

**APPLICATION # A-2021-0116**  
**WARD 6**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MANJEET KAUR** 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 181, Plan 43M-1439 municipally known as **23 SHEEPBERRY TERRACE**, Brampton;

AND WHEREAS the applicant is requesting the following variances(s):

1. To permit a below grade entrance in the interior side yard having as setback of 0.25m to the side lot line and where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling, whereas the by-law permits a below grade entrance in the interior side yard provided that a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling and a minimum setback of 3.0m (9.84 ft.) to the below grade stairway is maintained;
2. To permit an existing accessory structure (shed) having a setback of 0.46m (1.51 ft.) to the side lot line and 0.51m (1.67 ft.) to a rear lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest 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	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 22, 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.

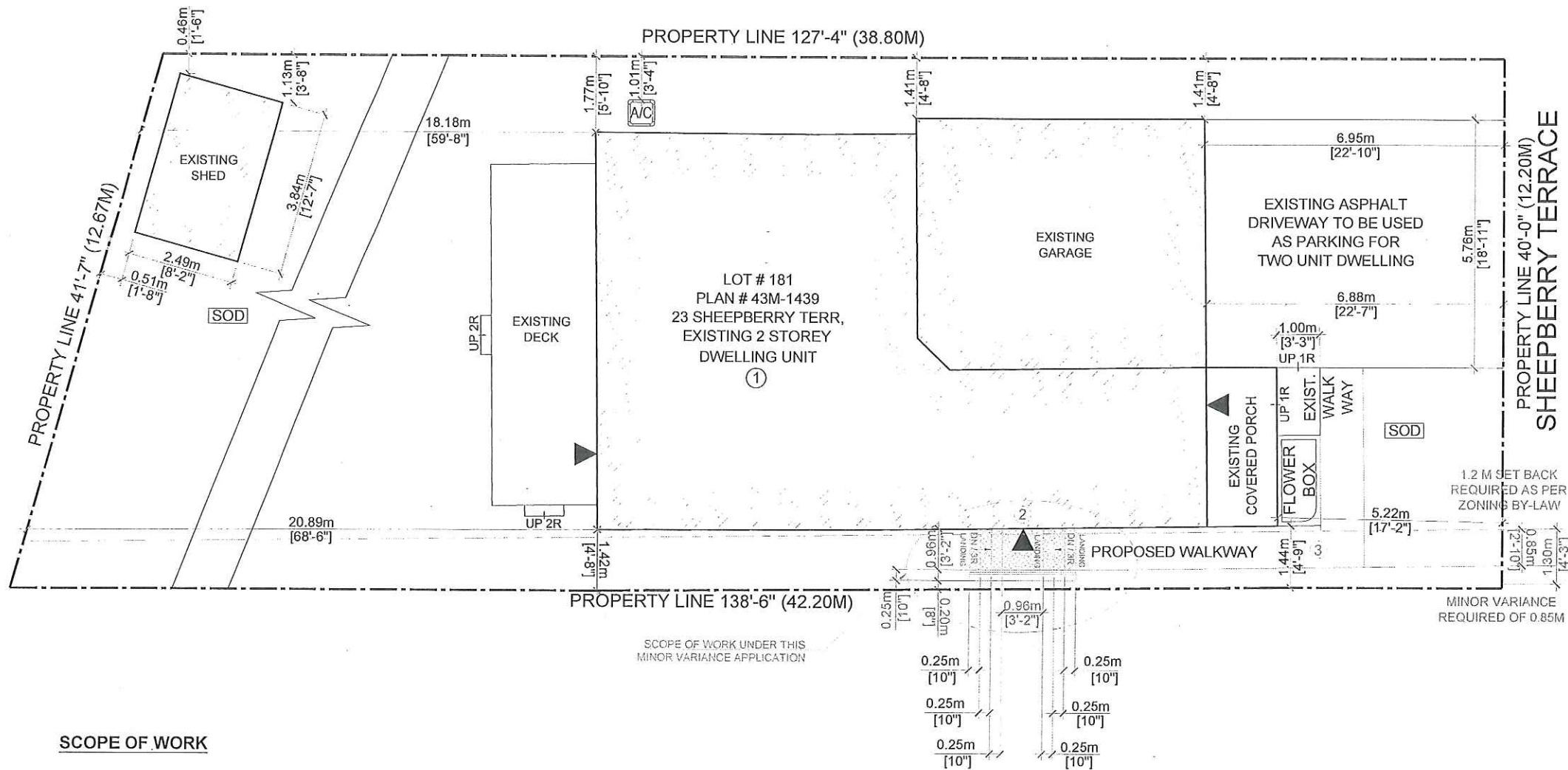
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this 10th day of June, 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](mailto:jeanie.myers@brampton.ca)



### SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT
- ③ MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMMODATE SECOND UNIT IN BASEMENT.

▲ ENTRANCE & EGRESS

RELEASED FOR BUILDING PERMIT  
 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND REPORT EXISTING AS SHOWN. ANY CHANGES TO THE CONTRACTOR'S RESPONSIBILITY.  
 ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONTRACTOR AND MUST BE RETURNED AT THE COMPLETION OF WORK.  
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NO.	DATE	REVISION / ISSUED
01	2021.04.06	SCHEMATIC DESIGN
02	2021.04.06	MINOR APPLICATION

OWNER  
 MANJEET KAUR  
 ARCHITECT  
**C Architecture**  
 C ARCHITECTURE  
 10368 WINSTON CHURCHILL  
 BLVD, HALTON HILLS  
 ON L7G 4S7  
 c: 647.741.5917  
 e: info@c-archi.com  
 SEAL



BG STEPS  
 FROM SIDE  
 YARD  
 23 SHEEPBERRY TERR,  
 BRAMPTON

### SITE PLAN

SCALE: 1/8" = 1'-0"  
 DATE: 2021.04.06  
 PROJECT: 21-071  
 DRAWING NO:

A-01

REVISION: 00



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, June 17, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, June 18, 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, June 18, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.

AMENDMENT LETTER

June 9, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
MANJEET KAUR  
LOT 181, PLAN 43M-1439  
A-2021-0116- 23 SHEEPBERRY TERRACE

---

Please **amend** application **A-2021-0116** to reflect the following:

1. To permit a below grade entrance in the interior side yard having as setback of 0.25m to the side lot line and where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling, whereas the by-law permits a below grade entrance in the interior side yard provided that a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling and a minimum setback of 3.0m (9.84 ft.) to the below grade stairway is maintained;
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Applicant/Authorized Agent



RELEASED FOR BUILDING PERMIT  
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NO.	DATE	REVISION / ISSUED
00	2021.03.27	SCHEMATIC DESIGN
01	2021.04.06	M/V APPLICATION

OWNER

MANJEET KAUR  
ARCHITECT

**ca**architecture  
C ARCHITECTURE  
10368 WINSTON CHURCHILL  
BLVD, HALTON HILLS  
ON L7G 4S7  
c: 647.741.5917  
e: info@ca-archi.com

SEAL

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
MULTIMEDIA A. SIDDIQI  
LICENCE  
8950

