

APPLICATION # B-2023-0019
Ward # 6

NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made **DANIELS MPV CORPORATION**

Purpose and Effect

The purpose of the application is to request the consent of the Committee of Adjustment for conveyance of Part of Block 4, Plan 43M-1927 to provide for a stratified lot addition of lands currently under ownership of the West Parcel (future condominium) to the East Parcel of land (rental). The effect of the application is to amend ownership boundaries by merging select Parts at grade and in the shared underground garage with the East Parcel of land municipally known as 40 Lagerfeld Drive. (Concurrent Consent Application B-2023-0018).

Location of Land:

Municipal Address: 10, 20 and 30 Lagerfeld Drive

Former Township: Chinguacousy

Legal Description: Part of Block 4, Plan 43M-1927

Meeting

The Committee of Adjustment has appointed **TUESDAY, June 20, 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 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.

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

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LAST DAY FOR RECEIVING COMMENTS: JUNE 15, 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:	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 Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at www.elto.gov.on.ca

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 Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS **2nd Day of June, 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.myers@brampton.ca

SKETCH SHOWING
LOT ADDITION AND
TRANSFEREE LANDS
BEING OVER
BLOCK 4
PLAN 43M-1927
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200
KRCMAR SURVEYORS LTD. 2023
METRIC DIMENSIONS AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



BEARING
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS
OBSERVATIONS OF OBSERVED REFERENCE POINTS 1 & 2, AND 3, USING THE
LOCAL TRANSFORMED GRID NETWORK, AND ARE REFERRED TO THE UTM
COORDINATE SYSTEM, ZONE 18, CENTRAL MERIDIAN 81°07' WEST LONGITUDE
(NAD 83 (CSRS 8308))

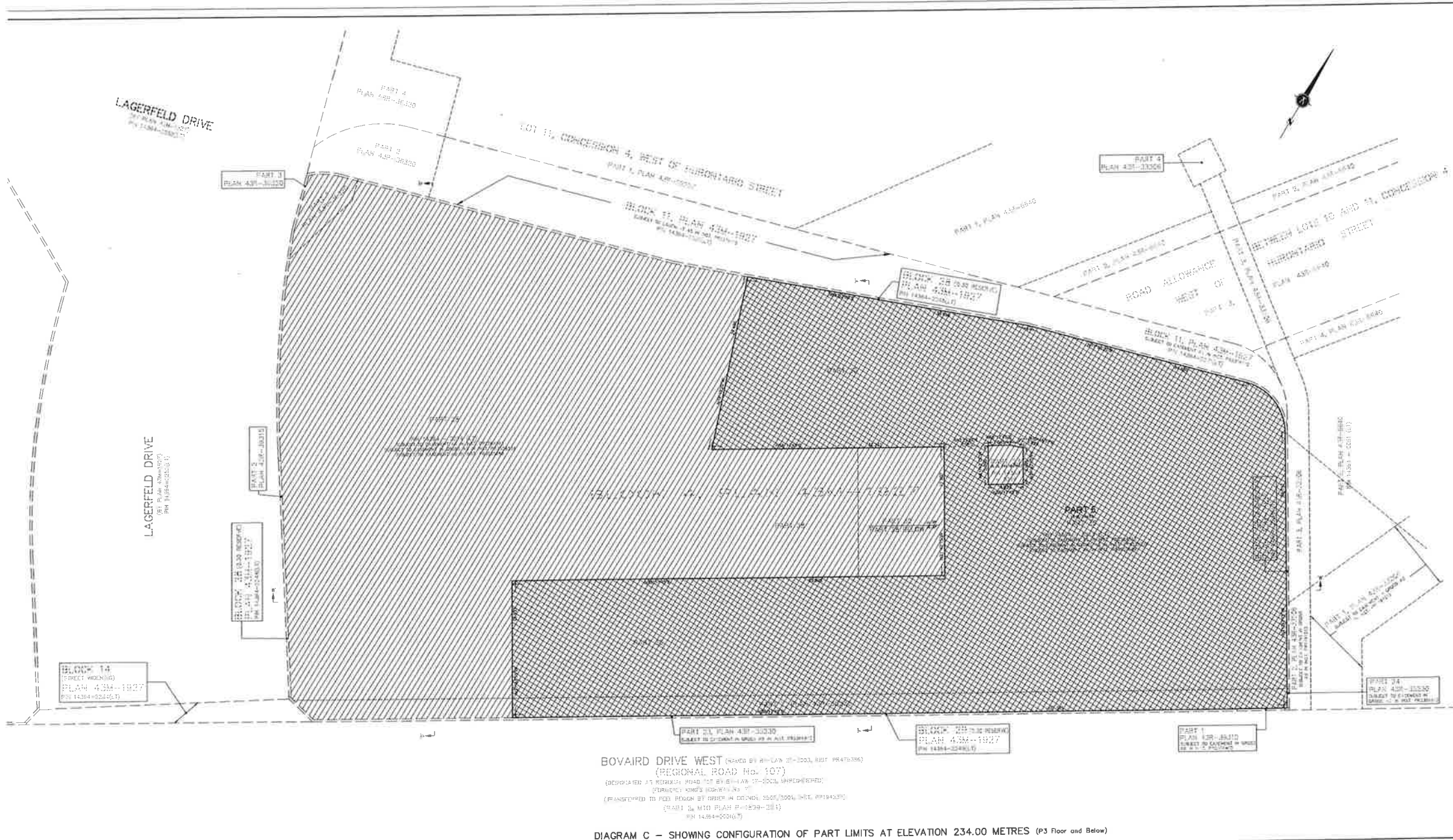
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE
FACTOR OF 0.999978

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO
CITY OF BRAMPTON HORIZONTAL CONTROL MONUMENT #102100145
HAVING AN ELEVATION OF 244.912 METRES

LEGEND
DENOTES SURVEY MONUMENT FOUND
C DENOTES SURVEY MONUMENT PLANTED
SB DENOTES STAIRCASE WITH BAR
2500 DENOTES SHORT BEARING WITH BAR
IB DENOTES IRON BAR
CC DENOTES COT CROSS
(O) DENOTES GROUND OBSTRUCTION
(M) DENOTES MOUND

NOTE
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. (1370) UNLESS
OTHERWISE NOTED
ALL BEARING BEARINGS AND DISTANCES ARE IN ACCORDANCE WITH PLAN OF
SURVEY BY KRCMAR SURVEYORS LTD., O.L.S., DATED MAY 1, 2019, UNLESS
OTHERWISE NOTED
SUBSTANTIAL COMPLIANCE WITH OREG 525/91 DUE TO CONSTRUCTION
ACTIVITY

 TRANSFEREE LANDS
 LOT ADDITION



BOVAIRD DRIVE WEST (CREATED BY R.M. PLAN 20-2002, REPT. PR479396)
(REGIONAL ROAD No. 107)
(DEVELOPED AT HURONTARIO ROAD NOT BY R.M. PLAN 17-2004 UNRECORDED)
(FORMERLY KING'S HIGHWAY No. 7)
(TRANSFERRED TO PEEL REGION BY ORDER IN COUNCIL 2005/2006-0461, PR394330)
(PART 1, M10 PLAN P-1809-281)
R.M. 14-284-002(6/7)

DIAGRAM C - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 234.00 METRES (P3 Floor and Below)

MUNICIPAL ADDRESS: #
FILE # DRAWN BY #1 CHECKED BY #DATE #1 #28
DRAWING: 17 BR446 PLAN 43M-1927 11/22/2023 WORK ORDER NO. 22476
1127 Owen Sound, Ontario ON L4J 3B8 CAN 519 728 0283 FAX 519 728 8221 www.krcmar.ca
PLAN AVAILABLE AT: www.ProtectYourBoundaries.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 **June 20, 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, June 15, 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, June 15, 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, June 15, 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 **4:30 pm Thursday, June 15, 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.

DANIELS MPV CORPORATION

130 Queens Quay E
8th Fl., West Tower
Toronto, ON M5A 0P6
P: (416) 598-2129
F: (416) 797-0415

May 23, 2023

Attn: Jeanie Myers
Legislative Coordinator and Secretary-Treasurer
City of Brampton
Committee of Adjustment
2 Wellington Street W.
Brampton, ON L6Y 4R2

**RE: 10, 20 & 30 Lagerfeld Drive, northeast corner of Lagerfeld Dr. and Bovaird Dr. West
Block 4 Plan 43M-1927
Application for Stratified Lot Addition Application**

B-2023-0019

Daniels MPV Corporation ('Daniels') is pleased to submit the enclosed application to amend the ownership boundaries of its lands at 10-40 Lagerfeld Drive ('subject site') through a stratified lot addition application. The subject site is currently under construction to develop a residential condominium and a rental apartment atop a shared underground garage. The purpose of this application is to transfer the Parts described below from the rental entity to the future condominium entity.

In 2020, the subject site received approval at the Committee of Adjustment to sever the lands into two parcels under file no. **B2020-0018**. The first parcel, the West Parcel, will be registered as a condominium corporation in the near future and the second parcel, the East Parcel, will be a rental apartment building. Through the design and construction process, unforeseeable revisions were required to the subject site which conflicted with the original severance. As a result, this application aims to rectify the areas where ownership boundaries are misaligned. The below application will see lands currently under ownership of the West Parcel (future condo) being transferred to the East Parcel (rental). A second application will be submitted alongside this one to transfer lands from the East Parcel (rental) to the West Parcel (future condo).

Application Overview

This application is seeking to transfer lands currently under ownership of the West Parcel (future condo) to the East Parcel (rental) through a stratified lot addition application. The affected areas are as follows (please refer to enclosed plans for reference):

1. **Proposed Part 5:** Proposed Part 1 is located below the P3 level in the underground garage. Proposed Part 5 houses mechanical infrastructure and equipment related to rental building located on the East Parcel. Through this application, Proposed Part 5 will join with the existing Part 28, also located in the P3 level of the underground which will ensure smooth operation and maintenance of the mechanical equipment related to the rental building use.

DANIELS MPV CORPORATION

130 Queens Quay E
8th Fl., West Tower
Toronto, ON M5A 0P6

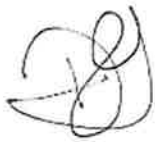
For your review and consideration, the following materials are enclosed in support of the above application:

- Completed application form,
- Plan of survey, prepared by Krcmar Surveyors,
- Draft reference plan, prepared by Krcmar Surveyors,
- Draft reference plan with architectural overlay, prepared by Krcmar Surveyors,
- Draft reference plan with hatching showing the affected lot addition areas, prepared by Krcmar Surveyors.

Should you have any questions or require additional material, please do not hesitate to contact the undersigned.

