



**BIANCHI PRESTA LLP**  
BARRISTERS & SOLICITORS

RENZO BELLUZ  
RUDY A. BIANCHI  
SANTO A. VELTRI  
MICHAEL J. PRESTA  
NICOLE M. MARAGNA

DOMENIC C.S. PRESTA\*  
JOHN V. SESTITO  
DANIEL MUSSO  
MATTHEW D. PRESTA  
ELIZABETH IELLIMO

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9100 JANE STREET  
BUILDING A, 3<sup>rd</sup> FLOOR  
VAUGHAN, ONTARIO L4K 0A4

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REPLY TO: Domenic C.S. Presta, Ext. 2223  
E-MAIL: [dpresta@bianchipresta.com](mailto:dpresta@bianchipresta.com)  
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December 2, 2022

VIA ONLINE SUBMISSION & E-MAIL  
([minister.mah@ontario.ca](mailto:minister.mah@ontario.ca) and [greenbeltconsultation@ontario.ca](mailto:greenbeltconsultation@ontario.ca))

Ministry of Municipal Affairs and Housing ("MMAH")  
Government of Ontario  
College Park 17<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON M7A 2J3

Attention: Honourable Steve Clark

Dear Minister,

Re: Written Submission for the Proposed Amendments to the Greenbelt Plan & Greenbelt Area Boundary Regulation (O. Reg. 59/02) impacting the *Greenbelt Act*, 2005

Properties: (i) 21472, (ii) 21727, 21815 and (iii) 21774 - Woodbine Avenue,  
East Gwillimbury, Ontario

Legal Descriptions: (i) PT LT 27 CON 3 EAST GWILLIMBURY  
(ii) PT LTS 27, 28 & 29 CON 4 EAST GWILLIMBURY  
(iii) PT LTS 28 & 29 CON 3 EAST GWILLIMBURY

Parcel Identification Numbers (PINs): (i) 03417-0167 (LT), (ii) 03458-0051 (LT) &  
(iii) 03417-0176 (LT)

Zoning: RU Rural

Registered Owners c/o Oskar Group: (i) 1604273 Ontario Inc., (ii) 1625475 Ontario Inc.  
& (iii) 1604275 Ontario Inc.

**Recommendation:**

That the Government of Ontario recognize the subject Properties owned by an established land development group as a collectively viable candidate for special consideration and removal/redesignation outside of the Greenbelt Plan, and its regulatory boundaries, to strategically target and unleash the full residential development potential of approximately 585 acres in the Township of East Gwillimbury and satisfy the near-term objectives of the *More Homes Built Faster Act* ("MHBFA").

**Submission:**

In recognition and support of the Government of Ontario's mandate to address housing supply shortage in the Province, the Oskar Group of companies is fully committed to play its part by earmarking the subject Properties in line with our Recommendation to improve the lives of



Ontarians by working collaboratively with the Province, the Regional Municipality of York and the Township of East Gwillimbury to: (i) sustainably develop these lands for residential purposes, (ii) help bridge the supply gap and (iii) improve housing affordability. The Oskar Group has beneficially owned these Properties since 2004 which pre-dates the implementation of the *Greenbelt Act* in 2005.

For the reasons which follow, the Oskar Group truly believes that these Properties are collectively an ideal candidate for removal/redesignation from the Greenbelt Plan, and its regulatory boundaries, to support the broader objectives of both the MHBFA and the MMAH. The key development features of these Properties for your consideration are outlined below:

- 21472 Woodbine Ave (72 Acres) and 21774 Woodbine Ave (199 Acres) - Total of 271 acres are located on the west side of Woodbine Ave, just north of Holborn Road and south of Boag Road with 760 meters of frontage on Woodbine Avenue;
- 21727 Woodbine Ave and 21815 Woodbine Ave - Total of 314 acres are located on the east side of Woodbine Ave, north of Holborn Road and south of Boag Road with over 900 meters of frontage on Woodbine Avenue;
- the Properties are located directly north of Holborn Road, within a **two (2)** km distance of the proposed Bradford Bypass main interchange at Highway 404. This proposed bypass is located at the north edge of the current expanded urban boundary of the Town of East Gwillimbury;
- the Queensville Sideroad Interchange onto Highway 404 is located **four (4)** km from these Properties;
- the Properties are in proximity to downtown East Gwillimbury and all amenities available in East Gwillimbury are within **ten (10)** minutes of driving distance. Also, the Town of Newmarket is only **twenty (20)** minutes away;
- the Properties are located within **two (2)** kilometres of the Woodbine Avenue and Highway 404 GO Carpool Lot;
- the Properties are in proximity to the Urban Boundary of Keswick, with all amenities available within a **five (5)** kilometre radius;
- the Town of East Gwillimbury is aware of the regional land needs target and planned to allow the ultimate servicing to be installed in a logical, efficient and cost-effective manner to meet the target. These Properties are located close to the urban boundary and will be able to connect and contribute to the future infrastructure provided by the Town; and
- the Properties are generally flat with some natural features. A Natural Heritage Due Diligence Study will be completed in a timely manner once these Properties are under formal consideration. The Oskar Group's development team is experienced in working with the Lake Simcoe Region Conservation Authority ("**LSRCA**") and will be able to design around natural features to improve, or enhance, these features through sustainable and low-impact design strategies.

