



City of
Peterborough

To: **Members of the Committee of the Whole**

From: **W.H. Jackson, Director of Utility Services**

Meeting Date: **November 6, 2017**

Subject: **Report USEC17-027
Subdivision Assumption and Regulatory Street Sign By-laws
of Roads and Related Works for Registered Plan 45M-229,
45M-218 and 45M-212**

Purpose

A report for the City to assume the municipal roads and services within the Fairview Estates Subdivision Phase VIII, and the Towerhill Developments Inc Subdivisions.

Recommendations

That Council approve the recommendations outlined in Report USEC17-027, dated November 6, 2017, of the Director of Utility Services as follows:

- a) That Fairview Estates Subdivision Phase VIII be assumed in accordance with the terms of the Subdivision Agreement for Plan 45M-229 October, 2007 between the City of Peterborough and Fairview Estates Peterborough Partnership;
- b) That Towerhill Developments Inc be assumed in accordance with the terms of the Subdivision Agreement for Plan 45M-212 July, 2004 between the City of Peterborough and Towerhill Developments Inc;
- c) That Towerhill Developments Inc be assumed in accordance with the terms of the Subdivision Agreement for Plan 45M-218 October, 2004 between the City of Peterborough and Towerhill Developments Inc;
- d) That Council approve the By-laws attached as Appendix A to Report USEC17-027 to formally assume responsibility for the services installed within Plan 45M-

229, Plan 45M-218 and Plan 45M-212 and assume the associated operations, maintenance and capital reconstruction costs thereof; and

- e) That Council amend existing By-law 91-56 being a By-law to Designate Through Highways and Erect Yield Right-of-Way Signs attached as Appendix B to Report USEC17-027 formally updating the through highways and regulatory street signs.

Budget and Financial Implications

Once Council approves the assumption of services and assets within the subdivisions, the remaining subdivision securities with the City will be released. All associated asset cost, (operational and capital), will become the responsibility of the City.

Upon assumption of these assets, approximately 7.3 lane kilometers of roadway and associated municipal infrastructure will be formally added to the City's system. There will be future costs associated with the operation and long-term maintenance of the additional inventory of lands and public highways that include infrastructure such as public walkways, roads, roadside appurtenances, sewers, street lighting, streetscaping, stormwater management pond and open space and parks (collectively "Works and Services").

As the subdivisions are built and immediately upon occupancy of homes in the subdivisions, the City assumes certain operational expenses such as winter road and sidewalk clearance, garbage collection and streetlight energy costs. Accordingly, some of the anticipated additional operational costs of the subdivision infrastructure are already within the City's Operating Budget.

Capital costs will also increase by an estimated \$799,000 annually.

Background

The City of Peterborough has entered into the following subdivision agreements;

- Fairview Estates Subdivision Phase VIII for Plan 45M-229 October, 2007
- Towerhill Developments Inc for Plan 45M-212 July, 2004
- Towerhill Developments Inc for Plan 45M-218 October, 2004

The agreements required the developer to construct all roads and related works including underground infrastructure, road infrastructure, wastewater infrastructure, roadside appurtenances and all infrastructure related to parkland, open space, or City owned lands within these various plans of subdivision (Appendix C).

Discussion

The required Works and Services within the subdivisions have been completed in accordance with each subdivision agreement. The underground and aboveground services have been completed and the warranty period has expired. It therefore remains for Council to accept the Works and Services in the subdivisions and relieve the developers of their obligation under the subdivision agreements.

The streets and City owned lands within the subdivisions to be assumed are listed below. The "Through Street By-law" will need to be updated to include the new highways and regulatory street signs.

The following streets and blocks are to be assumed:

