

**For Office Use Only:**

File Number	<u>BNPL2023260</u>	Application Fee	<u>\$4952.00</u>
Related File Number	<u></u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u></u>	Well & Septic Info Provided	<u>No</u>
Application Submitted	<u>July 28, 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>August 28, 2023</u>	Public Notice Sign	<u>-</u>

**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:** 337-020-03B10-0000**A. Applicant Information****Name of Owner** Bradley Bevaart + Kristen Bevaart

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** 5182 Highway 3 East

**Town and Postal Code** Simcoe ON N3Y 4K4

**Phone Number** (289)-684-3743

**Cell Number** n/a

**Email** bradbava@hotmail.com

**Name of Applicant** Bradley Bevaart

**Address** 5182 Highway 3 East

**Town and Postal Code** Simcoe ON N3Y 4K4

**Phone Number** (289)-684-3743

**Cell Number** n/a

**Email** bradbava@hotmail.com

Name of Agent

n/a

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

Pentfinancial Credit Union Ltd - 208 Broad St. E, Dunnville,  
ON N1A 1G2

## 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. 18 Con. 6 Woodhouse as in NR558968 and  
Pt. Lt. 18 Con. 6 Woodhouse, pts 1+2 37R5511 Norfolk

Municipal Civic Address: 5172 and 5182 Highway 3, Simcoe ON

Present Official Plan Designation(s): Agricultural

Present Zoning: residential-rural

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-rural

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:

please see attached "Appendix A" for sketches  
and building descriptions.

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:

50+ years

9. Existing use of abutting properties:

rural residential

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

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

### C. Purpose of Development Application *nla*

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: 95.012 m

Depth: 66.718 m

Width: 95.012 m

Lot Area: 0.583 hectares (1.44 acres)

Present Use: rural residential

Proposed Use: rural residential

Proposed final lot size (if boundary adjustment): n/a

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

Description of land intended to be retained in metric units:

Frontage: 51.4m road frontage + 94.97m set back

Depth: 262.64 m

Width: 146.8m

Lot Area: 3.217 hectares (7.95 acres)

Present Use: rural residential

Proposed Use: rural residential

Buildings on retained land: House, Garage + Barn

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

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

*n/a*

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: \_\_\_\_\_

*n/a*

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: \_\_\_\_\_

*n/a*

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: n/a  
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: n/a  
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:

please see attached "appendix B" Service Ontario  
record

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 n/a

**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:

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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:

severance is not applicable

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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:

severance is not applicable

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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 133 m

**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  
☒ Individual wells

- ☐ Communal 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  
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

Highway 3 East

**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.

please see attached "additional comments"

#### **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

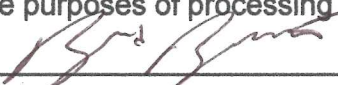
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

07/13/23  
\_\_\_\_\_  
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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application.

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

\_\_\_\_\_  
Owner

\_\_\_\_\_  
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

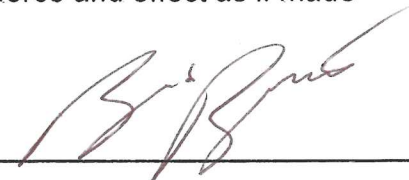
I, Bradley Bevaart of Simcoe, Ontario

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:

Caledonia

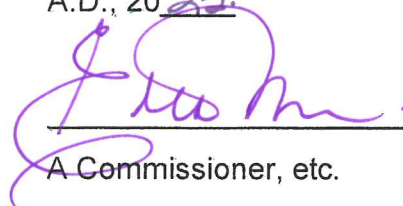


Owner/Applicant/Agent Signature

In Ontario

This 13 day of July

A.D., 2023

  
A Commissioner, etc.

Ella Helen Marie Thorne, A Commissioner, etc.  
Province of Ontario, for Benedict Ferguson & Marshall,  
Barristers and Solicitors. Expires May 31, 2025

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

(DATE) 25 SEPT. 1990

JOHN B. DODD O.L.S.

PLAN 37R5511

RECEIVED AND DEPOSITED (DATE) 25 SEPT. 1990

LAND REGISTRAR FOR THE REGISTRY DIVISION OF NORFOLK (37)

PART 1: PART OF LOT 18, CONCESSION 6, INST. No. 218137.  
PART 2: PART OF LOT 18, CONCESSION 6, INST. No. 218137,  
SUBJECT TO INST. No. 289056.

CONCESSION  
GEOGRAPHIC

TOWNSHIP

14

OF

TOWNSEND

ROAD ALLOWANCE BETWEEN GEOGRAPHIC  
(THE KING'S HIGHWAY No. 3)

TOWNSHIPS OF TOWNSEND & WOODHOUSE  
(AS WIDENED BY REG'D PLAN 315)

GEOGRAPHIC

Parcel to  
be  
severed

TOWNSHIP

INST. No. 218555

5172

PART 2  
AREA = 8379.2 sq.ft.

