



Township of Georgian Bluffs Committee of Adjustment

Severance Application

Date Accepted: _____ File No: B 1 Roll #: 4203 620 005 -06002

Note: Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are **minimum mandatory requirements** as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment

2. Owner: Ron Taylor

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

3. Applicant (if different from Owner): _____

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

4. Agent/Solicitor: Denise Bannerman

Address: _____

Phone Number: _____ Postal Code: _____

Email: _____

5. Communications should be sent to:

Owner Applicant/Authorized Agent Solicitor Other: _____

Authorization:

I/We, Ron Taylor (please print) am/are the registered

owner(s) of the lands subject to this application and I/we authorize Denise Bannerman to

make this application on my/our behalf.

Date: Sept 02/24 Signed: [Signature]

Date: _____ Signed: _____

Witness to signature: _____

Note: In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: PT LT 19-20 Con. 18 Keppel as in
R470112 Parts 1-4 16B-11429

Former Municipality: Keppel

Civic Addressing Number: 110 Mountain Lake Drive

7. Description of Subject Land:

a) Existing use of Subject Land: Rural

b) Existing Buildings: Barn

c) Is the Subject Land presently subject to any of the following:

Easement Restrictive Covenants Right of Way
(Hydro)

Note: All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended
to be **severed**

Frontage 99 m

Depth: Side Lot Line 369 m

Width: Rear Lot Line 99 m

Area 9 acres

Dimensions of land intended
to be **retained**

Frontage 99 m

Depth: Side Lot Line 317 m

Width: Rear Lot Line 99 m

Area 8 acres

9. Use of Subject Land to be **severed**:

- New Lot
- Lot Addition
- Lease/Charge
- Easement/Right of Way
- Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Address: N/A

Buildings Proposed: _____

10. Use of Lands to be **retained**:

Buildings Proposed: Home, Shop

Specify Use: Residential

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Township Road (<u>Mountain Lake Drive</u>)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

Note: If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

Yes No

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

Yes No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity School Bus Telephone Garbage Collection Other _____

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form.
- b) How long have you owned the farm? 21 years (July 2003)
- c) Area of total farm holding: Hectares _____ Acres 17 acres
- d) Number of tillable: Hectares _____ Acres 14 acres
- e) Is there a barn on the parcel to be severed? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- f) Is there a barn on the parcel to be retained? Yes No
Condition of Barn _____ Present Use _____
Capacity of barn in terms of livestock _____
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?
 Yes No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?
 Yes No ?

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

15. Sketch

1. You must show **all** of the **required information**.
2. The sketch must be submitted with the application on paper **no larger** than 8 1/2" x 14".
3. Outline the **severed** parcel in **red** and the **retained** parcel in **green**
4. Clearly **label** which is the **severed** parcel and which is the **retained** parcel
5. See page 8 for Sample Sketch.

Required Information:

- a) North Arrow
- b) Subject Land (land owned by the applicant) boundaries and dimensions
- c) Distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) Parcel of land that is the Subject of the application, its boundaries and dimensions, the **part** of the parcel that is to be **severed**, the **part** that is to be **retained** and the location of all land **previously severed**.
- e) The **approximate location** of all natural and artificial features on the Subject Land (eg. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application.
- f) The **use of adjoining lands** (eg. residential, agricultural, cottage, commercial, etc.)
- g) The location, width and names of **all** road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- h) The location and nature of **any** easement affecting the subject land.
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

Please ensure your sketch is legible and reproducible.

16. Affidavit or Sworn Declaration

I/We Ron Taylor
(Applicant(s) Name(s))

Of the Township of Georgian Bluffs
(City/Township)

In the County of Grey
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

I (we) hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Sworn (or declared) before me at the

_____ of _____

In the _____ of _____

This 02 day of September 2024

Signature – Commissioner of Oaths

Signature of Applicant's Agent

Name in Print

Applicant(s) Agent Name in Print

Signature of Applicant(s)

Ron Taylor

Signature of Applicant(s)

Applicant(s) name in Print

Ron Taylor

Applicant(s) name in Print

Office Use Only

a) Please indicate the existing Official Plan designation of the subject land:

- | | | | |
|----------------------------|-------|-----------------------------|-------|
| Agricultural | _____ | Wetlands | _____ |
| Rural | _____ | Urban | _____ |
| Urban Fringe | _____ | Hamlet | _____ |
| Hazard Lands | _____ | Recreation | _____ |
| NEC Area | _____ | Inland Lakes & Shoreline | _____ |
| Special Agriculture | _____ | Mineral Resource Extraction | _____ |
| Space Extensive Commercial | _____ | Space Extensive Industrial | _____ |

b) Please indicate the current Zoning on the Subject Property:

c) Please indicate whether any of the following environmental constraints apply to the subject land:

- | | | | |
|----------------------|-------|---------------------------|-------|
| Primary Aggregate | _____ | Special Policy | _____ |
| Life ANSI | _____ | Existing Land Fill Sites | _____ |
| Earth ANSI | _____ | Abandoned Land Fill Sites | _____ |
| Earth Life ANSI | _____ | Cold Water Streams | _____ |
| Cool/Warm Water Lake | _____ | Cool/Warm Water Stream | _____ |
| Warm Water Streams | _____ | Cold Water Lake | _____ |
| Warm Water Lake | _____ | | |

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes _____ No _____

If yes, and if known, specify the Ministry file number and status of the application.