Table 1 – Assumed Streets/Blocks

Street	From Street	To Street
Ireland Drive	Ravenwood Drive	Tully Crescent
Baker Street	Dead End South	Haden Avenue
Evans Drive	Garbutt Trail	Dead End North
Garbutt Trail	Tobin Court	Neptune Street
Neptune Street	Garbutt Trail	Towerhill Road
Milroy Drive	Evans Drive	Towerhill Road
Evans Drive	Milroy Drive	Tobin Court
Evans Drive	Tobin Court	Garbutt Trail
Tobin Court	Evans Drive	Garbutt Trail
Tobin Court	Garbutt Trail	Dead End West
Garbutt Trail	Neptune Street	Evans Drive
Ireland Drive	Tully Crescent	Bianco Crescent
Ireland Drive	Cowling Heights	Tully Crescent
Amy's Court	Ireland Drive	Dead End North
Cowling Heights	Ireland Drive	Tully Crescent
Tully Crescent	Cowling Heights	Ireland Drive
Tully Crescent	Ireland Drive	Cowling Heights
Ireland Drive	Tully Crescent	Cowling Heights
Milroy Drive	Chemong Road	Evans Drive
Blocks within 45M-229, being all of Blocks 100, 101, 102, 103 and 104		
Blocks within 45M-218, being all of Blocks 62, 63, 64, 65 and 66		
Blocks within 45M-212, being all of Blocks 107, 108, 109, 110, 111, 112, 113, 114 and 115		

Within the right-of-way and City owned lands, the following major assets will be assumed;

Table 2 – Major Assets Assumed by City

Asset	Quantity	Unit	% of overall City Assets
Roads	7.32	lane km	~1.0
Wastewater			
Pipes	7,994	m	1.1
Structures	188	total	1.0
Ponds	3	total	10.7
Sidewalk	6,049	m	1.5
Streetlights			
Fixtures	69	total	0.85
Signs	65	total	0.3
Trees	382	total	1.3
Parks			
Green Space	132,078	m ²	1.3

Assets of the magnitude shown in Table 2 will incur annual estimated Capital costs of \$799,000 and annual Operating costs of \$2,110,000. Portions of these costs have already found their way into the various budgets items while other costs will be added as they occur.

Summary

Since all Subdivision Agreement requirements have been fulfilled, it is now appropriate that all Works and Services as indicated herein within Registered Plans 45M-229, 45M-218 and 45M-212 be assumed and become the City's property.

Submitted by,

W. H. Jackson, P. Eng.
Director Utility Services

Contact Name:
Bruno M. Bianco
Manager, Infrastructure Planning
Phone 705-742-7777 ext 1756
Toll Free: 1-855-738-3755
Fax 705-876-4621
E-mail address: bbianco@peterborough.ca

Attachments:
Appendix A – Assumption By-Law
Appendix B –By-law to Designate Through Highways and Erect Yield Right-of-Way Signs Update
Appendix C – Plan of Subdivisions 45M-229, 45M-218 and 45M-212

The Corporation of the City of Peterborough

By-Law Number 17-XXX

A By-law to assume Subdivision Plan 45M-212, specifically all of Blocks 107, 108, 109, 110, 111, 112, 113, 114 and 115 and streets namely Milroy Drive, Baker Street and Evans Drive

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Subdivision Plan 45M-212 specifically all of Blocks 107, 108, 109, 110, 111, 112, 113, 114 and 115 and streets namely Milroy Drive, Baker Street and Evans Drive are hereby assumed and all works and services within Subdivision Plan 45M-212 are hereby assumed and become the property of The Corporation of the City of Peterborough.

By-law read a first, second and third time this day of , 2017.

Daryl Bennett, Mayor

John Kennedy, City Clerk



The Corporation of the City of Peterborough

By-Law Number 17-XXX

A By-law to assume Subdivision Plan 45M-218, specifically all of Blocks 62, 63, 64, 65 and 66 and streets namely Evans Drive, Garbutt Terrace, Tobin Court and Neptune Street

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Subdivision Plan 45M-218 specifically all of Blocks 62, 63, 64, 65 and 66 and streets namely Evans Drive, Garbutt Terrace, Tobin Court and Neptune Street are hereby assumed and all works and services within Subdivision Plan 45M-218 are hereby assumed and become the property of The Corporation of the City of Peterborough.

By-law read a first, second and third time this day of , 2017.

Daryl Bennett, Mayor

John Kennedy, City Clerk



The Corporation of the City of Peterborough

By-Law Number 17-XXX

A By-law to assume Subdivision Plan 45M-229, being all of Blocks 100, 101, 102, 103 and 104 and streets namely Amys Court, Ireland Drive, Cowling Heights and Tully Crescent

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Subdivision Plan 45M-229 being all of Blocks 100, 101, 102, 103 and 104 and streets namely Amys Court, Ireland Drive, Cowling Heights and Tully Crescent are hereby assumed and all works and services within Subdivision Plan 45M-229 are hereby assumed and become the property of The Corporation of the City of Peterborough.

