

Loss on Sale Claim Form

SIMPLIFIED ROUTE

Section 1 - Owner and Property Information

Property Address

Street Number and Name			Postal Code	Civic Address (911 Address)
Lot Number	Sub Lot Part	Concession	Municipality	Ward
Building Size (Sq. Ft.)			Lot Size	Tax Assessment Roll Number

Property Owner(s)* – All individuals who have a legal interest in the property

1	Last Name	First Name and Initial	Mailing Address
	Phone (Home)	Phone (Cell)	Email Address
2	Last Name	First Name and Initial	Mailing Address
	Phone (Home)	Phone (Cell)	Email Address
3	Last Name	First Name and Initial	Mailing Address
	Phone (Home)	Phone (Cell)	Email Address

*If more space is required, check this box ☐ and include additional information.

**Contact information for all property owners is a requirement of filing the claim.

Authorized Contact – If different from the property owner(s)

4	Last Name	First Name and Initial	Mailing Address
	Phone (Home)	Phone (Cell)	Email Address
	Relationship	Firm	<input type="checkbox"/> Authorization document attached

Section 2 - Eligibility and Administrative Criteria

The following information is to be provided by the property owner(s)

A	Is the property located in the PVP Zone? (See map of PVP Zone in the <i>PVP Program User Guide</i>)	<input type="checkbox"/> Yes <input type="checkbox"/> No
B	Have all legal owners consented to the claim?	<input type="checkbox"/> Yes <input type="checkbox"/> No
C	Was the sale an arm's length transaction? (See definition of "arm's length" in appropriate <i>PVP Program User Guide</i>)	<input type="checkbox"/> Yes <input type="checkbox"/> No
	List issues, if any, related to the perception of the arm's length sale of the property (e.g., sale to a tenant, etc.) _____ _____	
D	The PVP Program was established October 2001, and will remain operational until two years after the long-term waste management facilities reach a state of long-term monitoring and maintenance. In order to be eligible for processing, a claim must be submitted within 120 business days of the closing of the sale. Please provide the following information to confirm that the property was sold during a time that meets these requirements. Date of Agreement of Purchase and Sale (firm sale): _____ Sale Date (closing date): _____	
E	Indicate which Port Hope Area Initiative (PHAI) project had an impact on the sale of the property.	<input type="checkbox"/> Port Hope Project <input type="checkbox"/> Port Granby Project
F	Have you submitted a previous PVP Program claim relating to this property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
G	Have any of the property owner(s) received other financial compensation from any other federal, provincial or municipal program as reimbursement, in whole or in part, for financial loss resulting from the Port Hope Area Initiative? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide the following details: Amount received \$ _____ Date received _____ Name of government program _____ Level of government (federal, provincial, municipal) that provided assistance _____ Has an employer of any of the property owners agreed to "buy out" or "top up" the sale price of this property to a guaranteed amount as part of a relocation package? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please attach a written explanation disclosing the type and amount of assistance provided	

Please note:

- Your application is considered a PVP claim only if you meet all eligibility criteria.
- If you – the property owner(s) – meet all eligibility criteria established in Section 2, the PVP Program will assess the information you are asked to provide in Section 3. Should the PVP Program determine the documentation you have submitted does not meet the established criteria, you will be asked to provide additional material.
- You will be notified in writing if the PVP Program determines your claim is ineligible.

Section 3 - Simplified Route Claim Criteria

The Simplified Route is available to property owners in areas where the PHAI has identified the potential for project impacts. It provides a quick and low cost option that gives sellers greater certainty about the amount of compensation (as a percentage of the sale price) they may receive if they suffer a loss on the sale or rental of their property.

By filing a claim under the Simplified Route, you - the claimant(s) accept(s) the evidence of PHAI project effect and amount of diminution (loss) provided by the PVP Program. You also accept that the PVP Program evidence cannot be challenged.

Under the Simplified Route:

- The property must be located within a PVP Compensation Framework in an area where a percentage greater than zero is indicated.
- You must provide an appraisal demonstrating the property's unaffected fair market value (UFMV), or request an appraisal commissioned by the PVP Program, as evidence that a loss on sale has been suffered.

