

Deeming By-Law Request Form

For Office Use Only:

File Number: DMPL2024289

Related File Number(s): BNPL2024198, 199, 200, 201, 202, 203, 204, 205

Fee: \$2363.00

Date of Request: August 22, 2024

Applicant Information

Name: John Vallee

Address: 52 Yeager Avenue

Town/Postal Code: Simcoe

Phone number: 519-426-6270 ext 103

Email address: johnvallee@gdvallee.ca

☐ I am the registered owner of the subject lands

☒ I am an agent acting on behalf of the registered owners of the subject lands

Names of all property owners: See attached

Location/Legal Description of Subject Lands

Note: If multiple properties are involved, please include information for all of them on the lines below and attach a separate sheet if necessary.

Property assessment roll number: _____

Parcel identification number (PIN): _____

Municipal civic address: _____

Legal description (include Plan Number and Lot Number): _____

Frontage: _____ Width: _____

Depth: _____ Lot area: _____

(All measurements must be in metric units)

Location/Legal Description of Subject Lands

Owner: Greenfield Patricia Lenore

Property assessment roll number: 40100921422

Parcel identification number (PIN): 502350080

Municipal civic address: 76 Yeager Avenue

Legal description (include Plan Number and Lot Number): 37M-22 Lot 11

Owner: James Peter Frederick, James Marie Elaine

Property assessment roll number: 40100921424

Parcel identification number (PIN): 502350081

Municipal civic address: 72 Yeager Avenue.

Legal description (include Plan Number and Lot Number): 37M-22 Lot 12

Owner: Keegan Ross Edward, Keegan Karen Ann

Property assessment roll number: 40100921426

Parcel identification number (PIN): 502350082

Municipal civic address: 68 Yeager Avenue

Legal description (include Plan Number and Lot Number): 37M-22 Lot 13

Owner: Stephens Kimberley Lynn

Property assessment roll number: 40100921428

Parcel identification number (PIN): 502350083

Municipal civic address: 64 Yeager Avenue

Legal description (include Plan Number and Lot Number): 37M-22 Lot 14

Owner: Woolstock Holdings Inc

Property assessment roll number: 40100921430

Parcel identification number (PIN): 502350084

Municipal civic address: 60 Yeager Avenue

Legal description (include Plan Number and Lot Number): 37M-22 Lot 15

Owner: Verlinden Harry Hendrikus Jose, Gerardus Marie

Property assessment roll number: 40100921432

Parcel identification number (PIN): 502350085

Municipal civic address: 54 Yeager Avenue.

Legal description (include Plan Number and Lot Number): 37M-22 Lot 16

Owner: Vallee Lorraine Holly

Property assessment roll number: 40100921434

Parcel identification number (PIN): 502350086

Municipal civic address: 52 Yeager Avenue

Legal description (include Plan Number and Lot Number): 37M-22 Lot 17

Owner: Ferras John Joseph, Ferras Leora Georgina

Property assessment roll number: 40100921436

Parcel identification number (PIN): 502350087

Municipal civic address: 48 Yeager Avenue

Legal description (include Plan Number and Lot Number): 37M-22 Lot 18

Reason for Request

Please explain the reason for the request to deem lot(s) out of a registered plan of subdivision (i.e. to merge lots together, to adjust property boundaries etc. - if additional space is required, please attach a separate sheet):

Merge lots within a Registered Plan of Subdivision with land from outside Registered Plan

Declaration

I hereby declare that all of the above statements are accurate and true, and that I have submitted this request with the knowledge and consent of the owner.

Applicant Signature

August 22, 2024

Date

Required Attachments: Sketch and Parcel Identification Number (PIN) printout(s)

Please attach a drawing of what you propose to do on the subject lands/premises, including parking. All measurements must be in metric units. Please attach a PIN printout for all properties involved in this Deeming By-Law request. PIN printouts must have been printed within the last 30 days.

For Office Use Only:

Plan of subdivision has been registered for 8 years or more: ☒ Yes ☐ No

All required PINs submitted and printed within last 30 days: ☒ Yes ☐ No

Sketch included showing the proposed end result of the deeming: ☒ Yes ☐ No

Lands are within a Conservation Authority regulated area: ☐ Yes ☒ No
(if yes, circulate the appropriate C.A.)

Accepted By: _____

Signature: _____

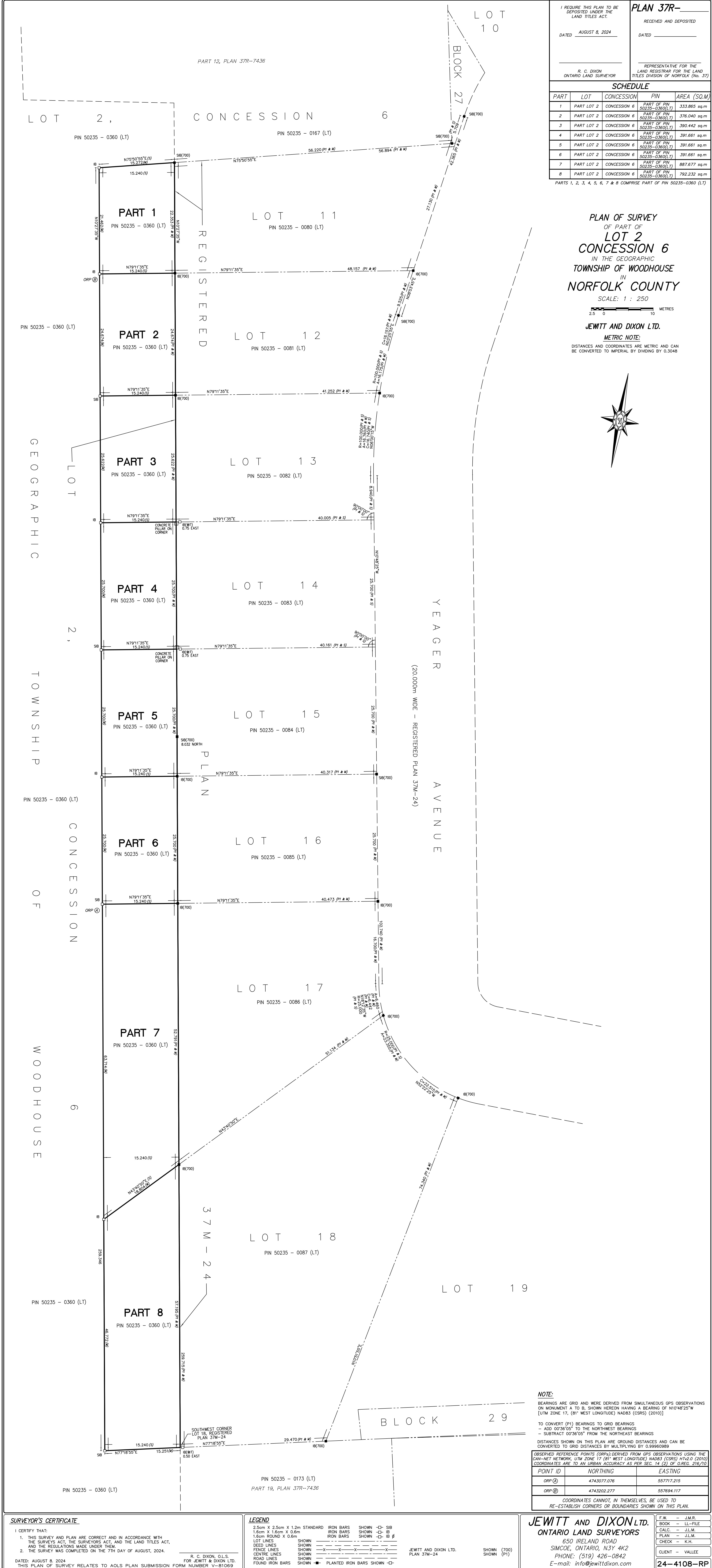
Date: _____

2212638 ONTARIO LIMITED
2 TALBOT ST N
C/ JOHN DOUGLAS VALLEE-PRES
SIMCOE, ON N3Y 3W4

Receipt Number: 291075
Tax Number:
Date: August 22, 2024
Initials: OD

| Type | Account / Ref. # | Description | Quantity | Amount Paid |
|-----------------------|------------------|------------------------|----------------|-------------|
| General | DDEEM | PD Deeming-DMPL2024289 | 1 | \$2,363.00 |
| Cheque Number: 000405 | | | Subtotal: | \$2,363.00 |
| | | | Taxes: | \$0.00 |
| | | | Total Receipt: | \$2,363.00 |
| | | | Cheque: | \$2,363.00 |

| | |
|------------------------|------------|
| Total Amount Received: | \$2,363.00 |
| Rounding: | \$0.00 |
| Amount Returned: | \$0.00 |