Sincerely,

Daniels MPV Corporation



Daniel Grandilli
Development Manager
(416) 598-2129
dgrandilli@danielscorp.com



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** Daniels MPV Corporation
(print given and family names in full)
Address 130 Queens Quay E, Toronto ON M5A 0P6

Phone # 416-598-2129 **Fax #** _____
Email dgrandilli@danielscorp.com

(b) **Name of Authorized Agent** Daniel Grandilli
Address 130 Queens Quay E, Toronto ON M5A 0P6

Phone # 416 591-2914 **Fax #** _____
Email dgrandilli@danielscorp.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: stratified part lot addition application to amend the ownership boundaries on a select few Parts at grade and in the shared underground garage. Revisions to ownership boundaries are required due to site conditions discovered during construction. Please see attached cover letter for complete breakdown.

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.**
Daniels Choice Mount Pleasant Corporation

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

a) Name of Street	<u>Lagerfeld Drive</u>	Number	<u>10</u>
b) Concession No.	_____	Lot(s)	_____
c) Registered Plan No.	<u>PL 43M1927 PT BLK 4</u>	Lot(s)	_____
d) Reference Plan No.	<u>RP 43R39900 PARTS 1, 13-19, 25, 26, 29, 30 40 AND 41</u>	Lot(s)	_____
e) Assessment Roll No.	<u>10-06-0-003-00343-0000</u>	Geographic or Former Township	_____

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

1. EASEMENT IN GROSS OVER PT 7 PL 43R35230 AS IN PR2366810
2. EASEMENT FOR ENTRY AS IN PR2389562 CITY OF BRAMPTON

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

a) Frontage ~70m Depth ~60m Area ~3792.1m at grade

b) Existing Use under construction Proposed Use Residential rental

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:
(existing) under construction of one rental tower
(proposed) one residential rental tower

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 units)

a) Frontage ~60m Depth ~72m Area 3,846.7m at grade

b) Existing Use under construction Proposed Use residential condo

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:
(existing) under construction of 3 residential condo buildings (1 midrise, 2 blocks of back to back townhouses)
(proposed) 3 residential condo buildings (1 6-storey midrise, 2 3-storey back to back townhouses)

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	<u>R4A-3527</u>	<u>R4A-3527</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>Residential</u>
Region of Peel	<u>Urban Structure</u>	<u>Urban Structure</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 # 21T-10022B Status/Decision Approved (Plan 43M-1927)

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	A19-144, A2020-0115	approved
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	21T-10022B	approved

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 _____ Toronto _____
this 23rd day of May, 2023.



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, Daniel Grandilli of the Province of Ontario

in the County/District/Regional Municipality of Toronto 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 Brampton
in the Region of Peel
this 24th day of May, 2023



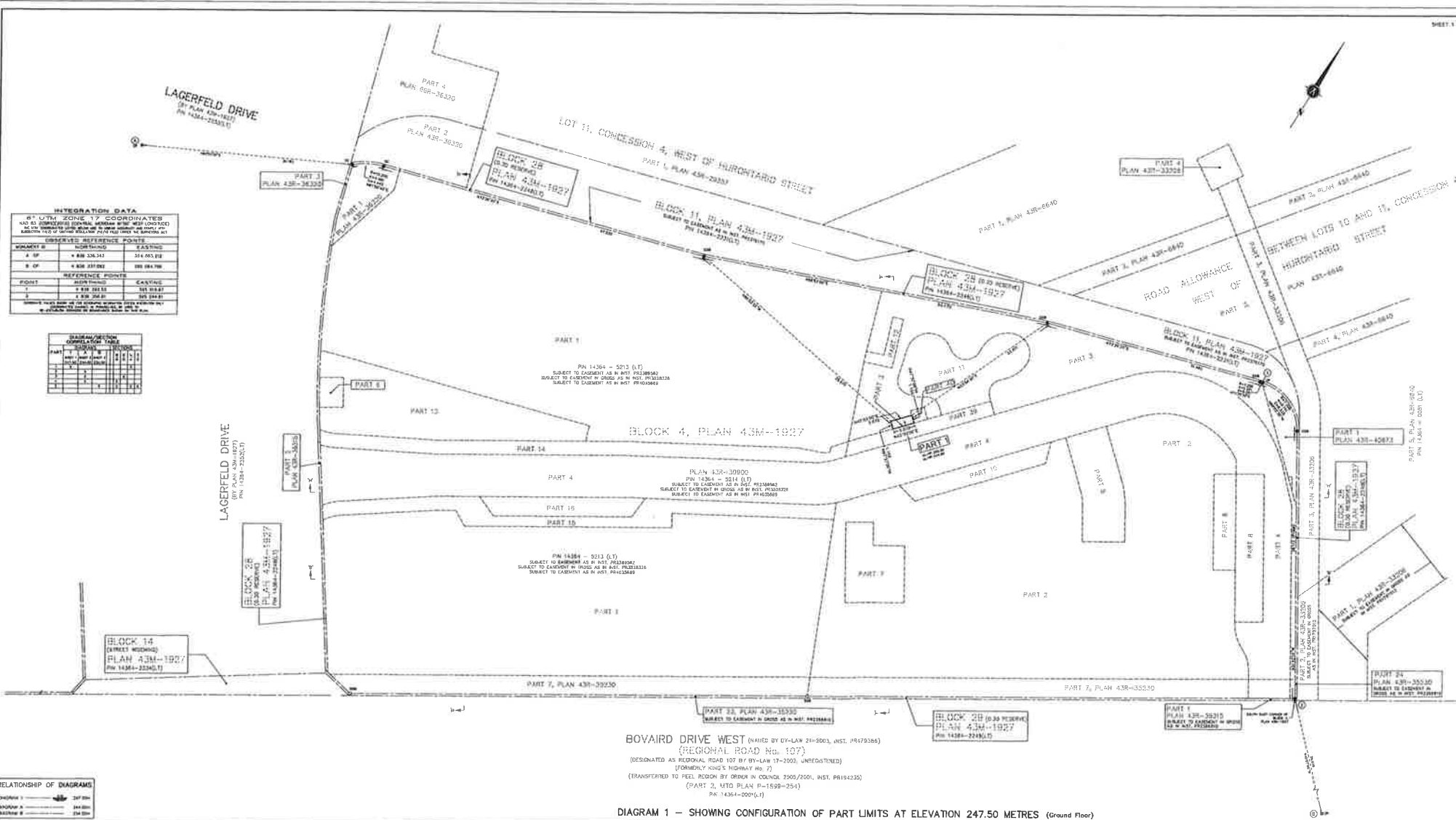
Signature of applicant/solicitor/authorized agent, etc.



Signature of a Commissioner, etc.

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

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



SHEET 1 OF 4

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT

PLAN 43M-1927

RECEIVED AND DEPOSITED

DATE: _____ 2011

DATE: _____ 2011

MANAGER OF PLANS AND LAND SURVEY

RESPONSIBLE FOR LAND REGISTRATION FOR THE LAND TILES DIVISION OF PEEL D.C. CO.

SCHEDULE

PART	BLOCK	PLAN	NO.	AREA (SQ. FT.)
1	4	43M-1927	1	14,364.00
2	4	43M-1927	2	14,364.00
3	4	43M-1927	3	14,364.00
4	4	43M-1927	4	14,364.00
5	4	43M-1927	5	14,364.00
6	4	43M-1927	6	14,364.00
7	4	43M-1927	7	14,364.00
8	4	43M-1927	8	14,364.00
9	4	43M-1927	9	14,364.00
10	4	43M-1927	10	14,364.00
11	4	43M-1927	11	14,364.00
12	4	43M-1927	12	14,364.00
13	4	43M-1927	13	14,364.00
14	4	43M-1927	14	14,364.00
15	4	43M-1927	15	14,364.00
16	4	43M-1927	16	14,364.00

PARTS 1 TO 8 WERE SUBJECT TO EASEMENT AS IN REG. INSTRUMENT PN 14364-2234(1)

PARTS 9 TO 16 WERE SUBJECT TO EASEMENT AS IN REG. INSTRUMENT PN 14364-2234(1)

PARTS 1 TO 8 WERE SUBJECT TO EASEMENT AS IN REG. INSTRUMENT PN 14364-2234(1)

PARTS 9 TO 16 WERE SUBJECT TO EASEMENT AS IN REG. INSTRUMENT PN 14364-2234(1)

STRATA PLAN OF SURVEY OF BLOCK 4 PLAN 43M-1927 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL SCALE 1:200

KRCM SURVEYORS LTD. 2011

METRIC DIMENSIONS AND COORDINATE POINTS GIVEN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE ANGULAR BEARINGS DERIVED FROM GPS OBSERVATIONS OF DESIGNATED REFERENCE POINTS 2 AND 10 USING THE LOCAL QUANTUM AIR NETWORK, AND ARE REFERRED TO THE N UTM COORDINATE GRID, UTM 18, ZONE 18, NORTH, NAD 83, DATUM 1983 (NAD 83) (EPSG:31470).

DISTANCES
DISTANCES SHOWN HEREON ARE GRAPHIC DISTANCES AND CAN BE CONVERTED TO GROUND DISTANCES BY A GRAPHIC SCALE FACTOR OF 0.99999.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GRAPHIC AND ARE RELATED TO CITY OF BRAMPTON HORIZONTAL CONTROL NETWORK NO. 02000046 HAVING AN ELEVATION OF 244.912 METRES.

LEGEND
 P DENOTES SURVEY MONUMENT POINT
 D DENOTES SURVEY MONUMENT PLANNED
 SB DENOTES STANDARD IRON BAR
 SBN DENOTES SURVEY STANDARD IRON BAR
 CD DENOTES CANTON
 (BY) DENOTES BOUNDARY
 (N) DENOTES NUMBER

NOTE
 ALL FIELD INSTRUMENTS USED BY KRCM SURVEYORS LTD. LISTED UNDER INSTRUMENTS.
 ALL HORIZONTAL BEARINGS AND DISTANCES ARE IN ACCORDANCE WITH PLAN OF SURVEY BY KRCM SURVEYORS LTD., D.L.E., DATED MAY 1, 2011, UNLESS OTHERWISE NOTED.
 SUBSTANTIAL COMPLIANCE WITH OREG. 322.901 DUE TO CONSTRUCTION VARIANCE.

SURVEYOR'S CERTIFICATE
 I, SURVEYOR
 1. THIS SURVEY AND PLAN (INCLUDING SHEETS 1 TO 3 INCLUSIVE) WAS CONDUCTED AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 04th DAY OF SEPTEMBER, 2011.

DATE: _____ 2011

MANAGER OF PLANS AND LAND SURVEY

RELATIONSHIP OF DIAGRAMS

DIAGRAM	SCALE
DIAGRAM 1	1:200
DIAGRAM 2	1:200
DIAGRAM 3	1:200

BOIVARD DRIVE WEST (NAMED BY BY-LAW 21-2003, INST. P9478366) (REGIONAL ROAD NO. 107) (DESIGNATED AS REGIONAL ROAD 107 BY BY-LAW 17-2003, UNREGISTERED) (FORMERLY KING'S HIGHWAY NO. 7) (FORMERLY KING'S HIGHWAY NO. 7) (TRANSFERRED TO PEEL REGION BY ORDER IN COUNCIL 2505/2001, INST. P6184230) (PART 2, MTD PLAN P-15189-254) (PN 14364-2006(1))

DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 247.50 METRES (Ground Floor)

KRCM SURVEYORS LTD.

