



# THE ANGRISH GROUP

32 Charing Cross Street, Brantford, ON. N3R2H2

File: 2021\_119

May 4, 2026

Planning and Realty Services  
Community and Development Services  
12 Gilbertson Drive, Simcoe, Ontario, N3Y 5L6

Attention: Mr. Fabian Serra, Planner

**Re: Exemption from Part-Lot Control Application  
Blue Grass Estates Phase 3, Delhi, Norfolk County**

Dear Mr. Serra,

We are pleased to submit an application for a lifting Part Lot Control to facilitate development of the remaining three lots – Lots 44, 45 and 46 in the plan of subdivision.

A By-Law (2023-85) from exemption from Part Lot Control was enacted by Norfolk Council on December 19, 2023 with a two-year expiry date (expiring on December 19, 2025). The By-Law exempted lands within Blue Grass Estates Phase 3 Subdivision in Delhi, Norfolk County described as Lots 41 to 49, Plan 37M101, being PIN numbers 50169-0570 (LT) to 50169-0578 (LT).

It was recently found that the By-Law 2023-85 has expired and it impacts closings for the remaining three lots (44, 45 and 46) in the subdivision. The lands subject to this application are described as Plan 37M101, Being Lots 44, 45 and 46 being PIN numbers 50169-0573 (LT) to 50169-0575 (LT), further described as Parts 7 to 12, Plan 37R-11697.

The lands have a municipal address of 373 to 383 Argyle Avenue.

It is requested that the by-law be passed for additional 2-years to allow completion of the development. A draft Part Control By-Law has been included with the cover letter.

The PIN abstracts, a copy of survey, and a copy of the previous By-Law 2023-85 has been included with the submission.

We trust that this information is sufficient to process the request.

Should you require additional information, please do not hesitate to contact me.

Regards,

**TAG – The Angrish Group**



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP  
Co-Founder

cc: Joe Jeles and Ben Jeles, Owners

## **APPENDIX A – DRAFT PLC BY-LAW**

### **THE CORPORATION OF NORFOLK COUNTY**

#### **BY-LAW NUMBER xxxx**

Being a By-Law to Designate Lands within Plan 37M101, Being Lots 44, 45 and 46, Norfolk County in the name of Blue Grass Estates Phase 3, Exempt From Part Lot Control.

**WHEREAS** under section 50(5) of the Planning Act, R.S.O. 1990, as amended, lands within a registered plan of subdivision are subject to part lot control;

**AND WHEREAS** the Planning Act, R.S.O. 1990, c.P13, as amended, Section 50(7) grants the Council of a municipality the authority to enact by-laws to relieve lands in a registered plan of subdivision from the provisions of part lot control.

**AND WHEREAS** it is deemed necessary to designate lands within Plan 37M101, Being Lots 44, 45 and 46, Norfolk County exempt from Part Lot Control to eliminate the need for individual severance applications.

#### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended, shall not apply to the lands as described as Plan 37M101, Being Lots 44, 45 and 46 being PIN numbers 50169-0573 (LT) to 50169-0575 (LT), further described as Parts 7 to 12, Plan 37R-11697, as described in Schedule A attached hereto;
2. **THAT** the Clerk be authorized and instructed to register a copy of the By-Law in the Registry office of the Land Registry Division of Norfolk;
3. **THAT** the Clerk, or his/her designate, is hereby authorized to amend the parcel designation noted in this By-Law, if necessary, upon registration of this By-Law;

4. **THAT** this exemption from the provisions of subsection 5 of Section 50 of the Planning Act, R.S.O. 1990, c.P.13, as amended shall expire on May.....of 2028;
5. **THAT** the effective date of this By-Law shall be the date of passage thereof.

**THE CORPORATION OF THE NORFOLK COUNTY**

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Mayor

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Clerk

**SCHEDULE A - PLC BY-LAW**

PIN 50169-0573 (LT)

Legal Description LOT 44, Plan 37M101 and Parts 7 and 8 Plan 37R-11697, Norfolk County

PIN 50169-0574 (LT)

Legal Description LOT 45, Plan 37M101 and Parts 9 and 10 Plan 37R-11697, Norfolk County

PIN 50169-0575 (LT)

Legal Description LOT 46, Plan 37M101 and Parts 11 and 12 Plan 37R-11697, Norfolk County

PROPERTY DESCRIPTION:LOT 44, PLAN 37M101; NORFOLK COUNTY

PROPERTY REMARKS:PLANNING ACT CONSENT IN DOCUMENT NK145405, NK145406; FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2023/04/27.

