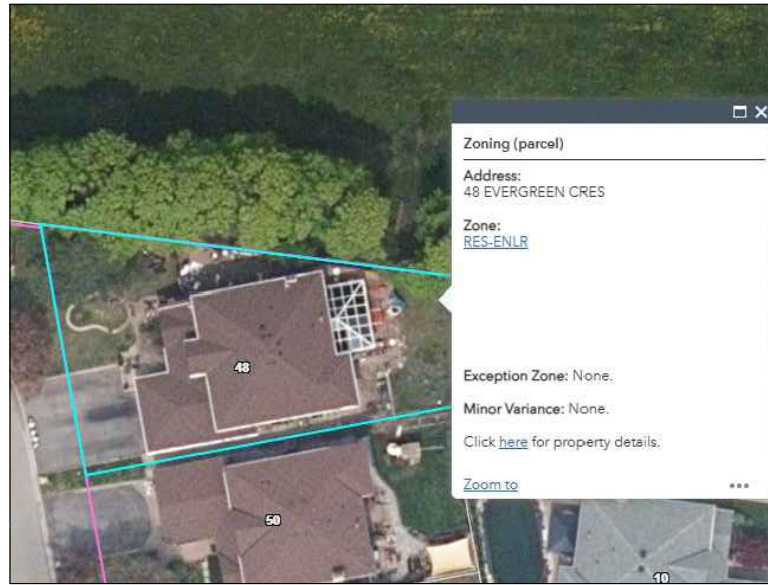
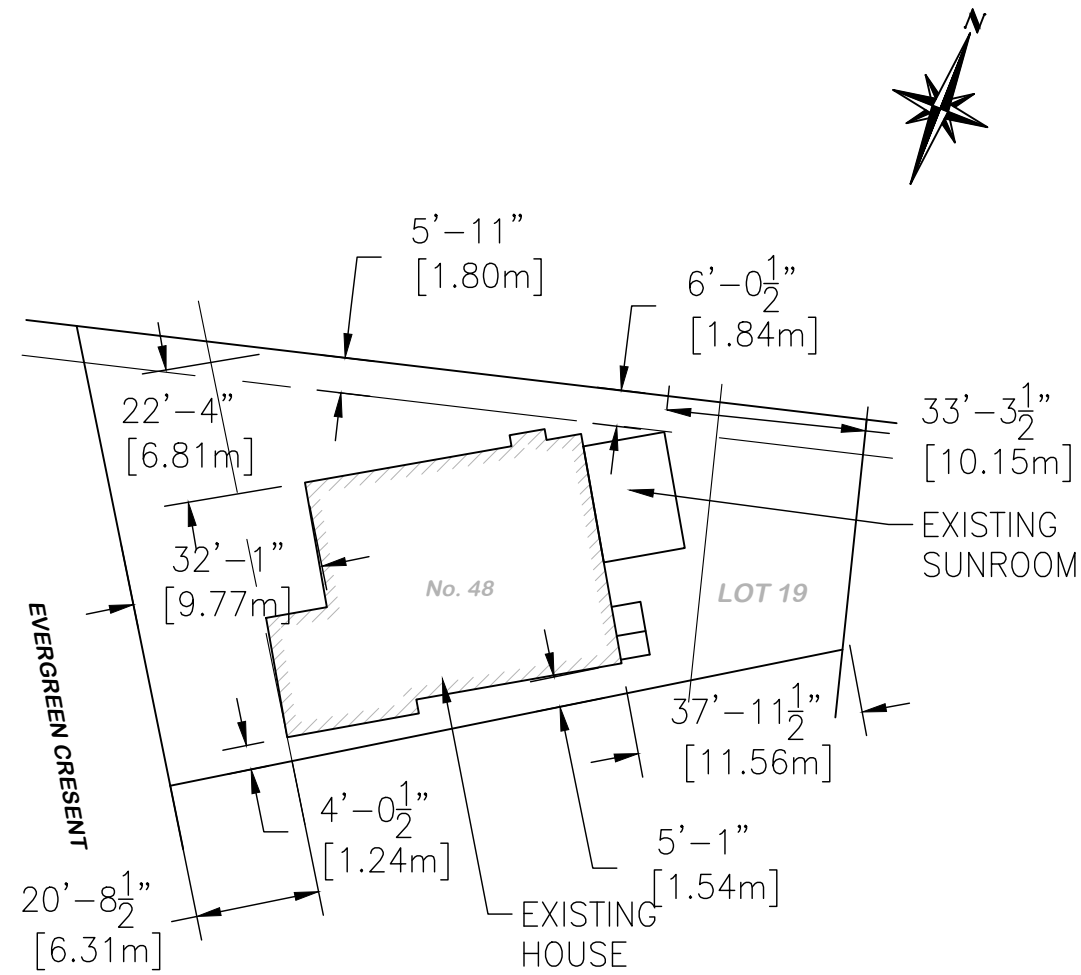


