

APPLICATION # B-2023-0014
Ward # 5

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **SYED IKHLAQ JAFRI AND SAIMA JAFRI**

Purpose and Effect

The purpose of the application is to request consent to re-establish separate properties arising from a merger of adjacent lots. The severed property has a frontage of approximately 7.25 metres (23.79 feet), a depth of approximately 32.72 metres (107.35 feet) and an area of approximately 237.22 square metres (0.06 acres). It is proposed that the properties municipally known as 35 Kalmia Road and 37 Kalmia Road, each occupied by a semi-detached dwelling, be re-established as individual properties.

Location of Land:

Municipal Address: 35 and 37 Kalmia Road

Former Township: Chinguacousy

Legal Description: Part of Block 281, Plan 43M-1920, Parts 18 and 19, Plan 43R-36033

Meeting

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

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LAST DAY FOR RECEIVING COMMENTS: May 25, 2023

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

Decision and Appeal

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at www.elto.gov.on.ca


If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS **11th Day of May, 2023**

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
Jeanie.myers@brampton.ca

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF BLOCKS 290 AND 291,
PLAN 43M-1920 AND BLOCKS
465 AND 466, PLAN 43M-1856
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300



RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

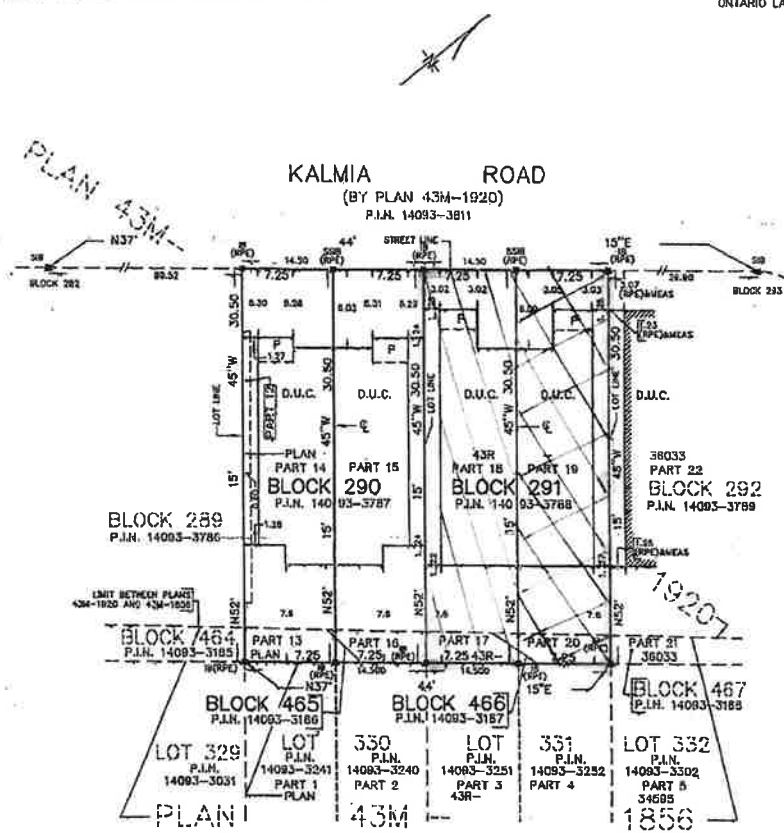
PART 2 (SURVEY REPORT)
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF FEBRUARY, 2016.

DATE MARCH 16, 2016


 T. SINGH
 ONTARIO LAND SURVEYOR



NOTES

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
- ⊕ DENOTES CENTRELINE OF WALL

ALL FOUND MONUMENTS BY IRGMAR SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE.

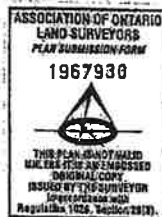
ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF KALMIA ROAD AS SHOWN ON PLAN 43M-1920 HAVING A BEARING OF N37°44'15"E.