A	<p>Demonstrate the pre-project unaffected fair market value (UFMV)</p> <p>Identify the project event you believe impacted the sale of the property (see list of PHAI Project events included with this claim form).</p> <p>Project event: _____</p> <p>Establish the unaffected fair market value of the property by providing an appraisal estimating the value of the property on the date of firm sale, as if unaffected by the PHAI, or choose to use an appraisal commissioned by the PVP Program. Indicate below if you have included an appraisal with this claim submission or you have chosen to have the PVP Program provide an appraisal for the purpose of this claim.</p> <p><input type="checkbox"/> Appraisal included Appraisal Amount \$ _____</p> <p>The PVP Program will compensate the claimant 50% of the cost of their appraisal up to a maximum of \$500 for an appraisal submitted with the claim that meets PVP requirements and confirms a loss and is used in processing a claim.</p> <p>Please provide a copy of the paid invoice with your claim.</p> <p><input type="checkbox"/> PVP Program to commission appraisal</p>												
B	<p>Establish a loss on sale</p> <p>If you choose to provide your own appraisal under the Simplified Route, this appraisal must be completed in compliance with the PVP Program's Rules Schedule M - Appraisal Terms of Reference. These requirements have been provided to local appraisal firms and are available from the PVP Program on request.</p> <p>Appraisal firm: _____</p> <p>Effective date of appraisal: _____</p> <p>Unaffected fair market value: _____</p>												
C	<p>Compensation requested</p> <p>Fill in the following information:</p> <table border="1"> <tr> <td>A</td> <td>UFMV on date of firm sale (if appraisal submitted with claim)</td> <td>\$</td> </tr> <tr> <td>B</td> <td>Sale price</td> <td>\$</td> </tr> <tr> <td>C</td> <td>Percentage (%) given for property's location in PVP Program Compensation Framework</td> <td>%</td> </tr> <tr> <td>D</td> <td>Compensation requested*</td> <td>\$</td> </tr> </table> <p>If compensation is awarded, it will be the lesser of:</p> <ul style="list-style-type: none"> A minus B <p>OR</p> <ul style="list-style-type: none"> The sale price multiplied by the percentage given in the PVP Compensation Framework for the property's location. <p>*Claims filed for amounts greater than the allowable compensation, as stipulated above, will be returned to the claimant. The claimant may resubmit the claim identifying an allowable amount of compensation for consideration by the PVP Program. Claims not revised within 30 days will not be accepted.</p>	A	UFMV on date of firm sale (if appraisal submitted with claim)	\$	B	Sale price	\$	C	Percentage (%) given for property's location in PVP Program Compensation Framework	%	D	Compensation requested*	\$
A	UFMV on date of firm sale (if appraisal submitted with claim)	\$											
B	Sale price	\$											
C	Percentage (%) given for property's location in PVP Program Compensation Framework	%											
D	Compensation requested*	\$											

D	Timing for Processing this Claim	
	Process this claim using current PVP Program information	<input type="checkbox"/>
	By choosing this option, I understand that my claim will be processed using the information/evidence currently available, and that this information/evidence cannot be challenged as out of date or invalid.	
	Hold this claim in abeyance	<input type="checkbox"/>
By choosing this option, I accept that my claim will be held in abeyance and processed once the PVP Program has obtained an up-to-date real estate market analysis encompassing the time period during which my property sold.		
E	Required Documents	
	Include the following documents with your claim:	
	<input type="checkbox"/> If applicable, an appraisal estimating the unaffected fair market value of the property as of the date of firm sale	
	<input type="checkbox"/> Agreement of Purchase and Sale	
	<input type="checkbox"/> Notarized new Transfer/Deed of Land and associated Land Transfer Tax Affidavit	
	<input type="checkbox"/> All applicable Waivers and/or Notice(s) of Fulfillment of Conditions relating to the Agreement(s) of Purchase and Sale	
	<input type="checkbox"/> Articles of incorporation, if applicable	
<input type="checkbox"/> Other information reasonably requested by the PVP Program		

Acknowledgement and Required Signatures

I am aware that the PVP Program offers two claim routes, the Standard Route and the Simplified Route. I have reviewed and understand the PVP Program Rules. I am selecting the:

☐ **Simplified Route**

☐ **Standard Route** – Please complete a [Standard Route Claim Form](#)

I am filing my claim under the Simplified Route and acknowledge that by doing so, I accept the evidence provided by the PVP Program regarding project-related loss. Further, I understand that I may not challenge this evidence.

