

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 061-2026

A By-law to dedicate certain lands as forming part of the public highway.

WHEREAS Section 31(2) of *the Municipal Act, 2001*, S.O. 2001, c.25 provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land.

AND WHEREAS Section 31 (6) of the *Municipal Act, 2001*, S.O. 2001, c.25 provides that if a municipality acquires land for the purpose of widening a highway, the land acquired forms part of the highway to the extent of the designated widening.

AND WHEREAS the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the lands which are situated in the City of Vaughan, in the Regional Municipality of York, being:

FIRSTLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), designated as Part 2 on Reference Plan 65R- 41716, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SECONDLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), designated as Part 4 on Reference Plan 65R- 41716, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

THIRDLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), designated as Parts 5 and 6 on Reference Plan 65R- 41716, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

FOURTHLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), designated as Parts 16 to 23 both inclusive on Reference Plan 65R- 41720, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

FIFTHLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), designated as Part 1 on Reference Plan 65R- 38401, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SIXTHLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), Part of Block 17 on 65M-3606, save and except Part 3 on Reference Plan 65R-27912, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SEVENTHLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), designated as Part 3 on Reference Plan 65R- 13670, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

EIGHTHLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), Part of Block 119 on 65M-2545, save and except Part 25 on Reference Plan 65R- 19490, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

NINTHLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), designated as Parts 1 and 2 on Reference Plan 65R- 39083, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

TENTHLY: Part of Lot 7, Concession 5 (Geographical Township of Vaughan), designated as Parts 5, 6, 7 and 8 on Reference Plan 65R- 39083, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

be and they are hereby dedicated as forming part of the public highway known as "Portage Parkway".

2. THAT this by-law shall come into force and effect on the day upon which it is passed.

Voted in favour by City of Vaughan Council this 24th day of March, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by By-law 144-2018, as amended being a By-law to delegate authority regarding certain matters to Staff.

Adopted by Vaughan City Council on June 19, 2018.

City Council voted in favour of this by-law on March 24, 2026.

Approved by Mayoral Decision MDC 006-2026 dated March 24, 2026.

Effective Date of By-Law: March 24, 2026

Attachment No. 1

Dedication of lands as forming part of public highways Portage Parkway Parts 2, 4, 5, 6 on Registered Plan 65R-41716 and Parts 16 to 23 both inclusive on Registered Plan 65R-41720

Background

Through the enactment of Confirming By-law 147-2024, the City Council authorized the acquisition of the property for the Portage Parkway widening, as shown on Attachment No. 2.

The Agreement of Purchase and Sale was executed on September 30, 2025, and Parts 2, 4, 5, 6 on Reference Plan 65R-41716 and Parts 16 to 23 both inclusive on Reference Plan 65R-41720 were conveyed to the City for the road widening on January 16, 2026. The land acquisition has closed and it is now appropriate to dedicate the balance of lands and 0.3m reserve on Portage Parkway as public highway.

The legal description and associated PIN Numbers for the specific lands that need to be dedicated as public highway are as follows:

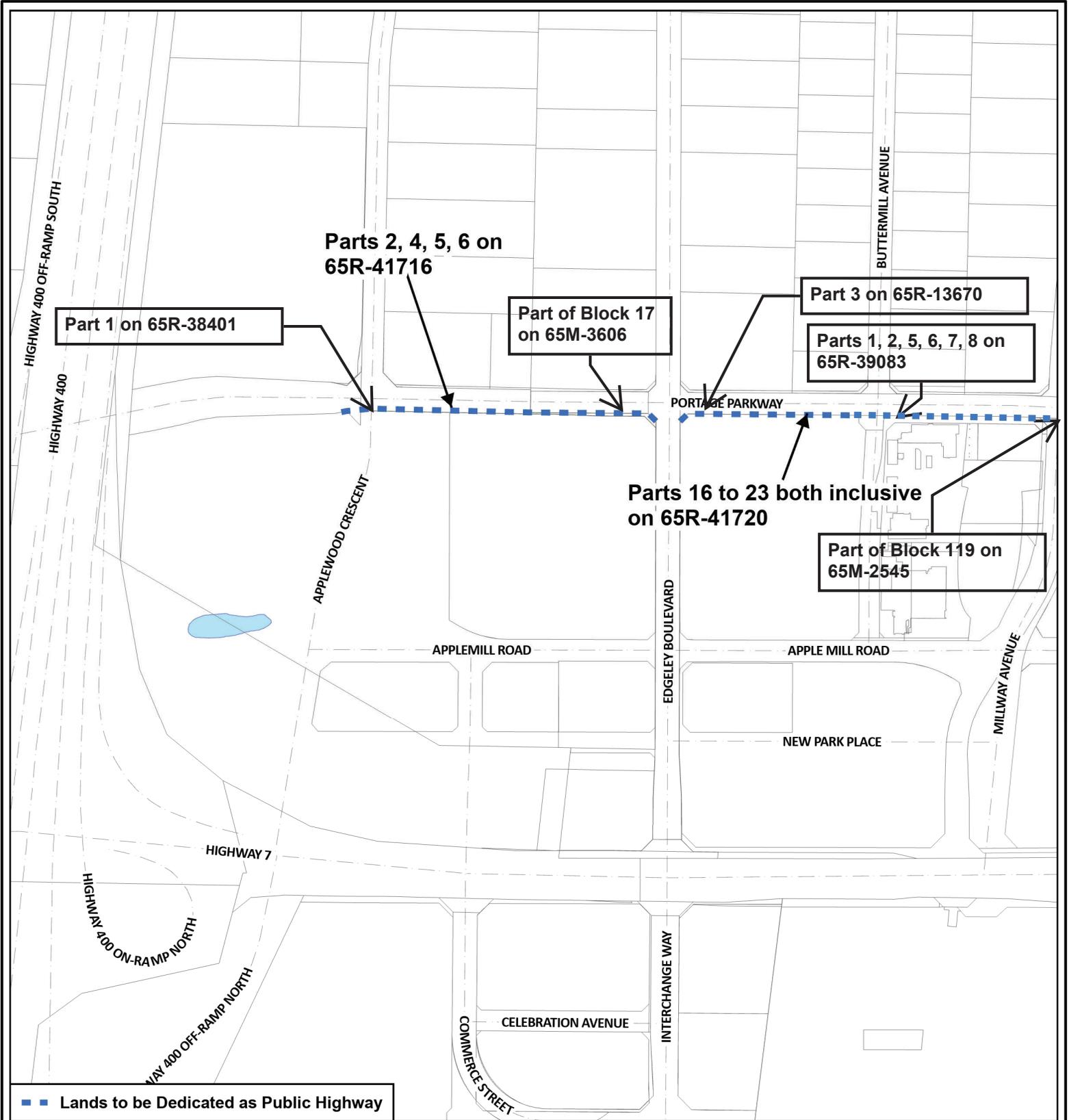
Portage Parkway

- FIRSTLY Part 2 on Plan 65R-41716, PIN 03278-0396(LT)
- SECONDLY Part 4 on Plan 65R-41716, PIN 03278-0398(LT)
- THIRDLY Parts 5 and 6 on Plan 65R-41716, PIN 03278-0399(LT)
- FOURTHLY Parts 16 to 23 both inclusive on Plan 65R-41720, PIN 03277-0252(LT)
- FIFTHLY Part 1 on Plan 65R-38401, PIN 03278-0330(LT)
- SIXTHLY Part of Block 17 on 65M-3606, save and except Part 3 on 65R-27912, PIN 03278-0329(LT)
- SEVENTHLY Part 3 on Plan 65R-13670, PIN 03277-0102(LT)
- EIGHTHLY Part of Block 119 on 65M-2545, save and except Part 25 on 65R-19490, PIN 03277-0065(LT)
- NINTHLY Parts 1 and 2 on Plan 65R-39083, PIN 03277-0200(LT)
- TENTHLY Parts 5, 6, 7 and 8 on Plan 65R-39083, PIN 03277-0202(LT)

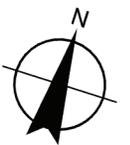
Accordingly, it is recommended that the City enact the necessary By-law as authorized in Delegation By-law 144-2018.

Respectfully submitted by Musa Deo and Danny Woo.

ATTACHMENT No. 2



Portage Parkway Dedication as Public Highway 65R-41716 & 65R-41720



Not to Scale

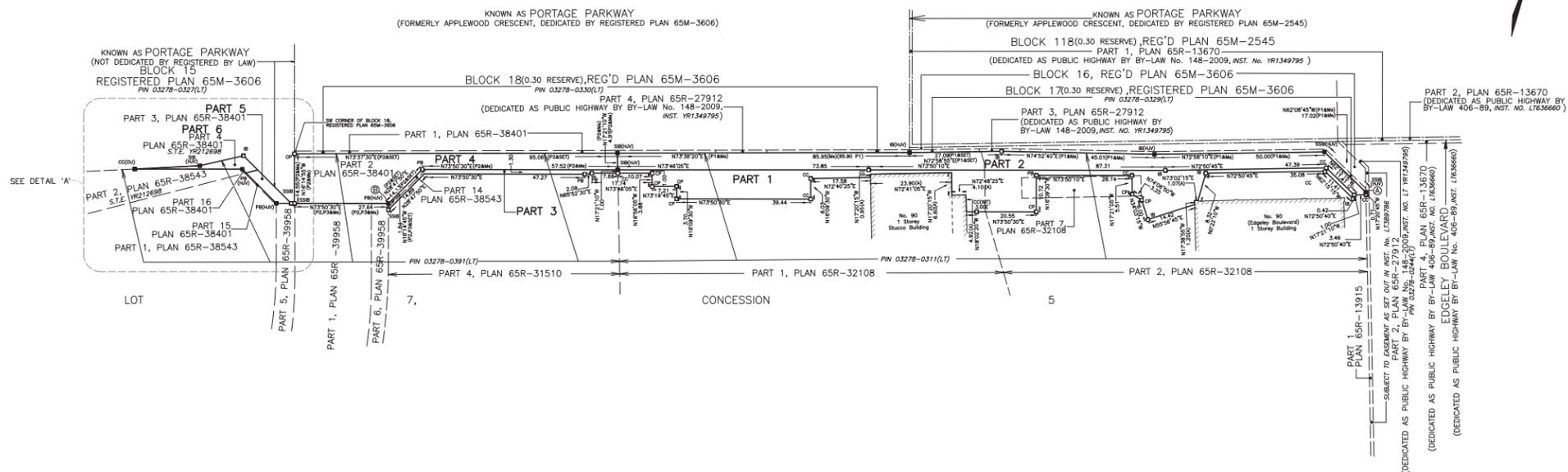
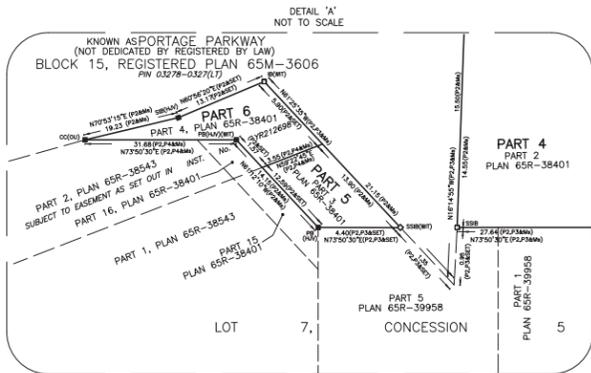
NOTES
 REFERENCE ANY UTM GRID COORDINATES FROM OBSERVED REFERENCE POINTS AND NOT FROM THE NETWORK (WITH OBSERVATIONAL UTM ZONE 17, NAD83 (CSRS) COORDINATES).
 DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.99996.
 FOR BEARING COMPARISONS, A BEARING OF 01°10'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1.
 COORDINATES GIVEN IN THIS PLAN ARE USED TO RE-ESTABLISH CORNER OR BOUNDARY POINTS.
 THE RESULTANT BE BETWEEN CRP @ AND CRP @ IS 287.74 N73°01'51"E