By way of background, the Oskar Group was formally founded in 2003 by the Hung family of Taiwanese-descent. Prior to this inception, the Hung family had pre-existing roots in the Ontario land development business dating back to 1995. The Oskar Group has cultivated a reputation as part Ontarians for environmentally-sustainable development with an inclusive approach to community planning approach which has affectionately become known as "The Oskar Way". For example, the Oskar Group is the creator of 'Kinsland' - an agrihood development that is a sustainable, resilient and walkable community that provides farmland protection, local food security and diverse housing options ([www.kinsland.ca](http://www.kinsland.ca)).

We welcome the opportunity to continue to collaborate with the MMAH and its Greenbelt consultation team to explore the synergies that can be created by recognizing these Properties, collectively, for their true potential outside of the Greenbelt Plan to support the MHBFA goal of



building 1.5 million homes by complementing the Government of Ontario's balanced approach with The Oskar Way.

Yours very truly,

**BIANCHI PRESTA LLP**

Per: *Matthew Presta* on behalf of:

**DOMENIC C.S. PRESTA, B.A., M.B.A., J.D., CERTIFIED SPECIALIST (CONSTRUCTION LAW)**

DP/mdp

CC: Client

Encls.

**Supporting Documentation List:**

- 1) Transfer - Instrument No. YR431343 dated February 20<sup>th</sup>, 2004 (21472 Woodbine Avenue)
- 2) Transfer - Instrument No. YR528221 dated August 31<sup>st</sup>, 2004 (21727 & 21815 Woodbine Avenue)
- 3) Transfer - Instrument No. YR432981 dated February 25<sup>th</sup>, 2004 (21774 Woodbine Avenue)
- 4) Parcel Abstract - PIN 03417-0167 (LT) dated December 2<sup>nd</sup>, 2022
- 5) Parcel Abstract - PIN 03458-0051 (LT) dated December 2<sup>nd</sup>, 2022
- 6) Parcel Abstract - PIN 03417-0176 (LT) dated December 2<sup>nd</sup>, 2022
- 7) Plan of Survey for 21472 Woodbine Avenue, East Gwillimbury, Ontario
- 8) Plan of Survey for 21727 and 21815 Woodbine Avenue, East Gwillimbury, Ontario
- 9) Plan of Survey for 21774 Woodbine Avenue, East Gwillimbury, Ontario
- 10) Site Context Map (Aerial) of Township of East Gwillimbury outlining Properties in Red



**Enclosure 1)**

LRO # 65 Transfer

Registered as YR431343 on 2004 02 20 at 15:14

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

**Properties**

*PIN* 03417 - 0042 LT *Estate/Qualifier* Fee Simple Lt Conversion Qualified  
*Description* PT LT 27 CON 3 EAST GWILLIMBURY PTS 1, 2 & 3 65R1421 ; S/T  
 A13118A,A27172A,R538195E EAST GWILLIMBURY  
*Address* 21472 WOODBINE AVENUE  
 EAST GWILLIMBURY

**Consideration***Consideration* \$1,175,000.00**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name* HANSEN, JENS PETER HONORE  
*Address for Service* 21472 Woodbine Avenue  
 R. R. 1  
 Queensville, Ontario  
 L0G 1R0

I am at least 18 years of age.

JUDITH WILLSMER HANSEN and I are spouses of one another and are both parties to this document

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

*Name* HANSEN, JUDITH WILLSMER  
*Address for Service* 21472 Woodbine Ave.  
 R. R. 1  
 Queensville, Ontario  
 L0G 1R0

I am at least 18 years of age.

JENS PETER HONORE HANSEN and I are spouses of one another and are both parties to this document

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

**Transferee(s)***Capacity**Share*

*Name* 1604273 ONTARIO INC. Beneficial Owner  
*Address for Service* 5 CORTLEIGH COURT  
 RICHMOND HILL, ONTARIO  
 L4B 3G9

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

**Signed By**

Tony Spagnuolo	10-445 Edgeley Blvd. Concord L4K 4G1	acting for Transferor(s)	Signed	2004 02 20
Tel 9057382176				
Fax 9057385182				
Howard Lawrence Waldman	7636 Yonge St. Thornhill L4J 1V9	acting for Transferee(s)	Signed	2004 02 20
Tel 9058813116				
Fax 9058813199				

