



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package
Asking \$1.790M
4474 Hwy 124, Collingwood



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS **NORTH**
REALTY





CollaborativeRealEstate.ca



**Make your home or agricultural-based dreams come true
on 19.81 Acres in Collingwood
Voted Ontario's No.1 entrepreneurial community!**



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
 kwillison@royallepage.ca
 Cell: (705) 888-0075
 www.CollaborativeRealEstate.ca

4474 124 COUNTY Road, Collingwood, Ontario L9Y 3Z1

Client Full
Active / Land

4474 124 COUNTY Rd Collingwood

MLS® #: 40121241
 Price: **\$1,790,000**

Simcoe County / Clearview / CL11 - Rural Clearview

Residential		Trans Type:	Sale
Tax Amt/Yr:	\$474/2020	Lot Size Acres:	19.81
Zoning:	Rural	Acres Range:	10-24.99
Devel Chrg Pd:	No	Frontage:	478.37
Official Plan:		Lot Dimensions:	478.37 x
Site Plan Apprv:		Lot Irregularities:	As per GeoWarehouse
		Lot Shape:	Irregular
		Common Interest:	Freehold / None
		Tax Amt/Yr:	\$474/2020



Remarks/Directions

Public Rmks: **Attention entrepreneurs & investors! Make your mark in Collingwood, voted Ontario's No.1 entrepreneurial community. Grab this fantastic opportunity to buy almost 20 acres of land close to the town of Collingwood on Hwy 124 (directly across from Leon's). Imagine the possibilities, a beautiful farm winery or cidery perhaps? Stunning equestrian facility? Stately home? This is the spot to make your home or agricultural-based dreams come true. Rural zoned primary permitted uses include conservation use, equestrian facility, farm help accommodation building, forestry and maple syrup production, passive recreation uses, plant nursery, produce farm or livestock farm, single detached dwelling. Also zoned for bed and breakfast, home office, farm office, farm produce sales outlet or roadside retail stand, winery or cidery and more. The land is currently worked by a tenant farmer who farms corn and soybeans. Property size is 478.37 feet of frontage and 1,782.37 feet deep. Make your dreams a reality in the hub of Collingwood, brimming with 4 season recreation, diverse culture & culinary experiences, trails galore and so much more! Please do not walk the property without an appointment.**

Directions: **From Poplar Sideroad go South on Hurontario/County Rd 124 to sign on right/West side across from Leons.**
 Cross St: **Poplar Sideroad**

Exterior

Property Access:	Municipal Road, Paved Road
Area Influences:	Airport, Beach, Hospital, Place of Worship, School Bus Route, Shopping Nearby, Skiing, Trails
View:	Clear, Meadow, Mountains, Panoramic, Pasture Fronting: West
Topography:	Flat, Open space
School District:	Simcoe County District School Board, Simcoe Muskoka Catholic District School Board
High School:	Collingwood Collegiate, Jean Vanier CHS
Elementary School:	Nottawa ES, St. Mary's Collingwood ECS

Land Information

Utilities:	Available	Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	At Lot Line-Gas, At Lot Line-Hydro, Cable TV Available, Cell Service, Electricity Available, Garbage/Sanitary Collection, High Speed Internet Avail, Telephone Available		
Soil Test/Date:		Soil Type:	Loam
Acres Fenced:	Acres Rent: 19.81	Acres Tiled Rnd:	
Acres Clear:	Acres Waste: 0.00	Acres Workable:	19.81
Lot Front (Ft):	Lot Depth (Ft): 0.00	Acres Tiled Sys:	
		Lot Size:	19.810 Acres

Property Information

Legal Desc:	PT LT 38 CON 9 NOTTAWASAGA AS IN R01367411; S/T SPOUSAL INTEREST IN R01032482; S/T SPOUSAL INTEREST IN R01367411; S/T DEBTS IN R01367411; S/T BENEFICIARIES INTEREST IN R01018646; CLEARVIEW		
Zoning:	Rural	Survey:	None/
Assess Val/Year:	\$174,000/2021	Hold Over Days:	120
PIN:	582510067	Occupant Type:	
ROLL:	432901000710900	Deposit:	Minimum 5%
Possession/Date:	Flexible/		

Brokerage Information

List Date: **06/28/2021**
List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
Source Board: **Southern Georgian Bay**

Prepared By: KAREN E. WILLISON, Salesperson

Date Prepared: 06/28/2021

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COLLABORATIVE
REAL ESTATE

10 Favourite Things About This Property
4474 Hwy 124, Collingwood

1	Location, location, location!
2	Ease of access on Hwy 124 with great exposure for entrepreneurs & investors
3	Close to amenities & recreational activities (Bruce Trail, Blue Mountain, waterways, biking, hiking & skiing)
4	Area of diverse culture & culinary experiences
5	Rural zoning with many permitted uses
6	Passive income for 2020 - \$1,000.00
7	Eligible for Farm Property Class Tax rates
8	Long term farming tenant willing to stay with new owner
9	Land is already cleared and ready to design your dream home or business
10	Did we say location, location, location?!



COLLABORATIVE
REAL ESTATE

Expense/Utility/Property Details

Property Address: 4474 County Road 124, Collingwood

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$474.08 - 2020	Township of Clearview

Additional Notes:

<ul style="list-style-type: none">• Vacant land currently cultivated by a tenant farmer
<ul style="list-style-type: none">• Tenant reports soil type as mostly loam
<ul style="list-style-type: none">• Crops have been corn & soybeans
<ul style="list-style-type: none">• Tower on the adjacent property to the South has been confirmed to be a cellular tower used by Bell

GENERAL INFORMATION

[Interactive Map](#)

Roll Number: 432901000710900

Civic Address: 4474 COUNTY ROAD 124, CLEARVIEW

Property Type:

Tax Assessment: \$174,000
<https://www.mpac.ca/> (May not reflect current market value)

EMERGENCY SERVICES

Police Service

Ontario Provincial Police - Huronia West Detachment (KM)

Closest Fire Station

Clearview Fire Station 6 (2.41 KM) [map](#)

WASTE COLLECTION

Garbage/Recycling Collection Day

FRIDAY

Bag Tag Locations

Location 1: D & L Family Variety (1.43 KM)

Location 2: Mac's Convenience (2.27 KM)

Location 3: Mac's Convenience (2.76 KM)

Waste Management Facility

General Waste:

Site 2 Collingwood Landfill (6.68 KM)

Hazardous Waste:

Site 10 Nottawasaga Landfill (12.74 KM)

Additional Info: <http://www.simcoe.ca/dpt/swm>

Customer Service: <http://www.simcoe.ca/dpt/cs>

SCHOOLS

Local Schools

Catholic Elementary: St Mary's Collingwood Elementary Catholic School

Catholic Secondary: Jean Vanier Catholic High School

Catholic School Board: <http://smcdsb.on.ca/>

Public Elementary: Nottawa ES

Public Secondary: Collingwood CI

Public School Board: <http://scdsb.on.ca/>

OTHER

Closest Library

Clearview Public Library - Stayner Branch (17.11 KM)

<http://www.clearview.library.on.ca/>

Municipal Administration Centre

Township of Clearview (17.1 KM)