INTEGRATION DATA
 OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (ORIGINAL)
 COORDINATES TO UTM ACCURACY FOR SECTION 14 (2) OF QUES. 214/00
 POINT ID EASTING NORTHING
 CRP @ 818 328.50 4 850 302.18
 CRP @ 817 758.29 4 850 266.77

SCHEDULE			
PART	LOT	PLAN/CON	PIN
1			03278-0311(L1)
2			03278-0311(L1)
3	PART OF LOT 7	CONCESSION 5	PART OF PIN 03278-0311(L1)
4			
5			
6			

PART 6- SUBJECT TO EASEMENT AS SET OUT IN PART No. YR1349795

PLAN 65R-41716
 Received and deposited
 December 17th, 2025
 Samantha Jaganan
 Representative for the
 Land Registrar for the
 Land Titles Division of
 York Region (No.65)



PLAN OF SURVEY OF
 CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF VAUGHAN
 NOW IN THE
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 SCALE: 1:500
 THE HORIZONTAL PLAN SIZE OF THIS PLAN IS 1500mm IN WIDTH BY 457mm IN HEIGHT WHEN PRINTED AT A SCALE OF 1:500
 GUIDO PAPA SURVEYING, A DIVISION OF J.D. BARNES LIMITED
 METRIC UNITS AND COORDINATE SYSTEMS ON THIS PLAN ARE IN METRIC UNITS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - ▨ DENOTES STANDARD IRON BAR
 - ▩ DENOTES IRON BAR
 - ▧ DENOTES SHORT STAINLESS IRON BAR
 - ▦ DENOTES CONCRETE PIN WITH WASHER
 - ▥ DENOTES PLASTIC BAR
 - ▤ DENOTES WIRE
 - ▣ DENOTES MEASURED
 - ▢ DENOTES PLAN 65R-32108
 - DENOTES PLAN 65R-38401
 - DENOTES PLAN 65R-38543
 - ▤ DENOTES REGISTERED
 - ▣ DENOTES FILING JONES WOODGREEN INC. O.L.S.
 - ▢ DENOTES FACE OF STONE BRICK, TERRAZZO, MALL
 - DENOTES SUBJECT TO EASEMENT AS SET OUT IN PART No. 1
 - DENOTES S.I.E. DENOTES
- ALL SET SEEN AND PIN MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PRESENCE OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.L.S. 525/91.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER 2, 2025.

OCTOBER 9, 2025
 DATE
 WILHELM C. PAPA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER Y-10829

GUIDO PAPA SURVEYING
 A Division of
J. D. Barnes Limited

1115 KEELE ST., UNIT 87, VAUGHAN, ON L4K 0A4
 T: (416) 953-5963 F: (416) 953-5106 www.jpds.com

DRAWN BY: H.S. CHECKED BY: V.G.P. REFERENCE NO.: 25-18-963-00-02
 DATE: 10/09/25

I require this plan to be deposited under the Land Titles Act.
Date APRIL 22, 2019

RECEIVED AND DEPOSITED Date APR 22 2019
"N.V. Deroe"
Representative for the Land Registrar for the York Region (No. 65)

PART	PART OF BLOCK/LOT	PLAN/CONCESSION	PART OF PIN	AREA (SQ. METRES)
1	BLOCK 18 (0.30 RESERVE)	PLAN 65M-3606	03278-0330	29
2	LOT 7			778
3	LOT 7			41
4	LOTS 6 & 7			52
5	LOT 6			1698
6	LOT 6			2117
7	LOT 6			4730
8	LOT 6			2540
9	LOT 6			4
10	LOT 6			5
11	LOT 6			4
12	LOT 6			4
13	LOT 6			4
14	LOT 6			0.5
15	LOT 6			3
16	LOT 6			130
17	LOT 6			870
18	LOT 6			5
19	LOT 6			2436
20	LOT 6			3198
21	LOT 6			5
22	LOT 6			5
23	LOT 6			339
24	LOT 6			37
25	LOT 6			2
26	LOT 6			4

PARTS 4 AND 16 - SUBJECT TO EASEMENT AS IN INST. YR212668.
PART 6 - SUBJECT TO EASEMENT AND RIGHT-OF-WAY AS IN INST. YR201853.
PARTS 23 AND 31 - SUBJECT TO TEMPORARY EASEMENT AS ON EXPROPRIATION PLAN YR1649787.

PLAN OF SURVEY OF
PART OF LOTS 6 AND 7
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
AND PART OF BLOCK 18 (0.30 RESERVE)
REGISTERED PLAN 65M-3606
CITY OF VAUGHAN
THE REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 750
20 30 40 METRES

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS



NOTES

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SBB DENOTES SHORT STANDARD IRON BAR
 - CM DENOTES CONCRETE MONUMENT
 - CP DENOTES CONCRETE PILE
 - SB DENOTES IRON BAR
 - WB DENOTES WOODEN BAR
 - WT DENOTES WITNESS
 - 1042 DENOTES B. A. EDWARDS SURVEYING LIMITED, O.L.S.
 - 1907 DENOTES HOLDING & JONES LIMITED, O.L.S.
 - 1907 DENOTES ALEX. MARION LTD., O.L.S.
 - DND DENOTES DEPARTMENT OF HIGHWAYS, ONTARIO
 - ME DENOTES MELLISH & BURTON, O.L.S.
 - SM DENOTES SPECTRUM & WAINWRIGHT LIMITED, O.L.S.
 - MTD DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - SCP DENOTES SPECIFIED CONTROL POINT
- ALL SURVEY MONUMENTS FOUND OR SET ARE LABELLED (N4) UNLESS OTHERWISE NOTED.

BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS NO. 008196008 AND NO. 102196023 AND ARE REFERRED TO THE 1984 NATIONAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°07' WEST LONGITUDE, NAD83 (ORIGINAL).
CO-ORDINATES TO UTM ACCURACY PER SEC. 14(2) OF O. REG. 216/10.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99977210.
AREAS SHOWN HEREIN ARE CALCULATED FROM GROUND DISTANCES.
CONVERGENCE OF 1°10'57" HAS BEEN APPLIED TO BEARINGS AS SHOWN ON REFERENCE PLAN 65R-31010 TO ACCOUNT FOR DIFFERENT GEOGRAPHICAL CO-ORDINATE REFERENCE SYSTEMS.

POINT ID	EASTING	NORTHING
SCP 008196008	625780.096	484922.014
SCP 102196023	617132.840	484732.825
5121	617863.846	480058.604
5123	617527.095	484984.575

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE CONVEYANCE ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 22, 2019.