By-law read a first, second and third time this day of , 2017.

Daryl Bennett, Mayor

John Kennedy, City Clerk



The Corporation of the City of Peterborough

By-Law Number 17-[Clerk's Office will assign the number]

Being a By-law to amend By-law number 91-56 being a By-law to Designate Through Highways and Erect Yield Right-of-Way Signs

Now Therefore, The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Schedule 1 of By-law 91-56 be amended by adding the following

<u>Ireland Drive</u>	from the east side of Brealey Drive to the west side of Ravenwood Drive
<u>Tully Crescent</u>	from the south side of Ireland Drive (west leg) to the south side of Ireland Drive (east leg)
<u>Baker Street</u>	from the west side of Brittany Street to the south end of the street
<u>Milroy Drive</u>	from the east side of Chemong Road to the south side of Towerhill Road
<u>Garbutt Terrace</u>	from the north side of Tobin Court to the west side of Evans Drive
<u>Tobin Court</u>	from the west side of Evans Drive to the west end of the street
<u>Evans Drive</u>	from the east side of Milroy Drive to the north end fo the street

By-law read a first, second and third time this day of , 2017.

Daryl Bennett, Mayor

John Kennedy, City Clerk

PLAN OF SUBDIVISION OF
BLOCK 183,
REGISTERED PLAN 45M-200 and
PART OF LOT 8,
CONCESSION 13

(Formerly in the Township of North Monaghan)
CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH

SCALE RATIO = 1 to 1000

IVAN B. WALLACE O.L.S. LTD.

Appendix C: USEC17-027

NOTES

Bearings are astronomic in origin and are referred to
westerly limit of Registered Plan No. 45M-200 shown
as N18°31'00"W thereon.

DISTANCES SHOWN HEREON ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN 45M 229

I CERTIFY THAT THIS PLAN 45M 229 IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION
PETERBOROUGH (No.45) AT 13:26 O'CLOCK ON THE
14th DAY OF AUGUST, 2007 AND ENTERED IN PARCEL
REGISTER FOR PINS 28472-0073, 28472-0046 and 28472-1434
AND REQUIRED CONSENTS ARE REGISTERED AS PLAN
DOCUMENT No. PE59865

C. Fiddell
A.D. LAND REGISTRAR

NOTE: THIS PLAN COMPREHENS ALL OF PINS 28472-0073
28472-0046 AND 28472-1434

PART OF LOTS 59 TO 68 (BOTH INCLUSIVE) AND PART OF TULLY CRESCENT
ARE SUBJECT TO EASEMENT OVER PARTS 1 AND 2, PLAN 45R-10547
AS IN INST. No. LT 50594E

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- This survey and plan are correct and in accordance with
the Survey Act, the Surveyors Act, the Land Titles Act
and the regulations made under them.
- The survey was completed on July 20, 2007.

July 26, 2007

Date

David Camery
Ontario Land Surveyor

PIN 28472 - 1313

PIN 28472 - 0073

PIN 28472 - 1313

PIN 28472 - 1313

PIN 28472 - 1313

PIN 28472 - 1313

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NOTE: ALL SURVEY MONUMENTS SHOWN HEREON ARE IRON BARS UNLESS OTHERWISE NOTED.

