

JUST LISTED

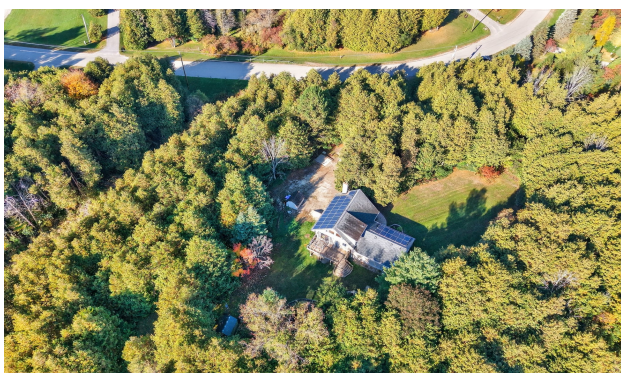
21

# Charming Chalet- Style Home

7 Margaret Avenue  
Everett, Ont. L0M 1J0  
MLS® N12463851



**Brian Lafazanos**  
SALES REPRESENTATIVE  
(647) 333-2523



Call me to view the home, or book an appointment:  
[www.7Margaret.com](http://www.7Margaret.com)

## Friendly Rural Community

**\$899,900.00**

- Cathedral ceilings + massive windows fill the living room with light
- Open-concept main floor with warm pine floors throughout
- Wood-stove ready — chimney piping already installed
- Kitchen with wood cabinetry, crown molding, pull-outs, tile backsplash + coffee bar
- Newer Samsung appliances – double-oven stove + fridge with ice & water

## FEATURES

<b>Bedrooms:</b>	3+1
<b>Bathrooms:</b>	3
<b>Living Area:</b>	1,714 Sqft
<b>Lot Size:</b>	2.3 Acres
<b>Property:</b>	

Outside, enjoy the fire-pit area, mature trees, and rear balcony measuring about 10' x 24' overlooking your private property.

**Brian Lafazanos**  
SALES REPRESENTATIVE  
[brian.lafazanos@century21.ca](mailto:brian.lafazanos@century21.ca)  
[brian-lafazanos.c21.ca](http://brian-lafazanos.c21.ca)  
(647) 333-2523

CENTURY 21 HERITAGE GROUP LTD.  
BROKERAGE  
35 Victoria Street East #3  
Alliston, ON L9R1T3

**CENTURY 21.**  
Canada



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos identify professional services rendered by REALTOR® members of CREA to effect the purchase, sale and lease of real estate as part of a cooperative selling system. Used under license. Independently Owned and Operated. ®/™ trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2025 Century 21 Canada Limited Partnership. ©2025 MoxiWorks.

# Listing N12463851 Preview



7 Margaret Avenue  
Adjala-Tosorontio, ON L0M 1J0  
Residential Freehold - Detached  
For Sale - \$899,900 - New

CENTURY 21 HERITAGE GROUP LTD.

(905-775-5677)

BRIAN LAFAZANOS, Salesperson (647-333-2523)

## Location

ASSESSMENT ROLL # 430102000106028  
PIN# 581880116  
AREA Simcoe  
MUNICIPALITY Adjala-Tosorontio  
COMMUNITY Rural Adjala-Tosorontio  
FRONTING ON East  
LEGAL DESC. PCL 7-1 SEC 51M274; LT 7 PL  
51M274 TOSORONTIO;  
TOSORONTIO  
LOT FRONT 181.27  
LOT DEPTH 420.39

LOT SIZE CODE Feet  
LOT SHAPE Irregular  
LOT SIZE SOURCE MPAC  
LOT SIZE AREA/CODE 2.3 Acres  
ACREAGE 2-4.99  
WATERFRONT YES/NO No  
ZONING Rural Res  
DIR.S hwy89, n on conc 2  
MAIN CROSS STREETS Conc Rd 2 & Tos 5th Sdrd

## Amounts/Dates

HST APPLICABLE TO SALE PRICE Not Subject to HST  
TAXES/YEAR 4586.58 / 2025  
ASSESSMENT YEAR 2024  
CONTRACT COMMENCEMENT October 15, 2025  
EXPIRY DATE December 30, 2025

POSSESSION DATE November 30, 2025  
POSSESSION REMARKS/TYPE Flexible / Flexible  
HOLDOVER DAYS 90  
SELLER NAME LORRAINE MACNEIL

## Exterior

LINK No  
PARCEL OF TIED LAND No  
ASSIGNMENT No  
FRACTIONAL OWNERSHIP No  
STYLE 1 1/2 Storey  
VIEW Forest  
EXTERIOR Board & Batten  
FOUNDATION DETAIL Concrete Block  
ROOF Shingles  
TOPOGRAPHY Hilly, Hillside  
GARAGE/TYPE No / None  
GARAGE PARKING SPACES 0  
PARKING/DRIVE Private, Lane  
DRIVE PARKING SPACES 5  
TOTAL PARKING SPACES 5  
WATER Well  
POOL None  
SEWERS Septic

RETIREMENT COMMUNITY No  
PHYS. HANDICAP-EQUIPPED No  
SPECIAL DESIGNATION Unknown  
APPROX. AGE 31-50  
YEAR BUILT 1989  
YEAR BUILT SOURCE MPAC  
APPROX. SQUARE FOOTAGE 1500-2000  
ABOVE GRADE FINISHED SQFT 1714  
ABOVE GRADE FINISHED SQFT MPAC  
SOURCE  
PROP. FEATS./AREA INFLUENCES Wooded/Treed, Rolling  
OTHER STRUCTURES Garden Shed  
WATER SUPPLY TYPE Drilled Well  
SURVEY TYPE Available  
HYDRO Yes  
SEWERS No  
MUNICIPAL WATER No  
TELEPHONE Available