**Submitted By**

HOWARD WALDMAN LAW OFFICE 7636 Yonge St.  
Thornhill L4J 1V9

2004 02 20

Tel 9058813116

Fax 9058813199

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Land Transfer Tax	\$19,975.00
Total Paid	\$20,035.00

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 03417 - 0042 PT LT 27 CON 3 EAST GWILLIMBURY PTS 1, 2 & 3 65R1421 ; S/T  
A13118A,A27172A,R538195E EAST GWILLIMBURY

BY: HANSEN, JENS PETER HONORE  
HANSEN, JUDITH WILLSMER

TO: 1604273 ONTARIO INC. Beneficial Owner

1. HUNG, SHOA EN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1604273 ONTARIO INC. described in paragraph(s) (C) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposed to.
- (g) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my same-sex partner described above in paragraph(s) ( ).

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	1,175,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1,175,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1,175,000.00

**PROPERTY Information Record**

A. Nature of Instrument: Transfer  
LRO 65 Registration No. YR431343 Date: 2004/02/20

B. Property(s): PIN 03417 - 0042 Address 21472 WOODBINE AVENUE Assessment -  
EAST GWILLIMBURY Roll No

C. Address for Service: 5 CORTLEIGH COURT  
RICHMOND HILL, ONTARIO  
L4B 3G9

D. (i) Last Conveyance(s): PIN 03417 - 0042 Registration No. R587830  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Howard Lawrence Waldman  
7636 Yonge St.  
Thornhill L4J 1V9

**Enclosure 2)**

LRO # 65 Transfer

Registered as YR528221 on 2004 08 31 at 16:18  
yyyy mm dd Page 1 of 3

The applicant(s) hereby applies to the Land Registrar.

**Properties**

*PIN* 03458 - 0051 LT *Estate/Qualifier* Fee Simple Lt Conversion Qualified  
*Description* PT LT 27 CON 4 EAST GWILLIMBURY; PT LT 28 CON 4 EAST GWILLIMBURY;  
 PT LT 29 CON 4 EAST GWILLIMBURY PTS 1 & 2, 65R1261 EXCEPT PTS 1 &  
 2, 65R10686 ; S/T EG19168, EG19368 EAST GWILLIMBURY  
*Address* 21727 WOODBINE AVENUE  
 EAST GWILLIMBURY

**Consideration***Consideration* \$3,400,000.00**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name* QUEENHEAD FARMS LTD  
*Address for Service* 2127 Woodbine Avenue,  
 R.R.#1,  
 Queensville, Ontario,  
 L0G 1R0

I, Joachim Huis In't Veld (President), have the authority to bind the corporation.  
 This document is not authorized under Power of Attorney by this party.

**Transferee(s)***Capacity**Share*

*Name* 1625475 ONTARIO INC. *Capacity* Beneficial Owner  
*Address for Service* 5 Cortleigh Court,  
 Richmond Hill, Ontario,  
 L4B 3G9

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

**Signed By**

Robert Donald Leck	195 Main St. Newmarket L3Y 3Y9	acting for Transferor(s)	Signed	2004 08 31
Tel 9058954571				
Fax 9058532958				
Howard Lawrence Waldman	7636 Yonge St. Thornhill L4J 1V9	acting for Transferee(s)	Signed	2004 08 31
Tel 9058813116				
Fax 9058813199				

**Submitted By**

HOWARD WALDMAN LAW OFFICE	7636 Yonge St. Thornhill L4J 1V9			2004 08 31
Tel 9058813116				
Fax 9058813199				

**Fees/Taxes/Payment***Statutory Registration Fee* \$60.00

**Fees/Taxes/Payment**

Land Transfer Tax	\$49,475.00
Total Paid	\$49,535.00

**File Number**

Transferor Client File Number :	2162/04/RDL
Transferee Client File Number :	1820



**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 03458 - 0051 PT LT 27 CON 4 EAST GWILLIMBURY; PT LT 28 CON 4 EAST GWILLIMBURY; PT LT 29 CON 4 EAST GWILLIMBURY PTS 1 & 2, 65R1261 EXCEPT PTS 1 & 2, 65R10686 ; S/T EG19168, EG19368 EAST GWILLIMBURY

BY: QUEENHEAD FARMS LTD

TO: 1625475 ONTARIO INC.

Beneficial Owner

1. HUNG, SHAO EN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1625475 ONTARIO INC. described in paragraph(s) (C) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposed to.
- (g) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my same-sex partner described above in paragraph(s) ( ).