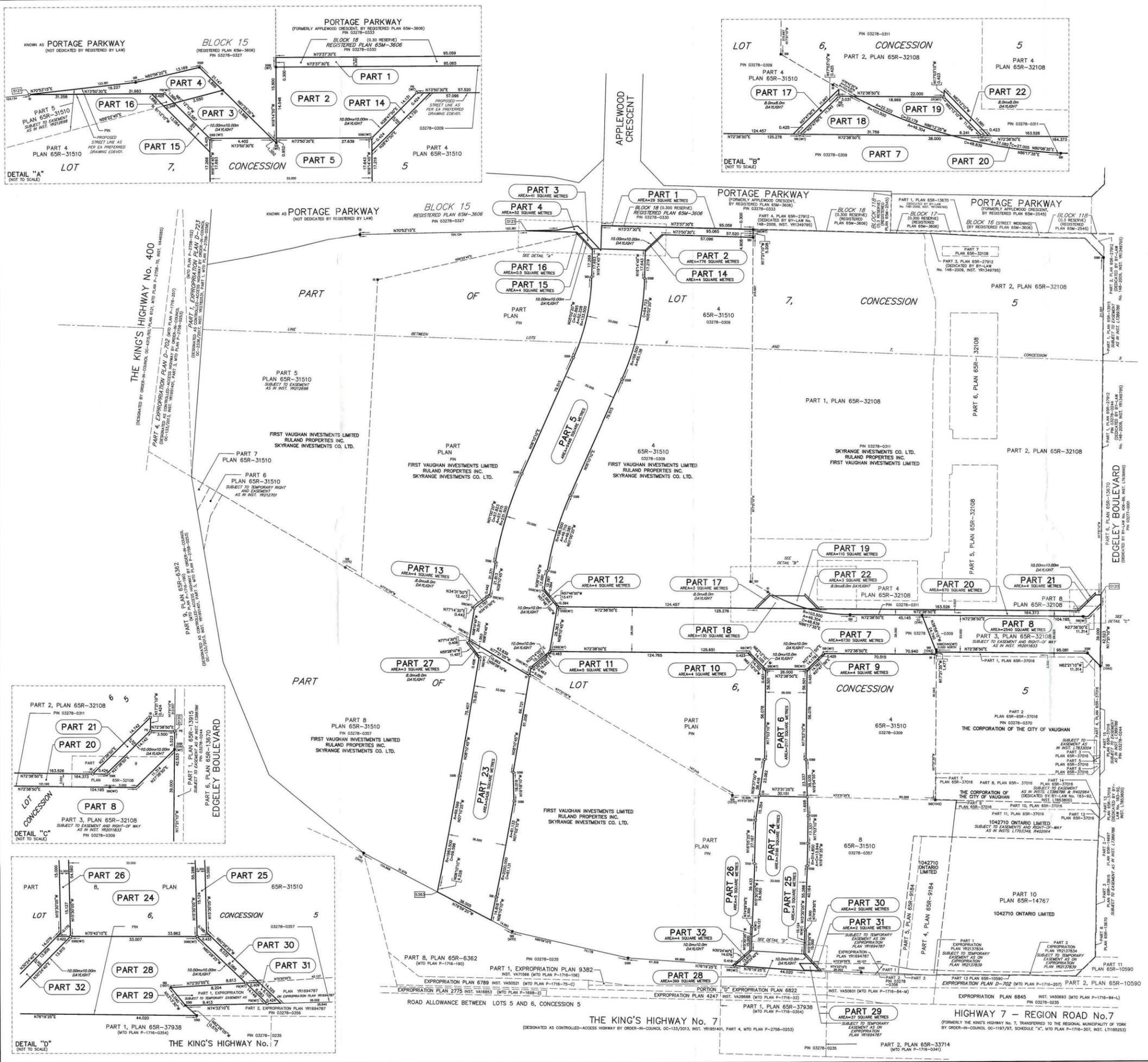
APRIL 22, 2019
DATE

GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

1700 LANDSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000, 416-445-3800 EMAIL: h.j.v@h-jv.com

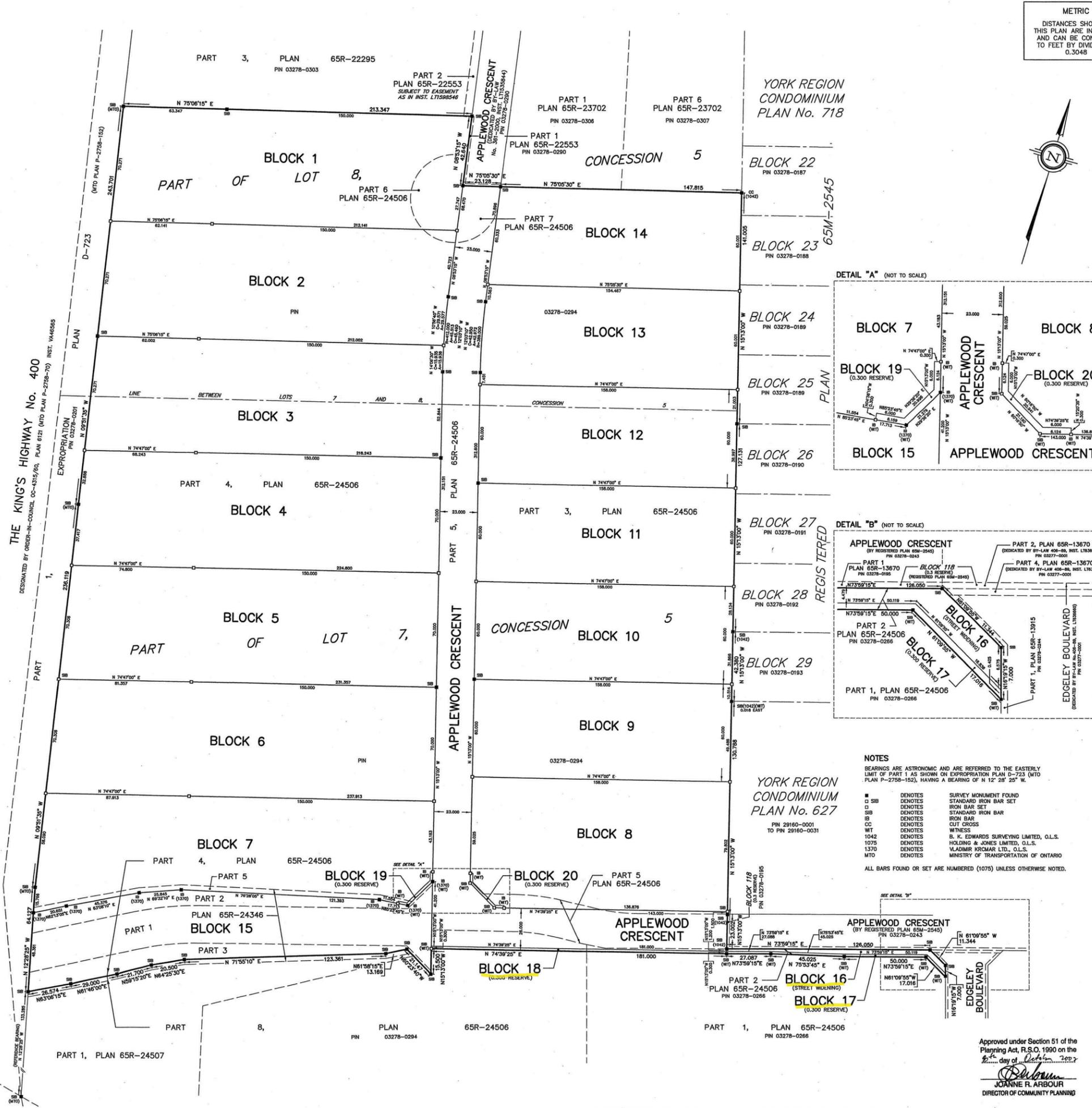
SCALE: 1:750 DRAWN BY: T.P. CHKD. BY: G.V./C.Y. JOB NO: 95-686 - REF 47



DETAIL "A" (NOT TO SCALE)

DETAIL "C" (NOT TO SCALE)

DETAIL "D" (NOT TO SCALE)



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

PLAN 65M-3606
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65) AT 15:01 O'CLOCK ON THE 11th DAY OF Oct 2002 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 03278-0266 AND 03278-0294 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. JA 217163
G. VAN DER VEEN
ASST DEP. LAND REGISTRAR
THIS PLAN COMPRISES PART OF PINS 03278-0266 AND 03278-0294.



PLAN OF SUBDIVISION OF
PART OF LOTS 7 and 8
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
THE REGIONAL MUNICIPALITY OF YORK

SCALE 1:1000
0 10 20 40 60 METRIC

HOLDING & JONES LIMITED
ONTARIO LAND SURVEYORS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. ALL OF BLOCKS 1 TO 15, BOTH INCLUSIVE, ALL OF THE 0.300 RESERVE, NAMELY BLOCKS 19 AND 20, PART OF THE STREET, NAMELY APPLEWOOD CRESCENT, AND PART OF THE 0.300 RESERVE, NAMELY BLOCK 18, ALL LYING WITHIN LIMITS OF PARTS 3, 4, 5, 6 AND 7, PLAN 65R-24506, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF VAUGHAN AS PUBLIC HIGHWAY.

FIRST VAUGHAN INVESTMENTS LIMITED

DATE: MAR 21 2002
DAVID J. TARAS, A.S.O.
1/3 SHARE

SKYRANGE INVESTMENTS CO. LTD.

DATE: MAR 22 2002
SILVIO DE GASPERI, PRESIDENT
1/3 SHARE

RULAND PROPERTIES INC. 1/3 SHARE

DATE: MAR 26 2002
RUDOLPH P. BRATTY, PRESIDENT
1/3 SHARE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. ALL OF THE STREET WIDENING, NAMELY BLOCK 16, ALL OF THE 0.300 RESERVE, NAMELY BLOCK 17, PART OF THE STREET, NAMELY APPLEWOOD CRESCENT, AND PART OF THE 0.300 RESERVE, NAMELY BLOCK 18, ALL LYING WITHIN LIMITS OF PART 2, PLAN 65R-24506, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET AND STREET WIDENING ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF VAUGHAN AS PUBLIC HIGHWAY.

SEVENBRIDGE DEVELOPMENTS LIMITED

DATE: MAR 23 2002
MITCHELL GOLDFAR, PRESIDENT
1/3 SHARE

SKYRANGE INVESTMENTS CO. LTD.

DATE: MAR 22 2002
SILVIO DE GASPERI, PRESIDENT
1/3 SHARE

RULAND PROPERTIES INC. 1/3 SHARE

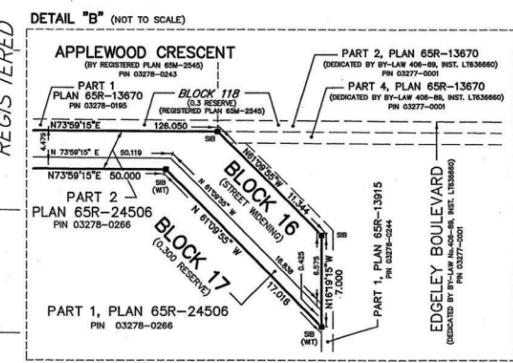
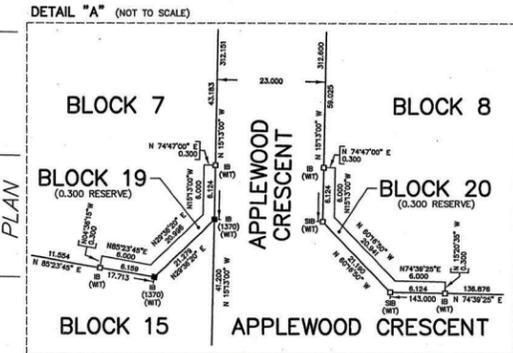
DATE: MAR 26 2002
RUDOLPH P. BRATTY, PRESIDENT
1/3 SHARE

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 NOVEMBER 20, 2001.

