

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **NATIONAL BRIXEN (STEELES) 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 0.477 hectares (1.18 acres). The proposed severed lot (**Parcel B**) ranging in width from approximately 7 metres (23 feet) to 8 metres (26 feet) will be conveyed to the Region of Peel to achieve the ultimate right-of-way width for Steeles Avenue West. The effect of the application is to provide for an increased road widening along Steeles Avenue West, including the required 0.3 metre (1 foot) reserve.

Location of Land:

Municipal Address: 260 Malta Avenue

Former Township: Mississauga

Legal Description: Part of Blocks 31 and 32, Plan 43M-1644

Meeting

The Committee of Adjustment has appointed **TUESDAY, January 24, 2023 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, the Minister, a specified person or a public body.**

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

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LAST DAY FOR RECEIVING COMMENTS: JANUARY 19, 2023
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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:	YES	File Number: C01W05.44
Zoning By-law Amendment:	YES	File Number: C01W05.44
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 5th Day of January, 2023

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

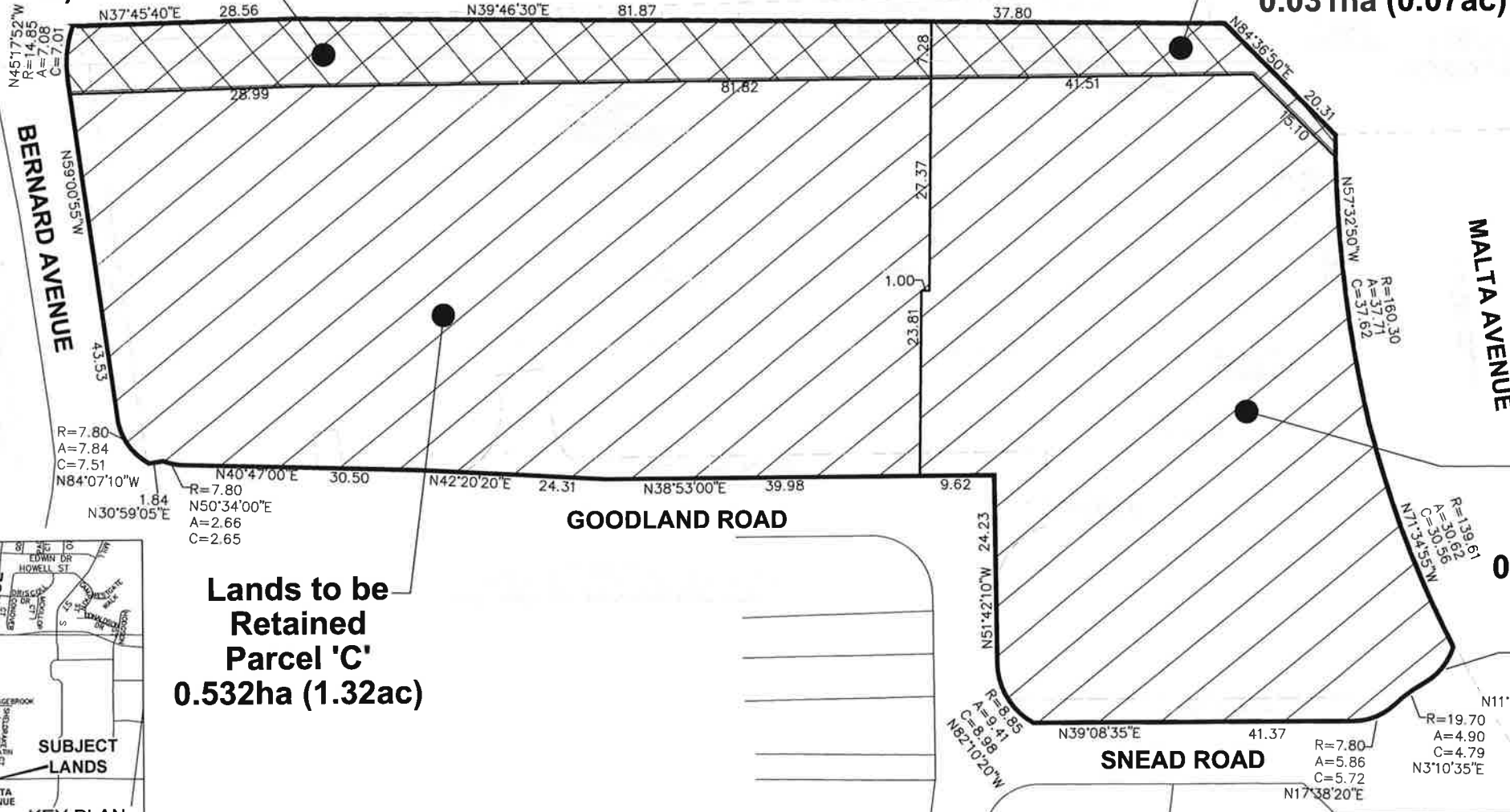
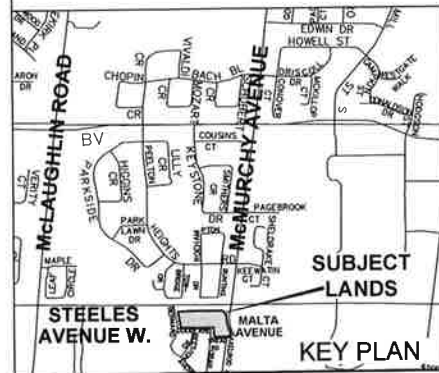
Jeanie Myers, Secretary-Treasurer
City of Brampton Committee of Adjustment
City Clerk's Office, Brampton City Hall
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
Jeanie.mvers@brampton.ca