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	1,200,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	2,200,000.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	3,400,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	3,400,000.00

**PROPERTY Information Record**

A. Nature of Instrument: Transfer

LRO 65 Registration No. YR528221 Date: 2004/08/31

B. Property(s): PIN 03458 - 0051 Address 21727 WOODBINE AVENUE Assessment -  
EAST GWILLIMBURY Roll No

C. Address for Service: 5 Cortleigh Court,  
Richmond Hill, Ontario,  
L4B 3G9

D. (i) Last Conveyance(s): PIN 03458 - 0051 Registration No. EG19368

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Howard Lawrence Waldman  
7636 Yonge St.  
Thornhill L4J 1V9

**Enclosure 3)**

LRO # 65 Transfer

Registered as YR432981 on 2004 02 25 at 15:53

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

**Properties**

*PIN* 03417 - 0034 LT *Estate/Qualifier* Fee Simple Lt Conversion Qualified  
*Description* PT LT 28 CON 3 EAST GWILLIMBURY; PT LT 29 CON 3 EAST GWILLIMBURY  
AS IN R402450, EXCEPT A4963A & PTS 1-8 65R14150 ; S/T  
A13107A,EG19224,R484528 EAST GWILLIMBURY  
*Address* 21774 WOODBINE AVENUE  
EAST GWILLIMBURY

**Consideration**

*Consideration* \$2,664,061.85

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name* LIPANI, DINA  
*Address for Service* 18 Roman Road, Thornhill, Ontario, L3T  
4J9

I am at least 18 years of age.  
Steven Lipani and I are spouses of one another and are both parties to this document  
This document is not authorized under Power of Attorney by this party.

*Name* LIPANI, GIUSEPPE  
*Address for Service* 18 Roman Road, Thornhill, Ontario, L3T  
4J9

I am at least 18 years of age.  
Maria Lipani and I are spouses of one another and are both parties to this document  
This document is not authorized under Power of Attorney by this party.

*Name* LIPANI, MARIA  
*Address for Service* 18 Roman Road, Thornhill, Ontario, L3T  
4J9

I am at least 18 years of age.  
Giuseppe Lipani and I are spouses of one another and are both parties to this document  
This document is not authorized under Power of Attorney by this party.

*Name* LIPANI, STEVEN  
*Address for Service* 18 Roman Road, Thornhill, Ontario, L3T  
4J9

I am at least 18 years of age.  
Dina Lipani and I are spouses of one another and are both parties to this document  
This document is not authorized under Power of Attorney by this party.

**Transferee(s)** *Capacity* *Share*

*Name* 1604275 ONTARIO INC. *Capacity* Beneficial Owner  
*Address for Service* 5 Cortleigh Court  
Richmond Hill, Ontario  
L4B 3G9

**Signed By**

Domenico Carmelo Stefano Presta 300-8400 Jane St. acting for Transferor(s) Signed 2004 02 25  
Vaughan L4K 4L8

Tel 905-738-1078

Fax 9057380528

Howard Lawrence Waldman 7636 Yonge St. acting for Transferee(s) Signed 2004 02 25  
Thornhill L4J 1V9

Tel 9058813116

Fax 9058813199

**Submitted By**

HOWARD WALDMAN LAW OFFICE 7636 Yonge St. 2004 02 25  
Thornhill L4J 1V9

Tel 9058813116

Fax 9058813199

**Fees/Taxes/Payment**

Statutory Registration Fee \$60.00

Land Transfer Tax \$49,756.24

Total Paid \$49,816.24

**File Number**

Transferor Client File Number : 04DP3536

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 03417 - 0034 PT LT 28 CON 3 EAST GWILLIMBURY; PT LT 29 CON 3 EAST  
 GWILLIMBURY AS IN R402450, EXCEPT A4963A & PTS 1-8  
 65R14150 ; S/T A13107A,EG19224,R484528 EAST GWILLIMBURY

BY: LIPANI, DINA  
 LIPANI, GIUSEPPE  
 LIPANI, MARIA  
 LIPANI, STEVEN

TO: 1604275 ONTARIO INC. Beneficial Owner

1. HUNG, SHAO EN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1604275 ONTARIO INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposed to.
- (g) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my same-sex partner described above in paragraph(s) ( ).

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2,664,061.85
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2,664,061.85
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2,664,061.85

**PROPERTY Information Record**

A. Nature of Instrument: Transfer  
 LRO 65 Registration No. YR432981 Date: 2004/02/25

B. Property(s): PIN 03417 - 0034 Address 21774 WOODBINE AVENUE Assessment -  
 EAST GWILLIMBURY Roll No

C. Address for Service: 5 Cortleigh Court  
 Richmond Hill, Ontario  
 L4B 3G9

D. (i) Last Conveyance(s): PIN 03417 - 0034 Registration No. R484528  
 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Howard Lawrence Waldman  
 7636 Yonge St.  
 Thornhill L4J 1V9



# Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #65

03417-0167 (LT)

PAGE 1 OF 2  
PREPARED FOR chashty  
ON 2022/12/02 AT 14:24:48

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 27 CON 3 EAST GWILLIMBURY, PTS 1, 2 & 3 65R1421 EXCEPT PTS 1 & 2 EXPROP PL YR1596302; S/T A13118A,A271172A,R538195E; TOWN OF EAST GWILLIMBURY

