



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



265482 25th Sideroad West, Meaford



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS **NORTH**





COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts

265482 25th Sideroad West, Meaford

- **Spectacular 6-acre property with sweeping valley views and a panoramic Georgian Bay backdrop**
- **Charming Cape Cod-style home with a main-floor office and warm Scandinavian-inspired interiors**
- **Finished lower level with spacious recreation room, bar and freestanding gas fireplace**
- **Multiple decks and patios thoughtfully positioned to take full advantage of the surrounding scenery**
- **Impressive two-storey outbuilding offering endless possibilities as a workshop, party barn, gym, studio or kids' retreat**
- **Private, treed setting in Meaford, ideally located between Thornbury and Owen Sound**
- **3 bedrooms**
- **3 baths**



CollaborativeRealEstate.ca



2,681.11 sq. ft.



3 Bed



3 Bath



KAREN E WILLISON
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kwillison@royallepage.ca
Ph: 705-888-0075



Property Client Full

265482 25th Side Road, Meaford, Ontario N4L 1W5

Listing

265482 25th Side Rd Meaford

Active / Residential Freehold / Detached

MLS®#: X13693556

List Price: **\$1,300,000**

New Listing



Grey County/Meaford/Meaford

Tax Amt/Yr: **\$6,170.39/2026** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PT LT 24 CON 9 ST. VINCENT PT 2 16R4325; MEAFORD**

Style: **2 Storey** Rooms Rooms+: **9+2**
Fractional Ownership: **No** BR BR+: **3(3+0)**
Assignment: **No** Baths (F+H): **3(2+1)**
Link: **No** SF Range: **2000-2500**
Stores: **2.0** SF Source: **Other**
Lot Irreg: Lot Acres: **5 - 9.99**
Lot Front: **194.91** Fronting On: **S**
Lot Depth: **1,426.55** Builder Name:
Lot Size Code: **Feet**
Zoning: **RR-85**
Dir/Cross St: **Grey Road 112 & Side Road 25 West**

PIN #: **371010078** ARN #: **421048000709301** Contact After Exp: **No**
Holdover: **120** Survey Year/Type: **1990/Available**
Possession: **Flexible** Possession Date:

Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding, Wood	Utilities:	No Gas, Hydro, No
Fam Rm:	Yes	Garage:	Yes		Sewers, Cable, Telephor
Basement:	Yes/Finished, Partial	Gar/Gar Spcs:	Detached Garage/2.0		Available
Fireplace/Stv:	Yes	Drive Pk Spcs:	10.00	Water:	Well
Fireplace Feat:	Living Room, Propane, Rec	Tot Pk Spcs:	12.00	Water Supply Type:	
Interior Feat:	Room, Wood Stove	Pool:	None	Water Meter:	
	Bar Fridge, Propane Tank,	Room Size:		Waterfront Feat:	
	Water Heater	Rural Services:		Waterfront Struc:	
Parking Feat:	Private	Security Feat:	Carbon Monoxide	Well Capacity:	
Heat:	Baseboard		Detectors, Smoke	Well Depth:	
Heat Source:	Electric, Propane, Wood		Detector	Sewers:	Septic
A/C:	/None			Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Apx Age:	31-50			Winterized:	Fully
POTL/Mnth Fee:	No				
Laundry Lev:	Main				
Property Feat:	Grnbelt/Conserv, Hospital,				
	Rolling, Skiing,				
	Wooded/Treed, School Bus				
	Route				
Exterior Feat:	Deck, Landscaped, Porch,				
	Privacy, Year Round Living				
Roof:	Metal				
Foundation:	Poured Concrete				
Soil Type:					
Lease To Own Items:	None				
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:	Hot Water Heater, Propane	Dev Charges Paid:		HST App To SP:	Included In
	Tank				
View:	Bay, Forest, Mountain,	Lot Shape: Rectangular		Lot Size Source:	Survey
	Panoramic				

Remarks/Directions

Client Rmks: **You will feel on top of the world when you see the commanding view from this gorgeous six-acre property, through a stunning valley to the panoramic expanse of Georgian Bay in the distance. And the views from the charming Cape Cod home take maximum advantage of the surrounding scenery. Even the various patios and decks are thoughtfully situated to enjoy every inch of the rustic property and its breathtaking scenery. It's the quintessential Georgian Bay Wow view. Everything here is welcoming from the long treed driveway to the flagstone pathway and the covered front porch. Or take a different entrance and go straight into the laundry/mudroom. Inside is a cozy Scandinavian vibe with little nooks and large windows everywhere. An airtight wood burning fireplace anchors the living room while the dining room entices with a wall of windows. A main floor office and relaxed kitchen add to the serenity. Upstairs is the primary bedroom with ensuite and walk-in closet plus two more bedrooms and another four-piece bathroom. The inviting lower level has a gas freestanding fireplace and a spacious rec room and bar, sure to be a fun gathering spot. A**

great feature of this rambling property is a giant two-story outbuilding. This solidly built structure has loads of possibilities, as a party barn, workshop, kids retreat or gym -- or enough space to do all of the above. Located in Meaford between the towns of Owen Sound and Thornbury, it is a special haven made for forest bathing and dramatic water views.

Inclusions: Refrigerator, dishwasher, stove, beverage fridge, washer, dryer

Listing Contracted With: Royal LePage Locations North 705-445-5520

Prepared By: KAREN E WILLISON, REALTOR Salesperson

Date Prepared: 08/20/2026

Rooms

MLS® #: X13693556

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.47 M X 2.16 M	8.10 Ft x 7.09 Ft		Closet, Hardwood Floor
Living Room	Main	5.7 M X 3.84 M	18.70 Ft x 12.60 Ft		Fireplace, French Doors, Hardwood Floor
Dining Room	Main	3.84 M X 6.16 M	12.60 Ft x 20.21 Ft		Hardwood Floor, Sliding Doors, W/O To Deck
Kitchen	Main	3.05 M X 3.87 M	10.01 Ft x 12.70 Ft		Double Sink, Stone Counter, Tile Floor
Office	Main	3.11 M X 3.84 M	10.20 Ft x 12.60 Ft		Hardwood Floor
Laundry	Main	3.14 M X 2.38 M	10.30 Ft x 7.81 Ft		Tile Floor, W/O To Yard
Primary Bedroom	Second	6.83 M X 3.9 M	22.41 Ft x 12.80 Ft		3 Pc Ensuite, Broadloom, W/I Closet
Bedroom	Second	4.88 M X 3.9 M	16.01 Ft x 12.80 Ft		Broadloom, Closet
Bedroom	Second	3.81 M X 3.9 M	12.50 Ft x 12.80 Ft		Broadloom, W/I Closet
Recreation	Lower	4.33 M X 7.32 M	14.21 Ft x 24.02 Ft		Gas Fireplace, Hardwood Floor
Other	Lower	4.33 M X 2.47 M	14.21 Ft x 8.10 Ft		Dry Bar, Hardwood Floor
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Second			4	

