

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** Sri Guru Nanak Sikh Centre Brampton ; SARWAN GILL (S.S.)  
(print given and family names in full)  
**Address** 99 Glidden Road, Brampton ON L6T 2H8

**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

(b) **Name of Authorized Agent** Gursewak Singh - King Consultants Inc.  
**Address** Unit 2, 177 Zenway Blvd Vaughan ON L4H 3H9  
**Phone #** 905-965-1610 **Fax #** \_\_\_\_\_  
**Email** singhplan@outlook.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:** A Technical Consent for a proposed lease of 30 years for the use of the Tenant.

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.**  
Niwaas Long Term Care

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

a) <b>Name of Street</b>	Fernforest Drive	<b>Number</b>	380
b) <b>Concession No.</b>	BLOCK-276	<b>Lot(s)</b>	
c) <b>Registered Plan No.</b>	43M-1349	<b>Lot(s)</b>	Part 1
d) <b>Reference Plan No.</b>	43R-41872	<b>Lot(s)</b>	
e) <b>Assessment Roll No.</b>	10-07-0-023-31498-0000	<b>Geographic or Former Township</b>	

5. **Are there any easements or restrictive covenants affecting the subject land?**  
**Yes** ☐ **No** ☒  
**Specify:** \_\_\_\_\_

6. Description of severed land: (in metric units) Leased to operate Long Term Care on behalf of the Landowner.

a) Frontage 113.90m Depth 67.70m Area 11,450.60m2

b) Existing Use Institutional Two - I2 Proposed Use Institutional Two - I2

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) No Change.  
(proposed) No Change.

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):	<u></u>	

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):	<u></u>	

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

a) Frontage 113.90m Depth 67.70m Area 11,450.60m2

b) Existing Use I2-MZO 248-22 Proposed Use I2-MZO 248-22

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) No Change.  
(proposed) No Change.

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>I2-MZO 248-22</u>	<u>I2-MZO 248-22</u>
Official Plans		
City of Brampton	<u>MZO 248-22</u>	<u>MZO 248-22</u>
Region of Peel	<u>MZO 248-22</u>	<u>MZO 248-22</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 # 43M-1349 Status/Decision Approved

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

Yes ☒ No ☐

Date of Transfer 2009 Land Use Vacant Residential Block

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	C04E12.002	Approved
Zoning By-law Amendment	C04E12.002	Approved
Minister's Zoning Order	OZS-2022-0003	Approved
Minor Variance	A06-106	Approved
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	21T-88049B & 21T-97006B	Approved

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 BRAMPTON  
this 19 day of JUNE, 2025.

JITHAN RAY  
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, GURSEWAK SINGH of the CITY of BRAMPTON  
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 19 day of JUNE, 2025.

JITHAN RAY  
Signature of applicant/solicitor/authorized agent, etc.

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Signature of a Commissioner, etc.  
Expires June 20, 2028.

#### 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

June 19, 2025

Date Application Deemed  
Complete by the Municipality

Mercelyn



**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, Sri Guru Nanak Sikh Centre Brampton ,  
(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. Gursewak Singh - King Consultants Inc. ;  
(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. Gursewak Singh - King Consultants Inc ;  
(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. Gursewak Singh - King Consultants Inc ;  
(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 10th day of June , 2025 .

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

Sulinder Singh  
(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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 380 Fernforest Drive

I/We, Sri Guru Nanak Sikh Centre Brampton  
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 10th day of June, **20**25.



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

Sulinder Singh  
(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**

8. Committee of Adjustment			
8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	“After the Fact” Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds:			
<ul style="list-style-type: none"><li>75% refund if withdrawn prior to internal circulation</li><li>50% refund if withdrawn prior to circulation of public notice of a hearing.</li><li>No refund if withdrawn once the circulation of the public notice of a hearing has occurred</li></ul>			





## King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

June 16<sup>th</sup>, 2025  
Committee of Adjustment  
Planning, Building and Economic Development  
City of Brampton  
City Hall  
2 Wellington St West  
Brampton, Ontario L6Y 4R2

### **Attn: Planning, Building and Development Staff, City of Brampton**

### **RE: Request for Technical Consent for 380 Fernforest Drive, Brampton**

King Consultants Inc. is the planning consultant representing the registered owner, Sri Guru Nanak Sikh Centre Brampton (hereto referred to as "Landlord"), of the above-noted property in the City of Brampton. We are applying to the Committee of Adjustment to seek Consent under *Section 50* of the *Planning Act* to apply for:

1. A Technical Consent for a proposed long-term lease of 30 years in favour of Niwaas Long Term Care (hereto referred to as "Tenant") pursuant to *Section 50(3)* of the *Planning Act*.

The Subject Lands are legally described as BLK 276 PL 43M-1349; SAVE AND EXCEPT PT 1 PL 43R-24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067; 43R-41872.

ARN: 10070023314980000.