DATE	BY	FOR
DATE	BY	FOR

MANAGER OF LAND SURVEY

REPRESENTATIVE FOR LAND SURVEY FOR THE LAND TITLES DIVISION OF PEEL (INC.)

STRATA PLAN OF SURVEY OF
BLOCK 4
PLAN 43M-1927
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:500

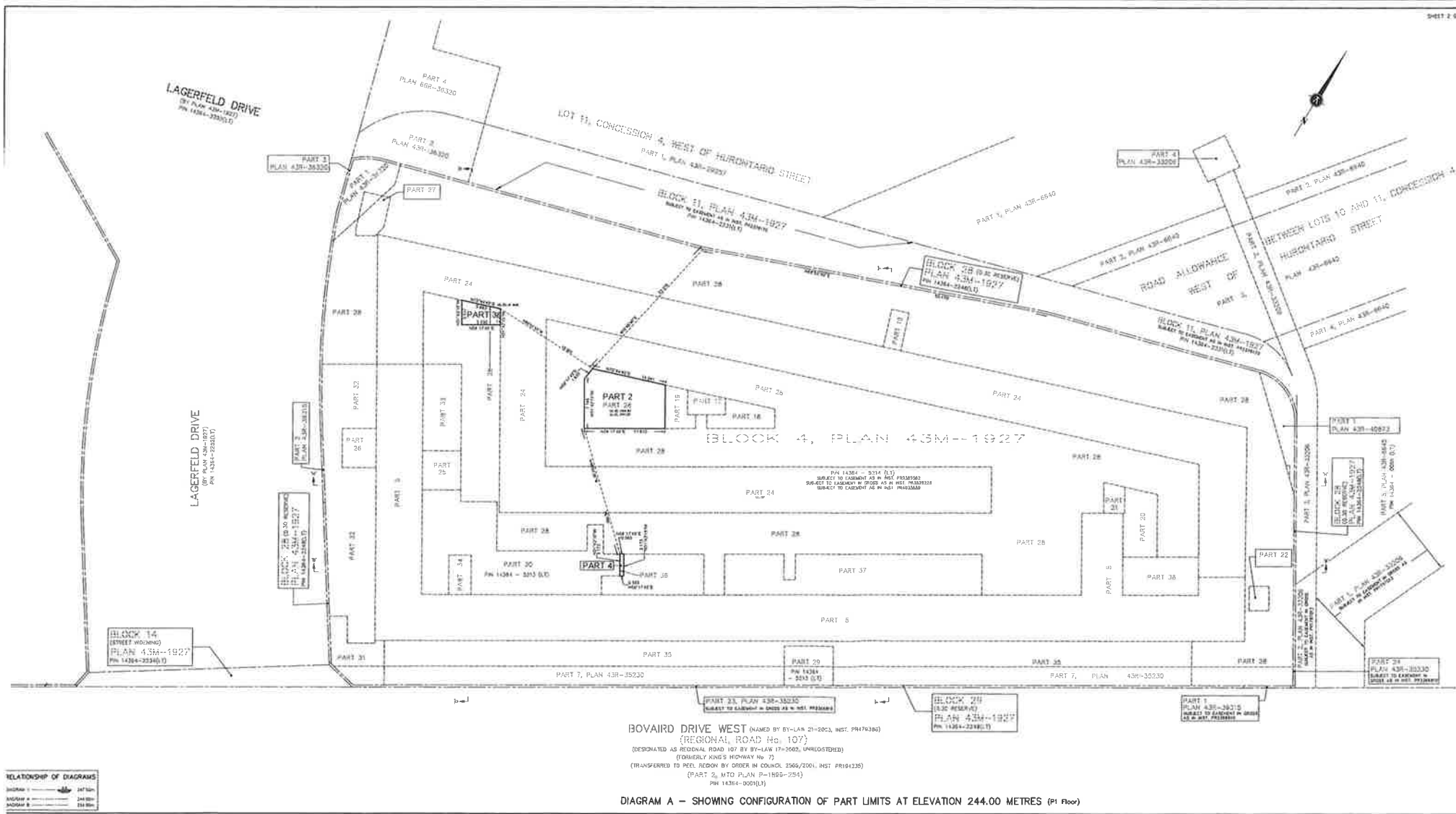
ANDREAS SURVEYORS LTD. 2023
 METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048

BEARING
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BY OBSERVED DISTANCE METHODS AND ARE TO BE USED IN CONJUNCTION WITH THE NATIONAL GRID DATUM 1983 (NAD 83). COORDINATE SYSTEM ZONE 18, CENTRAL MERIDIAN 81°07' WEST LONGITUDE 100° 01' (GCS1983NAD83).

DISTANCES
 DISTANCES SHOWN HEREON ARE GRID DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTION FACTOR OF 0.9997.

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GRID ELEVATIONS AND ARE RELATED TO CITY OF BRAMPTON DATUM 86 BY DIVIDING BY 1.000000. HAVING AN ELEVATION OF 244.00 METRES.

- LEGEND**
- (---) DOTTED LINE BOUNDARY
 - (---) DOTTED LINE UPPER LIMITATION
 - (---) DOTTED LINE LOWER LIMITATION
 - (---) DOTTED LINE UPPER LIMITATION AT 244.00 METRES
 - (---) DOTTED LINE LOWER LIMITATION AT 244.00 METRES
 - (---) DOTTED LINE CHANGE IN VERTICAL LIMITATION
 - (---) DOTTED LINE ELEVATION IN METRES



BOVAIRD DRIVE WEST (NAMED BY BY-LAW 214-2003, NCT, PN176390)
 (REGIONAL ROAD No. 107)
 (DEDICATED AS REGIONAL ROAD 107 BY BY-LAW 17-2002, UNREGISTERED)
 (FORMERLY KING'S HIGHWAY No. 7)
 (TRANSFERRED TO PEEL REGION BY ORDER IN COUNCIL 3505/2001, NCT PN1914235)
 (PART 2, W/O PLAN P-1850-254)
 PN 14364-0001(L1)

DIAGRAM A - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 244.00 METRES (P1 floor)

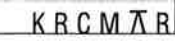
RELATIONSHIP OF DIAGRAMS

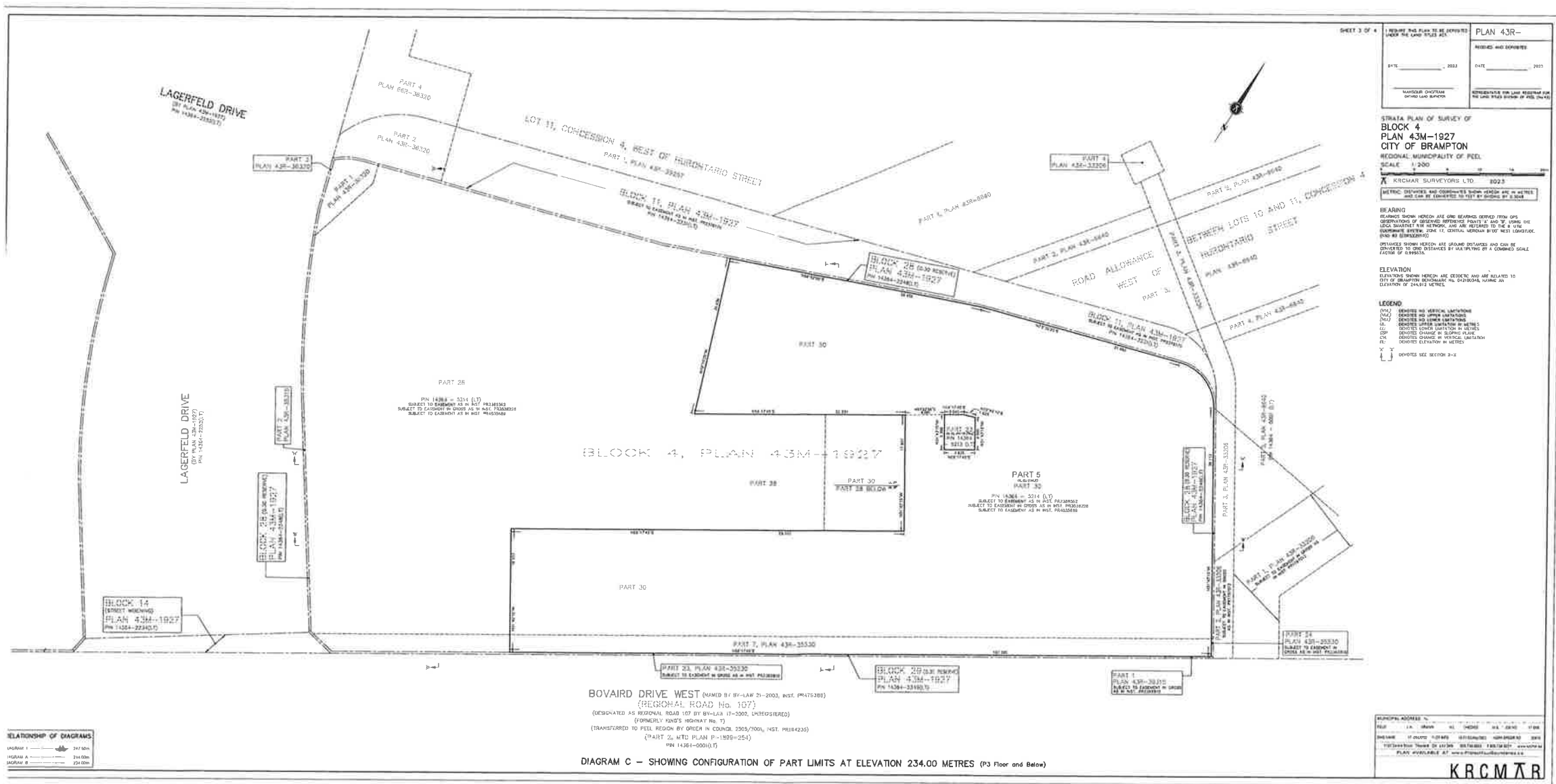
DIAGRAM A	244.00m
DIAGRAM B	244.00m
DIAGRAM C	244.00m

APPROVAL ADDRESS

FILE NO.	DATE	BY	FOR
FILE NO.	DATE	BY	FOR

PLAN AVAILABLE AT: www Peel Region Website





SHEET 3 OF 4

REVISIONS AND PLAN TO BE APPROVED UNDER THE LAND STAKE ACT	PLAN 43R-
REVISED AND APPROVED	REVISED AND APPROVED
DATE: _____ 2023	DATE: _____ 2023
MAP/SURVEYOR'S OPTION	APPROVED FOR LAND REGISTRATION FOR THE LAND STAKE ACT OF 2016

STRATA PLAN OF SURVEY OF
BLOCK 4
PLAN 43M-1927
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1:200

