

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **2667812 ONTARIO 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 25,219 square metres (6.23 acres). The proposed severed lot has a frontage of approximately 67.79 metres (222.40 feet), a depth of approximately 190.20 metres (624 feet) and an area of approximately 9,794 square metres (2.42 acres). The effect of the application is to establish two separate lots from the existing lot to facilitate future development for industrial purposes.

**Location of Land:**

Municipal Address: 120 Summerlea Road

Former Township: Chinguacousy

Legal Description: Part of Lot 3, concession 6 E.H.S.

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, December 6, 2022 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> 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: DECEMBER 1, 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.

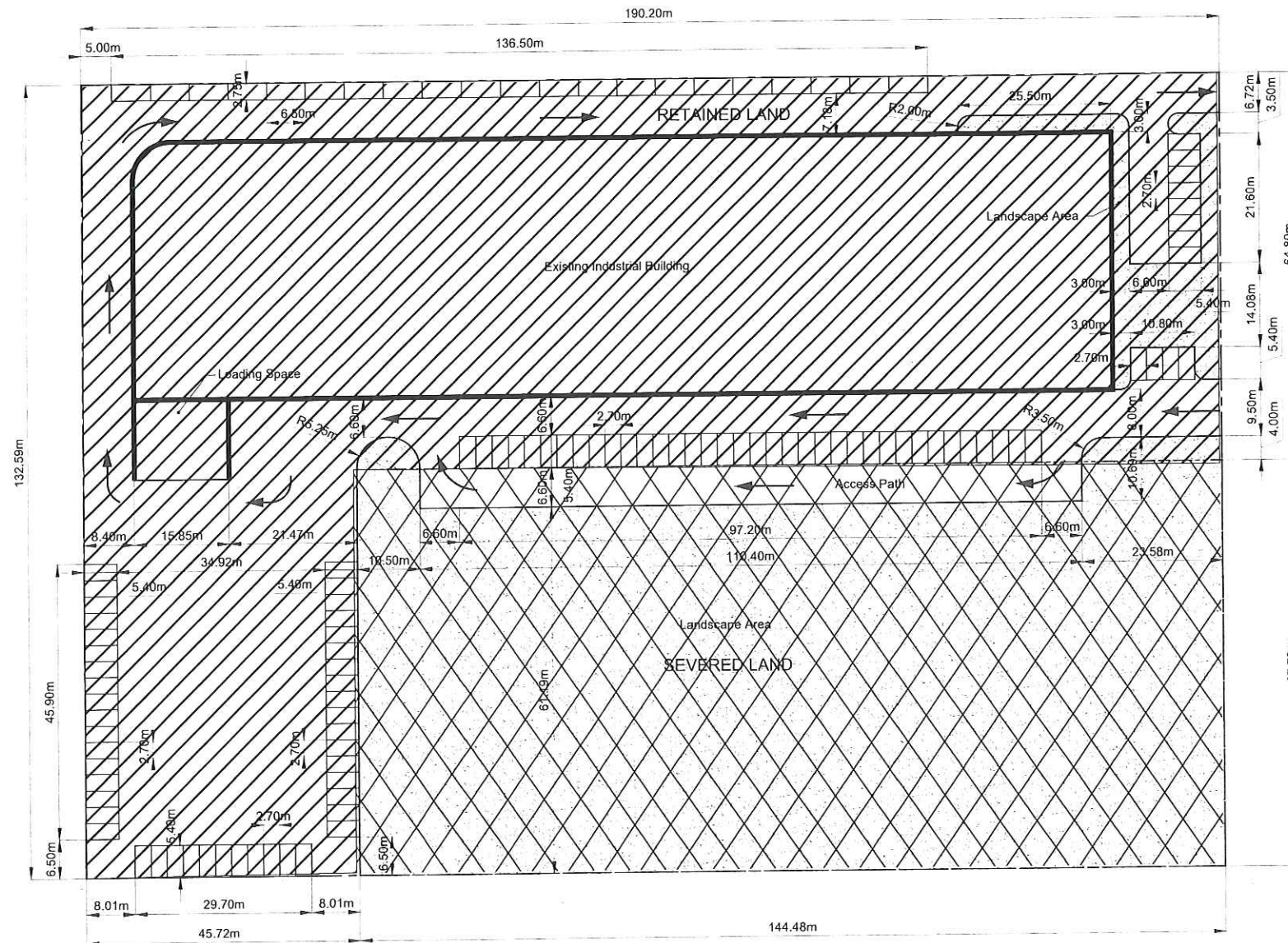
DATED AT THE CITY OF BRAMPTON THIS 17th Day of November 2022

