

COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : THOMAS TOURALIAS

ADDRESS : 1288 CABANA ROAD WEST

SUBJECT LANDS

SEVERED LANDS

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-061/26

Notice of Public Hearing – Committee of Adjustment Application

File # A-098/26 B-061/26 & B-060/26 –
1288 CABANA RD W

Date Mailed: November 25, 2026

Electronic hearing:

By videoconference on December 10, 2026 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on November 25, 2026. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City's website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 1326 BLK B & PT CLOSED;ALLEY;

Official Plan Designation	Zoning of Subject Land(s)
Residential Corridor	Residential District 1.4 (RD1.4)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: Thomas Touralias **Applicant Name:** Thomas Touralias		1288 CABANA RD W

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Consent to create a new lot requesting relief for reduced minimum lot width, and lot area for both the severed and retained lots with consent for easement to provide access to severed lot from the retained lot

The proposal is seeking the following reliefs from Zoning By-law 8600:

	Provision	Provision Description	Required	Proposed
1	10.4.5.1	Minimum Lot Width - **Retained Lot**	18.0 m	15.2 m
2	10.4.5.2	Minimum Lot Area - **Retained Lot**	540.0 m²	537.3 m²
3	10.4.5.1	Minimum Lot Width - Severed Lot	18.0 m	15.2 m
4	10.4.5.2	Minimum Lot Area - Severed Lot	540.0 m²	538.0 m²

Type of Consent Application Transaction: New Lot

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

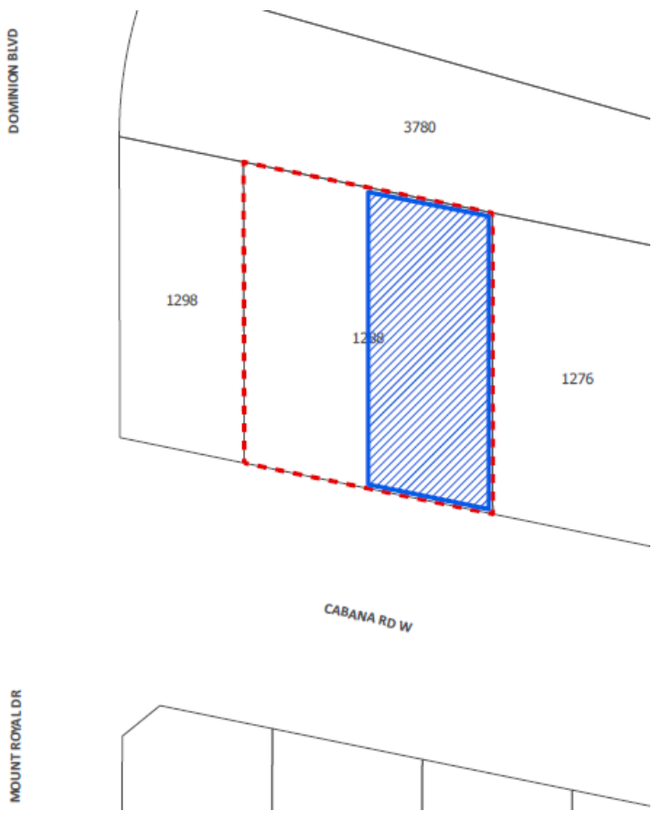
Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

1288 CABANA ROAD LOT SEVERANCE

IN THE CITY OF WINDSOR

LEGEND

EXISTING

- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- CATCH BASINS
- MANHOLE

PROPOSED

- STORM SERVICE
- SANITARY SERVICE
- WATER SERVICE
- FLOW DIRECTION



KEY PLAN

BENCHMARKS

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (UTM17-NAD83) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

