

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
LOT 189
REGISTERED PLAN M-1441
IN THE
CITY OF MARKHAM
(REGIONAL MUNICIPALITY OF YORK)

SCALE & NOTES
Scale 1:100

ALTIMAP LAND SURVEYORS INC.
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METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF MARKHAM BENCHMARK No. M-21-008, HAVING A PUBLISHED ELEVATION OF 193.427 METERS.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF HAGERMAN BOULEVARD AS SHOWN ON REGISTERED PLAN M-1441 HAVING A BEARING OF N73°34'40"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
NTS	DENOTES	NOT TO SCALE
MS	DENOTES	MEASURED
FN.	DENOTES	FOUNDATION
BR.	DENOTES	BRICK
ST.	DENOTES	STUCCO
SI.	DENOTES	SIDING
STY.	DENOTES	STOREY
CLF	DENOTES	CHAIN LINK FENCE
D.S.	DENOTES	DOOR SILL ELEVATION
MF	DENOTES	METAL FENCE
RP1	DENOTES	REGISTERED PLAN M-1441
RP2	DENOTES	REGISTERED PLAN M-1638
P1	DENOTES	PLAN BY DAVID O. HORWOOD O.L.S. DATED AUGUST 03, 1989
1128	DENOTES	DAVID O. HORWOOD O.L.S.
O/L	DENOTES	ON LINE



PART 2
REGISTERED EASEMENTS/RIGHTS-OF-WAY - SUBJECT TO AN EASEMENT AS DESCRIBED IN INSTRUMENT No. LB387224.

MUNICIPAL ZONING - THIS PLAN AND REPORT DOES NOT CERTIFY ZONING COMPLIANCE.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN. BUILDING TIES ARE TO BRICK/CONCRETE UNLESS OTHERWISE NOTED

THIS PLAN WAS PREPARED FOR AUSTIN EMINO AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 21, 2024.

MARCH 26, 2024

GUIDO V. CONSOLI
ONTARIO LAND SURVEYOR

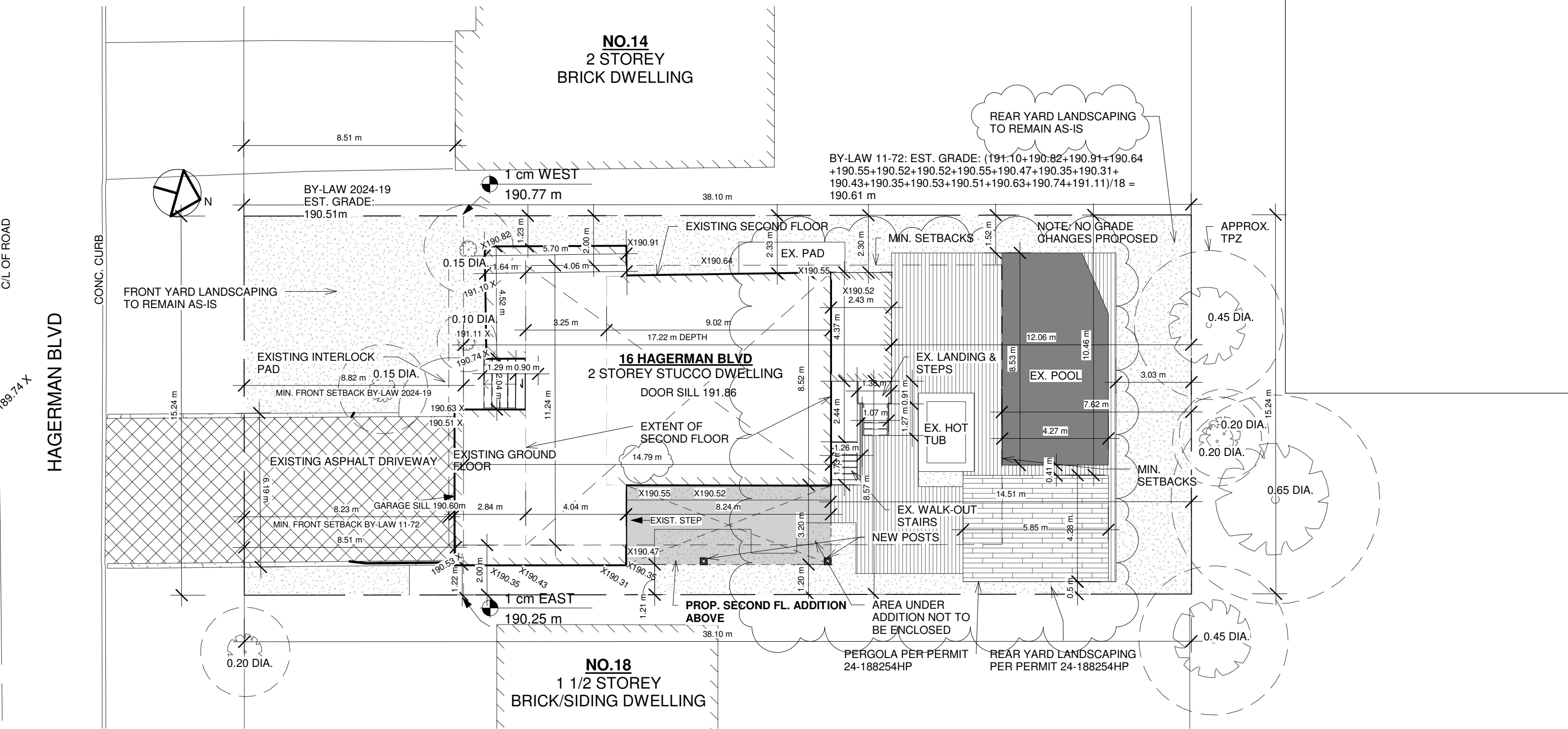
	ALTIMAP LAND SURVEYORS INC.	DWN BY: EJ
	222 FINCH AVE W, UNIT 212, TORONTO, ON M2R 1M6 TEL: 416 990 3001 INFO@ALTIMAPCA	CHK BY: GVC
		JOB No. : 24-3259

