

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

THE HONOURABLE ) MONDAY, THE 15th  
 )  
JUSTICE CAVANAGH ) DAY OF NOVEMBER, 2021

B E T W E E N:

**DORR CAPITAL CORPORATION, COMMUNITY TRUST COMPANY and  
2098535 ALBERTA LTD.**

Applicants

- and -

**MILL STREET VENTURES GP LTD.**

Respondent

**APPLICATION UNDER** Section 47 of the *Bankruptcy and Insolvency Act*  
R.S.C. 1985, C. B-3, as amended

**ORDER**

**THIS MOTION**, made by Rosen Goldberg Inc. in its capacity as the Court-appointed receiver and manager (the “**Receiver**”) all of the assets, undertakings and properties of the Respondent Mill Street Ventures GP Ltd. (the “**Debtor**”) acquired for, or used in relation to a business carried on by the Debtor, including the property municipally known as 305 Mill Street, Angus, Ontario and legally described in Schedule “A” hereto (the “**Real Property**”), and all proceeds thereof, was heard this day by judicial videoconference due to the COVID-19 pandemic.

**ON READING** the Sixth Report of the Receiver dated November 8, 2021 (the “**Sixth Report**”), and upon hearing the submissions of counsel for the Receiver and counsel for the Applicants, and counsel for DUCA Financial Services Credit Union Ltd., no one else appearing, although served as set out in the affidavit of service of Janet Nairne sworn November 15, 2021, filed,

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and Motion Record is hereby abridged and validated so that this motion is properly returnable today, and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS** that the Sixth Report and the activities of the Receiver set out in the Sixth Report, be and are hereby approved.
3. **THIS COURT ORDERS** that the Receiver is hereby authorised to take such steps as may be necessary to sever the Real Property into three separate parcels, including, without limitation, incorporating two companies to take title to the severed parcels, executing a transfer of each severed parcel to one of the companies and to grant such transfer easements over the retained parcel and the severed parcels as The Corporation of the Township of Essa may require, or as in the Receiver’s discretion may otherwise be required, provided however that no transfer or transfer easement shall affect the priority of any existing encumbrance against the Real Property without the written consent of such encumbrancer or Order of this Court.
4. **THIS COURT ORDERS** that the Receiver’s interim statement of receipts and disbursements for the period from April 20 to November 4, 2021, be and hereby approved.

5. **THIS COURT ORDERS** that that notwithstanding Rule 59.05, this Order is effective from the date that it is made, and is enforceable without any need for entry and filing. In accordance with Rule 77.07(6) and 1.04, no formal order need be entered and filed unless an appeal or a motion for leave to appeal is brought to an appellate court. Any party may nonetheless submit a formal order for original signing, entry and filing when the Court returns to regular operations.

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**SCHEDULE A  
THE REAL PROPERTY**

**PIN:** 58201-0239 LT in LRO #51

**Description:** PART OF LOT 21 CONCESSION 1 SUNNIDALE BEING PTS 4, 5 & 6 ON PL 51R39403; TOGETHER WITH AN EASEMENT OVER PT 2 ON PL 51R33560 AS IN SC322575; TOGETHER WITH AN EASEMENT OVER PTS 6 & 9 ON PL 51R34628 AS IN SC692338; TOGETHER WITH AN EASEMENT OVER PART LOT 21 CON 1 BEING PART

**DORR CAPITAL CORPORATION et al.**  
Applicants

- and - **MILL STREET VENTURES GP LTD.**  
Respondent

Court File No. CV-21-00660056-00CL

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PROCEEDING COMMENCED AT  
TORONTO

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**ORDER**

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**DICKINSON WRIGHT LLP**  
Barristers & Solicitors  
199 Bay Street  
Suite 2200, Box 447  
Commerce Court Postal Station  
Toronto, ON M5L 1G4

**David P. Preger (36870L)**  
Tel: (416) 646-4606  
dpreger@dickinsonwright.com

**David Z. Seifer (77474F)**  
Tel: 416-646-6867  
DSeifer@dickinson-wright.com

Tel: 416-777-0101

Lawyers for the Court-appointed Receiver, Rosen Goldberg Inc.