PIN:14224-1322

### **Description of Subject Lands**

The Subject Lands are bounded by Sandalwood Parkway East to the south, Fernforest Drive to the west and Kalahari Drive to the south in intersections in Brampton, Ontario. The site measures a total lot area of 1.145 Hectares (2.829 acres) and is supported by a frontage of 113.90m (on Fernforest Drive), a width of 140.05m, a depth of 67.70m, and one primary full movement access driveway and one right-in-right-out driveway from Fernforest Drive. The Subject Lands are subject to the approvals of Ministerial Zoning Order 248-22 which applies to the Regional, Local Municipal Plans and Zoning By-law to permit a Long-Term Care Home and accessory uses (I2-MZO-248-22). The Site is currently undergoing condition permit level construction that includes site grading and site servicing installation through the conditionally approved SPA-2024-0107. The release of the fully approved SPA-2024-0107 is forthcoming.

### **Land Lease**

Pursuant to *Section 50(3)* of the *Planning Act*, any conveyances of land or entitlement in the land that exceeds a period of 21 years, or more is prohibited unless relief is granted through a Committee of Adjustment decision. *Section 50(3)(f)* of the *Planning Act* specifically permits relief to this requirement, and states "a consent is given to convey, mortgage or charge the land, or grant, assign or exercise a power of appointment in respect to the land or enter into an agreement in respect of the land."



## King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

The intent of the application is to seek *Planning Act* Consent to apply a lease in the excess of 21 years to the Subject Lands by the "Landlord" in favour of the "Tenant" to occupy the future institutional structure and grounds within the area described in the attached Reference Plan: 43R-41872. The lease area is identified as Part 1 in 43R-41872 and represents an area of 11,450.60m<sup>2</sup>. The "Landlord" is seeking to enter into a ground lease with the "Tenant" once relief is provided by the Committee of Adjustment to allow the Tenant to operate the long-term care home facility and its grounds. Pursuant to *Section 53(12)* and *Section 51(24)*, the long-term lease conforms to the *Planning Act* within the following criteria:

- The long-term lease has no effect on matters of provincial interest;
- The long-term lease is not premature or contrary to the public interest;
- The long-term lease aligns with the Official Plan and Zoning By-law and does not adversely affect the nearby existing plan of subdivisions;
- The proposed consent would facilitate the operations of the approved long-term care facility. The use of the lands is approved and deemed suitable;
- The proposed long-term lease does not affect or create any concern with regard to the adequacy of the road network as these matters have been sorted and approved through SPA-2024-0107;
- The proposed consent does not create new lots. The shape and dimensions of the proposed lease area is appropriate for the intended use and operation of the facility and lands;
- The proposed consent does not create concern with regards to the restrictions on the lands, including the leased area;
- The long-term lease presents no concerns with regard to flood control and the conservation of natural resources;
- There are no concerns with regard to the adequacy of utilities and municipal services as these matters have been sorted and approved through SPA-2024-0107;
- The long-term lease presents no concerns with regard to the adequacy of school sites;
- There are no concerns related to conveyances for public purposes as lands required for such purpose were conveyed and approved through SPA-2024-0107 as illustrated in 43R-41872;
- The proposed consent does not have any impacts on matters of energy conservation;
- The new building under construction has been approved pursuant to *Subsection 41(2)* of the *Act* under the cover SPA-2024-0107. The proposed long-term lease does not encumber or restrict the development of the lands or the building.

### Submitted Materials

Enclosed within the submission are the following documents in support of our Technical Consent application to the Committee of Adjustment:

- Consent Application
- Reference Plan 43R-41872

Should a copy of the Ground Lease be required, a copy of the draft agreement can be provided by contacting the undersigned.

We trust that the above materials are in order. Should you require any further information, do not hesitate to contact the undersigned.



## King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

Warm regards,

Gursewak Singh MSc. Pl.  
Director, Planner  
King Consultants Inc.  
Provisional Member MCIP, RPP  
Unit 2, 177 Zenway Blvd  
Vaughan, ON L4H 3H9  
905-965-1610  
[singhplan@outlook.com](mailto:singhplan@outlook.com)  
[gursewak@kingconsults.ca](mailto:gursewak@kingconsults.ca)

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SCHEDULE				
PART	BLOCK	PLAN	PM	AREA (m <sup>2</sup> )
1				11 450.6
2				20.9
3	276	43M-1349	ALL OF 14224-1322 (L1)	106.4
4				5.1
5				13.2
6	278		PART OF 14224-0722 (L1)	361.9
7				86.8
8				209.8

PLAN 43R-41872

Received and deposited

March 13<sup>th</sup>, 2025

Elaine Hallowell

Representative for the  
Land Registrar for the  
Land Titles Division of  
Peel (No.43)

PLAN OF SURVEY OF  
PART OF BLOCKS  
276 and 278  
REGISTERED PLAN 43M-1349  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 500  
THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

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

**DISTANCE AND BEARING NOTE**  
DISTANCE SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.9998731

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

FOR BEARING COMPARISONS A ROTATION OF 00° 01' 00" COUNTERCLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P2.

