

Instructions

- Applicants must pre-consult with municipal staff prior to filling out application
- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own record
- Please ensure that the application has been signed by the property owner or authorized agent

Application Requirements

- Complete and Signed Application Form
- Drawings
- Two (2) Financial Quotes per eligible item
- Any Other Documents Required by the Municipality at the Pre-Consultation

APPLICANT AND PROPERTY OWNER INFORMATION

Registered Property Owner

Name:	Sara Nirta
If Corporation, Signing Officer to contact:	

Authorized Agent (If Any)

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

Subject Property Information

Civic Address:	242 Ardross St Parkhill ON N0M 2K0
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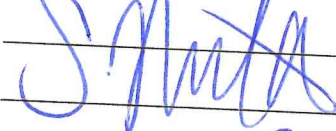
Legal Description (Lot and Plan No., Assessment Roll No.):
PLAN 327 LOT 47 to 48 Roll: 395405204007104.0000

APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the Municipality reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at Parkhill this 15th day of April

Signature of Owner/s: 
SARA A NIRTA

PROGRAM CHECK LIST

Please place a check next to the program that you are applying for (Financial Incentive Summary attached to this application):

Open for 2026

Business/Commercial Stream

- Beautification Program
- Rural Economic Development Program
- Accessibility Program
- Brownfield Study Program
- Conversion, Expansion & Redevelopment Program

Residential/Affordable Housing Stream

- Additional Residential Unit Program
- Affordable Rental Housing Unit Program

Please note that available programs and funding methods are determined by Municipal Council on an annual basis.

DESCRIPTION OF PROPOSED IMPROVEMENT PROJECT

The project involves constructing a new 24' x 40' Additional Residential Unit (ARU), being a self-contained residential dwelling intended to provide additional housing on the property.

I have attached a site plan of the proposed ARU. **Marked as document "A"**

ELIGIBLE COSTS

Please provide a list of the costs that are eligible for the project below.

Eligible Cost Item	Actual/Estimated Cost
1. CONSTRUCTION COSTS MATCHING GRANT (**See the 2 quotes attached)	
89/99 Contracting Est	
B.ische Construction Est	\$71,295.43 (Not including HST)
	\$86,761.67 (Not including HST)
2. PLANNING AND BUILDING GRANT	
Costs for the building permit	\$713.59 + HST = \$806.36 (PAID)
3. PROFESSIONAL FEES MATCHING GRANT	
Property sketches and building design and site plan - Richard Awad	\$1300.00 (Not including HST) (PAID)
Larmer Heating and Cooling - professional fees for heating and cooling designs	\$800.00 + HST = \$904.00 (PAID)

Prices must be exclusive of HST.

1. Construction Costs Grant

For clarity, the two attached contractor quotes (Marked as Document "B") are for the exterior building work only, including framing and roofing for the proposed 24' x 40' ARU. They do not include separate costs associated with electrical, plumbing, concrete work, excavation, or tree removal.

2. Planning Grant

The building permit fee of \$806.36 was paid.

3. Professional Fees Matching Grant

Attached is a quote from AGM for \$2,840.00 plus HST for lot boundary marking only. For clarity, this service does not include a survey plan, sketch, or any follow-up documentation, and is limited solely to physically marking the property boundaries on site. Marked as document "C".

Also attached is a quote from Richard Awad for \$1,300.00. His services included not only identifying the property boundaries, but also preparing the project sketches. I proceeded with retaining this company as it was an "all in price", whose pricing I considered reasonable for the services provided. Marked as document "D".

As part of the proposed 24' x 40' Additional Residential Unit project, I was required to obtain professional heating and cooling measurements and related design documentation in order to comply with Code and permit requirements. I contacted several companies in an effort to obtain assistance with this aspect of the project. The company, Larmer Plumbing and Heating, ultimately retained, was the first to respond, and it was only after I had made the decision to proceed with them that other companies replied. In order to avoid unnecessary delay, keep the project moving forward in a timely manner, and reduce the risk of increased costs, I retained Larmer Plumbing and Heating whose pricing I considered fair and reasonable for the services required. More specifically, I retained Larmer Plumbing and Heating who then retained an engineer from TinWorX to complete the heating measurement requirements for a Permit, as well as Noble to prepare the professional indoor heating design required for the permit application. Larmer Plumbing and Heating billed me for both of these professional services, as reflected in the attached invoice. In these circumstances, although only one quote is available for this portion of the work, I respectfully submit that the expense was necessary, reasonable, and incurred in good faith to ensure the project could proceed without delay and in compliance with permit requirements. Marked as document "E".

Application Agreement

- I/We hereby apply for a grant under the North Middlesex Community Improvement Plan.
- I/We hereby agree to abide by the requirements and provisions of the North Middlesex Community Improvement Plan.
- I/We hereby certify that the information contained in this application is true, correct and complete in every respect and may be verified by the Municipality by such inquiry as it deems appropriate, including inspection of the property for which this application is being made.
- I/We hereby agree that if any statements or information in this application or submitted in support of this application are untrue, misleading or there is a material omission, the application may be rejected or not approved, or the grant may be delayed, reduced or cancelled.
- I/We hereby agree that any work carried out prior to written receipt from the Municipality of grant application is not eligible for the grant.
- I/We hereby grant permission to the Municipality or its agents to inspect the property to which this application applies.
- I/We hereby agree that the grant may be delayed, reduced or cancelled if the project is not completed, not completed as approved, or if the person(s) undertaking the eligible works is not paid.
- I/We hereby agree the program for which application has been made herein is subject to cancellation and/or change at any time by the Municipality in its sole discretion, subject to the requirements and provisions specified in the North Middlesex Community Improvement Plan. Participants in the program whose application has been approved will receive their grant, subject to meeting the requirements and provisions of the program.
- I/We hereby agree all grants will be calculated and awarded in the sole discretion of the Municipality. Notwithstanding any representation by or on behalf of the Municipality, or any statement contained in the program, no right to any grant arises until it has been duly authorized, subject to the applicant meeting the requirements and provisions of the program. The Municipality is not responsible for any costs incurred by the Owner/Applicant in any way relating to the program, including, without limitation, costs incurred in anticipation of a grant. This section should be signed by the property owner(s), agent, or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at the Town of Parkhill, this 15th day of April, 20 26