DATE: JAN 9 2002
GARY B. VANDERVEEN, ONTARIO LAND SURVEYOR

HOLDING & JONES LIMITED
ONTARIO LAND SURVEYORS
1700 LANGSTAFF ROAD, SUITE 1002 - VAUGHAN, ON L4K 3S3
905-660-4000



NOTES
BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 1 AS SHOWN ON EXPROPRIATION PLAN D-723 (MTO PLAN P-2758-152), HAVING A BEARING OF N 12° 28' 25" W.
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES STANDARD IRON BAR SET
SIB DENOTES STANDARD IRON BAR SET
IB DENOTES IRON BAR
CC DENOTES CUT CROSS
WT DENOTES WITNESS
1042 DENOTES B. K. EDWARDS SURVEYING LIMITED, O.L.S.
1075 DENOTES HOLDING & JONES LIMITED, O.L.S.
1370 DENOTES VLADIMIR KOCMAR LTD., O.L.S.
MTO DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
ALL BARS FOUND OR SET ARE NUMBERED (1075) UNLESS OTHERWISE NOTED.

Approved under Section 51 of the Planning Act, R.S.O. 1990 on the 22nd day of Oct 2002.
JOANNE R. ARBOUR
DIRECTOR OF COMMUNITY PLANNING

BLOCK 8, REGISTERED PLAN 65M-3606

YORK REGION CONDOMINIUM PLAN No. 627

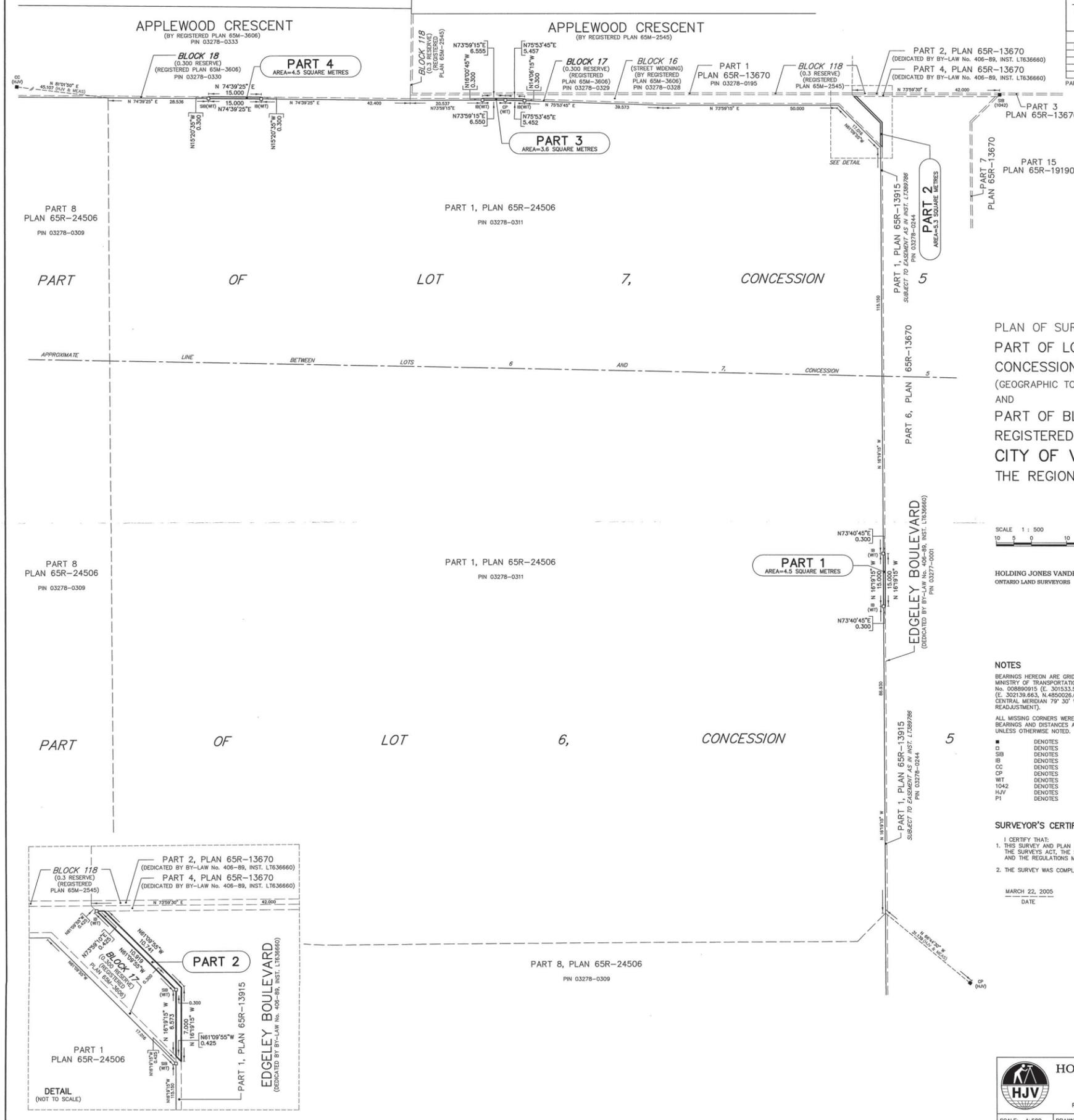
METRIC
DISTANCES SHOWN ON
THIS PLAN ARE IN METRES
AND CAN BE CONVERTED
TO FEET BY DIVIDING BY
0.3048

I require this plan to be deposited
under the Land Titles Act.
Date MARCH 22, 2005
GARY B. VANDERVEEN O.L.S.

PLAN 65R-27912
RECEIVED AND DEPOSITED
Date April 4, 2005
J. Smith
Ass't Dep. Land Registrar
for the Land Titles Division of
YORK REGION (No. 65)

SCHEDULE			
PARTS	PART OF	CONCESSION/PLAN	PART OF PIN
1	LOT 6	5	03278-0244
2	LOT 7		03278-0329
3	BLOCK 17	65M-3606	03278-0330
4	BLOCK 18		03278-0330

PARTS 1 AND 2 - SUBJECT TO EASEMENT AS IN INST. LT388786.



PLAN OF SURVEY OF
PART OF LOTS 6 AND 7
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
AND
PART OF BLOCKS 17 AND 18 (0.300 RESERVES)
REGISTERED PLAN 65M-3606
CITY OF VAUGHAN
THE REGIONAL MUNICIPALITY OF YORK

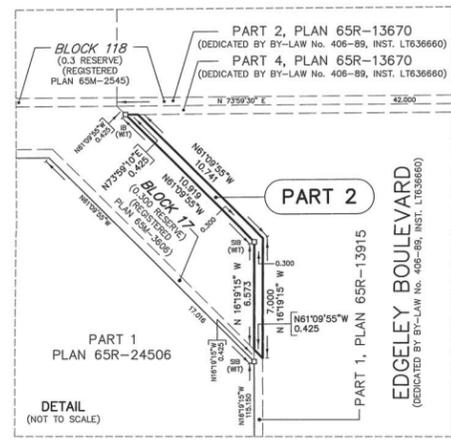


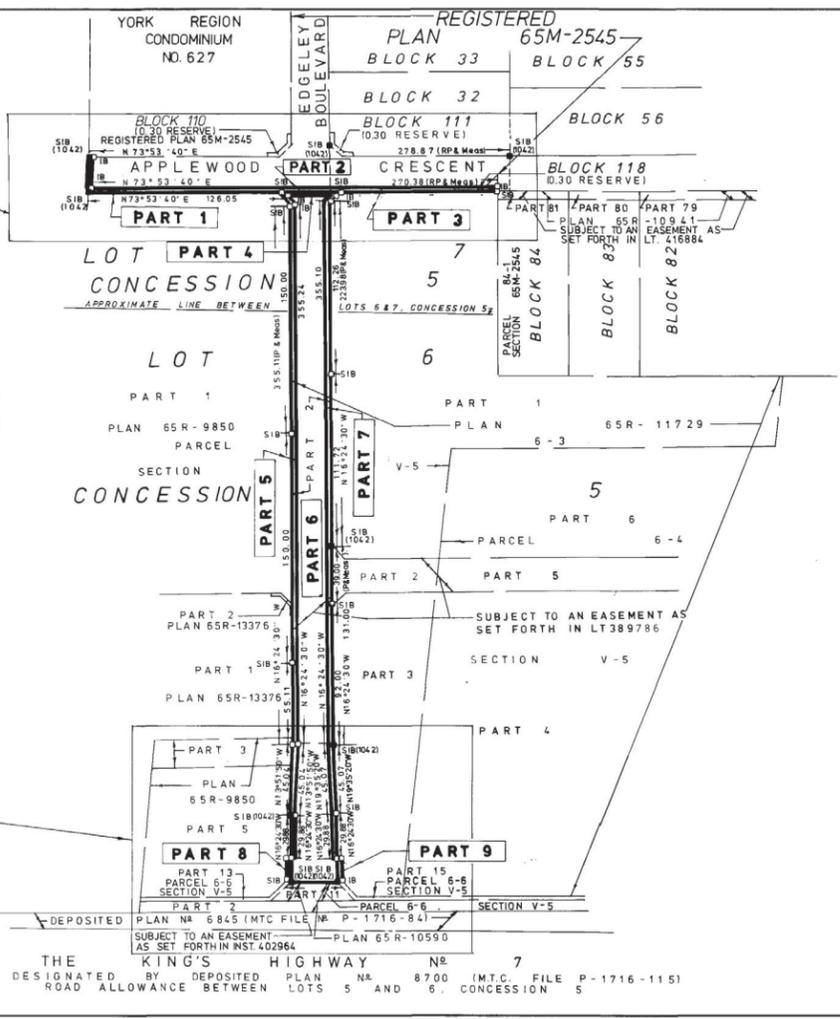
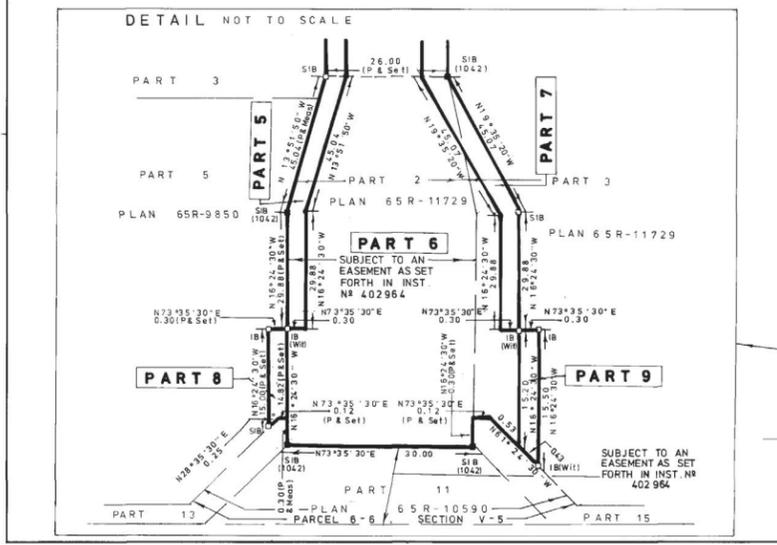
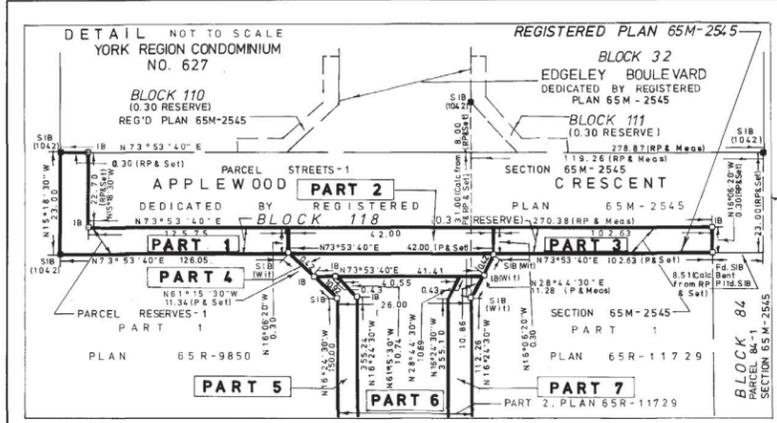
HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