KRCMAR SURVEYORS LTD. 2023

METRIC DIMENSIONS AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERSION TO FEET BY DIVIDING BY 0.3048

BEARING
 BEARINGS SHOWN HEREON ARE TRUE BEARINGS DERIVED FROM GPS OPERATIONS OF GEODETIC REFERENCE POINTS 3 AND 31, USING THE LOCAL QUADRETT TERN NETWORK AND ARE REFERRED TO THE NAD 83 (CANADIAN) DATUM, ZONE 17, CENTRAL MERIDIAN BLUE WEST (LONGITUDE 80W 05 50.00000000)

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF BRAMPTON BENCHMARK NO. 02190048, HAVING AN ELEVATION OF 244.912 METRES

LEGEND
 (D) DENOTES NO VERTICAL LIMITATION
 (M) DENOTES NO UPPER LIMITATION
 (L) DENOTES LOWER LIMITATION
 (U) DENOTES UPPER LIMITATION
 (D) DENOTES LOWER LIMITATION
 (M) DENOTES CHANGE IN VERTICAL LIMITATION
 (L) DENOTES CHANGE IN VERTICAL LIMITATION
 (U) DENOTES CHANGE IN VERTICAL LIMITATION
 (X) DENOTES SEE SECTION 3-2

RELATIONSHIP OF DIAGRAMS

LAGERFELD DRIVE	247.50m
LAGERFELD DRIVE	274.00m
LAGERFELD DRIVE	274.00m

BOVARD DRIVE WEST (NAMED BY BY-LAW 21-2003, INST. PR1476388)
 (REGIONAL ROAD No. 107)
 (DESIGNATED AS REGIONAL ROAD 107 BY BY-LAW 17-2002, UNREGISTERED)
 (FORMERLY KING'S HIGHWAY No. 7)
 (TRANSFERRED TO PEEL REGION BY ORDER IN COUNCIL 2305/2006, INST. PR184230)
 (PART 2, NTO PLAN P-1900-254)
 PN 14361-0001(5)

DIAGRAM C - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 234.00 METRES (P3 Floor and Below)

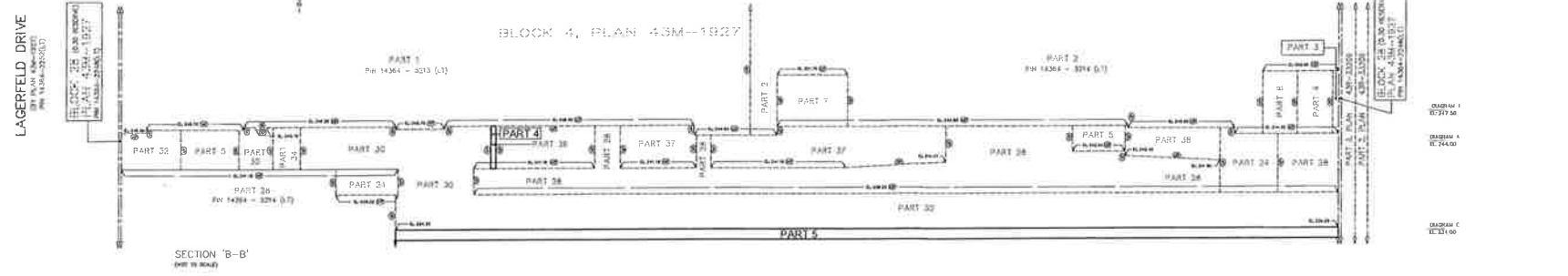
MUNICIPAL ADDRESS

FIELD	1.A	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

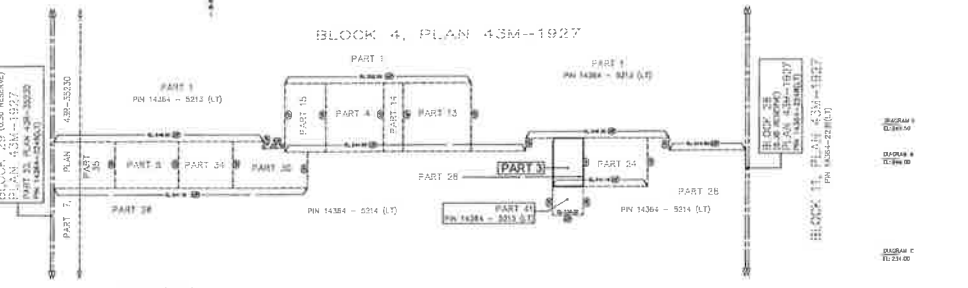
PLAN AVAILABLE AT: www.municipaladdress.com

KRCMAR

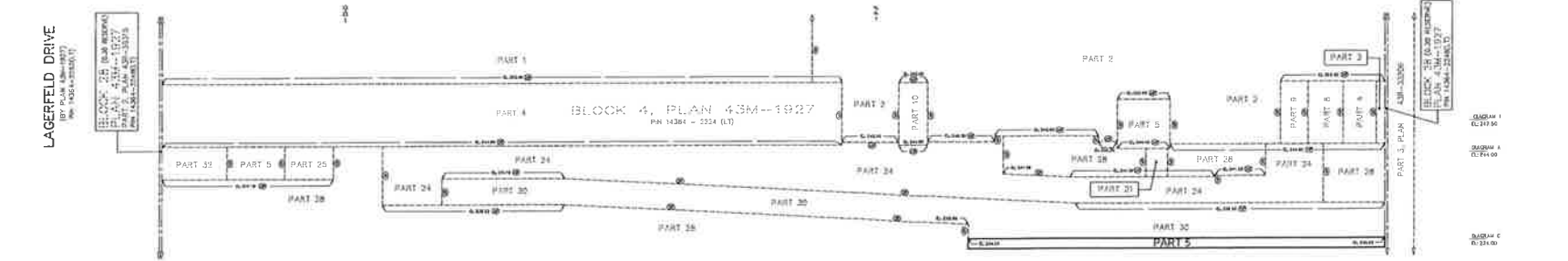
BOVAIRD DRIVE WEST (MADE BY BY-LAW 21-2003, NOT RE-DESIGNED)
 (DESIGNATED AS REGIONAL ROAD BY BY-LAW 21-2003, NOT RE-DESIGNED)
 (TRANSFERRED TO PEEL REGION BY ORDER IN COUNCIL 2005/0001, NOT RE-DESIGNED)
 (PART 2, INTO PLAN P-18181-2015)
 (PART 1, INTO PLAN P-18181-2015)



SECTION 'B-B'
(NOT TO SCALE)

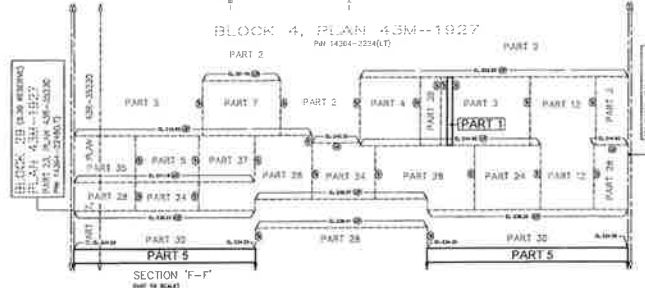


SECTION 'D-D'
(NOT TO SCALE)



SECTION 'H-H'
(NOT TO SCALE)

BOVAIRD DRIVE WEST (MADE BY BY-LAW 21-2003, NOT RE-DESIGNED)
 (DESIGNATED AS REGIONAL ROAD BY BY-LAW 21-2003, NOT RE-DESIGNED)
 (TRANSFERRED TO PEEL REGION BY ORDER IN COUNCIL 2005/0001, NOT RE-DESIGNED)
 (PART 2, INTO PLAN P-18181-2015)
 (PART 1, INTO PLAN P-18181-2015)



SECTION 'F-F'
(NOT TO SCALE)

SHEET 4 OF 4

DATE: _____ 2013	DATE: _____ 2013
REVISIONS AND DEPOSITS	REVISIONS AND DEPOSITS
DATE: _____ 2013	DATE: _____ 2013

STRATA PLAN OF SURVEY OF
BLOCK 4
PLAN 43M-1927
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1:200
 A RICHARD SURVEYORS LTD. 2013

ELEVATION
 ELEVATIONS SHOWN HEREON ARE CORRECT AND ARE RELATED TO
 CITY OF BRAMPTON DATUM (NAD 83) AND ARE RELATED TO
 SECTION OF CHARTER SURVEY.

LEGEND
 (W/L) DENOTES NO VERTICAL LIMITATIONS
 (R/L) DENOTES NO VERTICAL LIMITATIONS
 (P/L) DENOTES NO VERTICAL LIMITATIONS
 (H) DENOTES LOWER ELEVATION IN VERTICES
 (L) DENOTES CHANGE IN SURFACE PLANE
 (C/L) DENOTES CHANGE IN VERTICAL LIMITATIONS
 (E) DENOTES ELEVATION IN VERTICES
 (S) DENOTES VERTICAL CONTROL
 (X) DENOTES VERTICAL CONTROL

MUNICIPAL ADDRESS TO:
 PEEL 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200
 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300
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 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500
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 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700
 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800
 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900
 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

KRCMTR

SKETCH SHOWING
 LOT ADDITION AND
 TRANSFEREE LANDS
 BEING OVER
 BLOCK 4
 PLAN 43M-1927
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:200

KRCMAR SURVEYORS LTD. 2023
 METRIC DIMENSIONS AND COORDINATES SHOWN WHICH ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

HEARING
 RECORDS SHOWN HEREON ARE SPAD RECORDS DERIVED FROM SP3
 SURVEYING OR OTHERWISE REFERRED TO BY THE NAME OF THE
 LOCAL SURVEYOR'S FIRM AND ARE REFERRED TO BY A CIVIL
 ENGINEER'S DESIGNATION AND THE NAME OF THE SURVEYOR
 (HAG 83 (CR020200))

DIMENSIONS FROM HEREON ARE SHOWN DIMENSIONS AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY A DIMENSIONAL
 FACTOR OF 0.3048.