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a Plan of Subdivision** under the Planning Act?

Yes _____ No _____ Unknown _____

If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: _____

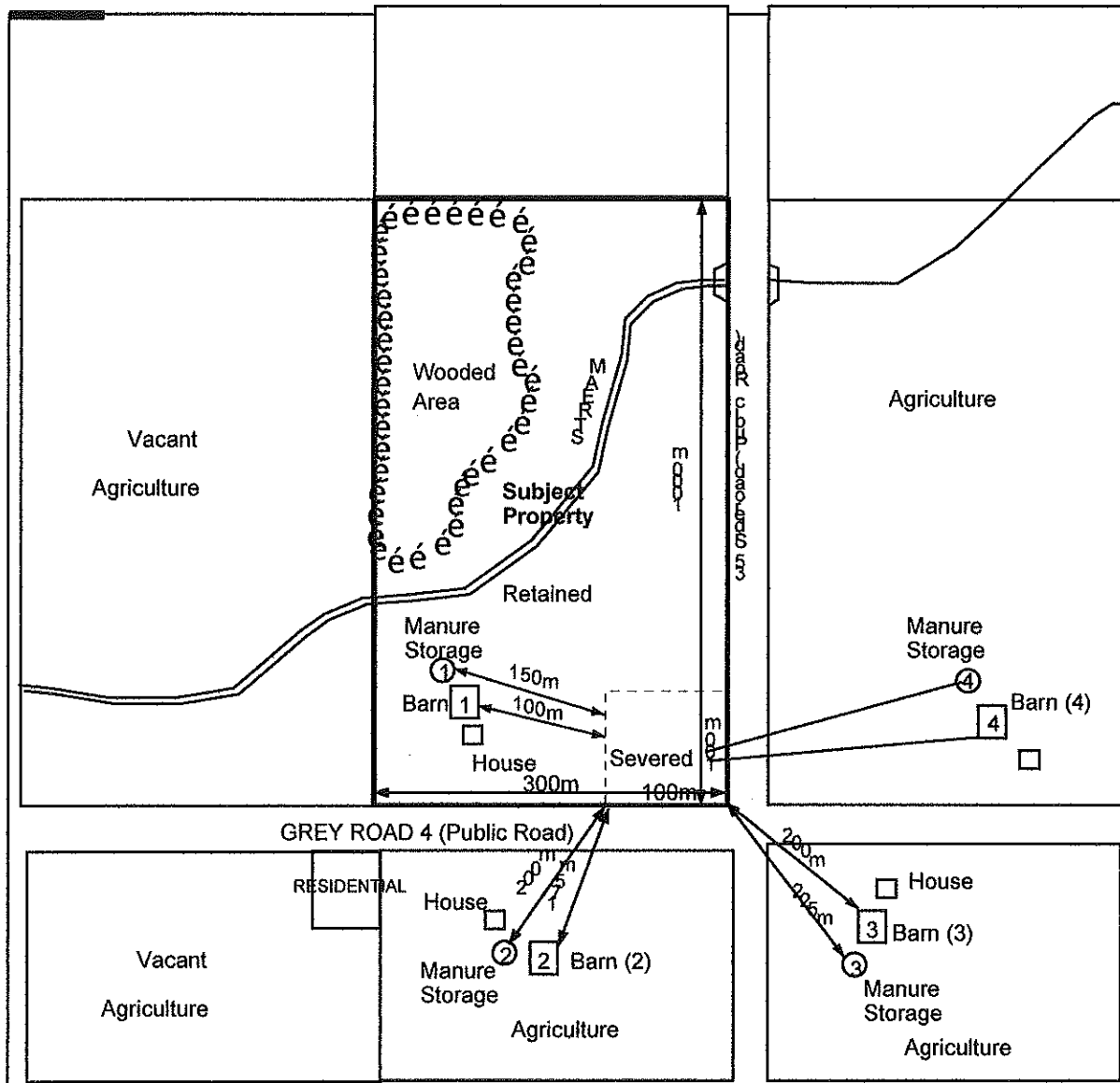
e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