DRAWING INDEX

COVER

1. SERVICING & GRADING PLAN
2. REMOVALS
3. DETAILS
4. CROSS-SECTION DETAILS

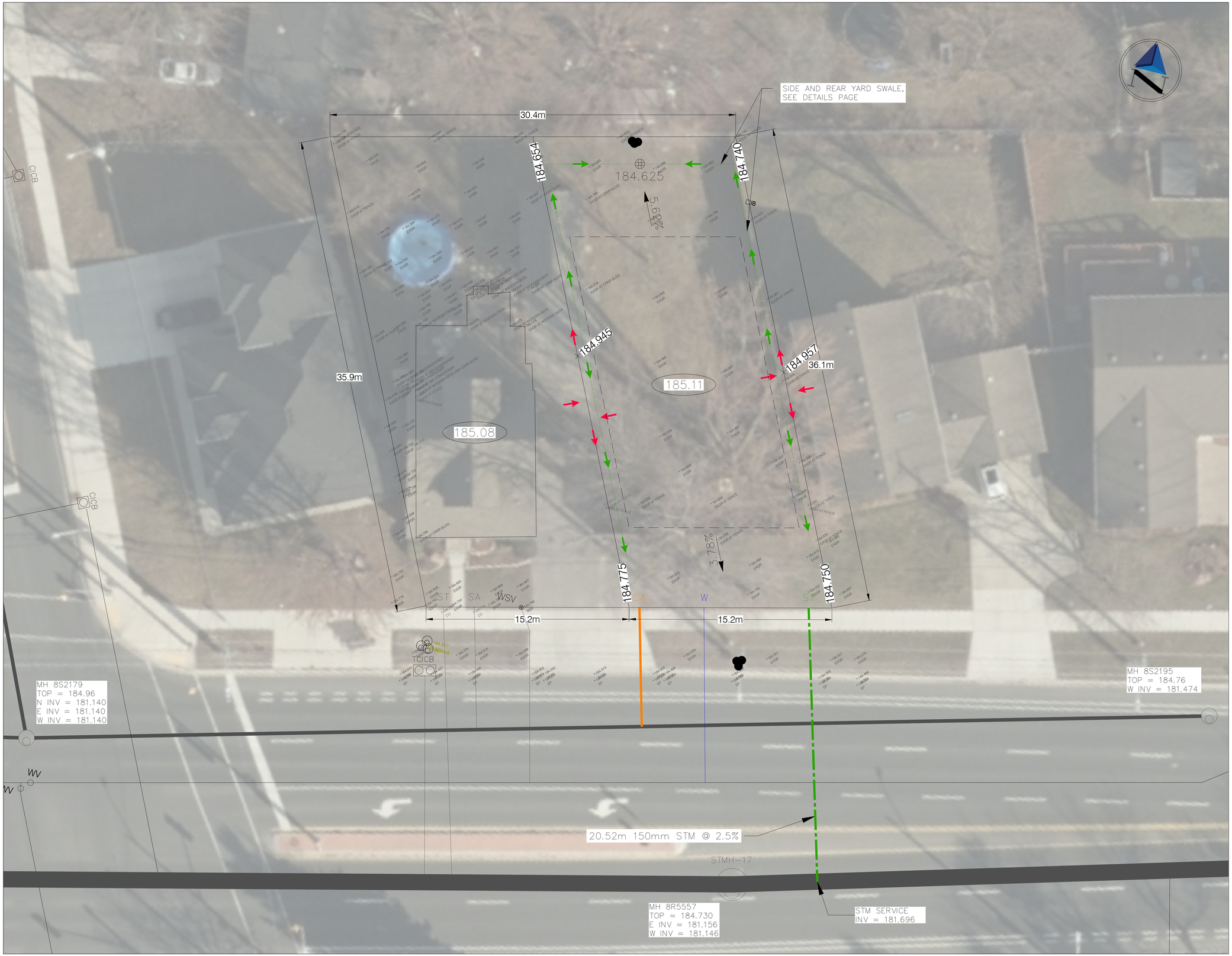
LICENSED PROFESSIONAL ENGINEER
November 2, 2026
K. M. A. MASTRONARDI
100523025
PROVINCE OF ONTARIO

No.	Issued For	Date
1	OWNER REVIEW	SEPT 17/2026

Date: September 17, 2026

1288 CABANA ROAD

FILE: 1288 Cabana Site Cover – Sept 16 2026.dwg
DATE: 9/17/2026 10:17 AM BY: Nick-AnthonyDeVito



AMICO
ENGINEERING INC.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE SHOWN ON THE DRAWINGS FROM THE MOST CURRENT INFORMATION AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY LOCATING UTILITIES PRIOR TO CONSTRUCTION AND FOR ADEQUATELY PROTECTING THE UTILITIES DURING CONSTRUCTION.
4. ALL WORK SHALL CONFORM TO THE MUNICIPALITIES AND THE ONTARIO PROVINCIAL STANDARDS AS APPLICABLE.
5. SUPPORT OF HORIZONTAL STORM WATER PIPING ON PRIVATE PROPERTY IS TO BE PROVIDE BY ONE OF THE FOLLOWING OPTIONS
   - 5.1. ON UNDISTURBED SOIL
   - 5.2. ON CLEAR STONE PLACED ON UNDISTURBED SOIL
   - 5.3. ON ENGINEERED FILL
   - 5.4. ON AN ENGINEERED SUPPORT STRUCTURE
   - 5.5. BY ENGINEERED STRAPPING TO FOUNDATION WALL

NOTES:

1. CONTRACTOR TO LOCATE ALL MANHOLES AND EXISTING PIPE INVERTS IN FIELD.
2. ALL STORM MANHOLES TO HAVE A MINIMUM 450mm SUMP.
3. ENSURE 2.4m CLEAR HORIZONTAL AND 0.5m VERTICAL SEPARATION FROM WATERMAINS TO ALL SEWERS.
4. ALL SANITARY SERVICES TO BE A SINGLE 150mm PVC WITH 2-8% SLOPE AND 2.4 MINM DEPTH OF COVER WITH A MAX OF 3m BELOW FINISHED GRADE.
5. ALL STORM SERVICES TO BE A SINGLE 150mm PVC WITH 2-8% SLOPE AND 1.2 MINM DEPTH OF COVER WITH A MAX OF 2.4m BELOW FINISHED GRADE.
6. CLEANOUTS SHALL BE INSTALLED AT THE PROPERTY LINE AT THE TIME OF THE DEVELOPMENT FOR ALL SEWER PDCS.
7. ALL WATER INSTALLATIONS AND MATERIALS TO FOLLOW WUC DESIGN GUIDELINES AND SPECIFICATIONS

LEGEND:

PROPOSED STORM PDCs:	ST
EXISTING STORM PDCs:	ST
PROPOSED SANITARY PDCs:	SA
EXISTING SANITARY PDCs:	SA
PROPOSED WATER PDCs:	W
EXISTING GRADE:	XXX.XX EXG
FINISHED GRADE:	XXX.XX
HOUSE GRADE:	182.82
BUILDING ENVELOPE:	

OVERLAND FLOW ROUTE

LICENSED PROFESSIONAL ENGINEER
November 2, 2026
K. M. A. MASTRONARDI
100523025
PROVINCE OF ONTARIO

AMICO ENGINEERING

1288 CABANA ROAD
CITY OF WINDSOR

1 Sheet No.	GRADING & SERVICING PLAN

Scale:	1:125	Drawn By:	ND
Date:	November 2, 2026	Checked By:	KM



AMICO
ENGINEERING INC.

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   - 5.5. BY ENGINEERED STRAPPING TO FOUNDATION WALL

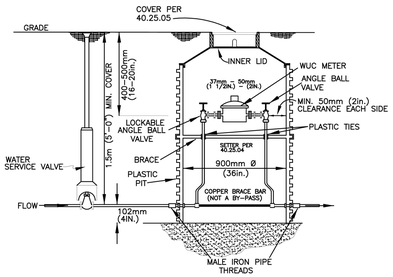
LICENSED PROFESSIONAL ENGINEER
November 2, 2026
K. M. A. MASTRONARDI
100523025
PROVINCE OF ONTARIO

AMICO ENGINEERING

1288 CABANA ROAD
CITY OF WINDSOR

Sheet No.	REMOVALS PAGE
2	

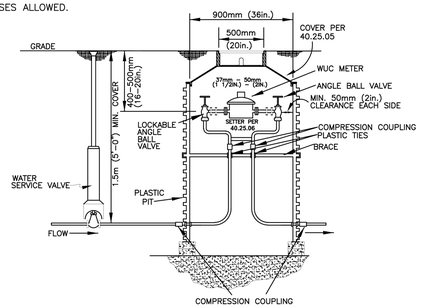
Scale:	1:125	Drawn By:	ND
Date:	November 2, 2026	Checked By:	KM



PRE–ASSEMBLED PIT

NOTE:

1. OWNER WILL BE RESPONSIBLE TO KEEP THE METER AND METER PIT IN GOOD WORKING CONDITIONS AT ALL TIMES AND CLEAR FROM DEBRIS.
2. NO BYPASSES ALLOWED.



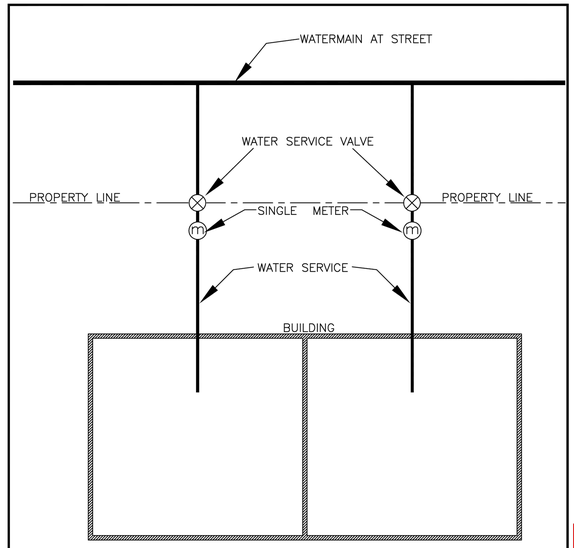
HAND MADE PIT

BACK TO TABLE OF CONTENTS

WINDSOR UTILITIES COMMISSION

PLASTIC METER PIT AND SETTERS FOR 37mm AND 50mm IN GRASS AREAS

DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISION DATE:	DWG. NO.:
B.J.O.	S.J.	C.M.	NOV. 2023	50.08.04



(m) METER IN A PIT

NOTE 1: METERS SHALL BE IN PITS ONLY FOR ALL RESIDENTIAL PROPERTIES.