THIS REPORT WAS PREPARED FOR TIFFANY PARK HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

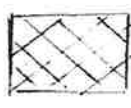
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13-278 *65M-1920 BL290+291+465+466*



rpe RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Christie Road, Suite 7, Woodbridge, Ontario, L4L 8A3
 Tel. (416) 635-5000 Fax (416) 635-5001
 Tel. (905) 264-0881 Fax (905) 264-2099
 Website: www.r-pe.ca
 DRAWN: V.H. CHECKED: G.Y./T.S.
 CAD FILE No. 1920(13-278)-BL290 JOB No. 13-278

 Subject Property

 Proposed Severed lands
 37 Kalmia Rd.

 Proposed Returned lands
 35 Kalmia Rd.

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May, 30 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

Ehsan Law Professional Corporation

33 Queen St. S
Mississauga, ON L5M1K2
Phone: 905-497-9401 Fax: 905-497-9402
Email: ehsanlawoffice@gmail.com

B-2023-0014

April 13, 2023

Syed Ikhlq Jafri and Saima Jafri
35 Kalmia Road
Brampton, Ontario
L6X 5G4

Dear Syed Ikhlq Jafri and Saima Jafri:

RE: Syed Ikhlq Jafri and Saima Jafri (the "Vendor") s/t Radhamani Senthil Kumar
and Kamalakannan Revathy (the "Purchaser")
35 & 37 Kalmia Road, Brampton, Ontario L6X 5G4 (the "Property")
Closing Date: June 26, 2023
Our File No: 2348

35 Kalmia Road, Brampton, Ontario with legal description below

PART BLOCK 291, PLAN 43M1920, DESIGNATED AS PART 18, PLAN 43R36033;
SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR2926702; CITY OF BRAMPTON

PART BLOCK 466, PLAN 43M1856 BEING PART 17 ON 43R36033; SUBJECT TO AN
EASEMENT FOR ENTRY AS IN PR2926705; CITY OF BRAMPTON (PIN# 14093-4862
(LT))

37 Kalmia Road, Brampton, Ontario with legal description below

PART BLOCK 466, PLAN 43M1856 BEING PART 20 ON 43R36033; SUBJECT TO AN
EASEMENT FOR ENTRY AS IN PR2926705; CITY OF BRAMPTON

PART BLOCK 291, PLAN 43M1920, DESIGNATED AS PART 19, PLAN 43R36033;
SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR2926702; CITY OF BRAMPTON
PIN# 14093-4867 (LT)
(the "Properties")

Syed Ikhlq Jafri and Saima Jafri purchased both properties on 09 September 2016. Both properties are although in registered plan subdivision but are adjacent to each other and consists of part blocks and parts. Now the owner has sold both properties under different agreements. I have gone through the exceptions laid down under section 50 (3) of the Planning Act. The most applicable exceptions are below.

The exception for RPSs: s. 50(3)(a)

A transaction is not prohibited by s. 50(3) of the *Act* if the land being conveyed is "described in accordance with and is within a registered plan of subdivision".(s. 50(3)(a)). This is a logical

exception. Prior government approval has already been granted to the pattern of land division laid out on the registered plan. The underlying purpose of s. 50(3) has thus already been served so that s. 50(3) need no longer hinder or prevent the conveyance of or other dealings **with whole lots or blocks within the registered plan.**

While land within an RPS will not be affected by s. 50(3), this does not mean that the *Act* has nothing to say about such land. There is still the possibility of subdivision of land that is within an RPS. Any whole lot or block excepted by s. 50(3)(a) can still be severed into part lots or part blocks. This potential dividing of whole lots or blocks on an RPS into smaller parcels is regulated by the “part-lot” control provisions contained in s. 50(5) of the *Act*.

Clause 50(3)(b) constitutes the second exception to the prohibitions in the opening words of s. 50(3) and is the exception that applies to most routine conveyancing transactions involving land not within an RPS. This exception allows an owner to carry out a transaction if the owner does not own land abutting the land being conveyed or, in the language of the statute, the owner does not retain the fee (ownership) or the equity of redemption (the right to recover unencumbered ownership upon repayment of a mortgage loan) in any land “abutting the land that is being conveyed or otherwise dealt with.”

