

LEGEND

POTL DENOTES PARCEL OF TIED LAND
CP DENOTES CONCRETE PORCH
CC DENOTES CUT CROSS
JOB DENOTES J.D. BARNES LIMITED, OLS

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999760.

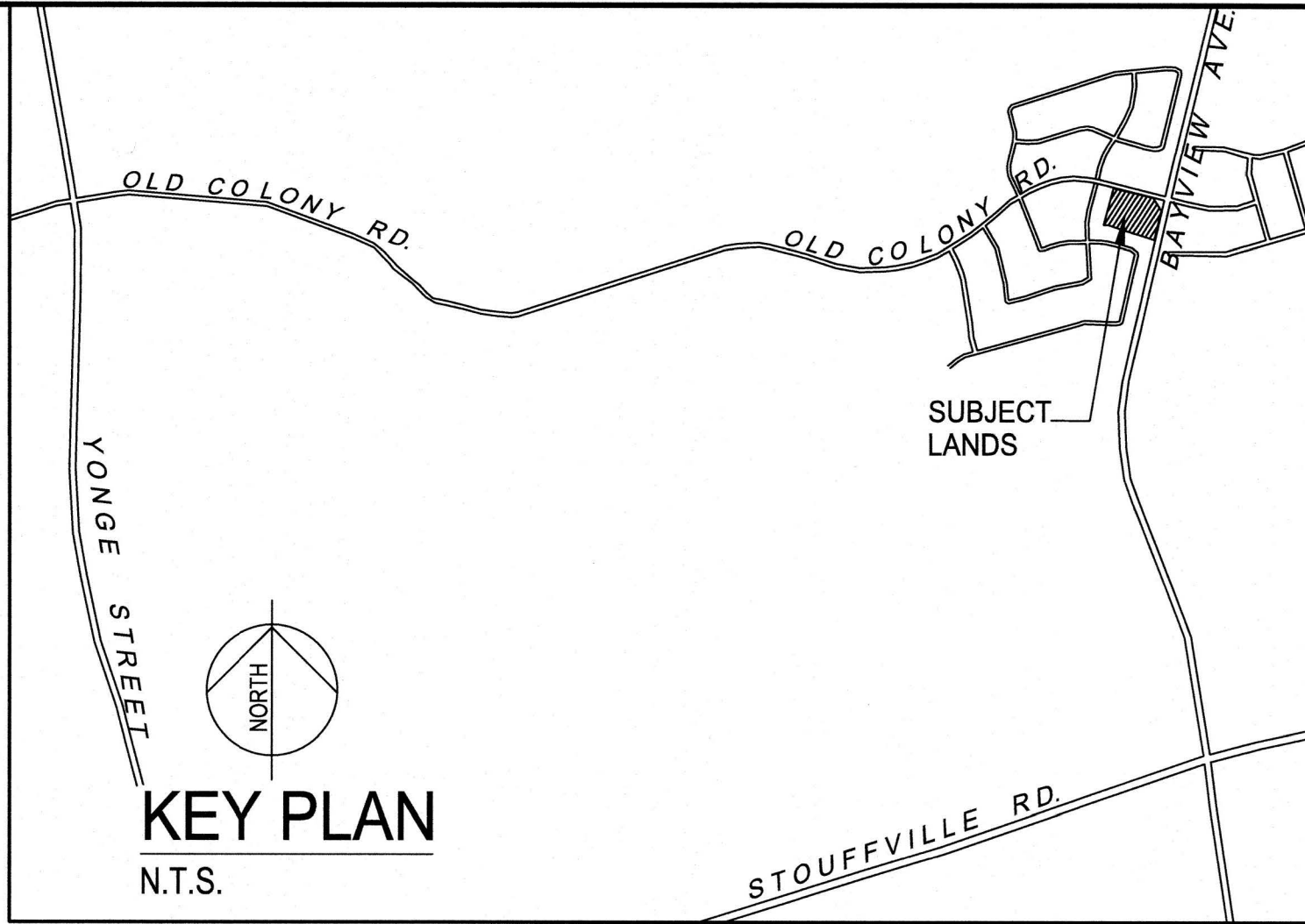
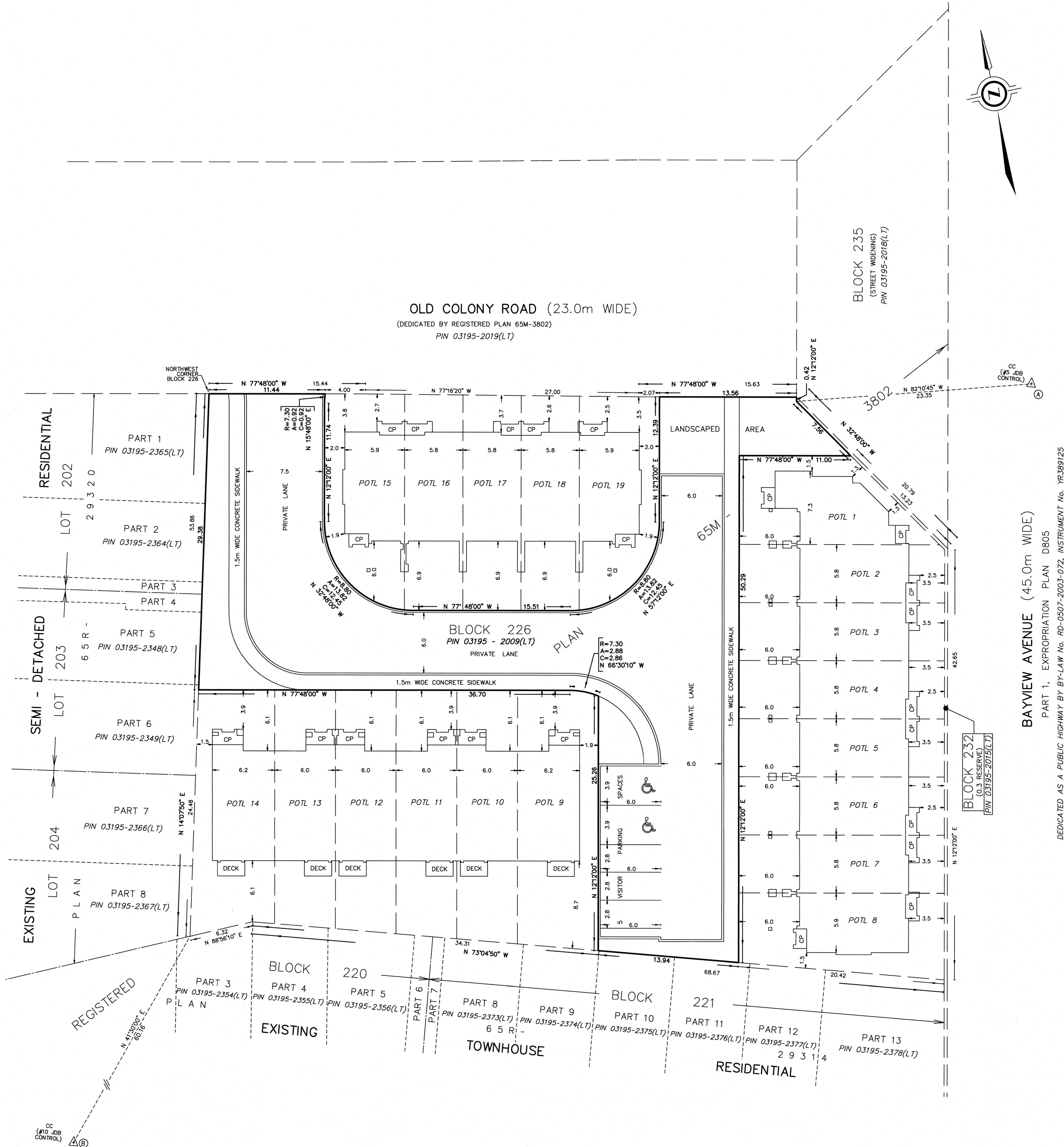
INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A) - #5	626 023.46	4 866 394.17
ORP (B) - #10	625 890.75	4 866 313.04