INST. No. 338351

INST. No. 469433

CONCESSION

INST. No. 218137

5182

PART 1

AREA = 7.76 ACRES

INST. No. 469433

INST. No. 218137

INST. No. 338351

INST. No. 338351

PLAN OF SURVEY  
OF PART OF

LOT 18

CONCESSION 6

IN THE

GEOGRAPHIC TOWNSHIP OF WOODHOUSE  
IN THE

COUNTY OF NORFOLK

NOW IN THE

CITY OF NANTICOKE  
IN THE REGIONAL MUNICIPALITY OF  
HALDIMAND-NORFOLK

SCALE 1" = 100'

JOHN B. DODD O.L.S.

1990

PART 1  
PLAN 37R-3658

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION  
WITHIN THE MEANING OF THE PLANNING ACT.

BEARING REFERENCE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT  
OF THE KING'S HIGHWAY No. 3 (AS WIDENED BY REG'D PLAN 315),  
BEING N78°07'30"E ACCORDING TO SAID PLAN.

LEGEND:

- S18 DENOTES A STANDARD IRON BAR 25mm x 25mm x 120mm
- I8 DENOTES AN IRON BAR 16mm x 16mm x 60mm
- (1986) DENOTES JOHN B. DODD LIMITED, ONTARIO LAND SURVEYORS
- (700) DENOTES JEWITT & DIXON LIMITED, ONTARIO LAND SURVEYORS
- (OHD) DENOTES DEPARTMENT OF HIGHWAYS OF ONTARIO
- (14167) DENOTES WEST & RUUSKA LIMITED, ONTARIO LAND SURVEYORS
- (OU) DENOTES 'ORIGIN UNKNOWN'
- (MGS) DENOTES 'MINISTRY OF GOVERNMENT SERVICES' ONTARIO
- DENOTES A 'FOUND' MONUMENT
- DENOTES A 'SET' MONUMENT
- DENOTES A FENCE LINE
- WIT DENOTES 'WITNESS'

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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

2) THIS SURVEY WAS COMPLETED ON THE 26th DAY OF APRIL 1990.

26 APRIL 1990

(DATE)