FOR BEARING COMPARISONS A ROTATION OF 00° 01' 20" COUNTERCLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P2.

INTEGRATION DATA				
OBSERVED REFERENCE POINTS (ORP's), UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF REG 216/10				
POINT ID	NORTHING	EASTING	REMARKS	
A	4 844 874.6	598 332.5	SB	
B	4 844 782.92	598 442.56	CB	

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

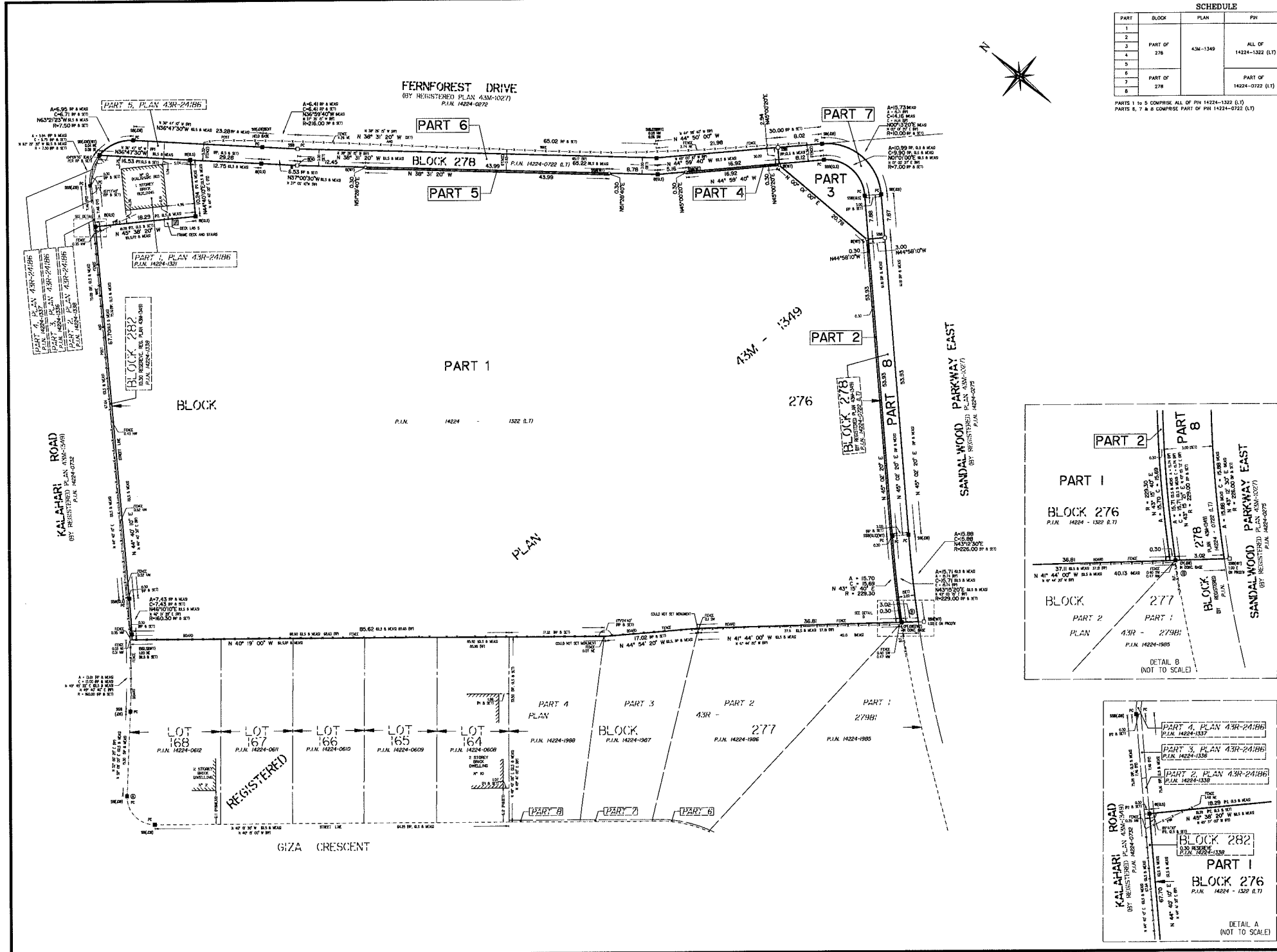
LEGEND	
□	MONUMENT PLANTED
■	MONUMENT FOUND
WT	WITNESS
CC	CUT CROSS
IB	IRON BAR
SB	STANDARD IRON BAR
SSB	SHORT STANDARD IRON BAR
CP	CONCRETE PIN
AI	NOT IDENTIFIED
RP	REGISTERED PLAN 43M-1349
P1	PLAN 43R-2780
P2	PLAN 43R-24186
JOB	J. O. BARNES LTD. O.L.S.
G.S.	POINT OF SURVEY BY GENESIS LAND SURVEYING INC., O.L.S., DATED NOVEMBER 17, 2023
PC	CALCULATED
P.N.	PROPERTY IDENTIFICATION NUMBER
N.S.E.W.	NORTH, SOUTH, EAST, WEST
MEAS	MEASURED
UP	UTILITY POLE
D.H.W.	OVERHEAD UTILITY WIRES
B.F.	BOARD FENCE
P.W.F.	POST AND WIRE FENCE
I.F.	IRON FENCE