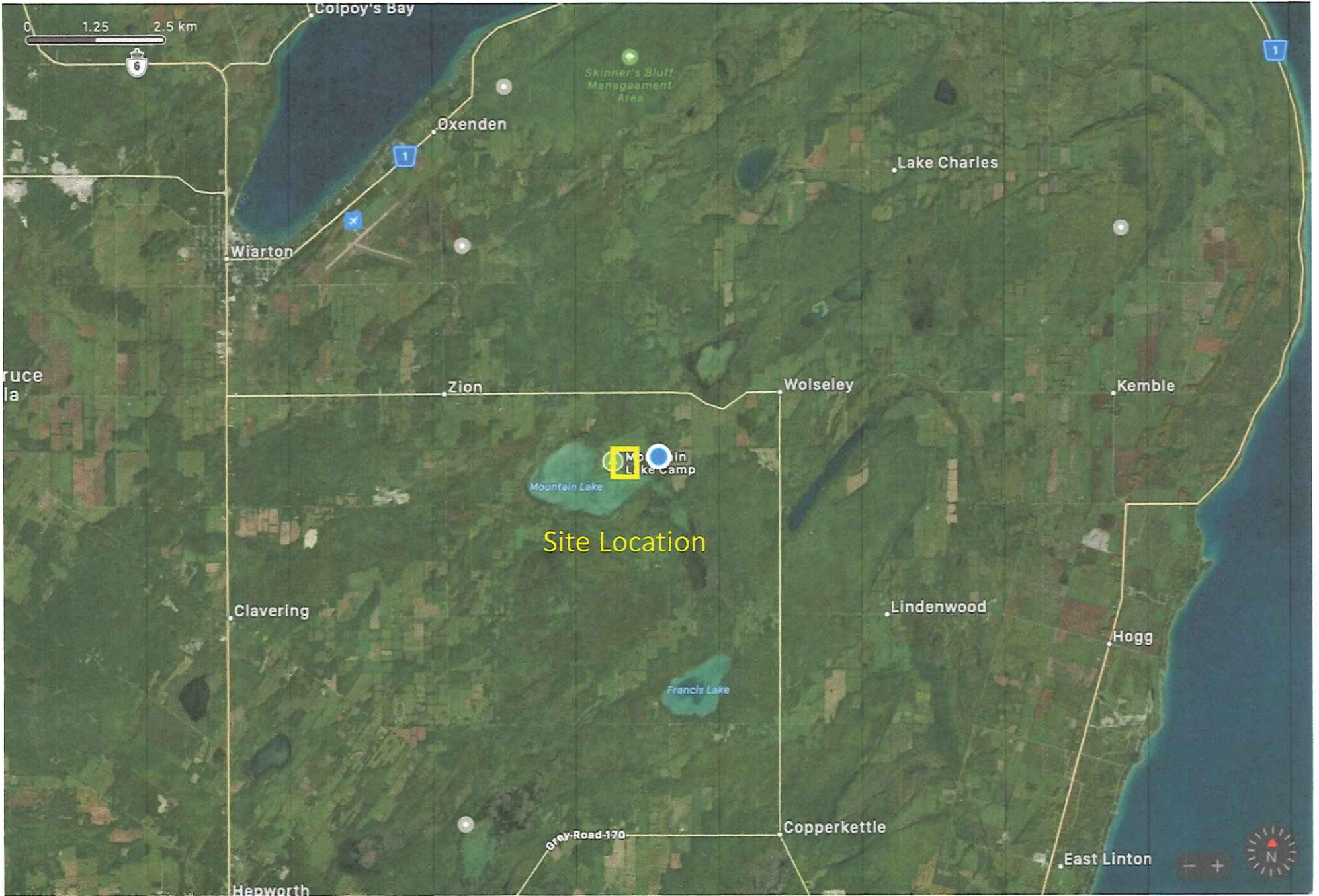
Yes _____ No _____ Submitted _____ Approved _____

Please return this completed form to:
 Attention: Committee of Adjustment
 Township of Georgian Bluffs
 177964 Grey County Road 18
 Owen Sound, Ontario N4K 5N5



