



**BIANCHI PRESTA LLP**  
BARRISTERS & SOLICITORS

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

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REPLY TO: Domenic C.S. Presta, Ext. 2223  
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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

Property: 17471 Woodbine Avenue, Town of Whitchurch-Stouffville, Ontario

Legal Description: PT LT 35 CON 4 WHITCHURCH AS IN R638920; WHITCHURCH-STOUFFVILLE

Parcel Identification Number (P.I.N.): 03679-0026 (LT)

Zoning: Agricultural

Registered Owner: 1606621 Ontario Inc. c/o Oskar Group

**Recommendation:**

That the Government of Ontario recognize the subject Property, owned by an established land development group, as a 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 43 acres in the Township of Whitchurch-Stouffville 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 Property 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 Whitchurch-Stouffville 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 this Property since 2004 which pre-dates the implementation of the *Greenbelt Act* in 2005.

For the reasons which follow, the Oskar Group truly believes that this Property is 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 this Property for your consideration are outlined below:

- located at the edge of the Township of Whitchurch Stouffville, where the municipal boundary for the Town of East Gwillimbury is located along Davis Drive and the Town of Newmarket municipal boundary is located along Highway 404;
- located opposite of an existing industrial/commercial subdivision situated between Woodbine Avenue, Davis Drive and Bales Drive, which includes York Region Paramedic Services Headquarters and York Region Transportation Services & Storage Facilities;
- direct access to **two (2)** major roads with approximately 452 meters along Davis Drive and 159 meters along Woodbine Avenue;
- it is in proximity to Town of Newmarket (**two (2)** blocks west of the Property) and all amenities available in Newmarket are within **five (5)** minutes of driving distance (within a mere **three (3)** kilometers in distance);
- York Region Transit Station located at Highway 404 & Davis Drive is within a **one (1)** kilometre radius, which has access to multiple transit routes including VIVA Yellow Rapid Transit;
- the Property is generally flat and mostly clear of natural features; and
- the Oskar Group also owns the adjacent property located south of this Property - 17391 Woodbine Ave with key natural features and an approximate size of **fifty-one (51)** acres. These features can be improved, or enhanced, when the Property is being developed.

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 this Property for its 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. YR488318 dated June 23<sup>rd</sup>, 2004
- 2) Parcel Abstract - P.I.N. 03679-0026 (LT) dated December 2<sup>nd</sup>, 2022
- 3) Plan of Survey for the Property
- 4) Site Context Map (Aerial) of Township of Whitchurch-Stouffville outlining Property in Blue



**LRO Annotation**

execution search clear: 01187780-9613638b: 2004/07/07:m.g.

**Properties**

*PIN* 03679 - 0026 LT *Estate/Qualifier* Fee Simple Lt Conversion Qualified  Remove S/T interest  
*Description* PT LT 35 CON 4 WHITCHURCH AS IN R638920; WHITCHURCH-STOUFFVILLE  
*Address* 17471 WOODBINE AVENUE  
WHITCHURCH-STOUFFVILLE

**Consideration***Consideration* \$1,575,000.00**Transferor(s)**

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

*Name* CORSANO, PETER  
*Address for Service* 195 CALVERLEY TRAIL  
TORONTO, ONTARIO  
M1C 3Y4

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

*Name* FANUZZI, ROSE  
*Address for Service* 135 THE WESTWAY  
TORONTO, ONTARIO  
M9P 2B6

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

*Name* FANUZZI, VICTOR  
*Address for Service* 565 MELITA CRESCENT  
TORONTO, ONTARIO  
M6G 3Y7

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

*Name* LISCIO, ALBERICO  
*Address for Service* 103 FAIRGLEN AVENUE  
TORONTO, ONTARIO  
M1W 1A8

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

*Name* LISCIO, CARMELO  
*Address for Service* 15 PATRICK BOULEVARD  
TORONTO, ONTARIO  
M2J 3K7

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

*Name* LISCIO, NICOLA  
*Address for Service* 30 WOODMOUNT AVENUE  
TORONTO, ONTARIO  
M4C 3X7

**Transferor(s)**

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

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

*Name* LISCIO, PASQUALE  
*Address for Service* 955 O'CONNOR DRIVE  
 APT. #204  
 TORONTO, ONTARIO  
 M4B 2S7