CURVE TABLE				
LOT	RADIUS	ARC	CHORD	BEARING
1	7.820	11.988	10.778	N63°31'20"W
4	18.500	3.563	3.557	N24°01'50"W
5	18.500	10.479	10.340	N48°46'50"W
6	18.500	10.485	10.345	N78°14'40"W
7	18.500	10.489	10.349	N88°16'30"E
8	18.500	10.485	10.355	N36°48'50"E
9	18.500	10.503	10.363	N04°15'50"E
10	18.500	14.202	13.856	N33°58'50"W
11	18.500	8.291	8.222	N68°49'40"W
11	12.500	13.778	13.091	N50°05'40"W
12	7.820	11.484	10.482	N24°39'40"E
12	100.000	20.920	20.882	N81°50'30"E
13	100.000	12.138	12.131	N52°22'20"E
14	100.000	11.522	11.516	N45°35'30"E
15	100.000	11.451	11.445	N39°05'40"E
16	100.000	4.828	4.828	N34°19'10"E
32	7.820	12.337	11.033	N78°31'40"E
32	40.000	20.332	20.114	N42°33'20"W
33	40.000	6.818	6.808	N23°15'20"W
35	30.000	1.828	1.828	N16°42'10"W
36	30.000	9.548	9.508	N54°45'50"W
36	18.500	1.303	1.303	N12°21'20"E
37	18.500	10.853	10.506	N17°09'30"W
38	18.500	10.845	10.498	N50°08'30"W
39	18.500	11.155	10.987	N83°54'10"W
40	18.500	9.487	9.384	N64°09'50"E
40	30.000	2.420	2.419	N51°49'00"E
41	30.000	9.047	9.013	N62°46'00"E
54	30.000	1.107	1.107	N72°28'40"E
55	30.000	9.870	9.828	N82°57'30"E
56	30.000	0.484	0.484	N87°09'10"W
56	18.500	10.782	10.611	N76°38'40"E
57	18.500	10.832	10.774	N43°03'00"E
58	18.500	10.836	10.690	N87°39'00"E
59	18.500	10.581	10.418	N23°10'30"W
60	18.500	0.287	0.287	N36°58'20"W
60	30.000	10.551	10.486	N30°20'30"W
61	30.000	0.918	0.918	N19°23'30"W
78	7.820	11.988	10.778	N28°28'30"E
BLOCK				
RADIUS	ARC	CHORD	BEARING	
79	7.820	11.988	10.769	N28°28'40"E
84	7.820	12.757	11.319	N66°28'40"W
84	74.000	42.173	41.804	N46°14'00"E
86	7.820	11.988	10.778	N12°05'30"W
86	70.000	5.011	5.010	N55°03'40"W
87	70.000	42.148	41.514	N36°48'50"W
90	7.820	11.980	10.784	N63°33'20"W
91	7.820	11.959	11.789	N26°28'40"E
93	80.000	24.458	24.216	N32°31'40"W
94	7.820	11.988	10.778	N77°54'40"E
96	7.820	11.972	10.778	N12°06'00"W
96	80.000	18.458	18.385	N48°18'10"W
97	80.000	21.964	21.842	N29°00'10"W
98	7.820	11.980	10.784	N63°33'20"W

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

(1) LOTS 1 TO 78, BOTH INCLUSIVE, BLOCKS 79 TO 104,
BOTH INCLUSIVE, AND STREETS, NAMELY AMYS COURT, COWLING
HEIGHTS, IRELAND DRIVE AND TULLY CRESCENT HAVE BEEN
LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.

(2) THE STREETS NAMELY: AMYS COURT, IRELAND DRIVE,
COWLING HEIGHTS, TULLY CRESCENT, ARE HEREBY DEDICATED TO THE
CORPORATION OF THE CITY OF PETERBOROUGH AS PUBLIC HIGHWAYS.

(3) BLOCK 103 IS HEREBY DEDICATED TO THE CORPORATION OF
THE CITY OF PETERBOROUGH AS A PUBLIC WALKWAY.

DATE August 2nd, 2007.

BOWES AND COCKS PROPERTIES LIMITED

W.C. Bowes

WILLIAM COCKS, Director
I have the authority to bind the corporation.
VITROSE DEVELOPMENTS INC.

SAVERIO MONTEMARANO, President
I have the authority to bind the corporation.

LEGEND

- SSIB denotes short standard iron bar
- SIB denotes standard iron bar
- IB denotes iron bar
- IB denotes round
- denotes survey monument planted
- denotes survey monument found
- WIT denotes witness
- M denotes measured
- 1056 denotes Ivan B. Wallace, O.L.S.
- 873 denotes W. A. Beninger, O.L.S.
- E&P denotes Elliott and Parr, O.L.S.
- P1 denotes Registered Plan 40M-200
- P2 denotes Plan No. 45R-14123
- P3 denotes Plan No. 45R-10709
- P4 denotes Plan No. 45R-10374

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1996,
Ch. 13, this 2nd day of August, 2007.