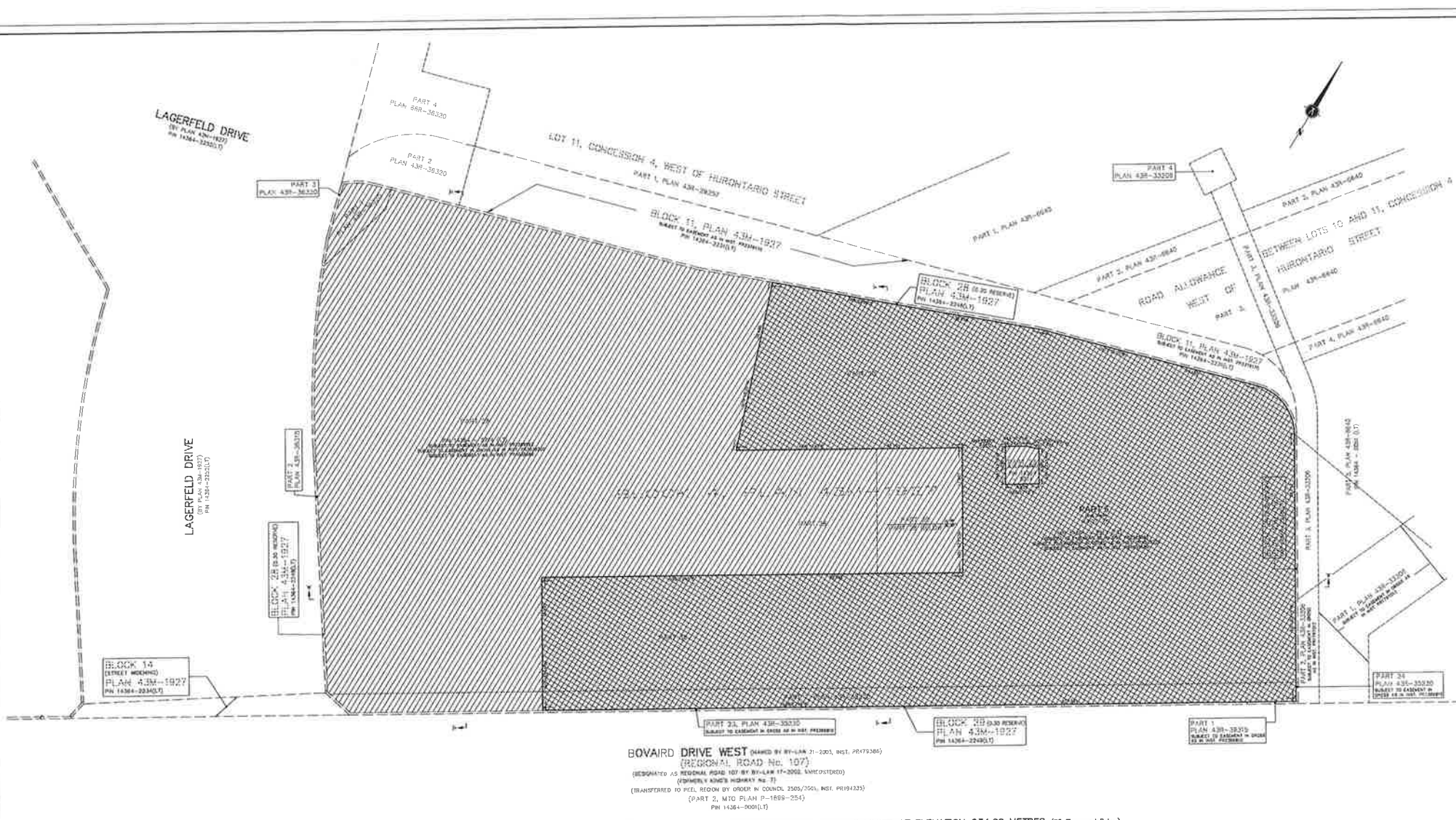
ELEVATION
 ELEVATIONS SHOWN HEREON ARE IN METRES AND ARE RELATED TO
 DATUM OF BRAMPTON MUNICIPAL ENGINEER, BRAMPTON, ON, 04100316
 WHICH IS AN ELEVATION OF 244.5 METRES.

LEGEND
 A DENOTES BOUNDARY MONUMENT PLAINS
 B DENOTES SURVEY MONUMENT PLAINS
 C DENOTES ELEVATION MONUMENT
 D DENOTES QUANT SURVEY MONUMENT
 E DENOTES QUANT SURVEY MONUMENT
 F DENOTES QUANT SURVEY MONUMENT
 G DENOTES QUANT SURVEY MONUMENT
 H DENOTES QUANT SURVEY MONUMENT

NOTE
 ALL FIELD WORKMENTS ARE BY KRCMAR SURVEYORS LTD. (1370) UNLESS
 OTHERWISE NOTED.
 ALL DIMENSIONS SHOWN AND DIMENSIONS ARE IN ACCORDANCE WITH PLAN OF
 SURVEY BY KRCMAR SURVEYORS LTD., S.E.S., DATED MAY 1, 2018. UNLESS
 OTHERWISE NOTED.
 SUBSTANTIAL COMPLIANCE WITH O.R.C. 515/01 DUE TO CONSTRUCTION
 ACTIVITY.

[Hatched Box] TRANSFEREE LANDS
 [Cross-hatched Box] LOT ADDITION

MUNICIPAL DISTRICT NO. 1
 NAME: BRAMPTON
 LOCATION: BRAMPTON, ONTARIO
 DISTRICT: BRAMPTON
 PLAN AVAILABLE AT: www.PEELREGION.COM



BOVARD DRIVE WEST (DRAFTED BY BY-LAW 21-1001, INST. PR479286)
 (REGIONAL ROAD NO. 107)
 (DESIGNATED AS REGIONAL ROAD 107 BY BY-LAW 17-2092, SNCOSTERED)
 (EDWARDS & KNECHT HIGHWAY NO. 7)
 (TRANSFERRED TO PEEL REGION BY ORDER IN COUNCIL 2505/2501, INST. PR194233)
 (PART 2, MTO PLAN P-1899-254)
 PH 14384-000(LT)

DIAGRAM C - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 234.00 METRES (P3 Floor and Below)

SKETCH SHOWING
LOT ADDITION AND
TRANSFEE LANDS
BECOMING
BLOCK 4
PLAN 43M-1927
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:200

KIRKMAR SURVEYORS LTD. 2023
METRIC DIMENSIONS AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM ONE
OBSERVATION OF GEODETIC REFERENCE POINTS 'A' AND 'B' USING THE
LOCAL MAGNETIC AIR NETWORK AND ARE REFERRED TO THE 1979
COORDINATE SYSTEM (ZONE 1), CENTRAL MERIDIAN 77°00' WEST LONGITUDE,
(NAD 83) (GSD2011030)

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTION
FACTOR OF 0.999378

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO
CITY OF BRAMPTON PERMANENT CONTROL MONUMENT NO. 042102140
HAVING AN ELEVATION OF 249.913 METRES

LEGEND
S SURVEY STATION
P PLANTED SURVEY STATION
D DIMENSIONED POINT WITH DIM.
E DIMENSIONED POINT WITH DIM.
L DIMENSIONED LOT CORNER
Q DIMENSIONED QUAD CORNER
W DIMENSIONED WIRE CORNER

NOTE
ALL DIMENSIONS ARE BY KIRKMAR SURVEYORS LTD. (L170) UNLESS
OTHERWISE NOTED
ALL BOUNDARY BEARINGS AND DISTANCES ARE IN ACCORDANCE WITH PLAN OF
SURRENDER BY KIRKMAR SURVEYORS LTD. DATED 1974 MAY 1, PER UNLESS
OTHERWISE NOTED
RESERVING COMPLIANCE WITH OREG. 522/91 DUE TO CONSTRUCTION
ACTIVITY

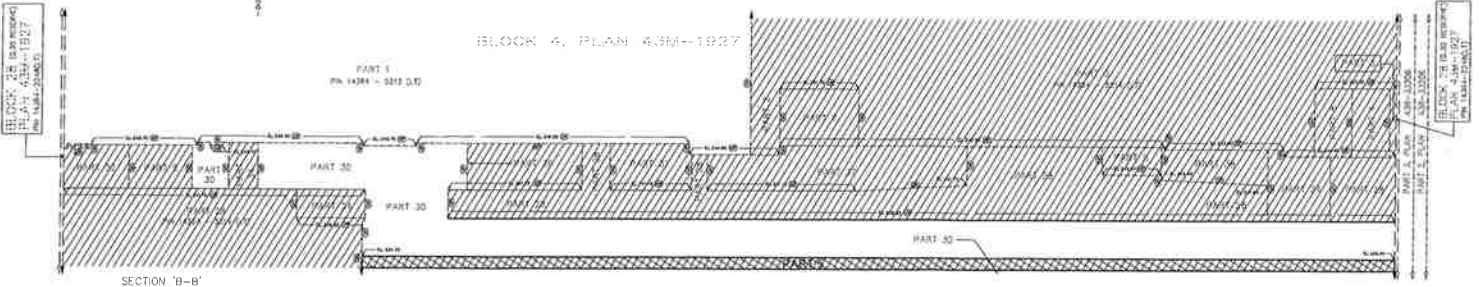
TRANSFEE LANDS
LOT ADDITION



FIELD	NO.	DATE	NO. SHEETS	TOTAL SHEETS	SCALE

K R C M A R

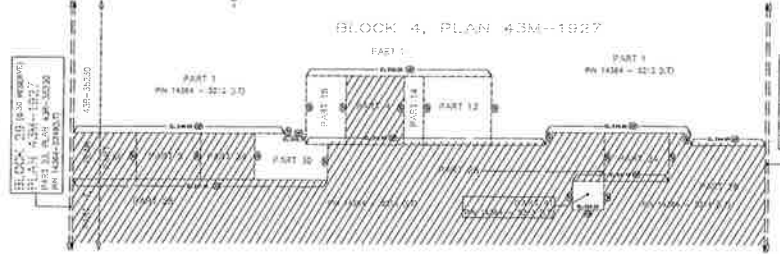
LAGERFELD DRIVE
BY P.L.M. 43M-1927
P.M. 143M-3213 (D)



SECTION 'B-B'
DPT 10 8042

DIAGRAM B
E. 249.910
DIAGRAM A
E. 249.907
DIAGRAM C
E. 249.904

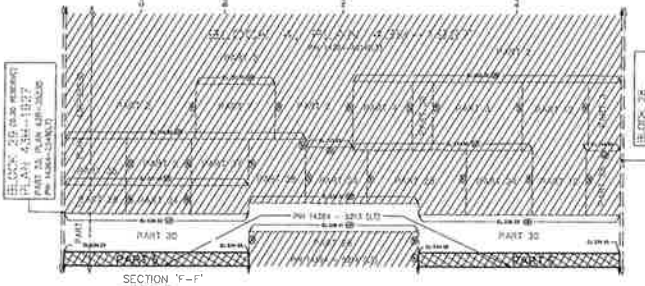
BOVAIRD DRIVE WEST (MADE BY BY-LAW 21-2004, INT. 1947080)
(REGIONAL ROAD REG. 107)
(DESIGNED BY P.L.M. 43M-1927)
(TRANSFERRED TO REG. RECORD BY OREG. 522/91, INT. 1947080)
(PART 2, YTD PLAN, P.M. 143M-3213 (D))
P.M. 143M-3213 (D)



