

FRI, April 19
2024

From the meeting we have had
in Jan 17th 2024. I want all additional
information from my file to be included
with the staff report.

Maureen







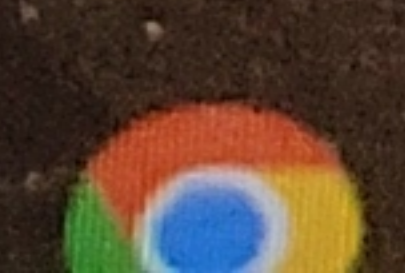




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Search





01-09-2024 Tue 14:08:35



Camera 03

01-03-2024 10:19:07:27



01-03-2024

01-11-2024 Thu 15:39:55



Camera 03

01-11-2024 16:01:11



Camera #1



113 Griffin St South, Smithville – SOLD



wayneschilstra

4 years ago

113 Griffin St South Smithville MLS#H4093466 SOLD

I would recommend the Wayne Schilstra Team for your real estate needs. They were highly professional in every aspect of the process, and most importantly, delivered excellent results!

Grant Gonchar

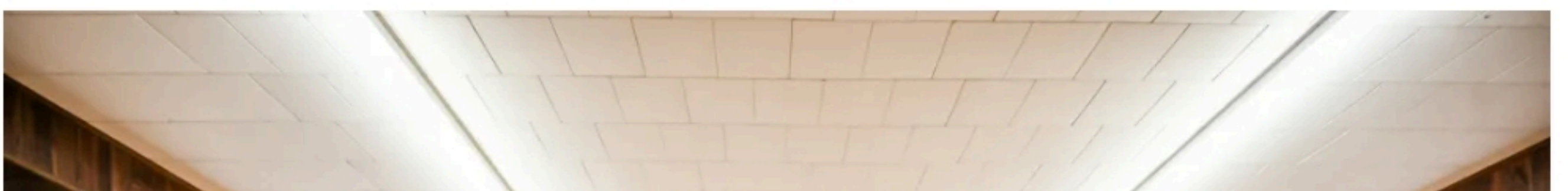
Opportunity knocks! Huge 5,083 square foot, 2 storey building in downtown Smithville – previously used as the Masonic Hall. C-1 commercial zoning allows for a variety of uses including: apartment dwelling, art gallery, commercial school, communications establishment, dry cleaning/laundry depot, financial institutions, funeral home, office including a medical office, personal service shop, place of entertainment, private club, recreational facility, restaurant, retail store, service shop, studio, veterinary clinic. 2 Furnaces; one to heat the upstairs and one to heat the main level; furnace for main level sold “as is”. Potential parking at the rear of the property for approximately 10 vehicles. Low sloped roof was redone approx 15 years ago. Solid triple brick construction for the main building, one floor addition at the rear of the building is vinyl siding. Crawl space. 11’6” clear height on the

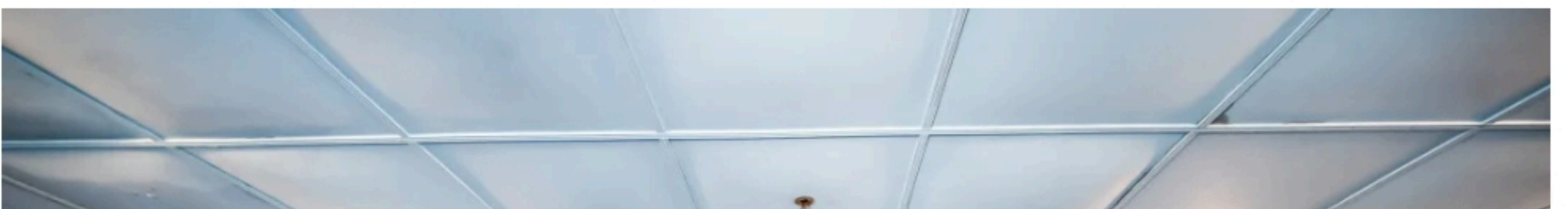
studio, veterinary clinic. 2 Furnaces; one to heat the upstairs and one to heat the main level; furnace for main level sold “as is”. Potential parking at the rear of the property for approximately 10 vehicles. Low sloped roof was redone approx 15 years ago. Solid triple brick construction for the main building, one floor addition at the rear of the building is vinyl siding. Crawl space. 11’6” clear height on the main level. Please note property is 52.79 feet along rear. Right of way over adjacent property on north side for access to rear yard.

