



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-2026-004**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Ken Stewart, Owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

The subject properties are described legally as **PLAN 980 PT LOTS 103 to 105 RP 51R42987 PART 3** known municipally as **606 Pinegrove Ave** and is zoned “**Residential (R1)**”.

The applicant is proposing to sever the subject lands to create two new residential lots. The first severed lot (Part Lot 2) is proposed to have a lot frontage of approximately 18.29m and a total lot area of approximately 1,266.4m². The second severed lot (Part Lot 1) is proposed to have a lot frontage of approximately 18.29m and a total lot area of approximately 1,268.6m². The retained lot (Part Lot 3) is proposed to have a lot frontage of approximately 16.42m and a total lot area of approximately 1,357.9m².

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, April 16, 2026, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).



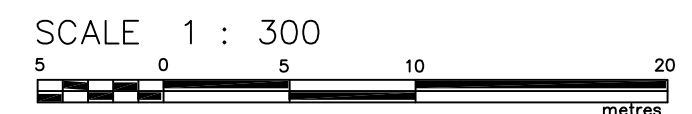
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **March 25, 2026**

Sarah Burton Hopkins,
Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504

SCHEDULE				
PART	LOT	REGISTERED PLAN	P.I.N.	AREA (sq.m.)
1				1268.6
2	PART OF LOTS 103, 104 & 105	980	ALL OF P.I.N. 74001-0077(LT)	1266.4
3				1357.9
4	PART OF LOT 105			4.5

PLAN OF SURVEY OF
PART OF LOTS 103, 104 AND 105
REGISTERED PLAN 980
 GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE



RUDY MAK SURVEYING LTD.

THE INTENDED PLOT SIZE OF THIS PLAN IS
 610MM IN WIDTH BY 457MM IN HEIGHT
 WHEN PLOTTED AT A SCALE OF 1:300

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 0°59'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1).

FOR BEARING COMPARISONS, A ROTATION OF 1°01'55" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P2).

SURVEYOR'S CERTIFICATE

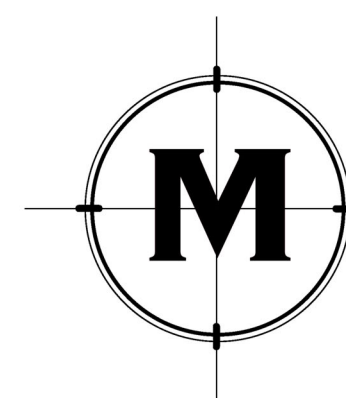
I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE _____ TH DAY OF _____, 2026.

_____, 2026
 DATE

SET BARS
GURJIT MAHANT
 ONTARIO LAND SURVEYOR

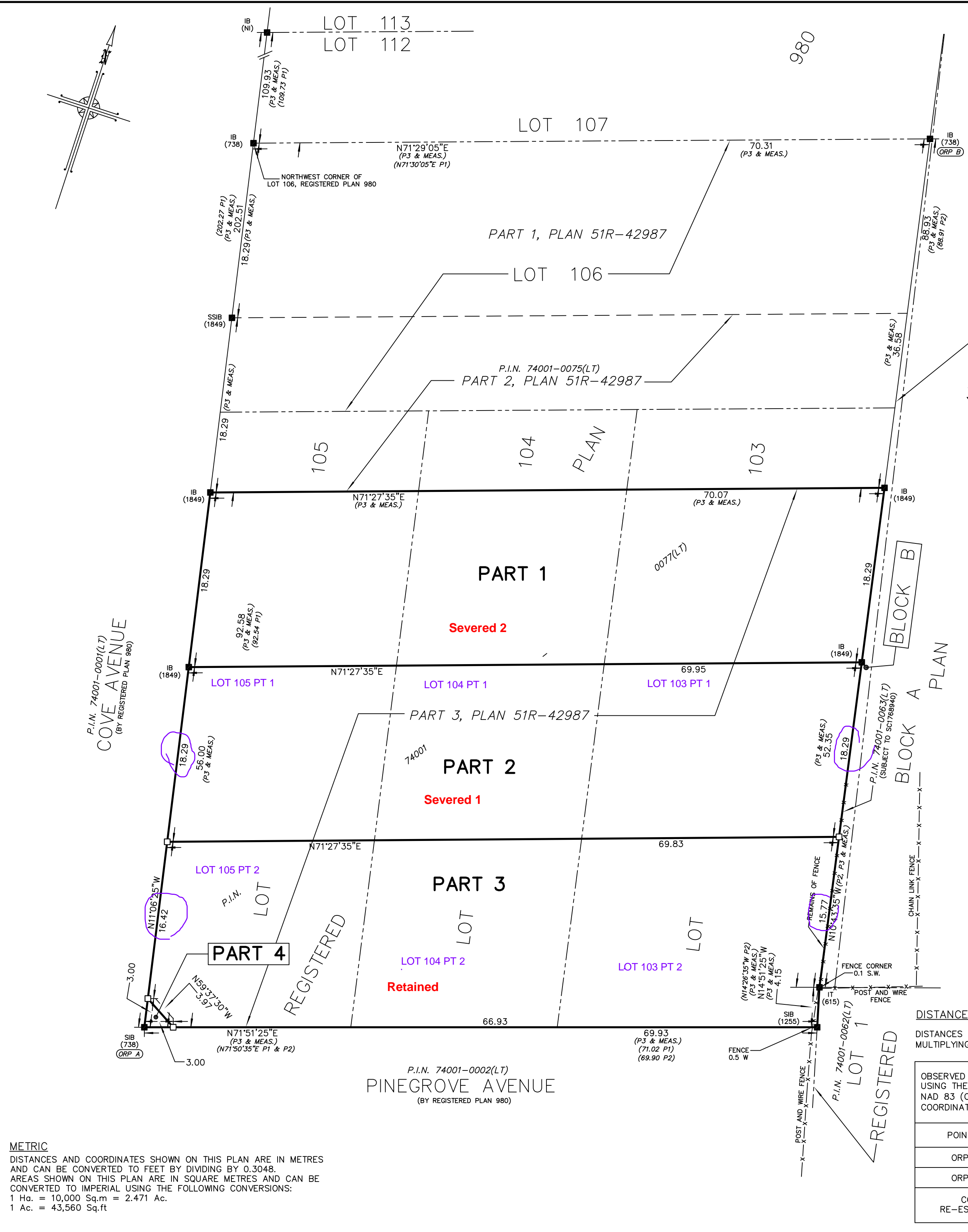
THIS PLAN OF SURVEY RELATES TO AOLS PLAN
 SUBMISSION FORM NUMBER _____



RUDY MAK
SURVEYING LTD.
 ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST
 BARRIE, ONTARIO L4N 9X1 (705) 722-3845
 E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: TM CHECK BY: CM FILE No. 17783_R



LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IT DENOTES IRON TUBE
- x- DENOTES FENCING
- (615) DENOTES J.H. DIAMOND, O.L.S.
- (738) DENOTES R.C. KIRKPATRICK, O.L.S.
- (1255) DENOTES R.C. RAIKES, O.L.S.
- (1849) DENOTES C.A. MacDONALD, O.L.S.
- (NI) DENOTES NO IDENTIFICATION
- (P1) DENOTES REGISTERED PLAN 980
- (P2) DENOTES PLAN OF SURVEY BY: R.C. RAIKES, O.L.S. DATED: SEPTEMBER 28, 1989.
- (P3) DENOTES PLAN 51R-42987

DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999731.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4913200.22	616288.74
ORP B	4913313.36	616337.58

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO IMPERIAL USING THE FOLLOWING CONVERSIONS:
 1 Ha. = 10,000 Sq.m = 2.471 Ac.
 1 Ac. = 43,560 Sq.ft

PLANNING JUSTIFICATION REPORT

[2026-03-11]

Ken Stewart

Contractor/ Land Owner

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am writing to formally present a justification for the proposed severance of a property located at 3183 Cove/606 Pinegrove Avenue to achieve uniformity in property sizes within our community. This decision is pivotal not only for the aesthetic cohesion of our neighborhood but also for optimizing property values and enhancing overall livability.

Rationale for Severance

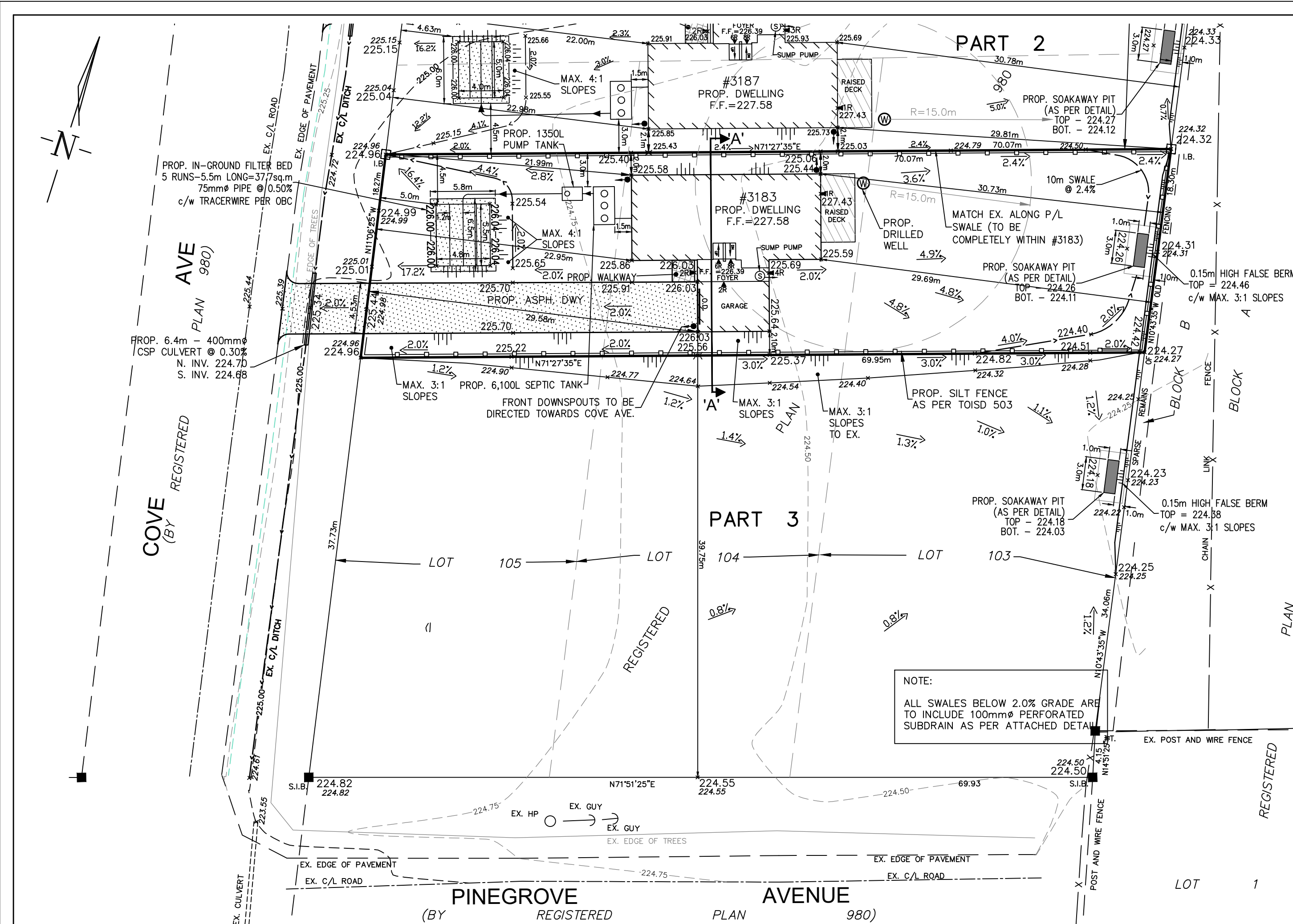
1. **Community Planning:** Our community has observed a growing trend towards property size standardization, which contributes to a cohesive visual appeal and facilitates better integration among neighboring properties. By severing the property, we can ensure that all plots continue to be harmonious. 75-80% of properties in the surrounding area are 60x200.

2. **Enhanced Marketability:** Uniform property sizes tend to attract potential buyers, as they create a sense of predictability and fairness in property values. This severance aligns with current market expectations, benefiting both existing and future residents by maximizing property desirability.

4. **Improved Infrastructure:** Adjusting property sizes allows for better planning of community infrastructure, such as utility placements, drainage systems, and landscaping. This, in turn, enhances the overall functionality and safety of the community.