Lands to be Severed Parcel 'A'
0.091ha (0.22ac)

Lands to be Severed Parcel 'B'
0.031ha (0.07ac)

Lands to be Retained Parcel 'C'
0.532ha (1.32ac)

Lands to be Retained Parcel 'D'
0.446ha (1.11ac)



Consent Statistics

	Lands to be Severed Parcel 'A'	0.091ha (0.22ac)
	Lands to be Severed Parcel 'B'	0.031ha (0.07ac)
	Lands to be Retained Parcel 'C'	0.532ha (1.32ac)
	Lands to be Retained Parcel 'D'	0.446ha (1.11ac)
	TOTAL AREA:	1.10ha (2.72ac)

CONSENT SKETCH
245 STEELES AVENUE W.
PART OF BLOCK 31 AND 32,
REGISTERED PLAN 43M-1644
CITY OF BRAMPTON
REGION OF PEEL



Scale 1:750
December 12, 2022



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 **January 24, 2023** 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, January 19, 2023.**

- 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, January 19, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, January 19, 2023.**
- 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, January 19, 2023.** 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.

December 12, 2022

GSAI File: 815-009

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

B-2022-0029; B-2022-0030

Attention: Jeanie Myers
Secretary-Treasurer

**Re: Application for Consent
National Brixen (Steeles) Inc.
260 Malta Avenue and 245 Steeles Avenue West
City of Brampton, Region of Peel**

Glen Schnarr & Associates Inc. has been retained by National Brixen (Steeles) Inc., the registered owners of the above noted lands (herein described as the 'subject lands'), to advance two consent applications for the above-noted properties on behalf of our client, National Brixen (Steeles) Inc.

The subject lands are generally located on the south side of Steeles Avenue West and west of Malta Avenue in the City of Brampton. The lands are legally described as Block 32, Plan 43M-1644. Phase I of the proposed development is nearing Site Plan Approval via application SPA-2021-0143, and a number of Minor Variances were granted (pertaining to permitted uses, parking, setbacks, and a number of other technical matters) via application A-2022-0023.

The subject lands consist of two parcels:

- 260 Malta Avenue, a 0.477 hectare (1.18 acre) parcel, which forms "Phase 1" of the subject lands' ultimate development.
- 245 Steeles Avenue West, 0.623 hectare (1.53 acre) parcel, which will form "Phase 2" of the subject lands' ultimate development.

