



Corporation of the
the Town of St. Marys

Application for Minor Variance
(Under Section 45 (1) of the Planning Act)
 Application for Permission
(Under Section 45 (2) of the Planning Act)

File No. A

Instructions

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. An accurate scaled drawing of the subject land must be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application (See Section 11.0).

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41 of the Planning Act.

Completeness of the Application
The information in this form that must be provided by the applicant is indicated by black arrows (➤) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 200/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and a scaled drawing. If the mandatory information is not provided, the Town will return the application or refuse to further consider the application.

To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Approval Process

Upon receipt of an application, the required fee and other information (as required) the Secretary of the Committee of Adjustment will determine whether the application is complete. Once complete, a notice of hearing will be circulated as required by the Ontario Planning Act. The applicant is encouraged to attend the hearing to present the proposal. The applicant will be provided notice of any decision made by the Committee concerning the application. If no notice of appeal is given within twenty days, the decision of the Committee is final and binding.

For Help

To help you complete the application form, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

Please Print and Complete or (✓) Appropriate Box(es)

1.0 Application Information

➤ 1.1 Name of Owner(s) An owner's authorization is required if the applicant is not the owner (See Section 11.0)

Name of Owner(s) Andrea and Rick Martin	Home Telephone No. 519-284-2319	Business Telephone No.
Address 50 Meadowridge Drive St. Marys	Postal Code N4X1C1	Fax No.

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or Company acting on behalf of the owner.)

Name of Contact Person (and Company)	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

➤ 2.0 Location and Size of the Subject Land

Street No. 239	Name of Street/Road James St South	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No. 44R-5402	Part Number(s)	Concession Number(s) 18	Lot Number(s) 20
Lot Frontage 15.24	Average Width	Average Depth 45.720	Lot Area 696 meter square 0.07 Ha

➤ 2.1 Is there a mortgage or charge in respect of the subject land? Yes No If yes, give the names and addresses of any mortgages or charges

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land? Yes No If yes, describe the easement or covenant and its effect.

➤ 2.3 When were the subject lands acquired by the current owner?
September 18 2020

➤ 3.0 Proposed and Current Land Use

➤ 3.1 What is the proposed use of the subject land?
Residential

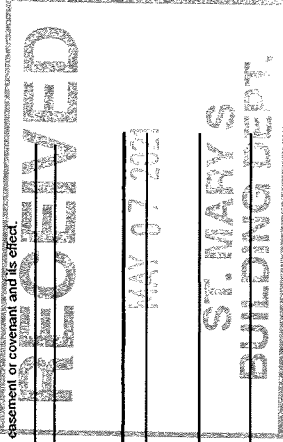
➤ 3.2 What is the current use of the subject land?
Vacant

➤ 3.3 How is the subject land currently designated in the Official Plan?
Residential

➤ 3.4 How is the subject land currently zoned in the applicable Zoning By-law?
R3

➤ 3.5 What is the nature and extent of relief from the Zoning By-law requested?
Frontage of the property is not wide enough for a build of a single owned Duplex with both units being the same size.

➤ 3.6 Why can the proposed use not comply with the provisions of the Zoning By-law?
Frontage of the lot is 15.24 m. the bylaw requires a frontage of 18m for a duplex building with both units of equal size



➤ 3.7 Provide the following details for all buildings, both existing or proposed. (Attach an additional page if necessary)

	Existing Buildings	Proposed Buildings	Existing Buildings	Proposed Buildings
3.7.1 Front Yard		6.1		7.2m
3.7.2 Rear Yard		24.05m		11.887X 9.144 m
3.7.3 Side Yard		2m		217.393 square m
3.7.4 Side Yard		4.1m		

➤ 4.0 Previous Industrial or Commercial Uses

4.1 Has there been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates. Yes No

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

4.3 What information did you use to determine the answers to the above questions?
The land is vacant and is surrounded by residential dwellings.

4.4 If Yes, to (4.1), (4.2) or (4.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed.
 Is the previous use inventory attached? Yes No

➤ 5.0 Status of Other Applications under the Planning Act

Is the subject land also the subject of an application for an Official Plan Amendment, Consent, approval of a Site Plan, Minor Variance, Zoning By-law Amendment or Zoning Order Amendment? Yes No If Yes, indicate the type of application, the file number and the status of the application.

➤ 6.0 Servicing

6.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system		X	a) Public piped water system		X
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		
Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers		X	a) Arterial Road		
b) Ditches or swales			b) Collector Road		
c) Other			c) Local Road		X

➤ 7.0 Justification

7.1 Indicate how the proposed development will be compatible with the surrounding land uses. (attach an additional page if necessary)

Both sides of the proposed development are single dwelling residential homes. Behind the proposed development is a multi unit apartment. The build of a single owned duplex residential house with both units of equal size would allow attainable housing rental units. Both units are 2 bedroom which allows for a variety of rental possibilities, yet keeping rental rates attainable for potential renters.

