



REPORT SUMMARY VALIDATION OF TITLE APPLICATION FILE NUMBER B003/25

Report Date: March 18, 2025

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES (SEE SCHEDULE A):

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review

APPLICANT CORRESPONDENCE (SEE SCHEDULE B)

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant / Authorized Agent	Avtar Singh Grewal		February 20, 2025	Justification Letter

CITY WARD #:	1
APPLICANT:	1000952336 Ontario Inc.
AGENT:	Avtar Singh Grewal
PROPERTY:	10220 Pine Valley Drive, Vaughan
ZONING DESIGNATION:	The subject lands are zoned RE-Estate Residential Zone under Zoning By-law 001-2021, as amended.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Agricultural" and "Natural Areas", located within the Greenbelt Plan Area.
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	To validate the transfer of land, being 10220 Pine Valley Drive, being all of PIN No. 03326-0149 (LT), which was transferred in contravention of the Planning Act:



HEARING INFORMATION

DATE OF MEETING: Thursday, March 20, 2025

TIME: 6:00 p.m.

MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:

Public Notice not required under Section 57 of the Planning Act

Date Applicant Confirmed Posting of Sign:

N/A

COMMENTS:

Title to 10220 Pine Valley Drive, being all of PIN No. 03326-0149 (LT), Vaughan, ON was conveyed to 1000952336 Ontario Inc. (under Power of Sale) on August 9, 2024 (Instrument No. YR3707185) however, 10220 Pine Valley Drive had previously merged with 10180 Pine Valley Drive on January 20, 2022, due to a transaction that placed both parcels under common/identical ownership.

As a consequence, consent from the City of Vaughan under S. 57 of the Planning Act, R.S.O. 1990, c. P.13 is required in order to validate a contravention of Section 50 of the Planning Act.

Section 57(1) of the Planning Act:

A council authorized to give a consent under section 53, other than a council authorized to give a consent pursuant to an order under section 4, may issue a certificate of validation in respect of land described in the certificate, providing that the contravention of section 50 or a predecessor of it or of a by-law passed under a predecessor of section 50 or of an order made under clause 27 (1) (b), as it read on the 25th day of June, 1970, of The Planning Act, being chapter 296 of the Revised Statutes of Ontario, 1960, or a predecessor of it does not have and shall be deemed never to have had the effect of preventing the conveyance of or creation of any interest in such land.

Criteria for certificate

No certificate shall be issued unless the land described in the certificate of validation conforms with the same criteria that apply to the granting of consents under section 53.

Conditions

The Committee may impose such conditions as it considers appropriate.

Committee of Adjustment Recommended Conditions of Approval:

1. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule for Applications.
2. That the applicant provides both a full size hard copy and electronic copy of a deposited plan of reference of the lands subject to the contravention of the Planning Act being 10220 Pine Valley Drive, all of PIN No. 03326-0149 (LT).



BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:

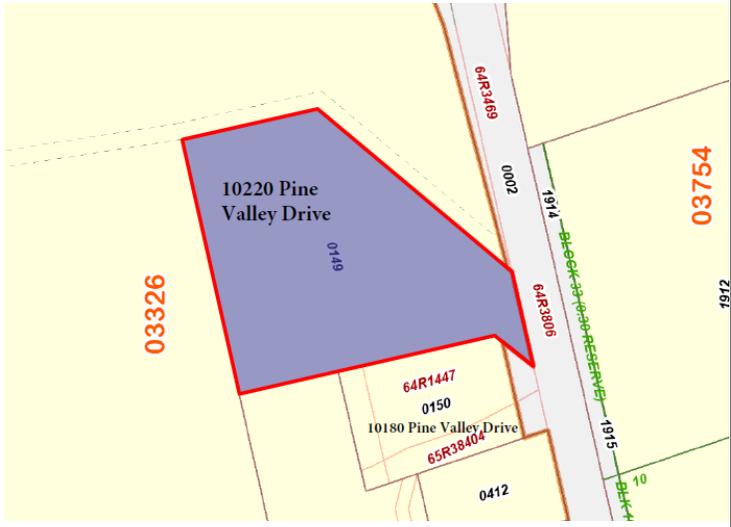
DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request the following conditions have been recommended:

#	DEPARTMENT / AGENCY	CONDITION
1	Committee of Adjustment cofa@vaughan.ca	<ol style="list-style-type: none"> 1. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule for Applications. 2. That the applicant provides both a full size hard copy and electronic copy of a deposited plan of reference of the lands subject to the contravention of the Planning Act being 10220 Pine Valley Drive, all of PIN No. 03326-0149 (LT). <div style="text-align: right; margin-top: 10px;">  </div>
2	Development Planning Harry.zhao@vaughan.ca	Application Under Review

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

SCHEDULE A: COMMENTS FROM STAFF

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment (above)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review

To: Committee of Adjustment
From: Niloufar Youssefi, Building Standards Department
Date: March 18, 2025
Applicant: RSG Developments
Location: 10220 Pine Valley Drive
 CONC 7 Part of Lot 22
File No.(s): B003/25

Zoning Classification:

The subject lands are zoned RE-Estate Residential Zone under Zoning By-law 001-2021, as amended.

The subject consent application is for validation of the parcel, and we have determined that the Zoning By-law requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m².

Other Comments:

Zoning By-law 001-2021	
1	There is a Site Development Application DA.23.045 currently in process proposing an expansion of a Mausoleum which includes access and parking on the adjacent lands municipality known as 10180 and 10220 Pine Valley Drive.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).
3	The subject property is located within the Greenbelt. For further information please contact the City of Vaughan Development Planning Department at developmentplanning@vaughan.ca .

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

SCHEDULE B: APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant / Authorized Agent	Avtar Singh Grewal		February 20, 2025	Justification Letter

1000952336 ONTARIO INC.
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

DATE: February 20, 2025

TO: City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1
Attention: Commitment of Adjustments

RE: 10220 Pine Valley Drive, Vaughan, ON, being all of PIN No. 03326-0149 (LT)
(1000952336 Ontario Inc.)

Please note that there exists a *Planning Act* issue with respect to the above-referenced property for which a Certificate of Validation (s. 57 of the *Planning Act*, R.S.O. 1990, c. P.13).

In particular, title to 10220 Pine Valley Drive, Vaughan, ON was conveyed to 1000952336 Ontario Inc. (under Power of Sale) on August 9, 2024 (Instrument No. YR3707185) however, 10220 Pine Valley Drive, Vaughan, ON had merged with 10180 Pine Valley Drive, Vaughan, ON on January 20, 2022 due to both of the aforementioned properties being under common/identical ownership. As a consequence, consent from the City of Vaughan under S. 57 of the *Planning Act*, R.S.O. 1990, c. P.13 was required in order to validly transfer title.

For reference, both 10220 Pine Valley Drive, Vaughan, ON and 10180 Pine Valley Drive, Vaughan, ON became under common ownership on January 20, 2022 as set out below:

- a) 10220 Pine Valley Drive:
 - i. Transfer/Instrument No.: YR3369812
 - ii. Registration Date: January 20, 2022
 - iii. Transferee: George Marchi

- b) 10180 Pine Valley Drive:
 - i. Transfer/Instrument No.: YR3369811
 - ii. Registration Date: January 20, 2022
 - iii. Transferee: George Marchi

In light of the absence of consent, the transfer of 10220 Pine Valley Drive, Vaughan, ON is deemed invalid unless consent under S. 57 of the *Planning Act*, R.S.O. 1990, c. P.13 is obtained.

