



**PLAN OF SUBDIVISION APPLICATION /
CONDOMINIUM DESCRIPTION
APPLICATION FORM**

For Office Use Only		
File No:	Date Received:	Fee Paid:

For additional details on the application process, please contact:

Municipal Development Team Office
Planning Services
Municipality of Port Hope
5 Mill Street South
Port Hope, ON L1A 2S6

Tel. 905-885-2431
Fax 905-885-0507
Email: planning@porthope.ca

A complete application consists of the following:	
Application Fee	Cheques can be made payable to the Municipality of Port Hope – please note that there will be other fees imposed by other agencies for their review
Application Form	One (1) original copy of the completed and signed original
Recent Survey	One (1) copy prepared by an Ontario Land Surveyor
Drawings and/or plans	Twenty (20) copies of each drawing or plan required. Drawings and/or plans shall be prepared in accordance with the Municipality of Port Hope Development Guide
Reduced copy of drawings and/or plans	One full reduced set of all required drawings and/or plans (no larger than 11-inches x 17-inches)
Digital copy of drawings and/or plans	A digital PDF version of all required drawings and/or plans
Studies, Reports or other supporting materials identified during a pre-consultation meeting	Three (3) copies for Staff and/or agencies to undertake an adequate level of review

Fee Schedule

Note: Any further costs and expenses which may be incurred by the Municipality of Port Hope in the processing of an application for a Plan of Subdivision/Condominium Description, as determined by Municipal Council, may be charged to the applicant

\$11,300	20 lots/units or less, Extension of Draft, and Amendment to Draft Approval
\$8,000 + \$100 per lot/unit over 20 lots/units	21 lots/units or more, Extension of Draft and Amendment to Draft Approval
\$1,250 + \$45 per lot/unit	Request for Final Approval
\$4,500	Subdivision Agreement where not part of a subdivision application

Type of Application				
<i>Check appropriate box</i>				
20 lots/units or less	21 lots/units or more	Extension to Draft Plan	Amendment to Draft Approval	Request for final approval
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Owner/Applicant/Agent Information		
<i>Particulars on the individual(s) involved in the application</i>		
Owner of Subject Lands: Multiple Owners: See attached Appendix		
Mailing Address:		
Telephone:	Fax:	Email:
Applicant: <input type="checkbox"/> Check if same as Owner Cloverlark Enterprises Inc.		
Mailing Address:		
158 Bruton St., Port Hope, ON, L1A 1V5		
Telephone:	Fax:	Email:
647-302-8274		jakedeacon@gmail.com
Agent: <input type="checkbox"/> Check if not applicable Clark Consulting Services		
Mailing Address:		
52 John Street, Port Hope Ontario L1A 2Z2		
Telephone:	Fax:	Email:
905 885-8023		bob@clarkcs.com

Notification		
<i>All communications should be sent to the following (check those that apply)</i>		
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Agent

Location of the Subject Lands <i>Complete applicable lines</i>			
<input type="checkbox"/> Urban (former Town of Port Hope)			
<input checked="" type="checkbox"/> Rural (former Township of Hope)			
Municipal Number:	5373	Street Name:	Lakeshore
Lot Number(s):	pt13 & 14	Concession:	1 & Broken Front
Lot(s)/Block(s):		Registered Plan No:	
Part Number(s):	see Condo Directory	Reference Plan No:	

Length of Ownership <i>Number of years subject lands have been owned in its current form by the present owner</i>
see condo directory

Encumbrances (Existing Mortgages, Easements, Right-of-Ways, Restrictive Covenants, Site Plan Agreement) <i>Are there any encumbrances affecting the subject lands?</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, please describe: Easement: Access to cottages on Lake Shore (PH 41797) Unopened Road Allowance between Broken Front and Concession 1 Hydro Easement (PH13902)

Present Land Use <i>Indicate designation and zoning of subject lands in the applicable space below</i>	
Official Plan Designation	Agricultural - Prime and Environmental Protection
Zoning By-law Designation	Agricultural (A) and Environmental Protection (EP-F)