ServiceOntario

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FOR JENNIFERO1

SCALE



PROPERTY INDEX MAP

NORFOLK(No. 37)

LEGEND

- | | |
|----------------------------------|-------|
| FREEHOLD PROPERTY | |
| LEASEHOLD PROPERTY | |
| LIMITED INTEREST PROPERTY | |
| CONDOMINIUM PROPERTY | |
| RETIRED PIN (MAP UPDATE PENDING) | |
| PROPERTY NUMBER | 0449 |
| BLOCK NUMBER | 08050 |
| GEOGRAPHIC FABRIC | |
| EASEMENT | |

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED





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

PROPERTY DESCRIPTION: PCL 11-1 SEC 37M24; LT 11 PL 37M24; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE FIRST CONVERSION FROM BOOK
ABSOLUTE

PIN CREATION DATE:
2006/10/23

OWNERS' NAMES CAPACITY SHARE
GREENFIELD, PATRICIA LENORE ROWN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHRD |
|-------------|---|--------------------|-----------|--------------|-----------------------------------|---------------|
| ** PRINTOUT | INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/20 ** | | | | | |
| LT59572 | 2004/10/22 | APL ANNEX REST COV | | | | C |
| LT5975 | 2004/10/28 | NOTICE | | | THE CORPORATION OF NORFOLK COUNTY | C |
| LT5993 | 2004/11/03 | TRANSFER | \$114,000 | | GREENFIELD, PATRICIA LENORE | C |
| | REMARKS: PLANNING ACT STATEMENTS | | | | | |
| LT8707 | 2005/08/09 | NOTICE | | | THE CORPORATION OF NORFOLK COUNTY | C |
| | REMARKS: LT5975 | | | | | |

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.

PRINTED ON 23 JUL, 2024 AT 13:03:52
FOR JENNIFER01



PROPERTY INDEX MAP
NORFOLK(No. 37)

- LEGEND
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

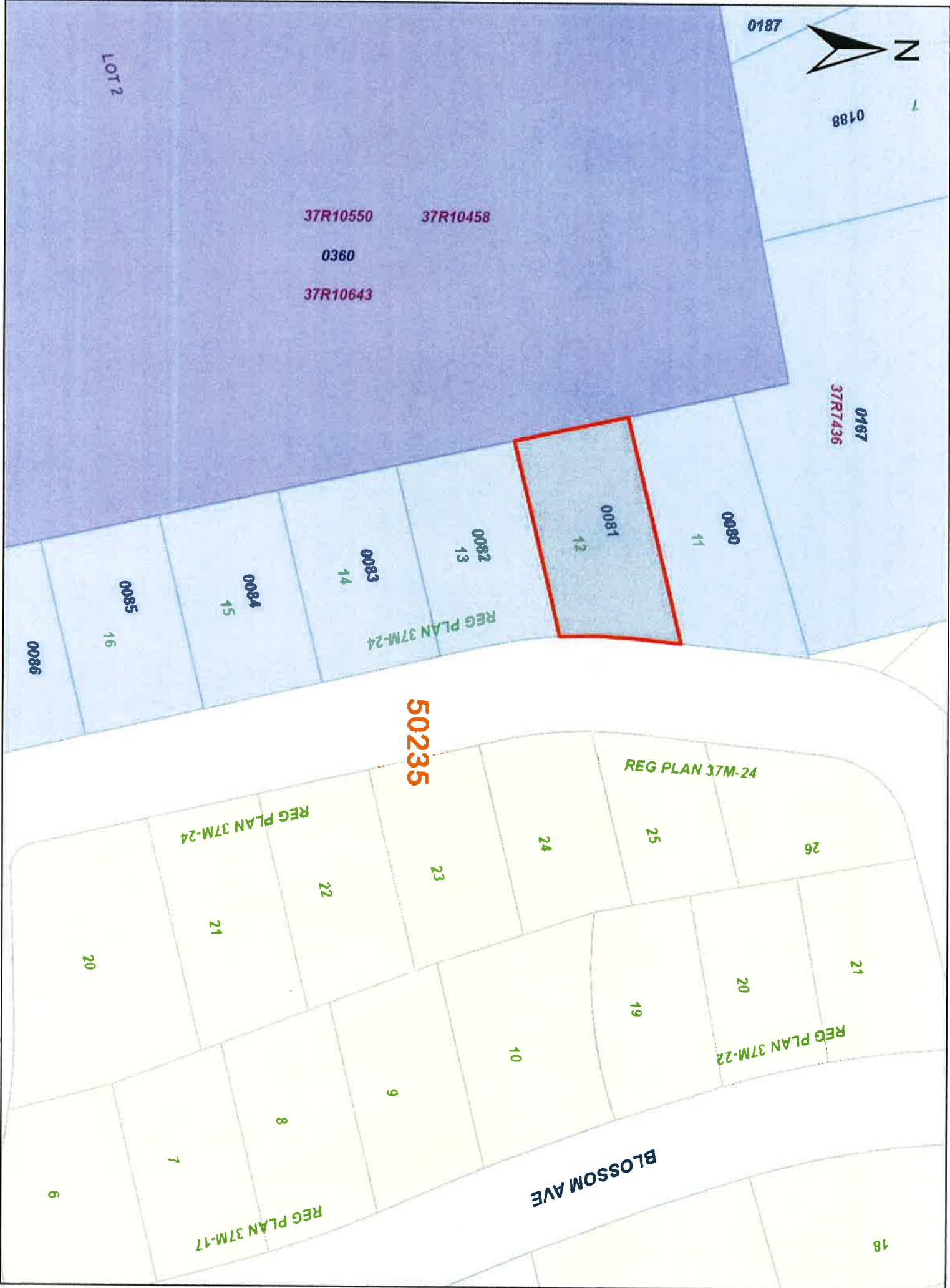
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LAND
REGISTRY
OFFICE #37
50235-0081 (LT)

PAGE 1 OF 2
PREPARED FOR jennifer01
ON 2024/07/23 AT 13:04:27

PROPERTY DESCRIPTION: PCL 12-1 SEC 37M24; LT 12 PL 37M24; NORFOLK COUNTY

PROPERTY REMARKS:
ESTATE/OUALIFIER:
FEE SIMPLE
ABSOLUTE
OWNERS' NAMES
JAMES, PETER FREDERICK
JAMES, MARIE ELAINE
RECENTLY:
FIRST CONVERSION FROM BOOK
CAPACITY SHARE
JTEN
JTEN

