



**APPRAISAL REPORT OF  
RESIDENTIAL/LIGHT INDUSTRIAL/AGRICULTURAL PROPERTY LOCATED AT**

**7826 HOWARD AVENUE  
AMHERSTBURG, ONTARIO**

**By**

**E.S. Gorski Realty Ltd.  
201-2525 Roseville Garden Drive  
Windsor, Ontario  
N8T 3J8**

**For**

**Northwest Trucking Inc.  
1325 Gore Road  
Harrow, Ontario  
N0R 1G0**

**As of November 30, 2020**

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**December 7, 2020**

**Northwest Trucking Inc.  
1325 Gore Road  
Harrow, ON N0R 1G0**

**Attention: Tim Wilson**

**[tw007@gmail.com](mailto:tw007@gmail.com)**

Dear Mr. Wilson:

Re: Narrative Appraisal Report of  
7826 Howard Avenue  
Amherstburg, Ontario  
Our File #N20-35670

In compliance with your request, we have completed an opinion of the Market Value of the "*Fee Simple Interest*" of the above-described property.

Please be informed that we have made a careful, personal inspection of the property and its improvements and have given due consideration to all factors and forces that influence property value at the subject location.

The property being valued excludes any chattels, goodwill, business income or non-realty items (e.g. tax shelter advantages, shares, shareholder loans, etc.) associated with the property.

The property rights appraised represent the fee simple estate subject to any outstanding encumbrances as detailed within this report and interpreted with respect to the enclosed Assumptions and Limiting Conditions. The opinion of value, as communicated in this complete self-contained appraisal report, is a current value estimate and reflects land and building only.

We estimate a reasonable exposure period of six to nine months immediately prior to the effective date of this appraisal for the subject property.

We estimate a reasonable exposure period of six to nine months immediately prior to the effective date of this appraisal for the subject property.

This report is valid only if it bears the original signature of the author. The report conclusions are subject to all Terms of Reference, Assumptions, and Limiting Conditions.

As a result of our investigation, it is our considered and professional opinion that the Market Value of the "*Fee Simple Interest*" of the subject property as of November 30, 2020 is:

**One Million Eight-Hundred Ninety-Five Thousand Dollars**  
**(\$1,895,000)**

**Yours truly,**  
**E. S. GORSKI REALTY LTD.**



Edward S. Gorski, BA, FRI, AACI, P. App.



Ryan Mancini, B.Comm. M.Sc, AACI, P.App.

## **DEFINITION OF THE APPRAISAL PROBLEM**

### **Purpose of Appraisal**

To estimate the current market value of the fee simple estate on a free and clear basis as of November 30, 2020. The only function (intended use) of this report is to provide an estimated market value for power-of-sale purposes. All other uses are denied.

### **Intended Use of Appraisal**

To estimate current market value as if complete value for power-of-sale purposes.

### **Legal Description**

PT SE1/4 LT 12 CON 6 ANDERDON PT 3 12R8547; TOWN OF AMHERSTBURG

### **Type of Appraisal Report**

Appraisal types include:

- Full Narrative - comprehensive and detailed;
- Short Narrative - concise and briefly descriptive.
- Form - a standardized format combining check-off boxes and narrative comments.

In this instance, the report is a Short Narrative that is intended to comply with the reporting requirements set forth under Definitions of the Canadian Uniform Standards of Professional Appraisal Practice. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the stated intended use.

See "Scope" regarding the procedures and data collected to undertake this report

## **Definition of Market Value**

The following is an acceptable definition of “Market Value” according to CUSPAP 2018:

*The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.*

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions under which:

- ❖ Buyer and seller are typically motivated;
- ❖ Both parties are well informed or well advised, and each acting in what he considers his own best interests;
- ❖ A reasonable time is allowed for exposure in the open market;
- ❖ Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and
- ❖ The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale

## **Property Rights Appraised**

Fee Simple is defined as:

*An absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation.*

The ownership interest being appraised is 100% of the fee simple estate or interest. There are no fractional interests being considered or valued in this assignment.

This does not necessarily mean that the subject property or the comparable properties are not without mortgages, liens, easements or right of ways.

Also, the estimated value does not include consideration for any extraordinary financing, rental or income guarantees, special tax considerations or any other benefits, which may influence the ordinary market value, unless otherwise described in this report.

## **Ownership and Sales History**

Present Property Owner: 2609413 Ontario Inc.

A review of property title and Geowarehouse files indicated the following as the last sale:

- 1) The subject property transferred ownership on August 9, 2019 for \$1,500,000  
Purchaser: 2609413 Ontario Inc.  
Vendor: Brant, Robbie Allen; Ellis, Amanda Elizabeth
- 2) The subject property transferred ownership on August 4, 20025 for \$585,000.  
Purchaser: Brant, Robbie Allen; Ellis, Amanda Elizabeth  
Vendor: Unknown

## **Encumbrances**

Title documents were not reviewed for the subject property. According to the property owner, there are no significant rights of way, easements, or restrictive covenants on the property.

## **ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY**

The certification that appears in this report is subject to compliance with the Personal Information Protection and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice (“CUSPAP”) and the following conditions:

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author.
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. A registry office search has been performed and the author has verified that the title is good and marketable and free and clear of major encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property’s owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes has been attempted by the appraiser in this report. However, any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.

5. A survey of the property has been conducted in the past and is included as part of this report. However, it is unreasonable to rely on this report and the survey provided, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical, and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.

9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term “inspection” refers to observation only as defined by CUSPAP and reporting of the material finishing and conditions observed for the purposes of an appraisal inspection. The inspection scope of work includes the identification of characteristics/amenities offered for comparison and valuation purposes only.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author’s privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.

15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.
18. As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic will have an effect on real estate values, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein.

## SCOPE OF WORK

**Inspection:** We inspected the interior and exterior of the property and its surrounding area on November 30, 2020. During this inspection, we identified and considered characteristics that may have a legal, economic, or physical impact on the property. The photographs appended were taken on November 30, 2020.

**Type of Analysis:** The following analysis was undertaken in the completion of this assignment:

- Physically inspected the market environment with respect to physical and economic factors relevant to the valuation process;
- Conducted regional and/or local research with respect to applicable property tax data and zoning requirements;
- Verified and analyzed comparable listing and sale information through the MLS system, Geowarehouse/Teranet, and realtors involved in transactions;
- Analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via the Direct Comparison Approach to value;
- Correlated and reconciled the result of the value approaches into a reasonable and defensible value conclusion, as defined herein; and
- Estimated a reasonable exposure time associated with the value estimate presented.

**Data Research:** Property legal descriptions, property sizes, property maps, property assessment data, and property sales data were obtained from the Geowarehouse/Teranet system. Property sale and lease information and other property data, including property descriptions, and real estate statistics were obtained from the Windsor-Essex County Association of Realtors' MLS system. Government bylaws and regulations, as well as zoning information, was obtained from the Town of Amherstburg. Maps and other local data and resources were obtained from online sources, such as Google Maps.

**Audits and Technical Investigations:** I did not complete technical investigations such as:

- Detailed inspections or engineering review of the structure, roof or mechanical systems;
- An environmental review of the property;
- A site or building survey;
- Investigations into the bearing qualities of the soils.

**Verification of Third Party Information:** The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered appropriate for court purposes or for arbitration, so we did not fully document or confirm by reference to primary sources all information herein reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct. The mandate for the appraisal did not require a report prepared to the standard

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

**Effective Date of Valuation:** November 30, 2020

**Purpose of Valuation:** To estimate the current market value of the fee simple estate on a free and clear basis as of November 30, 2020. The only function (intended use) of this report is to provide a current market value for power-of-sale purposes for Northwest Trucking Inc. The use of this report is not permissible without written permission.

**Intended Use of Valuation:** To estimate current market value of the property

**Type of Appraisal:** Narrative Appraisal

**Ownership Interest:** 100% of the fee simple estate

**Municipal Addresses:** 7826 Howard Avenue, Amherstburg, Ontario

**Legal Description:** PT SE1/4 LT 12 CON 6 ANDERDON PT 3 12R8547; TOWN OF AMHERSTBURG

**Location:** Located on the west side of Howard Avenue

**Zoning Classification:** A (Agricultural) & A-34 (Agricultural) & EP (Environmental Protection)

**Official Plan:** Agricultural

**Highest and Best Use:** The highest and best use for the subject site is for continuation of its current residential, industrial, and agricultural usages, subject to market demand and the official plan/zoning.

**Description of Improvements:** This appraisal report contains a valuation for 7826 Howard Avenue, Town of Amherstburg, which comprises a residential/light industrial/agricultural property. The main site is estimated to be 14.40 acres with frontage of 238.58' on the west side of Howard Avenue. The property is improved with an approximately 1,650 square foot single family home, an approximately 3,800 square foot shop building, and two agricultural structures at the rear of the property which measure approximately 10,000 square feet, and 13,500 square feet respectively.

**Final Estimate of Value:** \$1,895,000

**Method Most Relied Upon:** Full Reliance was given to the Direct Comparison Approach to value.

**Exposure Time:** 6 to 9 months subject to assumptions and limiting conditions

<b>TABLE OF CONTENTS</b>	<b>PAGE</b>
Letter of Transmittal	2-3
Definition of the Appraisal Problem, Sales History, Encumbrances	4-6
Assumptions and Limiting Conditions	7-10
Scope of Work	11
Summary of Salient Facts and Conclusions	12
Table of Contents	13
 <b>Part 1</b>	
Subject Photo's	14-16
 <b>Part 2</b>	
Area Map – Neighbourhood	17
Area Map – Property	18
Satellite Image	19
Neighbourhood Description	20
Subject Data & Site Analysis	21-23
Zoning Map & Zoning	24-25
Highest and Best Use	25-26
 <b>Part 3</b>	
Valuation Methods	27-29
Direct Sales Comparison Approach	30-31
Market Data Comparables – Residential Section	32-34
Direct Comparison Approach Analysis-- Residential	35-38
Market Data Comparables – Industrial/Agricultural Section	39-42
Direct Comparison Approach Analysis -- Industrial /Agricultural	43-47
 <b>Part 4</b>	
Summary and Conclusions	48-49
Appraiser's Certification	50-51
 <b>APPENDIX A – ZONING DESCRIPTION (Agricultural – A)</b>	
<b>APPENDIX B – ZONING DESCRIPTION (Environmental Protection – EP)</b>	