SITE STATISTICS

MUNICIPAL ADDRESS	16 Hagerman Blvd
ZONING DESIGNATION	RES-ENLR & R4
LOT AREA	580.64 m ² 6250.00 ft ²

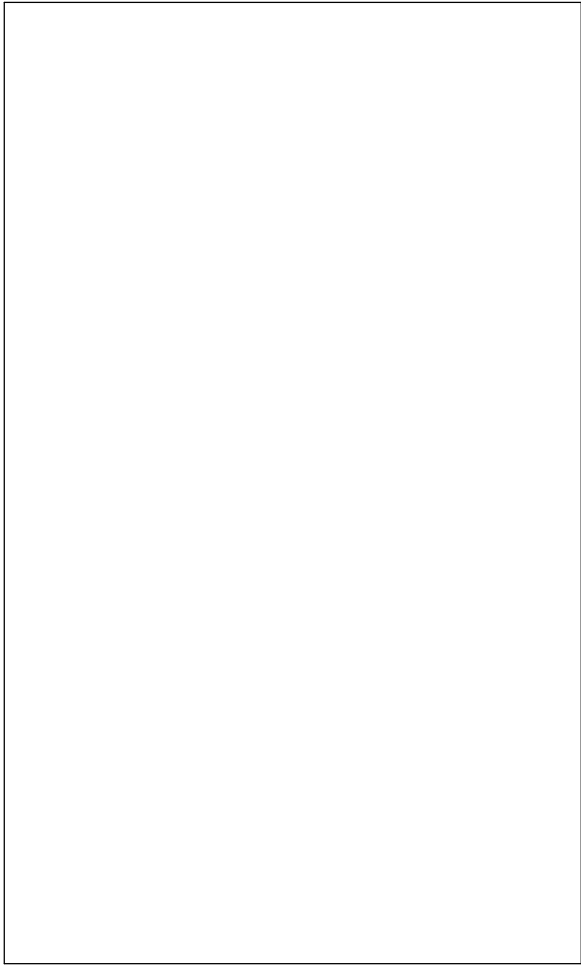
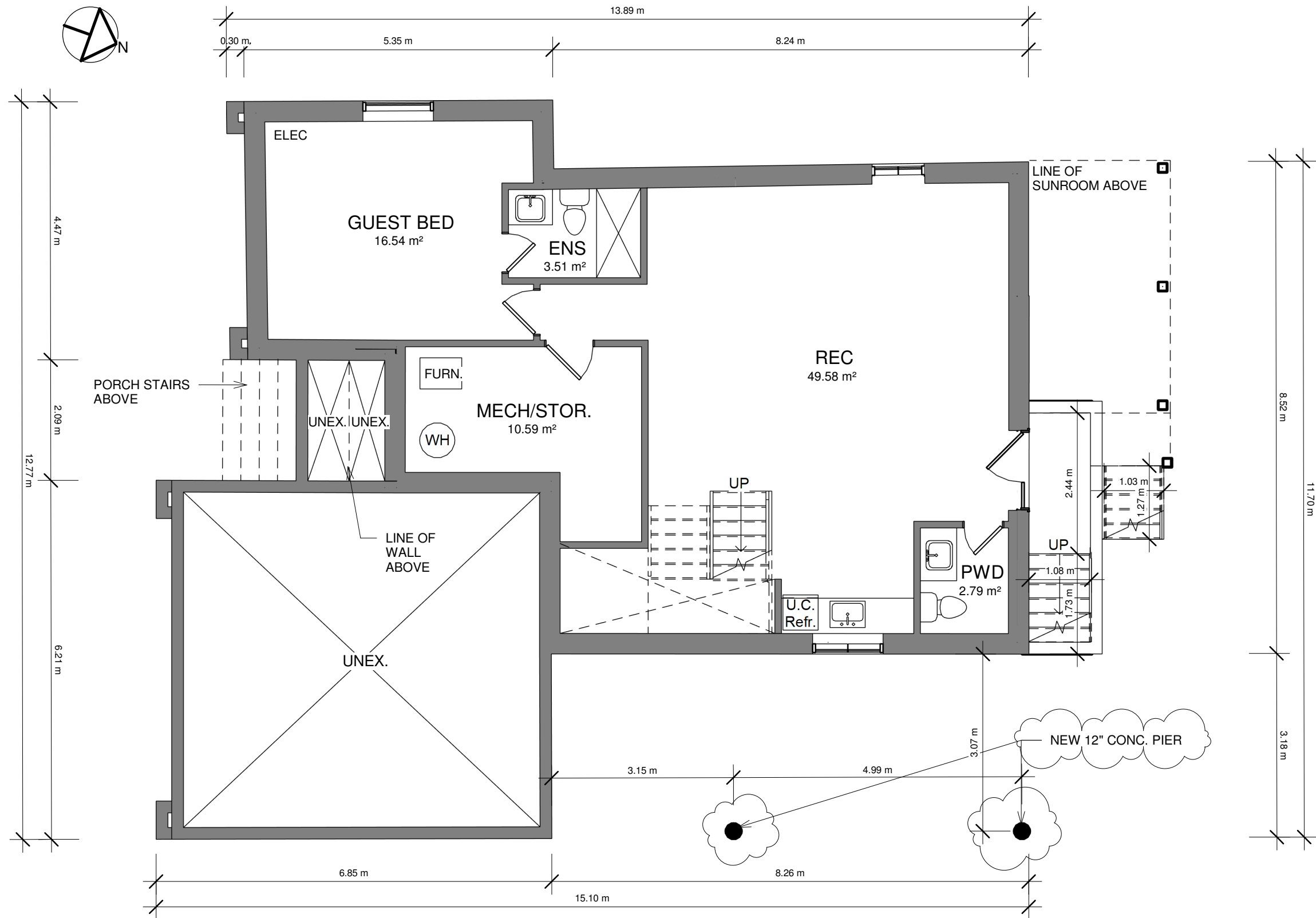
RESTRICTIONS	PERMITTED		EXISTING		PROPOSED			
	(metre)	(feet)	(metre)	(feet)	(metre)	(feet)		
FRONTAGE	15.24	50.0	15.24	50.0	15.24	50.0		
FRONT YARD SETBACK	8.23	27.0	to second fl.	11.32	37.13	to second fl.	11.32	37.13
SIDE (EAST) YARD SETBACK	1.80	5.90	to second fl.	2.00	6.56	to new second fl.	1.20	3.94
SIDE (WEST) YARD SETBACK	1.80	5.90	to second fl.	2.00	6.56	to second fl.	2.00	6.56
REAR YARD SETBACK	7.62	25.0		14.51	47.59		14.51	47.59
BUILDING HEIGHT	7.62	25.0		7.58	24.86		7.58	24.86

