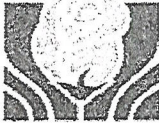


Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

APPLICATION NUMBER: "B" - 2024-0016

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 and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, 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 The Toronto-Dominion Bank
(print given and family names in full)

Address 46 Nostalgia Ct., Brampton, On, L6X 5C6

Phone # _____ Fax # _____

Email _____

(b) Name of Authorized Agent Gowling WLG (Canada) LLP - Kevin Dias

Address 345 King St. W, Suite 600, Kitchener, On, N2G 0C5

Phone # 519-575-7527 Fax # _____

Email kevin.dias@gowlingwlg.com

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: Certificate of Validation - please see accompanying cover letter.

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 Nostalgia Ct. Number 46

b) Concession No. _____ Lot(s) _____

c) Registered Plan No. 43M1527 Lot(s) Part Lot 32

d) Reference Plan No. 43R28260 Lot(s) Part 3

e) Assessment Roll No. 10-08-0-011-03232-0000 Geographic or Former Township _____

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

Yes No

Specify: _____

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

a) Frontage ~7.56m Depth ~33m Area ~445sqm

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
(proposed) 1

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 checked="" 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 checked="" 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 checked="" 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)

a) Frontage ~7.56m Depth ~33m Area ~445sqm

b) Existing Use _____ Proposed Use _____

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) 1 - residential
(proposed) 1 - residential

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 checked="" 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 checked="" 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 checked="" 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>R3B-827 - Residential</u>	<u>R3B-827 - Residential</u>
Official Plans City of Brampton	<u>Communities</u>	<u>Communities</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</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 # 21T-95010B Status/Decision Assumed on 06/24/2008

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? 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 City _____ of Kitchener _____
this 14th 20th day of July September, 2024.



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, Kevin Dias of the City of Kitchener in the County/District/Regional Municipality of Waterloo 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 Kitchener in the Region of Waterloo this 14th 20th day of July September, 2024.



Signature of applicant/solicitor/authorized agent, etc.



Signature of a Commissioner, etc.

Laura Elizabeth Hunter, a Commissioner, etc.,
Province of Ontario, while a Student-at-Law.
Expires March 22, 2026.

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.	
_____ Zoning Officer	_____ Date

DATE RECEIVED Sept 25, 2024
Date Application Deemed Complete by the Municipality VL

NOTES:

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch and a key map showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least one reproduction reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ///);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, The Toronto-Dominion Bank _____
(Please print or type full name of the owner.)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;
1. Gowling WLG (Canada) LLP - Kevin Dias _____
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
2. Representing the undersigned before the Committee of Adjustment.
2. Gowling WLG (Canada) LLP - Kevin Dias _____
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)
3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,
3. Gowling WLG (Canada) LLP - Kevin Dias _____
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 18th day of September, 2024.

M. Revilla-Lira
(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

**Mimma Revilla-Lira
Lead Registration Officer**

(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, all owners shall complete and sign individual appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

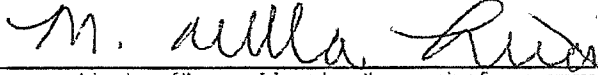
LOCATION OF THE SUBJECT LAND: 46 Nostalgia, Brampton, Ontario

I/We, The Toronto-Dominion Bank

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 18th day of September, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Mimma Revilla-Lira
Lead Registration Officer