Description of Subject Lands <i>Complete applicable lines</i>		Condominium is on easement across 5373 Lakeshore (Bracken 1)	
Frontage:	520 m	Area:	17.7 ha.
Average Width:	310 m	Average Depth:	
Existing Use(s): Uncultivated fields, wooded areas, access, pond			
Proposed Use(s): Farming operation, On-farm diversified use, residences (one per existing lot)			
Existing Building(s) or Structure(s): Barn, Storage shed			
Proposed Building(s) or Structure(s): Residential building, Kitchen, Sustainable guest/employee cabins (10)			

Status of Other Planning Applications <i>Indicate status of other applications in the applicable space below</i>			
	Yes?	No?	If Yes, please describe and indicate File Number(s)
Has the subject land ever been the subject of a previous application for approval of a Plan of Subdivision or a Consent?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	consent for existing easement
Is the land also the subject of a proposed Official Plan Amendment that has been submitted for approval?	<input type="checkbox"/>	<input type="checkbox"/>	
Is the subject land also the subject of an application for Consent, approval of a Site Plan, Minor Variance or Zoning By-law Amendment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approval of an on-farm diversified use submitted concurrently

Proposed Land Use					
<i>Please complete the table below.</i>					
Proposed Land Use	No. of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha.)	Density (units/dwellings per ha.)	Number of Parking Spaces ¹
Residential					
- Single-detached	1 per existing lot	1			2
- Semi-detached					
- Row, multiple attached					
- Apartment < 2 bedrooms					
- Apartment > 2 bedrooms					
- Other (specify)	2 cabins/lot	5			
Commercial					
- Neighbour-hood					20
- Other Commercial	Kitchen				
Industrial					
Park Land Dedication	Nil			Nil	Nil
Open Space	Nil			Nil	Nil
Institutional (specify)					
Roads	Nil			Nil	Nil
Other (specify)					
¹ Complete only if for approval of a condominium description					

Condominium Applications		
<i>Additional Information</i>		
	Yes?	No?
Has a Site Plan for the proposed condominium been approved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has a Site Plan Agreement been entered into?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has a building permit for the proposed condominium been issued?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has the construction of the development started?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If construction is completed, indicated date of completion	Date of completion:	
Is this a conversion of a building containing rental units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, indicated the number of units to be converted.	Number of units to be converted:	

Provincial Policy				
<i>The table below lists the features or development circumstances of interest to the Municipality. Please complete the table below and be advised of the potential requirements in the noted sections.</i>				
Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
Class I industry. (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development for residential and other sensitive uses within 70 metres.

Provincial Policy				
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Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
Class II industry. (Medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development for residential and other sensitive uses within 300 metres.
Class III industry within 1000 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development for residential and other sensitive uses within 1000 metres.
Landfill site	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Address possible leachate, odour, vermin and other impacts.
Sewage treatment plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive uses.
Waste stabilization pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive uses.
Active railway lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30 m	Evaluate impacts within 100 metres. Active uses are more that 100 m. from railway
Controlled access highways or freeways, including designated future ones	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Evaluate impacts within 100 metres.

Provincial Policy				
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Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
Operating mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Electric transformer stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Determine possible impacts within 200 metres.
High voltage electric transmission lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Consult the appropriate electrical power service.
Transportation and infrastructure corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will the corridor be protected?
Prime agricultural land	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated
Agricultural operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Development to comply with the Minimum Distance Separation Formulae.
Mineral Aggregate resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?
Mineral Aggregate operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder continuation of extraction?
Existing pits and quarries	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder continued operation or expansion?
Significant wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate no negative impacts.


Provincial Policy				
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Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
Significant: fish habitat, woodlands, valleylands, areas of natural and scientific interest, wildlife habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate no negative impacts.
Sensitive groundwater recharge area, headwaters, and aquifers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate the groundwater recharge areas, headwaters and aquifers will be protected.
Significant built heritage resources and cultural heritage landscapes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development proposed in areas of medium/high potential for significant archaeological resources. These resources are to be studied/preserved, or where appropriate, removed, catalogued & analysed
Erosion hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Determine feasibility within the 1:100 erosion limits of ravines, river valleys and streams.
Floodplains	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Where two-zone floodplain management is in effect, development is not permitted in the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA.
Contaminated sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess an inventory of previous uses in areas of possible soil contamination.