<http://www.clearview.ca/>

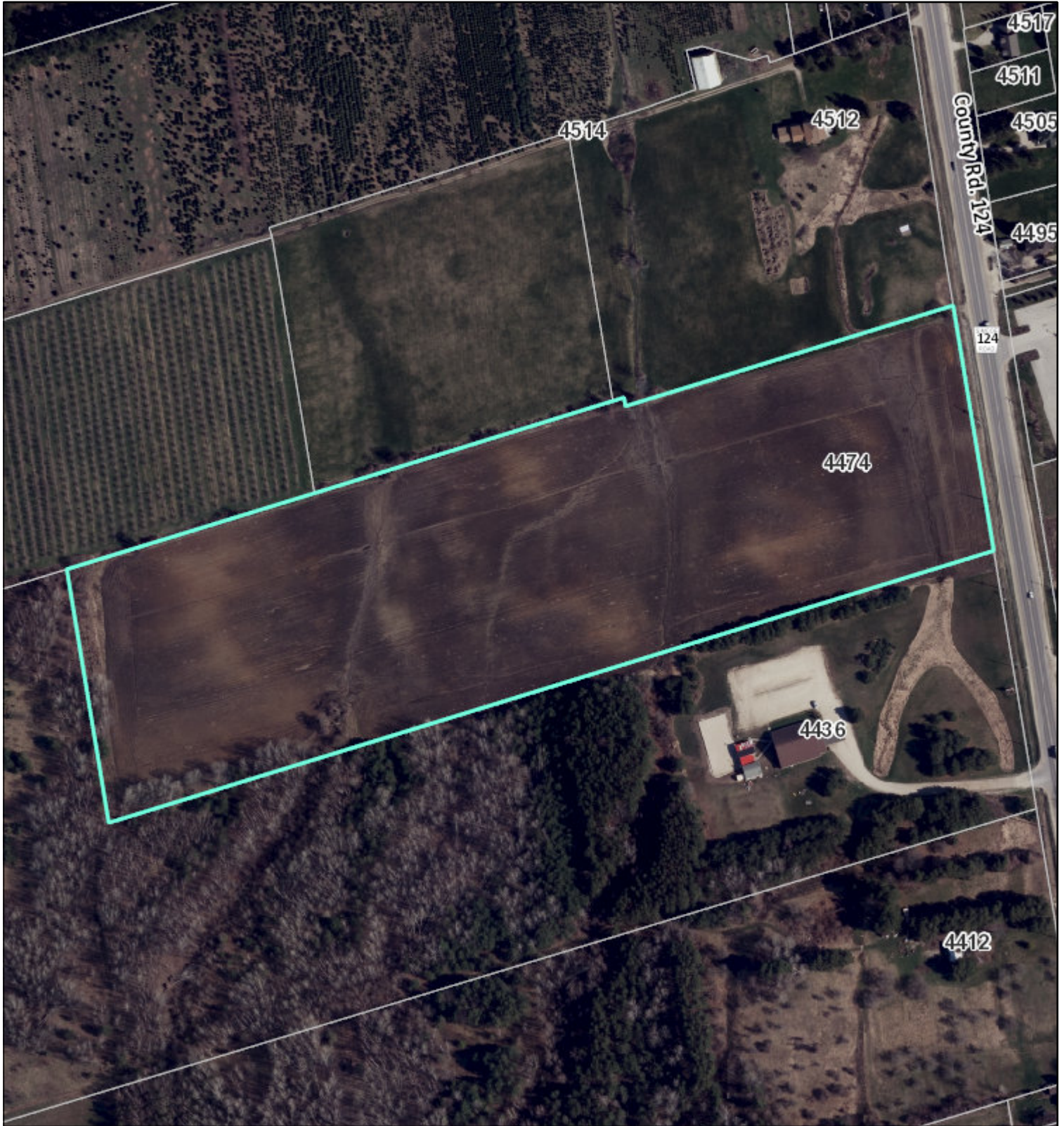
Closest Fire Hydrant

0.78 KM

Closest Hospital

Collingwood General and Marine Hospital

<http://www.cgmh.on.ca/>



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THIS IS NOT A PLAN OF SURVEY.

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3.5 RURAL (RU)

3.5.1 PERMITTED USES

PRIMARY USES

- Conservation use;
- Equestrian facility;
- Farm help accommodation building;
- Forestry and maple syrup production;
- Passive recreation uses;
- Plant nursery;
- Produce farm or a livestock farm;
- Single-detached dwelling

ACCESSORY USES

- Accessory agricultural open storage;
- Accessory agricultural processing plant, including a winery, which involves processing only produce from the farm operation;
- Accessory bed and breakfast;
- Accessory dwelling unit;
- Accessory farm office;
- Accessory farm produce sales outlet;
- Accessory farm produce road-side retail stand;
- Accessory farm winery or cidery;
- Home industry;
- Home occupation;
- Temporary accessory season outdoor attraction such as a farm tour operation, a maze, an agriculturally related play or activity area;
- Temporary agricultural fair or exhibition

3.5.2 ZONE PROVISIONS

- a) Minimum Lot Area: 0.4 ha
- b) Minimum Lot Frontage: 45 m
- c) Minimum Front Yard: 15 m
- d) Minimum Rear Yard: 7.5 m
- e) Minimum Interior Side Yard: 4.5 m
- f) Minimum Exterior Side Yard: 15 m
- g) Maximum Lot Coverage: 20%

- h) Maximum Height of Agricultural Buildings and Structure: 18 m
- i) Maximum Height of Principal Buildings and Structures: 13 m
- j) Maximum Height of Non Agricultural Accessory Buildings: 8 m

- k) Notwithstanding the minimum lot area and frontage provisions of this By-law, all of the permitted uses of this Zone may be permitted on a lot existing at the time of adoption of this By-law having less frontage and lot area provided that:
 - i. Where a main residential or accessory residential or accommodation use is to occur, the lot must have a minimum frontage of 30 metres and a minimum area of 0.3 ha;
 - ii. For any non-residential building, the lot must have a minimum frontage of 10 metres;
 - iii. For a livestock farm, the minimum lot area should be 2 ha; and,
 - iv. All other provisions of this By-law are complied with.

- l) For a livestock farm on a lot created subsequent to the adoption of this By-law, the minimum lot area shall be ten (10) ha and a minimum frontage of 150 metres.

- m) Notwithstanding these provisions, where an agricultural processing plant use occurs, the minimum lot area shall be ten (10) ha and the minimum lot frontage shall be 150 metres. No agricultural processing facility shall be located closer than 100 metres to a residential use on a separate lot.

- n) Notwithstanding any other contrary provision of this By-law, in a Rural Zone, an accessory dwelling unit may be located in an accessory building where there is no separate farm help accommodation building on the same lot. Where located in an accessory building, the accessory dwelling unit shall have a minimum gross floor area in accordance with Section 2.1 and shall have a total gross floor area of no greater than 50 percent of that of the primary, or principle, residence on the lot and shall be no greater than 111 square metres in total gross floor area. An accessory dwelling unit in an accessory building shall be located no further than 50 metres from the principle dwelling. The accessory dwelling unit may occupy the entire accessory building. An accessory dwelling unit shall not be considered to be a surplus residence for the purposes of obtaining a consent and may not be separated from the lot by a severance.

- o) The aggregate area of an accessory agricultural processing use including all associated uses such as, but not limited to, parking, loading areas, outside storage areas, and processing waste storage areas located on a lot shall not exceed two (2) ha.

- p) An accessory farm produce road-side retail stand shall be permitted for the purposes of retail sales of produce, including processed produce predominantly

from the farm. Such produce may include food products or products manufactured from organic products such as, but not limited to, wood or hemp products.

