

APPLICATION # V-2021-0002
Ward # 2

NOTICE OF AN APPLICATION FOR CERTIFICATE OF VALIDATION

An application for certificate of validation has been made by **HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED**

Purpose and Effect

The purpose of the application is to request the consent of the Committee of Adjustment to validate the title of lands legally described as Part of Lot 11, Concession 1 W.H.S. having frontage on Hurontario Street of approximately 30.52 metres (100.13 feet), a depth of approximately 105.22 metres (345.21 feet) and an area of approximately 3226.57 square metres (0.80 acres).

Location of Land:

Municipal Address: **10134 Hurontario Street**

Former Township: Chinguacousy

Legal Description: Part of Lot 11, Concession 1 W.H. S.

Meeting

The Committee of Adjustment has appointed **TUESDAY, August 24, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, or a commenting agency having an interest in the property.

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

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Other Planning Act Applications

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

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

Decision

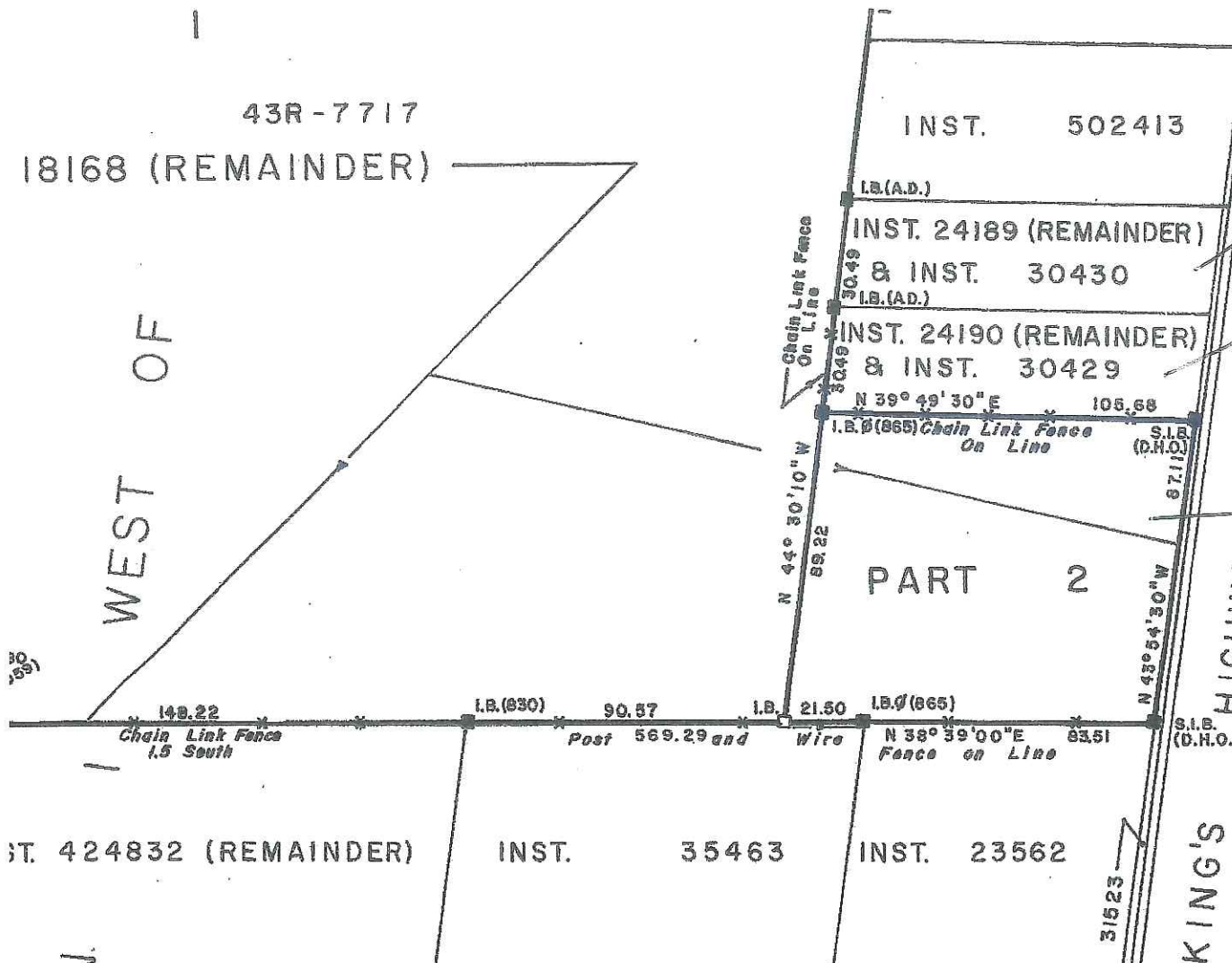
IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT AS NOTED BELOW.

DATED AT THE CITY OF BRAMPTON THIS 5TH DAY OF AUGUST, 2021.