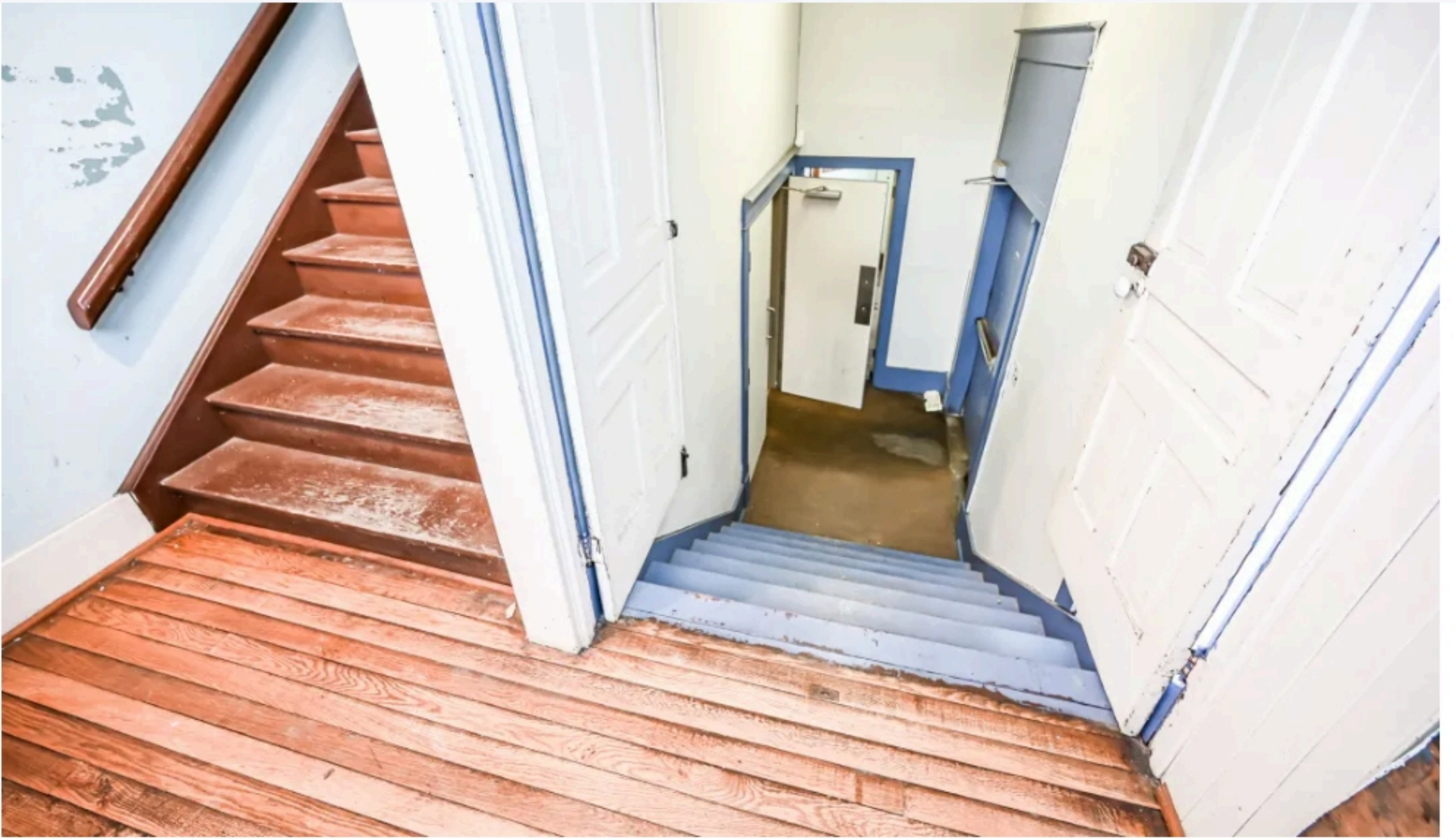








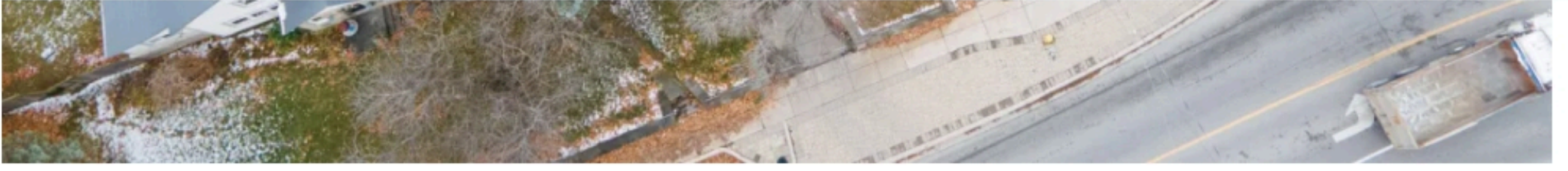








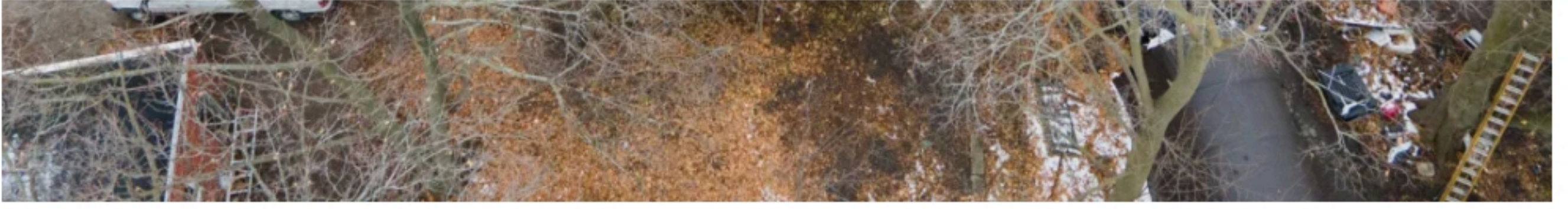


























[113 Oakdale Boulevard, Smithville – SOLD](#)

[175 Griffin Street North – Apartment Rental – Leased!](#)

[50 Creek View Drive, Smithville – SOLD](#)

Categories: [Just Sold - City!](#)



Marie Horne Yesterday



to Brian ▾

Good morning Brian. This is Marie Horne. My apologies for the delay in getting back to you. Had to step back for a bit do to things being overwhelming with now being the second investor/developer of the Mason hall. As well as this ongoing development pursuit next door and saving are downtown core. I have bin active in trying to save the rights of the side of my building and have clear evidences with the usage of the side dating back to 3 generating owners. Would like to suchuale a sit down meeting with you the mayor and anyone else to get everyone up to date with my findings and ongoing issues that have bin taking place next store these passed years for intitlement in residential condos with a space that doesn't have enough to support or allow. Also left a voice-mail with are mayor today as well. Requesting a sit down meeting. Have Mondays off still and hoping that that works for you.

Blessings

Marie Horne



Marie Horne Yesterday



to Jacquie ▾

[Show quoted text](#)





to Jacquie ▾

Show quoted text



Brian Treble Yesterday

 to me, Cheryl, Jacqui... ▾



Hi Marie:

I have copied a few people on my reply including the Mayor.

Between Jacquie and Jeni of this office, they can hopefully set up a meeting time on a Monday that works in your calendar. I have also included the planners who are working on the adjacent Masonic Hall minor variance and site plan.

Thanks for reaching out.

Brian

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.





ssmyth@westlincoln.ca, [Gerrit Boerema <gboerema@westlincoln.ca>](mailto:gboerema@westlincoln.ca), [Jeni Fisher <jfisher@westlincoln.ca>](mailto:jfisher@westlincoln.ca), [Stephanie Pouliot <spouliot@westlincoln.ca>](mailto:spouliot@westlincoln.ca)

Show quoted text



Marie Horne Yesterday



to Brian ▾

Hi Brian. Thank you for your response. I look forward to hearing from you regarding the meeting date and time.

Blessing

Marie Horne

----- Forwarded message -----

From: **Brian Treble** <btreble@westlincoln.ca>

Date: Mon, 15 Jan 2024 at 13:35

Subject: RE: 111 griffin st s/ driveway

To: Marie Horne <mhsafex@gmail.com>

Cc: Cheryl Ganann <cganann@westlincoln.ca>, Jacquie Thrower <jthrower@westlincoln.ca>, Susan Smyth <ssmyth@westlincoln.ca>, Gerrit Boerema <gboerema@westlincoln.ca>, Jeni Fisher <jfisher@westlincoln.ca>, Stephanie Pouliot <spouliot@westlincoln.ca>

Show quoted text





Marie Horne Yesterday

to Brian 



Good morning everyone.

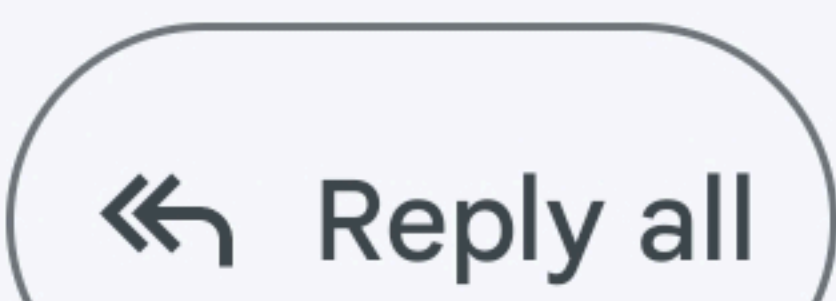
This email was written last night as it has bin heavy on my heart and time is precious in this matter. I feel the need to not wait on the matter and take any day and time that is available for a meeting with all the findings I have come into my possession. The findings state the middle between the Mason hall and myself at 111 griffin st s is my right to continue usage as it has bin for decades times seven and some.