Clause 50(3)(b) also creates an “exception to the exception”: the owner *is* allowed to carry out the transaction while owning abutting land *if the abutting land consists of the whole of a lot or block on an RPS.*

If an owner conveys all of the land owned and retains no abutting land—that is, no ownership interest in any land having a common boundary with the land being dealt with—then such dealing is permitted since it complies with s. 50(3)(b). Selling only a part of a parcel of land while retaining ownership of abutting land is prohibited by s. 50(3) because the transaction would have the effect of dividing the parcel into two (or more) parcels. Again, note the exception to the rule: where the retained abutting land is the whole of a lot or block on an RPS, the prohibition does not apply. From a planning perspective, this makes sense: if the whole lot or block is exempt in any event because it is on a plan of subdivision (and not subject to the part-lot control rule), it should not hinder the separate conveyance of the abutting land that is not within the RPS.

Hence Subsection 50(3) does not give any consideration merely to the prior history of the lands in question. All abutting land i.e. in this case part blocks and parts once under the same ownership “merges” into one parcel, and the transaction is prohibited. Thus in my opinion, consent is required to complete the transactions.

If you require any further information or have any **questions relating** to any of the above-captioned matters, please feel free to contact this office.

Yours very truly,

Ehsan Law Professional Corporation

EHSAN AHMED

EA:ea

Encl.

Flower City



brampton.ca

APPLICATION NUMBER: "B"-2023-0014

The personal information collected on this form is collected pursuant to subsection 53(2) of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

APPLICATION
Consent
(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Syed Ikhtaq Jafri and Saima Jafri
(print given and family names in full)

Address 1471 Everest Crescent, Oakville, ON, L6H 3S4

Phone # 647-404-0775

Fax # _____

Email ikhlaqjafri@yahoo.ca

(b) Name of Authorized Agent W.E. Oughtred and Associates Inc.

Address Suite 26, 2140 Winston Park Drive, Oakville, ON L6H 5V5

Phone # 905-822-5644

Fax # _____

Email Arlene@weoughtred.ca

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: Subject property is developed with a pair of semi-detached dwellings. Title to both units are in the same names. Because the properties are not full lots or blocks on a registered plan of subdivision, the lots have merged due to common ownership. The owner wishes to convey each dwelling separately. See legal opinion. included with this application.

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street Kalmia Road Number 35 & 37

b) Concession No. 43M-1856 Lot(s) Part Block 466

c) Registered Plan No. 43M-1920 Lot(s) Part Block 291

d) Reference Plan No. 43R-6033 Lot(s) Parts 17, 18, 19 & 20

e) Assessment Roll No. 35 Kalmia: 10-08-0-011-76654-0000 Geographic or Former Township _____
37 Kalmia: 10-08-0-011-76656-0000

5. Are there any easements or restrictive covenants affecting the subject land?

Yes No

Specify: Subject to an easement for entry in favour of the City of Brampton.

6. Description of severed land: (in metric units) 37 Kalmia Road

a) Frontage 7.25 m Depth 32.72 m Area 237.22 sq. m

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) 1 semi-detached dwelling.
(proposed) No change proposed.

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric units) 35 Kalmia Road

a) Frontage 7.25 m Depth 32.72 m Area 237.22 sq. m

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) 1 semi-detached dwelling
(proposed) No change proposed.

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>R2D - Sp. Section 1498</u>	<u>R2D- Sp. Section 1498</u>
Official Plans City of Brampton	<u>Residential</u>	<u>Residential</u>
Region of Peel	<u>Designated Greenfield Area</u>	<u>Designated Greenfield Area</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes No

File # _____ Status/Decision _____

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

Date of Transfer _____ Land Use _____

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	_____	_____
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	_____	_____

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the Planning Act? Yes No

13. Is the subject land within an area of land designated under any Provincial Plan? Growth Plan for the Greater Golden Horseshoe Yes No

14. If the answer is yes, does the application conform to the applicable Provincial Plan? Yes No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the Town _____ of Oakville
this 18 day of April, 20 22.

Arlene Beaumont
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:
 I have the authority to bind the Corporation

DECLARATION

I, Arlene Beaumont of the City of Mississauga
in the County/District/Regional Municipality of Peel solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".