JOHN B. DODD  
ONTARIO LAND SURVEYOR



JOHN B. DODD LIMITED

ONTARIO LAND SURVEYORS

157 QUEENSWAY EAST, P.O. BOX 362

SIMCOE, ONTARIO N3Y 4L2

TELEPHONE 519 428 0811

FILE NUMBER: S-5894-C

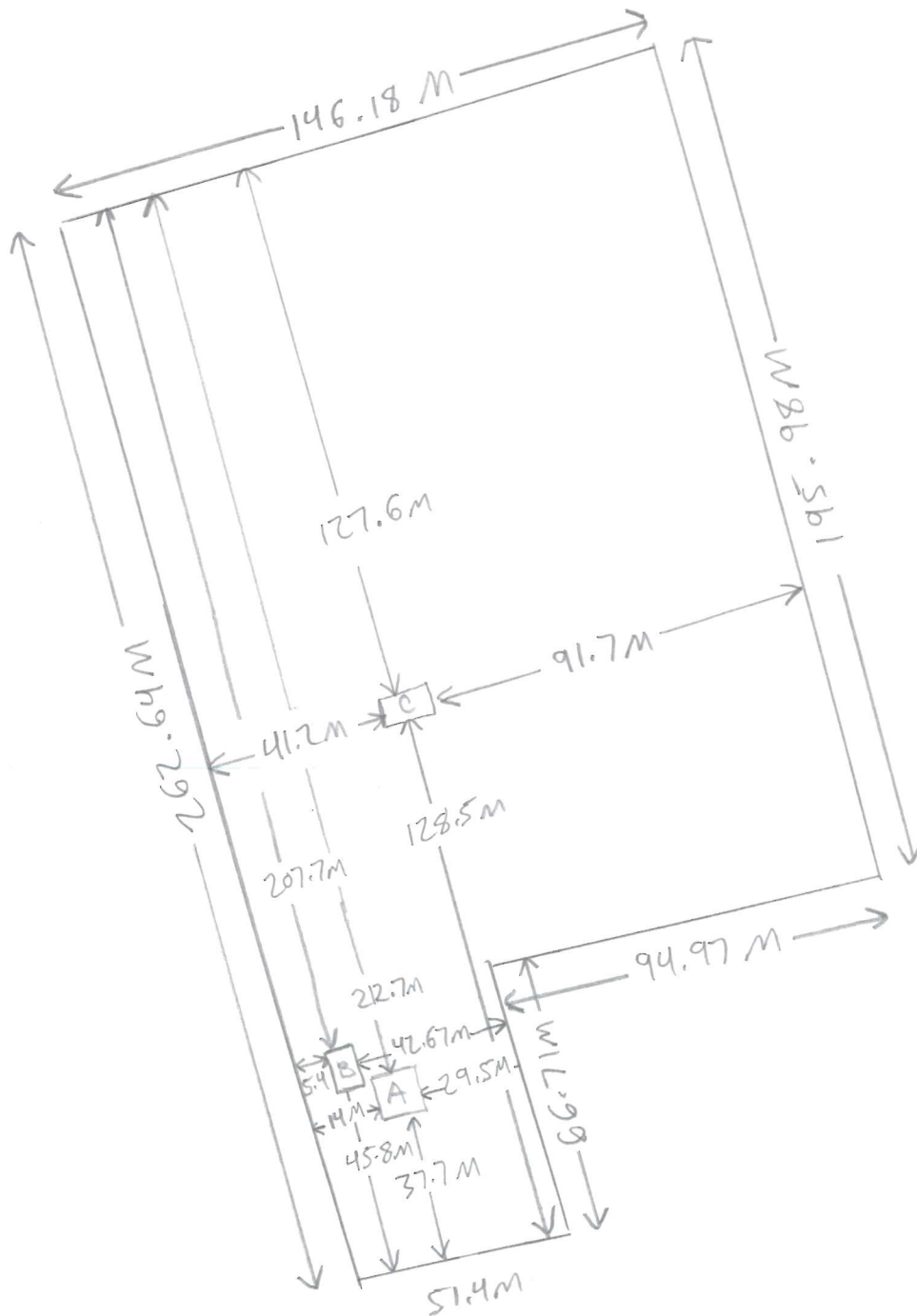
# APPENDIX A

# 5182 Highway 3 (7.95 acres)

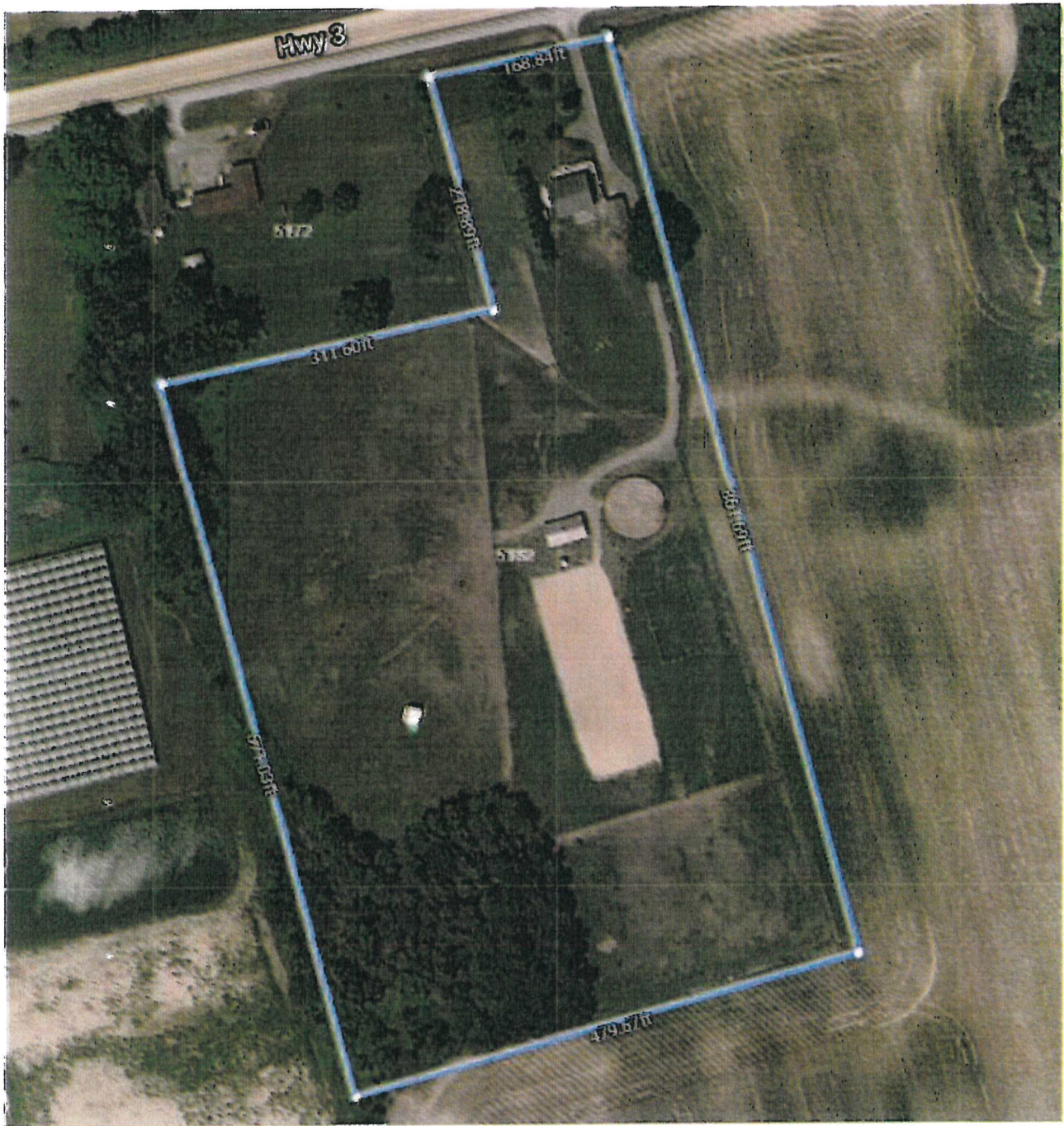
A - House

B - Detached garage

C - Barn



## SCHEDULE "E"



THIS SKETCH REFLECTS THE APPROXIMATE DIMENSIONS OF THE SUBJECT PROPERTY.  
THE SCHEDULE "C" IS PROVIDED FOR INFORMATION PURPOSES ONLY  
AND SHOULD NOT BE RELIED ON.  
THE BUYER MUST COMPLETE HIS OWN DILIGENCE PRIOR TO SUBMITTING ANY OFFER.

