

CIVIC PLANNING SOLUTIONS INC.  
Urban & Rural Land Use Planning  
599 Larch Street,  
Delhi, Ontario N4B 3A7

August 1, 2018

Secretary- Treasurer  
Committee of Adjustment  
Norfolk County  
22 Albert Street  
Langton, ON N0E 1G0

Dear Ms. Mott:

Subject: Application for a Deeming by-law Lots 108 and 109, Registered Plan 219

My client, Greg Bradfield is the owner of Lots 108 and 109, Registered Plan 219 at Long Point. He is applying to the Committee of Adjustment to deem these two lots as one parcel in order that he can build a cottage across these common lot line. I have attached a copy of the parcel registration for these lots. I have also attached a sketch of these properties. We are also submitting a minor variance application related to these properties.

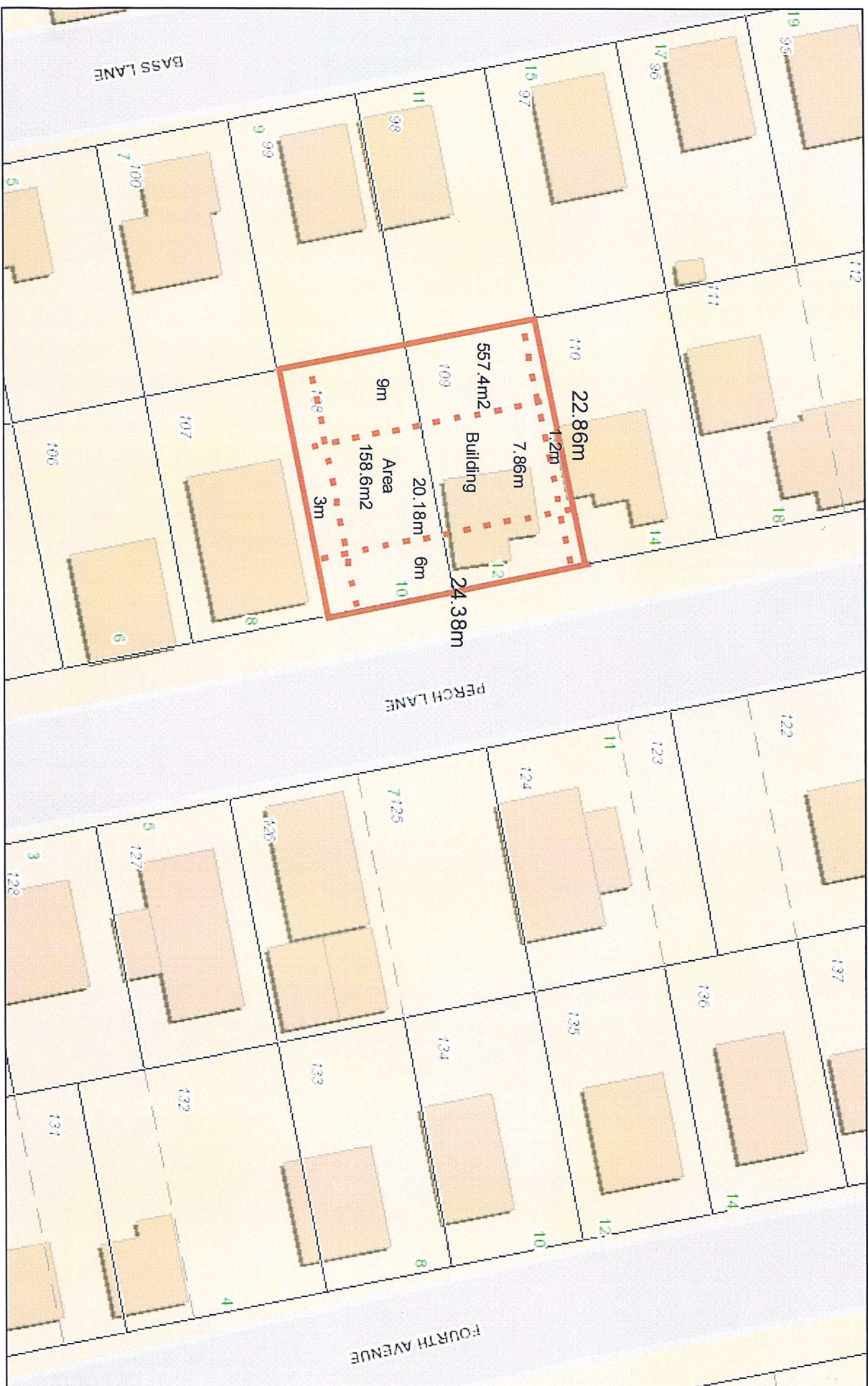
I trust that this is the information required to proceed with the matter.