ESTATE/QUALIFIER:RECENTLY:PIN CREATION DATE:

FEE SIMPLE  
LT ABSOLUTE PLUS

SUBDIVISION FROM 50169-0529

2023/08/01

OWNERS' NAMESCAPACITY SHARE

1064928 ONTARIO LTD.

ROWN

| REG. NUM.                                                                              | DATE       | INSTRUMENT TYPE    | AMOUNT | PARTIES FROM                                                               | PARTIES TO                        | CERT/<br>CHKD |
|----------------------------------------------------------------------------------------|------------|--------------------|--------|----------------------------------------------------------------------------|-----------------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2023/08/01 **    |            |                    |        |                                                                            |                                   |               |
| **SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND * |            |                    |        |                                                                            |                                   |               |
| ** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **  |            |                    |        |                                                                            |                                   |               |
| ** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **              |            |                    |        |                                                                            |                                   |               |
| NR315753                                                                               | 1968/09/05 | BYLAW              |        |                                                                            |                                   | C             |
| NK146925                                                                               | 2021/10/29 | BYLAW              |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C             |
| REMARKS: BYLAW 2021-129 STOP UP, CLOSE & CONVEY                                        |            |                    |        |                                                                            |                                   |               |
| NK147896                                                                               | 2021/11/29 | NO OPTION PURCHASE |        | *** DELETED AGAINST THIS PROPERTY ***<br>1064928 ONTARIO LTD.              | THE CORPORATION OF NORFOLK COUNTY |               |
| REMARKS: PART 12 ON 37R-11444                                                          |            |                    |        |                                                                            |                                   |               |
| 37M101                                                                                 | 2023/07/31 | PLAN SUBDIVISION   |        |                                                                            |                                   | C             |
| NK165523                                                                               | 2023/07/31 | NO SUB AGREEMENT   |        | THE CORPORATION OF NORFOLK COUNTY                                          | 1064928 ONTARIO LTD.              | C             |
| NK166690                                                                               | 2023/09/14 | APL ANNEX REST COV |        | 1064928 ONTARIO LTD.                                                       |                                   |               |
| NK167240                                                                               | 2023/10/03 | LR'S ORDER         |        | *** COMPLETELY DELETED ***<br>LAND REGISTRAR, NORFOLK LAND REGISTRY OFFICE |                                   |               |
| REMARKS: DELETES NK147896                                                              |            |                    |        |                                                                            |                                   |               |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION:

LOT 45, PLAN 37M101; NORFOLK COUNTY

PROPERTY REMARKS:

PLANNING ACT CONSENT IN DOCUMENT NK145405, NK145406; FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2023/04/27.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT ABSOLUTE PLUS

RECENTLY:  
SUBDIVISION FROM 50169-0529

PIN CREATION DATE:  
2023/08/01

OWNERS' NAMES  
1064928 ONTARIO LTD.

CAPACITY SHARE  
ROWN

| REG. NUM.                                                                              | DATE       | INSTRUMENT TYPE    | AMOUNT | PARTIES FROM                                                               | PARTIES TO                        | CERT/<br>CHKD |
|----------------------------------------------------------------------------------------|------------|--------------------|--------|----------------------------------------------------------------------------|-----------------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2023/08/01 **    |            |                    |        |                                                                            |                                   |               |
| **SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND * |            |                    |        |                                                                            |                                   |               |
| ** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **  |            |                    |        |                                                                            |                                   |               |
| ** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **              |            |                    |        |                                                                            |                                   |               |
| NR315753                                                                               | 1968/09/05 | BYLAW              |        |                                                                            |                                   | C             |
| NK146925                                                                               | 2021/10/29 | BYLAW              |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C             |
| REMARKS: BYLAW 2021-129 STOP UP, CLOSE & CONVEY                                        |            |                    |        |                                                                            |                                   |               |
| NK147896                                                                               | 2021/11/29 | NO OPTION PURCHASE |        | *** DELETED AGAINST THIS PROPERTY ***<br>1064928 ONTARIO LTD.              | THE CORPORATION OF NORFOLK COUNTY |               |
| REMARKS: PART 12 ON 37R-11444                                                          |            |                    |        |                                                                            |                                   |               |
| 37M101                                                                                 | 2023/07/31 | PLAN SUBDIVISION   |        |                                                                            |                                   | C             |
| NK165523                                                                               | 2023/07/31 | NO SUB AGREEMENT   |        | THE CORPORATION OF NORFOLK COUNTY                                          | 1064928 ONTARIO LTD.              | C             |
| NK166690                                                                               | 2023/09/14 | APL ANNEX REST COV |        | 1064928 ONTARIO LTD.                                                       |                                   |               |
| NK167240                                                                               | 2023/10/03 | LR'S ORDER         |        | *** COMPLETELY DELETED ***<br>LAND REGISTRAR, NORFOLK LAND REGISTRY OFFICE |                                   |               |
| REMARKS: DELETES NK147896                                                              |            |                    |        |                                                                            |                                   |               |

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION:LOT 46, PLAN 37M101; NORFOLK COUNTY

PROPERTY REMARKS:PLANNING ACT CONSENT IN DOCUMENT NK145405, NK145406; FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2023/04/27.