Information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton 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

Plan 43R-14547



lands also owned by the Applicant
PIN 14249-0072(LT)

TOWNSHIP OF
COUNTY OF F
NOW IN THE
CITY OF BR
REGIONAL M



subject property to be validated
PIN 14249-0071(LT)

lands retained by
2131493 Ontario Inc.
PIN 14249-0070(LT)

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF PART 1, PLAN 43R-7717 BEING N 38° 11' 30" E IN ACCORDANCE WITH SAID PLAN.

S.I.B. DENOTES STANDARD IRON BAR
I.B. DENOTES IRON BAR

PART 1, PLAN 43R-15936

PLAN OF SURVEY OF
PART OF LOT 11, CONCESSION 1
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 400



David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC

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

LEGEND

B	DENOTES MONUMENT FOUND
IB	DENOTES MONUMENT SET
IB	DENOTES IRON BAR
SB	DENOTES STANDARD IRON BAR
RIB	DENOTES ROUND IRON BAR
OU	DENOTES ORIGIN UNKNOWN
BB	DENOTES D.P. McLEAN, O.L.S.
922	DENOTES SHAEFFER DZALDOV BENNETT LTD., O.L.S.
1176	DENOTES D.E. ROBERTS, O.L.S.
1370	DENOTES KRCMAR SURVEYORS LTD., O.L.S.
1672	DENOTES TONY STASKAS SURVEYING LTD., O.L.S.
M	DENOTES MEASURED
P	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DOLLIVER SURVEYING INC., O.L.S. DATED MAY 12, 2004. (FILE No. 1289)
P1	DENOTES PLAN 43R-14547
P2	DENOTES REGISTERED PLAN 43M-1876
P3	DENOTES PLAN 43R-15936
P4	DENOTES PLAN BY A. DEATH, O.L.S. DATED SEPTEMBER 6, 1960. (FILE No. 60-2663)
P5	DENOTES HIGHWAY PLAN P-2002-25 ATTACHED TO INSTRUMENT CH31523
P6	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY SHAEFFER DZALDOV BENNETT LTD., O.L.S. DATED NOVEMBER 9, 2017 (FILE No. 17-219-00)
ANC	DENOTES ANCHOR
BF	DENOTES BOARD FENCE
CPAD	DENOTES CONCRETE PAD
WP(H)	DENOTES WOODEN POLE (HYDRO)

BEARING NOTE

BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST), NAD83 (CSRS 2010).

BEARINGS ON SURVEYOR'S REAL PROPERTY REPORT BY DOLLIVER SURVEYING INC., O.L.S. DATED MAY 12, 2004. (FILE No. 1289) (P) HAVE BEEN ROTATED D°48'00" COUNTERCLOCKWISE TO MAKE COMPARISONS.

BEARINGS ON PLAN 43R-14547 (P1), PLAN 43R-15936 (P3) PLAN BY A. DEATH, O.L.S. DATED SEPTEMBER 6, 1960. (FILE No. 60-2663) (P4) AND HIGHWAY PLAN (P-2002-25) ATTACHED TO INSTRUMENT CH31523 (P5) HAVE BEEN ROTATED D°49'00" COUNTERCLOCKWISE TO MAKE COMPARISONS.

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99998.

NOTE

PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF

PRELIMINARY

DATE

ALISTER SANKEY
ONTARIO LAND SURVEYOR

David B. Searles Surveying Ltd. ONTARIO LAND SURVEYORS 4295 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario L4Z 1Y5 Tel: (905) 273-6840 Fax: (905) 686-4410 Email: info@dbsearles.ca		Calculator BJ	Draftsperson PG
Calculation File 61-20CALC.DWG	Drawing File 61-0-20.DWG	Editor BJ	Plan Index No. H 19
File No. 61-0-20			

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkinmanes.com

Sidney H. Troister, LSM
*Legal services provided through Sidney H.
Troister Professional Corporation*
Direct Tel: 416-777-5432
Direct Fax: 1-888-312-0072
stroister@torkinmanes.com

Our File No: 45166.0001

An international
member of

A|lyLaw

RECEIVED

JUL 13 2021

CITY CLERK'S OFFICE

July 8, 2021

V-2021-0002

Committee Of Adjustment
City Of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Jeanie Myers

Dear Ms. Myers:

Re: Hurontario Self Storage Developments Limited
10134 Hurontario Street, Brampton
Validation Application

I am pleased to enclose herewith an original and a copy of our application for validation of title for the above property. I also attach cheque in the sum of \$3961 as the filing fee for the application.

The application arises as a result of a transfer of title which occurred while the vendor owned abutting land. The subject property has at all times been a separate property with a separate services, tax assessment and registrable legal description and PIN. The details and the reason for the need for validation are carefully set out on the schedule attached to the application.

I trust the application along with the schedule and other related documents are sufficient to satisfy any planning and other concerns of staff and your committee.