Declared before me at the City of Brampton
in the Region of Peel
this 2nd day of May, 20 23

Arlene Beaumont
Signature of applicant/solicitor/authorized agent, etc.
Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Jeanie Myers
Signature of a Commissioner, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division	
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.	
<u>L Barbuto</u> Zoning Officer	<u>April 27, 2023</u> Date

SURVEYOR'S REAL PROPERTY REPORT
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PLAN OF BLOCKS 290 AND 291,
PLAN 43M-1920 AND BLOCKS
465 AND 466, PLAN 43M-1856
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

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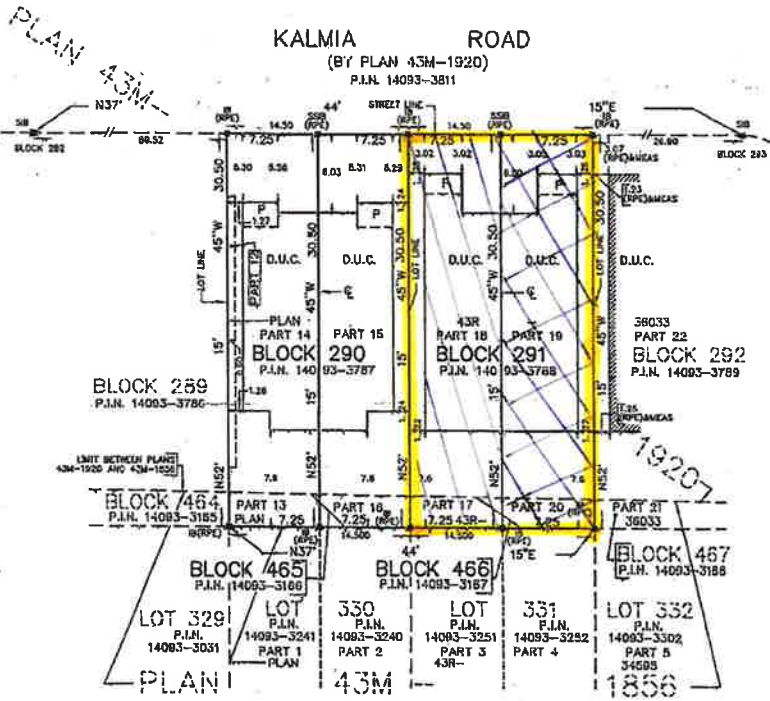
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DATE MARCH 16, 2016.


 T. SINGH
 ONTARIO LAND SURVEYOR



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- P DENOTES PORCH
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
- ⊕ DENOTES CENTRELINE OF WALL

ALL FOUND MONUMENTS BY KRGMAR SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE.

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF KALMIA ROAD AS SHOWN ON PLAN 43M-1920 HAVING A BEARING OF N37°44'15"E.

THIS REPORT WAS PREPARED FOR TIFFANY PARK HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

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13-278 *65M-1920 BL290+291+465+466*



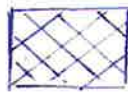
RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Christie Road, Suite 7, Woodbridge, Ontario, L4L 8A3
 Tel. (416) 635-5000 Fax (416) 635-5001
 Tel. (905) 264-0881 Fax (905) 264-2089
 Website: www.r-pe.ca
 DRAWN: V.H. CHECKED: G.Y./T.S.
 CAD FILE No. 1920(13-278)-BL290 JOB No. 13-278



Subject Property



Proposed Returned lands
 35 Kalmia Rd.



Proposed Severed lands
 37 Kalmia Rd.

**PLAN OF SURVEY OF
BLOCKS 290, 291 AND 292 AND PART
OF BLOCKS 279, 280, 281, 282, 283, 284,
285, 286, 287, 288 AND 289
PLAN 43M-1920 AND
BLOCKS 465, 466 AND 467
PLAN 43M-1856**

**CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
METRIC

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

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- (WT) DENOTES WITNESS
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-1920
- PL1 DENOTES PLAN 43M-1856
- P DENOTES PORCH
- SCP DENOTES SPECIFIED CONTROL POINT

ALL SET MONUMENTS ARE IRON BARS, UNLESS NOTED OTHERWISE.
ALL FOUND MONUMENTS BY KRCMAR SURVEYORS LTD., O.L.S.

BEARINGS ARE UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:
SCP 00119663598 NORTH 4835478.146 EAST 598306.967
SCP 04220100346 NORTH 4836212.814 EAST 594923.715

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999676

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14 DAY OF July, 2014.

