



vallee

*Consulting Engineers,
Architects & Planners*

February 20, 2024

Norfolk County
Robinson Administration Building - Planning Department
185 Robinson Street – Suite 200
Simcoe, Ontario N3Y 5L6

Attention: Mohammad Alam MPL, MUD, RPP, MCIP

**Reference: BB Ranch Draft Plan of Condominium Application
G. Douglas Vallee Limited on behalf of BB Investments Ltd.
436 Front Road, St. Williams**

G. Douglas Vallee Limited has been retained by Jeff and Rebecca Bouck of BB Investment Ltd. to make application for a draft plan of condominium for their Resort Oriented Residential Condominium located at 436 Front Road St. Williams, Norfolk County.

The following form the draft plan submission:

- Draft Plan of Condominium prepared by Jewitt and Dixon Ltd., January 16, 2024. 3 Files:
 - 22-3632-CONDO1 (Unit plan)
 - 22-3632-CONDO2 (Exclusive use common elements)
 - 23-3632-RP (Archaeological Ref Plan)
- PIN Sheet (50112-0135) – prepared 2023.09.12
- Completed application form;
- Reference Plan – County road widening
- Application Fee - \$\$22,389 (copy attached)

We anticipate that the condominium declaration will be a condition of draft approval. Once the declaration is finalized, it will be provided to the County for review and approval.

We look forward to continuing to work with you on this project and your comments regarding this matter.

Yours truly,

Eldon Darbyson BES, MCIP, RPP, Director of Planning

G. DOUGLAS VALLEE LIMITED

Consulting Engineers, Architects & Planners

H:\Projects\2010\10-094 At Play St. Williams Resort\Agency\Plan of Condo\February Draft 1st Submission\2024.02.20 - Condo Appln Cover Ltr.docx

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Submission Consultation “Pre-consultation”:

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted that **pre-consultation minutes are valid for one year after the meeting date.**

Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its

acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:	28CDPL2024062		
	SPPL2022212		
File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	22,389
Pre-consultation Meeting	_____	Conservation Authority Fee	Yes
Application Submitted	Feb. 22.2024	Well & Septic Info Provided	Yes
Complete Application	Mar.4.2024	Planner	Hanne Yager

Check the type of planning application(s) you are submitting.

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☒ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner _____

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to both owner and agent noted above.

☐ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☐ No If yes, please specify corresponding number:

3. Present use of the subject lands:

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☐

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☐ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☐ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Zoning****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☐ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street: _____

G. Other Information

1. Does the application involve a local business? ☐ Yes ☐ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner, to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.


Owner/Applicant Signature

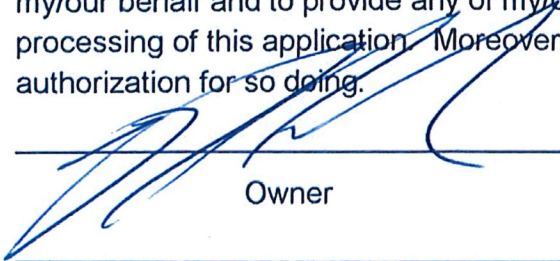
Feb 20/24
Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Jeff Bouck am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.


Owner

Feb 20/24
Date

Owner

Date

N. Declaration

I, Jeff Bouck of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Town of Simcoe


Owner/Applicant Signature

In Norfolk County

This 21 day of February

A.D., 2024



A Commissioner, etc.

SCOTT CONNELL PULLANDRE,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires August 19, 2025.

PROPERTY DESCRIPTION: PT LT 21-22 CON 1 SOUTH WALSINGHAM PT 1, 2 & 3 37R10170; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2007/06/25