PROPERTY REMARKS:

RECENTLY:  
DIVISION FROM 03417-0042

PIN CREATION DATE:  
2011/01/06

FEE SIMPLE  
LT CONVERSION QUALIFIED

CAPACITY SHARE  
BENO

OWNERS' NAMES  
1604273 ONTARIO INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT				INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2011/01/06 **		
**SUBJECT,				ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:		
**				SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *		
**				AND ESCHEATS OR FORFEITURE TO THE CROWN.		
**				THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF		
**				IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY		
**				CONVENTION.		
**				ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.		
**DATE OF CONVERSION TO				LAND TITLES: 1999/06/28 **		
A13118A	1957/08/19	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA	C
A27172A	1959/03/06	TRANSFER EASEMENT			THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO	C
		REMARKS: SKETCH ATTACHED.				
65R1421	1975/02/05	PLAN REFERENCE				C
R538195E	1990/03/28	TRANSFER EASEMENT				C
R587830	1992/01/31	QUIT CLAIM TRNSFR	\$800,000		ONTARIO HYDRO	C
					HANSEN, JUDITH WILLSMER	C
					HANSEN, JENS PETER HONORE	C
					CORRECTIONS: 'TRANSFEREE' CHANGED FROM 'HANSEN, JENS PETER HONORE' ON 1998/09/10 BY MONIKA BROWN. 'INSTRUMENT TYPE' CHANGED FROM 'TRANSFER' TO 'QUIT CLAIM TRNS' ON 1999/06/16 BY LAND REGISTRAR 43.	
R707754	1997/09/17	NOTICE OF CLAIM				C
		REMARKS: A13118A				
YR431343	2004/02/20	TRANSFER	\$1,175,000	HANSEN, JENS PETER HONORE HANSEN, JUDITH WILLSMER	1604273 ONTARIO INC.	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.



# Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #65

03417-0167 (LT)

PAGE 2 OF 2  
PREPARED FOR chastity  
ON 2022/12/02 AT 14:24:48

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR535838	2004/09/17	ORDER IN COUNCIL		HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR PROVINCE OF ONTARIO		C
		REMARKS: ORDER IN COUNCIL 998/2004 CORRECTIONS: P PLAN NUMBERS P-5028-0020 FOR HIGHWAYS REGISTER ADDED ON 2012/04/20 BY GAGNE, MAGGIE. MUNICIPALITY TOWN OF EAST GWILLIMBURY FOR HIGHWAYS REGISTER ADDED ON 2012/04/20 BY GAGNE, MAGGIE.		- SEE ORDER & PLAN ATTACHED - MTO P-5028-0020		

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.



03458-0051 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 27 CON 4 EAST GWILLIMBURY; PT LT 28 CON 4 EAST GWILLIMBURY; PT LT 29 CON 4 EAST GWILLIMBURY PTS 1 & 2, 65R1261 EXCEPT PTS 1 & 2, 65R10686 ; S/T EG19168, EG19368 EAST GWILLIMBURY

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

OWNERS' NAMES  
1625475 ONTARIO INC.

RECENTLY:  
RE-ENTRY FROM 03458-0152

CAPACITY SHARE  
BENO

PIN CREATION DATE:  
1999/06/25

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/12/08 ON THIS PIN**			
**WAS REPLACED WITH THE		"PIN CREATION DATE" OF 1999/06/25**				
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/06/25 **				
**SUBJECT,		ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:				
**		SUBSECTION 4# (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
**		AND ESCHEATS OR FORFEITURE TO THE CROWN.				
**		THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**		CONVENTION.				
**		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO		LAND TITLES: 1999/06/28 **				
EG19168	1949/08/23	TRANSFER EASEMENT			THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO	C
		REMARKS: SKETCH ATTACHED.				
EG19368	1950/03/02	TRANSFER EASEMENT			THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO	C
		REMARKS: SKETCH ATTACHED.				
B15725B	1965/09/09	ASSIGNMENT LEASE			IRWIN, DONALD J. IRWIN, EDWIN J. IRWIN, GORDON R.	
				*** COMPLETELY DELETED ***		
65R1261	1974/06/04	PLAN REFERENCE				C
65R6894	1984/04/17	PLAN REFERENCE				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.



# Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3  
PREPARED FOR chashty  
ON 2022/12/02 AT 14:22:52

LAND  
REGISTRY  
OFFICE #65

03458-0051 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
R642479	1994/06/29	JDGMT FORECLOSURE		*** DELETED AGAINST THIS PROPERTY ***	QUEENHEAD FARMS LTD	
R722962	1998/06/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** QUEENHEAD FARMS LTD.	FALCONI, JOSEPH	
R739749	1999/04/15	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** FALCONI, JOSEPH	1263918 ONTARIO INC.	
LT1523642	2000/09/07	NOTICE		*** COMPLETELY DELETED *** QUEENHEAD FARMS LTD.	1263918 ONTARIO INC.	
LT1568995	2001/01/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1263918 ONTARIO INC.		
LT1568996	2001/01/05	CHARGE		*** COMPLETELY DELETED *** QUEENHEAD FARMS LTD.	DUCA FINANCIAL SERVICES CREDIT UNION LTD.	
YR528220	2004/08/31	APL (GENERAL)		*** COMPLETELY DELETED *** QUEENHEAD FARMS LTD.		
YR528221	2004/08/31	TRANSFER	\$3,400,000	QUEENHEAD FARMS LTD	1625475 ONTARIO INC.	C
YR528222	2004/08/31	CHARGE		*** COMPLETELY DELETED *** 1625475 ONTARIO INC.	QUEENHEAD FARMS LTD.	
YR528391	2004/09/01	NOTICE OF LEASE		1625475 ONTARIO INC.	QUEENHEAD FARMS LTD.	C
YR536342	2004/09/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** DUCA FINANCIAL SERVICES CREDIT UNION LTD.		
YR1369610	2009/09/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** QUEENHEAD FARMS LTD.		
				REMARKS: R722962.		
				REMARKS: RE: R722962		
				REMARKS: DELETE B15725B		
				REMARKS: PLANNING ACT STATEMENTS		
				REMARKS: RE: LT1568996		
				REMARKS: RE: YR528222		

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.





Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #65

PAGE 3 OF 3  
PREPARED FOR chastity  
ON 2022/12/02 AT 14:22:52

03458-0051 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
YR1370410	2009/09/04	NOTICE OF LEASE	\$2	1625475 ONTARIO INC.	QUEENHEAD FARMS LTD.	C
REMARKS: YR528391						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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03417-0176 (LT)

LAND  
REGISTRY  
OFFICE #65

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LTS 28 & 29 CON 3 EAST GWILLIMBURY AS IN R402450 EXCEPT A4963A, PTS 1 TO 8 6SR14150 & PT 1 EXPROP PL YR1596349; S/T EG19224, R484528; TOWN OF EAST GWILLIMBURY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

1604275 ONTARIO INC.

RECENTLY:

DIVISION FROM 03417-0034

CAPACITY SHARE

BENO

PIN CREATION DATE:

2011/01/07

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2011/01/07 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/06/28 **					
EG19224	1949/10/15	TRANSFER EASEMENT			THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO	C
<u>REMARKS: SKETCH ATTACHED.</u>						
65R10820	1987/07/31	PLAN REFERENCE				C
R484528	1988/10/03	TRANSFER EASEMENT			BELL CANADA	C
R705487	1997/08/13	NOTICE				C
YR432981	2004/02/25	TRANSFER	\$2,664,062	LIPANI, DINA LIPANI, GIUSEPPE LIPANI, MARIA LIPANI, STEVEN	1604275 ONTARIO INC.	C
YR535838	2004/09/17	ORDER IN COUNCIL		HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR PROVINCE OF ONTARIO		C
<u>REMARKS: ORDER IN COUNCIL 998/2004 - SEE ORDER &amp; PLAN ATTACHED - MTO P-5028-0020</u>						

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.

03417-0176 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
65R32149	2010/01/25	PLAN REFERENCE				C
				CORRECTIONS: P PLAN NUMBERS P-5028-0020 FOR HIGHWAYS REGISTER ADDED ON 2012/04/20 BY GAGNE, MAGGIE. HIGHWAY NUMBERS #404 FOR HIGHWAYS REGISTER ADDED ON 2012/04/20 BY GAGNE, MAGGIE. MUNICIPALITY TOWN OF EAST GWILLIMBURY FOR HIGHWAYS REGISTER ADDED ON 2012/04/20 BY GAGNE, MAGGIE.		

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.

# 21472 WOODBINE AVENUE

664935  
21472 Woodbine  
(EG) A10  
Lot 27 Con 3

PROPERTY OF THE  
REGISTRY OFFICE

PROPERTY OF THE  
REGISTRY OFFICE

TOWNSHIP OF EAST GUILMIBURY  
REGIONAL MUNICIPALITY OF YORK  
FORMERLY COUNTY OF YORK  
PART OF LOT 27  
CONCESSION 3

JAMES M. PURCELL O.L.S.  
1975  
SCALE 1" = 200'

CAUTION  
THIS PLAN IS NOT A PLAN OF SUBDIVISION  
WITHIN THE MEANING OF SECTIONS 29, 32 OR 33 OF  
THE PLANNING ACT.