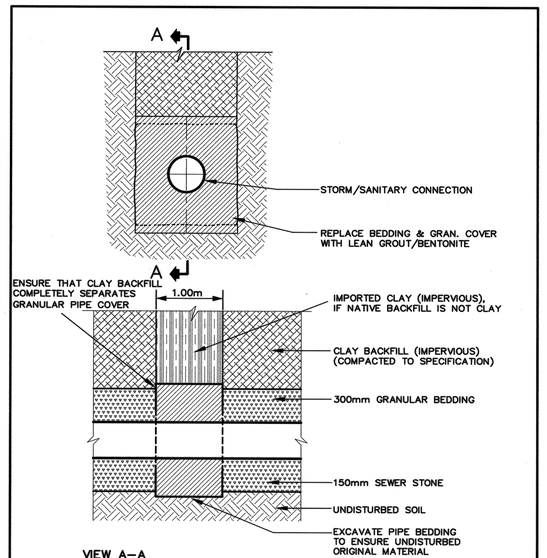
NOTE 2: METERING OPTIONS TO BE DECIDED BY WATER ENGINEERING ON A CASE BY CASE BASIS.

BACK TO TABLE OF CONTENTS

WINDSOR UTILITIES COMMISSION

SINGLE WATER METER ARRANGEMENT FOR SINGLE OR MULTI SINGLE RESIDENTIAL BUILDINGS

DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISION DATE:	DWG. NO.:
B.J.O.	S.J.	C.M.	NOV. 2023	50.09.05



VIEW A–A

TYPICAL LEAN GROUT/BENTONITE PLUG DETAIL (SERVICE CONNECTION)

NOTES:

1) ANY MATERIAL MUST BE APPROVED BY THE ENGINEER.
2) IN SANDY OR PERVIOUS SOIL THIS WILL REQUIRE SPECIAL DESIGN.
3) UNLESS SPECIFIED, THE CONTRACTOR WILL HAVE A CHOICE OF EITHER LEAN GROUT OR BENTONITE.

CITY OF WINDSOR
INFRASTRUCTURE SERVICES

STANDARD LEAN GROUT / BENTONITE PLUG DETAIL (SERVICE CONNECTION)

DRAWN BY: W.A.	DATE: MAY, 2003
REVISION:	CH'KD BY:
CH'KD BY:	PASSED BY:
CITY ENGINEER	AS–526–A

AMICO ENGINEERING INC.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE SHOWN ON THE DRAWINGS FROM THE MOST CURRENT INFORMATION AVAILABLE.
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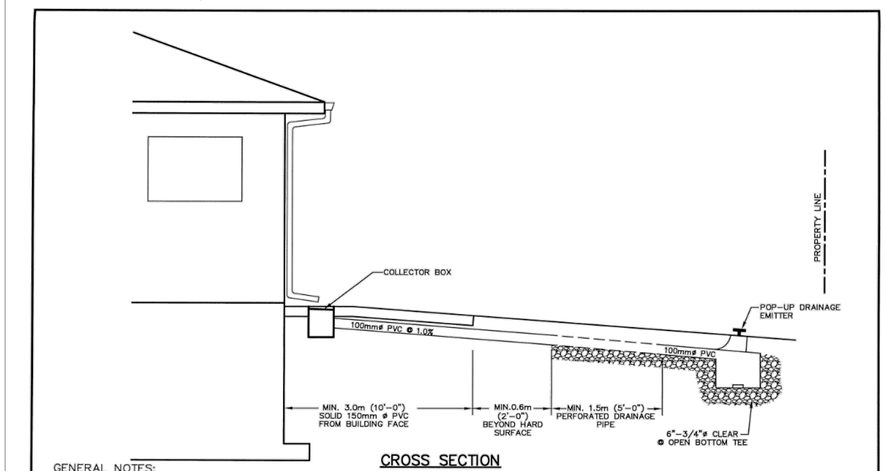


GENERAL NOTES:

N.T.S.

CROSS SECTION

1.) THIS DETAIL SHALL APPLY TO DOWNSPOUTS ADJACENT TO HARD SURFACES WHERE SPLASH BLOCKING IS NOT PERMITTED.

2.) SOLID PVC PIPE SHALL EXTEND A MINIMUM OF 600mm(2'–0") BEYOND ALL HARD SURFACES.

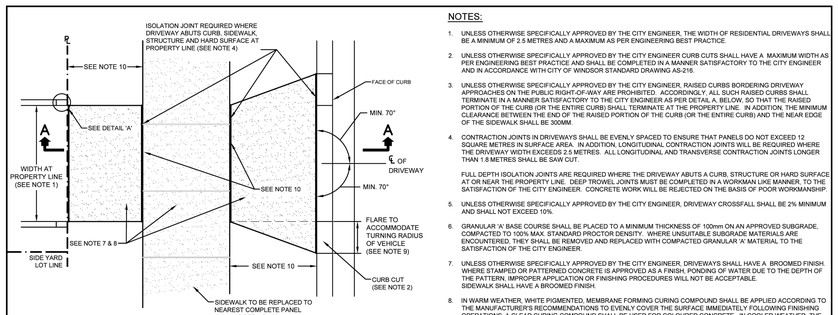
3.) 100mm(4") PVC PIPE TRENCH TO BE BACKFILLED WITH 150mm(6") OF 20mm(3/4") CLEAR STONE AND LINED WITH NON–WOVEN GEOTEXTILE FILTER FABRIC.