## Building Elevations



## Street View



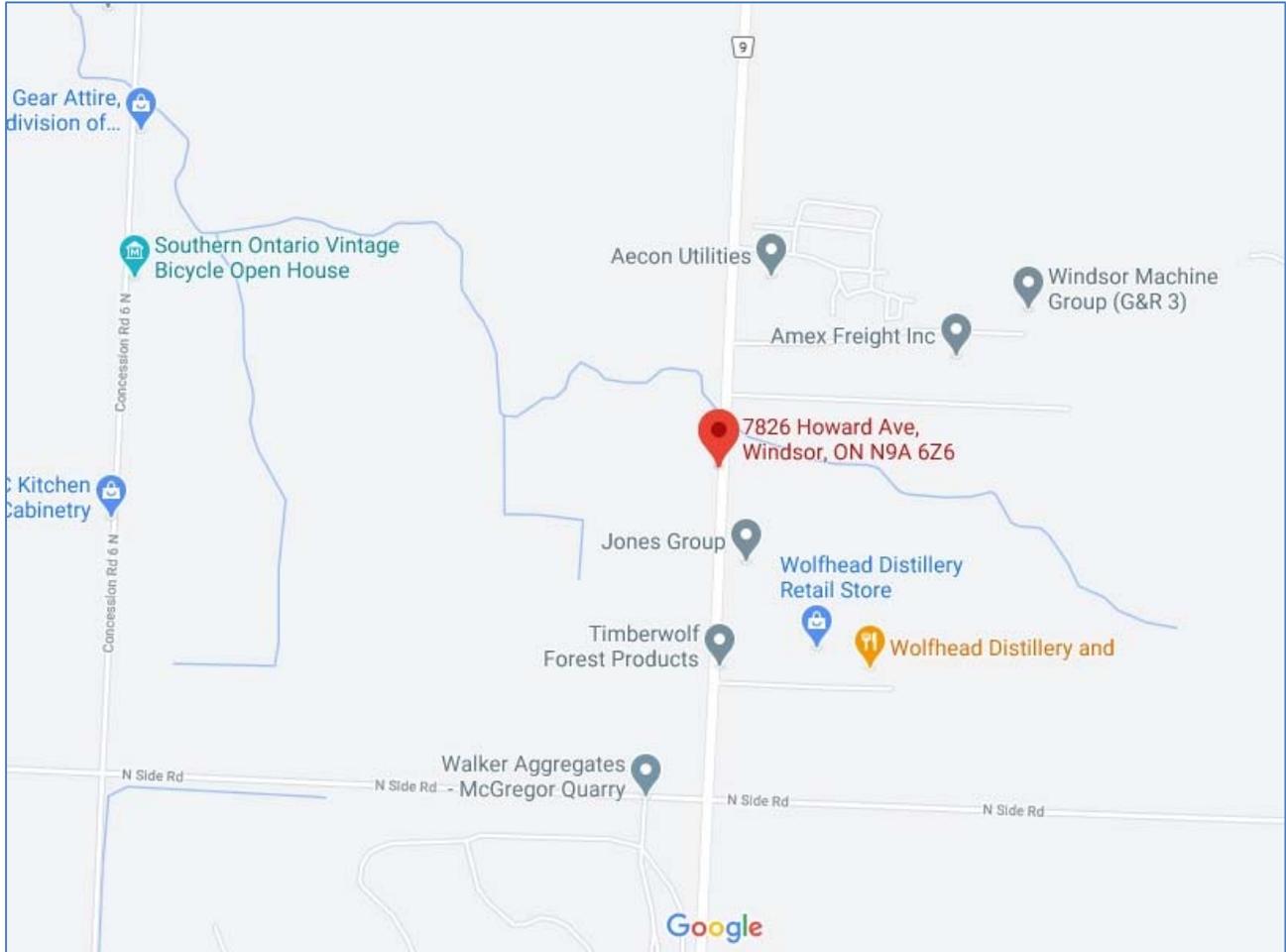
**INTERIOR PHOTOS (SINGLE FAMILY HOME)**



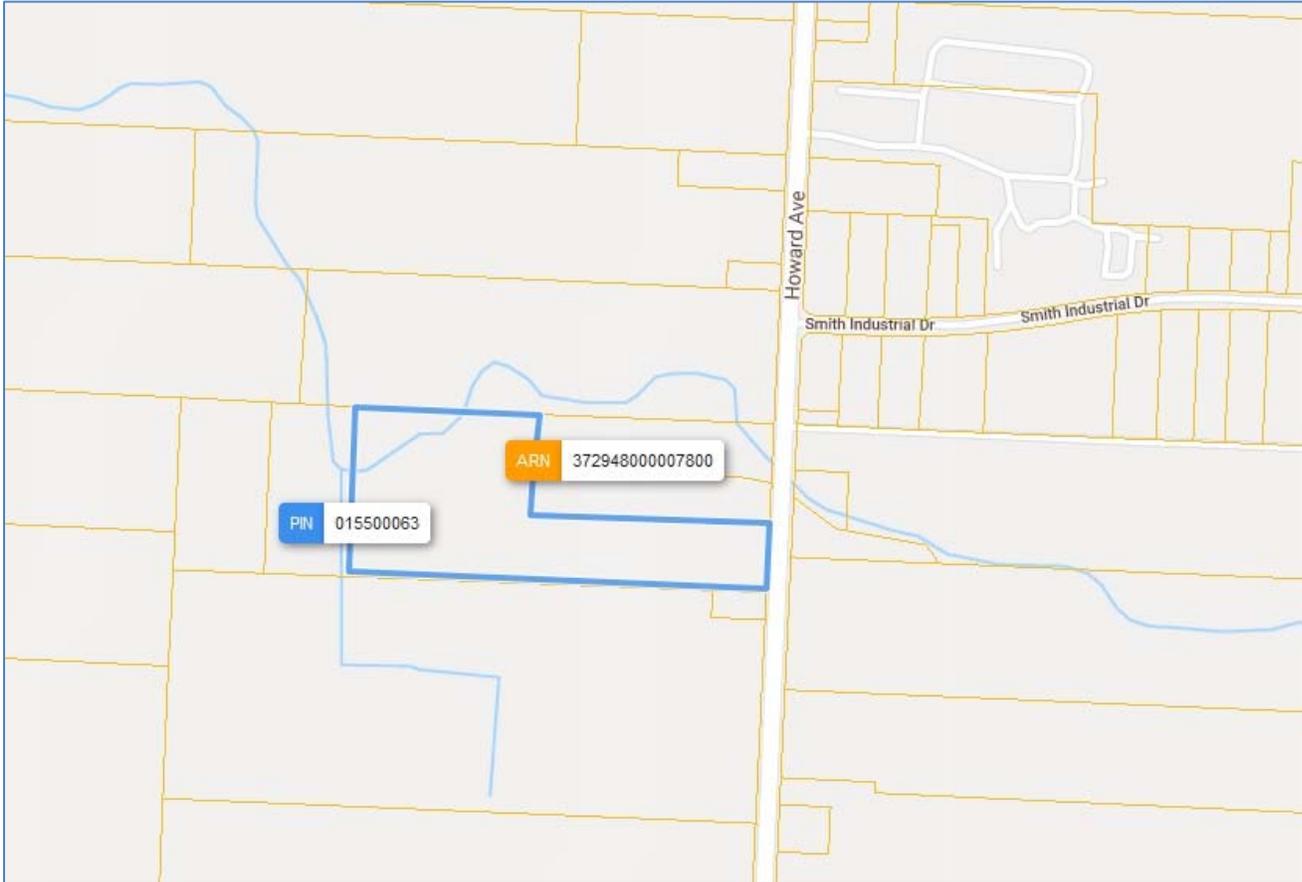
**INTERIOR PHOTOS (LIGHT INDUSTRIAL/AGRICULTURAL BUILDINGS)**



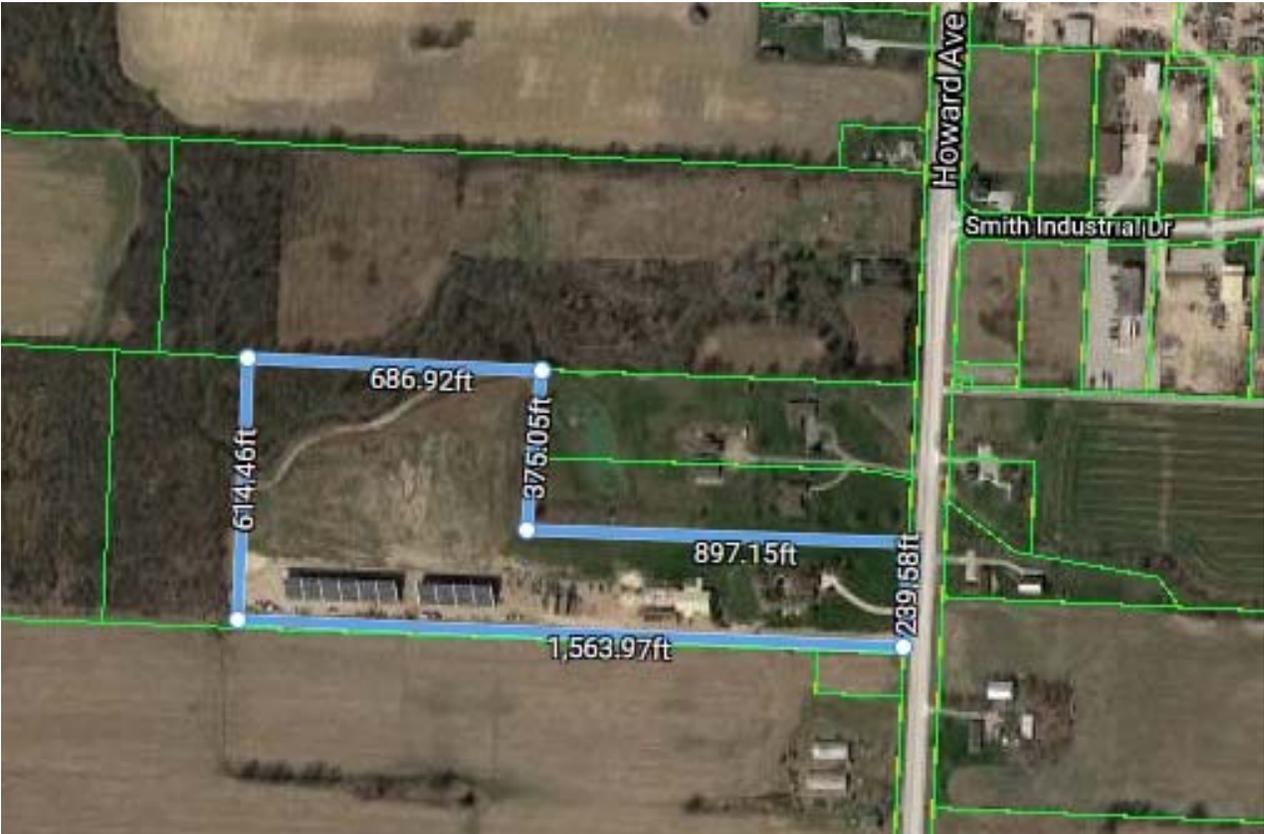
## AREA MAP – NEIGHBOURHOOD



**AREA MAPS – PROPERTY**



SATELLITE IMAGE



## NEIGHBOURHOOD DESCRIPTION

**Location:** The subject is situated along Howard Avenue in the Town of Amherstburg, known municipally as **7826 Howard Avenue, Amherstburg, ON N0R 1K0.**

The following is a description of the neighbourhood looking:

**NORTH** Direct to the north of the subject is an area which is predominantly agricultural and residential, with some industrial property uses as well. Santerra Stonecraft, a local stone and landscaping provider, is located approximately 500 metres north of the subject. The City of Windsor is located approximately 6 kilometres to the north of the subject. Highway 401 and Highway 3 are also located approximately 6 kilometres to the north.

**SOUTH** The Wolfhead Distillery, a local beer and liquor distillery, is located approximately 500 metres to the south of the subject. Walker Aggregates – McGregor Quarry is located less than 1 kilometres to the south. The built-up area of McGregor is located approximately 4 kilometres to the south-east. The built up area of the centre of the Town of Amherstburg is located approximately 10 kilometres to the south-west.

**EAST** Direct to the east of the subject are agricultural and residential properties. The built-up area of the Town of Essex is located approximately 14 kilometres to the east of the subject. Highway 3 is also located approximately 14 kilometres to the east.

**WEST** Directly to the east of the subject property is a predominantly rural/residential area of the Town of Amherstburg. The River Canard area of Amherstburg is located approximately 5 kilometres to the east and the Detroit River is located approximately 7.5 kilometres to the east.

McGregor is a mostly rural area of Essex County with a small built-up section. The McGregor area split between the Municipalities of Amherstburg and Essex. The development in the general vicinity mostly consists of residential and agricultural properties, with several industrial properties located in the proximity of the subject.

