

Brakke Farm Inc
321339 Concession 6/7
Grand Valley, ON L9W 0W8

Town of Grand Valley
5 Main St. N.
Grand Valley, Ontario L9W 5S6

To Whom it May Concern,

We are writing to express Brakke Farm's interest in acquiring the land that was sold to the town in 1968 moving the property line on one section of our land back 5.03 m from the original property line. This acquisition is essential to facilitate the construction of a shed addition on our farm property located at 321339 Concession 6/7 Grand Valley. The proposed shed addition measures 48.768 m by 27.432 m (160ft x 90ft) and is crucial for optimizing our day-to-day farm operations. The primary purpose of this shed addition is to accommodate modern agricultural equipment that our existing structures cannot feasibly house. Our property, including the house, is already situated close to the road, and the specific location identified for the shed is currently underutilized due to its proximity to the road, creating what we refer to as a "dead corner."

By purchasing the land sold back from the town, we would request a minor variance asking that we could build this shed up to 5 meters away from the original property line. This adjustment would allow us to realize our plans for the shed within a reasonable distance.

With this expansion, we aim to enhance the efficiency of our farming operations and harness the full potential of our land. This request will allow us to continue efficiently farming our existing land without the need for any conversion. Furthermore, the shed addition will contribute positively to the local agricultural sector and support the economic vitality of the community.

We kindly request your consideration for the acquisition of the land that was sold, adjusting the property line back 5.03 meters from the town to enable the construction of the shed as planned. We believe that this initiative not only benefits Brakke Farm but also aligns with our commitment to sustainable agricultural practices.

Thank you for your attention to this matter. We are eager to discuss further details about this proposal.

Sincerely,

Henk & Leah Brakke

Brakke Farm Inc.



This Indenture

made in duplicate the Ninth day of December
in the year of our Lord one thousand nine hundred and sixty-four.

**In Pursuance of the Short Forms of Conveyances Act:
Between**

NORMAN ROSS SMITH, of the Township
of East Luther, in the County of
Dufferin, Farmer,

hereinafter called the Grantor of the FIRST PART

- and - THE CORPORATION OF THE TOWNSHIP OF
EAST LUTHER

hereinafter called the Grantee of the SECOND PART

- and - VELMA LAVINA SMITH

Wife of the Grantor of the THIRD PART

Witnesseth that in consideration of Nineteen Dollars and Sixty-
six Cents ----- (\$19.66) -----

----- ~~XXXXXX~~ of
lawful money of Canada now paid by the said grantee to the said grantor (the receipt
whereof is hereby by him acknowledged) he the said grantor DOTH
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being in the Township of East Luther, in the County of

Dufferin, and being composed of part of the South Half of
Lot Number 24, in the Seventh Concession, more particularly
described as follows:-

COMMENCING at the South-west angle of said Lot No. 24;

THENCE Northerly along the westerly limit of said Lot No. 24,
a distance of 16.5 feet;

THENCE Easterly and parallel with the Southerly limit of
said Lot No. 24, a distance of 780 feet;

THENCE Southerly and parallel with the Westerly limit of said Lot No. 24, a distance of 16.5 feet to the Southerly boundary of said Lot No. 24;

THENCE Westerly along the Southerly limit of said Lot No. 24, a distance of 780 feet to the place of beginning.

TO HAVE AND TO HOLD unto the said grantee ^{successors} its / ~~WIFE~~ and assigns to and for
its and their sole and only use forever.

SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions
expressed in the original grant thereof from the Crown.

The said grantor COVENANTS with the said grantee THAT he hath the
right to convey the said lands to the said grantee notwithstanding any act of the said
grantor

AND that the said grantee shall have quiet possession of the said lands free from all
encumbrances.

AND the said grantor COVENANTS with the said grantee that he will execute
such further assurances of the said lands as may be requisite.

AND the said grantor COVENANTS with the said grantee that he hath done no
act to encumber the said lands.

AND the said grantor RELEASES to the said grantee ALL his claims upon
the said lands.