The purpose of the subject consent applications is to sever the required road widening from the subject lands to be conveyed to the Region of Peel in order to achieve the ultimate right-of-way ("ROW") width for Steeles Avenue West. The lands to be conveyed have a total length of roughly 150 metres (roughly 490 feet), a width ranging from roughly 7 metres (23 feet) to 8 metres (26 feet), and a total area of 0.122 hectares (0.29 acres), assisting the Region in achieving a total width of 54 metres (177 feet) for Steeles Avenue West. The lands to be conveyed include the required 0.3 metre (1 foot) reserve.

Overall, the proposed applications will result in four parcels of land, as shown on the Consent Sketch included as part of this application:

- Parcel 'A', the 0.091 hectare (0.22 acre) conveyance from 245 Steeles Avenue West;
- Parcel 'B', the 0.031 hectare (0.07 acre) conveyance from 260 Malta Avenue;
- Parcel 'C', the 0.532 hectare (1.32 acre) retained lands for 245 Steeles Avenue West;
- Parcel 'C', the 0.446 hectare (1.11 acre) retained lands for 260 Malta Avenue.

The following is an explanation of why a consent application is required in this scenario:

- The Region of Peel requires the conveyance of road widening lands as part of their development approval process. Typically, the right-of-way would be conveyed as part of the Site Plan Approval process.
- However, the road widening lands are situated within "parcels of tied lands", being lands that have an interest in Peel Common Elements Corporation No. 744.
- The Region will only accept title to the road widening lands if the interest in Peel Common Elements Corporation No. 744 is "removed" from the road widening lands.
- In order to remove said interest in Peel Common Elements Corporation No. 744, an amendment to the Declaration and Description of Peel Common Elements Corporation No. 744 must be registered with the Land Registry Office of Peel.
- Prior to registering said amendment to the Declaration and Description of Peel Common Elements Corporation No. 744, the road widening lands must be described on a deposited reference plan and the Land Registry Office must issue new Property Identification Numbers for the road widening lands.
- In order to trigger the issuance of new Property Identification Numbers for the road widening lands, we must register a conveyance of the road widening lands (to the owner of the lands). This conveyance must not violate the provisions of Section 50 of the Planning Act relating to the ownership of adjacent lands. Accordingly, severance consents must be obtained in order to permit the conveyance of the road widening lands and the issuance of new Property Identification Numbers for the road widening lands.

As such, this application is technical in nature, and there are no policy implications.

In support of the application, we have enclosed the following items:

- One (1) copy of the completed Application for Consent form for the proposed severance;
- One (1) original copy of the signed Authorization and Permission to Enter Forms;
- One (1) copy of the required sketch as prepared by Glen Schnarr and Associates Inc. dated December 12, 2022; and
- One (1) copy of the R-Plan as prepared by J.D. Barnes Ltd., dated December 9, 2022.

We trust this completes the Applications for Consent and we look forward to being considered for the earliest available hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Stephen Closs, MCIP, RPP
Associate



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.

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** National Brixen (Steeles) Inc. (c/o Michael Paradisi)
(print given and family names in full)
Address 3800 Steeles Avenue W., Suite 103W, Woodbridge, ON L4L 4G9

Phone # Office: 289-657-1315 Cell #: 416-659-9989 **Fax #** _____
Email mparadisi@brixen.ca

(b) **Name of Authorized Agent** Glen Schnarr & Associates Inc. (c/o Stephen Closs)
Address 10 Kingsbridge Garden Circle, Suite 700, Mississauga, On., L5R 3K6

Phone # 905-568-8888 ext. 234 **Fax #** _____
Email stephenc@gsai.ca

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: Severance of a required road widening in order to achieve the ultimate right-of-way width for Steeles Avenue West. Ultimately to be conveyed to the Region of Peel.

3. **If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or le**
National Brixen (Steeles) Inc. (c/o Michael Paradisi)

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

a) Name of Street	<u>Malta Avenue</u>	Number	<u>260</u>
b) Concession No.	<u>Concession #: CON. 1 W.H.S</u>	Lot(s)	<u>14079-0383</u>
c) Registered Plan No.	<u>Plan #: 43M - 1644</u>	Lot(s)	_____
d) Reference Plan No.	_____	Lot(s)	_____
e) Assessment Roll No.	<u>211014009901814</u>	Geographic or Former Township	_____

5. **Are there any easements or restrictive covenants affecting the subject lan**
Yes **No**
Specify: _____