4.) THE CHIEF BUILDING OFFICIAL AND CITY ENGINEER MAY APPROVE ALTERNATIVE DETAILS DEPENDING ON SITE SPECIFIC SOIL CONDITIONS AND OTHER CIRCUMSTANCES.

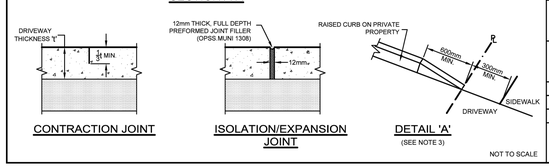
CITY OF WINDSOR
ENGINEERING DEPARTMENT

DOWNSPOUT DISCHARGE ADJACENT TO HARD SURFACING

DR'N BY: M.L.R/A.C.	DATE: JULY, 2021
REVISION:	CH'KD BY: P.W.
CH'KD BY: P.J.U.	PASSED BY:
MARK WINTERTON, CITY ENGINEER	AS–562



SECTION A-A



CONTRACTION JOINT | ISOLATION/EXPANSION JOINT | DETAIL 'A' (SEE NOTE 3)

NOTES:

1. UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER, THE WIDTH OF RESIDENTIAL DRIVEWAYS SHALL BE A MINIMUM OF 2.5 METRES AND A MAXIMUM AS PER ENGINEERING BEST PRACTICE.
2. UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER CURB CUTS SHALL HAVE A MAXIMUM WIDTH AS PER ENGINEERING BEST PRACTICE AND SHALL BE COMPLETED IN A MANNER SATISFACTORY TO THE CITY ENGINEER AND IN ACCORDANCE WITH CITY OF WINDSOR STANDARD DRAWING AS-216.
3. UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER, RAISED CURBS BORDERING DRIVEWAY APPROACHES ON THE PUBLIC RIGHT-OF-WAY ARE PROHIBITED. ACCORDINGLY, ALL SUCH RAISED CURBS SHALL TERMINATE IN A MANNER SATISFACTORY TO THE CITY ENGINEER AS PER DETAIL A, BELOW, SO THAT THE RAISED PORTION OF THE CURB (OR THE ENTIRE CURB) SHALL TERMINATE AT THE PROPERTY LINE. IN ADDITION, THE MINIMUM CLEARANCE BETWEEN THE END OF THE RAISED PORTION OF THE CURB (OR THE ENTIRE CURB) AND THE NEAR EDGE OF THE SIDEWALK SHALL BE 300MM.
4. CONTRACTION JOINTS IN DRIVEWAYS SHALL BE EVENLY SPACED TO ENSURE THAT PANELS DO NOT EXCEED 12 SQUARE METRES IN SURFACE AREA. IN ADDITION, LONGITUDINAL CONTRACTION JOINTS WILL BE REQUIRED WHERE THE DRIVEWAY WIDTH EXCEEDS 2.5 METRES. ALL LONGITUDINAL AND TRANSVERSE CONTRACTION JOINTS LONGER THAN 1.8 METRES SHALL BE SAW CUT.