OWNERS' NAMES

BOUCK, REBECCA JAYNE
BOUCK, ROBERT JEFFERY
BOUCK, ASHLEY ANNE
SHURR, AARON MICHAEL
SHURR, ELLEN JESSICA

CAPACITY

SHARE

TCOM 20%
TCOM 20%
TCOM 20%
TCOM 20%
TCOM 20%

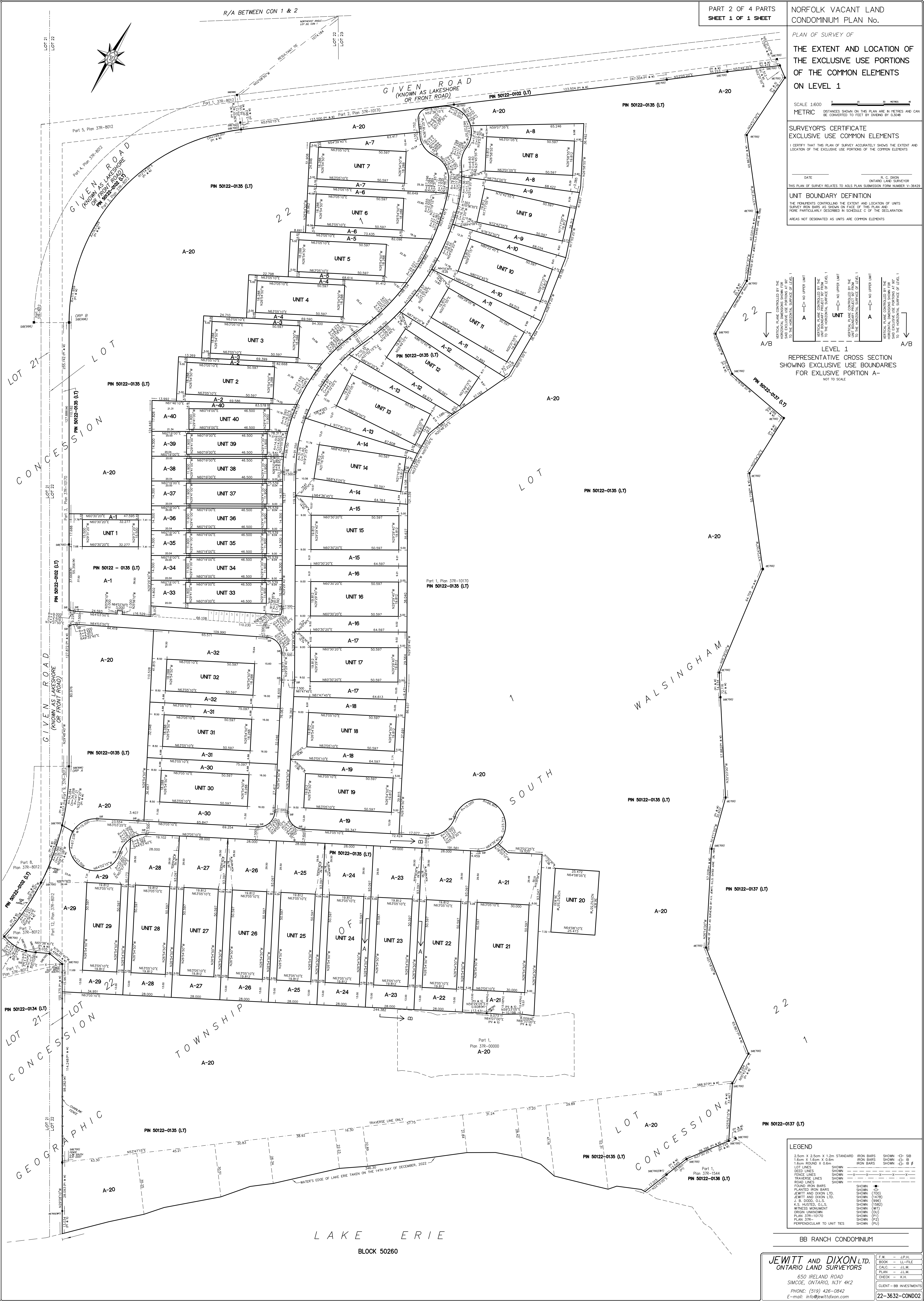
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2007/06/25 **						
NR315951	1968/09/18	BYLAW				C
37R8012	1999/07/26	PLAN REFERENCE				C
37R10170	2010/05/21	PLAN REFERENCE				C
NK151351	2022/03/17	TRANSFER	\$775,000	BOUCK, EARL JEFFERY BOUCK, REBECCA JAYNE	BOUCK, REBECCA JAYNE BOUCK, ROBERT JEFFERY BOUCK, ASHLEY ANNE SHURR, AARON MICHAEL SHURR, ELLEN JESSICA	C
NK151352	2022/03/17	CHARGE	\$4,000,000	BOUCK, REBECCA JAYNE BOUCK, ASHLEY ANNE BOUCK, ROBERT JEFFERY	ROYAL BANK OF CANADA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				SHURR, AARON MICHAEL SHURR, ELLEN JESSICA		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PART 2 OF 4 PARTS
SHEET 1 OF 1 SHEET

NORFOLK VACANT LAND
CONDOMINIUM PLAN No.

PLAN OF SURVEY OF
THE EXTENT AND LOCATION OF
THE EXCLUSIVE USE PORTIONS
OF THE COMMON ELEMENTS
ON LEVEL 1

SCALE 1:600
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE
EXCLUSIVE USE COMMON ELEMENTS

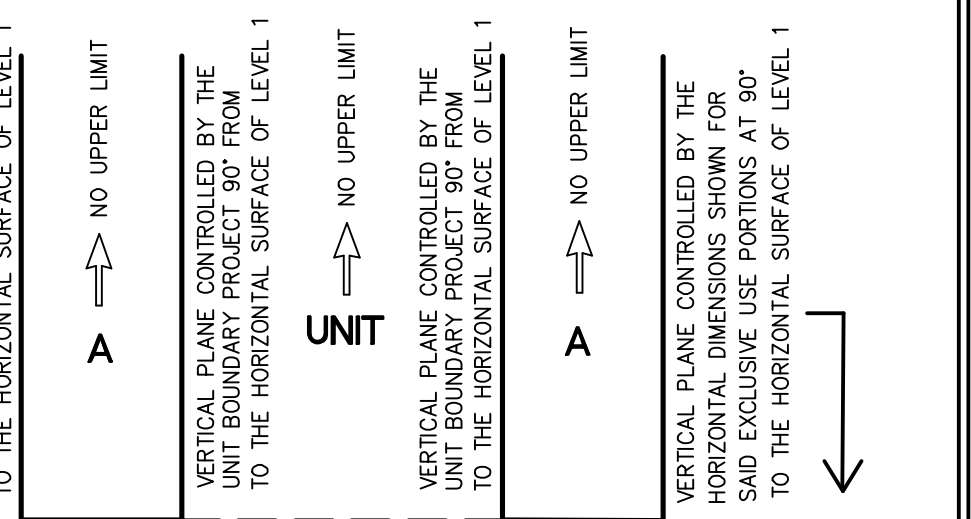
I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND
LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS

DATE: _____ E. C. DODD
ONTARIO LAND SURVEYOR

UNIT BOUNDARY DEFINITION

THE PORTIONS CONTROLLING THE EXTENT AND LOCATION OF UNITS
SURVEY FOR BARS AS SHOWN ON FACE OF THIS PLAN AND
MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS



LEVEL 1
REPRESENTATIVE CROSS SECTION
SHOWING EXCLUSIVE USE BOUNDARIES
FOR EXCLUSIVE PORTION A-1
NOT TO SCALE

LEGEND

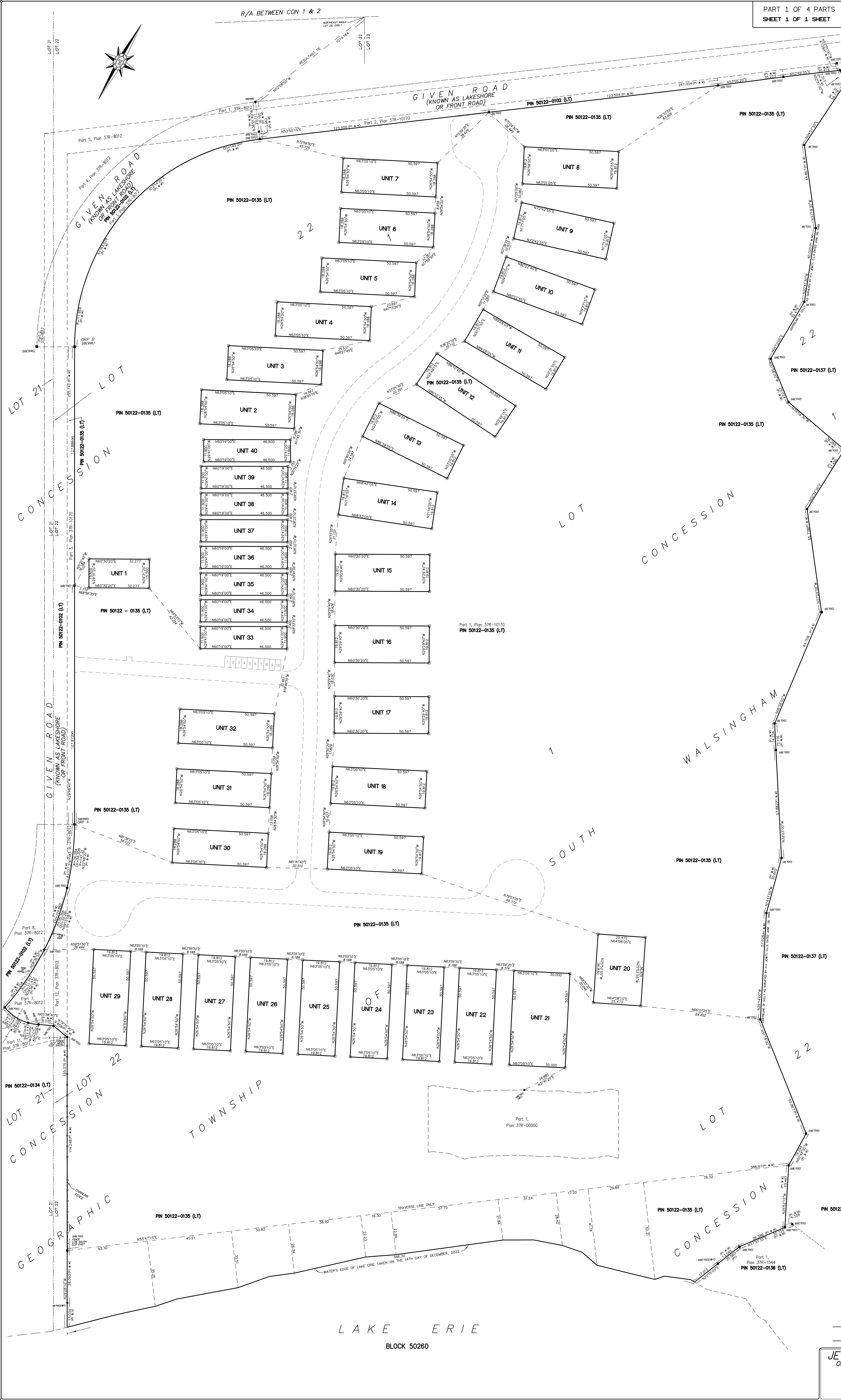
2.5cm x 2.5cm x 1.2m STANDARD IRON BARS	SHOWN	CI - SB
1.6cm x 1.6cm x 0.6m IRON BARS	SHOWN	CI - SB
1.6cm ROUND X 0.6m	SHOWN	CI - SB
LOT LINES	SHOWN	CI - SB
SEED LINES	SHOWN	CI - SB
FENCE LINES	SHOWN	CI - SB
TRAVERSE LINES	SHOWN	CI - SB
ROAD LINES	SHOWN	CI - SB
FOUNDER IRON BARS	SHOWN	CI - SB
PLANTED IRON BARS	SHOWN	CI - SB
JEWITT AND DIXON LTD.	SHOWN	CI - SB
J. B. DODD, O.L.S.	SHOWN	CI - SB
K.S. HUSTED, O.L.S.	SHOWN	CI - SB
WITNESS SIGNATURE	SHOWN	CI - SB
ORIGIN UNKNOWN	SHOWN	CI - SB
PLAN 378-10170	SHOWN	CI - SB
PLAN 378-10170	SHOWN	CI - SB
PERPENDICULAR TO UNIT TIES	SHOWN	CI - SB

