

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **MEDTRONIC CANADA INC.**

Purpose and Effect

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 4.18 hectares (10.32 acres). The proposed severed lot has a frontage of approximately 65 metres (213.25 feet), a depth of approximately 243 metres (797.24 feet) and an area of approximately 1.619 hectares (4 acres). The effect of the application is to establish two (2) separate lots from the existing lot to facilitate separate ownership. The existing 3-storey building on the southerly lot will remain. Future development of the newly created northerly lot for employment use is proposed.

Location of Land:

Municipal Address: 99 Hereford Street

Former Township: Chinguacousy

Legal Description: Part of Block 3, Plan 43M-1673

Meeting

The Committee of Adjustment has appointed **TUESDAY, July 12, 2022 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, 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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **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 possible Ontario Land 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 Ontario Land Tribunal by the applicant or another member of the public.**

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

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LAST DAY FOR RECEIVING COMMENTS: JULY 7, 2022

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

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 and Appeal

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/>

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 23rd Day of June, 2022.

Comments may be sent to and 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

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 and/or as a hybrid meeting (both in-person and electronically).

Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **July 12, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

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, July 7, 2022.**
- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely 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 Thursday, July 7, 2022.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 7, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, July 7, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.

May 25, 2022

Jeanie Myers
Secretary-Treasurer
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Dear Ms. Myers:

RE: APPLICATION FOR CONSENT
99 HEREFORD STREET, BRAMPTON
OUR FILE: 2296A

B-2022-0006

On behalf of our client, Cresa Toronto Inc. (hereinafter referred to as the "owner"), we are pleased to submit the Consent Application to permit the proposed severance to the site municipally addressed as 99 Hereford Street in the City of Brampton (hereinafter referred to as the "Subject Lands").

In support of the application, please find enclosed the following:

- One (1) digital copy of the updated Consent Application Form;
- One (1) digital copy of the severance sketch outlining the parcels severed and retained;
- One (1) digital copy of the Draft Reference Plan prepared by David B. Searles Surveying Ltd;
- One (1) digital copy of Part Summary prepared by David B. Searles Surveying Ltd

PROPOSAL DESCRIPTION

The Subject Lands consists of an existing 3-storey office building fronting onto Hereford Street to the south, and a parking lot to the south and west of the building. A driveway with access to the parking lot from Hereford Street exists to the south of the building as well as to the west of the site from Ironbridge Road. The Subject Lands occupy a total lot area of approximately 41,776 m² (4.18 ha) with +/- 170 m of frontage along Hereford Street.

The owner is seeking approval to sever the Subject Lands into two (2) separate parcels in order to allow the owner separate ownership for the future development from the existing office building on the northerly portion of the Subject Lands.

As shown in the severance sketch as part of this application, the land to be severed consists of the northern portion of the Subject Lands, which the retained lot consists of the southerly portion of the Subject Lands. The proposed severance will result in the following:

Lot Measurements	Severed (Part 1-9)	Retained (Part 10 - 14)
Lot Area	+/- 16,187 m ²	+/- 25,589 m ²
Lot Frontage	+/- 65 m	+/- 170 m
Lot Depth	+/- 243 m	+/- 139 m

CONSENT EVALUATION

We have reviewed the proposed consent against the development criteria of Section 51 (24) of *Planning Act* as well as those of the Official Plan and are of the opinion that the proposed consent request is appropriate, reasonable and meets the relevant development criteria.

SUMMARY

In conclusion, we believe the requested consent application to permit the severance of the property are appropriate and represent good planning. The proposed consents would maintain the general pattern of the existing lotting fabric within the areas and will allow the opportunity for separate ownerships for future development within the City.

If you have any questions, please do not hesitate to contact us.

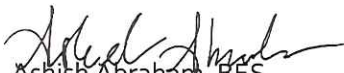
Thank you.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner



Ashish Abraham, BES
Planner

cc: Clients

Encl.



