

APPLICATION NUMBER:

"B"-2025-0008

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

Multiland Pacific Holdings Ltd.

(print given and family names in full)

Address

3775 Lougheed Highway, Burnaby, BC, V5C 0J4

Phone #

604-205-3111

Fax #

Email

tahir.ayub@openroadautogroup.com

(b) Name of Authorized Agent

Michael Foderick McCarthy Tétrault LLP

Address

PO Box 48, Suite 5300 Toronto-Dominion Bank Tower Toronto, ON M5K 1E6

Phone #

(416) 601-7783

Fax #

Email

mfoderick@mccarthy.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:

Creation of a new lot with reciprocal easements.

Please see cover letter for further details.

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

Maritime Ontario Boulevard

Number

2-6

b) Concession No.

CON 7 ND

Lot(s)

PT LOT 6

c) Registered Plan No.

PLAN 43R-31072

Lot(s)

PARTS 1 AND 2

d) Reference Plan No.

Lot(s)

e) Assessment Roll No.

10-12-0-003-02900-0000

Geographic or Former Township

Toronto Gore

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

Yes

☒

No

☐

Specify:

Instruments PR1205323, PR1205324, PR1908479, PR1908480 and PR1908481

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

a)

Frontage

Approx. 55 metres

Depth

Approx. 125 metres

Area

7,208.1 square metres

b)

Existing Use

Motor Vehicle Washing Establishment

Proposed Use

Motor Vehicle Washing Establishment

c)

Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing)

1 Motor Vehicle Washing Establishment (under construction)

(proposed)

1 Motor Vehicle Washing Establishment

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☒

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

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

☒

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☒

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

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

a)

Frontage

Approx. 200 metres

Depth

Approx. 180 metres

Area

35,355.7 square metres

b)

Existing Use

Motor Vehicle Sales and Leasing

Proposed Use

Motor Vehicle Sales and Leasing

c)

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

(existing)

2 Motor Vehicle Sales and Leasing Establishments

(proposed)

2 Motor Vehicle Sales and Leasing Establishments

| | | | |
|----|--------------------------------------|-------------------------------------|-------------------------------------|
| 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>SC-1912</u> | <u>SC-1912</u> |
| Official Plans | | |
| City of Brampton | <u>Mixed-Use Employment</u> | <u>Mixed-Use Employment</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 # _____ 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 | A-2023-0144 | Approved |
| 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 Toronto
this 17 day of April, 2025.




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

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

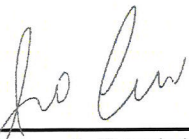
DECLARATION

I, Michael Foderick McCarthy Tétrault LLP of the City of Toronto
in the County/District/Regional Municipality of Toronto 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 Toronto
in the City of Toronto
this 17 day of April, 2025.



Signature of applicant/solicitor/authorized agent, etc.



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.

Zoning Officer

Date

DATE RECEIVED April 22, 2025
Date Application Deemed Complete by the Municipality Mercey

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, Multiland Pacific Holdings Ltd.
(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. Michael Foderick McCarthy Tétrault LLP
(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. Michael Foderick McCarthy Tétrault LLP
(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. Michael Foderick McCarthy Tétrault LLP
(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 14 day of April, 2025.


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

Tahir Ayub
(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: 2-6 Maritime Ontario Boulevard, Brampton, ON

I/We, Multiland Pacific Holdings Ltd.

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 14 day of April, 2025.



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

Tahir Ayub

(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**



McCarthy Tétrault LLP
PO Box 48, Suite 5300
Toronto-Dominion Bank Tower
Toronto ON M5K 1E6
Canada
Tel: 416-362-1812
Fax: 416-868-0673

Michael Foderick*
Partner
Direct Line: 416-601-7783
Direct Fax: 416-868-0673
Email: mfoderick@mccarthy.ca
***Professional Corporation**

Assistant: Barredo, Hayley
Direct Line: 416-601-8200 x542065
Email: hbarredo@mccarthy.ca

April 17, 2025

via courier and email (coa@brampton.ca)

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

Dear Ms. Vani:

**Re: Consent Application
2-6 Maritime Ontario Boulevard**

We are the solicitors for Multiland Pacific Holdings Ltd., the registered owner of the lands municipally known as 2-6 Maritime Ontario Boulevard (the “**Property**”) in the City of Brampton (the “**City**”). On behalf of our client, we are submitting a consent application for the Property (the “**Application**”), which is identified as Parts 1 to 18, as shown on the attached draft reference plan.