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

*Name* FANUZZI, ROSE  
*Address for Service* 135 THE WESTWAY  
 TORONTO, ONTARIO  
 M9P 2B6

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

*Name* GOLDENBERG, JOSEPH C.  
*Address for Service* 15 MCMURRICH STREET  
 SUITE 1001  
 TORONTO, ONTARIO  
 M5R 3M6

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

*Name* CULLITON, J. ROBERT  
*Address for Service* 71 LOCKTON CRESCENT  
 BRAMPTON, ONTARIO  
 L6W 1C2

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

*Name* STANLEY, RUTH LORNA  
*Address for Service* 18 RATHFON CRESCENT  
 RICHMOND HILL, ONTARIO  
 L4C 5B7

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

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

*Name* 1606621 ONTARIO INC. Capacity: N/A  
*Address for Service* 5 COURTLEIGH COURT  
 RICHMOND HILL, ONTARIO  
 L4B 3G9

**Statements**

The personal representative has the authority to transfer the land under the terms of the will, if any, the Estates Administration Act and the Succession Law Reform Act.

Title to the land is not subject to spousal rights under the Family Law Act

The debts of the deceased are paid in full

No consents are required for this transfer

Schedule: I, PETER CORSANO, am at least 18 years of age and the property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

**Statements**

I, ROSE FANUZZI, am at least 18 years of age and the property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

I, VICTOR FANUZZI, am at least 18 years of age and I am separated from my spouse and the property transferred was not ordinarily occupied by us at the time of our separation as our family residence.

I, ALBERICO LISCIIO, am at least 18 years of age and I am not a spouse.

I, CARMELO LISCIIO, am at least 18 years of age and the property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

I, NICOLA LISCIIO, am at least 18 years of age and the property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

I, PASQUALE LISCIIO, am at least 18 years of age and the property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Pursuant to Court Order registered on June 23rd, 2004, as No. YR488263, which Order is still in full force and effect and has not been stayed, PETER CORSANO has executed any and all documents necessary to complete the within transaction on behalf of VICTOR FANUZZI.

I, ROSE FANUZZI, am an Estate Trustee With a Will of the Estate of KAY ELASCHUK, as to a 4/45 interest, and personally as to a 1/45 interest.

I, JOSEPH C. GOLDENBERG, am an Estate Trustee With a Will of the Estate of JOHN LOMBARDI.

I, J. ROBERT CULLITON, am an Estate Trustee With a Will of the Estate of JOHN LOMBARDI.

I, RUTH LORNA STANLEY, am an Estate Trustee With a Will of the Estate of ROBERT STANLEY.

**Signed By**

Myles Harvey Waxman	1220 Eglinton Ave. W. Toronto M6C 2E3	acting for Transferor(s)	Signed	2004 06 23
Tel	4167890652			
Fax	4167899015			
Howard Lawrence Waldman	7636 Yonge St. Thornhill L4J 1V9	acting for Transferee(s)	Signed	2004 06 23
Tel	9058813116			
Fax	9058813199			

**Submitted By**

HOWARD WALDMAN LAW OFFICE	7636 Yonge St. Thornhill L4J 1V9			2004 06 23
Tel	9058813116			
Fax	9058813199			

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Land Transfer Tax	\$22,100.00
Total Paid	\$22,160.00

**File Number**

Transferor Client File Number :	54101
Transferee Client File Number :	HUNG (1606621 ONT)

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 03679 – 0026 PT LT 35 CON 4 WHITCHURCH AS IN R638920;  
WHITCHURCH–STOUFFVILLE

BY: CORSANO, PETER  
FANUZZI, ROSE  
FANUZZI, VICTOR  
LISCIO, ALBERICO  
LISCIO, CARMELO  
LISCIO, NICOLA  
LISCIO, PASQUALE  
FANUZZI, ROSE  
GOLDENBERG, JOSEPH C.  
CULLITON, J. ROBERT  
STANLEY, RUTH LORNA

TO: 1606621 ONTARIO INC.

