

March 29,2021

To The Haldimand County Council,

I am applying to purchase the plot of land detailed as;
PT E 1/2 LT 5, Concession 8 Walpole as in HC 126444, Haldimand County
otherwise known as 118 Talbot St. E.

This property is located directly west of 120 Talbot St. E, Jarvis, Ontario.

My wife and I already own the property directly adjacent to it, 120 Talbot St.E Jarvis, Ontario. This property is owned under the name Tricia Nolan. There is a home on this property with a garage.

We have been maintaining the proposed lot to purchase for 3 years. Our intent in purchasing this property is to either build a residential home, or to build a complex with residential rental units in the future. There is a demand for both of these at this time and it is our understanding that this property has not been in use by the town since there was a water tower on this site and that likely this land will not be ever needed in the future.

Currently my wife (Tricia Nolan) and myself own 120 Talbot St. E as well as 2 commercial buildings in Jarvis. Both of the buildings have been fully renovated and brought up to code. All commercial units are filled with thriving businesses and all residential units are fully rented. We own other properties in Hagersville as well as our current home. We are and always have been in good standing with our property taxes. We have no plans to move away from Haldimand County and this property will help us to invest back into the county in which we live in.

Trevor Nolan and Tricia Nolan are owners of the individual business operating as 'Nolan Enterprises' under the CRA business # 709684922RT0001.

We are proposing to purchase this land for the sum of \$92 500.00. We have included a Letter of Opinion from real estate Remax agent, Linda Anderson, whom has been in her career for over 30 years and is a very reputable and highly respected agent. She has been living in and selling in Haldimand County through the duration of her career.

We have been in contact with Alisha Cull from the planning department and she has informed us that this land is currently zoned as light industrial which we are hoping to have rezoned. In order to do so the application is \$7000 and then we need to have a professional planner to provide a planning justification report as well as an archaeological assessment done which will cost approximately \$3500 more. These are the reasons why our proposal has been lowered from \$100 000.00.

Please consider my proposal to purchase this land.
I look forward to hearing from you.

Sincerely,
Trevor Nolan