## Interior

# OF ROOMS 7 + 4  
# OF BEDROOMS 3 + 1  
# OF KITCHENS 1 + 1  
# WASHROOMS/PCS 1 / 5  
LVL Ground  
# WASHROOMS/PCS 1 / 4  
LVL Basement  
# WASHROOMS/PCS 1 / 2  
LVL Upper  
INTERIOR FEATS. Primary Bedroom - Main Floor, Solar  
Owned

FAMILY ROOM/BONUS ROOM No  
BASEMENT Full, Finished with Walk-Out  
FIREPLACE/STOVE Yes  
FIREPLACE FEATS. Wood Stove, Roughed In  
# OF FIREPLACES 1  
HEAT SOURCE/TYPE Ground Source / Forced Air  
AIR CONDITIONING Central Air  
LAUNDRY LVL Lower Level  
UNDER CONTRACT None

## Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	HEIGHT	DESC. 1	DESC. 2	DESC. 3
1	Ground	Foyer	2.62m	3.09m	undefinedm	Stone Floor	Double Closet	
2	Ground	Kitchen	3.34m	4.71m	undefinedm	Porcelain Floor	East View	Ceramic Backsplash
3	Ground	Dining Room	2.76m	3.33m	undefinedm	Hardwood Floor	W/O To Balcony	Open Concept
4	Ground	Living Room	7.43m	5.27m	5.32m	Hardwood Floor	Cathedral Ceiling(s)	Wood Stove
5	Ground	Primary Bedroom	3.4m	3.62m	undefinedm	Laminate	Double Closet	East View
6	Ground	Bedroom 2	3.63m	2.87m	undefinedm	Laminate	Double Closet	East View
7	Upper	Bedroom 3	4.19m	3.42m	undefinedm	Hardwood Floor	Cathedral Ceiling(s)	2 Pc Ensuite
8	Basement	Recreation	7.15m	8.6m	undefinedm	Concrete Floor	W/O To Yard	Wood Stove
9	Basement	Laundry	8.26m	2.79m	undefinedm	Concrete Floor	Laundry Sink	Above Grade Window
10	Basement	Kitchen	2.83m	2.55m	undefinedm	Concrete Floor	Above Grade Window	Stainless Steel Sink
11	Basement	Bedroom 4	3.54m	2.8m	undefinedm	Concrete Floor	Above Grade Window	

## Comments

### REMARKS FOR CLIENTS

Welcome to 7 Margaret Avenue in Rural Tosorontio! Tucked away on a quiet street in a friendly rural community, this ~2.3-acre (~180'x420') property offers peace, privacy, and natural surroundings. Towering trees frame this charming chalet-style home, perched on a gentle hilltop with an eastern slope and open yard areas to enjoy the outdoors. Inside, you'll love the bright open-concept main floor featuring cathedral ceilings, large windows, and warm pine floors throughout the living and dining areas. The living room is wood-stove ready, with chimney piping already in place. The adjoining dining room includes a sliding walkout to the rear balcony perfect for morning coffee or evening sunsets. The kitchen features wood cabinetry with crown moulding, undercabinet lighting, pull-out organizers, a tile backsplash, and a convenient coffee bar nook, plus newer Samsung appliances including a double-oven stove and a fridge with ice and water. Two main-floor bedrooms offer comfortable space and closets, while the main bath includes a double-sink vanity, corner soaker tub, and separate shower. Upstairs, a versatile loft bedroom overlooks the living area and includes a 2-piece ensuite and walk-in closet. ~1714 sqft. The walk-out basement adds valuable living space with a large rec room, second kitchen setup, fourth bedroom, 4-piece bath, and laundry area with two sets of washer/dryers ideal for extended family or guests. Practical features include a geothermal heating system (2013) for efficient comfort and solar panels generating approximately ~\$2,700 per year in income fully transferrable for another 10 years. Outside, enjoy the fire-pit area, mature trees, and rear balcony measuring about 10ft x 24ft, overlooking your private property. A rare opportunity to enjoy rural living with sustainable energy and timeless charm all within a welcoming community setting.

### INCLUSIONS

All window coverings. All electrical fixtures. Two washers (GE & Amana). Two dryers (Kenmore & Amana). Samsung refrigerator. Samsung stove with double oven. Bosch dishwasher

### REALTOR ONLY REMARKS

Electrical bill average less than \$300/mo for all consumption including heating and cooling and hot water use. Owned solar panel system with microfit income of ~\$2700/year until 2035.



