

For Office Use Only:

File Number BNPL2022132
 Related File Number _____
 Pre-consultation Meeting _____
 Application Submitted March 25, 2022
 Complete Application May 9 2022

Application Fee _____
 Conservation Authority Fee _____
 Well & Septic Info Provided NA
 Planner Jen
 Public Notice Sign _____ NA

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

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 493-060-32810-0000

A. Applicant Information

Name of Owner Carolyn Anne Snow

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 1886 Vittoria Road
 Town and Postal Code Charlottetown (Norfolk County), Ontario N0E 1W0
 Phone Number _____
 Cell Number _____
 Email _____

Name of Applicant Carolyn Denise Funnell and Shaun Colin Snow, POAs for Carolyn Anne Snow

Address c/o Cobb & Jones LLP, 23 Argyle Street
 Town and Postal Code Simcoe, Ontario N3Y 4N5
 Phone Number 519-428-0170
 Cell Number _____
 Email mharnes@cobbjones.ca

Name of Agent Matthew Harmes, Cobb & Jones LLP

Address 23 Argyle Street

Town and Postal Code Simcoe, Ontario N3Y 4N5

Phone Number 519-428-0170

Cell Number _____

Email mharmes@cobbjones.ca

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 the 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):

PT LT 24 CON 3 CHARLOTTEVILLE PT 1 37R252; NORFOLK COUNTY

Comprising all of P.I.N. 50207-0304 (R)

Municipal Civic Address: 1886 Vittoria Road, Charlotteville (Norfolk County), Ontario

Present Official Plan Designation(s): Agricultural

Present Zoning: (A) - Agricultural

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential

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:

Existing single family residence - No change is being proposed related to this application

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

N/A

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:

N/A

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:

Mixed residential and agricultural

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:

Union Gas easement (50' running along the northern edge of the property along Vittoria Road)

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

N/A

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 195.27012

Depth: 161.842704

Width: 197.41896

Lot Area: 7.812 acres

Present Use: Residential

Proposed Use: Residential

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: 195.27012

Depth: 161.842704

Width: 197.41896

Lot Area: 7.812 acres

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: Unchanged (single family residence)

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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. All Applications: 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:

Application is simply for a validation certificate

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:

See paragraph 2

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. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
- ☐ Communal wells
- ☐ Individual wells
- ☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
- ☐ Communal system
- ☐ Septic tank and tile bed in good working order
- ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
- ☐ Open ditches
- ☐ Other (describe below)

2. Existing or proposed access to subject lands:

- ☐ Municipal road
- ☐ Provincial highway
- ☐ Unopened road
- ☐ Other (describe below)

Name of road/street:

G. All Applications: 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.

See Schedule "A" attached.

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 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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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. Transfers, Easements and Postponement of Interest

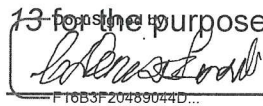
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

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.

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.


F10B3F20489044D...

3/4/2022

Owner/Applicant/Agent Signature

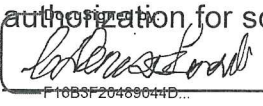
Date

J. Owner's Authorization

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

I/We Carolyn Anne Snow am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Matthew Harmes 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.


F10B3F20489044D...

3/4/2022

Owner

Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

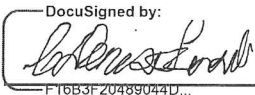
K. Declaration

I, Carolyn Denise Funnell, POA of Sudbury

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:
the municipality of Norfolk County

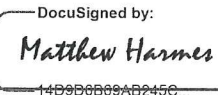
DocuSigned by:

F16B3F20489044D...

Owner/Applicant/Agent Signature

In the province of Ontario

This 4th day of March

A.D., 2022

DocuSigned by:

14D9D6B09AB245C...

A Commissioner, etc.

I. 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 for the registration of all transfer(s) of land to the County, and/or transfer(s) of 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.

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 TOA.

Owner/Applicant/Agent Signature

 17 2022

Date

J. Owner's Authorization

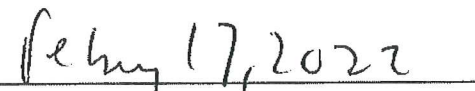
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I/We Carolyn Anne Snow am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Matthew Harmes 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.

 TOA.

Owner

 17, 2022

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Shawn Colin Snow POA of Port Dover, Ontario
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:

Simcoe

Shawn POA

Owner/Applicant/Agent Signature

In Province of Ontario

This 17 day of February

A.D., 2022

[Signature]
A Commissioner, etc.

Schedule "A"

1. Type of Application

The Applicant is requesting validation certificates pursuant to section 57 of the *Planning Act* to retroactively cure a technical violation of the *Planning Act* and ratify the interest in lands intended to have been created by a prior severance.

By transfer/deed NR351007, registered on February 26, 1974, the present owner (Ms. Snow) took title from the prior title holder (Furman Frederick Snow), together with her now-deceased husband, David A. Snow, with the subject property being described as Part 1 on Plan 37R252 (a copy of which is attached to this application).

Mr. Furman Frederick Snow had obtained his interest in the subject property by transfer/deed NR335177 from Raymond George Hodgson and Fern Ethel Hodgson, registered on October 15, 1971. It appears that at the time that the Hodgson's owned the subject property and adjoining lands.

It appears that the Hodgson's had obtained a severance from the Township of Charlotteville, but the severance was actually for the adjoining lands. Unfortunately, rather than transfer out the adjoining lands the Hodgson's actually attempted to transfer the subject property, which would have been the remaining lands. A copy of the consent certificate was actually attached to the transfer/deed NR335177 to Furman Frederick Snow, even though the certificate applied to the adjoining lands.

The adjoining lands are now under PIN 50207-0303 (LT), and the attempted transfer to Mr. Snow could have been completed successfully had Mr. and Ms. Hodgson transferred the adjoining lands, at least temporarily, to another party, or at least ensured that a transfer was completed which would cause title to be held in a different way than the subject property, but unfortunately they did not take steps to effect the severance until after they purported to transfer the subject property to Mr. Snow.

The lands have since been held in the Snow family for many years (more than 50 years) and treated as a separate residential lot. The prior violation of the Planning Act is submitted as being a technicality that should be rectified. In this regard a validation certificate is being sought.

Please Note this Application is time sensitive as the Applicant has a real property sale scheduled to close no later than May 2, 2022.

2. Draft Validation Certificates

The Applicant submits draft forms of validation certificates for the subject property in word documents with its electronic submission of this Applicant.

PLAN MATERIAL	
PLASTIC MATERIAL	MYLAR
GAUGE	0.003 INCH
PROCESS	SPECIAL
INK	"T"

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART I OF THE REGISTRY ACT.

(DATE) Jan. 10, 1974

PLAN 31R-552

(DATE) Jan. 11, 1974

RECEIVED AND DEPOSITED AS

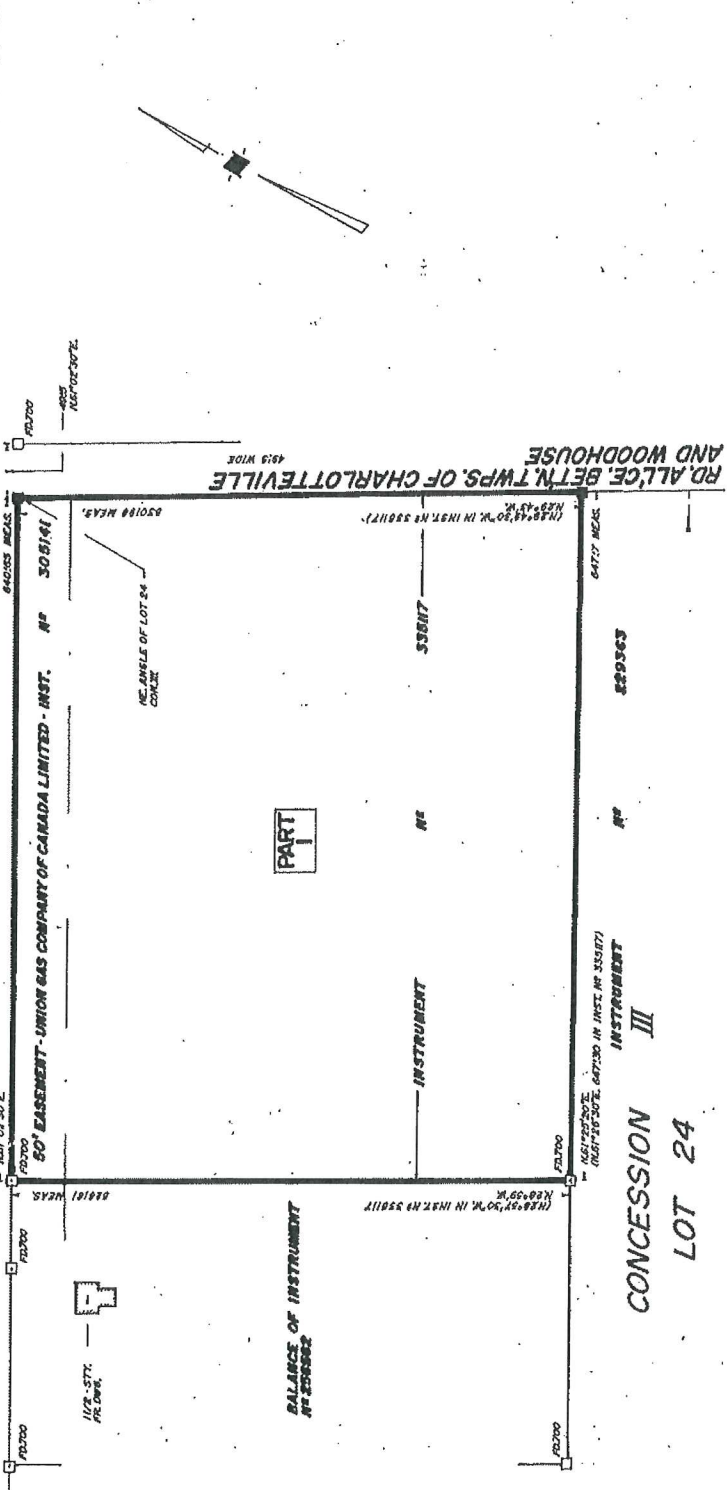
REGISTRAR FOR THE REGISTRY DIVISION OF NORFOLK, 37

350167

CAUTION : THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTIONS 29, 32 OR 33 OF THE PLANNING ACT.

NOTE: ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED.

RD. ALL'CE. BET'N. CONS. III & IV
(64025 IN INST. NO. 35517)



PART	OWNER	SCHEDULE	LOT	CONCESSION	AREA
1	FURMAN FREDERICK SNOW	28	II	7.802 AC.	

REFERENCE PLAN SHOWING PART OF LOT 24 CONCESSION III TOWNSHIP OF CHARLOTTEVILLE COUNTY OF NORFOLK SCALE 1" = 100'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.

2. THIS SURVEY WAS COMPLETED ON THE 7th DAY OF JANUARY 1974.

DATED THIS 8th DAY OF JANUARY 1974.

JOHN B. DODD LTD.

191 QUEENSWAY WEST.

SIMCOE ONTARIO.

ONTARIO LAND SURVEYOR

—○— DENOTES 1" x 1" x 36" IRON BAR PLANTED.

—○— DENOTES 1" x 1" x 48" IRON BAR.

—○— DENOTES 5/8" x 5/8" x 24" IRON BAR.

—○— DENOTES FOUND MONUMENT.

