

RECEIVED  
CITY OF THOROLD

MAR 14 2023

PLANNING  
& DEVELOPMENT

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R-PE Surveying Ltd.  
Ontario Land Surveyors

643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3

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Tel: (416) 635-5000, Fax: (416) 635-5001

Tel: (905) 264-0881, Fax: (905) 264-2099

## FRONTAGE & AREA CERTIFICATE

Block 219  
Plan 59M-495  
City of Thorold  
(Being Plan 59R-17609)  
Acad File 22-091R06.dwg  
Our File No.: 22-091

I, I. A. Abraham, an Ontario Land Surveyor of the City of Vaughan, hereby certify that the frontages and areas listed below have been calculated from a Reference Plan prepared for Part Lot Control Exemption.

### Frontage by Municipal Definition (7.5m Setback) (Metres)

### Part Number Area (Square Metres)

|   |        |      |
|---|--------|------|
| 1 | 252.44 | 9.18 |
| 2 | 178.75 | 6.10 |
| 3 | 177.13 | 6.10 |
| 4 | 226.44 | 7.80 |

FEB. 22

, 2023

Date

22-091-f&a-cert-R06.doc



I. A. Abraham  
Ontario Land Surveyor

MAR 14 2023

PLANNING  
& DEVELOPMENT

PLAN OF SURVEY OF  
BLOCK 219  
PLAN 59M-495  
CITY OF THOROLD  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:300  
10m 5m 0 10m 20metres

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METRIC

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. 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 8<sup>th</sup> DAY OF FEBRUARY, 2023.

DATE FEBRUARY 17, 2023.

I. A. ABRAHAM  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS  
PLAN SUBMISSION FORM NUMBER 2205487.

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT.

DATE FEBRUARY 17, 2023

I. A. ABRAHAM, O.L.S.

PLAN 59R-17609

RECEIVED AND DEPOSITED

DATE FEB. 21, 2023

"CAROLYN WATSON"

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF NIAGARA SOUTH (No.59)

SCHEDULE

| PART(S)            | ALL OF BLOCK | PLAN    | ALL OF P.I.N. |
|--------------------|--------------|---------|---------------|
| 1 TO 4 (INCLUSIVE) | 219          | 59M-495 | 64057-1147    |

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 59M-495
- P DENOTES PORCH
- Ⓢ DENOTES PROPERTY LINE WITHIN DEMISING WALL
- (RPE) DENOTES R-PE SURVEYING LTD., O.L.S.
- SCP DENOTES SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS BY CHAMBERS AND ASSOCIATES SURVEYING LTD. O.L.S.  
UNLESS NOTED OTHERWISE.

ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.  
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (CSRS)(2010.0), DERIVED FROM:

SCP 00819700813 NORTH 4772240.623 EAST 646551.092  
SCP 00819950288 NORTH 4772830.583 EAST 646976.036

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS-2010.0), TO URBAN ACCURACY  
PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY  
THE COMBINED SCALE FACTOR OF 0.999827.



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Website: www.r-pe.ca  
DRAWN: V.K.  
CAD FILE No. 22-091R06

CHECKED: I.A.A./T.S.  
JOB No. 22-091

Feb 09, 2023 - 11:01:56