Yours truly

David Roe Agent



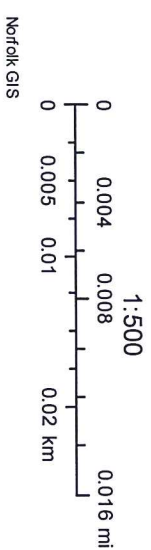
# MAP NORFOLK - Community Web Map



6/26/2018, 10:49:10 AM

Land Parcels

Plan Lines



LAND  
REGISTRY  
OFFICE #37

50116-0182 (LT)

PAGE 1 OF 1  
PREPARED FOR Lisahawley  
ON 2018/07/24 AT 10:04:56

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

PROPERTY DESCRIPTION: LT 109 PL 219; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2007/06/25

OWNERS' NAMES  
BRADFIELD, JOHN GREGORY

CAPACITY SHARE  
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/06/22 **</div> <div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div> <div>**SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div> <div>**AND ESCHEATS OR FORFEITURE TO THE CROWN.</div> <div>**THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div> <div>**IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div> <div>**CONVENTION.</div> <div>**ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div> <div>**DATE OF CONVERSION TO LAND TITLES: 2007/06/25 **</div>						
NR406150	1981/08/07	TRANSFER		*** COMPLETELY DELETED ***	BRADFIELD, PATRICIA KATHLEEN	C
NK62920	2013/07/02	TRANSFER	\$2	BRADFIELD, PATRICIA KATHLEEN	BRADFIELD, JOHN GREGORY	
NK63134	2013/07/10	CHARGE		*** COMPLETELY DELETED *** BRADFIELD, JOHN GREGORY	BANK OF MONTREAL	
NK79638	2015/06/03	CHARGE	\$82,000	BRADFIELD, JOHN GREGORY	ROYAL BANK OF CANADA	C
NK80206	2015/06/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
REMARKS: NK63134.						

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

50116-0181 (LT)

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

PROPERTY DESCRIPTION: LT 108 PL 219; NORFOLK COUNTY

PROPERTY REMARKS:

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LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2007/06/25

OWNERS' NAMES  
BRADFIELD, JOHN GREGORY

CAPACITY SHARE  
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
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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 **						
NR276950	1961/05/19	TRANSFER		*** COMPLETELY DELETED ***	SOPER, JESSE EUGENE SOPER, LILLIAN BEATRICE	C
NK59354	2013/02/05	TRANSMISSION-LAND		*** COMPLETELY DELETED *** SOPER, LILLIAN BEATRICE (DECEASED) SOPER, LILLIAN (DECEASED) SOPER, JESSE EUGENE (DECEASED) SOPER, JESS (DECEASED)	SOPER, RICHARD EUGENE SOPER, THOMAS CHARLES SOPER, LILLIAN BEATRICE - ESTATE SOPER, LILLIAN - ESTATE	
NK59439	2013/02/08	TRANS PERSONAL REP	\$30,000	SOPER, RICHARD EUGENE SOPER, THOMAS CHARLES	BRADFIELD, JOHN GREGORY	
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.





**Norfolk County**  
50 Colborne Street, South  
Simcoe ON N3Y 4H3

# RECEIPT OF PAYMENT

Page 1

ROE DAVID FREDERICK  
599 LARCH ST  
DELHI, ON N4B 3A7

Receipt Number: 123597

Tax Number:

Date: August 2, 2018

Initials: LB

Type	Account / Ref. #	Description	Quantity	Amount Paid
General	DDEEM	DMPL2018173	1	\$1,226.00
Subtotal:				\$1,226.00
Taxes:				\$0.00
Total Receipt:				\$1,226.00
Debit:				\$1,226.00