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE MERIDIAN LONGITUDE 80° 22' 50" W.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #37

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR Kowalsky01
ON 2021/12/06 AT 10:35:41

50207-0304 (R)

PROPERTY DESCRIPTION: PT LT 24 CON 3 CHARLOTTETVILLE PT 1 37R252; NORFOLK COUNTY

PROPERTY REMARKS:
ESTATE/QUALIFIER:

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2007/06/25

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/06/22 **						
DATE OF EARLIEST REGISTRATION LOADED: 1971/10/15						
NR335177	1971/10/15	TRANSFER	\$2			
REMARKS: SKETCH ATTACHED.						
NR343007	1973/01/22	DEPOSIT				
37R252 1974/01/11 PLAN REFERENCE						
REMARKS: NR350167						
NR351007	1974/02/26	TRANSFER	\$2			
NR612321 2021/03/30 DEPOSIT						
REMARKS: DEATH CERTIFICATE						
NR612322	2021/04/09	TRANSFER	\$2			
NR612324 2021/04/19 TRANSFER						
			\$1	SNOW, SHAUN COLIN		
			\$1	SNOW, DAVID ALVIN - ESTATE		
			\$2	SNOW, DAVID A.		
			\$1	SNOW, DAVID A. SNOW, CAROLYN A.		
			\$2	SNOW, SHAUN COLIN		
			\$1	SNOW, CAROLYN		

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.

AFFIDAVIT AS TO AGE AND MARITAL STATUS

I, FURMAN FREDERICK SNOW
of the Township of Charlotteville,
in the County of Norfolk

* If attorney
see footnote

make oath and say: When I executed the attached instrument,

I was at least eighteen years old.

Strike out
inapplicable
clauses,

I was married

XXXXXXXXXXXX

XXXXXXXXXXXX

I held the land "To Uses".

XXXXXXXXXXXX

This conveyance is made in accordance with The Planning Act, R.S.O.
and amendments thereto.

Resident of
Canada, etc.

SWORN before me at the Town
of Port Dover in the County of
Norfolk
this 22nd day of February 1974.

Francis M. Yager

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

FRANCIS M. YAGER, A COMMISSIONER, ETC.,
NORFOLK COUNTY, FOR H. A. WINTER, BARRISTER,
EXPIRES JUNE 11, 1978.

* Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (marital status, and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority".

Dated February 20 1974

FURMAN FREDERICK SNOW

TO

DAVID A. SNOW et ux

Address: 36 Parker Drive,
SIMCOE, Ontario.

Deed of Land
SITUATE

in the Township of Charlotteville

10.00

Dye & Durham Co. Limited, 160 Balfour Drive, Toronto

ASSESSMENT ROLL NO.

ADDRESS OF PROPERTY:

R. R. #1,

Vittoria, -Ontario.

H. A. Winter,
220 St. George Street,
PORT DOVER, Ontario.

351007

351007

i.o. Registry Division of Norfolk (No. 37)
I CERTIFY that this instrument is registered as of:

354 M. FEB 26 1974 in the
Registry Office for Charlotteville
at Simcoe, Ontario. *W. J. Lawrence*
REGISTRAR

107

Part deag. as
Part 1 Plan 37 & 252
Lot 24 Con 3

JOINT TENANTS

REGISTRY OFFICE

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	

This Indenture

made (in duplicate) the 20th day of February
one thousand nine hundred and seventy-four.

In Pursuance of The Short Forms of Conveyances Act
Between

FURMAN FREDERICK SNOW, of the Township of
Charlottetown, in the County of Norfolk,
Retired Gentleman,

hereinafter called the Grantor
of the FIRST PART;

- and -

DAVID A. SNOW, of the Town of Simcoe, in
the County of Norfolk, and
CAROLYN A. SNOW, his wife, of the same place,

hereinafter called the Grantees
of the SECOND PART;

WHEREAS the Grantor is seised and possessed of the hereinafter
described lands and premises by virtue of a Deed to Uses reg-
istered in the Norfolk County Registry Office as #335177;
AND WHEREAS the Grantor is now desirous of exercising such
power of appointment;

Witnesseth that in consideration of natural love and affection

and the sum of TWO-----

----- (\$2.00) ----- Dollars
of lawful money of Canada now paid by the said Grantees to the said
Grantor (the receipt whereof is hereby by him acknowledged),
the said Grantor DOETH GRANT unto the said Grantees in fee simple as
joint tenants and not as tenants in common.

All and Singular th at certain parcel or tract of land and premises
situate lying and being in the Township of Charlottetown in the
County of Norfolk and in the Province of Ontario and being
comprised of part of Lot 24 in the Third Concession in said
Township of Charlottetown, said parcel containing by
admeasurement 7.812 acres, be the same, more or less, and is
more particularly described as Part One as shown on
Deposited Plan 37R252, said plan being on deposit in the
Registry Office for the Registry Division of Norfolk.

To have and to hold unto the said Grantees as joint tenants and not as tenants in common their heirs and assigns, to and for their sole and only use for ever.

Subject Nevertheless to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantees That he has the right to convey the said lands to the said Grantees notwithstanding any act of the said Grantor.

And That the said Grantees shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenants with the said Grantees that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantees that he has done no act to encumber the said lands.

And the said Grantor Releases to the said Grantees All his claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
In the presence of

Clapine Bernard

Furman Frederick Snow
FURMAN FREDERICK SNOW

AFFIDAVIT OF SUBSCRIBING WITNESS

AMENDED MARCH 1972

I, DAPHNE BERNARD
of the Town of Port Dover
in the County of Norfolk, SECRETARY make oath and say:
I am a subscribing witness to the attached instrument and I was present and saw it executed
at Port Dover by FURMAN FREDERICK SNOW

*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the Town of Port Dover

in the County of

Norfolk

this 22nd day of February 19 74.

Francis M. Yager

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.
FRANCIS M. YAGER, A COMMISSIONER, ETC.,
NORFOLK COUNTY, FOR H. A. WINTER, BARRISTER
EXPIRES JUNE 15, 1975.

*Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)" and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

Amended, May, 1973

AFFIDAVIT IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO

I, FURMAN FREDERICK SNOW

of the Township of Charlotteville

in the County of Norfolk

To Wit:

named in the within (or annexed) transfer make oath and say:

*For place of
residence insert
appropriate County,
District, Regional
Municipality, etc.

This affidavit may
be made by the
purchaser or vendor
or by any one
acting for them
under power of
attorney or by an
agent accredited in
writing by the
purchaser or vendor
or by the solicitor of
either of them or by
some other person
approved by the
Minister of Revenue.

1. I am the Grantor
named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. (1) The total consideration for this transaction has been allocated as follows:

(a) Land, building, fixtures and goodwill \$ 2.00

(b) Chattels — items of tangible personal property (see note) \$ nil

TOTAL CONSIDERATION \$ 2.00

(2) The true consideration for the transfer or conveyance for
Land Transfer Tax purposes is as follows:

(a) Monies paid in cash \$ 2.00

(b) Property transferred in exchange (Detail Below) \$ nil

(c) Securities transferred to the value of (Detail Below) \$ nil

(d) Balances of existing encumbrances with interest owing at date of
transfer \$ nil

(e) Monies secured by mortgage under this transaction \$ nil

(f) Liens, legacies, annuities and maintenance charges to which
transfer is subject \$ nil

(g) Other (Detail Below) \$ nil

TOTAL CONSIDERATION (should agree with 3(1)(a) above) \$ 2.00

4. If consideration is nominal, is the transfer for natural love and affection? yes

5. If so, what is the relationship between Grantor and Grantee? Father to son and

6. Other remarks and explanations, if necessary Daughter-in-law

All
blanks
must
be filled
in.

SWORN before me at the TOWN

of Port Dover

this 22nd day of February 19 74.

Furman Frederick Snow
(signature)

FURMAN FREDERICK SNOW

FRANCIS M. YAGER, A COMMISSIONER, ETC.,
NORFOLK COUNTY, FOR H. A. WINTER, BARRISTER
EXPIRES JUNE 15, 1975.

A Commissioner, etc.

Chattel Retail sales tax is payable on the valuation of items shown in 3(1)(b) unless otherwise exempted under the provisions of The Retail Sales Tax Act. For the purpose of this affidavit insert above only the value of chattel, the total value of which in the opinion of the deponent exceeds \$100.00. This does not exonerate a purchaser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction. When chattels are purchased as part of this transaction with a value of less than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Ontario and remitted to the Minister of Revenue.



COMMITTEE OF ADJUSTMENT

106 11
d plan

CONSENT

COMMITTEE OF ADJUSTMENT

- for the -

TOWNSHIP OF CHARLOTTEVILLE.

Application No. B-71-113

Applicant's Name: MR. RAYMOND GEORGE HODGSON

Type of Application (specify whether conveyance, mortgage,
charge, or agreement).

CONVEYANCE

Description of Land PART OF LOT 24 CONCESSION 111 IN THE
TOWNSHIP OF CHARLOTTEVILLE MORE PARTICULARLY DESCRIBED
IN SCHEDULE "A" ATTACHED.

The Committee of Adjustment for the Township of
Charlotteville having decided on the 26 day of
JULY, 19 71, to grant its consent to this
transaction and to require that certain conditions be
fulfilled prior to the granting of the Consent and these
conditions now having been fulfilled to the satisfaction of
the Committee and the period for appeal under Section 32b of
The Planning Act having now expired, no notice of appeal
having been received by the Secretary-Treasurer of the
Committee, consent to this transaction is hereby given under
Section 32b of The Planning Act.

DATED this 12 day of AUGUST, A.D. 19 71.

Signatures of Concurring Members:

J. K. Kline
A. E. Kandal
Henry Cooper

2
July 6, 1971.

DESCRIPTION OF LAND

ALL AND SINGULAR that contain parcel or tract of land and premises situate, lying and being in the Township of Charlottetown in the County of Norfolk and in the Province of Ontario, containing an area of 3.250 acres be the same more or less, being composed of part of Lot 24 in Concession III in said Township which said parcel is more particularly described as follows:

Bearings contained herein are astronomic and are referred to the meridian of longitude 80° 22' 30" West;

Commencing at an iron bar planted in the northerly limit of said Lot 24 distant 660.25 feet measured on a course of South 61° 02' 30" West along the northerly limit of said Lot 24 from the North-east angle of said Lot 24;

Thence South 61° 02' 30" West along the northerly limit of said Lot 24 270.0 feet to an iron bar planted;

Thence South 28° 57' 30" East 524.72 feet more or less to an iron bar planted in the southerly limit of land secondly described in an instrument registered in the Registry Office for the Registry Division of the County of Norfolk as Number 256562;

Thence North 61° 25' 30" East along the last mentioned limit 270.0 feet to an iron bar planted;

Thence North 28° 57' 30" West 526.61 feet more or less to the place of commencement.

This parcel being further shown outlined in red on a plan of survey attached hereto.


The hereinbefore described parcel being subject to a right of-way in favour of the Union Gas Company of Canada Limited as set out in an instrument registered in the said Registry Office as Number 305141 over the northerly 30 feet of the hereinbefore described parcel.

3

Description - 2

This right-of-way being further shown outlined in yellow on said attached plan.

EVJ:RG


H. H. [unclear]
ONTARIO LAND SURVEYOR



COMMITTEE OF ADJUSTMENT

IN THE MATTER of an application to the Committee of Adjustment of the Corporation of the Township of Charlotteville, for consent in respect of a By-law passed under Section 26 of The Planning Act.

I, ROBERT L. GUILER, of the Township of Charlotteville, make Oath and say that:

1. -I am the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Township of Charlotteville.

2. -The said Committee is composed of three members.

3. -On the 26 day of JULY, 1971,
3 members, constituting a quorum, heard the said Application.

4. A majority of the Members who heard the Application concurred in and signed the decision to grant the consent.

5. -I was personally present and did see the concurring members sign the attached consent.

SWORN before me at the Village
of Victoria, in the County of
Norfolk, this 9 day of Aug,
A.D. 1971.

W. H. Bingham
A Commissioner, etc.

R. L. Guiler

SCI

5

This Indenture

made the 17th day of August,

one thousand nine hundred and seventy-one.

