

APPENDIX A

HERITAGE IMPACT ASSESSMENT



3175 LAKESHORE ROAD WEST, Bronte
Town of Oakville

FINAL REPORT
30 April 2021

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EXECUTIVE SUMMARY

The subject property is a residential property located at 3175 Lakeshore Road West, approximately 1.0 km west of Bronte Village. It is listed on the *Municipal Heritage Register* and contains the Cudmore House built in 1920 by William Henry Cudmore.

Historically, the property is associated with the Cudmore Garden Centre located next door, which was severed and sold in 1997. The Garden Centre closed in 2019 and the site is currently being re-zoned for residential redevelopment. The plan for redeveloping those lands includes minor changes to the lot boundary of the subject property that will reduce the side yards. A *Heritage Impact Assessment* was requested by heritage staff to determine if the proposed changes would have any negative impacts on the Cudmore House. A preliminary proposal was revised at the request of the heritage consultant to ensure that adequate side yards were maintained. It is the consultant's opinion that the revised proposal, with a minimum side yard setback on the west side of 6.42 m, and a minimum side yard setback of 9.20 m on the east side, provides ample room around the Cudmore House to maintain the character of its setting and to support ongoing residential use that will contribute to its long-term preservation.

1.0 BACKGROUND & METHODOLOGY

This *Heritage Impact Assessment* was undertaken by heritage consultant Megan Hobson for the owners of 3175 Lakeshore Road West as a requirement for a planning application to make minor revisions to the lot boundaries. This report was prepared according to the Town of Oakville's *Terms of Reference for Heritage Impact Assessments* and provides recommendations that are consistent with municipal and provincial heritage policies and guidance. A site visit was undertaken on November 8th, 2019 to assess and document the property. Susan Schappert at the Town of Oakville provided background research and the consultant undertook additional research. Information regarding the proposed changes was provided by Ramsay Planning.

2.0 LOCATION & SITE DESCRIPTION

See Appendix A: Site Photos

The subject property is a residential property located on Lakeshore Road West approximately 1.0 km west of Bronte Harbour in the Town of Oakville. It has a large frontage on the north side of Lakeshore Road West and contains a 2.5-storey brick dwelling. It is adjacent to the Cudmore Garden Centre that closed in 2019 and is currently being re-zoned for residential development.¹



3175 Lakeshore Road West: view from Lakeshore Road West, Cudmore House on left and Cudmore Garden Centre on right [Google Streetview]

Cudmore House



Left: Cudmore House, view from the curved driveway



Right: Cudmore House, main hall

¹ The portion containing the Cudmore Garden Centre was severed in 1997.

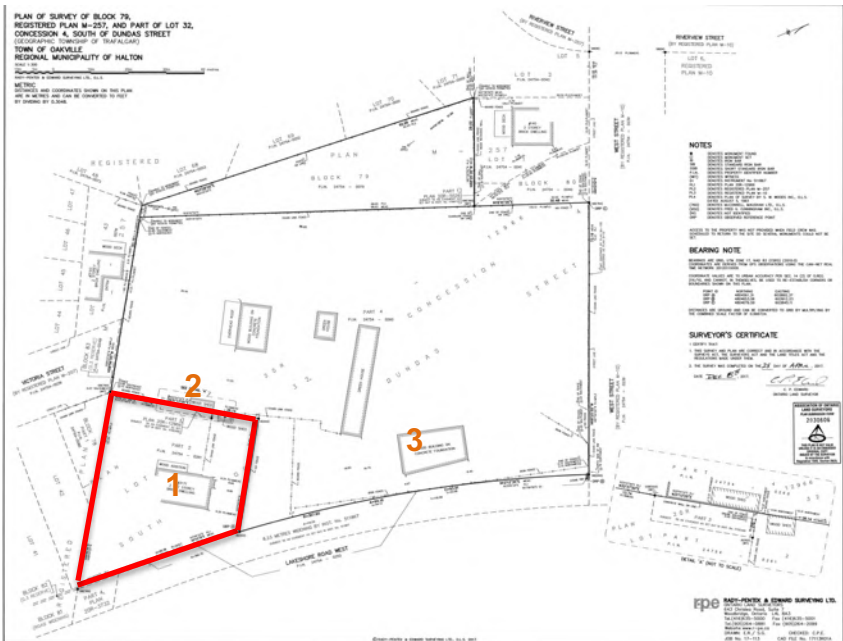
The property contains the Cudmore House, a 2.5-storey brick dwelling with a gambrel roof. It has a 2-storey porch on the front elevation and a 1-storey sunroom on the east side. The house is oriented towards Lakeshore Road West but is slightly skewed to the road. There is a semi-circular driveway in front of the house. The property is heavily screened from Lakeshore Road by mature plantings. The rear and east side yards are fairly shallow. In comparison, the front and west side yards are more generous. The rear yard is enclosed with a chain link fence.

Cudmore Garden Centre



Left: Cudmore Garden Centre – main building
 Right: Cudmore Garden Centre – outbuilding and remnants of an earlier barn

The Cudmore Garden Centre is historically associated with Cudmore House and occupies a large L-shaped lot that extends behind the Cudmore House. There are remnants of a concrete block foundation of a barn associated with Cudmore House located on the Garden Centre property. They remnant foundation is located just outside the chain link fence that encloses the rear yard of the Cudmore House.



1. c. 1920s Cudmore House – red line indicates the existing lot boundaries
2. c. 1920s concrete block foundation from a barn that has been incorporated into a new structure
3. Cudmore Garden Centre (lands severed in 1997)

3.0 HERITAGE PLANNING CONTEXT

The subject property is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* as a non-Designated property because it contains "Cudmore House, a c. 1919 brick house with gambrel roof."²



Left: Heritage mapping – one Designated heritage property in the vicinity called Bronte Cemetery
Right: Cudmore Road

The Bronte Cemetery is located in the vicinity of the subject property at the end of West Street near the Lake. It is an early pioneer cemetery that was established approximately 100 years before the subject dwelling was constructed. It is *Designated* under *Part IV* of the *Ontario Heritage Act* because it is "one of the oldest cemeteries in Trafalgar Township, established in 1823." Bronte Cemetery does not have historic links with the Cudmore House.