RECEIVED AND DEPOSITED AS  
**PLAN 65 R-111.1**  
5<sup>th</sup> DAY OF FEBRUARY 1975

DEPOSITED BY  
*James M. Purcell*  
JAMES M. PURCELL, ONTARIO LAND SURVEYOR  
DEPT. 477, 430  
REGISTRY  
TOWER  
K4P1Y1

REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER PART II OF THE REGISTRY ACT

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND  
CONFORM WITH THE REGISTRY ACT AND THE  
REGULATIONS MADE THEREUNDER  
2. THE PLAN IS CORRECTLY DRAWN ON THE  
200' DAY OF CONVEYANCE

1975  
1975

FILED IN T-27-2

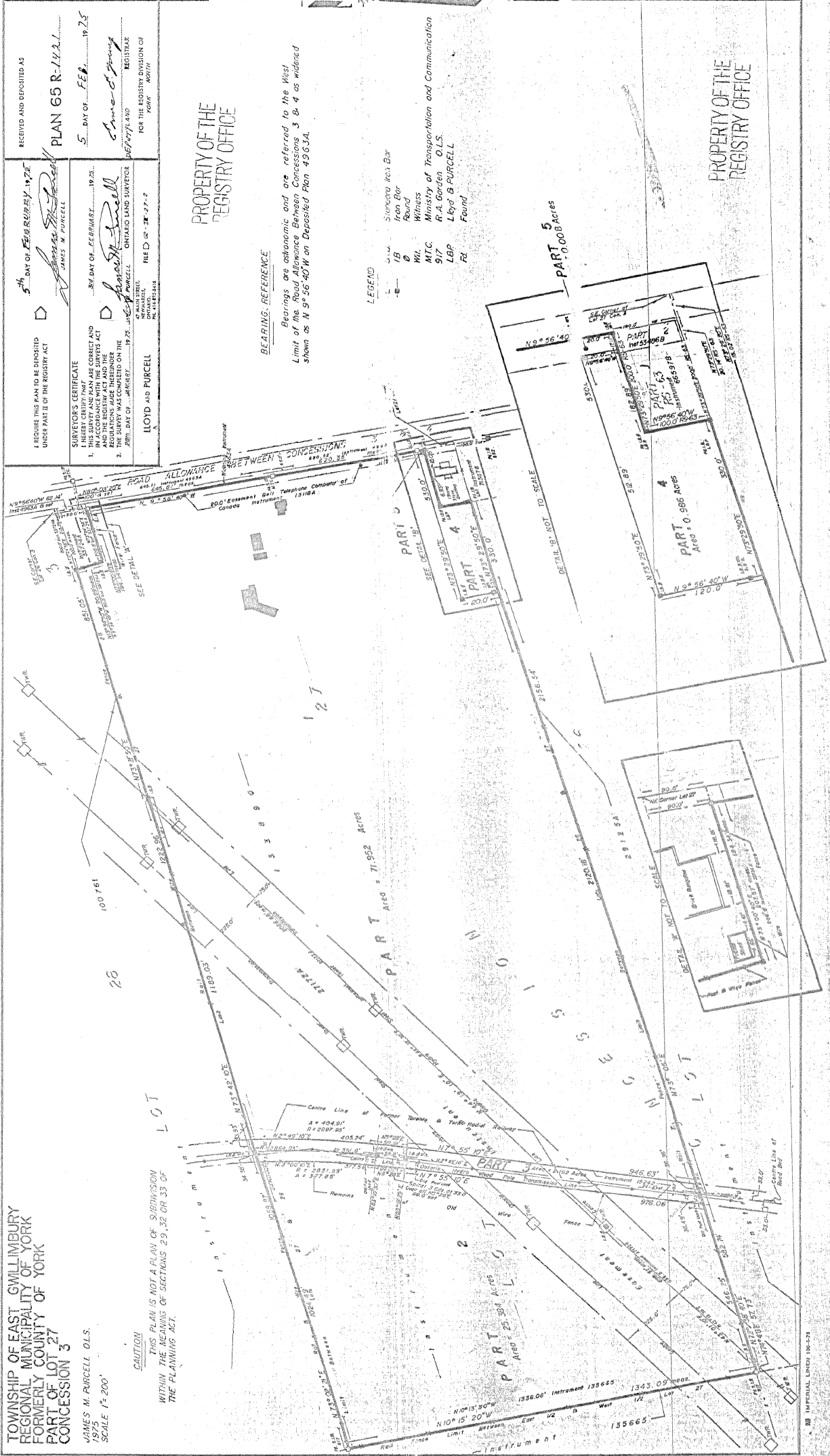
PROPERTY OF THE  
REGISTRY OFFICE

### BEARINGS REFERENCE

Bearings are astronomic and are referred to the West  
Limit of the Road Allowance Between Concessions 3 & 4 as widened  
shown as N 9° 56' 40" W on Deposited Plan 49634.