- q) Farm Produce Sales Outlet and Farm Winery or Cidery Provisions:
- r) Any buildings dedicated to a Farm Produce Sales Outlet and Farm Winery or Cidery shall not exceed 250 square meters in gross floor area and shall be setback a minimum of 30 meters from any residential use other than a residential use on the same lot, including any outdoor patio or seating area. Further, any outdoor patio or seating area shall not exceed 93 square meters in area.
- s) A farm help accommodation building is permitted where there is no accessory dwelling unit in an accessory building on the same lot. Farm help accommodation buildings shall be located within 50 metres of the primary detached dwelling. Such additional accommodation may be permitted in a separate building for the accommodation of farm workers where the lot is a minimum of 30 ha in area. Such additional accommodation shall have a minimum floor area of 78 square metres, and shall have the same yard requirements and use the same driveway or entrance as the principal dwelling on the lot. Such accommodation shall not be permitted to be renovated or otherwise altered to a permanent dwelling unit for a use other than as housing for farm help and shall not be severed from the farm.
- t) A temporary agricultural fair or exhibition shall:
 - i. Not exceed a duration of more than one (1) month;
 - ii. Occur over a contiguous period of time;
 - iii. Not occur more than once every three (3) years on the same lot;
 - iv. Not involve the construction of any permanent buildings or structures; and,
 - v. Meet all other provisions of this By-law.
- u) A temporary accessory seasonal attraction shall:
 - i. Not involve the construction of any permanent buildings or structures;
 - ii. Not exceed a duration of six (6) weeks over a contiguous period of time;
 - iii. Shall not occur on more than two (2) contiguous periods of time per year;
 - iv. Not occupy more than four (4) ha; and,
 - v. Meet all other provisions of this By-law.

3.5.3 RURAL ZONE EXCEPTIONS

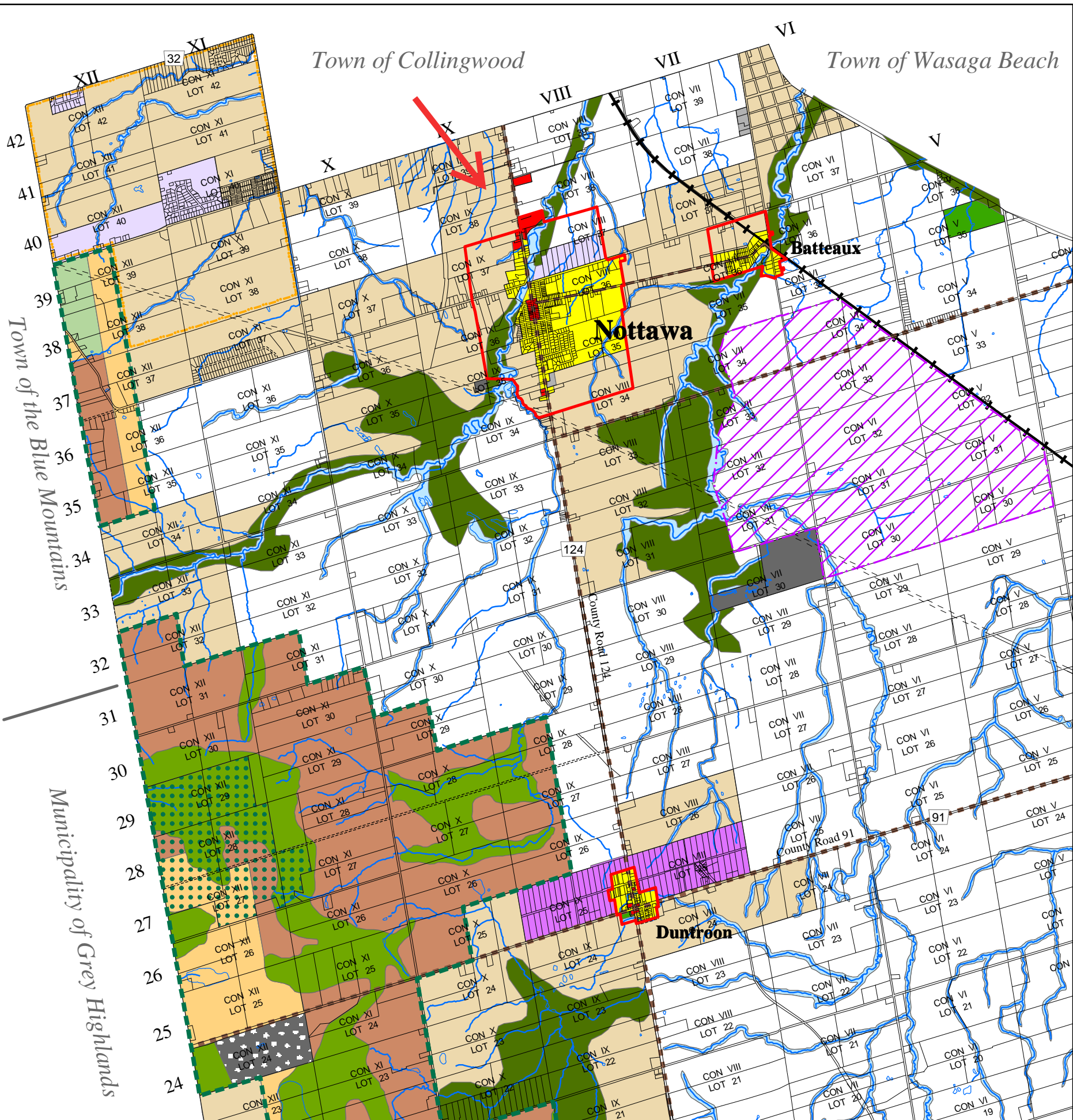
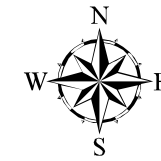
RU-1

Part of Lot 20, Concession 2, Formerly Nottawasaga



OFFICIAL PLAN of the TOWNSHIP OF CLEARVIEW

Schedule A - Map 1 - North West Land Use and Transportation Plan



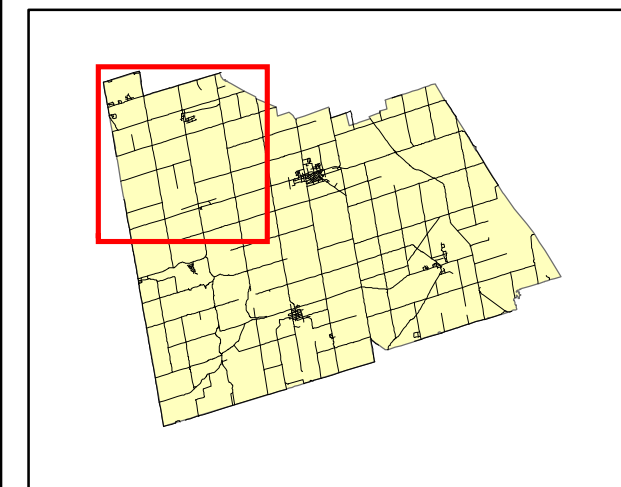
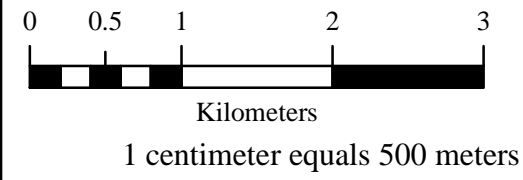
- Land Use - General**
- Greenland - Hazard Land Areas
 - Greenland - Natural Heritage Areas
 - Greenland - Wetland Areas
 - Open Space
 - Agriculture
 - Rural

- Land Use - Niagara Escarpment Plan Area**
- Escarpment Natural Area
 - Escarpment Protection Area
 - Escarpment Recreation Area
 - Escarpment Rural Area
 - Mineral Resource Extraction Area
 - Public Land in the Parks System

- Residential
- Estate Residential
- Special Policy Residential
- Future Development
- Commercial
- Commercial Transition Area
- Future Commercial
- Extractive Industrial
- Industrial
- Mineral Aggregate Resource Area
- Waste Disposal Industrial

- Boundary Classifications**
- Waste Disposal Assessment Area
 - Boundary of the Niagara Escarpment Plan
 - Special Development Area - Collingwood Airport
 - Urban Settlement Area Boundary
 - Special Servicing Area
 - Recreational District

- Transportation**
- Provincial Highways
 - Arterial Roads
 - Collector Roads
 - Local Roads
 - Railway Lands / Water Transmission Line



Projection: Universal Transverse Mercator
Mapping Date: 21 March, 2002
Parcel and hydrological data provided by Simcoe County Land Information Network Co-Operative.
NOTE: This map is not a legal survey.