**Brian Lafazanos** – Sales Rep  
brian.lafazanos@c21.ca  
C: 647-333-2523  
www.brianlaf.com

### Detailed Feature List

#### **7 Margaret Avenue, Rural Tosorontio**

#### **Summary:**

Welcome to 7 Margaret Avenue in Rural Tosorontio! Tucked away on a quiet street in a friendly rural community, this 2.3-acre (180'x420') property offers peace, privacy, and natural surroundings. Towering trees frame this charming chalet-style home, perched on a gentle hilltop with an eastern slope and open yard areas to enjoy the outdoors. Inside, you'll love the bright open-concept main floor featuring cathedral ceilings, large windows, and warm pine floors throughout the living and dining areas. The living room is wood-stove ready, with chimney piping already in place. The adjoining dining room includes a sliding walkout to the rear balcony perfect for morning coffee or evening sunsets. The kitchen features wood cabinetry with crown moulding, undercabinet lighting, pull-out organizers, a tile backsplash, and a convenient coffee bar nook, plus newer Samsung appliances including a double-oven stove and a fridge with ice and water. Two main-floor bedrooms offer comfortable space and closets, while the main bath includes a double-sink vanity, corner soaker tub, and separate shower. Upstairs, a versatile loft bedroom overlooks the living area and includes a 2-piece ensuite and walk-in closet. ~1714 sqft. The walk-out basement adds valuable living space with a large rec room, second kitchen setup, fourth bedroom, 4-piece bath, and laundry area with two sets of washer/dryers ideal for extended family or guests. Practical features include a geothermal heating system (2013) for efficient comfort and solar panels generating approximately ~\$2,700 per year in income fully transferrable for another 10 years. Outside, enjoy the fire-pit area, mature trees, and rear balcony measuring about 10ft x 24ft, overlooking your private property. A rare opportunity to enjoy rural living with sustainable energy and timeless charm all within a welcoming community setting.

#### **PROPERTY**

- ~2.4 Acres - ~180ft frontage x 420ft deep. Irregular
- Treed hill top location
- Two storage sheds plus two shed pads
- Gravel driveway
- Ample parking
- Drilled well
- Firepit

#### **HOUSE**

- Chalet style detached home. 1.5 stories
- ~1,714 sqft.
- Board and batten exterior

#### **MAIN FLOOR**

- Hall linen closet
- **FOYER – 8.6' x 10.14'**
  - Brick Floor
  - Double closet door
- **KITCHEN – 10.96' x 15.45'**
  - Porcelain tile floor
  - Cabinets with skirt and crown moulding
  - Coffee bar area/ built-in desk
  - Tile backsplash
  - Reverse Osmosis water tap
  - Undercabinet lighting
  - Cabinets with pull out drawer organizer
  - Samsung refrigerator with water and ice dispenser (RO water supply)
  - Samsung stove with double oven
  - Bosch dishwasher
  - East views
  - Pot lights

**Brian Lafazanos – Sales Rep**  
brian.lafazanos@c21.ca  
C: 647-333-2523  
www.brianlaf.com

- **LIVINGROOM – 24.38' x 17.29'**
  - Pine floor
  - West views
  - Wood stove ready with chimney and floor pad
  - Cathedral ceiling peaking at 17.5ft high
  - Ceiling fan
  - Wall of windows
  - Open concept
- **DINING AREA – 9.06' x 10.93'**
  - Pine floor
  - Sliding walk out to rear balcony
  - Pendant lighting
  - Open concept
- **BALCONY – 9.84' x 23.62'**
  - Gazebo frame
  - East facing
- **PRIMARY BEDROOM – 11.15' x 11.88'**
  - Laminate floor
  - East view
  - Double door closet
  - Ikea closet unit with built in drawers, doors and lights
- **SECOND BEDROOM – 11.91' x 9.42'**
  - Laminate floor
  - Double door closet
  - East views
- **MAIN BATHROOM – Five Piece**
  - Pine floor
  - Double sink vanity
  - West view
  - Corner soaker tub
  - Separate corner shower

## **SECOND FLOOR/ LOFT**

- **THIRD BEDROOM – 13.75' x 11.22'**
  - Pine floor
  - Cathedral ceilings
  - Walk in closet
  - East views
  - **ENSUITE – Two piece with new vanity**

**Brian Lafazanos** – Sales Rep  
brian.lafazanos@c21.ca  
C: 647-333-2523  
www.brianlaf.com

## **BASEMENT**

- **RECREATIONAL ROOM – 23.46' x 28.22'**
  - Concrete floor
  - Wood stove
  - 200 amp panel
  - Above grade window
  - Sliding walk out to rear yard
- **LAUNDRY ROOM & MACHANICAL ROOM – 27.1' x 9.15'**
  - Concrete floor
  - Two washers (GE & Amana)
  - Two dryers (Kenmore & Amana)
  - Geothermal heating and cooling
    - Nest Energy System - 2013
    - Electric resistance emergency backup
    - Quest Geothermal contractor
  - Electric water heater (60 gallon)
    - Preheated with geothermal system
  - Water softener
  - Well pump
  - Fiber optic internet - Vianet
  - Above grade window
  - Laundry sink
- **KITCHEN – 9.28' x 8.37'**
  - Concrete floor
  - Stove plug
  - Single sink
  - Above grade window
  - Cabinets & counter
- **BATHROOM – Four Piece**
  - Concrete floor
  - Combined tub and shower
- **FOURTH BEDROOM – 11.61' x 9.19'**
  - Concrete floor
  - Above grade windows
  - No closet

## **INCLUSIONS**

- All window coverings
- All electrical fixtures
- Two washers (GE & Amana)
- Two dryers (Kenmore & Amana)
- Samsung refrigerator with water and ice dispenser (RO water supply)
- Samsung stove with double oven
- Bosch dishwasher