In conclusion, severing the property at 3183 Cove/606 Pinegrove Avenue is a critical step towards maintaining the integrity and desirability of our community. By ensuring consistent property sizes, we can create a more favorable living environment that meets the needs and expectations of our residents.

I appreciate your consideration of this proposal and look forward to your response.



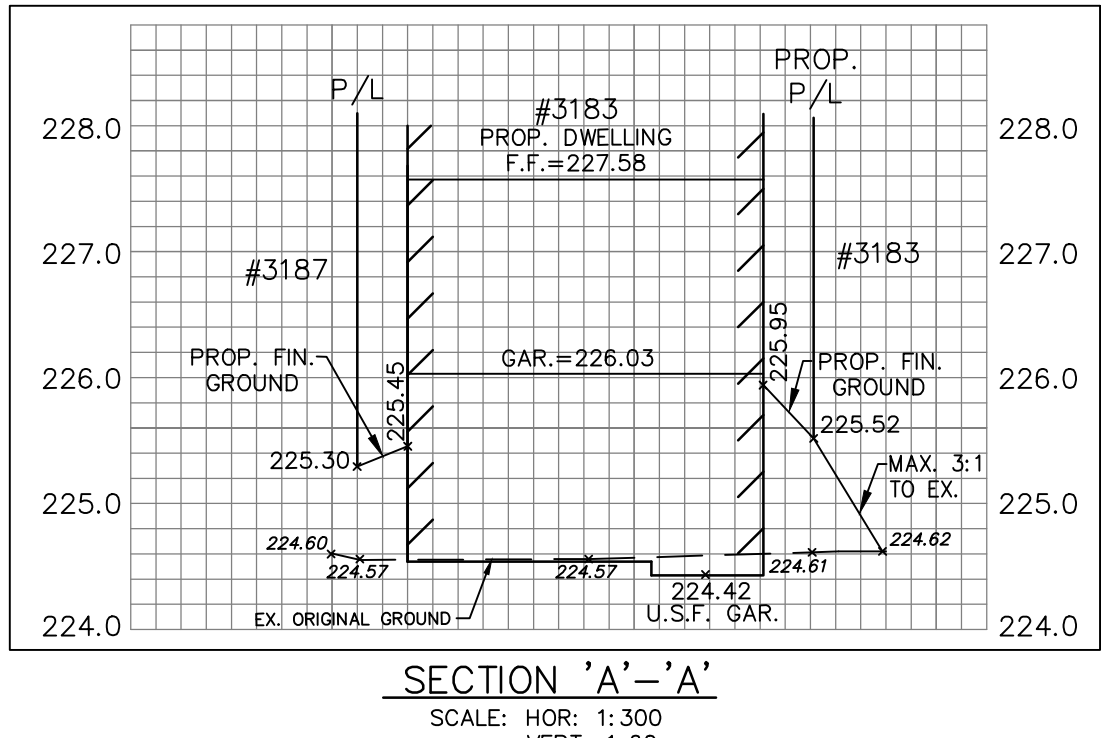
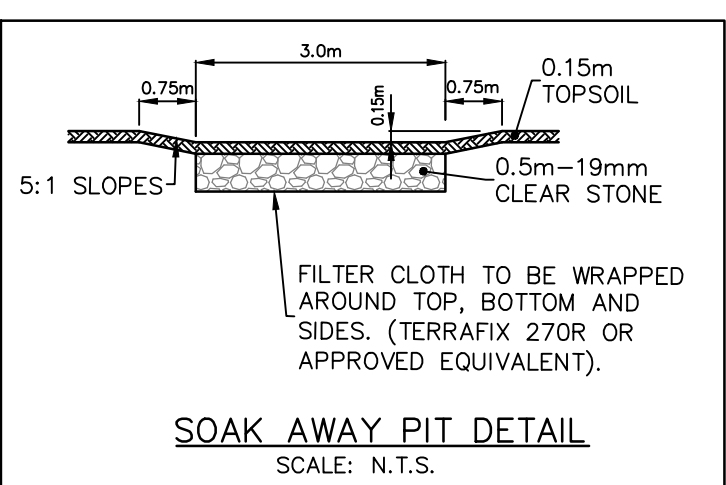
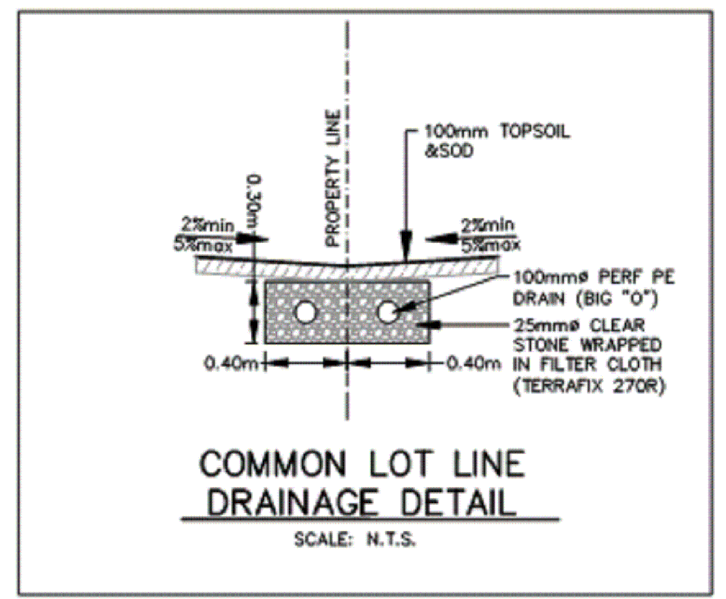
PART 3--LOT STATISTICS
ZONE R1

	REQUIRED	PROVIDED
LOT AREA (sqm)	1400 (MIN)	3897.94
FRONT YARD (m)	8.0m (MIN)	21.92m
REAR YARD (m)	6.0m (MIN)	29.68m
INTERIOR SIDE YARD (m)	1.5 (MIN)	2.12m
EXTERIOR SIDE YARD (m)	6.0 (MIN)	39.63m
COVERAGE (%)	35% (MAX)	4.4%
HEIGHT (m)	9.0m (MAX)	<9.0m

PART 3 BUILDING ELEVATIONS

F.F.	227.58
T.F.W.	228.29
FOYER	228.39
B.T.F.	224.91
U.S.F.	224.47
GARAGE	226.03
T.F.W. GARAGE	226.23
U.S.F. GARAGE	224.42