TOWNSHIP OF CLEARVIEW
 217 GIDEON STREET BOX 200
 STAYNER ON L0M 1S0
 Tel. No. : (705) 428-6230
 Fax : (705) 428-0288

TAX BILL

FINAL 2020

Billing Date
Aug 04, 2020

Roll No. **4329 010 00710900.0000**

PIN: 59798



Mortgage Company

Mortgage No.

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
FTP	174,000	TOWNSHIP COUNTY	0.00165815	288.52	0.00038250	66.56
			0.00068393	119.00		
Sub Totals		Municipal Levy		407.52	Education Levy	66.56
Special Charges/Credits		Summary				
			Tax Levy Sub-Total (Municipal+Education)		474.08	
			Special Charges/Credits		0.00	
			2020 Tax Cap Adjustment		0.00	
			Total Final 2020 Taxes		474.08	
			Less Interim Billing		-214.48	
			Past Due or (Credit) As of 08/04/2020		0.00	
Total			Total Amount Due		259.60	

A 1.25% penalty applies on the 1st day of default and the 1st day of each month thereafter on any outstanding balance(s).

Please return this portion with your payment

FINAL 2020



TOWNSHIP OF CLEARVIEW
 217 GIDEON STREET BOX 200
 STAYNER ON L0M 1S0
 Tel. No. : (705) 428-6230
 Fax : (705) 428-0288

Second Installment

Roll #	4329 010 00710900.0000	Current Amount Due	129.00
Due Date:	Nov 26, 2020	Past Due or (Credit)	0.00
		Total Amount Due	129.00
		Amount Paid	

If postdated cheques have been provided - this bill is for your records only

Please return this portion with your payment

Additional Property Identifier(s) and/or Other Information

DESCRIPTION:

In the Township of Nottawasaga, in the County of Simcoe and Province of Ontario and being composed of part of Lot Thirty-eight (38) in Concession Nine of the said Township, the boundaries of which may be described as follows:

Premising that bearings herein are astronomic and are derived from the Department of Highways Plan P-2574-4.

COMMENCING at an iron survey bar set in the easterly limit of Lot 38, Concession Nine distant 16.64 feet measured southerly therealong from the north east angle.

THENCE South 8 degrees 49 minutes 45 seconds East along the said easterly limit a distance of 478.36 feet to a iron survey bar.

THENCE South 73 degrees 28 minutes 45 seconds West, parallel with the northerly limit of the said Lot 38, a distance of 1782.00 feet to an iron survey bar.

THENCE North 8 degrees 49 minutes 45 seconds West, parallel with the easterly limit of the said Lot a distance of 495.00 feet to an iron survey bar set in the northerly limit of the said Lot.

THENCE North 73 degrees 28 minutes 45 seconds East, along the said northerly limit a distance of 1122.00 feet to an iron survey bar distant 660.00 feet measured westerly therealong from the north east angle of Lot 38.

THENCE South 8 degrees 49 minutes 45 seconds East, parallel with the said easterly limit a distance of 16.64 feet to an iron survey bar.

THENCE north 73 degrees 28 minutes 45 seconds East, parallel with the said northerly limit a distance of 660.00 feet to the point of commencement. As in deed #01032483

SCHEDULE

THE PART ENUMERATED HEREUNDER REFERS TO LAND IN WHICH ALL RIGHT, TITLE AND INTEREST IS EXPROPRIATED BY THE MINISTER OF TRANSPORTATION AND COMMUNICATIONS.

PART	LOT	CONCESSION
1	3 8	9

NOTE: MONUMENTS MARKED ZUMO WERE PLANTED BY ZUBEK AND EMO, O.L.S.'s

PLAN TYPE "A"
LAND PLAN
 TOWNSHIP OF
NOTTAWASAGA
 COUNTY OF SIMCOE

IN ACCORDANCE WITH THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT
 AND
 THE EXPROPRIATIONS ACT 1968-69

SCALE: 1 INCH = 100 FEET

THIS PLAN IS PREPARED UNDER INSTRUCTIONS AND I HEREBY MAKE APPLICATION THAT IT BE REGISTERED IN THE PROPER REGISTRY OFFICE.

APPROVAL TO EXPROPRIATE THE LAND SHOWN HEREON WAS GRANTED BY THE MINISTER OF TRANSPORTATIONS AND COMMUNICATION ON THE 15TH DAY OF JULY, 1971

DATED AT TORONTO THIS 26TH DAY OF JULY 1971.

W.D. Ratz
 W. D. RATZ
 SUPERINTENDENT OF SURVEYS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;
- THE SURVEY WAS COMPLETED ON THE 5th DAY OF JANUARY, 1970.

June 30, 1971

Alan L. Vaughan
 ALAN L. VAUGHAN
 ONTARIO LAND SURVEYOR

CERTIFICATE OF REGISTRATION OF PLAN

I CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF SIMCOE AT 11:30 O'CLOCK ON THE 5TH DAY OF AUGUST 1971 AS NUMBER 364896.

J.A. Small
 J. A. SMALL
 DEP. REGISTRAR

SEE CERTIFICATE OF APPROVAL 364312

ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED.

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE CENTRE LINE OF CONSTRUCTION OF THE KING'S HIGHWAY No. 24, SHOWN ON PLAN No. 349768 (P-2574-48) AND REFERRED TO THE MERIDIAN THROUGH THE SOUTH-WEST CORNER OF LOT 28, CONCESSION 8, TOWNSHIP OF NOTTAWASAGA.

⊕ INDICATES A STANDARD IRON BAR PLANTED.

DEPARTMENT OF TRANSPORTATION AND COMMUNICATIONS.

FOR D.T.C. OFFICE USE ONLY

HWY. No.

24

W.O. 71-32-074

PLAN HAS BEEN CHECKED AND AGREES WITH INSTRUCTIONS AND APPROVALS

Alan L. Vaughan

PLAN No.