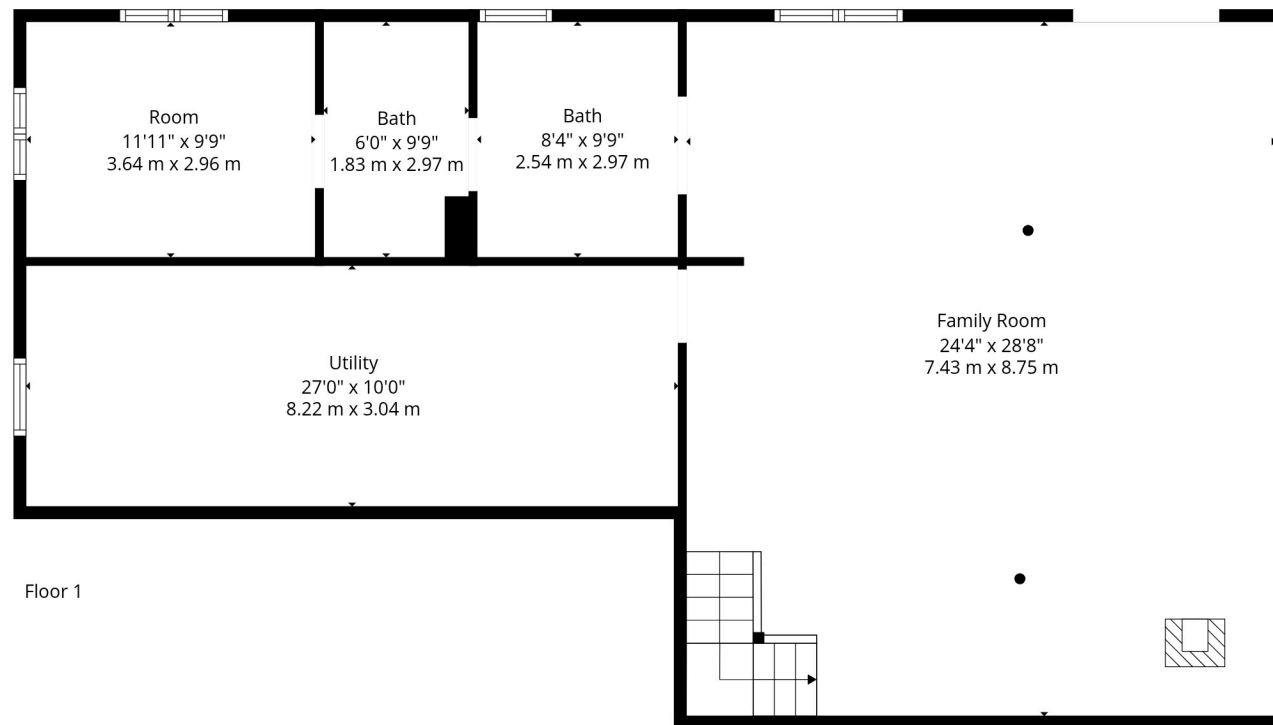
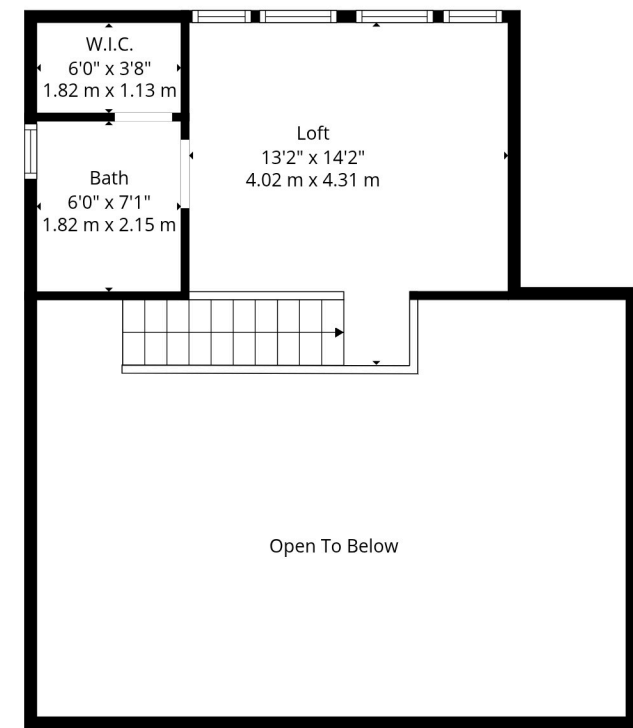
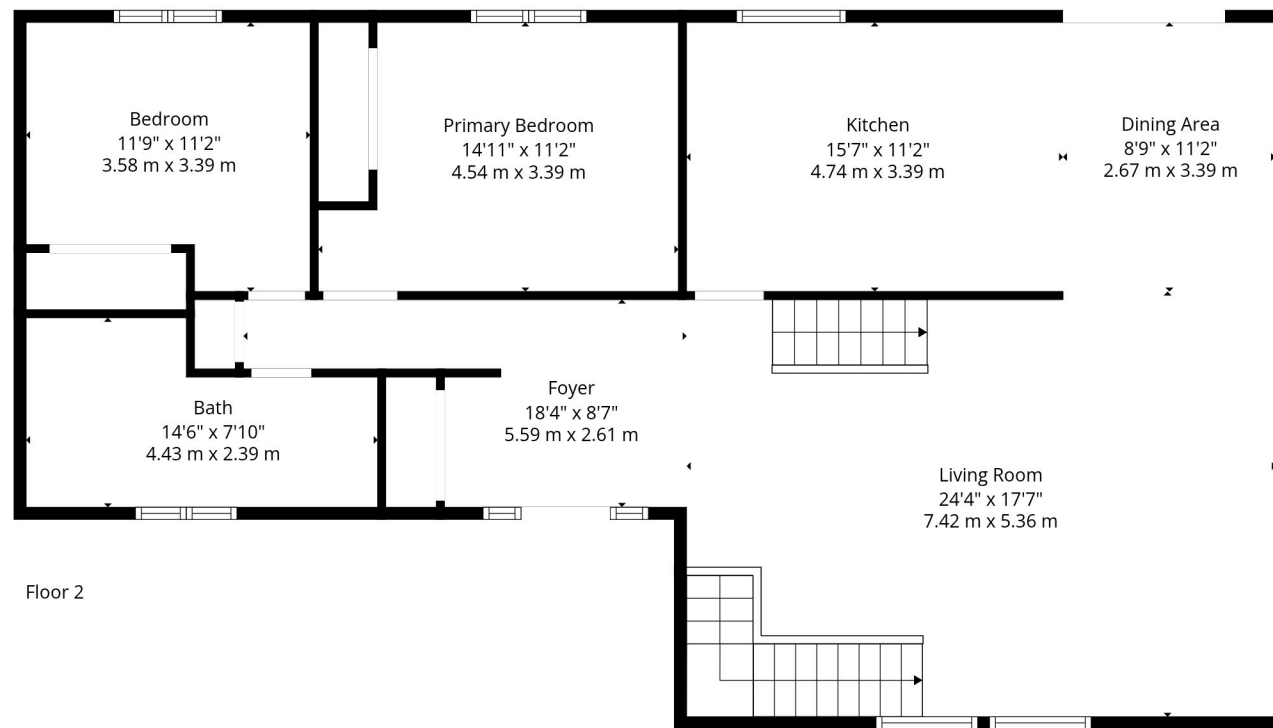
**Brian Lafazanos** – Sales Rep  
brian.lafazanos@c21.ca  
C: 647-333-2523  
www.brianlaf.com