Capacity: N/A

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 1606621 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	1,575,000.00
(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))	1,575,000.00
(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	1,575,000.00

**PROPERTY Information Record**

A. Nature of Instrument: Transfer By Personal Representative

LRO 65 Registration No. YR488318 Date: 2004/06/23

B. Property(s): PIN 03679 – 0026 Address 17471 WOODBINE AVENUE Assessment 1944000 –  
WHITCHURCH– Roll No 099400000000  
STOUFFVILLE

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

D. (i) Last Conveyance(s): PIN 03679 – 0026 Registration No. R638920

(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

PAGE 1 OF 3  
PREPARED FOR chastity  
ON 2022/12/02 AT 14:09:41

03679-0026 (LT)

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

PROPERTY DESCRIPTION: PT LT 35 CON 4 WHITCHURCH AS IN R638920; WHITCHURCH-STOUFFVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED  
OWNERS' NAMES  
1606621 ONTARIO INC.  
RECENTLY:  
RE-ENTRY FROM 03679-0156  
CAPACITY SHARE  
NC

PIN CREATION DATE:  
1999/11/19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/09/22 ON THIS PIN**			
**WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1999/11/19**					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/11/19 **					
**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: 1999/11/22 **					
A35401A	1959/11/20	BYLAW				C
REMARKS: SUBDIVISION CONTROL AMENDING BY-LAW 1315. ALL/PART/VARIOUS LANDS (2006/11/14 BY D. WALLEN)						
CORRECTIONS: 'INSTRUMENT TYPE' CHANGED FROM 'BYLAW EX PT LOT' TO 'BYLAW' ON 1997/12/16 BY BARB WILLSON.						
RI77633	1975/08/07	LEASE			SAM LOMBARDO LTD.	
65R13740	1989/10/17	PLAN REFERENCE				C
R619113	1993/05/31	JDGMT FORECLOSURE			FANUZZI, VICTOR LISCIO, CARMELO LISCIO, ALBERICO LISCIO, NICOLA LISCIO, PASQUALE	

\*\*\* COMPLETELY DELETED \*\*\*

\*\*\* COMPLETELY DELETED \*\*\*

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.





03679-0026 (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
				CORRECTIONS: 'AMOUNT' CHANGED FROM '\$ 0.00' TO '\$ 706000.00' ON 1999/11/17 BY LAND REGISTRAR #38.		
R638920	1994/05/04	TRANSFER		*** COMPLETELY DELETED ***	CORSANO, PETER BARALINARDO, CARMELA FANUZZI, ROSE ELASCHUK, KAY STANLEY, ROBERT	
YR488259	2004/06/23	TRANSMISSION-LAND		*** COMPLETELY DELETED *** ELASCHUK, KAY	FANUZZI, ROSE ELASCHUK, KAY - ESTATE	
YR488260	2004/06/23	TRANSMISSION-LAND		*** COMPLETELY DELETED *** LOMBARDI, JOHN	GOLDENBERG, JOSEPH C. CULLITON, J. ROBERT LOMBARDI, JOHN - ESTATE	
YR488261	2004/06/23	TRANSMISSION-LAND		*** COMPLETELY DELETED *** STANLEY, ROBERT	STANLEY, RUTH LORNA STANLEY, ROBERT - ESTATE	
YR488262	2004/06/23	APL (GENERAL)		*** COMPLETELY DELETED *** GOLDENBERG, JOSEPH C. CULLITON, J. ROBERT		
YR488263	2004/06/23	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	LISCIO, CARMELO LISCIO, ALBERICO LISCIO, NICOLA LISCIO, PASQUALE CORSANO, PETER FANUZZI, ROSE FANUZZI, ROSE STANLEY, RUTH LORNA GOLDENBERG, JOSEPH C. CULLITON, J. ROBERT	C
YR488265	2004/06/23	APL (GENERAL)		*** COMPLETELY DELETED *** CORSANO, PETER LISCIO, ALBERICO LISCIO, NICOLA LISCIO, PASQUALE		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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03679-0026 (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
YR488318	2004/06/23	TRANS PERSONAL REP	\$1,575,000	LISCIO, CARMELO FANUZZI, ROSE FANUZZI, ROSE STANLEY, RUTH LORNA GOLDENBERG, JOSEPH C. CULLITON, J. ROBERT FANUZZI, VICTOR  CORSAÑO, PETER FANUZZI, ROSE FANUZZI, VICTOR LISCIO, ALBERICO LISCIO, CARMELO LISCIO, NICOLA LISCIO, PASQUALE FANUZZI, ROSE GOLDENBERG, JOSEPH C. CULLITON, J. ROBERT STANLEY, RUTH LORNA	1606621 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.