In Pursuance of the Short Forms of Conveyances Act:

Between

RAYMOND GEORGE HODGSON (otherwise known as Ray Hodgson),
of the Township of Charlottetown, in the County of Norfolk,
Drilling Contractor, and FERN ETHEL HODGSON, his wife, of
the same place,

Hereinafter called the Grantors,

OF THE FIRST PART,

and

FURMAN FREDERICK SNOW, of the Township of Charlottetown,
in the County of Norfolk, Retired Gentleman,

Hereinafter called the Grantee,

OF THE SECOND PART.

Witnesseth that in consideration of other valuable consideration and the sum of

(\$2.00) TWO -----Dollars

now paid by the said Grantee to the said Grantors the receipt whereof is hereby by them
acknowledged, the y the said Grantors DO GRANT unto the said Grantee unto,
upon and for the uses hereinafter declared.

All and Singular those certain parcels or tracts of land and premises situate, lying and
being in the Township of Charlottetown, in the County of Norfolk and Province
of Ontario and being composed of:

FIRSTLY: a central westerly part of Lot Number Twenty-four in the Third
Concession of said Township more particularly described as follows, that is to
say:

COMMENCING at a point in the western limit of said Lot Number Twenty-four
distant one thousand four hundred and five feet and four-tenths of a foot
measured on a course of south thirty degrees east from the northwestern angle
of said Lot;

THENCE north fifty-seven degrees and twenty-four minutes east, a distance
of seven hundred and seventy-three feet and six-tenths of a foot more or
less to the westerly limit of the given road running through said Lot

6
Number Twenty-four;

THENCE south thirty-three degrees and eighteen minutes east a distance of three hundred and forty-nine feet and nine-tenths of a foot to a stake set in the westerly limit of said given road;

THENCE south eleven degrees and ten minutes east a distance of eighty-seven feet and one-tenth of a foot to a twenty-inch pine;

THENCE south seventeen degrees and twenty-two minutes west, a distance of one hundred and eighty feet and nine-tenths of a foot to an eighteen-inch oak;

THENCE south twenty-three degrees and fifty-nine minutes west, a distance of two hundred and ninety-five feet and two-tenths of a foot to an anchor post;

THENCE south seven degrees and thirty-one minutes west a distance of three hundred and ninety-eight feet and nine-tenths of a foot to a three-inch by three-inch cedar stake set in the centre of a small drain;

THENCE south twenty-six degrees and seventeen minutes west along the centre of said drain and its production southerly to the centre line of Young's creek a distance of ninety-eight feet and one-tenth of a foot;

THENCE westerly upstream along the centre of said creek to a point in the westerly limit of said Lot Number Twenty-four which point is distant seventy-seven feet measured on a course of south eighty-six degrees and twenty-nine minutes west, from the termination of the last preceding course; THENCE north thirty degrees west, a distance of one thousand and twenty-eight feet and eight-tenths of a foot more or less to the place of commencement and

SECONDLY: being composed of a northeasterly part of Lot Number Twenty-four in the Third Concession of said Township and which may be more particularly described as follows, that is to say:

COMMENCING at a point in the northerly limit of said Lot distant eleven hundred and thirty-five feet and nine-tenths of a foot measured on a course of south sixty-one degrees and thirty-six minutes west along the said northerly limit from the westerly limit of the allowance for road along the east side of said Lot Number Twenty-four;

THENCE south twenty-nine degrees and one minute east a distance of five

hundred and twenty-three feet and one-tenth of a foot to a stake set;
 THENCE north sixty-two degrees east a distance of eleven hundred and forty-five feet and two-tenths of a foot more or less to the westerly limit of said road allowance;

THENCE north thirty degrees west along the westerly limit of said road allowance a distance of five hundred and thirty-one feet and five-tenths of a foot more or less to the northeast angle of said Lot Number Twenty-four;
 THENCE south sixty-one degrees and thirty-six minutes west along the northerly limit of said Lot eleven hundred and thirty-five feet and nine-tenths of a foot to the point of commencement.

SAVE AND EXCEPT that part thereof containing an area of 3.258 acres, be the same more or less, bearings contained being astronomic and are referred to the meridian of longitude eighty degrees, twenty-two minutes, fifty seconds west. The said excepted parcel is described as follows:

COMMENCING at an iron bar planted in the northerly limit of said Lot Twenty-four distant 640.25 feet measured on a course of south sixty-one degrees, naught two minutes, thirty seconds west along the northerly limit of said Lot Twenty-four from the north-east angle of said Lot Twenty-four;
 THENCE south sixty-one degrees, naught two minutes, thirty seconds west along the northerly limit of said Lot Twenty-four 270.0 feet to an iron bar planted;

THENCE south twenty-eight degrees, fifty-seven minutes, thirty seconds East 524.72 feet more or less to an iron bar planted in the southerly limit of land secondly described in an Instrument registered in the Registry Office for the Registry Division of the County of Norfolk as Number 256562;

THENCE north sixty-one degrees, twenty-six minutes, thirty seconds east along the last mentioned limit 270.0 feet to an iron bar planted;

THENCE north twenty-eight degrees, fifty-seven minutes, thirty seconds west 526.61 feet more or less to the place of commencement.

2025

To have and to hold unto the said Grantee unto such uses as he the said Grantee may from time to time by deed, will, mortgage or other instrument in writing appoint and until and in default of appointment and insofar as such appointment may not extend unto the uses of the said Grantee, his heirs and assigns in fee simple.

Provided that, in the event of the Grantee from time to time in the exercise of the above-mentioned power of appointment appointing any interest or estate in the said lands or in any part thereof which is less than a fee simple or is for a limited term or for a special purpose, then in every such case and as often as the same may occur, the remaining interest or estate shall be subject to the power of appointment hereinbefore expressed and, upon the revesting of any interest or estate so appointed for a limited time or for a special purpose either by effluxion of time or by fulfilment of purpose or by operation of law or otherwise, the interest or estate so revesting shall be subject to the said power of appointment in the same way and with the same effect as if there had not been any exercise of the said power of appointment for such limited time or for such special purpose; it being the intent hereof that, notwithstanding any intervening exercise of the said power of appointment, the said power shall continue and shall not be exhausted until the fee simple in the lands hereby conveyed shall have been appointed absolutely without reservation in the said Grantee of any lien, equity of redemption or other estate, right or interest.

Provided further that no exercise of the said power of appointment shall derogate from the effect of any previous exercise of the said power.

Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the Original Grant thereof from the Crown.

[illegible]

RESERVING to the Grantors the 1971 apple crop and the free and uninterrupted right to go upon the said lands for the purpose of harvesting the same.

AND that the said grantee shall have quiet possession of the said lands free from all encumbrances, save as aforesaid.

AND the said grantor s COVENANT with the said grantee that they will execute such further assurances of the said lands as may be requisite.

AND the said grantor s COVENANT with the said grantee that they have done no act to encumber the said lands, save as aforesaid.

AND the said grantor s RELEASE to the said grantee ALL their claims upon the said lands, save as aforesaid.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Raymond George Hodgson
Raymond George Hodgson

Fern Ethel Hodgson

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

10

Insert
County, Dis-
trict, Regional
Municipality
etc. and name
of same.

COUNTY OF
NORFOLK

I/WE RAYMOND GEORGE HODGSON,
of the Township of Charlottesville,
To Wit: in the County of Norfolk,

In the within instrument named, make oath and say that at the time of the execution of the within instrument,

Strike out
words and
parts not
applicable
and initial.

1. I was of the full age of twenty-one years;

If Attorney
see footnote.

2. And that FERN ETHEL HODGSON,

who also executed the within instrument was of the full age of twenty-one years ;

3. I was legally married to the person named therein as my wife/~~husband~~.

~~NOTES: I am married to FERN ETHEL HODGSON.~~

SWORN before me at the Town

of Simcoe

in the County

of Norfolk

this 14th day of August 1971

Raymond George Hodgson
Raymond George Hodgson

A Commissioner for Taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided, "I am Attorney for (State name) one of the parties named therein and he/she was of the full age of twenty-one years, at the time of execution of the power of attorney."

Affidavit, Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT.

Insert
County, Dis-
trict, Regional
Municipality
etc. and name
of same.

COUNTY OF
NORFOLK

I/WE RAYMOND GEORGE HODGSON,
of the Township of Charlottesville
To Wit: in the County of Norfolk,

named in the within (or annexed) transfer make oath

This affidavit may
be made by the
purchaser or ven-
dor or by any one
acting for them
under power of
attorney or by an
agent accredited
in writing by the
purchaser or ven-
dor or by the
collector of either
of them.

1. I am one of the Grantors
named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 24,671.75
(b) Property transferred in exchange;	
Equity value \$	nil
Encumbrance \$	nil
(c) Securities transferred to the value of	\$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ nil
(e) Monies secured by mortgage under this transaction	\$ nil
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil

All blanks
must be
filled-in

Total consideration \$ 24,671.75

4. If consideration is nominal, is the transfer for natural love and affection? n/a

5. If so, what is the relationship between Grantor and Grantee? "

6. Other remarks and explanations, if necessary "

Sworn before me at the Town

of Simcoe

in the County

of Norfolk

this 14th day of August 1971

Raymond George Hodgson
Raymond George Hodgson

A Commissioner, etc.

NR 335177

Dated: August 27th 1971

RAYMOND GEORGE HODGSON
et ux

TO

MURRAY FREDERICK SNOW

R.R. # 1,
Victoria, Ont.

REGISTRAR

4:19 PM.
OCT 15 1971 in the
Registry Office
Simcoe, for Charlotteville
Ontario.

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

PROPERTY OF THE
REGISTRY OFFICE

Can 12 by 12 of River Pt. 107
102 x 8 on W, 773' 6 on N.
4 1/2 pt 1135' on N, 523' on W
See Can 12 by 12 pt 370 on N
524' 72 on W with 640 x 5
along N E L
for 24 Can 9
"To 6000"

Deed of Land

SITUATE

in Township of Charlotteville,
in the County of Norfolk and
Province of Ontario.

49.35

Represented and Signed, Limited, Toronto

Paid

BRIMAGE, TYRELL VAN SEVEREN
& HOMENIUK
BARRISTERS, ETC.
SIMCOE, ONTARIO

A Commissioner for taking Affidavits, etc.

2. THAT the said Instrument and duplicate were executed by the said part
of the parties thereto.
1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly
signed, sealed and executed by
TO WIT:
I, _____ of the _____
County, District, Regional Municipality
etc. and name
of same.
SWORN before me at the _____
Town _____
in the County _____
of Simcoe
of Norfolk
day of _____
1971.