AREAS						
	(m ²)	(ft ²)	(m ²)	(ft ²)	(m ²)	(ft ²)
BASEMENT			100.91	1086.21	100.91	1086.21
GROUND FLOOR	30% coverage max.	174.19 1875.00	152.49	1641.37	152.49	1641.37
SECOND FLOOR	20% coverage max.	116.13 1250.00	116.02	1248.78	142.71	1536.08
GROSS FLOOR AREA			268.50	2890.15	295.19	3177.45
MIN. GFA FOR 2 STOREY		139.35 1500.00	268.50	2890.15	295.19	3177.45
LOT COVERAGE	33.33%	193.53 2083.12	30.17%	175.21 1885.93	34.77%	201.90 2173.23



1 SITE PLAN
1 : 150

<p>ON THE POINT OTPD DESIGN</p>	<p>ON THE POINT DESIGN 82 FORMOSA DR., RICHMOND HILL, ON PHONE: 647-207-4635 EMAIL: austin@otpdesign.ca www.otpdesign.ca</p>	<p>NOTES: Do not scale these drawings. All dimensions to be verified on site. Drawings to be read in conjunction with all other consultant drawings and specifications. All drawings are the property of the Designer and must be returned upon request.</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required unless design is exempt under Div. C - 3.2.5 of the Building Code.</p>	<p>AUSTIN EMINO 46204 NAME B.C.I.N. 2860765 ONTARIO INC. 122053 FIRM B.C.I.N.</p>	<p>ADDRESS: 16 HAGERMAN BLVD. UNIONVILLE, ON L3R 2A7</p>	<p>PROJECT: SIDE ADDITION</p>	<p>Date: 2026-02-04</p>
				<p>SITE PLAN A100</p>		<p>Drawn by: D.D & A.E Checked by: A.E Scale: 1 : 150</p>	