## SUBJECT DATA

**Description:** This appraisal report contains a valuation for 7826 Howard Avenue, Town of Amherstburg, which comprises a residential/light industrial/agricultural property. The main site is estimated to be 14.40 acres with frontage of 238.58' on the west side of Howard Avenue. The property is improved with an approximately 1,650 square foot single family home, an approximately 3,800 square foot shop building, and two agricultural structures at the rear of the property which measure approximately 10,000 square feet, and 13,500 square feet respectively.

**Location:** 7826 Howard Avenue, Amherstburg, Province of Ontario. The subject property is situated on the west side of the street.

**Structure Description:** The single family home (approximately 1,650 sf) on the subject property has a solid brick exterior. The home previously had a two car garage, which has been converted into a mother-in-law apartment (with living room, kitchen, and 3-piece bathroom). In addition to the mother-in-law apartment, the main floor of the home has a living room, kitchen, dining room, kitchen, 3 bedrooms, and 4-piece bathroom. The basement of the home is finished and includes a family room, 4-piece bathroom, and laundry area. The shop building (approximately 3,800 sf) is a metal building which includes a shop area, office area, and 2-piece bathroom. The shop building also includes two bay doors. The second to rear agricultural building (approximately 10,000 sf) is a metal building which has two large storage sections, which are separated. This structure also has a small office section and two bay doors. The rear agricultural building (approximately 13,500 sf) is also a metal building and is fully made up of a large single storage section. It also has two bay doors. The single family home and shop building are approximately 20 years old while the two rear agricultural buildings are approximately 10 years old.

**Owner/Vendor:** 2609413 Ontario Inc.

**Ceiling Height:** 18 feet +/- ceiling height in shop area of shop building  
Between 10 feet +/- and 30 feet +/- ceiling heights for two rear agricultural buildings

**Legal Descriptions:** PT SE1/4 LT 12 CON 6 ANDERDON PT 3 12R8547; TOWN OF AMHERSTBURG

**Building Details:** 1,650 +/- sf single family home  
3,800 +/- sf shop building, 10,000 +/- sf agricultural building, 13,500 +/- sf agricultural building (total industrial/agricultural square footage of approximately 27,300)

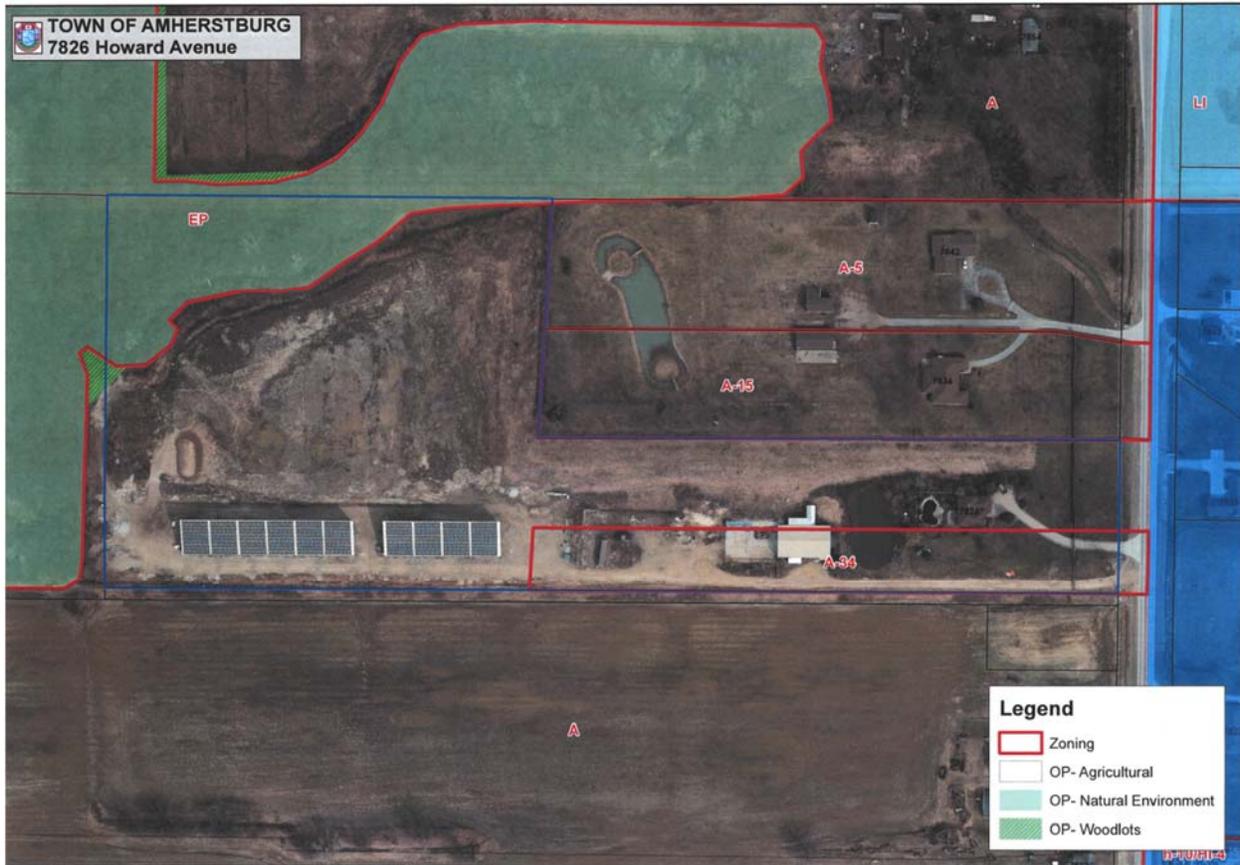
**Site Details:** 14.40 acres – site area  
4.62% - site to total building ratio (above grade) +/- (including single family home)  
4.68% - site to total building ratio (above grade) +/- (excluding single family home and 1 acre for single family portion)  
Topography is generally level



## **SITE DATA**

<b>Lot Area</b>	238.58' X Irregular (Total Area of 14.40 Acres)
<b>Topography</b>	The site is generally level and at road grade with Howard Avenue.
<b>Subsoil</b>	Clay
<b>Services</b>	Telephone, natural gas, and hydro, open ditch
<b>Street Improvements</b>	Asphalt paved roadway
<b>Zoning</b>	Agricultural (A) and Agricultural (A-34) and Environmental Protection (EP)
<b>Assessment</b>	\$965,000 (2020)
<b>Taxes</b>	Residential Section – Approximately \$4,538 Industrial Section – Approximately \$28,109 Total – Approximately \$32,650 +/-

# ZONING MAP (7826 HOWARD AVENUE)



## **ZONING DESCRIPTION (A, A-34 & EP)**

The property is zoned a mixture of A (Agricultural), A-34 (Agricultural) and EP (Environmental Protection). Zoning descriptions for Agricultural (A) zonings are provided in Appendix A and zoning descriptions for Environmental Protection (EP) zonings are provided in Appendix B.

## **HIGHEST AND BEST USE**

Fundamental to the concept of real estate value is the principle of highest and best use. It is generally defined as that use which is most likely to produce the greatest net return over a given period of time. Net return is not necessarily limited to monetary gain(s) and may take the form of amenities. Highest and Best Use may be defined as follows:

"The reasonable probable and legal use of vacant or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

The Highest and Best Use of land or a site as vacant may be further defined as follows: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labour, capital, and co-ordination. The use of a property based on the assumption that the parcel is vacant or can be made vacant by demolishing any improvements.

The Highest and Best Use of land or a site as improved may be further defined as follows: The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

Implied within the preceding definitions is the recognition of the contribution by a specific use toward community development or environmental goals in addition to the wealth maximization of individual property owner(s).

In determining the Highest and Best use consideration was given to the following factors:

- 1) The use must be legal
- 2) The use must not be speculative
- 3) There must be demand for such a use
- 4) The use must be profitable
- 5) Use must return the greatest net return to the land
- 6) Use must be for the longest period of time

Of the uses that satisfy the first three tests, that use which produces the highest price or value consistent with the rate of return warranted by the market, is the maximally productive use.

## HIGHEST AND BEST USE CON'T

### As Vacant

**Physically Possible:** The subject site size and topography adequately supports various uses.

**Legally Permissible:** The subject has a mixed zoning of Agricultural (A & A-34) and Environmental Protection (EP) which allows for single family homes and for various agricultural and light industrial uses in the agricultural sections and agricultural usage in the EP section.

**Financially Feasible:** The site has mostly agricultural zonings. The official plan for the Town of Amherstburg designates it "Agricultural". Due to the prevalence of agricultural properties in the area, agricultural use is assumed to be financially feasible in this area. Industrial uses and single family homes are also common in the area and both of these uses are also assumed to be financially feasible.

**Maximally Productive:** Howard Avenue in this area of McGregor has a mixture of industrial and agricultural properties. There are also a significantly number of single family homes in the area. Therefore, industrial, agricultural, or residential use or any mixture of the three uses could be maximally productive uses in this area.

### As Improved

**Physically Possible:** The subject site size and topography adequately supports the present physical development and mixed residential, industrial, and agricultural uses.

**Legally Permissible:** The present uses are permitted under the present zonings (A, A-34, and EP).

**Financially Feasible:** Due to the fact that this property has been used successfully for residential, industrial, and agricultural uses for many years, these mixed uses are thought to be financially feasible.

**Maximally Productive:** Based on the current zoning, the official plan, and the prevalence of similar property types in the area, the current development represents a maximum use of the site. The vacant land could be best developed as either residential, agricultural, or light industrial, or any mixture of the three uses.

### **Commentary & Conclusion**

*Based on the aforementioned, the present mixed residential, industrial and agricultural use is considered to be the subject's Highest and Best Use both as vacant and as improved.*

## **VALUATION METHODS**

The valuation of real estate, depending upon whether it is considered vacant or improved, can best be accomplished through the application of one or more of the following approaches to value.

### **D) Valuation of Vacant Land**

With respect to estimating the market value of land, the valuation of vacant land can be accomplished through the application of one and/or both of the most commonly used approaches to value. Although there are other approaches, they are infrequently used and inapplicable to the subject site.

#### **Direct Sales Comparison Approach**

This is a valuation based on direct comparison with recent sales of similar parcels in the open market. This is one of the most commonly used land valuation techniques.

#### **Subdivision Development Approach**

This approach involves a proposed or hypothetical development, subdivision, and sale of subsequent lots. Development costs, including all profits and sales expenses, are deducted from the expected revenue to be gained from the sale of individual lots. The difference between projected revenue and expenses represents the land value. If sales are assumed to occur over a lengthy holding period, the land value obtained above will generally be discounted to reflect the necessary holding period. This technique is applicable when subdivision and development represent the highest and best use of the appraised parcel. This is another commonly used technique.

#### **Allocation Approach**

This technique relies on the establishment of a ratio between the proportion of land and improvements for a property. This method only provides a rough guide to land value given the fluctuation in the contribution to value provided by various types of improvements. This technique is infrequently used given its inaccuracy.

#### **Extraction Approach**

The Extraction approach may be thought of as a variation on the Allocation Approach. Land value is extracted from the sale proceeds of an improved property by deducting the contribution of the improvements, which is estimated from the depreciated costs. The remaining value represents the value of the land. Similar to the Allocation Approach, this technique is infrequently used.

## **Land Residual Approach**

The Land Residual Approach is a valuation based on capitalizing the income attributable to land from a property. The potential income from new improvements, under their highest and best use, is deducted from the total property income. The remaining income represents the land income, which is capitalized at an appropriate land capitalization rate. A major difficulty with this technique is the establishment of an appropriate land capitalization

## **Ground Rent Capitalization Approach**

This is a valuation based on the capitalization of ground rent using market derived capitalization rates. Ground rents are infrequently found in the majority of real estate markets.

## **II) Valuation of Improved Properties**

For improved properties, there are essentially 3 techniques used depending upon the type of improvements.