By signing this claim form, all parties certify that the information submitted is true to the best of their knowledge. The parties understand and agree that the claim will be processed in accordance with the requirements of the PVP Program, which include the PVP Program Rules.

In addition, by submitting a claim, all claimants acknowledge the following information may be made publicly available:

- Address of property
- PVP Program compensation amount
- Date compensation awarded

Print Name

Signature

Date

Print Name

Signature

Date

Print Name

Signature

Date

Print Name

Signature

Date

Project Events and Related Dates: Port Granby Project

“Project Event” and the date of the Project Event for the Port Granby Project mean the following events and dates:

Project Event	Date
(a) Canada’s signature of the Principles of Understanding	October 5, 2000
(b) Canada’s signature of the Legal Agreement	March 29, 2001
(c) Release of the <i>Screening Report – The Port Granby Long-Term Low-Level Radioactive Waste Management Project</i> , which is the earliest relevant environmental determination or regulatory approval for the Port Granby Long Term Waste Management Facility	August 16, 2009
(d) The announcement of the making of an application to the Canadian Nuclear Safety Commission for a licence for the Port Granby Long Term Waste Management Facility	June 26, 2011
(e) The commencement of construction of the Port Granby Long Term Waste Management Facility	May 24, 2012
(f) The commencement of waste movement to the Port Granby Long Term Waste Management Facility	November 1, 2016
(g) The performance of a specific obligation by Canada under the Legal Agreement related to the Port Granby Project.	The day before the commencement of that particular Project Event; which dates will be published by CNL on the Claim Form as they occur.

Project Events and Related Dates: Port Hope Project

“Project Event” and the date of the Project Event for the Port Hope Project mean the following events and dates:

Project Event	Date
(a) Canada’s signature of the Principles of Understanding	October 5, 2000
(b) Canada’s signature of the Legal Agreement	March 29, 2001
(c) The announcement of the making of an application to the Canadian Nuclear Safety Commission for a licence for the Port Hope Long Term Waste Management Facility	November 30, 2004
(d) Release of the <i>Screening Report – The Port Hope Long-Term Low-Level Radioactive Waste Management Project</i> , which is the earliest relevant environmental determination or regulatory approval for the Port Hope Long Term Waste Management Facility	March 14, 2007
(e) The commencement of construction of the Port Hope Long Term Waste Management Facility	November 30, 2012
(f) The commencement of the cleanup, consolidation and site stabilization work for the Major sites and industrial sites as identified in the Legal Agreement: (i) Port Hope Harbour (ii) Alexander Street Ravine (iii) Highland Drive Landfill (iv) Highland Drive South Ravine (v) Pine Street Extension Consolidation Site (vi) Pine Street Extension Temporary Storage Site (vii) Highland Drive Roadbed (viii) Mill Street South (ix) Pine Street North Extension Roadbed (x) Strachan Street Consolidation Site (xi) CN/CP Viaducts Site (xii) Sewage Treatment Plant Temporary Storage Site (xiii) Lion’s Recreation Centre Park (xiv) West Beach/ Former Waterworks (xv) Centre Pier (xvi) Chemtron Lagoon (xvii) Sewage Treatment Plant Bunker (xviii) Former Coal Gasification plant site (xix) Caroline Street Park (xx) Former St. Mary’s School (xxi) Peter Street Mound	The day before the commencement of that particular Project Event; which dates will be published by CNL on the Claim Form as they occur. List may be updated by CNL as required.
(g) Written notification by the PHAI that the Property that is the subject of a Claim contains low level radioactive waste, that it will be remediated by the PHAI at a date that is more than 120 business days from the date of the written notification, provided that the Claimant had not previously received information, or there was information available to the Claimant that, the property contained LLRW.	Day before the receipt of the notification letter.
(h) The performance of a specific obligation by Canada under the Legal Agreement related to the Port Hope Project.	The day before the commencement of that particular Project Event; which dates will be published by CNL on the Claim Form as they occur.