MALCOLM HUNT
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
THE CORPORATION OF THE CITY OF PETERBOROUGH

IVAN B. WALLACE
ONTARIO LAND SURVEYOR LTD.
88 KING STREET EAST
BOWMANVILLE, ONTARIO
L7C 3X2
Telephone 905-823-2205
Whitby Direct Line 905-888-8893
Toll Free 1-800-867-0896
Facsimile 905-823-0612
Project No 5-6290

CURVE TABLE				
LOT	RADIUS	ARC	CHORD	BEARING
7	135.000	5.817	5.817	N34°53'20"E
8	135.000	18.009	17.996	N39°56'40"E
9	135.000	18.013	18.000	N47°35'20"E
10	135.000	6.907	6.906	N52°52'40"E
13	50.000	8.835	8.824	N49°16'50"E
14	50.000	14.224	14.176	N36°04'10"E
15	50.000	6.226	6.222	N24°21'05"E
24	10.000	5.966	5.878	N37°52'30"E
25	10.000	2.279	2.274	N61°29'30"E
25	18.000	13.130	12.840	N47°07'20"E
26	18.000	12.616	12.359	N6°09'00"E
27	18.000	9.488	9.379	N29°01'50"W
28	7.620	11.707	10.589	N10°21'40"W
30	100.000	9.412	9.408	N57°04'10"W
31	100.000	1.521	1.521	N60°12'10"W
36	45.000	2.145	2.145	N59°16'20"W
BLOCK	RADIUS	ARC	CHORD	BEARING
37	7.620	12.006	10.802	N80°32'50"W
37	45.000	17.669	17.555	N46°39'30"W
37	80.000	12.224	12.212	N49°56'10"E
37	10.000	8.926	8.632	N19°59'20"E
37	18.500	33.839	29.315	N46°49'10"E
38	18.500	43.835	34.277	N12°54'00"W
39	18.500	9.589	9.482	N69°49'50"W
39	10.000	6.847	6.714	N65°04'00"E
39	100.000	11.870	11.863	N48°51'10"E
40	100.000	3.597	3.596	N53°17'00"E
40	18.500	1.816	1.815	N57°56'20"E
41	18.500	27.333	24.914	N77°44'10"W
42	25.000	11.008	10.919	N48°01'30"W
42	7.620	11.997	10.796	N74°15'30"E
43	50.000	21.196	21.038	N41°18'00"E
43	7.620	11.845	10.688	N8°54'50"E
45	7.620	12.094	10.864	N81°05'10"W
48	50.000	31.703	31.175	N71°36'30"E
49	50.000	18.014	17.917	N79°54'20"W
49	7.620	11.921	10.742	N65°36'00"E
50	10.000	7.234	7.077	N0°03'40"E
50	18.000	16.221	15.678	N5°09'20"E
51	18.000	26.839	24.421	N73°41'10"E
52	7.620	12.018	10.811	N24°24'00"W
52	30.000	29.831	28.617	N81°55'50"E
53	30.000	17.571	17.321	N37°33'50"E
54	155.000	13.408	13.404	N51°51'50"E
55	155.000	32.093	32.036	N43°27'20"E
56	155.000	10.468	10.466	N35°35'20"E
56	7.620	12.232	10.960	N79°38'20"E
56	120.000	3.700	3.700	N55°15'30"W
57	120.000	9.419	9.416	N58°23'20"W
57	7.620	11.942	10.757	N15°44'30"W
57	30.000	12.178	12.094	N40°47'00"E
58	30.000	0.540	0.540	N52°55'40"E
62	18.000	6.116	6.086	N53°52'00"W

PLAN OF SUBDIVISION OF
PART OF LOT 3,
EAST OF COMMUNICATION ROAD
(Geographic Township of Smith)
AND PART OF EAST COMMUNICATION ROAD
(Closed by By-Law 1967-3, Instrument No. R199584)
AND PART OF BLOCK 0,
REGISTERED PLAN No. 227
AND PART OF BLOCK 46,
REGISTERED PLAN No. 45M-142
CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH

SCALE RATIO = 1 to 1000
IVAN B. WALLACE O.L.S. LTD.