APPLICATION NUMBER: "B"-2022-0006

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 Medtronic Canada ULC
(print given and family names in full)
Address 99 Hereford Street, Brampton ON, L6Y 0R3

Phone # 416-862-1584 Fax #
Email jmacintyre@cresa.com

(b) Name of Authorized Agent David McKay C/O MHBC Planning
Address 7050 Weston Road, Suite 230, Woodbridge, Ontario, L4L 8G7

Phone # 416-938-7354 Fax # 905-761-5589
Email dmckay@mhbcplan.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: Creation of a new lot by severing from existing lot

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.
Unknown at this time

4. Description of the subject land ("subject land" means the land to be severed and retained):
a) Name of Street Hereford Street Number 99
b) Concession No. CON. 5 W.H.S Lot(s) 14
c) Registered Plan No. 43M-1673 Lot(s) Part of Block 3
d) Reference Plan No. Lot(s)
e) Assessment Roll No. 10-14-0-097-27705-0000 Geographic or Former Township Chinguacousy

5. Are there any easements or restrictive covenants affecting the subject land?
Yes ☒ No ☐
Specify: Parts 2-9 and 11-14 (PR1532188, PR1280170, PR801363, PR1280170, PR1532188, PR1280171)

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

a) Frontage +/- 65 m Depth +/- 243 m Area +/- 16,187 sq. m

b) Existing Use Vacant Proposed Use Future Employment Use

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) 0 buildings
(proposed) TBD

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 checked="" type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (specify):		

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

a) Frontage +/- 170 m Depth +/- 139 m Area +/- 25,589 sq. m

b) Existing Use Employment Building Proposed Use Employment Building

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) One 3-story building occupied by a medical device company.
(proposed) One 3-story building occupied by a medical device company.

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 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 checked="" type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input checked="" 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>OC-2803</u>	<u>OC-2803</u>
Official Plans		
City of Brampton	<u>Office</u>	<u>Office</u>
Region of Peel	<u>Employment</u>	<u>Employment</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-1673 Status/Decision Approved and Registered

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

Yes ☐ No ☒

Date of Transfer _____ Land Use _____

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

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance		
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	43M-1673	Approved and Registered

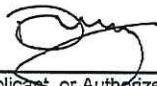
12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐

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 Vaughan
this 19th day of May, 2022.


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, David McKay of the City of Toronto

in the County/District/Regional Municipality of _____ 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 Vaughan

in the Region of York

this 19th day of May, 2022.


Signature of applicant/solicitor/authorized agent, etc.



Debra Sue Walker, a Commissioner, etc.,
Province of Ontario, for MHBC Planning Limited.
Expires February 14, 2023.

Signature of a Commissioner, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

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


Zoning Officer

June 2, 2022
Date

DATE RECEIVED June 2, 2022

SCALE 1: 400

David B. Scarles Surveying Ltd.
(EXCISE LAND SURVEYORS)

THE INTENDED PLOT SIZE OF THIS PLAN IS 1218mm IN WIDTH BY 514mm IN HEIGHT WHEN PLOTTED AT SCALE OF 1:420

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



Severed Lands

Retained Lands

LEGEND

0	00000000	W0000000000000000
1	00000001	W0000000000000001
2	00000010	W0000000000000010
3	00000011	W0000000000000011
4	00000100	W0000000000000100
5	00000101	W0000000000000101
6	00000110	W0000000000000110
7	00000111	W0000000000000111
8	00001000	W0000000000001000
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10	00001010	W0000000000001010
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30	00011110	W0000000000011110
31	00011111	W0000000000011111
32	00100000	W0000000000100000
33	00100001	W0000000000100001
34	00100010	W0000000000100010
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INTEGRATION DATA

SPECIAL SURVEY POINTS CONTROL LOW ZONE IT, MOSES SPECIAL		
COORDINATES ARE TO 10 MM UNLESS INDICATED AS PER O. P. 15-1/10, 16-1/10		
SPECIAL SURVEY POINT No.	DESCRIPTION	EASTING
S.P. 1	11	11111111
S.P. 2	11	11111111
S.P. 3	11	11111111
S.P. 4	11	11111111
S.P. 5	11	11111111

COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR INDICATORS SHOWN ON THIS PLAN

BEARING NOTE

REMARKS: SHOWN SECTION ARE USED HEREIN AND ARE DERIVED FROM THE COORDINATE SYSTEM ZONE 10, CENTRAL AMERICAN TIME, WEST LONGITUDE AND IS REFERRED TO THE GEODETICALLY LAMINAR SYSTEM, AS SHOWN ON REPRODUCED PLAN 426-1075, HAVING A DATING OF 1944/11/10.

DISTANCE NOTE

DISTANCES, SKEWNESS, CRASHED DISTANCES AND LSA ARE COMPARED TO ONE DISTANCE BY MULTIPLYING BY A SCALE FACTOR OF 0.000020.

NOTE
continued

ALL FINDINGS AND RECOMMENDATIONS ARE THE PROPERTY OF THE U.S. AIR FORCE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE U.S. AIR FORCE.

