



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **SHAFFINA DOOKI AND NATHANIEL DOOKI** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 176, Plan 43M-1424 municipally known as **43 SPENCER DRIVE**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2 m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit an existing driveway width of 7.42m (24.34 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.);
3. To permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: _____ **NO** _____
Application for Consent: _____ **NO** _____

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 1, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

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

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

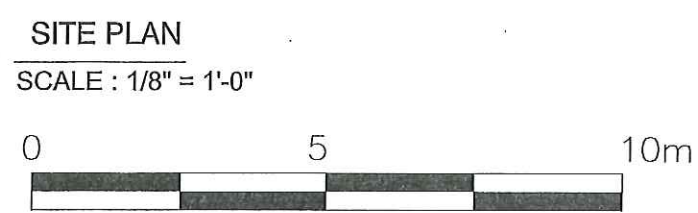
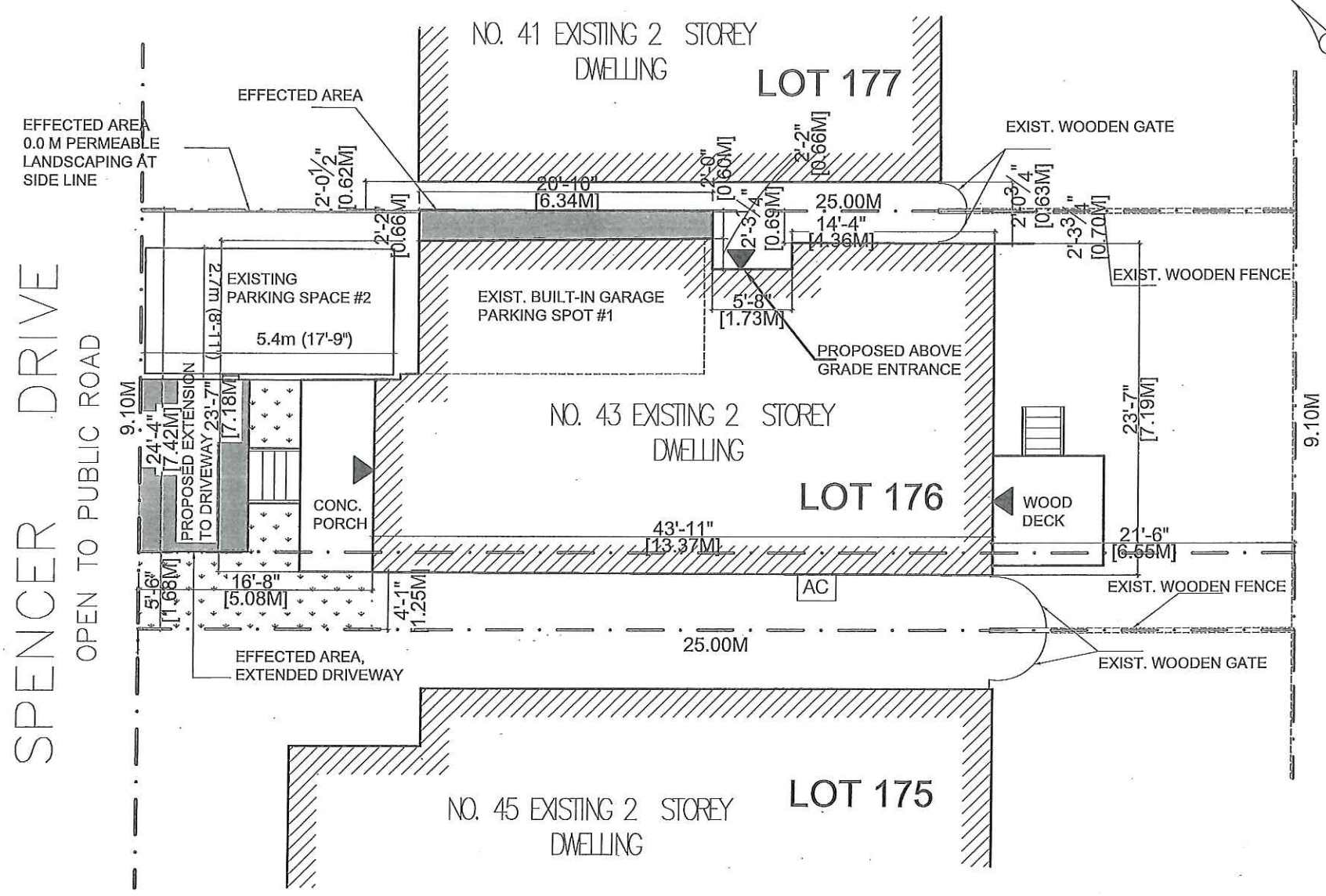
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 20th day of May, 2021..

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

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

SPENCER DRIVE
OPEN TO PUBLIC ROAD



LIST OF DRAWING:			
A-0	SITE PLAN	A-6	PROPOSED BASEMENT FLOOR PLAN
A-1	EXISTING BASEMENT FLOOR PLAN	A-7	PROPOSED GROUND FLOOR PLAN
A-2	EXISTING GROUND FLOOR PLAN	A-8	PROPOSED EAST ELEVATION
A-3	EXISTING SECOND FLOOR PLAN	A-9	SECTION B
A-4	EXISTING EAST ELEVATION		
A-5	EXISTING SECTION A		

THIS SITE PLAN IS BASED ON
THE SURVEY PROVIDED BY
P.SALNA COMPANY LIMITED
DATED MARCH 20, 2002.

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ALL WORK SHALL MEET THE REQUIREMENTS OF
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2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	ISSUED FOR BUILDING PERMIT
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

K-SON

Design & Management
Services Inc.