### **Cost Approach**

An estimate is made of the investment that would be required under current market conditions to construct equivalent improvements to those of the subject property. An estimate of loss in value from various forms of depreciation, i.e. physical, functional and economic, is deducted from the reproduction cost new. The market value of the land under its Highest and Best Use is added to the estimate of value of the improvements after allowance for depreciation. The resulting figure is the estimate of value by the Cost Approach.

### **Direct Sales Comparison Approach**

This approach is a procedure whereby a value indication is derived by comparing the property being appraised to recently sold properties, applying appropriate units of comparison, and making adjustments to the sales prices of the comparables based on the elements of comparison. This is a very accurate valuation technique when ample, high quality data is available.

### **Income Approach**

An estimate is made of the expected future income and of the anticipated cost to produce that income. After considering the return that a prudent investor would require on his/her investment and the time over which the original investment is expected to be recaptured, a discount rate(s) is applied against the anticipated net income. The result is the estimate of value by the Income Approach.

### **III) Final Estimate of Value**

The previously outlined appraisal techniques will generally result in varying estimates of value. The values will not necessarily be identical, whether vacant land or an improved property is being appraised, given the different assumptions underpinning each technique. Each estimate, through a process of correlation and reconciliation, is considered in light of its accuracy, importance in the marketplace, and relevancy of data. The resulting figure is called the Final Estimate of Value.

### **IV) Methods of Valuation Employed in this Report**

The Direct Comparison Approach involves a procedure whereby a value indication is derived by comparing the property being appraised to recently sold properties, applying appropriate units of comparison, and making adjustments to the sales prices of the comparables based on the elements of comparison. A prospective purchaser would certainly consider this approach to valuation.

The Income Approach is considered to be a good indicator of value for income producing properties. This approach is almost always profit orientated. Profits are in the form of financial benefits such as annual net income, rents or a capital gain.

For the purpose of this report, only the Direct Comparison Approach will be used in deriving a value estimate. Due to the fact that parts of the property are not rentable in their current state, the Income Approach to Value would likely not provide a reliable estimate in this case. The Cost Approach to Value also likely would not provide a reliable estimate of value due to the difficulty in estimating depreciation for the subject property.

## **DIRECT SALES COMPARISON APPROACH**

The Direct Sales Comparison Approach is a valuation method whereby the property being appraised is compared with similar properties that have recently been sold, offered for sale, rented or offered for rent. The assumption is that if the subject property had been exposed to the market it would have been in competition with the comparable property and appealing to the same type of purchaser would have been in the same market.

The Direct Sales Comparison Approach is based on the Principle of Substitution which maintains that a prudent buyer will not pay more for a property than it would cost to buy an equally desirable substitute property provided there is no undue delay in making the acquisition. Provided that a sufficient number of valid comparables can be found, the Direct Sales Comparison is an excellent test of value as it reflects the actions of buyers and sellers in the market place. The main weakness of the approach is that in some areas, it is difficult to find market transactions or offerings of properties for sale that can logically be compared to the subject property. Since all market data is based on transactions that have already occurred and is therefore historical in nature, this approach requires an assumption that the market will continue to behave in the future as it has in the past.

This approach is most effective and reliable when there are sufficient quantities of accurate, reliable market data, which may be properly analyzed. The data must be evaluated as though through the eyes of a typical purchaser without regard to the appraiser's personal viewpoint. The best data is usually derived from the neighbourhood from which the subject property is located and reasonably current to the date of appraisal. The substance of the Direct Sales Comparison Approach is to search out the recently sold or offered competitive properties and through an adjustment process develop an indication of what they would have sold for if they had possessed the physical and economic characteristic of the property being appraised. Such value indicators are developed for several comparable sales and when properly reconciled provide a valid indication of the value of the subject property.

In pursuit of the aforementioned objective, the following steps have been undertaken:

- 1) The area has been surveyed to locate comparable properties.
  - (a) that have sold recently;
  - (b) that are offered for sale;
  - (c) on which offers have been made;
  - (d) that are rented, and;
  - (e) that are offered for rent.
- 2) Information pertinent to the above has been collected.
- 3) Data regarding differences both in time of sale and other factors between each comparable and the subject property has been analyzed.
- 4) Each sale has been compared to the subject and the necessary adjustments have been made.

To make effective comparisons, information has been acquired for each comparable. The data-gathering program has been systematic so that all pertinent and salient characteristics have been itemized for both the subject and comparable properties.

Particular attention has been paid to physical features such as: lot size, landscaping, physical and functional obsolescence, neighbouring influences and desirability.

In addition, consideration has been given to the comparables not only regarding the price obtained but also the number of similar sales, the dates of these sales, the period of exposure to the market, sale motivation and terms under which the properties were sold.

The economic and social conditions prevailing at the time have been considered as have mortgage interest rates, changing price levels, activity of the real estate market, frequency of commercial failure and property vacancy, economic trends in the neighbourhood or municipality and the effect of local governmental attitudes and policies.

Finally, to provide a valid estimate, preference has been given to competitive comparable sales within the local market, at or near the date of appraisal and qualified as arm's length transactions.

**MARKET DATA COMPARABLES – RESIDENTIAL SECTION (1 ACRE)**

**MARKET COMPARABLE #1**



Address:	8110 McGregor Court, Amherstburg, Ontario
Date of Sale:	June 15, 2020
Land Dimensions:	52.49 X Irregular (.245 Acres)
Year Built (Approx)	2003
Square Footage (Approx.)	1,466 SF
Comments:	Well-maintained single family raised ranch style home located on cul-de-sac in built-up area of McGregor.
Seller:	Diane Margaret Wagland & William James Wagland
Zoning:	Residential
Area:	McGregor (Amherstburg)
Source:	MLS # 20006311
Condition:	Good
Basement:	Full Basement – Fully Finished
Sale Price:	\$469,000

## MARKET COMPARABLE #2



Address:	276 Texas Road, Amherstburg, Ontario
Date of Sale:	June 12, 2020
Land Dimensions:	72.18' X Irregular (.333 Acres)
Year Built (Approx.)	1993
Square Footage (Approx.)	1,383 SF
Comments:	Raised ranch style home located on Texas Road in the Anderdon area of Amherstburg. The house is well-maintained and in good condition.
Seller:	Sherry Lynne Ducedre
Zoning:	Residential
Area:	Anderdon (Amherstburg)
Source:	MLS #20005718
Condition:	Good
Basement:	Full Basement – Fully Finished
Sale Price:	\$470,000

### MARKET COMPARABLE #3



Address:	389 King Street West, Essex, Ontario
Date of Sale:	August 28, 2020
Land Dimensions:	60.27' X 348.23' (.482 Acres)
Year Built (Approx)	1987
Square Footage (Approx)	1,312 SF
Comments:	Raised ranch style home located in the Harrow area of the Town of Essex. This home includes an in-ground pool and has attractive landscaping in the rear yard. The home is well-maintained and in good condition.
Seller:	Terrence William Baumgartner & Margaret Baumgartner
Zoning:	Residential
Area:	Harrow (Essex)
Source:	MLS #20009712
Condition:	Good
Basement:	Full Basement – Fully Finished
Sale Price:	\$464,900

## MARKET COMPARABLE ADJUSTMENT CHART- RESIDENTIAL SECTION

SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
7826 HOWARD AVENUE AMHERSTBURG, ONTARIO	8110 MCGREGOR COURT AMHERSTBURG, ON		276 TEXAS ROAD AMHERSTBURG, ON		389 KING STREET WEST E SSEX, ONTARIO	
DATA SOURCE	MLS #20006311		MLS #20005718		MLS #20009712	
DATE OF SALE	06/15/2020		06/12/2020		08/28/2020	
SALE PRICE	\$ 469,000		\$ 470,000		\$ 464,900	
DAYS ON MARKET	12 DAYS		17 DAYS		22 DAYS	
LIST PRICE	\$479,900		\$449,900		\$464,900	
LOCATION	GOOD		GOOD		GOOD	
SITE DIMENSIONS/LOT SIZE	1 ACRE	.25 ACRES 35,000	.33 ACRES 30,000		.48 ACRES 25,000	
BUILDING TYPE	DETACHED		DETACHED		DETACHED	
DESIGN/STYLE	RAISED RANCH		RAISED RANCH		RAISED RANCH	
AGE/CONDITION	20 +/- Fair	17 Good -100,000	27 Good -100,000		33 Good -100,000	
LIVABLE FLOOR AREA	1650 +/- SQ. FT.	1466 Sq. Ft. 16,500	1383 Sq. Ft. 24,000		1312 Sq. Ft. 27,000	
	Total Rooms Edrms	Total Rooms Edrms	Total Rooms Edrms		Total Rooms Edrms	
ROOM COUNT	9 3	9 5	8 4		8 4	
BATHROOMS	2F	3F -5,000	2F		2F	
BASEMENT	FULL FINISHED	FULL FINISHED	FULL FINISHED		FULL FINISHED	
PARKING FACILITIES	NO GARAGE	2 CAR GARAGE -20,000	2 CAR GARAGE -20,000		2 CAR GARAGE -20,000	
POOL	NONE	NONE	NONE		IN-GROUND -15,000	
ADJUSTMENTS (Gross% Net% Dollar)		37.6% -15.7% \$ 73,500	37.0% -14.0% \$ 66,000		40.2% -17.9% \$ 83,000	
ADJUSTED VALUES		\$ 395,500	\$ 404,000		\$ 381,900	

\*\*The residential portion of the property is assumed to include 1 acre of land\*\*

The preceding comparable sales are improved properties that would be considered similar to the subject's residential parcel. Various adjustments were made to the sales data to compare each property to the subject. If the comparable property's attribute were inferior to the subject, a positive- value adjustment was made to the sale. If the comparable property's attribute was superior to the subject, a negative value adjustment was made to the sale. The net result of the adjustments was analyzed and a reconciled value is determined.

This comparative approach emphasizes individual comparable sales as a whole and undivided entity, which is exactly what a buyer does. Adjustments are based on both quantitative market data and qualitative considerations. The following are some of the adjustments that were considered:

**Rights Conveyed:** In analyzing the comparable properties used, it was determined that in all cases the rights conveyed were fee simple and no adjustment were required.

**Financing:** There was no information available to suggest that there were any special financing arrangements involved in the comparable sales and it was assumed in all cases that typical types of financing arrangements were involved in the sales.

**Conditions of Sale Adjustment:** Each of the transactions was reported to have involved cash to the vendor with no unusual conditions or restrictions.

**Time:** In the analysis of real estate, it is often necessary to adjust the prices of comparable properties, as they are dated relative to current time or the date of valuation. The further away in time, the more likely there has been some price variation over time in the market place, and the more likely a time/price adjustment will be needed. However, it should also be noted that prices can go up and then come back down and vice versa, so that an older comparable sale may require no adjustment, while a newer one may have to be adjusted.

The methods of measuring changes in real estate values include statistical, trending, analysis of the sale and resale of a property (paired sale), or the analysis of sales of two similar properties.

The most recent information published for this type of property suggests that the market has increased fairly substantially for residential homes in Essex County over the last year. However, all of the three comparables are fairly recent sales. Therefore, no adjustments were deemed to be necessary for time.

**Location:** Comparable #1 is also located in the McGregor area of the Town of Amherstburg. Comparable #2 is located in the Anderdon area of the Town of Amherstburg. Comparable #3 is located in the Harrow area of the Town of Essex. All of these areas are thought to be similarly attractive locations within Essex County. Therefore, no adjustments were deemed to be necessary for location.

**Lot Size:** All three comparables have significantly smaller lot sizes than the subject's assumed 1 acre. Therefore, adjustments were necessary for all comparables for lot size.

**Age and Overall Condition:** All of the three comparables are in significantly better condition than the subject. Therefore, adjustments were necessary for all comparables for age and overall condition.