Sample Sketch

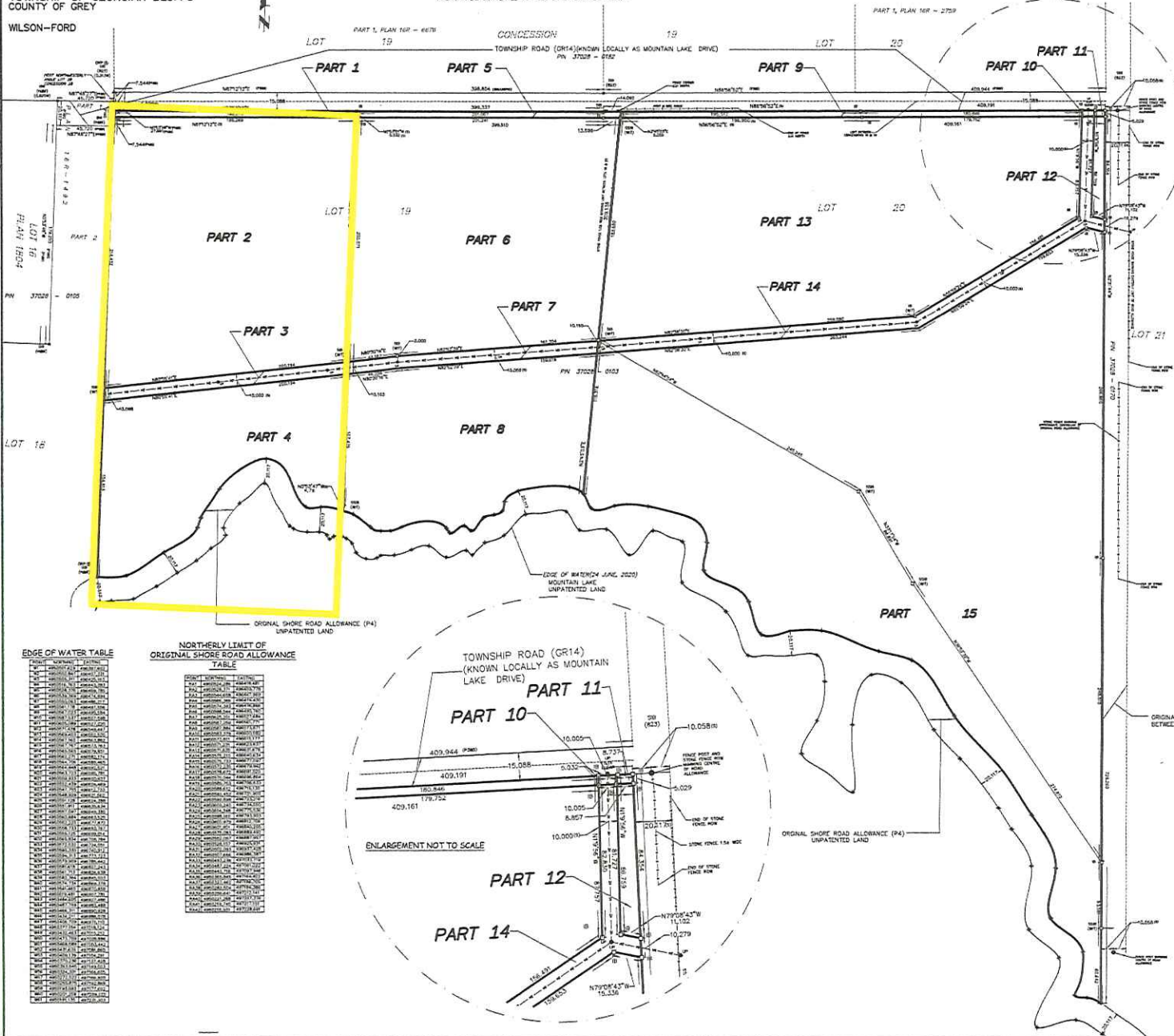




PLAN OF SURVEY OF
PART OF LOTS 19 & 20
CONCESSION 18
 (GEOGRAPHIC TOWNSHIP OF KEPPEL)
 TOWNSHIP OF GEORGIAN BLUFFS
 COUNTY OF GREY

Scale 1 : 1500
 METRIC CONVERSION
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

WILSON-FORD



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 PLAN 16R-
 RECEIVED AND DEPOSITED
 DATE: . 2020
 GREG FORD, P. Eng. (Civ.)
 ONTARIO LAND SURVEYOR
 REPRESENTATIVE FOR THE LAND REGISTRY FOR THE LAND TITLES DIVISION OF GREY (NO.16).

PART	LOT	CON.	PIN
1	PART OF 19	18	PART OF 37028-0103
2	PART OF 19	18	PART OF 37028-0103
3	PART OF 19	18	PART OF 37028-0103
4	PART OF 19	18	PART OF 37028-0103
5	PART OF 19	18	PART OF 37028-0103
6	PART OF 19	18	PART OF 37028-0103
7	PART OF 19	18	PART OF 37028-0103
8	PART OF 19	18	PART OF 37028-0103
9	PART OF 19	18	PART OF 37028-0103
10	PART OF 20	18	PART OF 37028-0103
11	PART OF 20	18	PART OF 37028-0103
12	PART OF 20	18	PART OF 37028-0103
13	PART OF 20	18	PART OF 37028-0103
14	PART OF 20	18	PART OF 37028-0103
15	PART OF 20	18	PART OF 37028-0103

PARTS 1 - 15 COMPRISE ALL OF PIN 37028-0103.