NOTES
BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM
MINISTRY OF TRANSPORTATION OF ONTARIO CONTROL MONUMENT
No. 00880915 (E. 301533.573, N. 484098.031) AND No. 00880916
(E. 302139.663, N. 4850026.653) AND ARE REFERRED TO THE
CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, MTM ZONE 10 (1974
READJUSTMENT).
ALL MISSING CORNERS WERE RESET BY SETTING AND CONFIRMING
BEARINGS AND DISTANCES AS SHOWN ON PLAN 65R-24506,
UNLESS OTHERWISE NOTED.

■	DENOTES	SURVEY MONUMENT FOUND
SB	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
WT	DENOTES	WITNESS
1042	DENOTES	B. K. EDWARDS SURVEYING LIMITED, O.L.S.
HJV	DENOTES	HOLDING JONES VANDERVEEN INC., O.L.S.
P1	DENOTES	PLAN 65R-13670

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 MARCH 11, 2005.
DATE MARCH 22, 2005
GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR





SCHEDULE					
PART	LOT/BLOCK	REGISTERED PLAN CONCESSION	PARCEL	SECTION	AREA (m ²)
1	ALL OF BLOCK 118 (0.30 RESERVE)	65M-2545	RESERVES-1	65M-2545	44.6
2					12.6
3					30.8
4	P.T. OF 7	C.O.N. 5			12.4
5	PART OF 6 & 7	C.O.N. 5	PART OF 6-3	V-5	132.9
6					11689.9
7					132.2
8					4.5
9					4.6

PARTS 4, 5 AND PART 7 - SUBJECT TO AN EASEMENT AS SET FORTH IN LT. 389786
 PARTS 6 AND 7 - SUBJECT TO AN EASEMENT AS SET FORTH IN INST. N^o 402964

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

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: SEPTEMBER 13th, 1989
B.K.E.
 B. K. EDWARDS
 ONTARIO LAND SURVEYOR

PLAN 65R-13670
 RECEIVED AND DEPOSITED
 DATE: 28 SEPT. 1989
Paul Depina
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (NO.65)

PLAN OF SURVEY OF
PART OF LOTS 6 AND 7, CONCESSION 5
 AND
ALL OF BLOCK 118 (0.30 RESERVE)
REGISTERED PLAN 65M-2545
TOWN OF VAUGHAN
 (FORMERLY TOWNSHIP OF VAUGHAN)
 THE REGIONAL MUNICIPALITY OF YORK

SCALE: 1:2000
 B. K. EDWARDS OLS
 1989

- NOTES:
- BEARINGS SHOWN HEREON ARE ASTROMOMIC, DERIVED FROM THE SOUTHERLY LIMIT OF APPLEWOOD CRESCENT HAVING A BEARING OF N73°53'40" E IN ACCORDANCE WITH REGISTERED PLAN 65M-2545.
 - CD DENOTES CONCRETE MONUMENT PLANTED
 - MD DENOTES MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - 1042 DENOTES B. K. EDWARDS, OLS
 - N/N DENOTES ORIGIN UNKNOWN
 - WIT DENOTES WITNESS
 - P DENOTES PLAN 65R-11729
 - RP DENOTES REGISTERED PLAN 65M-2545

CAUTION:
 THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;
 2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF AUGUST, 1989
B.K.E.
 B. K. EDWARDS
 ONTARIO LAND SURVEYOR

SURVEY BY: G. KIATIPIS	B.K. EDWARDS SURVEYING LIMITED	SCALE: 1:2000
DRAWN BY: K. RUDOLFS	ONTARIO LAND SURVEYORS	PLAN NO.
TRACED BY: E. BOC	146 KENNEDY CRESCENT, UNIT 1, 3 & 5	89-4789
CHECKED BY: W. WALTON	MARKHAM, ONTARIO	

65R 13670

PLAN OF SUBDIVISION OF
PART OF LOTS 6, 7 AND 8, CONCESSION 5
TOWN OF VAUGHAN
 (FORMERLY TOWNSHIP OF VAUGHAN)
 THE REGIONAL MUNICIPALITY OF YORK
 (FORMERLY COUNTY OF YORK)

SCALE: 1:2000

B.K. EDWARDS OLS
 1886

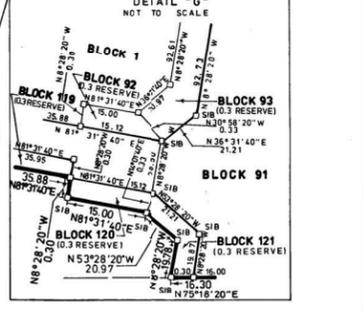
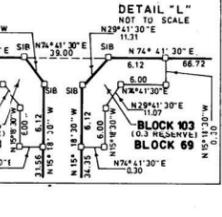
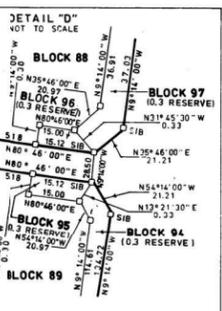
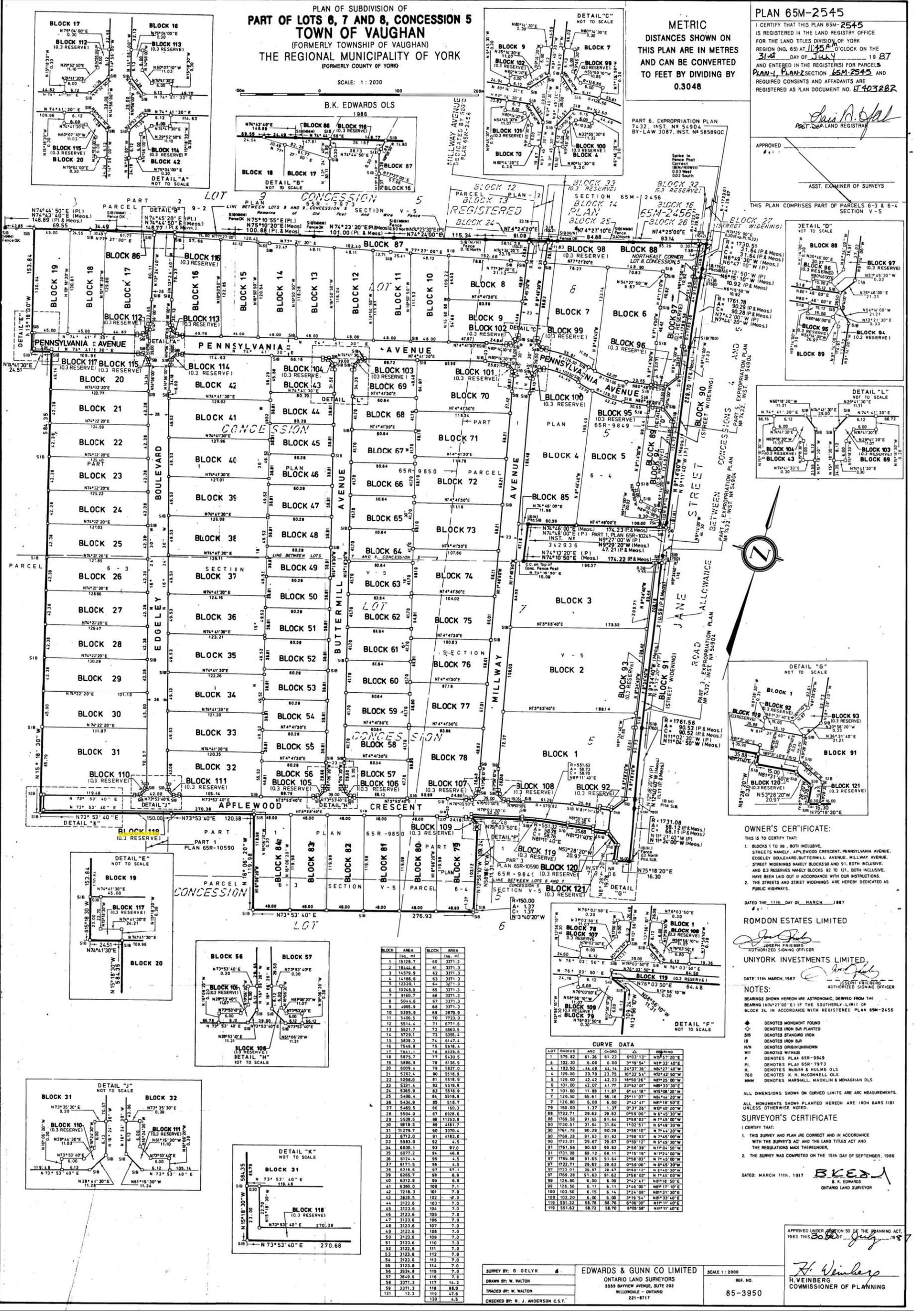
METRIC
 DISTANCES SHOWN ON
 THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED
 TO FEET BY DIVIDING BY
 0.3048