Consistency with Provincial Policy Statement and Provincial Plans

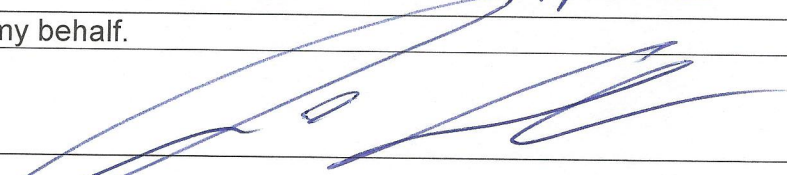
Identify how the application is consistent with the Provincial Policy Statement. Further identify any applicable Provincial Plans and whether the proposal conforms to or does not conflict with the applicable Plans. Explain below or attach separate pages.

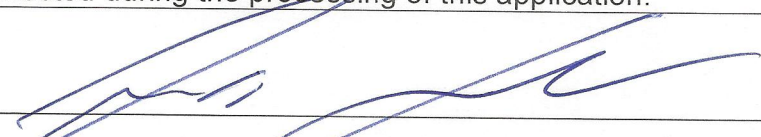
See Planning Justification Report

Servicing <i>Indicate the details of proposed services and status of applicable studies in the applicable space below</i>			
Type of Service	Yes/No	Study Required	Study Attached?
Access			
Provincial highway	no	A detailed road alignment and engineering will be confirmed when the development application is finalized. A traffic management study was completed	no
County road	no		
Municipal street, maintained all year	yes		
Undeveloped Municipal right-of-way	yes		
Water Supply			
Municipal water	no	Is there sufficient capacity available?	yes
Private well	yes		
Communal water system	no		
Sewage Disposal			
Municipal sanitary sewer	no	Is there sufficient capacity available?	to be designed
Private septic system	yes		
Communal septic system	no		
Storm Water			
Municipal storm sewer	no	A storm water management study will be required, usually as a condition of draft plan approval.	to be designed
Swales and/or ditches	yes		

Authorization of Owner for Applicant/Agent to Make the Application	
<i>If the applicant/agent is <u>not</u> the owner of the land that is the subject of this application, the written authorization of the owner that the applicant/agent is authorized to make the application must be included with this form, or the authorization set out below must be completed. If the applicant is a corporation, the application shall be signed by an Officer of the Corporation and the Corporation's seal shall be affixed.</i>	
I,	CLOVERLARK ENTERPRISES INC.
Am the owner of the land that is the subject of this application for a Plan of Subdivision Application / Condominium Description and I authorize:	
Applicant/Agent (Please Print)	ROBERT K. CLARK CLARK CONSULTING SERVICES
to make this application on my behalf.	
Owner's Signature	x 
Date	03/29/2021

Authorization of Owner for Applicant/Agent to Provide Personal Information	
<i>If the applicant is <u>not</u> the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.</i>	
I,	CLOVERLARK ENTERPRISES INC.
Am the owner of the land that is the subject of this application for a Plan of Subdivision Application / Condominium Description and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , I authorize:	
Applicant/Agent (Please Print)	ROBERT K. CLARK CLARK CONSULTING SERVICES
As my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.	
Owner's Signature	x 
Date	03/29/2021

Authorization of Owner for Applicant/Agent to Make the Application	
<i>If the applicant/agent is <u>not</u> the owner of the land that is the subject of this application, the written authorization of the owner that the applicant/agent is authorized to make the application must be included with this form, or the authorization set out below must be completed. If the applicant is a corporation, the application shall be signed by an Officer of the Corporation and the Corporation's seal shall be affixed.</i>	
I,	 Jake Deacon (representing 1222 7355 Cda Inc.)
Am the owner of the land that is the subject of this application for a Plan of Subdivision Application / Condominium Description and I authorize:	
Applicant/Agent (Please Print)	Clverpark Enterprises
to make this application on my behalf.	
Owner's Signature	x 
Date	09/09/2021

Authorization of Owner for Applicant/Agent to Provide Personal Information	
<i>If the applicant is <u>not</u> the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.</i>	
I,	Jake Deacon (representing 12227355 Cda Inc.)
Am the owner of the land that is the subject of this application for a Plan of Subdivision Application / Condominium Description and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , I authorize:	
Applicant/Agent (Please Print)	Clverpark Enterprises
As my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.	
Owner's Signature	x 
Date	09/09/2021