BB RANCH CONDOMINIUM

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

650 IRELAND ROAD
SIMCOE, ONTARIO, N3Y 4K2
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

FORM - J-254
BOOK - LL-FILE
CALC - JLM
PLAN - JLM
CHECK - K.H.
CLIENT - BB INVESTMENTS
22-3632-CONDO2



PART 1 OF 4 PARTS
SHEET 1 OF 1 SHEET

NORFOLK VACANT LAND
CONDOMINIUM PLAN No.

LEVEL 1
UNITS 1 TO 40 INCLUSIVE
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION
OF NORFOLK (37) AT 07:00 ON THE DAY OF 2024

REPRESENTATIVE FOR THE LAND REGISTRY
FOR THE LAND TITLES DIVISION OF NORFOLK (Reg. 37)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
(1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT, THE CONDOMINIUM ACT, 1998
AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
(2) - THIS SURVEY WAS COMPLETED ON THE
(3) - THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE
SUBSTANTIALLY ACCURATE

DATE _____
ON-ORDER LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER Y-35429

DECLARATION REGISTERED AS No. NK

THIS PLAN COMPRISES ALL OF P.L.N. 50122-0135

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS

	PART LOT	CONCESSION	DESCRIBED IN	NOTES
SUBJECT TO SERVIENT INTERESTS	-	-	-	-
SUBJECT TO SERVIENT INTERESTS	-	-	-	-
SUBJECT TO SERVIENT INTERESTS	-	-	-	-
SUBJECT TO SERVIENT INTERESTS	-	-	-	-

PLAN OF SURVEY OF

PART OF LOT 21 & LOT 22
CONCESSION 1
FORMERLY IN THE GEOGRAPHIC
TOWNSHIP OF SOUTH WALSHINGHAM
NOW IN
NORFOLK COUNTY

SCALE 1:600
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 3.2808

METRIC

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN Laid
OUT INTO UNITS AND CONVEYED TO THE OWNERS IN ACCORDANCE WITH OUR INSTRUCTIONS

DATE _____	REBECCA JAYNE BOUCK
DATE _____	ROBERT JEFFERY BOUCK
DATE _____	ASHLEY ANNE BOUCK
DATE _____	AARON MICHAEL SHARR
DATE _____	ELLEN JESSICA SHARR

INDEX OF PARTS

PART 1

SHEET 1 - PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE
ILLUSTRATION OF THE SERVIENT INTERESTS AND THE
DESIGNATION OF THE UNITS ON LEVEL 1

PART 2

SHEET 1 - PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE
CONDOMINIUM ON LEVEL 1

PART 3

NIL - ARCHITECTURAL PLANS

PART 4

NIL - STRUCTURAL PLANS

PARTS 1 & 2 APPROVED AND PARTS 3 & 4 EXEMPTED
UNDER SECTION 9 OF THE CONDOMINIUM ACT 1998 AND
SECTION 51 OF THE PLANNING ACT THIS ____ DAY
OF _____, 2024

BRANDON SLOAN
GENERAL MANAGER
COMMUNITY DEVELOPMENT

UNIT BOUNDARY DEFINITION

THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF UNITS ARE THE
WALLS, THE FLOORS, AND THE CEILING, AND OTHER PHYSICAL FEATURES AS
MORE PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION
AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

NOTES

MONUMENTS SET ON ALL UNIT CORNERS ARE 8"PS UNLESS OTHERWISE NOTED
BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS
OBSERVATIONS ON MONUMENT A TO B, SHOWN HEREON HAVING
A BEARING OF N
[UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010)]
TO CONVERT (P) BEARINGS TO GRID BEARINGS
- ADD 000°00'00" TO THE NORTHWEST BEARINGS
- SUBTRACT 000°00'00" FROM THE NORTHEAST BEARINGS
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.9995

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM
GPS OBSERVATIONS USING THE CAN-NET NETWORK,
UTM ZONE 17 (81° WEST LONGITUDE)
NAD83 (CSRS) HTV2.0 (2010)
COORDINATES ARE TO A HORIZONTAL ACCURACY AS PER
SECTION 14 (2) OF OREGON 2007