ESTATE/QUALIFIER:RECENTLY:PIN CREATION DATE:

FEE SIMPLE  
LT ABSOLUTE PLUS

SUBDIVISION FROM 50169-0529

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| ** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **  |            |                    |        |                                                                            |                                   |               |
| ** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **              |            |                    |        |                                                                            |                                   |               |
| NR315753                                                                               | 1968/09/05 | BYLAW              |        |                                                                            |                                   | C             |
| NK146925                                                                               | 2021/10/29 | BYLAW              |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C             |
| REMARKS: BYLAW 2021-129 STOP UP, CLOSE & CONVEY                                        |            |                    |        |                                                                            |                                   |               |
| NK147896                                                                               | 2021/11/29 | NO OPTION PURCHASE |        | *** DELETED AGAINST THIS PROPERTY ***<br>1064928 ONTARIO LTD.              | THE CORPORATION OF NORFOLK COUNTY |               |
| REMARKS: PART 12 ON 37R-11444                                                          |            |                    |        |                                                                            |                                   |               |
| 37M101                                                                                 | 2023/07/31 | PLAN SUBDIVISION   |        |                                                                            |                                   | C             |
| NK165523                                                                               | 2023/07/31 | NO SUB AGREEMENT   |        | THE CORPORATION OF NORFOLK COUNTY                                          | 1064928 ONTARIO LTD.              | C             |
| NK166690                                                                               | 2023/09/14 | APL ANNEX REST COV |        | 1064928 ONTARIO LTD.                                                       |                                   |               |
| NK167240                                                                               | 2023/10/03 | LR'S ORDER         |        | *** COMPLETELY DELETED ***<br>LAND REGISTRAR, NORFOLK LAND REGISTRY OFFICE |                                   |               |
| REMARKS: DELETES NK147896                                                              |            |                    |        |                                                                            |                                   |               |

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Properties

|             |                                                                                      |
|-------------|--------------------------------------------------------------------------------------|
| PIN         | 50169 - 0570    LT                                                                   |
| Description | LOT 41, PLAN 37M101; SUBJECT TO AN EASEMENT FOR ENTRY AS IN NK168107; NORFOLK COUNTY |
| Address     | 361 363 ARGYLE AVENUE<br>DELHI                                                       |
| PIN         | 50169 - 0571    LT                                                                   |
| Description | LOT 42, PLAN 37M101; NORFOLK COUNTY                                                  |
| Address     | DELHI                                                                                |
| PIN         | 50169 - 0572    LT                                                                   |
| Description | LOT 43, PLAN 37M101; NORFOLK COUNTY                                                  |
| Address     | DELHI                                                                                |
| PIN         | 50169 - 0573    LT                                                                   |
| Description | LOT 44, PLAN 37M101; NORFOLK COUNTY                                                  |
| Address     | DELHI                                                                                |
| PIN         | 50169 - 0574    LT                                                                   |
| Description | LOT 45, PLAN 37M101; NORFOLK COUNTY                                                  |
| Address     | DELHI                                                                                |
| PIN         | 50169 - 0575    LT                                                                   |
| Description | LOT 46, PLAN 37M101; NORFOLK COUNTY                                                  |
| Address     | DELHI                                                                                |
| PIN         | 50169 - 0576    LT                                                                   |
| Description | LOT 47, PLAN 37M101; NORFOLK COUNTY                                                  |
| Address     | DELHI                                                                                |
| PIN         | 50169 - 0577    LT                                                                   |
| Description | LOT 48, PLAN 37M101; NORFOLK COUNTY                                                  |
| Address     | DELHI                                                                                |
| PIN         | 50169 - 0578    LT                                                                   |
| Description | LOT 49, PLAN 37M101; NORFOLK COUNTY                                                  |
| Address     | DELHI                                                                                |

Applicant(s)

This Order/By-law affects the selected PINs.

|                     |                                                        |
|---------------------|--------------------------------------------------------|
| Name                | THE CORPORATION OF NORFOLK COUNTY                      |
| Address for Service | 50 Colborne Street South<br>Simcoe, Ontario<br>N3Y 4H3 |

This document is being authorized by a municipal corporation Amy Martin, Mayor and Genevieve Scharback, County Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

|                       |                                         |                            |        |            |
|-----------------------|-----------------------------------------|----------------------------|--------|------------|
| Alisha Yvonne O'Brien | 50 Colborne St. S.<br>Simcoe<br>N3Y 4H3 | acting for<br>Applicant(s) | Signed | 2024 01 11 |
|-----------------------|-----------------------------------------|----------------------------|--------|------------|

Tel        519-426-5870

Fax        519-427-5900

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

|                               |                                         |            |
|-------------------------------|-----------------------------------------|------------|
| CORPORATION OF NORFOLK COUNTY | 50 Colborne St. S.<br>Simcoe<br>N3Y 4H3 | 2024 01 11 |
|-------------------------------|-----------------------------------------|------------|

Tel        519-426-5870

**Submitted By**

Fax        519-427-5900

**Fees/Taxes/Payment**

|                            |         |
|----------------------------|---------|
| Statutory Registration Fee | \$69.95 |
| Total Paid                 | \$69.95 |



## The Corporation of Norfolk County

### By-Law 2023-85

**Being a By-Law to Designate Lands Within Plan 37M101, being Lots 41 to 49 inclusive, Norfolk County in the Name of Blue Grass Estates Phase 3, Exempt From Part Lot Control.**