DIMENSIONS ARE DERIVED FROM PREVIOUS LAND SURVEY BY IVAN B. WALLACE, ONTARIO LAND SURVEYOR DATED MARCH 27, 2013



ZONING MAP



1 EXISTING SITE PLAN
 SP1 1/32" = 1'-0"



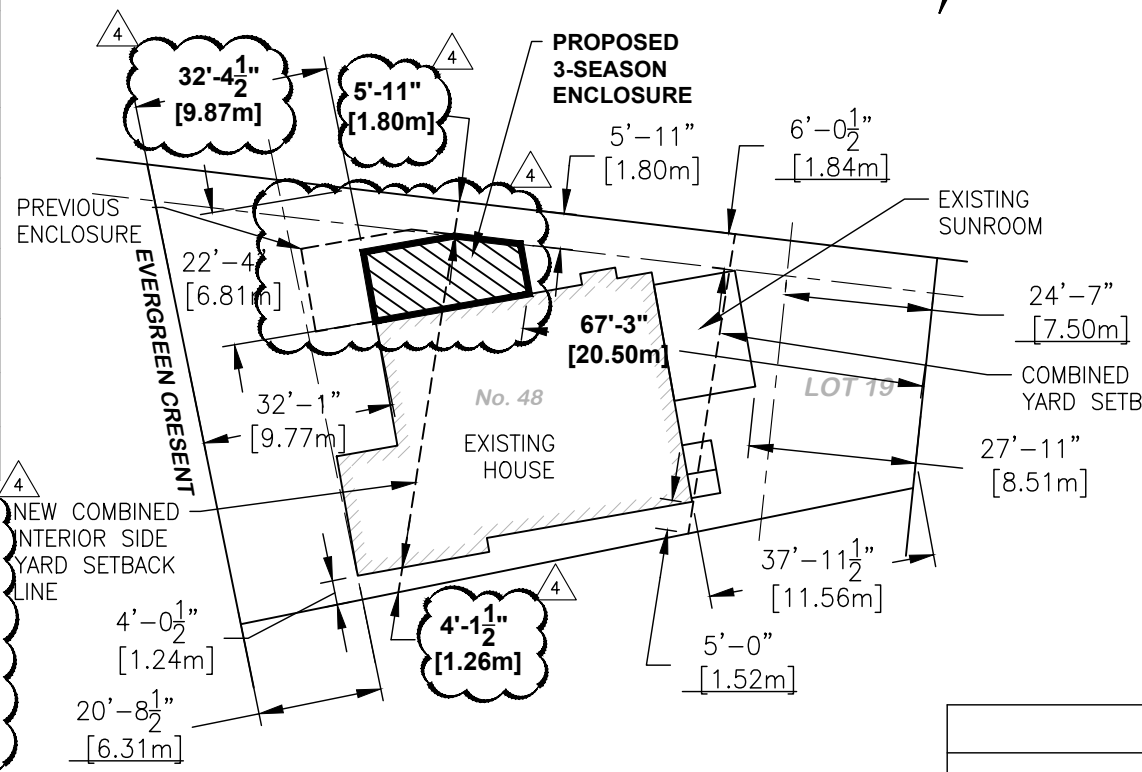
3766 COUNTY ROAD 27,
 BRADFORD, ON, L3Z 2A5
 TEL: 905-726-4349

DRAWING: EXISTING SITE PLAN		REVISIONS		SHEET: SP1
PROJECT: MACDONALD - RESIDENCE - MODEL 400		MM/DD/YY	REMARKS	
PROJECT #: 2544		1 05/30/25	ISSUED FOR ZONING PRELIMINARY REVIEW	
PROJECT ADDRESS: 48 EVERGREEN CRES. THORNHILL, ON		2 10/08/25	ISSUED FOR ZONING PRELIMINARY REVIEW #2	
CLIENT: JAMES MACDONALD		3 10/31/25	ISSUED FOR MINOR VARIANCE APPLICATION	
		4		
		5		