Sara Nirta
Name of Owner


Signature of Owner SARA NIRTA



Quote



105 MILL STREET
 PARKHILL ON, N0M2K0
 JUSTIN LACEY
 NICK ROCK
 8999CONTRACTING.INFO@GMAIL.COM

DATE OF INVOICE	WORK START DATE	WORK END DATE
QUOTE NUMBER	VALID UNTIL	PAYMENT DUE BY
90		

CLIENT

Sara McCormick
 Parkhill, On

MATERIAL	QTY	UNIT PRICE	TOTAL
Framing material			15,729.75
Windows and doors			6,1341.43
Siding			4,733.87
Steel roof			6,189.13
Cham clad post			800.00
Eves trough			2,440.00
Fusion stone			6,000.00
Over head door VDK			3,882.76

DESCRIPTION OF WORK

- Framing of 24x40 garage with loft
 - window install included in framing cost
 - install steel roof
 - install vinyl siding
 - install eves trough with 4 downs spout locations
 - install of fusion stone
- Pricing is with out HST**

LABOR	HOURS	RATE	TOTAL
Framing			11,271.25
Steel roof install	60	\$80 per man an hour.	4,800.00
Siding install	120	\$80 per man an hour.	9,600.00
Install cham clad post			400.00
Fusion Stone skirt	40	\$80 per man an hour.	3,200.00
TOTAL LABOR			29,271.25

TERMS AND CONDITIONS

Please make check payable to 8999 CONTRACTING.

MISCELLANEOUS CHARGES	HOURS / QTY	RATE	TOTAL
We will require a 50% down payment before starting and any changes or add on will be extra (unless otherwise discussed)			
TOTAL MISCELLANEOUS			US

THANK YOU

*For questions concerning this quote,
please contact*

JUSTIN LACEY
NICK ROCK
8999CONTRACTING.INFO@GMAIL.CO
M

HST#73861 2951

CUSTOMER SIGNATURE

TAX RATE	13%
TOTAL TAX	
OTHER	
TOTAL	

ESTIMATE



Prepared For

Sara Nirta
242 Ardross St
Parkhill, Ont



B. Ische construction

2442 Elginfield Road
Parkhill, Ontario N0M 2K0
Phone: (226) 448-1034
Email: benische@ymail.com

Estimate # 439
Date 30/03/2026
Business / Tax # Tax# 841575772

Description	Quantity	Total
Granny Suite Lumber Truss package Fasteners Roofing Window door Package Siding soffit fascia trough Labour Pricing subject to change due to material pricing at time of purchase	1	\$86,761.67
Subtotal		\$86,761.67
Total		\$86,761.67



Sara Nirta <saranirta@gmail.com>

Re: 242 Ardross Street, Parkhill ON

2 messages

Juan Zapata <jzapata@agm.on.ca>
To: Sara Nirta <saranirta@gmail.com>
Cc: Theresa Moore <tmoore@agm.on.ca>

Mon, Oct 20, 2025 at 2:30 P

Hello Sara,

Thank you for your message and for requesting a quote for survey services.

Full Boundary Staking

To conduct the survey and set Survey Bars at all four property corners, as well as intermediate points along the side and rear property lines, the fee is **\$2,490 + HST**, plus **disbursements** (plan search, supplies, mileage, etc.) estimated at **\$350 + HST**.

Please note that this service does **not** include any survey plan, sketch, or follow-up documentation — it is strictly the physical marking of the property boundaries on the ground.

We are available to complete the survey on **November 7th**. If you agree with the above quote and timeline, please reply to this message with your contact information.

As part of our standard policy, we require a **50% deposit** (\$1,245) to open the file and proceed with the necessary searches. For payment, please contact **Theresa Moore**, who is copied on this email. We accept **Visa, MasterCard, and e-Transfers**.

Should you have any questions or concerns, please don't hesitate to contact me.

Kind regards,

regards,

Juan D. Zapata, O.L.S.
Vice-President | Manager of Surveying Services
AGM | Survey Division
T: 519-685-5300 (London) | 519-631-2212 (St. Thomas) | D: 519-685-5301 x231 | E:
jzapata@agm.on.ca
3514 White Oak Road, London, ON N6E2Z9 | 15 St. Catharines Street, St. Thomas, ON N5P 2V7



"Our job is to make your job easier"



Larmer Plumbing & Heating Ltd.

234 ANNA ST.
 PARKHILL, ON N0M 2K0
 519-878-6760
 cliffherrington123@gmail.com

Invoice

Date	Invoice #
4/15/2026	2884

Invoice To
Sara Nirta

P.O. No.	Terms	Project
	Net 15 Days	

Qty	Description	Rate	Amount
	HEATING DESIGN FOR ARU		
1	Heat Loss/Gain and HRV Design by TinWorx Inc.	500.00	500.00
1	In-floor Heating Loop Design by Noble	300.00	300.00
			Sales Tax Summary
			HST/GST@13.0% 104.00
			Total Tax 104.00
Thank you for your business.		Total	\$904.00

GST/HST No. 102975919