8.0 Other Information (attach an additional page if necessary)

➤ 9.0 Application Drawing

Please submit an accurate, scaled drawing of the proposal showing the following information:

- The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- The uses of adjacent and abutting land;
- The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- The location of all natural and man-made features on the land and the location of any of these features on adjacent and abutting lands;
- Scale and north arrow.

➤ 10.0 Affidavit or Sworn Declaration

I, _____ of the _____ in the County/Region of _____

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

Sworn (or declared) before me at the Town of St. Marys **Leslee Lea Stacey,**
in the County/Region of Perth **Province of Ontario, for the**
this 7 day of May 2021, **Corporation of the Town of St. Marys.**
Expires September 17, 2021

Leslee Stacey Andre Mart
Commissioner of Oaths Applicant

➤ 11.0 Authorization of Owner for Agent to Make the Application

I (we), _____ of the _____ in the County/Region of _____

am the owner of the land that is the subject of this application for a Minor Variance/ Permission and I (we) hereby authorize
_____ to act as my (our) agent in the application.

Date Signature of Owner(s)

12.0 ACKNOWLEDGEMENT

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the Town of St. Marys for legal counsel and other associated costs to represent the Corporation of the Town of St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the TOWN OF ST. MARYS

in the County/Region of PERTH

this 7 day of MAY, 2021

Andre Mart
Applicant

MINOR VARIANCE

LOT 20
CONCESSION 18
 NOW IN THE
TOWN OF ST. MARYS
 COUNTY OF PERTH

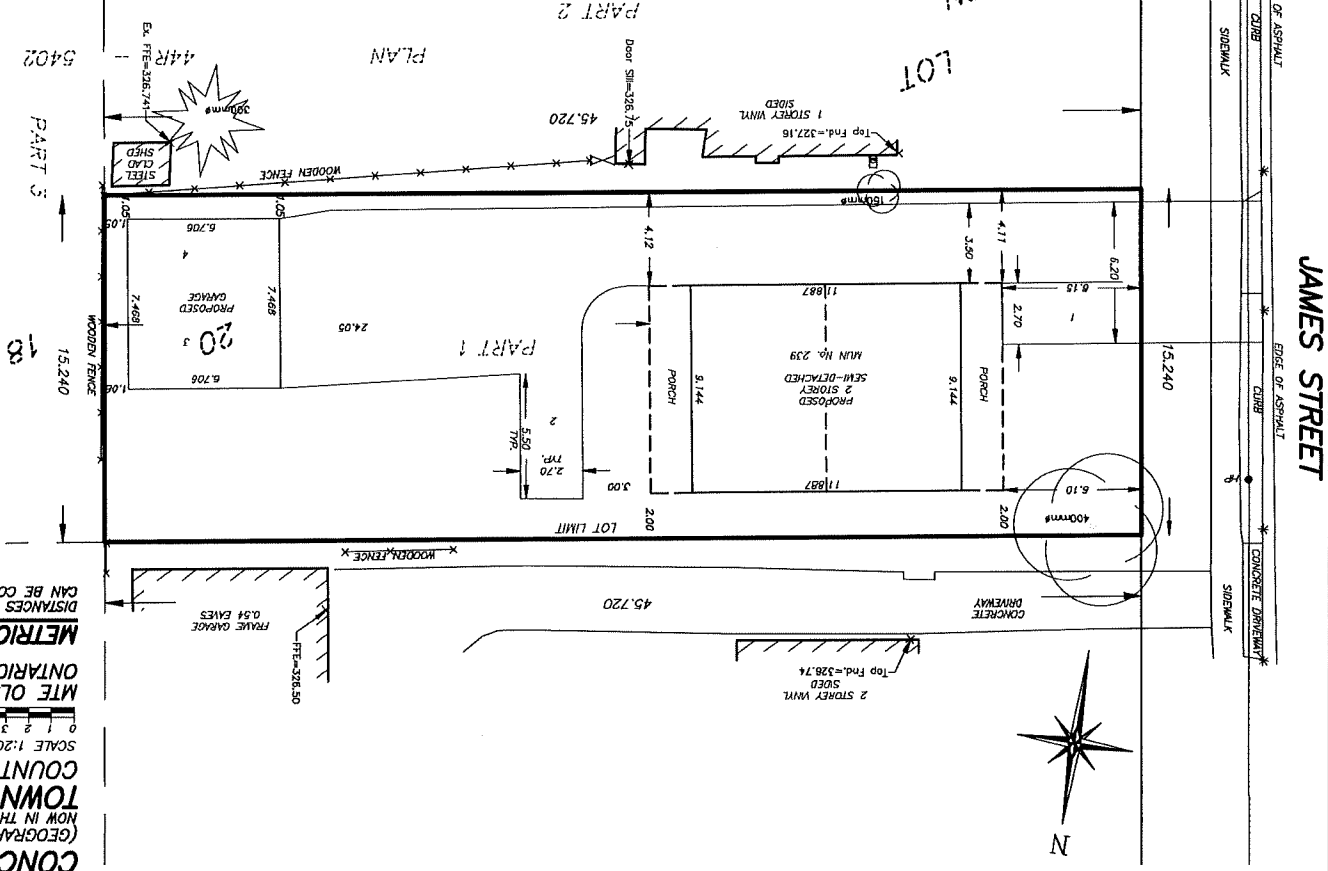
SCALE 1:200
 0 1 2 3 4 5 6 7 8 9 10 11 12 METRES

