

APPENDIX 2

Proof of renovations to keep the existing use of Motel requiring no Development Permit Application.

Original application had Motel listed as one of the requested use, however it was advised by the NEC that B&B was the best route to go. During the site visit it was noted that everything appeared in order to issue acceptance. This was along with the possibility off additional rooms be accepted and a request for a floor plan showing the use of additional rooms.

As requested by the NEC commission in a motion during the July 2022 meeting proof of renovations during time where there is not proof of guest. As renovations are considered part of the operation process of a business this proofs operation with out interruption. Therefore there was not a cease in operation and allows for the Motel use to be grandfathers as an Existing Use and accepted.

The following is to be note:

Taxes are listed as a Motel with MPAC and Grey Highlands.

Sold previously as a Motel with potential for B&B or Group Retreat.



June 2015 vs at time of purchase. (April 2021)



Sold as a Motel to previous owner



Sold to us as



FOR SALE

HALF ACRE+ WATERFRONT LOT

- POTENTIAL FOR BED & BREAKFAST OR GROUP RETREATS
- 4000 SQ. FT. PATIO WITH ENTERTAINMENT STAGE
- 8 SEPARATE KING SIZE BEDROOMS W/ BATHROOMS
- COMMERCIAL KITCHEN
- 2-STOREY HOME


CARRIAGE
TRADE
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SALES REPRESENTATIVE

705.351.8484
ERICASOLMES@ROYALLEPAGE.CA

LOCATIONS NORTH
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LUXURY PROPERTIES

235474 13 GREY Road, Kimberley, Ontario N0C 1G0

Listing
Client Full
Active / Residential

235474 13 GREY Rd Kimberley

MLS#: 40028908
Price: \$1,300,000



Grey/Grey Highlands/Grey Highlands

2 Storey/House



Water Body: Beaver River

Type of Water: River

	Beds	Baths	Kitch
Main	8	10	
Second	1	1	

Beds: 9 (9 + 0)
Baths: 11 (9 + 2)
SF Total: 5,000/Owner
SF Range: 4001 to 5000
Abv Grade Fin SF: 3,500.00/Owner
Blw Grade SF: 1,500.00/Owner
Common Interest: Freehold/None
Tax Amt/Yr: \$4,589/2020

Remarks/Directions

Public Rmks: Docked on the shores of the Beaver River, is a **one-of-a-kind B&B** boasting views of the escarpment, the infamous Old Baldy and the peaceful Beaver River. This B&B includes 5 separate king-size suites with attached 3 piece baths, that walkout onto a 4000+ square foot patio space and entertainment stage, complete with seating for 60+ and multiple fireplaces. The building is also equipped with a commercial kitchen, a bar and an indoor lounge area. In the main building is a 2-storey home, office area and 1500 square foot lower level ready for your imagination and fully equipped with an anaerobic sewage treatment system. Sitting on a UNESCO World Heritage Site and along the Scenic Route, this property is the ultimate escape from the city and provides multiple potential uses including; B&B, single-family detached, group retreats, etc.

Directions: On Grey Road 13 just north of Kimberley on the West side of the road.

Common Elements

Waterfront

Features: River Access, Riverfront
Dock Type: None
Shoreline: Shallow
Shore Rd Allow: None
Channel Name:
Boat House:
Frontage: 158.00
Exposure:
Island Y/N: No

Exterior

Exterior Feat: Balcony, Deck(s), Fishing, Patio(s), Private Entrance, Recreational Area
Construct. Material: Board & Batten
Shingles Replaced: 2018
Year/Desc/Source: 1970//Owner
Property Access: Municipal Road
Other Structures: Shed, Workshop
Parking Features: Gravel Driveway
Parking Spaces: 10
Garage Sp/Desc: 10
Services: Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone
Water Source: Well
Water Trmnt: Iron/Mineral Filter, Water Purification, Water Softener
Lot Size: 0.59 Acres
Lot Front: 158.00
Area Influences: Ample Parking, Schools, Skiing, Trails
View: Mountains, River
Topography: Flat
Restrictions: Niagara Esc. Commission
Foundation: Concrete Block
Roof: Metal
Prop Attached: Detached
Apx Age: 31-50 Years
Rd Acc Fee:
Driveway Spaces: 10
Carport Sp:
Sewer: Septic
Acres Range: 0.50-1.99
Lot Depth: 164.00
Acres Rent:
Location: Rural
Retire Com:
Fronting On:

Interior

Interior Feat: Bed & Breakfast, Guest Accommodations, Separate Heating Controls, Water Heater Owned, Water Purifier, Water Softener, Workshop
Basement: Full Basement, Unfinished
Laundry Feat: Laundry Room, Lower Level
Cooling: None
Heating: Baseboard, Electric
Fireplace: 1/Wood
Inclusions: Dryer, Refrigerator, Stove, Washer
Add Inclusions: Commercial; Fridge, dishwasher, flat grill, serving dishes, bedding sets x 15
Exclusions: Personal items
FP Stove Op:

Property Information

Highlighted listing showing that B&B, Guest Accommodations of how the property was sold to us.

It was stated by the NEC via email

Please note that you also have the opportunity for other speakers to attend the meeting that can help support your claim (e.g., previous owner's relatives, neighbors etc.). Or, they can submit written comments to be included within the addendum report for the commissioners review.

See letters below:

Murray Wilson
235475 Grey Rd 13
Kimberley, ON
NOC 1G0

I Murray Wilson can attest to the ongoing renovation at the former Kimberley Lodge at 235474 Grey Rd. 13 Kimberley, ON.