As a consequence of the above, we require a Certificate of Validation confirming that 10220 Pine Valley Drive, Vaughan, ON, being all of PIN No. 03326-0149 (LT) is now in compliance with the *Planning Act*, R.S.O. 1990, c. P.13 thereby rendering the most recent transfer, including the existing encumbrances, as validly registered instruments.

1000952329 Ontario Inc.

Avtar Singh Grewal

AG:

Enclosed:

Schedule "A" – 10180 Pine Valley Transfer/Instrument No. YR3707185
Schedule "B" – 10220 Pine Valley Transfer/Instrument No. YR3369812
Schedule "C" – 10180 Pine Valley Transfer/Instrument No. YR3369811

SCHEDULE "A"

10180 PINE VALLEY TRANSFER/INSTRUMENT NO. YR3707185

[see attached]

Properties

PIN 03326 - 0149 LT *Interest/Estate* Fee Simple
Description PT LT 22 CON 7 VAUGHAN AS IN R619534;; CITY OF VAUGHAN
Address 10220 PINE VALLEY DR
VAUGHAN

Source Instruments

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
YR3369849	2022 01 20	Charge/Mortgage

Consideration

Consideration \$4,166,666.66

Transferor(s)

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

Name KHUN-KHUN, SUKHWINDER SINGH
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

I am at least 18 years of age.

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

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

Name NIJJAR, MANGAL SINGH
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

I am at least 18 years of age.

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

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

Name DHAM, SURINDER PAL SINGH
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

I am at least 18 years of age.

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

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

Name 1509328 ONTARIO LTD.
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Name 2425316 ONTARIO INC.
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Name IEJ HOLDINGS INC.
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Name JAIPUR MCQUEEN PLAZA INC.
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

Transferor(s)

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

Name PARHAR, JATINDER SINGH
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

I am at least 18 years of age.

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

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

Name PURI, CHANDAN
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

I am at least 18 years of age.

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

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

Name DHUDWARR BROS LTD.
Address for Service c/o RSG Law Professional Corporation
Suite 400, 6605 Hurontario Street
Mississauga, ON L5T 0A3

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Transferee(s) Capacity Share

Name 1000952336 ONTARIO INC.
Address for Service c/o Johal Law Firm Professional Corporation
10 Cottrelle Boulevard, Suite 203
Brampton, ON L6S 0E2

Document(s) to be Deleted

The encumbrance(s) listed in the related deletions field is/are subsequent in priority to the charge and is/are to be deleted

Registration No.	Date	Type of Instrument
YR3276688	2021/07/02	Charge/Mortgage
YR3369851	2022/01/20	Notice Of Security Interest
YR3370240	2022/01/21	Postponement Of Interest
YR3468183	2022/08/23	Notice
YR3598451	2023/09/15	Charge/Mortgage

Statements

The document is authorized under the charge and the Mortgages Act.

The sale proceedings and transfer comply with the charge, the Mortgages Act and if applicable the Bankruptcy and Insolvency Act (Canada), the Condominium Act, 1998, the Construction Act, and the Farm Debt Mediation Act (Canada).

The charge was in default at the time notice of sale was given on <2023/02/03> and continues to be in default and the money has been advanced under the charge.

This transaction is not subject to any writs of execution

Title to the land is not subject to spousal rights under the Family Law Act

Signed By

Davinder Singh Khattria 6605 Hurontario Street, Suite 400 Mississauga L5T 0A3 acting for Signed 2024 08 08
Transferor(s)

Tel 905-799-0925

Fax 866-570-0633

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

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

Rajinder Singh Johal 10 Cottrelle Blvd., Suite 203 Brampton L6S 0E2 acting for Signed 2024 08 09
Transferee(s)

Tel 905-799-0025

The applicant(s) hereby applies to the Land Registrar.