POINT ID	NORTHING	EASTING
ORP A	4721946.319	5470206.492
ORP B	4721688.149	5468999.391

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND

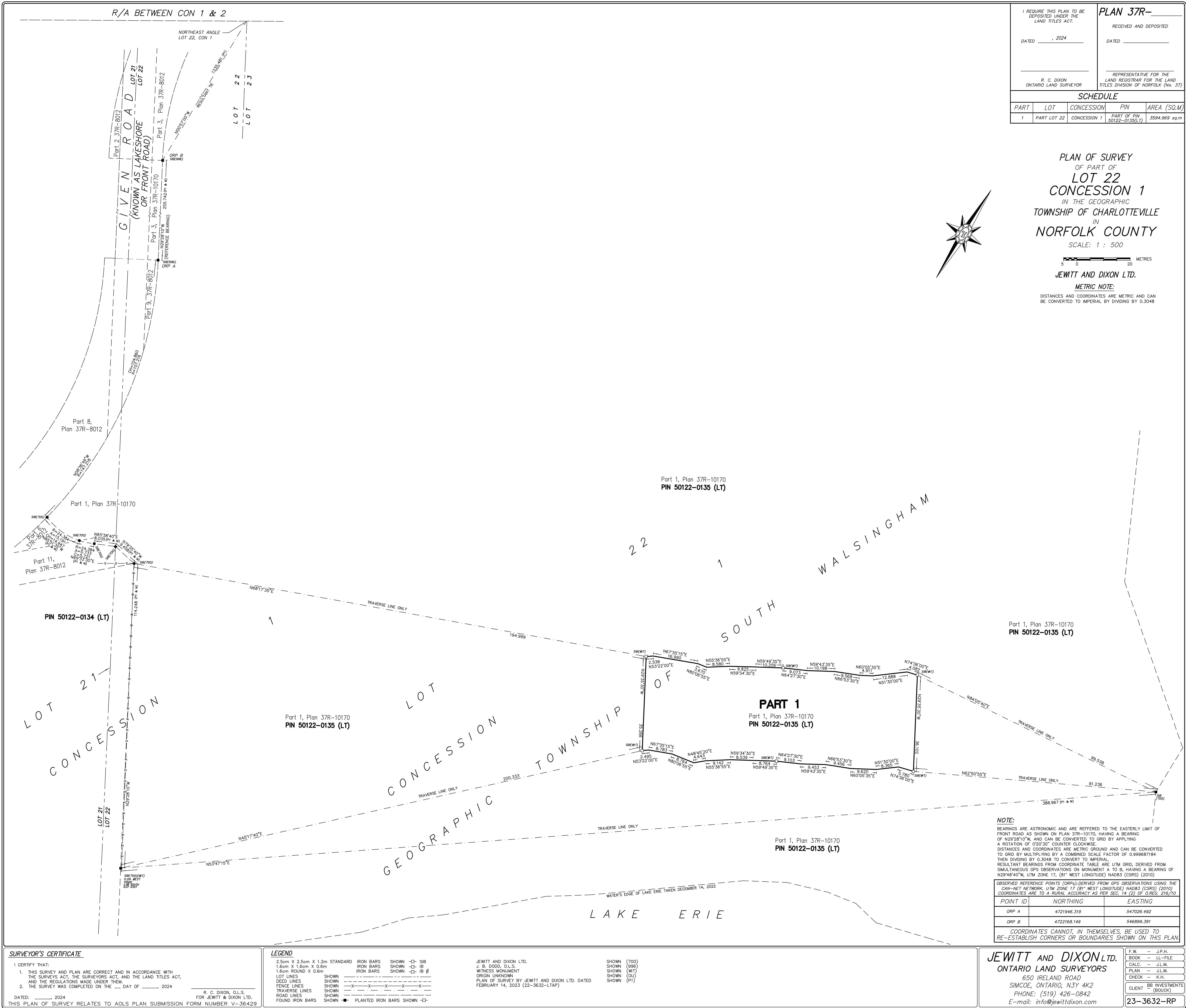
2.5cm x 2.5cm x 1.2m STANDARD	IRON BARS SHOWN - CH - SB
1.6cm x 1.6cm x 0.6m	IRON BARS SHOWN - CH - B
1.6cm ROUND X 0.6m	IRON BARS SHOWN - CH - B
LOT LINES	SHOWN
ENCLOSURE LINES	SHOWN
TRAILER LINES	SHOWN
ROAD LINES	SHOWN
TRAILER IRON BARS	SHOWN
PLANTED IRON BARS	SHOWN
JEWETT AND DIXON LTD.	SHOWN (1476)
J.B. DODD, O.L.S.	SHOWN (296)
K.S. HUSTED, O.L.S.	SHOWN (1582)
WITNESS MONUMENT	SHOWN (W)
ORIGIN UNKNOWN	SHOWN (U)
PLAN 37R-10170	SHOWN (P2)
PERPENDICULAR TO UNIT TIES	SHOWN (PU)