ZONING REVIEW			
CURRENT ZONING	RES-ENLR		
CURRENT USE	RESIDENTIAL LOW RISE		
ZONING PROVISIONS (BY-LAW 2024-19)			
YARD REQUIREMENTS	EXISTING	REQUIRED (SEE NOTE A)	PROPOSED
MINIMUM FRONT YARD SETBACK:	6.31 METERS	6.30 METERS	6.31 METERS
MINIMUM SIDE YARD SETBACK IS:	1.84 METERS	1.80 METERS	1.80 METERS
MINIMUM REAR YARD SETBACK IS:	8.51 METERS	7.50 METERS	8.51 METERS
ADDRESS NOT WITHIN TRCA JURISDICTION			
ADDRESS NOT WITHIN LSRCA JURISDICTION			
ADDRESS NOT WITHIN OAK RIDGES MORAINES JURISDICTION			

DIMENSIONS ARE DERIVED FROM PREVIOUS LAND SURVEY BY IVAN B. WALLACE, ONTARIO LAND SURVEYOR DATED MARCH 27, 2013

PROPOSAL #2 - TO THE CITY OF MARKHAM, COMMITTEE OF ADJUSTMENT - FEB. 12, 2026



NOTE "A" - SITE NOTES - REQUIRED:

- PROPERTY FRONT YARD SETBACK = 6.30m (DERIVED FROM - REVIEW COMMENTS LIST DATE: 6/23/2025 - NOTE: ONLY ONE NEIGHBOURING LOT TO THE SOUTH WITH AN EXISTING 6.30 METRES SETBACK. THEREFORE, THE MINIMUM FRONT YARD SETBACK/ESTABLISHED BUILDING LINE IS 6.30 METRES)
- MINIMUM INTERIOR SIDE YARD = 1.80m (DERIVED FROM - BY-LAW 2024-19 SECTION 6.3.2.2 i - 1.80 METRES PROVIDED MINIMUM COMBINED INTERIOR SIDE YARDS ON BOTH SIDES ARE THE GREATER OF 4.0 METRES, OR 25% OF THE LOT WIDTH)
- MINIMUM REAR YARD SETBACK - 7.50m (DERIVED FROM BY-LAW 2024-19 SECTION 6.3.2.2 g - 7.50 METRES)

NOTE "B" - ZONE REVIEW EXIST.:

- DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES - 1.84m + 1.52m = 3.36m TO PERMIT A COMBINED INTERIOR SIDE YARD ON BOTH SIDES OF 3.06 METRES; WHEREAS, THE BY-LAW REQUIRES COMBINED INTERIOR SIDE YARDS ON BOTH SIDES OF 5.12 METRES BEING 25% OF THE LOT FRONTAGE. NOTE: THE EXISTING DWELLING COMBINED INTERIOR SIDE YARDS ON BOTH SIDES IS 3.36 METRES. (DERIVED FROM - REVIEW COMMENTS LIST DATE: 10/16/2025)
- MAXIMUM LOT COVERAGE - EX. BUILDING + EX. SUNROOM = 2202.1 / 6848 = 32.2%
- MAXIMUM MAIN BUILDING COVERAGE - EX. BUILDING + EX. SUNROOM = 2202.1 / 6848 = 32.2%

LOT DATA INFORMATION	
EXISTING LOT	6848 SQ. FT. (636.5 SQ. M)
EXISTING BUILDING AND EX. SUNROOM (1961 SQ FT + 241.1 SQ FT)	2202.1 SQ. FT. (204.5 SQ. M)
COVERAGE OF EXISTING BUILDING AND EXISTING SUNROOM	32.2%
NEW SCREEN ROOM	287.0 SQ. FT. (26.6 SQ. M.)
LOT COVERAGE OF BUILDINGS AND NEW ROOM	36.3%
MAXIMUM ALLOWABLE LOT COVERAGE = 35%	2397 SQ. FT. (222.7 SQ. M)