NOTE: T.F.W. = TOP OF FOUNDATION WALL



SEPTIC SYSTEM GENERAL NOTES

- ALL COMPONENTS OF THE PRIVATE WASTE DISPOSAL SYSTEM SHALL CONFORM TO THE ONTARIO BUILDING CODE REGULATIONS.
- THE OWNER, CONTRACTOR, OR CONSULTANT SHALL PROVIDE REASONABLE NOTICE FOR THE INSPECTION OF:
 - THE TEST HOLE.
 - THE BASE EXCAVATION FOR A RAISED LEACHING BED WITH MANTLE(S) AND
 - AFTER TANK(S) AND DISTRIBUTION PIPING INSTALLATION. BACKFILLING SHALL NOT PROCEED UNTIL INSPECTION AND APPROVAL OF THE SEWAGE SYSTEM AT EACH OF THE ABOVE STAGES.
- CONSTRUCTION OF THE SEWAGE SYSTEM IS TO BE INITIATED AND COMPLETED BY ONE LICENSED CONTRACTOR. FILL MATERIAL AND TOPSOIL COVERAGE OF THE SEWAGE SYSTEM IS TO BE PLACED UNDER DIRECTION OF THE LICENSED CONTRACTOR TO ENSURE THE SEWAGE SYSTEM IS NOT ADVERSELY AFFECTED BY THESE OPERATIONS.
- THE BASE EXCAVATION OF A FILTER BED AND MANTLE IS TO BE SCARIFIED PRIOR TO PLACING IMPORTED FILL. NO EQUIPMENT (RUBBER TRED OR TRACKED) IS TO COME IN DIRECT CONTACT WITH SCARIFIED SOIL. IMPORTED MATERIAL IS TO BE BLADED ONTO THE SCARIFIED AREA IN 200MM TO 250MM LIFTS AND TRACK COMPACTED. FILL MATERIAL FOR LEACHING BED MUST MEET THE SPECIFICATIONS OF THIS DIVISION.
- DISPOSAL BED AREAS SHALL BE TOPSOILED, SEEDED AND MULCHED UPON COMPLETION TO CONTROL EROSION.
- NO LANDSCAPING INVOLVING DECKS, BERMS, FOUNDATIONS, PATIOS, WALKWAYS, DRIVEWAYS OR NEWLY PLANTED TREES SHALL BE PERMITTED IN THE SEPTIC SYSTEM AREA.
- NO STRUCTURES, INCLUDING ANTENNA FOUNDATIONS, SWIMMING POOLS, ACCESSORY BUILDINGS, HEAT PUMP EXCHANGE GRIDS, OR TENNIS COURTS, SHALL BE PERMITTED IN THE SEPTIC SYSTEM AREA.
- NO AUTOMATIC WATER SPRINKLER DEVICES SHALL BE LOCATED EITHER WITHIN THE FILTER BED AREA OR CLOSE ENOUGH TO THE ACTIVE LEACHING BED AREA SO THAT THEY ADVERSELY AFFECT THE OPERATION OR EFFECTIVENESS OF THE FILTER BED.
- THE BUILDING SUMP, WATER SOFTENER BACKWASH, FURNACE CONDENSATE DISCHARGE AND EAVSTROUGH DOWNSPOUTS SHALL NOT BE CONNECTED TO THE SEWAGE SYSTEM. DIRECT ALL SUCH FLOWS TO APPROVED OUTLETS LOCATED AWAY FROM FILTER BED AND TANK AREAS.
- TRACER WIRE TO BE PROVIDED AS PER OBC

FILTER BED NOTES:

The Filter Bed consists of a 750 mm depth of filter sand. A vertical separation of 900 mm is required between the base of the stone distribution layer in the Filter Bed, and any underlying rock, water table, or soil with a T time greater than 50 min/cm.

FILTER MEDIUM NOTES:

The filter medium shall be clean sand comprised of particles ranging in size between the limits of:

- An effective size of 0.25 mm with a uniformity coefficient not less than 3.5,
- An effective size of 2.5 mm with a uniformity coefficient not greater than 1.5, and
- Having a uniformity coefficient not greater than 4.5.

In order to ensure that a material meets these specifications, a grain size analysis shall be performed on a representative sample from the pit. The resulting grain size curve should be plotted on a graph that shows the permissible limits for filter sand material. This analysis must be performed regularly to ensure that a consistent quality of filter material is being produced, ideally every six months.

EROSION CONTROL NOTES:

- ALL TEMPORARY SEDIMENTATION FENCING, DRAINAGE SWALES, MUD MATS AND ROCK CHECK DAMS ON THE SITE SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF SITE WORKS.
- ALL SEDIMENTATION CONTROL MEASURES TO BE INSPECTED REGULARLY AND MAINTAINED IN PROPER WORKING ORDER DURING SITE GRADING AND TO REMAIN IN PLACE UNTIL COMPLETION OF RESTORATIVE MEASURES.
- MAXIMIZE SITE DRAINAGE TO SWALES VIA SHEET DRAINAGE OR SWALES IF NECESSARY AS SITE GRADES ARE COMPLETED.
- ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED BY SEEDING (IF SEEDING IS APPROPRIATE DURING CURRENT SEASON).
- ALL DISTURBED AREAS TO BE RESTORED WITH A MIN. 100mm TOPSOIL, THEN MULCHED AND SEEDED WITH NATIVE GRASSES IMMEDIATELY FOLLOWING COMPLETION OF GRADING.

LOADING AREA NOTES:

The loading area must be constructed of imported fill material when:

- The T time of the native soil exceeds 15 min/cm.
- There is insufficient soil depth (0.25m) extending for at least 15 m beyond the outer distribution pipe in any direction in which the effluent will move laterally;
- The percolation time of the filter media will not satisfy the requirements of Sentence 8.7.4.2(2). In all cases, the material used for the loading area must meet the 75% rule. Since the T-time of filter sand is generally between 4 - 8 min/cm, imported material for the loading area with a maximum of 10 min/cm is required.