SCHEDULE			
PART	BOOK	RECORDING PLAN	PIN
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PARTS 5, 6, 7, 8, 11, 12 AND 14 - SUBJECT TO EASEMENT AS IN PR301559
PARTS 4, 9, 10, 13 AND 15 - SUBJECT TO EASEMENT AS IN PR320210
PARTS 6, 7 AND 11 - SUBJECT TO EASEMENT AS IN PR320171

SURVEYOR'S CERTIFICATE

1. THE SURVEY WAS CONDUCTED CORRECTLY AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYS ACT, AND THE LAND STOLE ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 15TH DAY OF APRIL 2022.

PRELIMINARY

OPENING THE CURTAIN

David B. Scarles Surveying Ltd. (INCORP. IN CANADA) 4018 Sheppard Avenue East, Suite 209, Scarborough, Ontario M1S 1V2 Tel: (416) 293-1840 Fax: (416) 293-8810 Email: info@scarlessurveys.ca		Location: A2	Drawings: P5
		EIR: A2	Top notes: W 11
Submission ID: 36-21CALC.DWG	EIR ID: 36-0-21.EWG	File No: 36-0-21	

PART SUMMARY

Location: Property referred to as 99 Hereford Street
Part of Block 3
Registered Plan 43M-1673
City of Brampton

File: 36-0-21

Client: Medtronic of Canada Ltd.

Draft Plan Number:

Date: May 9, 2022

Revision Date:

David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

PART NUMBER	AREA (sq. m)	DESCRIPTION
1	15217	Part of proposed severed lands - No easements
2	97	Part of proposed severed lands - subject to easement in favour of Orlando Corporation as in PR1532188
3	451	Part of proposed severed lands - subject to easement in favour of Orlando Corporation as in PR1532188
4	7	Part of proposed severed lands - subject to easement in favour of Orlando Corporation as in PR1532188, subject to easement in gross in favour of the Regional Municipality of Peel as in PR1280170
5	14	Part of proposed severed lands - subject to easement in favour of Orlando Corporation as in PR801363 & PR1532188, subject to easement in gross in favour of the Regional Municipality of Peel as in PR1280170
6	18	Part of proposed severed lands - subject to easement in favour of Orlando Corporation as in PR801363 & PR1532188, subject to easement in gross in favour of Hydro One Brampton Networks Inc. as in PR1280171
7	173	Part of proposed severed lands - subject to easement in favour of Orlando Corporation as in PR801363, subject to easement in gross in favour of Hydro One Brampton Networks Inc. as in PR1280171
8	130	Part of proposed severed lands - subject to easement in favour of Orlando Corporation as in PR801363, subject to easement in gross in favour of the Regional Municipality of Peel as in PR1280170
9	80	Part of proposed severed lands - subject to easement in gross in favour of the Regional Municipality of Peel as in PR1280170
10	25033	Part of proposed retained lands - No easements
11	240	Part of proposed retained lands - subject to easement in favour of Orlando Corporation as in PR801363, subject to easement in gross in favour of Hydro One Brampton Networks Inc. as in PR1280171
12	164	Part of proposed retained lands - subject to easement in favour of Orlando Corporation as in PR801363, subject to easement in gross in favour of the Regional Municipality of Peel as in PR1280170
13	52	Part of proposed retained lands - subject to easement in gross in favour of the Regional Municipality of Peel as in PR1280170
14	101	Part of proposed retained lands - subject to easement in favour of Orlando Corporation as in PR801363

Note:

DESCRIPTION:

Severed Lands - Parts 1 to 9 (both inclusive) on draft reference plan prepared by David B. Searles Surveying Ltd.
(File No.: 36-0-21)

Retained Lands - Part 10 to 14 (both inclusive) on draft reference plan prepared by David B. Searles Surveying Ltd.
(File No.: 36-0-21)

AREA REPORT:

Severed Lands:	16187 sq. m.
	4.000 acres

Retained Lands:	25589 sq. m.
	6.323 acres

David B. Searles Surveying Ltd.

PRELIMINARY

Boney Cherian, O.L.S.

NOTES:

Areas subject to change upon completion of field survey.

ZONING BY-LAW:

REVISIONS:

B4

Wardsville
Gosling St
Plentywood
Twin Fall
Twin Fall
Wave Park
Merrickville
Shelton
Olivia Marie

Steeles Ave

Heritage Rd

Edgeware Rd

Mississauga Rd

Edgeware Rd

Hereford St

Ironbridge Rd

B-2022-0006

Halston

President's
Choice
Cir

Hereford
Pond

Hereford St

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C5

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