

Map 5 - Draft Plan of Condominium (19CDM(R)-20002) Sheet 1

LAND USE AND ZONING REGULATIONS OF THE CITY OF RICHMOND HILL

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SURVEYED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: 2020.11.18, 2020

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE LANDS TO BE SURVEYED AND I HAVE READ AND APPROVE THE DRAFT PLAN OF STANDARD CONDOMINIUM TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SIGNATURE: 163 16TH INC.
DATE: 2020.11.18, 2020

APPROVED TO REUSE PARKING SPACES
DATE: 2020.11.18, 2020

NOTES
UP DENOTES STAIRS UP
DN DENOTES STAIRS DOWN
P.L. DENOTES PROPERTY IDENTIFIER NUMBER
H/D DENOTES HANDICAP
S DENOTES BALCONY
F DENOTES ROOF TERRACE
H DENOTES FLOOR HOLES
M DENOTES MECHANICAL ROOM
E DENOTES ELEVATOR
IN DENOTES INCLUSIVE USE CORRIDOR
EX DENOTES EXCLUSIVE USE PORCH
PT DENOTES EXCLUSIVE USE PATIO
FR DENOTES FIRE RISER
SP DENOTES SPOKE CONTROL POINTS

BEARING NOTE
BEARINGS ARE UTM GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM
SOP 82002 NORTH AMERICA 55S EAST 82002 502
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO UTM ACCURACY PER
SECTION 17 OF THE CONDOMINIUM ACT AND CORRECTED BY TRANSFORMING TO UTM
REGISTERED COORDINATE SYSTEM SHOWN ON THIS PLAN.
DISTANCES ARE GIVEN AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999767.

LAND USE
NET SITE AREA: 12774.880 SQ. METRES (1.27 HA)
PARKING PROVIDED: 174 SPACES
RESIDENTS: 27 UNITS
TOTAL PARKING PROVIDED: 27 SPACES (INCLUDES 2 H/V SPACES)
PAVED AREA: 719,240 SQ. METRES
LANDSCAPED AREA: 4451.50 METRES
TOTAL RESIDENTIAL UNITS: 103 UNITS
ALL AREA MEASUREMENTS ARE COMPUTER GENERATED.
ALL LAND USE DATA AND DERIVED FROM SITE PLAN PROVIDED
BY SHW ARCHITECTS INC. RECEIVED ON JUNE 25, 2020.
PORTIONS OF THE CONDOMINIUM ELEMENTS WITH THE PROPERTIES
"10" "11" AND "12" ARE ALLOCATED FOR THE EXCLUSIVE
USE OF THE OWNERS AS PER SCHEDULE "A".

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
(a) SEE PLAN
(b) SEE PLAN
(c) RESIDENTIAL
(d) SEE PLAN
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN
(h) SEE PLAN
(i) SEE PLAN
(j) SEE PLAN
(k) SEE PLAN
(l) SEE PLAN
(m) SEE PLAN
(n) SEE PLAN
(o) SEE PLAN
(p) SEE PLAN
(q) SEE PLAN
(r) SEE PLAN
(s) SEE PLAN
(t) SEE PLAN
(u) SEE PLAN
(v) SEE PLAN
(w) SEE PLAN
(x) SEE PLAN
(y) SEE PLAN
(z) SEE PLAN

16TH AVENUE (ALSO KNOWN AS REGIONAL ROAD 73)
(ROAD ALLOWANCE BETWEEN LOTS 40 & 41, CONCESSION 1 E.Y.S.)
P.L.N. 03144-0607

EXPROPRIATION PLAN
DEDICATED BY BY-LAW RD-388-02-04
AS IN INST. No. R58,3319
R58,3319
R58,3319
R58,3319

PART 2
P.L.N. 65R-19723

RED MAPLE AVENUE (RENAMED BY BY-LAW 02-02-02 AS IN INST. No. YR162580)
CONDOMINIUM PLAN (RECORDED)
(BY REGISTERED PLAN 3806)
P.L.N. 03110-0598

DUNCAN ROAD (CLOSED BY BY-LAW 98-09, INST. No. YR1392044)
(BY REGISTERED PLAN 3806)
P.L.N. 03109-0041

**City of Richmond Hill
Planning and Regulatory
Services Department**