   FULL DEPTH ISOLATION JOINTS ARE REQUIRED WHERE THE DRIVEWAY ABUTS A CURB, STRUCTURE OR HARD SURFACE AT OR NEAR THE PROPERTY LINE. DEEP TROWEL JOINTS MUST BE COMPLETED IN A WORKMAN LIKE MANNER, TO THE SATISFACTION OF THE CITY ENGINEER. CONCRETE WORK WILL BE REJECTED ON THE BASIS OF POOR WORKMANSHIP
5. UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER, DRIVEWAY CROSSFALL SHALL BE 2% MINIMUM AND SHALL NOT EXCEED 10%.
6. GRANULAR 'A' BASE COURSE SHALL BE PLACED TO A MINIMUM THICKNESS OF 100mm ON AN APPROVED SUBGRADE, COMPACTED TO 100% MAX. STANDARD PROCTOR DENSITY. WHERE UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR 'A' MATERIAL TO THE SATISFACTION OF THE CITY ENGINEER.
7. UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER, DRIVEWAYS SHALL HAVE A BROOMED FINISH WHERE STAMPED OR PATTERNED CONCRETE IS APPROVED AS A FINISH. PONDING OF WATER DUE TO THE DEPTH OF THE PATTERN, IMPROPER APPLICATION OR FINISHING PROCEDURES WILL NOT BE ACCEPTABLE. SIDEWALK SHALL HAVE A BROOMED FINISH.
8. IN WARM WEATHER, WHITE PIGMENTED, MEMBRANE FORMING CURING COMPOUND SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS TO EVENLY COVER THE SURFACE IMMEDIATELY FOLLOWING FINISHING OPERATIONS. A CLEAR CURING COMPOUND SHALL BE USED FOR COLOURED CONCRETE. IN COOLER WEATHER, THE SURFACE OF THE CONCRETE SHALL BE COVERED WITH POLYETHYLENE SHEETING (6mm THICKNESS MIN.) IMMEDIATELY FOLLOWING FINISHING OPERATIONS AND INSULATED TO ENSURE THE TEMPERATURE OF THE CONCRETE IS CONTINUOUSLY MAINTAINED ABOVE 10°C FOR A MINIMUM OF FIVE DAYS.
9. DRIVEWAY MAY FLARE 1.0 METRE (MAX.) AT THE CURB TO ACCOMMODATE THE TURNING RADIUS OF VEHICLES, AS APPROVED BY THE CITY ENGINEER, PROVIDED THE MAXIMUM CURB CUT WIDTH OF 7.0 METRES AND AS PER ENGINEERING BEST PRACTICE IS NOT EXCEEDED (SEE NOTE 2). FLARE NOT TO EXTEND BEYOND EXTENSION OF SIDE YARD LOT LINE.
10. WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND THE NEAR EDGE OF THE SIDEWALK OR THE BACK OF THE SIDEWALK AND THE PROPERTY LINE IS 1.2 METRES OR LESS, THAT PORTION OF THE DRIVEWAY APPROACH MUST BE PLACED INTEGRAL WITH THE SIDEWALK. WHERE THE RESPECTIVE DISTANCE IS GREATER THAN 1.2 METRES, THAT PORTION OF THE DRIVEWAY APPROACH MAY BE PLACED SEPARATELY WITH AN ISOLATION JOINT SEPARATING THE TWO.
11. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY TO BE COMPLETED TO CITY OF WINDSOR STANDARDS, TO THE SATISFACTION OF THE CITY ENGINEER.

NOT TO SCALE

CITY OF WINDSOR
ENGINEERING DEPARTMENT

RESIDENTIAL DRIVE - CONCRETE

DR'N BY: SS, NB, AC, AZ	DATE: APR, 2005
REV. DATE: MAR, 2024	CH'KD BY (ENG): PM, JH
CH'KD BY (GEO/OPS): PJU, AL	PASSED BY: FM
Mark Winterton, CITY ENGINEER (Digitally signed by Mark Winterton Date: 2024.03.27 10:55:31 -04'00')	AS-222

LICENSED PROFESSIONAL ENGINEER
November 2, 2026
K. M. A. MASTRONARDI
100523025
PROVINCE OF ONTARIO

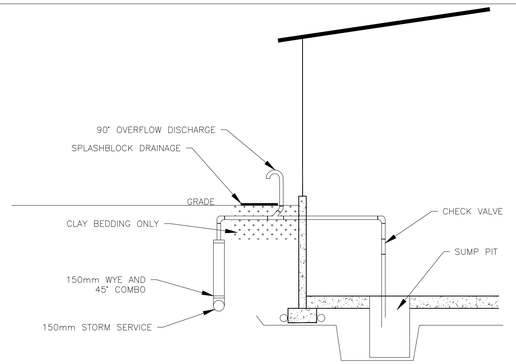
AMICO ENGINEERING

1288 CABANA ROAD
CITY OF WINDSOR

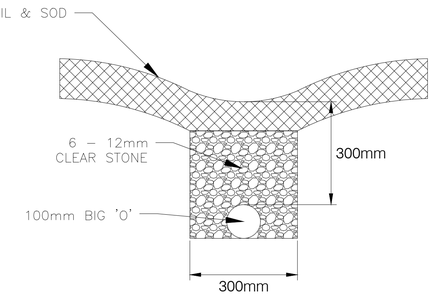
3
Sheet No.