#### **SOLAR SYSTEM**

- Two electricity meters
- 10Kw panel system – Owned - 2015
- MicroFIT 20 year buy back program – 10 years remaining. Transferable
  - ~\$2700.00 in annual revenue
- Installed by Sunflow Solar

#### **UTILITIES**

- Internet - Vianet fiber optic - \$125/mo
- Electricity – Hydro One
  - < \$300.00/mo including all heating and cooling and hot water



**TOTAL: 2346 sq. ft, 219 m2**

FLOOR 1: 857 sq. ft, 80 m2, FLOOR 2: 1247 sq. ft, 116 m2, FLOOR 3: 242 sq. ft, 23 m2

EXCLUDED AREAS: UTILITY: 273 sq. ft, 25 m2, ROOM: 117 sq. ft, 11 m2, LOW CEILING: 18 sq. ft, 2 m2,

OPEN TO BELOW: 383 sq. ft, 36 m2, WALLS: 217 sq. ft, 18 m2

Measurements Are Calculated By Lidar Technology. Highly Reliable But Not Guaranteed.



**Brian Lafazanos** – Sales Rep  
brian.lafazanos@c21.ca  
C: 647-333-2523  
www.brianlaf.com

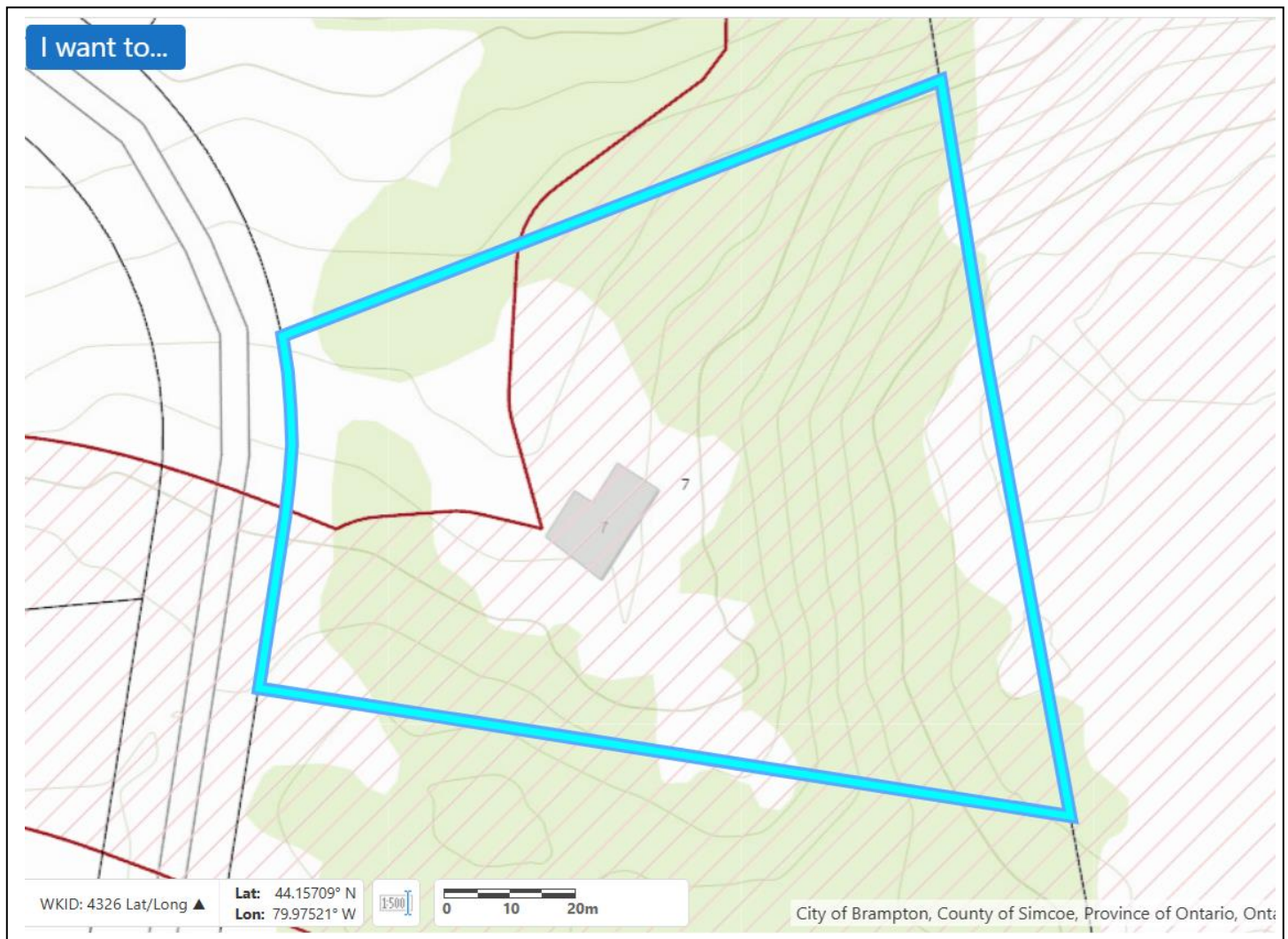
## 7 Margaret Ave, Everett, Adjala – Aerial