LEGEND
SSIB denotes short standard iron bar
SIB denotes standard iron bar
IB denotes iron bar
Ø denotes round
□ denotes survey monument planted
■ denotes survey monument found
WIT denotes witness
M denotes measured
1056 denotes Ivan B. Wallace, O.L.S.
873 denotes W. A. Beninger, O.L.S.
E&P denotes Elliott & Parr, O.L.S.
P&P denotes Pearce & Pearce, O.L.S.
P1 denotes Registered Plan No. 45M-212
P2 denotes Plan 45R-11656

SURVEY MONUMENTS SHOWN PLANTED ARE
IRON BARS UNLESS NOTED OTHERWISE.

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. The survey was completed on September 30, 2004.

November 11, 2004
Date
C. Cranch
Crystal Cranch
Ontario Land Surveyor

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. Lots 1 to 36, both inclusive, Block 37 to 64, both inclusive, and the reserves, namely Blocks 65 and 66, and the streets, namely Evans Drive, Garbutt Terrace, Tobin Court and Neptune Street have been laid out in accordance with my instructions.
2. The streets, namely Evans Drive, Garbutt Terrace, Tobin Court, and Neptune Street are hereby dedicated to the Corporation of the City of Peterborough as public highways.
3. The walkway, namely Block 62 is hereby dedicated to the Corporation of the City of Peterborough as a public walkway.

Dated this 23rd day of NOV., 2004.

TOWERHILL DEVELOPMENTS INC.

Saverio Montemurro (President)
I have the authority to bind the corporation

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, Ch. 13, THIS 25th DAY OF November, 2004.

Malcolm Hunt
Director of Planning and Development Services
The Corporation of the City of Peterborough

PLAN 45M 218

I CERTIFY THAT THIS PLAN 45M 218 IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION
PETERBOROUGH (No. 45) AT 14:14 O'CLOCK ON THE
7th DAY OF DECEMBER, 2004 AND ENTERED IN
PROPERTY IDENTIFIERS 28124-0392(LT) & 28124-0530(LT)
AND REQUIRED CONSENTS ARE REGISTERED AS PLAN
DOCUMENT No. PE12910.

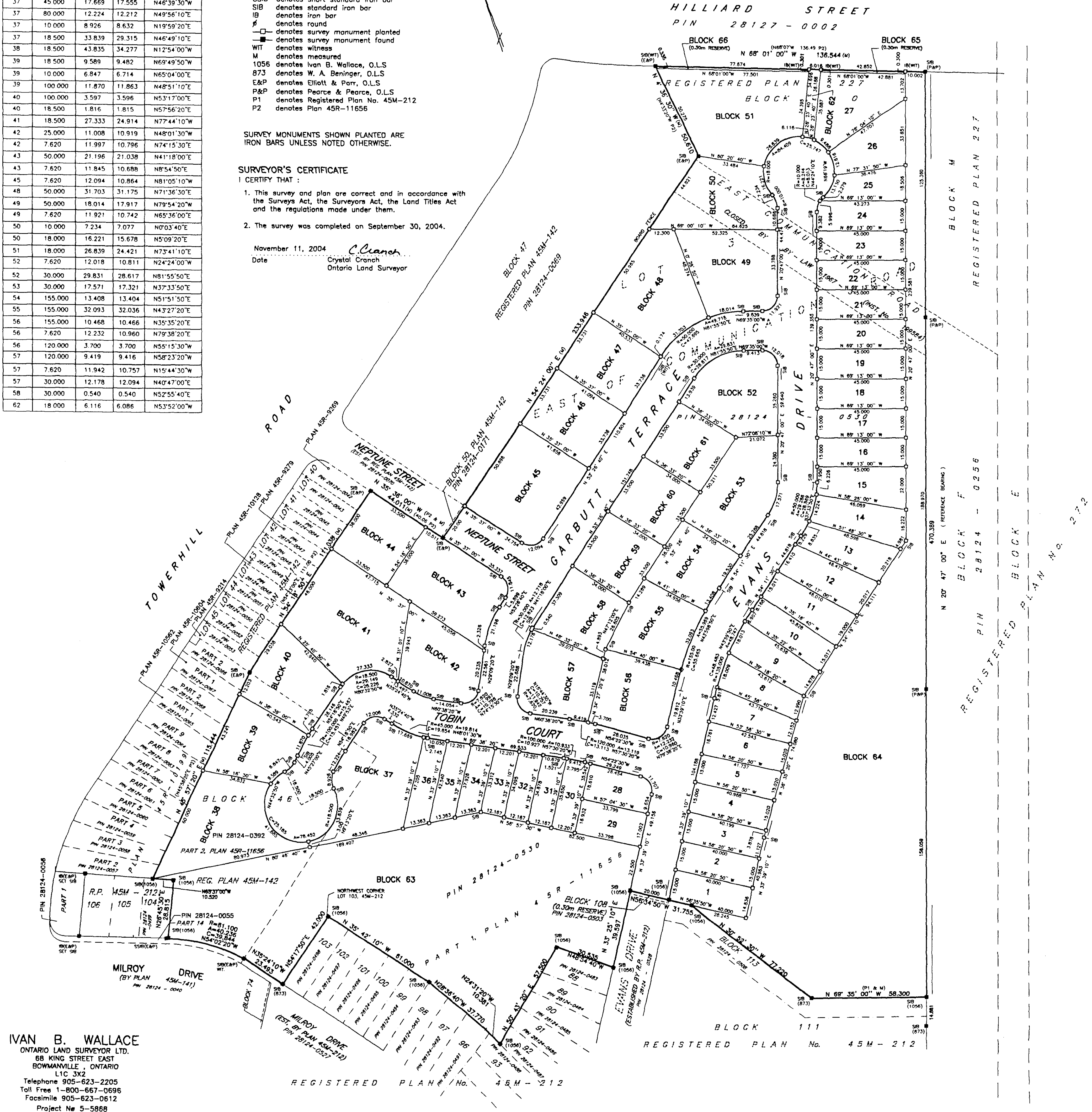
AD. LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 28124-0530(LT)
AND ALL OF PIN 28124-0392(LT).