The subject property is contextually and historically linked with Cudmore Road, a road that extends from the south side of Lakeshore Road to the shore of Lake Ontario. Cudmore Road does not have heritage status but is so named because the modern road corresponds to the Cudmore farm lane associated with an earlier Cudmore farmhouse that was located near the Lake. The Old Cudmore Farmhouse is no longer standing but many of the old trees that lined the farm lane are still standing. The entrance to Cudmore Road is located directly across from the subject property. The west side property line of the subject property is aligned with the axis of Cudmore Road.

² Town of Oakville, *Heritage Register, Section F: Listed Properties (NOT Designated)* January 31, 2020.

4.0 HISTORICAL BACKGROUND

See Appendix B: Land Records

Sovereign Farmstead: 1822-1870

Historically the subject property is located on Lot 32 in Concession 4, south of Dundas Street in Trafalgar Township in the County of Halton. The east half of Lot 32 was on land reserved for the Mississaugas. The original patent holder for the 100 acres in the west half of Lot 32 was William Bates, a farmer in Saltfleet Township. His patent was registered in 1811. The west half of Lot 32 was triangular because the Government reserve for the Mississaugas cut diagonally across Lot 32. The reserve followed the line of 12-mile Creek (Bronte Creek) and not the Township grid. The reserved portion of Lot 32 would later be opened for development and the Village of Bronte was laid out here. The unusual settlement of Lot 32 would influence later lot lines as it was parceled into smaller pieces and explains why the subject dwelling is skewed in relation to the Township grid.



1806 Wilmot survey of Trafalgar Township, annotated in the Registry Office with names of the original patent holders. In 1809, 'William Bates' received a triangular 100-acre parcel in the west half of Lot 32. The east half of Lot 32 was initially reserved for the Mississaugas but later opened for development.

There is no evidence that Bates settled in Bronte, and in 1813 he sold his 100 acres in Lot 32 to James Mills, a farmer in Barton Township. In 1822 Mills sold the 100-acre triangular parcel to Philip Sovereign (1778-1833). Sovereign established a farmstead that he later passed on to his son Charles. Philip Sovereign set aside 1-acre in the corner of his property for a cemetery. The cemetery is known today as the Bronte Pioneer Cemetery and is located at the foot of West Street, not far from the subject dwelling. Philip and Charles Sovereign are both buried there along with members of their families and other prominent settler families. The Philip Sovereign House was relocated from Lot 32 to 7 West River Street in Bronte and is now the headquarters of the *Bronte Historical Society*.



Left: Sovereign House being relocated from Trafalgar Township to Bronte in 1984 [Halton Images]
 Right: Bronte Pioneer Cemetery at the foot of West Street [Historic Places.ca]

In 1870, the 100-acre triangular parcel was sold to Oliver K. and John Edgar Horning. In 1876, the Horning brothers sold 47 acres (not including the 1-acre cemetery) to James Bowman. James Bowman's name appears on the 1877 *County Atlas* map. The map indicates him as a non-resident, so he must have had a tenant farmer, possibly one of the Horning brothers. The 1877 map shows a wedge-shaped lot with a large orchard in the north half and a farmhouse and smaller orchard located near the Lake. In 1876 James Bowman sold this 47-acre parcel to William Austin, who is identified in the land deed as a 'yeoman' in Trafalgar Township. In 1908 Austin sold the property to William Henry Cudmore.



1877 County Atlas – there is a large orchard in the north half of John Bowman's 47-acre farm in Lot 32

Cudmore's Farm Market & Garden Centre: 1908-2019

William Henry Cudmore (1866-1944) purchased a 47-acre wedge-shaped parcel in Lot 32 from William Austin in 1908. William H. was a farmer in Palermo and is identified in the land deed as a 'market gardener'. He lived in Palermo and is buried in Palermo Cemetery with his wife Rebecca E. and other members of the Cudmore family.

In 1923 William H. took out a sizeable mortgage of \$11,000 on his Bronte property from Murgatroyd & Sons. In 1927, the mortgage holder registered a Foreclosure Notice on the property. The 1923 mortgage may have been related to the building of the subject dwelling. According to William ('Bill') Cudmore, his grandfather William H. Cudmore built the subject dwelling around 1920 and moved the family up from the original Cudmore farmhouse near the lake.³



Left: The Cudmore House built by Ernest Jackson Cudmore in 1923

Right: Artist's rendering of the 'Old Cudmore House' near the lakefront, undated [private collection]

Aerial photography from 1954 shows the rural context of the Cudmore farm. Aerial photo from 1962 shows the subject dwelling, a market building to the east of the house, and a small barn located behind the house. The market building and barn have since been demolished but remnants of the barn's concrete block foundation remain and are preserved on the Garden Centre property. In the later 20th century, the agricultural lands behind the house were sold and residential development followed. In 1980, the house passed to William (Bill) Cudmore. The produce market was replaced by a garden centre that was operated by the Cudmore family until its closure last year.

³ Bill Cudmore, interview by the Bronte Historical Society, transcribed in *Bronte Boys (1920-30s); Oakville Memories*.



Left: William (Bill) Cudmore at work, 1960s

Right: Artist's rendering of the Cudmore Market Building, undated [private collection]



1954 Aerial Photo: Rural context of the Cudmore Farm located on the north side of Lakeshore Road. The large orchard indicated on the 1877 map has been removed and is now agricultural fields. The subject dwelling is located in the southwest corner of the farm.