BG STEPS  
FROM SIDE  
YARD

23 SHEEPBERRY TERR,  
BRAMPTON

SITE PLAN

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

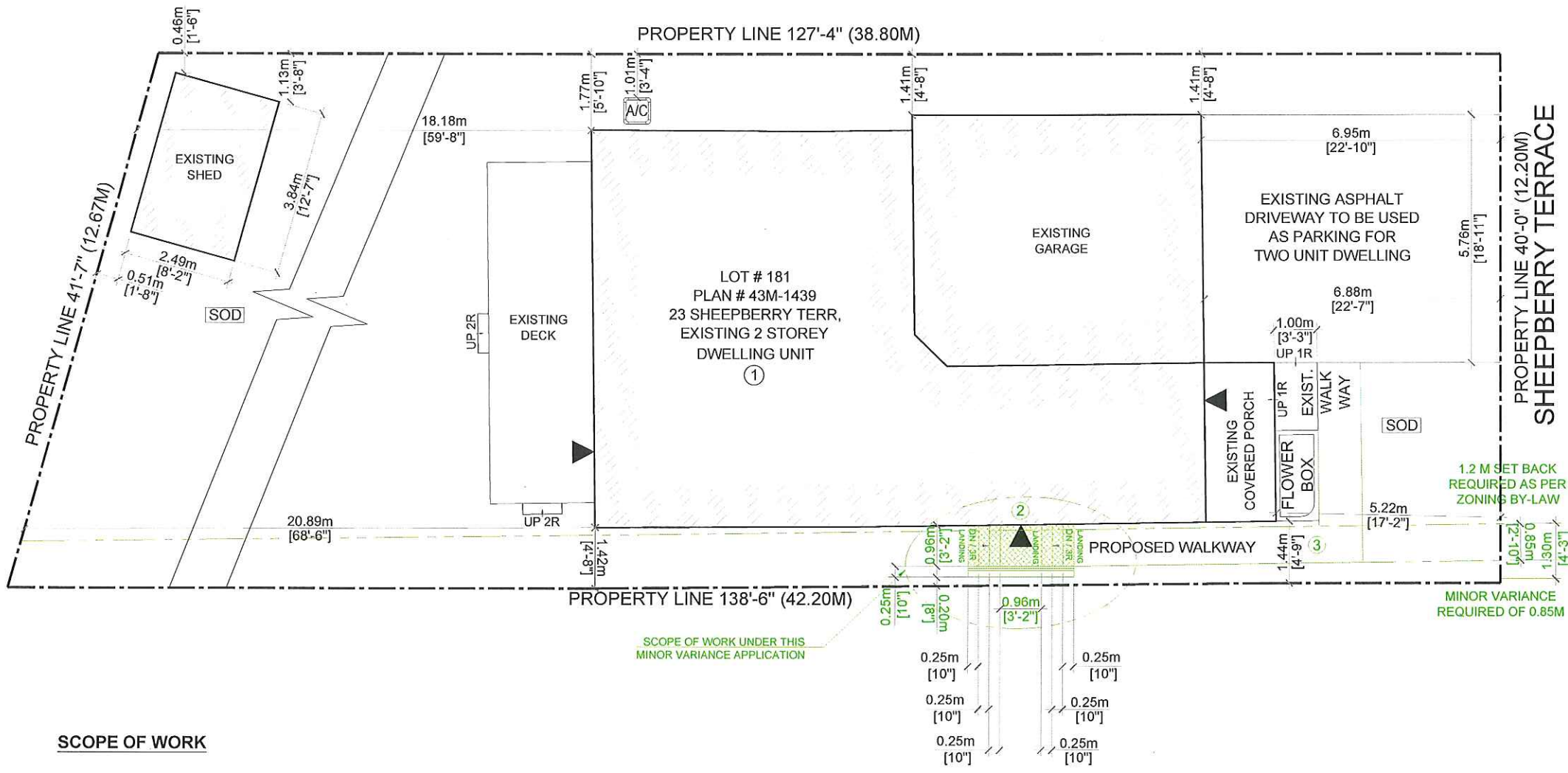
DATE: 2021.04.06

PROJECT: 21-071

DRAWING NO:

A-01

REVISION: 00



SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT
- ③ MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMODATE SECOND UNIT IN BASEMENT.

▲ ENTRANCE & EGRESS



FILE NUMBER: A-2021-0116

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)** MANJEET KAUR  
**Address** 23 SHEEPBERRY TERR, BRAMPTON ON L7A 2B6

**Phone #** 647.868.7126 **Fax #** \_\_\_\_\_  
**Email** manjeet175@gmail.com

2. **Name of Agent** M. ARSHAD SIDDIQUI  
**Address** 10368 WINSTON CHURCHILL BLVD. HALTON HILLS L7G4S7