UNIT B-120 WILLOWDALE AVENUE,
TORONTO, ONTARIO, M2H 4Y2
TEL: 416-546-0300
E-MAIL: info@k-son-engineers.com
WEB: www.k-son-engineers.com

STAMP:

PROJECT
43 SPENCER DR., BRAMPTON,
ONTARIO

DRAWING TITLE
SITE PLAN

CHECKED:	HR.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE as shown
DRAWN:	ZY		
PROJECT NO.		DWG. NO.	A-0

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 27, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, May 28, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, May 28, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

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

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

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0111

The Personal Information collected on this form is collected pursuant to section 45 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

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Shaffina Dooki and Nathaniel Dooki
Address 43 SPENCER DR., BRAMPTON L7A 2A5

Phone # 416-825-7401 **Fax #** _____
Email shaffinadookie@live.ca

2. **Name of Agent** Hooman Riahi
Address UNIT B - 120 WILLOWDALE AVE., TORONTO M2N 4Y2

Phone # 647-632-7018 **Fax #** _____
Email hoomanriahi@yahoo.com

3. **Nature and extent of relief applied for (variances requested):**

In regards to proposed new above-grade side entrance for the proposed second dwelling unit:

- 1- Zoning1- Zoning By-law requires 1.2m clear path of travel to the proposed side entrance whereas the existing side yard is 0.6m.
- 2- By-law requires 5.2m driveway width whereas the proposed driveway width is 7.42m.
- 3- By-law requires 0.6m permeable landscaping abutting the side lot line, whereas the existing permeable landscaping abutting the north side lot line is 0.0 m.

4. **Why is it not possible to comply with the provisions of the by-law?**

The existing side 0.6m pathway is the only proper pathway to reach the basement entrance, there is no remedy to widen this pathway. Also this pathway is currently in use to get to the backyard through a wooded gate.

Also for ease of entering, parking, accessing to the house and new proposed second suite, the wider driveway is necessary.

5. **Legal Description of the subject land:**

Lot Number 176
Plan Number/Concession Number PLAN 431M1424
Municipal Address 43 SPENCER DR., BRAMPTON L7A 2A5

6. **Dimension of subject land (in metric units)**

Frontage 9.10 M
Depth 25.0 M
Area 227.50 M2

7. **Access to the subject land is by:**

Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐

Seasonal Road ☐
Other Public Road ☐
Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

EXISTING BUILDING SIZE: 7.18 M WIDTH X 13.37 M LENGTH X 10.23 M HEIGHT
2 STOREY
GROUND FLOOR AREA: 93.38 M2
GROSS FLOOR AREA: 186.76 M2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SAME AS EXISTING, NO CHANGE

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 5.08 M
Rear yard setback 6.55 M
Side yard setback 0.6 M EAST
Side yard setback 1.2 M WEST

PROPOSED

Front yard setback 5.08 M, NO CHANGE
Rear yard setback 6.55 M, NO CHANGE
Side yard setback 0.6 M EAST, NO CHANGE
Side yard setback 1.2 M WEST, NO CHANGE

10. Date of Acquisition of subject land: JULY 30, 2010
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: SINGLE FAMILY DWELLING + SECOND SUITE
13. Existing uses of abutting properties: SINGLE FAMILY DWELLING
14. Date of construction of all buildings & structures on subject land: 2002
15. Length of time the existing uses of the subject property have been continued: 19 YEARS
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

H. Rishi

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF TORONTO

THIS 13TH DAY OF APRIL, 2021

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, HOUMAN RIAHI, OF THE CITY OF TORONTO

IN THE 13TH OF APRIL 2021 SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF *Brampton*

IN THE *Regional* OF

Peel THIS *14th* DAY OF

May, 20 *21*

Jeanie Myers
A Commissioner etc.

H. Rishi

H. Rishi

Signature of Applicant or Authorized Agent

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D - 987

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

HOTHU S.