MTE OLS LTD.
 ONTARIO LAND SURVEYORS

METRIC:

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

Name	Proposed	R3 semi on one lot	666 m ²	18 m	37 m	45.72	15.24	18 m	698.03	666 m ²
Lot Area	Proposed	R3 semi on one lot	666 m ²	18 m	37 m	45.72	15.24	18 m	698.03	666 m ²
Lot Frontage	15.24									
Lot Depth	45.72									
Side Yard (2 storey)	2/4.1									
Front Yard	6.1									
Rear Yard	24.05									
Lot Coverage	20.4									
Driveway width max.	6.5									
Detached Garage	50									
										50 m ²



Drawn By: C. PERKS
 Checked By: D. HASTINGS
 Cdd File: P:\1531\201\1531-201-SKI.DWG
 CDDO: 41531-201-ASC

MTE
 MTE ONTARIO LAND SURVEYORS LTD.
 365 HOME STREET
 STRATFORD, ONTARIO, N5A 2A5
 TEL: 519-271-7952

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A4

ELEVATIONS

PROJECT NO.	20-134
SCALE	3/8"=1'-0"
DRAWN BY	T.P.
REGION	MINOR VARIANCE
PRINT DATE	MAY 6, 2021

1.0120, 253 JAMES STREET
ST. MARYS, ONTARIO
MARTIN DUPLIX

TARA PORTER
BCIN: 24454 PHN: 11667

I, TARA PORTER HAVE REVIEWED AND
MADE MY RESPONSIBILITY FOR THE
DESIGN PARTS, I AM QUALIFIED,
AND AM REGISTERED IN THE
APPROPRIATE JURISDICTION.

