

**For Office Use Only:**

File Number	<u>ANPL2024019</u>	Application Fee	<u>\$2643.00</u>
Related File Number	<u>BNPL2023176</u>	Conservation Authority Fee	<u>Yes.</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>Jan. 13, 2024</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u></u>	Public Notice Sign	<u></u>

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**Check the type of planning application(s) you are submitting.**

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 33704018100**A. Applicant Information****Name of Owner** 2079095 Ontario Ltd.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

**Address** 168 New Lakeshore Road**Town and Postal Code** Port Dover, ON, N0A 1N3**Phone Number** 519-583-2112**Cell Number** 905-706-9603**Email** john.lennox@dovercoast.ca**Name of Applicant** See Agent Below**Address** **Town and Postal Code** **Phone Number** **Cell Number** **Email**

**Name of Agent** Christopher Baird - B4B Consulting  
**Address** 250 Schooner Drive  
**Town and Postal Code** Port Dover, Ontario, N0A 1N3  
**Phone Number** 519-429-2542  
**Cell Number** \_\_\_\_\_  
**Email** b4bconsulting@outlook.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

N/A

## **B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Lot 15 & 16, Concession 1, Woodhouse

Norfolk County

Municipal Civic Address: 416 & 468 Concession 2 Woodhouse

Present Official Plan Designation(s): Agricultural - OP

Present Zoning: Agricultural

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural uses - Hay

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

The severed lands include a recently constructed

4320 square metre storage building with a roof top solar array installation. The building is utilized for miscellaneous purposes and will be retained on the subject severed parcel.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

Not Applicable

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

No new buildings or structures proposed

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

N/A

8. If known, the length of time the existing uses have continued on the subject lands:

50+ years

9. Existing use of abutting properties:

All abutting properties are Zoned Agriculture. The recently severed parcel to the west (BNPL2023176) Urban Residential Type 4 Zone (R4(H)) OS and HL.

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

### C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	597.20m			597.20m	
Lot depth	240.77 - 610.53m			240.77 - 610.53m	
Lot width	597.20m			597.20m	
Lot area	26.41ha	40.00ha		26.41ha	13.59ha
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					



2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

As a result of the approved Conditions associated with Severance BNPL2023176 (September 20,2023) resulted in the formation of a 26.4ha agricultural lot which is below the required 40ha provision.

The Committee approved the Severance with the Condition that this Minor Variance Application be submitted

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: N/A

\_\_\_\_\_  
\_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

The subject property has been used for agricultural purposes for an indefinite period of time

\_\_\_\_\_  
\_\_\_\_\_

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

**E. All Applications: Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

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2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

The Applicant is submitting this Minor Variance as a condition of approved severance BNPL2023176

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3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

There are no proposed site alterations associated with this severance

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Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Wooded area**

☐ On the subject lands or ☒ within 500 meters – distance 75 m

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Floodplain**

☐ On the subject lands or ☒ within 500 meters – distance 460 m

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☒ within 500 meters – distance 110 M

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance N/A

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance N/A

## F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells         |
| <input checked="" type="checkbox"/> Individual wells      | <input type="checkbox"/> Other (describe below) |

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### Sewage Treatment

- |   |   |
|---|---|
| <input type="checkbox"/> Municipal sewers                               | <input type="checkbox"/> Communal system        |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |

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### Storm Drainage

- |  |  |
|--|--|
| <input type="checkbox"/> Storm sewers                      | <input checked="" type="checkbox"/> Open ditches |
| <input checked="" type="checkbox"/> Other (describe below) |  |

Elwanger Municipal Drain

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2. Existing or proposed access to subject lands:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Municipal road | <input checked="" type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Other (describe below)        |

Name of road/street:

Concession 2 Woodhouse and Proposed Traffic Circle with Provincial Highway 6 at Dover Coast Blvd

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## G. All Applications: Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

2

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

The intent of this Minor Variance is to comply with the Conditions outlined in BNPL2023176

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The severed lands will continue to be

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retained for agriculture purposes while the retained lands will be utilized for future residential uses.

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## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

## I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

## Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

## Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.



Owner/Applicant/Agent Signature

Sept 28, 2023

Date

## J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We John Lennox am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Christopher Baird John Lennox to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

John Lennox



Owner

Sept 28, 2023

Date



Owner



Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



**K. Declaration**

I, Christopher Baird John A Lennox of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe

In Norfolk Canty

This 12<sup>th</sup> day of January

A.D., 2024

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 1, 2025.

Jodi Lynn Pfaff-Schimus  
A Commissioner, etc.