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Expense/Utility/House Details

265482 25th Sideroad West, Meaford

House Details

Item	Year	Notes
Year Home was Built	1991	Source - MPAC
Windows	2017	
Roof	2017	Steel
Heating		Electric Baseboard & Fireplaces

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$6,170.39	Municipality of Meaford
Insurance Premium		
Propane Gas (lower level fireplace)	\$800.00	MacDonnell Fuels
Hydro	\$2,748.00	Hydro One
Rental Equipment Contracts	Water Heater - \$240.00 Propane Tanks - \$50.00	Enercare MacDonnell Fuels
Septic Services	\$365.00	Ardiel Septic (pumped 2021)
Internet/Cable Provider	\$1,572.00 (large package) \$840.00	Bell - Cable GBTEL - Internet
Lawn/Garden Maintenance	N/A	Self
Snow Removal	N/A	Self

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Enercare	Rheem Electric, 2009
Propane Tank	MacDonnell Fuels	

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Frigidaire	
Dishwasher	Frigidaire	
Stove/Oven	Frigidaire	
Beverage Fridge (lower level bar area)		
Washer	Maytag	
Dryer	Maytag	

Additional Notes:

Insulated 30' x 40' two storey barn with two bay doors and one hay loft door on the second level
Wood shed
Lawn shed
Snow tire shed

265482 25th Side Road, Meaford, ON

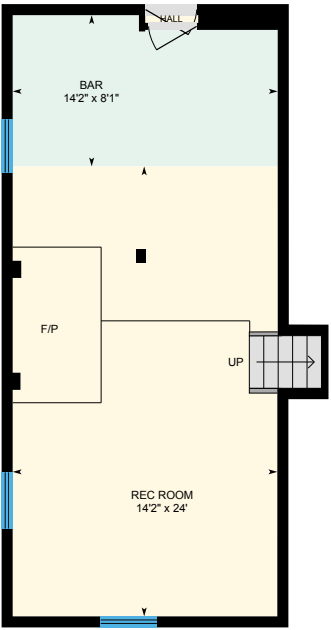
Main Building: Total Exterior Area Above Grade 2162.71 sq ft



