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July 19, 2019

**Andra Maxwell, City Solicitor**  
Planning, Development and Real Estate  
The Corporation of the City of Mississauga  
Legal Services, city Manager's Department  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Dear Ms. Maxwell:

**Re: Proposed Rezoning of:  
1720 Sherwood Forrest Circle, Mississauga, ON  
Owners: Carmelite Sisters of Canada  
Your File: DARC 16-94**

We wish to advise you that we are the solicitors for the Carmelite Sisters of Canada who are the owners of the above-noted property and the Co-Applicants with respect to a Rezoning Application and Official Plan Amendment and such other related applications as are required for the purpose of the re-development of the property.

For the purposes of our opinion on title, we have attached a copy of the survey prepared by Tarasick McMillan Kubicki, OLS, dated August 16, 2018.

The property is described as being Part of Lot 3, Range 1 SDS TT and better described in Instrument TT69053 together with the addition of the property in Instrument TT168777.

The property was originally acquired by the Carmelite Sisters of Canada, hereinafter referred to as the "Sisters", by a transfer from the Alcoholism Research Foundation dated the 31<sup>st</sup> day of July, 1952 and registered in the Registry Office for the County of Peel on the 31<sup>st</sup> day of July, 1952 as Instrument No. TT69053.

Subsequently, Her Majesty the Queen, on behalf of the Province of Ontario, the Minister of Highways, granted to the Sisters on the 13<sup>th</sup> day of April, 1964 a portion of their lands which are located on the boundary with Dundas Street West of Mississauga made up of the block of lands which will now accommodate a restored access by the Sisters from their own lands on to the former Kings Highway No. 5, now known as Dundas Street

West, Mississauga. The subject transfer is registered in the LRO for the County of Peel as Instrument No. TT168777.

The current access to the Sisters' property is from Sherwood Forrest Circle over Block F, Plan M151 which is owned by the City of Mississauga by Transfer LT81534 which was registered on the 23<sup>rd</sup> day of June, 1976.

The Sisters were given the right of access over the City's property on Block F, Plan M151 effective January 1, 1979. The Sisters then agreed to the temporary closure of their access to Dundas Street West.

The description of the Sisters' 11.46 acre property is a large parcel situate at the intersection of Dundas Street West and Mississauga Road in the City of Mississauga.

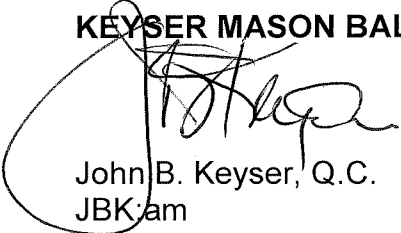
The frontage of the property includes access to Dundas Street West on the northerly boundary of the property which has existed since the time that the property was used as a residential estate.

The present plan is to have the property connect to Dundas Street West by the restoration of the private roadway leading to the established frontage on Dundas Street West.

There are no easements on the property which we are aware of.

Yours truly,

**KEYSER MASON BALL, LLP**



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JBK/am