Any altering changes/plans do not belong to a decision of other parties to over ride the existing usage/legal document/s/deeds that would change the holders in hand of there deeds/documents without there consent or handover rights. I Marie Horne do not give my consent/sign off and have all aspects to all of the above stated. Will work around your schedule for a sit down meeting as well. Just ask for a day in advance to make arrangements with moving around the business. Look forward to hearing from you.

Blessings

Marie Horne

[Show quoted text](#)





Re: 111 griffin st s/ driveway





Inbox



Brian Treble 6:40 a.m.



 to me, Cheryl, Jacqui... 

Marie:

I can meet between 11 and 2 this Wednesday or anytime on Monday the 22nd.

As you know, the Mayor is not available on the 22nd but I can certainly brief her later.

Your call.

Brian

Sent from my iPhone

On Jan 15, 2024, at 10:39 PM, Marie Horne <mhsafex@gmail.com> wrote:

Good morning everyone.

This email was written last night as it has bin heavy on my heart and time is precious in this matter. I feel the need to not wait on the matter and take any day and time that is available for a meeting with all the findings I have come into my possession. The findings state the middle between the Mason hall and myself at 111 griffin st s is my right to continue usage as it has bin for decades times seven and some.

Any altering changes/plans do not belong to a decision of other parties to override the existing



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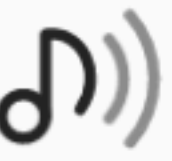




side dating back to 3 generating owners. Would like to suchuale a sit down meeting with you the mayor and anyone else to get everyone up to date with my findings and ongoing issues that have bin taking place next store these passed years for intitlement in residential condos with a space that doesn't have enough to support or allow. Also left a voice-mail with are mayor tod as well. Requesting a sit down meeting. Have Mondays off still and hoping that that works for you.

Blessings

Marie Horne



Marie Horne 7:24 a.m.

to Brian



Good morning Brian

Will see you this Wed Jan 17th at 11am. Requesting are bylaw officer to sit in the meeting. His name is Jesse last name Paul I believe.

Blessing
Marie Horne

Show quoted text





Information on 111 griffin st s/
old Mason hall/ royal Lepage
building /properties



Add label



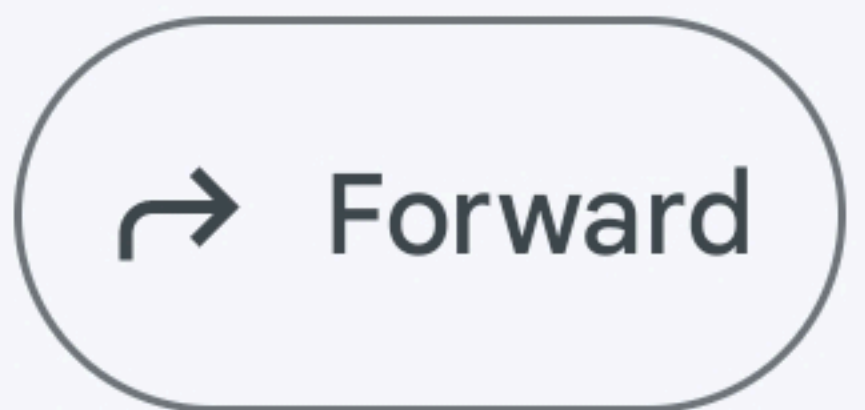
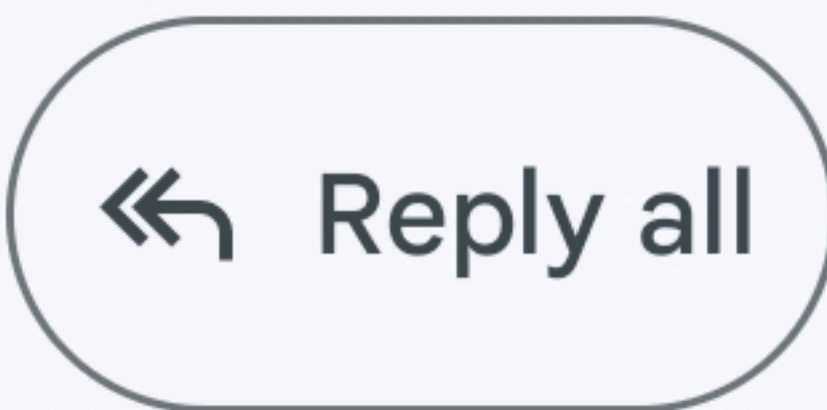
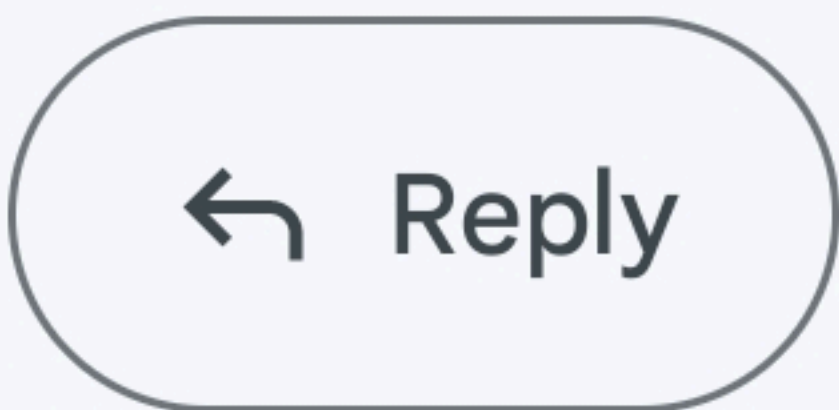
Marie Horne Jan 4



to archives ▾

Hi there. This is Marie Horne owner if 111 Griffin st s. Was hoping to talk with you regarding any information and be about to get an appointment twith you to see what you have. Looking toward to hearing from you very soon. Also bin trying to get a call back from someone hoping to get a phone number and set a date up to have a appointment with you as well. Thank you for your time.
Blessings

Marie Horne





(no subject) Inbox



Jesse Paul Jan 5

to me ▾



<https://www.westlincoln.ca/en/township-office/report-a-concern.aspx>

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.

Jesse Paul	
	Enforcement Officer
	Tel: 905-957-3346 ext. 6734 Email: jpaul@westlincoln.ca Web: www.westlincoln.ca

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Marie Horne Jan 5

to Jesse ▾



hi jesse thank you for sending me the link i





this in error, please contact the sender and destroy any copies of this information.