AND the said VELMA LAVINA SMITH
wife of the said Grantor hereby bars her Dower in the said lands.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Norman A. Smith
Velma L. Smith
Laura E. Fortberg

CANADA
PROVINCE OF ONTARIO
COUNTY of
DUFFERIN

I, Laure E. Farthing
of the Town Village of ORANGEVILLE
COUNTY of DUFFERIN in the W.C.
Grand Valley
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by NORMAN ROSS SMITH and VELMA LAVINA SMITH.

2. THAT the said Instrument and duplicate were executed by the said parties two of the parties thereto. at the Town Village of W.C.
Orangeville Grand Valley

3. THAT I know the said parties
4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the Town Village
of Orangeville in the County W.C.
of Dufferin this 19th
day of December A.D. 19 64

Laure E. Farthing

William Church
A Commissioner for taking Affidavits, etc.

CANADA
PROVINCE OF ONTARIO
of
TO WIT:

I, _____ of the _____ of _____ in the _____ of _____ make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____

2. THAT the said Instrument and duplicate were executed by the said part _____ of the parties thereto. at the _____ of _____

3. THAT I know the said part
4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the _____
of _____ in the _____
of _____ this _____
day of _____ A.D. 19 _____

A Commissioner for taking Affidavits, etc.

Dated December 9th, 19 64.

NORMAN ROSS SMITH

TO

THE CORPORATION OF THE TOWNSHIP
OF EAST LUTHER

Deed of Land

SITUATE
in the Township of East Luther
in the County of Dufferin

Newsome and Gilbert, Limited, Toronto

CHURCH & CHURCH
192 Broadway Street,
ORANGEVILLE, Ontario.

19956

I certify that the within instrument is duly entered, registered and microfilmed, in the Registry Office for the Registry Division of the County of Dufferin for the Township of

EAST LUTHER at 10.00 AM.
the day of DEC 22 1964. 19

Number 19956

W.J. Woodland Registrar

pt 5 1/2 - 24-7

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE

LAND
REGISTRY
OFFICE #7

34064-0004 (LT)

PAGE 1 OF 1
PREPARED FOR Matthew01
ON 2024/09/05 AT 15:09:51

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

PROPERTY DESCRIPTION: RDAL BTN CONS 6 & 7 FROM THE SW LIMIT OF RDAL BTN LTS 21 & 22 TO THE SW LIMIT OF RDAL BTN LTS 24 & 25; PT LT 23 CON 6, PT 1, 7R4129; PT LT 23, CON 7, PT 2, 7R3499; PT LT 24, CON 7 AS IN MF19956 ; E LUTHER/GRAND VALLEY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1997/03/31