Zoning Officer

MAY 05 2021

Date

DATE RECEIVED

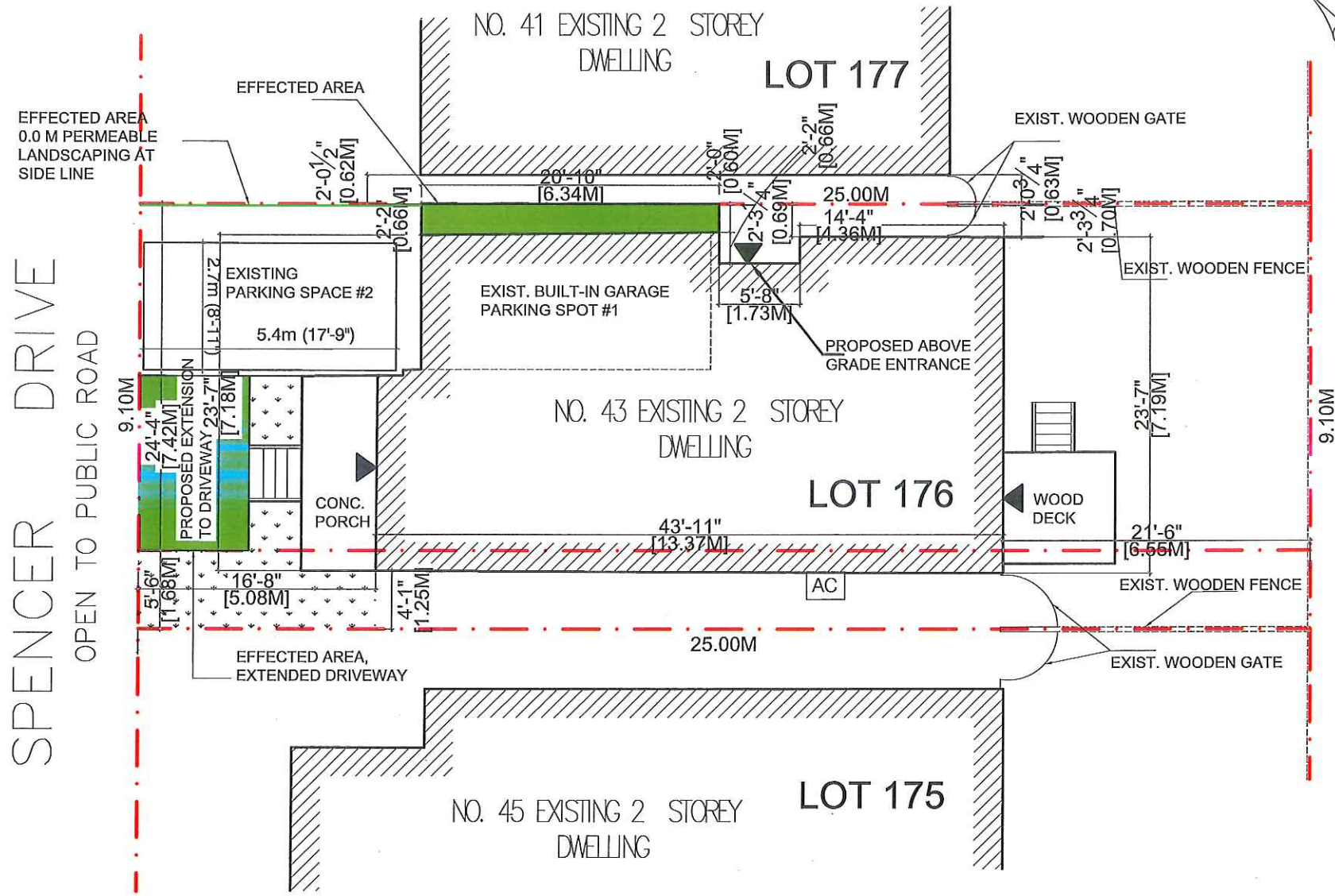
May 4, 2021

Date Application Deemed
Complete by the Municipality

MAY 5, 2021

Revised 2020/01/07

SPENCER DRIVE
OPEN TO PUBLIC ROAD



SITE PLAN
SCALE : 1/8" = 1'-0"



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A-5	EXISTING SECTION A		

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K-SON

Design & Management
Services Inc.

UNIT B-120 VILLOWDALE AVENUE,
TORONTO, ONTARIO, M2N 4Y2
TEL: 416-546-6000
E-MAIL: info@kson-engineers.com
WEB: www.kson-engineers.com

STAMP:

REGISTERED PROFESSIONAL ENGINEER

H. RIAHI

H. RIAHI
100064861

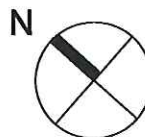
MAY 11, 2021

PROVINCE OF ONTARIO

PROJECT
43 SPENCER DR., BRAMPTON,
ONTARIO

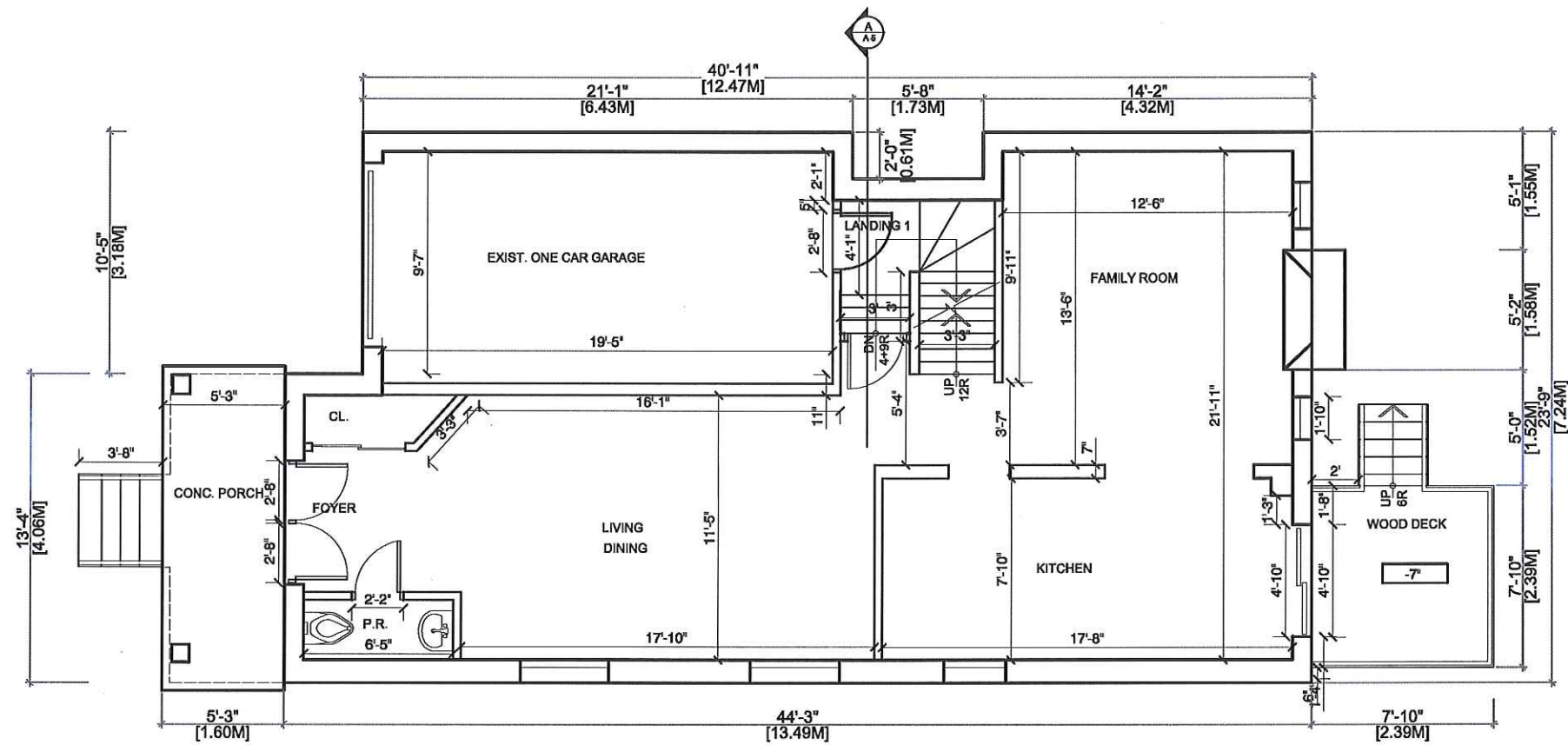
DRAWING TITLE
SITE PLAN

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DRAWN:	ZY		
PROJECT NO.			DWG. NO. A-0



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A-1



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1	MAR 15, 2021	Issued for Building Permit
NO. DATE	Issued/Addendum/Revision	

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K-SON

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 Services Inc.