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](mailto:Jeanie.myers@brampton.ca)



## Site Plan



**120 Summerlea Road,  
Brampton, ON**

### LEGEND

-  Subject Lands  
 Existing Building  
 Landscape Areas  
 Severance Line  
 Retained Lands  
 Severed Lands  
 One Way Access Directions

TOTAL SITE AREA	+/- 25,219 SM
SEVERED LAND	+/- 9,794 SM
RETAINED LAND	+/- 15,425 SM
EXISTING BUILDING	7,037 SM
PARKING SPACES IN RETAINED LAND	114 STALLS
REQUIRED PARKING SPACES IN RETAINED LAND (AS PER SECTION 36.5 IN BY-LAW 270-2004)	106 STALLS

Data Source: First Base Solutions Aerial Flown 2016

DATE: October 11, 2022

**SCALE: 1:1000**



N/A21489-A - 120 Summerlea Rd, Brampton L2Y 2G8  
 416-872-1078 - Emergency Blotch - Oct 11, 2022 (dun)





**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 **December 6, 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, December 1, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, December 1, 2022.**
  2. To participate in-person, please email 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 Thursday, December 1, 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, December 1, 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](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.

B-2022-0021

October 25<sup>th</sup>, 2022

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

Dear Ms. Myers:

**RE: APPLICATION FOR CONSENT  
120 SUMMERLEA ROAD, BRAMPTON  
OUR FILE: 21489A**

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On behalf of our client, 120 Summerlea LP (hereinafter referred to as the "owner"), we are pleased to submit the revised Consent application to permit the proposed severance to the site municipally addressed as 120 Summerlea Road 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 Consent Application Form;
- One (1) digital copy of the Severance Sketch outlining the parcels conveyed and retained prepared by MHBC Planning;
- One (1) digital copy of the Draft Reference Plan prepared by Speight, Van Nostrand & Gibson Limited;
- One (1) digital copy of the Site Plan prepared by MHBC Planning Limited;
- One (1) cheque of \$4,119.00 for the consent application

#### PROPOSAL DESCRIPTION

The Subject Lands consist of an existing 2-storey industrial building fronting onto Summerlea Road to the east, a parking lot and approximately 8,271 m<sup>2</sup> of lawn area to the south of the building. A driveway with access to the parking lot from Summerlea Road exists to the south of the building. The Subject Lands occupy a total lot area of 25,219 m<sup>2</sup> (2.52 ha) with 132.59 m of frontage along Summerlea Road.



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 industrial building on the Subject Lands.

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

Lot Measurements	Severed (PART 1, PLAN 43R-15650; PART 1, PLAN 43R-13542; PART 2, PLAN 43R-13542)	Retained (PART 1, PLAN 43R-14828; PART 1, PLAN 43R-13485)
Lot Area	+/- 9,794 m <sup>2</sup>	+/- 15,425 m <sup>2</sup>
Lot Frontage	+/- 67.79 m	+/- 64.80 m
Lot Depth	+/- 190.20 m	+/- 190.20 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.



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 2667812 Ontario Inc.

(print given and family names in full)

Address 120 Summerlea Road, Brampton, Ontario, L6T 4X3Phone # 416-458-2913

Fax # \_\_\_\_\_

Email mark@tiltonindustries.com(b) Name of Authorized Agent David McKay C/O MHBC Planning LimitedAddress 7050 Weston Road, Suite 230, Woodbridge, Ontario, L4L 8G7Phone # 416-938-7354Fax # 905-761-5589Email 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.

Not known at this time.