Signed By

Fax 905-799-9904

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

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

Submitted By

JOHAL LAW FIRM PROFESSIONAL CORPORATION 10 Cottrelle Blvd., Suite 203
Brampton
L6S 0E2

2024 08 09

Tel 905-799-0025

Fax 905-799-9904

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$69.95
<i>Provincial Land Transfer Tax</i>	\$39,808.33
<i>Total Paid</i>	\$39,878.28

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03326 - 0149 PT LT 22 CON 7 VAUGHAN AS IN R619534;; CITY OF VAUGHAN

BY: KHUN-KHUN, SUKHWINDER SINGH
NIJJAR, MANGAL SINGH
DHAM, SURINDER PAL SINGH
1509328 ONTARIO LTD.
2425316 ONTARIO INC.
IEJ HOLDINGS INC.
JAIPUR MCQUEEN PLAZA INC.
PARHAR, JATINDER SINGH
PURI, CHANDAN
DHUDWARR BROS LTD.

TO: 1000952336 ONTARIO INC.

1. AVTAR GREWAL

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1000952336 ONTARIO INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

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

(a) Monies paid or to be paid in cash	\$2,166,666.66
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2,166,666.66
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$2,000,000.00
(j) Total consideration	\$4,166,666.66

6. Other remarks and explanations, if necessary.

1. d) Consideration (i) - Other consideration for transaction not included in Considerations (g) or (h): goodwill.
2. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
3. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
4. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
5. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
6. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
7. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument:	Transfer: Power Of Sale		
	LRO 65	Registration No.	YR3707185
			Date: 2024/08/09
B. Property(s):	PIN 03326 - 0149	Address	10220 PINE VALLEY
			DR
			VAUGHAN
		Assessment	1928000 - 31188500
		Roll No	
C. Address for Service:	c/o Johal Law Firm Professional Corporation		

LAND TRANSFER TAX STATEMENTS

10 Cottrelle Boulevard, Suite 203
Brampton, ON L6S 0E2

D. (i) Last Conveyance(s): PIN 03326 - 0149 Registration No. YR3369812

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

E. Tax Statements Prepared By: Rajinder Singh Johal
10 Cottrelle Blvd., Suite 203
Brampton L6S 0E2

SCHEDULE "B"

10220 PINE VALLEY TRANSFER/INSTRUMENT NO. YR3369812

[see attached]

Properties

PIN 03326 - 0149 LT *Interest/Estate* Fee Simple
Description PT LT 22 CON 7 VAUGHAN AS IN R619534;; CITY OF VAUGHAN
Address 10220 PINE VALLEY DR
 VAUGHAN

Consideration

Consideration \$2.00

Transferor(s)

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

Name TAM, ALEXANDRA
Address for Service 56 Rivercourt Drive
 Toronto, ON M9B 4Z1

I am at least 18 years of age.

I am not a spouse

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

Transferee(s)*Capacity**Share*

Name MARCHI, GEORGE
Date of Birth 1960 11 10
Address for Service 806 Clarence St
 Woodbridge, ON L4L 8V2

Signed By

Maria Alessandra B. Ocampo 6175 Hwy 7, Unit 10B acting for Signed 2022 01 20
 Vaughan Transferor(s)
 L4H 0P6

Tel 905-851-9777

Fax 905-901-5525

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

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

Shikha Kasal 216-20 Maritime Ontario Blvd acting for Signed 2022 01 20
 Brampton Transferee(s)
 L6S 0E7

Tel 647-629-6350

Fax

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

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

Submitted By

SK LAW PROFESSIONAL CORPORATION 216-20 Maritime Ontario Blvd 2022 01 20
 Brampton
 L6S 0E7

Tel 647-629-6350

Fax

Fees/Taxes/Payment

Statutory Registration Fee \$66.30
Provincial Land Transfer Tax \$0.00
Total Paid \$66.30

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03326 - 0149 PT LT 22 CON 7 VAUGHAN AS IN R619534;; CITY OF VAUGHAN

BY: TAM, ALEXANDRA

TO: MARCHI, GEORGE

1. MARCHI, GEORGE

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.
-

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

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

4.