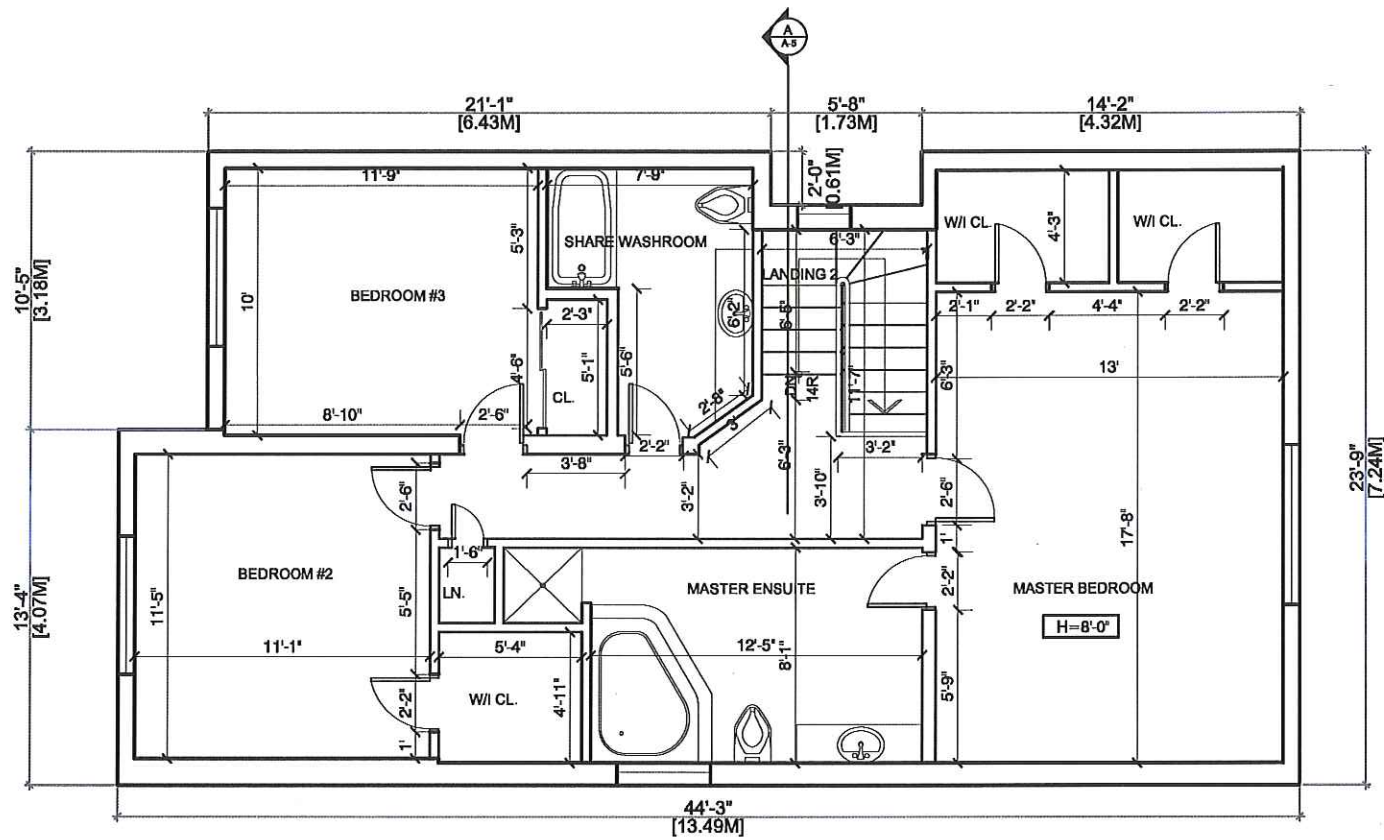
Unit B-120 Willowdale Avenue,
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 TEL: 416-548-6000
 E-MAIL: info@kson-engineers.com
 WEB: www.kson-engineers.com



PROJECT
 43 SPENCER DR., BRAMPTON,
 ONTARIO

DRAWING TITLE
 EXISTING GROUND FLOOR PLAN

CHECKED:	H.R.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	Z.Y.		AS SHOWN
PROJECT NO.			DWG. NO. A-2



EXISTING SECOND FLOOR PLAN
SCALE : 3/16"=1'-0"



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PROJECT
43 SPENCER DR., BRAMPTON,
ONTARIO

