

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **ZAK GHANIM** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 70, Plan 582 municipally known as **35 CUMBERLAND CRESCENT**, Brampton;

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

1. To permit a detached garage with a separation distance of 0.54m (1.77 ft.) to a main building whereas the by-law requires a minimum separation distance of 1.0m (3.28 ft.) between a detached garage and a main building;
2. To permit 0.0m of permeable landscaping abutting the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side lot line.

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_  
Application for Consent: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, March 7, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of an 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.

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

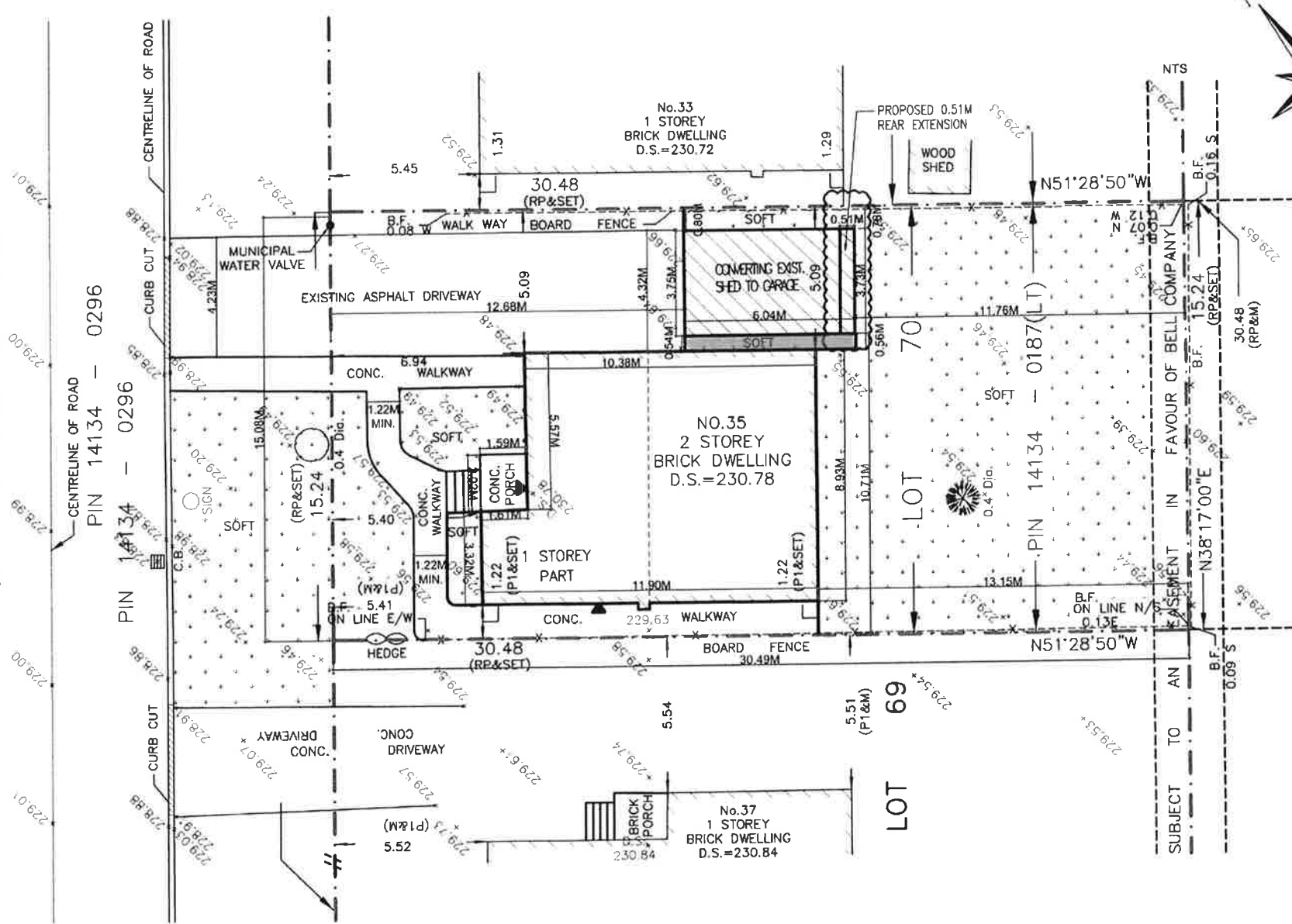
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this this 23rd Day of February, 2023.

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

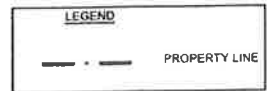
Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

CUMBERLAND DRIVE  
(BY REGISTERED PLAN 582)



**SITE PLAN**  
SCALE : 1:200

THIS SITE PLAN IS BASED ON THE SURVEY PROVIDED BY MANDARIN SURVEYORS LIMITED DATED MARCH 22, 2022.



STRUCTURAL DESIGNER:



Design & Management Services Inc.

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL : 416-546-6008  
E-MAIL: info@kson-engineers.com  
WEB: www.kson-engineers.com



1	JAN 25, 2023	Issued for COA
NO.	DATE	Issued/Addendum/Revision

PROJECT  
35 CUMBERLAND DR.,  
BRAMPTON, ONTARIO

DRAWING TITLE  
**SITE PLAN**

CHECKED:	H.R.	SCALE
DRAWN:	Y.Z.	AS SHOWN
PROJECT NO.		DWG. NO. A-0

**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 **March 7, 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, March 2, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, March 2, 2023.**
  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, March 2, 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, March 2, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party’s participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City’s website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

**AMENDMENT LETTER**

February 16, 2023

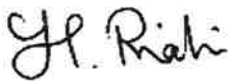
To: Committee of Adjustment

RE: **ZAK GHANIM**  
**LOT 70, PLAN 582**  
**A-2023-0035– 35 CUMBERLAND CRESCENT**

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Please **amend** application **A-2023-0035** to reflect the following:

1. To permit a detached garage with a separation distance of 0.54m (1.77 ft.) to a main building whereas the by-law requires a minimum separation distance of 1.0m (3.28 ft.) between a detached garage and a main building;
2. To permit 0.0m of permeable landscaping abutting the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip abutting the side lot line.