CONSTRUCTION NOTES:

Proper Backfilling Practices:
OBC requires that filter beds be backfilled with leaching bed fill so as to ensure that, after the leaching bed fill settles, the surface of the leaching bed will not form any depressions. The Code requires the depth of cover to be a minimum of 300 mm and a maximum of 600 mm over the stone in any leaching bed system, whether it is an absorption trench bed, filter bed or area bed (the only exception to this requirement is shallow buried trench). After placing the stone and distribution piping, the stone layer should be covered with a layer of geotextile to prevent backfill soil from entering the stone layer. It is recommended that Filter beds be completely backfilled with septic sand (T < 15 min/cm, which is typically the same sand as used for the mantle), then subsequently covered with a thin layer of topsoil (e.g. 100 to 150 mm).

In the case of a raised filter bed, complete the side slopes (berm) and cover the separation layer with 300 mm of backfill soil. The berm around the perimeter of the mound should extend at least 900 mm outward in all directions from the top of the aggregate layer. The berm should have a 3(H):1(V) side slope and consist of clean topsoil free of rocks, rubble and vegetation in order to maintain aerobic conditions in the bed and protect side slopes from erosion. Several system failures are attributed to the backfill having too much clay content. If the cover is too thick or clay content too high, then after the soil settles it will seal the bed and can result in failure.

Additional recommendations:

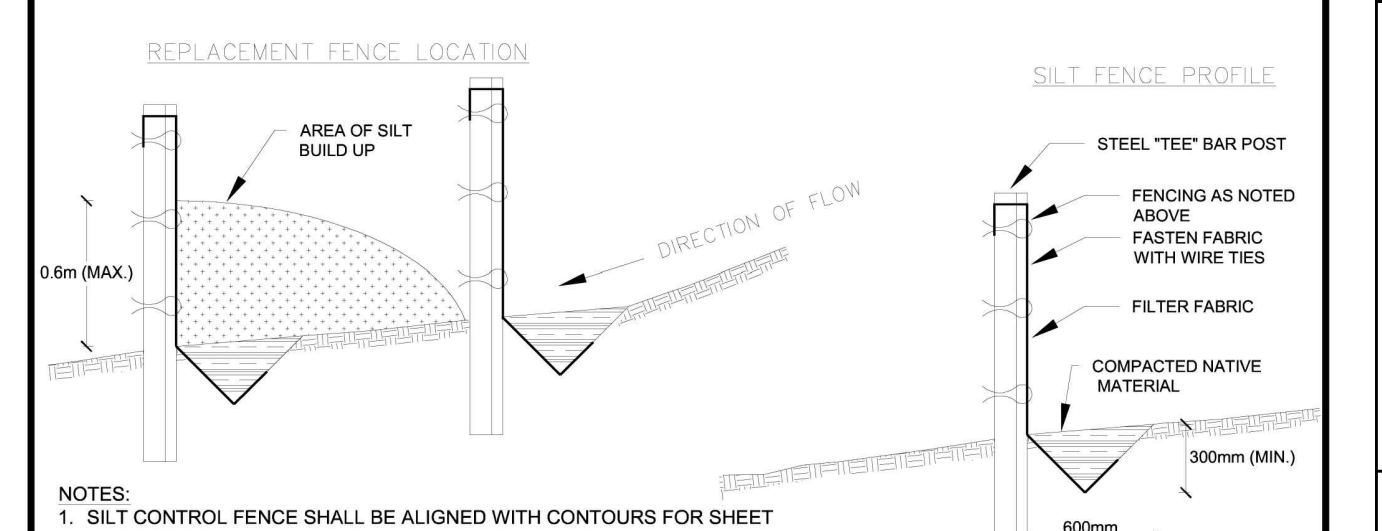
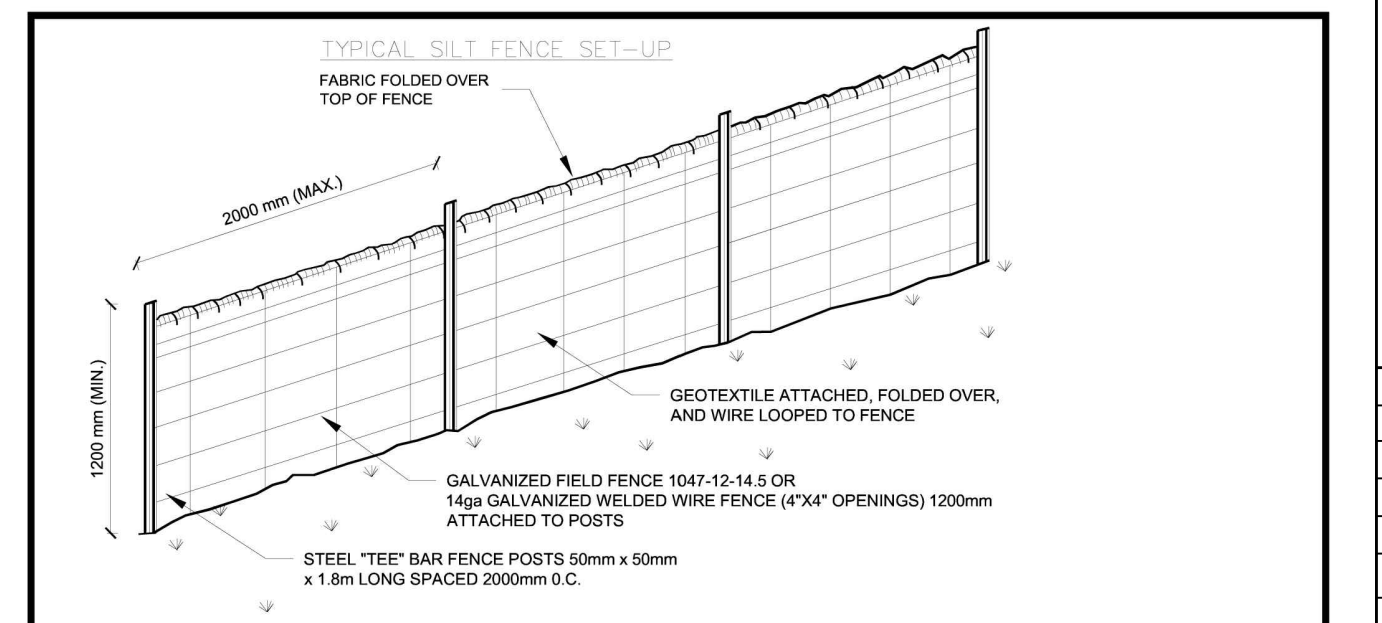
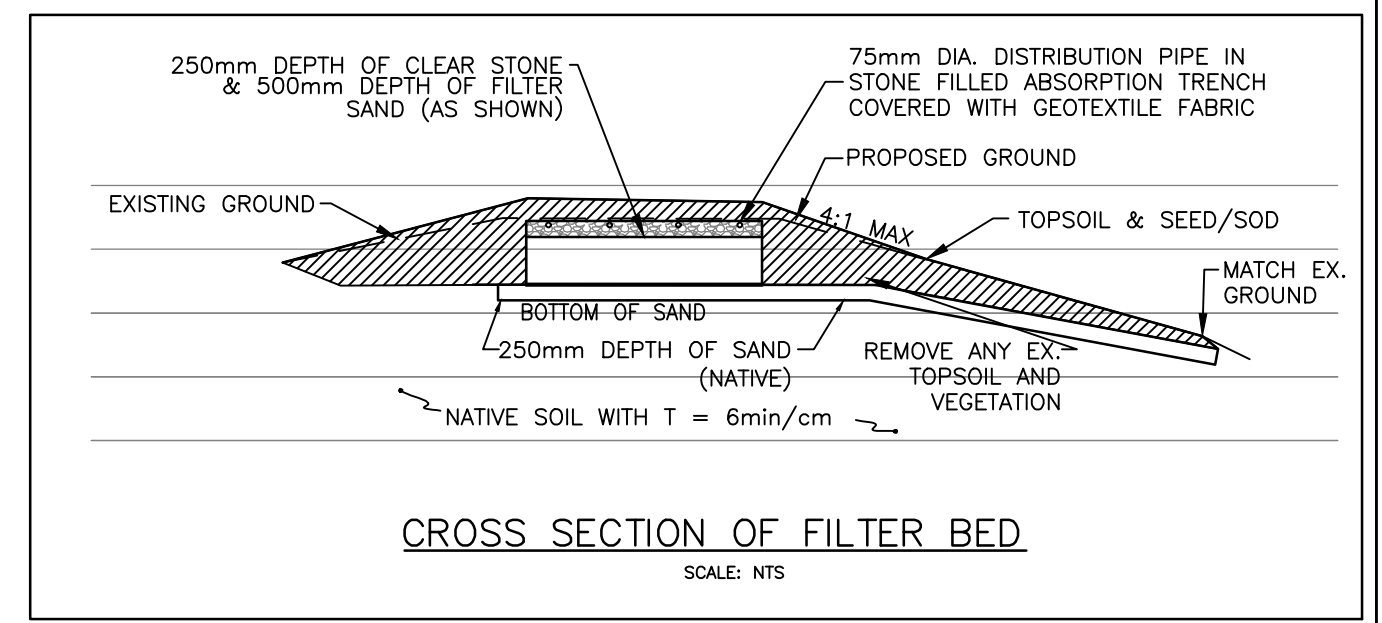
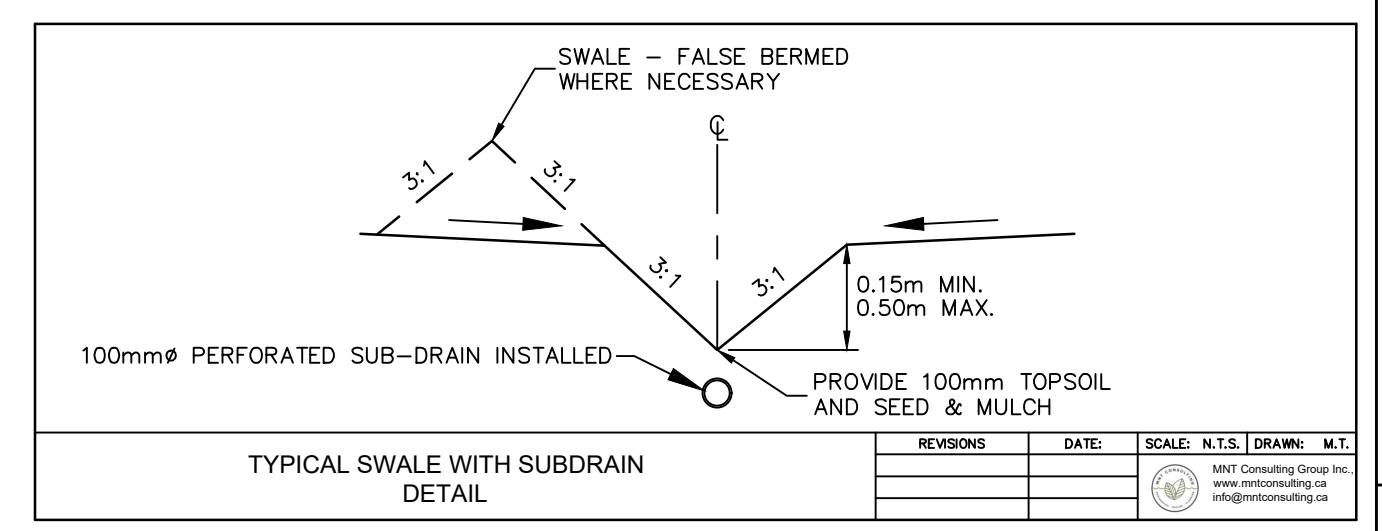
- Avoid construction on wet soil to reduce compaction and smearing.
- Use low-load, tracked construction vehicles and always keep sand between the vehicle and soil during construction.
- Add the sand, berm soil and aggregate from the upslope side.
- Keep all equipment and vehicles off the absorption area at all times.
- Keep all equipment and vehicles off the undisturbed area down slope of the raised sand bed at all times.
- Lightly compact the berm to limit lateral flow.

LOT GRADING NOTES

- ALL DIMENSIONS AND GRADE ELEVATIONS ARE EXPRESSED IN SI UNITS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- UNDERSIDE OF FOOTING SHOWN IS TAKEN FROM ARCHITECTURAL PLANS AND MAY NOT REPRESENT ACTUAL FOOTING DEPTH.
- FOOTINGS MUST BEAR ON NATIVE, UNDISTURBED SOIL OR ROCK, AND BE A MINIMUM OF 1.22m BELOW FINISHED GRADE.
- EXTERIOR CLADDING, THRESHOLDS, AND WINDOW SILLS SHALL BE A MINIMUM OF 150mm ABOVE FINISHED GRADE.
- DRIVEWAYS MUST BE CLEAR OF LIGHT STANDARDS AND OTHER UTILITIES BY A MIN. OF 1.0m.
- ANY ABOVE GROUND UTILITIES NOT MEETING THE ABOVE NOTED MINIMUM CLEARANCES FROM A PROPOSED DRIVEWAY ARE TO BE RELOCATED AT THE BUILDERS EXPENSE.
- EXISTS DOWNSPOUTS MUST DISCHARGE ONTO SPLASH-PADS; CONNECTIONS TO SEPTIC SYSTEM ARE NOT PERMITTED
- PROPOSED STORM SERVICE IS TO DISCHARGE VIA SUMP PUMP, 0.30m ABOVE FINISHED GRADE. DISCHARGE PIPE TO BE LOCATED.