PIN CREATION DATE:
2006/10/23

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHRD |
|---|------------|--------------------|---------------------------------------|---|-----------------------------------|-----------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/20 ** | | | | | | |
| LT5957Z | 2004/10/22 | AEL ANNEX REST COV | *** DELETED AGAINST THIS PROPERTY *** | THE CORPORATION OF NORFOLK COUNTY | THE CORPORATION OF NORFOLK COUNTY | C |
| LT5975 | 2004/10/28 | NOTICE | | | | |
| LT5977 | 2004/10/29 | TRANSFER | | | | |
| LT8707 | 2005/08/09 | NOTICE | | | | |
| LT9313 | 2006/06/30 | CHARGE | *** COMPLETELY DELETED *** | THE BANK OF NOVA SCOTIA | | |
| NK90101 | 2016/06/15 | TRANSMISSION-LAND | *** COMPLETELY DELETED *** | DEMEYERE, DEREK CHONG, KRISTY | | |
| NK90102 | 2016/06/15 | TRANS PERSONAL REP | *** COMPLETELY DELETED *** | MCKELLAR, JOHN BAILEY DYKSTRA, DIANA MARIE | | |
| NK90103 | 2016/06/15 | CHARGE | *** COMPLETELY DELETED *** | DEMEYERE, DEREK CHONG, KRISTY | | |
| NK90104 | 2016/06/15 | NOTICE | *** COMPLETELY DELETED *** | MCKELLAR, JOHN BAILEY DYKSTRA, DIANA MARIE | | |
| NK90491 | 2016/06/28 | DISCH OF CHARGE | *** COMPLETELY DELETED *** | | | |

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LAND
REGISTRY
OFFICE #37

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

50235-0081 (LT)

* 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: LT9313. | | | | | | |
| NK92253 | 2016/08/26 | CHARGE | | *** COMPLETELY DELETED *** DYKSTRA, DIANA MARIE MCKELLAR, JOHN BAILEY | ROYAL BANK OF CANADA | |
| NK92277 | 2016/08/26 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** DEMEYERE, DEREK CHONG, KRISTY | | |
| REMARKS: NK90103. | | | | | | |
| NK105602 | 2017/11/24 | APL CH NAME OWNER | | *** COMPLETELY DELETED *** DYKSTRA, DIANA MARIE | MCKELLAR, DIANA MARIE | |
| NK105603 | 2017/11/24 | APL OF SURV-LAND | | *** COMPLETELY DELETED *** MCKELLAR, JOHN BAILEY | MCKELLAR, DIANA MARIE | |
| NK146062 | 2021/10/01 | CHARGE | | *** COMPLETELY DELETED *** MCKELLAR, DIANA MARIE | ROYAL BANK OF CANADA | |
| NK146210 | 2021/10/05 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** ROYAL BANK OF CANADA | | |
| REMARKS: NK92253. | | | | | | |
| NK161340 | 2023/02/17 | APL (GENERAL) | | *** COMPLETELY DELETED *** MCKELLAR, DIANA MARIE | | |
| REMARKS: DELETES NK90104 | | | | | | |
| NK161341 | 2023/02/17 | APL DELETE REST | | *** COMPLETELY DELETED *** MCKELLAR, DIANA MARIE | | |
| REMARKS: LT59572. | | | | | | |
| NK161350 | 2023/02/17 | TRANSFER | \$1,175,000 | MCKELLAR, DIANA MARIE | JAMES, PETER FREDERICK JAMES, MARIE ELAINE | C |
| REMARKS: PLANNING ACT STATEMENTS. | | | | | | |
| NK161729 | 2023/03/06 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** ROYAL BANK OF CANADA | | |
| REMARKS: NK146062. | | | | | | |

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PRINTED ON 23 JUL, 2024 AT 13:06:30
FOR JENNIFERO1

SCALE



PROPERTY INDEX MAP

NORFOLK(No. 37)

LEGEND

- FREEHOLD PROPERTY
LEASEHOLD PROPERTY
LIMITED INTEREST PROPERTY
CONDOMINIUM PROPERTY
RETIRED PIN (MAP UPDATE PENDING)
PROPERTY NUMBER
BLOCK NUMBER
GEOGRAPHIC FABRIC
EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

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LAND
REGISTRY
OFFICE #37
50235-0082 (LT)

PAGE 1 OF 1
PREPARED FOR jennifer01
ON 2024/07/23 AT 13:06:55

PROPERTY DESCRIPTION: PCL 13-1 SEC 37M24; LT 13 PL 37M24; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/OVALLEIER:

FEE SIMPLE

ABSOLUTE

OWNERS' NAMES

KEEGAN, ROSS

KEEGAN, KAREN ANN

RECENTLY:

FIRST CONVERSION FROM BOOK

CAPACITY

JTEN

SHARE

JTEN

PIN CREATION DATE:
2006/10/23

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHRD |
|---|------------|--------------------|-----------|--|------------|-----------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/20 ** | | | | | | |
| LT5957Z | 2004/10/22 | APL ANNEX REST COV | | THE CORPORATION OF NORFOLK COUNTY KEEGAN, ROSS KEEGAN, KAREN ANN | | C |
| LT5975 | 2004/10/28 | NOTICE | | | | C |
| LT5991 | 2004/11/03 | TRANSFER | \$109,000 | | | C |
| LT8707 | 2005/08/09 | NOTICE | | | | C |
| LT9680 | 2006/09/28 | CHARGE | \$400,000 | THE BANK OF NOVA SCOTIA | | C |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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FOR JENNIFER01



PROPERTY INDEX MAP
NORFOLK(No. 37)

LEGEND

| | |
|--|----------------------------------|
| | FREEHOLD PROPERTY |
| | LEASEHOLD PROPERTY |
| | LIMITED INTEREST PROPERTY |
| | CONDOMINIUM PROPERTY |
| | RETIRED PIN (MAP UPDATE PENDING) |
| | PROPERTY NUMBER |
| | BLOCK NUMBER |
| | GEOGRAPHIC FABRIC |
| | EASEMENT |

0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

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PROPERTY DESCRIPTION: PCL 14-1 SEC 37M24; LT 14 PL 37M24; NORFOLK COUNTY

PROPERTY REMARKS:
ESTATE/OVALLEIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK
CAPACITY SHARE
ROWN

OWNERS' NAMES
STEPHENS, KIMBERLEY LYNN

PIN CREATION DATE:
2006/10/23

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHRD |
|---|------------|--------------------|---------------------------------------|-----------------------------------|------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/20 ** | | | | | | |
| LT59572 | 2004/10/22 | APL ANNEX REST COV | *** DELETED AGAINST THIS PROPERTY *** | THE CORPORATION OF NORFOLK COUNTY | C | |
| LT5975 | 2004/10/28 | NOTICE | | | | |
| LT6002 | 2004/11/05 | TRANSFER | | | | |
| REMARKS: PLANNING ACT STATEMENTS | | | | | | |
| LT8707 | 2005/08/09 | NOTICE | *** COMPLETELY DELETED *** | THE CORPORATION OF NORFOLK COUNTY | C | |
| REMARKS: LT5975 | | | | | | |
| LT9303 | 2006/06/28 | CHARGE | | | | |
| REMARKS: LT9303 | | | | | | |
| NK40182 | 2011/01/12 | CHARGE | *** COMPLETELY DELETED *** | ROYAL BANK OF CANADA | C | |
| NK40271 | 2011/01/17 | DISCH OF CHARGE | | | | |
| REMARKS: LT9303 | | | | | | |
| REMARKS: LT9303 | | | | | | |
| NK84675 | 2015/11/19 | APL DELETE REST | *** COMPLETELY DELETED *** | STEPHENS, MARK EDWARD | C | |
| REMARKS: LT59572 | | | | | | |
| NK84676 | 2015/11/19 | TRANSFER | | | | |
| NK84677 | 2015/11/19 | CHARGE | | | | |
| NK85715 | 2015/12/29 | DISCH OF CHARGE | *** COMPLETELY DELETED *** | ROYAL BANK OF CANADA | C | |
| REMARKS: NK40182 | | | | | | |
| REMARKS: NK40182 | | | | | | |
| REMARKS: NK40182 | | | | | | |

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

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FOR JENNIFER01



PROPERTY INDEX MAP
NORFOLK(No. 37)

- LEGEND
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

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PROPERTY DESCRIPTION: PCL 15-1 SEC 37M24; LT 15 PL 37M24; NORFOLK COUNTY

PROPERTY REMARKS:
ESTATE/OVALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2006/10/23

OWNERS' NAMES:
WOOLSTOCK HOLDINGS INC.