Hooman Riahi

\_\_\_\_\_  
Applicant/Authorized Agent

**Flower City**



brampton.ca

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

**FILE NUMBER: A-2023-0035**

*The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.*

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Zak Ghanim  
**Address** 31 Curzon Street, Toronto M4M 3B3  
 \_\_\_\_\_  
**Phone #** 416-518-6444 **Fax #** \_\_\_\_\_  
**Email** zak@zakghanim.com

2. **Name of Agent** Hooman Riahi  
**Address** UNIT B - 120 WILLOWDALE AVE... TORONTO  
 \_\_\_\_\_  
**Phone #** 647-632-7018 **Fax #** \_\_\_\_\_  
**Email** hoomanriahi@yahoo.com

3. **Nature and extent of relief applied for (variances requested):**  
 In regards to proposed CHANGING EXISTING DETACHED SHED TO A DETACHED GARAGE, the Zoning By-law requires 1.0 m clearance between the garage and the main building whereas the existing clearance is 0.54 m.

4. **Why is it not possible to comply with the provisions of the by-law?**  
 The existing clearance is 0.54m between the shed and the building. This clearance has been there from the date of existence of the buildings.

5. **Legal Description of the subject land:**  
**Lot Number** 70  
**Plan Number/Concession Number** PLAN 582  
**Municipal Address** 35 CUMBERLAND DR., BRAMPTON L6V 1W5

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.24 M  
**Depth** 30.48 M  
**Area** 464.51 M2

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>



**8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)**

**EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)**

1-EXISTING BUILDING SIZE: 8.93 M WIDTH X 11.9 M LENGTH X 9 M HEIGHT IN 2 STOREY, GROUND FLOOR AREA: 97.36 M2, GROSS FLOOR AREA: 148.91 M2  
 2-SHED: 3.68 M WIDTH X 5.51 M LENGTH X 4.33 M HEIGHT

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

1-EXISTING BUILDING SAME AS EXISTING, NO CHANGE  
 2-GARAGE (FORMER SHED): 3.68 M WIDTH X 6.04 M LENGTH X 4.33 M HEIGHT

**9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)**

**EXISTING**

Front yard setback	5.40 M (HOUSE)	12.68 M (SHED)
Rear yard setback	13.15 M (HOUSE)	12.27 M (SHED)
Side yard setback	1.22 M SOUTH (HOUSE)	10.71 M SOUTH (SHED)
Side yard setback	5.09 M NORTH (HOUSE)	0.78 M NORTH (SHED)

**PROPOSED**

Front yard setback	5.40 M (HOUSE)	NO CHANGE	12.68 M (GARAGE/ FORMER SHED)	NO CHANGE
Rear yard setback	13.15 M (HOUSE)	NO CHANGE	11.76 M (GARAGE/ FORMER SHED)	
Side yard setback	1.22 M SOUTH (HOUSE)	NO CHANGE	10.71 M SOUTH (GARAGE/ FORMER SHED),	NO CHANGE
Side yard setback	5.09 M NORTH (HOUSE)	NO CHANGE	0.78 M NORTH (GARAGE/ FORMER SHED),	NO CHANGE

10. Date of Acquisition of subject land: OCTOBER 01, 2020

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: SINGLE FAMILY DWELLING + SECOND SUITE (UNDER CONSTRUCTION WITH PERMIT)

13. Existing uses of abutting properties: SINGLE FAMILY DWELLING

14. Date of construction of all buildings & structures on subject land: 1958

15. Length of time the existing uses of the subject property have been continued: 65 YEARS

16. (a) What water supply is existing/proposed?

Municipal  Other (specify) \_\_\_\_\_  
 Well

(b) What sewage disposal is/will be provided?

Municipal  Other (specify) \_\_\_\_\_  
 Septic

(c) What storm drainage system is existing/proposed?

Sewers  Other (specify) \_\_\_\_\_  
 Ditches   
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF TORONTO

THIS 25TH DAY OF JANUARY, 2023

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, HOUMAN RIAHI, OF THE CITY OF TORONTO

IN THE 25TH OF JANUARY 2023 SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE  
City OF Brampton  
IN THE Region OF  
Peel THIS 6TH DAY OF  
Feb. 2023

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



Signature of Applicant or Authorized Agent

Submit by Email

  
A Commissioner etc.