1 PROPOSED SITE PLAN
SP2 1/32" = 1'-0"

ZONING REVIEW EXAMINATION					
BY-LAW 2024-19		EXISTING (SEE NOTE B)	REQUIRED	PROPOSAL #1	PROPOSAL #2 (SEE NOTE C)
SECTION 6.3.2.2 i)	DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES	3.36	5.12M	3.06m	3.06m
SECTION 6.3.2.2 d)	MAXIMUM LOT COVERAGE	32.2%	35%	39.6%	36.3%
SECTION 6.3.2.2 c)	MAXIMUM MAIN BUILDING COVERAGE	32.2%	30%	39.0%	36.3%

NOTE "C" - ZONE REVIEW PROPOSED #2:

- DWELLINGS COMBINED INTERIOR SIDE YARDS ON BOTH SIDES - 1.80m + 1.26m = 3.06m
- MAXIMUM LOT COVERAGE - (EX. BUILDING + EX. SUNROOM) + NEW SUNROOM = (2202.1) + 287.0 / 6848 = 36.3%
- MAXIMUM MAIN BUILDING COVERAGE - (EX. BUILDING + EX. SUNROOM) + NEW SUNROOM = (2202.1) + 287.0 / 6848 = 36.3%

**3766 COUNTY ROAD 27,
BRADFORD, ON, L3Z 2A5
TEL: 905-726-4349**

DRAWING:	PROPOSED SITE PLAN - PROPOSAL #2	
PROJECT:	MACDONALD - RESIDENCE - MODEL 400	
PROJECT #:	2544	
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON	
CLIENT:	JAMES MACDONALD	

REVISIONS		
	MM/DD/YY	REMARKS
1	05/30/25	ISSUED FOR ZONING PRELIMINARY REVIEW
2	10/08/25	ISSUED FOR ZONING PRELIMINARY REVIEW #2
3	10/31/25	ISSUED FOR MINOR VARIANCE APPLICATION
4	02/12/26	MINOR VARIANCE APPLICATION #2
5		

SHEET:
SP2

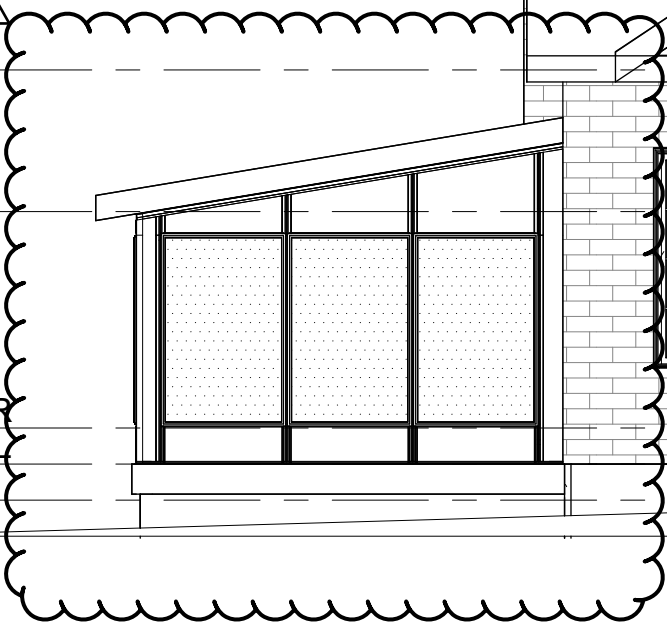
● B.O HIGH ROOF
20' - 2 5/8"

● B.O LOW ROOF
10' - 11 1/8"

● B.O SUNROOM
ROOF
7' - 0"

● T.O FIRST FLOOR
T.O SUNROOM LL
0' - 0" FLOOR
-1' - 0"