Explanation for nominal considerations:
d) trustee to beneficial owner (evidence required to be submitted)

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
 - The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
 - (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
 - The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
 - The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
-

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 65 Registration No. YR3369812 Date: 2022/01/20

B. Property(s): PIN 03326 - 0149 Address 10220 PINE VALLEY Assessment 1928000 - 31188500
DR Roll No
VAUGHAN

C. Address for Service: 806 Clarence St
Woodbridge, ON L4L 8V2

D. (i) Last Conveyance(s): PIN 03326 - 0149 Registration No. YR1780191
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Shikha Kasal
216-20 Maritime Ontario Blvd
Brampton L6S 0E7

SCHEDULE "C"

10180 PINE VALLEY TRANSFER/INSTRUMENT NO. YR3369811

[see attached]

Properties

PIN 03326 - 0150 LT *Interest/Estate* Fee Simple
Description PT LT 22 CON 7 VAUGHAN PTS 2 & 3 64R3469; SUBJECT TO AN EASEMENT OVER AS PART 1, PLAN 65R38404 IN FAVOUR OF PART LOT 22, CONCESSION 7 VAUGHAN, PARTS 1, 2 & 3, 65R36630 AS IN YR3067071; SUBJECT TO AN EASEMENT AS IN YR3117868; CITY OF VAUGHAN
Address 10180 PINE VALLEY DR
 VAUGHAN

Consideration

Consideration \$2.00

Transferor(s)

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

Name GIAMBATTISTA, DINA
Address for Service 16 Ingo Court
 Woodbridge, ON L4H 1Z3

I am at least 18 years of age.

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

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

Transferee(s)**Capacity****Share**

Name MARCHI, GEORGE
Date of Birth 1960 11 10
Address for Service 806 Clarence St
 Woodbridge, ON L4L 8V2

Signed By

Maria Alessandra B. Ocampo 6175 Hwy 7, Unit 10B acting for Signed 2022 01 20
 Vaughan Transferor(s)
 L4H 0P6

Tel 905-851-9777

Fax 905-901-5525

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

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

Shikha Kasal 216-20 Maritime Ontario Blvd acting for Signed 2022 01 20
 Brampton Transferee(s)
 L6S 0E7

Tel 647-629-6350

Fax

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

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

Submitted By

SK LAW PROFESSIONAL CORPORATION 216-20 Maritime Ontario Blvd 2022 01 20
 Brampton
 L6S 0E7

Tel 647-629-6350

Fax

Fees/Taxes/Payment

Statutory Registration Fee \$66.30
Provincial Land Transfer Tax \$0.00
Total Paid \$66.30

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03326 - 0150 PT LT 22 CON 7 VAUGHAN PTS 2 & 3 64R3469; SUBJECT TO AN EASEMENT OVER AS PART 1, PLAN 65R38404 IN FAVOUR OF PART LOT 22, CONCESSION 7 VAUGHAN, PARTS 1, 2 & 3, 65R36630 AS IN YR3067071; SUBJECT TO AN EASEMENT AS IN YR3117868; CITY OF VAUGHAN

BY: GIAMBATTISTA, DINA

TO: MARCHI, GEORGE

1. MARCHI, GEORGE

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

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

(a) Monies paid or to be paid in cash	\$2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2.00

4.

Explanation for nominal considerations:

- d) trustee to beneficial owner (evidence required to be submitted)

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 65 Registration No. YR3369811 Date: 2022/01/20

B. Property(s): PIN 03326 - 0150 Address 10180 PINE VALLEY Assessment 1928000 - 31188200
DR Roll No
VAUGHAN

C. Address for Service: 806 Clarence St
Woodbridge, ON L4L 8V2

D. (i) Last Conveyance(s): PIN 03326 - 0150 Registration No. YR3117868
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Shikha Kasal
216-20 Maritime Ontario Blvd
Brampton L6S 0E7