**Square Footage:** All of the comparables are slightly smaller than the subject. Therefore, some adjustments were required to each of the comparables for square footage.

**Basement Details:** All of the three comparables have a fully finished basement like the subject. Therefore, no adjustments are needed for basement details.

**Garage Size:** All of the three comparables have 2 car garages while the subject's garage was converted into a mother-in-law apartment. Therefore, adjustments were made to all of the comparables for garage size.

**Pools:** The subject does not have a pool. Comparables #1 and #2 also do not have a pool. Comparable #3 has an in-ground pool. Therefore, adjustments were made to comparable #3 for pools.

## CONCLUSIONS

<b>Improved Sales</b>	<b>Adjusted Price</b>
<b>1</b>	<b>\$395,500</b>
<b>2</b>	<b>\$404,000</b>
<b>3</b>	<b>\$381,900</b>

The comparable sales selected for analysis in arriving at the valuation, are all recent sales and considered to be reflective of the current market for single family homes located on fairly large properties in similar rural areas of Essex County. The adjustments made are considered to be reasonable adjustments based on market participation and reaction. Any difference between the subject and the comparable sales are represented by the adjustments noted in the above chart.

The adjusted range of values provided by the comparable sales range from a low of \$381,900 to a high of \$404,000. Full weight was given to comparable #1 which is deemed to be the most similar to the subject due to its location in McGregor and its similar age. However, comparables #2 and #3 also provide similar values and support the value provided by comparable #1. Based on this information, a value of approximately \$395,000 is estimated for the residential portion of the subject property.

**Accordingly:**

<b>RESIDENTIAL PORTION OF PROPERTY</b>	<b>INDICATED VALUE (ROUNDED)</b>
<b>APPROXIMATELY 1,650 SF RESIDENTIAL HOME PLUS 1 ACRE OF LAND</b>	<b>\$395,000</b>

**MARKET DATA COMPARABLES – INDUSTRIAL/AGRICULTURAL SECTION**

**MARKET COMPARABLE #1**



Address	11712 County Road 42, Tecumseh, Ontario
Date of Sale	December 16, 2019
Sale Type	MLS
Land Dimensions	220' X 440' (2.02 Acres)
Building Size	22,000 SF
Site Coverage	25.00%
Legal Description	PART LOT 146 CON 3 SANDWICH EAST AS IN R850395 EXCEPT PARTS 31 & 32 ON EXPROPRIATION PLAN CE946520 TOWN OF TECUMSEH
Description	22,000 sq. ft. shop/warehouse located just east of Banwell Road and approximately 2 kilometres east of Windsor Airport in an industrial area of the Town of Tecumseh. The property includes 4 offices, 6 bathrooms, and 3 bay doors. Ceiling heights are approximately 15 feet. Asphalt parking for approximately 20 vehicles. The building is in average condition. Approximately 3 kilometres from proposed new hospital location.
Zoning	COMM
Area	Tecumseh
Sale Price	\$1,210,000
Source:	MLS #19023193
Indicated Rate PSF Unadjusted	\$55.00

## MARKET COMPARABLE #2



Address	5175 Eight Concession Road, Tecumseh, Ontario
Date of Sale	December 2, 2020
Sale Type	MLS
Land Dimensions	574' X Irregular (5.63 Acres)
Building Size	57,000 SF
Site Coverage	23.25%
Legal Description	PT LT 11 CON 7 PTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 12R8238 S/T LT66976 SANDWICH SOUTH
Description	Industrial warehouse facility in Oldcastle Area of the Town of Tecumseh. The building has approximately 1,500 square feet of office area and 55,500 of warehouse space. Ceiling height varies from 22 feet to 27 feet. Total of 7 loading doors (6 dock doors and 1 grade level door). Asphalt parking for 50 or more vehicles. The building is in fairly good condition.
Zoning	M1
Area	Oldcastle (Tecumseh)
Sale Price	\$3,600,000
Source:	MLS #20014056
Indicated Rate PSF Unadjusted	\$63.16 PSF

### MARKET COMPARABLE #3



Address	434 Jutras Drive North, Lakeshore, Ontario
Date of Sale	September 9, 2020
Sale Type	MLS
Land Dimensions	357.08' X IRREG. (3.05 Acres)
Building Size	27,968 SF
Site Coverage	21.03%
Legal Description	PT LT 5-6 CON EAST OF RIVER PECHE MAIDSTONE PT 11 TO 13, 18 TO 20 12R17121; S/T R1455769, R1456183, R1457260, R1457271; LAKESHORE
Description	Warehouse building located in industrial area of Lakeshore. The building includes approximately 4,000 square feet of office space. Total of 5 loading doors (2 dock doors and 3 doors at grade). Clear span of approximately 19 feet. Includes paved parking lot for approximately 30 vehicles. The building is well-maintained and in good condition.
Zoning	M1
Area	Lakeshore
Sale Price	\$2,350,000
Source:	MLS #20005208
Indicated Rate PSF Unadjusted	\$84.65

## MARKET COMPARABLE #4



Address	6150 Morton Industrial Parkway, Lasalle, Ontario
Date of Sale	August 31, 2020
Sale Type	MLS
Land Dimensions	195' X 329' (1.47 Acres)
Building Size	23,114 SF
Site Coverage	36.03%
Legal Description	PT RESERVE N/S OF PL 659 SANDWICH WEST; PT LT 37-38 CON 1 SANDWICH WEST PT 3 12R6160 SRO; LASALLE
Description	Industrial building located in industrial area of the Town of Lasalle. The building includes approximately 1,500 square feet of office space. Total of 6 loading doors (1 dock door and 5 doors at grade). Clear span of approximately 20 feet. Includes paved parking lot for approximately 40 vehicles. The building is well-maintained and in good condition.
Zoning	M1
Area	Lasalle
Sale Price	\$1,800,000
Source:	MLS #20003006
Indicated Rate PSF Unadjusted	\$77.87 PSF

## DIRECT COMPARISON APPROACH ANALYSIS

\*Industrial/Agricultural section assumes 13.40 acres\*

The former four comparables are sales of improved properties comprising industrial type buildings located in Essex County.

The above approach emphasizes individual comparable sales as a whole and undivided entity, which is exactly what a buyer does. Adjustments are based on both quantitative market data and qualitative considerations. An adjusted rate per square foot (inclusive of a typical piece of land) is estimated and applied to the subject's building area to estimate its Market Value.

The following is a brief description of the main areas where adjustments were considered.

**Rights Conveyed:** In analyzing the comparables used it was determined that in all cases the rights conveyed were Fee Simple and no adjustment were required.

**Financing:** There was no information available to suggest that there were any special financing arrangements involved in the comparable sales and it was assumed in all cases that typical types of financing arrangements were involved in the sales.

**Conditions of Sale Adjustment:** Each of the transactions was reported to have involved cash to the vendor with no unusual conditions or restrictions.

**Time:** In the analysis of real estate, it is often necessary to adjust the prices of comparables, as they are dated relative to current time or the date of valuation. The further away in time, the more likely there has been some price variation over time in the market place, and the more likely a time/price adjustment will be needed. However, it should also be noted that prices can go up and then come back down and vice versa, so that an older comparable sale may require no adjustment, while a newer one may have to be adjusted.

The methods of measuring changes in real estate values include statistical, trending, analysis of the sale and resale of a property (paired sale), or the analysis of sales of two similar properties.

Data indicates that Windsor's industrial real estate market has risen over the past 12 months. Therefore, an adjustment for time was made to comparable #1. Comparables #2, #3, and #4 are very recent sales and therefore no adjustments were necessary for time for these comparables.

**Lot Size/Site Coverage:** The subject has a much larger lot and a much lower site coverage ratio than all of the comparable properties. Therefore, adjustments for lot size/site coverage were made to all of the four comparables.

**Location:** Comparable #1 is located in the vicinity of Windsor Airport in the Town of Tecumseh while comparable #2 is located in the Oldcastle industrial area of the Town of Tecumseh. Both areas are significantly better than the subject's area in McGregor. Comparables #3 and #4 are located in an industrial area of Lakeshore and an industrial area of Lasalle

respectively. Both of these areas are slightly better than the subject's area in McGregor. Due to these differences in attractiveness of location, adjustments were necessary for all four comparables for location.

**Zoning:** Comparable #1 has a commercial zoning while comparables #2, #3, and #4 have industrial zonings. These differ significantly from the subject's agricultural zoning. However, data is lacking in order to compare the value of these zoning differences as some industrial uses are also allowed under the agricultural zoning. Therefore, no adjustments were made for zoning.

**Quality/Appeal/Age** – Comparable #1 is in a similar condition compared to the subject. Comparables #2, #3, and #4 are in superior condition compared to the subject. Therefore, adjustments for quality/appeal/age were made to these comparables.

**Finished Area** – Finished area costs more to construct and is often worth more. Comparables #2 and #4 have similar finished area compared to the subject. Comparables #1 and #3 have greater finished area. Therefore, adjustments were made to comparables #1 and #3 for finished area.

**Clear Span** – Clear span significantly affects the versatility of industrial facilities. The subject has good ceiling height on average. Comparables #3 and #4 have similar ceiling height compared to the subject. Comparables #1 and #2 have lower and higher clear spans respectively compared to the subject. Therefore, adjustments for clear span were made to comparables #1 and #2.

**Extras** – All of the four comparables have paved asphalt parking lots while the subject does not. Therefore, adjustments for extras (parking in this case) were made to all four comparables.

Generally speaking the primary factor influencing value for this type of property is location, zoning, and quality/appeal/age. See the following summary adjustment chart.

## DIRECT COMPARISON APPROACH ANALYSIS SUMMARY CHART

Comparable	#1	Adjusting	Comparable	#2	Adjusting
Location	11712 County Road 42, Tecumseh		Location	5175 Eight Concession Road, Tecumseh	
Sale Price	\$1,210,000		Sale Price	\$3,600,000	
Price Per SF	\$55.00		Price Per SF	\$63.16	
Building Area	22,000 SF		Building Area	57,000 SF	
Date of Sale	December 16, 2019	+5%	Date of Sale	December 2, 2020	
Lot Size	220' X 440' (2.02 Acres)		Lot Size	574' X Irregular (5.63 Acres)	
Site Coverage	25.00%	+10%	Site Coverage	23.25%	+10%
Location	Superior	-10%	Location	Superior	-10%
Zoning	COMM		Zoning	M1	
Quality/Appeal/Age	Similar		Quality/Appeal/Age	Slightly Superior	-12.5%
Clear Span	15 Feet +/-	+2.5%	Clear Span	22-27 Feet +/-	-2.5%
Finished Area	Slightly Superior	-2.5%	Finished Area	Similar	
Extras	Superior	-5%	Extras	Superior	-5%
Net Adjustment		0	Net Adjustment		-20%
Adjusted PSF	\$55.00		Adjusted PSF	\$50.53	