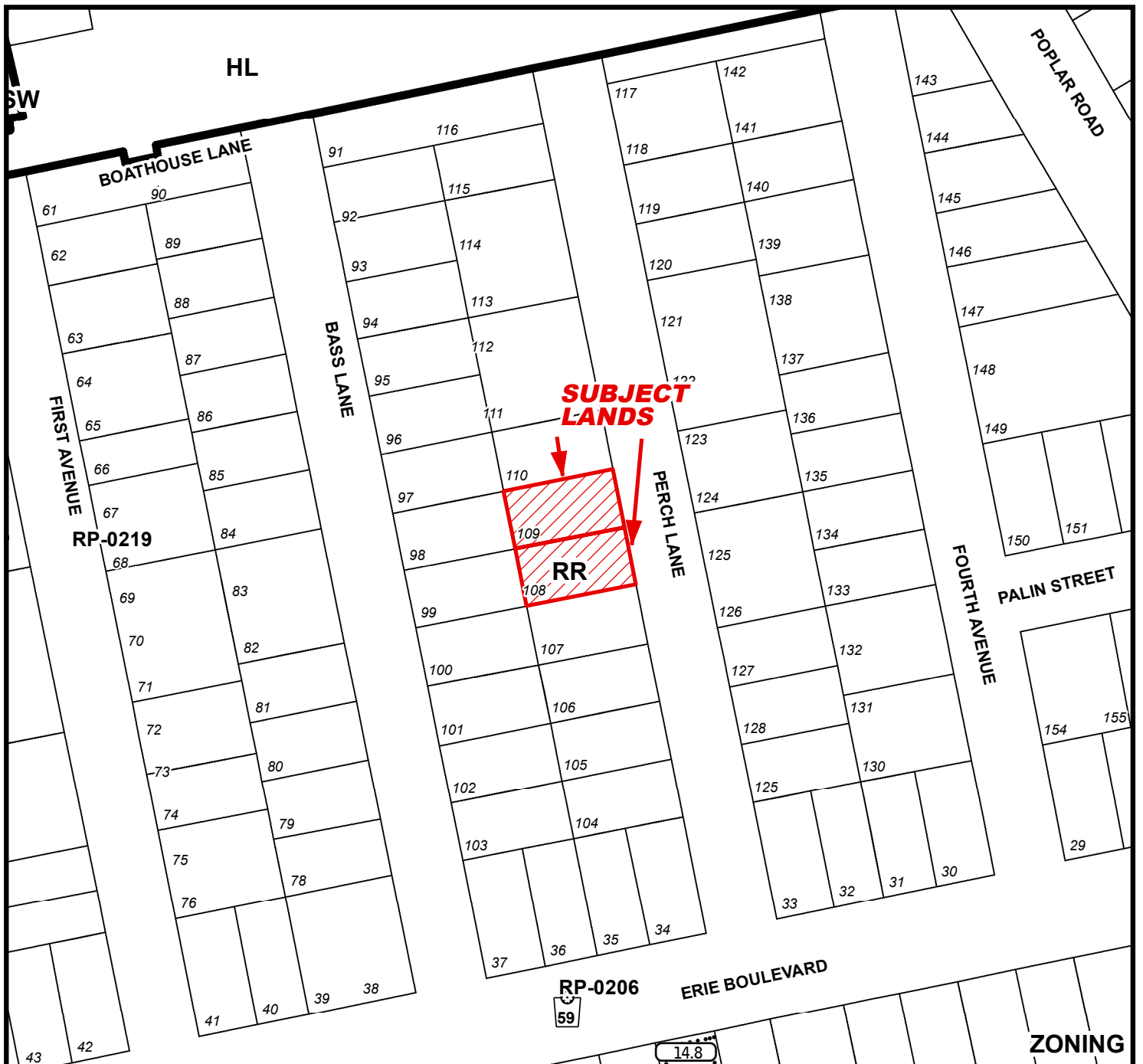
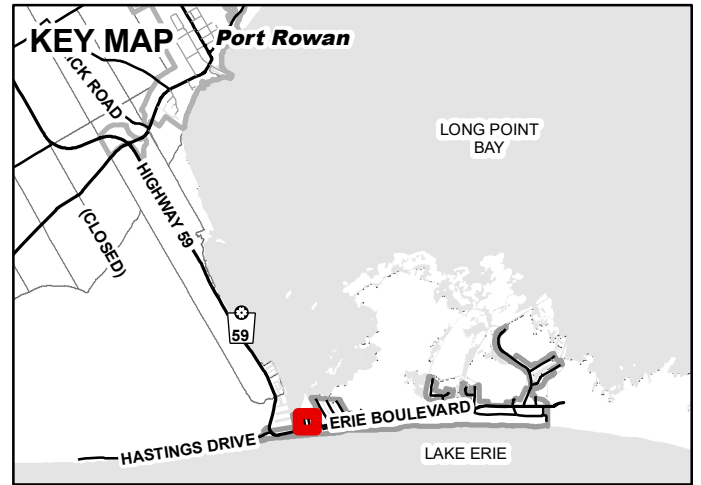
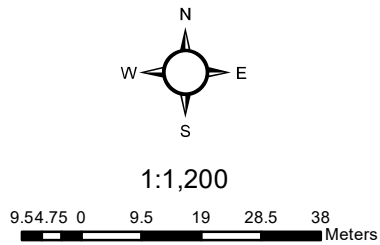
Total Amount Received:	\$1,226.00
Rounding:	\$0.00
Amount Returned:	\$0.00