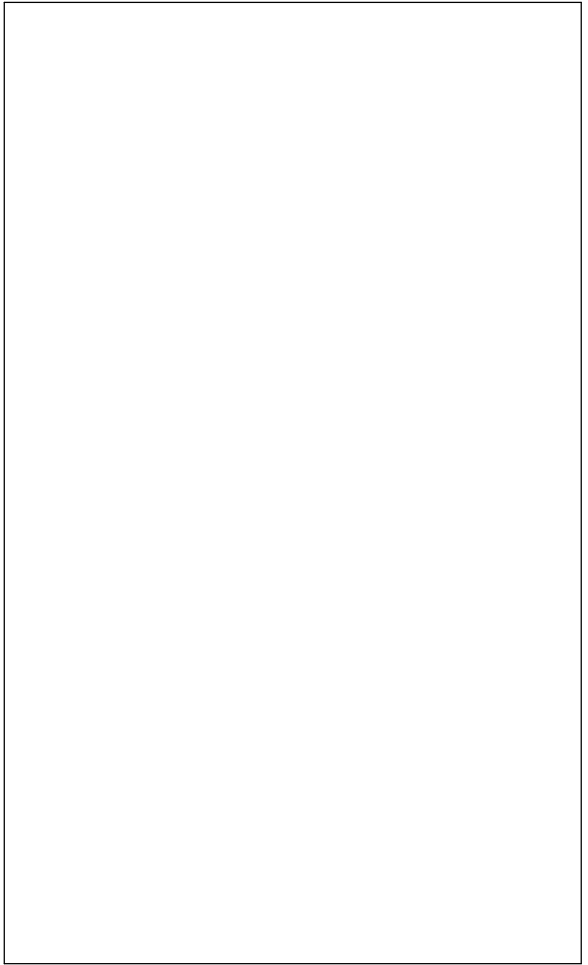
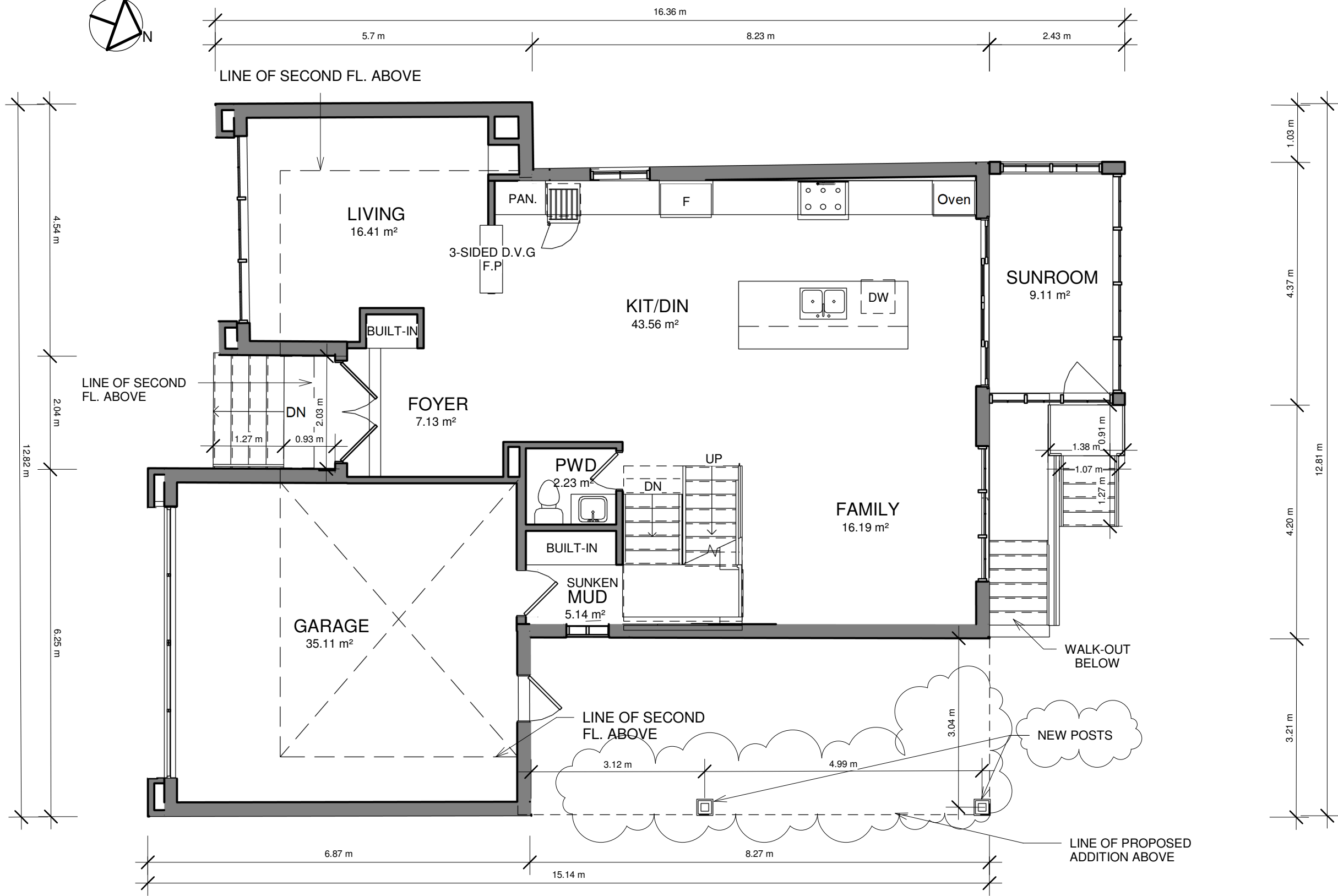


PROPOSED BASEMENT PLAN

1

1 : 75

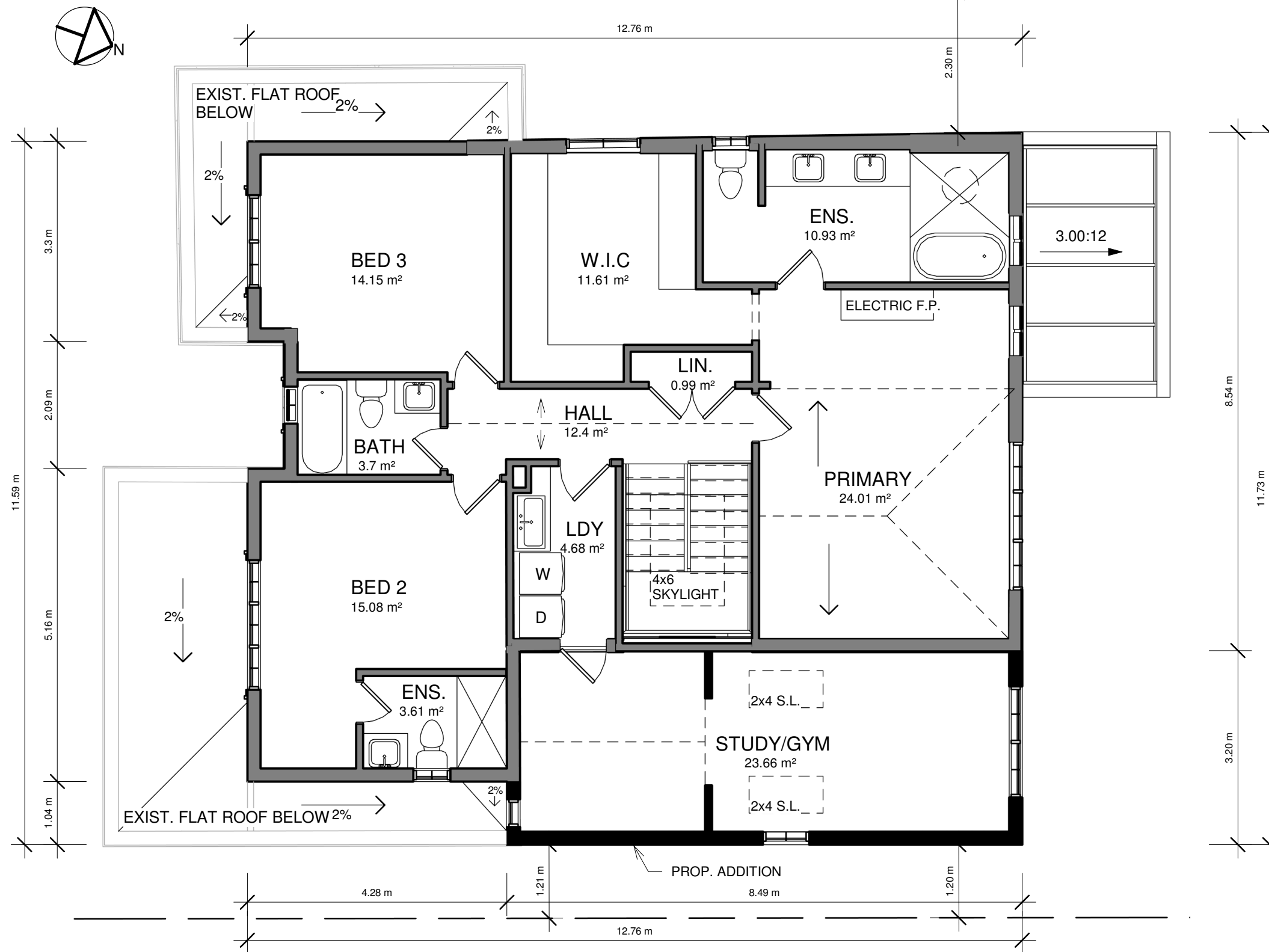
	<p>ON THE POINT DESIGN</p> <p>82 FORMOSA DR., RICHMOND HILL, ON PHONE: 647-207-4635 EMAIL: austin@otpdesign.ca www.otpdesign.ca</p>	<p>NOTES:</p> <p>Do not scale these drawings. All dimensions to be verified on site.</p> <p>Drawings to be read in conjunction with all other consultant drawings and specifications.</p> <p>All drawings are the property of the Designer and must be returned upon request.</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>Qualification information required unless design is exempt under Div. C - 3.2.5 of the Building Code.</p>	<p>AUSTIN EMINO 46204</p> <p>NAME B.C.I.N.</p>	<p>ADDRESS:</p> <p>16 HAGERMAN BLVD. UNIONVILLE, ON L3R 2A7</p>	<p>PROJECT: SIDE ADDITION</p>	<p>Date: 2026-02-04</p>
				<p>2860765 ONTARIO INC. 122053</p> <p>FIRM B.C.I.N.</p>		<p>PROPOSED BASEMENT PLAN</p>	<p>Drawn by: D.D & A.E</p>
				<p>A109</p>		<p>Checked by: A.E</p>	
				<p>Scale: 1 : 75</p>			



