

Mr. Mat Vaughan
Principal Planner
Norfolk County Development & Cultural Services
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Nancy Rogers
RR 1.
Vittoria, ON, N0E 1W0
T (416) 471-9155
NRogers@nrogersinc.com

May 24, 2018

Dear Mr. Vaughan:

Deeming of Lot 64 and Lot 65

Please accept this letter of intent to deem a Lot 64 and Lot 65.

1. 139 Ordnance Ave, CHR PLAN 133 LOT 64 CON A PT LOT 10 PT LOT 11, RP 37R1541 PARTS 55 to 58, 0.37 AC 40.00FR, Roll #493-100-20500-0000
2. 141 Ordnance Ave, CHR PLAN 133, LOT 65 REG, 0.10 AC 40.00FR 110.00 D, Roll #493-100-20600-0000

I purchased Lot 64 in 2005. Lot 64 is a .37 Acre L shaped property with Lot 65, a .10 acre lot, residing between the back part of Lot 64 and the road. Lot 65 was bought in 2010 and at demolition permit was obtained to remove a derelict cottage on the undersized lot and a garage that encroached on the side yard allowance of Lot 64. The intention of the purchase was to use the additional lot coverage to allow for an addition to Lot 64's two story dwelling.

Additional reasons for deeming Lot 64 and lot 65 is to allow for:

- a. increased above ground living space,
- b. storage space (with no crawlspace planned),
- c. the addition of a garage; and
- d. the improvement of the aesthetics architectural lines of the existing two story dwelling on Lot 64.

The deeming of Lot 64 and 65 also eliminates the undersized lot from being used for a stand alone cottage, reduces the cottage density on Ordnance Ave, increases the side yard setback to the south neighbour from that of the original derelict cottage on Lot 65 and modifies the irregular L-shaped (Lot 64) so that it will be consistent with the majority of the lots on Ordnance with channel access.

If you require further information please contact Nancy Rogers at 416-471-9155 or John Rogers at 519-429-9915.

Yours very truly,

A handwritten signature in cursive script, appearing to read "N Rogers".

Nancy Rogers



ServiceOntario

LAND
REGISTRY
OFFICE #37

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1

PREPARED FOR 2929212

ON 2018/05/25 AT 10:04:22



PROPERTY DESCRIPTION:

LT 64 PL 133; PT LT 11 TURKEY POINT MARSH IN FRONT OF CON A CHARLOTTEVILLE PARTS 55, 56, 57 AND 58 37R1541; S/T AND T/W NR583712; NORFOLK COUNTY

PROPERTY REMARKS:

PLANNING ACT CONSENT AS IN NR375576. PLANNING ACT CONSENT AS IN NR396247. PLANNING ACT CONSENT AS IN NR397239.

ESTATE/QUALIFIER:

RECENTLY:

FEE SIMPLE

FIRST CONVERSION FROM BOOK

LT CONVERSION QUALIFIED

OWNERS' NAMES

CAPACITY SHARE

ROWN

HOWE, NANCY JENNIFER

PIN CREATION DATE:

2007/06/25

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70 (2) OF THE REGISTRY ACT APPLIES.					
**DATE OF	CONVERSION TO	LAND TITLES: 2007/06/25 **				
37R960	1977/05/12	PLAN REFERENCE				C
NR375579	1977/06/02	AGREEMENT				C
37R1541	1979/04/19	PLAN REFERENCE				C
NR396247Z	1980/01/09	REST COV AFL ANNEX				C
NR396358	1980/01/17	DEPOSIT				C
REMARKS: HUNTING AGREEMENT NR375579						
NR397239Z	1980/03/17	REST COV AFL ANNEX				C
NR590747	2005/06/16	TRANSFER	\$267,500	HOWE, NANCY JENNIFER		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

NOTE: RESULTS WERE GENERATED VIA WWW.GEOWAREHOUSE.CA



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LAND
REGISTRY
OFFICE #37

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1

PREPARED FOR 2929212

ON 2018/05/25 AT 10:01:33



PROPERTY DESCRIPTION:

LT 65 PL 133; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

ROGERS, NANCY JENNIFER HOWE

CAPACITY SHARE

ROWN

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2007/06/25

* 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
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
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**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70 (2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 2007/06/25 **						
NK38179	2010/10/22	TRANSFER	\$280,000	DEVLIN, PAUL ROBERT PENFOLD, GLORIA LYNN	ROGERS, NANCY JENNIFER HOWE	C
REMARKS: PLANNING ACT STATEMENTS						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