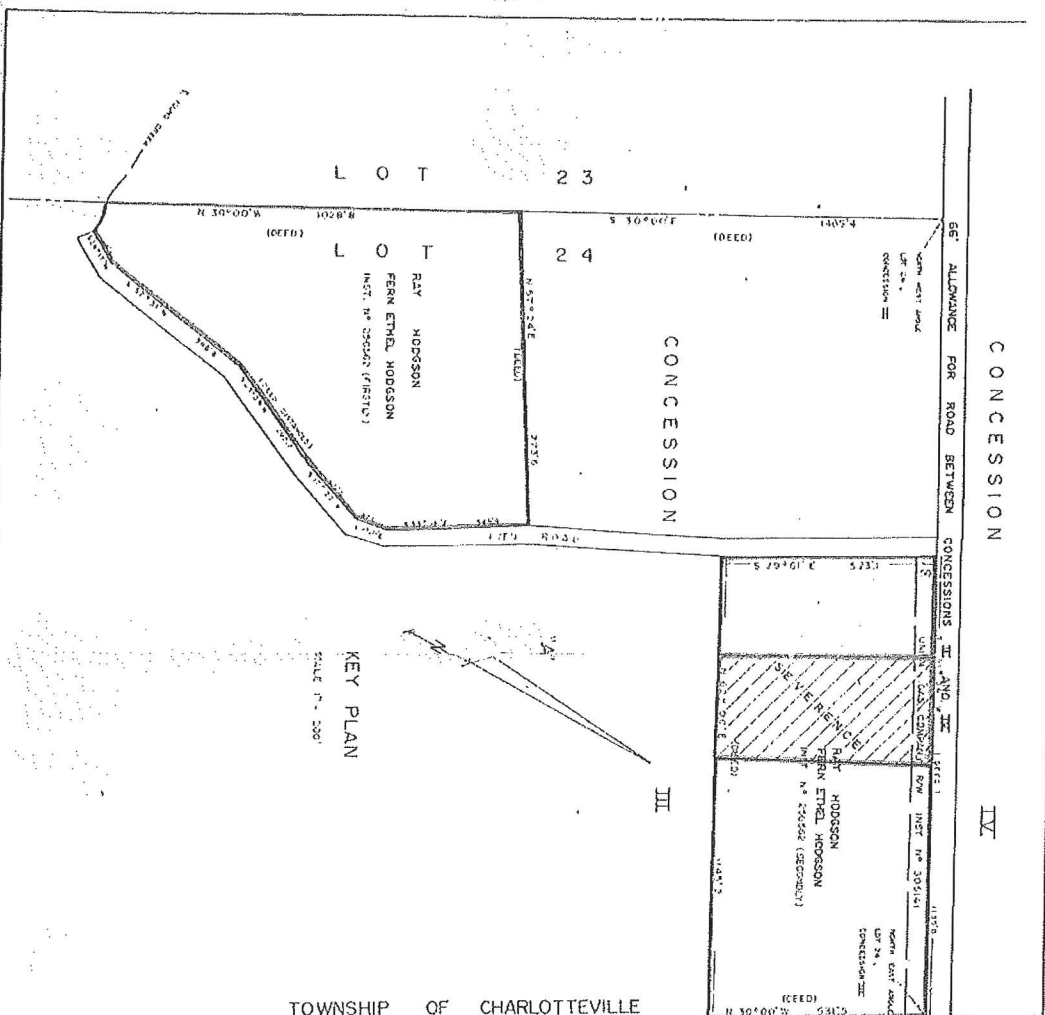
A Commissioner for taking Affidavits, etc.

2. That the said Instrument and duplicate were executed by the said part 1/2
of the parties thereto.
1. THAT I know the said part 1/2
4. THAT I am a subscribing witness to the said Instrument and duplicate.
SWORN before me at the _____
Town _____
in the County _____
of Simcoe
of Norfolk
day of _____
1971.

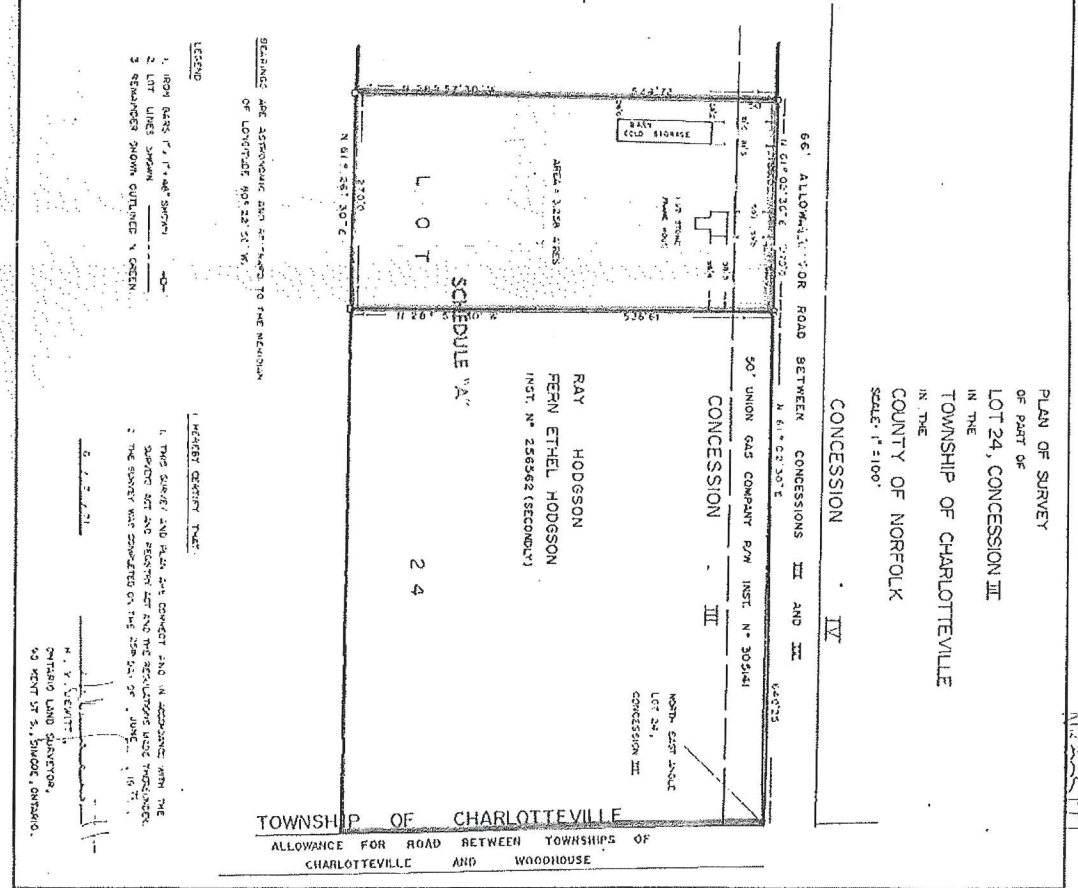
1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly
signed, sealed and executed by RAYMOND GEORGE HODGSON and FERN ETHEL HODGSON, two

TO WIT:
I, _____ of the _____
County, District, Regional Municipality
etc. and name
of same.
SWORN before me at the _____
Town _____
in the County _____
of Simcoe
of Norfolk
day of _____
1971.

C 26-16
M225521



TOWNSHIP OF CHARLOTTEVILLE
ALLOWANCE FOR ROAD BETWEEN TOWNSHIPS
TOWNSHIP OF WOODHOUSE



PLAN OF SURVEY
OF PART OF
LOT 24, CONCESSION III
IN THE
TOWNSHIP OF CHARLOTTEVILLE
COUNTY OF NORFOLK
SCALE: 1"=100'

TOWNSHIP OF CHARLOTTEVILLE
ALLOWANCE FOR ROAD BETWEEN TOWNSHIPS OF
CHARLOTTEVILLE AND WOODHOUSE

LEGEND
1. IRON PEGS 1" x 1" x 12" SHOWN
2. LOT LINES SHOWN
3. REMAINERS SHOWN OUTLINED & GREEN

1. MEASUREMENT MADE
2. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
3. SURVEY ACT AND REGULATION AND THE REGULATIONS MADE THEREUNDER
4. THE SURVEY WAS COMPLETED ON THE 15th DAY OF 1987

M. V. LESTER
CHARTING LAND SURVEYOR,
50 WEST ST. S., SIMCOE, ONTARIO.

COBB & JONES^{LLP}

LAW OFFICES

23 Argyle Street
P. O. Box 548
Simcoe ON N3Y 4N5
Ph: 519.428.0170
Fax: 519.428.3105
Fax Alt: 519.428.1057

*G. Shawn Swarts
Adam Kowalsky
Matthew Harmes
Ayala David*

*Walter Drescher, retired
Kristen Morris
Timothy Peters*

www.cobbjones.ca

mharmes@cobbjones.ca

March 4, 2022

File No.: 35879

By email and hand delivered

Norfolk County
Secretary-Treasurer – Committee of Adjustment
185 Robinson St., Suite 200
Simcoe, Ontario
N3Y 5L6

Attention: Sherry Mott

Dear Ms. Mott


Re: Application for Validation Certificate
Roll #: 493-060-32810-0000
1886 Vittoria Road, Charlotteville (Norfolk County), Ontario

Please find enclosed our application for a validation certificate, together with a draft copy of the aforesaid validation certificate. As well, in the hard copy of this package please find enclosed our general cheque in the amount of \$2,886.00 representing fees for the said application.

Should you have any questions please contact me.

Yours very truly,

COBB & JONES LLP



Matthew Harmes
MH:sm

Encl.

Jennifer Catarino

From: Matthew Harmes <mharmes@cobbjones.ca>
Sent: Monday, March 28, 2022 11:33 AM
To: Jennifer Catarino; Hannelore Yager
Cc: Sherry Mott; Adam Kowalsky; Peter Karsten
Subject: RE: 1886 Vittoria Road
Attachments: NR441107 ADJ 303.pdf; NR335177.pdf

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Jen.

Regardless of whether there was a consent application in the past, it seems that no certificate was ever registered on title, so I expect by virtue of the *Planning Act* the consent will have expired.

But this still appears to me to be a scenario where a validation certificate is appropriate and the best course of action. Regardless of whether or not it was a minor technical violation through prior inadvertence or not, the reality is that:

1. The property has been held and treated as a stand-alone parcel since approximately the 1970s.
2. The adjoining property (50198-0303) has been subject to effectively two severances:
 - a. The original consent application, B-71-113, which appears to have been erroneously attached to NR335177, which purported to transfer the Subject Property (even though the consent applied to 50198-0303 per the attached schedule).
 - b. What appears to be a second consent application, presumably issued because someone realized that the original consent application above was never actually registered regarding 50198-0303, and therefore had expired. It is indicated as being B-19/87-DE and attached to NR441107. It references the same schedule attached to NR335177.
3. The other surrounding properties have also either been properly severed, or are municipal lands. In essence, the subject property has been de facto severed, because all surrounding lands have been severed and conveyed.
4. However, because the original consent application did not apply to the Subject Property, the transfer set out in NR335177 contravened the Planning Act, and is therefore void.
5. A validation certificate is the appropriate remedy, to retroactively endorse NR335177. Otherwise there will be an issue of who property holds title to the Subject Property. In this regard considering it a “new” severance application would be inappropriate. The factors to consider as a part of a validation certificate application under s. 57 (and Criteria - Validation of Title, O Reg 144/95) are the same as what should be considered under a new application for a consent, the only difference being whether the certificate is retroactive or not. It is our position that there is no reason not to have the application of the consent be retroactive.
6. In this regard it is our position that the application represents good planning and should proceed. It is the circumstances of the historic violation that requires this to proceed by way of a validation certificate as opposed to a new severance.

If necessary I am happy to revise the supplemental materials that accompanied the application, or provide an additional memo including more “forceful” submissions as to why the application should be granted.

Matthew Harmes, B.I.S., J.D.
Partner
Cobb & Jones LLP

A full service law firm of 7 lawyers providing dedicated service to Norfolk County since 1974.

P.O. Box 548
23 Argyle Street
Simcoe ON N3Y 4N5
Voice: (519) 428-0170 Fax: (519) 428-3105

Confidential Message

This e-mail message, and attachment(s), if applicable, is confidential, may be privileged and is intended for the exclusive use of the addressee. Any other person is strictly prohibited from disclosing, distributing or reproducing it. If the addressee cannot be reached or is unknown to you, please inform us immediately by telephone at (519) 428-0170 at our expense and delete this e-mail message, and attachment(s), if applicable, and destroy all copies.

From: Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>
Sent: March 28, 2022 10:40 AM
To: Matthew Harmes <mharmes@cobbjones.ca>; Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>
Cc: Sherry Mott <Sherry.Mott@norfolkcounty.ca>
Subject: RE: 1886 Vittoria Road

Hi Matthew,

We will have to find the paper file. We are not 100% sure what the consent application was for, however, one was indicated on our mapping system.