### LEGEND

- S. 1/4" Iron Bar
- Round
- Witness
- M.T.C. Ministry of Transportation and Communication
- 917 R.A. Garden O.L.S.
- L.P. Lloyd & Purcell
- R. Found



PROPERTY OF THE  
REGISTRY OFFICE

65  
L121

# 21727 & 21815 WOODBINE AVENUE

**SURVEYOR'S REAL PROPERTY REPORT**  
**SHEET 1**  
**PLAN OF**  
**PART OF LOTS 27, 28 AND 29**  
**CONCESSION 4**  
**GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY**  
**TOWN OF EAST GWILLIMBURY**  
**REGIONAL MUNICIPALITY OF YORK**  
**LOYD & PURCELL LTD., SCALE 1:3000**

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1526399

THIS PLAN IS NOT VALID UNLESS IT IS REGISTERED IN THE OFFICIAL SURVEY RECORD IN ACCORDANCE WITH REGULATION 1026, SECTION 2(1).



**LEGEND**

- S.S.I.B. SHORT STANDARD IRON BAR
- S.I.B. SHORT IRON BAR
- FOUND IRON BAR
- MEASURED
- L.P.P. LLOYD & PURCELL LTD.
- R.A. R.A. GARDEN O.L.S.
- 917 MARSHALL WALCHIN MONAGHAN
- HT HYDRO TOWER
- HT HYDRO POLE
- HT ONTARIO LAND SURVEYOR
- HT BRUNO LAMCOU
- F.C. FENCE CORNER
- K.A. KALLENDGE
- O.U. ORIGIN UNKNOWN
- P.1 PLAN 65M-10486
- P.2 PLAN 65M-18895
- P.3 PLAN 65M-10486
- P.4 PLAN 65M-18895
- P.5 PLAN 65M-3714
- O/N OLD NOTES BY J.C. MOORE O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 27TH DAY OF AUGUST, 2004.

AUGUST 30, 2004

NO ONE MAY COPY, REPRODUCE, REVERSE OR ALTER THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LLOYD & PURCELL LTD., ONTARIO LAND SURVEYORS.

**SHEET 2**

COMMENTS: - ALL BUILDING TIES HEREIN ARE TO CONCRETE FOUNDATION UNLESS OTHERWISE INDICATED.

EASEMENTS: - SUBJECT TO EASEMENT AS IN INSTRUMENT N° E09188 AND E09136/8.

THIS REPORT WAS PREPARED FOR QUEENHEAD FARMS LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**BEARING REFERENCE**

BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE WESTERLY LIMIT OF PART 1 AS SHOWN ON PLAN 65M-1261 HAVING A BEARING OF N95°40'E.

**METRIC**

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

**LOYD & PURCELL LTD.**  
 ONTARIO LAND SURVEYORS

1238 CORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L7Y 7Y1  
 (905) 896-6500 / (905) 896-6501 / (905) 476-6500 / Fax: (905) 476-6535  
 WWW.ONTARIOLANDSURVEYORS.COM

CAD: MDR/ELS    FC: RPS    JOB#: 04-506  
 CALC: BI    CHK'D: BI    FILE: 02-12-29

65M-3714

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

CONCESSION

WOODBINE AVENUE

ORIGINAL ROAD

ALLOWANCE BETWEEN CONCESSIONS 4 AND 5

AREA=127.0 ha

65M-10486

65M-18895

65M-3714

PLAN

BLOCK

**21774 WOODBINE AVENUE**

SKETCH OF  
 PART OF THE EAST HALVES  
 OF LOTS 28 AND 29  
 CONCESSION 3  
 Geographic Township of East Gwillimbury  
 Regional Municipality of York

SCALE 1 inch = 300 feet  
 IMPERIAL distances herein are in feet and can be converted to meters by multiplying by 0.3048  
 David Anshuetz  
 Copyright © 2004

NOTE  
 BEARINGS HEREON ARE ASTRONOMIC AND ARE  
 RELATED TO THE N 9°56'40" W OF WOODBINE  
 AVENUE AS SHOWN ON PLAN 4963A

■ SIB FOUND MONUMENT  
 ■ IB IRON BAR  
 ■ L&P LLOYD & PURCELL O.L.S.  
 ■ R&G R.A. MARKLINS O.L.S.  
 ■ P1 P.C. MARKLINS O.L.S.  
 ■ P2 PLAN 65R-408  
 ■ P3 PLAN 65R-1021  
 ■ P4 PLAN 65R-12120  
 ■ P5 PLAN 65R-14150  
 ■ P6 PLAN 65R-15826

BUILDINGS ADDED FEBRUARY 26, 2004

FEB. 19/04

DAVID ANSHUETZ

Road Allowance between Concessions 3 and 4  
 As widened by Plan 4963A  
 PIN  
 03458-0001

WOODBINE

AVENUE



Woodbine Avenue, East Gwillimbury 585 acres (~Total: 607 acres)



November 30, 2022