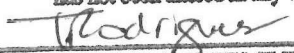
**WHEREAS** the Planning Act, R.S.O. 1990, c.P.13, as amended, Section 50 (7), states that a local municipality may by By-Law provide that subsection (5), part lot control, does not apply to land that is within such registered plan or plans of subdivision or part of them as are designated in the By-Law; and

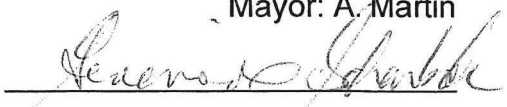
**AND WHEREAS** it is deemed necessary to designate lands within Plan 37M101, being Lots 41 to 49 inclusive, Norfolk County exempt from Part Lot Control to eliminate the need for individual severance applications.

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That those lands within the Blue Grass Estates Phase 3 Subdivision in Delhi, Norfolk County, described as Lots 41 to 49, Plan 37M101, being all of P.I.N Numbers 50169-0570 (LT) to 50169-0578 (LT) and as described in further detail in Schedule A, attached hereto are hereby designated as being exempt from the provisions of subsection 5 of Section 50 of the Planning Act, R.S.O. 1990, c.P.13;
2. That the Clerk be authorized and instructed to register a copy of the By-Law in the Registry office of the Land Registry Division of Norfolk;
3. That the Clerk, or his/her designate, is hereby authorized to amend the parcel designation noted in this By-Law, if necessary, upon registration of this By-Law;
4. That this exemption from the provisions of subsection 5 of Section 50 of the Planning Act, R.S.O. 1990, c.P.13, as amended shall expire on December 19<sup>th</sup> of 2025;
5. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this 19<sup>th</sup> day of December, 2023.

**CERTIFIED TRUE COPY**  
"This photocopy conforms to the original document which  
has not been altered in any way"  
  
DEPUTY COUNTY CLERK  
The Corporation of Norfolk County  
Dated: DEC. 21/23  
Name: TRACEY RODRIGUES

  
Mayor: A. Martin  
  
County Clerk: G. Scharback

**Schedule A to By-Law 2023-85**

PIN 50169-0570 (LT)

Legal Description LOT41, PLAN, 37M101, NORFOLK COUNTY

PIN 50169-0571 (LT)

Legal Description LOT42, PLAN, 37M101, NORFOLK COUNTY

PIN 50169-0572 (LT)

Legal Description LOT43, PLAN, 37M101, NORFOLK COUNTY

PIN 50169-0573 (LT)

Legal Description LOT44, PLAN, 37M101, NORFOLK COUNTY

PIN 50169-0574 (LT)

Legal Description LOT45, PLAN, 37M101, NORFOLK COUNTY

PIN 50169-0575 (LT)

Legal Description LOT46, PLAN, 37M101, NORFOLK COUNTY

PIN 50169-0576 (LT)

Legal Description LOT47, PLAN, 37M101, NORFOLK COUNTY

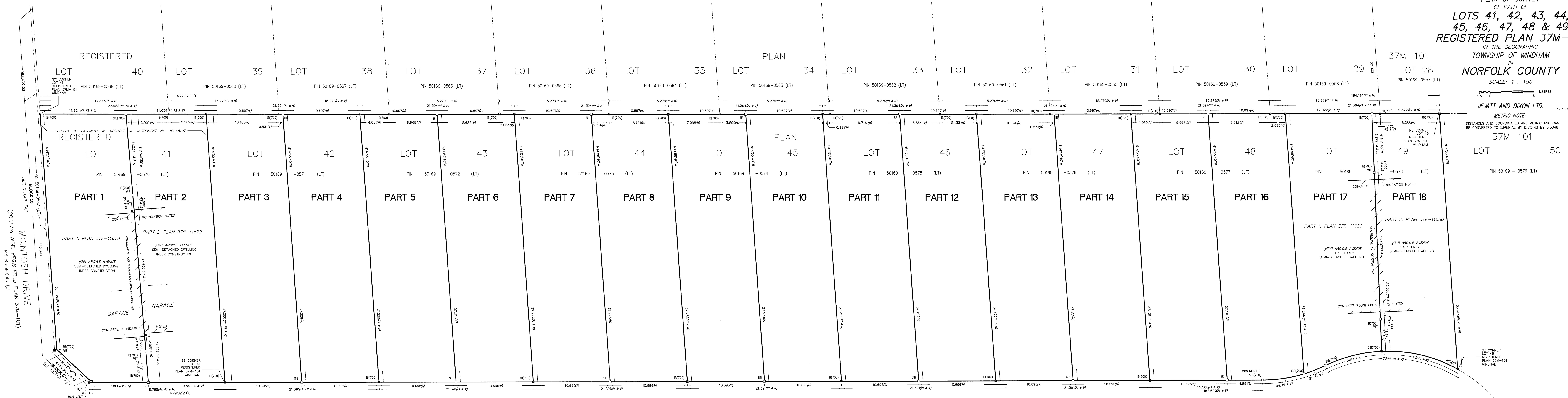
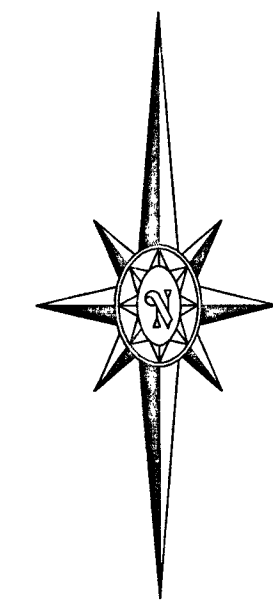
PIN 50169-0577 (LT)