Marie Horne Jan 5

to Jesse ▾



hi jesse. thank you for sending me the link . i
couldnt save the report i summitted . could you send
me a copy please for me records.
confirmation number is 2024-01-05-004.
thank you again
Blessings
marie horne
111 griffin st smithville on LOR 2a0

[Show quoted text](#)



Jesse Paul Jan 6

Hi Marie. I did get your a report of
concern, I am out of the office till



Marie Horne Jan 6

to Jesse ▾




Hi Jesse

OK. Thank you. Hope you have a good weekend with
family. All the best
Marie





Jesse Paul Jan 6

 to me ▾



Hi Marie.

I did get your a report of concern, I am out of the office till Tuesday with family stuff, and I will go check it out on Tuesday when I am back at work.

Have a great weekend.

Sent from my iPhone

On Jan 5, 2024, at 6:33 PM, Marie Horne <mhsafex@gmail.com> wrote:

hi jesse. thank you for sending me the link . i couldnt save the report i summited . could you send me a copy please for me records.
confirmation number is 2024-01-05-004.
thank you again
Blessings
marie horne
111 griffin st smithville on LOR 2a0

On Fri, 5 Jan 2024 at 16:00, Jesse Paul <jpaul@westlincoln.ca> wrote:

<https://www.westlincoln.ca/en/township-office/report-a-concern.aspx>



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Marie Horne Jan 6

to Jesse ▾



Hi Jesse

OK. Thank you. Hope you have a good weekend with family. All the best
Marie

[Show quoted text](#)





Jesse Paul Jan 9



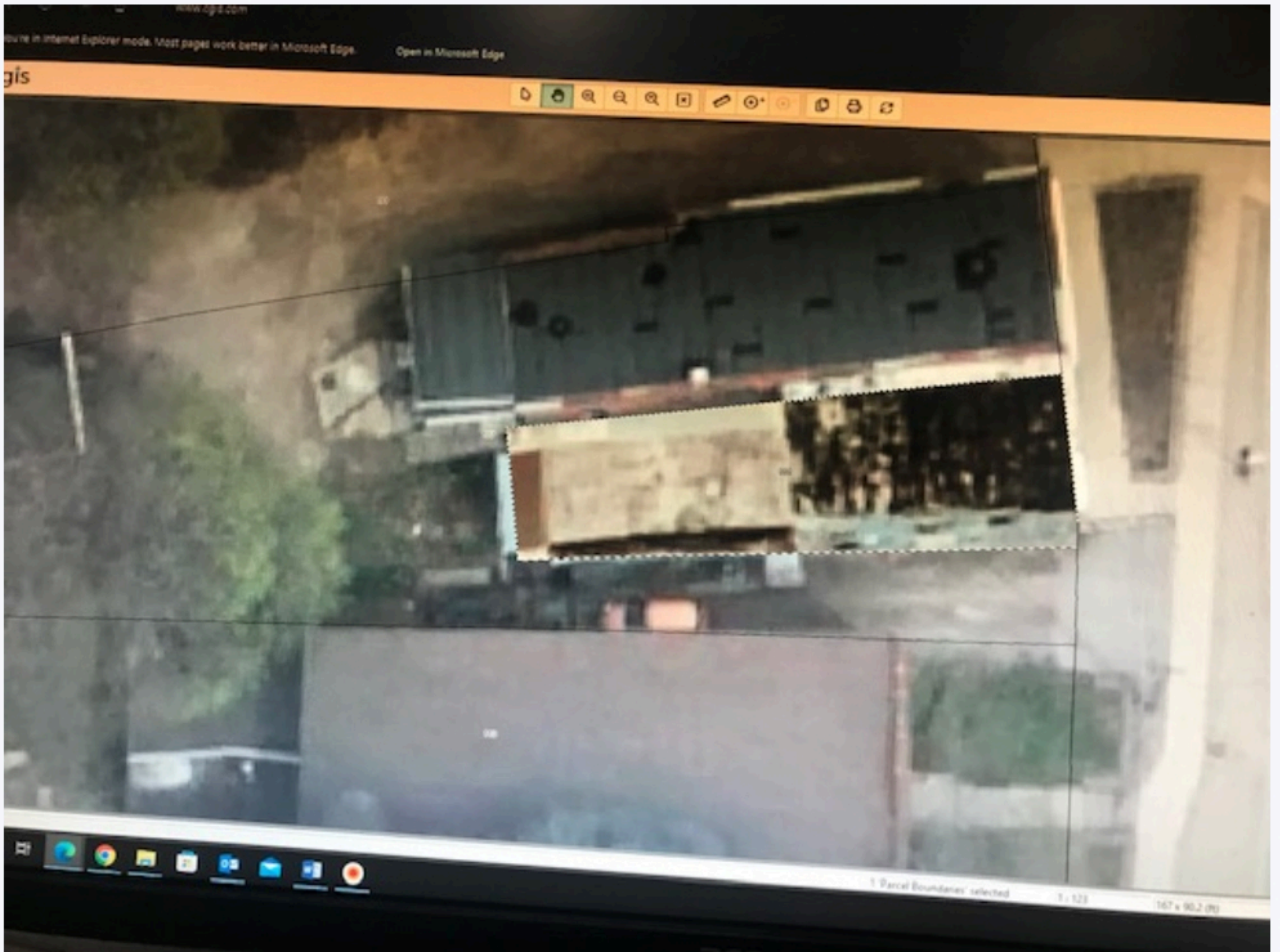
to me

Hi Marie,

Please find the picture of your property with estimated property lines.

The Pdf included is the original report of concern you sent in.

Have a great day





2024-01-05-004....



Report a Concern

If you want to report a concern in the Township of West Lincoln, please fill in the form below. Thank you for taking the time to help keep your community safe, clean and enjoyable for everyone.

Your Contact Information

Full Name: *

Marie Horne

Email Address: *

mhsafex@gmail.com

Phone Number: *

905-536-2666

Street Address:

111 Griffin St S Smithville Ont LOR 2A0

Concern or Complaint Information

Please select your area of concern: *

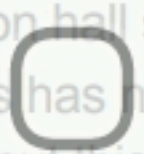
By-law Complaint

Please describe the location of your concern. Include nearest intersections and other descriptive landmarks. *

location : Between the two buildings of 111 griffin st s and Mason HAll .
intersection : Griffin St s traffic lights

Please provide a description of your concern. *

jan 5 2024 notes
bin drop off dec 13th 2023 phill schilstra the one owner said it was going to start that afternoon or tomorrow. threw text message. first day of work started monday jan 1st 2024.
Damage to driveway/ alley way.
3 inch ruts that extend 10 long
Asbestos tiles , bordes , drive wall nails etc
Broken patio stone
.....
previous contruction year and a half ago :
Dumster bin left on property for 3 monthes only maybe 2 weeks of work
THrowing debris from the top floor of the mason hall into dumpster and hitting the side of the Building resulting in broken out lit for 111 griffin st s furnace
left a pile left overs of drivewall, asbestos, wood pieces that wasnt cleaned up after demolition was done. once the last bin was gone no one came back or stayed behind to clean up . in a result had to put plugs in vehicle 2x.
....
Note: din here for 7 years . took over the past 3 generation owners responsibilities of mainta driveway/ allawaay . dating back to when the 3 genention owners first started the dry cleaner to mid 1950s. rough estimet. bin the sole person maintaining with snow leafs minis when came down this year didnt get to finsh them with my back problems that are getting treated for. am able to mulch 4 bags of leafs. when they bought the building i would say 3 years ago all duties that comes with season to season changing . A guy has bin by himself 4 times just this passed year only to wipper snip the front lawn and the odd weed up against there mason building. I cleaned up all the construction that has bin taking place at the mason hall since the new owners and the mass left behind. sent over thousands of dollars for cameras. This has now become a liability situation for myself that iam not for. hope that helps . my sorry to have to put this to the next steps but i have voiced consem with letting them the owners of the mason hall know about the first time when the out lit gor broken and the






Please provide a description of your concern. *

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.....