12227355 Canada Inc.
5373 Lakeshore Rd.
Port Hope, ON
L1A 3V7

September 7, 2021

Municipality of Port Hope
5 Mill St. S.
Port Hope, ON
L1A 2S6

RE: Consent for Condominium Access Road Application

Dear Sir/Madam,

I am writing as a director and authorized representative of 12227355 Canada Inc. to provide my consent for the application to the Municipality of Port Hope for a Condominium Access Road for 5373 Lakeshore Rd. 12227355 Canada Inc. is the owner of one of the Parcels of Tied Land (POTL) within the condominium corporation and the company is in support of the access road and its location. I am providing consent to Cloverlark Enterprises to submit an application on behalf of the condominium corporation.

I acknowledge that in order to construct the new access road, the condominium corporation will need to purchase the road allowance which spans the property, or a portion thereof, from the Municipality and that this purchase will be made using the current valuation for agricultural lands in the region.

Sincerely,



Jake Deacon
On behalf of 12227355 Canada Inc.
5373 Lakeshore Rd
Port Hope, ON
L1A 3V7

Authorization of Owner for Applicant/Agent to Make the Application	
<i>If the applicant/agent is <u>not</u> the owner of the land that is the subject of this application, the written authorization of the owner that the applicant/agent is authorized to make the application must be included with this form, or the authorization set out below must be completed. If the applicant is a corporation, the application shall be signed by an Officer of the Corporation and the Corporation's seal shall be affixed.</i>	
I,	Burke Paterson
Am the owner of the land that is the subject of this application for a Plan of Subdivision Application / Condominium Description and I authorize:	
Applicant/Agent (Please Print)	Clloverlark Enterprises
to make this application on my behalf.	
Owner's Signature	x Burke Paterson
Date	Sept 11, 2021

Authorization of Owner for Applicant/Agent to Provide Personal Information	
<i>If the applicant is <u>not</u> the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.</i>	
I,	Burke Paterson
Am the owner of the land that is the subject of this application for a Plan of Subdivision Application / Condominium Description and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , I authorize:	
Applicant/Agent (Please Print)	Clloverlark Enterprises
As my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.	
Owner's Signature	x Burke Paterson
Date	Sept 11, 2021

Burke Paterson & Jacqui Allard
5373B/C Lakeshore Rd.
Port Hope, ON
L1A 3V7

August 26, 2021

Municipality of Port Hope
5 Mill St. S.
Port Hope, ON
L1A 2S6

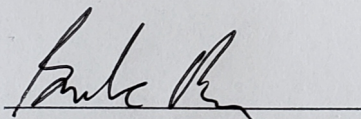
RE: Consent for Condominium Access Road Application

Dear Sir/Madam,

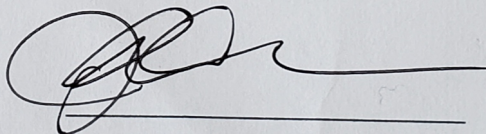
I am writing to provide my consent for the application to the Municipality of Port Hope for a Condominium Access Road for 5373 Lakeshore Rd. I am the owner of one of the Parcels of Tied Land (POTL) within the condominium corporation and I am in support of the access road and its location. I am providing consent to Cloverlark Enterprises to submit an application on behalf of the condominium corporation.

I acknowledge that in order to construct the new access road, the condominium corporation will need to purchase the road allowance which spans the property, or a portion thereof, from the Municipality and that this purchase will be made using the current valuation for agricultural lands in the region.