# MAP 1

## File Number: DMPL2018173

Geographic Township of

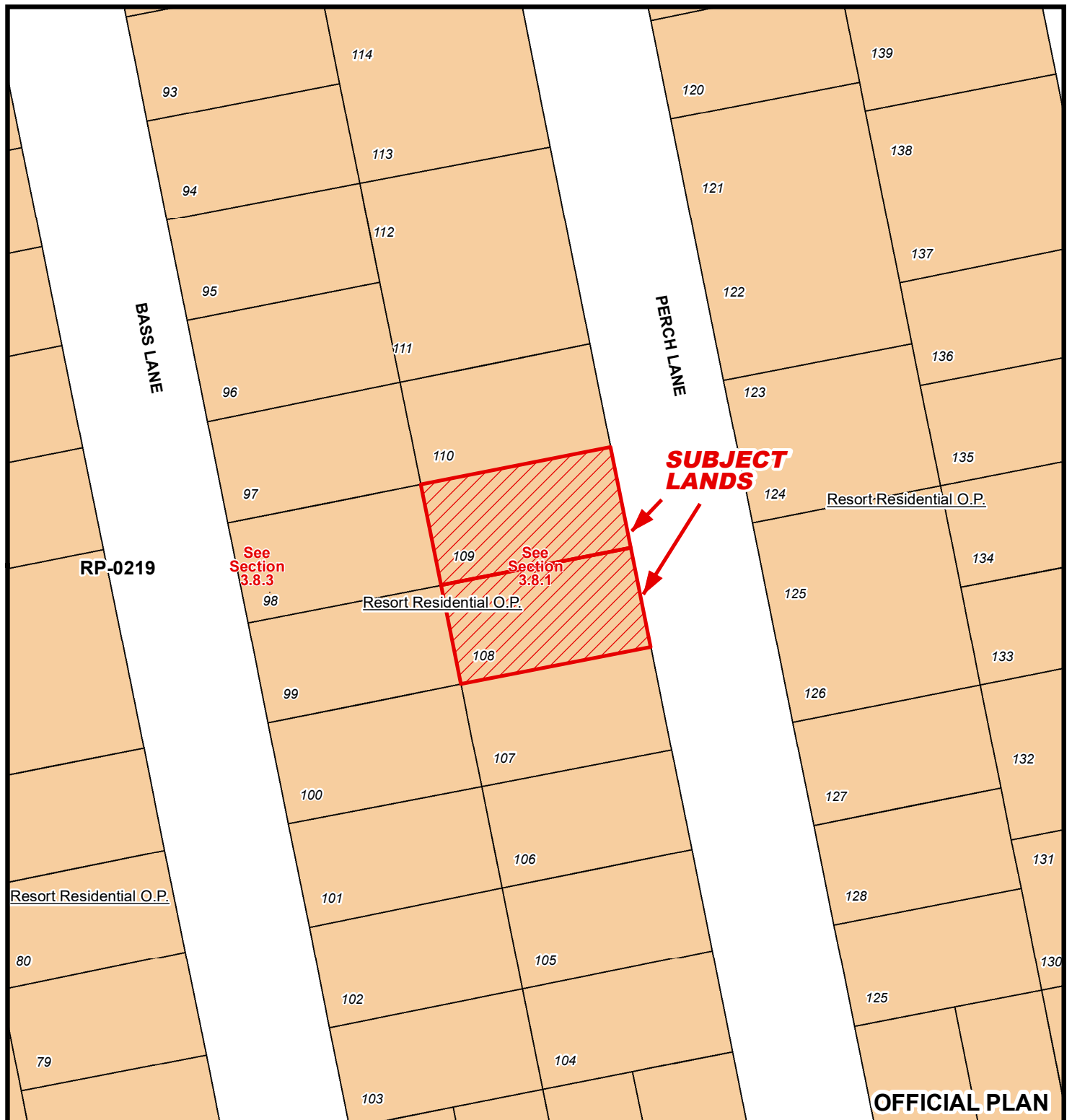
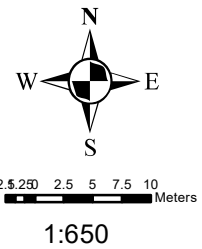
## SOUTH WALSHINGHAM