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

a) Name of Street Summerlea RoadNumber 120b) Concession No. CON 6 E.H.S

Lot(s) \_\_\_\_\_

c) Registered Plan No. RP-977Lot(s) 3

d) Reference Plan No. \_\_\_\_\_

Lot(s) \_\_\_\_\_

e) Assessment Roll No. 10-10-0-025-26510-0000Geographic or Former Township Chinguacousy

5. Are there any easements or restrictive covenants affecting the subject land?

Yes

☐

No

☒

Specify: \_\_\_\_\_

6.

Description of severed land: (in metric units)

a)

Frontage

67.79 m

Depth

190.20 m

Area

+/- 9,794.00 sq. m

b)

Existing Use

Parking lot/green space

Proposed Use

Industrial

c)

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

(existing)

0

(proposed)

TBD

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☒

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

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

☒

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☒

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

7.

Description of retained land: (in metric units)

a)

Frontage

64.8 m

Depth

190.20 m

Area

+/- 15,425.00 sq. r

b)

Existing Use

Industrial

Proposed Use

Industrial

c)

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

(existing)

1, industrial building

(proposed)

1, exisiting industrial building



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?

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f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<hr/>	

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<hr/>	

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>M3A</u>	<u>M3A</u>
Official Plans City of Brampton	<u>Industrial</u>	<u>Industrial</u>
Region of Peel	<u>Commercial/Industrial</u>	<u>Commercial/Industrial</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 # \_\_\_\_\_ Status/Decision \_\_\_\_\_

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		

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 24th day of October, 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 24th day of October, 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