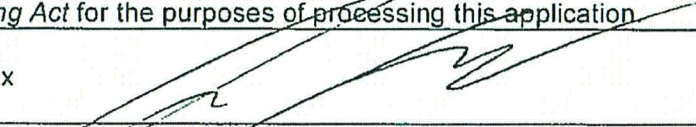
Sincerely,





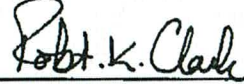
Burke Paterson
5373B/C Lakeshore Rd
Port Hope, ON
L1A 3V7



Jacqui Allard
5373B/C Lakeshore Rd
Port Hope, ON
L1A 3V7

Consent of Owner to the Use and Disclosure of Personal Information	
<i>If the applicant is the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.</i>	
I,	<i>Cloverleaf Enterprises Inc.</i>
I am the owner of the land that is the subject of this application for Plan of Subdivision Application / Condominium Description and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the <i>Planning Act</i> for the purposes of processing this application.	
Owner's Signature	x 
Date	<i>03/25/2021</i>

Cost Reimbursement	
<i>It is required that the applicant agree to be responsible for all reasonable costs and expenses as stated below.</i>	
I,	<i>Cloverleaf Enterprises Inc.</i>
I am the applicant and agree to reimburse the Municipality of Port Hope for all reasonable costs and expenses, as determined by Municipal Council, in excess of the application fee, which may be incurred by the Municipality in the processing of this Plan of Subdivision/Condominium Description application.	
Applicant's Signature	x 
Date	<i>03/25/2021</i>

Affidavit							
I,	Robert K. Clark					of the	
Municipality				of	Port Hope		
in the	County			of	Northumberland		
<p>Make oath and say (or solemnly declare) that all the above information and statements contained in this application are true and that the information contained in documents that accompany this application 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 <i>Canada Evidence Act</i>.</p>							
Sworn (or declared) before me at							
the	Municipality			of	Port Hope		
in the	County			of	Northumberland		
this	25		day of	March		20	21
 A Commissioner of Oaths, etc.				x  Applicant's Signature			
Commissioner Stamp Here Cathryn Elaine Everist, a Commissioner, etc., Province of Ontario, for Meaghan Adams Legal Prof. Corp. Expires March 13, 2022							

While every attempt will be made to ensure all submission requirements have been relayed to the applicant, the Municipality of Port Hope does not constitute this application to be a "complete application." The Council of the Municipality of Port Hope will notify the applicant that the information and material required has been provided, or has not been provided, as the case may be, and in accordance with the Planning Act.

Personal information is being collected on this form under the authority of the *Municipal Act* and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA). Please note that personal information collected will form part of the public record and is public information subject to the MFIPPA regulations and may be published as part of Council agenda and / or public consultation processes. Questions about the collection of personal information may be directed to the Municipal Clerk at 905.885.4544 or clerk@porthope.ca.

Cottage Access Easement

I/~~WR~~ Edgar Allan Nichols
of the Township of Hope
in the County of Northumberland

* If attorney
see footnote

make oath and say: When I executed the attached instrument,

I/~~WR~~ was at least eighteen years old.

Strike out
inapplicable
clauses.

I was married / ~~XXXXXXXXXXXX~~

Marion Alexander Nichols was my wife / ~~husband~~ and she was of the full
age of eighteen years.

~~XXXXXXXXXXXXXXXXXXXX~~

~~XX~~

I am not a non-resident person within the meaning of Section 116
of The Income Tax Act of Canada

Resident of
Canada, etc.

~~XXXXXXXXXX~~ SWORN before me at the Town
of Port Hope in the County of
Northumberland
this 27th day of AUGUST 19 74

Edgar Allan Nichols
[Signature]

A. Good
A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (marital status, and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority".

41797 Hope
Dated August 23rd 1974

EDGAR ALLAN NICHOLS

TO

FREDERICK W. STAUNTON and
ELIZABETH TRENT MACGREGOR

Address: c/o 15 BETHNEL ST
TORONTO, ONT.

EASEMENT FOR RIGHT
Deed of Land
OF WAY
SITUATE

in the Township of Hope

UNITED STATIONERY CO. LIMITED, LEGAL FORM DEPT.
30 PRODUCTION DRIVE, SCARBOROUGH

ASSESSMENT ROLL NO.
ADDRESS OF PROPERTY

PROPERTY OF THE
REGISTRY OFFICE

BONNEVILLE, FITZGIBBON & GOOD,
Barristers and Solicitors,
11 Mill Street North,
Port Hope, Ontario.