DRAWING TITLE
EXISTING SECOND FLOOR PLAN

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PROJECT NO.		DWG. NO.	A-3

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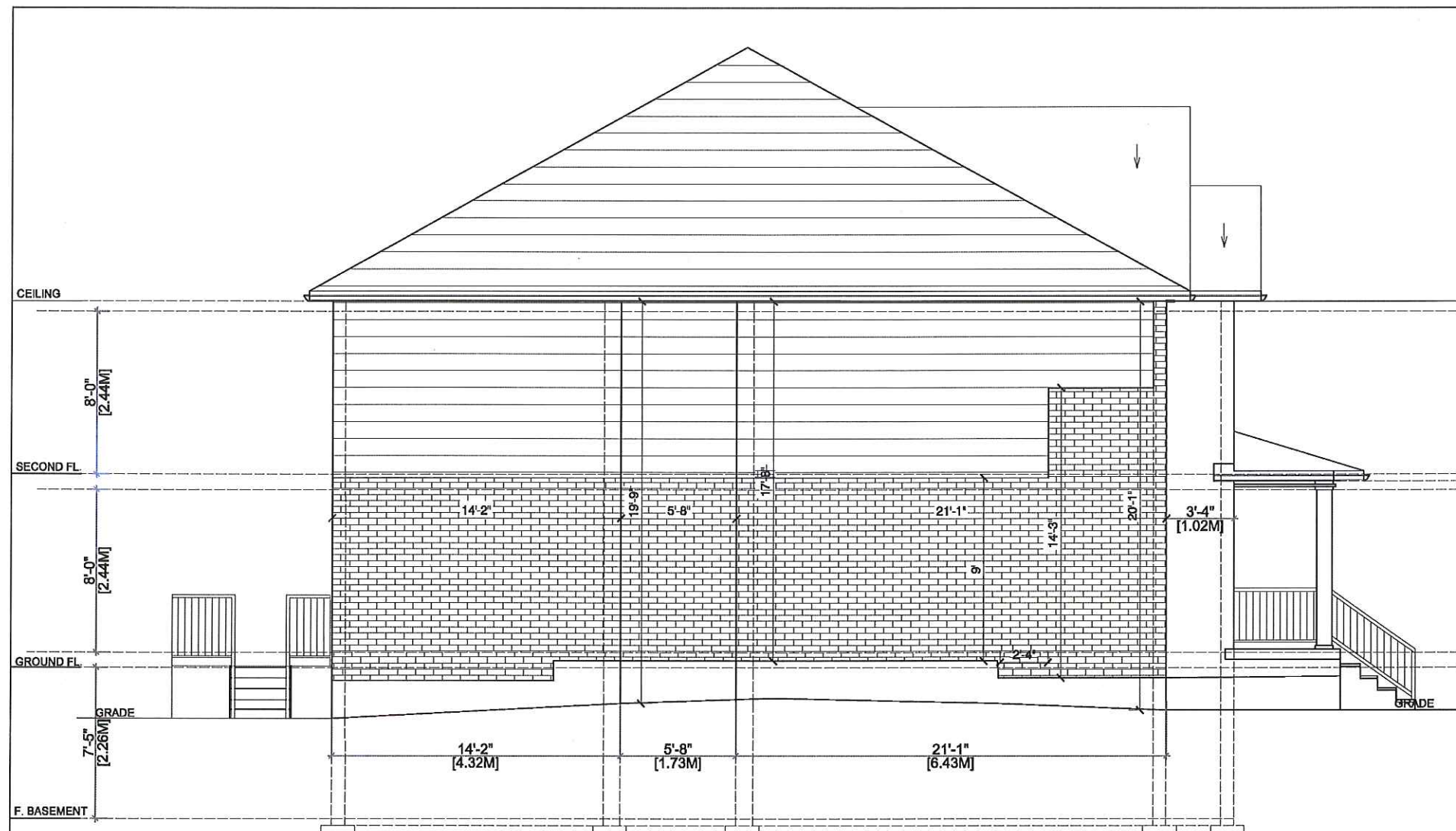
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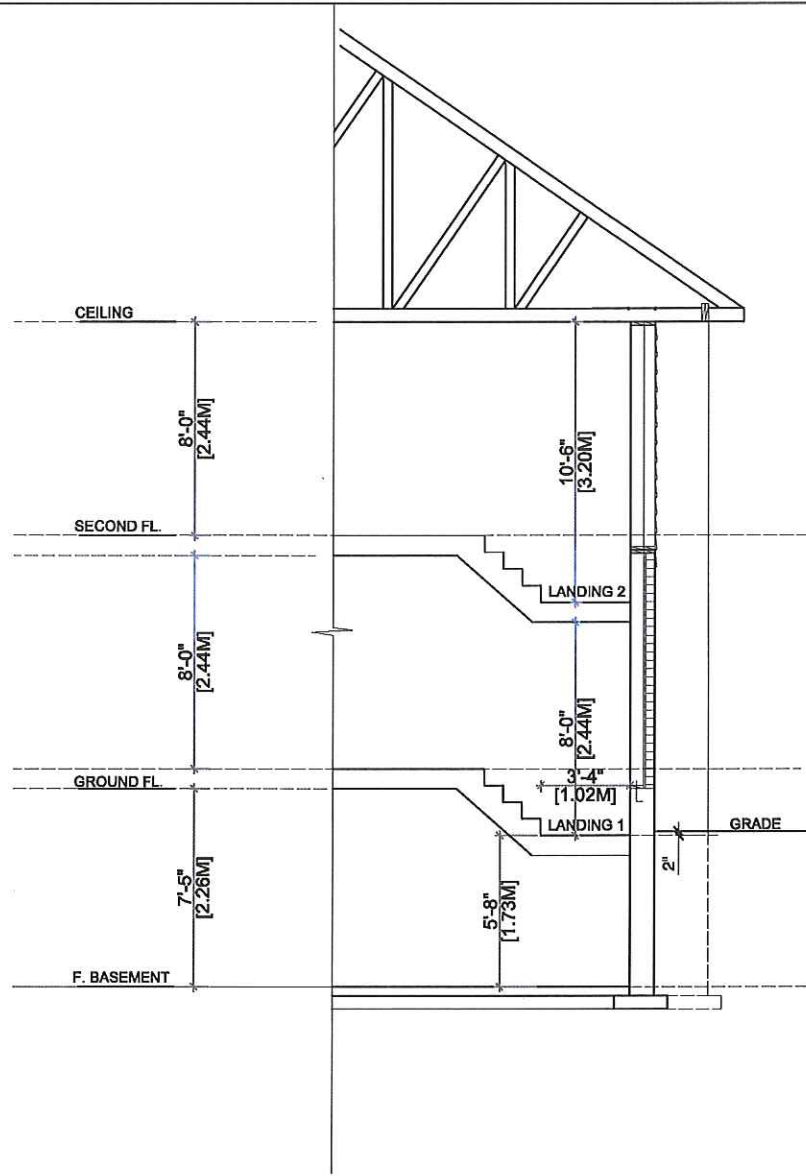
DRAWING TITLE
EXISTING EAST WALL ELEVATION

CHECKED:	H.R.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	Z.Y.		AS SHOWN
PROJECT NO.		DWG. NO.	A-4



EXISTING EAST WALL ELEVATION

SCALE : 3/16"=1'-0"



A
A
A
SECTION A
 A-1 A-2 A-3 SCALE : 3/16"=1'-0"