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON MARCH 10<sup>th</sup>, 2025.  
MARCH 12<sup>th</sup>, 2025  
DATE  
MAAZ MALEK  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-102239

**GENESIS**  
Land Surveying Inc.

19 FOUR SEASONS PLACE, 10TH FLOOR  
TORONTO, ONT M6H 6H1  
1 905-499-2956 T 905-262-2784 WWW.GENESISLANDSURVEYING.COM  
DRAFTED BY: JHM CHECKED BY: MM PROJECT NO: GLS-1885548







Website: [niwaas.ca](http://niwaas.ca)  
Email: [info@niwaas.ca](mailto:info@niwaas.ca)

99 Glidden Road  
Brampton, ON  
L6T 2H8

To Whom It May Concern,

This letter is to confirm the relationship between Niwaas Long-Term Care and Sri Guru Nanak Sikh Centre Brampton (SGNSCB), located at 99 Glidden Road, Brampton, ON.

Sri Guru Nanak Sikh Centre Brampton is the landowner of the property located at 380 Fernforest Drive, Brampton, the future site of the Niwaas Long-Term Care facility. SGNSCB serves as the parent organization of Niwaas Long-Term Care and plays an essential role in the vision and oversight of the project.

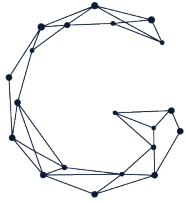
Niwaas Long-Term Care is a project initiated and developed under the guidance of SGNSCB, with the purpose of delivering a culturally specific, community-based long-term care home that meets the needs of the Sikh-Punjabi community and broader population of Brampton and surrounding areas.

As the project developer, Niwaas Long-Term Care is responsible for all aspects of planning, fundraising, design, and construction of the facility, operating under the broader mission and direction of Sri Guru Nanak Sikh Centre Brampton.

Should further clarification be required regarding this relationship, please do not hesitate to contact us directly.

Sincerely,

Gurvinder Singh  
Chair, Niwaas Long-Term Care



April 30, 2025

Environmental Assessment and Approvals Branch  
Ontario Ministry of the Environment, Conservation and Parks  
135 St. Clair Ave. West, 1st Floor  
Toronto, ON M4V 1L5

Dear Sir or Madam:

RE: Record of Site Condition  
380 Fernforest Drive, Brampton, Ontario ("Lands")  
PIN: 14224-1322  
Our File No.: 1023

We are the solicitors for Sri Guru Nanak Sikh Centre Brampton in respect of the above-noted matter and have reviewed the following, a copy of which is attached hereto:

1. Plan of Survey, signed and sealed by Maaz Malek of Genesis Land Surveying Inc. which has thereon an outline of the Lands.
2. Transfer Instrument No. PR1350223 whereby Sri Guru Nanak Sikh Centre Brampton acquired the Lands.
3. Parcel Register regarding the Lands.

The current legal description and property identifier number (PIN) of the Lands is the following:

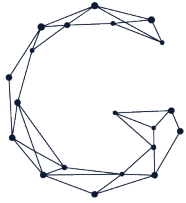
BLK 276 PL 43M-1349; SAVE AND EXCEPT PT 1 PL 43R-24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067.

PIN: 14224-1322

The registered and beneficial owner of the Lands is Sri Guru Nanak Sikh Centre Brampton.

The Lands have the following municipal address: 380 Fernforest Drive, Brampton, Ontario.

The Lands have the following assessment roll number: 10-07-0-023-31498-0000.



**GS BRAR LAW**  
PROFESSIONAL CORPORATION

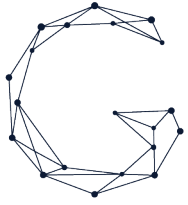
T: 905.291.3297  
F: 905.291.3214  
contact@gsbrar.law  
www.gsbrar.law

