

For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

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

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: 543-030-08300-0000

A. Applicant Information

Name of Owner Chinook Valley Inc.

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

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant Jim Granger

Address 839 concession A Port Rowan ON.

Town and Postal Code N0E 1M0

Phone Number _____

Cell Number 519-427-4638

Email Jimmy96797@outlook.com

Name of Agent Jim Granger
Address 839 concession A
Town and Postal Code Port Rowan NOE 1M0
Phone Number _____
Cell Number 519-427-4638
Email Jimmyg6797@outlook.com

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):

628 concession 1 Part lot 9 concession A

Municipal Civic Address: 628 concession 1

X Present Official Plan Designation(s): agricultural HL

X Present Zoning: residential agricultural HL

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: vacant lot
- _____
- _____
- _____

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:

building were demolished

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:

since 2004

9. Existing use of abutting properties:

Hunting club

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:

Ducks unlimited conservation easement

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 | 225 FT | 68.58m | residential | residential | |
| Lot depth | 125 FT | 38.1m | | | |
| Lot width | 225 FT | 68.58m | | | |
| Lot area | 2800 sq/ft | 260.12m | | | |
| Lot coverage | | | | | |
| Front yard | | | | | |
| Rear yard | | | | | |
| Height | | | | | |
| Left Interior side yard | | | | | |
| Right Interior side yard | | | | | |
| Exterior side yard (corner lot) | | | | | |
| Parking Spaces (number) | 1 | | | | |
| 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:

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

X Frontage: 38.1 m
Depth: ~~125 FT~~ 38.1 metres 68.58 m
Width: ~~225 FT~~ 68.58 metres 38.1 m
Lot Area: ~~2800 sq. FT~~ .65 acre 280.12 metres
Present Use: vacant lot
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:

X Frontage: 3000 m
Depth: ~~38.1 m~~ 1609 m
Width: ~~68.58 m~~ 3000 m
Lot Area: ~~280.12 m~~ 60.7 ha 150 acres
Present Use: ~~residential~~ agricultural
Proposed Use: ~~residential~~ agricultural
Buildings on retained land: none

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: Chinook valley inc.
Roll Number: 543-030-09800-0000
Total Acreage: 120 ACRES
Workable Acreage: 80 ACRES
Existing Farm Type: (for example: corn, orchard, livestock) CORN/beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built unknown
Date of Land Purchase: 1999

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:

it's a farm and a hunt club

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:

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

If no, please explain:

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

4. 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 NO

Wooded area

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

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance NO

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance NO

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance NO

Erosion

☐ On the subject lands or ☐ within 500 meters – distance NO

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance NO

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

No septic in property

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

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

Name of road/street:

concession 1

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?

one Jim Granger

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.

*This was a severed lot when we bought it
and Norfolk County merged it without
notifying me*

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

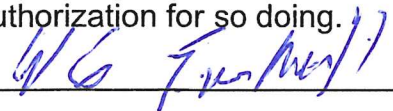
July 9/2025
Date

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 Chinook valley Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Jim Granger 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

July 9/25
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, ELM Granger of Port Rowan

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:

NORFOLK COUNTY


Owner/Applicant/Agent Signature

In Simcoe, ONT

This 15th day of JULY 2025

A.D., 20 25


A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 16, 2026.

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.

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05 95143
New Property Identifier

05 NOV 9 AM 9 11
LAND REGISTRAR

EXECUTIONS

Additional: See Schedule ☐

Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 3 pages

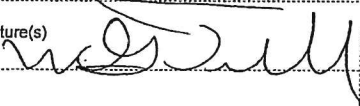
(3) Property Identifier(s) Block Property Additional: See Schedule ☐

(4) Consideration
Two-----xx/100 Dollars \$2.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐
Part of Lot 9, Concession A, Geographic Township of South Walsingham, now in Norfolk County, as described in Schedule.
As previously described in Deed No. 579617.

(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 not a spouse.

Name(s) **TRNBULL, William Glenn** Signature(s)  Date of Signature Y M D 2005 10 31

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s) Signature(s) Date of Signature Y M D

(10) Transferor(s) Address for Service **Suite 250, 700-4th Avenue S.W., Calgary, Alberta, T2P 3J4**

(11) Transferee(s) **CHINOOK VALLEY INC.** Date of Birth Y M D

(12) Transferee(s) Address for Service **Suite 1600, 530-8th Avenue S.W., Calgary, Alberta, T2P 3S8**

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. Date of Signature Y M D Signature _____

Solicitor for Transferor(s) have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section. I am an Ontario solicitor in good standing. Date of Signature Y M D Signature _____

Name and Address of Solicitor _____

(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing. Date of Signature Y M D Signature _____

Name and Address of Solicitor _____


(15) Assessment Roll Number of Property Cty. 33 Mun. 10 Map 543 Sub. 030 Par. 08300

(16) Municipal Address of Property **628 Concession 1 R.R. #3, Port Rowan, ON N0E 1M0**

(17) Document Prepared by: **McCarthy Tetrault LLP 2000-255 Queens Ave. London, ON N6A 5R8**

FOR OFFICE USE ONLY

Fees and Tax

| | |
|-------------------|---|
| Registration Fee |  |
| Land Transfer Tax | |
| Total | |



Ministry of Finance
Motor Fuels and
Tobacco Tax Branch
PO Box 625
33 King St West
Oshawa ON L1H 0H9

Property Identifier(s) No.