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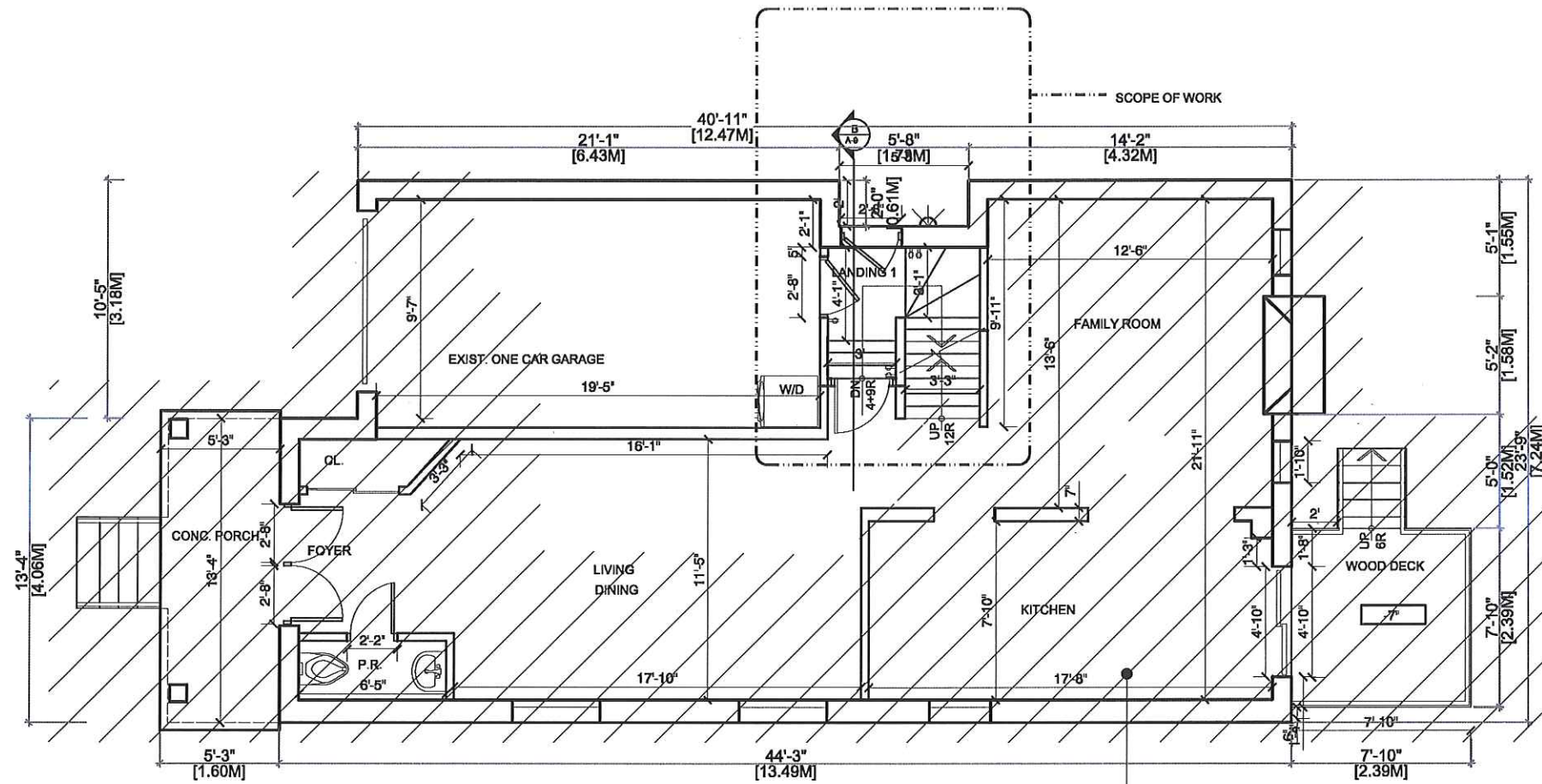
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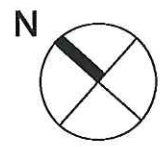
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PROJECT 43 SPENCER DR., BRAMPTON, ONTARIO			
DRAWING TITLE EXISTING SECTION A			
CHECKED:	H.R.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE AS SHOWN
DRAWN:	Z.Y.		
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PROPOSED GROUND FLOOR PLAN
SCALE : 3/16"=1'-0"



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2	APR 16, 2021	ISSUED FOR COA
1	MAR 15, 2021	Issued for Building Permit
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

K-SON

Design & Management Services Inc.

Unit B-120 Willowdale Avenue,
Toronto, Ontario, M2H 4Y2
TEL : 416-541-6600
E-MAIL: info@kson-engineers.com
WEB: www.kson-engineers.com



PROJECT 43 SPENCER DR., BRAMPTON, ONTARIO			
DRAWING TITLE PROPOSED GROUND FLOOR PLAN			
CHECKED:	H.R.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE AS SHOWN
DRAWN:	Z.Y.		
PROJECT NO.			DWG. NO. A-7

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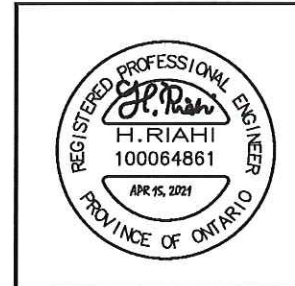
2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	Issued for Building Permit
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