The Application is directly associated with a recently approved minor variance application (A-2023-0144) permitting a motor vehicle washing establishment on the Property. A site plan approval application (SPA-2022-0087) for the Property was also recently approved.

Our client requests consent to permit the division of the Property into two separate lots as illustrated on the attached draft reference plan. The proposed conveyed lot, identified as Parts 1 and 3 to 8, will be for the car washing establishment which is currently under construction, located on the western portion of the Property. The proposed retained lot, identified as Parts 2 and 9 to 18, will be for the two existing car dealerships, located on the eastern portion of the Property. The Application will facilitate the future conveyance of the proposed conveyed lot (Parts 1 and 3 to 8). For the purpose of the Application, no alteration or construction is proposed and the existing buildings will be maintained on the proposed lots.

Background and Planning Context

The Property is situated at the western corner of Queen Street East and Maritime Ontario Boulevard and is approximately 42,565 square metres in size. The Property is designated *Mixed-Use Employment* in the City’s Official Plan. Under the Airport Intermodal Secondary Plan (Area 4), the Property is designated *Highway & Service Commercial* and further designated *Office Centre*, and is within Special Site Area 7. The *Highway & Service Commercial* designation permits a broad range of commercial uses. The Property is zoned Service Commercial (SC-1912) in the City of Brampton Zoning By-law No. 270-2004, as amended.

Proposed Severance

The attached draft reference plan illustrates the parts of the two proposed lots. The parts from the draft reference plan are detailed below:

| PARCEL | PARTS ON DRAFT REFERENCE PLAN |
|------------------|---|
| Lot 1 – Conveyed | • Parts 1, 3, 4, 5, 6, 7 and 8 |
| Lot 2 – Retained | • Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 |

Proposed Easements

As a result of the above noted consent, certain easements are also being requested which ensure the functional operation of the buildings and which are detailed below:

Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot) will be subject to an easement for non-exclusive vehicular and pedestrian ingress and egress over the at-grade paved driveway, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot).

Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot) will be subject to an easement for non-exclusive vehicular and pedestrian ingress and egress over the at-grade paved driveway, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot) will be subject to an easement for non-exclusive pedestrian ingress and egress over the at-grade walkways, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot).

Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot) will be subject to an easement for non-exclusive pedestrian ingress and egress over the at-grade walkways, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

Parts 13, 14, 15 and 17 (part of the retained lot) will be subject to an easement for non-exclusive access, installation, connection and maintenance of services and utilities located below grade in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

While both of the proposed lots will each have their own vehicular access, the vehicular easements requested above will allow for the existing internal circulation on the Property to be maintained in a continuous "loop" as well as for fire access, as shown on the site plan submitted with the Application.

Application Details

We respectfully submit that the Application represents good planning and is worthy of approval as it has appropriate regard for the matters in subsection 51(24) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "***Planning Act***"). The Application seeks to create two self-sufficient, zoning-compliant commercial parcels, each of a functional size, and with necessary easements to ensure mutual access. The Application has regard for matters of provincial interest set out in Section 2 of the *Planning Act*, is consistent with the Provincial Planning Statement, 2024, and conforms to the City of Brampton Official Plan.

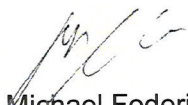
In support of the within Application, we enclose the following materials:

1. Completed and executed 2025 Committee of Adjustment Application form;
2. Draft Reference Plan;
3. Site Plan;
4. Survey; and
5. A cheque in the amount of \$10,157.00, representing the Application fee.

Should you have any questions or require further information with respect to the Application and supporting materials, we are available to discuss them at your convenience. Please contact the undersigned, or in his absence, Jamie Cole at (416) 601-7811 or Robert Jefferson at (416) 601-4339.