SECTION 'D-D'
DPT 10 8042

DIAGRAM B
E. 249.910
DIAGRAM A
E. 249.907
DIAGRAM C
E. 249.904

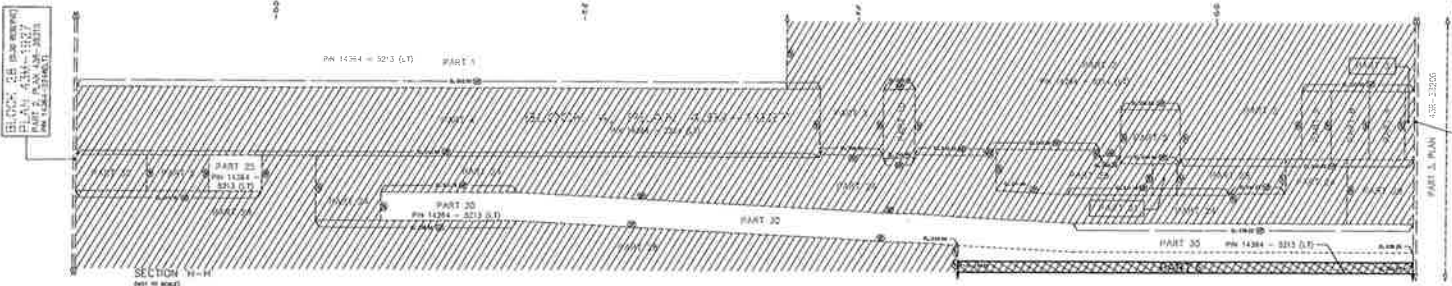
BOVAIRD DRIVE WEST (MADE BY BY-LAW 21-2004, INT. 1947080)
(REGIONAL ROAD REG. 107)
(DESIGNED BY P.L.M. 43M-1927)
(TRANSFERRED TO REG. RECORD BY OREG. 522/91, INT. 1947080)
(PART 2, YTD PLAN, P.M. 143M-3213 (D))
P.M. 143M-3213 (D)



SECTION 'Y-Y'
DPT 10 8042

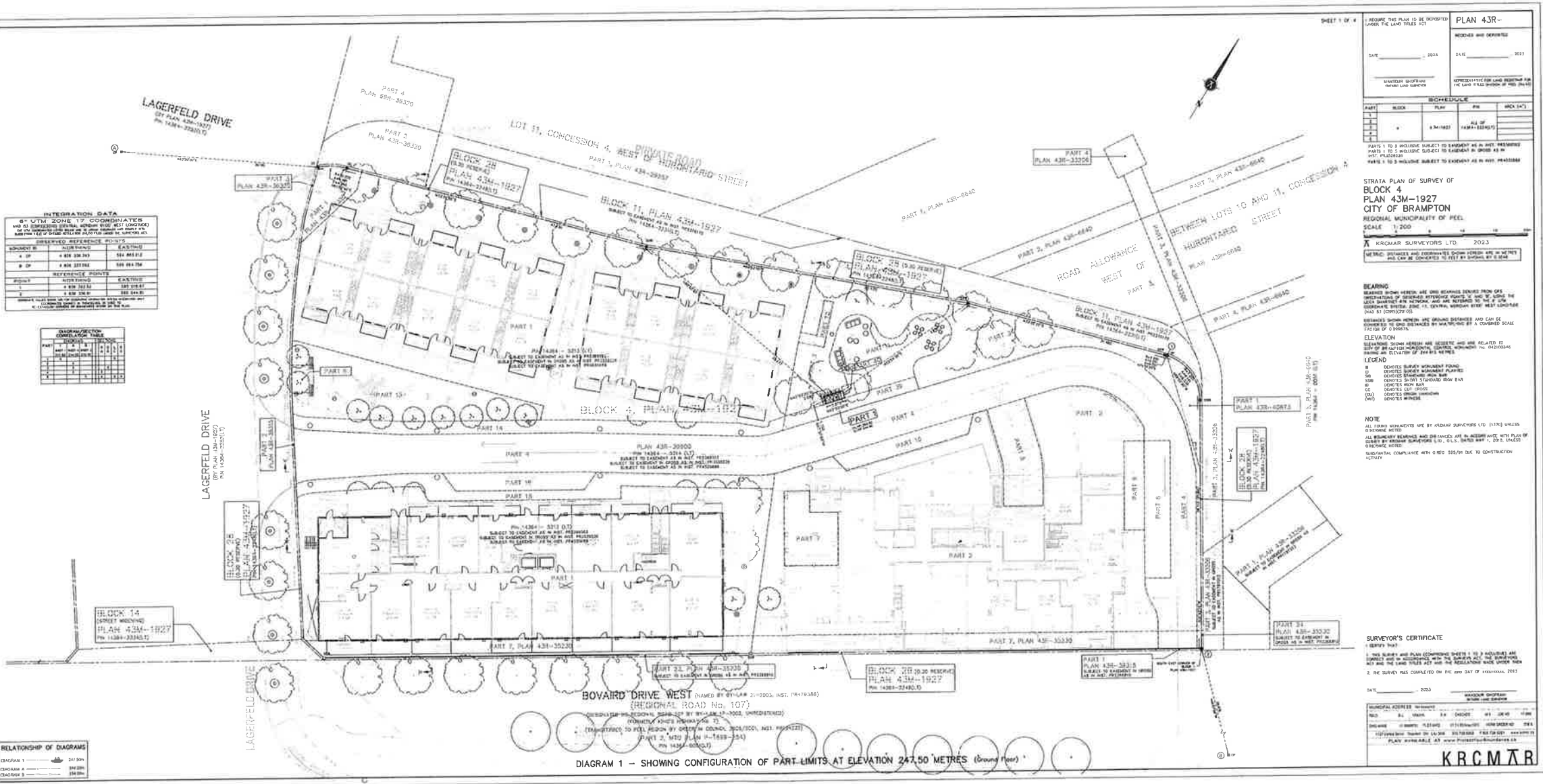
DIAGRAM B
E. 249.910
DIAGRAM A
E. 249.907
DIAGRAM C
E. 249.904

LAGERFELD DRIVE
BY P.L.M. 43M-1927
P.M. 143M-3213 (D)



SECTION 'Y-H'
DPT 10 8042

DIAGRAM B
E. 249.910
DIAGRAM A
E. 249.907
DIAGRAM C
E. 249.904



INTEGRATION DATA

6° UTM ZONE 17 COORDINATES AND 20 CONVERSIONS TO NATIONAL GRID (LONDON) TO THE CLOSEST CENTIMETER. THE DATA IS THE PROPERTY OF KRCM SURVEYORS LTD. AND IS 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.

BOUNDARY	REFERENCE POINTS	EASTING	NORTHING
A 2P	1	4 838 338 343	584 863 812
B 2P	2	4 838 337 382	584 864 756

COORDINATION CONVERSION TABLE

UTM	NAD 83	UTM	NAD 83
4838338343	4838338343	584863812	584863812
4838337382	4838337382	584864756	584864756

RELATIONSHIP OF DIAGRAMS

Diagram	Scale
Diagram 1	1:100
Diagram 2	1:200
Diagram 3	1:500

SHEET 1 OF 4

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 43R-

RECEIVED AND DEPOSITED

DATE: 2023

DATE: 2023

MAJOR SURVEYOR

REGISTERED FOR LAND SURVEYING AND THE LAND TITLES ACT OF 1925 (S.44)

SCHEMATIC

PART	BLOCK	PLAN	FIN	NO. (S.47)
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STRA TA PLAN OF SURVEY OF BLOCK 4 PLAN 43R-1927 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEELE SCALE 1:200

KRCM SURVEYORS LTD. 2023

NOTE: DIMENSIONS AND COORDINATES GIVEN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

BEARING

BEARINGS SHOWN HEREIN ARE TRUE BEARINGS DERIVED FROM GPS OPERATIONS OF GEODETIC SURVEYING POINTS. ALL BEARINGS ARE REFERRED TO THE TRUE MERIDIAN. BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS (D.M.S.).

BOUNDARIES

BOUNDARIES SHOWN HEREIN ARE UNDEVELOPED AND CAN BE CONSIDERED TO BE UNDEVELOPED BY THE SURVEYOR AT A CORNER SCALE FACTOR OF 0.0001.

ELEVATION

ELEVATIONS SHOWN HEREIN ARE REDUCED AND ARE RELATED TO THE MEAN SEA LEVEL DATUM. ELEVATIONS ARE GIVEN IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

LEGEND

1. DENOTES BOUNDARY POINT

2. DENOTES BOUNDARY POINT

3. DENOTES BOUNDARY POINT

4. DENOTES BOUNDARY POINT

5. DENOTES BOUNDARY POINT

6. DENOTES BOUNDARY POINT

7. DENOTES BOUNDARY POINT

8. DENOTES BOUNDARY POINT

9. DENOTES BOUNDARY POINT

10. DENOTES BOUNDARY POINT

11. DENOTES BOUNDARY POINT

12. DENOTES BOUNDARY POINT

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14. DENOTES BOUNDARY POINT

15. DENOTES BOUNDARY POINT

16. DENOTES BOUNDARY POINT

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43. DENOTES BOUNDARY POINT

44. DENOTES BOUNDARY POINT

45. DENOTES BOUNDARY POINT

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100. DENOTES BOUNDARY POINT

NOTE

ALL DIMENSIONS ARE BY KRCM SURVEYORS LTD. (1170) UNLESS OTHERWISE NOTED.

ALL BEARINGS, DIMENSIONS AND COORDINATES ARE REFERRED TO THE TRUE MERIDIAN. BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS (D.M.S.). DIMENSIONS ARE GIVEN IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

UNLESS OTHERWISE NOTED, THE SURVEY WAS COMPLETED ON THE LAST DAY OF FEBRUARY 2023.

SURVEYOR'S CERTIFICATE

I, SURVEYOR

1. THIS SURVEY AND PLAN (INCLUDING SHEETS 1 TO 4) WERE MADE AND APPROVED BY ME IN ACCORDANCE WITH PLAN 43R-1927 AND THE LAND TITLES ACT.