---

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours very truly,

Gurjiwan S. Brar  
Lawyer



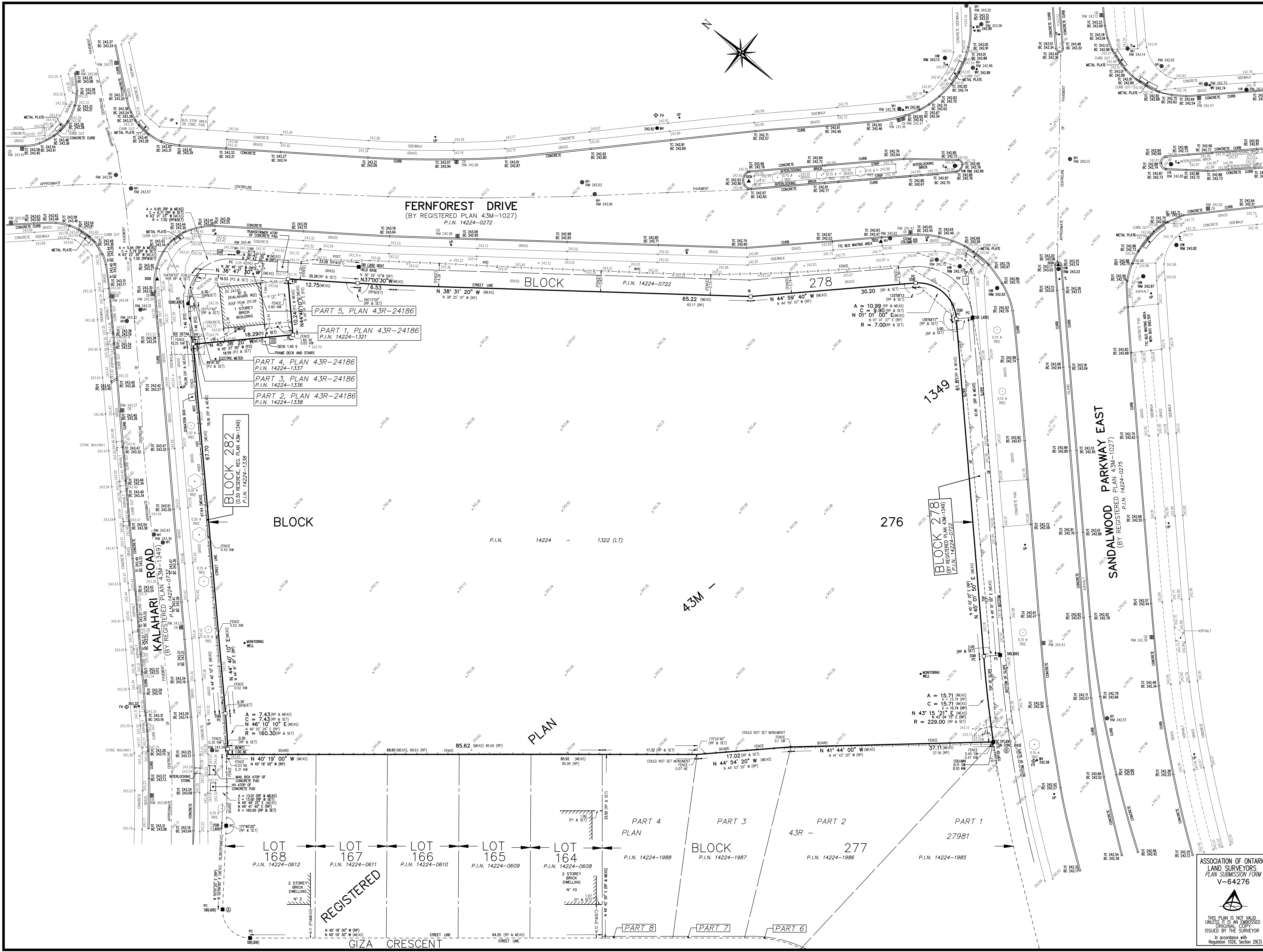
**GS BRAR LAW**  
PROFESSIONAL CORPORATION

T: 905.291.3297  
F: 905.291.3214  
contact@gsbrar.law  
www.gsbrar.law

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## **SCHEDULE “A”**





**SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHY OF PART OF BLOCK 276**  
REGISTERED PLAN 43M-1349  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEI  
SCALE 1 : 300

**GENESIS LAND SURVEYING INC.**  
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THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF GENESIS LAND SURVEYING INC. IS STRICTLY PROHIBITED.

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

**NOTE**  
1. THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED NOVEMBER 17TH, 2023.  
2. THIS PLAN AND REPORT WERE PREPARED FOR NIWAAS CAMPUS OF CARE LONG TERM CARE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