**Phone #** 647.741.5917 **Fax #** \_\_\_\_\_  
**Email** arshad@c-archi.com

3. **Nature and extent of relief applied for (variances requested):**  
TO CONSTRUCT A TWO UNIT DWELLING IN BASEMENT WITH BELOW GRADE ENTRANCE IN LEFT SIDE-YARD USED FOR ENTRY TO BASEMENT. REQUIRED SET BACK AS PER ZONING BY-LAW ON LEFT AND RIGHT SIDE-YARDS IS 1.2M. ON THIS PROPERTY PRESENT SET BACK IS 1.21M ON LEFT SIDE-YARD AND 1.77M ON RIGHT SIDE-YARD. MINOR VARIANCE REQUESTED FOR 0.86M RELIEFING LEFT SIDE-YARD SETBACK TO ACCOMODATE THE 0.96M LANDING. TO COMPENSATE FOR THE SET BACK TWO ADDITIONAL RISERS OF 0.25M ARE PROPOSED TO KEEP THE CONTINUITY OF SIDE-YARD.

4. **Why is it not possible to comply with the provisions of the by-law?**  
SINCE IT IS NOT A COMPLETE BELOW GRADE 10 RISER STAIRS AND IT HAS 2 RISERS DOWN AND UP AS PER DRAWINGS, IT PARTIALLY COMPELS WITH CITY BY-LAWS. PROPERTY OWNERS ARE WILLING TO APPLY FOR TWO UNIT DWELLING BASEMENT ACCESORY PERMIT AFTER GETTING MINOR VARIANCE APPLICATION APPROVED FOR PARTIAL BELOW GRADE SIDE-YARD ENTRANCE.

5. **Legal Description of the subject land:**  
**Lot Number** 181  
**Plan Number/Concession Number** 43M-1439  
**Municipal Address** 23 SHEEPBERRY TERR, BRAMPTON ON L7A 2B6

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.67M  
**Depth** 42.20M  
**Area** 514.84 M

7. **Access to the subject land is by:**  
**Provincial Highway** ☐ **Seasonal Road** ☐  
**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **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.)

BASEMENT AREA: 68.35 SM

MAIN FLOOR AREA: 84.25 SM

SECOND FLOOR AREA: 85.13 SM

TOTAL AREA FOR FLOORS ABOVE GRADE: 169.38 SM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SECOND UNIT DWELLING IN BASEMENT

BELOW GRADE ENTRANCE WITH TWO RISERS ONLY TO BE PRINCIPLE MEANS OF ENTRANCE AND EXIT FOR BASEMENT FROM LEFT SIDE-YARD.

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 5.77 M

Rear yard setback 17.67 M

Side yard setback 1.42 M (LEFT SIDE)

Side yard setback 1.31 M (RIGHT SIDE)

PROPOSED

Front yard setback NO CHANGE

Rear yard setback NO CHANGE

Side yard setback ADDITION OF BELOW GRADE STEPS WITH 2 RISERS ON LEFT SIDE-YARD (0.96M)

Side yard setback NO CHANGE

10. Date of Acquisition of subject land: 2004
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2004
15. Length of time the existing uses of the subject property have been continued: 10 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 _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ BRAMPTON \_\_\_\_\_

THIS 19 DAY OF MAY, 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, M. ARSHAD SIDDIQUI, OF THE CITY OF HALTON HILLS

IN THE REGION OF HALTON HILLS 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  
HALTON HILLS

IN THE Peel REGION OF  
HALTON THIS 19<sup>TH</sup> DAY OF  
MAY, 2021

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

M. Arshad Siddiqui

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

Jeanie Myers  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1C-1006

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

L. Barbuto  
Zoning Officer

May 21, 2021  
Date

DATE RECEIVED MAY 19, 2021.