- LEGEND**
- DEGREES
 - FOUND MONUMENTS
 - SET MONUMENTS
 - IRON BAR
 - STANDARD IRON BAR
 - SHORT STANDARD IRON BAR
 - OBSERVED REFERENCE POINT
 - PIN
 - PROPERTY IDENTIFICATION NUMBER - ALL PINS SHOWN ARE LAND TITLES UNLESS NOTED OTHERWISE
 - OH — OVERHEAD UTILITY LINE
 - UP — UTILITY POLE
 - P1 — PLAN 16R-1482
 - P2 — PLAN 16R-8476
 - P3 — PLAN 16R-2759
 - P4 — PLAN OF KEPPEL TOWNSHIP (MAP 72)

ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED UNLESS INDICATED OTHERWISE

BEARINGS NOTE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY MEAN THE NETWORK (P/N) OBSERVATIONS, UTM ZONE 17, NAD83 (CGRS) (2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE USED:
 PLAN ROTATION
 P1, P2 & P3: 0.004127 CW

DISTANCES ON THIS PLAN ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999968.

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE TOPNET NETWORK (RTN), UTM ZONE 17, NAD83 (CGRS) (2010).
 COORDINATES TO URBAN ACCURACY PER SEC. 12(2) OF O. REG. 216/10.

POINT ID	NORTHING	EASTING
ORP (A)	4 950 2182.777	496 3584.496
ORP (B)	4 950 521.241	496 356.022

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF AUGUST, 2020.