DATE July 15, 2014.

T. SINGH
ONTARIO LAND SURVEYOR

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

DATE July 15, 2014
T. SINGH O.L.S.

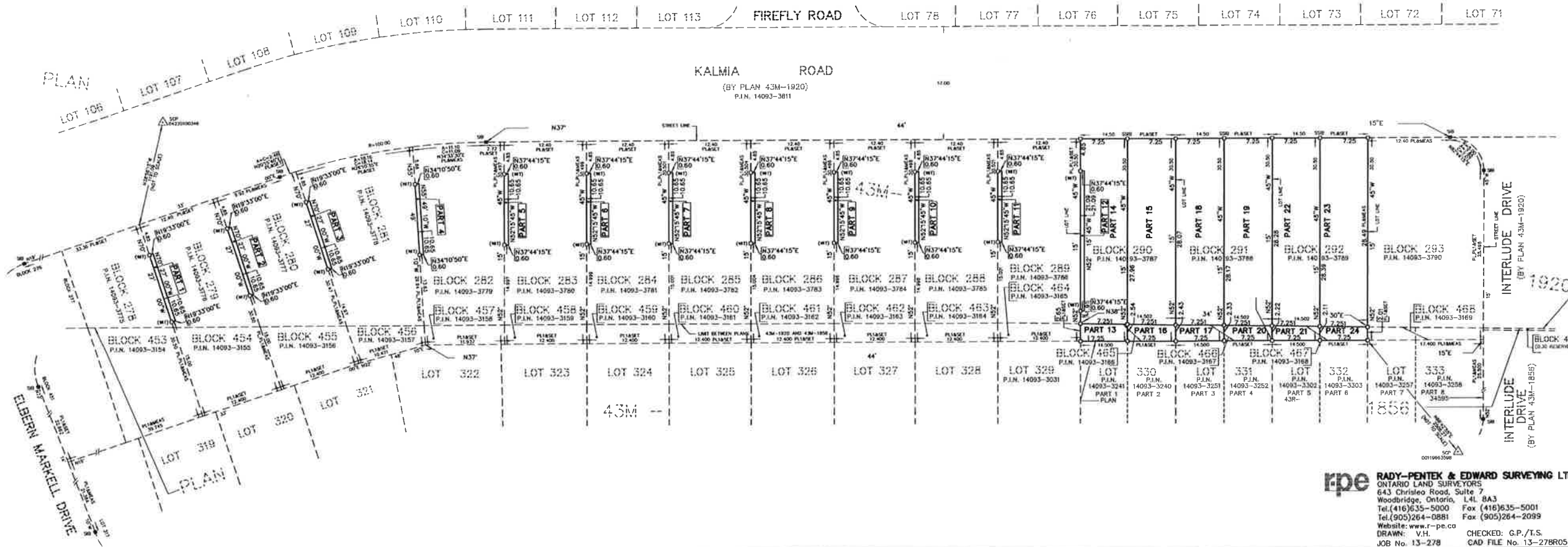
PLAN 43R-36033

RECEIVED AND DEPOSITED

DATE July 25, 2014

K. Gilmore
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE				
PART	ALL OF BLOCK	PART OF BLOCK	PLAN	PART OF P.I.N.
1		279		14093-3776
2		280		14093-3777
3		281		14093-3778
4		282		14093-3779
5		283		14093-3780
6		284	43M-1920	14093-3781
7		285		14093-3782
8		286		14093-3783
9		287		14093-3784
10		288		14093-3785
11		289		14093-3786
12, 14 & 15		290		14093-3787
13 & 16	465		43M-1856	14093-3166
17 & 20	466		43M-1856	14093-3167
18 & 19	291		43M-1920	14093-3788
21 & 24	467		43M-1856	14093-3168
22 & 23	292		43M-1920	14093-3789



rpe RADY-PENTEK & EDWARD SURVEYING LTD.
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Woodbridge, Ontario, L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001
Tel: (905) 264-0881 Fax: (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.H. CHECKED: G.P./T.S.
JOB No. 13-278 CAD FILE No. 13-278R05

B-2023-0014



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