Land Transfer Tax Affidavit

Land Transfer Tax Act

to instructions on reverse side.

In the Matter of the Conveyance of (insert brief description of land) Part Lot 2, Concession A, Geographic Township of
South Walsingham, County of Norfolk

BY (print names of all transferors in full) William Glenn Turnbull

TO (print names of all transferees in full) Chinook Valley Inc.

I Graham R. Bennett

have personal knowledge of the facts herein deposed to and Make Oath and Say that:

1. I am (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponents):

- ☐ (a) the transferee named in the above-described conveyance;
- ☒ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);
- ☐ (c) the President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for _____ (the transferee(s));
- ☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____ who is my spouse or same-sex partner.
- ☐ (e) the transferor or an officer authorized to act on behalf of the transferor company and ☐ I am tendering this document for registration and ☐ no tax is payable on registration of this document.

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

| | | | |
|--|----|------|------|
| (a) Monies paid or to be paid in cash | \$ | 2.00 | |
| (b) Mortgages (i) Assumed (principal and interest) | \$ | Nil | |
| (ii) Given back to vendor | \$ | Nil | |
| (c) Property transferred in exchange (detail below in para. 5) | \$ | Nil | |
| (d) Other consideration subject to tax (detail below) | \$ | Nil | |
| (e) Fair market value of the lands (see Instruction 2) | \$ | Nil | |
| Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e)) | \$ | 2.00 | 2.00 |
| (g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act | \$ | Nil | |
| (h) Other consideration for transaction not included in (f) or (g) above | \$ | Nil | |
| (i) Total Consideration | \$ | 2.00 | |

All blanks must be filled in. Insert "Nil" where applicable.

3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00.

I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land conveyed in the above-described conveyance:

- ☐ does not contain a single family residence or contains more than two single family residences;
- ☐ contains at least one and not more than two single family residences; or
- ☐ contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ _____ and the remainder of the lands are used for _____ purposes.

Note: Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one per cent upon the value of the consideration in excess of \$400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.

4. If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☒ No

5. Other remarks and explanations, if necessary. Transfer from Trustee to Beneficial Owner.

Sworn/affirmed before me in the City of Calgary
Province of Alberta

this 31st day of October, 2005

Graham R. Bennett Signature(s)

A Commissioner for Taking Affidavits, etc.

Lyle S. Yuzdepski
Barrister and Solicitor

Property Information Record

A. Describe nature of instrument: Transfer/Deed of Land

B. (i) Address of property being conveyed (if available) 628 1st Concession Road, R.R. #3,
Port Rowan, Ontario, N0E 1M0

(ii) Assessment Roll No. (if available) 33 10 543 030 08300 0000

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed
Suite 1600, 530-8th Avenue S.W., Calgary, Alberta, T2P 3S8

D. (i) Registration number for last conveyance of property being conveyed (if available) 579617

(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: Gregory K.G. Clark, McCarthy Tetrault LLP
2000-255 Queens Ave., London, ON, N6A 5R8

| | |
|--|--|
| For Land Registry Office Use Only | |
| Registration No. | |
| Registration Date (Year/Month/Day) | |
| Land Registry Office No. | |

School Support (Voluntary Election) (See reverse for explanation)

- (a) Are all individual transferees Roman Catholic? ☐ Yes ☐ No
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? ☐ Yes ☐ No
- (c) Do all individual transferees have French Language Education Rights? ☐ Yes ☐ No
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? ☐ Yes ☐ No

Note: As to (c) and (d) the land being transferred will receive French Public School Board Election unless otherwise directed in (a) and (b).

Property Identifier(s) No.

Refer to all instructions on reverse side.

Land Transfer Tax Affidavit
Land Transfer Tax ActIN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part Lot 9, Concession A, Geographic Township of
South Walsingham, County of NorfolkBY (print names of all transferors in full) Larry Helmer and Sandra ArmstrongTO (print names of all transferees in full) William Glenn Turnbull

I/We have personal knowledge of the facts herein deposed to and MAKE OATH AND SAY THAT:

1. I am/We are (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponents):

- ☐ (a) the transferee(s) named in the above-described conveyance;
- ☒ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);
- ☐ (c) The President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for _____
(the transferee(s));
- ☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____
who is my spouse or same-sex partner.
- ☐ (e) the transferor and ☐ I am tendering this document for registration and
☐ no tax is payable on registration of this document.