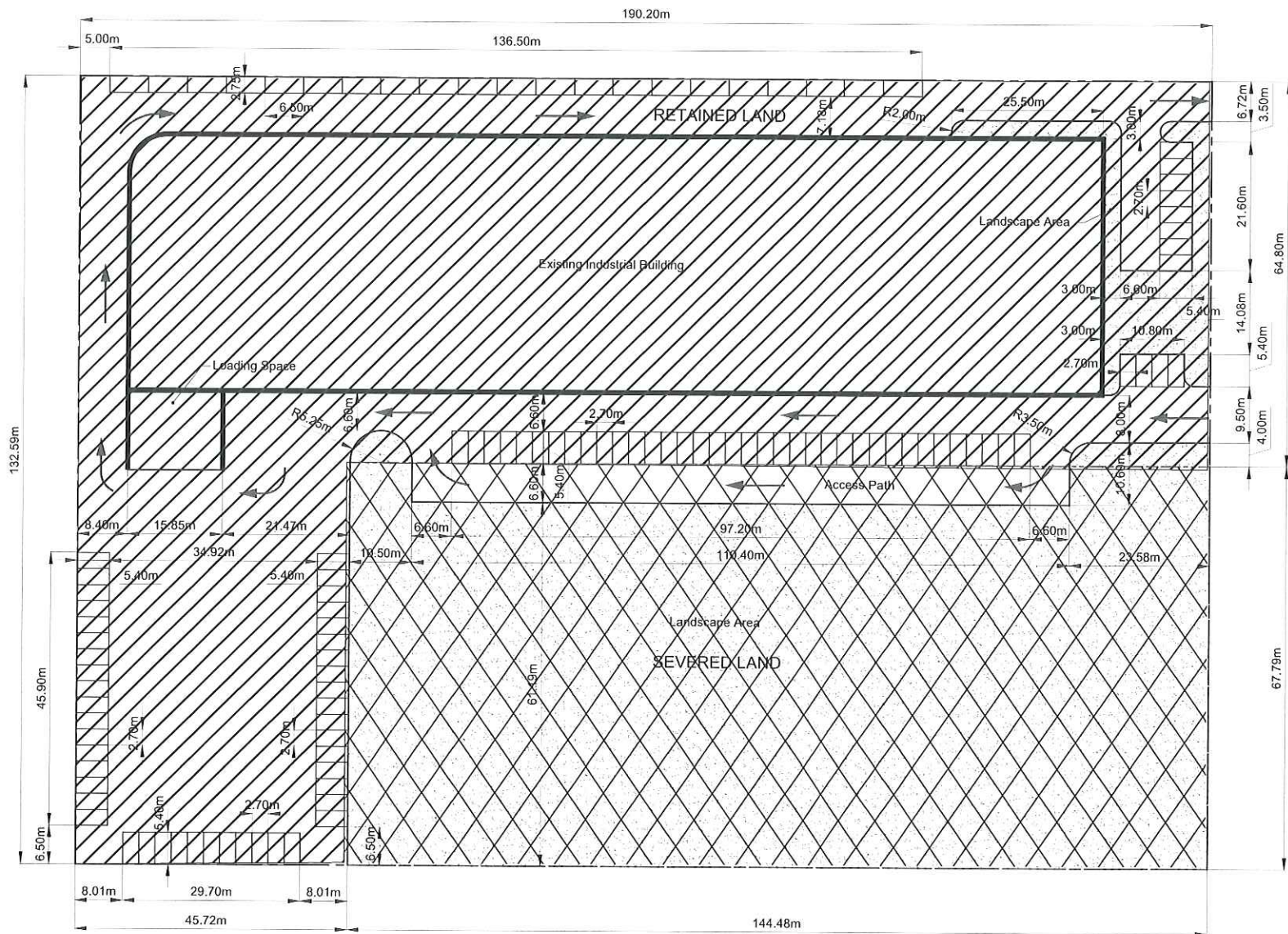
October 27, 2022

Date

DATE RECEIVED



Site Plan



120 Summerlea Road,  
Brampton, ON

LEGEND

- Subject Lands
- Existing Building
- Landscape Areas
- Severance Line
- Retained Lands
- Severed Lands
- One Way Access Directions

TOTAL SITE AREA	+/- 25,219 SM
SEVERED LAND	+/- 9,794 SM
RETAINED LAND	+/- 15,425 SM
EXISTING BUILDING	7,037 SM
PARKING SPACES IN RETAINED LAND	114 STALLS
REQUIRED PARKING SPACES IN RETAINED LAND (AS PER SECTION 30.5 IN BY-LAW 270-2004)	106 STALLS

DATE: October 11, 2022

SCALE: 1:1000



Data Source: First Base Solutions Aerial Flown 2016

N121419A-120 Summerlea Rd, Brampton V0222-08  
August 21/2022 - Summerlea March - Oct 11, 2022.dwg

PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
**MHBC**  
100-200 SUMMERLEA ROAD, BRAMPTON, ON L6Y 4R1  
905.741.5500 | 905.741.5501 | WWW.MHBC.LAM.COM



