

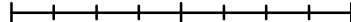
LOCATION MAP

N



SUBJECT LAND

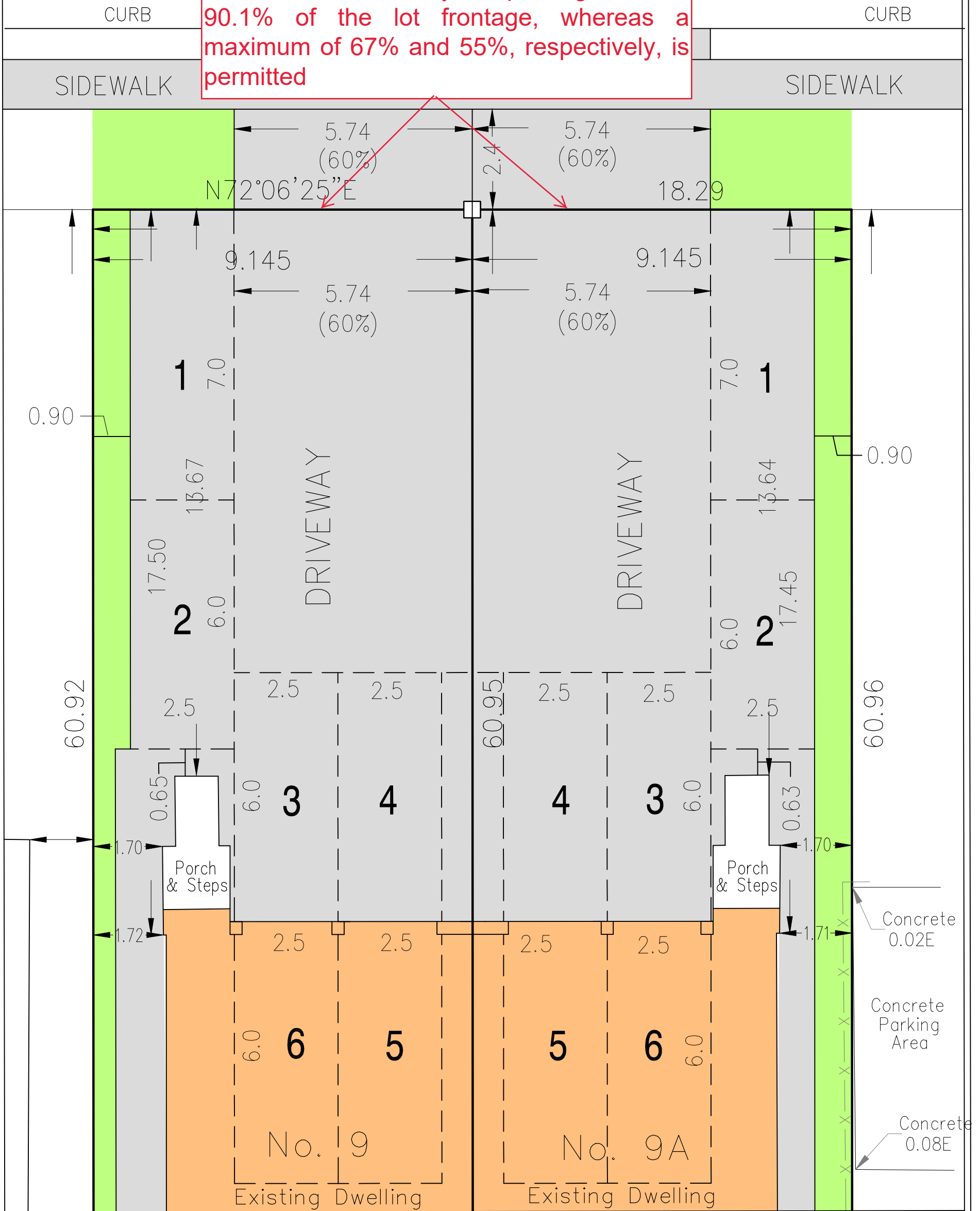
0 4.5 9 18 Meters



Attachment 2
MV-2025-0017 and MV-2025-0018
9 Biscayne Boulevard and 9A
Biscayne Boulevard
Page 1 of 1

BISCAYNE BOULEVARD

Section 8.5.24 (d) and 5.50 (g)(ii): To permit a maximum driveway or parking area of 90.1% of the lot frontage, whereas a maximum of 67% and 55%, respectively, is permitted



PARKING LAYOUT - PLAN D

DOMENIC SORBARA - 9 BISCAYNE BLVD
EUGENIO STURINO - 9A BISCAYNE BLVD

9 & 9A BISCAYNE BLVD.