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

- | | | |
|--|--------------|--|
| (a) Monies paid or to be paid in cash | \$ 30,000.00 | } All blanks must be filled in. Insert "Nil" where applicable. |
| (b) Mortgages (i) Assumed (principal and interest) | \$ Nil | |
| (ii) Given back to vendor | \$ Nil | |
| (c) Property transferred in exchange (detail below in para. 5) | \$ Nil | |
| (d) Other consideration subject to tax (detail below) | \$ Nil | |
| (e) Fair market value of the lands (see instruction 2) | \$ Nil | |
| (f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e)) | \$ 30,000.00 | \$ 30,000.00 |
| (g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act | \$ Nil | |
| (h) Other consideration for transaction not included in (f) or (g) above | \$ Nil | |
| (i) Total Consideration | \$ 30,000.00 | |

3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00

I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land conveyed in the above-described conveyance:

- ☐ does not contain a single family residence or contains more than two single family residences.
- ☐ contains at least one and not more than two single family residences.
- ☐ contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ _____ and the remainder of the lands are used for _____ purposes.

Note: Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one percent upon the value of the consideration in excess of \$400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.

4. If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☐ No5. Other remarks and explanations, if necessary. noneSworn before me at the City of Londonin the Province of Ontariothis 30th day of April, 20 04

A Commissioner for taking Affidavits, etc.

Gregory K. G. Clark

Signature(s)

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land
- B. (i) Address of property being conveyed (if available) 628 1st Concession Road, South Walsingham,
Ontario
- (ii) Assessment Roll No. (if available) 33 10 543 030 08300 0000
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed
c/o Gregory K.G. Clark, McCarthy Tetrault LLP, 255 Queens Avenue, Suite 2000
London, Ontario, N6A 5R8
- D. (i) Registration number for last conveyance of property being conveyed (if available) 364017
- (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:
Gregory K.G. Clark, McCarthy Tetrault LLP
2000-255 Queens Ave., London, ON, N6A 5R8

School Support (Voluntary Election) (See reverse for explanation)

- (a) Are all individual transferees Roman Catholic? ☐ Yes ☐ No
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? ☐ Yes ☐ No
- (c) Do all individual transferees have French Language Education Rights? ☐ Yes ☐ No
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? ☐ Yes ☐ No

NOTE: As to (c) and (d) the land being transferred will receive French Public School Board Election unless otherwise directed in (a) and (b).



Schedule

Form 5 — Land Registration Reform Act

S

Page _____

Additional Property Identifier(s) and/or Other Information

DESCRIPTION

Part of the northwest part of Lot 9, Concession A, in the Geographic Township of South Walsingham, now in Norfolk County described as follows:

COMMENCING at the northwest angle of the said lot;

THENCE southerly along the west boundary of said lot a distance of 225 feet to a point;

THENCE easterly parallel to the northerly boundary a distance of 125 feet to a point;

THENCE northerly parallel to the westerly boundary of the said lot a distance of 225 feet more or less to the northerly boundary of the lot;

THENCE westerly to the place of beginning.

Additional Property Identifier(s) and/or Other Information

DESCRIPTION (Box 5)

Part of the northwest part of Lot 9, Concession A, in the Geographic Township of South Walsingham, now in Norfolk County described as follows:

COMMENCING at the northwest angle of the said lot;

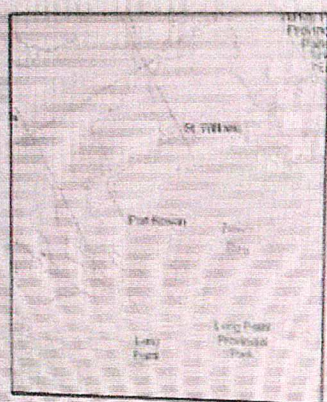
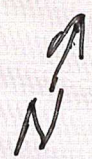
THENCE southerly along the west boundary of said lot a distance of 225 feet to a point;

THENCE easterly parallel to the northerly boundary a distance of 125 feet to a point;

THENCE northerly parallel to the westerly boundary of the said lot a distance of 225 feet more or less to the northerly boundary of the lot;

THENCE westerly to the place of beginning.