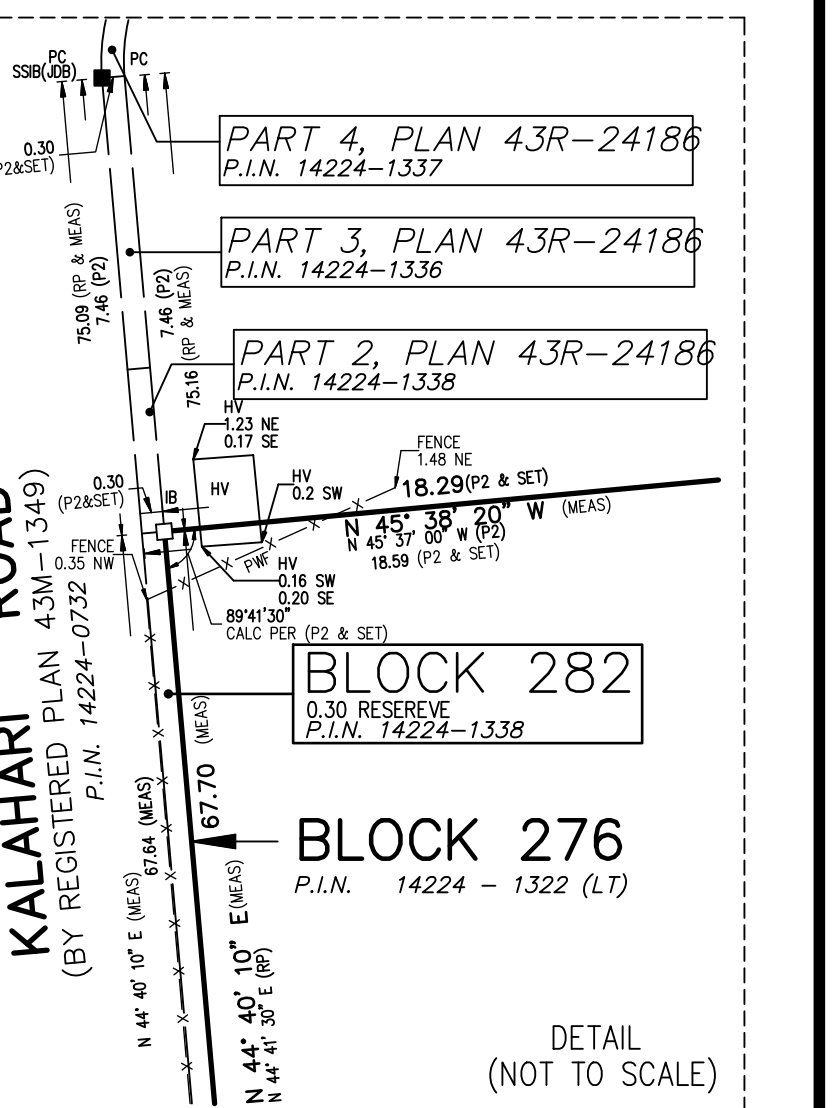
**ELEVATION NOTE**  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF BRAMPTON BENCHMARK N° 042100325 WITH A PUBLISHED ELEVATION OF 239.194 METRES (CGVD-1928/ONT 1978 ADJUSTMENT).

**BEARING NOTE**  
DISTANCE SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.9996731.

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP) A AND B, USING NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

POINT ID	NORTHING	EASTING	REMARKS
A	4 844 874.40	599 332.25	SIB
B	4 844 786.92	599 446.58	CP

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



**LEGEND**

SYMBOL	DESCRIPTION
■	MONUMENT PLANTED
□	MONUMENT FOUND
WT	WITNESS
CC	CUT CROSS
IB	IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CP	CONCRETE PIN
NI	NOT IDENTIFIED
RP	REGISTERED PLAN 43M-1349
P1	PLAN 43R-27981
JDB	PLAN 43R-24186
PC	J. D. BARNES LTD. O.L.S.
CALC.	POINT OF CURVATURE
P.I.N.	PROPERTY IDENTIFICATION NUMBER
N.S.E.W	NORTH, SOUTH, EAST, WEST
MEAS	MEASURED
UP	UTILITY POLE
O.H.W.	OVERHEAD UTILITY WIRES
B.F.	BOARD FENCE
PWF	POST AND WIRE FENCE
I.F.	IRON FENCE
HW	HANDWELL
CB	CATCH BASIN
MH	MAINTENANCE HOLE
DS/GS	DOOR/GARAGE SILL ELEVATION
TC/BC	TOP/BOTTOM OF CURB
U/S	UNDERSIDE OF EAVES ELEVATION
TL	TRAFFIC LIGHT
TBSS	TTC BUS STOP SIGN
HY	HYDRO VAULT
GM	GAS METER
FH	FIRE HYDRANT
WV	WATER VALVE
Ø	DIAMETER

**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 NOVEMBER 2ND, 2023.

NOVEMBER 17TH, 2023  
DATE  
MAAZ MALEK  
ONTARIO LAND SURVEYOR

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
PLAN SUBMISSION FORM  
V-64276

THIS PLAN IS NOT VALID UNLESS IT IS AN EMPLOYED ORIGINAL COPY ISSUED BY THE SURVEYOR  
In accordance with Regulation 1026, Section 29(3)

**GENESIS**  
Land Surveying Inc.

10 FOUR SEASONS PLACE, 10TH FLOOR  
TORONTO, ONT M6H 6H7  
T 905-499-2956 T 1800-262-9784  
WWW.GENESISLANDSURVEY.COM

DRAFTED BY: RMR | CHECKED BY: MM | PROJECT No. GLS-1885



Properties			
PIN	14224 – 1322    LT	Interest/Estate	Fee Simple
Description	BLK 276 PL 43M–1349; SAVE AND EXCEPT PT 1 PL 43R–24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF ( A ) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUM ED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067.		
Address	380 FERNFOREST DRIVE BRAMPTON		

Consideration	
Consideration	\$1,375,000.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	SPRINGDALE SIKH SANGAT HERITAGE DARBAR
Address for Service	C/O Kania Lawyers Barristers & Solicitors 223 Main Street North, Brampton, Ontario, L6X 1N2

I, Jasbir Singh, President and Surjit Mundi, Treasurer, have the authority to bind the corporation.