1962 Aerial Photo of Cudmore Farm & Market: 1. Farmhouse 2. Barn 3. Market Building



1970s Photo of the Cudmore Barn [Property file, Town of Oakville]

5.0 STATEMENT OF CULTURAL HERITAGE VALUE

The subject property contains a dwelling that was built by William Henry Cudmore (1867-1944) around 1920 and has remained in the Cudmore family since that time. Cudmore House is a prominent 2.5 storey brick dwelling on Lakeshore Road West about 1.0 km west of Bronte Harbour. It is a good example of a Dutch Colonial Revival style house, a residential style that was popular in Ontario in the 1920s and 30s and has a distinctive gambrel roof clad in red tin. The house was built by a local builder, most likely using plans purchased from an American company that provided architectural drawings for custom-built homes. These plans followed standardized conventions and similar examples of this type of house can be found across North America.



Left: Cudmore House (1923) 3175 Lakeshore Road West, Bronte



Right: Design 123-22B for a Dutch Colonial style house (1923) C. L. Bowers Company, Chicago

The house includes a number of features that are common to this type of house including a symmetrical composition, gambrel roof with dormers, prominent end-wall chimneys, covered porch and projecting sunroom. The varied and colourful combination of materials on the exterior is also typical and reflects an Arts & Crafts aesthetic that influenced architecture and design in the 1920s & 30s. The Cudmore House combines buff brick, half timbering, painted wood shingles and a red tin roof. Also typical of this style is the Arts & Crafts style of woodwork on the interior.

The gambrel roof was briefly popular in the 1920s & 30s as an economical way of creating a third floor. The popularity of the gambrel roof is associated with the revival of Colonial styles in the 1920s and is inspired by Dutch Colonial architecture. In North America, the gambrel roof is primarily associated with barn architecture because it was widely employed for barn roofs in the late 19th and early 20th century.

William Henry Cudmore has local significance as a market gardener who operated a successful farm market on Lakeshore Road West from c. 1920-1944. The red tin roof of the Cudmore House was a distinctive feature on Lakeshore Road that served as a roadside advertisement for the farm and produce market. The Cudmore Market and later the Cudmore Garden Centre were operated by the Cudmore family until its closure in 2019.

5.1 EVALUATION ACCORDING TO ONT. REG 09/06

Ontario Regulation 9/06 establishes provincial criteria for determining cultural heritage value or interest. A property may be Designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria:

Property: Cudmore House, 3175 Lakeshore Road West

CRITERIA	MEETS CRITERIA	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It is a representative example of a Dutch Colonial Revival style house, a style that was popular in North American in the 1920s and 30s.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It displays a moderate degree of craftsmanship and artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a modest 2.5 storey brick dwelling.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It has direct associations with William Henry Cudmore (1867-1944) who built the house around 1920 and operated a roadside market called Cudmore's Farm Market. The house has remained in the Cudmore family.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It is a private residence in a residential area.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	The design reflects popular house plans that could be purchased by homeowners and home builders in the 1920s and 1930s. The builder is unknown.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	The context has changed from a rural township to a suburban context.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is historically linked to Lakeshore Road and roadside produce markets in Trafalgar Township.
iii) Is a landmark	NO	It is a private residence.

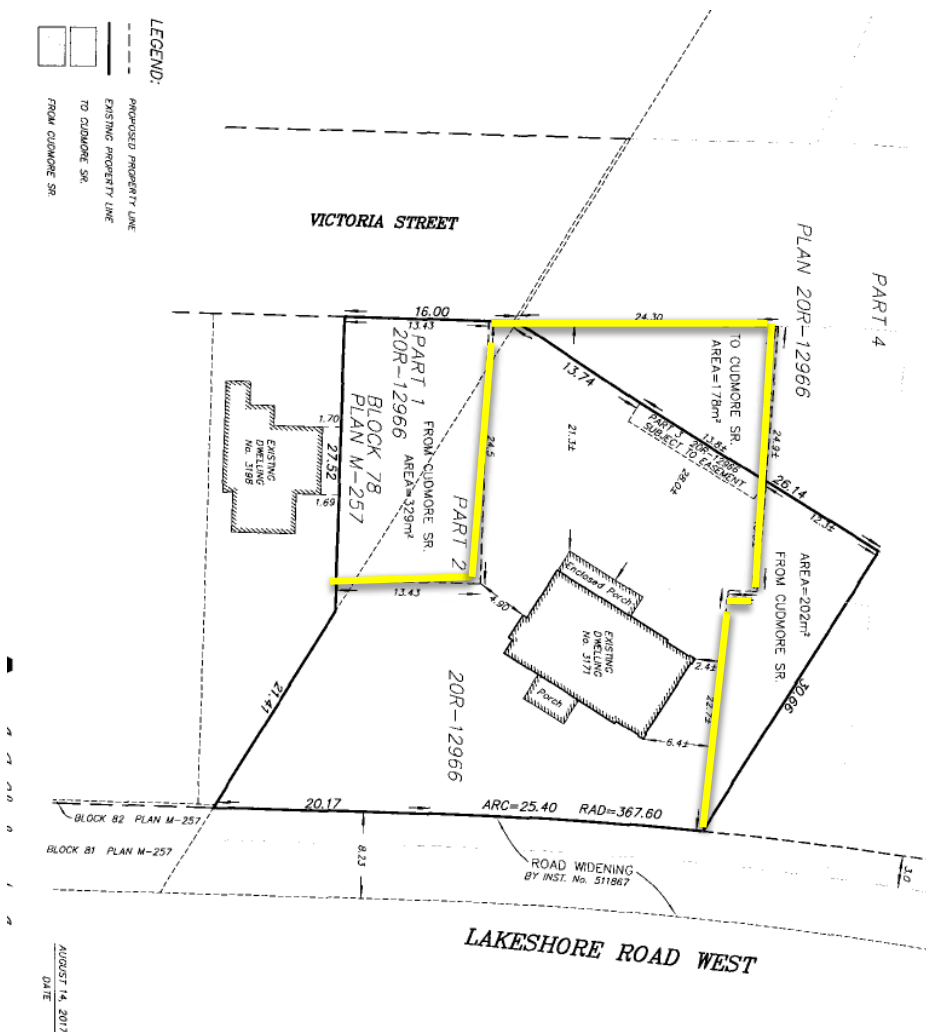
6.0 PROPOSED CHANGES

The Cudmore House was severed from the Cudmore Garden Centre in 1997 and currently sits on a lot that does not conform with the lot pattern of adjacent residential development because it predates the subdivision. The applicant proposes to make minor changes to the lot boundaries that will allow more efficient land use.