	<b>#3</b>	<b>Adjusting</b>	<b>Comparable</b>	<b>#4</b>	<b>Adjusting</b>
<b>Location</b>	<b>434 Jutras Drive North, Lakeshore</b>		<b>Location</b>	<b>6150 Morton Industrial Drive, Lasalle</b>	
<b>Sale Price</b>	<b>\$2,350,000</b>		<b>Sale Price</b>	<b>\$1,800,000</b>	
<b>Price Per SF</b>	<b>\$84.65</b>		<b>Price Per SF</b>	<b>\$77.87</b>	
<b>Building Area</b>	<b>27,968 SF</b>		<b>Building Area</b>	<b>23,114 SF</b>	
<b>Date of Sale</b>	<b>September 9, 2020</b>		<b>Date of Sale</b>	<b>August 31, 2020</b>	
<b>Lot Size</b>	<b>357.08 X IRR (3.05 Acres)</b>		<b>Lot Size</b>	<b>195' X 329' (1.47 Acres)</b>	
<b>Site Coverage</b>	<b>21.03%</b>	<b>+10%</b>	<b>Site Coverage</b>	<b>36.03%</b>	<b>+12.5%</b>
<b>Location</b>	<b>Slightly Superior</b>	<b>-5%</b>	<b>Location</b>	<b>Slightly Superior</b>	<b>-5%</b>
<b>Zoning</b>	<b>M1</b>		<b>Zoning</b>	<b>M1</b>	
<b>Quality/Appeal/Age</b>	<b>Superior</b>	<b>-25%</b>	<b>Quality/Appeal/Age</b>	<b>Superior</b>	<b>-25%</b>
<b>Finished Area</b>	<b>Slightly Superior</b>	<b>-2.5%</b>		<b>Similar</b>	
<b>Clear Span</b>	<b>19 Feet +/-</b>		<b>Clean Span</b>	<b>20 Feet +/-</b>	
<b>Extras</b>	<b>Superior</b>	<b>-5%</b>	<b>Extras</b>	<b>Superior</b>	<b>-5%</b>
<b>Net Adjustment</b>		<b>-27.5%</b>	<b>Net Adjustment</b>		<b>-22.5%</b>
<b>Adjusted PSF</b>	<b>\$61.37</b>		<b>Adjusted PSF</b>	<b>\$60.35</b>	

## CONCLUSIONS

Improved Sales	Adjusted Price
1	\$55.00
2	\$50.53
3	\$61.37
4	\$60.35

The comparable sales selected for analysis in arriving at the valuation, are all recent sales and considered to be reflective of the current market for industrial properties located in Essex County. The adjustments made are considered to be reasonable adjustments based on market participation and reaction. Any difference between the subject and the comparable sales are represented by the adjustments noted in the above chart.

The adjusted values provided by the comparable sales range from a low of \$50.53 per square foot to a high of \$61.37 per square feet. Full weight was given to comparable #1 as this property was deemed to be the most similar to the subject in terms of its overall attractiveness.

Comparables #2, #3, and #4 also provide similar values and support the value estimate by comparable #1. Based on this information, a value of approximately \$55.00 per square foot is estimated for the industrial portion of the subject property.

### Accordingly:

INDUSTRIAL/AGRICULTURAL PORTION OF PROPERTY	INDICATED VALUE (ROUNDED)
3 INDUSTRIAL/AGRICULTURAL BUILDINGS WITH AN ESTIMATED 27,300 OF BUILDING SPACE AND 13.40 ACRES @ \$55.00 PER SF	\$1,500,000

## RECONCILIATION OF VALUE

<b>SUMMARY OF VALUE CONCLUSION</b>	
<b>Effective Date</b>	<b>NOVEMBER 30, 2020</b>
<b>Direct Comparison Approach (Residential Portion)</b>	<b>\$395,000</b>
<b>Direct Comparison Approach (Industrial/Agricultural Portion)</b>	<b>\$1,500,000</b>
<b>Reconciled Value</b>	<b>\$1,895,000</b>

The Direct Comparison Approach is generally a good measurement of value considering it is market derived. In this case four improved properties were analyzed and an adjusted rate per square foot of building area (including land) was determined. In this case, full reliance was given to the Direct Comparison Approach because it is market-based and the method generally relied upon for the purchase of similar properties in the Windsor area.

Exposure Time is defined by CUSPAP 2018 as “The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the effective date of the appraisal”. The anticipated exposure time is essentially a measure of the perceived level of risk associated with the marketability, or liquidity, of the subject property. The exposure time estimate is based on the data used in estimating the reasonable exposure time, in addition to an analysis of the anticipated changes in market conditions following the date of appraisal. The future price for the subject (at the end of the exposure time) may or may not equal the appraisal estimate. The future price depends on unpredictable changes in the physical real estate, demographic and economic trends, real estate markets in general, supply/demand characteristics for the property type, and many other factors.

In this case, the sales of four similar industrial properties in the Essex County area, previously introduced as part of the Direct Comparison Approach, were analyzed. The single family home comparables were not considerable, as the single family portion of the property represents a small percentage of the total property. The exposure time of these sales ranged from 33 days (approximately 1 month) to 206 days (approximately 6.5 months). Comparable #1, 11712 County Road 42, had an exposure period of 152 days (over 4 months). Comparable #2, 5175 Eight Concession Road, had an exposure period of 33 days (approximately 1 month). Comparable #3, 434 Jutras Drive North, had an exposure period of 122 days (approximately 4 months). Comparable #4, 6150 Morton Industrial Parkway, had an exposure time of 206 days (approximately 6.5 months). Comparable #1 is the most similar to the subject. However, the exposure time all of the comparables need to be addressed. Based on this information, the estimated the subject to be readily saleable with an exposure time of 6 to 9 months.

This appraisal was prepared in an objective and independent manner. After considering the data analyzed during the preparation of this report and relying upon the writer's experience, we reconciled as follows:

<b>CURRENT MARKET VALUE CONCLUSION</b>			
<b>Subject Property</b>	<b>Interest Appraised</b>	<b>Date of Value</b>	<b>Value Conclusion</b>
<b>7826 Howard Avenue, Amherstburg, Ontario</b>	<b>Fee Simple</b>	<b>November 30, 2020</b>	<b>One Million Eight Hundred Ninety-Five Thousand Dollars (\$1,895,000)</b>

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
8. Except as herein disclosed, no one has provided significant professional assistance to the person(s) signing this report;
9. As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;
10. The undersigned is (are all) members in good standing of the Appraisal Institute of Canada.

**CO-SIGNING AIC APPRAISER'S CERTIFICATION** If an AIC appraiser has co-signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the appraisal and the appraisal report."

## PROPERTY IDENTIFICATION

ADDRESS: 7826 HOWARD AVENUE

CITY: AMHERSTBURG

PROVINCE: ONTARIO

POSTAL CODE: N0R 1J0

LEGAL DESCRIPTION: PT SE1/4 LT 12 CON 6 ANDERDON PT 3 12R8547; TOWN OF AMHERSTBURG

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED, AS AT NOVEMBER 30, 2020, IS ESTIMATED AT \$1,895,000.

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.

**APPRAISER : RYAN MANCINI**

SIGNATURE: 

NAME: Ryan Mancini

AIC DESIGNATION/STATUS: AACI, P.App.

Membership #: 909678

DATE OF REPORT/DATE SIGNED: December 7, 2020

PERSONALLY INSPECTED THE SUBJECT PROPERTY: Yes

DATE OF INSPECTION: November 30, 2020

LICENSE INFO: N/A

SOURCE OF DIGITAL SIGNATURE SECURITY:

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

**ATTACHMENTS AND ADDENDA:**

- EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS
- NARRATIVE
- PHOTOGRAPHS
- MAPS
- DIRECT COMPARISON APPROACH
- SCOPE OF WORK

**CO-SIGNING AIC APPRAISER** (if applicable)

CO-SIGNATURE: 

NAME: Edward Gorski

AIC DESIGNATION/STATUS: AACI, P.App/CRA, P.App

Membership #: 021760

DATE OF REPORT/DATE SIGNED: December 7, 2020

PERSONALLY INSPECTED THE SUBJECT PROPERTY: No

DATE OF INSPECTION:

LICENSE INFO (where applicable)

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

**APPENDIX A – ZONING DESCRIPTION (AGRICULTURAL – A)**

## SECTION 26 AGRICULTURAL (A) ZONE

### (1) SCOPE

The provisions of this Section shall apply in all Agricultural (A) Zones except as otherwise provided in the Special Provision Subsection of this Section.

### (2) USES PERMITTED

No person shall within any A Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A uses, namely:

- (i) an agricultural use, including a dwelling unit and including an intensive agricultural use subject to Subsection 26(3)(k) of this By-law;
- (ii) an existing dwelling;
- (iii) a single detached dwelling including a dwelling on an undersized lot in accordance with Subsection 26(3)(j);
- (iv) an existing mobile home;
- (v) a mobile home accessory to an agricultural use, subject to Subsection 26(3)(l);
- (vi) a rural home occupation; in accordance with Section 3(10);
- (vii) a retail farm sales outlet;
- (viii) a veterinary clinic;
- (ix) a wayside pit;
- (x) animal burial grounds, dog kennels and boarding kennels, in accordance with Subsection 26(3)(m) of this By-law;
- (xi) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
- (xii) greenhouses subject to Subsection 26(3)(n);
- (xiii) greenhouse, commercial subject to Subsection 26(3)(n);
- (xiv) hunting, game and wildlife preserves;
- (xv) grass landing strips;
- (xvi) licenced cannabis production facility (2019-075)
- (xvii) nurseries or tree farms;
- (xviii) the exploration and extraction of oil and other similar materials;
- (xix) a bed and breakfast establishment;
- (xx) works of a Conservation Authority;
- (xxi) a public use;
- (xxii) uses accessory to the foregoing permitted uses;
- (xxiii) *a winery, brewery or cidery in accordance with Subsection 26(3)(o). (By-law 2006-61, By-law 2017-07)*

### (3) ZONE REQUIREMENTS

No person shall, within any A Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- |     |   |                           |
|-----|---|---------------------------|
| (a) | Lot Area (Minimum)  |                           |
|     | (i) agricultural and accessory uses   | 40 ha<br>(By-law 2006-61) |
| (b) | Lot Frontage (Minimum)  |                           |
|     | (i) agricultural and accessory uses   | 140 m                     |
|     | (ii) other uses   | 30 m                      |
| (c) | Front Yard Depth (Minimum)  |                           |
|     | (i) residential uses  | 15 m                      |
|     | (ii) non-residential uses   | 25 m                      |
| (d) | Interior Side Yard Width (Minimum)  |                           |
|     | (i) residential uses  | 7.5 m                     |
|     | (ii) non-residential uses   | 15 m                      |
| (e) | Exterior Side Yard Width (Minimum)  |                           |
|     | (i) residential uses  | 15 m                      |
|     | (ii) non-residential uses   | 25 m                      |
| (f) | Rear Yard Depth (Minimum)   |                           |
|     | (i) residential uses  | 15 m                      |
|     | (ii) non-residential uses   | 30 m                      |
| (g) | Lot Coverage (Minimum)  |                           |
|     | (i) agricultural and accessory uses   | 10%                       |
|     | (ii) other uses   | 30%                       |
| (h) | Landscaped Open Space (Minimum)   |                           |
|     | For non-agricultural uses   | 30%                       |
| (i) | <i>Height (Maximum)</i>   | 10 m<br>(By-law 2006-61)  |
| (j) | Undersized Lots   |                           |
|     | On an existing undersized lot complying with the conditions of Section 3(18)(c), or on a lot legally created subsequent to the passage of this By-law, a maximum of one single detached dwelling shall be permitted whether or not it is accessory to a permitted agricultural use. Such dwelling shall be located no closer than 300 metres from any lot |                           |

containing an existing intensive agricultural use, and shall be subject to the following requirements:

- |       |  |      |
|-------|--|------|
| (i)   | Front Yard Depth (Minimum)               | 10 m |
| (ii)  | Interior Side Yard Width (Minimum)       | 4 m  |
| (iii) | Exterior Side Yard Width (Minimum)       | 10 m |
| (iv)  | Rear Yard Depth (Minimum)                | 10 m |
| (v)   | Lot Coverage (Maximum)                   | 20%  |
| (vi)  | <i>Accessory buildings or structures</i> |      |

*A building or structure accessory to a single detached dwelling may locate anywhere within an interior side yard or rear yard provided that such accessory building or structure is not located closer than 3.0 metres to any lot line. All other regulations of the Accessory Uses provision of Section 3(1) shall apply. (By-law 2006-40)*

All other relevant provisions of the A Zone apply.