This document is not authorized    under Power of Attorney by this party.

Transferee(s)	Capacity	Share
Name	SRI GURU NANAK SIKH CENTRE BRAMPTON	
Address for Service	99 Glidden Road, Brampton, Ontario, L6T 2J2	

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By				
Antal Joeseeph Bakaity		2nd Floor, 303 Main St. N. Brampton L6X 1N5	acting for Transferor(s)	Signed    2007 10 05
Tel	905–454–4566			
Fax	9054542264			
Heather Margaret Picken		43 Queen St. W. Brampton L6Y 1L9	acting for Transferee(s)	Signed    2007 10 03
Tel	9054513040			
Fax	9054515058			

Submitted By		
LAWRENCE LAWRENCE STEVENSON LLP	43 Queen St. W. Brampton L6Y 1L9	2007 10 05
Tel	9054513040	
Fax	9054515058	

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Land Transfer Tax	\$19,100.00
Total Paid	\$19,160.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14224 – 1322 BLK 276 PL 43M–1349; SAVE AND EXCEPT PT 1 PL 43R–24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF ( A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUM ED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067.

BY: SPRINGDALE SIKH SANGAT HERITAGE DARBAR

TO: SRI GURU NANAK SIKH CENTRE BRAMPTON

1. SARWAN GILL

I am

- ☐ (a) A person in trust for whom the land conveyed in the above–described conveyance is being conveyed;
- ☐ (b) A trustee named in the above–described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above–described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( \_ ) above.
- ☒ (e) The President, Vice–President, Manager, Secretary, Director, or Treasurer authorized to act for SRI GURU NANAK SIKH CENTRE BRAMPTON described in paragraph(s) (C) above.
- ☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_who is my spouse described in paragraph( \_ ) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	747,559.93
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	627,440.07
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1,375,000.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1,375,000.00

PROPERTY Information Record

A. Nature of Instrument:

Transfer

LRO 43

Registration No. PR1350223

Date: 2007/10/05

B. Property(s):

PIN 14224 – 1322 Address 380 FERNFOREST DRIVE BRAMPTON

Assessment – Roll No

C. Address for Service:

99 Glidden Road,  
Brampton, Ontario, L6T 2J2

D. (i) Last Conveyance(s):

PIN 14224 – 1322 Registration No. PR854217

(ii) Legal Description for Property Conveyed: Same as in last conveyance?

Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By:

Heather Margaret Picken  
43 Queen St. W.  
Brampton L6Y 1L9



PROPERTY DESCRIPTION:

BLK 276 PL 43M-1349; SAVE AND EXCEPT PT 1 PL 43R-24186; BRAMPTON. S/T A RIGHT IN FAVOUR OF SANDRINGHAM PLACE INC., UNTIL THE LATER OF (A) FIVE (5) YEARS FROM 2003 07 22 OR UNTIL PLAN 43M1349 HAS BEEN ASSUMED BY THE CORPORATION OF THE CITY OF BRAMPTON, AS IN PR470067.

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

DIVISION FROM 14224-0720

PIN CREATION DATE:

2000/11/22

OWNERS' NAMES

SRI GURU NANAK SIKH CENTRE BRAMPTON

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2000/11/22 **		
LT1189397	1991/01/02	NOTICE		METRUS MANAGEMENT-LAND DEVELOPMENT SANDRINGHAM PLACE INC. KNOCKBOLT CONSTRUCTION LTD. COZY ACRES CONSTRUCTION INC. WOLVERLEIGH CONSTRUCTION LTD.	THE CORPORATION OF THE CITY OF BRAMPTON	C
LT1192824	1991/01/23	CHARGE		*** DELETED AGAINST THIS PROPERTY ***	CANADIAN IMPERIAL BANK OF COMMERCE ADDED 2003/06/19 BY C. COOPER"	
		REMARKS: DELETED BY LT1582854 AMENDED 01 01 19 M JUDGE AS TO PIN 14224 0138 , "14224-0103, 14224-0108 & 14224-0151 -				
		CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0035 IN ERROR AND WAS RE-INSTATED ON 1998/03/09 BY MARY JUDGE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14304-0205 IN ERROR AND WAS RE-INSTATED ON 1998/06/12 BY CATHY PRYDE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0212 IN ERROR AND WAS RE-INSTATED ON 1998/06/16 BY MARY JUDGE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0199 IN ERROR AND WAS RE-INSTATED ON 1998/06/24 BY JANE MODDISON. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0186 IN ERROR AND WAS RE-INSTATED ON 1998/06/30 BY MARY JUDGE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14223-2122 IN ERROR AND WAS RE-INSTATED ON 1998/12/18 BY RUTH MCBRIDE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14304-0204 IN ERROR AND WAS RE-INSTATED ON 1999/01/26 BY KIM BARBISON. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0277 IN ERROR AND WAS RE-INSTATED ON 1999/01/28 BY LORETTA CHRISTIE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0254 IN ERROR AND WAS RE-INSTATED ON 1999/02/16 BY RUTH MCBRIDE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14226-0269 IN ERROR AND WAS RE-INSTATED ON 1999/09/17 BY RUTH MCBRIDE. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14304-0202 IN ERROR AND WAS RE-INSTATED ON 1999/10/22 BY CLAIRE COOPER. 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14224-0014 IN ERROR AND WAS RE-INSTATED ON 2000/01/28 BY MARY JUDGE.				
LT1247451	1991/08/26	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	SANDRINGHAM PLACE INC.	
LT1290586	1992/01/27	NOTICE			THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
LT1290589	1992/01/27	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		
		REMARKS: LT1192824, LT1290586				
LT1987900	1999/09/09	NOTICE AGREEMENT		SANDRINGHAM PLACE INC.	THE CORPORATION OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	C
LT1987901	1999/09/09	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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