Preliminary Proposal

The preliminary proposal included the following changes:

1. severance of a portion of the yard on the west side of the house
2. severance of a portion of the yard on the east side of the house
3. extension of the rear yard to align with a proposed extension of Victoria Street



PRELIMINARY PROPOSAL - proposed boundary changes highlighted in yellow.

7.0 IMPACT ASSESSMENT

Heritage values associated with the subject property are primarily associated with the house and its relationship to Lakeshore Road West. The proposed changes will have no direct impact on the Cudmore House and there will be no change to the Lakeshore frontage.

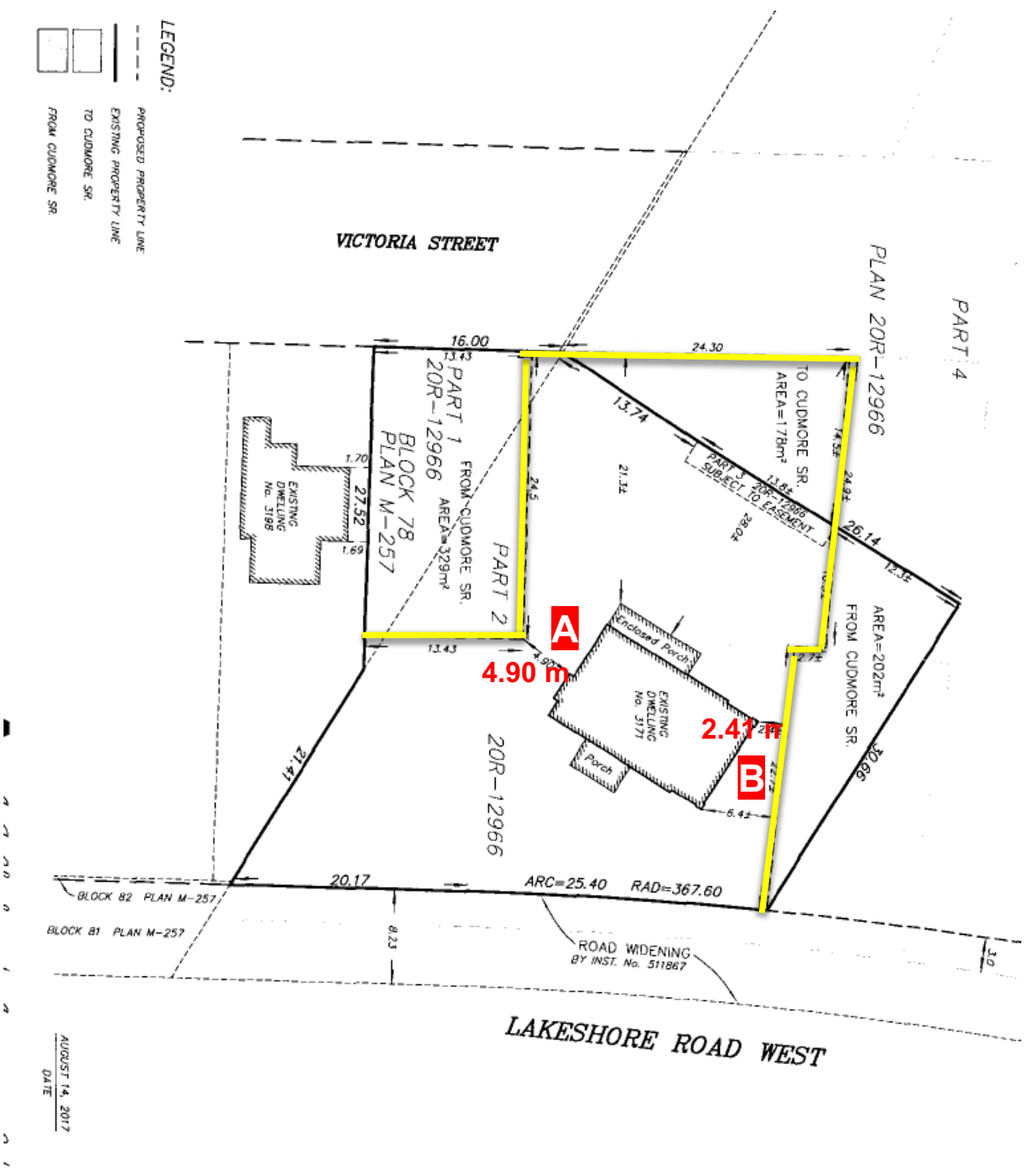
It was determined that the preliminary proposal would have adverse impacts as outlined below:

1. Because of the unusual shape of the lot and the skewed placement of the house, the side yard on the west side of the house would be reduced to a 4.9 m near the front corner of the house and the east side yard would be reduced to 2.4 m at the back corner of the house.
2. There are trees and shrubs along the east property line that would be impacted. These mature plantings provide screening from adjacent properties and should be retained if possible.
3. The extension of the rear yard could have a positive impact because it will increase the size of the rear yard, allow potential frontage on Victoria Street, and incorporate remnants of the Cudmore Barn foundation onto the property that are currently located on the Garden Centre lands.

Since it is important for the long-term preservation of the Cudmore House, that adequate side yards be maintained to provide amenity space for ongoing residential use and to provide buffering from new development on adjacent properties, an alternative option was requested by the consultant.