Would you like to provide an image of the issue? *

Yes No

Optional: Upload Image (up to 3)

File Name
 20240105_153558.jpg 6.0 MB
 20240105_144135.jpg 2.2 MB
 20240105103815363_663a2ef3dd4b41e8 115.8 KB

Do you want to provide any additional information? *

Yes No

Additional Information:

Have prof of possession of driveway/ allay way. the new owners of the mason log phil land steve schistra are trying to put condos in that biulding with not enough evidence to get space for even calling it a road , in and out , etc. to the back with another owners property that intertwine where the tree stands. phill told me he was going to cut the tree down in a text message just this passed dec 13th 2023. i had let him know that im not telling him not to cut the tree down and im not telling him to cut the tree down because the tree is not mine and i do not want the neighbor on the opposite side of me to get mad or legal action. the tree stays. i already took my fenced in area and shed down at the very back that was located right infront of the tree in hopes to keep parking . which hes saying no now. sorry for the long letter and to much info. this has bin going on for my years now with not one not two but 3 different buyers/ investors since i have owned 111 griffin st s.

Would you like us to personally respond to you about your concern? *

Yes No

a road , in and out , etc. to the back with another owners property that intertwine where the tree stands. phill told me he was going to cut the tree down in a text message just this passed dec 13th 2023. i had let him know that im not telling him not to cut the tree down and im not telling him to cut the tree down because the tree is not mine and i do not want the neighbor on the opposite side of me to get mad or legal action. the tree stays. i already took my fenced in area and shed down at the very back that was located right in front of the tree in hopes to keep parking . which hes saying no now. sorry for the long letter and to much info. this has bin going on for my years now with not one not two but 3 different buyers/ investors since i have owned 111 griffin st s.

Would you like us to personally respond to you about your concern? *



Yes



No

Thank You

Thank you for taking the time to make us aware of your concern. We appreciate your feedback. If you have requested a personal response to your concern, you can expect to hear from us as soon as possible.

Your confirmation number is: 2024-01-05-004



Marie Horne 5 days ago



to Jesse ▾

Hi Jesse. Happy Thursday. Thank you for the information. Pretty appreciated. Sorry for the later response time. Was also wondering if you had a chance to follow up with schilstr owners of the log. There was to guys here on the side and picked up some things and left.

Thank you

Marie

Show quoted text



image001.jpg



imagef8...d3.PNG



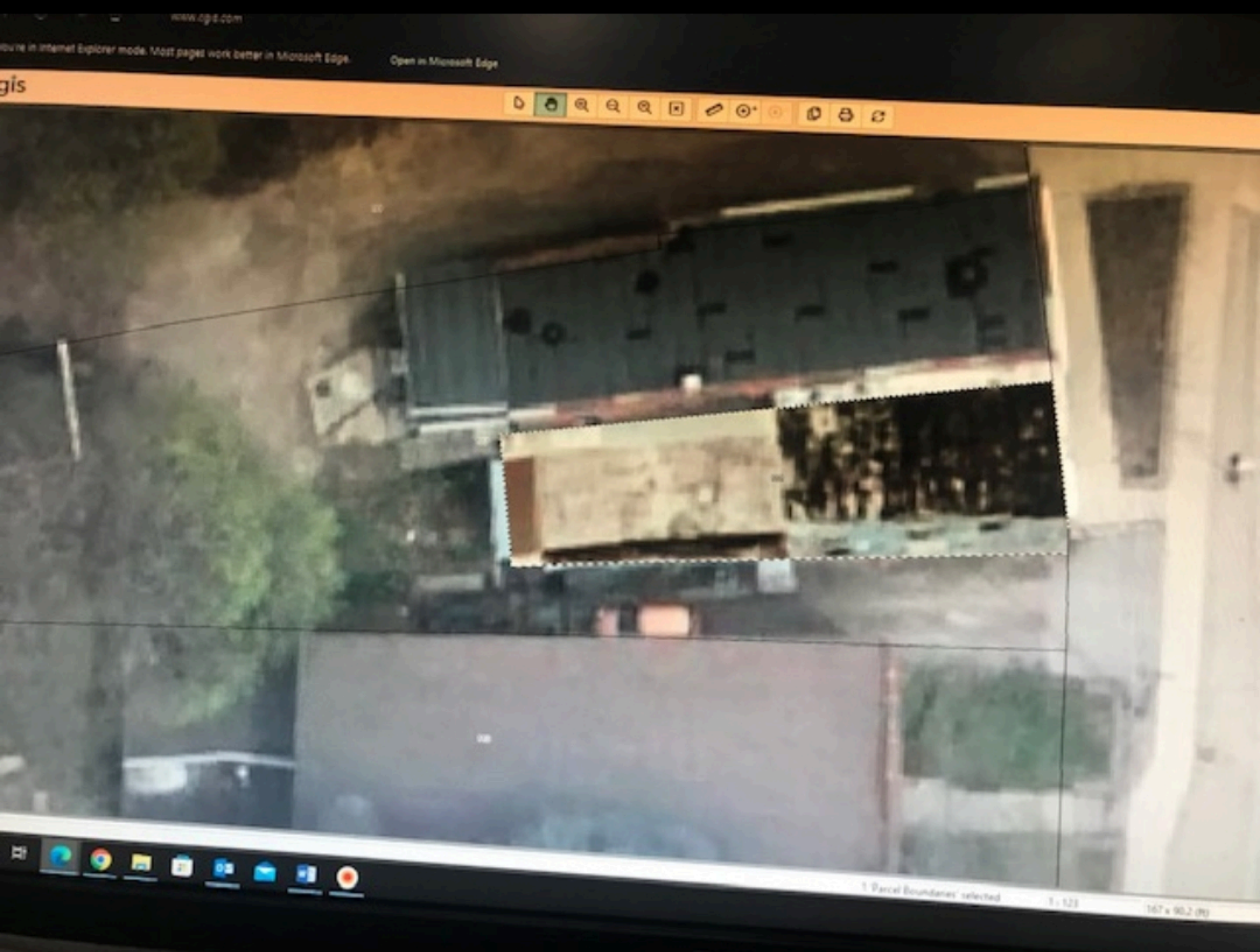





image71...2a.JPG



Jesse Paul 5 days ago



 to me ▾

Hi Marie,

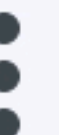
I was in-touch with the property owners and brought forward my findings to them. That is good to hear that there is progress.