*The provisions of this Subsection shall apply to the construction of a new dwelling on an existing undersized lot in the Agricultural Zone, and to the alteration or replacement of an existing dwelling on an existing undersized lot in the Agricultural Zone except as otherwise provided in Subsection 3(18)(a) and 3(18)(b). (By-law 2006-61)*

(k) Separations for Intensive Agricultural Uses

No non-residential building or structure directly associated with an intensive agricultural use shall be established and no building or structures for such use shall be erected or altered or expanded unless it complies with the Minimum Distance Separation (MDS II) calculation using Schedule "D" to this By-law.

No facility for the storage of liquid manure in association with an intensive agricultural use shall hereafter be erected or altered except where such facility

- (i) is constructed of concrete or steel;
- (ii) is constructed
  1. with wall that extend a minimum of 1.5 metres above the surrounding grade level; or

2. with walls that extend 0.6 metre or more above the surrounding grade level, above which a chain-link fence enclosure extends to a total of no less than 1.5 metres above the surrounding grade level; or
  3. on grade with a solid concrete cover that is capable of carrying loads consistent with the weight of farm vehicles and local climatic conditions;
    - (iii) is sufficient size to accommodate the total amount of manure generated by the intensive livestock farm in any 250-day period.
- (l) Mobile Homes as Supplementary Housing to an Agricultural Use

No person shall use or permit the use of any mobile home or trailer for the purposes of supplementary housing to an agricultural use on any lot in the A Zone for the living, sleeping or eating accommodation of temporary seasonal employees unless a seasonal permit has been obtained from the Town.

(m) Regulations for Boarding Kennels

Unless located within a single unit dwelling or attached garage, no boarding kennel, as defined herein, shall be permitted closer than two thousand (2,000) feet to an existing dwelling on a lot other than the lot upon which the boarding kennel is proposed.

(n) Greenhouse Regulation

- (i) Greenhouses or commercial greenhouses *having a gross floor area greater than 500 square metres shall not be permitted unless a development agreement has been entered into with the Town regarding stormwater management and lighting.*
- (ii) *Where ventilation fans associated with any greenhouse exhaust into a side and/or a rear yard the minimum side and/or rear yard requirement shall be 25 metres;*
- (iii) *All greenhouses that use artificial lighting for growing purposes during the night shall be located a minimum distance of 150 metres from any residential use;*

- (iv) *All greenhouses shall be located a minimum distance of 45 metres from any residential use located on a separate lot;*
- (v) *No manure, compost or equipment may be stored within 30 metres of a street allowance, a watercourse, or a residential use located on a separate lot;*
- (vi) *All greenhouses shall be subject to site plan control.*

*(By-law 2006-61)*

(o) *Winery, Brewery and Cidery Regulations*

*A winery, brewery or cidery shall only be permitted subject to the following provisions:*

(i) *Lot Area (Minimum)* 4 ha

*Provided that the minimum lot area shall only apply to the consideration of establishing a new winery, brewery or cidery and not the severance or creation of a new lot;*

(ii) *Gross Floor Area (Maximum)* 1.5% of the lot  
area  
or 2323 m<sup>2</sup>,  
whichever is lesser

*(iii) All wines, beers and ciders produced shall be from locally grown fruit and crops, with a minimum of 2 hectares of the farm parcel capable of and committed to the production of grapes or other crops used in the local winery, brewery, or cidery;*

*(iv) Accessory display and retail sale of wine, beer or cider produced on site shall not exceed 25% of the gross floor area of the winery, brewery or cidery but may be in addition to the winery, brewery or cidery floor area;*

*(v) Accessory retail sale of other goods shall not exceed 20% of the gross floor area of ancillary retail permitted under clause (iv) above;*

*(vi) Accessory educational and/or historical displays or areas directly related to the wine and grape producing*

*industry shall be permitted accessory to a permitted winery, brewery or cidery provided the maximum floor area dedicated to such purpose is limited to 10 percent of the winery, brewery or cidery gross floor area; and,*

*(vii) all wineries, breweries and cideries shall be subject to site plan control.*

*All other provisions of the Agricultural Zone shall apply.*

*(By-law 2006-61, By-law 2017-07)*

(4) SPECIAL PROVISIONS

The special regulations contained in the Subsection shall apply to the area or areas defined below:

(a) A-1 (TRUCKING TERMINAL)

Notwithstanding any provisions of this By-law to the contrary, within any area zoned A-1 on Schedule "A" hereto, the following Special Provision shall apply:

(i) Uses Permitted

- the uses permitted in the A Zone
- a trucking terminal

(ii) Zone Regulations

- existing buildings and structure for a trucking terminal or the regulations of Section 26(3) with the indoor and outdoor components of the operation to not exceed 1 hectare.

(b) A-2 (CONTRACTOR'S YARD)

(i) Uses Permitted

A contractor's yard in an area not to exceed one-half acre in addition to all other uses permitted in Subsection 26(2) of this By-law.

(ii) Other Lot and Building Requirements

All lot and building requirements for the contractor's yard shall be as they existed on the date of adoption of this By-law provided the area used, including all outdoor components of the operation, does not exceed one and one-half acre. All lot and building requirements

for uses permitted in Subsection 26(2) shall be in accordance with Subsections 26(3) of this By-law.

(c) A-3 (ABATTOIR)

(i) Uses Permitted

A poultry killing and processing establishment in addition to the uses permitted in Subsection 26(2) of this By-law.

(ii) Lot and Building Requirements

All lot and building requirements shall be in accordance with Subsection 26(3) of this By-law with the following exceptions:

- |    |   |      |
|----|---|------|
| 1. | minimum setback requirement for all yards | 50 m |
| 2. | maximum building size<br>m <sup>2</sup>   | 650  |
| 3. | maximum lot coverage                      | 10%  |

(d) A-4 (FOUNDRY)

(i) Uses Permitted

A foundry, uses accessory to a foundry and uses permitted in Subsection 26(2) of this By-law.

(e) A-5 (SANITATION EQUIPMENT)

(i) Uses Permitted

A storage yard for sanitation equipment, uses accessory to a storage yard and uses permitted in Subsection 26(2) of this By-law.

(f) A-6 (PETROLEUM EQUIPMENT)

(i) Uses Permitted

A storage yard for petroleum equipment, uses accessory to the storage yard and uses permitted in Subsection 26(2) of this By-law.

(g) A-7 (TRUCK CAP MANUFACTURER)

(i) Uses Permitted

A truck cap manufacturer in addition to all other uses permitted in Subsection 26(2) of this By-law.

(h) A-8 (AUTOMOBILE BODY REPAIR SHOP)

(i) Uses Permitted

An automobile body repair shop, uses accessory to an automobile body repair shop and uses permitted in Subsection 26(2) of this By-law.

(i) A-9 (HEATING SALES)

(i) Uses Permitted

An establishment for the retail sale of heating equipment and the storage of related material in addition to all other uses permitted in Subsection 26(2) of this By-law.

(j) A-10 (INDOOR STORAGE)

(i) Uses Permitted

The indoor storage of heating equipment in existing buildings only in addition to all other uses permitted in Subsection 26(2) of this By-law.

(k) A-11 (ANTIQUÉ STORE)

(i) Uses Permitted

An antique store in the existing buildings only in addition to all other uses permitted in Subsection 26(2) of this By-law.

(ii) Lot and Building Requirements

All lot and building requirements for the antique store shall be as they existed on the date of adoption of this By-law except that expansion to the existing buildings used in conjunction with the fish outlet shall be allowed to expand provided the expansion does not exceed 10 percent of the floor area of the building as the building existed on the date of adoption of this By-law. The required yard setbacks for such expansions shall be as outlined in Subsection 26(3) of this By-law. All lot and building requirements for uses permitted in Subsection 26(2) shall be in accordance with Subsection 16(3) of this By-law.

## (l) A-12 (INDOOR GUN CLUB)

## (i) Uses Permitted

An indoor gun club in addition to all other uses permitted in Subsection 26(2) of this By-law.

## (m) A-13 (RETAIL STORE)

## (i) Uses Permitted

A retail store, uses accessory to a retail store in addition to all other uses permitted in Section 26(2) of this By-law.

## (n) A-14 (AUCTION FACILITY)

## (i) Uses Permitted

An auction facility, uses accessory to an auction facility in addition to all other uses permitted in Section 26(2) of this By-law.

## (o) A-15 (CLOCKS, CLOCK WORKS AND CERAMICS)

## (i) Uses Permitted

An establishment for the manufacture and retail sale of clocks, clock works and ceramics, accessory uses in addition to all other uses permitted in Section 26(2) of this By-law.

## (p) A-16 (EMPTY TRUCK STORAGE)

## (i) Uses Permitted

An empty truck storage area not to exceed two (2) acres in area, uses accessory to the truck storage area in addition to all other uses permitted in Section 26(2).

## (q) A-17 (AUTOMOBILE SALES ESTABLISHMENT)

## (i) Uses Permitted

An automobile sales establishment with not more than 15 automobiles on display at any given time, a semi-detached dwelling and accessory uses only.

## (ii) Zone Provisions

All lot and building requirements shall be as they existed on the date of passing of this By-law. The outside storage and/or display of automobiles shall not exceed 1715 square metres in area and shall be located in the front yard only. All other outside storage or outside display is prohibited.

(iii) Other Provisions

A buffer strip used for no other purpose than landscaped open space with a minimum width of 3 metres shall be provided as follows:

1. abutting the front lot line where the automobile sales establishment fronts on the street; and
2. abutting the southern side lot line.

(r) A-19 (SPRAY DEALERSHIP)

(i) Uses Permitted

A commercial farm spraying dealership and accessory uses in addition to the other uses permitted in Subsection 26(2) of this By-law, including one single unit dwelling only.

(ii) Permitted Buildings and Structures

The Existing buildings and structures in addition to the building and structures permitted in Subsection 26(2) of this By-law.

(iii) Lot and Building Requirements

All lot and building requirements for uses permitted in subsection 26(2) shall be in accordance with Subsection 26(3) of this By-law.

(s) A-23 (OUTDOOR RECREATION FACILITY)

(i) Uses Permitted

An outdoor recreation facility in addition to all other uses permitted in Subsection 26(2) of this By-law.

(ii) Lot and Building Requirements

All lot and building requirements for the outdoor recreation facility shall be as they existed on the date of adoption of this By-law. All lot and building requirements for uses permitted in Subsection 26(2) shall be in accordance with Subsection 26(3) of this By-law.

## (t) A-24 (MECHANIC'S TOOLS)

## (i) Uses Permitted

An establishment for the packaging and shipping of small mechanic's tools in addition to all other uses permitted in Subsection 26(2) of this By-law.

## (ii) Permitted Buildings and Structures

Buildings and structures for the permitted uses provided the total floor area for all buildings used in conjunction with the packaging and shipping operation permitted in Subsection (i) above shall not exceed 2,500 square feet.

## (iii) Lot and Building Requirements

All lot and building requirements shall be in accordance with Subsection 26(3) of this By-law.

## (u) A-30 (CABLE TELEVISION RECEPTION TOWER)

## (i) Uses Permitted

A cable television reception tower, a maximum of two satellite dishes, radio transmission towers and accessory uses, including one structure having a maximum floor area of 70 square metres, in addition to the other uses permitted in Subsection 26(2) of this By-law.

## (ii) Permitted Buildings and Structures

Buildings and structures for the permitted uses as well as existing buildings and structures.

## (iii) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with Subsection 26(3) of this By-law, except that the cable television reception tower, satellite dishes and associated structure shall have a minimum side yard requirement of 15 metres.