RELEASED FOR BUILDING PERMIT

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NO	DATE	REVISION / ISSUED
01	2021.03.27	SCHEMATIC DESIGN
01	2021.04.08	FINAL APPROVAL

OWNER

MANJEET KAUR  
ARCHITECT

**ca** architecture  
C ARCHITECTURE  
10368 WINSTON CHURCHILL  
BLVD, HALTON HILLS  
ON L7G 4S7  
c: 647.741.5917  
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BG STEPS  
FROM SIDE  
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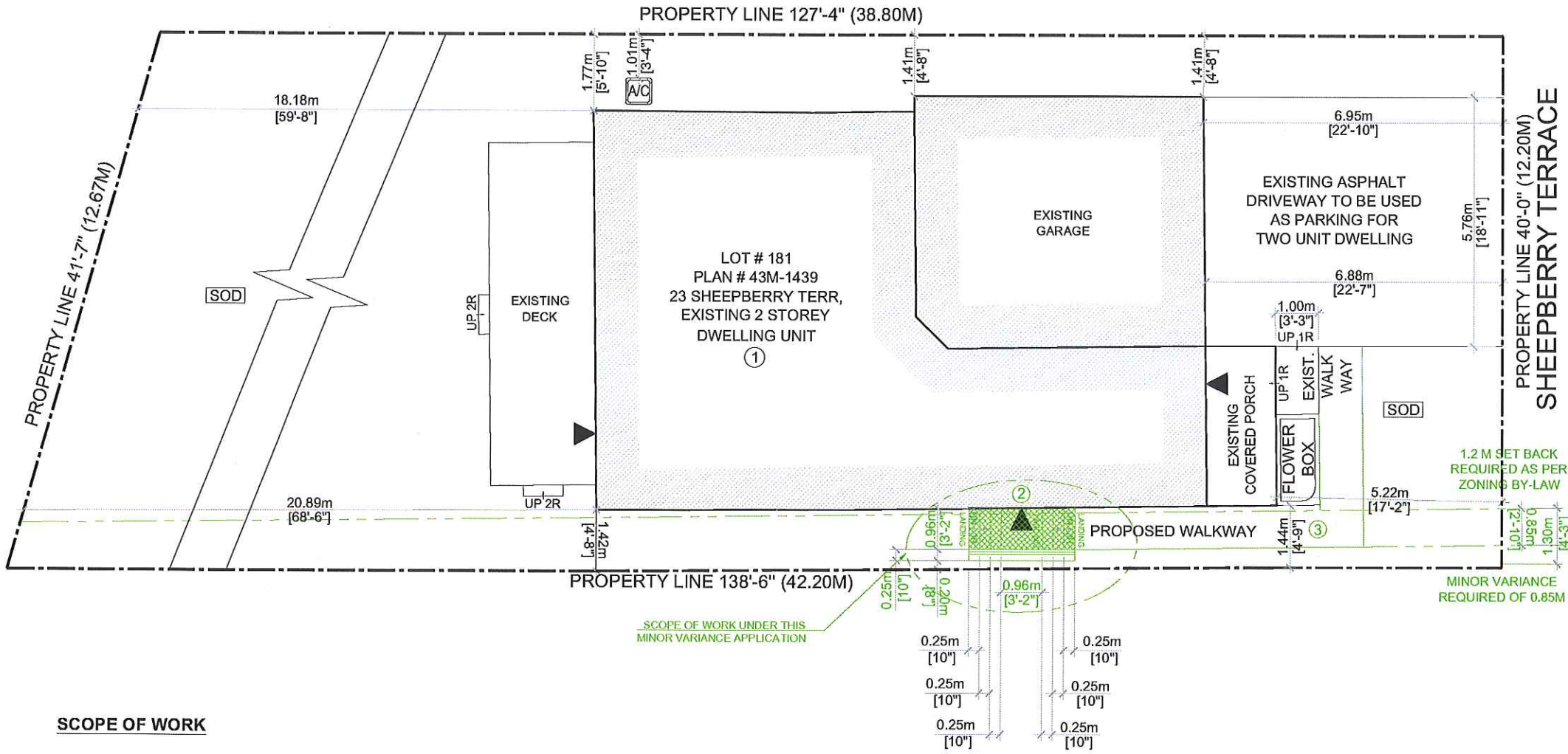
23 SHEEPBERRY TERR,  
BRAMPTON

SITE PLAN

SCALE: 1/8"=1'-0"  
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▲ ENTRANCE & EGRESS