Sincerely,

McCarthy Tétrault LLP

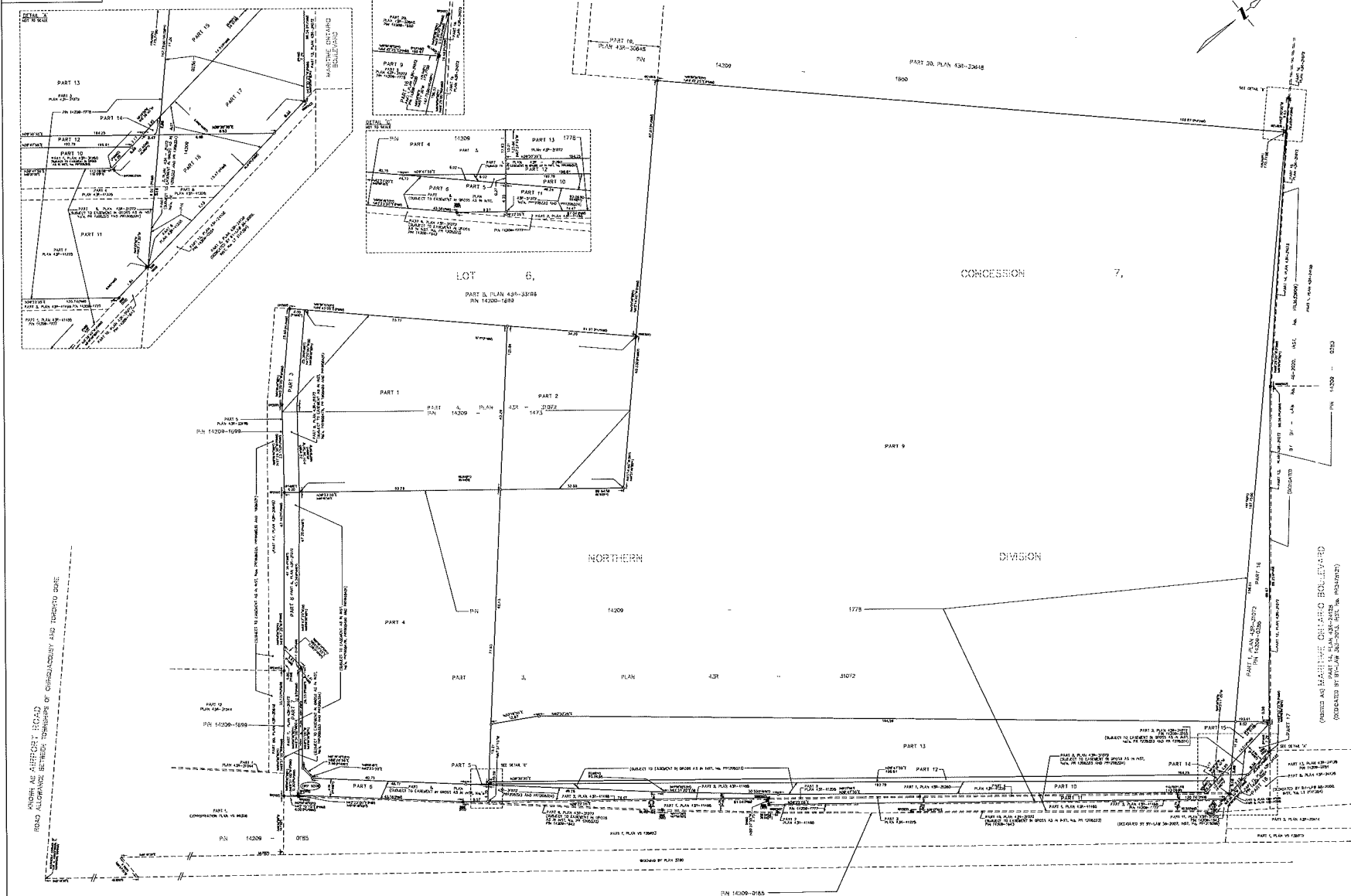


Michael Foderick

MF/JC/rj

Enclosures

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



1. PREPARE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: 2025

RECEIVED AND DEPOSITED

DATE: 2025

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE REGISTRY

SCHEDULE

| PART | LOT | CONCESSION | DIVISION | AREA (SQ. FT.) |
|---------|-----|------------|----------|----------------|
| PART 1 | 1 | 1 | 1 | 1 |
| PART 2 | 2 | 2 | 2 | 2 |
| PART 3 | 3 | 3 | 3 | 3 |
| PART 4 | 4 | 4 | 4 | 4 |
| PART 5 | 5 | 5 | 5 | 5 |
| PART 6 | 6 | 6 | 6 | 6 |
| PART 7 | 7 | 7 | 7 | 7 |
| PART 8 | 8 | 8 | 8 | 8 |
| PART 9 | 9 | 9 | 9 | 9 |
| PART 10 | 10 | 10 | 10 | 10 |
| PART 11 | 11 | 11 | 11 | 11 |
| PART 12 | 12 | 12 | 12 | 12 |
| PART 13 | 13 | 13 | 13 | 13 |
| PART 14 | 14 | 14 | 14 | 14 |
| PART 15 | 15 | 15 | 15 | 15 |

PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 7
NORTHERN DIVISION
(GEOMETRIC METHOD OF LOCATED LINE)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEE
SCALE 1:300

SCHAEFFER DZALODOV PURCELL LTD.