WATER SUPPLY

- PROPOSED DRILLED WELL.



- NOTES**
- SILT CONTROL FENCE SHALL BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
 - SILT CONTROL FENCE SHALL BE USED IN AREAS OF LOW SEDIMENT YIELD ON SLOPE THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 'CHART F4-3C' TOPOGRAPHIC FACTOR IS BASED ON SLOPE LENGTH AND GRADIENT.
 - SILT CONTROL FENCE SHALL BE INSTALLED WITH FILTER FABRIC EXTENDING TO A HEIGHT OF 1200mm AND TOED INTO THE SOIL. A MINIMUM DEPTH OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 80% IN-SITU SOIL STRENGTH.
 - STEEL 'TEE' BAR POSTS ARE TO BE SPACED MAX. 2000mm ON CENTRE.
 - FILTER FABRIC SHALL BE BACKFILLED WITH COMPACTED 19mm CRUSHER RUN LIMESTONE IN FROZEN CONDITIONS.
 - GEOTEXTILE FABRIC SHALL BE TERRATEX SD NON-WOVEN OR APPROVED EQUIVALENT COMPOSED OF NON-WOVEN U.V. STABILIZED MATERIAL.
 - FILTER FABRIC SHALL BE FOLDED OVER THE TOP OF THE FENCE AND FASTENED AT 300mm INTERVALS.

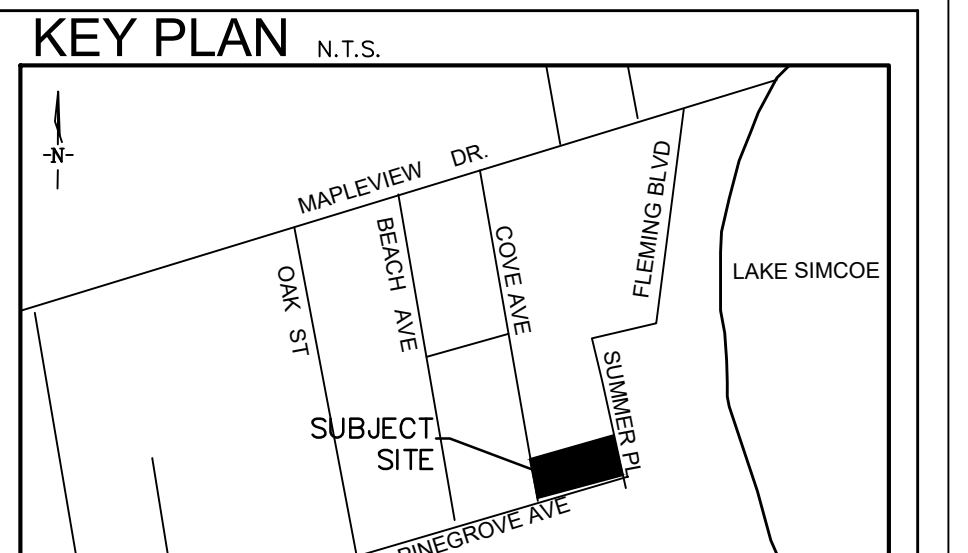
SILTATION CONTROL FENCING

DRAWN: AAA
SCALE: N.T.S.

APPROVED: M.D.
DATE: APRIL 2015

METRIC
ALL DIMENSIONS IN mm
UNLESS OTHERWISE NOTED

TOISD
503



SURVEY NOTES:

- TOPOGRAPHIC INFORMATION BY JOE TOPO SURVEY.
- LEGAL INFORMATION OBTAINED FROM C.A. MACDONALD SURVEYORS. FILE NO 20-3043

BENCHMARK = 226.94
TOP OF IRON BAR LOCATED AT THE SOUTH WEST CORNER OF LOT 78 AND HAVING AN ELEVATION OF 226.94m

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES, OMISSIONS, OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT. NO WORK IS TO PROCEED BEFORE CLARIFICATION OF THE DISCREPANCIES, ERRORS, OR OMISSIONS IS RECEIVED FROM THE CONSULTANT.
- ALL EXISTING CONDITIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ONLY LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.
- ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT, AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.
- PRIOR TO ANY WORKS ON MUNICIPAL PROPERTY A ROAD OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE TOWN OF INNISFIL.
- PRIOR TO ANY WORKS ON COUNTY PROPERTY A ROAD OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE COUNTY OF SIMCOE.
- CONTRACTOR TO VERIFY ALL INFORMATION PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND:

- EX. EOP: EXISTING EDGE OF PAVEMENT
- EX. EOS: EXISTING EDGE OF SHOULDER
- EXISTING DWELLING
- PROPOSED DWELLING
- EXISTING CONTOUR
- PROP. NUMBER OF STEPS
- PROPOSED WELL
- SURFACE DRAINAGE & GRADE
- PROPOSED SLOPE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SEPTIC TANK
- PROPOSED SEPTIC BED
- PROP. DRIVEWAY
- DOWNSPOUT LOCATION
- SILT FENCE AS PER TOISD 503

NO.	DESCRIPTION	DATE	BY	APPR'D
2	2nd SUBMISSION	MAY 22/25	GEMCAD INC	M.D.
1	1st SUBMISSION	MAR. 26/25	GEMCAD INC	M.D.