Have a great night!

[Show quoted text](#)



Marie Horne 4 days ago



to Jesse ▾





Have a great night!

[Show quoted text](#)



Marie Horne 4 days ago



to Jesse ▾

Good morning Jesse.

Happy friday. Thank you for talking to them. My last email not trying to be confusing. It was suppost to mean they picked up some things from the building and left but nothing was cleaned up from the mess they made/ ruttles from the demolition take down the other week with the bin collesction. Sorry for the confusion. Writing is not forta. Hopefully with the talk to had with them they come and clean and fix the side soon.

Thank you

Marie

[Show quoted text](#)



Jesse Paul Jan 12

Good Morning and happy Friday. That is







Show quoted text



Jesse Paul 4 days ago

 to me 



Good Morning and happy Friday.

That is not a problem, hopefully the violations I found do get addressed with in the timeline that provided.

Have a great weekend

From: Marie Horne <mhsafex@gmail.com>

Sent: January 12, 2024 7:15 AM

To: Jesse Paul <jpaul@westlincoln.ca>

Subject: Re: Re:

Good morning Jesse.

Happy friday. Thank you for talking to them. My last email not trying to be confusing. It was suppost to mean they





Marie Horne 4 days ago



to Jesse ▾

Hi Jesse

Yes . For sure. Thank you again
Hopefully progress starts soon.
Blessings
Marie

[Show quoted text](#)



Marie Horne 9:40 a.m.



to Jesse ▾

Good morning Jesse. Hope your morning is going well so far. I have a meeting coming up with Brian Treble this Wed at 11am. Was hoping you could be there . Is there a time today we could talk on the phone.
Blessing
Marie Horne

[Show quoted text](#)





Marie Horne 9:40 a.m.



to Jesse ▾

Good morning Jesse. Hope your morning is going well so far. I have a meeting coming up with Brian Treble this Wed at 11am. Was hoping you could be there . Is there a time today we could talk on the phone.

Blessing


Marie Horne

[Show quoted text](#)



Jesse Paul 10:32 a.m.



 to me ▾

Good Morning Marie,

If you don't mind me asking what is this meeting with Brain regarding? I don't have access to Brain's schedule so I don't what your meeting is about.

Thanks

[Show quoted text](#)





Marie Horne 11:43 a.m.



to Jesse ▾

Hi Jesse

Yes it's regarding the side piece between the Mason hall and my building with the findings I have found for deed documents dating back to the 3 generation owners. I'm going in alone and requesting options on commercial and residential differents etc. Also tying in the bia and need approval from a bylaw officers access ment over view.

Hope that helps


Marie

[Show quoted text](#)



Jesse Paul 1:35 p.m.



 to me ▾

Hi Marie,


I had a chance to speak with Brain, and your meeting tomorrow is involving more of the planning department. My file and Brain's file are appear to be separate issues, so professionally I have to stick to my file.

I will be around the office tomorrow though, if





Jesse Paul 1:35 p.m.

 to me ▾



Hi Marie,

I had a chance to speak with Brain, and your meeting tomorrow is involving more of the planning department. My file and Brain's file are appear to be separate issues, so professionally I have to stick to my file.

I will be around the office tomorrow though, if there are By Law topics that are brought up.

All the best!!!

Show quoted text

Ok, thanks for letting me know.

Ok, thanks for the update.

Ok, thanks for the heads up.





Archived - Introduction to Business Improvement Areas | Business Improvement Area handbook | ontario.ca



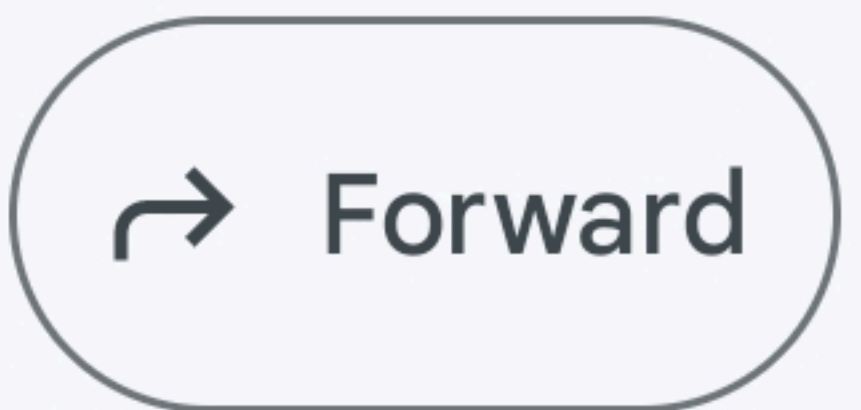
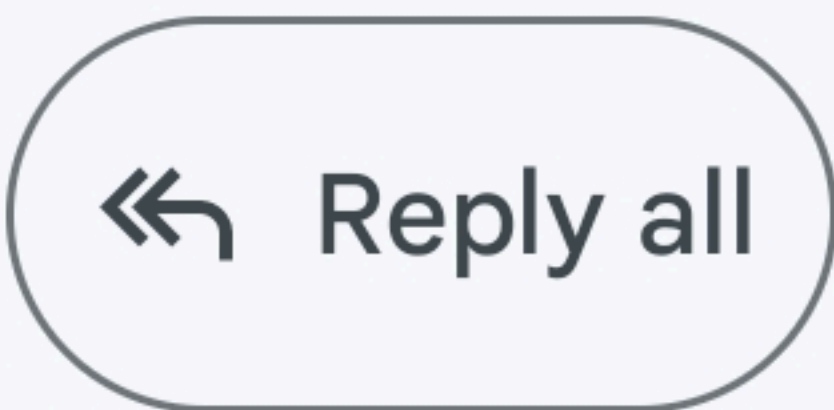
Add label



Marie Horne 12:42 p.m.
to Jesse ▾



<https://www.ontario.ca/document/business-improvement-area-handbook/introduction-business-improvement-areas>





Smithville Inbox



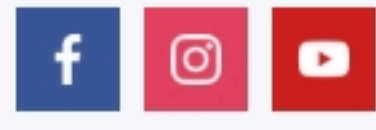
Ryan Johnstone Yesterday
to me ▾




Just to check this is you.
thx



Ryan Johnstone
Broker / Manager, Royal LePage NRC Realty
905-321-8537 | 905-688-4561 | NRCRealty.ca | ryan@royalpage.ca



 **Book a meeting**



Marie Horne Yesterday
to Ryan ▾



Hi Ryan. This is Marie Horne. At 111 griffin st s

[Show quoted text](#)



111 Griffin St.

SOUTH GRIMSBY

Form 101—Deed Without Dower 1st Page

United Stationery Co. Limited, Legal Form Dept.
688 Richmond St. W., Toronto.