PH: 519-943-1105
EMAIL: tara.porter@pandora.com

TARA PORTER
DESIGN

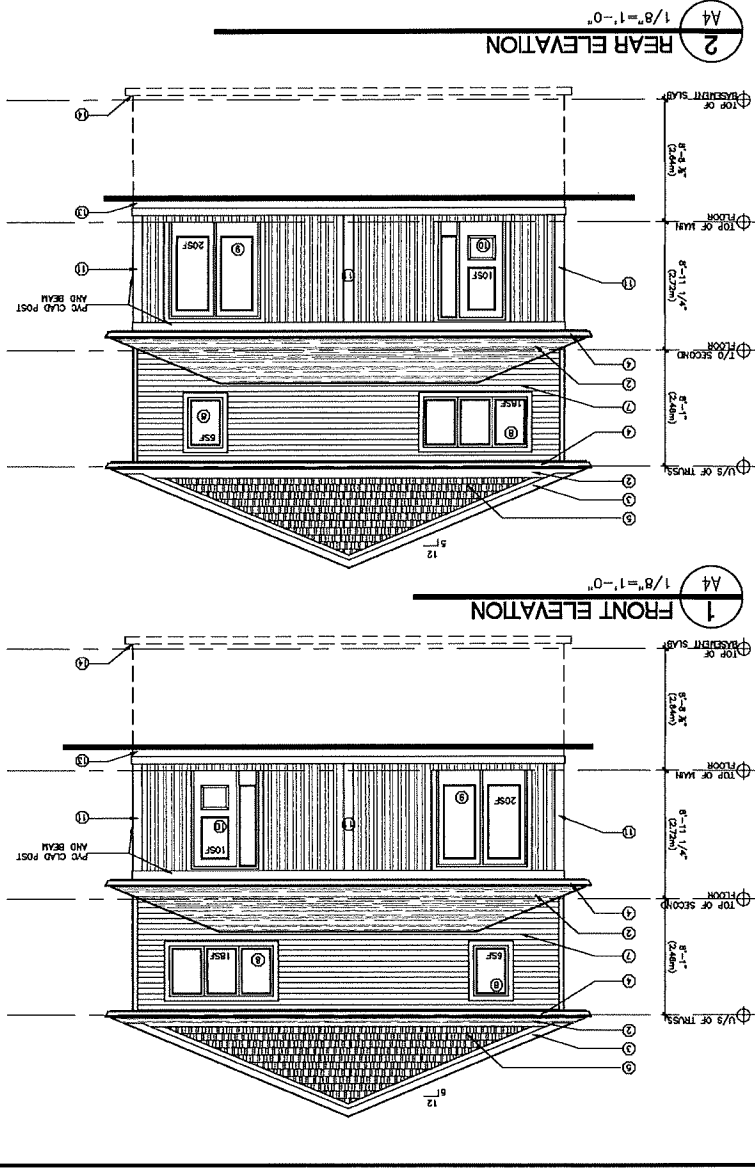
DO NOT SCALE DRAWINGS
ALL CONSTRUCTION TO COMPLY
WITH THE 2012 ONTARIO BUILDING
CODE AND LOCAL MUNICIPAL
BY-LAWS. TARA PORTER DESIGN
DOES NOT ASSUME ANY
RESPONSIBILITY FOR CONSTRUCTION
DEFECTS OR OTHERS THAT DOES NOT
MEET ALL NECESSARY
REQUIREMENTS FOR ANY APPROVALS
OR CONSTRUCTION OR THAT
CONFLICTS FROM THE
CONTRACTORS. THESE DRAWINGS ARE FOR THE
CONSTRUCTION OF THE BUILDING PERMIT. THE
CONTRACTOR IS RESPONSIBLE FOR
ALL COORDINATION OF FLOOR
SYSTEMS, TRUSSES, AND THE LIKE.
THE CONTRACTOR SHALL CHECK
AND VERIFY ALL DIMENSIONS AND
REPORT ANY ERRORS OR OMISSIONS
TO CONSTRUCTION. DESIGNER
LAME FOR ANY ERRORS OR
OMISSIONS.
ALL DIMENSIONS AND RELATED
THE DESIGNER AND REPRODUCTION
OF THESE DRAWINGS IN WHOLE OR
IN PART IS FORBIDDEN WITHOUT
THE DESIGNER'S WRITTEN
PERMISSION.

HEAT LOSS AND SPATIAL SEPARATION CALCULATIONS
BUILDING FACE AREA (CALC/ESTD): 66 SF (61.6m²)
WINDOW OPENINGS (CALC/ESTD): 66 SF (61.6m²)
LIMITING DISTANCE (ACT): TBD, ACTUAL 10.5% OPENING
LIMITING DISTANCE (MESH): TBD, ACTUAL 10.5% OPENING

MATERIALS LEGEND

- NOTES:
- PREPARED CEILING AREA FOR LESS THAN 1" IN ROOF SLOPE
 - ASPHALT SHINGLES
 - PREPARED ALUMINUM CLAD PLYSPOK
 - PREPARED ALUMINUM EAVESTROUGH
 - PREPARED CEILING SHAKE SKING
 - PREPARED BOARD AND BATTEN SIDING
 - PREPARED HORIZONTAL SIDING
 - SEALED DOUBLE GLAZING SET IN VENTL
 - SEALED WINDOW FRAMING
 - EXTRUDED PATIO DOOR
 - INSULATED STEEL ENTRANCE DOOR
 - MIN. 6"x6" POST W/ DECORATIVE SURROUND
 - FINISHED GRADE
 - CONCRETE FOUNDATION (S&D RUB)
 - CONCRETE FOOTING

WINDOW SIZES SHOWN ARE
APPROXIMATE. EXACT ROUGH
OPENINGS TO BE DETERMINED
BY WINDOW MANUFACTURERS
SPECIFICATIONS.



AS

ELEVATIONS

PROJECT NO.:	20-343
SCALE:	3/16" = 1'-0"
DRAWN BY:	T.P.
REVISION:	MINOR VARIANCE
PRINT DATE:	MAY 6, 2021

ST. MARYS CHURCH
 10720, 209 JAMES STREET
 SCOTT
 MARTIN DUPLEX

TARA PORTER
 BORN: 24434 PROJ: 118887
 I, TARA PORTER, HAVE REVIEWED AND
 TAKEN RESPONSIBILITY FOR THE
 DESIGN AND ALL INFORMATION
 AND AM REGISTERED IN THE
 APPROPRIATE JURISDICTIONS.