NOTES

1. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEY ACT, 1997.

2. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEY ACT, 1997.

3. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEY ACT, 1997.

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20. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEY ACT, 1997.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, AND MY DEPUTY, HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAN IN ACCORDANCE WITH THE SURVEY ACT, 1997.

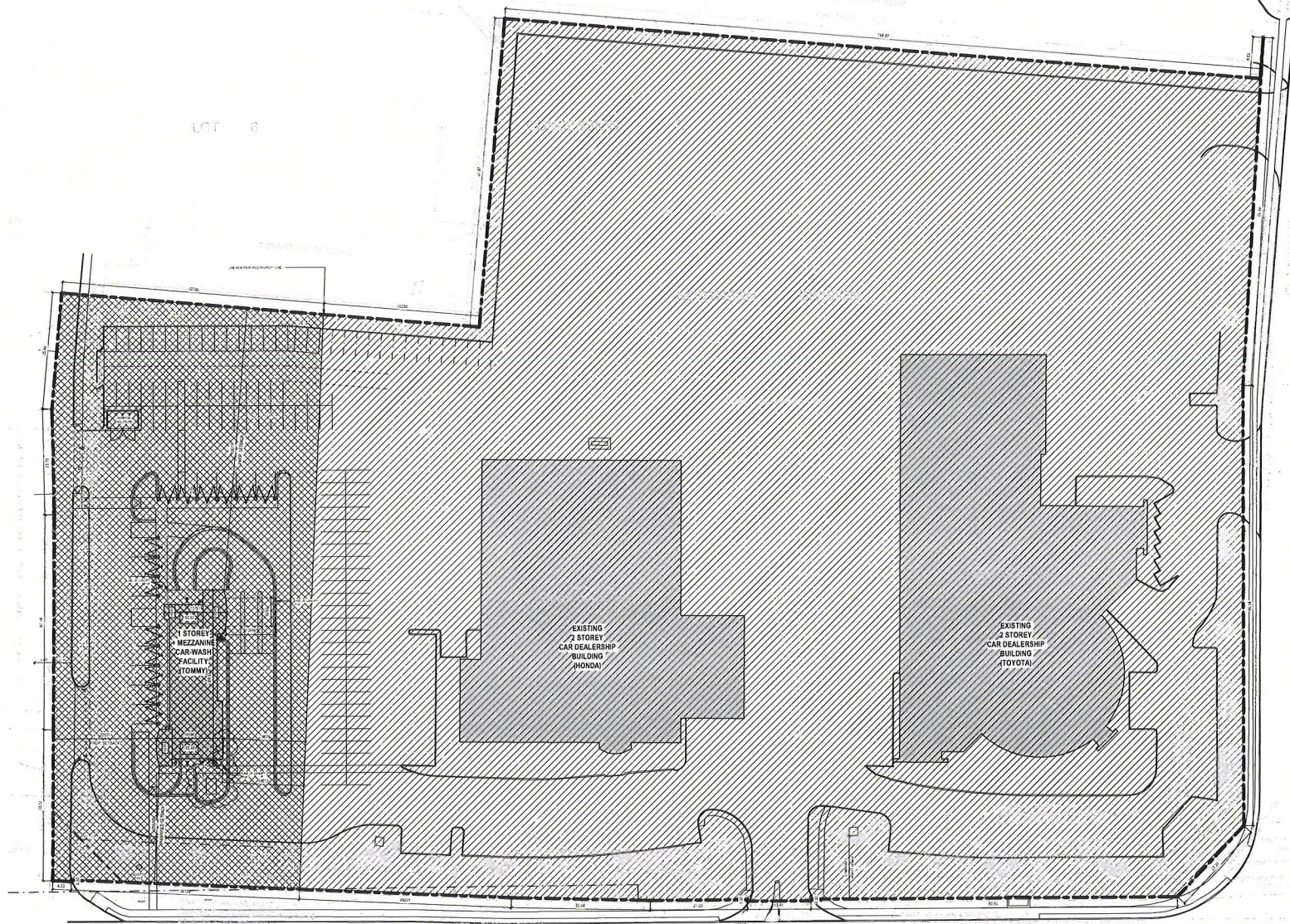
THE SURVEY WAS COMPLETED ON THE DAY OF 2025.