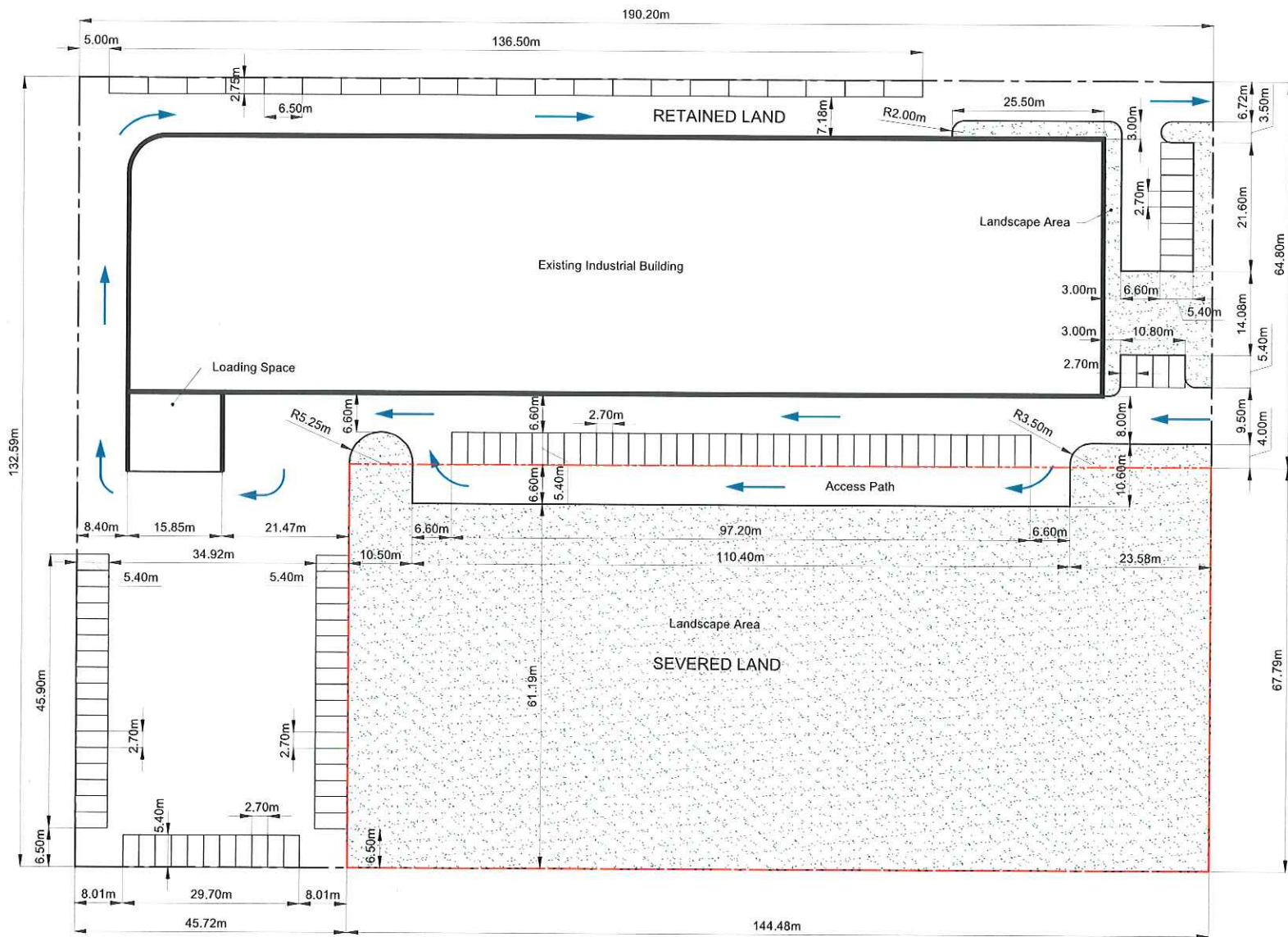
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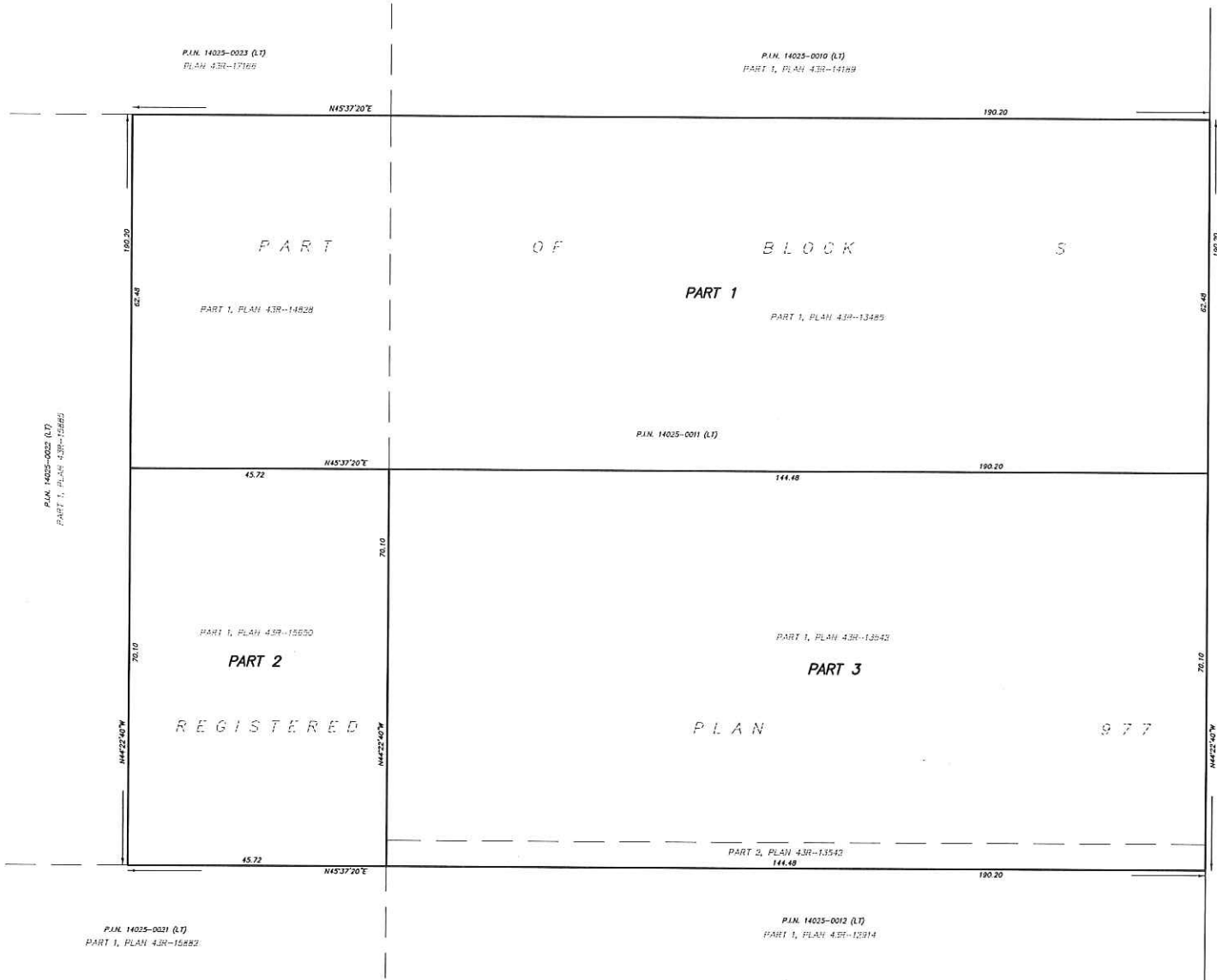
DATE: October 11, 2022