CAPACITY SHARE
ROWN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHRD |
|---|-----------------|--------------------|-----------|--------------|-----------------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/20 ** | | | | | | |
| LT59572 | 2004/10/22 | APL ANNEX REST COV | | | THE CORPORATION OF NORFOLK COUNTY | C |
| LT5975 | 2004/10/28 | NOTICE | | | THE CORPORATION OF NORFOLK COUNTY | C |
| LT8707 | 2005/08/09 | NOTICE | | | THE CORPORATION OF NORFOLK COUNTY | C |
| | REMARKS: LT5975 | | | | | |
| LT9213 | 2006/05/19 | TRANSFER | \$125,000 | | 1267412 ONTARIO INC. | C |
| NK52521 | 2012/05/14 | APL CH NAME OWNER | | | WOOLSTOCK HOLDINGS INC. | C |
| NK52522 | 2012/05/14 | CHARGE | \$450,000 | | THE BANK OF NOVA SCOTIA | C |

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FOR JENNIFER01



PROPERTY INDEX MAP
NORFOLK(No. 37)

- LEGEND
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

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ServiceOntario

LAND
REGISTRY
OFFICE #37

50235-0085 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR jennifer01
ON 2024/07/23 AT 13:13:45

PROPERTY DESCRIPTION: PCL 16-1 SEC 37M24; LT 16 PL 37M24; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2006/10/23

OWNERS' NAMES

VERLINDEN, HARRY HENDRIKUS JOSEPH GERARDUS MARIE

CAPACITY SHARE
OWN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHRD |
|-----------------------------------|---------------------------------|--------------------|---------------------|--|--|---------------|
| ** PRINTOUT | INCLUDES ALL DOCUMENT TYPES AND | | DELETED INSTRUMENTS | SINCE 2006/10/20 ** | | |
| LT59572 | 2004/10/22 | APL ANNEX REST COV | | *** DELETED AGAINST THIS PROPERTY *** | THE CORPORATION OF NORFOLK COUNTY | C |
| LT5975 | 2004/10/28 | NOTICE | | THE CORPORATION OF NORFOLK COUNTY | C | |
| LT8707 | 2005/08/09 | NOTICE | | | | |
| REMARKS: LT5975 | | | | | | |
| LT8727 | 2005/08/15 | TRANSFER | | *** COMPLETELY DELETED *** | MCKENZIE, MARY VANESSA | |
| REMARKS: PLANNING ACT STATEMENTS | | | | | | |
| NK4364 | 2007/08/21 | TRANSFER | | *** COMPLETELY DELETED *** MCKENZIE, MARY VANESSA | MCKENZIE, MARY VANESSA COBB, MICHAEL EDWARD | |
| NK7216 | 2007/11/06 | CHARGE | | *** COMPLETELY DELETED *** COBB, MICHAEL EDWARD MCKENZIE, MARY VANESSA | THE BANK OF NOVA SCOTIA | |
| NK135274 | 2020/11/13 | APL (GENERAL) | | *** COMPLETELY DELETED *** COBB, MICHAEL EDWARD MCKENZIE, MARY VANESSA | | |
| REMARKS: DELETE LT59572 | | | | | | |
| NK135277 | 2020/11/13 | TRANSFER | | \$1,050,000 MCKENZIE, MARY VANESSA COBB, MICHAEL EDWARD | VERLINDEN, HARRY HENDRIKUS JOSEPH GERARDUS MARIE | C |
| REMARKS: PLANNING ACT STATEMENTS. | | | | | | |
| NK137528 | 2021/01/25 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA | | |
| REMARKS: NK7216. | | | | | | |

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.

PRINTED ON 23 JUL, 2024 AT 13:15:56
FOR JENNIFER01



PROPERTY INDEX MAP
NORFOLK(No. 37)

- LEGEND
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



PROPERTY DESCRIPTION: PCL 17-1 SEC 37M24, LT 17 PL 37M24, NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

OWNERS' NAMES
VALLEE, LORRAINE HOLLY

PIN CREATION DATE:
2006/10/23

CAPACITY
ROWN

SHARE

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHRD |
|---|------------|--------------------|-----------|------------------------|-----------------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/20 ** | | | | | | |
| LT59572 | 2004/10/22 | APL ANNEX REST COV | | | THE CORPORATION OF NORFOLK COUNTY | C |
| LT5975 | 2004/10/28 | NOTICE | | | VALLEE, LORRAINE HOLLY | C |
| LT6000 | 2004/11/05 | TRANSFER | \$119,380 | | THE CORPORATION OF NORFOLK COUNTY | C |
| LT8707 | 2005/08/09 | NOTICE | | | ROYAL BANK OF CANADA | C |
| REMARKS: LT5975 | | | | | | |
| NK104853 | 2017/10/31 | CHARGE | \$630,000 | VALLEE, LORRAINE HOLLY | | 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.

PRINTED ON 23 JUL, 2024 AT 13:17:52
FOR JENNIFER01



PROPERTY INDEX MAP
NORFOLK(No. 37)

LEGEND

| | |
|--|----------------------------------|
| | FREEHOLD PROPERTY |
| | LEASEHOLD PROPERTY |
| | LIMITED INTEREST PROPERTY |
| | CONDOMINIUM PROPERTY |
| | RETIRED PIN (MAP UPDATE PENDING) |
| | PROPERTY NUMBER |
| | BLOCK NUMBER |
| | GEOGRAPHIC FABRIC EASEMENT |

0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
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DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

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RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED





Ontario ServiceOntario

PROPERTY DESCRIPTION: PCL 18-1 SEC 37M24, LT 18 PL 37M24, NORFOLK COUNTY

PROPERTY REMARKS:
ESTATE/OVALFEIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK
PIN CREATION DATE:
2006/10/23

OWNERS' NAMES
FERRAS, JOHN JOSEPH
FERRAS, LEORA GEORGINA

CAPACITY SHARE
JTEN
JTEN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHRD |
|---|--------------|--------------------|---|---|---|-----------|
| ** PRINTOUT | INCLUDES ALL | DOCUMENT TYPES AND | DELETED INSTRUMENTS SINCE 2006/10/20 ** | | | |
| LT5957Z | 2004/10/22 | APL ANNEX REST COV | | | THE CORPORATION OF NORFOLK COUNTY | C |
| LT5975 | 2004/10/28 | NOTICE | | | THE CORPORATION OF NORFOLK COUNTY | C |
| LT8707 | 2005/08/09 | NOTICE | | | | C |
| REMARKS: LT5975 | | | | | | |
| LT9098 | 2006/02/27 | TRANSFER | \$130,000 | | FERRAS, JOHN JOSEPH FERRAS, LEORA GEORGINA | C |
| REMARKS: PLANNING ACT STATEMENTS | | | | | | |
| NK14542 | 2008/06/27 | APL (GENERAL) | | *** COMPLETELY DELETED *** AMA LTD. | | |
| REMARKS: CERTIFICATE OF PENDING LITIGATION | | | | | | |
| NK20902 | 2009/01/16 | APL AMEND ORDER | | ONTARIO SUPERIOR COURT OF JUSTICE | AMA LTD. | C |
| REMARKS: DISCHARGING NK14542 AND COMPLY WITH LT5957 | | | | | | |
| NK23136 | 2009/04/23 | CHARGE | | *** COMPLETELY DELETED *** FERRAS, JOHN JOSEPH FERRAS, LEORA GEORGINA | CIBC MORTGAGES INC. | |
| NK27649 | 2009/09/25 | NOTICE | | *** COMPLETELY DELETED *** CIBC MORTGAGES INC. | FERRAS, JOHN JOSEPH FERRAS, LEORA GEORGINA | |
| REMARKS: NK23136 | | | | | | |
| NK47179 | 2011/10/18 | CHARGE | | *** COMPLETELY DELETED *** FERRAS, JOHN JOSEPH FERRAS, LEORA GEORGINA | CIBC MORTGAGES INC. | |
| NK47180 | 2011/10/18 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** | | |