# MAP 2

File Number: DMPL2018173

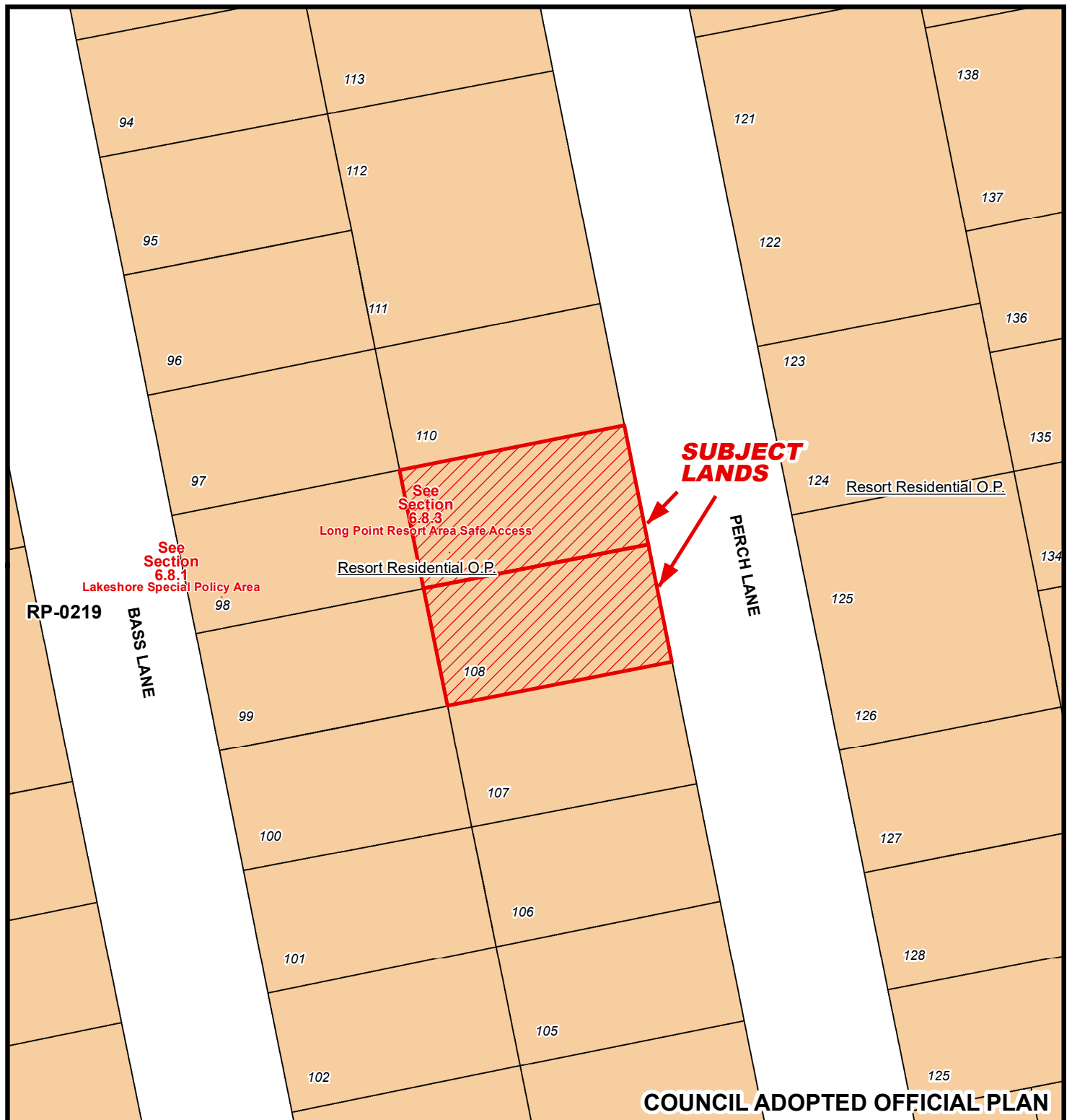
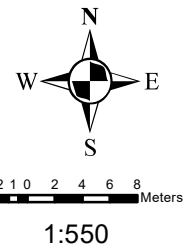
Geographic Township of SOUTH WALSINGHAM