6. Description of severed land: (in metric un

a) Frontage ~42m Depth ~7m Area 0.031 ha

b) Existing Use Residential Proposed Use ROW

c) Number and use of buildings and structures (both existing and proposed) on the land to be severe
(existing) No existing or proposed buildings and structures
(proposed) None

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 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 system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric un

a) Frontage ~121m Depth ~75m Area 0.446 ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) None
(proposed) 26-storey residential condominium with 6-storey podium

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 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 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	Residential (R4A) <hr/>	Residential (R4A) <hr/>
Official Plans City of Brampton	Residential <hr/>	Residential <hr/>
Region of Peel	Urban System <hr/>	Urban System <hr/>

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	A-2022-0023	Approved
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 _____ Mississauga _____
this 12th day of December, 20 22.



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, Stephen Closs of the City of Toronto
in the County/District/Regional Municipality of N/A solemnly declare that all the statements contained in 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 Mississauga
in the Region of Peel
this 12th day of December, 20 22.



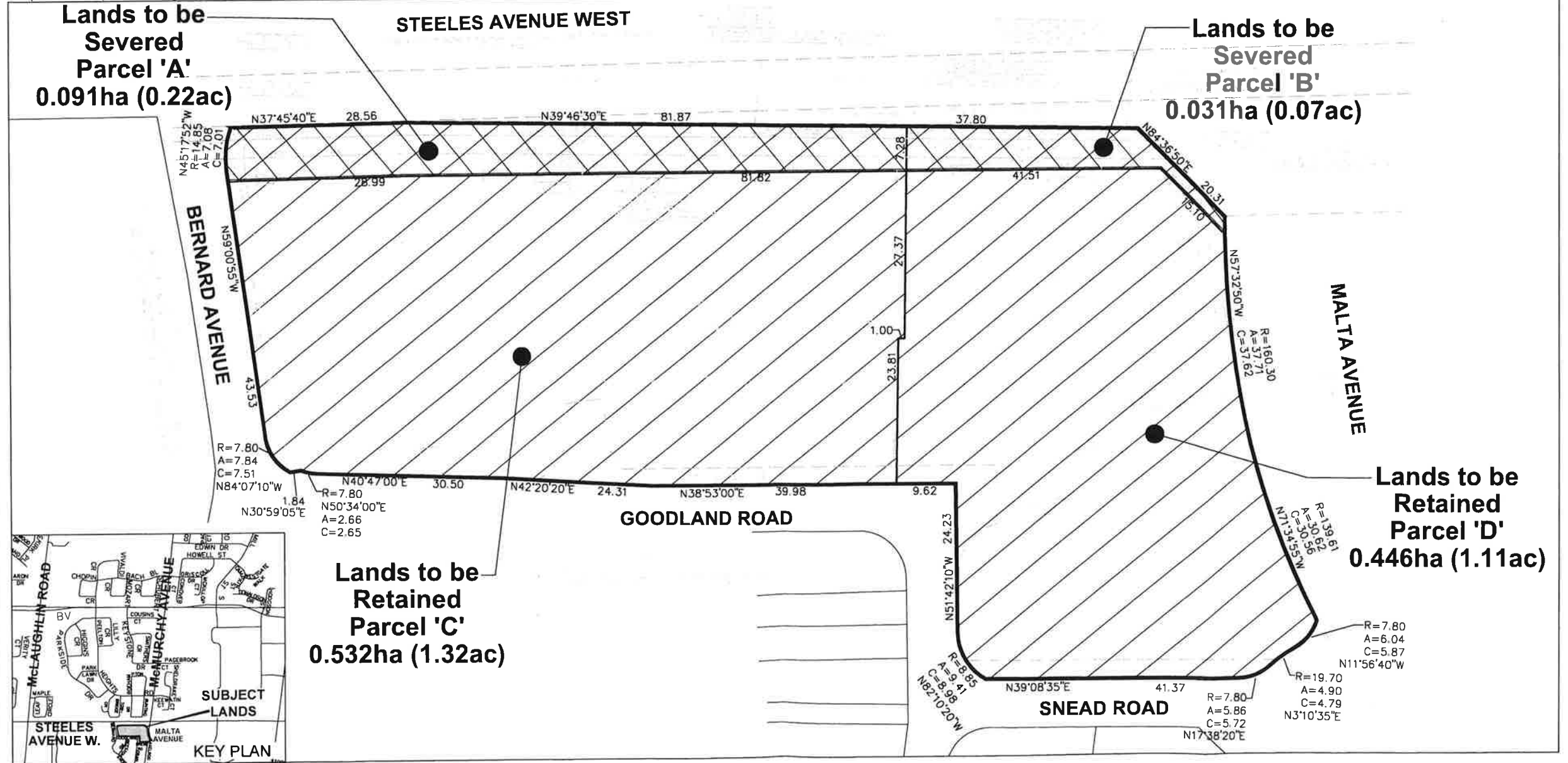
Signature of applicant/solicitor/authorized agent, etc.