LOT 91
REGISTERED PLAN 397
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

Scale:	Approved By:	Drawn by:
Date: JAN 10, 2026	MRES	VT
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
REVISIONS:	Drawing Number:	
	1416-00	

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

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

Plan 65R-40662
RECEIVED AND DEPOSITED :

DATE: Nov 28 24 2023 DATE: Nov 28 2023

S. Sanchez
JASON CHUN-HO MO
ONTARIO LAND SURVEYOR

'S. Sanchez'
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 85)

Schedule

PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(Sq.m)
1	91	397	03476-0241	557.3
2				557.2

PLAN OF SURVEY OF LOT 91 REGISTERED PLAN 397 TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK SCALE 1:200

PEARSON & PEARSON SURVEYING LTD. 2023
Ontario Land Surveyors

Bearing Note
BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A, B, C & D BY REAL TIME NETWORK OBSERVATIONS, UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00) DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99975949 FOR BEARING COMPARISONS A ROTATION OF 0'10'35" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON RP & P1 TO CONVERT TO UTM BEARINGS.

Integration Data
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE REFERRED TO UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP A	4897814.87	622656.99
ORP B	4897820.49	622674.39
ORP C	4897762.49	622693.16
ORP D	4897736.92	622675.74

SPECIFIED CONTROL POINTS (SCPs)

MONUMENT ID.	NORTHING	EASTING
SCP 1	4897831.64	622648.63
SCP 2	4897845.39	622690.99

- Legend**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES OR TREE ROOTS)
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - CC DENOTES CUT CROSS
 - WT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - S DENOTES SET
 - M DENOTES MEASURED
 - N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
 - RP DENOTES REGISTERED PLAN 397
 - P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY PEARSON & PEARSON SURVEYING LTD., O.L.S., DATED SEPTEMBER 28, 2023.
 - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY E.R. GARDEN LTD., O.L.S., DATED NOVEMBER, 1995 (FILE No. : 95-4994).
 - 917 DENOTES R.A. GARDEN, O.L.S.
 - 1670 DENOTES PEARSON & PEARSON SURVEYING LTD., O.L.S.
 - DBF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - CBLK DENOTES TIES TO CONCRETE BLOCK
 - FR DENOTES TIES TO FRAME
 - TFW DENOTES TOP OF FOUNDATION WALL ELEVATION

Surveyor's Certificate
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF SEPTEMBER, 2023.