OWNERS' NAMES

THE CORPORATION OF THE TOWNSHIP OF EAST LUTHER
GRAND VALLEY

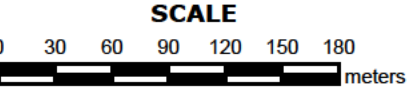
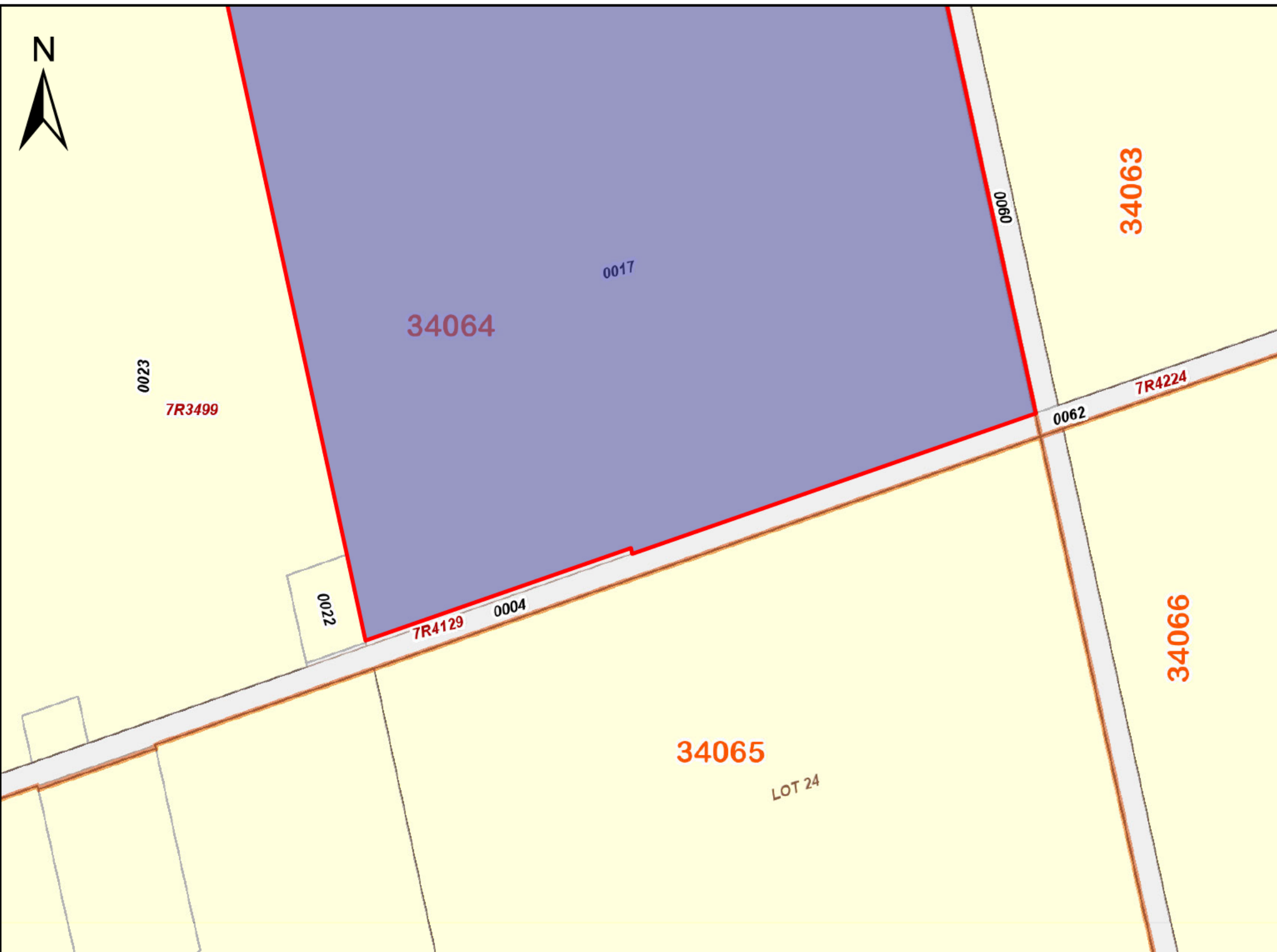
CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/31 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/03/31**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** 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.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/04/01 **</p>						
MF19956	1964/12/22	TRANSFER	\$19		THE CORPORATION OF THE TOWNSHIP OF EAST LUTHER	C
7R3499	1990/09/04	PLAN REFERENCE				C
MF183373	1990/10/04	BYLAW				C
MF183374	1990/10/04	TRANSFER	\$2		THE CORPORATION OF THE TOWNSHIP OF EAST LUTHER	C
7R4129	1994/08/31	PLAN REFERENCE				C
MF213853	1994/09/12	TRANSFER	\$2		THE CORPORATION OF THE TOWNSHIP OF EAST LUTHER	C
MF213854	1994/09/12	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.



PROPERTY INDEX MAP
DUFFERIN(No. 07)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



SKETCH SHOWING EXISTING BUILDING SETBACK



LAND SURVEYORS and ENGINEERS

Fieldwork Completed: Sept 25th, 2024

VH Project #: 33788-24

LOT 24 CONCESSION 7 (EAST LUTHER)

PIN 34064-0017

STEEL CLAD STORAGE BUILDING

Brakke Farm Inc.
321339 Concession 6/7
Grand Valley, ON

DWELLING

49.44

47.73

5.03m ROAD WIDENING BY

INST. NO. MF19956

PIN 34064-0004

ORIGINAL ROAD ALLOWANCE
(20.12m WIDE)

STAKE

STAKE

STAKE

STAKE