BB RANCH CONDOMINIUM

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

650 IRELAND ROAD
SIMCOE, ONTARIO, N3Y 4K2
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

E.M.	-	J.P.H.
BOOK	-	LL-FILE
CALC.	-	J.L.M.
PLAN	-	J.L.M.
CHECK	-	K.H.
CLIENT	-	BB INVESTMENTS
22-3632-CONDO1		

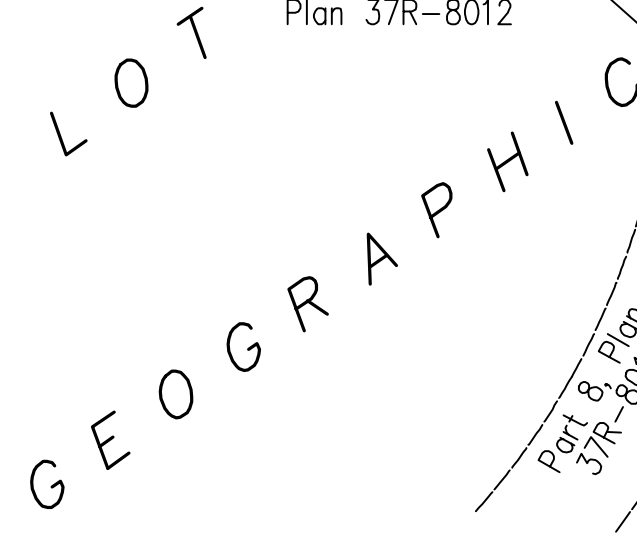


BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF FRONT ROAD AS SHOWN ON PLAN 37R-10170, HAVING A BEARING OF N29°28'10"W, AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF 0°20'30" COUNTER CLOCKWISE. DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999687184 THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL. RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF N29°48'40"W, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CORS) (2010)

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

R/A BETWEEN CON 1 & 2



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

DATED: _____ R. C. DIXON
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V- _____ ONTARIO LAND SURVEYOR

2.5cm X 2.5cm X 1.2m	STANDARD	IRON BARS	SHOWN	<input checked="" type="checkbox"/>	SIB
1.6cm X 1.6cm X 0.6m		IRON BARS	SHOWN	<input checked="" type="checkbox"/>	IB
1.6cm ROUND X 0.6m		IRON BARS	SHOWN	<input checked="" type="checkbox"/>	IB Ø

LOT LINES SHOWN -----
DEED LINES SHOWN -----
FENCE LINES SHOWN -X-X-X-X-X-
ROAD LINES SHOWN -----

FOUND IRON BARS SHOWN PLANTED IRON BARS SHOWN

JEWITT AND DIXON LTD.	SHOWN	(700)
J. B. DODD, O.L.S.	SHOWN	(996)
WITNESS MONUMENT	SHOWN	(WIT)
ORIGIN UNKNOWN	SHOWN	(OU)
PLAN 37R-10170	SHOWN	(P1)

PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

F.W.	-	J.D.
BOOK	-	LL-FILE
CALC.	-	J.L.M.
PLAN	-	J.L.M.
CHECK	-	K.H.
CLIENT - BB INVESTMENTS		
JOB No.	-	22-3632
22-3632-RP		