19 AUGUST 2020
 GREG FORD, P. Eng. (CIVIL)
 ONTARIO LAND SURVEYOR

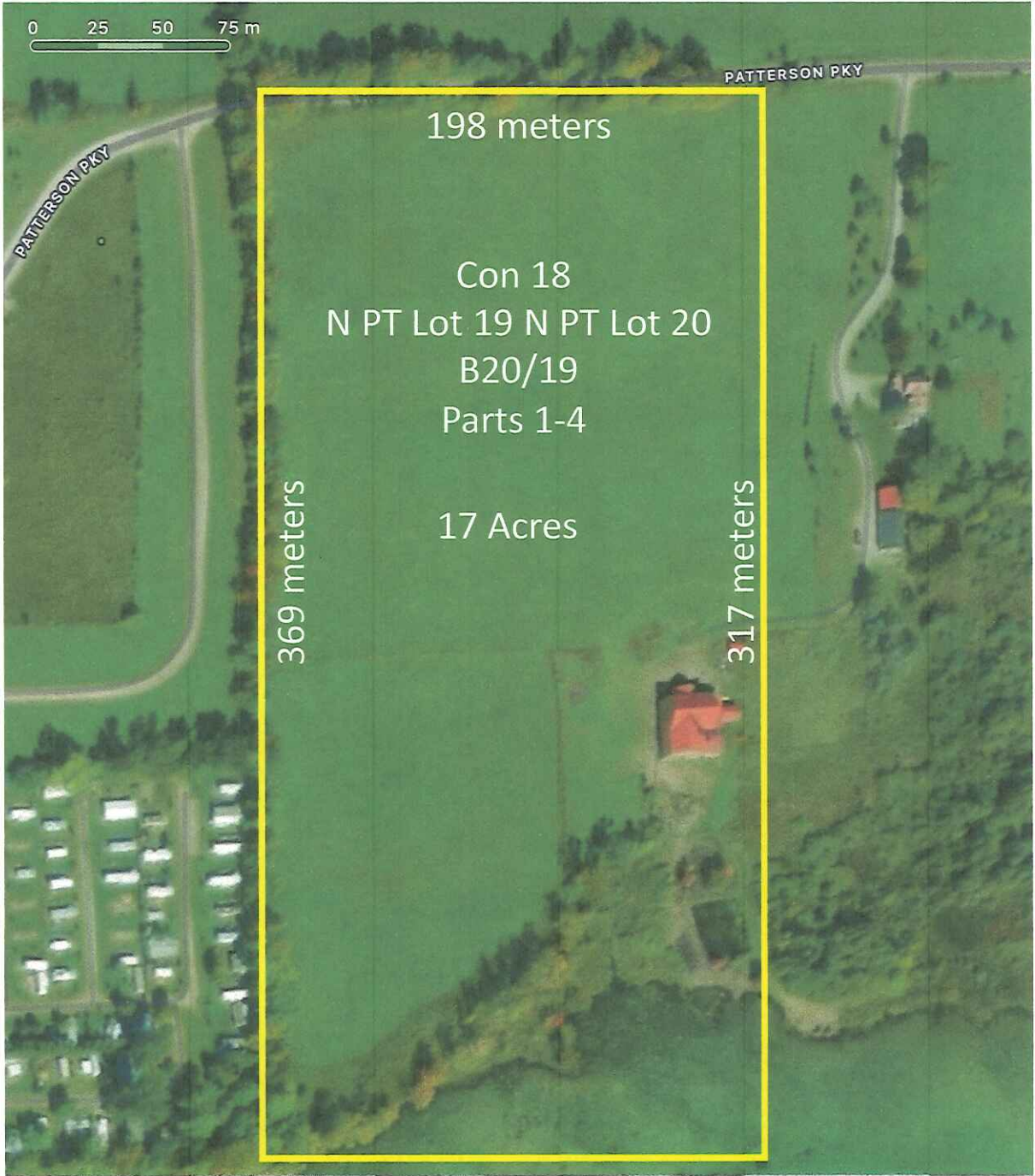
EDGE OF WATER TABLE

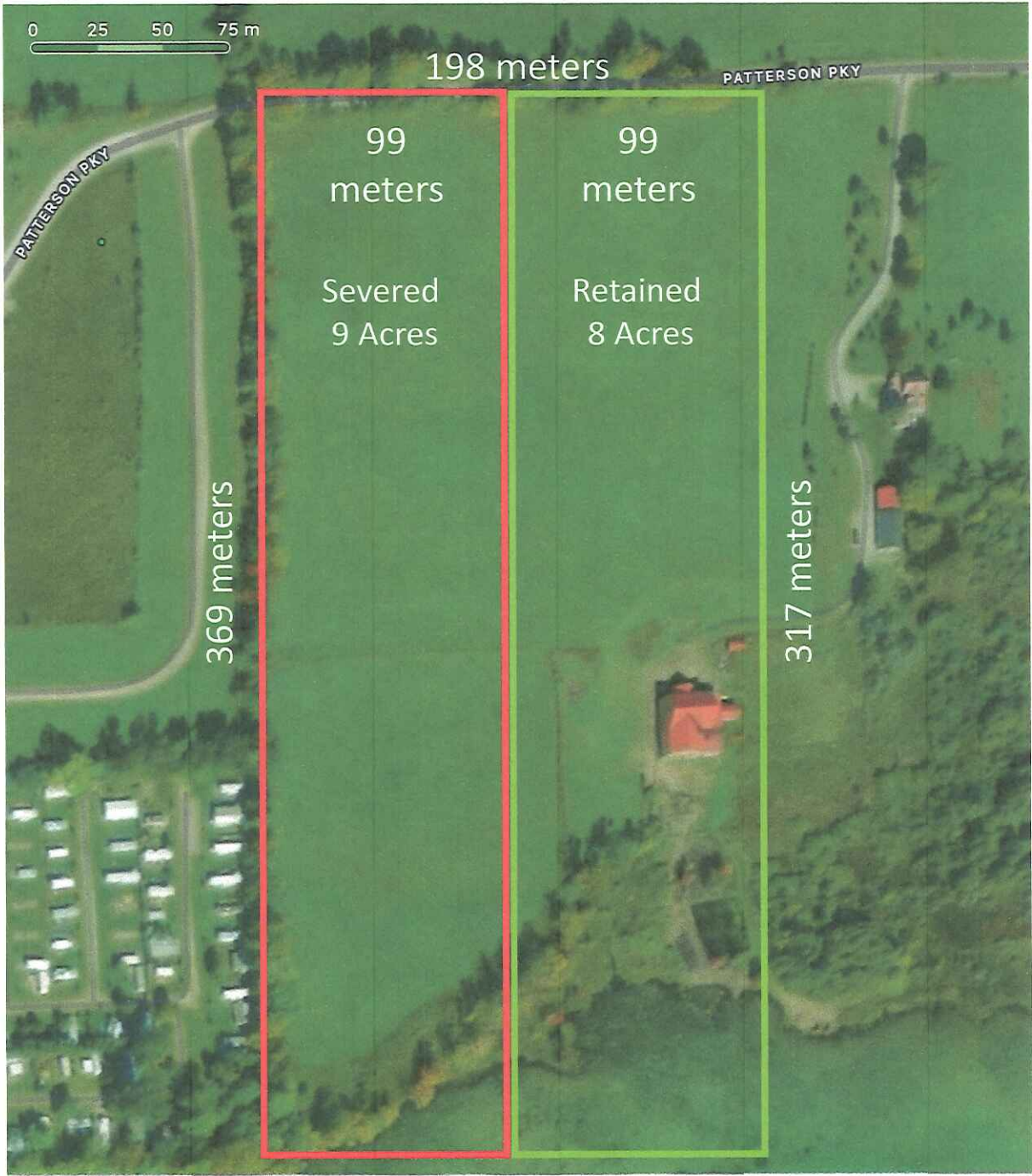
POINT	NORTHING	EASTING
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CP5	4963.544	179.752
CP6	4963.544	179.752
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CP100	4963.544	179.752