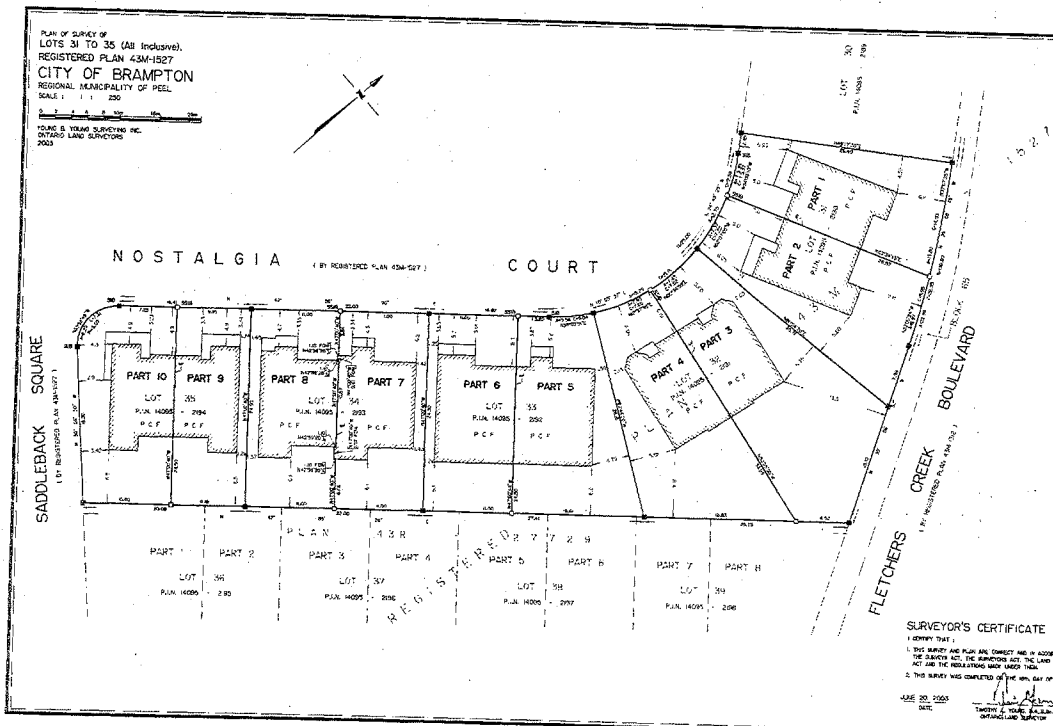
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

PLAN OF SURVEY OF
 LOTS 31 TO 35 (AS INCLUSIVE),
 REGISTERED PLAN 43M-1927
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1" = 200'

YOUNG & YOUNG SURVEYING INC.
 ONTARIO LAND SURVEYORS
 2003



I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER THE LAND
 TITLES ACT.
 DATE: June 25, 2003
 REGISTERED AND DEPOSITED
 DATE: June 25, 2003
 TIMOTHY A. YOUNG, L.L.B.
 ONTARIO LAND SURVEYOR

PART SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.L.N.
1	31		14099-2184
2	31		14099-2184
3	32		14099-2184
4	32		14099-2184
5	33		14099-2184
6	33		14099-2184
7	34		14099-2184
8	34		14099-2184
9	35		14099-2184
10	35		14099-2184

- LEGEND**
- BL --- BOUNDARY
 - BR --- BRICK WALL/CONCRETE FENCE
 - DR --- DRIVE
 - ER --- EXISTING ROAD
 - FR --- FENCED ROAD
 - GR --- GRASS
 - IR --- IRON PIPE
 - MR --- METAL RODS, LAMP, WEST
 - OR --- OIL RIG
 - PR --- PROPERTY BOUNDARY MARKER
 - RR --- RAILROAD
 - SR --- SURVEYOR'S MARKER
 - TR --- TRAIL
 - UR --- UNFINISHED CONCRETE FOUNDATION

ALL FOUND DIMENSIONS ARE BY BURNETT FROM L.T.O. ALL
 DIMENSIONS SHOWN ARE IN METERS
 ALL DIMENSIONS ARE TO BE SAID UNLESS NOTED OTHERWISE

METRIC
 DIMENSIONS SHOWN ARE IN METERS
 DIMENSIONS ARE TO BE SAID UNLESS NOTED OTHERWISE

BEARING NOTE
 DIMENSIONS ARE BEARING AND ARE REFERRED TO BY
 EACH LINE OF DIMENSIONS. DIMENSIONS ARE BEARING OF
 A OF 90° OF 0° ACCORDING TO REGISTERED PLAN 43M-1927

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEY ACT, THE DIMENSIONS ARE THE LAND TITLES
 ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THIS SURVEY WAS COMPLETED ON THE 25th DAY OF JUNE, 2003.