TARA PORTER
 DESIGN
 Phone: 519-949-1105
 email: taraporterdsgn@gmail.com

DO NOT SCALE DRAWINGS
 ALL CONSTRUCTION TO COMPLY
 WITH THE 2012 CANADIAN BUILDING
 CODE AND LOCAL MUNICIPAL
 BYLAWS. TARA PORTER DESIGN
 DOES NOT ASSUME ANY
 RESPONSIBILITY FOR CONSTRUCTION
 ERRORS OR OMISSIONS THAT DOES NOT
 MEET ALL NECESSARY
 REQUIREMENTS FOR ANY ERRORS
 IN CONSTRUCTION OR FOR ANY
 CONSEQUENCES FROM THE
 THESE DRAWINGS ARE FOR THE
 BUILDING PERMIT. THE
 CONTRACTOR IS RESPONSIBLE FOR
 ALL CORRECTIONS OF ERROR
 SYSTEMS, TRUSSES, AND THE LIKE.
 THE CONTRACTOR SHALL CHECK
 AND VERIFY ALL DIMENSIONS AND
 REPORT ANY ERRORS OR OMISSIONS
 FOUND ON THE DRAWINGS PRIOR
 TO CONSTRUCTION. DESIGNER IS
 LIABLE FOR ANY ERRORS OR
 OMISSIONS AND RELATED
 ALL DIMENSIONS AND RELATED
 DOCUMENTS ARE THE PROPERTY OF
 OF THESE DRAWINGS IN WHOLE OR
 IN PART IS PROHIBITED WITHOUT
 THE DESIGNER'S WRITTEN
 PERMISSION.

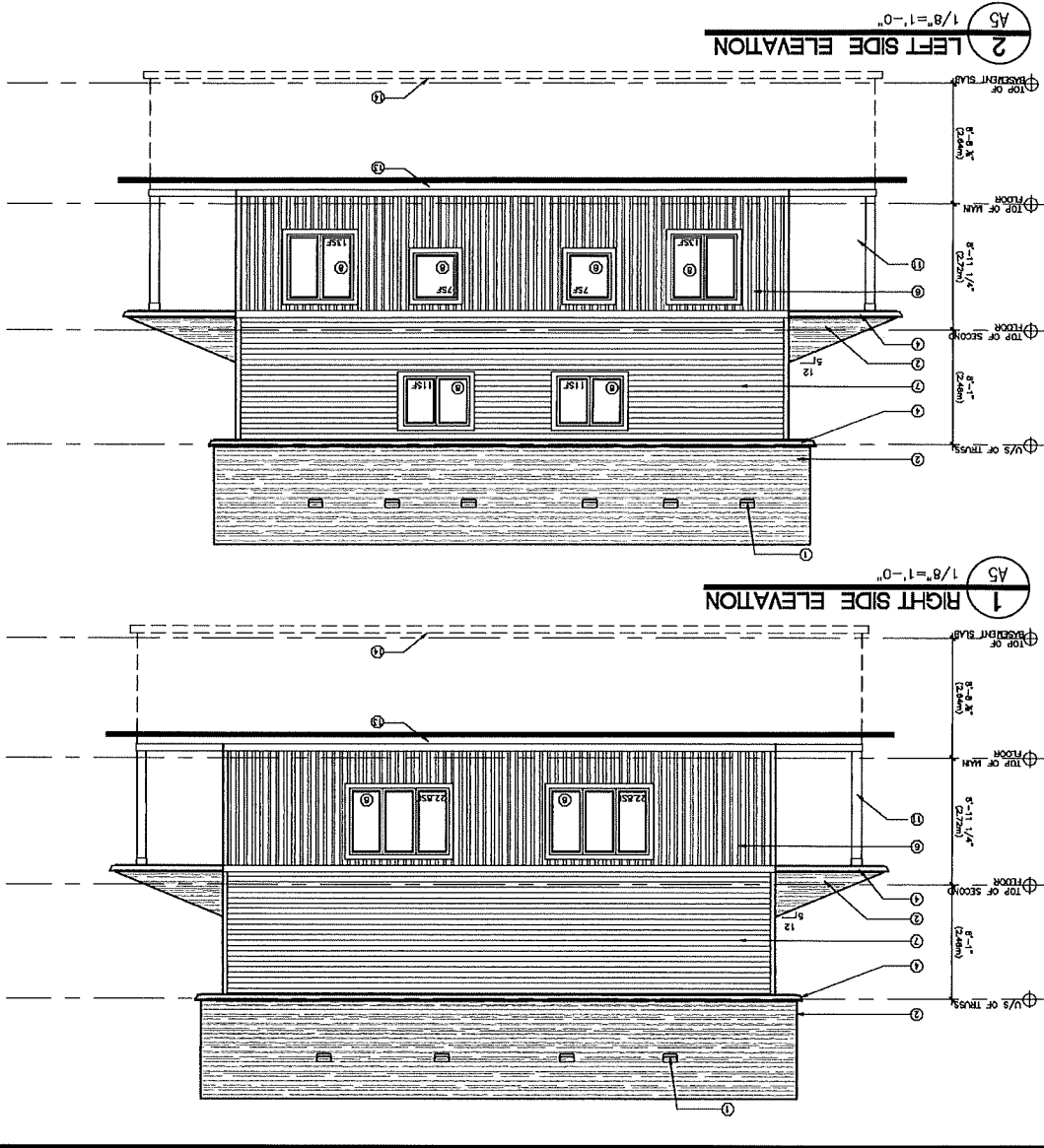
HEAT LOSS and SPATIAL SEPARATION CALCULATIONS