Legal Description LOT48, PLAN, 37M101, NORFOLK COUNTY

PIN 50169-0578 (LT)

Legal Description LOT49, PLAN, 37M101, NORFOLK COUNTY





PLAN OF SURVEY  
OF PART OF  
LOTS 41, 42, 43, 44,  
45, 46, 47, 48 & 49  
REGISTERED PLAN 37M-101  
IN THE GEOGRAPHIC  
TOWNSHIP OF WINDHAM  
IN  
NORFOLK COUNTY  
SCALE: 1 : 150  
METRES  
JEWITT AND DIXON LTD.

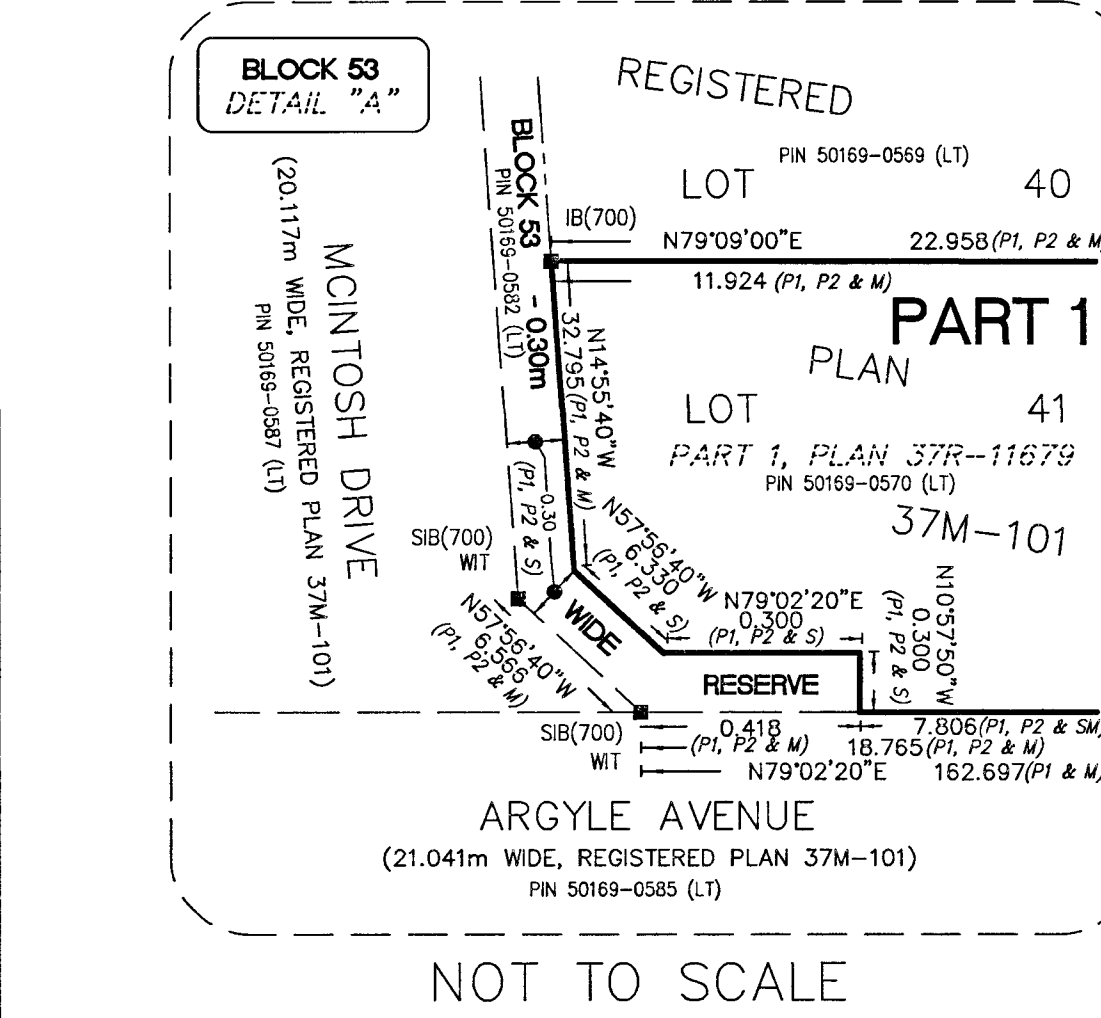
1 REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.  
DATED 2023/12/19  
RECEIVED AND DEPOSITED  
DATED 2023/12/19  
TODD BOND  
REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE LAND  
TITLES DIVISION OF NORFOLK (NO. 37)