FOR OFFICE
USE ONLY



Legend

- Natural Area (0.3 ha)
- Easement Boundary

Bayou Parcel 2
(PIN 50119-0147)
Long Point, Ontario



August 2015



Norfolk County Staff Mapping

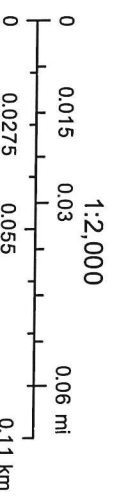


7/15/2025, 2:36:20 PM

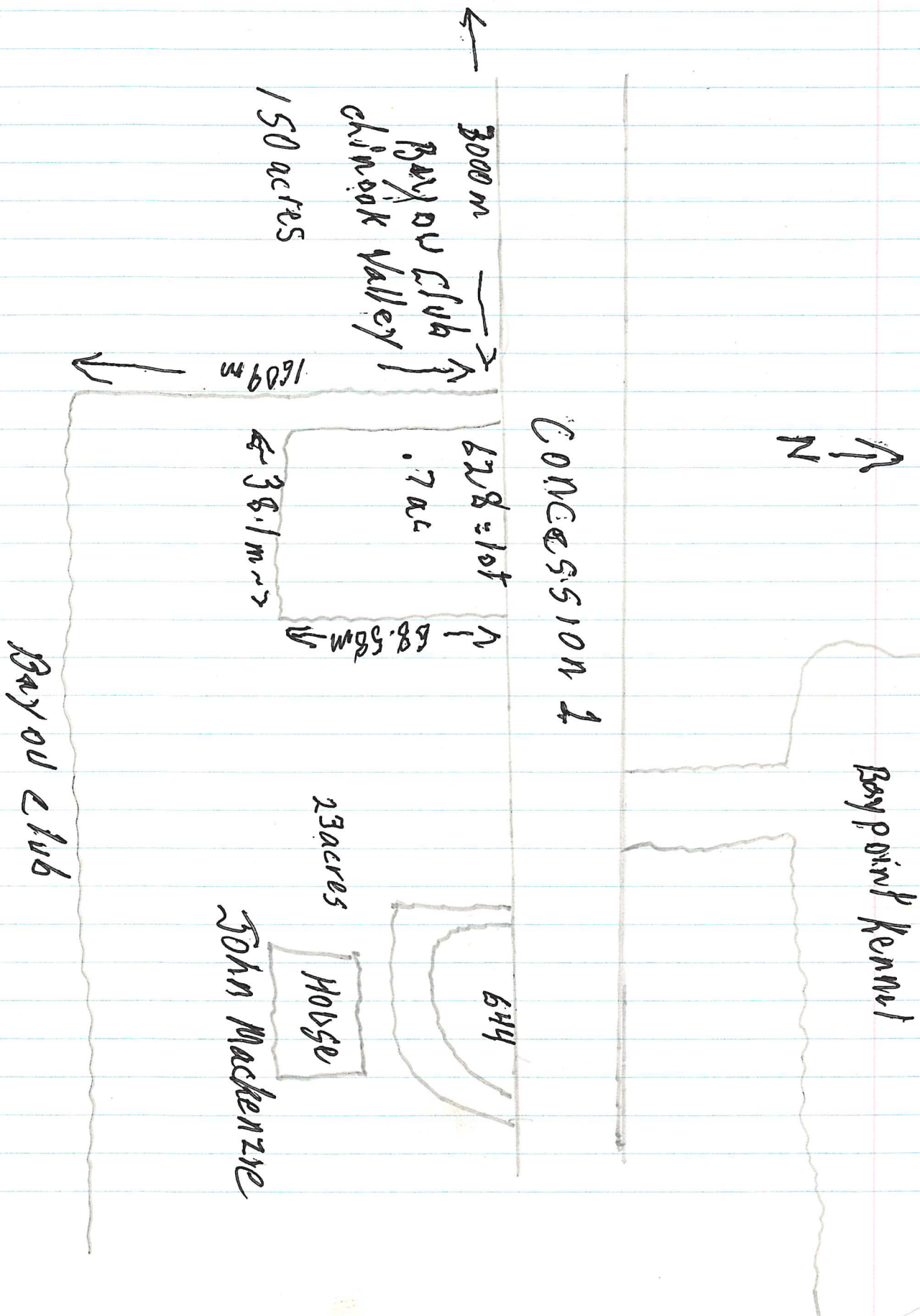
- ☒ County Road Setback
- ☒ MTO Permit Control Area AD
- ☒ MTO Permit Control Area B
- ☒ MTO Permit Control Area C
- ☒ GRCA Generic Reg Lines
- ☒ LPRCA Generic Reg Lines
- ☒ Zone
- ☒ Zone with Holding Provision
- ☒ Special Provisions
- ☒ Site Plan Control
- ☒ Zoning Amendments