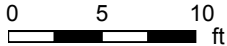
Main Floor
Exterior Area 1115.95 sq ft



2nd Floor
Exterior Area 1046.76 sq ft

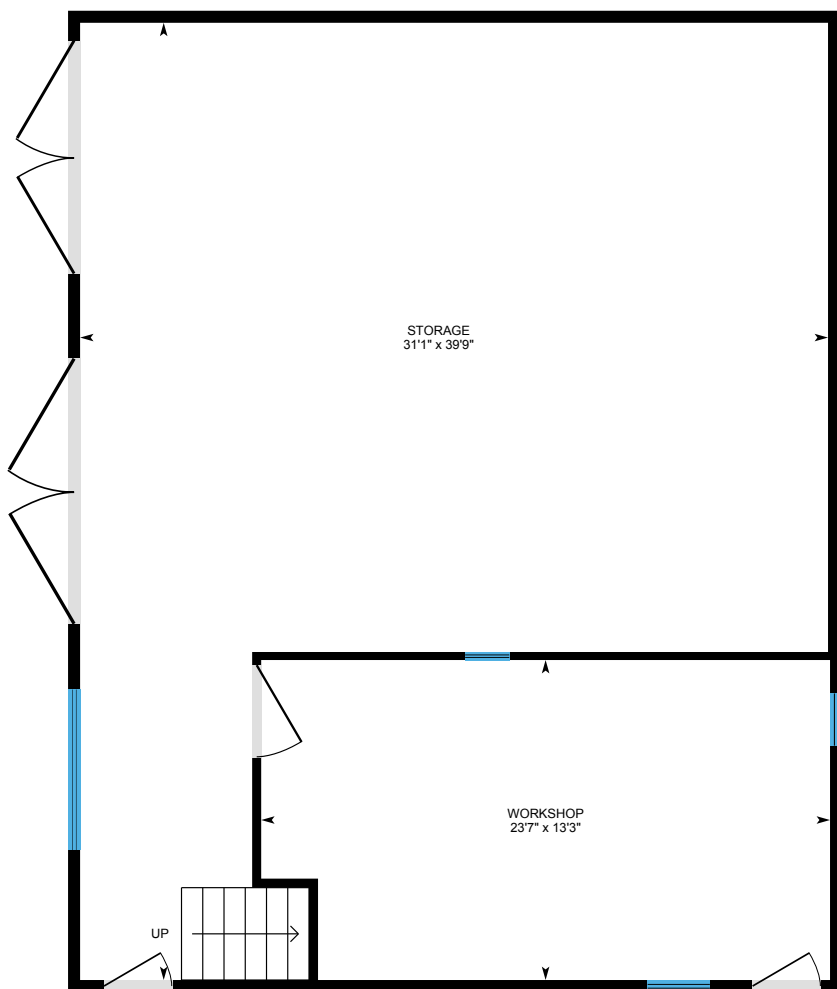


Lower Level (Below Grade)
Exterior Area 518.40 sq ft

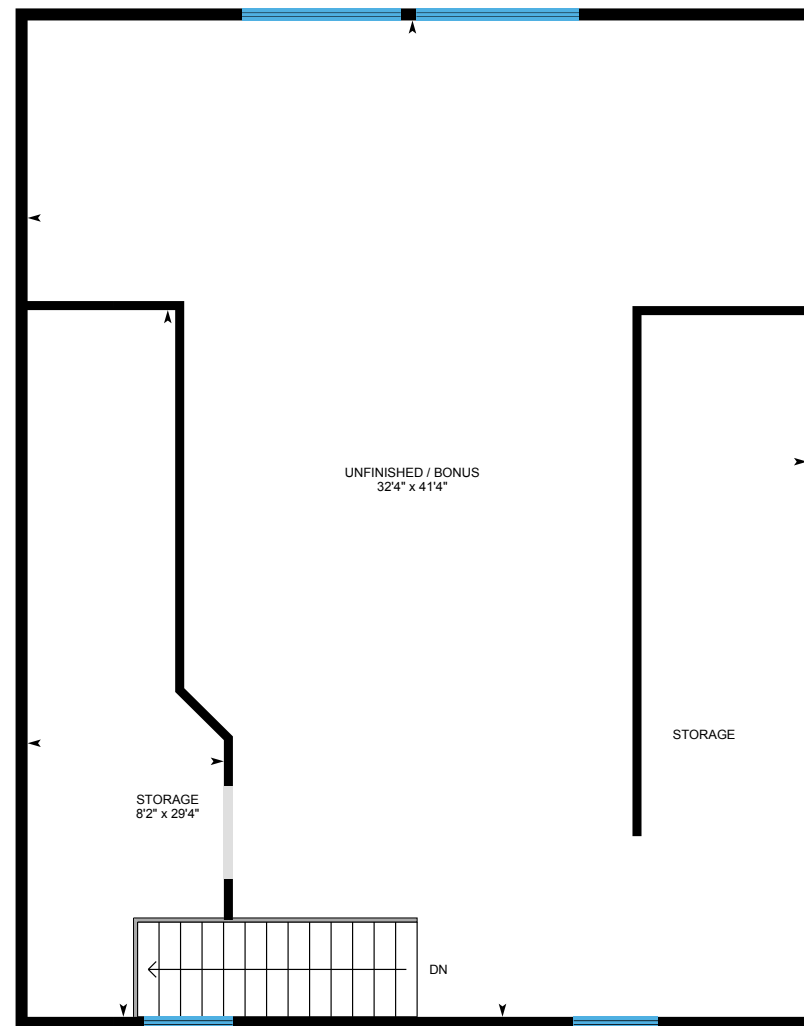


265482 25th Side Road, Meaford, ON

Garage / Workshop: Total Interior Area Above Grade



Main Floor



2nd Floor

0 4 8 ft

PREPARED: 2026/08/26

265482 25th Side Road, Meaford, ON

Main Floor Exterior Area 1115.95 sq ft
Interior Area 1039.18 sq ft



0 4 8 ft

PREPARED: 2026/08/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

265482 25th Side Road, Meaford, ON

2nd Floor Exterior Area 1046.76 sq ft

Interior Area 969.79 sq ft

Excluded Area 30.44 sq ft



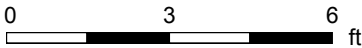
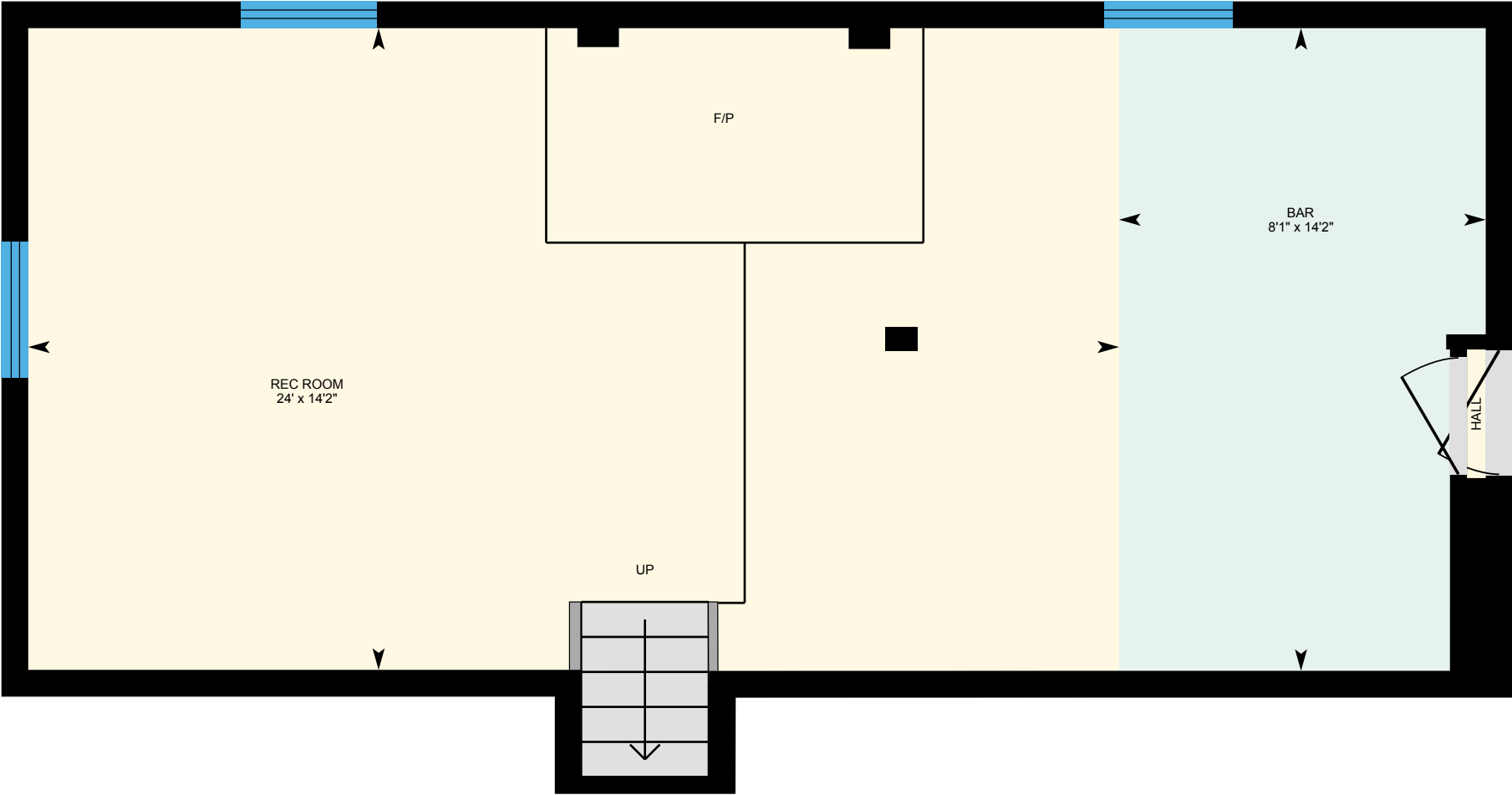
0 3 6 ft