As usual, I am available to answer any questions in order to expedite the processing of the application.

Yours truly,

TORKIN MANES LLP



Sidney H. Troister, LSM

Flower City



brampton.ca

APPLICATION NUMBER: "V" - 2021-0002

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton, 905-874-2118.

APPLICATION
Certificate of Validation
(Please read Instructions)

Note: The applicant shall provide the Committee of Adjustment with such information or material as may be required.

1. (a) Name of Owner/Applicant HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED
Address 5400 YONGE STREET #501
TORONTO, ON M2N 5R5
Phone # 416.361.4761 Fax # _____
Email phil@wildlaw.ca
- (b) Name of Authorized Agent SIDNEY TRUSTER
Address % TORKIN MANES LLP 1500-151 YONGE ST.
TORONTO M5C 2W7
Phone # 416.777.5432 Fax # 1-888 312 0072
Email stroister@torkinmanes.com
2. In whose name(s) is the property registered? _____
HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED
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.
n/a
4. Description of the subject land:
a) Name of Street HURONTARIO ST. Number 10134
b) Concession Number 1 WHTS Lot(s) 11
c) Registered Plan No. _____ Lot(s) _____
d) Reference Plan No. _____ Part(s) _____
e) Assessment Roll No. 10.060.001.09600.0000 Geographic or Former Township CHINA
5. Are there any easements or restrictive covenants affecting the subject land? Yes ☐ No ☒
Specify: _____
6. Description of land for which the certificate of validation is requested:
a) Frontage 30.52 m Depth 105.72 m Area 3226.57 sq m.
b) Existing use former used car sales/residential. Proposed Use self storage redevelopment with 10144 Hurontario St

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

(existing) 1
 (proposed) n/a this is a validation application
 Has a building permit ever been issued (specify date and number)? n/a
 Has construction commenced (specify date)? n/a

d) Access will be by: Existing Proposed (n/a)

Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Water	<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 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 type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): _____

7. Did the previous owner retain any interest in the subject land?(Specify) no

8. Did you have any interest in any other land in the municipality? Yes ☒ No ☐

If so, describe each separate parcel (attach additional list(s) if necessary)

Geographic Township	Concession/Plan	Lot/Block	Reference Plan	Parts	Validation of Title Required
Bram	1	11			no

9. Why do you consider your title may require validation?

see attached schedule for details

10. What is the current designation of the subject land in any applicable zoning by-law and official plan?

Zoning By-Law MT-1184 INDUSTRIAL

Official Plan:

City of Brampton BUSINESS CORRIDOR/HIGHWAY COMMERCIAL
Region of Peel URBAN SYSTEM

11. Has the subject land ever been the subject of an application for approval of a plan of subdivision under the Planning Act and if the answer is yes and if known, the file number of the application and the decision on the application?

No ☒ Yes ☐ File # _____ Decision: _____

12. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	_____	_____
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____

13. A sketch and key map shall be included.

14. 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 7th day of July, 2021.

[Signature]

(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, Sidney Troister of the City of Toronto

in the County/District/Regional Municipality of _____ Solemnly declare that all the statements contained in the 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 7th day of July, 2021.
[Signature]
Signature of Commissioner, etc.

[Signature]

Signature of applicant/solicitor/authorized agent, 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 July 13, 2021

SCHEDULE TO APPLICATION FOR VALIDATION

10134 HURONTARIO STREET, BRAMPTON, ONTARIO

This is a schedule to an application for validation of title to the above property.

The application concerns 2 abutting properties (10124 and 10134 Hurontario Street) that historically were under separate ownership but were merged subsequently merged. In 2021, one of the two properties was conveyed to Hurontario Self Storage Developments limited while the owner owned the abutting parcel of land.

Section 57 of the *Planning Act* provides that a council (or where authority has been delegated, a committee of adjustment or land division committee) that is authorized to give a consent under Section 53 may issue a certificate of validation in respect of the land described in the certificate and the certificate has the effect that the contravention of Section 50 of the *Planning Act*, or a predecessor of it, is deemed never to have had the effect of preventing the conveyance of, or creation of, any interest in land.

A certificate of validation is used to cure what might have been a prior *Planning Act* contravention and thereby validate the ownership of property even though there was an earlier contravention.

