



**APPLICATION FOR APPROVAL OF  
A PLAN OF SUBDIVISION OR  
CONDOMINIUM**

TO BE COMPLETED BY THE PLANNING DEPARTMENT:			
Date Submitted:	Date Complete:	Fee Rec'd:	File No.:

<b>1.0 Application Information</b>			
1.1 Name of Property Owner(s): <b>SIREG 6 Cartier Inc.</b>			
If a corporation, name and position of Principals <b>Todd C. Slater</b>			
Address (including Postal Code) <b>1075 Sutton Drive, Burlington, ON L7L 5Z8</b>			
Tel No.: <b>905-812-2524</b>	Cell No.:	Fax No.:	Email: <b>todd@thesimpleinvestor.com</b>
1.2 Name of Applicant/Agent: <b>Bernie Divona</b>			
Address (including Postal Code) <b>1075 Sutton Drive, Burlington, ON L7L 5Z8</b>			
Tel No.: <b>905-812-2524</b>	Cell No.:	Fax No.:	Email: <b>jasdeep@thesimpleinvestor.com</b>
<p>Note: If this application is signed by an applicant/agent on behalf of an owner, the owner's written authorization under section 14.0 of this application must be completed. If the owner is a corporation acting without agent, the application must be signed by an officer of the corporation with authority to bind the corporation.</p>			

<b>2.0 Pre-Consultation and Supporting Documentation</b>	
2.1	<p>Have you scheduled and completed a mandatory pre-consultation meeting with the City of Brockville Planning Staff as required under Section 6.4.13 of the Official Plan for the City of Brockville? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If so, please specify the date of the mandatory pre-consultation meeting: Date: <u>April 20, 2023, with Andrew McGinnis</u></p> <p>If not, please contact the Planning Department to arrange a pre-consultation meeting prior to submitting an Application for Approval of a Subdivision or Condominium. Planning Department Contact: Mr. Jonathan Fauschou, Planner I, (613) 342-8772, ext. 4449; email to: <a href="mailto:jfauschou@brockville.com">jfauschou@brockville.com</a>.</p>
2.2	<p>At the time of the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision/Condominium, Minor Variance, or Consent, the City may require information as indicated in Appendix 1 attached to this application form.</p>
2.3	<p>With respect to the submission of this application, the required supporting studies, additional information and materials required to be submitted are those that were discussed and listed as a requirement during the pre-consultation process.</p> <p>Please attach a list of the documents being submitted with the application. One (1) paper copy and one (1) digital (.pdf) copy of each document is required to be provided with the application.</p> <p>Should any of the required documents not be available at the time of submission of your application, please indicate on the list the reason it is not available and a date when the City can expect to be in receipt of the document.</p> <p>Note (1): the application may not be considered to be complete until all reports have been received. Note (2): the City of Brockville reserves the right to request additional studies, information and/or materials.</p>

<b>3.0 Description of the subject land:</b>		
3.1 Street and Civic Address:		
Copy of Deed for subject property attached, including the Property Identification Number (PIN):		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Copy of Survey attached:		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Lot Number: <b>Part Block D</b>	Registered Plan: <b>Plan 329</b>	
Part Number: <b>Part 7</b>	Reference Plan: <b>28R-5322</b>	
Township Lot:	Concession No.:	
3.2 Are there any easements, rights-of-way or restrictive covenants affection the subject land?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, describe each easement or covenant and its effect.		
Reference Plan No.	Instrument No.	Purposed of Easement and/or Covenant (eg. Hydro, sewer, pipeline, etc.)
Pt. 7, 28R-5322	LR170841Z	Restrictive Covenants
329	LR48372	Public Utilities Commission - Street Lighting and Underground Electrical Distribution
3.3 Dimensions of Subject Land: <b>88.54 feet x 273 feet more or less, irregular</b>		
Frontage (m): <b>88.54 feet (more or less)</b>	Average Width (m): <b>116 feet (more or less)</b>	
Average Depth (m): <b>273 feet (more or less)</b>	Area (m <sup>2</sup> ): <b>28,619 sq ft</b>	Hectares:

<b>4.0 Draft Plan of Subdivision</b>
A draft plan of the proposed subdivision, drawn to scale and showing the following information, must be submitted with the application:
<ul style="list-style-type: none"> <li>The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor;</li> <li>The locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;</li> <li>On a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;</li> <li>The purpose for which the proposed lots are to be used;</li> <li>The existing uses of all adjoining lands;</li> <li>The approximate dimensions and layout of the proposed lots;</li> <li>Natural and artificial features such as buildings or other structures or installations, railways, highways, transmission lines, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;</li> <li>The availability and nature of domestic water supplies;</li> <li>The nature and porosity of the soil;</li> <li>Existing contours of elevations as may be required to determine the grade or the highways and the drainage of the land proposed to be subdivided;</li> <li>The municipal services available or to be available to the land proposed to be subdivided ; and</li> <li>The nature and extent of any restrictions affecting the land proposed to be subdivided, including rights-of-way, restrictive covenants or easements.</li> </ul>

<b>5.0 Aboriginal Land Claims</b>		
5.1 Does the proposed development apply to lands subject to any aboriginal land claims or a provincial/aboriginal co-management agreement?		
Yes	No	Unknown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If known, provide any information you may have as an attachment to this application (titled and referenced by number).		
5.2 Have you consulted with Aboriginal Peoples on this proposed development?		
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes, provide any information you have on the consultation process and the outcome of the consultation as an attachment to this application (titled and referenced by number).		

<b>6.0 Archaeological Resources or Potential</b>		
6.1 Does the subject land contain any know archaeological resources or areas of archaeological potential?		
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes, does the plan propose to develop lands within the subject lands that contain:		
• Known archaeological resources <sup>1</sup> ? (see notes below)	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>
• Areas of archaeological potential <sup>2</sup> ? (see notes below)	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>
6.2 If yes to 6.1, the following reports must be prepared, added to the document list, and attached to this application.		
a) an archaeological assessment that is prepared by a person who holds a license that is effective with respect to the subject land and issued under Part 6 Conservation of Resources of Archaeological Value) or the Ontario Heritage Act; and		
b) a conservation plan for any archaeological resources identified in the assessment.		
If the reports are not attached to the application, please provide a date as to when they will be available. The application may not be considered to be complete until such time as the reports are submitted.		
6.3 What information did you use to determine the answers to the above questions on Archaeological Resources and potential?		
An appraisal and a building condition report was reviewed by the applicant, prior, to purchasing the subject property. Neither the appraisal nor the building condition report support any opinion regarding archaeological resources on the subject lands.		
Notes: 1. Archaeological resources include artifacts, archaeological sites and marine archaeological site. Refer to the PPS for the definition.		
2. Areas of archaeological potential mean areas with the likelihood to contain archaeological resources. Refer to the PPS for the definition.		

<b>7.0 Designation of the Subject Lands and Current and Proposed Land Use</b>		
7.1 Current designation(s) of the subject land(s) under the applicable Official Plan for the City of Brockville:		
Residential		
7.2 Current zoning of the subject land(s):		
Residential		
7.3 If the land is covered by a Minister's Zoning Order (MZO), what is the regulation number?		
7.4 If the land is covered by a MZO, what uses are permitted by the order?		
7.5 What is the current use of the subject land? Residential		

7.6	Surrounding land uses	Official Plan Designation	Zone
	East:		
	West:		
	North:		
	South:		

7.7 Check whether this application is for approval of:

Plan of Subdivision

Condominium

Indicate the type of condominium proposed:

Standard

Amalgamation

Vacant Land

Common Elements

Leasehold

Phased (If phased condominium, please provide approximate time line for completion)

(Refer to Condominium Act, 1998, s.o. 1998, c.19 for definitions.)