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1B

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

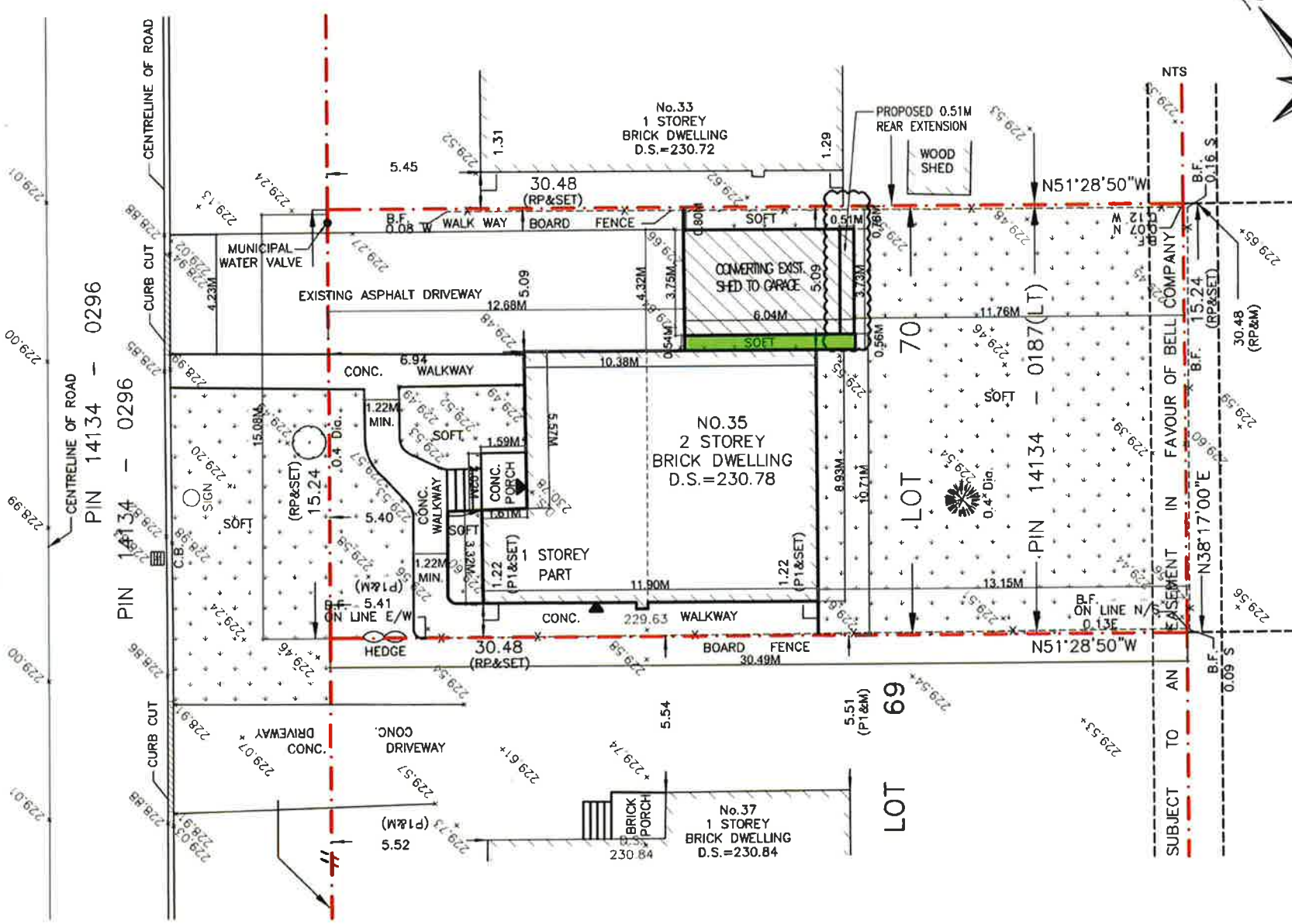
  
Zoning Officer

JAN 27/23  
Date

DATE RECEIVED February 6, 2023

Date Application Deemed Complete by the Municipality \_\_\_\_\_

CUMBERLAND DRIVE  
(BY REGISTERED PLAN 582)



**SITE PLAN**  
SCALE : 1:200

THIS SITE PLAN IS BASED ON THE SURVEY PROVIDED BY MANDARIN SURVEYORS LIMITED DATED MARCH 22, 2022.



STRUCTURAL DESIGNER:



**Design & Management Services Inc.**

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL : 416 - 546 - 6000  
E-MAIL: info@kson-engineers.com  
WEB: www.kson-engineers.com



NO	DATE	Issued/Addendum/Revision
1	JAN 25, 2023	Issued for COA

PROJECT  
35 CUMBERLAND DR.,  
BRAMPTON, ONTARIO

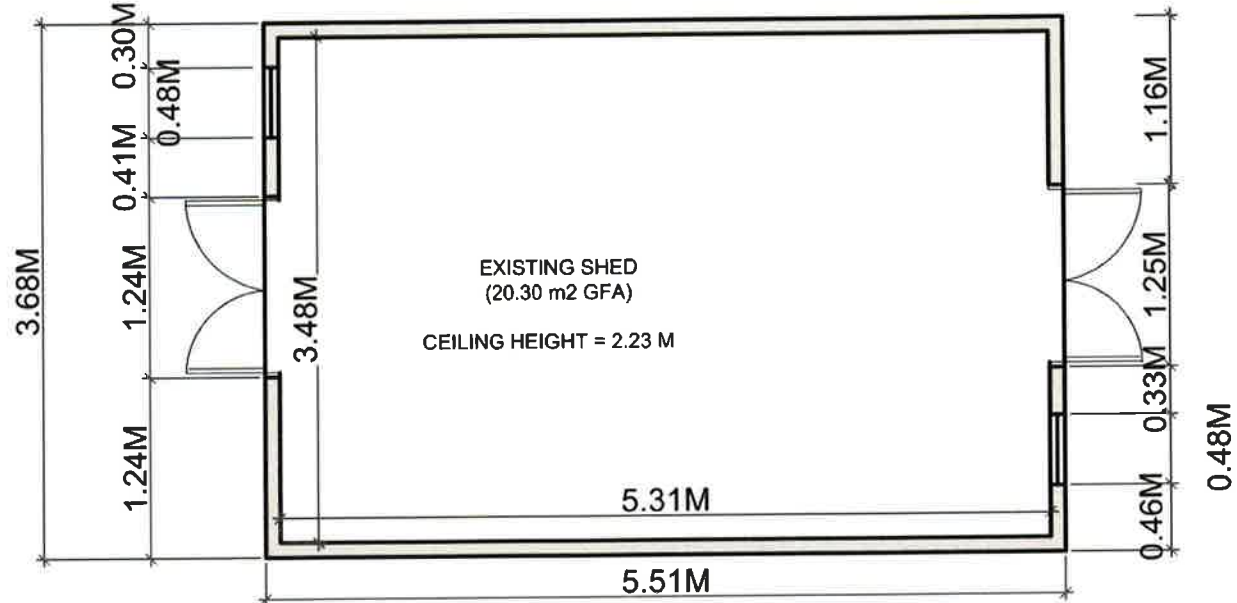
DRAWING TITLE  
**SITE PLAN**

CHECKED:	H.R.	SCALE
DRAWN:	Y.Z.	AS SHOWN

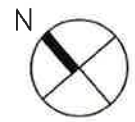
PROJECT NO. \_\_\_\_\_ DWG. NO. **A-0**



EXIST. DRIVEWAY



**EXISTING FLOOR PLAN**  
SCALE : 1:50



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Design & Management  
Services Inc.