DETAILS

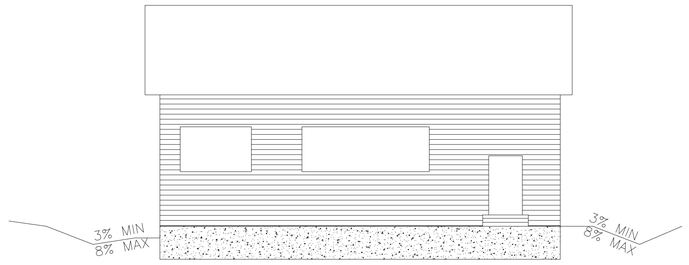
Scale: N.T.S.	Drawn By: ND
Date: September 16, 2026	Checked By: KM



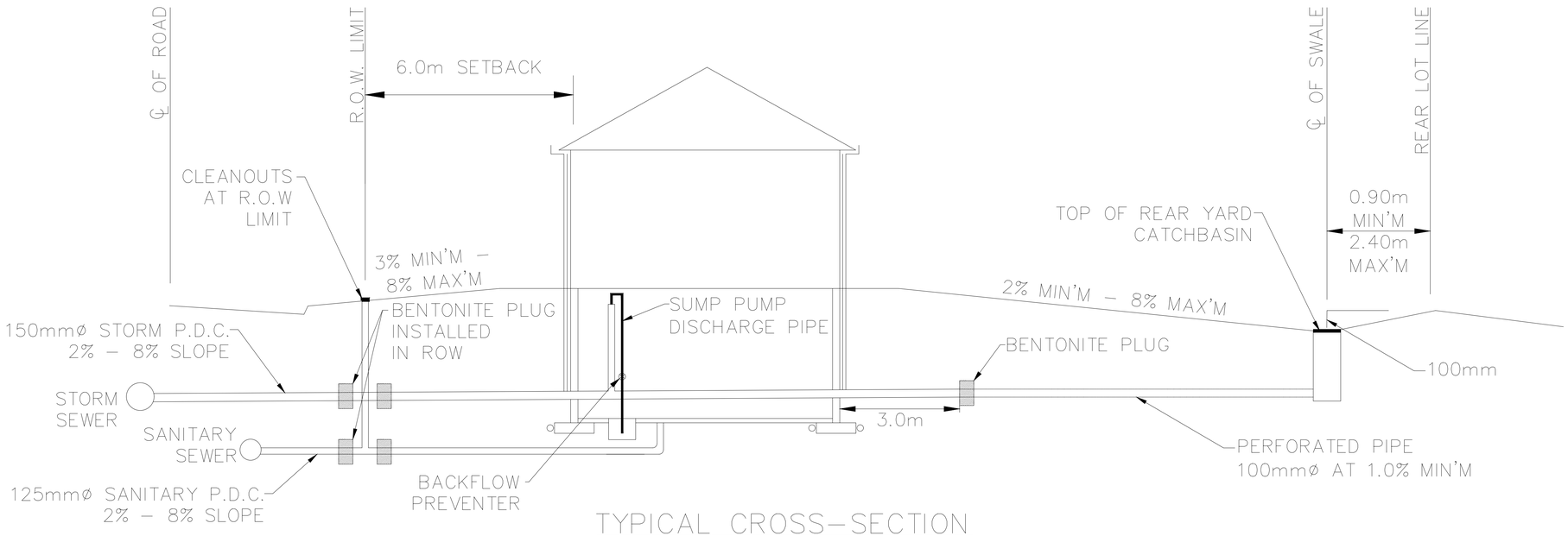
SUMP PUMP DISCHARGE DETAIL



REAR YARD SWALE
SECTION A–B



LOT 1 SECTION PROFILE



TYPICAL CROSS–SECTION
FRONT AND REAR YARD

AMICO ENGINEERING INC.

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LICENSED PROFESSIONAL ENGINEER
November 2nd 2026
K. M. A. MASTRONARDI
100523025
PROVINCE OF ONTARIO