7.8 Table A - Proposed Land Use (complete the table including each lot/block on the plan)

Proposed Land Use		Number of Units	Number of Dwellings	Number of Blocks and/or Lots on Draft Plan	Area (ha.)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential	Detached						
	Semi-Detached						
	Multiple Attached						
	Apartment	18					13 (average)
	Secondary Uses						
	Other (specify)						
Commercial							
Industrial							
Park, open space			Nil			Nil	Nil
Institutional (specify)							
Roads			Nil			Nil	Nil
Totals:							

Other (specify):

---

7.9 Has there been an industrial or commercial use on the subject land or adjacent lands?  
If yes, specify the uses and location. Yes  No  Unknown

---

7.10 Has the grading of the subject land been changed by adding earth or other material(s)? Yes  No  Unknown

---

7.11 Has a gas station been located on the subject land or adjacent land at any time? Yes  No  Unknown

---

7.12 Has there been petroleum or other fuel stored on the subject land or adjacent land? Yes  No  Unknown

---

7.13 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands?  
Yes  No  Unknown

---

7.14 What information did you use to determine the answers to the above questions on former uses?  
An appraisal and building condition report which was reviewed by the applicant, prior, to the applicant purchasing the subject property.

---

7.15 If yes to any of items 7.9 to 7.13 inclusive, an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is required.  
  
The inventory of previous uses is required to be attached to the application. If the inventory is not attached to the application, please provide a date as to when it will be available. The application may not be considered to be complete until such time as the list is submitted.

---

7.16 If yes to any of items 7.9 to 7.13 inclusive, was an Environmental Site Assessment (ESA) conducted under the Environmental Assessment Act or has a Record of Site condition (RSC) been filed? Yes  No   
  
If yes, provide File Number and attach a copy of the report to the application. File No \_\_\_\_\_  
  
If not, provide an explanation why an ESA or RSC have not been undertaken

**8.0 Status of Other Applications under the Planning Act (respecting the subject lands)**

8.1 Has the subject land ever been, or is it currently, the subject of any other application(s) under the Planning Act? Yes  No

If yes, specify the file number of the application(s) and status, if known:

Application Type	Yes	No	File No.	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status:
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status:
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	File No. LR172288 Dev Agree & LR173864 Use Plan	Status: registered Feb 26, 1987 and April 29 1987
Consent	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status:
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status:
LPAT*	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status
Other:	<input type="checkbox"/>	<input type="checkbox"/>	File No.	Status

\*For those applications before the LPAT, provide the LPAT file number and the status of the appeal.

**9.0 Provincial Policy**

9.1 Is the proposed development consistent with the Provincial Policy Statement (PPS) issued under subsection 3(1) of the Planning Act? Yes  No

9.2 As part of the Planning Rationale Report to be submitted with this application, explain how the application is consistent with the PPS.

9.3 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject land? Yes  No

If yes, a copy of the site assessment report is required to be submitted with this application.

9.4 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features on adjacent lands? If yes, a copy of each study is required to be submitted with this application. Yes  No

9.5 Appendix 2 to this application, is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested approval. Please check the appropriate boxes in Appendix 2 and submit with this application.

**10.0 Housing Affordability**

10.1 For applications that include permanent housing, complete Table B – Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach a separate sheet.

Table B – Housing Affordability

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/ Rent
Single-detached			
Semi-detached			
Link/Semi-detached			
Row or townhouse			continued next page
Apartment Block	18		2-Bedroom Rent \$1132.32
Other types or multiples			

10.2 Explain how the proposed development would assist in:

- i) achieving the municipality's targets for residential intensification and redevelopment; and
- ii) implementing the municipality's development standards and policies for residential intensification and redevelopment.
- iii) providing for affordable housing

Provide a detailed explanation as part of the Planning Rationale Report to be submitted with this application.

10.3 Is there any other information that may relate to the affordability of the proposed housing or the type of housing needs served by the proposal? Yes  No

If yes, provide this information as part of the Planning Rationale Report to be submitted with this application.

## 11.0 Servicing

### 11.1 Water and Sanitary Sewer Services:

In accordance with the Official Plan for the City of Brockville, all development shall only be permitted on full municipal services.