**SURVEYOR'S CERTIFICATE**  
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.  
 DATE JUNE 16, 2004  
 RECEIVED AND DEPOSITED DATE

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JUNE, 2004.  
 JUNE 16, 2004  
 NEL A. LEBROW, O.L.S.  
 ONTARIO LAND SURVEYOR

LAND REGISTRATION FOR THE YORK REGION (No. 65)

SCHEDULE	
PART	ALL OF PIN
1	03724-0007
PART OF LOT	CONCESSION
35	4

**PLAN OF SURVEY OF PART OF LOT 35 CONCESSION 4 GEOGRAPHIC TOWNSHIP OF MARKHAM NOW IN THE TOWN OF WHITCHURCH-STOUFFVILLE REGIONAL MUNICIPALITY OF YORK**

LOYD & PURCELL LTD. SCALE 1:2000  
 40 20 0 40 80 120 Metres

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

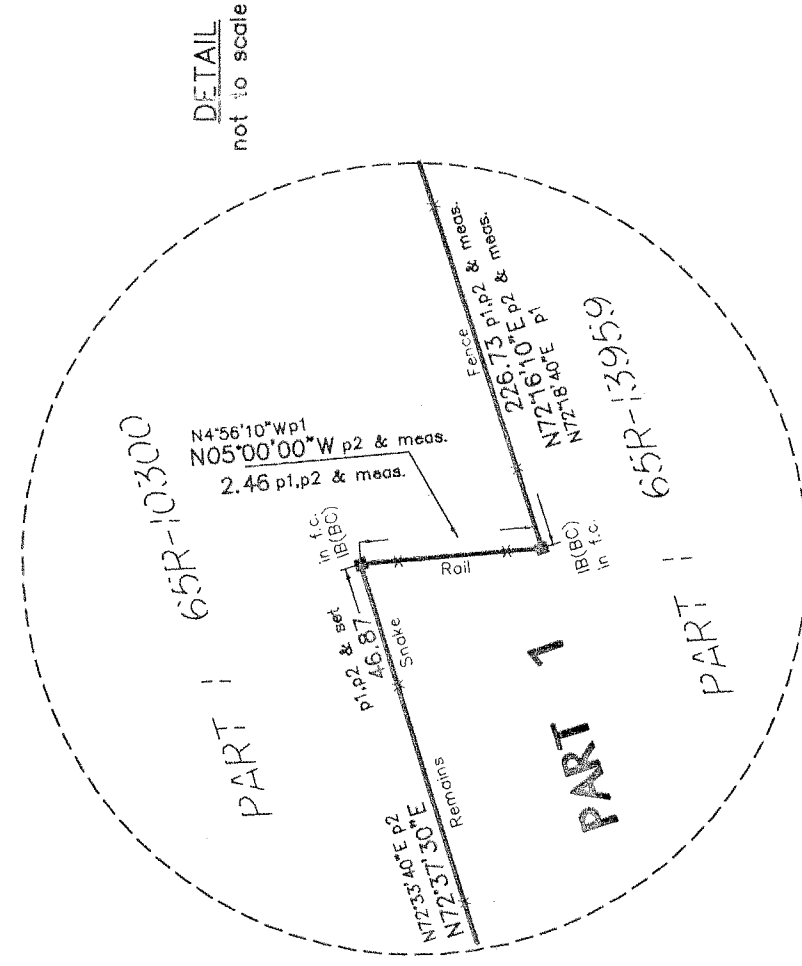
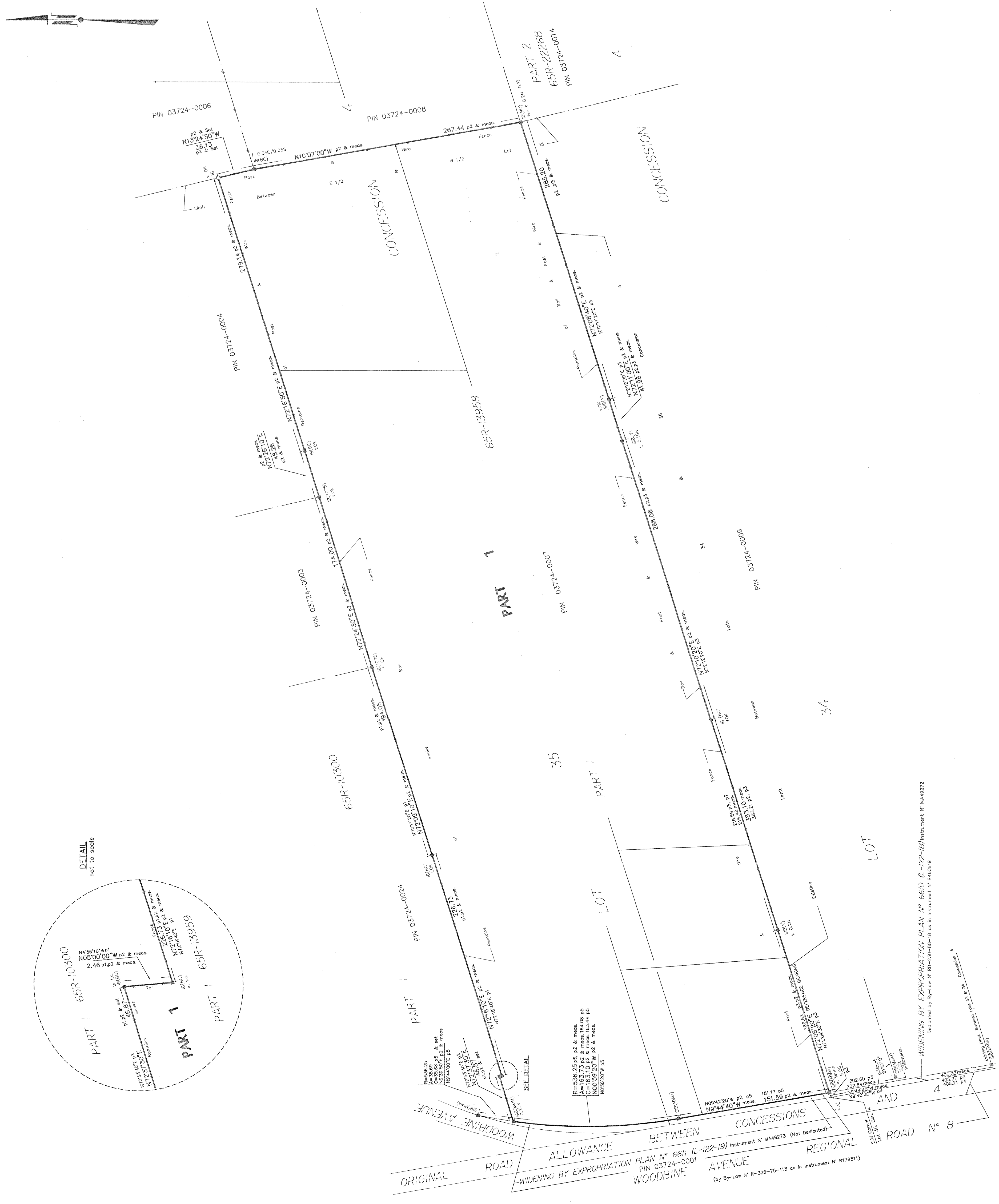
**BEARING REFERENCE**  
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 1 AS SHOWN ON PLAN 65R-13959 HAVING A BEARING OF N72°06'20"E.