The Title History

The history of conveyancing regarding the properties along with my commentary follows:

1. In 2007, 2131493 Ontario Inc. purchased 10124 Hurontario Street in Brampton. It is vacant land described as part 2 on Plan 43R-14547. It has frontage on Hurontario Street of 87.11 m. a depth of 105.68 m. and an area of .922 ha. It has its own registry office description and is recorded as all of PIN 14249-0070 (LT).
2. In 2008, 2131493 Ontario Inc. purchased 10134 Hurontario Street, the parcel to the north of 10124 Hurontario Street. It is the subject parcel of land that is to be validated.
3. 10134 Hurontario Street has frontage of 30.52 m., depth of 105.68 m and an area of .3225 ha. It is improved with a single family residential dwelling but the property has been used until 2 years ago as a used car sales lot. It is currently not being used.
4. 10134 Hurontario Street has its own registry office description and is recorded as all of PIN 14249-0071 (LT)
5. The subject property, 10134 Hurontario Street, has been the subject of prior consents to convey in 1956 and 1861 but as a result of road widenings to Hurontario Street, the subject property not identical to land previously conveyed with a consent and as a result, section 50(12) of the Planning Act (once a consent, always a consent) does not apply to it.
6. By transfer PR3818641 registered April 20, 2021, on the erroneous assumption that the prior consents applied, 2131493 Ontario Inc. transferred 10134 Hurontario Street to

Hurontario Self Storage Developments Limited. Because 2131493 Ontario Inc. owned the abutting parcel to the south, and the provisions of section 50(12) of the Planning Act does not apply, the transfer to the applicant herein contravened the Planning Act.

Planning Considerations

There should be no planning considerations affecting the request for validation. The subject property has at all times been separately registered with its own PIN and registrable legal description. It is separately assessed for municipal tax purposes and separately serviced. For all intents and purposes, it has been regarded as a standalone separate parcel of land.

The applicant, Hurontario Self Storage Developments Limited is also the registered owner of 10144 Hurontario Street, the lands immediately to the north of 10134 and intends to develop both properties together.

Planning Considerations, Zoning and Official Plan

There should be no planning considerations affecting the request for a certificate of validation. The entire property, once validated, is a separately conveyable parcel of land. It is under separate legal ownership and no severance is now occurring with respect to it. It is assessed, serviced, and developed separate from all abutting lands. The present use complies with the zoning and Official Plan.

Other Evidence

A copy of the following is attached:

- (a) PIN map showing the lands in question
- (b) Marked up copy of extract from Plan 43R14547
- (c) Copy of preliminary survey showing the subject property and 10144 Hurontario Street;
- (d) PIN 14249-0071(LT) (10134 Hurontario Street) the subject property;
- (e) PIN 14249-0070(LT) (10124 Hurontario Street) The lands to the south;
- (f) PIN 14249-0072(LT) (10144 Hurontario Street) The lands to the north owned by the applicant;
- (g) Copy of reference plan 43R-14547 showing part 2 being the lands to the south and the subject property;
- (h) Copy of Transfer PR3818641 registered April 20, 2021;
- (i) Draft certificate of validation is attached.

The Purpose of the Application

The request for a certificate of validation is to validate the title to the Property, which will validate all transfers of the Property and gives good title to the applicants.

We would respectfully request that a certificate of validation be issued for the following land without conditions.

PT LT 11 CON 1 WHS CHINGUACOUSY AS IN CH30429 & CH24190 EXCEPT CH31523
AND CH24576 BRAMPTON

BEING ALL OF PIN 14249-0071 (LT)