This Indenture

32135

made (in duplicate) the 7th day of August
one thousand nine hundred and fifty-eight.

In Pursuance of The Short Forms of Conveyances Act.

Between

LLOYD STANLEY ADAMS, of the City of Hamilton, in
the County of Wentworth, Inspector,

hereinafter called the Grantor of the FIRST PART

and

NEIL M. MacINNES, of the said City of Hamilton,
in the County of Wentworth,

hereinafter called the Grantee of the SECOND PART

and

AUDREY JUNE ADAMS, of the said City of Hamilton,
in the County of Wentworth, wife of the said Grantor,

hereinafter called the Party of the THIRD PART

00
AT 2
AUG 28 1958
REGISTERED
REGISTER

Neil M. MacInnes

Witnesseth

that in consideration of other valuable consideration

and the sum of Two (\$2.00) . Dollars 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 limit and appoint
to the said Grantee

unto said Grantee in fee simple. to and upon the uses hereinafter
contained.

All and Singular th at certain parcel or tract of land and premises

situate, lying and being In the Township of South Grimsby, in the County

of Lincoln and the Province of Ontario and being composed of Part of

Lot 7, in the Ninth Concession on the West side of Griffin Street as

shown on a compiled Plan of the Police Village of Smithville, filed

in the Registry Office for the Registry Division of the County of

Lincoln as Plan No. 40 and which said Parcel is shown outlined in Red

on the attached Print of Plan of Survey and more particularly des-

cribed as follows:

COMMENCING at a point in the said Westerly Limit of Griffin Street,
and which said point may be located in the following manner;

BEGINNING at a Standard Iron Bar marking the intersection of the said

Smithville
\$1,000

Westerly limit of Griffin Street with the Southerly limit of West Street;

THENCE, South 10 degrees 11 minutes 30 seconds East, in the said Westerly Limit, 598.96 feet to an angle therein;

THENCE, South 10 degrees 51 minutes 30 seconds East, continuing in the said Westerly Limit, 60.0 feet to an angle therein;

THENCE, South 8 degrees 49 minutes East, still in the said Westerly Limit of Griffin Street, 23.68 feet to its intersection with the production Easterly of the Northerly face of the North Wall of a Brick Building formerly occupied as a Post Office and which said point is the POINT OF COMMENCEMENT of the herein described Parcel;

THENCE, South 81 degrees 23 minutes 30 seconds West, to and along the said Northerly face of the North Wall, and its production a distance in all of 68.1 feet;

THENCE, South 8 degrees 49 minutes East, 16.5 feet;

THENCE, North 85 degrees 08 minutes East, 67.95 feet to an Iron Tube planted in the Westerly Limit of Griffin Street;

THENCE, North 1 degree 20 minutes West, in the said Westerly Limit of Griffin Street 2.74 feet to an angle therein;

THENCE, North 8 degrees 49 minutes West, 18.26 feet to the POINT OF COMMENCEMENT.

TOGETHER WITH a Right-of-Way at all times but in common with all others entitled now or hereafter thereto, in, over and upon a strip of land more particularly described as follows:

COMMENCING at the South-East Angle of the hereinbefore described Parcel;

THENCE, South 85 degrees 08 minutes West, 67.95 feet;

THENCE, South 8 degrees 49 minutes East, 8.47 feet;

THENCE, North 87 degrees 54 minutes 30 seconds East, 66.73 feet to a point in the Westerly Limit of Griffin Street;

THENCE, North 1 degree 20 minutes West, in the last mentioned limit, 11.7 feet more or less to the POINT OF COMMENCEMENT.

TO HAVE AND TO HOLD unto the grantee unto such uses as he, the grantee, may by deed, will, mortgage, or other instrument in writing appoint, and until and in default of appointment, and in so far as such appointment may not extend, unto the use of the grantee, his heirs and assigns to and for his and their sole and only use forever.

16:
of 34.

~~Grantor and Assignor~~ unto the said Grantee ~~his~~ ~~heirs and assigns~~ ~~for~~
and for ~~his~~ ~~and their heirs and assigns forever~~

Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

SUBJECT to the Grantee assuming a first Mortgage in the amount of \$4,000.00, which the Grantee agrees to pay in accordance with the terms thereof and to save the Grantor harmless therefrom.

The said Grantor Covenant with the said Grantee That he has 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 incumbrances.

And the said Grantor Covenant with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenant with the said Grantee that he has done no act to incumber the said lands.

And the said Grantor Release s to the said Grantee All his claims upon the said lands.

AND the said AUDREY JUNE ADAMS, 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.

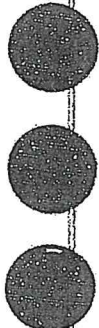
Signed, Sealed and Delivered
IN THE PRESENCE OF

Caroly W. Murphy

[Signature]

Audrey June Adams

Neil Mac Jones



SOUTH GRIMSBY

32185

PLAN

PART OF LOT 7, CONCESSION 9

TOWNSHIP OF SOUTH GRIMSBY

NOW IN THE VILLAGE OF SMITHVILLE

SCALE 1" = 30'



Lloyd N. Myers B.Sc., O.L.S.
 LLOYD N. MYERS
 LAND SURVEYOR
 ST. CATHARINES
 JULY 23, 1958

SOUTH GRIMSBY

AFFIDAVIT AS TO MARRIAGE STATUS
UNDER THE REGISTRY ACT AND LAND TITLES ACT

County of Haldimand

To Wit:

I, LLOYD STANLEY ADAMS, the Grantor

in the within instrument named make oath and say:

THAT at the time of the execution and delivery by me of the within instrument I was [married], ~~[unmarried]~~, and of the full age of twenty-one years ~~or~~

THAT at the time of the execution and delivery by me of the within instrument I was legally married to Audrey June Adams, the person joining therein as my wife to bar her dower and was of the full age of twenty-one years ~~or~~

~~and at the time of the execution and delivery of the within instrument I was~~
~~unmarried~~, ~~the person joining therein as~~
~~my wife~~, and of the full age of twenty-one years

SWORN before me at the Town
of Dunnville
in the County
of Haldimand
this 11th day of August
19 58.

[Signature]
A Commissioner for taking Affidavits, etc.

AFFIDAVIT UNDER LANDS TRANSFER TAX ACT
In the Matter of The Land Transfer Tax Act

Province of Ontario } I, Lloyd Stanley Adams
County of Haldimand } of the City of Hamilton
of Haldimand } in the County of Wentworth
To Wit: } Inspector make oath and say:

1. I am the Grantor named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ <u>500.00</u>
(b) Property transferred in exchange: Equity value \$	<u>nil</u>
Encumbrances	<u>nil</u>
(c) Securities transferred to the value of	<u>nil</u>
(d) Balances of existing encumbrances with interest owing at date of transfer	<u>\$ 4,000.00</u>
(e) Monies secured by mortgage under this transaction	<u>\$ 2,500.00</u>
(f) Liens, annuities and maintenance charges to which transfer is subject	<u>\$ nil</u>
Total consideration	<u>\$ 7,000.00</u>

4. If consideration is nominal, is the transfer for natural love and affection? nil
5. If so, what is the relationship between Grantor and Grantee? nil
6. Other remarks and explanations, if necessary nil

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor or either of them.