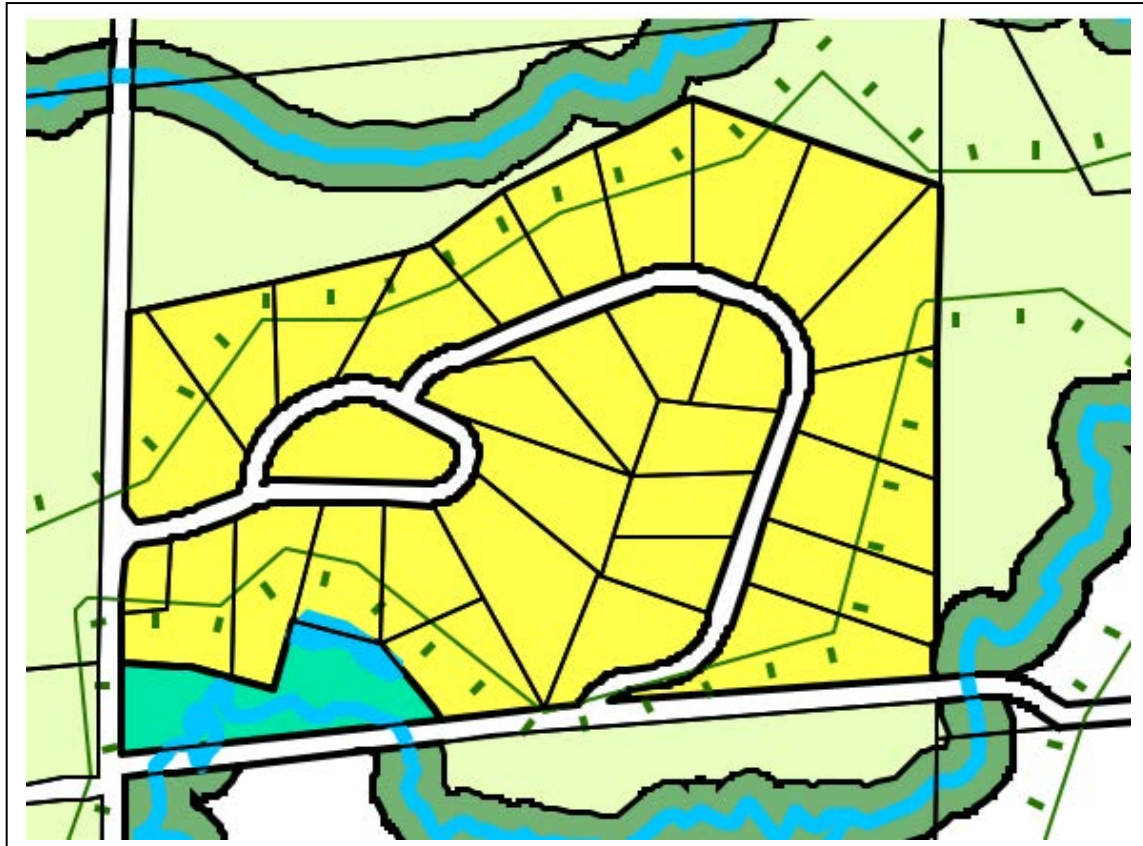
**Brian Lafazan** – Sales Rep  
brian.lafazan@c21.ca  
C: 647-333-2523  
www.brianlaf.com

## 7 Margaret Ave, Everett, Adjala – NVCA Regulated Area




**Brian Lafazan** – Sales Rep  
 brian.lafazan@c21.ca  
 C: 647-333-2523  
 www.brianlaf.com

## 7 Margaret Ave, Everett, Adjala – Adjala Zoning



**Township of  
Adjala-Tosorontio**




**BYLAW NO. 03-57  
SCHEDULE A-5**

**Zones**

- Agricultural (A) Zone
- Rural (R) Zone
- General Industrial (M1) Zone
- Extractive Industrial (M2) Zone
- Protected Aggregate Resources (M3) Zone
- Disposal Industrial (M4) Zone
- Estate Residential (ER) Zone
- Rural Residential (RR) Zone
- Hamlet Residential (HR1) Zone
- Hamlet Residential (HR2) Zone
- Institutional (I) Zone
- Open Space Conservation (OSC) Zone
- Open Space Recreation (OSR) Zone
- General Commercial (C1) Zone
- Highway/Service Commercial (C2) Zone
- Trailer Park (C3) Zone
- A-1 Site Specific Zones. See Applicable Section of By-law Text For Provisions

**Overlays**

- NVCA Fill Areas
- Waste Management Site 500 Meter Buffer. See Section 3.16



# **Township of Adjala-Tosorontio**

## **COMPREHENSIVE ZONING BY-LAW NO. 03-57**

### **SECTION 16 - RURAL RESIDENTIAL (RR) ZONE**

#### **16.1 Uses Permitted**

Within the Rural Residential (RR) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a single detached dwelling
- an accessory dwelling unit
- a bed and breakfast
- a home occupation
- an agricultural use
- home industry; and
- an accessory walk-in animal shelter.