SCALE: 1:1000

N:\314828A - 120 Summerlea Rd, Brampton\2022\08  
August 31 16:19A - Severance Sketch - Oct 11 2022.dwg

Data Source: First Base Solutions Aerial Photo 2016





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	<b>PLAN 43R-</b>
DATE _____	RECEIVED AND DEPOSITED
_____	DATE _____
D. A. WILTON ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)

SCHEDULE				
PART	BLOCK	PLAN	ALL OF PIN	AREA
1				
2	S	REGISTERED PLAN 977	14025-0011 (LT)	
3				

PLAN OF SURVEY OF  
**PART OF BLOCK S**  
**REGISTERED PLAN 977**  
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)  
**CITY OF BRAMPTON**  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1 : 400

**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
ONTARIO LAND SURVEYORS

**INTEGRATION NOTE**

BEARINGS SHOWN HEREON ARE UTM GRID AND ARE DERIVED FROM THE QUARTET  
NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST  
LONGITUDE, NAD 83 (CSRS) (2010).

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE  
QUARTET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00'  
WEST LONGITUDE, NAD 83 (CSRS) (2010).

COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF ONT. REG. 216/10

POINT ID	NORTHING	EASTING
ORP ①	-	-
ORP ②	-	-
ORP ③	-	-
ORP ④	-	-

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

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF:

**METRIC**

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

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
D	•	SURVEY MONUMENT PLANTED
WIT	•	WITNESS MONUMENT
SIB	•	STANDARD IRON BAR
SSB	•	SHORT STANDARD IRON BAR
IB	•	IRON BAR
CC	•	CUT CROSS
N.S.E.W	•	NORTH, SOUTH, EAST, WEST
OU	•	ORIGIN UNKNOWN
PT	•	PLAN OF SURVEY BY D. S. MCINTOSH, O.L.S., DATED APRIL 10, 1982

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,  
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

2. THE SURVEY WAS COMPLETED ON

DATE : _____		D. A. WILTON ONTARIO LAND SURVEYOR	
<b>SPEIGHT, VAN NOSTRAND &amp; GIBSON LIMITED</b> ONTARIO LAND SURVEYORS 750 GANDALE ROAD, Units 65 & 66, TORONTO, ONTARIO M3H 2Z4 TEL. 416 749-5900(7664) FAX 416 749-7666 E-MAIL: toronto@vng.on.ca			
DRAWN :	M. D.	JOB No. :	220-0087
CHECKED :	D. A. W.	REF. No. :	
FILE NAME : R2200087.DWG		PLOTTED :	