DATE: 2025

SCHAEFFER DZALODOV PURCELL LTD.

SCHAEFFER DZALODOV PURCELL LTD.
ONTARIO LAND SURVEYORS
140 DUNDAS STREET WEST, SUITE 200, TORONTO, ONTARIO M5G 1C3
TEL: (416) 593-1111
FAX: (416) 593-1112
WWW.SCHAEFFERDZALODOV.COM

KNOWN AS QUEEN STREET EAST (FORMERLY THE KENNEDY HIGHWAY No. 7)
ROAD ALLOWANCE BETWEEN LOTS 6 AND 7, CONCESSION 7, NORTHERN DIVISION



SITE PLAN CONSENT LEGEND

REFER TO SITE PLAN NOTES

| SYMBOL | DESCRIPTION |
|--------|------------------------------------|
| | PROPERTY LINE |
| | LINE OF NEW PROPOSED PROPERTY LINE |
| | RETAINED LAND |
| | SETBACK LAND |

ISSUE DATE:

| NO. | DATE | DESCRIPTION |
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PROJECT:

TOMMY CAR WASH

6 MARITIME ONTARIO BLVD, ON.

DRAWING TITLE:

SITE PLAN
CONSENT
APPLICATION

PROJECT NO: 21957

SCALE: As indicated

DRAWN BY:

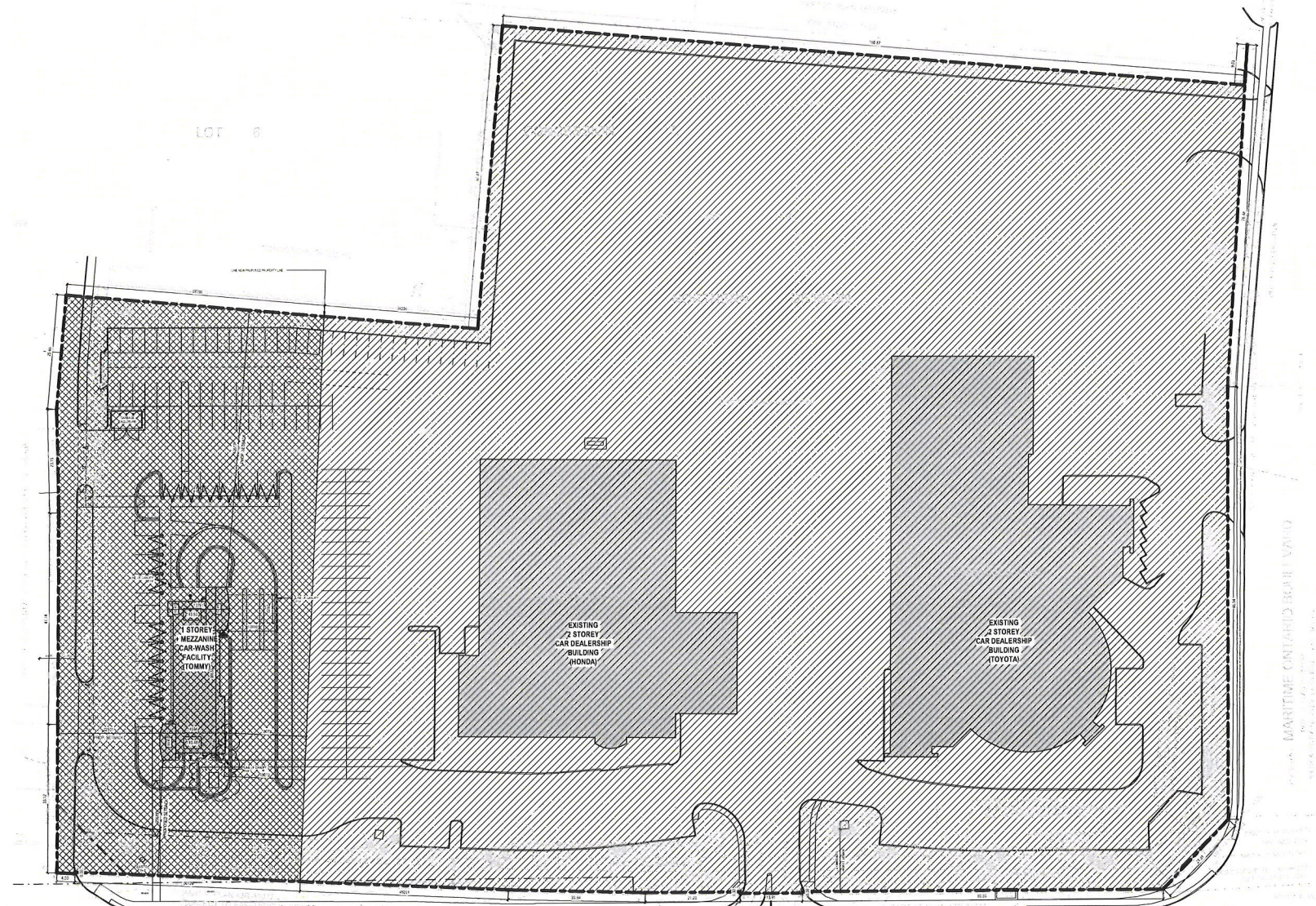
REVIEWED BY:

DRAWING NO:

A012

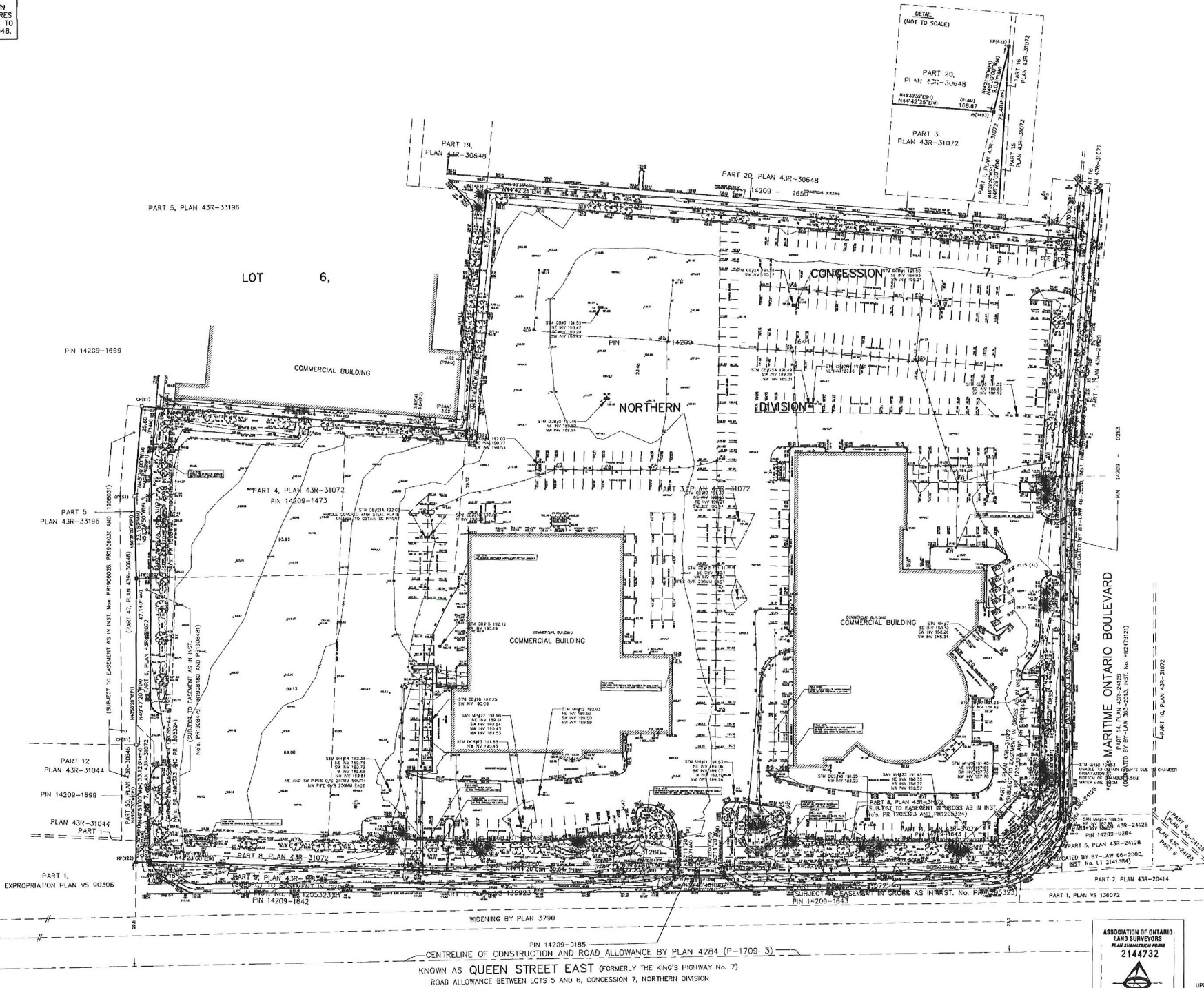
PROJECT NORTH





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

KNOWN AS AIRPORT ROAD
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF DUNGALLOUGH AND TORONTO GORE



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 500
© COPYRIGHT SCHAEFFER DZALDOV BENNETT LTD.

SURVEYOR'S REAL PROPERTY REPORT
PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEYOR'S REAL
PROPERTY REPORT DATED OCTOBER 4, 2021.

NOTES
DENOTES FOUND MONUMENT
RB PLASTIC BAR
SB SHORT STANDARD IRON BAR
UB UNION BAR
CP CONCRETE PIN
ST SITE OF IRP PLANTED JUNE 7, 2019
P1 PLAN 43R-31072
P2 SITE OF IRP PLANTED JUNE 7, 2019
M MEASURED
222 SCHAEFFER DZALDOV BENNETT LTD.
1493 J.F.G. YOUNG, O.L.S.
AL 1493 SCHAEFFER DZALDOV BENNETT LTD.
BEARINGS ARE UTM GRID, DERIVED FROM THE UTM COORDINATE SYSTEM HAD83,
ZONE 17, CENTRAL MERIDIAN OF 81° WEST LONGITUDE.

ALL BUILDING TIES TO PRE-CAST CONCRETE PANELS UNLESS NOTED OTHERWISE.
NOTE: THE 0.30m RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.

THIS REPORT WAS PREPARED FOR MULTILAND PACIFIC HOLDINGS LTD.,
AND OTHER APPLICABLE PARTIES TO CURRENT TRANSACTIONS ONLY.
AND THE UNDERSIGNED IS NOT LIABLE FOR ANY FUTURE TRANSACTIONS.

BENCHMARK
ELEVATIONS SHOWN HEREIN ARE MEASUREMENTS AND ARE REFERRED TO
TYPE OF BENCHMARK (ELEVATION IN METERS)
USING A MEASURED ELEVATION OF 100.00 METERS