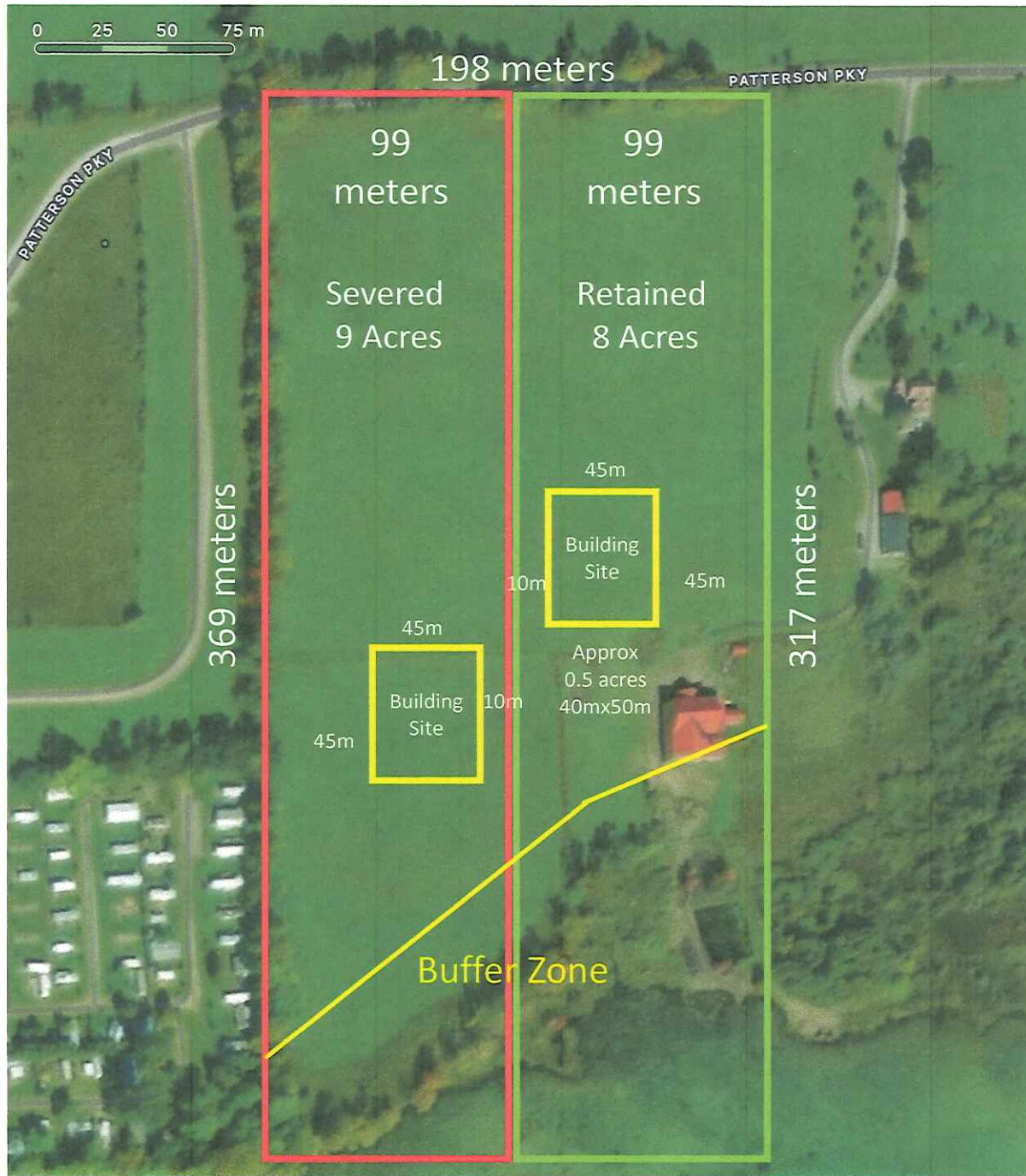
NORTHERLY LIMIT OF ORIGINAL SHORE ROAD ALLOWANCE TABLE

POINT	NORTHING	EASTING
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CP2	4963.544	179.752
CP3	4963.544	179.752
CP4	4963.544	179.752
CP5	4963.544	179.752
CP6	4963.544	179.752
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CP97	4963.544	179.752
CP98	4963.544	179.752
CP99	4963.544	179.752
CP100	4963.544	179.752

WILSON - FORD
 Surveying & Engineering
 120 KING ST. E., Box 294,
 MOUNT FOREST ON, N4G 2L0
 PHONE (519)323-2451
 PROJECT No. 20-0904 VALUET STREAM







Justification Report for PtLt 19-20 Con 18 Parts 1-4 110 Mountain Lake Dr Georgian Bluffs ON

To whom it may concern

I look forward to seeing this property severed into the 2 parcels

I have owned this property for over 20 years and while living here I have been extremely fortunate enjoy each season to its fullest over these years !