Jen

Jennifer Catarino
Senior Planner
Planning
185 Robinson St. Suite 200, Simcoe, Ontario, N3Y 5L6
519-426-5870 x. 8013



Working together with our community

From: Matthew Harmes <mharmes@cobbjones.ca>
Sent: Friday, March 25, 2022 1:10 PM
To: Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>
Cc: Sherry Mott <Sherry.Mott@norfolkcounty.ca>; Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>
Subject: RE: 1886 Vittoria Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Are you able to provide the documents for planning file number B-062/94-DE, including the original certificate, decision, and application?

Matthew Harmes, B.I.S., J.D.
Partner
Cobb & Jones LLP

A full service law firm of 7 lawyers providing dedicated service to Norfolk County since 1974.

P.O. Box 548
23 Argyle Street
Simcoe ON N3Y 4N5
Voice: (519) 428-0170 Fax: (519) 428-3105

Confidential Message

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From: Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>
Sent: March 25, 2022 12:44 PM
To: Matthew Harmes <mharmes@cobbjones.ca>
Cc: Sherry Mott <Sherry.Mott@norfolkcounty.ca>; Jennifer Catarino <Jennifer.Catarino@norfolkcounty.ca>
Subject: 1886 Vittoria Road

Good afternoon,

I have reviewed the application for a validation certificate with one of our senior planners, Jennifer Catarino. Based on our evaluation, no validation certificate can be granted to reflect the reference plan from 1974, when the original registration was in 1971. We would also like to note that there was a consent application (planning file number B-062/94-DE), which may have addressed this. In lieu of this information, we will deem the file incomplete.

Thank you,
Hanne Yager

Hannelore Yager, MScPI
Junior Planner
Planning
185 Robinson St.
Suite 200, Simcoe, Ontario, N3Y 5L6
519-426-5870 x. 8095



Working together with our community

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COMMITTEE OF ADJUSTMENT

CONSENT

COMMITTEE OF ADJUSTMENT

- for the -

TOWNSHIP OF CHARLOTTEVILLE.

Application No. B-71-113

Applicant's Name: MR. RAYMOND GEORGE HODGSON

Type of Application (specify whether conveyance, mortgage, charge, or agreement).

CONVEYANCE

Description of Land PART OF LOT 24 CONCESSION 111 IN THE TOWNSHIP OF CHARLOTTEVILLE MORE PARTICULARLY DESCRIBED IN SCHEDULE "A" ATTACHED.

The Committee of Adjustment for the Township of Charlotteville having decided on the 26 day of JULY, 19 71, to grant its consent to this transaction and to require that certain conditions be fulfilled prior to the granting of the Consent and these conditions now having been fulfilled to the satisfaction of the Committee and the period for appeal under Section 32b of The Planning Act having now expired, no notice of appeal having been received by the Secretary-Treasurer of the Committee, consent to this transaction is hereby given under Section 32b of The Planning Act.

DATED this 12 day of AUGUST, A.D. 19 71.

Signatures of Concurring Members:

J. K. H. H. H.
W. H. H. H.
W. H. H. H.

2

July 6, 1971.

DESCRIPTION OF LAND

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Charlottetown in the County of Norfolk and in the Province of Ontario, containing an area of 3.250 acres be the same more or less, being composed of part of Lot 24 in Concession III in said Township which said parcel is more particularly described as follows:

Bearings contained herein are astronomic and are referred to the meridian of longitude $80^{\circ} 22' 30''$ West;

Commencing at an iron bar planted in the northerly limit of said Lot 24 distant 640.25 feet measured on a course of South $61^{\circ} 02' 30''$ West along the northerly limit of said Lot 24 from the north-east angle of said Lot 24;

Thence South $61^{\circ} 02' 30''$ West along the northerly limit of said Lot 24 270.0 feet to an iron bar planted;

Thence South $28^{\circ} 57' 30''$ East 524.72 feet more or less to an iron bar planted in the southerly limit of land secondly described in an Instrument registered in the Registry Office for the Registry Division of the County of Norfolk as Number 256562;

Thence North $61^{\circ} 25' 30''$ East along the last mentioned limit 270.0 feet to an iron bar planted;

Thence North $28^{\circ} 57' 30''$ West 526.61 feet more or less to the place of commencement.

This parcel being further shown outlined in red on a plan of survey attached hereto.

The hereinbefore described parcel being subject to a right of-way in favour of the Union Gas Company of Canada Limited as set out in an Instrument registered in the said Registry Office as Number 305141 over the northerly 30 feet of the hereinbefore described parcel.

3

EVJ:RC



COMMITTEE OF ADJUSTMENT

IN THE MATTER of an application to the Committee of Adjustment of the Corporation of the Township of Charlotteville, for consent in respect of a By-law passed under Section 26 of The Planning Act.

I, ROBERT L. GUILER, of the Township of Charlotteville, make Oath and say that:

1. -I am the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Township of Charlotteville.
- 2.—The said Committee is composed of three members.
- 3.—On the 26 day of JULY, 1971,
3 members, constituting a quorum, heard the said Application.
4. A majority of the Members who heard the Application concurred in and signed the decision to grant the consent.
- 5.—I was personally present and did see the concurring members sign the attached consent.

SWORN before me at the Village
of Victoria, in the County of
Norfolk, this 9 day of Aug,
A.D. 1971.

W. H. Bingham
A Commissioner, etc.

R. L. Guiler

5

This Indenture

made the 17th day of August,
one thousand nine hundred and seventy-one.

In Pursuance of the Short Forms of Conveyances Act:

Between

RAYMOND GEORGE HODGSON (otherwise known as Ray Hodgson),
of the Township of Charlotteville, in the County of Norfolk,
Drilling Contractor, and FERN ETHEL HODGSON, his wife, of
the same place,

Hereinafter called the Grantors,

OF THE FIRST PART,

and

FURMAN FREDERICK SNOW, of the Township of Charlotteville,
in the County of Norfolk, Retired Gentleman,

Hereinafter called the Grantee,

OF THE SECOND PART.

Witnesseth that in consideration of other valuable consideration and the sum of

(\$2.00) TWO -----Dollars

now paid by the said Grantee to the said Grantors the receipt whereof is hereby by them
acknowledged, the y the said Grantors DO GRANT unto the said Grantee unto,
upon and for the uses hereinafter declared.

All and Singular these certain parcels or tracts of land and premises situate, lying and
being in the Township of Charlotteville, in the County of Norfolk and Province
of Ontario and being composed of:

FIRSTLY: a central westerly part of Lot Number Twenty-four in the Third
Concession of said Township more particularly described as follows, that is to
say:

COMMENCING at a point in the western limit of said Lot Number Twenty-four
distant one thousand four hundred and five feet and four-tenths of a foot
measured on a course of south thirty degrees east from the northwestern angle
of said Lot;

THENCE north fifty-seven degrees and twenty-four minutes east, a distance
of seven hundred and seventy-three feet and six-tenths of a foot more or
less to the westerly limit of the given road running through said Lot

C

6
Number Twenty-four;

THENCE south thirty-three degrees and eighteen minutes east a distance of three hundred and forty-nine feet and nine-tenths of a foot to a stake set in the westerly limit of said given road;

THENCE south eleven degrees and ten minutes east a distance of eighty-seven feet and one-tenth of a foot to a twenty-inch pine;

THENCE south seventeen degrees and twenty-two minutes west, a distance of one hundred and eighty feet and nine-tenths of a foot to an eighteen-inch oak;

THENCE south twenty-three degrees and fifty-nine minutes west, a distance of two hundred and ninety-five feet and two-tenths of a foot to an anchor post;

THENCE south seven degrees and thirty-one minutes west a distance of three hundred and ninety-eight feet and nine-tenths of a foot to a three-inch by three-inch cedar stake set in the centre of a small drain;

THENCE south twenty-six degrees and seventeen minutes west along the centre of said drain and its production southerly to the centre line of Young's creek a distance of ninety-eight feet and one-tenth of a foot;

THENCE westerly upstream along the centre of said creek to a point in the westerly limit of said Lot Number Twenty-four which point is distant seventy-seven feet measured on a course of south eighty-six degrees and twenty-nine minutes west, from the termination of the last preceding course;

THENCE north thirty degrees west, a distance of one thousand and twenty-eight feet and eight-tenths of a foot more or less to the place of commencement and

SECONDLY: being composed of a northeasterly part of Lot Number Twenty-four in the Third Concession of said Township and which may be more particularly described as follows, that is to say:

COMMENCING at a point in the northerly limit of said Lot distant eleven hundred and thirty-five feet and nine-tenths of a foot measured on a course of south sixty-one degrees and thirty-six minutes west along the said northerly limit from the westerly limit of the allowance for road along the east side of said Lot Number Twenty-four;

THENCE south twenty-nine degrees and one minute east a distance of five

hundred and twenty-three feet and one-tenth of a foot to a stake set;
THENCE north sixty-two degrees east a distance of eleven hundred and forty-five feet and two-tenths of a foot more or less to the westerly limit of said road allowance;

THENCE north thirty degrees west along the westerly limit of said road allowance a distance of five hundred and thirty-one feet and five-tenths of a foot more or less to the northeast angle of said Lot Number Twenty-four;
THENCE south sixty-one degrees and thirty-six minutes west along the northerly limit of said Lot eleven hundred and thirty-five feet and nine-tenths of a foot to the point of commencement.

SAVE AND EXCEPT that part thereof containing an area of 3.258 acres, be the same more or less, bearings contained being astronomic and are referred to the meridian of longitude eighty degrees, twenty-two minutes, fifty seconds west. The said excepted parcel is described as follows:

COMMENCING at an iron bar planted in the northerly limit of said Lot Twenty-four distant 640.25 feet measured on a course of south sixty-one degrees, naught two minutes, thirty seconds west along the northerly limit of said Lot Twenty-four from the north-east angle of said Lot Twenty-four;
THENCE south sixty-one degrees, naught two minutes, thirty seconds west along the northerly limit of said Lot Twenty-four 270.0 feet to an iron bar planted;

THENCE south twenty-eight degrees, fifty-seven minutes, thirty seconds East 524.72 feet more or less to an iron bar planted in the southerly limit of land secondly described in an Instrument registered in the Registry Office for the Registry Division of the County of Norfolk as Number 256562;

THENCE north sixty-one degrees, twenty-six minutes, thirty seconds east along the last mentioned limit 270.0 feet to an iron bar planted;

THENCE north twenty-eight degrees, fifty-seven minutes, thirty seconds west 526.61 feet more or less to the place of commencement.

To have and to hold unto the said Grantee unto such uses as he the said Grantee may from time to time by deed, will, mortgage or other instrument in writing appoint and until and in default of appointment and insofar as such appointment may not extend unto the uses of the said Grantee, his heirs and assigns in fee simple.

Provided that, in the event of the Grantee from time to time in the exercise of the above-mentioned power of appointment appointing any interest or estate in the said lands or in any part thereof which is less than a fee simple or is for a limited term or for a special purpose, then in every such case and as often as the same may occur, the remaining interest or estate shall be subject to the power of appointment hereinbefore expressed and, upon the reversioning of any interest or estate so appointed for a limited time or for a special purpose either by effluxion of time or by fulfilment of purpose or by operation of law or otherwise, the interest or estate so reversioning shall be subject to the said power of appointment in the same way and with the same effect as if there had not been any exercise of the said power of appointment for such limited time or for such special purpose; it being the intent hereof that, notwithstanding any intervening exercise of the said power of appointment, the said power shall continue and shall not be exhausted until the fee simple in the lands hereby conveyed shall have been appointed absolutely without reservation in the said Grantee of any lien, equity of redemption or other estate, right or interest.

Provided further that no exercise of the said power of appointment shall derogate from the effect of any previous exercise of the said power.