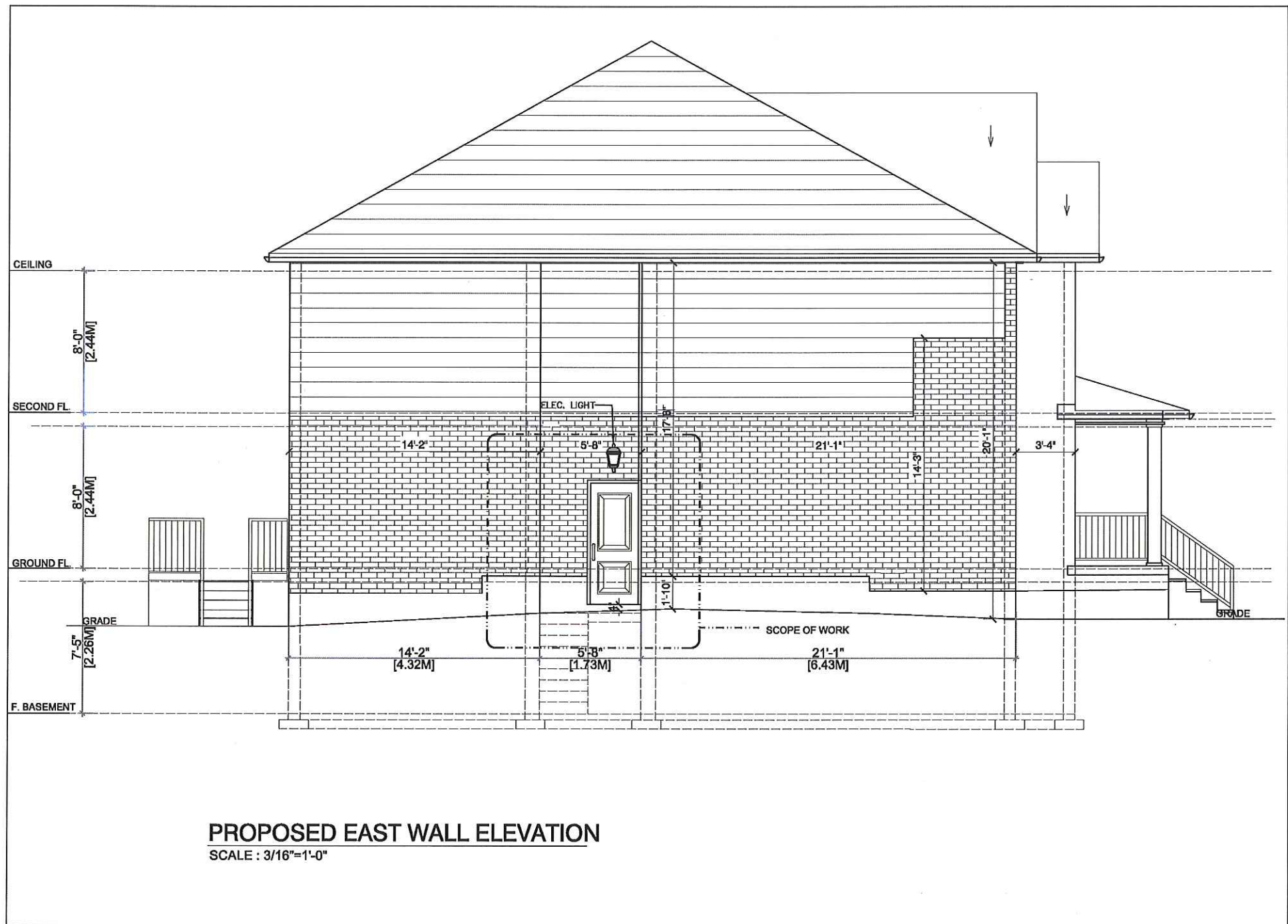
K-SON

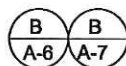
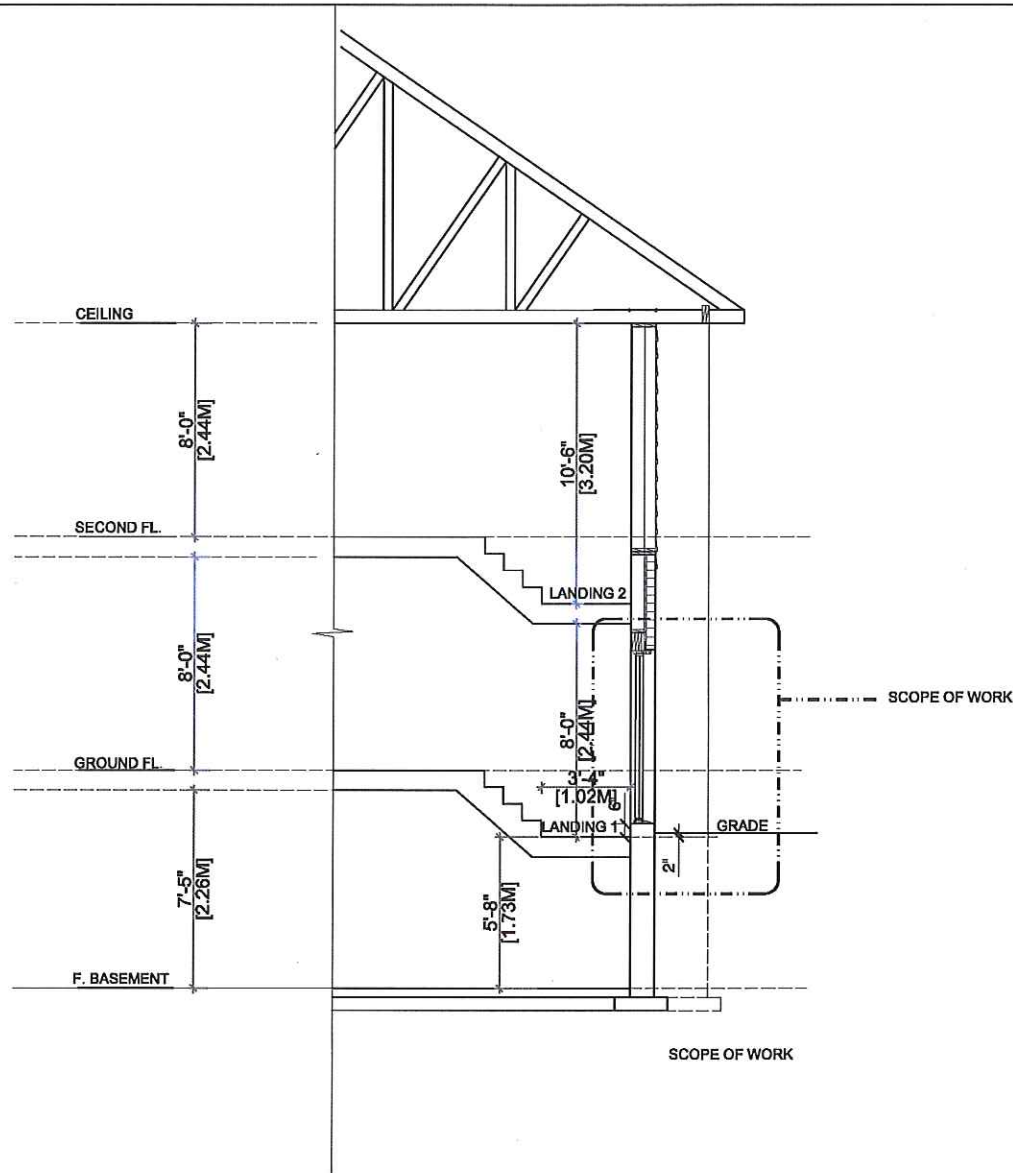
Design & Management Services Inc.

Unit B-120 Willowdale Avenue,
Toronto, Ontario, M2N 4Y2
TEL : 416-548-6800
E-MAIL: info@kason-engineers.com
WEB: www.kason-engineers.com



PROJECT 43 SPENCER DR., BRAMPTON, ONTARIO			
DRAWING TITLE EXISTING EAST WALL ELEVATION			
CHECKED:	H.R.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	Z.Y.		AS SHOWN
PROJECT NO.			DWG. NO. A-8





SECTION B
SCALE : 3/16"=1'-0"

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2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	Issued for Building Permit
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:



**Design & Management
Services Inc.**

Unit B-120 Willowdale Avenue,
Toronto, Ontario, M2N 4Y2
TEL: 416-546-6600
E-MAIL: info@kson-engineers.com
WEB: www.kson-engineers.com



PROJECT
43 SPENCER DR., BRAMPTON,
ONTARIO

DRAWING TITLE
SECTION B

CHECKED:	H.R.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	Z.Y.		AS SHOWN
PROJECT NO.		DWG. NO.	A-9

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOTS 168 TO 182 ALL INCLUSIVE
REGISTERED PLAN 43M-1424
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:400
P. SALNA Co. LTD., O.L.S.