MT0 Permit Control Area C Zones 1-2-2014

Special Provisions

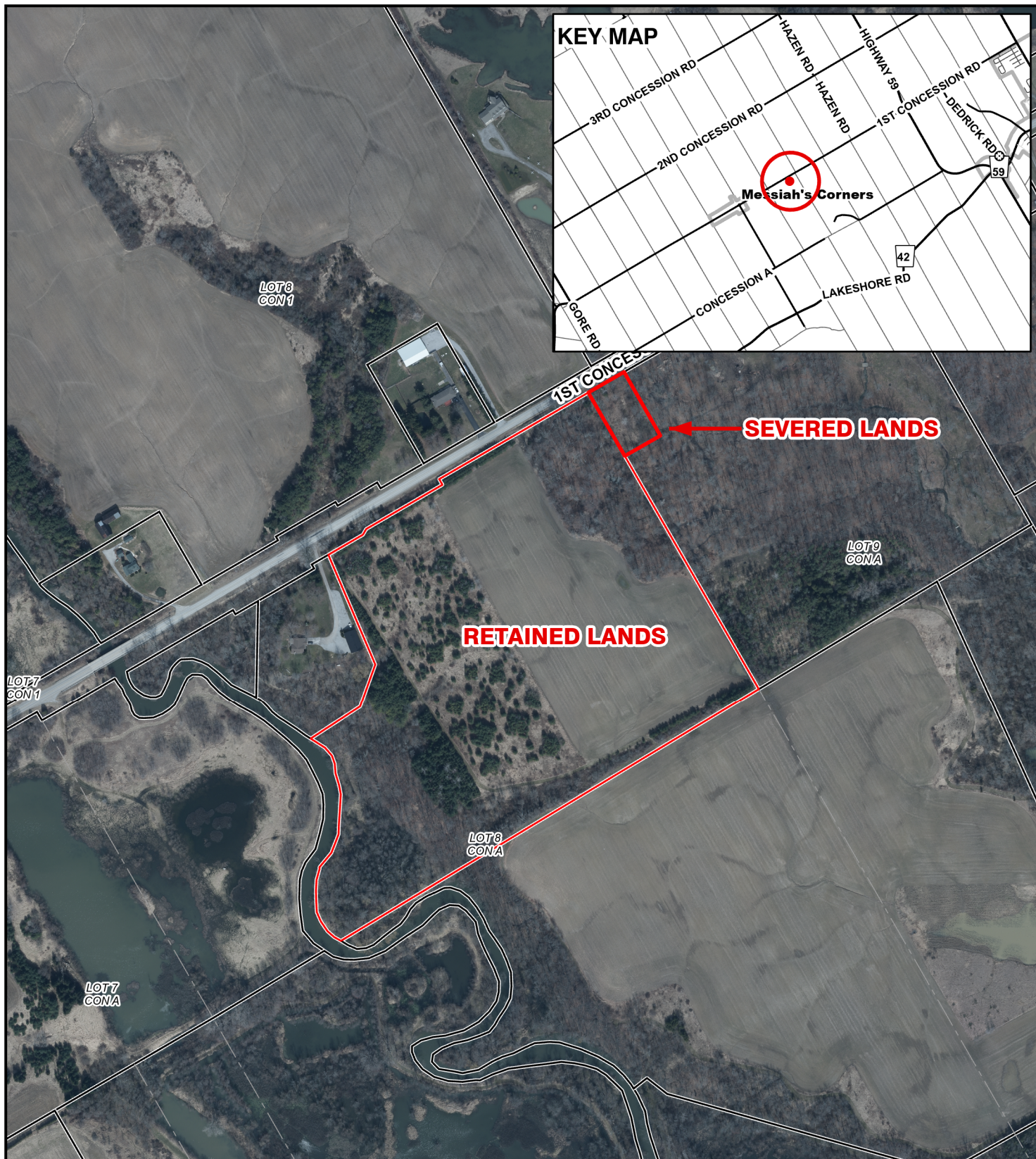


History



CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

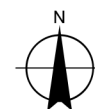


Legend

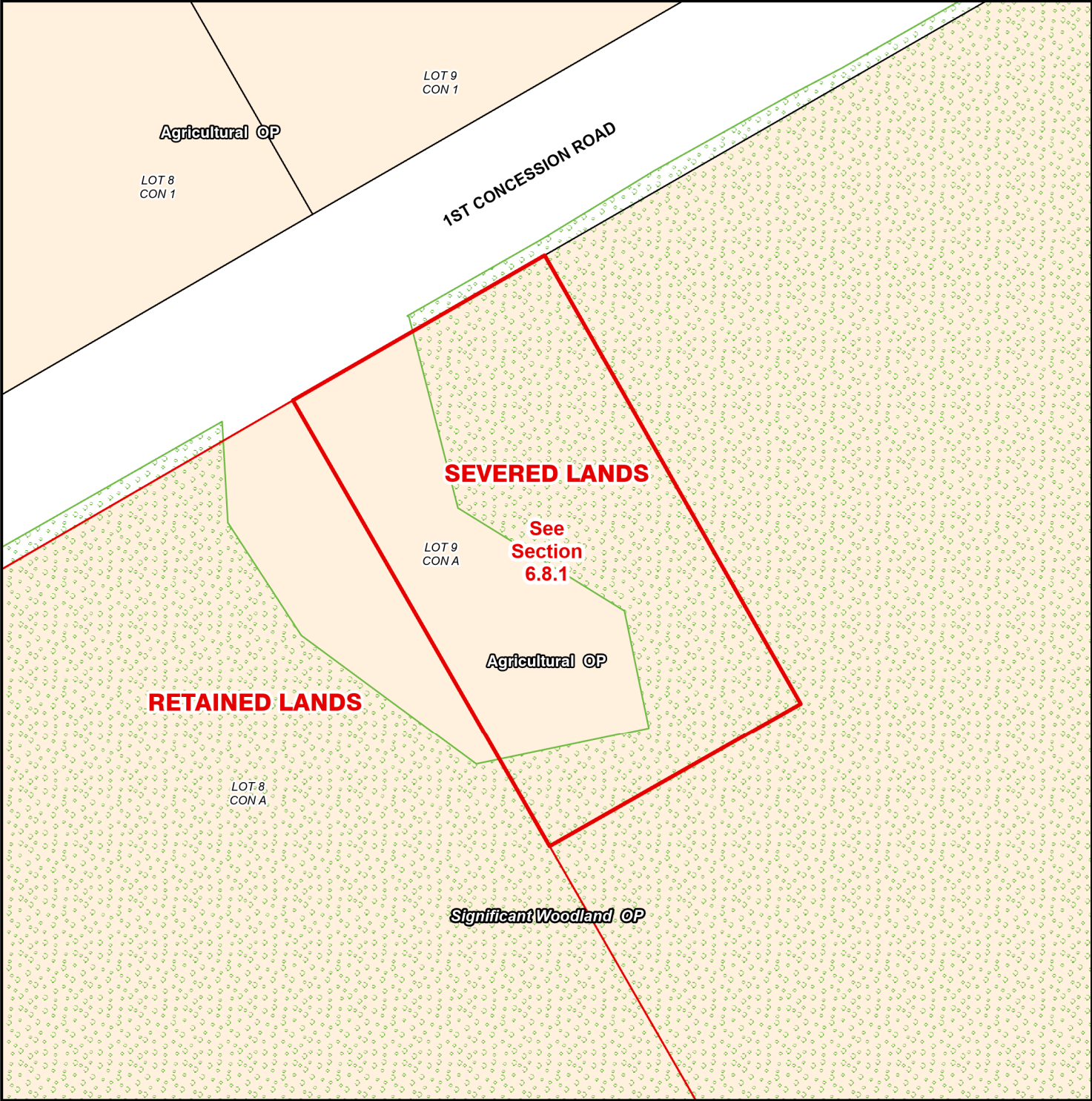