| SCHEDULE |            |                 |                    |             |
|----------|------------|-----------------|--------------------|-------------|
| PART     | LOT        | REGISTERED PLAN | PIN                | AREA (SQ.M) |
| 1        | PART OF 41 | 37M-101         | PART OF 50169-0570 | 443.4       |
| 2        | PART OF 41 | 37M-101         | PART OF 50169-0570 | 402.4       |
| 3        | PART OF 41 | 37M-101         | PART OF 50169-0571 | 398.7       |
| 4        | PART OF 42 | 37M-101         | PART OF 50169-0571 | 398.5       |
| 5        | PART OF 43 | 37M-101         | PART OF 50169-0572 | 398.3       |
| 6        | PART OF 43 | 37M-101         | PART OF 50169-0572 | 398.1       |
| 7        | PART OF 44 | 37M-101         | PART OF 50169-0573 | 397.8       |
| 8        | PART OF 44 | 37M-101         | PART OF 50169-0573 | 397.6       |
| 9        | PART OF 45 | 37M-101         | PART OF 50169-0574 | 397.4       |
| 10       | PART OF 45 | 37M-101         | PART OF 50169-0574 | 397.2       |
| 11       | PART OF 46 | 37M-101         | PART OF 50169-0575 | 396.9       |
| 12       | PART OF 46 | 37M-101         | PART OF 50169-0575 | 396.8       |
| 13       | PART OF 47 | 37M-101         | PART OF 50169-0576 | 396.5       |
| 14       | PART OF 47 | 37M-101         | PART OF 50169-0576 | 396.3       |
| 15       | PART OF 48 | 37M-101         | PART OF 50169-0577 | 396.0       |
| 16       | PART OF 48 | 37M-101         | PART OF 50169-0577 | 394.3       |
| 17       | PART OF 49 | 37M-101         | PART OF 50169-0578 | 394.0       |
| 18       | PART OF 49 | 37M-101         | PART OF 50169-0578 | 333.6       |

PART 1 & 2 COMPRISE ALL OF PIN 50169 - 0570 (LT)  
PART 3 & 4 COMPRISE ALL OF PIN 50169 - 0571 (LT)  
PART 5 & 6 COMPRISE ALL OF PIN 50169 - 0572 (LT)  
PART 7 & 8 COMPRISE ALL OF PIN 50169 - 0573 (LT)  
PART 9 & 10 COMPRISE ALL OF PIN 50169 - 0574 (LT)  
PART 11 & 12 COMPRISE ALL OF PIN 50169 - 0575 (LT)  
PART 13 & 14 COMPRISE ALL OF PIN 50169 - 0576 (LT)  
PART 15 & 16 COMPRISE ALL OF PIN 50169 - 0577 (LT)  
PART 17 & 18 COMPRISE ALL OF PIN 50169 - 0578 (LT)  
PART 1 & 2 ARE SUBJECT TO INSTRUMENT NO. N1618107

| CHORD TABLE |        |        |                |               |
|-------------|--------|--------|----------------|---------------|
| ARC         | LOT    | RADIUS | CHORD DISTANCE | CHORD BEARING |
| C1          | LOT 48 | 20.000 | 5.829          | N74°11'22"E   |
| C2          | LOT 49 | 20.000 | 3.145          | N57°45'52"E   |
| C3          | LOT 49 | 20.000 | 18.427         | N80°45'15"E   |
| C4          | LOT 49 | 20.000 | 6.170          | N63°01'35"E   |
| C5          | LOT 49 | 20.000 | 10.880         | N67°32'35"E   |

NOTE:  
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERN LIMIT OF  
ARGYLE STREET AS SHOWN ON REGISTERED PLAN 37M-101 AS HAVING A BEARING  
OF N79°02'20"E, AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION  
OF 0°37'05" COUNTER CLOCKWISE.  
DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED  
TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999998826  
THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL.  
RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM  
SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF  
N78°55'10"E, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)  
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE  
CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) N174.0 (2010)  
COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF OREG. 216/10  
POINT ID NORTHING EASTING  
ORP A 4744479.953 542757.694  
ORP B 4744513.537 542916.839  
COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



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 LAND TITLES ACT,  
AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF NOVEMBER, 2023.  
DATED: NOVEMBER 21, 2023  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-56358

LEGEND  
2.5cm X 2.5cm X 1.2m STANDARD IRON BARS SHOWN -<-> SIB  
1.6cm X 1.6cm X 0.6m IRON BARS SHOWN -<-> IB  
1.6cm ROUND X 0.6m IRON BARS SHOWN -<-> IB #  
LOT LINES SHOWN - - - - -  
DEED LINES SHOWN - - - - -  
FENCE LINES SHOWN - - - - -  
CENTRE LINES SHOWN - - - - -  
ROAD LINES SHOWN - - - - -  
FOUND IRON BARS SHOWN -<-> PLANTED IRON BARS SHOWN -<->