14224-1322 (LT)

PAGE 2 OF 3  
PREPARED FOR Gurjiwan01  
ON 2025/04/30 AT 18:07:33

\* 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
				CANADIAN IMPERIAL BANK OF COMMERCE	THE CORPORAITON OF THE CITY OF BRAMPTON THE REGIONAL MUNICIPALITY OF PEEL	
	REMARKS: LT1192824 TO LT1987900					
LT2047040	2000/02/21	NOTICE AGREEMENT		SANDRINGHAM PLACE INC.	THE CORPORATION OF THE CITY OF BRAMPTON	C
43R24186	2000/02/29	PLAN REFERENCE				C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
	REMARKS: PEARSON AIRPORT ZONING REGULATION					
LT2113110	2000/08/18	BYLAW EX PART LOT		THE CORPORATION OF THE CITY OF BRAMPTON		C
PR470067	2003/07/22	TRANSFER		*** COMPLETELY DELETED *** SANDRINGHAM PLACE INC.	2021671 ONTARIO INC.	
PR470068	2003/07/22	CHARGE		*** COMPLETELY DELETED *** 2021671 ONTARIO INC.	SANDRINGHAM PLACE INC.	
PR750160	2004/11/05	CHARGE		*** COMPLETELY DELETED *** 2021671 ONTARIO INC.	PRESIDENTIAL FINANCIAL CORPORATION	
PR750389	2004/11/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** SANDRINGHAM PLACE INC.		
	REMARKS: RE: PR470068					
PR750390	2004/11/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
	REMARKS: RE: LT1192824					
PR821517	2005/03/22	BYLAW		THE CORPORATION OF THE CITY OF BRAMPTON		C
	REMARKS: REPEAL BY-LAWS					
PR854217	2005/05/20	TRANSFER		*** COMPLETELY DELETED *** 2021671 ONTARIO INC.	SPRINGDALE SIKH SANGAT HERITAGE DARBAR	
	REMARKS: PLANNING ACT STATEMENTS					
PR854247	2005/05/20	CHARGE		*** COMPLETELY DELETED *** SPRINGDALE SIKH SANGAT HERITAGE DARBAR	2021671 ONTARIO INC.	
PR854248	2005/05/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2021671 ONTARIO INC.	PRESIDENTIAL FINANCIAL CORPORATION	
	REMARKS: PR854247					

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
PR854277	2005/05/20	DISCH OF CHARGE	\$1,375,000	*** COMPLETELY DELETED *** PRESIDENTIAL FINANCIAL CORPORATION	PRESIDENTIAL FINANCIAL CORPORATION	C
REMARKS: RE: PR750160						
PR1075981	2006/06/08	CHARGE		*** COMPLETELY DELETED *** SPRINGDALE SIKH SANGAT HERITAGE DARBAR		
PR1076000	2006/06/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** PRESIDENTIAL FINANCIAL CORPORATION	SRI GURU NANAK SIKH CENTRE BRAMPTON	
REMARKS: RE: PR854247						
PR1350223	2007/10/05	TRANSFER		SPRINGDALE SIKH SANGAT HERITAGE DARBAR		
REMARKS: PLANNING ACT STATEMENTS						
PR1692530	2009/08/26	CHARGE		*** COMPLETELY DELETED *** SRI GURU NANAK SIKH CENTRE BRAMPTON	CANADIAN IMPERIAL BANK OF COMMERCE	
PR1694174	2009/08/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** PRESIDENTIAL FINANCIAL CORPORATION		
REMARKS: PR1075981.						
PR4424354	2025/01/23	DISCH OF CHARGE	*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE			
REMARKS: PR1692530.						
PR4440512	2025/03/12	APL DEPOSIT PLAN	*** COMPLETELY DELETED ***			
43R41872	2025/03/13	PLAN REFERENCE			C	
REMARKS: PR4440512.						

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

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