- Subject Lands
- Lands Owned

2020 Air Photo

8/12/2025

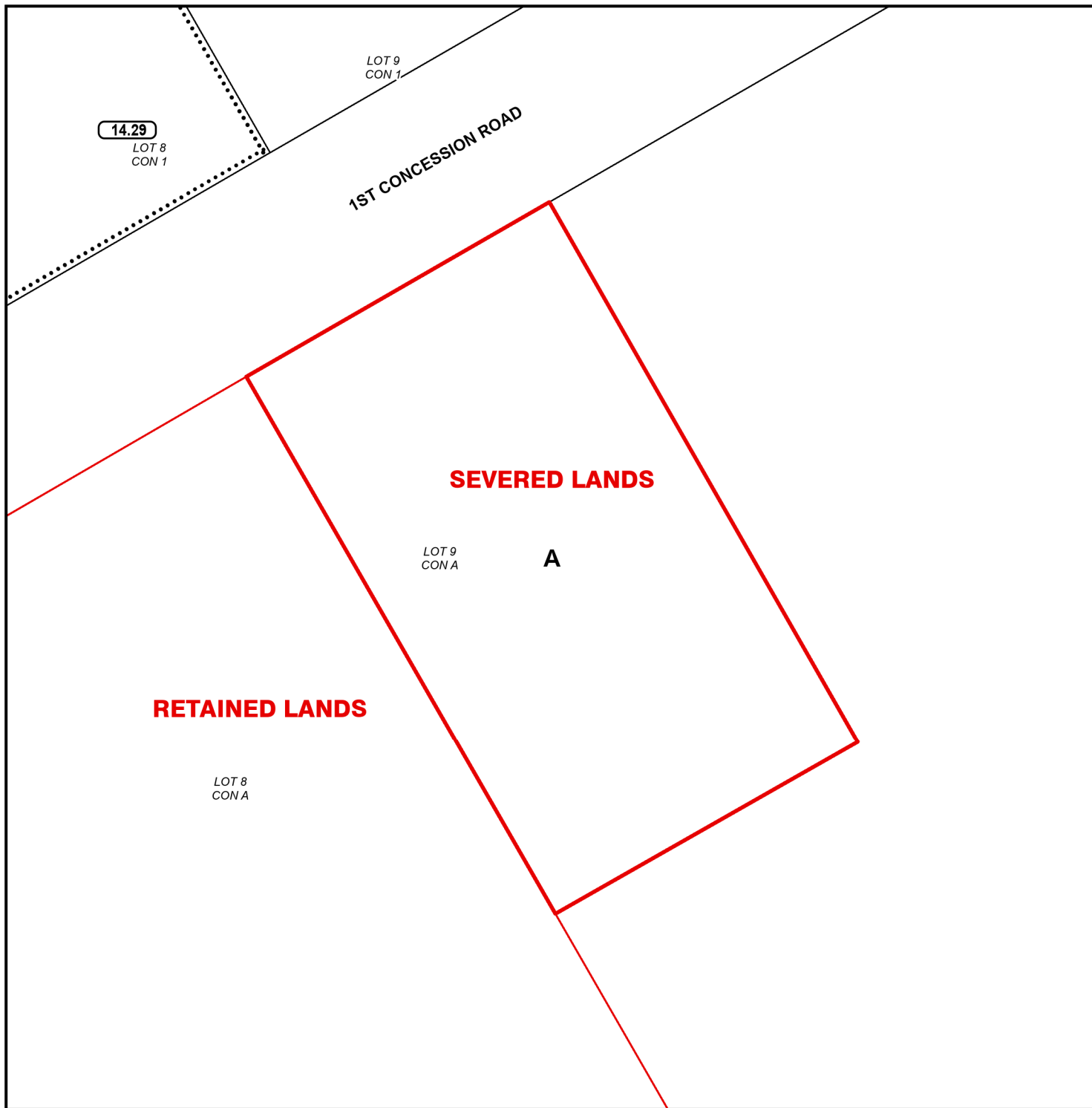


30 15 0 30 60 90 120 Meters





MAP C
ZONING BY-LAW MAP
Geographic Township of SOUTH WALSINGHAM

BNPL2025257



LEGEND