P-2574-61

1 1/2 FEET LONG

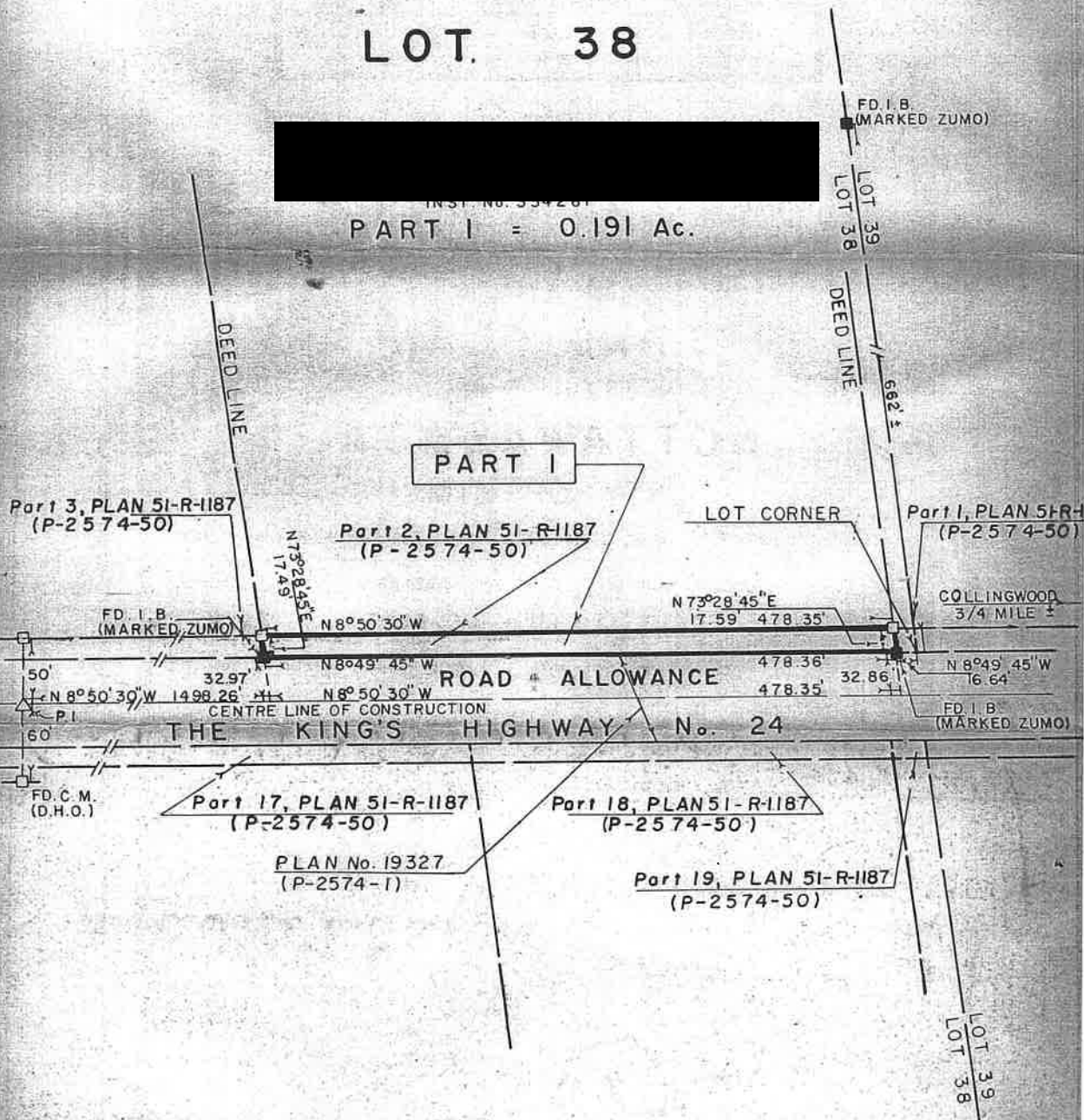
CONCESSION

9

LOT 38



PART I = 0.191 Ac.



Part 3, PLAN 51-R-1187 (P-2574-50)

Part 2, PLAN 51-R-1187 (P-2574-50)

LOT CORNER

Part 1, PLAN 51-R-1187 (P-2574-50)

FD. I. B. (MARKED ZUMO)

N73°28'45"E 17.59' 478.35'

COLLINGWOOD 3/4 MILE ±

N8°50'30"W 1498.26'

N8°49'45"W

ROAD ALLOWANCE 478.36'

478.35'

N8°49'45"W 16.64'

CENTRE LINE OF CONSTRUCTION

THE KING'S HIGHWAY No. 24

FD. I. B. (MARKED ZUMO)

FD. C. M. (D.H.O.)

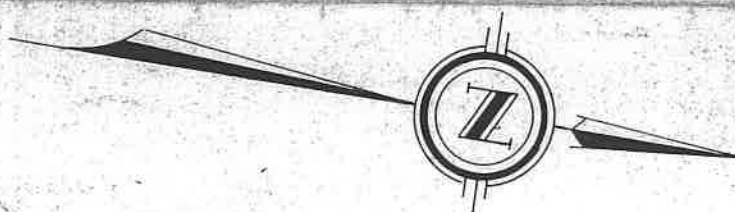
Part 17, PLAN 51-R-1187 (P-2574-50)

Part 18, PLAN 51-R-1187 (P-2574-50)

PLAN No. 19327 (P-2574-1)

Part 19, PLAN 51-R-1187 (P-2574-50)

LOT 39
LOT 38



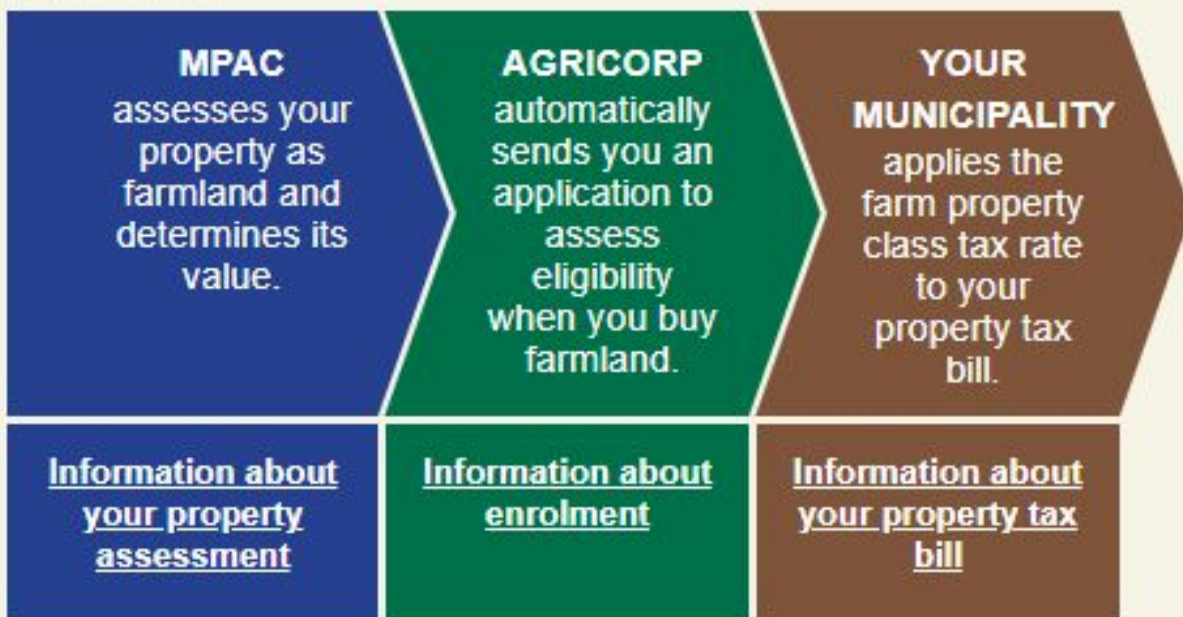
Overview

One of the ways the Government of Ontario supports agriculture is through the Farm Property Class Tax Rate Program, also known as the "Farm Tax Program."

If you are eligible for the Farm Tax Program, your farmland is taxed at no more than 25 per cent of your municipality's residential property tax rate. Your farm residence and one acre of land surrounding it continue to be taxed at your municipality's residential tax rate.

Agricorp, the Municipal Property Assessment Corporation (MPAC) and municipalities work together to administer the Farm Tax Program. Your property tax rate is provided by your municipality.

Who administers your farm property class tax rate?



The Ministry of Finance is responsible for provincial property tax matters, including the legislation and regulations governing the Farm Tax Program.

Program legislation

Information on this website about the Farm Tax Program gives farmland property owners an overview of the program. For the full details of the program, including ownership requirements, see the *Assessment Act* and *Ontario Reg. 282/98*. Where there is any conflict between the content on agricorp.com and the Assessment Act and its regulations, the Assessment Act and its regulations take precedence.

Farm Property Class Tax Rate Program

How it works



You buy or make ownership changes to farmland.



MPAC automatically notifies Agricorp.



Agricorp automatically sends you an application package.¹



You return the completed application to Agricorp.



Agricorp sends confirmation of approval to you and MPAC.



MPAC automatically notifies your municipality.



Your municipality applies the farm property class tax rate to your property tax bill for the next calendar year.²

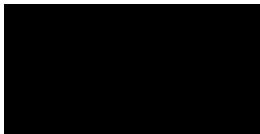
Notes

1. If you did not receive an application and you should have, please contact Agricorp.
2. A property owner who meets all the eligibility requirements may, if the property is purchased that year, apply for the farm property class tax rate for the current property tax year and the next tax year.