1 PROPOSED GROUND FL.

1 : 75

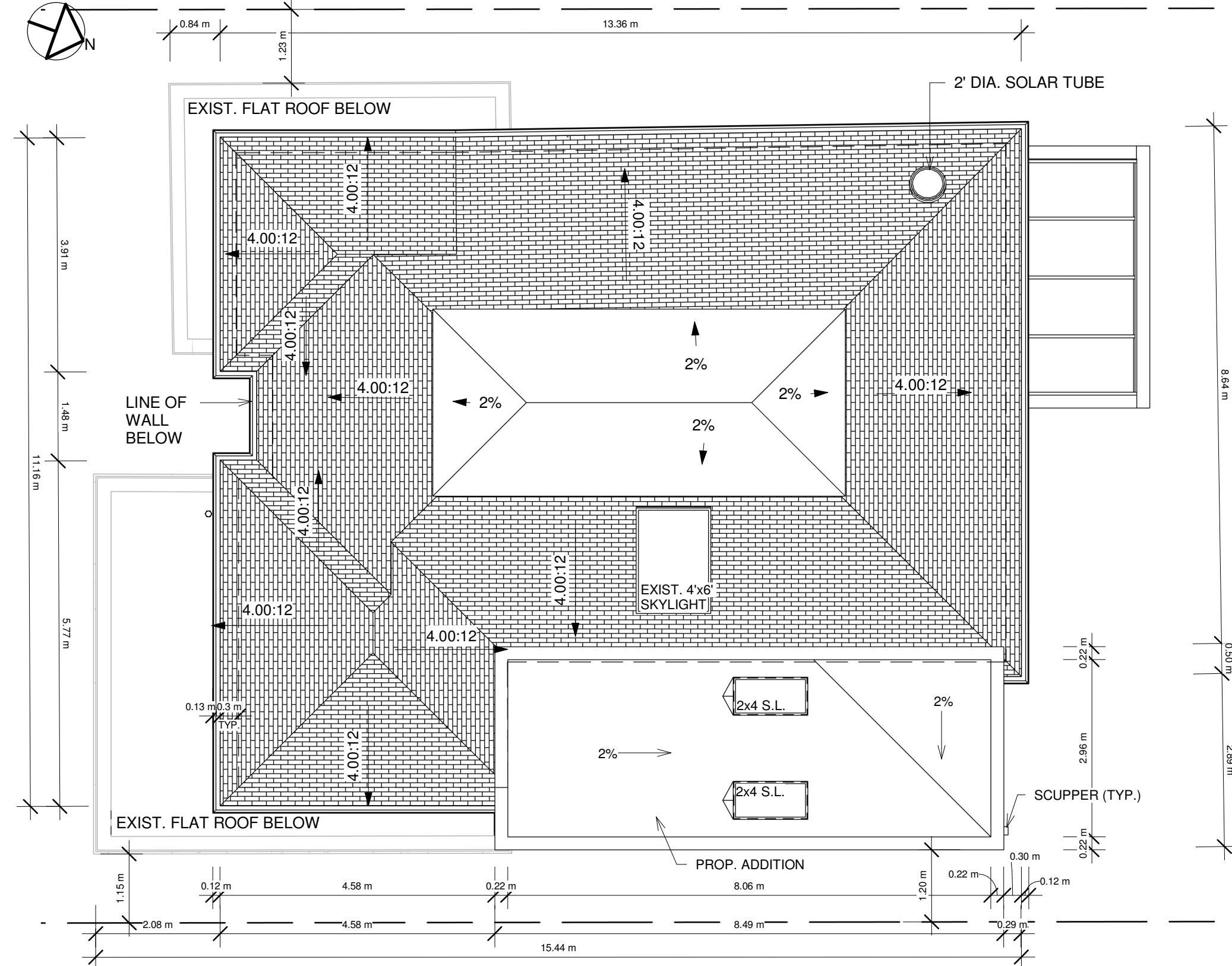
<p>ON THE POINT</p> <p>DESIGN</p>	<p>ON THE POINT DESIGN</p> <p>82 FORMOSA DR., RICHMOND HILL, ON PHONE: 647-207-4635 EMAIL: austin@otpdesign.ca www.otpdesign.ca</p>	<p>NOTES:</p> <p>Do not scale these drawings. All dimensions to be verified on site.</p> <p>Drawings to be read in conjunction with all other consultant drawings and specifications.</p> <p>All drawings are the property of the Designer and must be returned upon request.</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>Qualification information required unless design is exempt under Div. C - 3.2.5 of the Building Code.</p>	<p>AUSTIN EMINO 46204</p> <p>NAME B.C.I.N.</p>	<p>ADDRESS:</p> <p>16 HAGERMAN BLVD. UNIONVILLE, ON L3R 2A7</p>	<p>PROJECT: SIDE ADDITION</p>	<p>Date: 2026-02-04</p>
				<p>2860765 ONTARIO INC. 122053</p> <p>FIRM B.C.I.N.</p>		<p>PROPOSED GROUND FL. PLAN</p> <p>A110</p>	<p>Drawn by: D.D & A.E</p> <p>Checked by: A.E</p> <p>Scale: 1 : 75</p>



