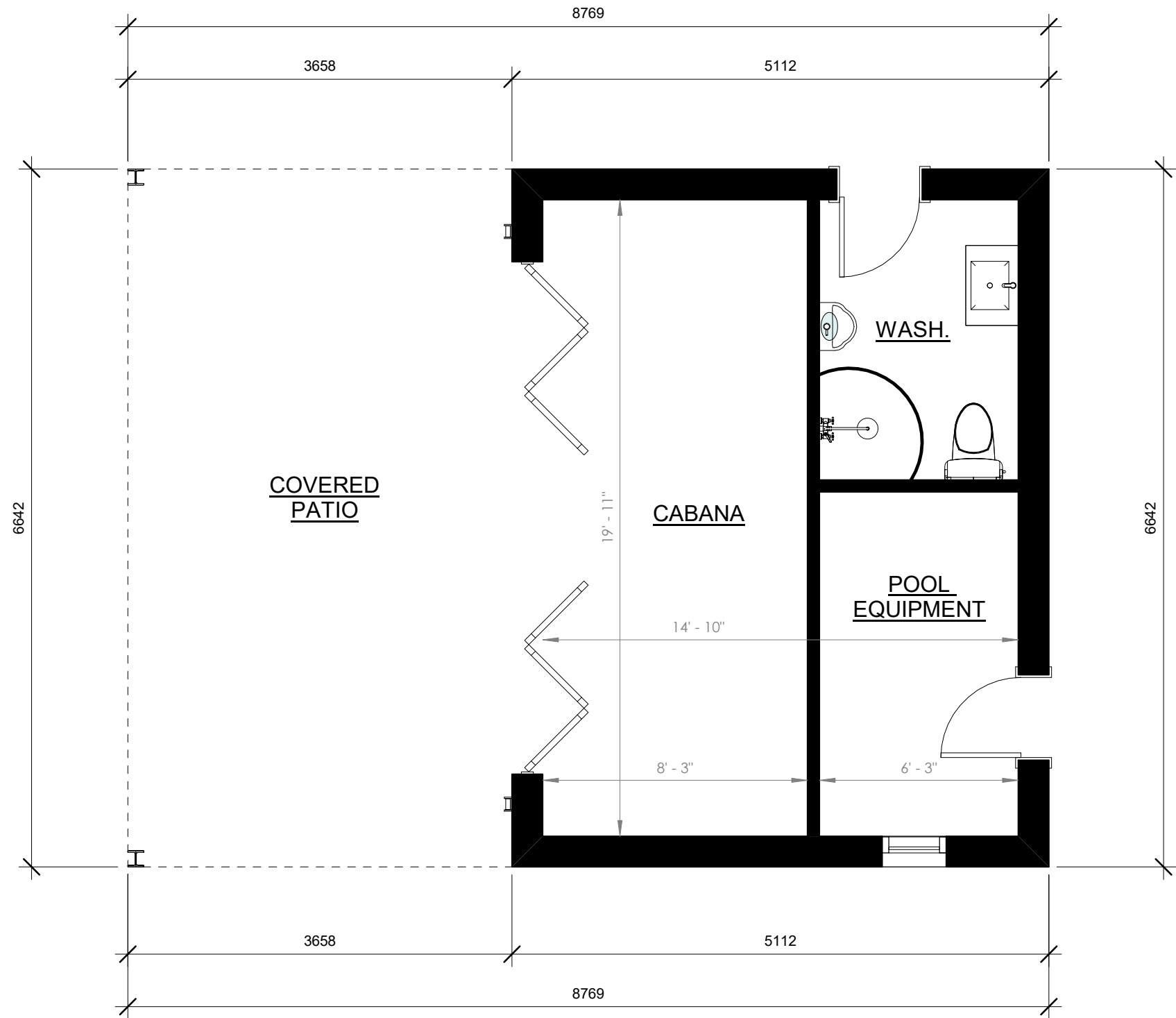
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CABANA - EAST ELEVATION

Scale: 1 : 50

2021-04-20 9:41:21 AM



CABANA - FLOOR PLAN

Scale: 1 : 50 2021-04-20 9:41:22 AM