JEWITT AND DIXON LTD.  
JEWITT AND DIXON LTD.  
K.S. HUSTED, O.L.S.  
WITNESS MONUMENT  
ORIGIN UNKNOWN  
PLAN 37M-101  
PLAN 37M-11679  
PLAN 37M-11680

SHOWN (700)  
SHOWN (1478)  
SHOWN (588)  
SHOWN (1582)  
SHOWN (17)  
SHOWN (20)  
SHOWN (27)  
SHOWN (P2)  
SHOWN (P3)

JEWITT AND DIXON LTD.  
ONTARIO LAND SURVEYORS  
650 IRELAND ROAD  
SIMCOE, ONTARIO, N3Y 4K2  
PHONE: (519) 426-0842  
E-mail: info@jewittanddixon.com  
T.W. - J.P.H.  
BOOK - LL-FILE  
CALC. - M.T.C.  
PLAN - M.T.C.  
CHECK - K.H.  
CLIENT - JELES  
19-2428-SEMI



PROPERTY DESCRIPTION:

LOT 44, PLAN 37M101; NORFOLK COUNTY

PROPERTY REMARKS:

PLANNING ACT CONSENT IN DOCUMENT NK145405, NK145406; FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2023/04/27.

ESTATE/QUALIFIER:

FEE SIMPLE  
LT ABSOLUTE PLUS

RECENTLY:

SUBDIVISION FROM 50169-0529

PIN CREATION DATE:

2023/08/01

OWNERS' NAMES

1064928 ONTARIO LTD.

CAPACITY SHARE

ROWN

| REG. NUM.                                                                              | DATE       | INSTRUMENT TYPE    | AMOUNT | PARTIES FROM                                                               | PARTIES TO                        | CERT/<br>CHKD |
|----------------------------------------------------------------------------------------|------------|--------------------|--------|----------------------------------------------------------------------------|-----------------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2023/08/01 **    |            |                    |        |                                                                            |                                   |               |
| **SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND * |            |                    |        |                                                                            |                                   |               |
| ** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **  |            |                    |        |                                                                            |                                   |               |
| ** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **              |            |                    |        |                                                                            |                                   |               |
| NR315753                                                                               | 1968/09/05 | BYLAW              |        |                                                                            |                                   | C             |
| NK146925                                                                               | 2021/10/29 | BYLAW              |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C             |
| REMARKS: BYLAW 2021-129 STOP UP, CLOSE & CONVEY                                        |            |                    |        |                                                                            |                                   |               |
| NK147896                                                                               | 2021/11/29 | NO OPTION PURCHASE |        | *** DELETED AGAINST THIS PROPERTY ***<br>1064928 ONTARIO LTD.              | THE CORPORATION OF NORFOLK COUNTY |               |
| REMARKS: PART 12 ON 37R-11444                                                          |            |                    |        |                                                                            |                                   |               |
| 37M101                                                                                 | 2023/07/31 | PLAN SUBDIVISION   |        |                                                                            |                                   | C             |
| NK165523                                                                               | 2023/07/31 | NO SUB AGREEMENT   |        | THE CORPORATION OF NORFOLK COUNTY                                          | 1064928 ONTARIO LTD.              | C             |
| NK166690                                                                               | 2023/09/14 | APL ANNEX REST COV |        | 1064928 ONTARIO LTD.                                                       |                                   | C             |
| NK167240                                                                               | 2023/10/03 | LR'S ORDER         |        | *** COMPLETELY DELETED ***<br>LAND REGISTRAR, NORFOLK LAND REGISTRY OFFICE |                                   |               |
| REMARKS: DELETES NK147896                                                              |            |                    |        |                                                                            |                                   |               |
| 37R11697                                                                               | 2023/12/18 | PLAN REFERENCE     |        |                                                                            |                                   | C             |
| NK169485                                                                               | 2024/01/11 | BYLAW DEEM PLNP    |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C             |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

|                              |                                                                                                                                                 |                           |  |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--|
| <u>PROPERTY DESCRIPTION:</u> | LOT 45, PLAN 37M101; NORFOLK COUNTY                                                                                                             |                           |  |
| <u>PROPERTY REMARKS:</u>     | PLANNING ACT CONSENT IN DOCUMENT NK145405, NK145406; FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2023/04/27. |                           |  |
| <u>ESTATE/QUALIFIER:</u>     | <u>RECENTLY:</u>                                                                                                                                | <u>PIN CREATION DATE:</u> |  |
| FEE SIMPLE                   | SUBDIVISION FROM 50169-0529                                                                                                                     | 2023/08/01                |  |
| LT ABSOLUTE PLUS             |                                                                                                                                                 |                           |  |
| <u>OWNERS' NAMES</u>         | <u>CAPACITY</u>                                                                                                                                 | <u>SHARE</u>              |  |
| 1064928 ONTARIO LTD.         | ROWN                                                                                                                                            |                           |  |