# MAP 3

File Number: DMPL2018173

Geographic Township of SOUTH WALSINGHAM

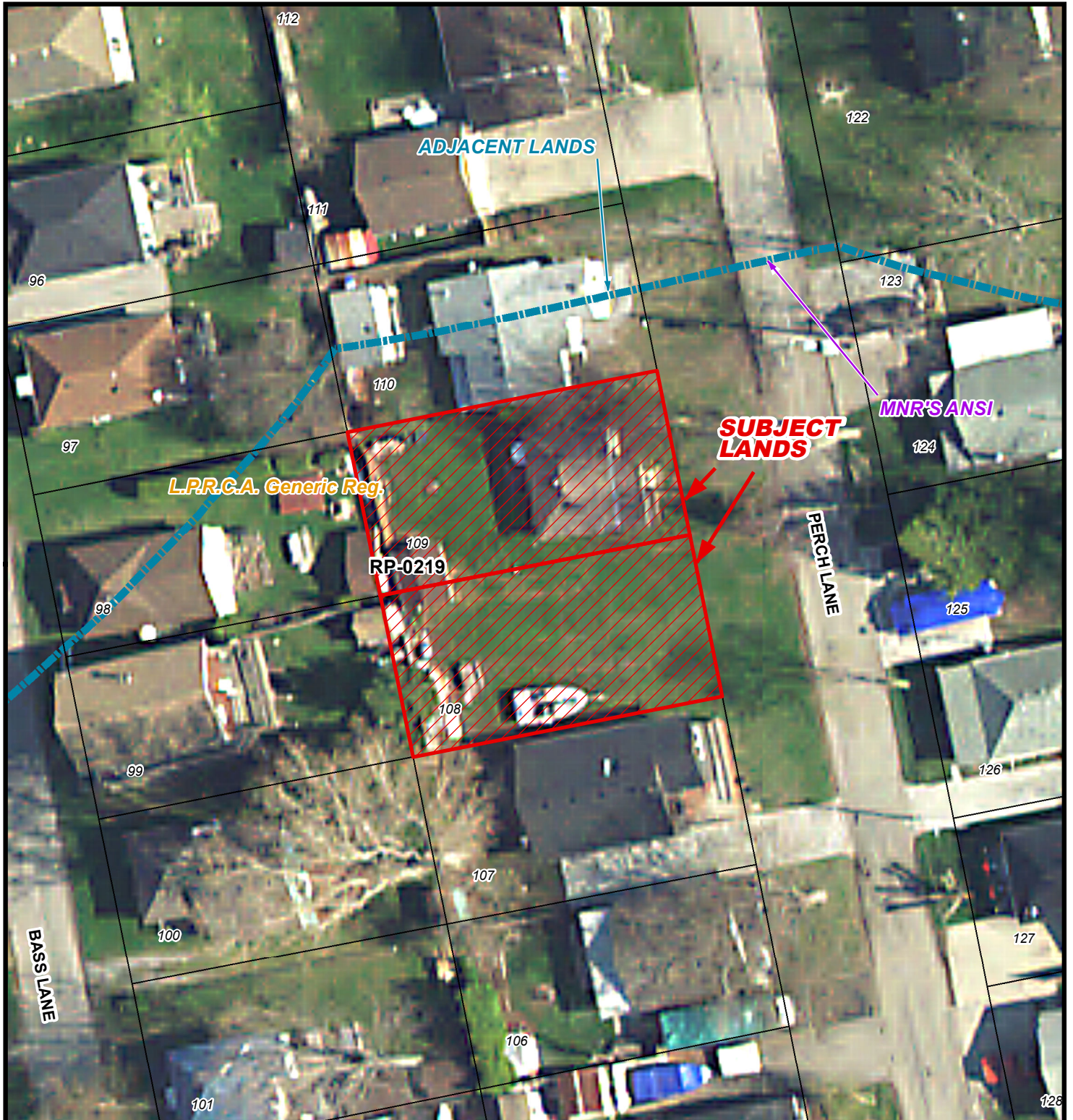
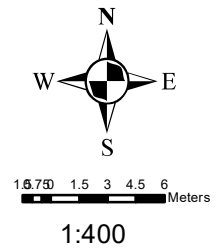