1 PROPOSED SECOND FL. DESIGN

1 : 75

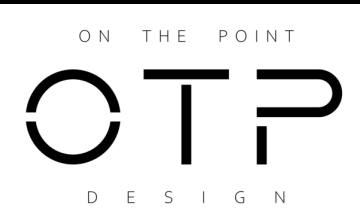
<p>ON THE POINT</p> <p>ON THE POINT DESIGN</p> <p>82 FORMOSA DR., RICHMOND HILL, ON PHONE: 647-207-4635 EMAIL: austin@otpdesign.ca www.otpdesign.ca</p>	<p>NOTES:</p> <p>Do not scale these drawings. All dimensions to be verified on site.</p> <p>Drawings to be read in conjunction with all other consultant drawings and specifications.</p> <p>All drawings are the property of the Designer and must be returned upon request.</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>Qualification information required unless design is exempt under Div. C - 3.2.5 of the Building Code.</p>	<p>AUSTIN EMINO 46204</p> <p>NAME B.C.I.N.</p>	<p>ADDRESS:</p> <p>16 HAGERMAN BLVD. UNIONVILLE, ON L3R 2A7</p>	<p>PROJECT: SIDE ADDITION</p>	<p>Date: 2026-02-04</p>
			<p>2860765 ONTARIO INC. 122053</p> <p>FIRM B.C.I.N.</p>		<p>PROPOSED SECOND FL. PLAN</p>	<p>Drawn by: D.D & A.E</p>
					<p>A111</p>	<p>Checked by: A.E</p>
					<p>Scale: 1 : 75</p>	



1

PROPOSED ROOF PLAN

1 : 75



ON THE POINT DESIGN
 82 FORMOSA DR., RICHMOND HILL, ON
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 EMAIL: austin@otpdesign.ca
 www.otpdesign.ca

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AUSTIN EMINO	46204
NAME	B.C.I.N.
2860765 ONTARIO INC.	122053
FIRM	B.C.I.N.

ADDRESS:
 16 HAGERMAN BLVD.
 UNIONVILLE, ON
 L3R 2A7

PROJECT: SIDE ADDITION
PROPOSED ROOF PLAN
 A112

Date:	2026-02-04
Drawn by:	D.D & A.E
Checked by:	A.E
Scale:	1 : 75



1

PROP. SOUTH ELEV.

1 : 75



ON THE POINT DESIGN
 82 FORMOSA DR., RICHMOND HILL, ON
 PHONE: 647-207-4635
 EMAIL: austin@otpdesign.ca
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2860765 ONTARIO INC.	122053
FIRM	B.C.I.N.

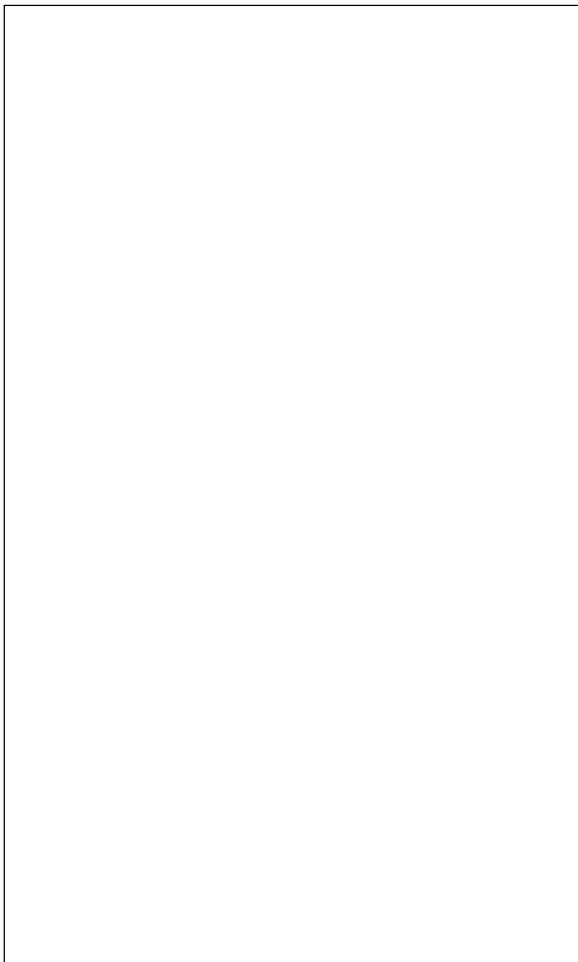
ADDRESS:
 16 HAGERMAN BLVD.
 UNIONVILLE, ON
 L3R 2A7