2011 Farm Property Class Tax Rate Application Form for 2012 tax year

Application Due Date Apr 30, 2013
OWNER ID # 23770472



A. PROPERTY OWNER NON-ELIGIBILITY (if applicable)
I acknowledge that I DO NOT WANT TO APPLY for the Farm Property Class and no longer wish to be sent future applications...
SIGNATURE OF PROPERTY OWNER PRINT NAME OF PROPERTY OWNER
POSITION/TITLE DATE

If you DO WANT to apply for the Farm Property Class Tax rate, please complete the following sections carefully before signing. This application will be used to determine eligibility for the Farm Property Class (25% of the municipal residential tax rate) for the Tax Year 2012 and maintain this status in future years.

B. OWNER INFORMATION (must be completed by owner)
If the property is owned by an individual(s), please answer this question.
Are more than 50% of the property owners Canadian Citizens or Permanent Residents of Canada?
-OR-
If the property is owned by a company, please answer this question.
Are more than 50% of the owners controlling the voting shares, Canadian Citizens or Permanent Residents of Canada?
Language Preference English French
WORK PHONE # FAX #
HOME PHONE # EMAIL #

C. PROPERTY INFORMATION
Table with columns: Roll Number and Description, Acreage, Farmed by Self, Farmed by Tenant, 2011 Farm Business Registration (FBR) #

*Please provide your Farm Business Registration (FBR) number which can ONLY be issued by AGRICORP. This number must belong to the farming business using property and can usually be found on membership card received from the organization supported.
Please contact our office to request forms if your tenant is starting to farm and does not have a Farm Business Registration (FBR) number. If tenant does not have an FBR number because of the Religious Conviction Exemption, please complete Box F.

D. TENANT FARMER DECLARATION: If some or all of your property is farmed by a tenant farmer in 2011, have the tenant sign below. If more than one tenant, copy and complete Box D.
Name (please print) Address:
Telephone Number:

I certify that I have been farming the property/properties indicated since (year/month) 11/09 and have a valid 2011 Farm Business Registration (FBR) number or have requested an exemption.
My FBR number is [redacted]. I authorize the owner to provide my FBR number and information about my farm business to the Ontario Ministry of Agriculture, Food and Rural Affairs and the Municipal Property Assessment Corporation for the purpose of determining eligibility in the Farm Property Class under the Assessment Act.
TENANT SIGNATURE: [redacted] DATE: April 24, 2013

PLEASE TURN APPLICATION OVER



F. GROSS FARM INCOME EXEMPTION (if applicable)

If you are operating a farm business and your gross farm income, as reported to Canada Revenue Agency on your 2010 Income Tax Statement, was less than \$7,000, please check appropriate box for the exemption you are requesting and send attachments.

Age/illness/death of spouse or same-sex partner

Not a normal production year

Start-up operation

Please attach a separate letter explaining your request for an exemption and contact our office for special forms (see enclosed brochure for details).

F. FARM BUSINESS REGISTRATION (FBR) EXEMPTION FOR RELIGIOUS CONVICTION OR BELIEF (if applicable)

Has the person operating the farm business been granted a Religious Exemption from filing a Farm Business Registration (FBR) number or from paying the registration fee by the Agriculture, Food and Rural Affairs Appeal Tribunal (AFRAAT)? Do not complete this section if your 2010 gross farm income was less than \$7,000 (complete Section E instead). Yes No

If this person is not the owner, please provide name, address, telephone number and signature of tenant:

Name:	Address:
Telephone Number: ()	

I certify that I have been farming the property/properties indicated since (year/month) . I authorize the owner to provide information about my farm business to the Ontario Ministry of Agriculture, Food and Rural Affairs and the Municipal Property Assessment Corporation for the purpose of determining eligibility in the Farm Property Class under the Assessment Act.

TENANT SIGNATURE: _____ DATE: _____

PLEASE READ BOX G CAREFULLY AND SIGN

G. PROPERTY OWNER ELIGIBILITY DECLARATION AND ACKNOWLEDGEMENTS

- I acknowledge that this declaration and the information provided on my 2011 Farm Property Class Tax Rate Application Form will be used to determine the eligibility of my property for the taxation year 2012 and future taxation years.
- I acknowledge that all the eligibility criteria for the Farm Property Class, under the Assessment Act, are met. The eligibility requirements for the Farm Property Class are:
 - The property is assessed as farmland.
 - The property is part of a farming business generating at least \$7,000 of Gross Farm Income and reported to Canada Revenue Agency for income tax purposes (or I meet the criteria for one of the Gross Farm Income exemptions).
 - More than 50% of the ownership of the property is held by Canadian citizens or Permanent Residents of Canada. Where the property is owned by a corporation, more than 50% of the voting shares are controlled by Canadian citizens or Permanent Residents of Canada.
 - The farm business operating on the property (the owner and/or the tenant) has a valid Farm Business Registration (FBR) number (or an exemption from this requirement).
- I acknowledge that, if my property is farmed by a tenant farmer, it is my responsibility to ensure that I am dealing with a tenant who maintains a valid Farm Business Registration (FBR) number.
- I acknowledge that all information provided is subject to audit and I agree to supply the administrator with a new application and supporting documentation upon request, including information from my Income Tax Return.
- I acknowledge responsibility to immediately inform the Ministry of Agriculture, Food and Rural Affairs of any changes related to:
 - any of the above eligibility criteria
 - any change of address
 - any other circumstance change related to maintaining the property in the Farm Property Class for property taxation purposes.
- I acknowledge that failure to provide notification of any circumstance change will result in non-eligibility for classification in the Farm Property Class and potential repayment of all applicable municipal property taxes.
- I, the undersigned, declare and certify that the information provided herein accurately reflects my eligibility in the Farm Property Class. The information is, to the best of my knowledge, understanding and belief, true and accurate.

SIGNATURE OF PROPERTY OWNER/APPLICANT

NAME OF PROPERTY OWNER/APPLICANT (please print)

POSITION/TITLE if signing on behalf of an estate or company
e.g. Executor, President, Secretary

DATE

N.B. Failure to complete this form accurately and completely may result in non-eligibility for the Farm Property Class for the property for which this application applies.

COLLECTION NOTICE:
Personal information on this form and all supporting documentation is collected under the authority of the Assessment Act and Regulation 282/98 and any amendments thereto. Personal information will be used for determining eligibility in the Farm Property Class under the Assessment Act and for provincial emergency response preparation. Property and tenant information will be provided to the Municipal Property Assessment Corporation (MPAC). This application will be used to maintain the eligibility of the property in the Farm Property Class for future years. You will no longer be receiving an annual application form, but you will be responsible for notifying the Ontario Ministry of Agriculture, Food and Rural Affairs of any circumstance change. An annual application form may still be required in certain situations. All applications are subject to audit.

Please direct questions and mail/fax application to:
Ontario Ministry of Agriculture, Food and Rural Affairs
Program Administrator, Farm Property Class
1 Stone Road West, 2nd Floor
Guelph ON N1G 4Y2
Phone number: 1-800-469-2285 or (519) 826-3446
Fax number: (519) 826-3170

Version française disponible

2011T23770472

Page 2 of 2



Lease Agreement

This document is intended to set out informally the conditions of a lease of farm land owned jointly by [REDACTED]

net acreage to be adjusted to actual planted acre.
The property is described as consisting of approximately ~~20~~ acres of vacant land located along highway 24 south of Collingwood, ON.

The following terms and conditions have been discussed:

The leased property may only be used for the pursuit of an agricultural operation. The planting and harvesting of corn or other crops may occur in keeping with market conditions. No other use of the land is permitted.

Payment of the agreed rent is to occur annually in two parts. The first payment of 50% of the years rent is due on 30 April. The second and final payment of 50% of the years rent is due on 31 October. Should those dates fall on a weekend or holiday, payment is due the first business day thereafter. Payment may be made by cheque payable to [REDACTED]

Rent is set at \$40/acre for 2012, increasing to \$70/acre for 2013 – 2016 inclusive.