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 155.58 N 58°33'40" E



12600 BAYVIEW AVENUE

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF
PART OF BLOCK 226

REGISTERED PLAN 65M-3802

CITY OF RICHMOND HILL

REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200

5 0 5 10 metres

J.D. BARNES LIMITED

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

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT.

FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN

- D WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM
- H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
- I LOAM
- K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS
- L THERE ARE NO EASEMENTS AFFECTING THE SUBJECT SITE.

SITE STATISTICS

AREA OF COMMON ELEMENTS CONDOMINIUM = 0.1289 HECTARES (1,289.2 sq.m.)

WIDTH OF ROADS CONTAINED WITHIN COMMON ELEMENTS CONDOMINIUM = 6.4m (BACKSIDE TO BACKSIDE OF CURBS)

NUMBER OF PROPOSED PARCELS OF TIED LAND = 19

BUILDINGS AND STRUCTURES INCLUDED IN THE COMMON ELEMENTS = NONE

FACILITIES AND SERVICES INCLUDED IN THE COMMON ELEMENTS:

- 6.4m WIDE ASPHALT PAVED FIRE ROUTES (BACK OF CURB TO BACK OF CURB) (6.0m FACE OF CURB TO FACE OF CURB)
- 7.9m WIDE ASPHALT ENTRANCE LANE (BACK OF CURB TO BACK OF CURB) (7.5m FACE OF CURB TO FACE OF CURB)
- CONCRETE CURBS
- 1.5m CONCRETE SIDEWALKS
- SANITARY SEWER
- STORM SEWERS AND CATCH BASINS
- LIGHT POLES
- LANDSCAPED AREAS
- 5 VISITOR PARKING SPACES (INCLUDING 2 BARRIER FREE SPACES)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

March 24, 2025 DATE
MICHAEL J. GORMAN
ONTARIO LAND SURVEYOR

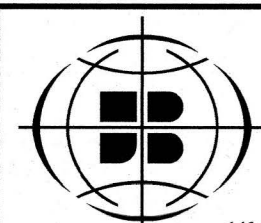
OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

2706379 ONTARIO LIMITED

March 24, 2025 DATE
YEVGENIY KIM, PRESIDENT

ZONING: MULTIPLE RESIDENTIAL ONE (RM1)



J.D. BARNES
LIMITED
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DRAWN BY: G.VIVIAN/AS	CHECKED BY: MJG	REFERENCE NO.: 22-21-836-00 draftplan
PLOTTED: 3/20/2025		DATED: MAR/20/25