Subject nevertheless to the reservations, limitations, provisoes and conditions expressed in the Original Grant thereof from the Crown.

9

~~XXXXXX AND IN COHOLD OF THE SAID GRANTOR, XXXX, XXXX AND XXXX AND FOR
THE SAID GRANTOR AND HIS COVEYERS, HEIRS, ASSIGNS, AND ATTORNEYS
IN FUTURE
XXXXXX AND IN COHOLD OF THE SAID GRANTOR, XXXX, XXXX AND XXXX AND FOR
THE SAID GRANTOR AND HIS COVEYERS, HEIRS, ASSIGNS, AND ATTORNEYS
IN FUTURE~~

SUBJECT ALSO to a right-of-way in favour of Union Gas Company of Canada Limited as set out in an Instrument registered in the Norfolk Registry Office as No. 305141 over the Northerly fifty feet of the hereinbefore secondly described parcel.

RESERVING to the Grantors the 1971 apple crop and the free and uninterrupted right to go upon the said lands for the purpose of harvesting the same.

The said grantor s COVENANT with the said grantee THAT they have the right to convey the said lands to the said grantee notwithstanding any act of the said grantor s.

AND that the said grantee shall have quiet possession of the said lands free from all encumbrances. save as aforesaid.

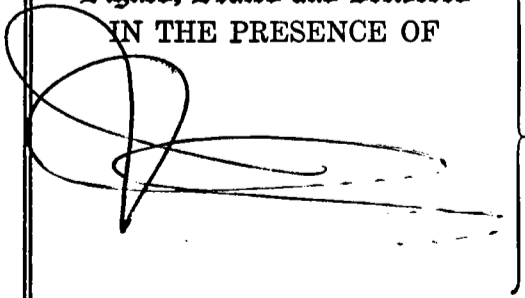
AND the said grantor s COVENANT with the said grantee that they will execute such further assurances of the said lands as may be requisite.

AND the said grantor s COVENANT with the said grantee that they have done no act to encumber the said lands. save as aforesaid.

AND the said grantor s RELEASE to the said grantee ALL their claims upon the said lands. save as aforesaid.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF



Raymond George Hodgson
Raymond George Hodgson
Fern Ethel Hodgson
Fern Ethel Hodgson

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

10

Insert
County, Dis-
trict, Regional
Municipality
etc. and name
of same.

COUNTY OF
NORFOLK

I/~~WE~~ RAYMOND GEORGE HODGSON,
of the Township of Charlotteville,
To Wit: in the County of Norfolk,

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

2. And that FERN ETHEL HODGSON,

who also executed the within instrument was of the full age of twenty-one years ;

3. I was legally married to the person named therein as my wife/~~husband~~.

~~XXXX WAS UNMARRIED, DIVORCED, WIDOWED~~

SWORN before me at the Town

of Simcoe

in the County

of Norfolk

this 14th day of September 1971

Raymond George Hodgson
Raymond George Hodgson

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided, "I am Attorney for (State name), one of the parties named therein and he/she was of the full age of twenty-one years, at the time of execution of the power of attorney."

Affidavit, Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT.

Insert
County, Dis-
trict, Regional
Municipality
etc. and name
of same.

COUNTY OF
NORFOLK

I/~~WE~~ RAYMOND GEORGE HODGSON,
of the Township of Charlotteville,
To Wit: in the County of Norfolk,

named in the within (or annexed) transfer make oath as follows:

1. I am one of the Grantors named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 24,671.75
(b) Property transferred in exchange;	
Equity value \$	nil
Encumbrance \$	nil
(c) Securities transferred to the value of	nil
(d) Balances of existing encumbrances with interest owing at date of transfer	nil
(e) Monies secured by mortgage under this transaction	nil
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	nil

Total consideration \$ 24,671.75

4. If consideration is nominal, is the transfer for natural love and affection? n/a

5. If so, what is the relationship between Grantor and Grantee? "

6. Other remarks and explanations, if necessary "

All blanks
must be
filled-in

This affidavit may
be made by the
purchaser or ven-
dor or by any one
acting for them
under power of
attorney or by an
agent accredited
in writing by the
purchaser or ven-
dor or by the
solicitor of either
of them.

Sworn before me at the Town

of Simcoe

in the County

of Norfolk

this 14th day of September 1971

Raymond George Hodgson
Raymond George Hodgson

A Commissioner, etc.

NR 335177

Dated: AUGUST 27th 1971

Insert
County, Dis-
trict, Regional
Municipality
etc. and name
of same.

Insert
County, Dis-
trict, Regional
Municipality
etc. and name
of same.

335177

Registry Division of Norfolk (No. 37)
whereby that this instrument is registered as of

OCT 15 1971 in the

Registry Office
at Simcoe, for Charlotteville
Ontario.
R. R. Lawrence
REGISTRAR

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

PROPERTY OF THE
REGISTRY OFFICE

① Len 145 pt 14 of River Pt. 107
1428.8 on W, 773.6 on N.
② 1/2 pt 1135 on N, 523 on W
Len 145 pt 270 on N
524.72 on W at 64025
at 1/2 pt
at 1/2 pt
"To beas"

RAYMOND GEORGE HODGSON

et ux

TO

FURMAN FREDERICK SNOW

R.R. #1,
Vittoria, Ont.

Deed of Land

SITUATE

in Township of Charlotteville,
in the County of Norfolk and
Province of Ontario.

49.35

Newcome and Gilbert, Limited, Toronto

Plat

BRIMAGE, TYRRELL, VAN SEVEREN

BARRISTERS, ETC.
SIMCOE, ONTARIO

A Commissioner for taking Affidavits, etc.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by
2. THAT the said Instrument and duplicate were executed by the said part
of the parties thereto.
3. THAT I know the said part
4. THAT I am a subscribing witness to the said Instrument and duplicate.
SWORN before me at the
in the
of
of
this
19

PROVINCE OF ONTARIO

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by
2. That the said Instrument and duplicate were executed by the said part les
of the parties thereto.
3. THAT I know the said part les.
4. THAT I am a subscribing witness to the said Instrument and duplicate.
SWORN before me at the
in the County
of Simcoe
of Norfolk
day of
August 27th 1971
A Commissioner for taking Affidavits, etc.

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by RAYMOND GEORGE HODGSON and FERN ETHEL HODGSON, two

TO WIT:
I, John Richard Murray
of the Town
County
Simcoe
Norfolk
make oath and say:
in the

CONCESSION

IV

66' ALLOWANCE FOR ROAD BETWEEN CONCESSIONS III AND IV

NORTH WEST ANGLE
LOT 24,
CONCESSION III

CONCESSION

LOT 23

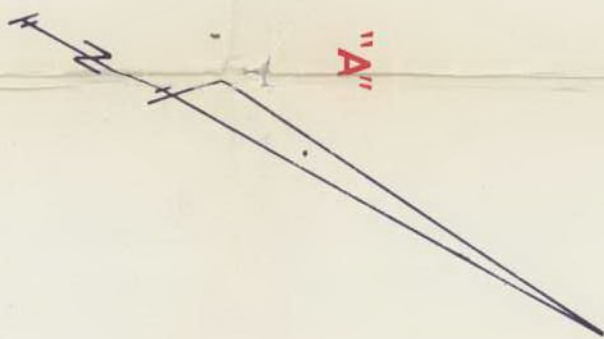
LOT 24

RAY HODGSON
FERN ETHEL HODGSON
INST. N° 256562 (FIRSTLY)

N 57° 24' E
(DEED)

773.6

GIVEN ROAD



KEY PLAN

SCALE: 1" = 200'

TOWNSHIP OF CHARLOTTEVILLE

ALLOWANCE FOR ROAD BETWEEN TOWNSHIPS
TOWNSHIP OF WOODHOUSE

PLAN OF SURVEY
OF PART OF
LOT 24, CONCESSION III
IN THE
TOWNSHIP OF CHARLOTTEVILLE
IN THE
COUNTY OF NORFOLK
SCALE: 1" = 100'

CONCESSION

IV

66' ALLOWANCE FOR ROAD BETWEEN CONCESSIONS III AND IV

50' UNION GAS COMPANY R/W INST. N° 305141

CONCESSION

III

NORTH EAST ANGLE
LOT 24,
CONCESSION III

RAY HODGSON
FERN ETHEL HODGSON
INST. N° 256562 (SECONDLY)

AREA = 3.258 ARES

SCHEDULE "A"

LOT

24

TOWNSHIP OF CHARLOTTEVILLE

ALLOWANCE FOR ROAD BETWEEN TOWNSHIPS OF
CHARLOTTEVILLE AND WOODHOUSE

LEGEND

1. IRON BARS 1" x 1" x 48" SHOWN
2. LOT LINES SHOWN
3. REMAINDER SHOWN OUTLINED IN GREEN.

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF JUNE 1971.

6/7/71

H. V. JEWITT,
ONTARIO LAND SURVEYOR,
90 KENT ST. S., SIMCOE, ONTARIO.



Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

+ 1 OFFICE SCHE

A

FOR OFFICE USE ONLY

NUMBER **441107**
CERTIFICATE OF REGISTRATION

'87 APR 10 P2:07
NORFOLK
NO. 37 *Marion J. Davidson*
SIMCOE

LAND REGISTRAR
New Property Identifiers

Executions

Additional:
See
Schedule ☐

Additional:
See
Schedule ☐

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 3 pages

(3) Property Identifier(s)

Block

Property

Additional:
See
Schedule ☐

(4) Consideration

Eighty-two thousand, five-hundred \$82,500.00
~~XXXXXXXXXXXXXXXXXXXX~~ Dollars \$ ~~XXXXXXXXXX~~

(5) Description This is a:

Property Division ☐

Property Consolidation ☐

Part Lot 24, Concession 3, Township of Delhi (formerly Township of Charlotteville, County of Norfolk), Regional Municipality of Haldimand-Norfolk, more particularly described in the Schedule annexed hereto.

Previously described in Instrument #409543.

(6) This Document Contains

(a) Redescription New Easement Plan/Sketch ☐

(b) Schedule for:

Description ☒

Additional Parties ☐

Other ☐

(7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that I am a spouse. The person consenting below is my spouse.

Name(s)

HODGSON, Randy

Signature(s)

Randy Hodgson

Date of Signature
Y M D

1987 04 06

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)

HODGSON, Marion Nancy

Signature(s)

Marion Hodgson

Date of Signature
Y M D

1987 04 06

(10) Transferor(s) Address for Service

58 St. Andrew Street, Vittoria, Ontario, NOE 1W0

(11) Transferee(s)

MAJOR, Darcy ~~Rudolph~~ Rudolph

MAJOR, Berniece Elliott

OS JOINT TENANTS

Date of Birth
Y M D

1934 03 01

1939 04 04

(12) Transferee(s) Address for Service

R.R. #1, Vittoria, Ontario, NOE 1W0

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Date of Signature

Y M D

1987 04 06

Signature

Randy Hodgson

Signature

Date of Signature

Y M D

1987 04 06

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Brian J. Hogan
55 Colborne St. S., Simcoe

Signature

Brian J. Hogan

Date of Signature

Y M D

1987 04 06

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor

J. Douglas Sheppard
Sheppard, MacIntosh & Lados
58 Peel Street
Simcoe, Ontario

Signature

J. Douglas Sheppard

Date of Signature

Y M D

1987 04 10

(15) Assessment Roll Number of Property

Cty. Mun. Map Sub. Par.
28 49 030 060 32800

(16) Municipal Address of Property
R.R. #1
Vittoria, Ontario
NOE 1W0

(17) Document Prepared by:

Brian J. Hogan
55 Colborne St. S.
Box 544
Simcoe, Ontario
N3Y 4N5

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

16.00

Land Transfer Tax

550.00

~~175.00~~

Total

Additional Property Identifier(s) and/or Other Information

DESCRIPTION

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being formerly in the Township of Charlotteville, in the County of Norfolk, now in the Township of Delhi, in the Regional Municipality of Haldimand-Norfolk and the Province of Ontario containing an area of 3.258 acres be the same more or less and being composed of Part of Lot 24, Concession 3 of said Township which said parcel is more particularly described as follows:

Bearings contained herein are astronomic and are referred to the meridian of longitude 80 degrees 22 minutes 50 seconds west

COMMENCING at an iron bar planted in the northerly limit of said Lot 24 distant 640.25' measured on a course of South 61 degrees 02 minutes 30 seconds west along the northerly limit of said Lot 24 from the northeast angle of said Lot 24;

THENCE South 61 degrees 02 minutes 30 seconds west along the northerly limit of said Lot 24 270.0' to an iron bar planted;

THENCE South 28 degrees 57 minutes 30 seconds east 524.72' more or less to an iron bar (planted in the southerly limit of the land secondly described in an instrument registered as Number 256562);

THENCE North 61 degrees 26 minutes 30 seconds east along the last mentioned limit 270.0' to an iron bar planted;

THENCE North 28 degrees 57 minutes 30 seconds west 526.61' more or less to the place of commencement.