Clause 4, 5 and 6 should be struck out if not applicable or necessary.

All blanks must be filled in

SWORN before me at the Town
of Dunnville
in the County
of Haldimand
this 11th day of August
19 58.
[Signature]
A Commissioner for taking Affidavits, etc.

County OF Haldimand

I, Dorothy Winnifred Murphy

Town of Dunnville County of Haldimand Secretary

in the

TO WIT:

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 Lloyd Stanley Adams and Audrey June Adams

two of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said parties at the Town of Dunnville

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 of Dunnville in the County of Haldimand

this 12 day of August A.D. 19 58.

[Signature]

A Commissioner for taking Affidavits, etc.

County OF Haldimand TO WIT:

I, John Francis Jacob

of the Town of Dunnville County of Haldimand

of Dunnville in the County of Haldimand

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 Neil M. MacInnes

One of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said party at the Village of Smithville

3. THAT I know the said party

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

SWORN before me at the Town of Dunnville in the County of Haldimand

this 12 day of August A.D. 19 58.

[Signature]

A Commissioner for taking Affidavits, etc.

19 58.

105

Dated August 27 1958

LLOYD STANLEY ADAMS et ux

-TO-

NEIL M. MACINNES

Address: [Signature]

Deed of Land

SITUATE

In the Township of South Grimsby, in the County of Lincoln.

I CERTIFY that the within Instrument is duly entered and Registered in the Registry Office for the Registry Division of the County of Lincoln for the Township of South Grimsby of the County of Lincoln, Ontario, on the 27th day of August A.D. 1958

Number 32185

[Signature] Deputy Registrar

JACOB & JACOB BARRISTERS AND SOLICITORS DUNNVILLE, ONTARIO

MC-32185

Abstract Index Book No. 234

[Signature]

Stephanie Pouliot

From: Marie Horne <mhsafex@gmail.com>
Sent: April 19, 2024 3:07 PM
To: Stephanie Pouliot
Subject: Fwd: Phil Schilstra

----- Forwarded message -----

From: Marie Horne <mhsafex@gmail.com>
Date: Tue, Apr 9, 2024, 4:21 p.m.
Subject: Re: Phil Schilstra
To: Giavedoni, Mark <Mark.Giavedoni@gowlingwlg.com>

Hi Gerrit

My decision has not changed from our meeting that was 2 hours long at the town with you and Brian. I have not heard anything back from Phil, or the owners at 113 griffin st about future changes that involve my building. When I was sick with the flu I specifically asked Phil to reach out at a later date, and I haven't heard anything back from him since then. I my lawyer has bin contacted.

Marie Horne

On Tue, Apr 9, 2024, 3:56 p.m. Marie Horne <mhsafex@gmail.com> wrote:

Hi Mark. Hope you had a wonderful Easter weekend. I'm hoping to get your much needed help. Bin getting sick over all this now. The town is going threw with taking this further with a minor verience meeting and I already bin closing the shop made a meeting with the town that was 2 hours long letting him know all my findings with it being my driveway and I'm not for this and to leave me along. Also wanting my shed/patio back. Done everything I can do to stand up for myself but it's not enough in the town/owners of the logs eyes. Haven't responded to the town because I don't know what else to say anymore.

Thank you again Mark.

Blessing

Marie Horne

----- Forwarded message -----

From: Gerrit Boerema <gboerema@westlincoln.ca>
Date: Tue, Apr 9, 2024, 10:57 a.m.
Subject: RE: Phil Schilstra
To: Marie Horne <mhsafex@gmail.com>
Cc: Madyson Ettl <metzl@westlincoln.ca>

Hi Marie,

T

You will see this week that we have sent out the notice of hearing for the minor variance at 113 Griffin Street for Schilstras. We understand they have worked with you to find a parking spot. Please let me know if there are any outstanding issues or if you need to discuss before the Committee of Adjustment Meeting.

Gerrit,

From: Marie Horne [mailto:mhsafex@gmail.com]
Sent: March 14, 2024 12:51 PM
To: Gerrit Boerema <gboerema@westlincoln.ca>
Subject: Re: Phil Schilstra

Gerrit

I have seen and respond to phill letting him know I have the stomach flu and reach out at a later date. Thank you for letting me know about my driveway.

Marie

On Thu, Mar 14, 2024, 10:06 a.m. Gerrit Boerema <gboerema@westlincoln.ca> wrote:

Good morning Marie,

We have been in contact with Phil Schistra about his development and the right-of-way between your properties. He says he has been trying to reach out to you to try to come to some agreement over a parking space, but has not been able to connect with you.

If you need anything from us please let us know.

Gerrit,

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.

Gerrit Boerema

Manager of Planning

Tel: 905-957-3346 ext.5131

Email: gboerema@westlincoln.ca

Web: www.westlincoln.ca

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

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Gerrit Boerema

Manager of Planning

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Sent: April 19, 2024 3:06 PM
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Subject: Fwd: Phil Schilstra

----- Forwarded message -----

From: **Gerrit Boerema** <gboerema@westlincoln.ca>
Date: Thu, Mar 14, 2024, 1:05 p.m.
Subject: RE: Phil Schilstra
To: Marie Horne <mhsafex@gmail.com>

Okay thanks Marie,

Hopefully you feel better soon!

Gerrit,

From: Marie Horne [<mailto:mhsafex@gmail.com>]
Sent: March 14, 2024 12:51 PM
To: Gerrit Boerema <gboerema@westlincoln.ca>
Subject: Re: Phil Schilstra

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Marie Horne <mhsafex@gmail.com>

True men's 111 Griffin at

3 messages

Marie Horne <mhsafex@gmail.com>
To: gboerema@westlincoln.ca

9 December 2019 at 12:10

Good afternoon Gerrit . I came in to the town this morning to talk about the upcoming projects with royal lapage beside me the garbage positioning lot right of way and the upcoming projects with true men's refacing roof project up and coming this 2020 .. thank you for taking the time to talk with me . Looking forward to your email on there plans they submit . Have a wonderful day.

Marie Horne

Marie Horne <mhsafex@gmail.com>
To: btreble@westlincoln.ca

20 January 2020 at 15:01

[Quoted text hidden]

Brian Treble <btreble@westlincoln.ca>
To: Marie Horne <mhsafex@gmail.com>

20 January 2020 at 15:16

Thank you. Great to meet you.

Brian

From: Marie Horne [mailto:mhsafex@gmail.com]
Sent: January 20, 2020 3:01 PM
To: Brian Treble
Subject: Fwd: True men's 111 Griffin at

	Brian Treble
	Director of Planning & Building Tel: 905-957-3346 ext.5138 Email: btreble@westlincoln.ca Web: www.westlincoln.ca

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[Quoted text hidden]