Mitigation in the form of an alternative option is recommended to maintain adequate side yards and reduce impacts to mature vegetation along the east side property line.

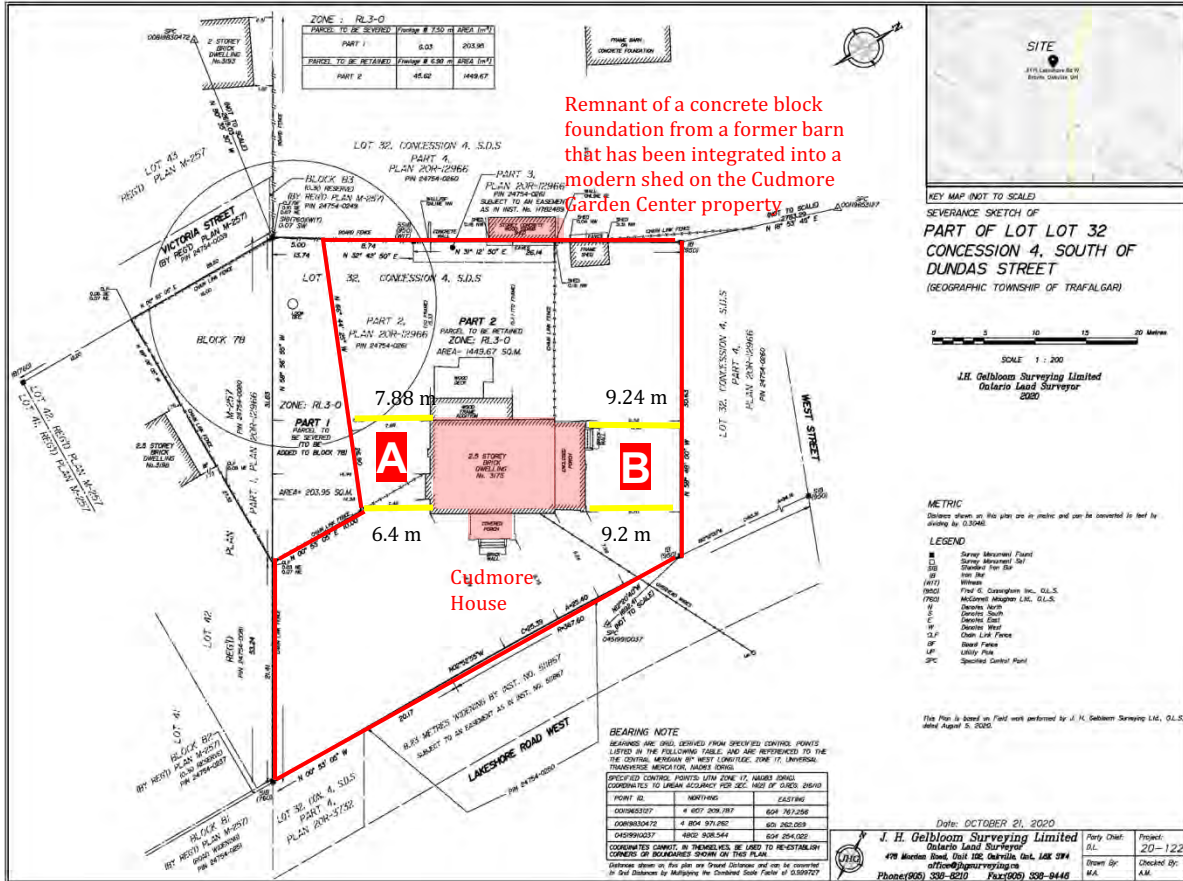


PRELIMINARY PROPOSAL – 2 negative impacts were identified:

- A NEGATIVE IMPACT: proposed west side yard is inadequate (4.90 m)
- B NEGATIVE IMPACT: proposed east side yard is inadequate (2.41 m)

8.0 ALTERNATIVE OPTION

The revised proposal is the preferred option because it allows for ample side yards on both sides of the house. The minimum west yard setbacks will be 6.4 m at the front corner of the house and minimum east yard setback will be 9.2 m to the front corner of the house. Impacts to mature plantings along the east property line will be avoided. Therefore, the alternative option is consistent with heritage policies and guidelines for reducing or avoiding adverse impacts to conserve heritage value.



REVISED PROPOSAL – Cudmore House will be retained on an approximately 1,450 sqm lot that preserved the character of the existing lot. There will be no change to the frontage on Lakeshore West, adequate side and rear yards will be retained. Mature plantings around the house will be retained on the subject lot, with the exception of one large tree in the northwest corner that will be retained on the severed portion.

9.0 CONCLUSIONS & RECOMMENDATIONS

The context of the Cudmore House has changed dramatically since it was originally built around 1920, as Trafalgar Township transformed from a rural economy to a suburban neighbourhood. The Cudmore family has made productive use of their land in response to these changes as it evolved from a farmstead and roadside farm market to a commercial garden centre. As a result of the 1997 severance, followed by the closure of the garden centre in 2019, commercial activities associated with the Cudmore House have ended. The gambrel roof of the Cudmore House is the only visible reminder of its former rural context.

It has been determined that the revised proposal successfully mitigates the identified adverse impacts. It is the consultant's opinion that the revised proposal maintains the setting of the Cudmore House and will support ongoing residential and its long-term preservation. It therefore recommended that the revised proposal included as an Appendix to this report be supported.

10.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 9 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

11.0 SOURCES

Blair, Ruth. *Remembering Trafalgar Township* (Oakville, 2006)

Blumenson, John. *Ontario Architecture; A Guide to Styles and Building Terms 1784 to the Present* (Fitzhenry & Whiteside, 1990)

Cudmore. Obituary, William Henry Cudmore, died 26 July 1944. *Oakville Record- Star*, 27 July 1944, p. 1

Cudmore. 'Conversation with William Bayley (Bill) Cudmore and Sandralee Cudmore', Nov 8, 2019.