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL: 416-546-6000  
E-MAIL: info@kson-engineers.com  
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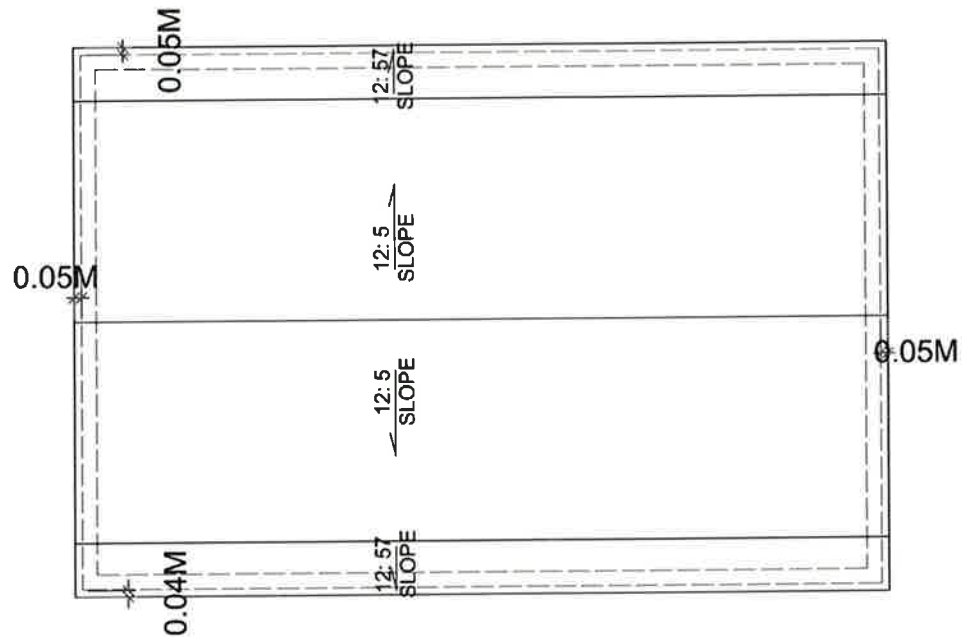

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35 CUMBERLAND DR.,  
BRAMPTON, ONTARIO

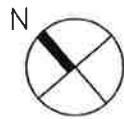
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EXISTING FLOOR PLAN

CHECKED:	H.R.		SCALE
DRAWN:	Y.Z.		AS SHOWN

PROJECT NO.		DWG. NO.
		A-1



**EXISTING ROOF PLAN**  
SCALE : 1:50



STRUCTURAL DESIGNER:



Design & Management  
Services Inc.

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL : 416 - 546 - 6000  
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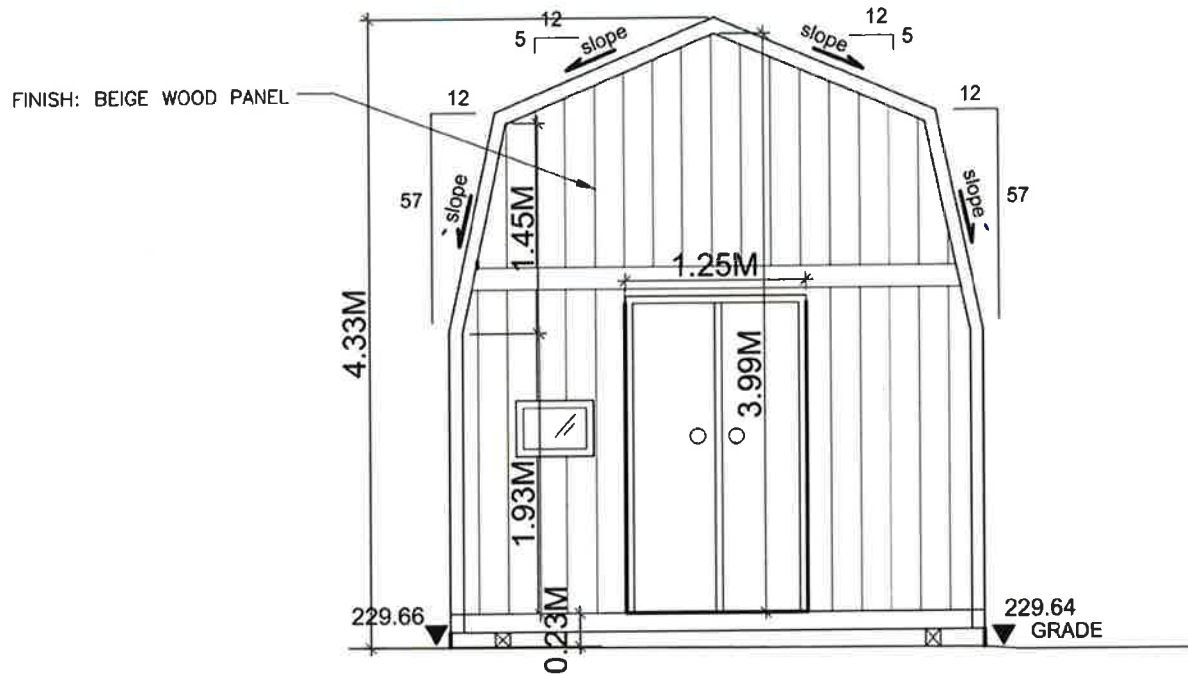


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PROJECT  
35 CUMBERLAND DR.,  
BRAMPTON, ONTARIO

DRAWING TITLE  
EXISTING ROOF PLAN

CHECKED:	H.R.	SCALE
DRAWN:	Y.Z.	
PROJECT NO.	DWG. NO. A-2	



**EXISTING NORTH ELEVATION**  
SCALE : 1:50

STRUCTURAL DESIGNER:



Design & Management  
Services Inc.

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL: 416-546-6000  
E-MAIL: info@kson-engineers.com  
WEB: www.kson-engineers.com



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PROJECT  
35 CUMBERLAND DR.,  
BRAMPTON, ONTARIO