PREPARED: 2026/08/26



265482 25th Side Road, Meaford, ON

Lower Level (Below Grade) Exterior Area 518.40 sq ft
Interior Area 460.33 sq ft



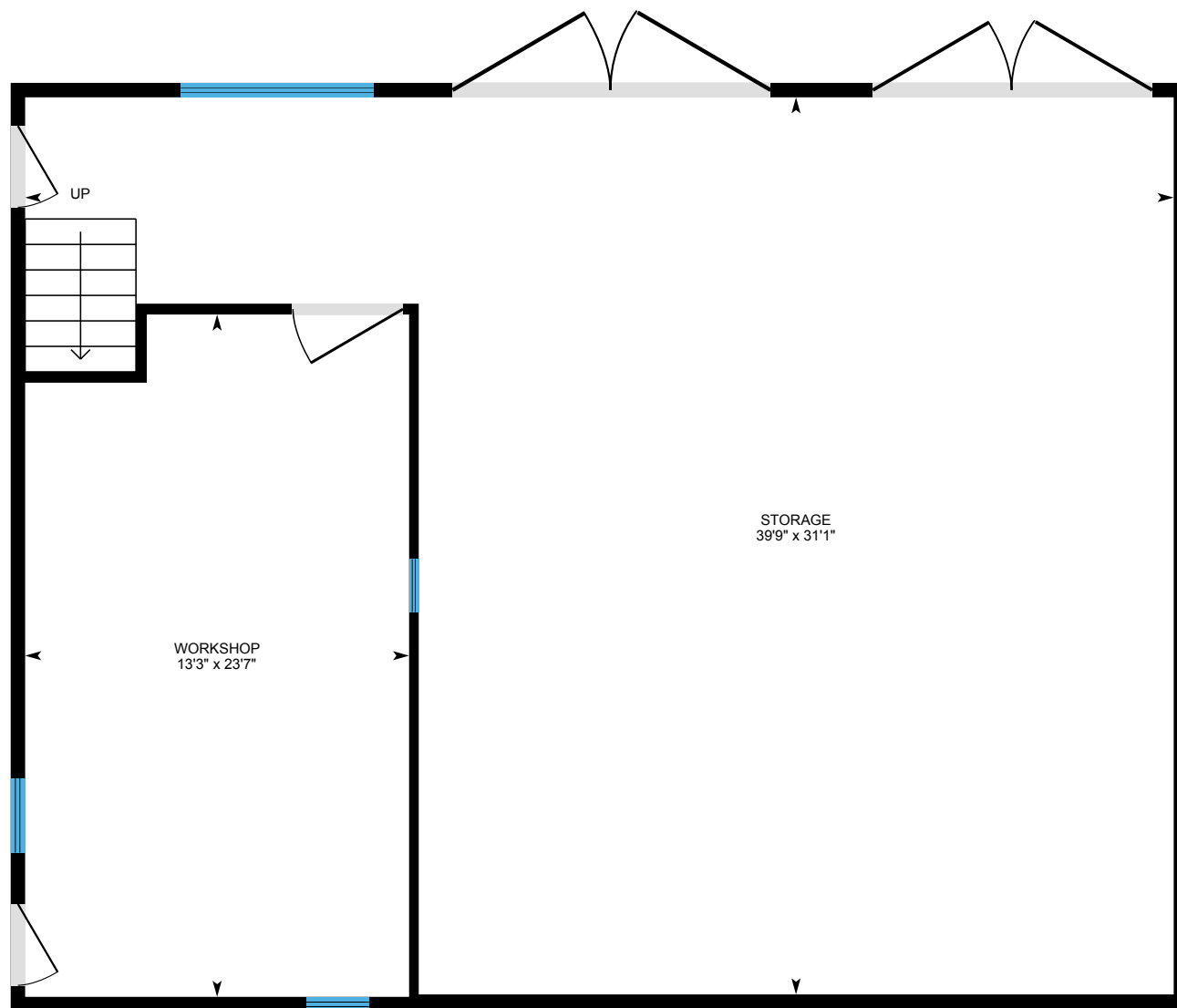
PREPARED: 2026/08/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