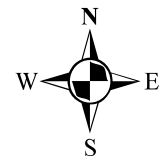
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

NOTE: RESULTS WERE GENERATED VIA WWW.GEOWAREHOUSE.CA

MAP 2

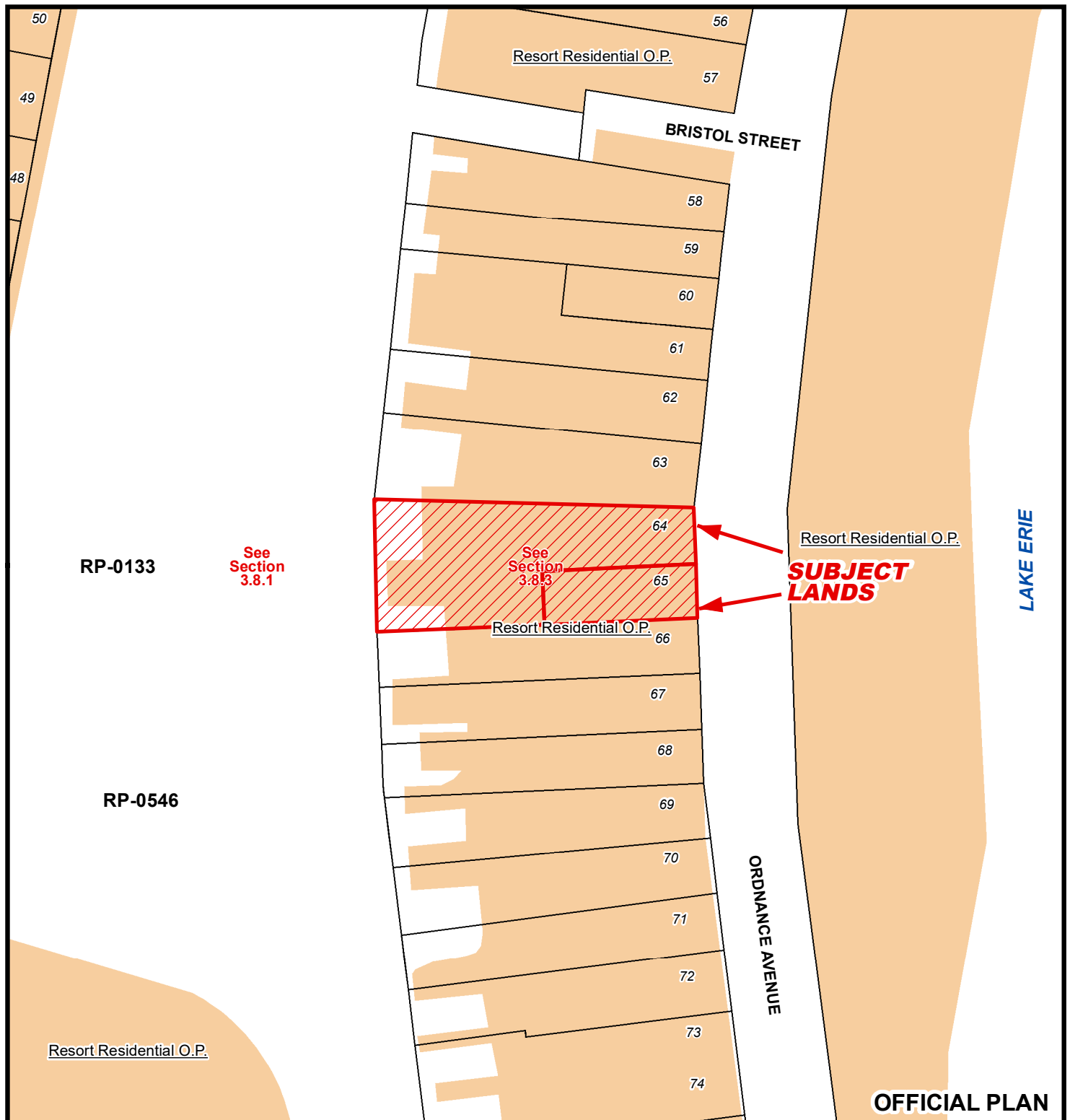
File Number: DMPL2018114