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

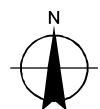


Legend

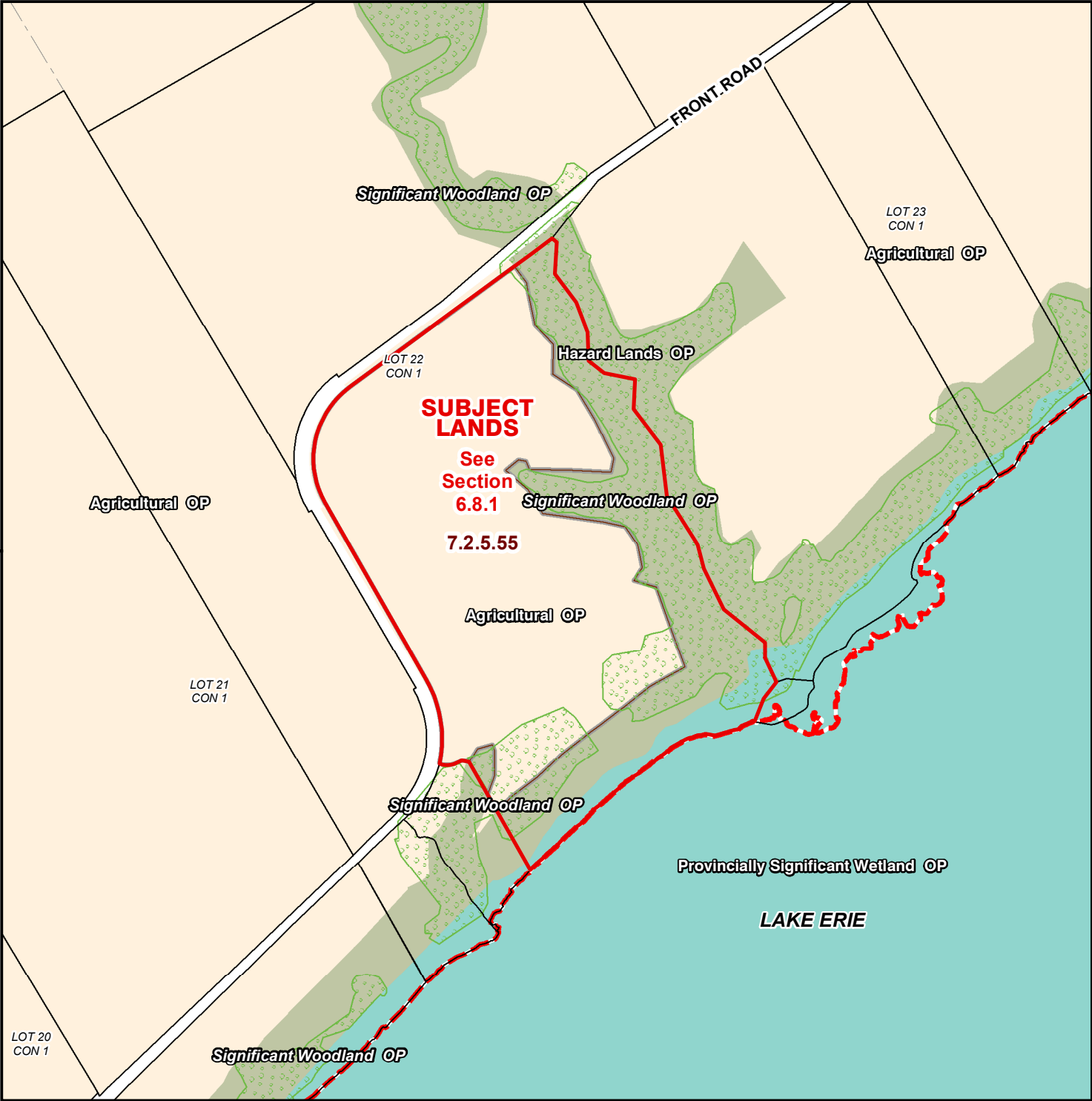
Subject Lands

2020 Air Photo


3/12/2024








60 30 0 60 120 180 240
Meters



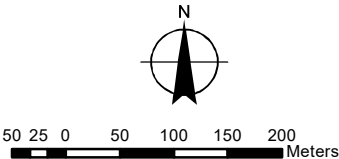
Legend

 Subject Lands

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Provincially Significant Wetland
-  Special Policy Area
-  Significant Woodland