T2 UTILITY ENGINEERS INC. INVESTIGATED THE UNDERGROUND UTILITIES,
COLLECTED THE INVERT INFORMATION AND ADDED SAME TO THIS PLAN
ON MAY 3, 2019

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 REGULATIONS MADE
UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF SEPTEMBER, 2021.

DATE: OCTOBER 4, 2021.

DAN DZALDOV
ONTARIO LAND SURVEYOR



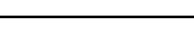
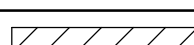
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2144732

THIS PLAN IS NOT VALID
UNLESS IT IS AN ENDORSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1025, SECTION 2(9)

UPDATED NOVEMBER 22 2022 TO SHOW REGISTRY COMPLIED CENTRELINES OF CONSTRUCTION

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
84 JARDIN DRIVE
CONCORD, ONTARIO L4K 3P3 TEL: (416) 287-0701
DRAWN ACAD/LW CHECKED JZ SCALE 1:500 JOB NO. 11-083-01A
OCTOBER 4, 2021



| SITE PLAN CONSENT LEGEND | |
|---|------------------------------------|
| REFER TO SITE PLAN NOTES | |
|  | PROPERTY LINE |
|  | LINE OF NEW PROPOSED PROPERTY LINE |
|  | RETAINED LAND |
|  | SEVERED LAND |

[illegible]

| | | |
|---|------------|--------------------------------|
| 3 | 2025-05-13 | ISSUED FOR CONSENT APPLICATION |
| 2 | 2025-04-02 | ISSUED FOR CONSENT APPLICATION |
| 1 | 2024-12-18 | ISSUED FOR SI# 14 |

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

TOMMY CAR WASH

DRAWING TITLE:
**SITE PLAN
SIMPLIFIED
CONSENT
APPLICATION**

A012b