DRAWING TITLE  
EXISTING NORTH ELEVATION

CHECKED:	H.R.	SCALE
DRAWN:	Y.Z.	AS SHOWN
PROJECT NO.		DWG. NO. A-3

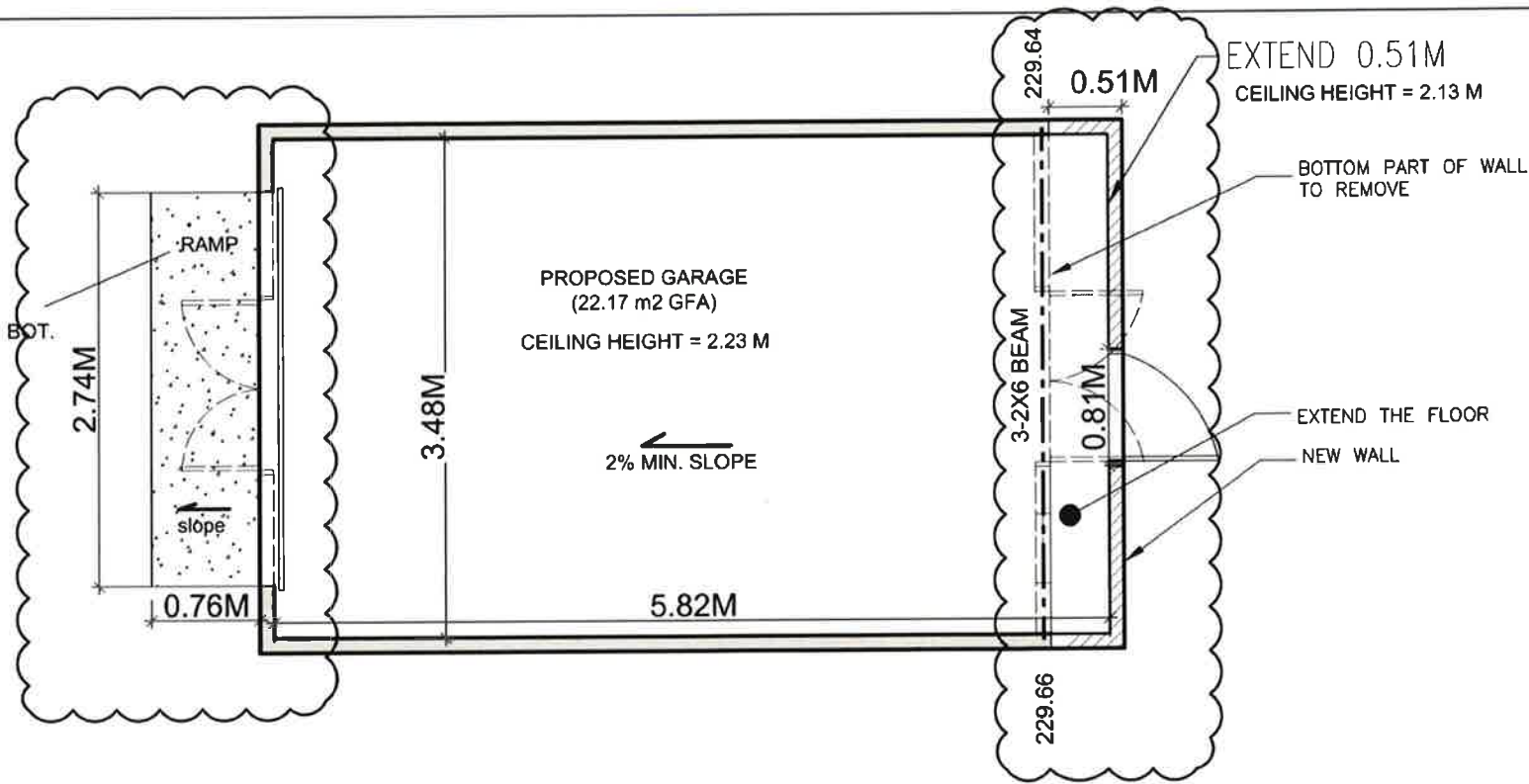




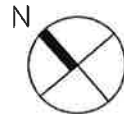




6" MIN THICK CONC. SLAB 32MPA  
 WITH 5-8% AIR ENTRAINMENT  
 W/ EPOXY COATED 6X6 MESH &  
 6" MIN. OVERLAP & 2" CLEAR COVER TO BOT.  
 ON 4" MIN. GRAVEL



**PROPOSED FLOOR PLAN**  
 SCALE : 1:50



STRUCTURAL DESIGNER:



**Design & Management  
 Services Inc.**

Unit B-120 Willowdale Avenue,  
 Toronto, Ontario, M2N 4Y2  
 TEL: 416-546-6000  
 E-MAIL: info@kson-engineers.com  
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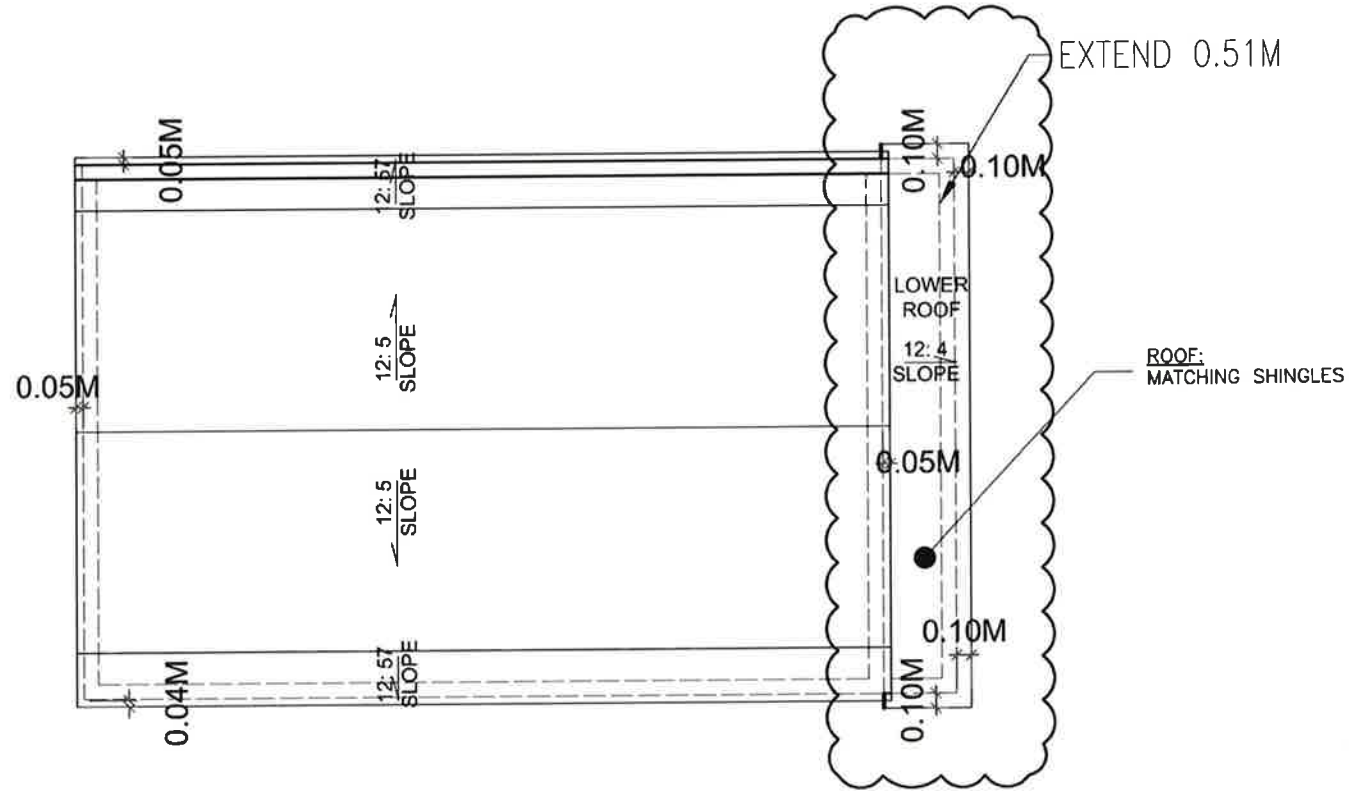