CERTIFICATE OF VALIDATION

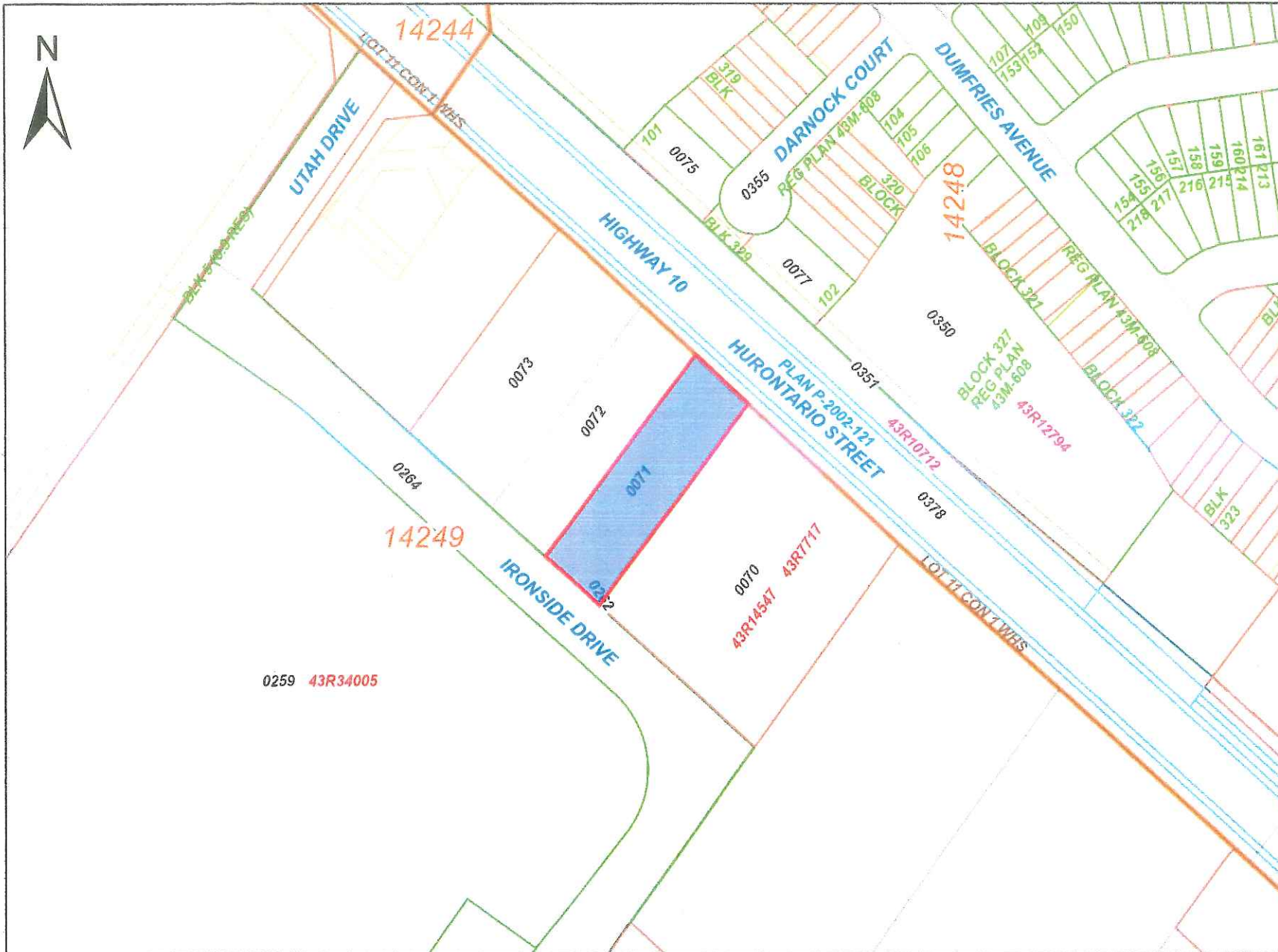
Section 57 of the *Planning Act*

A contravention of Section 50 or a predecessor of it, or of a by-law passed under a predecessor of Section 50, or an order made under clause 27(1)(b) of the *Planning Act* as it reads on the 25th day of June, 1970, being chapter 296 of the Revised Statutes of Ontario, 1960 or a predecessor of it, does not have and shall be deemed never to have had, the effect of preventing the conveyance of, or creation of any interest in the parcel of land described as follows.

PT LT 11 CON 1 WHS CHINGUACOUSY AS IN CH30429 & CH24190 EXCEPT CH31523
AND CH24576 BRAMPTON

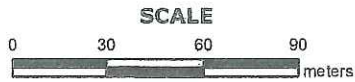
BEING ALL OF PIN 14249-0071 (LT)

Dated at Brampton this day of , 2021



ServiceOntario

PRINTED ON 29 JUN, 2021 AT 14:31:13
FOR SIDNEY01



PROPERTY INDEX MAP PEEL(No. 43)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