Geographic Township of CHARLOTTEVILLE



4.5 25 4.5 9 13.5 18 Meters

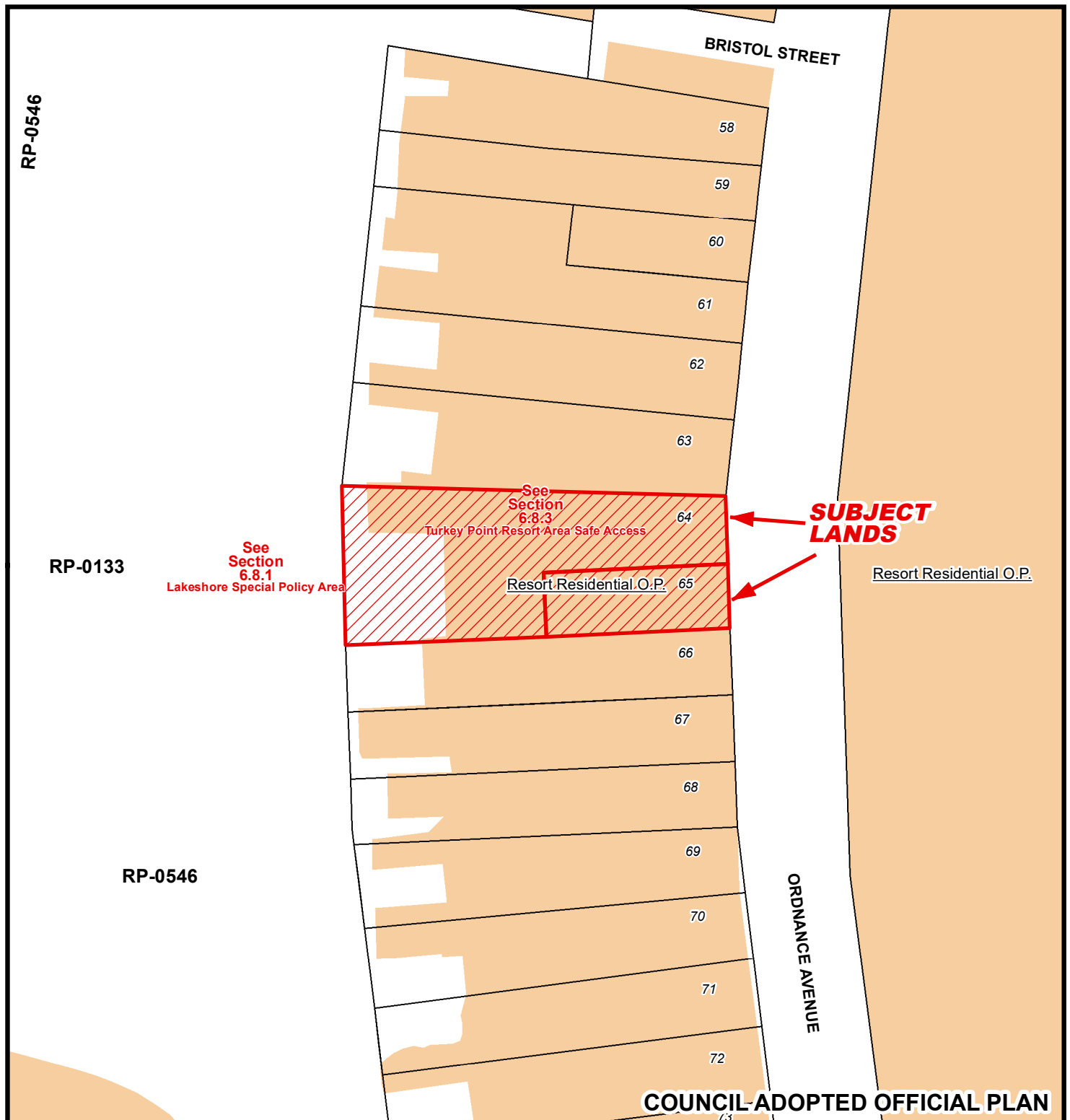
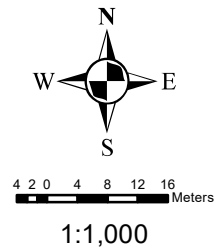
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MAP 3