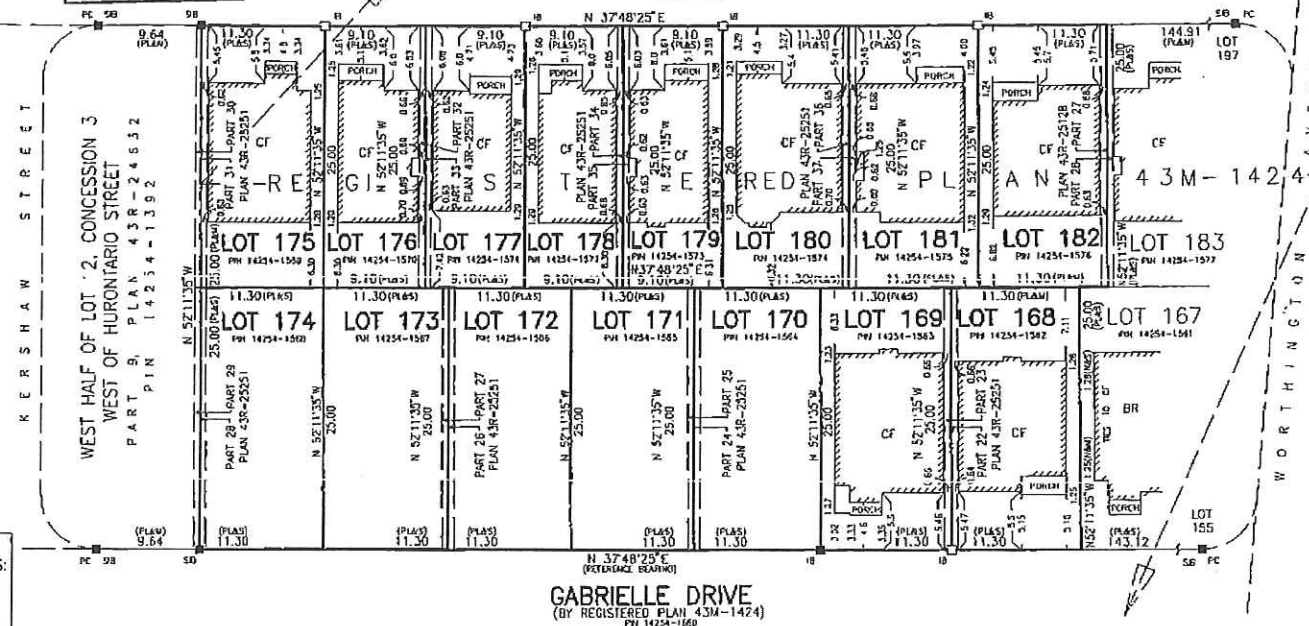
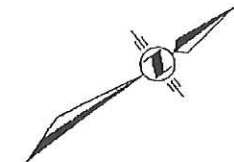
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1395157



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 IN ACCORDANCE WITH
 REGULATION 1026, SECTION 29(5).

REVISION OF NEW DWELLINGS		
LOT	DATE	O.L.S.
170		
171		
172		
173		
174		

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



NOTE:
 PART 22 TO 31, PLAN 43M-15151 AND
 PART 22 AND 28, PLAN 43M-25128 HAVE A
 ADDITIONAL PART OF 0.000, AND ARE WHOLLY CONTAINED
 WITHIN THE LIMITS OF THE UNDERLYING LOTS.

NOTE:
 ALL FOUND MONUMENTS ARE BY
 ROY-PINNEY & EDWARDS SURVEYING LTD., O.L.S.
 UNLESS OTHERWISE SHOWN

THIS REPORT WAS PREPARED FOR
 FM HOUSES (STANFORD HOMES)
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY
 OTHER PARTIES

PART 2) SURVEY REPORT
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
 NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
 BY-LAWS.

LEGEND

- | | |
|--|---|
| □ DENOTES SURVEY MONUMENT PLANTED | CF DENOTES CONCRETE FOUNDATION WALLS |
| ■ DENOTES SURVEY MONUMENT FOUND | TWE DENOTES TOP OF WALL ELEVATION |
| ▨ DENOTES STANDARD IRON BAR | USE DENOTES GARAGE SILL ELEVATION |
| IB DENOTES IRON BAR | PL DENOTES REGISTERED PLAN 43M-1424 |
| WJ DENOTES WITNESS | BR DENOTES 2 STOREY BRICK DWELLING |
| CU DENOTES ORIGIN UNKNOWN | * DENOTES FOUND TEMPORARY WITNESS MONUMENTS |
| CC DENOTES CUT CROSS | OF P. SALNA CO. LTD., O.L.S. |
| DE DENOTES SET | C DENOTES CALCULATED |
| S DENOTES MEASURED | |
| N DENOTES NOTES BY P. SALNA CO. LTD., O.L.S. | |
| PC DENOTES POINT OF CURVATURE | |
| PRC DENOTES POINT OF REVERSE CURVATURE | |

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 PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
 OF P. SALNA CO. LTD.

NOTES

BEARINGS ARE ASTROMONIC AND ARE
 DERIVED FROM THE NORTH WESTERLY
 LIMIT OF GABRIELLE DRIVE
 AS SHOWN ON REGISTERED PLAN 43M-1424
 HAVING A BEARING OF N 37°48'25" E

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND
 TILES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE
 10th DAY OF MARCH 2002

MARCH 20, 2002

DATE

R. Salna
 R. SALNA, B.Sc.
 ONTARIO LAND SURVEYOR

P. SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS

10225 YONGE STREET
 RICHMOND HILL, ONTARIO L4C 3B2
 PHONE: (905) 884-3998 FAX: (905) 737-7516

DRAWN BY: NATHAN
 CHECKED BY: SRI

CAD FILE: 1424VPP
 FILE: 00-094

03/06/2002 10:47 FAX 905 780 9453

MECAPRO PROPERTIES

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