DATE: June 25, 2003
 TIMOTHY A. YOUNG, L.L.B.
 ONTARIO LAND SURVEYOR

YOUNG & YOUNG SURVEYING INC.
 PROFESSIONAL AND SURVEYING
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1T5
 PROJECT 02-T5932-3



September 20, 2024

Via E-mail & Original to Follow by Courier
coa@brampton.ca

Kevin Dias
Direct +1 519 575 7527
kevin.dias@gowlingwlg.com
File no. K0573339

Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Sir / Madam:

Re: Application for Certificate of Validation
46 Nostalgia Ct., Brampton, ON L6X 5C6

We are the solicitors for The Toronto-Dominion Bank, which is the mortgagee on the property municipally known as 46 Nostalgia Ct., Brampton, Ontario, L6X 5C6 (the "**Property**").¹

It recently came to our client's attention that the Property was mortgaged in 2022 in contravention of section 50 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "**Planning Act**"). Subsection 50(21) of the *Planning Act* provides that any transfer, mortgage, or charge granted in contravention of section 50 does not "*create or convey any interest in land*". As a result of this discovery, our client has instructed us to submit the enclosed application for a Certificate of Validation in order to validate its interest in the Property.

We offer the following by way of some background to the application:

- The Property is located within the Fletcher's Creek neighbourhood in the City of Brampton.
- The Property was developed by Fletcher's Contwo Investments Limited and Josef Braun (the "**Developer**") in or around 2002.
- A semi-detached home was completed on the Property in or about 2003.
- The Developer sold the Property to Manjit and Parmjeet Sahota on July 31, 2003, pursuant to a transfer registered as PR477336. Part Lot Control By-Law 34-2003 (the "**Part Lot By-Law**") was in-force at the time of this transfer and, as such, there was no *Planning Act* violation at the time the Property was originally created.
- Unfortunately, the Property came under common ownership with abutting lands when Mr. and Mrs. Sahota became the registered owners of the neighbouring property municipally known as

¹ The full legal description of the Property is: Part Lot 32, 43M1527, Part 3, 43R28260 (All of PIN 14095-2588).

Gowling WLG (Canada) LLP
345 King Street West, Suite 600,
Kitchener ON N2G 0C5 Canada

T +1 519 576 6910
F +1 519 576 6030
gowlingwlg.com

Gowling WLG (Canada) LLP is a member of Gowling WLG, an international law firm which consists of independent and autonomous entities providing services around the world. Our structure is explained in more detail at gowlingwlg.com/legal.



48 Nostalgia Ct. (the “**Abutting Lands**”) on August 1, 2003, pursuant to a transfer registered as PR477960.²

- The City of Brampton repealed the Part Lot By-Law on February 28, 2005 through the adoption of By-law 60-2005. The Property and the Abutting Lands legally merged upon the passage and registration of By-law 60-2005 on or around May 2, 2005.
- Any transfer or mortgage of the Property after May 2, 2005 which did not include the Abutting Lands would therefore have required *Planning Act* approval.
- All purported transfers and other dealings with the Property subsequent to May 2, 2005 have, in fact, been in violation of the subdivision control provisions of the *Planning Act*, as no consent to sever was obtained nor were *Planning Act* statements included in any such transfers.
- In law, Mr. and Mrs. Sahota remain the legal owners of the Property and the Abutting Lands.
- The most recent purported transfer of the Property was from Rupinder Kaur Gill to Dina Chacon, registered as PR3059957 on January 10, 2017 (the “**Transfer**”).
- The Toronto-Dominion Bank is a lender to Ms. Chacon and Ms. Chacon purported to mortgage the Property in favour of our client on March 18, 2022 (the “**Charge**”), registered as PR4015282.
- Unfortunately, the Charge did not convey any legal interest in the Property due to the earlier *Planning Act* violations and the fact that Ms. Chacon herself does not have good legal title to the Property.³

In our submission, it is fair and appropriate that the Committee of Adjustment issue the requested Certificate of Validation in respect of the Property to validate the Charge and all prior dealings with the Property, pursuant to section 57 of the *Planning Act*. In this regard, we would note that:

- The Property was developed long ago with a semi-detached dwelling in conformity with good land use planning principles. No new development is proposed.
- The Property conforms with the same criteria that apply to the granting of consents under section 53 of the *Planning Act*.
- Section 57 of the *Planning Act* allows that anyone with sufficient interest to apply for a Certificate of Validation.
- The requested Certificate of Validation would retroactively cure the *Planning Act* contravention and validate the Charge and all prior dealings with the Property, by providing that section 50 does not have and shall be deemed never to have had the effect of preventing the conveyance of or creation of any interest in the Property.