INITIALS OF BUYER(S)



INITIALS OF SELLER(S)



## 5182 Highway 3 Buildings

### House

#### Setback:

- Distance to Front lot line: 37.70m
- Distance to Rear lot line: 212.70m
- Distance to East lot line: 14.0m
- Distance to West lot line: 29.50m

*Ground floor area:* 86.28m<sup>2</sup>

*Gross floor area:* 123.44m<sup>2</sup>

*Number of storeys:* 1.5

*Dimensions:* 9.44m width x 9.14m length x 7.10m height

### Detached Garage

#### Setback:

- Distance to Front lot line: 45.83m
- Distance to Rear lot line: 207.70m
- Distance to East lot line: 5.40m
- Distance to West lot line: 42.67m

*Ground floor area:* 31.23m<sup>2</sup>

*Gross floor area:* 31.23m<sup>2</sup>

*Number of storeys:* 1

*Dimensions:* 4.88m width x 6.40m length x 3.65m height

### Barn

#### Setback

- Distance to Front lot line: 128.50m
- Distance to Rear lot line: 127.60m
- Distance to East lot line: 41.20m
- Distance to West lot line: 91.70m

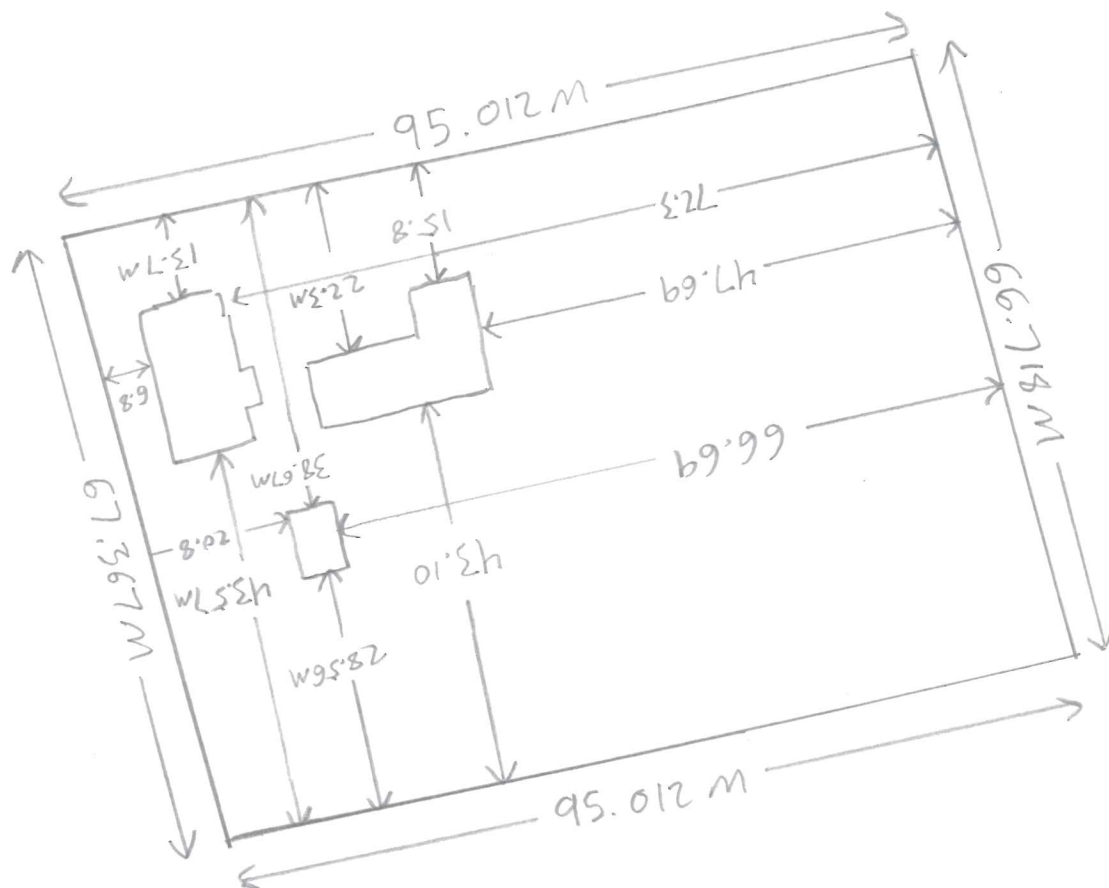
*Ground floor area:* 66.80m<sup>2</sup>

*Gross floor area:* 66.80m<sup>2</sup>

*Number of storeys:* 1

*Dimensions:* 6.09m width x 10.97m length x 3.05m height

5172 Highway 3 (1.44 acres)



**SCHEDULE "D"**



**THIS SKETCH REFLECTS THE APPROXIMATE DIMENSIONS OF THE SUBJECT PROPERTY.  
THE SCHEDULE "C" IS PROVIDED FOR INFORMATION PURPOSES ONLY  
AND SHOULD NOT BE RELIED ON.  
THE BUYER MUST COMPLETE HIS OWN DILIGENCE PRIOR TO SUBMITTING ANY OFFER.**