Oakville Images, "The Cudmore Family" from Notable People in the Village of Bronte. Accessed online <http://images.oakville.halinet.on.ca/262/exhibit/5>

Ontario Ministry of Tourism & Culture, *Heritage Resources in the Land Use Planning Process, Ontario Heritage Tool Kit* (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada*, 2nd edition (2010)

Reiff, Daniel D. *Houses from Books, Treatises, Pattern Books, and catalogs in American Architecture, 1738-1950; A History and Guide* (Penn State, 2010)

Soil Engineers Ltd., *Phase I EA for Proposed Residential Development Lakeshore Road West* (December 20, 2016) Accessed online <https://www.oakville.ca/assets/2011%20planning/da-17320101-phase1.pdf>

Town of Oakville, *Register of Properties of Cultural Heritage Value or Interest (NOT Designated) January 31, 2020* <https://www.oakville.ca/assets/general%20-%20business/6%20-%20Section%20F.pdf>

Wark, Ross. "Bronte; Ever Growing, Ever Changing." *The Oakville Historical Society Newsletter* (March 2012; 4-6)

APPENDIX A: SITE PHOTOS



3171 LAKESHORE ROAD W: View from Lakeshore Road West



3171 LAKESHORE ROAD W: View from driveway



3171 LAKESHORE ROAD W: Main elevation



3171 LAKESHORE ROAD W: Front porch





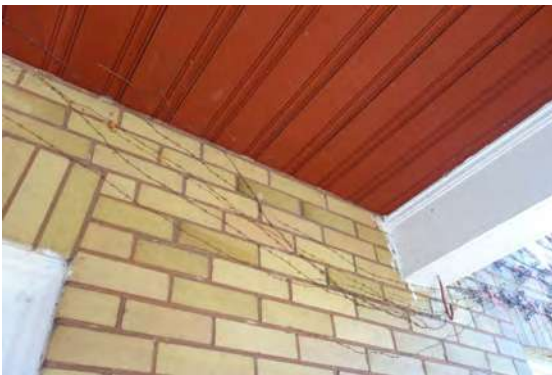
3171 LAKESHORE ROAD W: Front elevation – buff brick – 12 over 1 windows



3171 LAKESHORE ROAD W: East side elevation – 1-storey porch has been enclosed



3171 LAKESHORE ROAD W: West side elevation



3171 LAKESHORE ROAD W: buff brick – wood shingles



3171 LAKESHORE ROAD W: Front yard and semi-circular driveway – view looking east



3171 LAKESHORE ROAD W: Entrance to Garden centre along east property line



3171 LAKESHORE ROAD W: hedges and shrubs enclose the west side yard – view from driveway



3171 LAKESHORE ROAD W: West side yard



3171 LAKESHORE ROAD W: West side yard



3171 LAKESHORE ROAD W: West side yard



3171 LAKESHORE ROAD W: Rear yard -- looking north - Cudmore Garden Centre building in background



3171 LAKESHORE ROAD W: Rear yard -- looking east



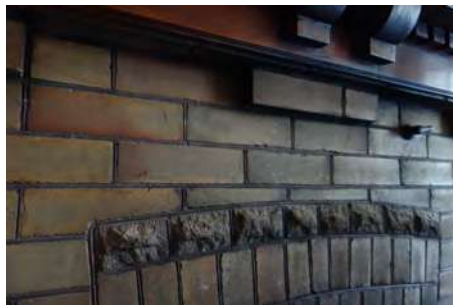
3171 LAKESHORE ROAD W: Main stairs



3171 LAKESHORE ROAD W: Main hall – entrances to living room dining room and bathroom



3171 LAKESHORE ROAD W: Living room and Library



3171 LAKESHORE ROAD W:

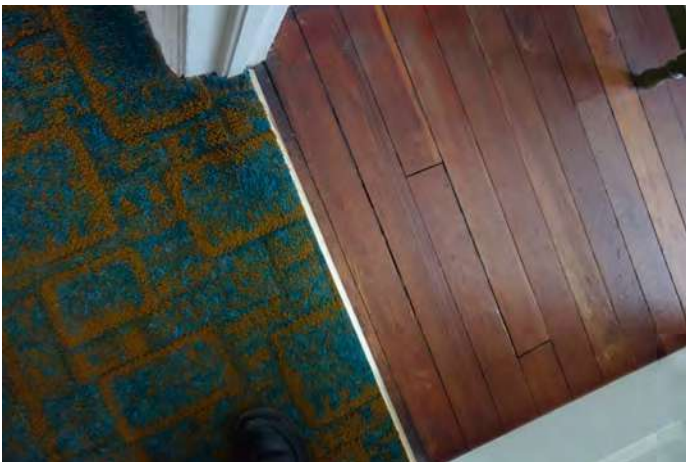
Living room fireplace



3171 LAKESHORE ROAD W: Porch on the east side



3171 LAKESHORE ROAD W: Dining Room & Kitchen



3171 LAKESHORE ROAD W: 2nd floor Hall – wood staircase and wood flooring



3171 LAKESHORE ROAD W: 2nd floor Hall – entrance to bathroom and separate toilet



3171 LAKESHORE ROAD W: 2nd floor Hall – entrance to Sleeping Porch



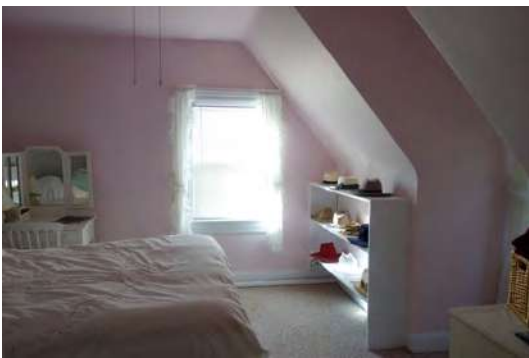
3171 LAKESHORE ROAD W: original bathroom and separate toilet