² The full legal description of the Abutting Lands is: Part Lot 32, 43M1527, Part 4, 43R28260 (All of PIN 14095-2589).

³ Subsection 50(21), *Planning Act*, R.S.O. 1990, c. P.13, as amended.




In support of the within application, we hereby enclose:

1. Completed Application for Consent/Validation of Title.
2. Copy of the Parcel Register for the Property, being all of PIN 14095-2588.
3. Copy of the Parcel Register for the Abutting Lands, being all of PIN 14095-2589.
4. Copy of Reference Plan 43R28260.
5. Transfer of the Abutting Lands to Manjit and Parmjeet Sahota, registered as Instrument No. PR477960, on August 1, 2003.
6. Transfer of the Property to Dina Chacon, registered as Instrument No. PR3059957 on January 10, 2017.
7. Charge in favour of The Toronto-Dominion Bank, registered as Instrument No. PR4015282 on March 18, 2022.

Should you require anything further in regard to the foregoing, please advise us at your earliest opportunity.

Sincerely,

Gowling WLG (Canada) LLP

DocuSigned by:

01BC098E7B71414...

Kevin Dias

KD

Encls.

LAND
REGISTRY
OFFICE #43

14095-2588 (LT)

PAGE 1 OF 4
PREPARED FOR Kevin001
ON 2024/09/20 AT 10:46:25

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PT LOT 32, PLAN 43M1527, DES AS PT 3, 43R28260; S/T RIGHT INFAVOUR OF BRAUN, JOSEF AND FLETCHER'S CONTWO INVESTMENTS LIMITED UNTIL COMPLETE ASSUMPTION OF THE SUBDIVISION WORKS AND SERVICES BY THE CORPORATION OF THE CITY OF BRAMPTON AND THE REGIONAL MUNICIPALITY OF PEEL, AS IN PR477336.; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

DIVISION FROM 14095-2191

PIN CREATION DATE:

2003/08/22

OWNERS' NAMES

CHACON, DINA

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/08/22 **						
LT1613284	1996/01/25	NOTICE		*** DELETED AGAINST THIS PROPERTY ***		
LT1778022	1997/11/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FLETCHER'S CONTWO INVESTMENTS LIMITED 276590 ONTARIO LIMITED AS TO FIRSTLY LANDS FLETCHER'S CONTWO INVESTMENTS LIMITED BRAUN, JOSEF AS TO SECONDLY LANDS	CANADIAN IMPERIAL BANK OF COMMERCE	
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14095-0166 IN ERROR AND WAS RE-INSTATED ON 1999/08/04 BY LORETTA CHRISTIE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14095-1276 IN ERROR AND WAS RE-INSTATED ON 2001/04/03 BY ISOBEL STEWART. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14095-1452 IN ERROR AND WAS RE-INSTATED ON 2001/11/01 BY CLAIRE COOPER.						
LT1944815	1999/05/27	NOTICE AGREEMENT		OWNERS	THE REGIONAL MUNICIPALITY OF PEEL THE CORPORATION OF THE CITY OF BRAMPTON	C
PR267605	2002/06/27	NO SUB AGREEMENT		FLETCHER'S CONTWO INVESTMENTS LIMITED BRAUN, JOSEF	THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
PR267629	2002/06/27	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF BRAMPTON	
REMARKS: LT1778022 TO PR267605						
PR406544	2003/03/19	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
REMARKS: PART LOT CONTROL						
43R28260	2003/06/25	PLAN REFERENCE				C
PR477336	2003/07/31	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** BRAUN, JOSEF FLETCHER'S CONTWO INVESTMENTS LIMITED	SAHOTA, MANJIT SAHOTA, PARMJEET	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR477337	2003/07/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SAHOTA, MANJIT SAHOTA, PARMJEET	ROYAL BANK OF CANADA	
PR539219	2003/11/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: RE: LT1778022				
PR794470	2005/01/26	APL (GENERAL)		*** COMPLETELY DELETED *** BRAUN, JOSEPH, IN TRUST FLETCHERS CONTWO INVESTMENTS LIMITED 276590 ONTARIO LIMITED 799563 ONTARIO LIMITED PARKSIDE BUILDING GROUP INC.		
		REMARKS: DELETES LT1613284				
PR843507	2005/05/02	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
		REMARKS: BY-LAW 60-2005 TO REPEAL BY-LAWS EXEMPTING LANDS FROM PART LOT CONTROL				
PR1298844	2007/07/20	CHARGE		*** COMPLETELY DELETED *** SAHOTA, MANJIT SAHOTA, PARMJEET	NEW PUNJAB LOAN & FINANCIAL CORP.	
PR1298918	2007/07/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** NEW PUNJAB LOAN & FINANCIAL CORP.	SAHOTA, MANJIT SAHOTA, PARMJEET	
		REMARKS: PR1298844				
PR1308807	2007/08/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** NEW PUNJAB LOAN & FINANCIAL CORP.	AGGARWAL, VIDYA PERSISTENT TECHNOLOGIES INC.	
		REMARKS: PR1298844				
PR1864137	2010/07/23	TRANSFER		*** COMPLETELY DELETED *** SAHOTA, MANJIT SAHOTA, PARMJEET	SAHOTA, PARMJEET	
PR1864138	2010/07/23	CHARGE		*** COMPLETELY DELETED *** SAHOTA, PARMJEET	COMPUTERSHARE TRUST COMPANY OF CANADA	
PR1881697	2010/08/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
		REMARKS: PR477337.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR1960179	2011/02/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** NEW PUNJAB LOAN & FINANCIAL CORP.		
	REMARKS: PR1298844.					
PR1964404	2011/02/18	CHARGE		*** COMPLETELY DELETED *** SAHOTA, PARMJEET	NEW PUNJAB LOAN & FINANCIAL CORP.	
PR1964469	2011/02/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SAHOTA, PARMJEET	NEW PUNJAB LOAN & FINANCIAL CORP.	
	REMARKS: PR1964404					
PR1991075	2011/04/19	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** NEW PUNJAB LOAN & FINANCIAL CORP.	2274488 ONTARIO INC.	
	REMARKS: PR1964404.					
PR1994288	2011/04/28	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2274488 ONTARIO INC.	NEW PUNJAB LOAN & FINANCIAL CORP. 2274488 ONTARIO INC.	
	REMARKS: PR1964404.					
PR2137511	2012/01/17	TRANSFER		*** COMPLETELY DELETED *** SAHOTA, PARMJEET	GILL, RUPINDER KAUR	
PR2137512	2012/01/17	CHARGE		*** COMPLETELY DELETED *** GILL, RUPINDER KAUR	NATIONAL BANK OF CANADA	
PR2137533	2012/01/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** NEW PUNJAB LOAN & FINANCIAL CORP. 2274488 ONTARIO INC.		
	REMARKS: PR1964404.					
PR2155329	2012/02/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
	REMARKS: PR1864138.					
PR3059957	2017/01/10	TRANSFER	\$589,000	GILL, RUPINDER KAUR	CHACON, DINA	C
PR3059958	2017/01/10	CHARGE		*** COMPLETELY DELETED *** CHACON, DINA	BANK OF MONTREAL	
PR3078177	2017/02/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL BANK OF CANADA		
	REMARKS: PR2137512.					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3994310	2022/02/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
		REMARKS: PR3059958.				
PR4015282	2022/03/18	CHARGE	\$700,000	CHACON, DINA	THE TORONTO-DOMINION BANK	C
PR4320289	2024/04/10	CAUTION-LAND		*** COMPLETELY DELETED *** CHACON, DINA	DUCA FINANCIAL SERVICES CREDIT UNION LIMITED	
		REMARKS: DELETE IN 60 DAYS (JUNE 9, 2024)				
PR4348317	2024/06/27	WITHDRAWAL CAUTION		*** COMPLETELY DELETED *** DUCA FINANCIAL SERVICES CREDIT UNION LIMITED		
		REMARKS: PR4320289.				