3/12/2024

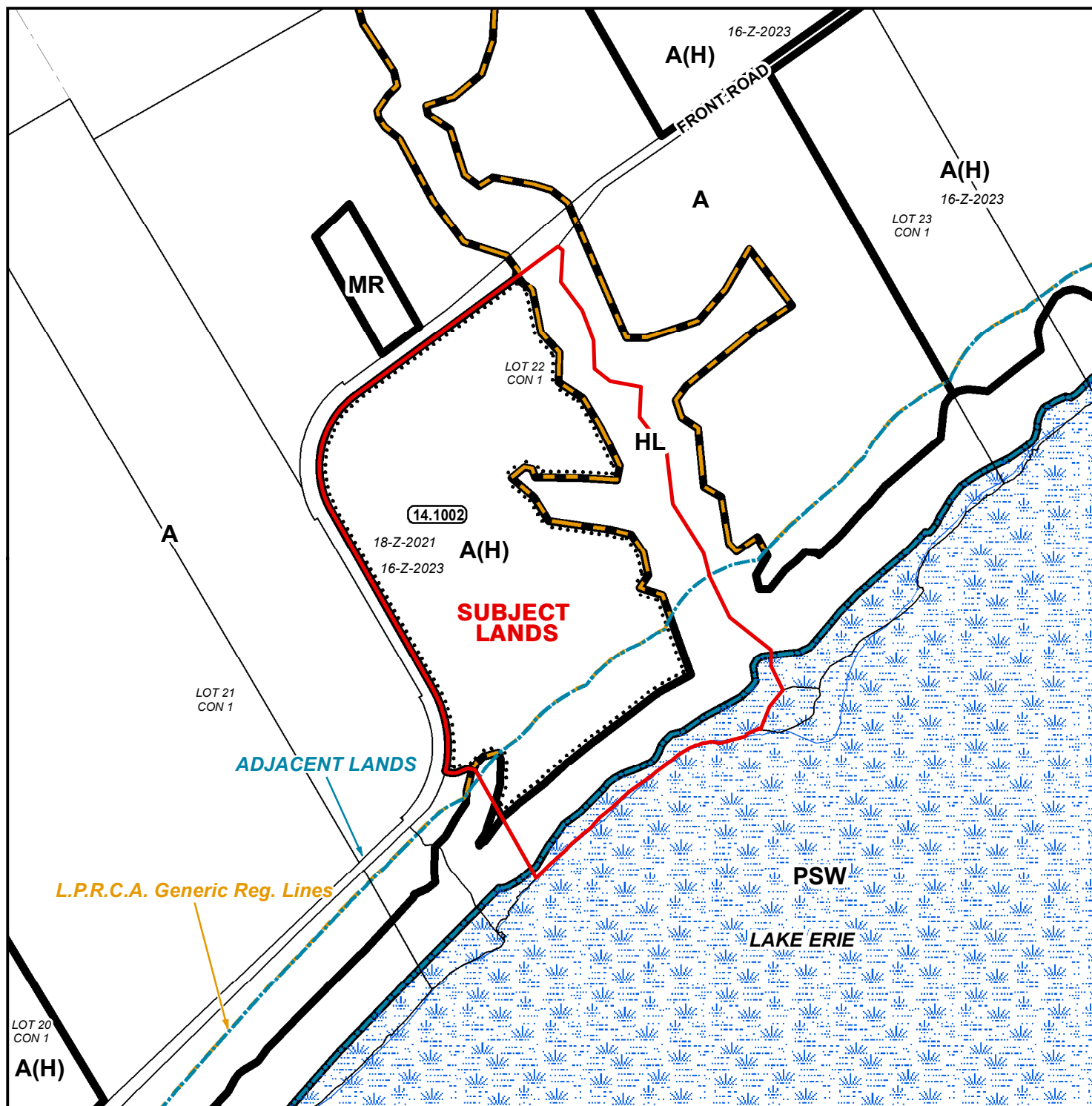


MAP C

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

28CDPL2024062



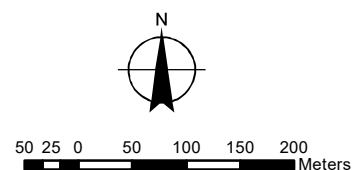
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

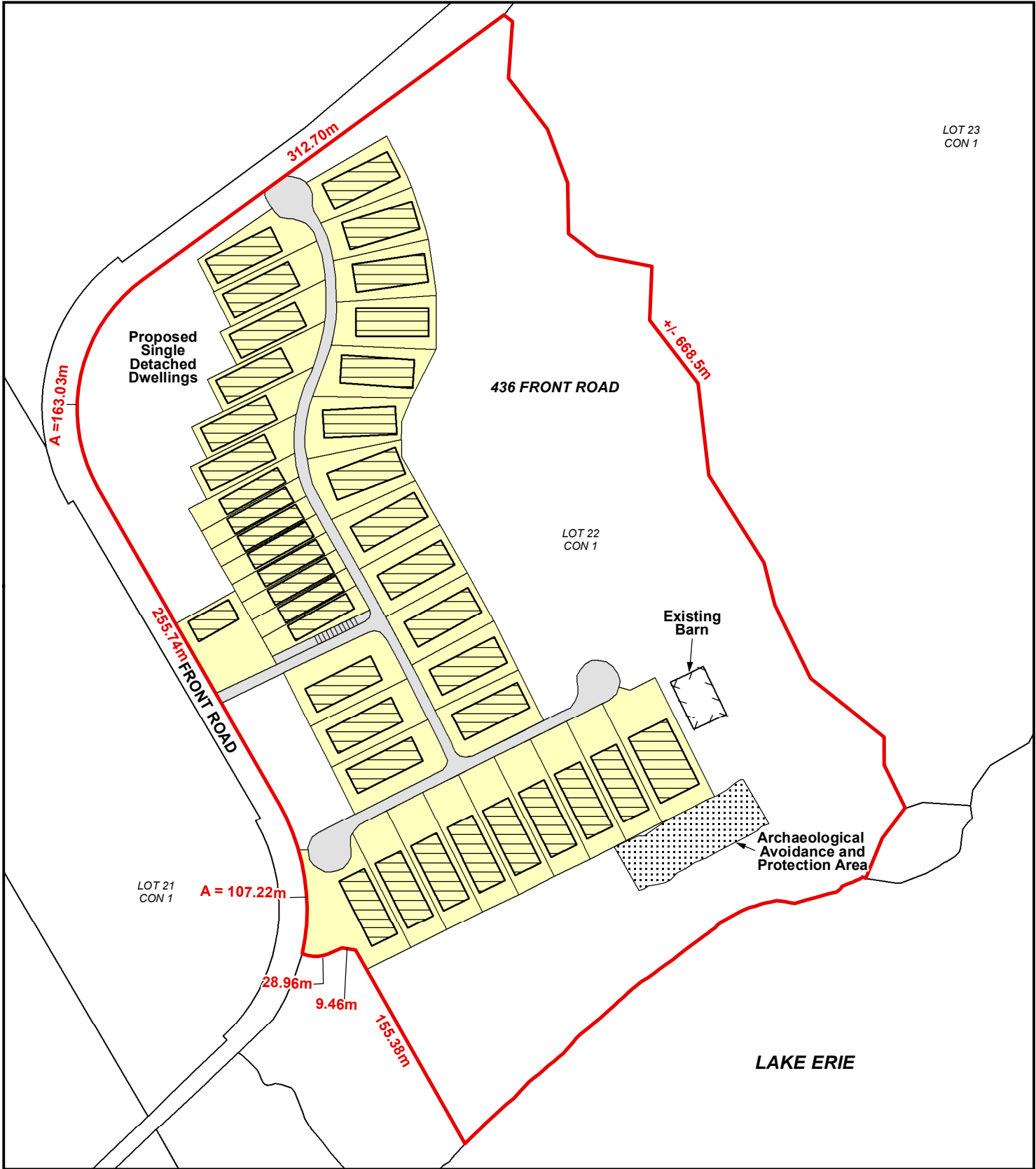
3/12/2024

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- MR - Rural Industrial Zone






CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

-  Subject Lands
-  Road Allowance
-  Single Detached Dwelling

3/12/2024