-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014

8/12/2025

(H) - Holding

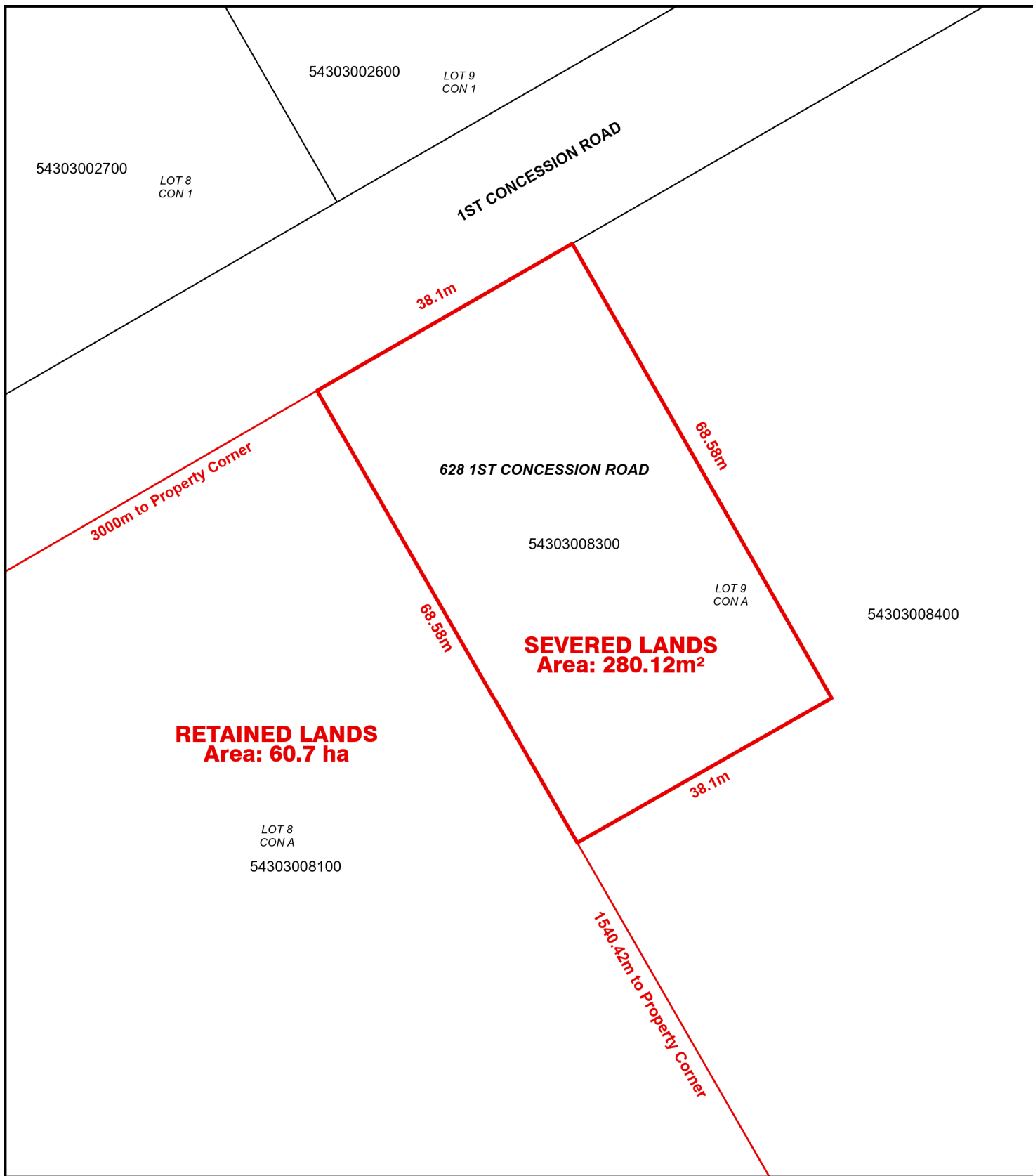
A - Agricultural Zone



5 2.5 0 5 10 15 20 Meters

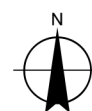
CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned

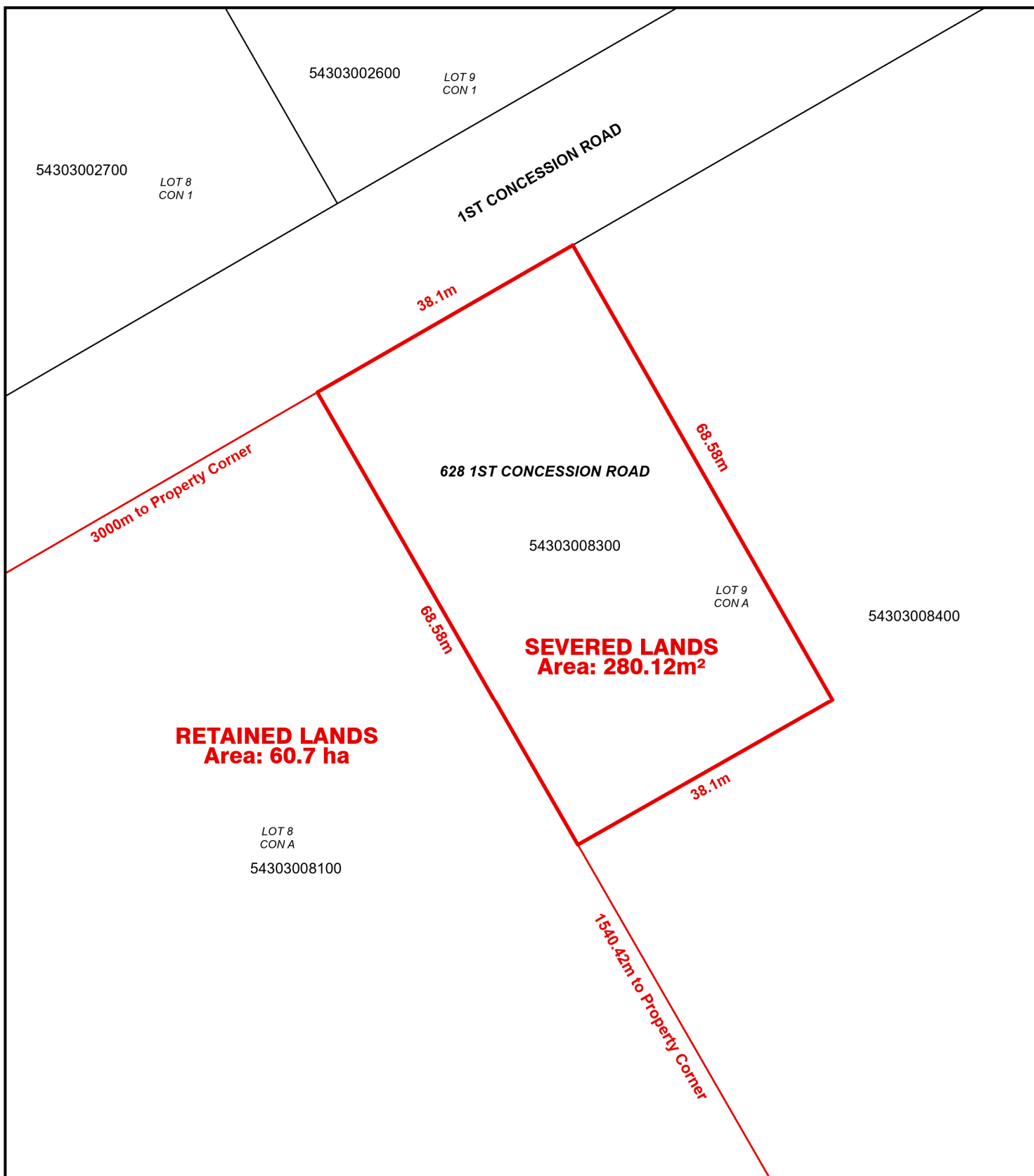


8/12/2025

5.5 2.75 0 5.5 11 16.5 22 Meters

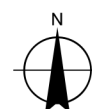
CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

- Subject Lands
- Lands Owned



8/12/2025

5.5 2.75 0 5.5 11 16.5 22 Meters