PROPERTY DESCRIPTION: PT LOT 32, PLAN 43M1527, DES AS PT 4, 43R28260; S/T RIGHT INFAVOUR OF BRAUN, JOSEF AND FLETCHER'S CONTWO INVESTMENTS LIMITED UNTIL COMPLETE ASSUMPTION OF THE SUBDIVISION WORKS AND SERVICES BY THE CORPORATION OF THE CITY OF BRAMPTON AND THE REGIONAL MUNICIPALITY OF PEEL, AS IN PR477960.; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 14095-2191

PIN CREATION DATE:
2003/08/22

OWNERS' NAMES
NICHOLSON, MICHAEL

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/08/22 **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
LT1613284	1996/01/25	NOTICE		*** DELETED AGAINST THIS PROPERTY ***		
LT1778022	1997/11/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FLETCHER'S CONTWO INVESTMENTS LIMITED 276590 ONTARIO LIMITED AS TO FIRSTLY LANDS FLETCHER'S CONTWO INVESTMENTS LIMITED BRAUN, JOSEF AS TO SECONDLY LANDS	CANADIAN IMPERIAL BANK OF COMMERCE	
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14095-0149 IN ERROR AND WAS RE-INSTATED ON 1999/08/04 BY LORETTA CHRISTIE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14095-0166 IN ERROR AND WAS RE-INSTATED ON 1999/11/03 BY LINDA WILDE-MCFADYEN. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14095-1276 IN ERROR AND WAS RE-INSTATED ON 2001/04/03 BY ISOBEL STEWART. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14095-1452 IN ERROR AND WAS RE-INSTATED ON 2001/11/01 BY CLAIRE COOPER.						
LT1944815	1999/05/27	NOTICE AGREEMENT		OWNERS	THE REGIONAL MUNICIPALITY OF PEEL THE CORPORATION OF THE CITY OF BRAMPTON	C
PR267605	2002/06/27	NO SUB AGREEMENT		FLETCHER'S CONTWO INVESTMENTS LIMITED BRAUN, JOSEF	THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
PR267629	2002/06/27	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORATION OF THE CITY OF BRAMPTON	
REMARKS: LT1778022 TO PR267605						
PR406544	2003/03/19	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
REMARKS: PART LOT CONTROL						
43R28260	2003/06/25	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
PR477960	2003/08/01	TRANSFER		*** COMPLETELY DELETED *** BRAUN, JOSEF FLETCHER'S CONTWO INVESTMENTS LIMITED	SAHOTA, MANJIT SAHOTA, PARMJEET		
PR477961	2003/08/01	CHARGE		*** DELETED AGAINST THIS PROPERTY *** SAHOTA, MANJIT SAHOTA, PARMJEET	MCAP SERVICE CORPORATION		
PR539219	2003/11/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE			
		REMARKS: RE: LT1778022					
PR794470	2005/01/26	APL (GENERAL)		*** COMPLETELY DELETED *** BRAUN, JOSEPH, IN TRUST FLETCHERS CONTWO INVESTMENTS LIMITED 276590 ONTARIO LIMITED 799563 ONTARIO LIMITED PARKSIDE BUILDING GROUP INC.			
		REMARKS: DELETES LT1613284					
PR843507	2005/05/02	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C	
		REMARKS: BY-LAW 60-2005 TO REPEAL BY-LAWS EXEMPTING LANDS FROM PART LOT CONTROL					
PR992081	2005/12/30	TRANSFER		*** COMPLETELY DELETED *** SAHOTA, MANJIT SAHOTA, PARMJEET	SAHOTA, MANJIT SAHOTA, PARMJEET SAHOTA, HARJIT SAHOTA, RAVINDER		
PR992082	2005/12/30	CHARGE		*** COMPLETELY DELETED *** SAHOTA, MANJIT SAHOTA, PARMJEET SAHOTA, HARJIT SAHOTA, RAVINDER	SCOTIA MORTGAGE CORPORATION		
PR1029866	2006/03/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP SERVICE CORPORATION			
		REMARKS: RE: PR477961					
PR1342619	2007/09/26	CHARGE		*** COMPLETELY DELETED *** SAHOTA, HARJIT SAHOTA, MANJIT	1448037 ONTARIO LTD.		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR1342622	2007/09/26	NO ASSGN RENT GEN		SAHOTA, PARMJEET SAHOTA, RAVINDER *** COMPLETELY DELETED *** SAHOTA, MANJIT SAHOTA, PARMJEET SAHOTA, RAVINDER SAHOTA, HARJIT	1448037 ONTARIO LTD.	
<i>REMARKS: PR1342619</i>						
PR2109922	2011/11/18	TRANSFER		*** COMPLETELY DELETED *** SAHOTA, HARJIT SAHOTA, MANJIT SAHOTA, PARMJEET SAHOTA, RAVINDER	SAHOTA, MANJIT SAHOTA, PARMJEET	
PR2185299	2012/04/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1448037 ONTARIO LTD.		
<i>REMARKS: PR1342619.</i>						
PR2185505	2012/04/27	TRANSFER	\$385,000	SAHOTA, MANJIT SAHOTA, PARMJEET	NICHOLSON, MICHAEL	C
PR2185506	2012/04/27	CHARGE		*** COMPLETELY DELETED *** NICHOLSON, MICHAEL	HOME TRUST COMPANY	
PR2185507	2012/04/27	CHARGE		*** COMPLETELY DELETED *** NICHOLSON, MICHAEL	4519965 CANADA INC.	
PR2201020	2012/05/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
<i>REMARKS: PR992082.</i>						
PR2433801	2013/09/17	CHARGE		*** COMPLETELY DELETED *** NICHOLSON, MICHAEL	KOKO, DEINMA	
PR2454173	2013/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** 4519965 CANADA INC.		
<i>REMARKS: PR2185507.</i>						
PR2568322	2014/07/22	CHARGE		*** COMPLETELY DELETED *** NICHOLSON, MICHAEL	THERIAULT HOLDINGS INC	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #43