BUILDING FACE AREA (NORTH): 725 SF (67m²)
 WINDOW OPENINGS (NORTH): 82 SF (7.6m²)
 WINDOW DISTANCE (NORTH): 8'-10" (1.78m)
 WINDOW OPENINGS: 0.3% ACTUAL, 2.4% ALLOWABLE

BUILDING FACE AREA (SOUTH): 725 SF (67m²)
 WINDOW OPENINGS (SOUTH): 10 SF (0.9m²)
 WINDOW DISTANCE (SOUTH): 13'-11" (4.24m)
 WINDOW OPENINGS: 0.3% ACTUAL, 2.4% ALLOWABLE

1. WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT FINISH SPECIFICATIONS TO BE DETERMINED BY WINDOW MANUFACTURERS.

- MATERIALS LEGEND**
- ① PREFORMED ALUMINUM EXTERIOR AND DOWNSPOUTS
 - ② ASPHALT SHINGLES IN 8 ROOF SLOPE
 - ③ PREFORMED ALUMINUM CWD FASCIA
 - ④ PREFORMED CEDAR SHAKE SOAKS
 - ⑤ PREFORMED BOARD AND BATTEN SIDING
 - ⑥ PREFORMED HORIZONTAL SIDING
 - ⑦ SEALED DOUBLE GLAZING SET IN VINYL
 - ⑧ SEALED DOUBLE GLAZING SET IN VINYL
 - ⑨ EXTERIRED WINDOW FRAMING
 - ⑩ EXTERIRED PATIO DOOR
 - ⑪ INSULATED STEEL ENTRANCE DOOR
 - ⑫ 1/2" x 6" x 5" POST w/ DECORATIVE SURROUND
 - ⑬ FINISHED GRADE
 - ⑭ CONCRETE FOUNDATION (S&D RAB)
 - ⑮ CONCRETE FLOORING



A7

GARAGE

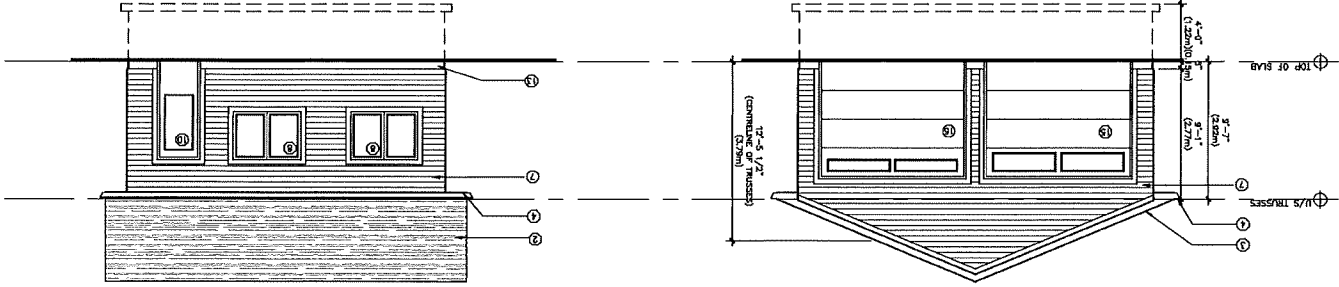
PRINT DATE:	MAY 6, 2021
REVISION:	MINOR VAANCE
DESIGN BY:	T.P.F.
SCALE:	1/4" = 1'-0"
PROJECT NO.:	20-134

MARTIN DUPLEX
 LOT 2, 23 JAMES STREET
 ST MARYS, ONTARIO

TARA PORTER ARCH 116687
 ARCH 24454
 I, TARA PORTER HAVE REVISED AND
 TAKEN RESPONSIBILITY FOR THE
 DESIGN AND CONSTRUCTION AND
 APPROPRIATE CONDITIONS.
 PH: 519-349-1105
 email: taraporterdsgn@gmail.com