As outlined in red on a plan of survey attached to instrument #335177.

PURSUANT TO SUBSECTION 52(21) OF THE PLANNING ACT 1983, I CERTIFY THAT THE CONSENT OF THE COMMITTEE OF ADJUSTMENT OF THE CORPORATION OF THE TOWNSHIP OF DELHI WAS GIVEN ON March 6 1987 TO THE TRANSACTION TO WHICH THE WITHIN INSTRUMENT RELATES.
DATED THIS 7 DAY OF April 1987
SECRETARY-TREASURER

Sally Kawaguchi



I HEREBY ORDER, PURSUANT TO
The Land Titles Act, R.S.O. 1980, C. 250, S. 143 (3)
The Registry Act, R.S.O. 1980, C. 445, S. 74 (2)
AND HAVING REGARD TO THE CIRCUMSTANCES, THAT THE INSTRUMENT
ON WHICH THIS ORDER IS ENDORSED BE EXEMPTED FROM THE
REQUIREMENT THAT A REFERENCE PLAN BE DEPOSITED.
Apr 10/87
DATE
Ch. Steina
LAND REGISTRAR



Ontario

Ministry of
Retail Sales Tax
Revenue Branch

P.O. Box 623
33 King Street West
Oshawa, Ontario
L1H 8H7

Chattels Exemption Certificate

NOTE:

To be completed for all Real Property Transactions involving chattels on which an exemption from Retail Sales Tax is claimed by the purchaser.

Office Number

37

Purchaser Information (Use reverse of form, if necessary)

Surname(s) MAJOR		Given Name(s) Darcy Rudolph and Berniece Elliott	
Address - Street Number and Name R. R. #1, Vittoria		Province Ontario	Postal Code N 0 E 1 W 0
Name of Business/Trade/Association		Vendor Permit Number	
Address - Street Number and Name		Province	Postal Code
Name of Solicitor(s) J. Douglas Sheppard			
Address - Street Number and Name 58 Peel Street, Simcoe		Province Ontario	Postal Code N 3 Y 4 T 2

Vendor Information (Use reverse of form, if necessary)

Surname(s) HODGSON		Given Name(s) Randy Ray	
Address - Street Number and Name		Province	Postal Code
Name of Business/Trade/Association		Vendor Permit Number	
Address - Street Number and Name		Province	Postal Code
Name of Solicitor(s) Brian Hogan			
Address - Street Number and Name 55 Colborne Street South, Simcoe		Province Ontario	Postal Code N 3 Y 4 N 5

Registered at:

☒ Land Registry:

Instrument No.

441107

☐ Personal Property Registry:

Instrument No.

Distribution:

Land and Buildings

\$ 82,500.00

Goodwill

\$ Nil

Other (Describe)

\$ Nil

Inventory for Resale

\$ Nil

Chattels on Which Tax Paid

\$ Nil

** Chattels on Which Tax Not Paid

\$ 2,500.00

Total Sale/Purchase Price \$ 85,000.00

** Please give reason for claiming exemption below and attach an itemized list (with individual values).

Farm Equipment - tractor, disc, spring tooth and blade

Certification

I hereby certify that the above information is true and correct.

8 April 81
Date

Darcy Major
Signature of Purchaser (or Agent)

426 3236
Purchaser's/Agent's Telephone No.

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.

DYE & DURHAM CO. LIMITED
Form No. 509
(Amended Aug. 1, 1988)

page 3 of 3.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part Lot 24, Concession 3, (Charlottetown),
Township of Delhi, Regional Municipality of Haldimand-Norfolk.

BY (print names of all transferors in full) RANDY RAY HODGSON

TO (see instruction 1 and print names of all transferees in full) DARCY RUDOLPH MAJOR AND BERNIECE ELLIOTT MAJOR

We (see instruction 2 and print name(s) in full) DARCY RUDOLPH MAJOR AND BERNIECE ELLIOTT MAJOR

MAKE OATH AND SAY THAT:

1. We are (insert name of each mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s): (see instruction 2))
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) _____
- _____ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) _____
- _____ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)
- ☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.
2. (To be completed where the value of the consideration for the conveyance exceeds \$250,000.)
- I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance
- ☐ contains at least one and not more than two single family residences.
- ☐ does not contain a single family residence.
- ☐ contains more than two single family residences. (see instruction 3)
- Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.
3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) None

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ 82,500.00	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ Nil	
(ii) Given back to vendor	\$ Nil	
(c) Property transferred in exchange (detail below)	\$ Nil	
(d) Securities transferred to the value of (detail below)	\$ Nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ Nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ Nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 82,500.00	\$ 82,500.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$ 2,500.00	
(i) Other consideration for transaction not included in (g) or (h) above	\$ Nil	
(j) TOTAL CONSIDERATION	\$ 85,000.00	

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) N/A
6. If the consideration is nominal, is the land subject to any encumbrance? N/A
7. Other remarks and explanations, if necessary. N/A

Sworn before me at the Town of Simcoe
in the Regional Municipality of Haldimand-Norfolk
this 8th day of April, 1987

Darcy R Major
DARCY RUDOLPH MAJOR

Berniece E Major
BERNIECE ELLIOTT MAJOR

A Commissioner for taking Affidavits, etc.

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land
- B. (i) Address of property being conveyed (if available) R. R. #1, Vittoria, Ontario NOE 1W0
- (ii) Assessment Roll No. (if available) 28-49-030-060-32800
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) R. R. #1, Vittoria, Ontario NOE 1W0
- D. (i) Registration number for last conveyance of property being conveyed (if available) 409543
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☒ No ☐ Not known ☐
- E. Name(s) and address(es) of each transferee's solicitor
Sheppard, MacIntosh & Lados
Barriaters and Solicitors
58 Peel Street, P. O. Box 677
Simcoe, Ontario
N3Y 4T2

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.


Registration Date

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

BNPL2022132

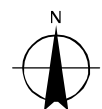


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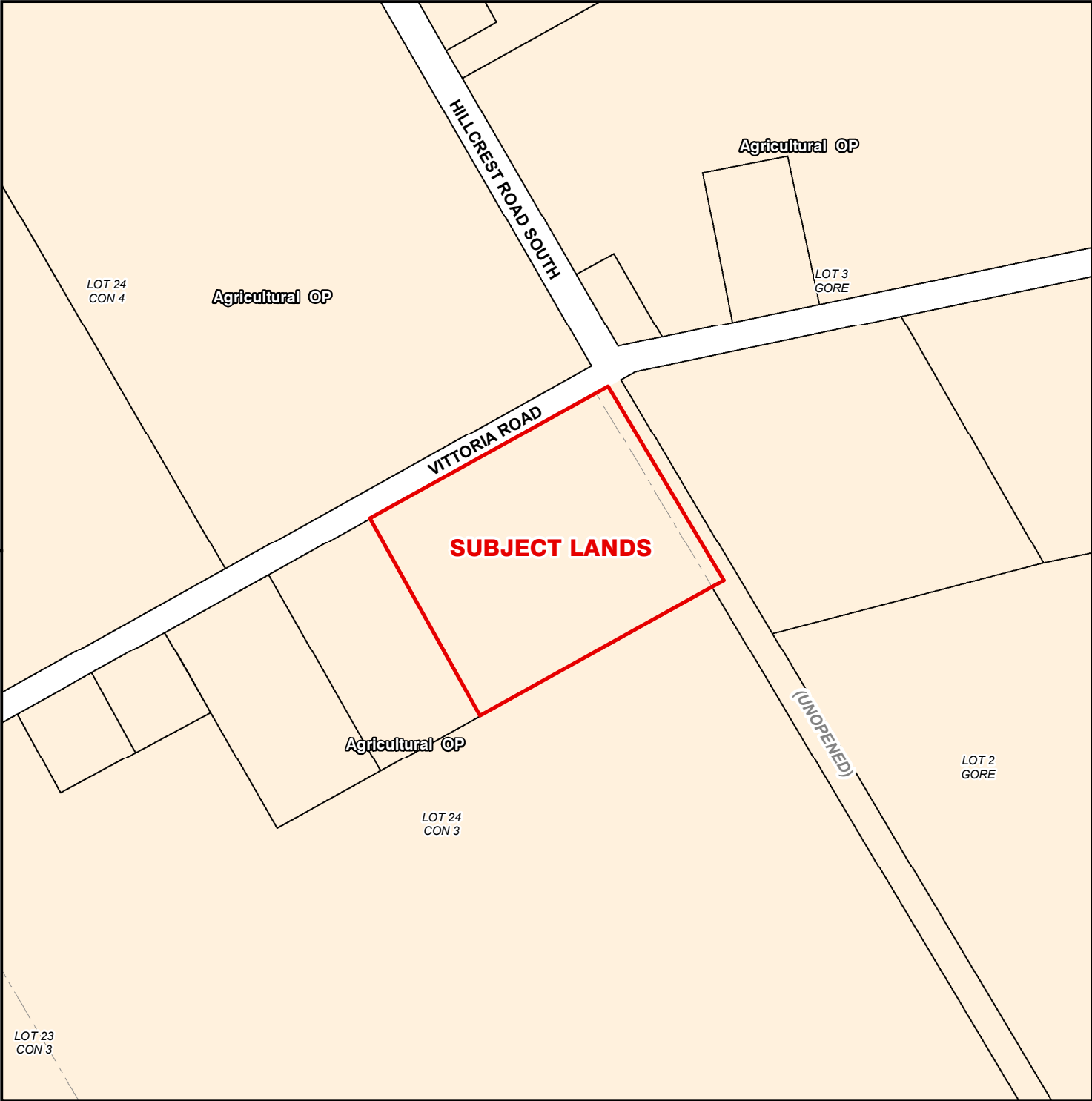
 Subject Lands

2020 Air Photo

5/11/2022



40 20 0 40 80 120 160
Meters



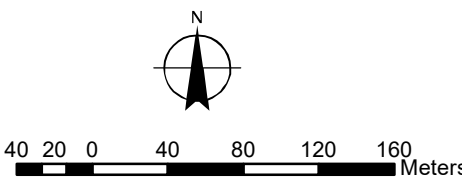
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Subject Lands