NOTES

Bearings are astronomic in origin and are referred to the easterly limit of Part 1, Plan 45R-11656 shown thereon as N20°47'00"E.

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



IVAN B. WALLACE
ONTARIO LAND SURVEYOR LTD.
68 KING STREET EAST
BOWMANVILLE, ONTARIO
L1C 3K2
Telephone 905-623-2205
Toll Free 1-800-667-0696
Facsimile 905-623-0612
Project No 5-5888

PLAN OF SUBDIVISION OF
PART OF BLOCK 71, PLAN 45M-141,
PART OF BLOCK 46, PLAN 45M-142 AND
PART OF LOTS 2 AND 3 EAST OF
COMMUNICATION ROAD

(Formerly in the Township of Smith)
CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH

SCALE RATIO = 1 to 1000

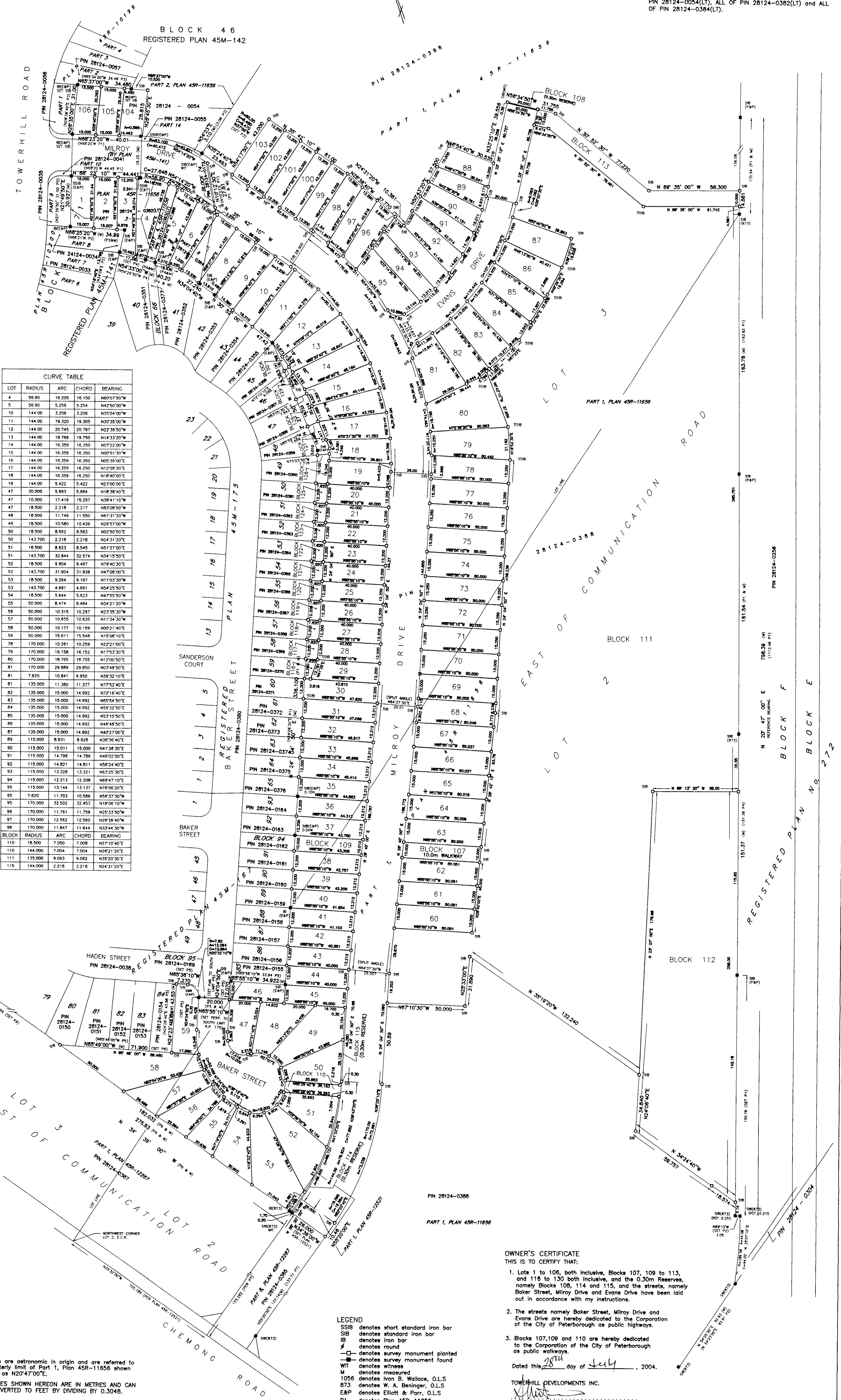
IVAN B. WALLACE O.L.S. LTD.

PLAN 45M 212

I CERTIFY THAT THIS PLAN 45M 212 IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION
PETERBOROUGH (No. 45) AT 4:22 O'CLOCK ON THE
4TH DAY OF Aug., 2004 AND ENTERED IN
PROPERTY IDENTIFIER 28124-0388(LT)
28124-0382(LT) and 28124-0384(LT) and 28124-0054(LT)
AND REQUIRED CONSENTS ARE REGISTERED AS PLAN
DOCUMENT No. PE 7314.

AMBERLAND
LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 28124-0388(LT), PART OF
PIN 28124-0054(LT), ALL OF PIN 28124-0382(LT) and ALL
OF PIN 28124-0384(LT).



NOTES
Bearings are astronomic in origin and are referred to the
easterly limit of Part 1, Plan 45R-11656 shown