[REDACTED] agrees to provide the owners with his farm tax number so that the property will be taxed at the agricultural rate.

Effective the date of signing of this agreement and lasting until midnight 31 December 2011, [REDACTED] is granted access to the land for the purpose of preparing it for the 2012 planting season. There will be no rent charged for this access.

[REDACTED] accepts all liability for any injury, to any person, sustained as a result of this farming operation and agrees to maintain appropriate insurance coverage.

The owners confirm that the property is not actively listed for sale at the time of signing of this agreement. They further undertake to notify [REDACTED] of any pending Offer of Purchase and Sale so as to ensure his interests are considered prior to signing such an agreement.

This agreement expires at midnight on 31 December 2016.

[REDACTED]
September 2011

September 2011

September 2011

Lease Agreement, Addendum

This document is intended to amend the terms of the lease agreement dated September 2011 governing the use of farm land owned jointly by [REDACTED]

The following terms and conditions are amended:

Rent will remain at \$70/acre for 2020 but will then increase over each of the following three years in increments of \$10/acre/year as follows:

\$80/acre for 2021;
\$90/acre for 2022;
\$100/acre for 2023.

All other terms listed in the original agreement continue to be in effect.

This agreement has no expiry. Termination by either party may occur with a minimum of 90 days written notice along with payment/refund of rental charges on a pro-rata basis (as applicable).

[REDACTED]

December 2019

December 2019

December 2019

Statement of the Treasurer

The County Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.

The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Additional Information

This bulletin is intended to give an overview of development charges. For more complete information, reference should be made to the Development Charges Background Study, by-law 6555 and the County's annual development charges statement. The County does offer some grants for specific types of community related development. These documents are available on the County's website at www.simcoe.ca, or in printed version in the County Clerk's office during regular office hours of 8:30 a.m. to 4:30 p.m., Monday through Friday.

Charges Levied Under Development Charges By-Law 6555 Effective January 1, 2021

Service	Residential Charge By Unit Type			
	Singles /Semis	Multiples /Other Multiples	Apartments	Non-Residential Charge per Square Metre of Gross Floor Area
Paramedics Services	\$203	\$168	\$114	\$1.02
Long Term Care and Seniors Services	\$758	\$628	\$428	\$0.00
Social Housing	\$1,458	\$1,209	\$823	\$0.00
Public Works	\$92	\$76	\$52	\$0.46
General Government	\$56	\$47	\$32	\$0.27
Solid Waste Management	\$234	\$194	\$132	\$1.17
Roads & Related	\$7,183	\$5,956	\$4,053	\$34.88
TOTAL COUNTY-WIDE CHARGE	\$9,984	\$8,278	\$5,634	\$37.80



Planning Department or Finance Department
County of Simcoe
 1110 Highway 26
 Midhurst, Ontario, L9X 1N6
Tel: (705) 726-9300
Toll Free: 1-866-893-9300
Email: info@simcoe.ca

simcoe.ca



DEVELOPMENT CHARGE INFORMATION

BY-LAW 6555

**This bulletin summarizes the Development Charge By-Law
effective January 1, 2017 - December 31, 2021**

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult the County of Simcoe staff to determine the applicable charges that may apply to specific development proposals.

**Updated December 1, 2020
to reflect Rates effective January 1, 2021**



Development charges for the County of Simcoe By-law 6555

- Residential development charges (calculated on the number and type of units) are imposed upon all lands within the County of Simcoe.
- The development charge is payable in full upon issuance of a building permit.

The development charge rates set out below are effective January 1, 2021:

Development Type	Rate (per unit)	Development Type	Rate (per sq.m of gross floor area)
Single Detached and Semi-Detached Dwelling	\$9,984	Non-residential	\$37.80
Other Multiple Unit Residential	\$8,278		
Apartments	\$5,634		

Term of By-Law

- By-law No. 6555 will remain in force until December 31, 2021.

Indexing of Development Charges

The development charges will be adjusted annually on January 1 of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, **Construction Price Statistics**.

Purpose of development charges

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

Background Study

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a by-law, a development charges background study be undertaken, with reference to:

- The forecasted amount, type and location of future development
- The average service levels provided in the County over the 10-year period immediately preceding the preparation of the background study
- Capital cost calculations for each eligible development charge service
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development.

Hemson Consulting Ltd. prepared the Development Charges Background Study for the County dated April 2016. The study served as the basis for the development charge rates approved by County Council on June 14, 2016 through by-law No. 6555. Development charges came into effect on January 1, 2017.

Services covered

Development charges have been imposed for the following categories of County services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Paramedic Services
- Long Term Care and Seniors Services
- Social Housing
- Public Works
- General Government
- Solid Waste Management
- Roads and Related

Exemptions

A number of exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 6555. These include hospitals, government agencies, schools, colleges and universities, places of worship, farm buildings, and certain residential expansions.

Redevelopment

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.

The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

Unpaid charges to be added to tax roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

Statement of the Treasurer

The Clearview Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge and community benefit charge revenues. The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Purpose of Development Charges and Community Benefit Charges

These charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. The charges collected may only be used for the purpose for which they are collected.

Application of charges

The charges are levied according to the service area in which the development is located. Some charges apply municipal wide. Water, wastewater and stormwater charges only apply to a specific area and are in addition to the municipal wide charges. Stayner pre-paid represents developments included in certain Stayner Sewer DC prepayment agreements.

Limitations to Non-Statutory Exemptions or Reductions

Where a building, structure or addition qualifies for a reduction under clause (i) or (ii) further reductions to DCs for clauses (iv), (v) and/or (vi) shall be calculated only from the remaining full DC portion.

Unless this By-law specifically provides for an exemption of 100% of DC charges, the total cumulative exemption or reduction in DC charges shall not exceed 66% of the DC charges which would apply in the absence of such exemptions or reductions.



CLEARVIEW

DEVELOPMENT CHARGE INFORMATION ENGINEERING RELATED

BY-LAW 19-36

This bulletin summarizes the Development Charge By-law effective July 1, 2019. The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult Clearview staff to determine the applicable charges that may apply to specific development proposals.

Effective January 1, 2021 – December 31, 2021

Additional Information

This bulletin is intended to give an overview of development charges and community benefit charges. For more complete information, refer to the Development Charges Background Study, by-law 19-36 and Clearview's annual DC Statement. This information is available in the Clearview Administration Centre during regular hours or online at www.clearview.ca. If you require additional information please contact: Treasurer, PO Box 200, 217 Gideon Street, Stayner, ON, L0M 1S0. (705) 428-6230 ext. 236, kmcdonald@clearview.ca

The development charges and community benefit charges will be adjusted annually on January 1 of each year, without amendment to the by-law in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics.

Updated December 9, 2020

Non-Statutory Exemptions or Reductions to DCs

Full details are available in the Bylaw. Please consult with Clearview for additional information.

- i. Developments constructed by a charitable or a non-profit organization for a purpose that benefits the community as determined by Council may have up to a 100% exemption to DCs.
- ii. Developments constructed for uses with a significant community benefit, as determined by Council, may have up to a 50% reduction to DCs.
- iii. Industrial or commercial use developments utilizing green technologies as defined by the Planning Act shall have a cumulative reduction to total DCs as follows:
 - a. Green roof – 10% reduction
 - b. Grey-water recycling – 10% reduction
 - c. Wastewater pre-treatment facility – 20% reduction
 - d. Rainwater capture and re-use – 5% reduction
- iv. Industrial use developments creating jobs shall have a reduction in total DCs of 0.5% per new full time equivalent direct jobs created to a maximum reduction of 30%.
- v. Agricultural use developments which do not receive municipal water or wastewater services shall be exempt.
- vi. Non-residential buildings used accessory to an agricultural operation shall be exempt if no rezoning is required.