File Number: DMPL2018114

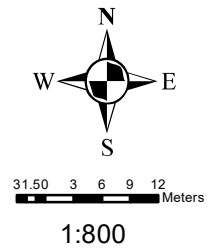
Geographic Township of CHARLOTTEVILLE



MAP 4

File Number: DMPL2018114

Geographic Township of CHARLOTTEVILLE



MAP 5

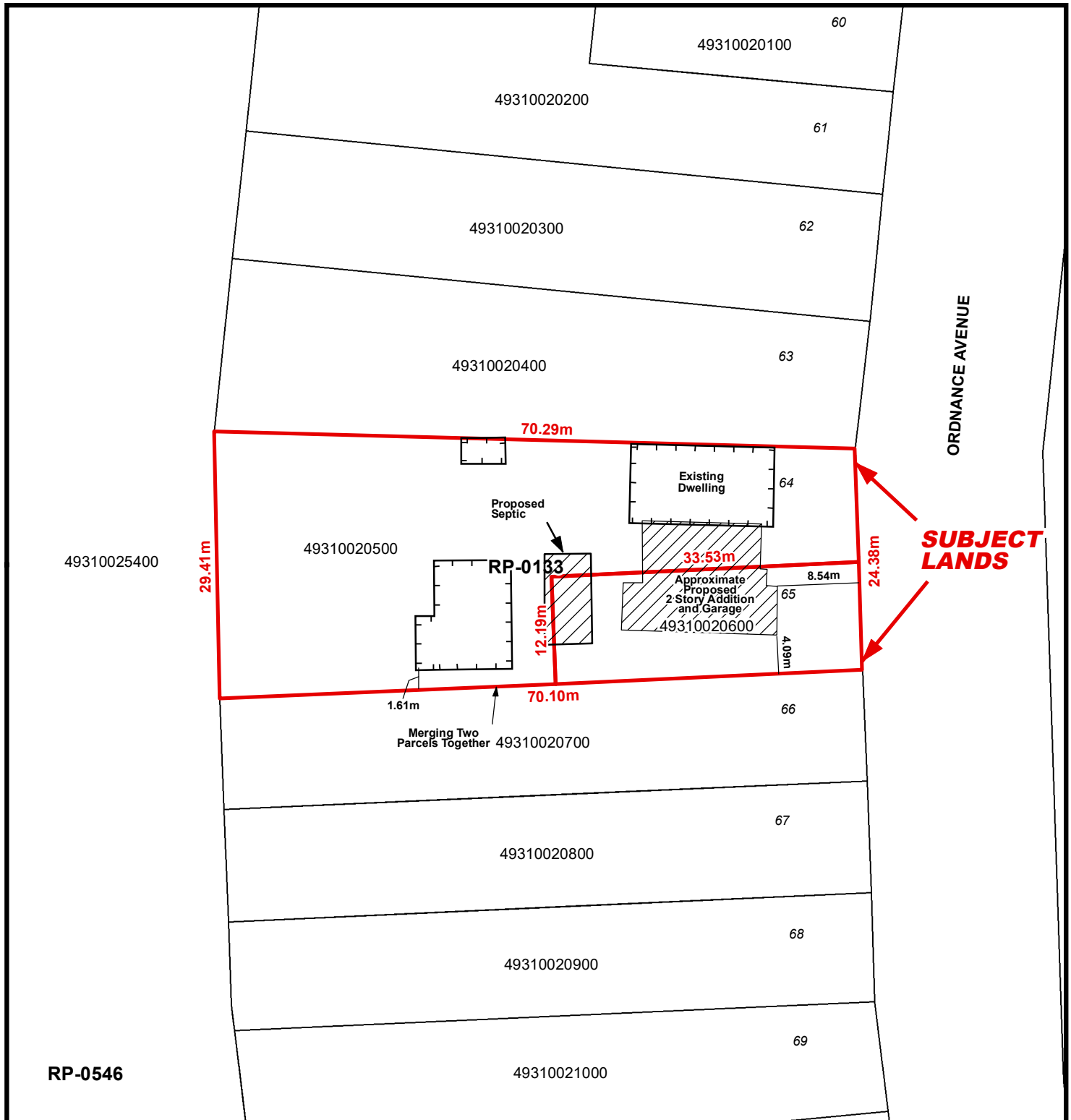
File Number: DMPL2018114

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:600



LOCATION OF LANDS AFFECTED

File Number: DMPL2018114

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:600