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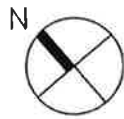
PROJECT  
 35 CUMBERLAND DR.,  
 BRAMPTON, ONTARIO

DRAWING TITLE  
**PROPOSED FLOOR PLAN**

CHECKED:	H.R.	SCALE
DRAWN:	Y.Z.	AS SHOWN
PROJECT NO.	DWG. NO. A-7	



**PROPOSED ROOF PLAN**  
SCALE : 1:50



STRUCTURAL DESIGNER:



Design & Management Services Inc.

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL : 416 - 546 - 8000  
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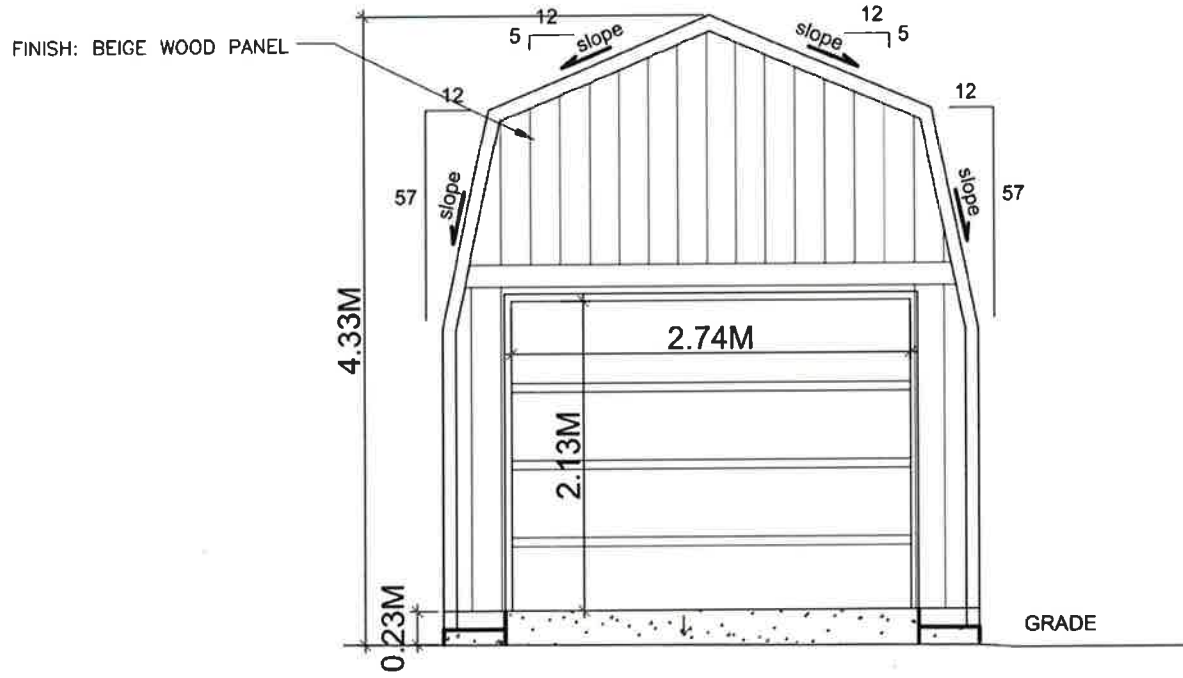

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PROJECT  
35 CUMBERLAND DR.,  
BRAMPTON, ONTARIO

DRAWING TITLE  
PROPOSED ROOF PLAN

CHECKED:	H.R.	SCALE
DRAWN:	Y.Z.	

PROJECT NO.	DWG. NO.
	A-8



**PROPOSED NORTH ELEVATION**  
 SCALE : 1:50

STRUCTURAL DESIGNER:



**Design & Management Services Inc.**

Unit B-120 Willowdale Avenue,  
 Toronto, Ontario, M2N 4Y2  
 TEL : 416-546-6000  
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 BRAMPTON, ONTARIO

DRAWING TITLE  
 PROPOSED NORTH ELEVATION

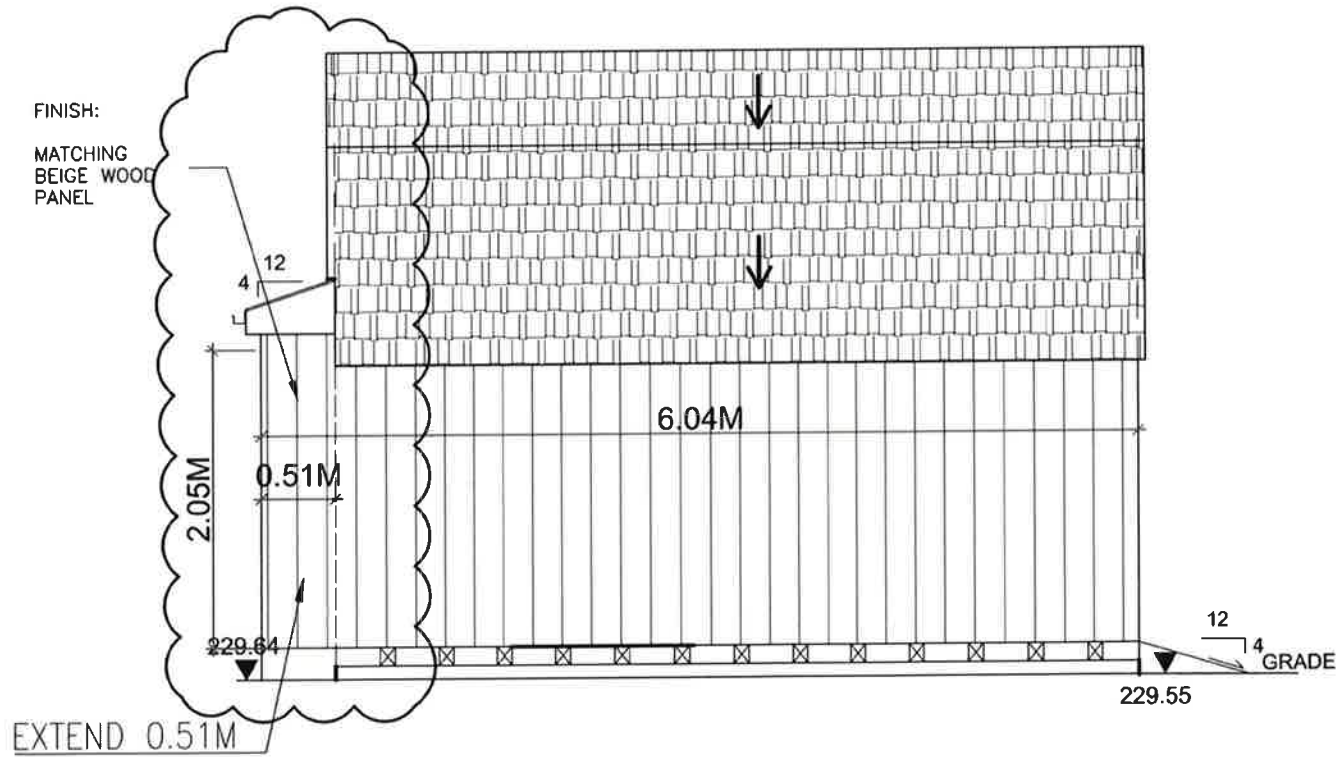
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DRAWN:	Y.Z.	AS SHOWN