**INITIALS OF BUYER(S)**



**INITIALS OF SELLER(S)**



## 5172 Highway 3 Buildings

### House

#### Setback:

- Distance to Front lot lines: 13.7m
- Distance to Rear lot line: 43.57m
- Distance to East lot line: 72.3m
- Distance to West lot line: 6.8m

*Ground floor area:* 114.25m<sup>2</sup>

*Gross floor area:* 151.41m<sup>2</sup>

*Number of storeys:* 1.5

*Dimensions:* 9.14m width x 12.50m length x 6.40m height

### Detached Garage

#### Setback:

- Distance to Front lot lines: 15.8m
- Distance to Rear lot line: 43.10m
- Distance to East lot line: 47.69m
- Distance to West lot line: 26.57m

*Ground floor area:* 422.45m<sup>2</sup>

*Gross floor area:* 422.45m<sup>2</sup>

*Number of storeys:* 1

*Dimensions:* 18.29m length x 5.49m width x 12.80m length x 5.18 width x 5.49 length x 10.67 width (L-shaped perimeter measurements) x 3.96m height

### Shed

#### Setback

- Distance to Front lot lines: 38.67m
- Distance to Rear lot line: 28.56m
- Distance to East lot line: 66.69m
- Distance to West lot line: 20.83m

*Ground floor area:* 35.32m<sup>2</sup>

*Gross floor area:* 35.32m<sup>2</sup>

*Number of storeys:* 1

*Dimensions:* 5.79 width x 6.10 length x 3.65m height

# APPENDIX B

**PROPERTY DESCRIPTION:** PT LT 18 CON 6 WOODHOUSE AS IN NR558968; S/T INTEREST IN NR558968; S/T NR289055; NORFOLK COUNTY

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
LT CONVERSION QUALIFIED

**RECENTLY:**  
FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**  
2007/08/20

**OWNERS' NAMES**  
ZHANG, YUZHEN

**CAPACITY SHARE**  
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/08/17 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO</p> <p>** SUBSECTION 49(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2007/08/20 **</p>						
NR289055	1963/08/29	AGR RIGHT OF WAY				C
NR544607	2000/01/27	NOTICE OF CLAIM				C
NR558968	2002/01/25	TRANSFER		*** COMPLETELY DELETED ***	BANFIELD, ROBERT WARREN BANFIELD, NANCY LOUISE	
37R8606	2002/02/20	PLAN REFERENCE				C
NR608350	2007/03/26	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA	
REMARKS: UP TO A MAXIMUM OF \$175,000						
NK126426	2019/12/12	TRANSFER	\$420,000	BANFIELD, NANCY LOUISE BANFIELD, ROBERT WARREN	ZHANG, YUZHEN	C
NK128113	2020/02/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		

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.



LAND  
REGISTRY  
OFFICE #37

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

50257-0143 (LT)

PAGE 2 OF 2  
PREPARED FOR EThorne01  
ON 2023/05/15 AT 14:50:33

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

REG. NUM,	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: NR608350.						

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.

**PROPERTY DESCRIPTION:** PART LOT 18 CONCESSION 6 WOODHOUSE, PARTS 1 & 2 37R5511; S/T NR289056; NORFOLK COUNTY

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
LT CONVERSION QUALIFIED

**RECENTLY:**  
FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**  
2007/08/20

**OWNERS' NAMES**  
ZHANG, YUZHEN

**CAPACITY SHARE**  
OWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/08/17 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO</p> <p>** SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2007/08/20 **</p>						
NR289056	1963/08/29	AGR RIGHT OF WAY				C
NR470754	1990/05/15	TRANSFER		*** COMPLETELY DELETED ***	MCBRIDE, DWAYNE CLARENCE MCBRIDE, JANET PATRICIA	
37R5511	1990/09/25	PLAN REFERENCE				C
NR544607	2000/01/27	NOTICE OF CLAIM				C
NR605822	2006/11/10	CHARGE		*** COMPLETELY DELETED ***	THE TORONTO-DOMINION BANK	
NK90220	2016/06/20	LR'S ORDER		LAND REGISTRAR, NORFOLK LAND REGISRTY OFFICE		C
REMARKS: AMEND NR544607						
NK90425	2016/06/24	TRANSFER		*** COMPLETELY DELETED *** MCBRIDE, DWAYNE CLARENCE MCBRIDE, JANET PATRICIA	MCDUFFE, RICHARD PAUL MCDUFFE, GRACE CATHERINE	

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.