2. THE SURVEY WAS COMPLETED ON THE LAST DAY OF FEBRUARY 2023.

DATE: 2023

MAJOR SURVEYOR

REGISTERED ADDRESS

1170 WILSON AVENUE, SUITE 100, MISSISSAUGA, ONTARIO L4X 1L7

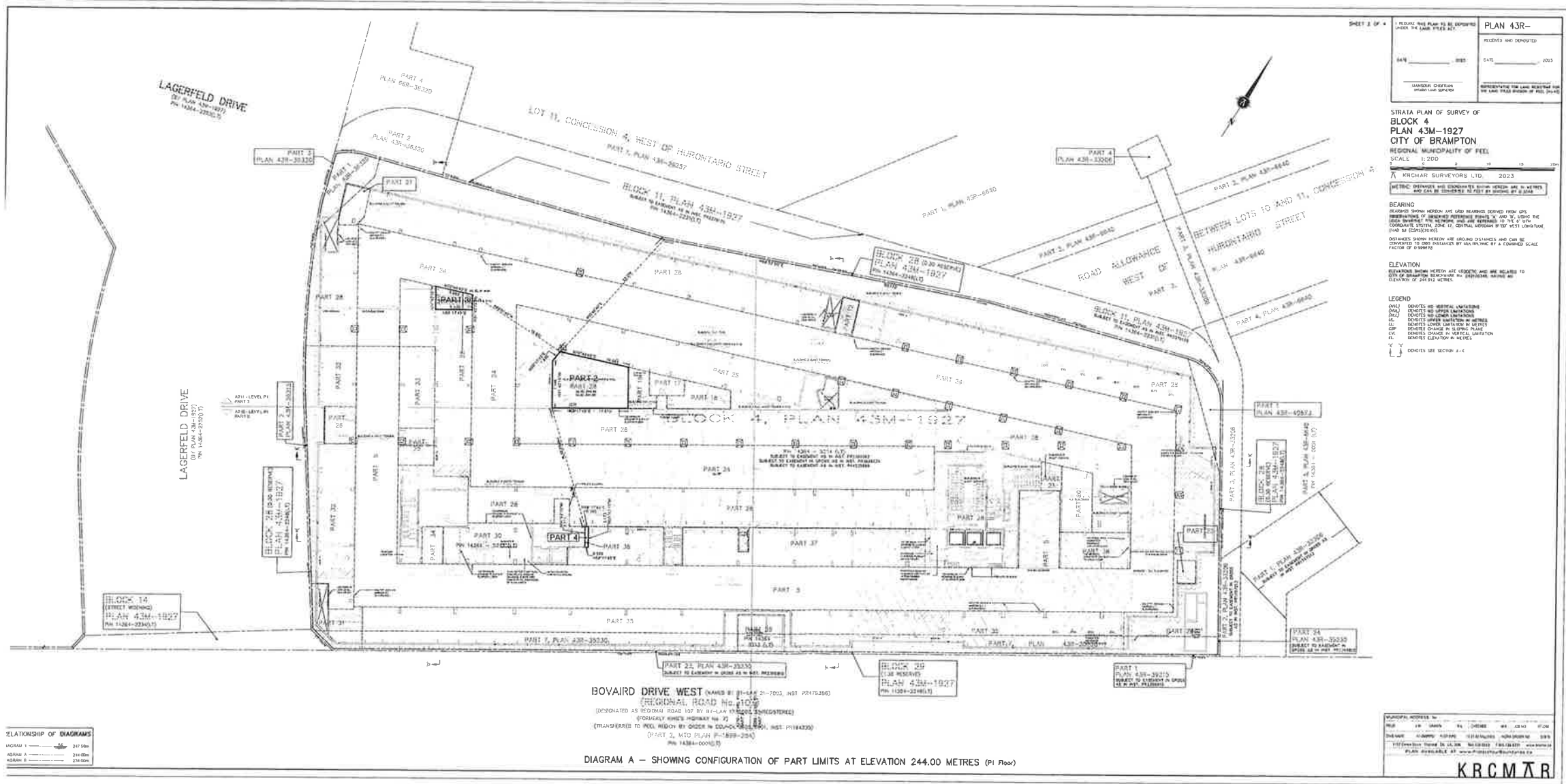
PHONE: (905) 276-1170

FAX: (905) 276-1171

WWW.KRCMSURVEYORS.COM

KRCM SURVEYORS LTD.

DIAGRAM 1 - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 247.50 METRES (Ground Floor)



SHEET 2 OF 4
 I HEREBY FILE THIS PLAN TO BE APPROVED UNDER THE LAND SURVEY ACT.
 RECEIVED AND DEPOSITED
 PLAN 43R-
 DATE: _____ 2023
 METRIC DIMENSIONS AND CAN BE CONSIDERED AS METRIC UNLESS OTHERWISE SPECIFIED.
 HORIZONTAL DIMENSIONS UNLESS OTHERWISE SPECIFIED.

STRATA PLAN OF SURVEY OF
BLOCK 4
PLAN 43M-1927
CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1:200
 KRCMAR SURVEYORS LTD. 2023

METRIC DIMENSIONS AND CONVERSIONS: DIMENSIONS ARE IN METRES AND CAN BE CONSIDERED AS METRIC UNLESS OTHERWISE SPECIFIED.
 BEARING: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS MEASUREMENTS OF BENCHMARK REFERENCE POINTS. NAD 83 GRID BEARINGS ARE SHOWN IN METRES AND ARE REFERRED TO BY A UTM COORDINATE SYSTEM. TRUE BEARINGS ARE SHOWN IN METRES AND ARE REFERRED TO BY A UTM COORDINATE SYSTEM. TRUE BEARINGS ARE SHOWN IN METRES AND ARE REFERRED TO BY A UTM COORDINATE SYSTEM. TRUE BEARINGS ARE SHOWN IN METRES AND ARE REFERRED TO BY A UTM COORDINATE SYSTEM.

ELEVATION: BEARINGS SHOWN HEREON ARE CORRECTED AND ARE RELATED TO ELEVATION OF 244.00 METRES.

LEGEND:
 (S) DENOTES SURVEY STATION
 (M) DENOTES METRE
 (L) DENOTES LINE
 (C) DENOTES CURVE
 (R) DENOTES ROAD
 (A) DENOTES AREA
 (V) DENOTES VOLUME
 (E) DENOTES ELEVATION
 (D) DENOTES DISTANCE
 (T) DENOTES TIME
 (F) DENOTES FORCE
 (G) DENOTES GRAVITY
 (H) DENOTES HEIGHT
 (W) DENOTES WEIGHT
 (P) DENOTES PRESSURE
 (I) DENOTES INTENSITY
 (J) DENOTES JUNCTION
 (K) DENOTES KIND
 (L) DENOTES LENGTH
 (M) DENOTES MASS
 (N) DENOTES NAME
 (O) DENOTES OCCASION
 (P) DENOTES POSITION
 (Q) DENOTES QUANTITY
 (R) DENOTES RATE
 (S) DENOTES SIGN
 (T) DENOTES TEMPERATURE
 (U) DENOTES UNIT
 (V) DENOTES VOLUME
 (W) DENOTES WEIGHT
 (X) DENOTES EXTENSION
 (Y) DENOTES YEAR
 (Z) DENOTES ZONE

RELATIONSHIP OF DIAGRAMS
 DIAGRAM A - 244.00m
 DIAGRAM B - 244.00m
 DIAGRAM C - 244.00m

BOVAIRD DRIVE WEST (NAMES BY 01-1-1-21-7003, INST P24762395)
 (REGIONAL ROAD No. 107)
 (DEDICATED AS REGIONAL ROAD 107 BY S-LAW 17 (2003) REGISTERED)
 (FORMERLY KINGS HIGHWAY No. 10)
 (TRANSFERRED TO PEEL REGION BY ORDER IN COO-PK-00000001, INST P1042322)
 (PART 2, MTD PLAN P-1899-224)
 (PN 14384-000001)

PLAN	NO.	DATE	BY	CHKD.	REV.	NO.	DATE	BY	CHKD.	PLAN
43M-1927	1	2023	KRCMAR	KRCMAR	1	1	2023	KRCMAR	KRCMAR	43M-1927

KRCMAR

PLAN 43R-	
DATE: _____ 2023	DATE: _____ 2023
MANICOUR CHOPMAN ON-THE-LAND SURVEY	REGISTERED FOR LAND SURVEYING IN THE LAND TITLE SURVEY OF PEEL (PL-40)

STRATA PLAN OF SURVEY OF
BLOCK 4
PLAN 43M-1927
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1:200

KRCM AR SURVEYORS LTD 2023

METRIC UNITS ARE USED THROUGHOUT THIS PLAN AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048

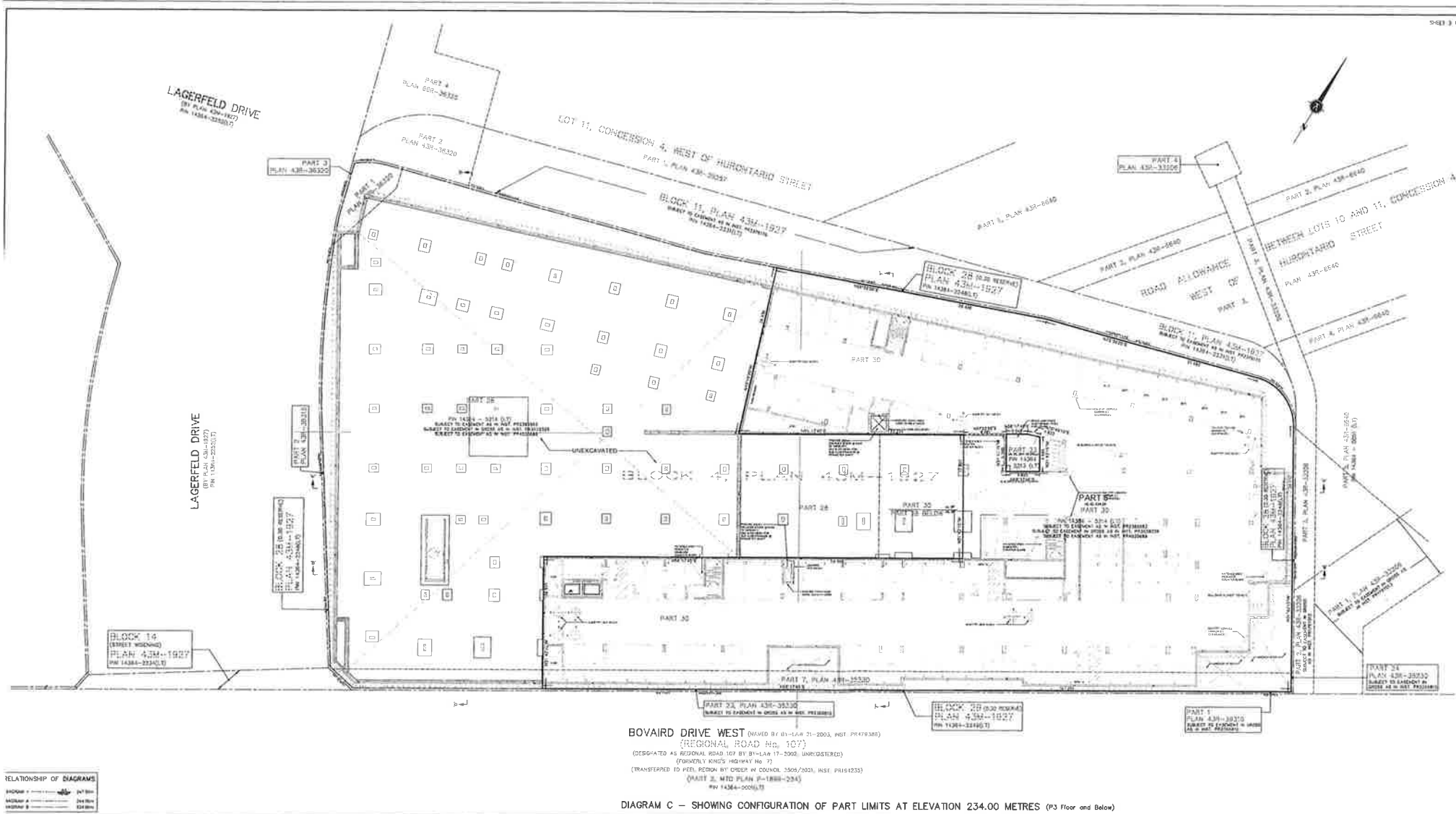
BEARING
 BEARINGS SHOWN HEREON ARE TRUE BEARINGS DERIVED FROM GPS COORDINATES OF OBSERVED REFERENCE POINTS IN ACCORD WITH THE LOCAL MAGNETIC AIR NETWORK AND ARE REFERRED TO THE 8 DEGREE COGNOMIAL ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE (MAD 83 (EPSG:31470)).