# MAP 4

File Number: DMPL2018173

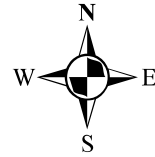
Geographic Township of SOUTH WALSINGHAM



# MAP 5

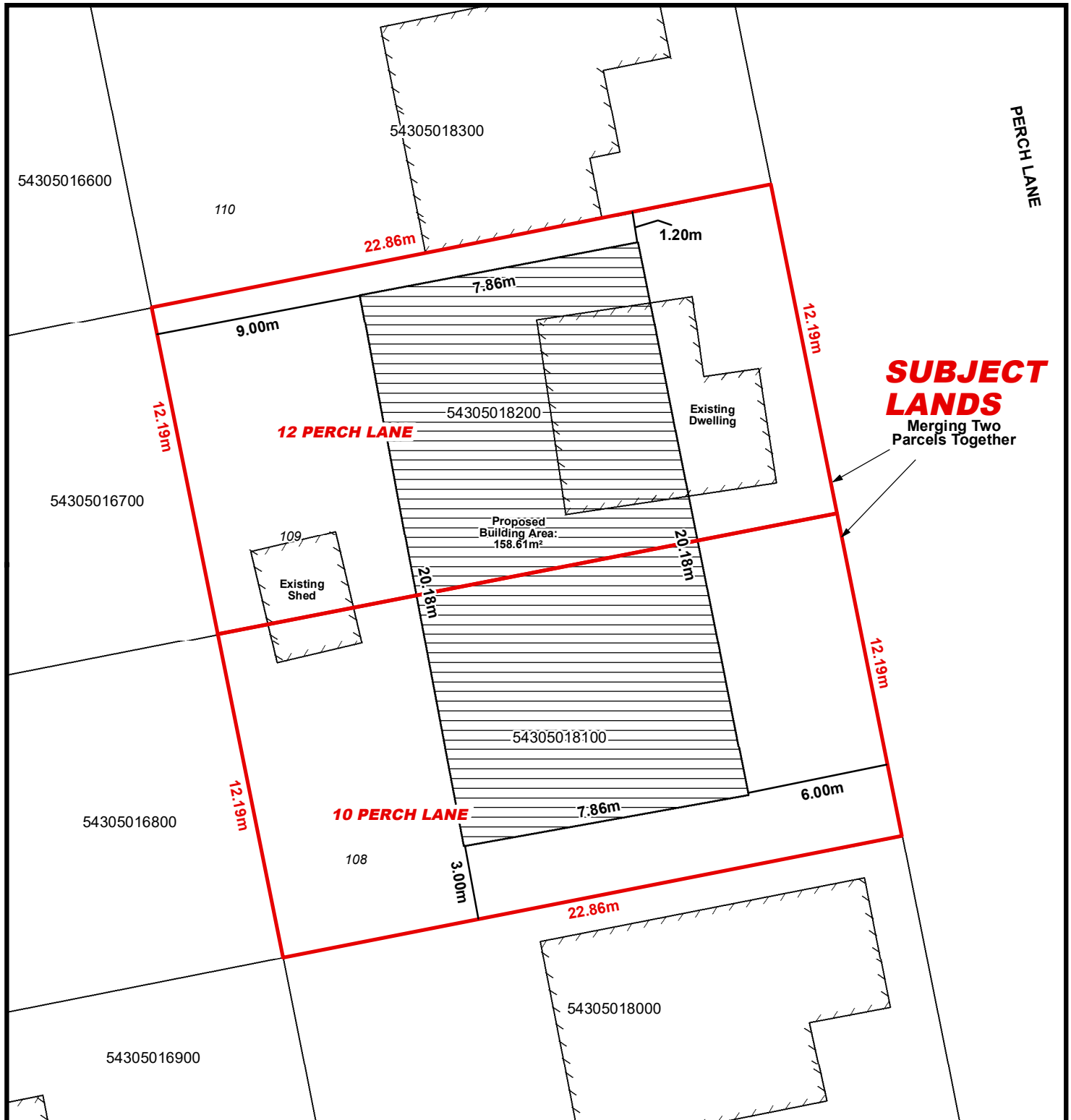
File Number: DMPL2018173

Geographic Township of SOUTH WALSINGHAM



0.8 1.6 2.4 3.2  
Meters

1:200

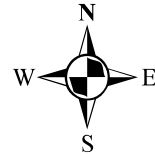