PROJECT: SIDE ADDITION
PROPOSED SOUTH ELEVATION
A113

Date:	2026-02-04
Drawn by:	D.D & A.E
Checked by:	A.E
Scale:	1 : 75



1 PROP. EAST ELEV.
1 : 75



<p>ON THE POINT OTP DESIGN</p>	<p>ON THE POINT DESIGN 82 FORMOSA DR., RICHMOND HILL, ON PHONE: 647-207-4635 EMAIL: austin@otpdesign.ca www.otpdesign.ca</p>	<p>NOTES: Do not scale these drawings. All dimensions to be verified on site. Drawings to be read in conjunction with all other consultant drawings and specifications. All drawings are the property of the Designer and must be returned upon request.</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required unless design is exempt under Div. C - 3.2.5 of the Building Code.</p>	<p>AUSTIN EMINO 46204 NAME B.C.I.N. 2860765 ONTARIO INC. 122053 FIRM B.C.I.N.</p>	<p>ADDRESS: 16 HAGERMAN BLVD. UNIONVILLE, ON L3R 2A7</p>	<p>PROJECT: SIDE ADDITION</p>	<p>Date: 2026-02-04</p>
				<p>PROPOSED EAST ELEVATION A114</p>		<p>Drawn by: D.D & A.E Checked by: A.E Scale: 1 : 75</p>	



1 PROP. NORTH ELEV.
1 : 75

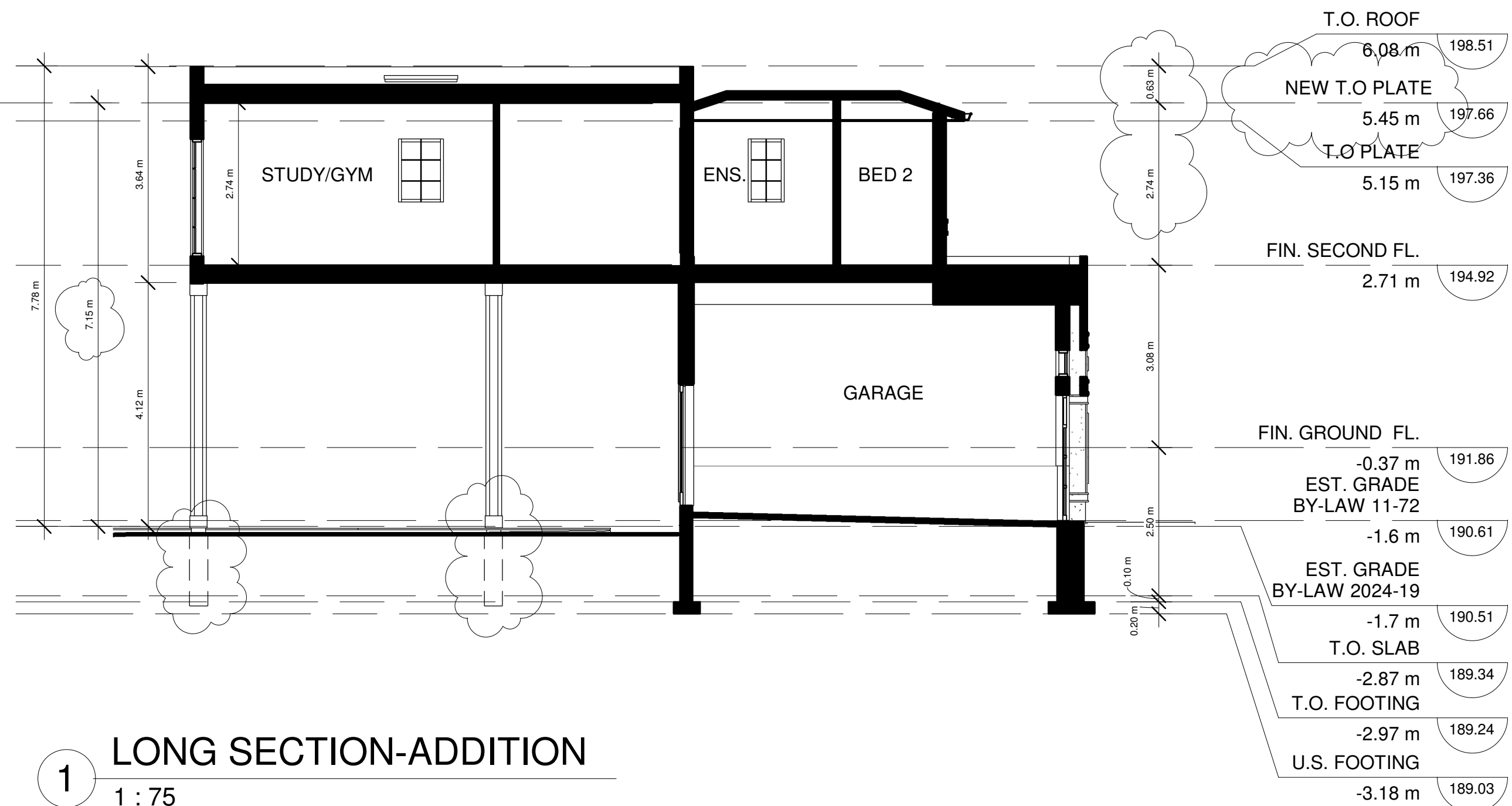
<p>ON THE POINT OTP DESIGN</p>	<p>ON THE POINT DESIGN 82 FORMOSA DR., RICHMOND HILL, ON PHONE: 647-207-4635 EMAIL: austin@otpdesign.ca www.otpdesign.ca</p>	<p>NOTES: Do not scale these drawings. All dimensions to be verified on site. Drawings to be read in conjunction with all other consultant drawings and specifications. All drawings are the property of the Designer and must be returned upon request.</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required unless design is exempt under Div. C - 3.2.5 of the Building Code.</p>	<p>AUSTIN EMINO 46204 NAME B.C.I.N.</p>	<p>ADDRESS: 16 HAGERMAN BLVD. UNIONVILLE, ON L3R 2A7</p>	<p>PROJECT: SIDE ADDITION</p>	<p>Date: 2026-02-04</p>
				<p>2860765 ONTARIO INC. 122053 FIRM B.C.I.N.</p>		<p>PROPOSED NORTH ELEVATION A115</p>	<p>Drawn by: D.D & A.E Checked by: A.E Scale: 1 : 75</p>