I have worked hard to clean up, maintain and improve the structures and carefully manicure the grounds during my ownership!

Now it's time to let others enjoy these four picturesque lakefront properties with their families as I have with mine.

Severing this property into 2 parcels for others to have the opportunities as I have had, seemed like the right thing to do so they too can experience great peaceful sunrises and sunsets, kayak in the serene waters of Mountain Lake and watch nature at its best.

Properties

PIN 37028 - 0103 LT Interest/Estate Fee Simple Split
 Description PT LT 19-20 CON 18 KEPPEL AS IN R470112, PARTS 1-4, 16R-11429; GEORGIAN BLUFFS
 Address 132 MOUNTAIN LAKE DR
 GEORGIAN BLUFFS

Consideration

Consideration \$2.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name TAYLOR, RONALD
 Address for Service 132 Mountain Lake Road, Georgian Bluffs, ON N0H 2T0

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Name	Capacity	Share
TAYLOR, RONALD	Tenants In Common	as to an undivided 99% 100%

Date of Birth 1962 08 06
 Address for Service 132 Mountain Lake Road, Georgian Bluffs, ON N0H 2T0

Name	Capacity	Share
VALUE STREAM PRODUCTION SYSTEMS LTD.	Tenants In Common	as to an undivided 1%

Address for Service 132 Mountain Lake Road, Georgian Bluffs, ON N0H 2T0

Statements

The Corporation of the Township of Georgian Bluffs has consented to the severance herein. See Schedules

Signed By

Brian Henry Renken P.O. Box 3395, 39 Nelson St. W. acting for Signed 2020 09 17
 Meaford Transferor(s)
 N4L 1A5

Tel 519-538-2510

Fax 519-538-1843

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Brian Henry Renken P.O. Box 3395, 39 Nelson St. W. acting for Signed 2020 09 17
 Meaford Transferee(s)
 N4L 1A5

Tel 519-538-2510

Fax 519-538-1843

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

BRIAN RENKEN PROFESSIONAL CORPORATION P.O. Box 3395, 39 Nelson St. W. 2020 09 17
 Meaford
 N4L 1A5

Tel 519-538-2510

Fax 519-538-1843

LRO # 16 Transfer

Recalpted as GY192153 on 2020 09 17 at 11:36

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 4

Fees/Taxes/Payment

Statutory Registration Fee	\$65.05
Provincial Land Transfer Tax	\$0.00
Total Paid	\$65.05

File Number

Transferor Client File Number :	19648
Transferee Client File Number :	19648

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 37028 - 0103 PT LT 19-20 CON 18 KEPPEL AS IN R470112, PARTS 1-4, 16R-11429: GEORGIAN BLUFFS

BY: TAYLOR, RONALD

TO: TAYLOR, RONALD

VALUE STREAM PRODUCTION SYSTEMS LTD.

Tenants In Common

as to an undivided 99%

Tenants In Common

as to an undivided 1%

1. TAYLOR, RONALD

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for TAYLOR, RONALD AND VALUE STREAM PRODUCTION SYSTEMS LTD. described in paragraph(s) (C) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. 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 (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2.00

4.

Explanation for nominal considerations:
s) other: transfer to effect a severance

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (a). This is not a conveyance of land that is located within the "specified region".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 16 Registration No. GY192153 Date: 2020/09/17

B. Property(s): PIN 37028 - 0103 Address 132 MOUNTAIN LAKE DR Assessment 4203620 - 00506000 Roll No GEORGIAN BLUFFS

C. Address for Service: 132 Mountain Lake Road, Georgian Bluffs, ON N0H 2T0

D. (i) Last Conveyance(s): PIN 37028 - 0103 Registration No. GY181281
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Brian Henry Renken
P.O. Box 3395, 39 Nelson St. W.
Meaford N4L 1A5

SCHEDULE

ADDITIONAL PROPERTY IDENTIFIER(S) AND/OR OTHER INFORMATION:

Part Lot 19 Concession 18 Keppel as in R470112, Parts 1-4, 16R-11429; Georgian Bluffs, County of Grey, being part of PIN 37028-0103 (LT)

APPLICATION #: B20/19

TRANSFEROR:

TAYLOR, Ronald

TRANSFEREES:

TAYLOR, Ronald

VALUE STREAM PRODUCTION SYSTEMS LTD.

CERTIFICATE OF CONSENT:

Form 1
Planning Act
CERTIFICATE OF OFFICIAL

Under subsection 53 (42) of the Planning Act, I certify that the Consent of the Township of Georgian Bluffs Committee of Adjustment of the County of Grey was given on 2019 20 19 to the transaction to which this instrument relates.

Dated this 16th day of September
[Signature]
Deputy Secretary-Treasurer

September 20 20 Ref. File No B 2019