The City shall ensure that both municipal water supply and sewage systems perform within permitted operating standards. The City may require the preparation and approval of a functional servicing report prior to development approval.

### 11.2 Stormwater Management:

Prior to development approval of subdivisions, the City shall require the preparation and approval of a Stormwater Management Plan which is acceptable to the City, the Cataraqui Region Conservation Authority, and the Ministry of the Environment.

The Stormwater Management Plan shall be completed in accordance with the guidelines of the Cataraqui Region Conservation Authority and the current Ministry of the Environment Stormwater Planning and Design Manual.

Has a Stormwater Management Plan been prepared?

Yes  No

If yes, add to the list of reports attached to this application and provide copies as required.

If not, add to the list of reports and explain when the plan will be prepared and submitted.

## 12.0 Access to the Subject Property

12.1 Indicate the proposed primary and secondary access to the subject land:

- i) provincial highway, namely: HWY 401
- ii) municipal road, namely : Cartier Court
- iii) other public road, namely: off Kensington Parkway
- iii) right-of-way, namely:
- iv) water, namely:

12.2 If access to subject land is by water only, indicate the parking and docking facilities used, or to be used, and the approximate distance of these facilities from the subject land or the nearest public road:



**13.0 Additional Information**

13.1 Is there any additional information that may be useful to the City Planning Department in reviewing this development proposal? If so, explain below (attach a separate sheet if needed):

13.2 Where applicable and relevant information is available in a planning or a technical study/report prepared for the proposal, please provide the name, section and page number if you have referenced the study/report in any of the questions in this application

**14.0 Authorizations of the Owner of the subject lands:**

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner stating that the agent is authorized to make the application must be included with this form or the authorization set out below must be completed.

**14.1 Authorization of Owner for Agent to Make the Application**

I, Todd Slater, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize Bernie Divona to make this application on my behalf.

Date: March 8, 2024

Signature of Owner: 

Name & Position (print): Todd Slater - President

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the agent is authorized to provide personal information respecting the owner must be included with this form or the authorization set out below must be completed.

**14.2 Authorization of Owner for Agent to Provide Personal Information**

I, Todd Slater, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize Bernie Divona 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 the application.

Date: March 8, 2024

Signature of Owner: 

Name & Position (print): Todd Slater - President

**14.3 Declaration of the Owner Respecting Municipal Freedom of Information**

In accordance with the provisions of the Planning Act, it is the policy of the City of Brockville Planning Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation thereto, I Todd Slater being the owner of the land that is the subject of this application, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the City of Brockville to post a Notice of Planning Application sign on the subject property and permit access to municipal staff to the subject site for purposes of evaluation of the subject application.

Date: March 8, 2024

Signature of Owner: 

Name & Position (print): Todd Slater - President

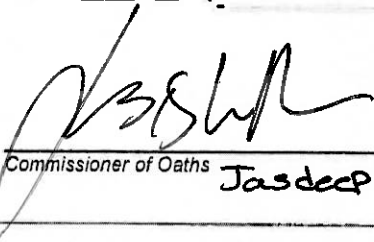
**15.0 Affidavit or Sworn Declaration of Applicant**


I, Bernie Divona of the City of Vaughan  
(name) (municipality)

in the province of Ontario, make oath and say (or solemnly declare) that the information required under Schedule 1 to Ontario Regulation 544/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

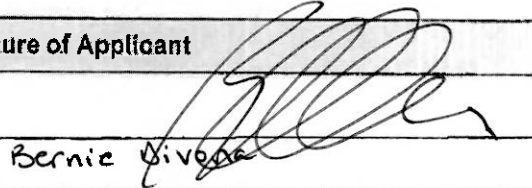
Sworn (or declared) before me at the Burlington, ON in the \_\_\_\_\_  
(municipality) (county)