**SUBJECT  
LANDS**  
Merging Two  
Parcels Together

# LOCATION OF LANDS AFFECTED

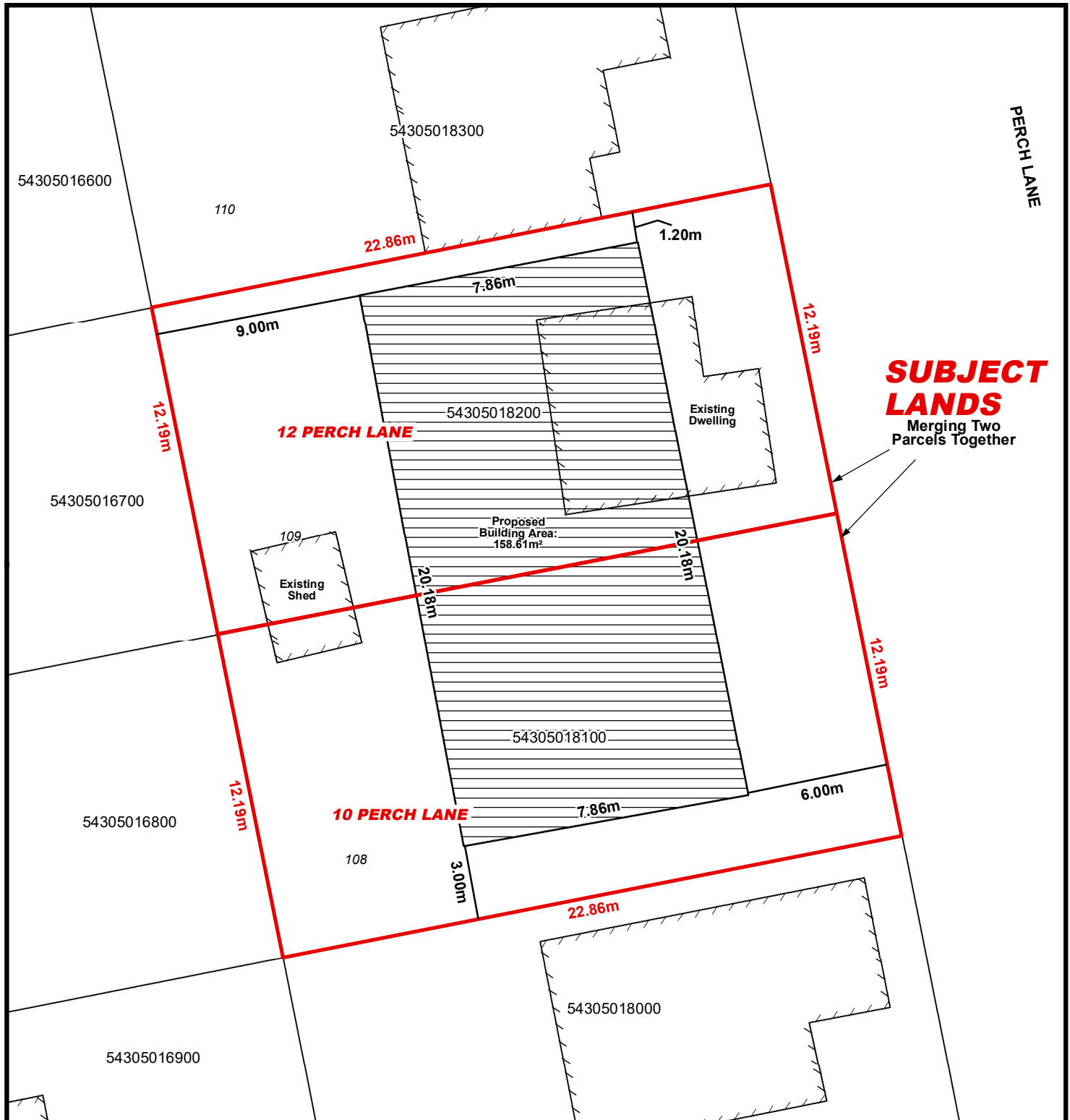
File Number: DMPL2018173

Geographic Township of SOUTH WALSLINGHAM



0.8 1.6 2.4 3.2  
Meters

1:200



**SUBJECT  
LANDS**  
Merging Two  
Parcels Together