Signature of a Commissioner, etc.
Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2023.

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 December 12, 2022



CONSENT SKETCH
245 STEELES AVENUE W.
PART OF BLOCK 31 AND 32,
REGISTERED PLAN 43M-1644
CITY OF BRAMPTON
REGION OF PEEL

Consent Statistics

	Lands to be Severed Parcel 'A'	0.091ha (0.22ac)
	Lands to be Severed Parcel 'B'	0.031ha (0.07ac)
	Lands to be Retained Parcel 'C'	0.532ha (1.32ac)
	Lands to be Retained Parcel 'D'	0.446ha (1.11ac)
TOTAL AREA:		1.10ha (2.72ac)

Scale 1:750
December 12, 2022

GSAI
Glen Schnarr & Associates Inc.



PART	PART OF REGISTERED PLAN	PLAN
1	BLOCK 31	14079-0382 (L.T.)
2	BLOCK 32	14079-0383 (L.T.)
3	BLOCK 31	14079-0382 (L.T.)
4	BLOCK 31	14079-0382 (L.T.)
5	BLOCK 31	14079-0382 (L.T.)
6	BLOCK 31	14079-0382 (L.T.)
7	BLOCK 31	14079-0382 (L.T.)
8	BLOCK 31	14079-0382 (L.T.)
9	BLOCK 31	14079-0382 (L.T.)
10	BLOCK 32	14079-0383 (L.T.)

PARTS 1, 2, 3, 4, 5, 6 & 7 - SUBJECT TO EASEMENT AS IN INSTRUMENT NO. PR706236
 PARTS 8 & 9 - SUBJECT TO EASEMENTS AS IN INSTRUMENT NO. PR706240 AND PR706241
 PARTS 1, 2, 3, 4, 5, 6 & 7 - COMPREHENS ALL OF PLAN 14079-0382 (L.T.)
 PARTS 8, 9, 10 - COMPREHENS ALL OF PLAN 14079-0383 (L.T.)

**PLAN OF SURVEY OF
 PART OF BLOCK 31 AND 32
 REGISTERED PLAN 43M-1644
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL**

SCALE 1 : 250
 THE UNFINISHED FOOT SIZE OF THIS PLAN IS 1/4 INCH IN WIDTH BY 66mm IN HEIGHT WHEN PRINTED AT A SCALE OF 1:250
 J.D. BARNES LIMITED

METRIC DISTANCES AND DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048
NOTES
 COORDINATES ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATION, UTM ZONE 17, NAD83 (EPSG) (2011.0).
 DISTANCES ARE OBTAINED AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999954

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (EPSG) (314610)			
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.R.C. 216/19			
POINT ID	EASTING	NORTHING	
ORP (A)	681 812.57	4 834 804.26	
ORP (B)	681 728.90	4 834 910.71	
COORDINATES CANNOT BE VERIFIED, BE USED TO RE-ESTABLISH COORDINATE STANDARDS SHOWN ON THIS PLAN			
THE RESULTANT BE BETWEEN ORP (A) AND ORP (B) IS 1651.94437705			