PLAN 65M-2545
 I CERTIFY THAT THIS PLAN 65M-2545
 IS REGISTERED IN THE LAND REGISTRY OFFICE
 FOR THE LAND TITLES DIVISION OF YORK
 REGION (NO. 65) AT 11:45 A.M. O'CLOCK ON THE
 31st DAY OF JULY 1987
 AND ENTERED IN THE REGISTERS FOR PARCELS
 PLAN 1, PLAN 2 SECTION 65M-2545 AND
 REQUIRED CONSENTS AND AFFIDAVITS ARE
 REGISTERED AS PLAN DOCUMENT NO. 403282

David A. Goff
 1987 LAND REGISTRAR

APPROVED
 ASST. EXAMINER OF SURVEYS

THIS PLAN COMPRISES PART OF PARCELS 6-3 & 6-4
 SECTION V-5



OWNER'S CERTIFICATE:
 THIS IS TO CERTIFY THAT:
 1. BLOCKS 1 TO 89, BOTH INCLUSIVE,
 STREETS 1 TO 19, BOTH INCLUSIVE,
 EDGELY BOULEVARD, BUTTERMILL AVENUE, MILLWAY AVENUE,
 STREET WIDENINGS NEARLY BLOCKS 90 AND 91, BOTH INCLUSIVE,
 AND 0.3 RESERVES NEARLY BLOCKS 92 TO 121, BOTH INCLUSIVE,
 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 2. THE STREETS AND STREET WIDENINGS ARE HEREBY DEDICATED AS
 PUBLIC HIGHWAYS.

DATED THE 11th DAY OF MARCH 1987

ROMDON ESTATES LIMITED
Joseph Friess
 AUTHORIZED SIGNING OFFICER

UNYORK INVESTMENTS LIMITED
Joseph Friess
 AUTHORIZED SIGNING OFFICER

DATE: 11th MARCH, 1987

NOTES:
 BEARINGS SHOWN HEREON ARE ASTROMERIC, DERIVED FROM THE
 BEARING (N74°27'00"E) OF THE SOUTHERLY LIMIT OF
 BLOCK 24, IN ACCORDANCE WITH REGISTERED PLAN 65M-2455

ALL DIMENSIONS SHOWN ON CURVED LIMITS ARE ARC MEASUREMENTS.
 ALL MONUMENTS SHOWN PLANTED HEREON ARE IRON BARS (IB)
 UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEY ACT AND THE LAND TITLES ACT AND
 THE REGULATIONS MADE THEREUNDER,
 2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF SEPTEMBER, 1986

DATED: MARCH 11th, 1987 *B.K. Edwards*
 B.K. EDWARDS
 ONTARIO LAND SURVEYOR

APPROVED UNDER SECTION 50 OF THE PLANNING ACT,
 1982 THIS 30th DAY OF JULY 1987
H. Weinberg
 H. WEINBERG
 COMMISSIONER OF PLANNING

BLOCK	AREA (sq. ft.)	BLOCK	AREA (sq. ft.)
1	19,328.7	60	3,371.3
2	18,444.6	61	3,371.3
3	14,579.9	62	3,371.3
4	14,166.6	63	3,371.3
5	13,523.5	64	3,371.3
6	12,248.0	65	3,371.3
7	9,160.7	66	3,371.3
8	8,504.6	67	3,371.3
9	4,985.9	68	3,371.3
10	5,295.9	69	3,371.3
11	4,508.5	70	3,371.3
12	5,514.2	71	6,771.6
13	5,621.7	72	6,663.5
14	5,729.1	73	6,555.4
15	5,836.6	74	6,447.3
16	5,944.0	75	6,339.2
17	6,051.5	76	6,231.1
18	6,158.9	77	6,123.0
19	6,266.4	78	6,014.9
20	6,373.8	79	5,906.8
21	6,481.3	80	5,798.7
22	6,588.7	81	5,690.6
23	6,696.2	82	5,582.5
24	6,803.6	83	5,474.4
25	6,911.1	84	5,366.3
26	7,018.5	85	5,258.2
27	7,126.0	86	5,150.1
28	7,233.4	87	5,042.0
29	7,340.9	88	4,933.9
30	7,448.3	89	4,825.8
31	7,555.8	90	4,717.7
32	7,663.2	91	4,609.6
33	7,770.7	92	4,501.5
34	7,878.1	93	4,393.4
35	7,985.6	94	4,285.3
36	8,093.0	95	4,177.2
37	8,200.5	96	4,069.1
38	8,307.9	97	3,961.0
39	8,415.4	98	3,852.9
40	8,522.8	99	3,744.8
41	8,630.3	100	3,636.7
42	8,737.7	101	3,528.6
43	8,845.2	102	3,420.5
44	8,952.6	103	3,312.4
45	9,060.1	104	3,204.3
46	9,167.5	105	3,096.2
47	9,275.0	106	2,988.1
48	9,382.4	107	2,880.0
49	9,489.9	108	2,771.9
50	9,597.3	109	2,663.8
51	9,704.8	110	2,555.7
52	9,812.2	111	2,447.6
53	9,919.7	112	2,339.5
54	10,027.1	113	2,231.4
55	10,134.6	114	2,123.3
56	10,242.0	115	2,015.2
57	10,349.5	116	1,907.1
58	10,456.9	117	1,799.0
59	10,564.4	118	1,690.9
60	10,671.8	119	1,582.8
61	10,779.3	120	1,474.7