September 28, 2023
Date

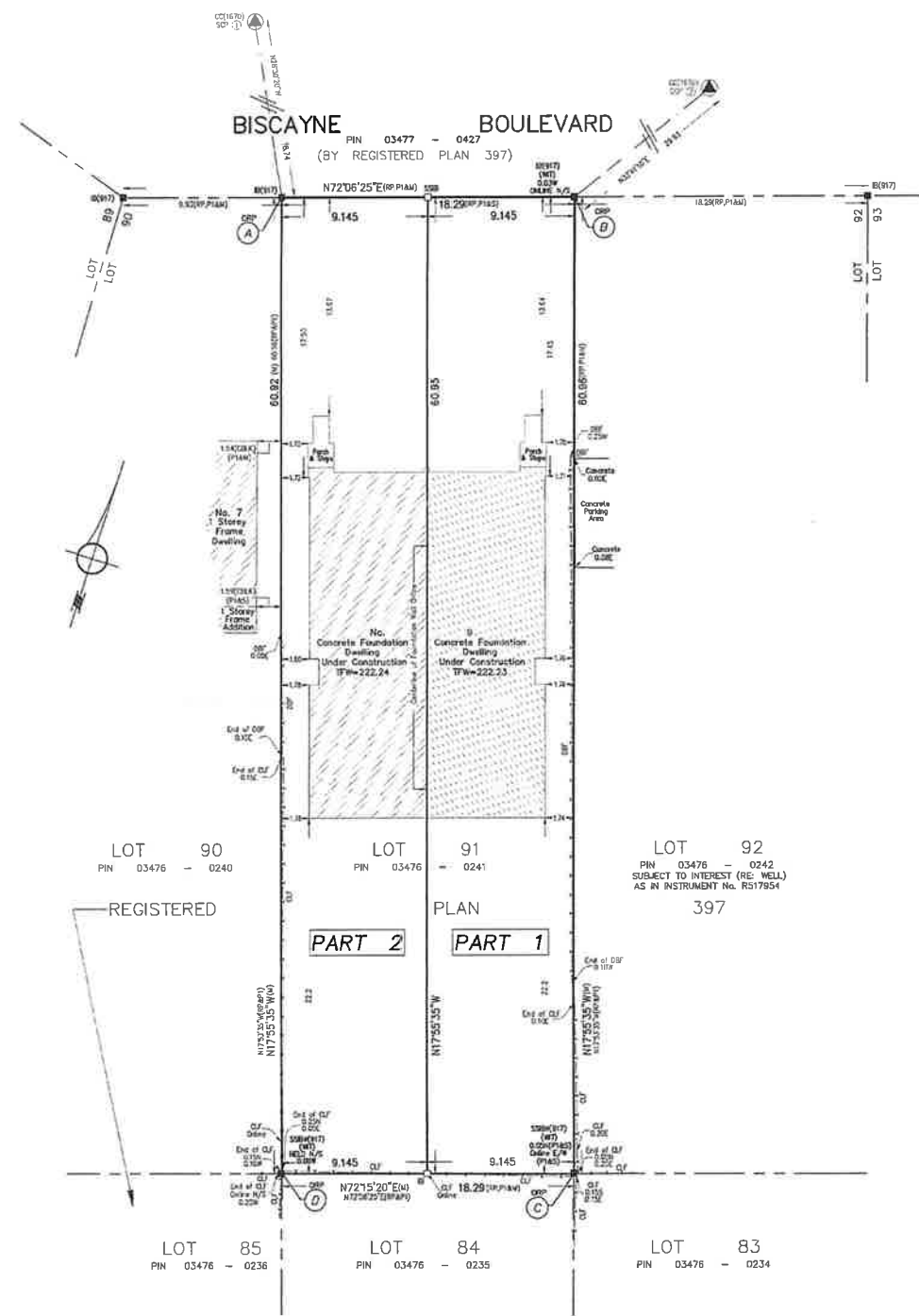
Jason Chun-Ho Mo
Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-55945

10211 KEELE STREET, UNIT #115, MAPLE ONTARIO, L5A 4R7
O : (905) 523-5453
E : michel@pearsonandpearson.com

P&P PEARSON
SURVEYING LTD.

DRAWING : 2609-BiscayneBoulevard9-PP.DWG PRD.ECT : 2689
CALC. BY DL DRAWN BY JC/TM/JM CHECKED BY MP/JM



Site Photos

9/9A Biscayne Blvd
Facing South



9/9A Biscayne Blvd
Facing South



9/9A Biscayne Blvd
Facing East



9/9A Biscayne Blvd
Facing North



9/9A Biscayne Blvd
Facing North



9/9A Biscayne Blvd
Facing East



To: Brianna Flatt, Secretary-Treasurer - Committee of Adjustments

From: Manish Kaushal, Supervisor of Development Engineering

cc: Mike Iampietro, Manager of Development Engineering
Monika Saddler, Planner
Saleem Sial, Senior Development Engineering Technologist
Cory Repath, Senior Development Inspector
Michelle Gunn, Development Engineering Clerk

Date: March 23, 2026

Re: MINOR VARIANCE MV-2025-0017 and MV-2025-0018
9A and 9 Biscayne Blvd PLAN 397 PT LOT 91 RP 65R40662 PART 2 and
PLAN 397 PT LOT 91 RP 65R40662 PART 1
Roll No.: 144-564 and 255-56402

The Development Engineering Division has the following comments for Minor Variance Application Nos. MV-2025-0017 and MV-2025-0018 to permit maximum driveway or parking area:

1. Please demonstrate how the stormwater will be conveyed to a sufficient outlet without impacting the adjacent properties.
2. Site Alteration and Entrance Permit will be required for the proposed construction.