DISTANCES SHOWN HEREON ARE GRAPHIC DISTANCES AND CAN BE CONVERTED TO TRUE DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99998.

ELEVATION
 ELEVATIONS SHOWN HEREON ARE GRAPHIC AND ARE RELATED TO CITY OF BRAMPTON BENCHMARK NO. 04100046, HAVING AN ELEVATION OF 204.45 METRES.

LEGEND

- DENOTES NO. OF VERTICAL SURVEYING
- DENOTES NO. OF POINTS SURVEYED
- △ DENOTES NO. OF POINTS SURVEYED
- ▽ DENOTES UPPER QUANTUM IN METRES
- ▽ DENOTES LOWER QUANTUM IN METRES
- DENOTES CHANGE IN SURFACE PLANE
- DENOTES CHANGE IN VERTICAL SURVEYING
- DENOTES ELEVATION IN METRES
- DENOTES SIZE SECOND 1:4



BOVAIRD DRIVE WEST (NAMED BY O1-LAW 21-2003, NOT P6479388)
 (REGIONAL ROAD NO. 107)
 (DESIGNATED AS REGIONAL ROAD 107 BY O1-LAW 17-2002, UNREGISTERED)
 (FORMERLY KING'S HIGHWAY NO. 1)
 (TRANSFERRED TO PEEL REGION BY ORDER OF COUNCIL 3506/2003, USE PR164233)
 (PART 2, MTD PLAN P-1888-2245)
 (BY 14364-2204(LT))

DIAGRAM C - SHOWING CONFIGURATION OF PART LIMITS AT ELEVATION 234.00 METRES (P3 Floor and Below)

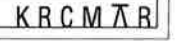
RELATIONSHIP OF DIAGRAMS

HOODS A	247 000
HOODS B	247 000
HOODS C	247 000

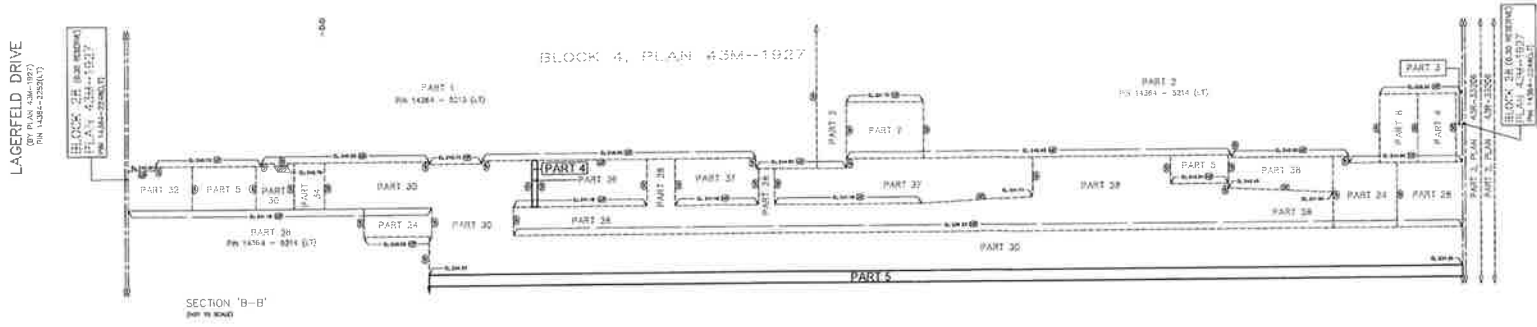
MUNICIPAL ADDRESS

PLAN	NO.	DATE	BY	FOR	NO.	DATE	BY	FOR
43M	1927	2023	KRCM AR	STRATA PLAN	43R	2023	KRCM AR	STRATA PLAN

PLAN AVAILABLE AT: www.PeelRegion.com/Planning

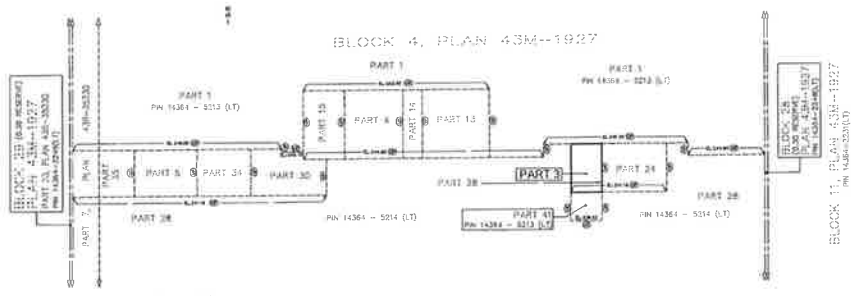


BOVAIRD DRIVE WEST (SECTIONAL ROAD REG. 107)
 DESIGNATED AS REGIONAL ROAD 107 BY BY-LAW 17-2002, UNREGISTERED
 (TRANSFERRED TO REG. ROAD BY ORDER IN COUNCIL 2002/2003, REG. PERMITS)
 (PART 2, UTO BY BY-LAW 17-1995-204)
 (PART 2, UTO BY BY-LAW 17-1995-204)
 (PART 2, UTO BY BY-LAW 17-1995-204)



SECTION 'B-B'
 (NOT TO SCALE)

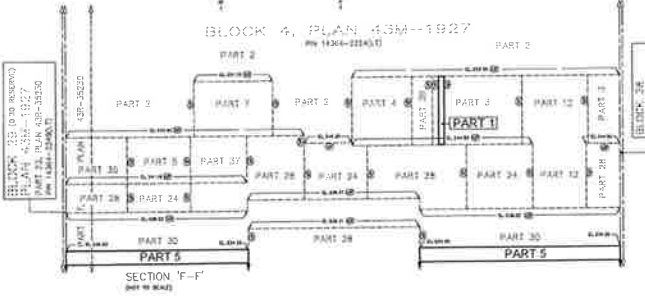
SECTION B
 10770.00
 SECTION A
 10774.00
 SECTION 1
 10759.00



SECTION 'D-D'
 (NOT TO SCALE)

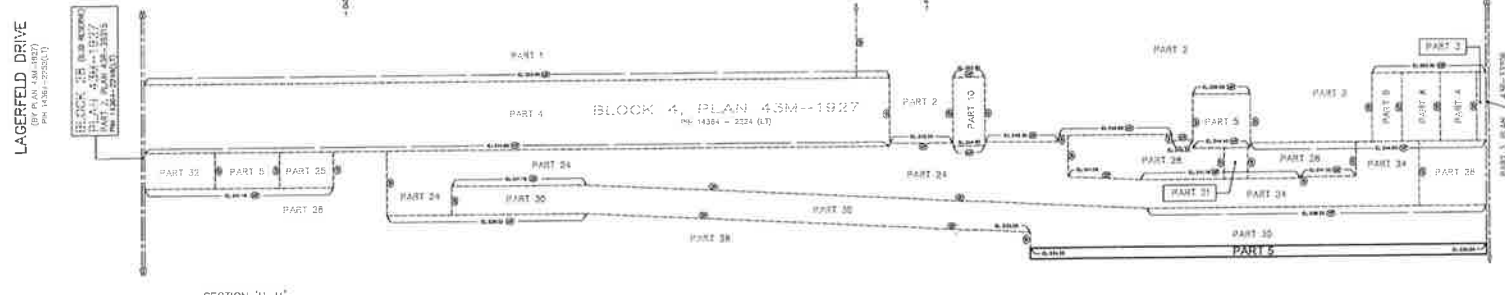
SECTION 1
 10750.00
 SECTION 2
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 SECTION 3
 10750.00

BOVAIRD DRIVE WEST (SECTIONAL ROAD REG. 107)
 DESIGNATED AS REGIONAL ROAD 107 BY BY-LAW 17-2002, UNREGISTERED
 (TRANSFERRED TO REG. ROAD BY ORDER IN COUNCIL 2002/2003, REG. PERMITS)
 (PART 2, UTO BY BY-LAW 17-1995-204)
 (PART 2, UTO BY BY-LAW 17-1995-204)



SECTION 'F-F'
 (NOT TO SCALE)

SECTION 1
 10750.00
 SECTION 2
 10750.00
 SECTION 3
 10750.00



SECTION 'H-H'
 (NOT TO SCALE)

SECTION 1
 10750.00
 SECTION 2
 10750.00
 SECTION 3
 10750.00

SHEET # OF #

RECORD THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	PLAN 43R--
RECEIVED AND DEPOSITED	
DATE 2023	DATE 2023
REGISTER OFFICER	REGISTRAR FOR LAND RECORDS FOR THE LAND TITLES DIVISION OF BC

STRATA PLAN OF SURVEY OF
BLOCK 4
PLAN 43M-1927
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1:200
 KRCMAR SURVEYORS LTD. 2023
 METRIC DIMENSIONS AND DIMENSIONS IN FEET AND INCHES MAY BE SHOWN BY THE PLAN. DIMENSIONS IN METERS SHALL PREVAIL.

ELEVATION
 ELEVATIONS SHOWN HEREON ARE RELATED TO CITY OF BRAMPTON METRIC DATUM AND CORRELATE TO AN ELEVATION OF 244.812 METERS

LEGEND
 (S1) SHOWS NO METRIC LIMITATIONS
 (S2) SHOWS NO UPPER LIMITATIONS
 (S3) SHOWS NO LOWER LIMITATIONS
 (S4) SHOWS UPPER LIMITATIONS IN METERS
 (S5) SHOWS LOWER LIMITATIONS IN METERS
 (S6) SHOWS UPPER AND LOWER LIMITATIONS IN METERS
 (S7) SHOWS UPPER AND LOWER LIMITATIONS IN FEET
 (S8) SHOWS UPPER AND LOWER LIMITATIONS IN FEET AND INCHES
 (S9) SHOWS UPPER AND LOWER LIMITATIONS IN FEET AND INCHES AND METERS
 (S10) SHOWS UPPER AND LOWER LIMITATIONS IN FEET AND INCHES AND METERS AND FEET AND INCHES

Y Y DOORS SEE SECTION 4-1
 I I SHOWS A METRIC PLUMB CONTROLLED BY MEANS AND DISTANCE
 H H SHOWS A HORIZONTAL PLUMB CONTROLLED BY GEODETIC ELEVATION
 S S SHOWS A SLOPING PLUMB CONTROLLED BY METRIC SLOPING

MUNICIPAL APPROVAL									
NO.	DATE	BY	FOR	FILE NO.	DATE	BY	FOR	FILE NO.	DATE
KRCMAR									



B-2023-0018
B-2023-0019

C2

C3

a

b

c

d

e

B2

D2