3171 LAKESHORE ROAD W: Modern bathroom in bedroom



3171 LAKESHORE ROAD W: 3rd floor Bedrooms – one has been converted to a study



3171 LAKESHORE ROAD W: Stairs and 3rd floor Bedrooms



3171 LAKESHORE ROAD W: Basement – unfinished - concrete block foundation

**CHAIN OF TITLE RE PIN 24754-0261 – 3175 LAKESHORE
RD. W., OAKVILLE:**

Patent: 15 May 1811 – Crown to Walter Bates;

2162 Bargain & Sale 20 Mar./13 ...Bates to James Mills;

804 B & S 14 May/22 ...Mills to Philip Sovereign;

331 B & S 2 Feb./70 ...Sovereign to Charles Sovereign;

478 B & S 15 Oct./70 ...Sovereign to Oliver K. Horning and John Edgar Horning;

1823 B & S 6 Dec./75 Oliver K. Horning to John Edgar Horning;

1824 B & S 6 Dec./75 John Edgar Horning to Oliver K. Horning;

1913 B & S 11 Apr./76 ...Horning to James Bowman;

2107 B & S 29 Dec./76 ...Bowman to William Austin;

9354 Order 15 Apr. 1908 to William Henry Cudmore;

14782 Mortgage 3 Nov./23 ...Cudmore to Robert Murgatroyd & Ellis Murgatroyd cob R. Murgatroyd & Sons;

16179 Final Order of Foreclosure 8 Oct./27 ...Murgatroyd vs. William Henry Cudmore;

20994 Grant 23 July/45 Estate of Rebecca E. Cudmore to Ernest Jackson Cudmore & Vera Bayley Cudmore;

175982 Grant 16 Nov./64 ...Cudmores to Ernest Jackson Cudmore & Vera Bayley Cudmore;

176306 Grant 23 Nov./64 ...Cudmores to William Bayley Cudmore; ...2

259661 Grant 18 Nov./68 Ernest Jackson Cudmore & Vera Bayley Cudmore & William Bayley Cudmore to William Bayley Cudmore;

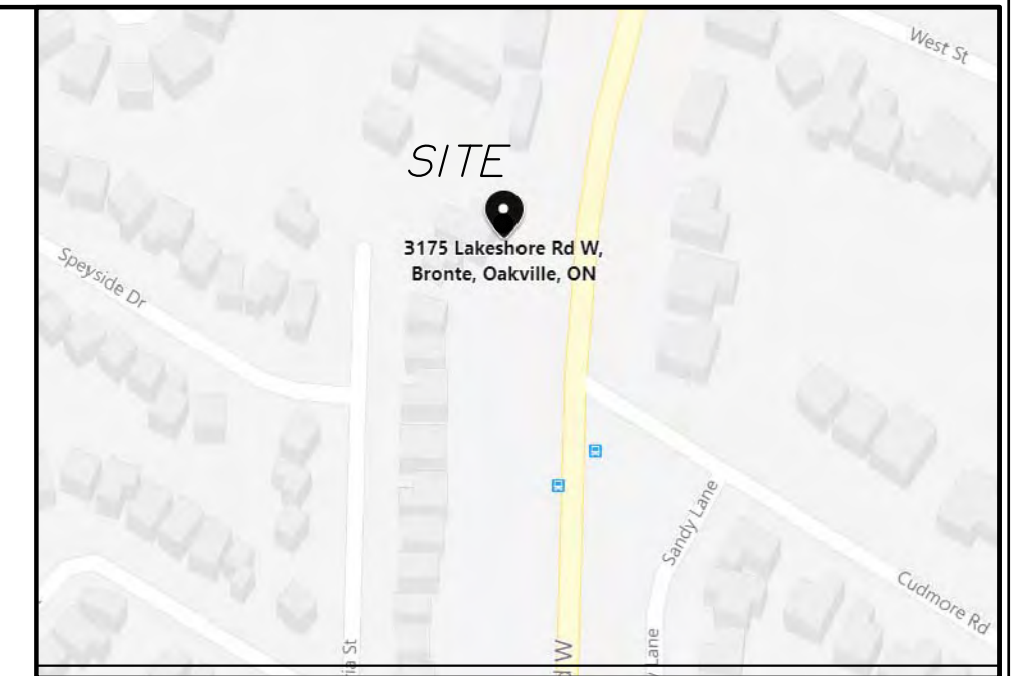
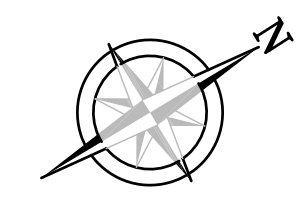
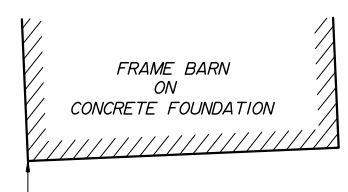
507507 Grant Ex. Deed 2 Aug./77 Estate of Ernest Jackson Cudmore to Vera Bayley Cudmore;

520388 Ex Deed 14 Apr./80 Estate of Vera Bayley Cudmore to William Bayley Cudmore;

750025 Deed 27 Aug./90 ...Cudmore to William Bayley Cudmore and Sandralee Cudmore;

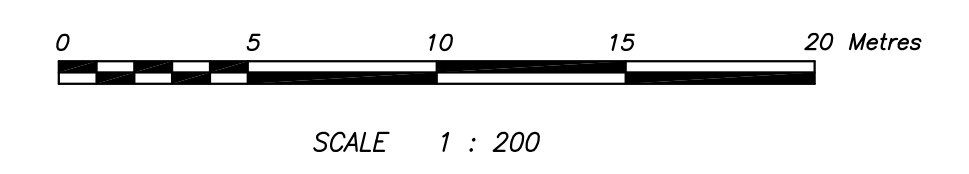
ZONE : RL3-0

PARCEL TO BE SEVERED	Frontage @ 7.50 m	AREA (m ²)
PART 1	6.03	203.95
PARCEL TO BE RETAINED	Frontage @ 6.98 m	AREA (m ²)
PART 2	45.62	1449.67



KEY MAP (NOT TO SCALE)

SEVERANCE SKETCH OF
**PART OF LOT 32
 CONCESSION 4, SOUTH OF
 DUNDAS STREET**
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)



J.H. Gelbloom Surveying Limited
 Ontario Land Surveyor
 2020

METRIC

Distance shown on this plan are in metric and can be converted to feet by dividing by 0.3048.