4



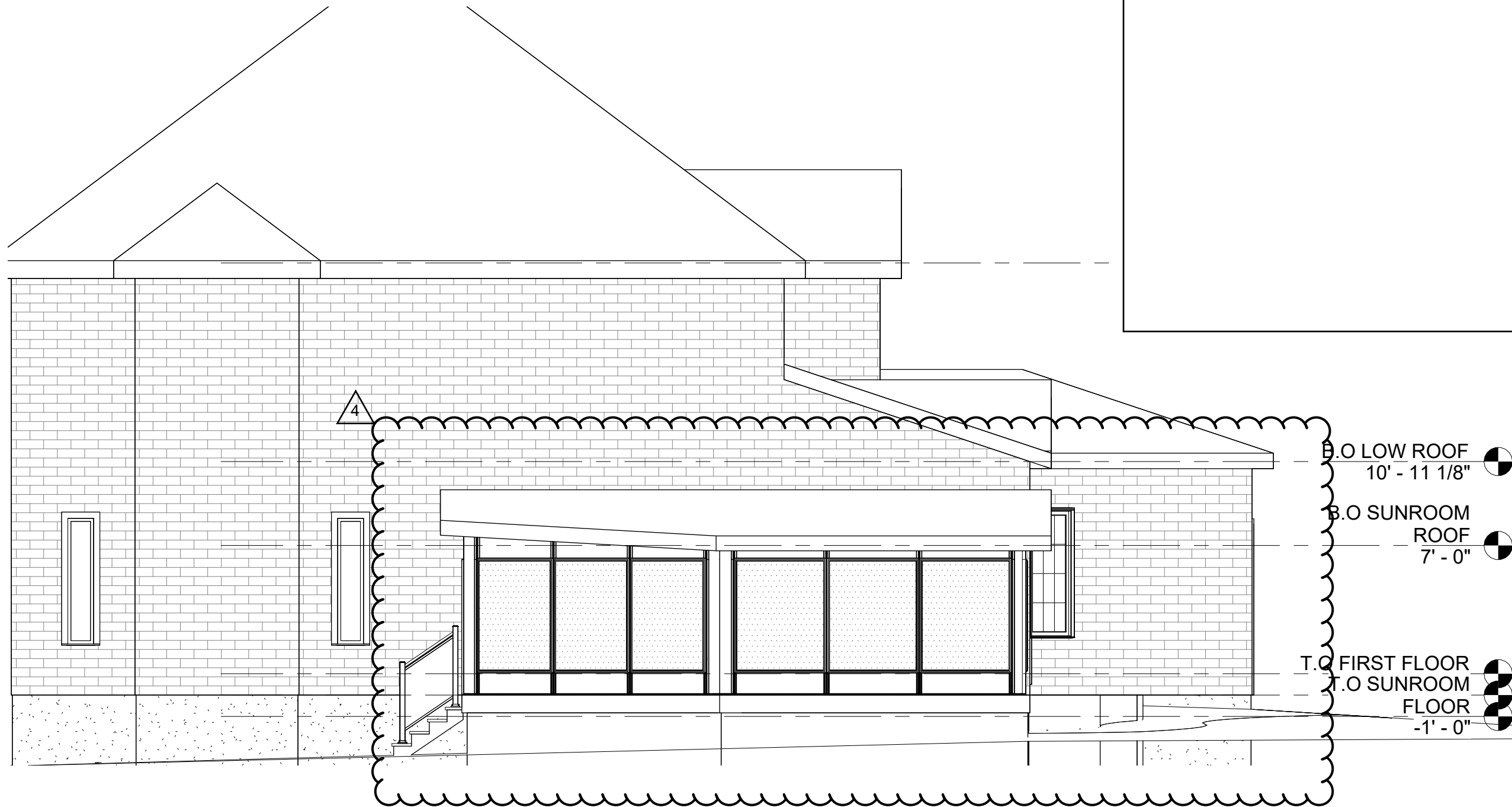
① WEST ELEVATION
3/16" = 1'-0"



3766, COUNTY ROAD 27,
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DRAWING:	WEST ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
			4		
			5		