5182

1

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PLANNING ACT STATEMENTS.					MCDUFFE, MOLLIE	
NK90426	2016/06/24	CHARGE		*** COMPLETELY DELETED *** MCDUFFE, RICHARD PAUL MCDUFFE, GRACE CATHERINE MCDUFFE, MOLLIE	1398910 ONTARIO LIMITED	
NK90427	2016/06/24	CHARGE		*** COMPLETELY DELETED *** MCDUFFE, RICHARD PAUL MCDUFFE, GRACE CATHERINE MCDUFFE, MOLLIE	JUERGENSEN, CHRISTEL JUERGENSEN, HELEN	
NK91333	2016/07/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
REMARKS: NR605822.						
NK100795	2017/06/23	CHARGE		*** COMPLETELY DELETED *** MCDUFFE, GRACE CATHERINE MCDUFFE, MOLLIE MCDUFFE, RICHARD PAUL	JUERGENSEN, CHRISTEL JUERGENSEN, HELEN	
NK100796	2017/06/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** JUERGENSEN, CHRISTEL JUERGENSEN, HELEN		
REMARKS: NK90427.						
NK100808	2017/06/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1398910 ONTARIO LIMITED		
REMARKS: NK90426.						
NK123786	2019/09/25	NOTICE		*** COMPLETELY DELETED *** MCDUFFE, GRACE CATHERINE MCDUFFE, MOLLIE MCDUFFE, RICHARD PAUL	JUERGENSEN, CHRISTEL JUERGENSEN, HELEN	
REMARKS: NK100795						
NK128827	2020/03/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** JUERGENSEN, CHRISTEL JUERGENSEN, HELEN		
REMARKS: NK100795.						
NK128829	2020/03/16	TRANSFER	\$680,000	MCDUFFE, RICHARD PAUL	ZHANG, YUZHEN	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PLANNING ACT STATEMENTS.				MCDUFFE, GRACE CATHERINE MCDUFFE, MOLLIE		

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.

Additional comments:

Subject lands have been and were always two (2) parcels up until the conveyance to the previous Yuzmen Zhang on December 12, 2019 and March 16, 2020 respectively.

Upon the conveyance in March 16, 2020 to Yuzmen Zhang, this then merged the two parcels into one parcel thereby causing a Planning Act issue.

Copies of the subject parcel registers are attached.