265482 25th Side Road, Meaford, ON

Main Floor Excluded Area 1305.13 sq ft



0 3 6
ft

PREPARED: 2026/08/26

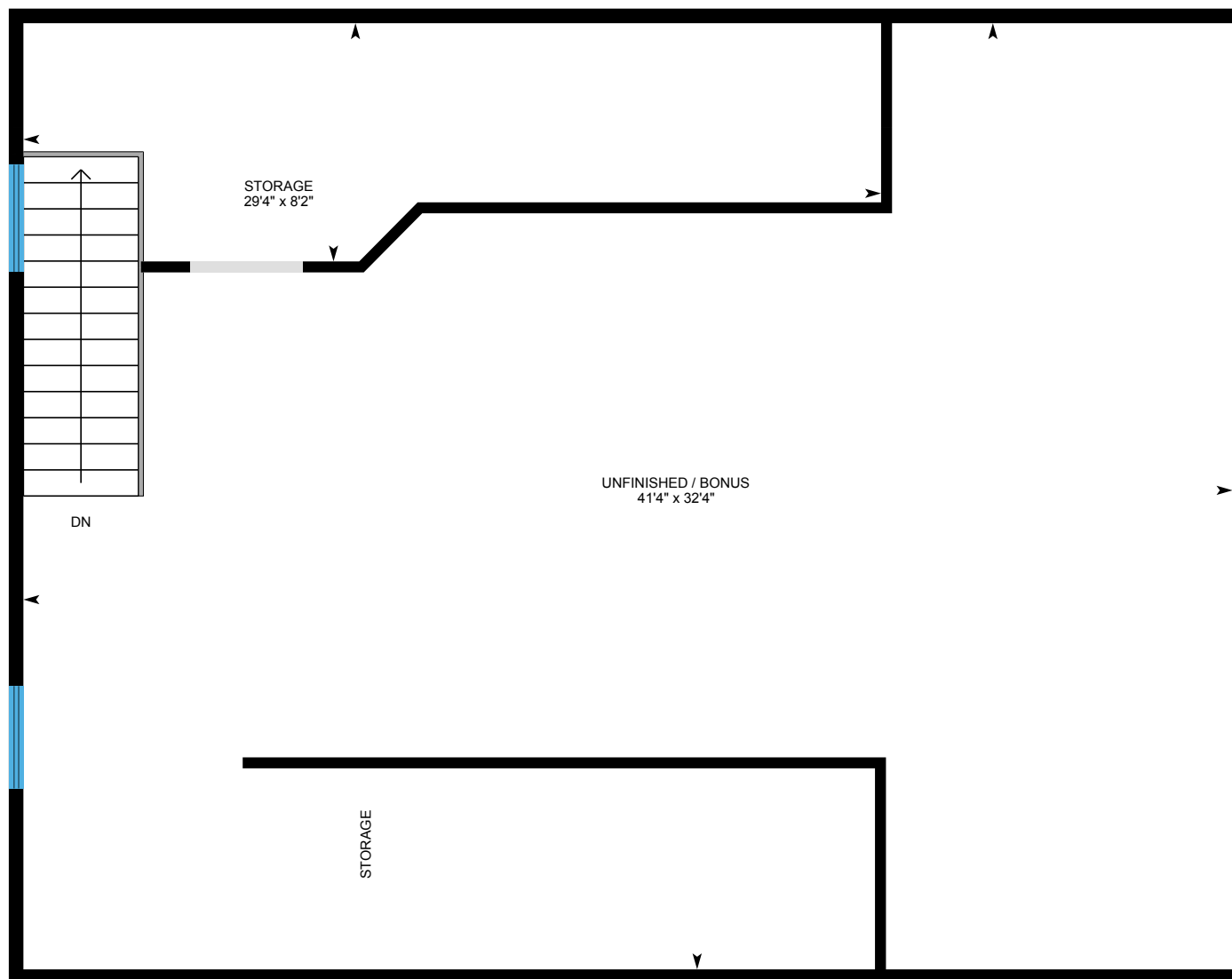


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

265482 25th Side Road, Meaford, ON

2nd Floor Excluded Area 1411.63 sq ft



0 3 6 ft

PREPARED: 2026/08/26



265482 25th Side Road, Meaford, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 4'7" x 4'4"

Dining: 12'6" x 20'2"

Foyer: 8'1" x 7'1"

Kitchen: 10' x 12'7"

Laundry: 10'3" x 7'8"

Living: 18'7" x 12'6"

Office: 10'2" x 12'6"

2ND FLOOR

3pc Ensuite: 8'7" x 12'7"

4pc Bath: 8'7" x 7'

Bedroom: 12'5" x 12'8"

Bedroom: 16' x 12'8"

Primary: 22'4" x 12'8"

Wic: 5'6" x 8'10"

LOWER LEVEL

Bar: 14'2" x 8'1"

Rec Room: 14'2" x 24'

Garage / Workshop

MAIN FLOOR

Storage: 31'1" x 39'9"

Workshop: 23'7" x 13'3"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1039.18 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 1115.95 sq ft

2ND FLOOR

Interior Area: 969.79 sq ft

Excluded Area: 30.44 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 1046.76 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 460.33 sq ft

Perimeter Wall Thickness: 7.0 in

Exterior Area: 518.40 sq ft

Garage / Workshop

MAIN FLOOR

All space is excluded

2ND FLOOR

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 2008.97 sq ft

Excluded Area: 30.44 sq ft

Exterior Area: 2162.71 sq ft

265482 25th Side Road, Meaford, ON

Property Details

Room Measurements

2ND FLOOR

Storage: 8'2" x 29'4"

Unfinished / Bonus: 32'4" x 41'4"

Floor Area Information

Total Above Grade Floor Area, Garage / Workshop

Excluded Area: 2716.76 sq ft

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

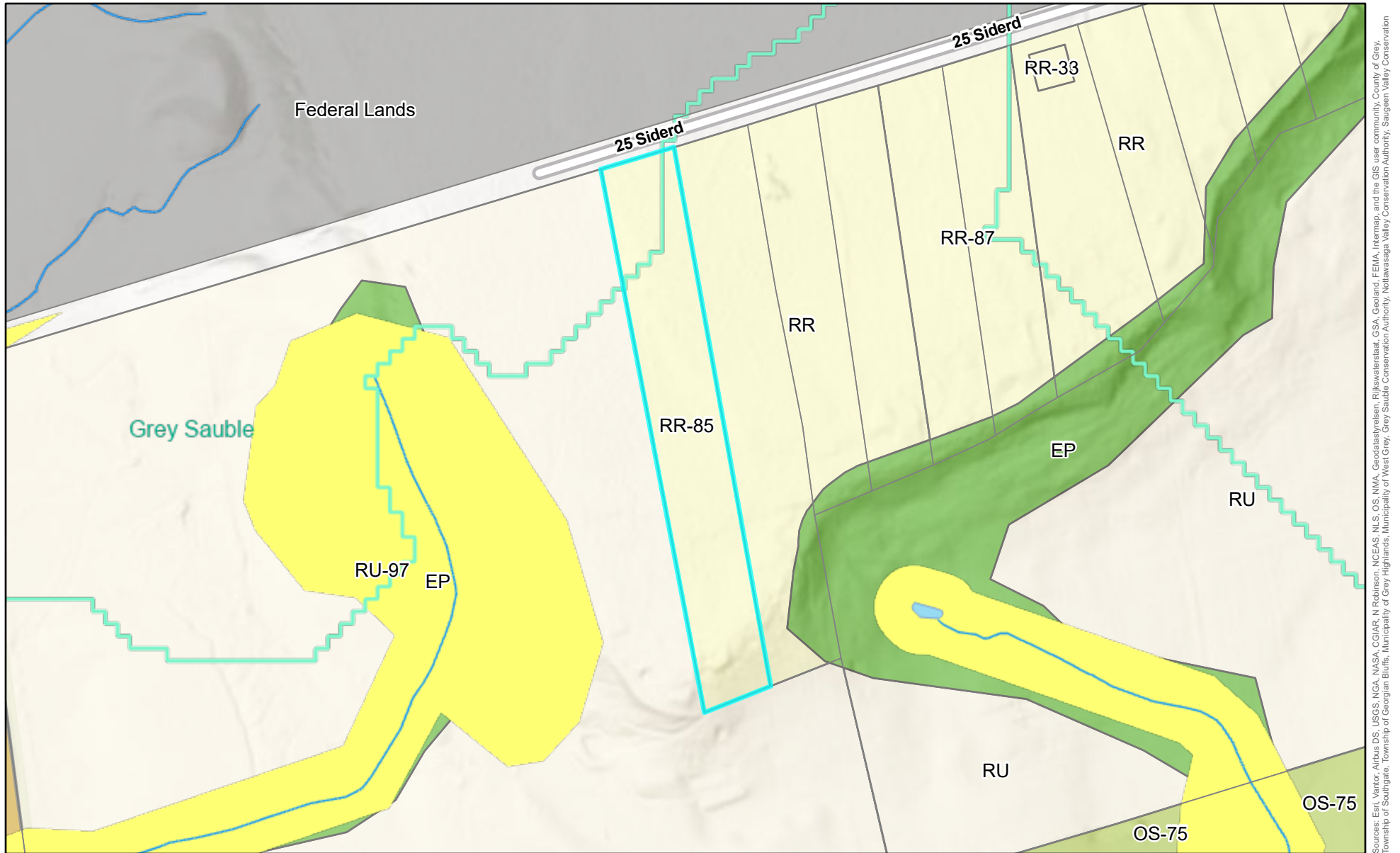
A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