A5



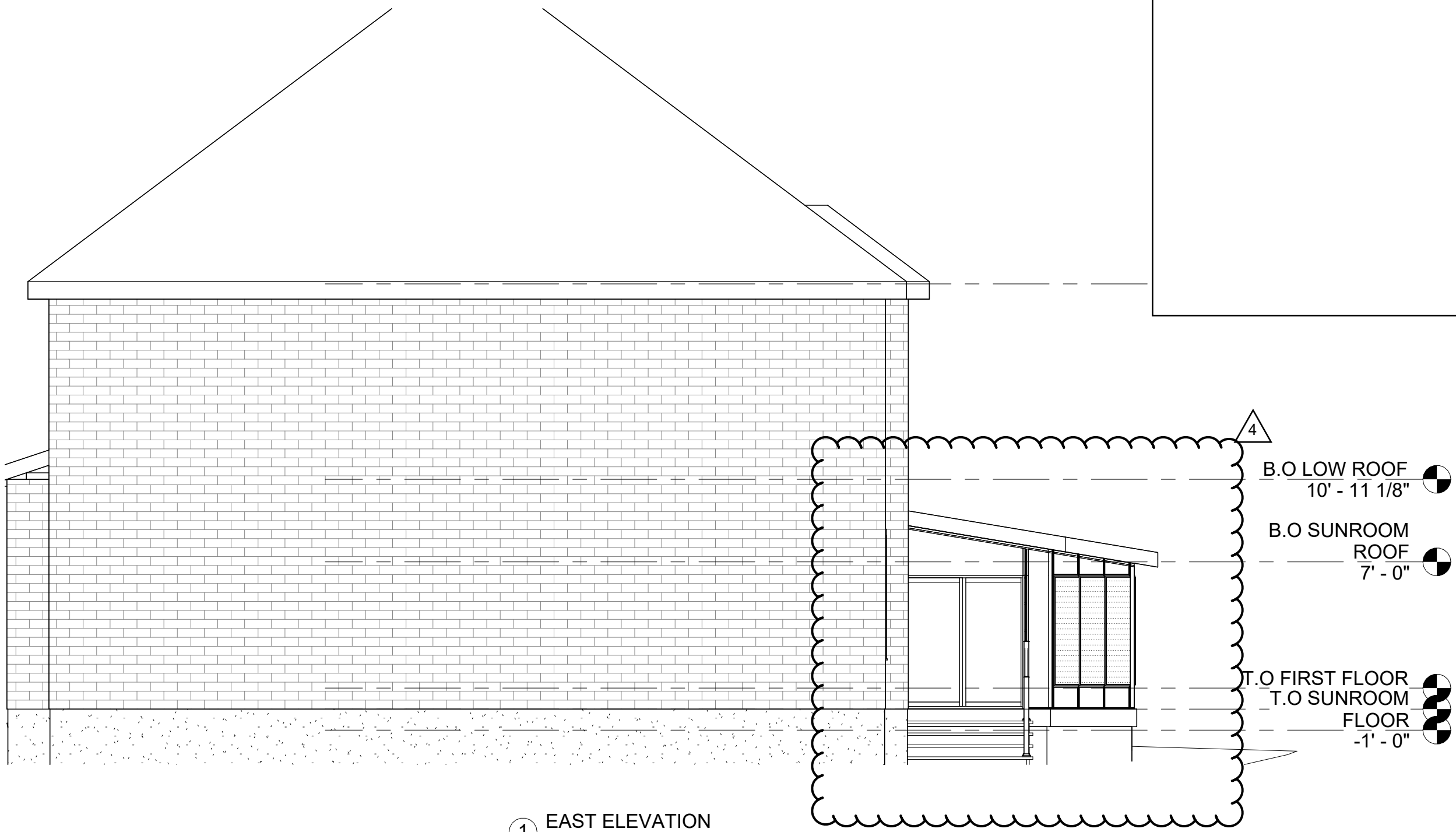
① NORTH ELEVATION
3/16" = 1'-0"



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DRAWING:	NORTH ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
			4		
			5		