**LEGEND**

- S.I.B. STANDARD IRON BAR
- I.B. IRON BAR
- O.P. OPEN
- M.M. MARSHALL MACKLIN MONAGHAN, LTD.
- BC BROWN & CAVELL O.L.S.
- Y.D75 P.T. HOLDING O.L.S.
- Y.F. YATES & YATES LTD.
- f.c. FENCE CORNER
- p5 EXPROPRIATION PLAN 6611 (L-122-19)
- p4 EXPROPRIATION PLAN 6610 (L-122-18)

**LOYD & PURCELL LTD.**  
 ONTARIO LAND SURVEYORS  
 1228 CORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L3Y 7Y1  
 (905) 895-6416 Fax (905) 853-8837 E-MAIL: LPO@ontariolandsurveyors.ca  
 WWW.ONTARIOLANDSURVEYORS.CA

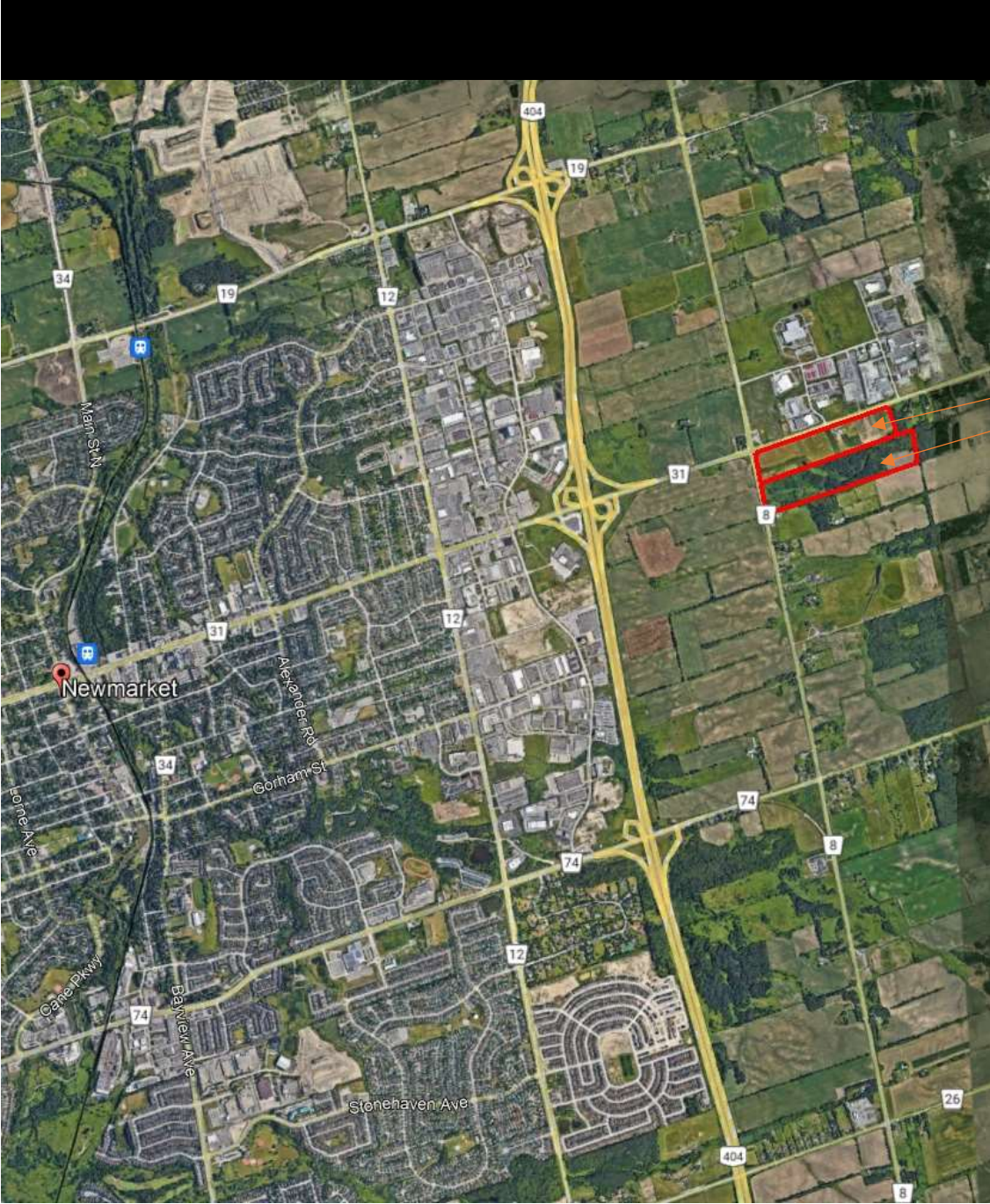
CAD: D.B./D.P. FC: S.H. JOB: 03-210 FILE: M2-17-35-3  
 CALC: D.P. CHK'D: N.A.L.



WIDENING BY EXPROPRIATION PLAN N° 6610 (L-122-18) Instrument N° M449272  
 Dedicated by By-Law N° R0-200-88-18 as in Instrument N° R46089

WIDENING BY EXPROPRIATION PLAN N° 6611 (L-122-19) Instrument N° M449273  
 Dedicated by By-Law N° R-328-75-118 as in Instrument N° R179511

17471 (~43 Acres) and 17391 (51 Acres) Woodbine Ave, Whitchurch Stouffville



December 2, 2022