LEGEND

- Survey Monument Found
- Survey Monument Set
- SIB Standard Iron Bar
- IB Iron Bar
- (WIT) Witness
- (950) Fred G. Cunningham Inc., O.L.S.
- (760) McConnell Maughan Ltd., O.L.S.
- N Denotes North
- S Denotes South
- E Denotes East
- W Denotes West
- CLF Chain Link Fence
- BF Board Fence
- UP Utility Pole
- SPC Specified Control Point

This Plan is based on Field work performed by J. H. Gelbloom Surveying Ltd., O.L.S., dated August 5, 2020.

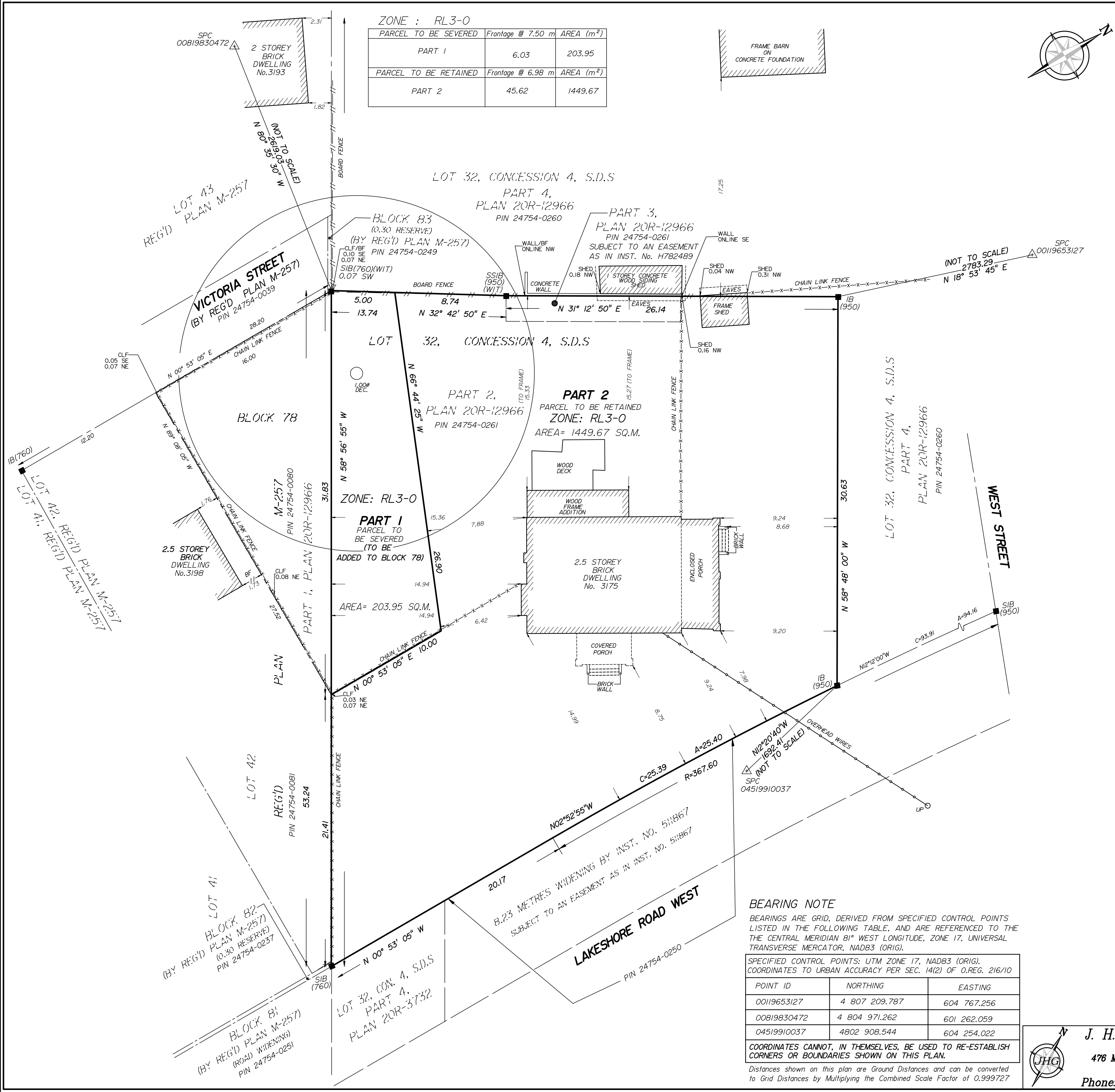
BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS LISTED IN THE FOLLOWING TABLE, AND ARE REFERENCED TO THE THE CENTRAL MERIDIAN 81° WEST LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR, NAD83 (ORIG).

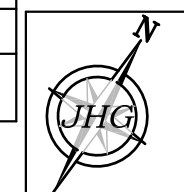
SPECIFIED CONTROL POINTS: UTM ZONE 17, NAD83 (ORIG).
 COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
00119653127	4 807 209.787	604 767.256
00819830472	4 804 971.262	601 262.059
04519910037	4802 908.544	604 254.022

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 Distances shown on this plan are Ground Distances and can be converted to Grid Distances by Multiplying the Combined Scale Factor of 0.999727



Date: OCTOBER 21, 2020



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Drawn By: M.A.	Checked By: A.M.