# SURVEYOR'S REAL PROPERTY REPORT

## PART 1

PLAN OF LOTS 178, 179 AND 181

PLAN 43M-1439

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10m 5m 0 10m 20m 30m

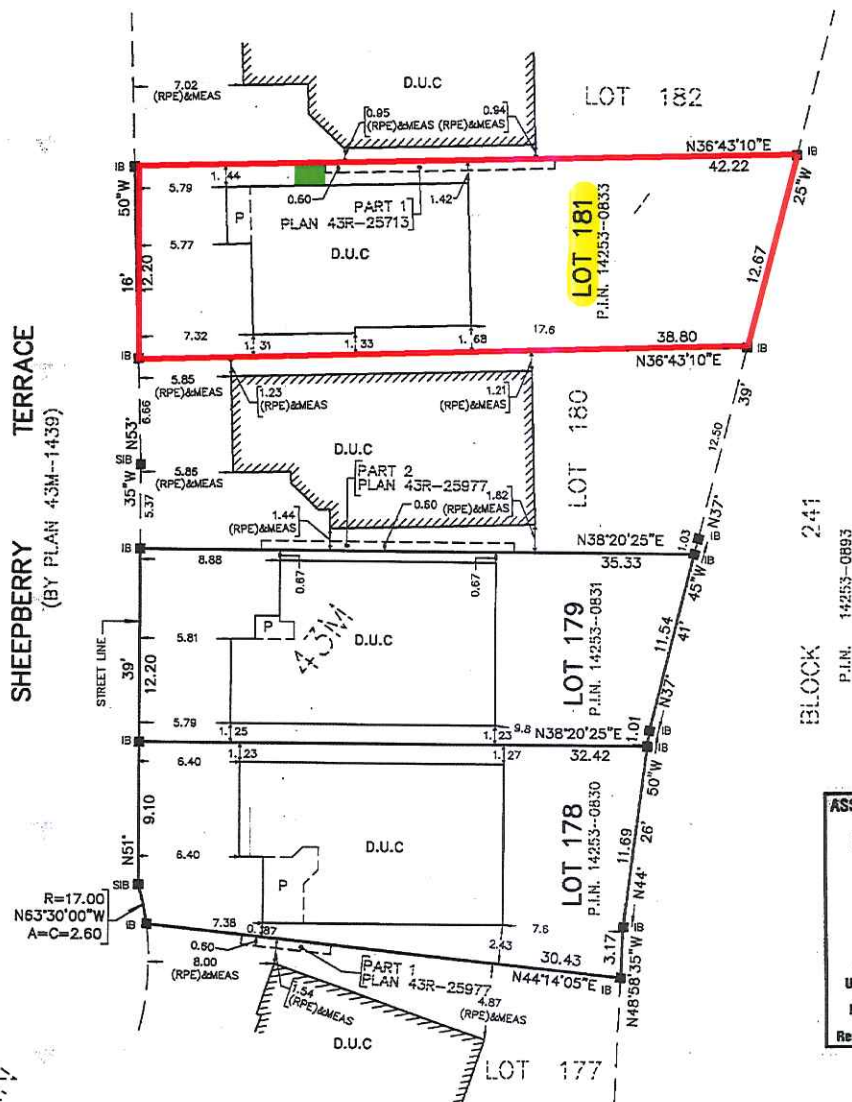
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2001.

METRIC

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

## PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



## NOTES

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

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEAST LIMIT OF SHEEPBERRY TERRACE AS SHOWN ON PLAN 43M-1439 HAVING A BEARING OF N51°39'35"W.

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

© RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2002

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12<sup>TH</sup> DAY OF DEC., 2001

DATE FEB 1<sup>ST</sup>, 2002.

T. SINGH  
ONTARIO LAND SURVEYOR



**RADY-PENTEK & EDWARD SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
465 WILSON AVENUE, DOWNSVIEW, ONTARIO  
Tel. (416) 635-5000 Fax (416) 635-5001  
E Mail rpesurvey@rogers.com  
DRAWN: V.K. CHECKED: T.S.  
CAD FILE No. 1439-178 JOB No. 01-010