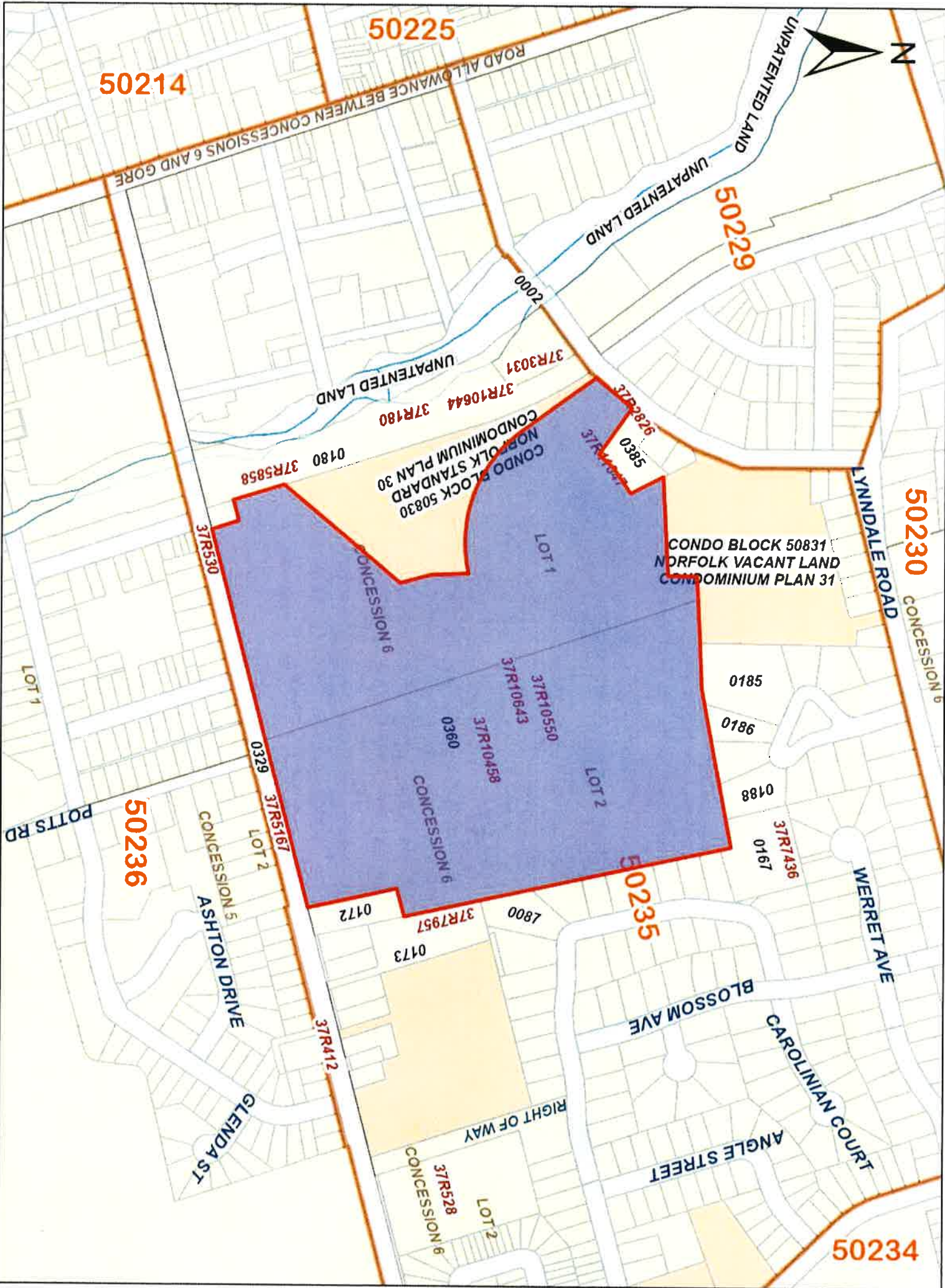
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|-------------------------------|------------|--------------------|-----------|---|------------------------------------|---------------|
| NK63991 | 2013/08/12 | CHARGE | | CIBC MORTGAGES INC. | CIBC MORTGAGES INC. | |
| | | | | *** COMPLETELY DELETED *** | | |
| | | | | FERRAS, JOHN JOSEPH FERRAS, LEORA GEORGINA | | |
| NK66762 | 2013/11/26 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** CIBC MORTGAGES INC. | | |
| REMARKS: NK47179. | | | | | | |
| NK112591 | 2018/08/15 | CHARGE | | *** COMPLETELY DELETED *** FERRAS, JOHN JOSEPH FERRAS, LEORA GEORGINA | CANADIAN IMPERIAL BANK OF COMMERCE | |
| NK118137 | 2019/03/11 | NO SEC INTEREST | | *** COMPLETELY DELETED *** CROWN CREST CAPITAL MANAGEMENT CORP | | |
| REMARKS: EXPIRY 2034/03/11 | | | | | | |
| NK129820 | 2020/04/28 | CHARGE | \$932,736 | FERRAS, JOHN JOSEPH FERRAS, LEORA GEORGINA | CANADIAN IMPERIAL BANK OF COMMERCE | C |
| NK129821 | 2020/04/28 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** CIBC MORTGAGES INC. | | |
| REMARKS: NK63991. | | | | | | |
| NK160735 | 2023/01/25 | POSTPONEMENT | | *** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE | CANADIAN IMPERIAL BANK OF COMMERCE | |
| REMARKS: NK112491 TO NK129820 | | | | | | |
| NK168731 | 2023/11/30 | DISCHARGE INTEREST | | *** COMPLETELY DELETED *** CROWN CREST CAPITAL MANAGEMENT CORP | | |
| REMARKS: NK118137. | | | | | | |
| NK171753 | 2024/04/30 | CHARGE | \$750,000 | FERRAS, JOHN JOSEPH FERRAS, LEORA GEORGINA | CANADIAN IMPERIAL BANK OF COMMERCE | C |
| NK173583 | 2024/07/11 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE | | |
| REMARKS: NK112491. | | | | | | |

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PRINTED ON 23 JUL, 2024 AT 12:58:02
FOR JENNIFER01



PROPERTY INDEX MAP

NORFOLK(No. 37)

- LEGEND**
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

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RECORDED PLANS AND DOCUMENTS

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ServiceOntario

PROPERTY DESCRIPTION:

PT LT 1-2 CON 6 WOODHOUSE; PT LT 1 BLK 83 PL 182 AS IN NR206944, NR206928, NR160770, NR146675, NR126489, SAVE & EXCEPT NR522094, NR277064, NR571237, NR417705, NR574283, NR474226 & PTS 1, 2, 4, 5, 6, 7, 8, 9, 10 & 15 37R10458; TOGETHER WITH AN EASEMENT OVER PTS 11, 12, 13 & 14 37R10458 AS IN NK55293; TOGETHER WITH AN EASEMENT AS IN NK55401; SUBJECT TO AN EASEMENT AS IN NK55401; TOGETHER WITH AN EASEMENT OVER PT LT 1 CON 6, WOODHOUSE PT LT 1 BLK 83 PL 182, PTS 1 -10 37R10550 AS IN NK69282; SUBJECT TO AN EASEMENT IN GROSS OVER PT LT 1 BLK 83 PL 182, PT 1 37R10643 AS IN NK69430; TOGETHER WITH AN EASEMENT OVER PT RAILWAY LT E BLK 83 PL 182 PT 13 37R10458 & PT 24 37R10644 AS IN NK69452; TOGETHER WITH AN EASEMENT OVER PT RAILWAY LT E BLK 83 PL 182 PT 11-13 37R10458 & PT 24, 26 & 27 37R10644 AS IN NK69452; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 37R10643 AS IN NK75161; NORFOLK COUNTY

10643

PROPERTY REMARKS:

PLANNING ACT CONSENT IN DOCUMENT NK75161.

ESTATE/QUALIFIER:

RECENTLY:
DIVISION FROM 50235-0164

PIN CREATION DATE:
2012/08/27

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

THE NORFOLK GOLF AND COUNTRY CLUB, LIMITED

CAPACITY SHARE
ROWN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHRD |
|--|--|-----------------|---------|--|--|---------------|
| ** PRINTOUT | INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2012/08/27 ** | | | | | |
| **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: 2006/10/23 ** | | | | | |
| NR126489 | 1913/09/26 | TRANSFER | \$2,500 | | THE NORFOLK GOLF AND COUNTRY CLUB, LIMITED | C |
| NR146675 | 1922/06/29 | TRANSFER | \$4,000 | | THE NORFOLK GOLF & COUNTRY CLUB, LIMITED | C |
| NR160770 | 1928/11/01 | TRANSFER | \$1 | | NORFOLK GOLF AND COUNTRY CLUB LIMITED | C |
| NR206928 | 1945/10/09 | TRANSFER | \$2 | | THE NORFOLK GOLF AND COUNTRY CLUB | C |
| NR206944 | 1945/10/11 | TRANSFER | \$250 | | THE NORFOLK GOLF AND COUNTRY CLUB LIMITED | C |
| NK31635 | 2010/02/25 | CHARGE | | *** DELETED AGAINST THIS PROPERTY *** THE NORFOLK GOLF AND COUNTRY CLUB LIMITED | | |
| NK55135 | 2012/08/14 | LR'S ORDER | | LAND REGISTRAR, LRO #37 | | C |
| REMARKS: AMENDING PROPERTY DESCRIPTION | | | | | | |

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ServiceOntario

* 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 |
|-----------|------------|-------------------|--------|---|--|---------------|
| 37R10458 | 2012/08/17 | PLAN REFERENCE | | | | C |
| NK55326 | 2012/08/21 | APL CH NAME OWNER | | THE NORFOLK GOLF AND COUNTRY CLUB LIMITED | THE NORFOLK GOLF AND COUNTRY CLUB, LIMITED | C |
| NK56039 | 2012/09/20 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA | | |
| | | REMARKS: NK31635. | | | | |
| 37R10550 | 2013/05/27 | PLAN REFERENCE | | | | C |
| 37R10643 | 2014/03/20 | PLAN REFERENCE | | | | C |
| NK69430 | 2014/04/04 | TRANSFER EASEMENT | | THE NORFOLK GOLF AND COUNTRY CLUB, LIMITED | AMTELECOM HOLDINGS INC. | C |
| NK75161 | 2014/11/13 | TRANSFER EASEMENT | | THE NORFOLK GOLF AND COUNTRY CLUB, LIMITED | AMTELECOM HOLDINGS INC. | C |

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GIVEN ROAD
LYNNDALE ROAD (BY-LAW 76-34; INSTRUMENT No. 372132)

LOT 10, R.P. 1200

Approved under Section 51 of the Planning Act, R.S.O. 1990,
this 18th day of October, 2004

General Manager of Planning and Economic Development
Norfolk County

PLAN 37M - 24

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN 37M-24 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND
TITLES DIVISION OF NORFOLK (37) AT 3:24 O'CLOCK ON THE 20th DAY OF October, 2004
AND ENTERED IN THE PARCEL REGISTER(S) FOR PARCEL 34-1 SECTION 37M-22
AND THE REQUIRED CONSENTS REGISTERED AS PLAN DOCUMENT NO. CT5946

Dep. LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PARCEL 24-1 SECTION NORFOLK AND ALL OF PARCEL 34-1 SECTION 37M-22

PART OF LOTS 20 TO 26, INCLUSIVE
ALL OF LOTS 1 TO 19, INCLUSIVE,
PART OF LOTS 20 TO 26, INCLUSIVE,
ALL OF BLOCKS 27, 28, 29 AND 30

ALL OF BLOCK 29, SUBJECT TO BELL EASEMENT AS SET OUT IN INSTRUMENT No. 267860, SEE ALSO
NOTICE OF CLAIM INSTRUMENT No. 540079.