T.O ROOF	6.3 m	198.51
NEW T.O PLATE	5.45 m	197.66
T.O PLATE	5.15 m	197.36
FIN. SECOND FL.	2.71 m	194.92
FIN. GROUND FL.	-0.37 m	191.86
EST. GRADE BY-LAW 11-72	-1.6 m	190.61
EST. GRADE BY-LAW 2024-19	-1.7 m	190.51
T.O. SLAB	-2.87 m	189.34
T.O. FOOTING	-2.97 m	189.24
U.S. FOOTING	-3.18 m	189.03

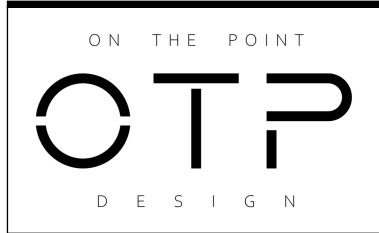
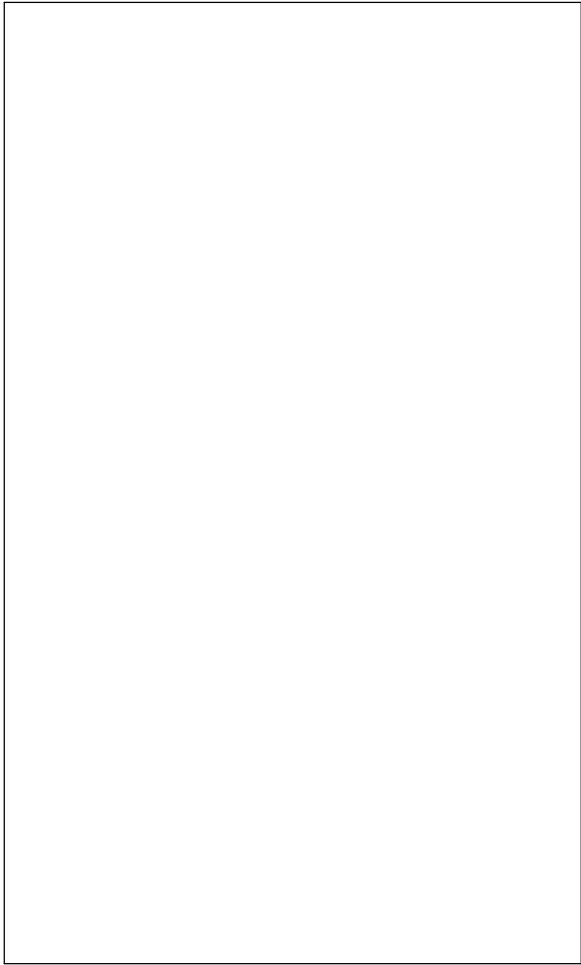
1 PROP. WEST ELEV.
1 : 75

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				<p>PROPOSED WEST ELEVATION A116</p>		<p>Drawn by: D.D & A.E Checked by: A.E Scale: 1 : 75</p>	



1 LONG SECTION-ADDITION
1 : 75

<p>ON THE POINT OTP DESIGN</p>	<p>ON THE POINT DESIGN 82 FORMOSA DR., RICHMOND HILL, ON PHONE: 647-207-4635 EMAIL: austin@otpdesign.ca www.otpdesign.ca</p>	<p>NOTES: Do not scale these drawings. All dimensions to be verified on site. Drawings to be read in conjunction with all other consultant drawings and specifications. All drawings are the property of the Designer and must be returned upon request.</p>	<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Qualification information required unless design is exempt under Div. C - 3.2.5 of the Building Code.</p>	<p>AUSTIN EMINO 46204 NAME B.C.I.N. 2860765 ONTARIO INC. 122053 FIRM B.C.I.N.</p>	<p>ADDRESS: 16 HAGERMAN BLVD. UNIONVILLE, ON L3R 2A7</p>	<p>PROJECT: SIDE ADDITION</p>	<p>Date: 2026-02-04</p>
				<p>PROPOSED BUILDING SECTION A117</p>		<p>Drawn by: D.D & A.E Checked by: A.E Scale: 1 : 75</p>	



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2860765 ONTARIO INC.	122053
FIRM	B.C.I.N.

ADDRESS:
 16 HAGERMAN BLVD.
 UNIONVILLE, ON
 L3R 2A7

PROJECT: SIDE ADDITION
 FRONT ELEVATION ALONG
 WITH ADJACENT ELEVATIONS
 A118

Date:	2026-03-09
Drawn by:	D.D & A.E
Checked by:	A.E
Scale:	1:125