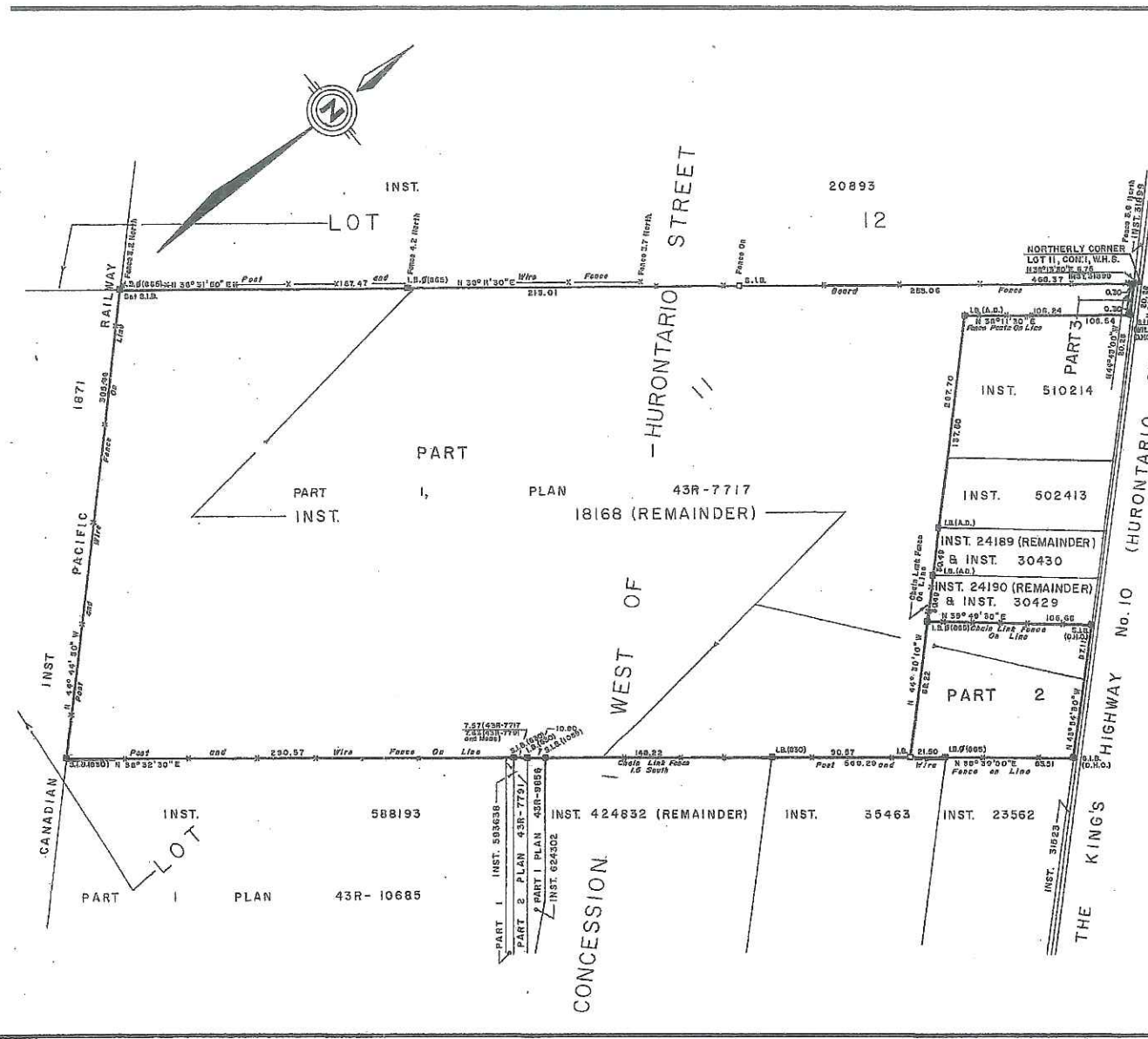
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



14547



CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

APR 29 1987
DATE
A. SKRANDA, O.L.S.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 43R-14547

RECEIVED AND DEPOSITED

APR 5 1987
DATE
A. SKRANDA, O.L.S.

LAND REGISTRAR FOR THE REGISTRY DIVISION OF PEEL (No. 43)

METRIC

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

PART	LOT / CDL	INST.	AREA
1	11 / I.W.H.S.	18168	16,889 sq. m.
2	11 / I.W.H.S.	18168	0.922 sq. m.
3	11 / I.W.H.S.	18168	6 m ²

PLAN OF SURVEY
OF PART OF
LOT II, CONCESSION I
WEST OF HURONTARIO STREET
FORMERLY IN THE
TOWNSHIP OF CHINGUACOUSY
COUNTY OF PEEL
NOW IN THE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

Scale: 1:2000
A. SKRANDA, O.L.S.
1987

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF PART I, PLAN 43R-7717 BEING N 38° 11' 30" E IN ACCORDANCE WITH SAID PLAN.

S.I.B. DENOTES STANDARD IRON BAR
I.B. DENOTES IRON BAR
M DENOTES SURVEY MONUMENT FOUND
P DENOTES SURVEY MONUMENT PLANTED
I.B.O. DENOTES ROUND IRON BAR 10mm Dia.
(WH) DENOTES WITNESS
(A.D) DENOTES A. DEATH, O.L.S.

SURVEYOR'S CERTIFICATE

CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE REGISTRY ACT, AND THE REGULATIONS MADE THEREUNDER;

2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF APRIL, 1987.

APR 13 1987
DATE
A. SKRANDA
ONTARIO LAND SURVEYOR

A. SKRANDA SURVEYING LTD.

190 HWY. No. 7 WEST (UNIT 1)
BRAMPTON, ONTARIO L7A 1A2
PHONE: 416-451-1842

4587

PROJECT

PROPERTY DESCRIPTION: PT LT 11 CON 1 WHS CHINGUACOUSY AS IN CH30429 & CH24190 EXCEPT CH31523 & CH24576 ; BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 14249-0176

PIN CREATION DATE:
1999/05/17

OWNERS' NAMES
HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/05/17						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/05/17 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/05/18 **						
CH24190	1956/04/18	TRANSFER		*** COMPLETELY DELETED ***	NEWNS, JOSEPHINE NEWNS, WILLIAM RAYMOND	
CH30429	1962/02/22	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	NEWNS, JOSEPHINE NEWNS, WILLIAM RAYMOND	
VS340904	1975/01/21	MECHANICS LIEN		*** COMPLETELY DELETED ***		
LT2028940	1999/12/17	APL OF SURV-LAND		*** COMPLETELY DELETED *** NEWSNS, JOSEPHINE - DECEASED	NEWNS, WILLIAM RAYMOND	
REMARKS: CH30429 & CH24190						
LT2028941	1999/12/17	TRANSFER		*** COMPLETELY DELETED ***		