PLAN OF SUBDIVISION

OF PART OF LOT 2 CONCESSION 6 AND ALL OF BLOCK 34

REGISTERED PLAN 37M-22

IN THE GEOGRAPHIC

TOWNSHIP OF WOODHOUSE

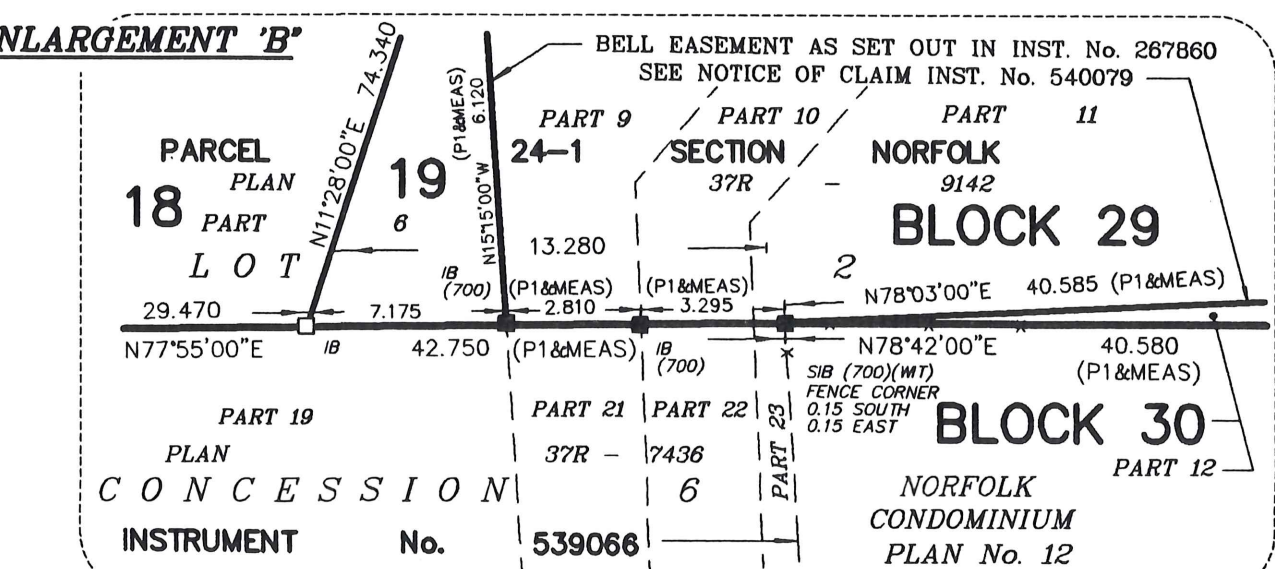
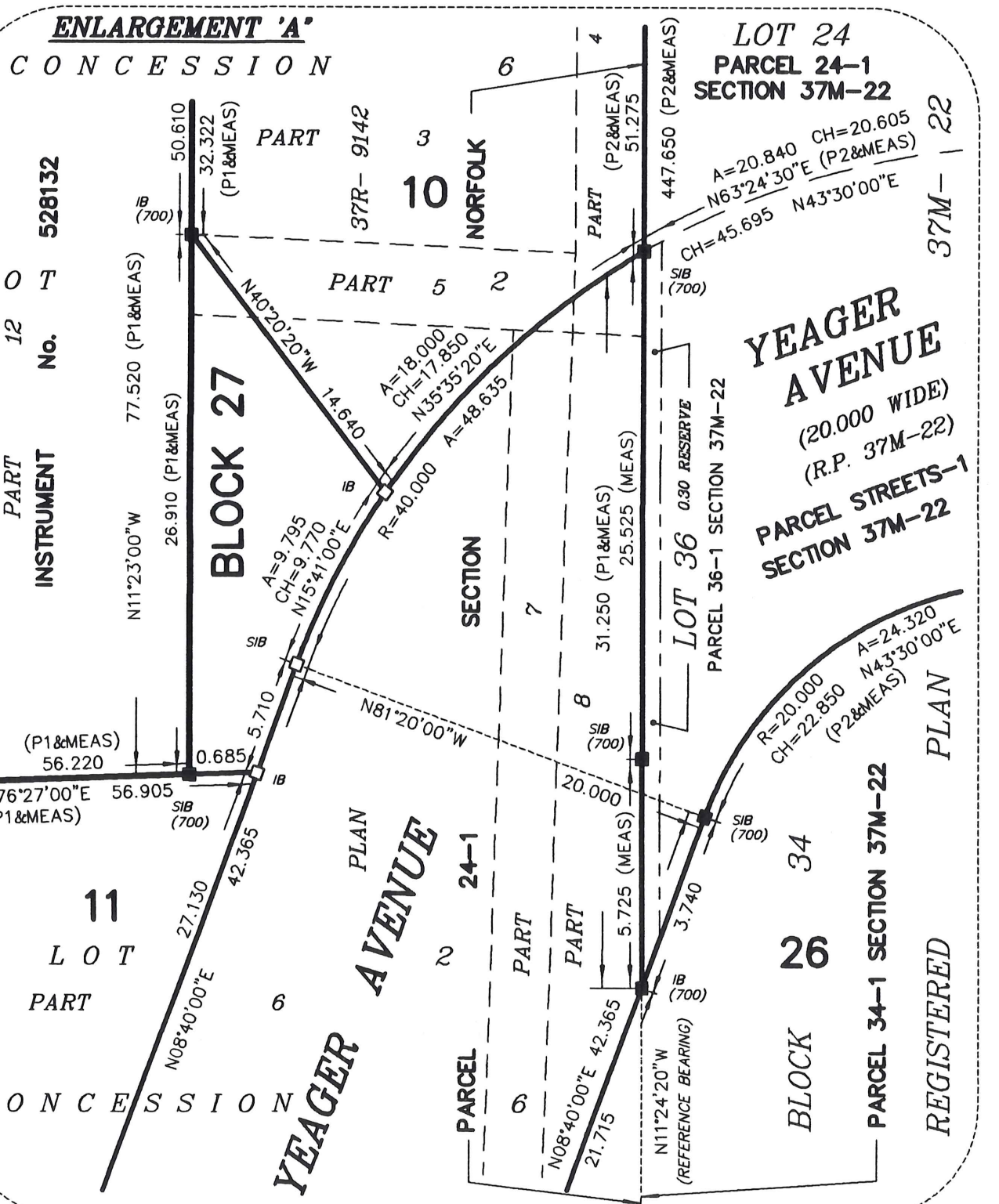
IN

NORFOLK COUNTY

SCALE: 1 : 600

0 24 METRES

JEWITT AND DIXON LTD.



BEARING REFERENCE

BEARING ARE ASTROMONIC AND ARE REFERRED TO THE WESTERLY
LIMIT OF REGISTERED PLAN 37M-22, BEING N11°24'20\"

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS SHOWN - SIB
2.5cm X 2.5cm X 0.6m SHORT STANDARD IRON BARS SHOWN - SSB
1.6cm X 1.6cm X 0.6m IRON BARS SHOWN - IB
1.6cm ROUND X 0.6m IRON BARS SHOWN - RB
LOT LINES SHOWN - L
DEED LINES SHOWN - D
ROAD LINES SHOWN - R
FOUND IRON BARS SHOWN - F
PLANTED IRON BARS SHOWN - P
JEWITT AND DIXON LTD. SHOWN (700)
K. S. HUSTED, O.L.S. SHOWN (1582)
WITNESS MONUMENT SHOWN (WIT)
ORIGIN UNKNOWN SHOWN (OU)
NON TANGENTIAL SHOWN N/T
REGISTERED PLAN 37M-22 SHOWN (P1)
REGISTERED PLAN 37M-22 SHOWN (P2)

OWNER'S CERTIFICATE (AS TO PARCEL 24-1 SECTION NORFOLK)

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 19 INCLUSIVE, PART OF LOTS 20 TO 26 INCLUSIVE, BLOCKS 27, 28, 29
AND 30 AND THE STREETS NAMED, YEAGER AVENUE AND WERRET AVENUE HAVE BEEN LAID
OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS, NAMED YEAGER AVENUE AND WERRET AVENUE ARE HEREBY DEDICATED AS
PUBLIC HIGHWAYS.

DATED: October 12, 2004
Galen Anderson Dickie
GALEN ANDERSON DICKIE - TREASURER
AMA LTD.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

OWNER'S CERTIFICATE (AS TO PARCEL 34-1 SECTION 37M-22)

THIS IS TO CERTIFY THAT:

- PART OF LOTS 20 TO 26 INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH
OUR INSTRUCTIONS.

DATED: October 15, 2004
John Gilvesy
JOHN GILVESY - PRESIDENT
PERMERA DEVELOPMENT CORPORATION
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE
SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9TH DAY OF SEPTEMBER, 2004

DATED: OCTOBER 7, 2004

R. C. DIXON
ONTARIO LAND SURVEYOR

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 428-0842 FAX: (519) 428-1034