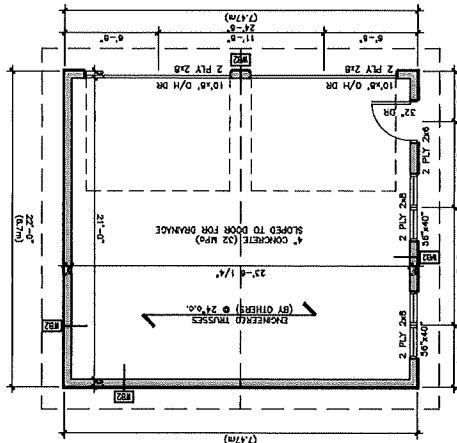
TARA PORTER
 DESIGN

DO NOT SCALE DRAWINGS
 ALL CONSTRUCTION TO COMPLY
 WITH THE 2018 ONTARIO BUILDING
 CODE AND LOCAL MUNICIPAL
 BYLAWS. TARA PORTER DESIGN
 DOES NOT ASSUME ANY
 RESPONSIBILITY FOR CONSTRUCTION
 DEFECTS OR DEFICIENCIES THAT DO NOT
 MEET ALL NECESSARY REQUIREMENTS
 IN CONNECTION WITH ANY
 REQUIREMENTS FOR ANY BYLAWS
 OR CONSEQUENCES FROM THE
 CONSTRUCTION.
 THESE DRAWINGS ARE FOR THE
 BUILDING PERMIT. THE
 RESPONSIBLE FOR OBTAINING A
 BUILDING PERMIT, THE
 CLIENT AND THE CONTRACTOR.
 THE CONTRACTOR SHALL CHECK
 ALL DIMENSIONS, LOCATIONS AND
 CONDITIONS OF EXISTING STRUCTURE
 FOUND ON THE DRAWINGS PRIOR
 TO CONSTRUCTION. DESIGNER NOT
 LIABLE FOR ANY ERRORS OR
 OMISSIONS.
 THE CONTRACTOR SHALL CHECK
 ALL DIMENSIONS AND BEHOLD
 DOCUMENTS ARE THE PROPERTY OF
 THIS DESIGNER AND REPRODUCTION
 OF THESE DRAWINGS IN WHOLE OR
 IN PART IS PROHIBITED WITHOUT
 THE DESIGNER'S WRITTEN
 PERMISSION.



- ### MATERIALS LEGEND
- ① PREFRISHED METAL ROOF PANEL (150 in 8 FOOT SLATE)
 - ② ASPHALT SHINGLES
 - ③ PREFRISHED ALUMINUM CLAD FASCIA AND DOWNSPOUTS
 - ④ PREFRISHED ALUMINUM EAVESTROUCH
 - ⑤ PREFRISHED BOARD AND BATTEN SIDING
 - ⑥ PREFRISHED HORIZONTAL SIDING
 - ⑦ PREFRISHED HORIZONTAL SIDING
 - ⑧ SCALED DOUBLE GLAZING SET IN VINYL
 - ⑨ SCALED DOUBLE WINDOW FRAMING
 - ⑩ SCALED DOUBLE GLAZING SET IN VINYL
 - ⑪ INSULATED STEEL ENTRANCE DOOR
 - ⑫ 6x4 POST W/ DECORATIVE SURROUND
 - ⑬ FINISHED GRADE
 - ⑭ CONCRETE FOUNDATION (SAC RUB)
 - ⑮ CONCRETE FLOORING
 - ⑯ GARGE OVERHEAD DOOR
 - ⑰ 1/2" PINE BOARD

- ### WALL TYPES
- W1 EXTENSION FOUNDATION WALL (CS 240) - 3" TOP BARS AT TOP OF FOUNDATION - ON 20"x3" FOOTING
 - W2 EXTERIOR GARAGE WALL SLOTTED - PREFRISHED HORIZONTAL SHINGLES - STAPLING AS REQUIRED - AIR BARRIER - 1/2" POLYURETHANE C/VE EDGE CLIPS
 - W3 PREFRISHED ALUMINUM EAVESTROUCH
 - W4 2x8 STUDS @ 16" o.c. w/ R19 INSULATION (OPTIONAL) - 4" POLYURETHANE BARRIER - 1/2" COP, BO OR PLYWOOD SHEATHING
 - W5 CONCRETE FOUNDATION WALL (CONC) - 10" RIGID INSULATION (OPTIONAL) - 8" DRAINAGE FLT IN ACCORDANCE W/ GFC 816.21
 - W6 4" POLYURETHANE BARRIER - 1/2" COP, BO OR PLYWOOD SHEATHING
 - W7 2x4 STUDS @ 16" o.c. w/ R19 INSULATION (OPTIONAL) - 4" POLYURETHANE BARRIER - 1/2" COP, BO OR PLYWOOD SHEATHING
 - W8 4" POLYURETHANE BARRIER (SUPER 50) ASSOCIATE FINISHING
 - W9 ALUMINUM CLAD WITH POLYURETHANE BARRIER WITH INSULATION (OPTIONAL)
 - W10 ALL PORTERS ARE LIABLE TO THE OUTSIDE FACE OF FOUNDATION, GSE



NOTE:
 WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH DIMENSIONS TO BE DETERMINED BY WINDOW MANUFACTURERS. SPECIFICATIONS.