A6



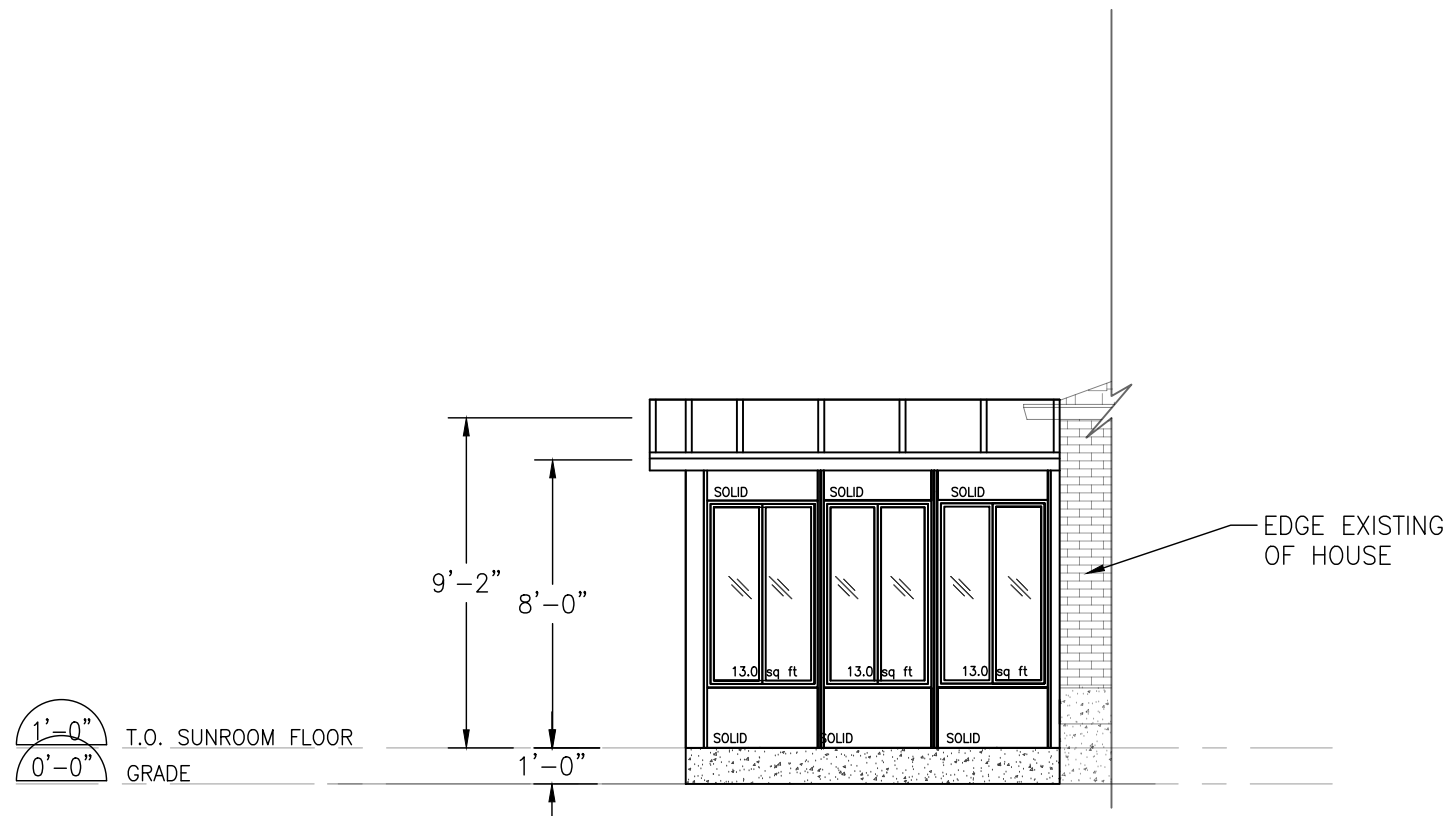
① EAST ELEVATION
3/16" = 1'-0"



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DRAWING:	EAST ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	02/12/26	MINOR VARIANCE APPLICATION #2
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2		
CLIENT:	JAMES MACDONALD		3		
			4		
			5		

A7



SPATIAL SEPARATION CALCULATIONS (SOUTH FACE)	
LIMITING DISTANCE	45'-0" (13.7M)
AREA OF TOTAL EXPOSED BUILDING FACE	512.4 SF (48.4 SM)
MAX ALLOWABLE OPENINGS	100% (512.4 SF)
TOTAL OPENINGS PROVIDED	7.6% (39.0 SF)

1 SOUTH ELEVATION
A9 3/16" = 1'-0"



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DRAWING:	SOUTH ELEVATION		REVISIONS		SHEET:
PROJECT:	MACDONALD - RESIDENCE - MODEL 400		MM/DD/YY	REMARKS	
PROJECT #:	2544		1	05/30/25	ISSUED FOR ZONING PRELIMINARY REVIEW
PROJECT ADDRESS:	48 EVERGREEN CRES. THORNHILL, ON		2	10/08/25	ISSUED FOR ZONING PRELIMINARY REVIEW #2
CLIENT:	JAMES MACDONALD		3	10/31/25	ISSUED FOR MINOR VARIANCE APPLICATION
			4		
			5		

A9