| REG. NUM.                                                                              | DATE       | INSTRUMENT TYPE    | AMOUNT | PARTIES FROM                                                               | PARTIES TO                        | CERT/CHKD |
|----------------------------------------------------------------------------------------|------------|--------------------|--------|----------------------------------------------------------------------------|-----------------------------------|-----------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2023/08/01 **    |            |                    |        |                                                                            |                                   |           |
| **SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND * |            |                    |        |                                                                            |                                   |           |
| ** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **  |            |                    |        |                                                                            |                                   |           |
| ** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **              |            |                    |        |                                                                            |                                   |           |
| NR315753                                                                               | 1968/09/05 | BYLAW              |        |                                                                            |                                   | C         |
| NK146925                                                                               | 2021/10/29 | BYLAW              |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C         |
| REMARKS: BYLAW 2021-129 STOP UP, CLOSE & CONVEY                                        |            |                    |        |                                                                            |                                   |           |
| NK147896                                                                               | 2021/11/29 | NO OPTION PURCHASE |        | *** DELETED AGAINST THIS PROPERTY ***<br>1064928 ONTARIO LTD.              | THE CORPORATION OF NORFOLK COUNTY |           |
| REMARKS: PART 12 ON 37R-11444                                                          |            |                    |        |                                                                            |                                   |           |
| 37M101                                                                                 | 2023/07/31 | PLAN SUBDIVISION   |        |                                                                            |                                   | C         |
| NK165523                                                                               | 2023/07/31 | NO SUB AGREEMENT   |        | THE CORPORATION OF NORFOLK COUNTY                                          | 1064928 ONTARIO LTD.              | C         |
| NK166690                                                                               | 2023/09/14 | APL ANNEX REST COV |        | 1064928 ONTARIO LTD.                                                       |                                   | C         |
| NK167240                                                                               | 2023/10/03 | LR'S ORDER         |        | *** COMPLETELY DELETED ***<br>LAND REGISTRAR, NORFOLK LAND REGISTRY OFFICE |                                   |           |
| REMARKS: DELETES NK147896                                                              |            |                    |        |                                                                            |                                   |           |
| 37R11697                                                                               | 2023/12/18 | PLAN REFERENCE     |        |                                                                            |                                   | C         |
| NK169485                                                                               | 2024/01/11 | BYLAW DEEM PLNP    |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C         |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION:

LOT 46, PLAN 37M101; NORFOLK COUNTY

PROPERTY REMARKS:

PLANNING ACT CONSENT IN DOCUMENT NK145405, NK145406; FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2023/04/27.

ESTATE/QUALIFIER:

FEE SIMPLE  
LT ABSOLUTE PLUS

RECENTLY:

SUBDIVISION FROM 50169-0529

PIN CREATION DATE:

2023/08/01

OWNERS' NAMES

1064928 ONTARIO LTD.

CAPACITY SHARE

ROWN

| REG. NUM.                                                                              | DATE       | INSTRUMENT TYPE    | AMOUNT | PARTIES FROM                                                               | PARTIES TO                        | CERT/<br>CHKD |
|----------------------------------------------------------------------------------------|------------|--------------------|--------|----------------------------------------------------------------------------|-----------------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2023/08/01 **    |            |                    |        |                                                                            |                                   |               |
| **SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND * |            |                    |        |                                                                            |                                   |               |
| ** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **  |            |                    |        |                                                                            |                                   |               |
| ** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **              |            |                    |        |                                                                            |                                   |               |
| NR315753                                                                               | 1968/09/05 | BYLAW              |        |                                                                            |                                   | C             |
| NK146925                                                                               | 2021/10/29 | BYLAW              |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C             |
| REMARKS: BYLAW 2021-129 STOP UP, CLOSE & CONVEY                                        |            |                    |        |                                                                            |                                   |               |
| NK147896                                                                               | 2021/11/29 | NO OPTION PURCHASE |        | *** DELETED AGAINST THIS PROPERTY ***<br>1064928 ONTARIO LTD.              | THE CORPORATION OF NORFOLK COUNTY |               |
| REMARKS: PART 12 ON 37R-11444                                                          |            |                    |        |                                                                            |                                   |               |
| 37M101                                                                                 | 2023/07/31 | PLAN SUBDIVISION   |        |                                                                            |                                   | C             |
| NK165523                                                                               | 2023/07/31 | NO SUB AGREEMENT   |        | THE CORPORATION OF NORFOLK COUNTY                                          | 1064928 ONTARIO LTD.              | C             |
| NK166690                                                                               | 2023/09/14 | APL ANNEX REST COV |        | 1064928 ONTARIO LTD.                                                       |                                   | C             |
| NK167240                                                                               | 2023/10/03 | LR'S ORDER         |        | *** COMPLETELY DELETED ***<br>LAND REGISTRAR, NORFOLK LAND REGISTRY OFFICE |                                   |               |
| REMARKS: DELETES NK147896                                                              |            |                    |        |                                                                            |                                   |               |
| 37R11697                                                                               | 2023/12/18 | PLAN REFERENCE     |        |                                                                            |                                   | C             |
| NK169485                                                                               | 2024/01/11 | BYLAW DEEM PLNP    |        | THE CORPORATION OF NORFOLK COUNTY                                          |                                   | C             |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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