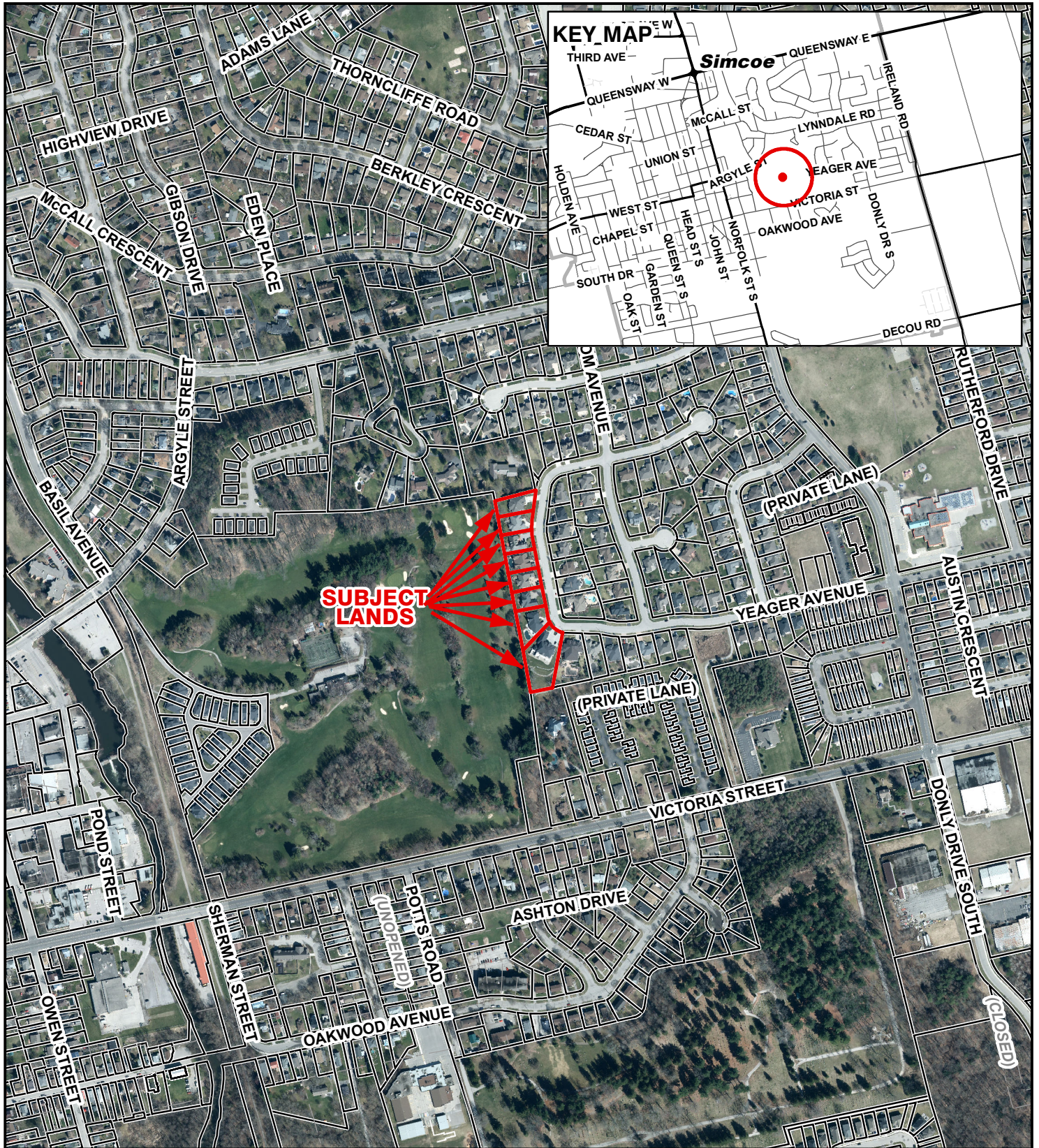
E-mail: surveyors@amtelecom.net

F.W. - R.C.S.
BOOK - S-112-50,51
S-112-56-58
CALC/PLAN - N.V.L.
CHECK - R.C.D.
CLIENT - AMA
JOB No. - 04-012

P04 C6 A9474

CONTEXT MAP

Urban Area of SIMCOE

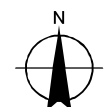


Legend

Subject Lands

2020 Air Photo

9/12/2024









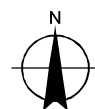
50 25 0 50 100 150 200 Meters

Urban Area of SIMCOE

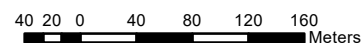


9/12/2024

-
-  Hazard Lands
  Parks & Open Space
-  Urban Residential
  Urban Area Boundary
-  Protected Industrial
  Significant Woodland

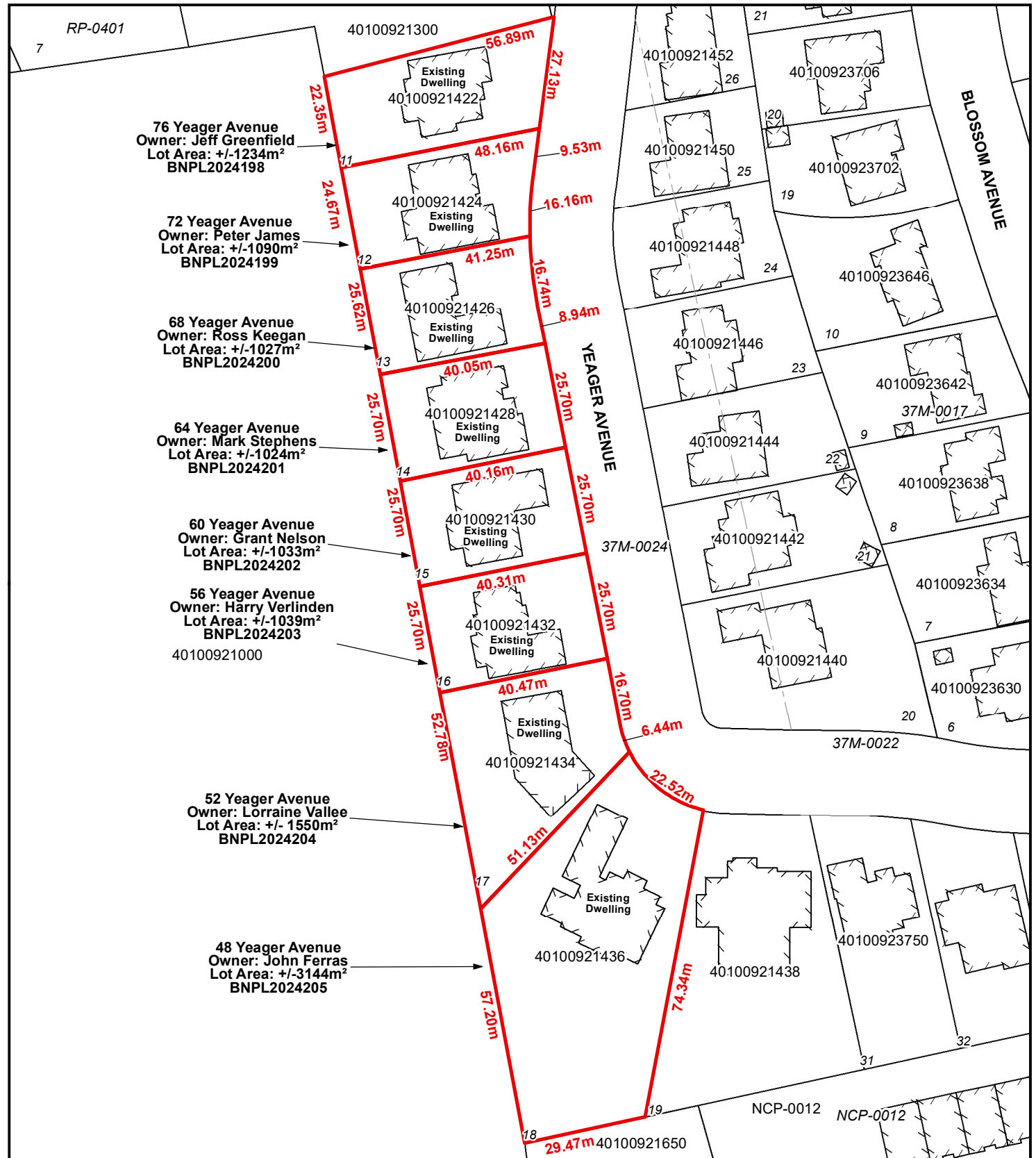


A horizontal scale bar with tick marks at 40, 20, 0, 40, 80, 120, and 160. The word "Meters" is written at the right end.



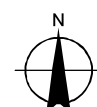
CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

Subject Lands



9/12/2024

10 5 0 10 20 30 40 Meters