14
B-7-1

* Rd Allowance

No. 41797
Registry Division of Durham East (No. 5)
I CERTIFY that this instrument is registered as of
11:50 A.M. OCT 1 - 1974 in the
Registry Office at Port Hope,
Ontario. *[Signature]* REGISTRAR

REGISTRATION FEE	12.00
LAND TRANSFER TAX	11.12

41797

THIS DEED

made (in duplicate) the twenty-third day of August,
one thousand nine hundred and seventy-four

B E T W E E N:

EDGAR ALLAN NICHOLS, of the Township of Hope,
in the County of Northumberland (formerly
County of Durham), Farmer,
hereinafter called the "GRANTOR" OF THE FIRST PART

- and -

FREDERICK W. STAUNTON and ELIZABETH TRENT
MacGREGOR, both of the City of Toronto, in
the Municipality of Metropolitan Toronto,
hereinafter called the "GRANTEES" OF THE SECOND PART

- and -

MARION ALEXANDER NICHOLS, of the Township of
Hope, in the County of Northumberland, (formerly
County of Durham), wife of the said Edgar Allan
Nichols,
hereinafter called the "PARTY" OF THE THIRD PART

WITNESSETH that in consideration of other good and valuable
consideration and the sum of TWO-----(\$2.00)-----DOLLARS
paid by the Grantees to the Grantor, receipt whereof is hereby
acknowledged, the Grantor grants to the Grantees, their heirs,
assigns and the occupants from time to time of the lands and
premises described in registered Instruments Numbers 33149, 4647
and N8546/a an easement for a right of way for persons and vehicles over the following
land:

ALL THOSE portions of Lot 14, Concession 1, and the road allowance
between Concessions 1 and the Broken Front in the Township of Hope,
in the County of Northumberland (formerly County of Durham) in
the Province of Ontario designated as Parts 1, 2 and 3 on a reference
plan deposited in the Land Registry Office for the Registry Division
of Durham East as Plan 9R447.


AND TOGETHER WITH a right to the Grantees, their heirs, executors,
administrators, assigns, agents, workmen, employees and contractors
to construct and maintain power and telephone lines from Lakeshore
Road, such lines to follow the right of way hereby granted.

PROVIDED that the Grantor shall have the right fully to use and
enjoy the right of way except as may be necessary for the purposes
herein granted to the Grantees.

SERIAL NUMBER 41797

This is to certify that no lien is claimed under The Land Speculation Tax Act, 1974, with respect to the designated land described herein, to and including 11/23/74

for The Minister of Revenue



Ontario

XX
XX
XX
XX

The said Grantor Covenants with the said Grantees That he has the
right to convey the said ^{easement} lands to the said Grantees notwithstanding any act
of the said Grantor.

XX
XX

And the said Grantor Covenants with the said Grantees that he will
execute such further assurances of the said lands as may be requisite to perfect
the Grantees' interests in the said lands.

XX
XX
XX
XX

AND the Party of the Third Part hereby bars her dower in the
said Lands.

In Witness Whereof the said parties hereto have hereunto set
their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

A. P. Wood

Edgar Allan Nichols
Edgar Allan Nichols
Marion Alexander Nichols
Marion Alexander Nichols

THE LAND TRANSFER TAX ACT, 1974

Affidavit of Residence

IN THE MATTER OF THE CONVEYANCE OF Lot 14, Concession 1, and road allowance
between Concessions 1 and the Broken Front in the Township of Hope
(insert brief description of land)
County of Northumberland designated as Parts 1, 2 & 3 on reference
Plan 9R447.

TO FREDERICK W. STAUNTON and ELIZABETH TRENT MacGREGOR
(insert names of all transferees)

I, ARTHUR RONALD GOOD of R. R. #4, Port Hope, Ontario.
(print name and address)

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent):

(a) A person to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed;

(b) One of the trustees named in the above-described conveyance to whom the land is being conveyed;

(c) A transferee named in the above-described conveyance;

(d) An agent authorized in writing to act for _____ who is a person
(insert name of principal)
described in paragraph _____ above (insert only one of paragraph (a), (b), or (c) above);

(e) The solicitor acting in this matter for Frederick W. Staunton who is a person
(insert name of client)
described in paragraph a above (insert only one of paragraph (a), (b) or (c) above);

and as such, I have personal knowledge of the facts herein deposed to.

2. None of the transferees to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed is, within the meaning of the Act, a non-resident person (strike out this paragraph if inapplicable).