## (v) A-31 (AGRICULTURAL RELATED COMMERCIAL)

## (i) Uses Permitted

- animal clinic;
- auction sales facilities;

- farm produce outlet;
- garden supply centre
- farm chemical and fertilizer sales establishment;
- farm supply sales and equipment services establishment;
- farm fuel sales;
- residential accessory use.

## (w) A-32 (TWO DWELLINGS)

## (i) Uses Permitted

1. two dwelling units on the existing lot.

## (x) A-33 (RECORDING STUDIO)

## (i) Uses Permitted

1. recording studio; and
2. a day care centre in addition to all other uses permitted in Section 26(2).

## (y) A-34

*Notwithstanding any other provision of Section 26(2) and Section 26(3) to the contrary, within any area zoned A-34 on Schedule "A" hereto, the permitted uses shall include the relining, refurbishing and rebuilding of clutches, brakes and friction products for tractors, trailers, wagons, and construction equipment and protective painting of related metal components. The use shall be limited to a maximum gross floor area of 356 square metres (3,840 square feet) in an existing non-residential building. Body work and vehicle repair shall be prohibited. The business shall be owned and operated by a resident of the property and the number of employees shall not exceed a maximum of six (6) persons who do not reside on the property. Open storage areas shall be restricted to the rear yard. A minimum 3 metre wide landscaped planting strip shall be provided along both the northerly and southerly interior lot lines. The location of any structures, driveways, parking and other facilities shall be subject to site plan control and all setbacks shall be as specified on the site plan. All other general provisions and regulations of By-law 1999-52, as amended from time and time shall apply.*

*(By-law 2005-35)*

(z) *A-35 (2701 County Road 20)*

*The following special provisions shall apply to lands zoned (A-35):*

(i) *Uses Permitted*

- *a single detached dwelling in accordance with Subsection 26(3)(j);*
- *an automobile body repair shop as a home occupation;*
- *residential accessory use.*

(ii) *Prohibited Uses*

- *vehicle repair garage;*
- *vehicle repair shop;*
- *vehicle sales or rental establishment;*
- *outside storage of materials associated with the home occupation;*
- *outside storage of automobiles.*

(iii) *Permitted Buildings and Structures*

- *a single detached dwelling;*
- *residential accessory structures;*
- *an accessory structure containing a home occupation;*

(iv) *Lot and Building requirements*

- a) *maximum total floor area for a home occupation in an accessory structure – 158 m<sup>2</sup> (1,700 ft<sup>2</sup> TGFA)*
- b) *maximum lot coverage for a home occupation in an accessory structure – 4.4 %*
- c) *only the owner of the residence and home occupation may be an employee of the home based business, no other employees are permitted;*
- d) *all other provisions of Section 3(10) Home Occupation – Rural shall apply.*

*All other provisions under Subsection 26(3) Zone Regulations shall apply to lands zoned (A-35).*

*(By-law 2010-44)*

(aa) *A-36*

*Uses Permitted*

*All uses permitted in Subsection 26(2) of this By-law with the exception of residential uses which are prohibited.*

*(By-law 2010-49)*

*(bb) T-A-37 (Construction Staging Area)*

*Notwithstanding any other provisions of Section 26(2) to the contrary lands zoned T-A-37 on Schedule "A" hereto in accordance with Sections 34 and 39 of the Planning Act, a temporary use of the land as a construction staging area for the construction of the permitted solar energy system to be developed on the lands immediately to the south. The temporary construction staging site shall too consist of a parking area for employees and contractors; truck turn around; guard trailer; construction-related trailers; construction staging area; un-surfaced miscellaneous area (used for overflow of staging area); concrete washout pit; and, construction mud mat/truck wheel washing system.*

*Once the solar energy system is complete the temporary construction area use will cease. This temporary use provision for a construction area shall expire a maximum of three (3) years after the date of passing of the amendment to the Zoning By-law, at which time further application may be made requesting an extension of the temporary provision for up to a maximum of an additional three (3) years.*

*(By-law 2011-05)*

*(cc) T-A-38*

*Notwithstanding any other provisions of Section 26(2) to the contrary lands zoned T-A-38 on Schedule "A" hereto in accordance with Sections 34 and 39 of the Planning Act, a temporary use of the land for a second dwelling. The amendment will permit the construction and temporary residency of a second dwelling on the subject property.*

*This temporary use provision for a second dwelling shall expire a maximum of three (3) years after the date of passing of the amendment to the Zoning By-law, at which time: (a) the temporary use zoning must be reapplied for; or, (b) one of the two dwellings must be demolished.*

*(By-law 2014-27)*

*(dd) A-39 (7258 County Road 50 W)*

*Notwithstanding any other provisions of this By-law to the contrary, within an area zoned A-39 on Schedule "A" hereto, the following special provisions shall apply:*

*(i) Uses Permitted*

- (a) Any use permitted in the A zone;*
- (b) A restaurant/event space accessory to a winery.*

(By-law 2014-105)

(ee) *T-A-40 (Temporary Accessory Structure)*

*Notwithstanding any provisions of this By-law to the contrary, within any area designated T-A-40 on Schedule "A" hereto, the following special provisions shall apply:*

(ii) Permitted Uses

1. *A temporary accessory structure (30 ft by 40 ft) without a dwelling unit to be used until the dwelling unit is constructed;*
2. *Any use permitted in an A Zone.*

(ii) Zone Provisions

*All lot and building requirements for the permitted use and for the uses permitted in Subsection 26(4)(ee) of this By-law shall be in accordance with 26(3) and 26(4) of this By-law.*

(iii) Temporary (T) Zone

*The zone symbol on Schedule "A" is preceded by a "T" which stands for a Temporary Zone as permitted under Section 39 of the Planning Act. When the date of expiry specified in subclause (iv) below is reached, and if no extension has been granted by Council, the zoning of the land shall revert to the base "A" Zone and the use permitted by the Temporary Zone that is not permitted by the base "A" Zone shall be removed.*

(iv) Expiry

*The Permitted Uses and Zone Provisions of the T-A-40 Zone shall expire on July 10th, 2020.*

(By-Law 2017-52)

(ff) A-41 (7860 County Road 20)

*Notwithstanding any provisions of this By-law to the contrary, within any area designated A-41 on Schedule "A" hereto, the following special provisions shall apply:*

*"BED AND BREAKFAST ESTABLISHMENT" means a single detached dwelling in which no more than six rooms are made available by the residents of the said dwelling for the temporary accommodation of*

*travelers in the course of which no assistance is offered by any person not residing in the dwelling. This does not include a hotel, motel, boarding or lodging house, or restaurant, as defined herein". (By-Law 2019-038)*

(gg) A-42 (2376 Front Rd N)

(ii) *Uses Permitted*

2. *Any use permitted in an A Zone.*
3. *A contractor's yard.*

(iii) *Zone Requirements for a contractor's yard and accessory buildings associated with the contractor's yard.*

- a. *That the contractor's yard be restricted to a maximum area of 2.5 acres which will include approximately 0.5 acres of business building(s) and 2.0 acres of open storage; and,*
- b. *That the maximum number of employees to attend or work at the site will be ten (10).*

(By-Law 2018-81)

(hh) (hh) Defined Area 'A-43' 265 & 349 Concession 3 North as shown on Schedule "A", to this By-law

a) Permitted Uses

Permitted uses defined under Section 26 (2) of this By-law.

In addition to the uses permitted under Section 26(2), additional uses include:

- i) a warehouse,
- ii) an office,
- iii) vegetable packaging and production facility,
- iv) seasonal worker housing.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses under Section 26(2);

In addition to the buildings and structures permitted under Section 26(2), additional buildings and structures include:

- i) a warehouse;
- ii) an office;

- iii) service buildings;
- iv) seasonal worker housing (bunky).

c) Zone Provisions

All lot and building requirements for lands zoned (A-43) shall be in accordance with Section 26 with the exception of the following:

- i) Front Yard Setback: 10 m
- ii) Rear Yard Setback: 15 m
- iii) Interior Yard Setback from lot line:
  - a) North side yard: 10 m
  - b) South side yard: 8 m
- d) Parking:
  - i) Greenhouse: 1 sp/2 ha (4.94 ac) growing area
  - ii) Seasonal Workers: 5 spaces plus 1 sp/30 beds
- e) Lot Coverage (max): 85 %
- f) SWM pond setback: 3 m
- g) Setbacks from Inland Watercourses and Municipal Drains:
 

No part of any building or structure other than a permeable fence, shall hereafter be erected in any zone or defined area closer to an inland watercourse or an open municipal drain than 6 m (26.24 ft) plus the depth of the watercourse or drain to a maximum of 15 m (49.21 ft), from the top of bank, measured horizontally along a line perpendicular to a line drawn along the top of bank, or in the case where a drain is covered, the minimum setback shall be 3 m (9.84 ft) from the centerline of the drain.
- h) Interior Yard Setback is defined for lands zoned (A-43) from the lot line and shall include the 8 m (EP-4) zone within the additional 2 m setback."

**APPENDIX B – ZONING DESCRIPTION (ENVIRONMENTAL PROTECTION - EP)**

## **SECTION 28 ENVIRONMENTAL PROTECTION (EP) ZONE**

### **(1) SCOPE**

The provisions of this Section shall apply in all Environmental Protection (EP) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

### **(2) USES PERMITTED**

No person shall within any EP Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following EP uses, namely:

- (i) agriculture;
- (ii) a boat dock;
- (iii) a boat ramp;
- (iv) cemetery;
- (v) public or private park;
- (vi) public uses;
- (vii) works of a Conservation Authority.

### **(3) ZONE REQUIREMENTS**

No person shall within any EP Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

#### **(a) Buildings or Structures**

Other than buildings and structures existing at the date of passing of this By-law, no buildings or structures are permitted unless for flood control purposes and/or in accordance with the regulations of the local Conservation Authority or other appropriate government agency. Boat ramps and boat docks shall require the approval of the local Conservation Authority.

### **(4) SPECIAL PROVISIONS**

#### **(a) EP-1**

Notwithstanding any provisions of this By-law to the contrary, within any area zoned EP-1 on Schedule "A", greenhouses, garages, storage sheds and other accessory uses to residential uses are also permitted within the EP-1 Zone. Minimum setback for yard requirement is 1.5 metres.

#### **(b) EP-2**

Notwithstanding any provisions of this By-law to the contrary, within any area zoned EP-2 on Schedule "A" in addition to the uses permitted in

Section 28(2), the lands may be used for existing uses and existing buildings and structures are permitted.

(c) *EP-3*

*Notwithstanding any other provisions of Section 28(2) and Section 28(3) to the contrary, within any area zoned EP-3 on Schedule "A" hereto, a single detached dwelling unit shall be permitted. The location of any buildings or structures shall be subject to site plan control. The maximum lot coverage shall be 10% and all setbacks shall be as specified on the site plan. All other general provisions and regulations of By-law 1999-52, as amended from time to time shall apply.*

*(By-law No. 2003-66)*

(d) *EP-4*

*Notwithstanding any provisions of this By-law to the contrary, within any area designated EP-4 on Schedule "A" hereto, the following special provisions shall apply:*

*(i) Storm Water Management*

*The lands may be used for storm water management in accordance with the Environmental Impact Study and agreements with the Town and the Conservation Authority.*

*(By-law No. 2005-79)*

- (ii) Notwithstanding any other provisions of Section 28(2) and Section 28(3) to the contrary, within any area zoned (EP-4) on Schedule "A" hereto, lands zoned (EP-4) are reserved for an existing tree row. Trees and shrubs warrant trimming and maintenance to keep the trees and shrubs within the (EP-4) corridor while protecting the ground coverage foliage. In addition to the 8m wide (EP-4) zone is an additional 2m width at the southern portion to function as a maintenance corridor for the greenhouse. (By-Law 2019-101)*