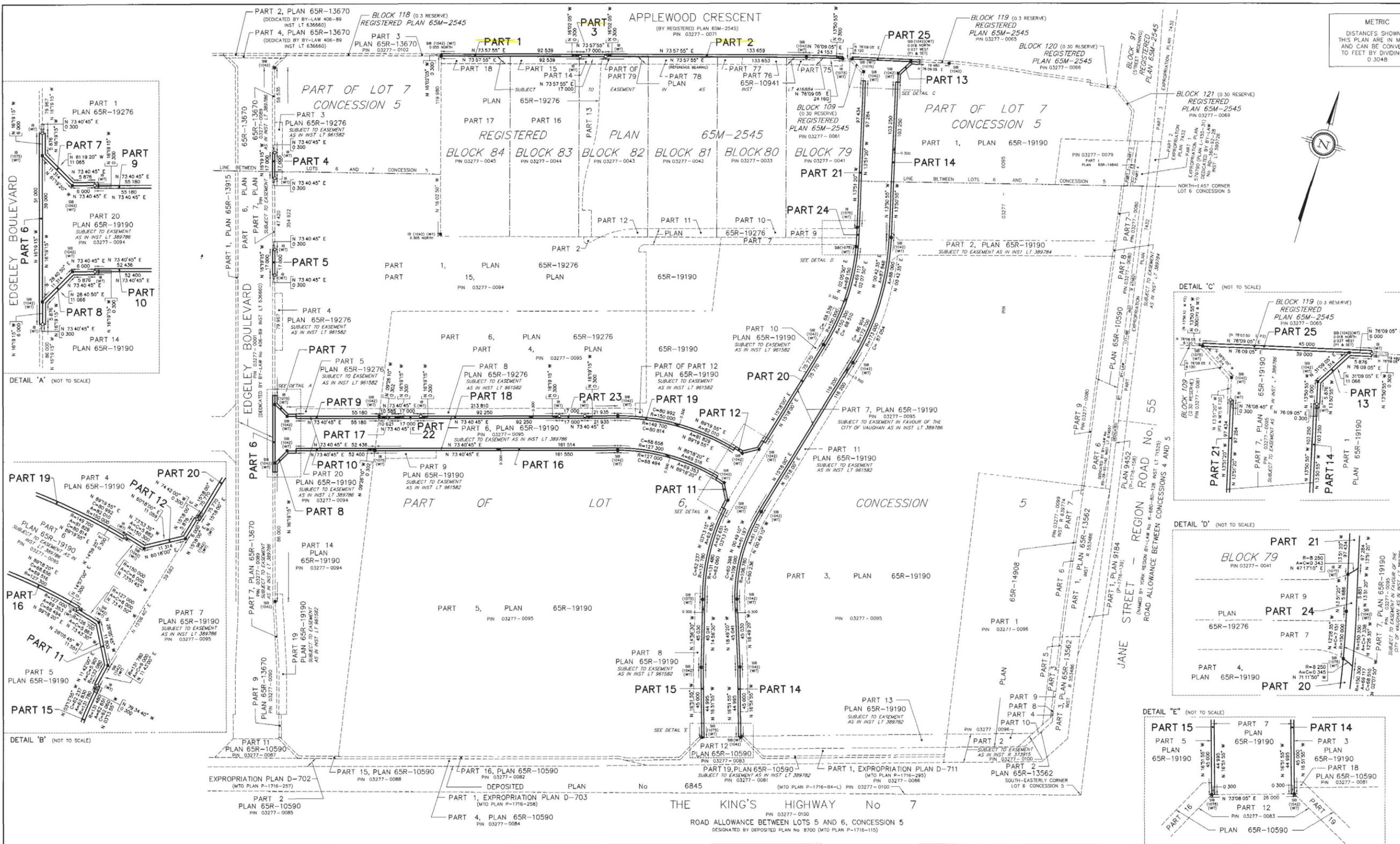
CURVE DATA

LOT	RADIUS	ARC	CHORD	CHORD BEARING	BEARING
1	579.82	61.26	61.23	6°03'13"	N76°03'50"E
4	100.20	6.00	6.00	3°19'54"	N76°03'50"E
4	100.50	44.49	44.14	24°37'36"	N76°03'50"E
4	129.00	23.79	23.75	10°33'54"	N76°03'50"E
5	129.00	42.42	42.23	18°50'26"	N76°03'50"E
6	101.00	42.07	41.77	23°52'01"	N76°03'50"E
7	101.00	11.88	11.87	6°44'18"	N76°03'50"E
7	126.50	55.51	55.16	25°11'07"	N76°03'50"E
7	126.50	6.00	6.00	2°42'41"	N76°03'50"E
79	150.00	1.37	1.37	0°31'26"	N76°03'50"E
88	172.71	29.62	29.62	0°58'06"	N76°03'50"E
88	1769.58	91.65	91.64	2°58'03"	N76°03'50"E
90	1730.51	31.84	31.84	1°02'51"	N76°03'50"E
90	1761.78	90.39	90.28	2°58'10"	N76°03'50"E
90	1769.28	91.63	91.62	2°58'03"	N76°03'50"E
90	1723.01	29.67	29.67	0°58'12"	N76°03'50"E
91	1761.56	90.53	90.52	2°58'09"	N76°03'50"E
91	1731.08	68.12	68.11	2°58'16"	N76°03'50"E
97	1766.58	91.65	91.64	2°58'03"	N76°03'50"E
97	1722.71	29.62	29.62	0°58'06"	N76°03'50"E
97	1769.28	91.63	91.62	2°58'03"	N76°03'50"E
97	1769.28	91.63	91.62	2°58'03"	N76°03'50"E
99	126.80	6.00	6.00	2°42'41"	N76°03'50"E
99	126.50	6.11	6.11	2°45'00"	N76°03'50"E
100	100.50	6.15	6.14	2°54'08"	N76°03'50"E
100	100.20	6.00	6.00	3°19'54"	N76°03'50"E
110	551.22	58.78	58.76	6°09'50"	N76°03'50"E
110	551.62	58.72	58.70	6°09'50"	N76°03'50"E

SURVEY BY: D. GELYK
 DRAWN BY: W. WALTON
 CHECKED BY: R. J. ANDERSON C.S.T.

EDWARDS & GUNN CO LIMITED
 ONTARIO LAND SURVEYORS
 3333 BAYVIEW AVENUE, SUITE 202
 WILLOWDALE - ONTARIO
 221-8117

SCALE: 1:2000
 REF. NO.
 85-3950



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

I require this plan to be deposited
 under the Land Titles Act
 Date AUGUST 29, 1997
 G. Vanderweert
 Assistant Deputy Land Registrar
 for the Land Titles Division of
 YORK REGION (No. 65)

PLAN 65R-19490
 RECEIVED AND DEPOSITED
 Date 4 SEPT 1997
 Assistant Deputy Land Registrar
 for the Land Titles Division of
 YORK REGION (No. 65)

PART	PART OF	CONCESSION/PLAN	PART OF PIN
1	APPLEWOOD CRESCENT	65M-2545	03277-0071
2	LOTS 6 & 7		
3	LOT 6	CONCESSION 5	03277-0089
4	LOT 6		
5	LOT 6	CONCESSION 5	03277-0094
6	LOT 6		
7	LOT 6		
8	LOT 6		
9	LOT 6		
10	LOT 6		
11	LOT 6		
12	LOT 6		
13	LOT 6		
14	LOTS 6 & 7		
15	LOT 6		
16	LOT 6		
17	LOT 6	CONCESSION 5	03277-0095
18	LOT 6		
19	LOT 6		
20	LOTS 6 & 7		
21	LOT 6		
22	LOT 6		
23	LOT 6		
24	LOT 6		
25	BLOCK 119 (0.30 RESERVE)	65M-2545	03277-0065
PARTS 4, 5, 6, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 - SUBJECT TO EASEMENT AS IN INST. LT. 389786			

PLAN OF SURVEY OF
 PART OF APPLEWOOD CRESCENT
 AND
 PART OF BLOCK 119 (0.30 RESERVE)
 REGISTERED PLAN 65M-2545
 AND
 PART OF LOTS 6 AND 7
 CONCESSION 5
 CITY OF VAUGHAN
 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
 THE REGIONAL MUNICIPALITY OF YORK

SCALE 1:1000
 20 10 0 20 40 60 METRES

HOLDING & JONES LIMITED
 ONTARIO LAND SURVEYORS

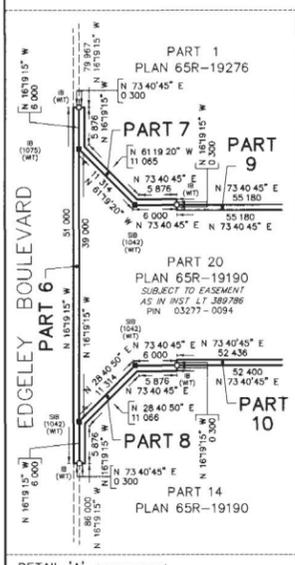
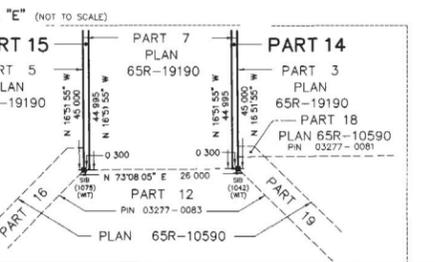
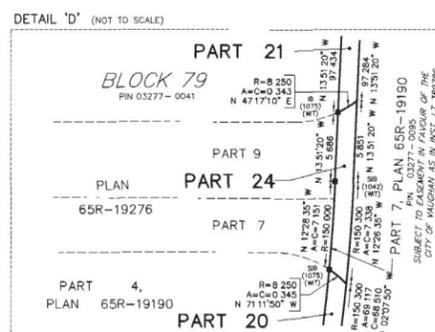
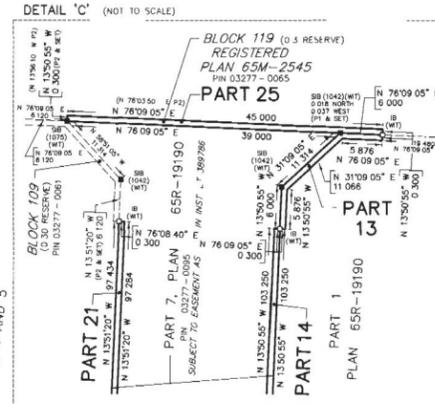
NOTES
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY
 LIMIT OF APPLEWOOD CRESCENT AS SHOWN ON PLAN 65R-19190 HAVING
 A BEARING OF N 73° 57' 55" E