on the 8 day of March, 2024

  
Commissioner of Oaths Jasdeep Dhillon

  
Applicant Bernie Divona

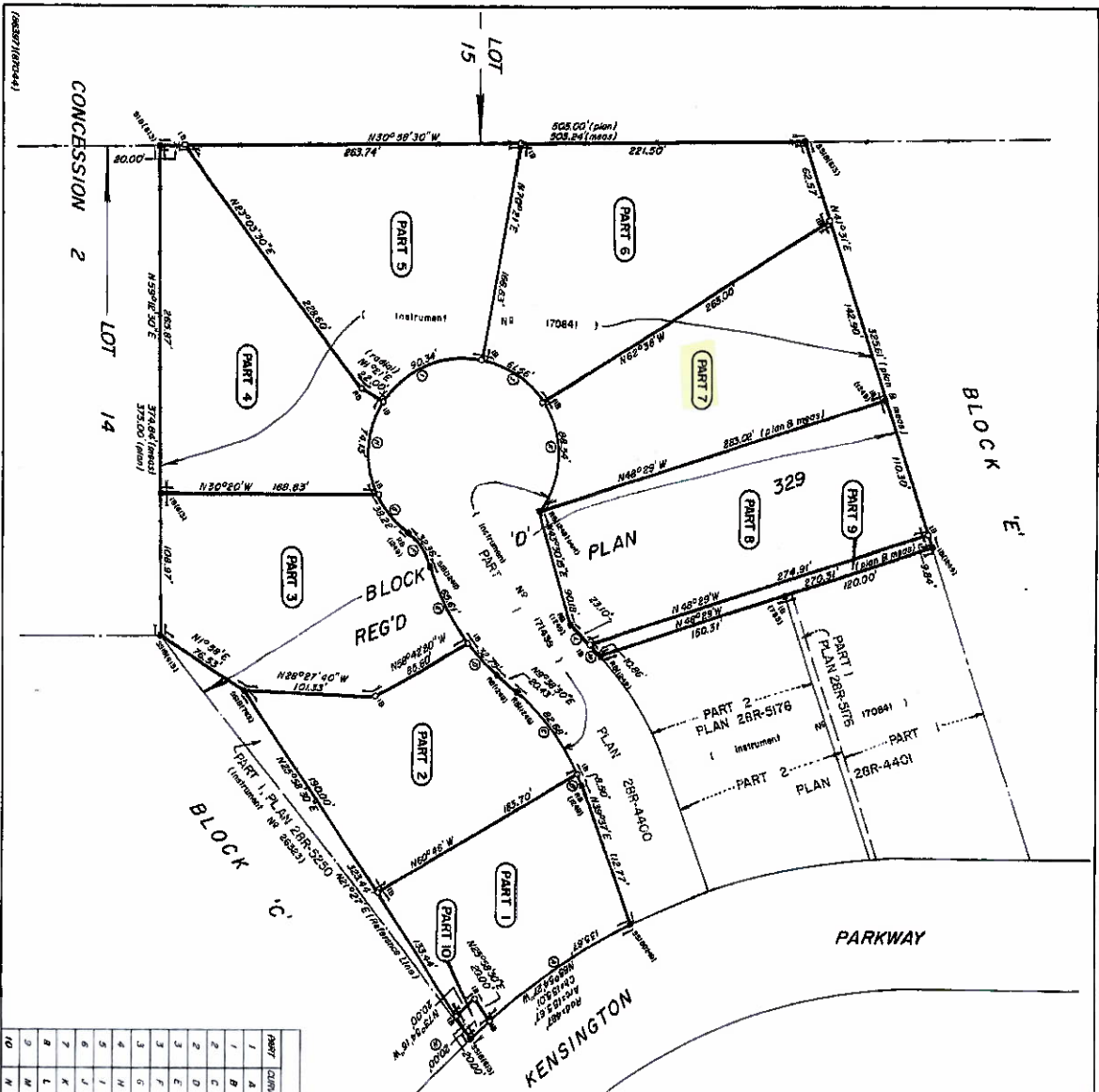
**16.0 Signature of Applicant**

Applicant:   
Bernie Divona

Date Submitted: March 8, 2024

**17.0 Notes for Review (provided for your information)**

- 17.1. Please ensure that Appendix 1 and Appendix 2 to this Application for subdivision approval are reviewed and completed.
- 17.2. The current application fees for a Subdivision can be found attached in Appendix 3.
- 17.3. Review by the Cataraqui Region Conservation Authority (CRCA) is required for amendments affecting sites within Environmental Protection and Waterfront Categories as depicted on Schedule "B" to the Official Plan for the City of Brockville. The fee for review, as shown in Appendix 4 must be submitted with the application for amendment in order to be considered a complete application. The CRCA fee should be provided in a separate cheque made payable to the Cataraqui Region Conservation Authority.
- 17.4. Should an appeal be lodged with respect to City Council's decision on this application, an additional filing fee (See App 3) per application is required to be paid by the applicant prior to the appeal being forwarded to the Local Planning Appeal Tribunal (LPAT). In addition, the applicant shall be responsible for 75% of all City of Brockville costs relative to the LPAT Hearing. The noted filing fee shall be credited to the applicant when all costs are calculated.
- 17.5. **Authority to Enter Land and Photograph**  
By signing this document, you agree to grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application.



SEQUENCE OF PARTS

PART	BLOCK PLAN	AREA	INSTRUMENT NO
1	D	20,660 sq ft	170841
2	D	25,519 sq ft	170841
3	D	29,969 sq ft	170841
4	D	29,660 sq ft	170841