#### **16.2 Zone Requirements**

Within the Rural Residential (RR) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Rural Residential (RR) Zone and in accordance with the provisions of any applicable section of this By-law.

#### **16.3 Accessory Dwelling Unit**

An accessory dwelling unit within the principal dwelling is permitted in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law.

#### **16.4 Agricultural Uses**

Agricultural uses shall comply with the required Minimum Distance Separation for the type and number of livestock units proposed to be housed, in accordance with the requirements of Appendix 2 to this By-law.

#### **16.5 Zone Exceptions**

##### **16.5.1 RR-1 Zone**

Schedule A-5, Part Lot 7, Concession 1, being Plan BA-941, consisting of 20 lots, (Tosorontio By-law 24-1983, PIF: Plan BA-941

Notwithstanding anything to the contrary found in this By-law, lands in the RR-1 Zone shall be limited to Single Family Residences only.

All other provisions of the Rural Residential (RR) Zone shall apply.

##### **16.5.2 RR-2 Zone**

Schedule A-6, Part of Lot 14, Concession 4, (Tosorontio By-law 90-37), PIF: 3-083-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned RR-2 shall have a lot





# Customer Activity Statement



## Account Summary

CUSTOMER INFORMATION	ACCOUNT NUMBER	STATEMENT DATE	STATEMENT PERIOD
<b>MR. TREVOR VERKAIK</b>	<b>200135279706</b>	30-Sep-25	FROM 01-Jan-25 TO 30-Sep-25

POINT OF DELIVERY	PREMISE ADDRESS
<b>10494584</b>	<b>7 MARGARET AVE</b>

TOTAL INVOICED	\$2,203.43
TOTAL HST INVOICED	\$283.78
TOTAL PAYMENTS	\$2,327.85
PAYMENT RETURN	\$0.00

CURRENT OUTSTANDING BALANCE	<b>\$0.00</b>
-----------------------------	---------------

DUE DATE OF MOST RECENT BILL	<b>09-Oct-25</b>
------------------------------	------------------

ACTIVE INSTALLMENT PLAN	No
MONTHLY INSTALLMENT PLAN AMOUNT	\$0.00
AMOUNT REMAINING IN INSTALLMENT PLAN	\$0.00

HST EXEMPT	No
CERTIFICATE OF INDIAN STATUS CARD NUMBER	N/A
ACTIVE BUDGET BILLING	No
MONTHLY BUDGET BILLING AMOUNT	\$0.00
BUDGET BILLING BALANCE REMAINING	\$0.00
SECURITY DEPOSIT REQUESTED AMOUNT (NOT INCLUDED IN TOTAL INVOICED)	\$0.00
SECURITY DEPOSIT PAID AMOUNT	\$0.00
SECURITY DEPOSIT RETURNED AMOUNT	\$0.00
RETAILER NAME	N/A
RETAILER CONTRACT START DATE	N/A
RETAILER CONTRACT END DATE	N/A

# Customer Activity Statement



## Account Summary

DATE	CHARGE TYPE	BALANCE FORWARD	NEW CHARGES	ADJUSTMENTS	PAYMENT AMOUNT	ENERGY CONSUMED (kWh)	PEAK DEMAND (kW/kVa)	DAYS USED	READING FROM	READING TO
19-Sep-25	Invoice	\$0.00	\$143.21	\$2.15		774.921		30	14-Aug-25	12-Sep-25
15-Sep-25	Payment				\$143.37					
20-Aug-25	Invoice	\$0.00	\$143.37	\$0.00		744.899		30	15-Jul-25	13-Aug-25
11-Aug-25	Payment				\$158.26					
21-Jul-25	Invoice	(\$0.38)	\$156.23	\$2.41		852.852		33	12-Jun-25	14-Jul-25
16-Jul-25	Payment				\$161.00					
18-Jun-25	Invoice	\$0.00	\$157.56	\$3.06		903.809		30	13-May-25	11-Jun-25
16-Jun-25	Payment				\$203.96					
20-May-25	Invoice	(\$18.00)	\$221.96	\$0.00		1,370.128		32	11-Apr-25	12-May-25
05-May-25	Payment				\$331.48					
21-Apr-25	Payment				\$300.00					
17-Apr-25	Invoice	\$345.76	\$262.53	\$5.19		1,662.857		28	14-Mar-25	10-Apr-25
20-Mar-25	Invoice	(\$0.04)	\$345.80	\$0.00		2,264.837		30	12-Feb-25	13-Mar-25
12-Mar-25	Payment				\$370.00					
19-Feb-25	Invoice	(\$0.74)	\$364.86	\$5.84		2,390.477		29	14-Jan-25	11-Feb-25
18-Feb-25	Payment				\$390.00					
24-Jan-25	Payment				\$269.78					
20-Jan-25	Invoice	\$269.78	\$385.21	\$4.05		2,544.465		34	11-Dec-24	13-Jan-25