It was the intentions of the owner to finish the renovations, however his health got the best of him. He was a musician with the intention of performing on the patio stage for his guests. He hope to have other musicians stay and perform along with various group retreats and welcome guest wishing to enjoy the hiking in the area.

Renovations included but not limited to full exterior wood siding, metal roof, fencing, redoing all the 8 rooms basically from the studs up. I am aware that there was work that was not complete at the time of the sale and as a result I would consider the property to be under renovations.

The changes that were made were a definite improvement and we welcome the new owner's intentions of hosting guest on the property.

As a long standing resident of this community I have seen the development of the property and only see good things happening. I wish best of luck and look forward to the future.

Murray Wilson



Justin's Oven
235304 Grey Road 13
Kimberley, ON
NOC 1G0

As the owners of both the Kimberly General Store and Justin's Oven we have had the pleasure of interacting with and meeting many members of the community.

As a result we are aware of the work that was going on down the road at the property at 235474 Grey Rd. 13 Kimberley, ON.

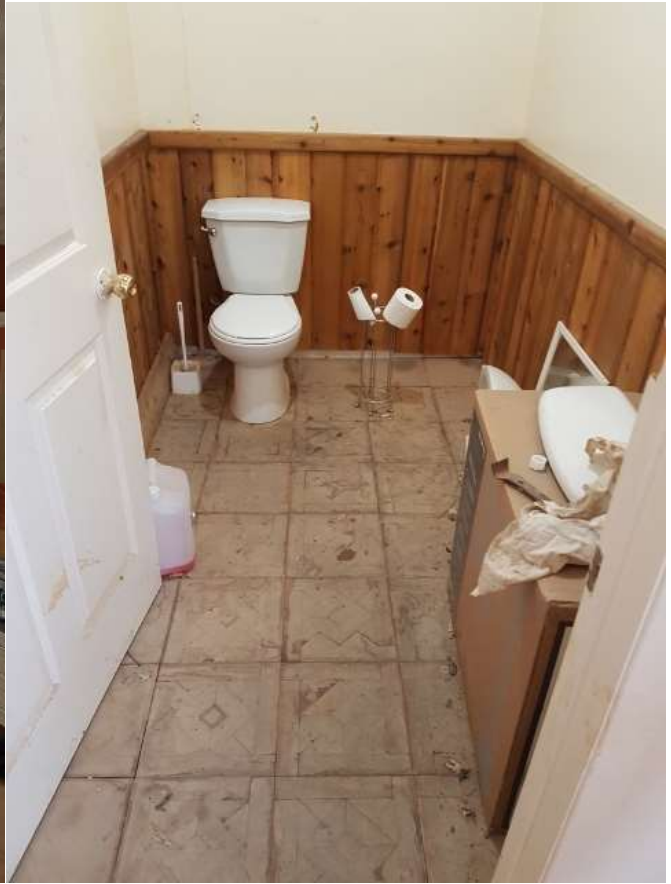
With pride in his wood working skills Bobby carried out the majority of the work himself. Mantels, valance, wardrobes, and cabinets all hand crafted for each of the guest rooms. A large patio with a stage area and cladding for the exterior were amongst the many renovations.

We have seen the changes through out the years. The scale of the work to longer then expected and due to health reasons the place was put on the market prior to completely seeing his dreams of entertaining and hosting guest was completely fulfilled.

Justin



Bellow are a couple photos showing examples of proof that renovations were not 100% complete at time of purchase.





MAY 2022



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XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXXXXXXXXXX

Property Location: 235474 GREY RD 13
Property Municipality: GREY HIGHLANDS MUNICIPALITY
Roll Number: 420839000404300
Access Key: XXXXXXXXXXXXXXXX
Web Access Code: XXXXXXXX

Dear Property Owner:

On behalf of the Municipal Property Assessment Corporation (MPAC), I am writing to request specific information regarding the above-noted property.

MPAC's role is to assess and classify all properties in Ontario in accordance with the *Assessment Act* and regulations set by the Government of Ontario. MPAC continually collects property information to ensure our data is accurate and up-to-date.

To assist in determining accurate values for your property and other comparable properties, please submit the following information by **July 15, 2022**:

- A summary of hotel statistics as of your most recent fiscal year including number of rooms, average daily rate, occupancy, and revenue per available room.
- An income and expense report, and a reserve and capital costs summary on your property for your most recent fiscal year.
- If applicable, a summary of current commercial rents as of MPAC's request date including but not limited to: tenant/trading name, unit types, unit number, leasable area for each tenant, current base rents, lease terms, lease commencement dates, free rent periods, tenant improvement allowances, and step-up rent options.
- If applicable, a summary of all vacant commercial areas and their corresponding market rents for your most recent fiscal year.

Assessing Hotel and Motel Properties

MPAC uses the income approach to value hotels. The value of an income-producing property such as a hotel is based on the present worth of anticipated future income. This method estimates the stabilized annual revenue that can be generated by the hotel, deducts the annual expenditure reasonably incurred, and then applies a capitalization rate to the net income to arrive at a value for the hotel. Motel valuation employs a simplified version of the income approach; a gross income multiplier (GIM) is used to establish the relationship between gross income and value. The GIM is derived from a detailed analysis for similar properties that have been sold.

To learn more about MPAC or how we assess properties, please visit mpac.ca.

How to Submit Your Information

To submit this information, please follow these steps:



1. Visit mpac.ca and log into AboutMyProperty using your email address and password.