AMICO ENGINEERING

1288 CABANA ROAD
CITY OF WINDSOR

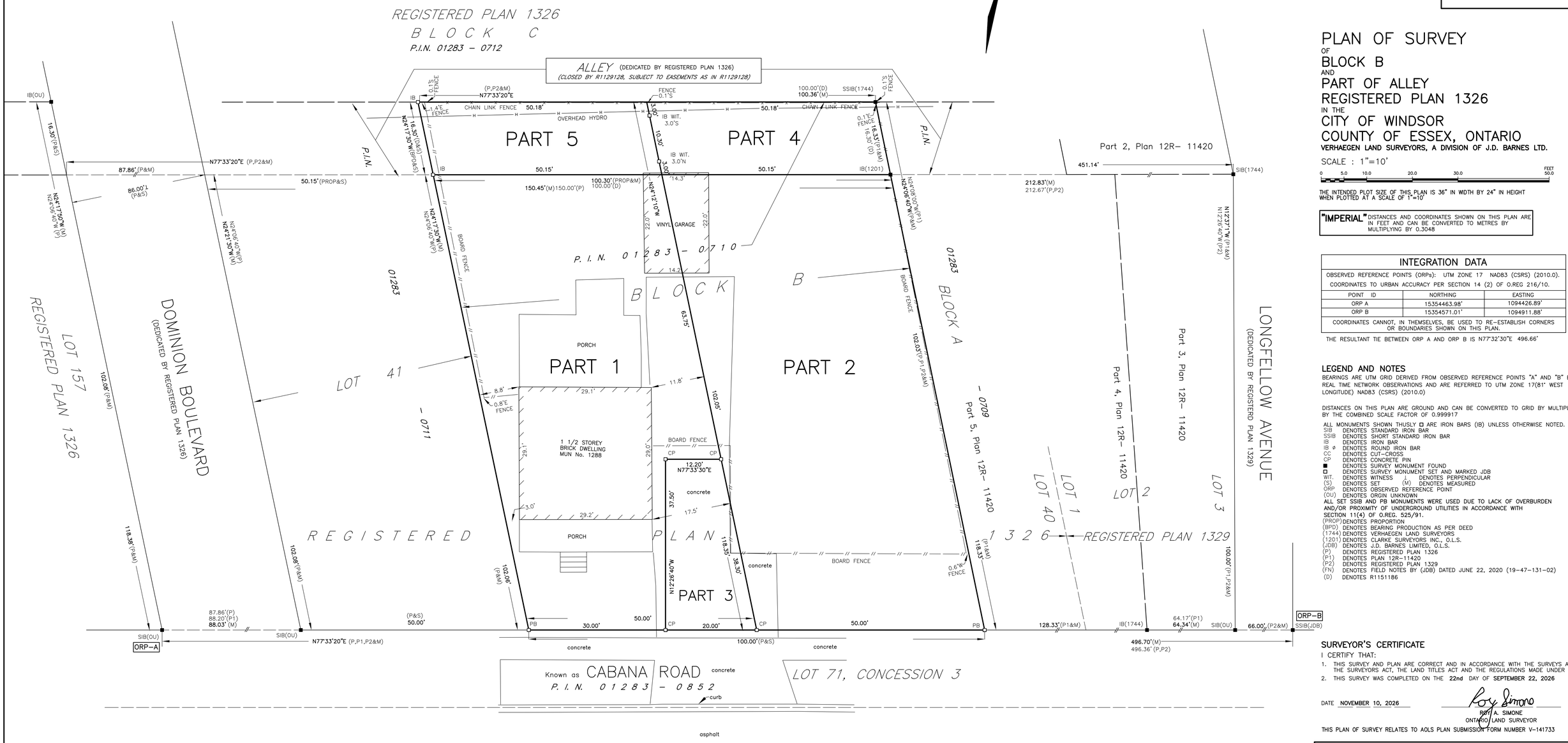
Sheet No.	CROSS-SECTION DETAILS
4	

Scale:	N.T.S.	Drawn By:	ND
Date:	September 16, 2026	Checked By:	KM

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	ALL OF BLOCK B	REGISTERED PLAN 1326	ALL OF 01283–0710
2			
3			
4	PART OF ALLEY		
5			

PARTS 4 & 5 ARE SUBJECT TO AN EASEMENT AS IN INST. No. R1129128

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P,P2	01°30'20"
P1	01°26'50"



PLAN OF SURVEY
OF
BLOCK B
AND
PART OF ALLEY
REGISTERED PLAN 1326
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=10'

0 5.0 10.0 20.0 30.0 FEET 50.0

THE INTENDED PLOT SIZE OF THIS PLAN IS 36" IN WIDTH BY 24" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=10'

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
ORP A	15354463.98'	1094426.89'
ORP B	15354571.01'	1094911.88'
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP A AND ORP B IS N77°32'30"E 496.66'

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17(81° WEST LONGITUDE) NAD83 (CSRS) (2010.0)

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999917

ALL MONUMENTS SHOWN THUSLY ◘ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IB ⊕ DENOTES ROUND IRON BAR
CC DENOTES CUT–CROSS
CP DENOTES CONCRETE PIN
■ DENOTES SURVEY MONUMENT FOUND
◘ DENOTES SURVEY MONUMENT SET AND MARKED JDB
WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED
ORP DENOTES OBSERVED REFERENCE POINT
(OU) DENOTES ORGIN UNKNOWN
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF O.REG. 525/91.
(PROP) DENOTES PROPORTION
(BPD) DENOTES BEARING PRODUCTION AS PER DEED
(1744) DENOTES VERHAEGEN LAND SURVEYORS
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(P) DENOTES REGISTERED PLAN 1326
(P1) DENOTES PLAN 12R–11420
(P2) DENOTES REGISTERED PLAN 1329
(FN) DENOTES FIELD NOTES BY (JDB) DATED JUNE 22, 2020 (19–47–131–02)
(D) DENOTES R1151186

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE **22nd** DAY OF **SEPTEMBER 22, 2026**

DATE **NOVEMBER 10, 2026**

ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–141733

VERHAEGEN LAND SURVEYORS
SURVEYING MAPPING GIS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
SP	RAS	26–47–421–00

CAD File: 26–47–421–00.dwg
CAD Date: November 10, 2026 12:19 PM

File: E–1326–BLK B

Metric • Métrique (24 x 36 in.) (610 x 914 mm)