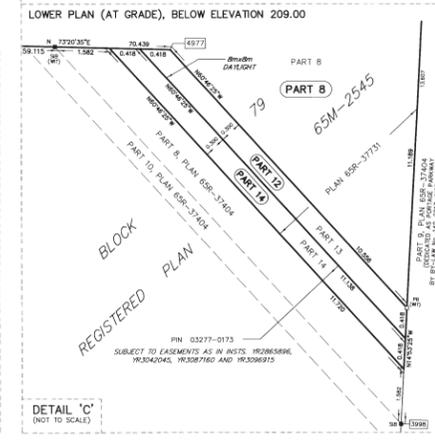
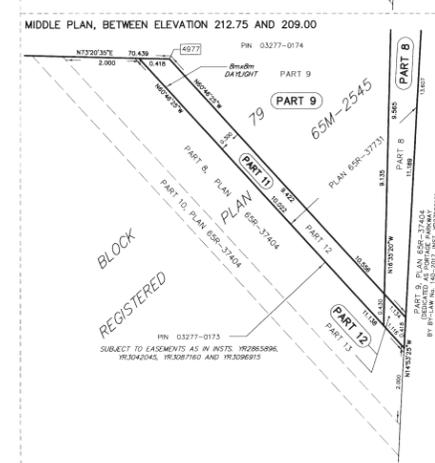
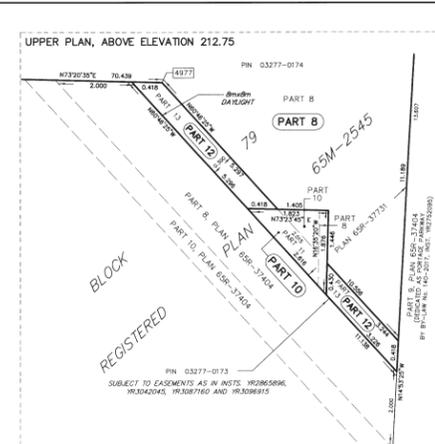
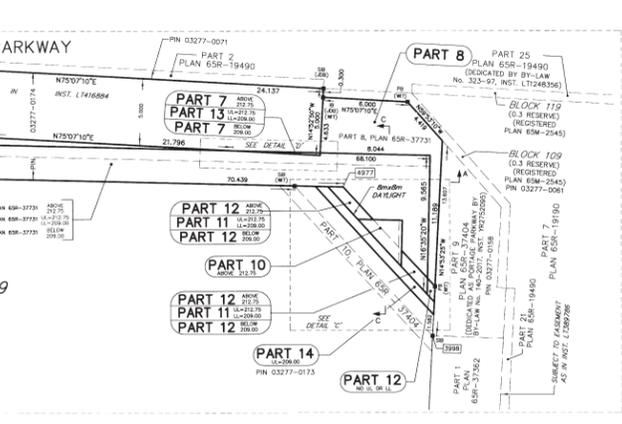
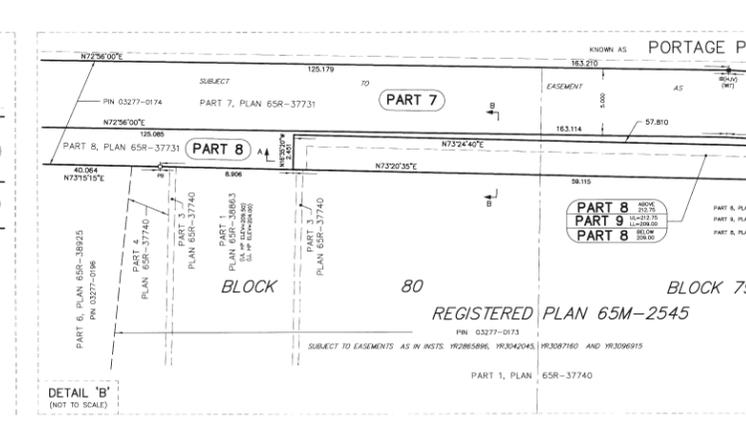
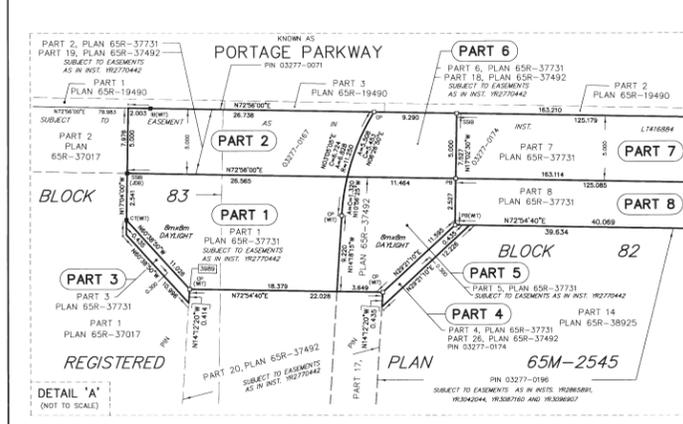
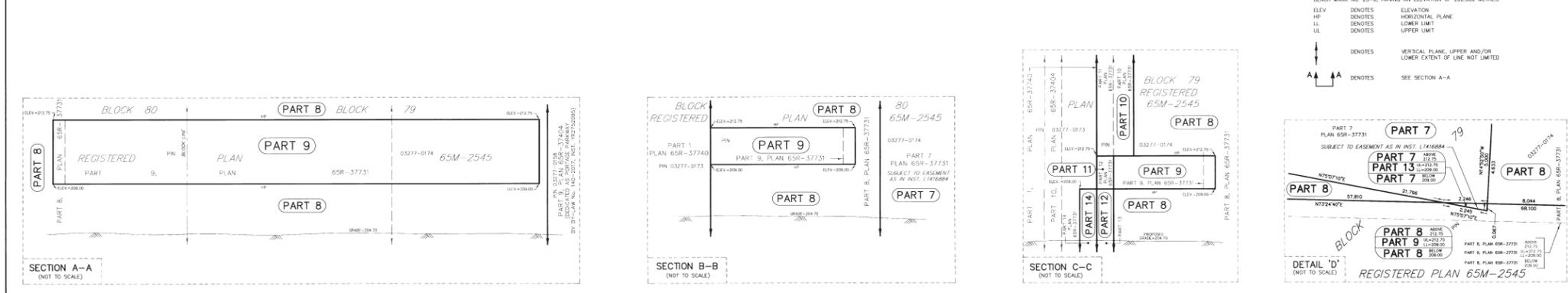
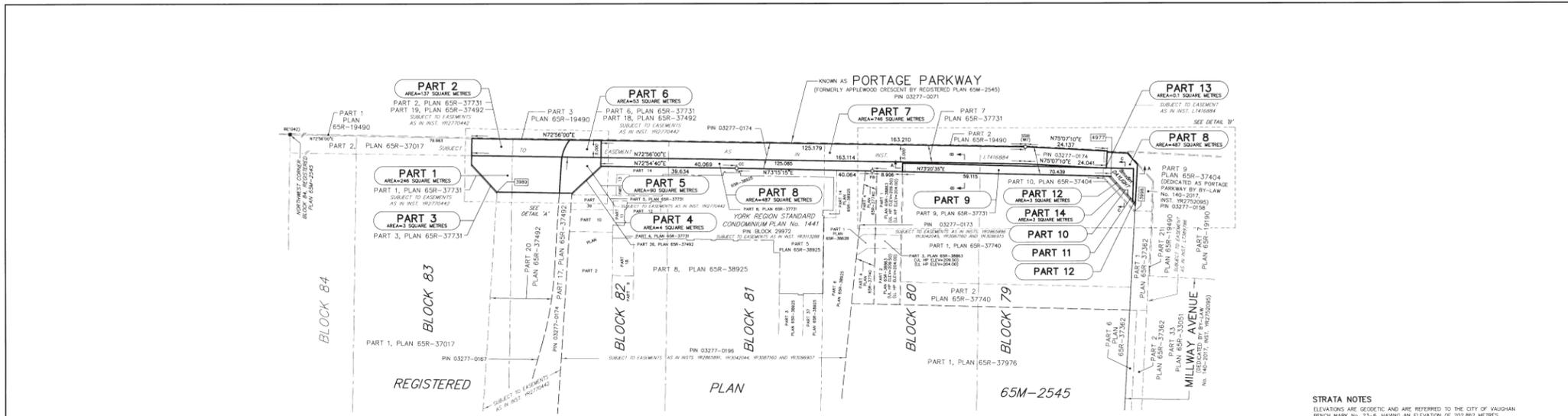
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- DENOTES STANDARD IRON BAR
- CC DENOTES IRON BAR
- WT DENOTES CUT CROSS
- WT DENOTES WITNESS
- 1042 DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
- P1 DENOTES S. K. EDWARDS SURVEYING LIMITED (O.S.)
- P2 DENOTES PLAN 65R-19190
- REGISTERED PLAN 65M-2545

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
 SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND
 THE REGULATIONS MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON AUGUST 19, 1997

AUGUST 29, 1997
 DATE
 G. Vanderweert
 ONTARIO LAND SURVEYOR

HOLDING & JONES LIMITED
 ONTARIO LAND SURVEYORS
 1700 LANGSTAFF ROAD SUITE 1002 - VAUGHAN ON L4K 3S3
 905-660-4000
 DRAWN BY VN CHKD BY GV/TR SCALE 1:1000 JOB NO. 95-686 - REF 4





STRATA NOTES
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCH MARK NO. 23-6, HAVING AN ELEVATION OF 202.862 METRES.
 ELEVY DENOTES ELEVATION
 H.P. DENOTES HORIZONTAL PLANE
 L.L. DENOTES LOWER LIMIT
 U.L. DENOTES UPPER LIMIT
 DENOTES VERTICAL PLANE, UPPER AND/OR LOWER EXTENT OF LINE NOT LIMITED
 A-A DENOTES SEE SECTION A-A

PLAN 65R-39683

RECEIVED AND DEPOSITED
 Date SEP 18, 2020
 Representative for the Land Registrar for the Land Titles Division of YORK REGION (No. 65)

SEP 18, 2020
 GARY B. VANDERVEEN O.L.S.

PART	PART OF BLOCK	PLAN	PART OF PIN	AREA (SQ. METRES)
1	BLOCK 83		03277-0167	246
2	BLOCK 83			3
3	BLOCK 83			4
4	BLOCK 82			90
5	BLOCK 82			746
6	BLOCK 79	65M-2545	03277-0174	487
7	BLOCK 79			3
8	BLOCK 79			3
9	BLOCK 79			3
10	BLOCK 79			3
11	BLOCK 79			3
12	BLOCK 79			3
13	BLOCK 79			3
14	BLOCK 79			3

PARTS 1, 2, 5 AND 6 - SUBJECT TO EASEMENTS AS IN INST. 192770442.
 PARTS 2, 6, 7 AND 13 - SUBJECT TO EASEMENTS AS IN INST. L1416884.
 PART 14 - SUBJECT TO EASEMENTS AS IN INST. 192865896, 193042045, 193087160 AND 193096915.

STRATA PLAN OF SURVEY OF
 PART OF BLOCKS 79, 80, 81, 82 AND 83
 REGISTERED PLAN 65M-2545
 CITY OF VAUGHAN
 THE REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500
 HOLDING JONES VANDERVEEN INC.
 ONTARIO LAND SURVEYORS

BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS AND CO-ORDINATES ARE OGD AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 0081960058 and No. 1021990253 AND ARE REFERRED TO THE "UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN #10° WEST LONGITUDE, NAD83 (ORIGINAL)."
 CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997710.
 AREAS SHOWN HEREIN ARE CALCULATED FROM GROUND DISTANCES AREAS CALCULATED AT HORIZONTAL PLANE ELEVATION 205.0 M (NEAR GRADE).
 CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

POINT ID	EASTING	NORTHING
SCP 0081960058	617132.840	4847923.925
SCP 1021990253	618428.629	4850415.157
3995	618428.629	4850415.157
4877	618428.629	4850415.157

- NOTES**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SMB DENOTES STANDARD IRON BAR
 - SMB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - OC DENOTES CUT T MARK
 - CC DENOTES CONCRETE PIN
 - CT DENOTES CUT T MARK
 - PIB DENOTES PLASTIC BAR
 - PIB DENOTES ROUND IRON BAR
 - WT DENOTES WITNESS
 - HJW DENOTES HOLDING JONES VANDERVEEN INC., O.L.S.
 - MB DENOTES M. B. BARNES LIMITED, O.L.S.
 - OL DENOTES OFFICE LINDENWOOD SURVEYING LIMITED, O.L.S.
 - 1075 DENOTES HOLDING & JONES LIMITED, O.L.S.
 - 1370 DENOTES HIRSHAM SURVEYORS LTD., O.L.S.
 - 1534 DENOTES HUNT SURVEYS INC., O.L.S.
 - SNP DENOTES SPECIFIED CONTROL POINT

UNLESS OTHERWISE NOTED ALL MISSING BLOCK OR PART CORNERS ARE RE-ESTABLISHED BY SETTING AND CORRECTING BEARINGS AND DISTANCES AS SHOWN ON OR CALCULATED FROM PLAN 65R-37404.
 CONVERGENCE OF 0°13'40" HAS BEEN APPLIED TO BEARINGS AS SHOWN ON REFERENCE PLAN 65R-39683 TO ACCOUNT FOR DISTANT GEODERMAL CO-ORDINATE REFERENCE SYSTEMS.

UNLESS OTHERWISE NOTED ALL SURVEY BARS FOUND ARE LABELLED HJV.
 NUMEROUS SURVEY MONUMENTS WERE NOT SET DUE TO CONSTRUCTION ACTIVITY ON THE SITE AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 14, 2020.

SEPTEMBER 14, 2020
 DATE
 GARY B. VANDERVEEN
 ONTARIO LAND SURVEYORS

HOLDING JONES VANDERVEEN INC.
 ONTARIO LAND SURVEYORS
 1700 LANGSTAFF ROAD, SUITE 1002
 VAUGHAN, ON L4V 3G3
 PHONE: 905-660-4000 EMAIL: hlv@hvj-ol.com

SCALE: 1:500 DRAWN BY: J.Y. CHKD. BY: S.K. JOB NO: 65-666 - REF56