thereon as N20°47'00"E.

DISTANCES SHOWN HEREON 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 Survey Act, the Surveyors Act, the Land Titles Act
and the regulations made under them.
2. The survey was completed on July 7, 2004

July 27, 2004
Date
Crystal Crum
Ontario Land Surveyor

SURVEY MONUMENTS SHOWN PLANTED ARE
IRON BARS UNLESS NOTED OTHERWISE.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:

1. Lots 1 to 106, both inclusive, Blocks 107, 109 to 113,
and 116 to 130 both inclusive, and the 0.30m Reserves,
namely Blocks 108, 114 and 115, and the streets, namely
Baker Street, Milroy Drive and Evans Drive have been laid
out in accordance with my instructions.
2. The streets namely Baker Street, Milroy Drive and
Evans Drive are hereby dedicated to the Corporation
of the City of Peterborough as public highways.
3. Blocks 107, 109 and 110 are hereby dedicated
to the Corporation of the City of Peterborough
as public walkways.

Dated this 28TH day of July, 2004.

TOWERHILL DEVELOPMENTS INC.

Saverio Montemarano (President)
I have the authority to bind the corporation

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O.
1990, CH. 13, THIS 28TH DAY OF July, 2004.

Malcolm Hunt
Director of Planning and Development Services
The Corporation of the City of Peterborough

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