14095-2589 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR2568572	2014/07/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** KOKO, DEINMA		
		REMARKS: PR2433801.				
PR2939447	2016/06/30	NOTICE		*** COMPLETELY DELETED *** THERIAULT HOLDINGS INC.	NICHOLSON, MICHAEL	
		REMARKS: PR2568322				
PR3137365	2017/06/01	CHARGE		*** COMPLETELY DELETED *** NICHOLSON, MICHAEL	COMPUTERSHARE TRUST COMPANY OF CANADA	
PR3137366	2017/06/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** THERIAULT HOLDINGS INC		
		REMARKS: PR2568322.				
PR3162741	2017/07/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** HOME TRUST COMPANY		
		REMARKS: PR2185506.				
PR3536957	2019/09/11	NO SEC INTEREST		*** COMPLETELY DELETED *** PROMPT FINANCIAL SOLUTIONS CORPORATION		
PR3651380	2020/05/14	CHARGE	\$447,500	NICHOLSON, MICHAEL	DUCA FINANCIAL SERVICES CREDIT UNION LIMITED	C
PR3899368	2021/08/30	DISCHARGE INTEREST		*** COMPLETELY DELETED *** PROMPT FINANCIAL SOLUTIONS CORPORATION		
		REMARKS: PR3536957.				
PR4105013	2022/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
		REMARKS: PR3137365.				
PR4311005	2024/03/12	NO SEC INTEREST	\$1	SIMPLY SMART FINANCIAL INC.		C
PR4313372	2024/03/19	CAUTION-LAND	\$2	NICHOLSON, MICHAEL CHACON, DINA	DUCA FINANCIAL SERVICES CREDIT UNION LIMITED	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.