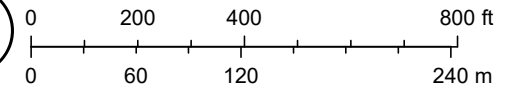


8/17/2026, 3:46:04 PM

- Assessment Parcel
- CA Boundaries
- Sub-Watershed Boundary
- Wet Areas - GSCA
- Watercourses
- Regulations - GSCA
- NEP Boundary
- Escarpment Protection Area

- Zoning - Meaford
- Rural Residential (RR)
 - Rural (RU)
 - Environmental Protection (EP)
 - Open Space (OS)

- FED
- NEP



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Sources: Esri, Vector, Airbus DS, USGS, NGA, NASA, CGIA, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystem, Rikswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, County of Grey, Township of Southgate, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of West Grey, Grey Sauble Conservation Authority, Nottawasaga Valley Conservation Authority, Saugeen Valley Conservation

Property Report

Data Sources: Grey County, Municipal Property Assessment Corporation, Teranet, King's Printer

Report Generated: 2026-08-17 3:47 PM

Roll Number: 421048000709301

Address: 265482 25 SIDEROAD

Assessed Value: \$381,000

Notice: Assessed value may not reflect current market value [MPAC](#)

Legal Description

CON 9 PT L24 RP 16R4325 PART;2

Property Use

Seasonal/recreational dwelling - not located on water

Acreage

6.46 ac

NEC Designation

Outside Niagara Escarpment Plan Area

Zoning

Rural Residential with Exception

Hectares

2.62 ha

* Zoning may not be up-to-date. Confirm with local municipal zoning bylaw.



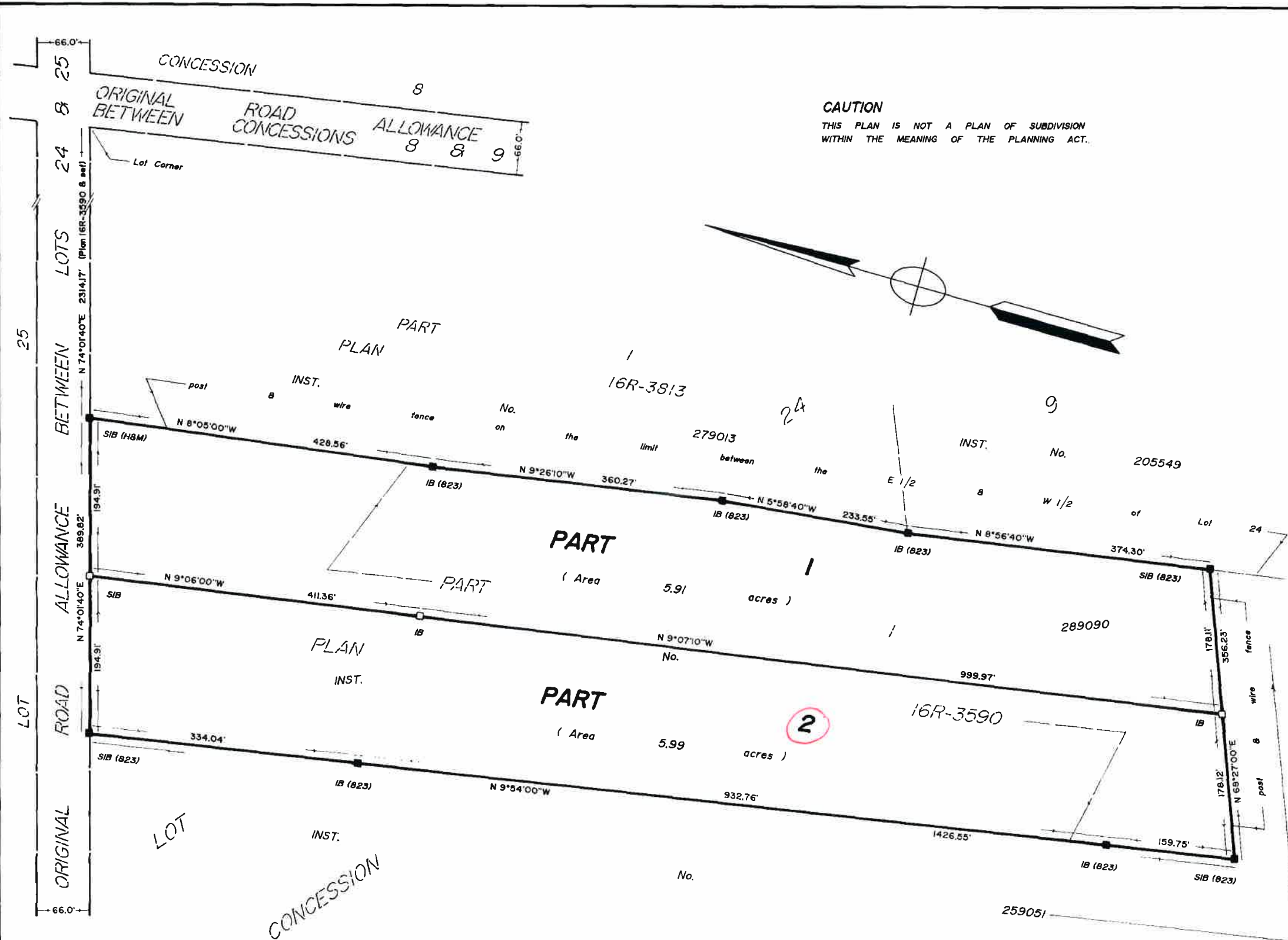
This is a user generated static output. The information provided in this report may be inaccurate, out of date, or purposefully modified.