Agricultural

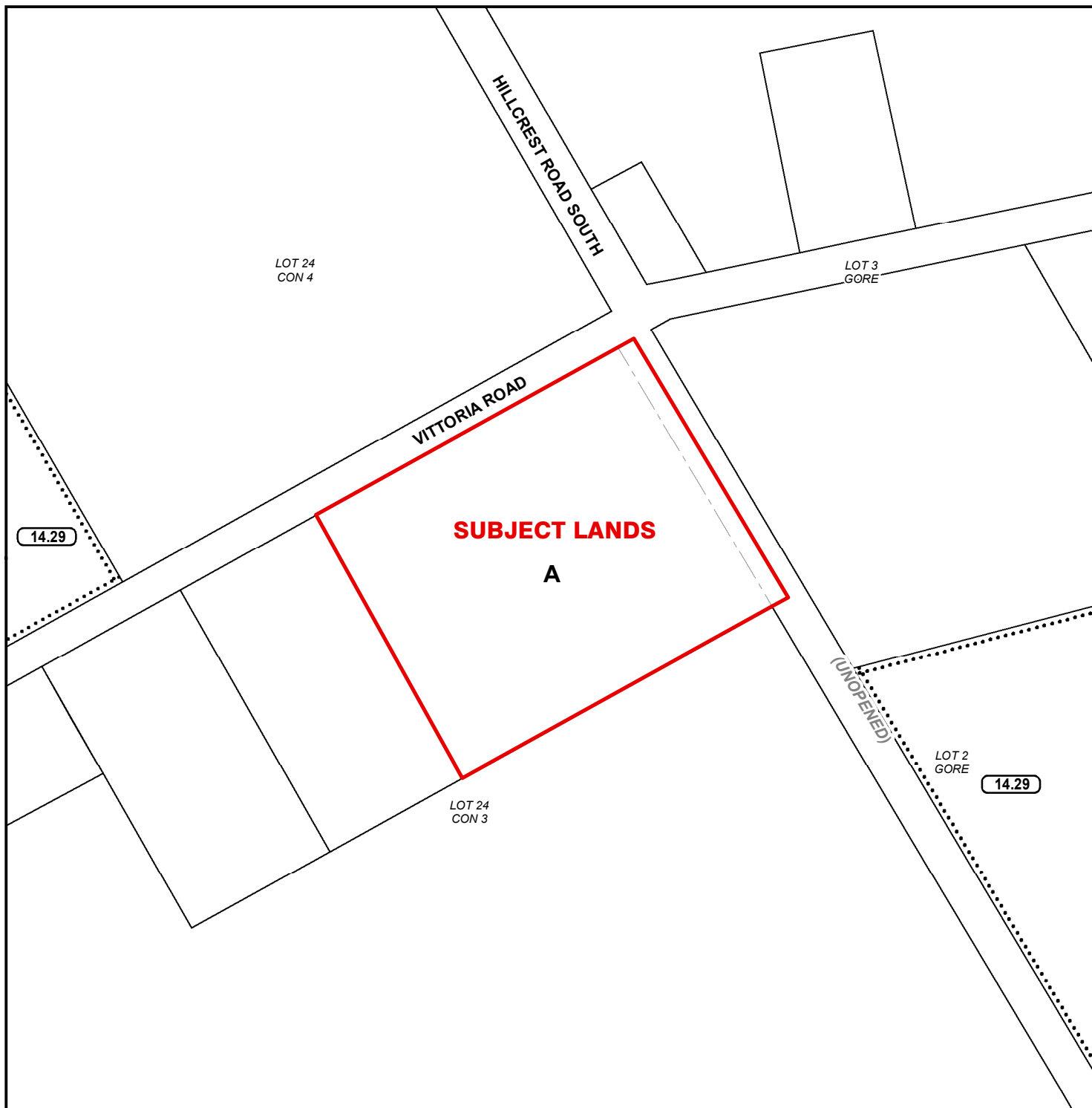
Official Plan Designations

5/11/2022




MAP C
ZONING BY-LAW MAP
Geographic Township of CHARLOTTEVILLE

BNPL2022132



LEGEND

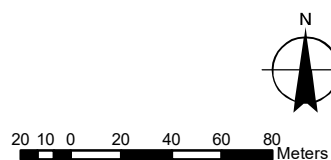
 Subject Lands

ZONING BY-LAW 1-Z-2014

5/11/2022

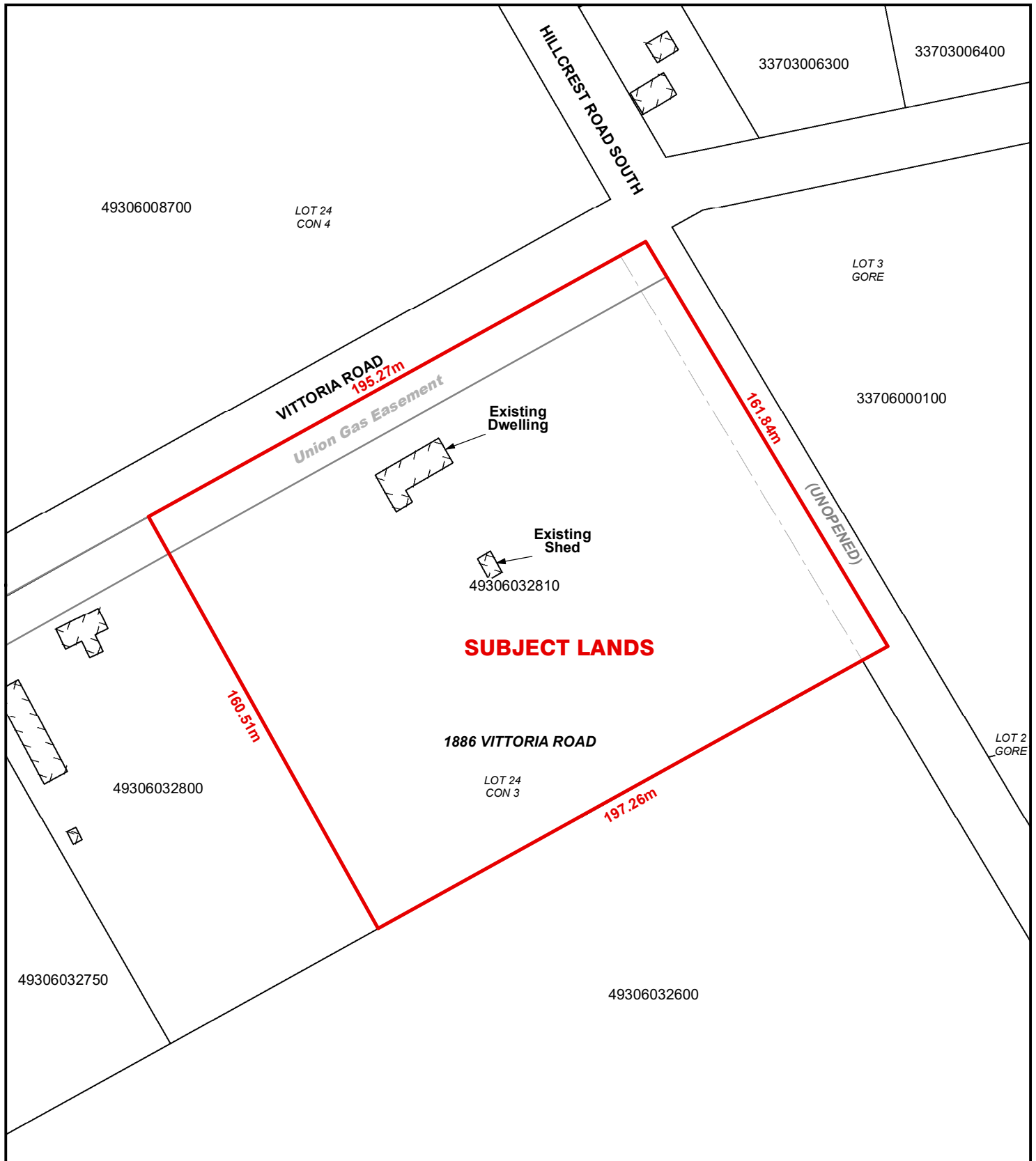
(H) - Holding

A - Agricultural Zone



CONCEPTUAL PLAN

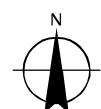
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

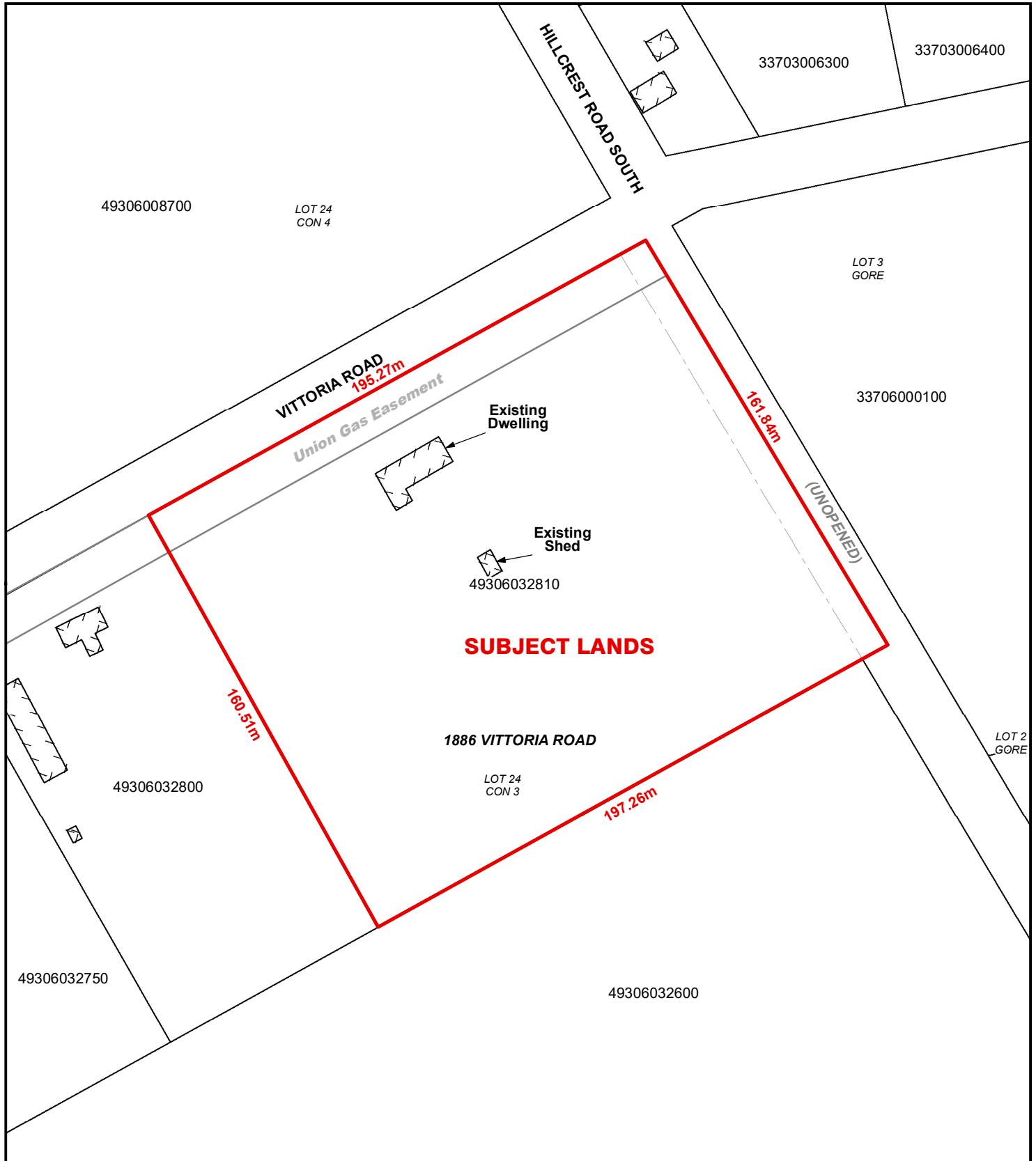
5/11/2022



10 5 0 10 20 30 40 Meters

CONCEPTUAL PLAN

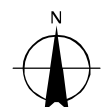
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

5/11/2022



10 5 0 10 20 30 40 Meters