CONTEXT MAP

Geographic Township of WOODHOUSE

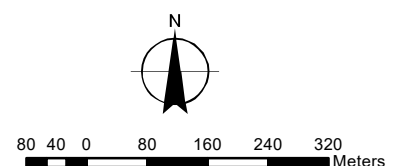


Legend

- Subject Lands
- Lands Owned

2020 Air Photo

8/31/2023



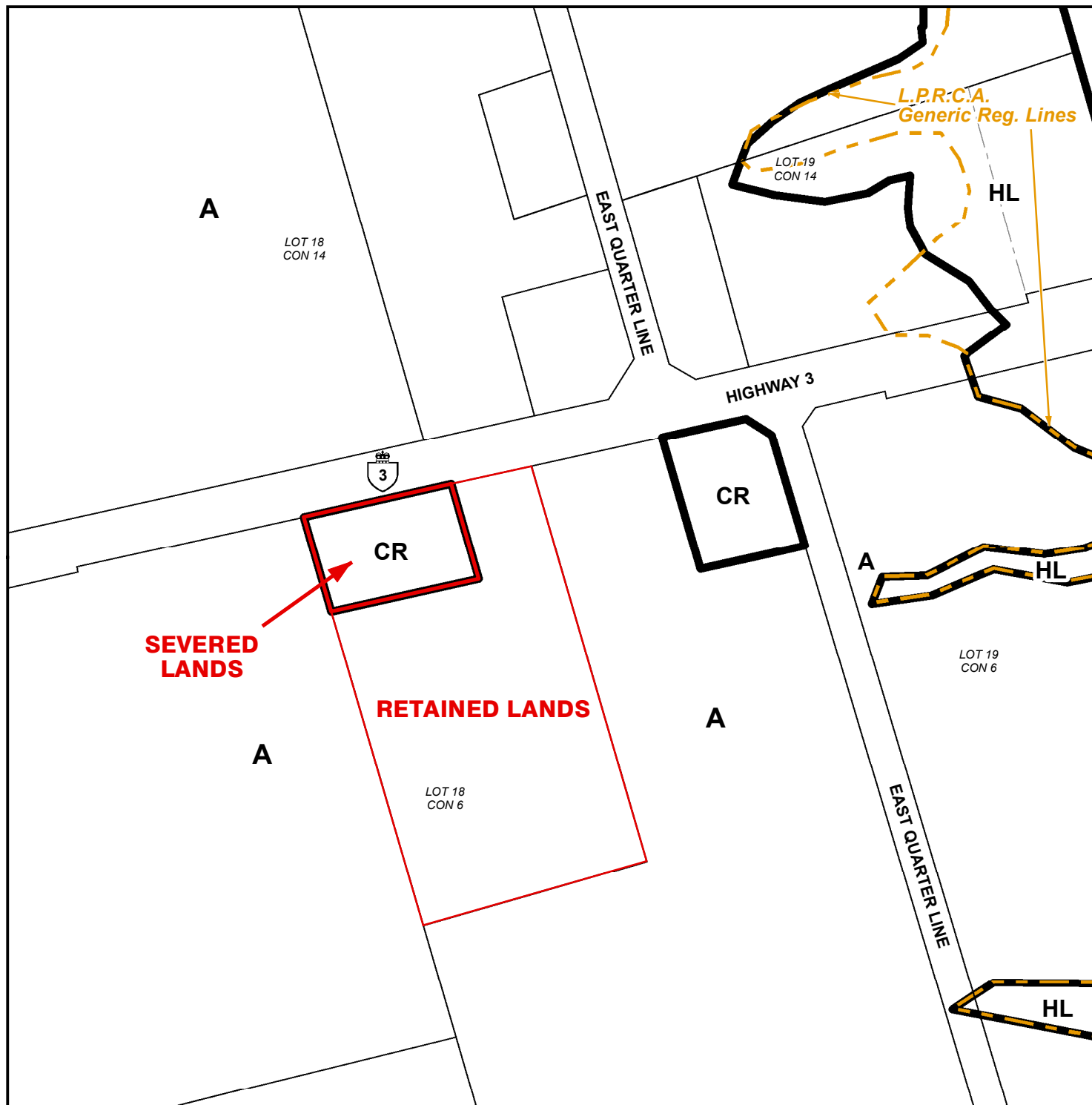


# MAP C

## ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

BNPL2023260



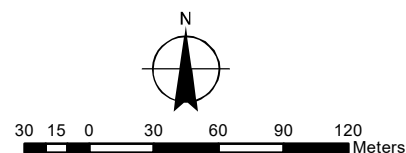
### LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