DCs Engineering Related Municipal Wide Services	RESIDENTIAL					Non-Residential per SF
	Single and Semi	Apt. 2 bdrm and 2+	Apt. 0 - 1 bdrm	Multiples	Special Care	
Roads	4,874.83	2,802.53	1,958.18	3,893.10	1,758.44	2.18
Fire	835.89	480.83	336.05	667.88	301.18	0.37
Police Administration - DC related	127.86	73.97	51.78	102.50	46.50	0.05
Subtotal	6,122.85	3,521.13	2,460.14	4,889.62	2,208.62	2.73
Stayner						
Water	15,405.43	8,857.76	6,189.44	12,302.79	5,557.50	4.90
Wastewater	6,740.00	3,875.13	2,707.42	5,382.07	2,431.60	3.33
Pre-paid wastewater	3,138.57	1,711.95	1,141.30	2,567.92	1,130.73	1.53
Subtotal Stayner	22,145.43	12,732.89	8,896.86	17,684.86	7,989.10	8.23
Subtotal Stayner Prepaid	18,544.00	10,569.71	7,330.74	14,870.71	6,688.23	6.43
Creemore						
Water	9,193.80	5,285.91	3,693.38	7,342.36	3,317.17	4.28
Wastewater	4,461.64	2,564.75	1,792.27	3,563.40	1,609.44	2.07
Stormwater	2,230.82	1,282.90	896.13	1,781.70	805.25	1.03
Subtotal Creemore	15,886.26	9,133.56	6,381.78	12,687.46	5,731.86	7.38
New Lowell						
Water	10,859.26	6,243.33	4,363.36	8,672.82	3,917.40	4.50
Subtotal New Lowell	10,859.26	6,243.33	4,363.36	8,672.82	3,917.40	4.50
Total Rural Area	6,122.85	3,521.13	2,460.14	4,889.62	2,208.62	2.73
Total Stayner	28,268.28	16,254.02	11,357.00	22,574.48	10,197.72	10.96
Total Stayner (prepaid)	24,666.85	14,090.84	9,790.88	19,760.33	8,896.85	9.16
Total Creemore	22,009.11	12,654.69	8,841.92	17,577.08	7,940.48	10.11
Total New Lowell	16,982.11	9,764.46	6,823.50	13,562.44	6,126.02	7.23

Statement of the Treasurer

The Clearview Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge and community benefit charge revenues. The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Purpose of Development Charges and Community Benefit Charges

These charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. The charges collected may only be used for the purpose for which they are collected.

Application of charges

The charges are levied according to the service area in which the development is located. Some charges apply municipal wide. Water, wastewater and stormwater charges only apply to a specific area and are in addition to the municipal wide charges. Stayner pre-paid represents developments included in certain Stayner Sewer DC prepayment agreements.

Limitations to Non-Statutory Exemptions or Reductions

Where a building, structure or addition qualifies for a reduction under clause (i) or (ii) further reductions to DCs for clauses (iv), (v) and/or (vi) shall be calculated only from the remaining full DC portion.

Unless this By-law specifically provides for an exemption of 100% of DC charges, the total cumulative exemption or reduction in DC charges shall not exceed 66% of the DC charges which would apply in the absence of such exemptions or reductions.



CLEARVIEW

DEVELOPMENT CHARGE INFORMATION COMMUNITY BENEFITTING

BY-LAW 19-36

This bulletin summarizes the Development Charge By-law effective July 1, 2019. The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult Clearview staff to determine the applicable charges that may apply to specific development proposals.

Effective January 1, 2021 – December 31, 2021

Additional Information

This bulletin is intended to give an overview of development charges and community benefit charges. For more complete information, refer to the Development Charges Background Study, by-law 19-36 and Clearview's annual DC Statement. This information is available in the Clearview Administration Centre during regular hours or online at www.clearview.ca. If you require additional information please contact: Treasurer, PO Box 200, 217 Gideon Street, Stayner, ON, L0M 1S0. (705) 428-6230 ext. 236, kmcdonald@clearview.ca

The development charges and community benefit charges will be adjusted annually on January 1 of each year, without amendment to the by-law in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics.

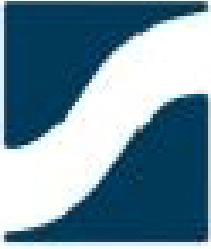
Updated December 9, 2020

DCs Community Benefit Related Municipal Wide Services	RESIDENTIAL					NON- RESIDENTIAL per SF
	Single and Semi	Apt. 2 bdrm and 2+	Apt. 0 - 1 bdrm	Multiples	Special Care	
Parking	59.18	33.82	23.25	47.56	21.14	0.00
Recreation	915.16	526.26	367.75	731.28	329.71	0.00
Library	1,480.52	850.70	594.96	1,182.52	533.67	0.00
Administration	123.64	70.80	49.67	99.33	44.39	0.05
Total Community Benefit	2,578.50	1,481.58	1,035.63	2,060.69	928.91	0.05

Non-Statutory Exemptions or Reductions to DCs

Full details are available in the Bylaw. Please consult with Clearview for additional information.

- i. Developments constructed by a charitable or a non-profit organization for a purpose that benefits the community as determined by Council may have up to a 100% exemption to DCs.
- ii. Developments constructed for uses with a significant community benefit, as determined by Council, may have up to a 50% reduction to DCs.
- iii. Industrial or commercial use developments utilizing green technologies as defined by the Planning Act shall have a cumulative reduction to total DCs as follows:
 - a. Green roof – 10% reduction
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 - c. Wastewater pre-treatment facility – 20% reduction
 - d. Rainwater capture and re-use – 5% reduction
- iv. Industrial use developments creating jobs shall have a reduction in total DCs of 0.5% per new full time equivalent direct jobs created to a maximum reduction of 30%.
- v. Agricultural use developments which do not receive municipal water or wastewater services shall be exempt.
- vi. Non-residential buildings used accessory to an agricultural operation shall be exempt if no rezoning is required.



Simcoe County
District School Board
1170 Hwy 26
Midhurst, ON L0L 1X0
Tel: (705) 728-7570
Fax: (705) 728-2265



Simcoe Muskoka Catholic
District School Board
46 Alliance Blvd
Barrie, ON L4M 5K3
Tel: (705) 722-3555
Fax: (705) 722-6534

EDUCATION DEVELOPMENT CHARGE RATES:

October 30, 2020 till October 29, 2021	Residential \$/new residential unit	Non-Residential \$/new sq.ft. of gross floor area
Simcoe County District School Board	\$2,211.00	\$0.41
Simcoe Muskoka Catholic District School Board	\$1,348.00	\$0.14
Total	\$3,559.00	\$0.55

RE: Driveway Confirmation on Property

1 message

Wed, Jul 7, 2021 at 2:06 PM

Good Afternoon

I had a look through our records and we do not have a Entrance Permit on file for the property located at [4474 County Road 124](#). Looking at the aerial photos of the subject property, there seems to be an existing entrance located at the northern limits of the property. Since this a historic entrance, it may continue to be used to access the lands.

Please be advised that if the current or new owners wish to change the location of this entrance or change the use of the entrance (i.e. change from a field/farm entrance to a residential entrance) they would have to go through the County's Entrance Permit Application process. Also, any future building permits requested from the Township would require for the Owner's to obtain an approved Entrance Permit. Having said that, the Owners are not required to obtain an Entrance Permit at this point in time, but may do so if they wish in an attempt at updating the records for this property.

I hope this information is sufficient. Please let me know if you have any further questions.

Regards,

Engineering Technician

County of Simcoe

Transportation and Engineering Department

Tel: 705-726-9300

Fax: 705-727-7984

www.simcoe.ca