5	D	31,959 sq ft	170841
6	D	34,264 sq ft	170841
7	D	28,609 sq ft	170841
8	D	31,303 sq ft	170841
9	D	2,682 sq ft	170841
10	D	204 sq ft	170841

CAUTION:  
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

REFERENCE PLAN  
SHOWING  
PARTS OF BLOCK 'D', REG'D PLAN 329  
CITY OF BROCKVILLE  
COUNTY OF LEEDS  
SCALE: 1" = 60'

K. M. WISEMAN LIMITED  
ONARIO LAND SURVEYORS  
1986

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.  
Jan. 22, 1987  
M. K. Wiseman  
REGISTRAR FOR THE ONARIO LAND SURVEYOR DIVISION OF THE COUNTY OF LEEDS

RECEIVED AND DEPOSITED  
Feb. 10th 1987  
M. K. Wiseman  
REGISTRAR FOR THE ONARIO LAND SURVEYOR DIVISION OF THE COUNTY OF LEEDS

PART	CLINE	RUINS	ANG	CHORD	BEARING
1	A	486'	135.67°	108.23'	N64°43.43' W
1	B	174.25'	8.50°	8.50'	N89°19.58' E
2	C	174.25'	82.68°	81.91'	N23°13.23' E
2	D	171'	32.75°	32.70'	N59°07.41' E
3	E	171'	82.61°	82.21'	N23°05.24' E
3	F	30'	34.36°	31.80'	N64°03.08' E
3	G	75'	38.22°	37.81'	N60°01' E
4	H	75'	74.13°	71.15'	N63°02' E
4	I	75'	90.34°	84.28'	N45°08.30' W
6	J	75'	61.96°	59.85'	N49°58' E
7	K	75'	88.54°	83.49'	N62°13' E
8	L	140.25'	23.10°	23.09'	N89°23'07' E
9	M	140.25'	102.86°	102.86'	N10°23'08' E
10	N	486'	200.0°	200.0°	N73°54.16' W

NOTE: BEARINGS ARE ASTROMONIC AND ARE DERIVED FROM THE NW CORNER OF BLOCK 'C' REG'D PLAN 329, HARBOR A BEARING OF N61° 57' E.

NOTE: LINES ARE NET RADIAL, UNLESS OTHERWISE NOTED.

LEGEND:  
 1/8 DENOTES IRON BAR  
 1/16 DENOTES IRON BAR  
 5/16 DENOTES IRON BAR  
 3/16 DENOTES SHORT STANDARD IRON BAR  
 ■ DENOTES MONUMENT FOUND  
 □ DENOTES MONUMENT SET  
 ○ DENOTES FENCE

SURVEYOR'S CERTIFICATE:  
 I HEREBY CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH "THE SURVEY ACT" AND "THE REGISTRY ACT" AND THE REGULATIONS MADE THEREUNDER,  
 2. THE SURVEY WAS COMPLETED DECEMBER 16, 1986.