<b>HYDRO ONE MicroFIT PROGRAM</b>		
<b>2024</b>		
MAY	\$	228.59
JUN	\$	250.17
JUL	\$	348.23
AUG	\$	312.67
SEP	\$	337.10
OCT	\$	291.51
NOV	\$	246.47
DEC	\$	185.10
	\$	2,199.84
<b>2025</b>		
JAN	\$	63.77
FEB	\$	23.34
MAR	\$	21.36
APR	\$	98.72
MAY	\$	221.18
JUN	\$	324.22
JUL	\$	300.70
AUG	\$	365.20
SEP	\$	349.80
OCT	\$	288.35
	\$	2,056.64

10Kw System. Installed 2015.  
Installed by **Sunflow Solar**.  
Income Contract ends in 2035

<b>1 year Income</b>		
<b>2024</b>	OCT	\$ 291.51
	NOV	\$ 246.47
	DEC	\$ 185.10
<b>2025</b>	JAN	\$ 63.77
	FEB	\$ 23.34
	MAR	\$ 21.36
	APR	\$ 98.72
	MAY	\$ 221.18
	JUN	\$ 324.22
	JUL	\$ 300.70
	AUG	\$ 365.20
	SEP	\$ 349.80
	OCT	\$ 288.35
		\$2,779.72

METRIC  
Distances shown on this plan are in Metres  
and can be converted to Feet by dividing by  
0.3048.

PLAN 51M-274  
CERTIFICATE OF REGISTRATION  
I CERTIFY THAT THIS PLAN 51M-274 IS REGISTERED IN THE LAND REGISTRY  
OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE AT 11:07 A.M. ON THE  
14th DAY OF NOVEMBER 1986 AND ENTERED IN THE REGISTER FOR PARCEL  
C-1, SECTION M-132, AND REQUIRED CONSENTS AND AFFIDAVITS ARE  
REGISTERED AS PLAN DOCUMENT NO. 87828.

THIS PLAN COMPRISES ALL OF PARCEL C-1  
SECTION M-132 AND ALL OF PARCEL 8-2,  
SECTION M-132.

PLAN OF SUBDIVISION OF  
ALL OF BLOCK C and  
PART OF LOT 8  
REGISTERED PLAN M-132  
TOWNSHIP OF TOSORONTIO

COUNTY OF SIMCOE

Approved under section 50 of  
the PLANNING ACT, 1983.

This 24th day of October 1986.

D. J. Cullen, O.L.S.  
D. J. Cullen, O.L.S.  
Minister, Municipal Affairs

SCALE: 1:1000

1986

D. J. CULLEN, O.L.S.

CURVE SCHEDULE				
Lot	Radius	Arc	Chord	Chord Bearing
3	94.000	45.489	45.037	N72°15'30"E
4	94.000	21.147	21.003	N87°28'17"W
5	81.000	48.895	48.156	N63°43'59"W
6	81.000	50.110	49.385	N28°43'02"W
7	81.000	28.229	28.087	N1°00'39"W
10	38.000	40.872	38.930	N44°40'02"E
11	60.000	66.533	63.176	N40°44'28"E
15	58.000	72.129	67.870	N36°52'54"E
16	61.000	95.818	86.267	N36°01'55"W
16	74.000	52.442	51.391	N18°40'18"E

BLOCK				
Block	Radius	Arc	Chord	Chord Bearing
2	38.000	0.342	0.342	N10°37'25"E
20	58.000	0.537	0.537	N10°58'45"E
19	66.693	48.912	47.821	N37°21'53"E
108.509	3.243	3.243	3.243	N74°30'22"W

OWNER'S CERTIFICATE

1. THIS IS TO CERTIFY THAT:  
LOTS 1 TO 17 BOTH INCLUSIVE, BLOCKS 18, 19, THE STREET, NAMELY  
MARGARET AVENUE AND THE RESERVES, NAMELY BLOCKS 20 AND 21  
HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET IS HEREBY DEDICATED AS A PUBLIC HIGHWAY  
DATED 11th DAY OF September, 1986.

D. J. Cullen, President  
CUMAC INVESTMENTS LIMITED

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTH LIMIT OF  
BLOCK C SHOWN AS N72°30'30"E ON REGISTERED PLAN M-132.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS  
ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF JULY, 1986.

AUG 14 1986  
DATE  
D. J. Cullen  
D. J. CULLEN  
ONTARIO LAND SURVEYOR

NOTE:  
D.J.C. DENOTES D.J. CULLEN, O.L.S.  
S.I.B. DENOTES (25.4 mm X 129.2 mm) STANDARD IRON BAR PLANTED.  
I.B. DENOTES (15.9 mm X 609.6 mm) IRON BAR PLANTED.  
M DENOTES SURVEY MONUMENT FOUND.  
P.I. DENOTES REGISTERED PLAN M-132.  
ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES, COMPLETE CURVE  
DATA CAN BE FOUND IN SCHEDULE.  
BARS MARKED 1539 WERE PLANTED BY R. PRIEST, O.L.S.

D. J. CULLEN LIMITED  
ONTARIO LAND SURVEYOR  
59 THIRD STREET, ORANGEVILLE, ONTARIO  
L9W 2B5  
TEL: 519-941-3881  
EXAMINED BY MAES, C.S.T. (c)  
D.J. CULLEN, O.L.S.  
CALC BY: D. J. CULLEN, O.L.S.  
DRAWN BY: R. PEARSON  
PARTY CHIEF: T. WALKER, C.S.T.  
PROJECT NO: 119-85

MADE FOR: CUMAC INVESTMENTS LIMITED

43T-85006