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
PR386342	2003/01/31	TRANSFER		NEWNS, WILLIAM RAYMOND *** COMPLETELY DELETED *** NEW DRESDEN PROPERTIES LIMITED	NEW DRESDEN PROPERTIES LIMITED KALSI INVESTMENTS INC.	C
PR386439	2003/01/31	CHARGE		*** COMPLETELY DELETED *** KALSI INVESTMENTS INC.	NEW PUNJAB LOAN & FINANCIAL SERVICES CORP.	
PR425779	2003/04/29	NOTICE		THE CORPORATION OF THE CITY OF BRAMPTON		
PR514281	2003/09/30	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
PR539453	2003/11/10	CHARGE		*** COMPLETELY DELETED *** KALSI INVESTMENTS INC.	ROYAL BANK OF CANADA	
PR567993	2003/12/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** NEW PUNJAB LOAN & FINANCIAL SERVICES CORP.		
PR1398760	2008/01/08	CHARGE		*** COMPLETELY DELETED *** KALSI INVESTMENTS INC.	VEGA INVESTMENT	
PR1410741	2008/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** VEGA INVESTMENT		
PR1410755	2008/02/01	TRANSFER		*** COMPLETELY DELETED *** KALSI INVESTMENTS INC.	2131493 ONTARIO INC.	
PR1410756	2008/02/01	CHARGE		*** COMPLETELY DELETED *** 2131493 ONTARIO INC.	KALSI INVESTMENTS INC.	
PR1421986	2008/02/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
PR2262767	2012/09/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** KALSI INVESTMENTS INC.		

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

LAND
REGISTRY
OFFICE #43
14249-0071 (LT)
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PR1410756.						
PR3818641	2021/04/20	TRANSFER	\$2	2131493 ONTARIO INC.	HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PROPERTY DESCRIPTION: PT LT 11 COM 1 WHS CHINGUACOUSY PT 2, 43R14547 ; BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14249-0175

PIN CREATION DATE:

1999/05/17

OWNERS' NAMES

2131493 ONTARIO INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/05/17						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/05/17 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHENTS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/05/18 **						
43R7717	1980/02/21	PLAN REFERENCE				C
43R14547	1987/05/05	PLAN REFERENCE				C
RO806883	1987/07/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	BANTRON DEVELOPMENTS LIMITED	
RO1023591	1992/11/19	AGREEMENT			THE CITY OF BRAMPTON	C
PR390987	2003/02/12	TRANSFER		*** COMPLETELY DELETED *** BANTRON DEVELOPMENTS LIMITED	NORTH BRAMPTON CENTRE HOLDINGS LIMITED	
PR776246	2004/12/16	TRANSFER		*** COMPLETELY DELETED *** NORTH BRAMPTON CENTRE HOLDINGS LIMITED	1623397 ONTARIO CORP.	
REMARKS: PLANNING ACT STATEMENTS						

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
PR776247	2004/12/16	CHARGE	\$2,700,000	*** COMPLETELY DELETED *** 1623397 ONTARIO CORP.	NORTH BRAMPTON CENTRE HOLDINGS LIMITED	C
PR776248	2004/12/16	CHARGE		*** COMPLETELY DELETED *** 1623397 ONTARIO CORP.	NORTH BRAMPTON CENTRE HOLDINGS LIMITED	
PR819158	2005/03/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTH BRAMPTON CENTRE HOLDINGS LIMITED		
REMARKS: RE: PR776248						
PR1310193	2007/08/07	APL ANNEX REST COV		1623397 ONTARIO CORP.		
REMARKS: NO EXPIRY DATE.						
PR1311371	2007/08/08	TRANSFER		1623397 ONTARIO CORP.	2131493 ONTARIO INC.	
REMARKS: PLANNING ACT STATEMENTS						
PR1311462	2007/08/08	CHARGE		*** COMPLETELY DELETED *** 2131493 ONTARIO INC.	FOREMOST FINANCIAL CORPORATION	
PR1311463	2007/08/08	NO SEC INTEREST		*** COMPLETELY DELETED *** FOREMOST FINANCIAL CORPORATION		
PR1311464	2007/08/08	NO ASSGN RENT GEN	*** COMPLETELY DELETED *** 2131493 ONTARIO INC.	FOREMOST FINANCIAL CORPORATION		
REMARKS: PR1311462						
PR1350189	2007/10/05	DISCH OF CHARGE	*** COMPLETELY DELETED *** NORTH BRAMPTON CENTRE HOLDINGS LIMITED			
REMARKS: RE: PR776247						
PR2252970	2012/08/23	DISCH OF CHARGE	*** COMPLETELY DELETED *** FOREMOST FINANCIAL CORPORATION			
REMARKS: PR1311462.						
PR2252971	2012/08/23	DISCHARGE INTEREST	*** COMPLETELY DELETED *** FOREMOST FINANCIAL CORPORATION			
REMARKS: PR1311463.						