SCHEDULE OF REVISIONS

ENGINEER'S SEAL
M.N. DADA ORTIZ
100115813
PROVINCE OF ONTARIO

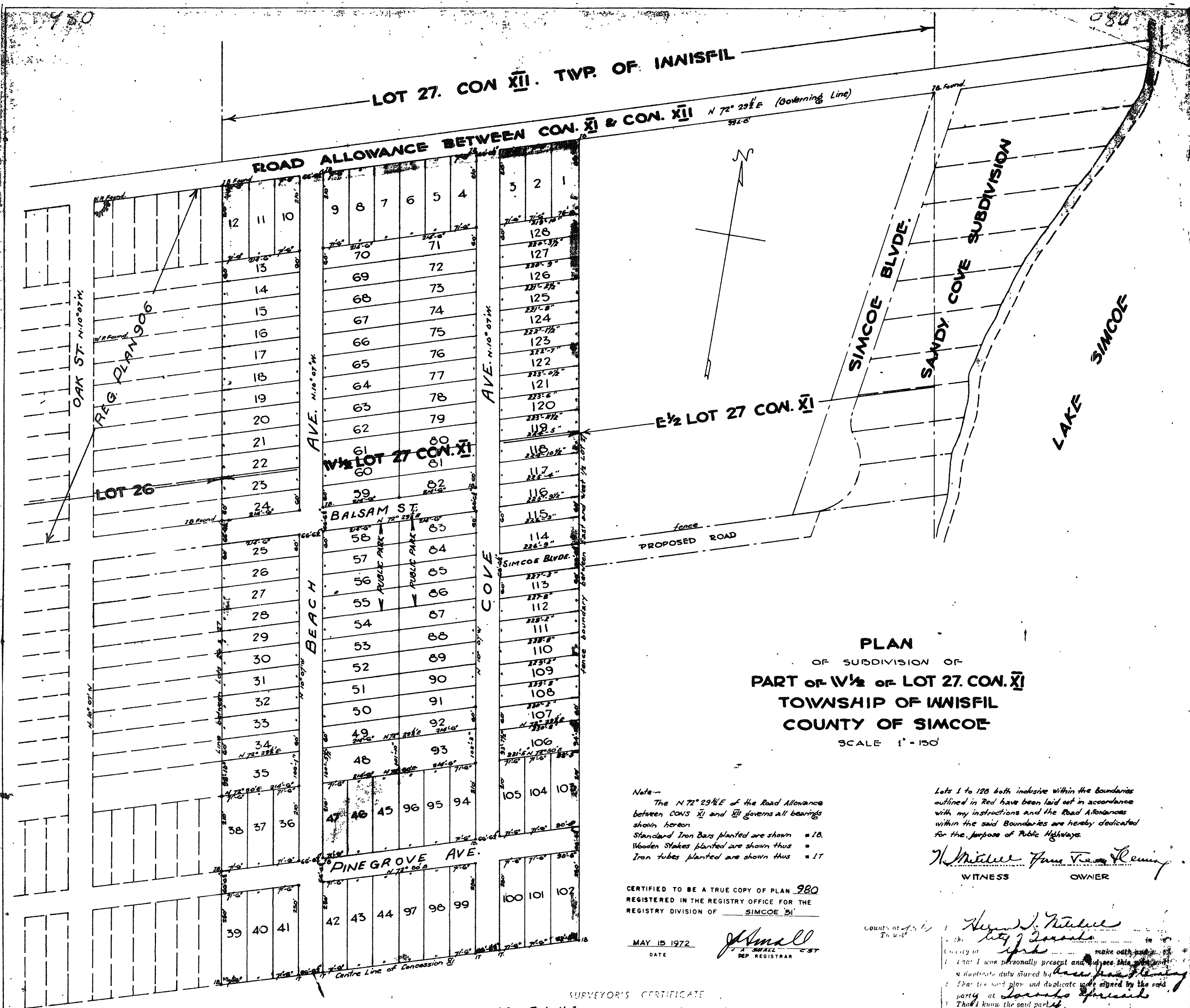
PROJECT: LOT 106 REGISTERED PLAN 980 #3183 COVE AVENUE #606 PINEGROVE AVENUE TOWN OF INNISFIL

TITLE: LOT DEVELOPMENT PLAN

MNT Consulting Group Inc.,
www.mntconsulting.ca
info@mntconsulting.ca

TOWN OF INNISFIL
PLANNING AND DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

DRAWN: GEMCAD INC. SCALE: 1:300 DWG. No. SP-1
DESIGNED: M.D.
CHECKED: M.D.



PLAN
OF SUBDIVISION OF
PART OF W 1/2 OF LOT 27, CON. XI
TOWNSHIP OF INNISFIL
COUNTY OF SIMCOE
SCALE 1" = 150'

Note—
The N 72° 29' 1/2" E of the Road Allowance between CON. XI and CON. XII governs all bearings shown hereon
Standard Iron Bars planted are shown ■ 18.
Wooden Stakes planted are shown thus ■
Iron tubes planted are shown thus ■ 17

Lots 1 to 128 both inclusive within the boundaries outlined in Red have been laid out in accordance with my instructions and the Road Allowances within the said boundaries are hereby dedicated for the purpose of Public Highways.

H. Miller *Fleming*
WITNESS OWNER

CERTIFIED TO BE A TRUE COPY OF PLAN 980 REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF SIMCOE DISTRICT

MAY 15 1972
DATE
J. Small
REG. REGISTRAR

SURVEYOR'S CERTIFICATE

John S. Leitch
I was present at and personally supervised the survey of the above described plan and certify that the same has been accurately made in accordance with the requirements of the Survey Act and The Registry Act relating thereto.
Dated at Toronto the 15th day of March 1972

We certify that this plan is a duplicate copy of a plan (being a subdivision of W 1/2 LOT 27, CON. XI TWP. OF INNISFIL) prepared by us for G.O. Fleming and dated 15th day of March A.D., 1950
J. Leitch
O. L. Surveyors

FIELD NOTES

I hereby certify that this plan represents a true copy of the field notes taken in connection with the survey thereof.
J. Leitch
O. L. Surveyors
March 15th 1972

Registrars Certificate
This is to certify that this plan has been duly recorded in the Registry Office for the Registry Division of the County of Simcoe this 13th day of April A.D. 1979 at 10.00 o'clock A.M. as Plan No. 980.
G. G. Cameron
Registrar

County of Simcoe
I, the undersigned, do hereby certify that I was personally present and did see this plan and a duplicate duly signed by *G.O. Fleming* and that the said plan and duplicate were signed by the said party at *Levada, Ontario* and that I know the said party.
That I am a subscribing witness to the said signing.
Sworn before me at *Levada, Ontario* this 17th day of *March* 1972
H. Miller
A Commissioner, etc.