Parcel Count: 1

Total Acreage: 6.46 ac

Total Hectares: 2.62 ha

PART 2



I REQUIRE THIS PLAN TO
BE DEPOSITED UNDER THE
REGISTRY ACT.

DATE APRIL 30, 1990

Ivan C. Dinsmore
IVAN C. DINSMORE
ONTARIO LAND SURVEYOR

PLAN 16R-4325

RECEIVED AND DEPOSITED

DATE 1990-04-30

Shirley Pembroke
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF GREY NORTH (No. 16)

SCHEDULE		OF PARTS	
PART	LOT	CONC.	INST.
1			
2	Part of 24	9 - St. Vincent Twp.	All of 289090

PLAN OF SURVEY
OF PART OF
LOT 24
CONCESSION 9
TOWNSHIP OF ST. VINCENT
COUNTY OF GREY
1990

IVAN DINSMORE LTD., O.L.S.

Scale : 1 inch = 100 Feet

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 - THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 1990.

OWEN SOUND, APRIL 19, 1990.

Ivan C. Dinsmore
IVAN C. DINSMORE
ONTARIO LAND SURVEYOR

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- SIB STANDARD IRON BAR
- IB IRON BAR
- 823 IVAN DINSMORE LTD., O.L.S.
- H8M HEWETT AND MILNE LIMITED, O.L.S.

BEARING NOTE

BEARINGS ARE REFERRED TO THE NORTHERLY LIMIT OF PART 1, PLAN 16R-3590, SHOWN TO BE N 74°01'40"E, ASTRONOMIC, ON SAID PLAN.

IVAN DINSMORE LTD.,
ONTARIO LAND SURVEYORS
945, 3RD AVE. E., OWEN SOUND, ONT.,
N4K 2K8 - Tel. (519) 371-9420

File No. 120 - 029 (90039)

BRUCE - GREY - OWEN SOUND HEALTH UNITHead Office - 920-1st Ave. W.
OWEN SOUND, ONTARIO N4K 4K5Use Permit No. 170290/90
Copy 1 - Office ☒
Copy 2 - Owner ☒
Copy 3 - Contractor ☒
Copy 4 - Other**USE PERMIT**

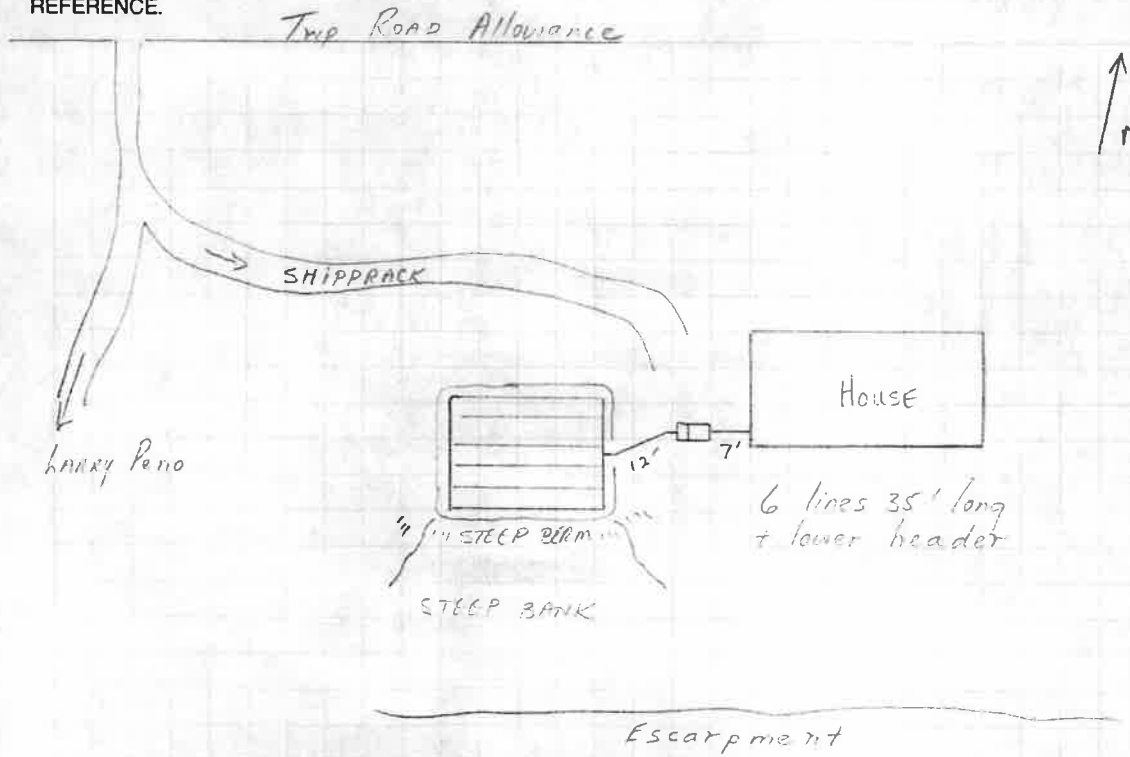
1. Name of Owner [REDACTED]
Address [REDACTED]
2. Location of Installation: County Grey Municipality St. Vincent Twp
Twp. Lot 24 Concession 9 Sub Lot _____ Plan _____
3. Type of Building Single family
4. Installed by Wayne Knott
Address R.R. 1 Meaford
5. Capacity of Septic Tank 800 IG 6. Length of Tile Drain 200'
Under Section 67 of the Environmental Protection Act 1980, and Regulations, and subject to the limitations thereof, permission is hereby granted to the above-mentioned owner for the use and operation of a Class 4 sewage system installed under Certificate of Approval number W0820/88 Dated Sept 28/88

The following work remains to be completed, but does not require an additional inspection. (Applicable if marked).