Jan. 22, 1987  
 M. K. Wiseman  
 ONARIO LAND SURVEYOR  
 P.O. BOX 485,  
 BROCKVILLE, ONT.

K. M. WISEMAN LIMITED

**Properties**

*PIN* 44183 - 0144 LT *Interest/Estate* Fee Simple  
*Description* PT BLK D PL 329 PART 7, 28R5322; BROCKVILLE  
*Address* 00006 CARTIER CRT  
 BROCKVILLE

**Consideration**

*Consideration* \$2,300,000.00

**Transferor(s)**

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

*Name* COWBURN, AIDAN MEREDITH  
*Address for Service* 3 Montana Cres, Brooklin, Ontario, L1M  
 0B8

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

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

*Name* LUMLEY, LEAH ELIZABETH AIMEE  
*Address for Service* 1102 - 50 Hillsboro Avenue, Toronto, ON  
 M5R 1S8

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)**

<b>Transferee(s)</b>	<b>Capacity</b>	<b>Share</b>
<i>Name</i> SIREG 6 CARTIER INC.	Registered Owner	
<i>Address for Service</i> 7275 Rapistan Court, Mississauga, ON L5N 5Z4		

**Statements**

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

**Signed By**

Kirsten Chaconia Corinne Musgrove	65 Bridge St. E. Belleville K8N 1L8	acting for Transferor(s)	Signed	2021 07 16
-----------------------------------	---	-----------------------------	--------	------------

Tel 613-966-5222

Fax 613-966-8036

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Lawrence Zimmerman	3338 Dufferin St. Toronto M6A 3A4	acting for Transferee(s)	Signed	2021 07 16
--------------------	---	-----------------------------	--------	------------

Tel 416-489-8422

Fax 416-489-6222

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).



**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 44183 - 0144 PT BLK D PL 329 PART 7, 28R5322; BROCKVILLE

BY: COWBURN, AIDAN MEREDITH  
LUMLEY, LEAH ELIZABETH AIMEE

TO: SIREG 6 CARTIER INC. Registered Owner

## 1. TODD C. SLATER, PRESIDENT

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 \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for SIREG 6 CARTIER INC. described in paragraph(s) (c) 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.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:  
does not contain a single family residence or contains more than two single family residences.

## 3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2,300,000.00
(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))	\$2,300,000.00
(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	\$2,300,000.00

## 6. Other remarks and explanations, if necessary.

- 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.
- 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:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- 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.
- 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 28 Registration No. LE128921 Date: 2021/07/16

B. Property(s): PIN 44183 - 0144 Address 00006 CARTIER CRT Assessment 0802030 - 08013704  
BROCKVILLE Roll No

C. Address for Service: 7275 Rapistan Court, Mississauga, ON L5N 5Z4

D. (i) Last Conveyance(s): PIN 44183 - 0144 Registration No. LE95888  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Lawrence Zimmerman  
3338 Dufferin St.  
Toronto M6A 3A4



LAND  
REGISTRY  
OFFICE #28

44183-0144 (LT)

PROPERTY DESCRIPTION: PT BLK D PL 329 PART 7, 28R5322; BROCKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LP CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2006/06/19

OWNERS' NAMES  
SIREG 6 CARTIER INC.

CAPACITY SHARE  
ROWN

\* 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/ CHRD
**	PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/06/16 **				
**	SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:				
**		SUBSECTION 4(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: 2006/06/19 **				
LR48372	1972/05/03	AGREEMENT			THE PUBLIC UTILITIES COMMISSION OF THE CITY OF BROCKVILLE	C
28R4400	1984/01/10	PLAN REFERENCE				C
LR168887	1986/10/28	BYLAW				C
LR169338	1986/11/07	AGREEMENT				C
LR1708412	1987/01/02	REST COV APL ANNEX				C
28R5322	1987/02/16	PLAN REFERENCE				C
LR172286	1987/02/26	AGREEMENT			CITY OF BROCKVILLE	C
		REMARKS: SKETCH ATTACHED.				
LR173864	1987/04/29	NOTICE AGREEMENT			CITY OF BROCKVILLE	C
		REMARKS: SITE PLAN CONTROL				
LR182823	1988/02/08	BYLAW				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.





# Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #28

44183-0144 (LT)

PAGE 2 OF 3  
PREPARED FOR Marion01  
ON 2023/12/12 AT 15:14:19

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

REG. NOM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
LR202816	1989/11/06	RELEASE				C
	REMARKS: LR172286					
LR214029	1990/10/30	BYLAW				C
LR342960	2004/05/12	TRANSFER		*** COMPLETELY DELETED ***	1425460 ONTARIO LTD.	
LR342961	2004/05/12	CHARGE		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA	
LR342962	2004/05/12	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
	REMARKS: LR342961					
LR342963	2004/05/12	NOTICE		*** COMPLETELY DELETED ***		
	REMARKS: LR342961, LR342962					
LE19586	2009/10/01	TRANSFER		*** COMPLETELY DELETED *** 1425460 ONTARIO LTD.	LUMLEY, CHARLES CLIFFORD LUMLEY, CONSTANCE ELAINE	
	REMARKS: PLANNING ACT STATEMENTS					
LE19587	2009/10/01	CHARGE		*** COMPLETELY DELETED *** LUMLEY, CHARLES CLIFFORD LUMLEY, CONSTANCE ELAINE	PEOPLES TRUST COMPANY	
LE19588	2009/10/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** LUMLEY, CHARLES CLIFFORD LUMLEY, CONSTANCE ELAINE	PEOPLES TRUST COMPANY	
	REMARKS: LE19587					
LE20330	2009/10/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
	REMARKS: LR342961.					
LE67623	2014/10/09	CHARGE		*** COMPLETELY DELETED *** LUMLEY, CHARLES CLIFFORD LUMLEY, CONSTANCE ELAINE	PEOPLES TRUST COMPANY	
LE67624	2014/10/09	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LE95888	2017/12/19	TRANSFER		LUMLEY, CHARLES CLIFFORD LUMLEY, CONSTANCE ELAINE *** COMPLETELY DELETED ***	PEOPLES TRUST COMPANY  LUMLEY, LEAH ELIZABETH AIMEE COMBURN, AIDAN MEREDITH	
LE117021	2020/06/26	NOTICE		*** COMPLETELY DELETED *** LUMLEY, LEAH ELIZABETH AIMEE COMBURN, AIDAN MEREDITH	PEOPLES TRUST COMPANY	
LE117022	2020/06/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** PEOPLES TRUST COMPANY		
REMARKS: LE19587.						
LE128921	2021/07/16	TRANSFER	\$2,300,000	COMBURN, AIDAN MEREDITH LUMLEY, LEAH ELIZABETH AIMEE	SIREG 6 CARTIER INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
LE128922	2021/07/16	CHARGE	\$1,900,000	SIREG 6 CARTIER INC.	HMT HOLDINGS INC.	C
LE128923	2021/07/16	NO ASSGN RENT GEN		SIREG 6 CARTIER INC.	HMT HOLDINGS INC.	C
REMARKS: LE128922						
LE129787	2021/08/09	CHARGE	\$400,000	SIREG 6 CARTIER INC.	HMT HOLDINGS INC.	C
LE129788	2021/08/09	NO ASSGN RENT GEN		SIREG 6 CARTIER INC.	HMT HOLDINGS INC.	C
REMARKS: LE129787						
LE136092	2022/02/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** PEOPLES TRUST COMPANY		
REMARKS: LE67623.						
LE141043	2022/08/02	NOTICE	\$2	SIREG 6 CARTIER INC.	HMT HOLDINGS INC.	C
REMARKS: LE128922						

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.