PROJECT NO.	DWG. NO.
	A-9









# PROPOSED WEST ELEVATION

SCALE : 1:50

STRUCTURAL DESIGNER:



Design & Management Services Inc.

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL : 416-546-8000  
E-MAIL: info@kson-engineers.com  
WEB: www.kson-engineers.com

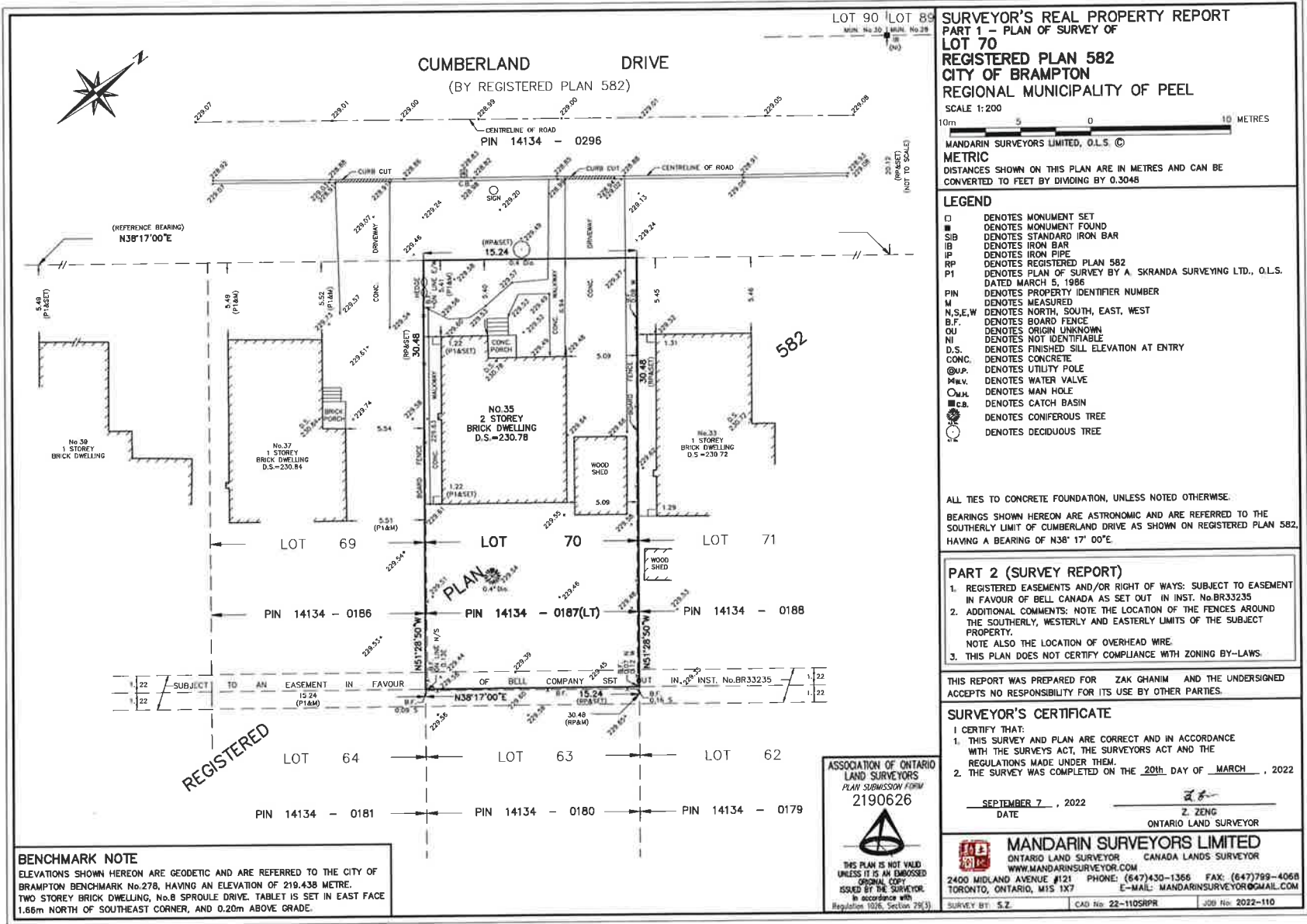



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BRAMPTON, ONTARIO

DRAWING TITLE  
PROPOSED WEST ELEVATION

CHECKED:	H.R.	SCALE
DRAWN:	Y.Z.	AS SHOWN
PROJECT NO.	DWG. NO. A-12	



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN OF SURVEY OF**  
**LOT 70**  
**REGISTERED PLAN 582**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:200  
 10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©  
**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
 CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES MONUMENT SET
  - DENOTES MONUMENT FOUND
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IP DENOTES IRON PIPE
  - RP DENOTES REGISTERED PLAN 582
  - P1 DENOTES PLAN OF SURVEY BY A. SKRANDA SURVEYING LTD., O.L.S. DATED MARCH 5, 1986
  - PIN DENOTES PROPERTY IDENTIFIER NUMBER
  - N DENOTES MEASURED
  - N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
  - B.F. DENOTES BOARD FENCE
  - OU DENOTES ORIGIN UNKNOWN
  - NI DENOTES NOT IDENTIFIABLE
  - D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
  - CONC. DENOTES CONCRETE
  - @.P. DENOTES UTILITY POLE
  - M.W.V. DENOTES WATER VALVE
  - M.H. DENOTES MAN HOLE
  - C.B. DENOTES CATCH BASIN
  - DENOTES CONIFEROUS TREE
  - DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.  
 BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE  
 SOUTHERLY LIMIT OF CUMBERLAND DRIVE AS SHOWN ON REGISTERED PLAN 582,  
 HAVING A BEARING OF N38° 17' 00"E.

- PART 2 (SURVEY REPORT)**
1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO EASEMENT IN FAVOUR OF BELL CANADA AS SET OUT IN INST. No.BR33235
  2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE SOUTHERLY, WESTERLY AND EASTERLY LIMITS OF THE SUBJECT PROPERTY.  
NOTE ALSO THE LOCATION OF OVERHEAD WIRE.
  3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

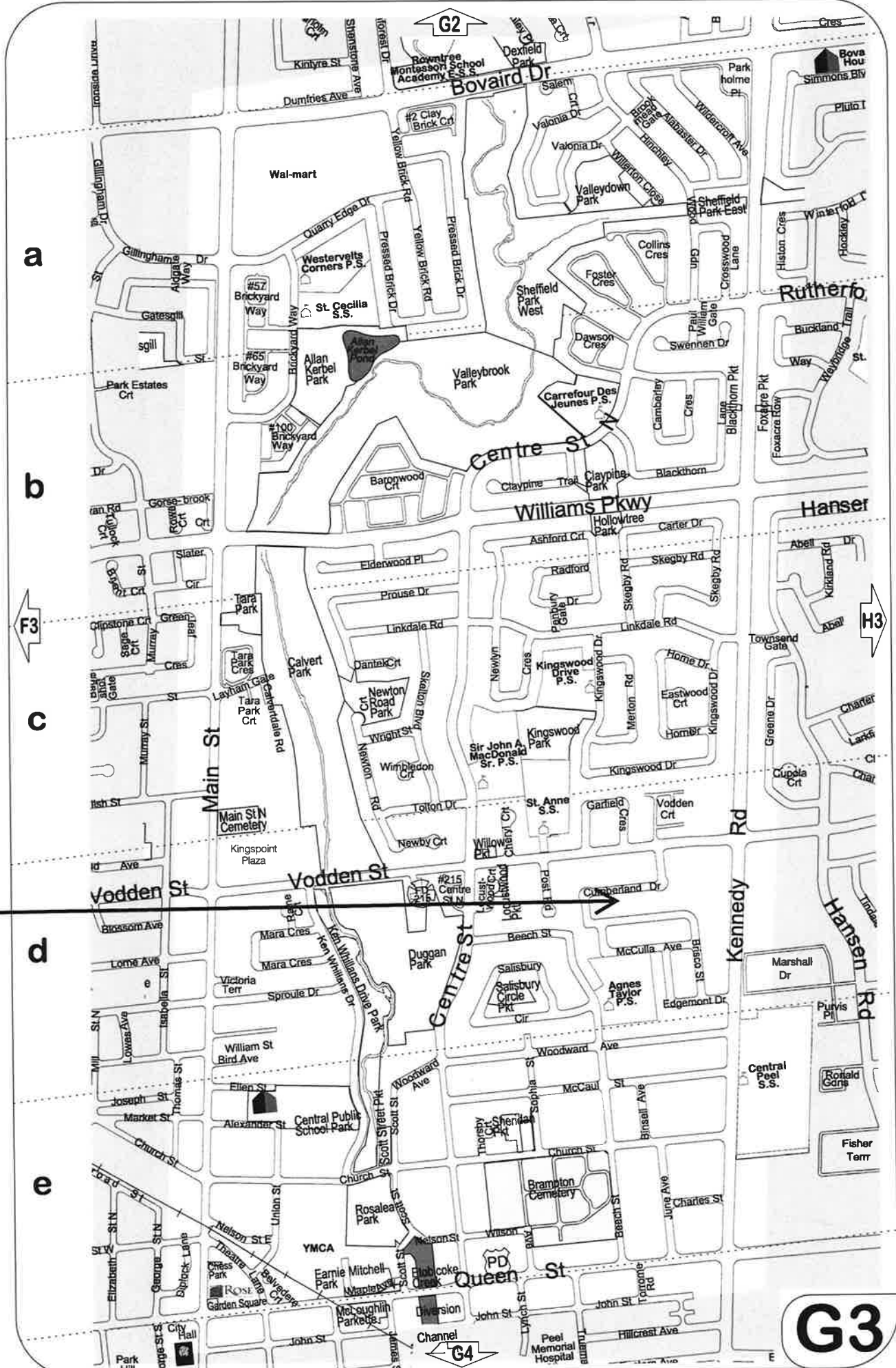
THIS REPORT WAS PREPARED FOR ZAK GHANIM AND THE UNDERSIGNED  
 ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF MARCH, 2022.  
 SEPTEMBER 7, 2022 DATE  
 Z. ZENG  
 ONTARIO LAND SURVEYOR

**MANDARIN SURVEYORS LIMITED**  
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
 WWW.MANDARINSURVEYOR.COM  
 2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068  
 TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM  
 SURVEY BY: S.Z. CAD No: 22-110SRPR JOB No: 2022-110

**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF  
 BRAMPTON BENCHMARK No.278, HAVING AN ELEVATION OF 219.439 METRE.  
 TWO STOREY BRICK DWELLING, No.8 SPROULE DRIVE. TABLET IS SET IN EAST FACE  
 1.66m NORTH OF SOUTHEAST CORNER, AND 0.20m ABOVE GRADE.

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2190626  
 THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 In accordance with  
 Regulation 1076, Section 29(3)



a

b

c

d

e

A-2023-0035

G3

G2

G4

F3

H3