1. Backfill trenches or absorption area to finished grade with a permeable material ☒
2. Grade surface of bed to shed precipitation. ☒
3. Improve banks around raised tile bed. (Maximum slope 2 to 1). ☒
4. Add topsoil and seed or sod. ☒
5. Other _____

Date of Inspection July 5, 1990 Permit Issued by L. Arlone (Director)

RECORD THE LOCATION OF THE SEWAGE SYSTEM COMPONENTS IN THE SPACE BELOW FOR YOUR FUTURE REFERENCE.

**WARNING****HAZARDS IN CONFINED SPACES:** In every confined space (e.g. septic and holding tanks, large pump chambers, etc.) there exists the possibility of injury and all too frequently death due to unseen hazards. Because explosive and toxic gases, or an oxygen deficient atmosphere cannot be seen, it does not mean that they do not exist in such areas.

NOTE: Section 64 of the Act provides that no change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change unless a new Certificate of Approval is obtained

GREY - OWEN SOUND HEALTH UNIT

920-1st Ave. W.
OWEN SOUND, ONTARIO N4K 4K5

Certificate No. W0820/88
Copy 1 - Owner
Copy 2 - Office
Copy 3 - Building Inspector

CERTIFICATE OF APPROVAL FOR THE INSTALLATION OF A SEWAGE SYSTEM

1. Name of owner [Redacted]
Address [Redacted]
2. Location of Lot: Municipality St. Vincent Twp.
Sub Lot Plan Twp. Lot 24 Concession 9
3. Size of lot 400' x 1400' 4. Type of building Single family
5. Assessment of proposal in application for above property: ☐ Satisfactory ☐ Changes required - see item No. 9.
6. Septic tank: Retention capacity 800 ~~gallons~~ (.... gallons.)
Tank outlet to be at least 10 cm. (4") above header or distribution box inlet.
7. Length of absorption trench 200 metres (.... feet)
8. Tile bed construction details (absorption trenches - gravity fed) Excavate rock as required.
 - (a) Fill an area 36 metres (ft.) x 41 metres (ft.) with medium sand to a minimum depth of 5 m (ft.) on top of existing ground surface. Extend the filled area with perimeter banks having a slope of 2 to 1.
 - (b) Trench the filled area with 6 rows 35 (ft.) in length on 1.6 m (5' 4") centres.
 - (c) Trench detail: Width 0.5M (20"), depth 0.6m (2'), slope 0.3 to 0.5% ft., backfill with 0.15m (6" of clean 19mm (3/4") crushed stone. Lay tile lines from a distribution box or solid header with a slope of 0.3 to 0.5% and join lower ends. Cover tile with 50mm (2") of clean 19mm (3/4") crushed stone. Cover stone, full width and length of the trench, with untreated building paper or equivalent.
 - (d) After final inspection, backfill the trenches and grade the surface slightly to shed precipitation. Apply top soil and seed or sod.
9. Layout or comments: Length & number of runs could vary to suit space available, topography, & tree removal.
Excavate only sufficient depth of broken limestone to accomodate 5' of sand fill and suit finished grade at foundation of house
General area shown appears acceptable ie. East/South East off house site.
Try to ensure an even, full depth of quality, clean, well draining filter type of sand due to the broken replacement rock formation, unique to the area. There will be no other soil under the sand fill to aid in purification. Hence, the imported sand will be the only provision for adequate treatment of septic tank effluent.
Locate well on higher ground, if possible, & at least 50' away.

This Class 4 Certificate of Approval is hereby issued for your proposal as amended by requirements in section 9 above, and subject to the following conditions:

- * This certificate is valid for 12 months from date of issue and is not transferable.
- * This certificate does not relieve the owner from his legal obligation to obtain any other applicable development or other permit that may be required by Provincial or Municipal legislation.
- * A permit to use this system is required and will be issued when the work has been inspected and approved before being covered.

Inspected and recommended by

L. Antonis

L. Antonis
Director

Date Sept 28, 1988



MUNICIPALITY OF MEAFORD
21 TROWBRIDGE STREET WEST
MEAFORD, ON N4L 1A1
TEL: 519-538-1060
FAX: 519-538-5240
EMAIL: tax@meaford.ca

TAX BILL

2026 FINAL

July 20, 2026
BILLING DATE

PLEASE QUOTE ROLL NO. WHEN MAKING INQUIRIES	COUNTY MUN	MAP	SUB	PARCEL	TENANT		
	42 10	480	007	09301	0000		
MORTGAGE NO.	BILLING GROUP					PENALTY RATE	
					1.250 %		
265482 25 SIDEROAD RR 1 MEAFORD ON N4L 1W5					PROPERTY DESCRIPTION		
					265482 25 SIDEROAD CON 9 PT L24 RP 16R4325 PART 2 REG 5.99AC 194.91FR D		

Assessment				Municipal				Education		
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount	
R T - RESIDENTIAL FULL OCC	381,000	General	0.01028762	3,919.58	County	0.00437765	1,667.88	0.00153000	582.93	
Sub Totals		General Levy:		3,919.58	County Levy:		1,667.88	Education Levy:	582.93	
Special Charges/Credits				Summary						
				Tax Levy Sub-Total (Municipal + Education)						6,170.39
				Special Charges/Credits						0.00
				Phase-in Summary						0.00
				2026 Tax Cap Adjustment						0.00
				Total 2026 Taxes						6,170.39
				Less Previous Interim						2,980.00
				Past Due/Credit (As of 07/20/2026)						-604.00
Total				0.00	Total Amount Due				2,586.39	

E & O E. Instalments Due AUG 27, 2026 1,595.39 School Support: English Public
OCT 27, 2026 1,595.00

P. A. P. - DO NOT PAY

Property Class(es): RESIDENTIAL

2025 Year End Taxes

5,960.38

Explanation of Tax Changes

Total Year Over Year Change

210.01

2026 Taxes

6,170.39

Explanation of Tax Changes

Final 2025 Levies
* 2025 Annualized Taxes
2026 Local Municipal Levy Change
2026 Upper-Tier Municipal Levy Change
2026 Provincial Education Levy Change
2026 Tax Change Due to Reassessment
** Final 2026 Levies

5,960.38
5,960.38
376.77
125.11
0.00
-291.87
6,170.39

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value.
If a property did not have any mid-year adjustments, the annualized taxes should equal the Final 2025 levies listed above.