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.

PROPERTY DESCRIPTION: PT LT 11 CON 1 WHS CHINGUACOUBY AS IN CH30430 & CH24189 EXCEPT CH31523 & CH24576 ; BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14249-0177

PIN CREATION DATE:

1999/05/17

OWNERS' NAMES

HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/05/17						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/05/17 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHETS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/05/18 **						
CH24189	1956/04/18	TRANSFER		*** COMPLETELY DELETED ***	SIMPSON, KATHLEEN	
REMARKS: SKETCH ATTACHED.						
CH30430	1962/02/22	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	SIMPSON, KATHLEEN	
PR514281	2003/09/30	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR		
REMARKS: AMENDS DESCRIPTION. LRO DONE IN ERROR, NO AMENDMENT NEEDED.						
PR519720	2003/10/08	TRANSFER		*** COMPLETELY DELETED *** SIMPSON, KATHLEEN	NEWNS, RAYMOND MAYLON SIMPSON, KATHLEEN	
PR1103364	2006/07/24	TRANSFER		*** COMPLETELY DELETED ***		

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

LAND
REGISTRY
OFFICE #43

14249-0072 (LT)

PAGE 2 OF 2
PREPARED FOR Jonathan
ON 2021/06/16 AT 10:16:34

* 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
PR1262761	2007/05/24	TRANSFER		NEWS, RAYMOND MAYLON SIMPSON, KATHLEEN *** COMPLETELY DELETED *** SIMPSON, KATHLEEN	SIMPSON, KATHLEEN BROWN, RUTH ANN SIMPSON, KATHLEEN	
PR1704289	2009/09/15	TRANSFER		*** COMPLETELY DELETED *** BROWN, RUTH ANN	2025333 ONTARIO INC.	
PR2330404	2013/02/05	TRANSFER		*** COMPLETELY DELETED *** 2025333 ONTARIO INC.	1743604 ONTARIO INC.	
REMARKS: PLANNING ACT STATEMENTS.						
PR3818643	2021/04/20	TRANSFER	\$2	1743604 ONTARIO INC.	HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

PIN	14249 - 0071	LT	Interest/Estate	Fee Simple
Description	PT LT 11 CON 1 WHS CHINGUACOUSY AS IN CH30429 & CH24190 EXCEPT CH31523 & CH24576 ; BRAMPTON			
Address	10134 HURONTARIO STREET BRAMPTON			

Consideration	\$2.00
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The transferor(s) hereby transfers the land to the transferee(s).

Name 2131493 ONTARIO INC.
Address for Service 31 Centre Street South, Suite 7
Brampton, Ontario
L6W 2X7

I, Laurie Hill, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Share

<i>Name</i>	HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED
<i>Address for Service</i>	5400 Yonge Street, Suite 501 Toronto, Ontario M2N 5R5

Allan John Ritchie	135 Queens Plate Drive Suite 600 Etobicoke M9W 6V7	acting for Transferor(s)	Signed	2021 04 20
--------------------	--	-----------------------------	--------	------------

Tel 416-746-4710
Fax 416-746-8319

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Allan John Ritchie	135 Queens Plate Drive Suite 600 Etobicoke M9W 6V7	acting for Transferee(s)	Signed	2021 04 20
--------------------	--	-----------------------------	--------	------------

Tel 416-746-4710
Fax 416-746-8319

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Loopstra Nixon LLP	135 Queens Plate Drive Suite 600 Etobicoke M9W 6V7	2021 04 20
--------------------	--	------------

Tel 416-746-4710
Fax 416-746-8319

Statutory Registration Fee	\$65.30
Provincial Land Transfer Tax	\$0.00
Total Paid	\$65.30

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14249 - 0071 PT LT 11 CON 1 WHS CHINGUACOUSY AS IN CH30429 & CH24190 EXCEPT CH31523 & CH24576 ; BRAMPTON

BY: 2131493 ONTARIO INC.
TO: HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED

1. JACK EISENBERGER (A.S.O.)

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 HURONTARIO SELF STORAGE DEVELOPMENTS LIMITED 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.

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

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(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))	\$0.00
(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	\$0.00

4.

Explanation for nominal considerations:
c) beneficial owner to trustee (evidence required to be submitted)

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 43 Registration No. PR3818641 Date: 2021/04/20

B. Property(s): PIN 14249 - 0071 Address 10134 HURONTARIO STREET BRAMPTON
Assessment 2110060 - 00109600 Roll No

C. Address for Service: 5400 Yonge Street, Suite 501
Toronto, Ontario
M2N 5R5

D. (i) Last Conveyance(s): PIN 14249 - 0071 Registration No. PR1410755
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Allan John Ritchie
135 Queens Plate Drive Suite 600
Etobicoke M9W 6V7