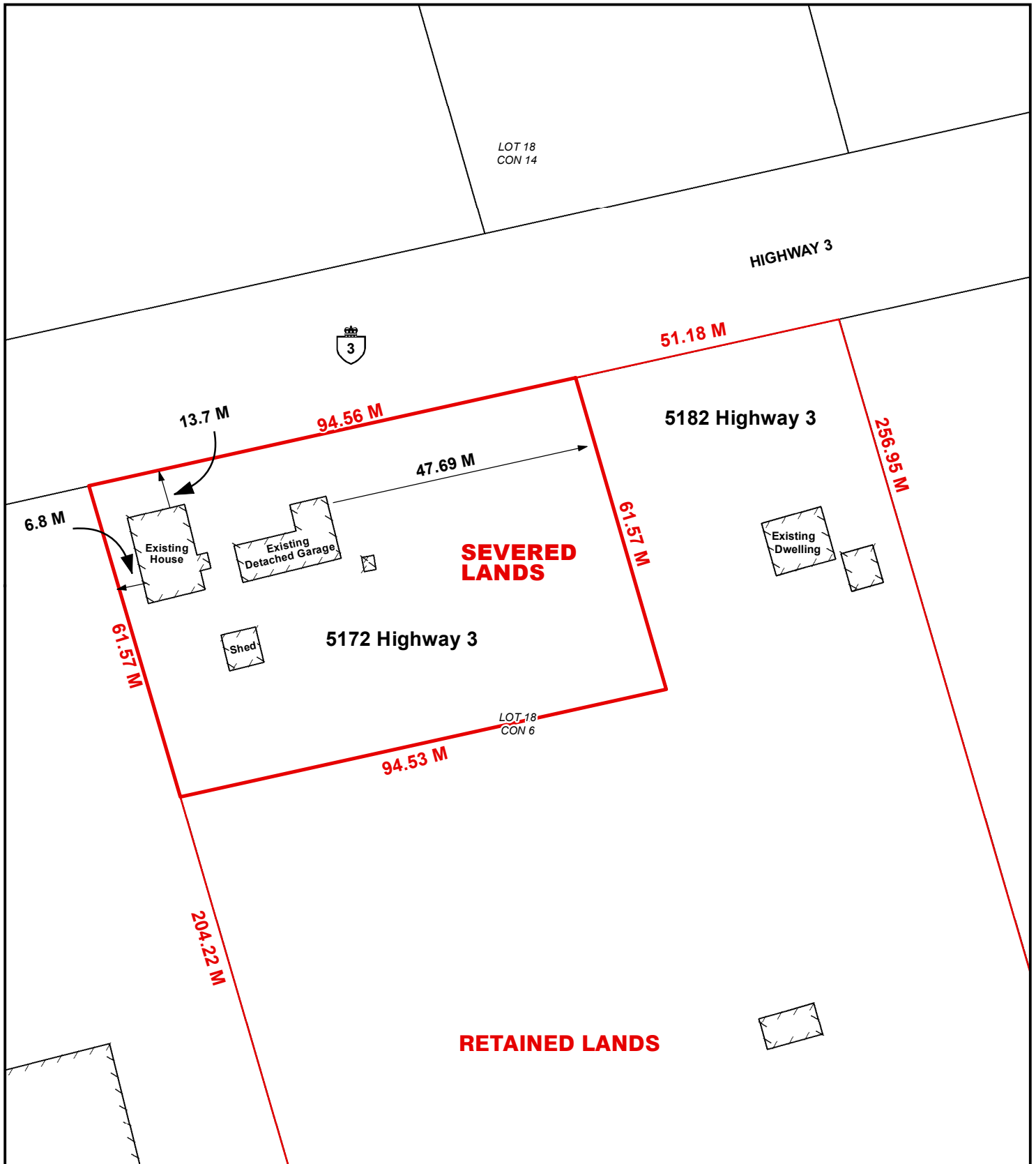
8/31/2023

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- HL - Hazard Land Zone



# CONCEPTUAL PLAN

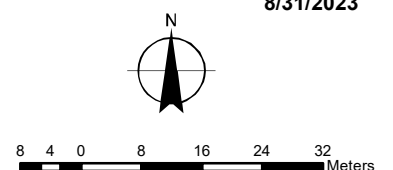
Geographic Township of WOODHOUSE



## Legend

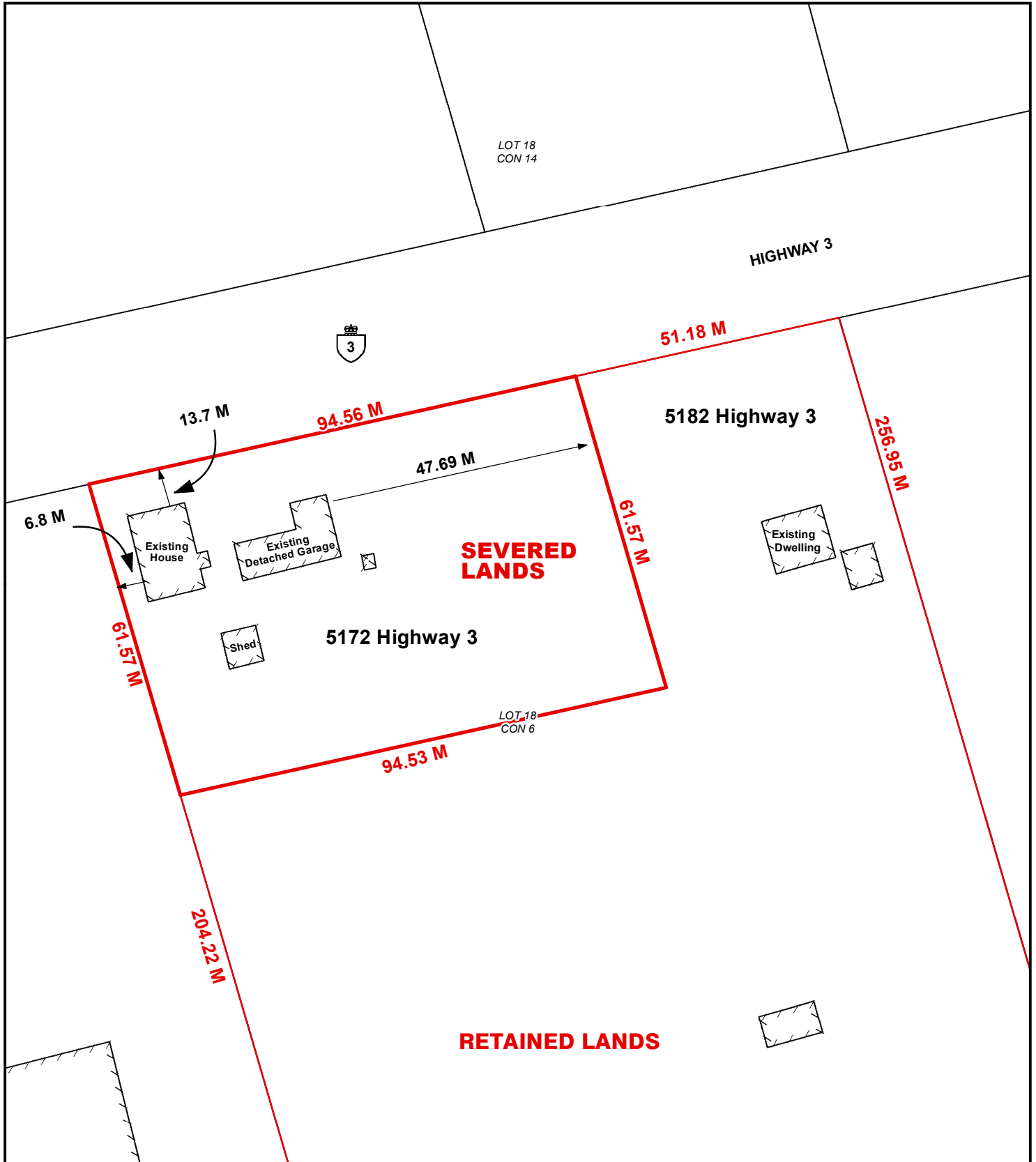
- Subject Lands
- Lands Owned

8/31/2023



## CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



### Legend

- Subject Lands
- Lands Owned

8/31/2023