~~3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons:~~

(insert the name and place of residence — or in the case of a corporation, the place of incorporation — of any transferee who is a non-resident person. If space is insufficient, attach a list of those transferees who are non-resident persons.)

4. I have read over and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clause f and g of subsection 1 of section 1 of the Act.

Sworn before me at the Town
of Port Hope
in the County
of Northumberland

this 1st
day of October 19 74

Arthur Ronald Good

A Commissioner, etc.

I, ARTHUR RONALD GOOD

of the Town of Port Hope

in the County of Northumberland SOLICITOR make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed at the Town of Port Hope by Edgar Allan Nichols and Marion Alexander Nichols

*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the Town of Port Hope

in the County of Northumberland

this 27TH day of AUGUST 1974

AR Good

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters and after the instrument had been read to him and he assented fully to understand it. Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

Amended, May, 1971

In The Matter of The Land Transfer Tax Act

PROVINCE OF ONTARIO } I, ARTHUR RONALD GOOD
COUNTY OF } of the Town of Port Hope
NORTHUMBERLAND }
To Wit: } in the County of Northumberland
} named in the within (or annexed) transfer,

*For place of residence insert appropriate County, District, Regional Municipality, etc.

make oath and say:

This affidavit may be made by the purchaser or vendor or by any person acting for the purchaser or the vendor under power of attorney, or by an agent accredited in writing by the purchaser, or vendor or by the solicitor of either of them or by some other person approved by the Minister of Revenue.

- I am solicitor for the Grantor named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- (1) The Total Consideration for this transaction has been allocated as follows:

(a) Land, buildings, fixtures and goodwill	\$	<u>NIL</u>
(b) Chattels—items of tangible personal property	\$	<u>NIL</u>
Total consideration		\$ <u>NIL</u>
- (2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

(a) Monies paid in cash	\$	<u>NIL</u>
(b) Property transferred in exchange (Detail Below)	\$	<u>NIL</u>
(c) Securities transferred to the value of (Detail Below)	\$	<u>NIL</u>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$	<u>NIL</u>
(e) Monies secured by mortgage under this transaction	\$	<u>NIL</u>
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>NIL</u>
(g) Other (Detail Below)	\$	<u>NIL</u>
Total Consideration (should agree with 3(1) (a))		\$ <u>NIL</u>

All blanks must be filled in.

- If consideration is nominal, is the transfer for natural love and affection? n/a
- If so, what is the relationship between Grantor and Grantee? n/a
(If other than husband and wife, complete 3(2) (d))
- Other remarks and explanations (if necessary) exchange of rights-of-way

For the purpose of this affidavit insert above only the value of chattel, the value of which in the opinion of the appraiser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction, when chattels are priced at \$100.00, the applicable action with a value by the purchaser in the Province of Ontario and remitted to the Minister of Revenue.

SWORN before me at the Town of Port Hope

this 27TH day of AUGUST 1974

AR Good
_____ (signature)

A Commissioner, etc.

Retail sales tax is payable on the valuation of items shown in 3(1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act.

**Attachment 5
Condominium Directory**

Property	Owner's Name	Length of Ownership	Lot Area (ha)	Lot Frontage (m)	Legal Description
5373 Lakeshore Rd	Cloverlark Enterprises (Bracken 1)	5 months	11.9	520	Part Lots 13 & 14 Concession 1, Hope, Parts 3,4,5,6,7,8,9,& 10 Plan 39R7494 subject to easement PH13903 and PH41797
5373 Lakeshore Rd	12227355 Canada Inc.	5 months	0.23	58 lake	Pt Lot 14 Con Broken Front part 2 38R13754 T/W PH41979;S/T PH13902
5373 B & C Lakeshore Rd	Burke Paterson & Jacqui Allard	10 Months	0.12	35 lake	Pt Lot 13-14 Con Broken Front Pt Road Allowance Between Con1 and Broken Front as in PH4647 & PH8546 except easement therein
5373 D Lakeshore Road	Steven MacKinnon & Colleen Allen (Bracken 2)	5 Months	4.7	200 lake	Pt Lot 13 & 14 Broken Front Conc Parts 15,16,17,18,19,20,21,23,24 & 25 Plan 39R-7494 S/T easement PH13902, PH41797, PH68771& PH68772