NOTE:
 ALL PORTERS ARE LIABLE TO THE OUTSIDE FACE OF FOUNDATION, GSE

Properties

P/N 53251 - 0147 LT Interest/Estate Fee Simple
 Description PART LOT 20, CONCESSION 18, BLANSHARD AS IN R346/06; ST. MARYS; BEING PT
 1.44RS402; TOWN OF ST. MARYS
 Address ST MARYS

Consideration

Consideration \$155,000.00

Transferor(s)

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

Name BRENNER, ROBERT PATRICK
 Address for Service 23655 Wellburn Road, Thorndale,
 Ontario, N4X 1C6

I am at least 18 years of age.

I am separated from my spouse and the property was not ordinarily occupied by us at the time of our separation as our family residence.
 This document is not authorized under Power of Attorney by this party.

Transferee(s)

Name	Capacity	Share
MARTIN, ANDREA MARGARET	Joint Tenants	

Date of Birth 1974-07-17
 Address for Service 50 Meadowridge Drive
 P.O. Box 1651
 St. Marys, Ontario, N4X 1C1

Name MARTIN, RICHARD TERRANCE
 Date of Birth 1972-11-02
 Address for Service 50 Meadowridge Drive
 P.O. Box 1651
 St. Marys, Ontario, N4X 1C1

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 adjoining 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

Gordon Roger Johnson	450-495 Richmond Street London N6A 5A9	acting for Transferor(s)	Signed 2020 09 18
----------------------	--	-----------------------------	-------------------

Tel 519-673-3400

Fax 519-673-3041

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).

Claire Austin Sherwin

72 Wellington St. S. PO Box 3015
 St. Marys
 N4X 1A6

acting for
 Transferee(s)

Tel 519-284-0898

Fax 519-264-0896

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).

Signed 2020 09 15

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Section 7

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Section 8

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Section 9

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LAND TRANSFER TAX STATEMENTSIn the matter of the conveyance of: 53251 - 0147 PART LOT 20, CONCESSION 18, BLANSHARD AS IN R346106; ST MARY'S,
BEING PT 1, 44R5402, TOWN OF ST. MARYS

BY: BRENNER, ROBERT PATRICK

Joint Tenants

TO:

MARTIN, ANDREA MARGARET
MARTIN, RICHARD TERRANCE

Joint Tenants

1. MARTIN, ANDREA MARGARET AND MARTIN, RICHARD TERRANCE

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 _____ 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 deposited to.

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

- (a) Monies paid or to be paid in cash \$155,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) \$0.00
(i) Given Back to Vendor \$0.00
(ii) \$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)) \$155,000.00
(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 \$155,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1246537.
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 44

Registration No.

PC182625

Date: 2020/09/18

B. Property(s)

PIN 53251 - 0147

Address ST MARYS

Assessment

Roll No

C. Address for Service:

50 Meadowridge Drive

P.O. Box 1691

St. Marys, Ontario, N4X 1C1

D. (f) Last Conveyance(s)

PIN 53251 - 0147

Registration No.

PC181306

(h) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By:

Claire Austin Sherwin

72 Wellington St. S. PO Box 3015

St. Marys N4X 1A6

LAND
 REGISTRY
 OFFICE #44

53251-0147 (LT)

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

PROPERTY DESCRIPTION: PART LOT 20, CONCESSION 18, BLANSHARD AS IN R346106; ST MARY'S, BEING PT 1, 44R5402; TOWN OF ST. MARYS

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT PC148804.

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 DIVISION FROM 53251-0060

PIN CREATION DATE:
 2017/07/31

OWNERS' NAMES
 MARTIN, ANDREA MARGARET
 MARTIN, RICHARD TERRANCE

CAPACITY SHARE
 JTEN
 JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1999/03/29 **						
R147424	1970/05/12	BYLAW				C
44R5402	2017/06/27	PLAN REFERENCE				C
PC182625	2020/09/18	TRANSFER	\$155,000	BRENNER, ROBERT PATRICK	MARTIN, ANDREA MARGARET MARTIN, RICHARD TERRANCE	C
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.