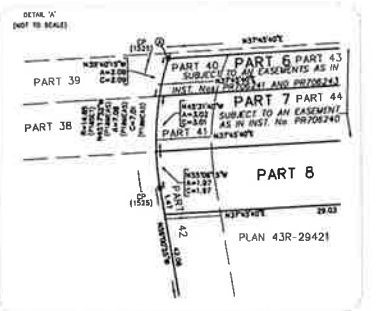
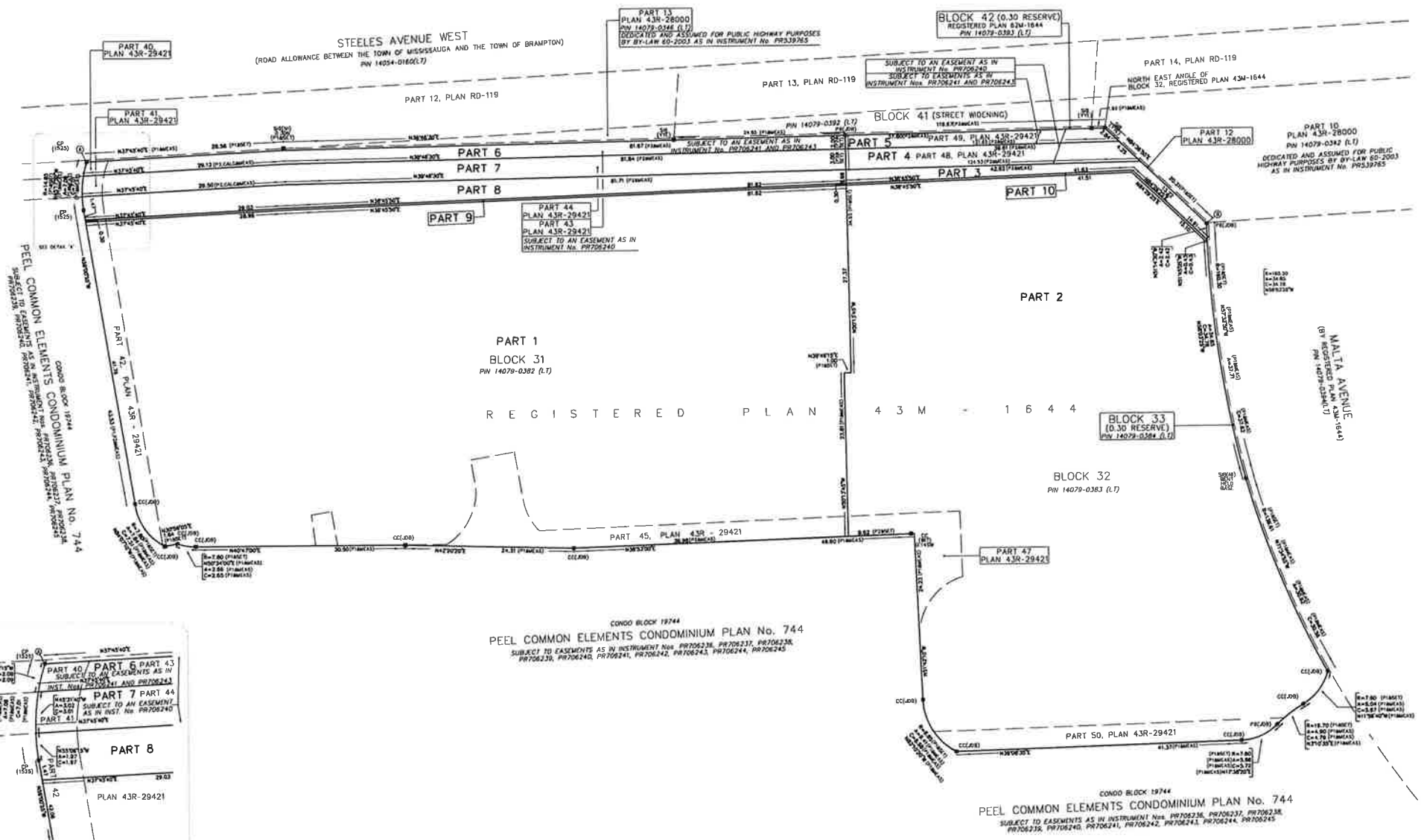
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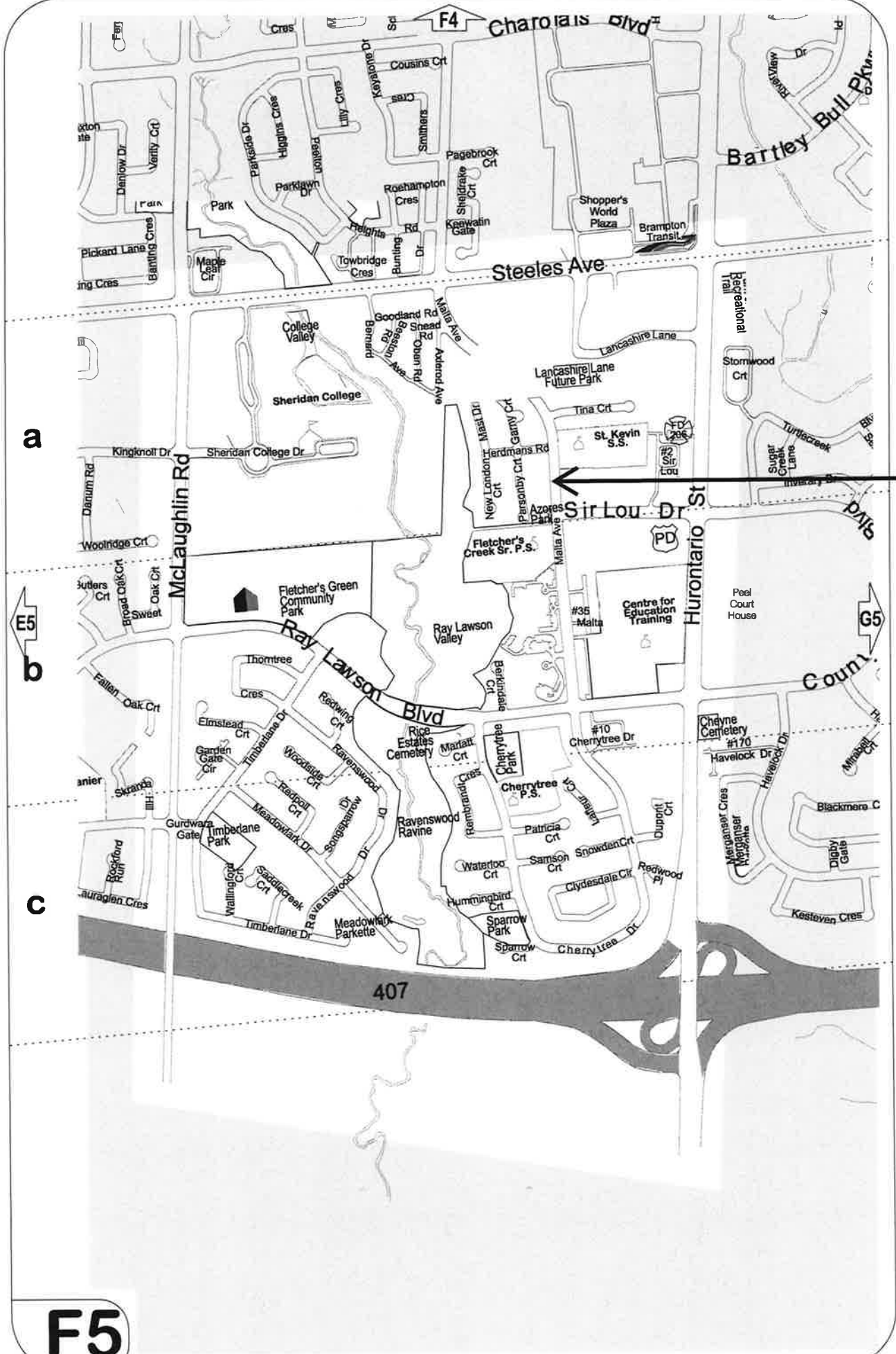
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON 2012.
 DATE: _____
 FRANCIS BARD
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A PLAN SUBMISSION FORM NUMBER EXCEEDED

J.D. BARNES LIMITED
 4180 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1111 FAX: (416) 291-1112
 www.jdbarnes.com

DATE: 21-22-04-02
 SHEET: 01/01





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