Request ID: 00709970  
Demande: 00709970  
Transaction ID: 00709970  
Transaction:  
Category: D  
Category:

Province of Ontario  
Province de l'Ontario  
Ministry of Economic Development and Trade  
Ministère des Affaires économiques et du Commerce  
Corporations and Personal Property Security Branch  
Direction des entreprises et des sociétés par actions

Date Report Produced: 2005-08-11  
Document produit:  
Time Report Produced: 11:44 AM

## Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

2079095 ONTARIO LTD.

Ontario Corporation No

Numero matricule de la personne morale en  
Ontario

002079095

is a corporation incorporated  
under the laws of the Province of Ontario

est une société constituée aux termes  
des lois de la province de l'Ontario

These articles of incorporation  
are effective on

Les présents statuts constitutifs  
entrent en vigueur le

AUGUST 11 AOÛT, 2005



Director/Directrice  
Business Corporations Act/Loi sur les sociétés par actions

Request ID: Demander:

Ontario Corporation Number:  
Numer. de la compagnie en Ont.

1315971

1373695

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

LOI SUR LES COMPAGNIES

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

1. The name of the corporation is  
2073695 ONTARIO LTD

2. The address of the corporation is  
c/o TIM BANKIER  
156 DUNCAN MILL PLAZA

Street & Number of the Corporation's Office  
Rue et numéro de l'adresse de l'office de la compagnie

DON MILLS  
CANADA

ONTARIO  
M1B 1N1

Name of Municipality  
Nom de la municipalité

3. Number of Shares and Capital  
Number of Shares  
Minimum 1

Number of Shares  
Minimum 1  
Maximum 10

4. The first directors are the

First Directors

First Name, initials and surname  
Prénoms, initiales et nom de famille

First Name, initials and surname  
Prénoms, initiales et nom de famille

Address of the first directors  
et Rue, No. Municipalité

Address of the first directors  
et Rue, No. Municipalité

\* TIM  
BANKIER

YES

156 DUNCAN MILL PLAZA

DON MILLS ONTARIO  
CANADA M1B 1N1

Request ID / Demande

Ontario Corporation Number  
Numéro de la compagnie en Ontario

7329972

2079095

\* ALEX  
TROOP

YES

1111 CREDITSTONE ROAD

CONCORD ONTARIO  
CANADA L4K 4N7

\* GRAHAM  
DYER

YES

17 JODI PLACE

GUELPH ONTARIO  
CANADA N1H 7R1

Request ID / Demande:

Ontario Corporation Number:  
Numéro de la compagnie en Ontario:

7919972

2079099

5. Restrictions, if any, on business the corporation may exercise  
Limites, s'il y a lieu, sur les affaires commerciales que la corporation peut exercer.

None

6. The classes of shares of the corporation that are authorized to issue  
Categories of shares that the corporation is authorized to issue

The Corporation is authorized to issue an unlimited number of shares of the

Request ID : Demandes:

Ontario Corporation Number  
Numéro de la compagnie en Ontario

7329972

2079035

- 7 Rights, privileges, restrictions and conditions, if any, attaching to each class of shares and directors' authority with respect to any class of shares which may be issued in series.  
Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions que peut être émise en série.

(a) Payment of Dividends: The holders of the Common Shares shall be entitled to receive dividends in, as and when declared by the Board of Directors of the Corporation out of the assets of the Corporation properly applicable to the payment of dividends in such amounts and payable in such manner as the Board of Directors may from time to time determine.

(b) Participation upon Liquidation, Dissolution or Winding Up: In the event of the liquidation, dissolution or winding up of the Corporation or other distribution of assets of the Corporation among its shareholders for the purpose of winding up its affairs, the holders of the Common Shares shall be entitled to participate ratably in any distribution of the assets of the Corporation.

(c) Voting Rights: The holders of the Common Shares shall be entitled to receive notice of and to attend all annual and special meetings of the shareholders of the Corporation and to one vote in respect of each Common Share held at all such meetings.

Request ID Demande

Ontario Corporation Number  
Numéro de la compagnie en Ontario

7329972

3075395

6. The 1990s transfer of ownership of shares is is not restricted and the restrictions, if any, are as follows:

Libération de transfert de la propriété d'actions par l'entente des restrictions, s'il y a lieu, sont les suivantes:

The right to transfer shares of the Corporation shall be restricted in that a share shall be transferred without either:

(a) the consent of the Directors expressed by a resolution passed at a meeting of the Board of Directors or by an instrument or instruments in writing signed by all of the Directors entitled to vote at that resolution at a meeting of Directors; or

(b) the consent of the holders of at least fifty-one percent (51%) of the shares of the Corporation carrying the right to vote for the time being outstanding expressed by a resolution passed at a meeting of the Shareholders or by an instrument or instruments in writing signed by all of the Shareholders carrying the right to vote.

Request ID / Demande:

Ontario Corporation Number  
Numéro de la compagnie en Ontario

7329972

2079095

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3. Other provisions, if any are  
Autres dispositions, s'il y a lieu.

None



Request 10 . Demande

Ontario Corporation Number:  
Numéro de la compagnie en Ontario

7329972

2079035

10. The names and addresses of the incorporators are  
Nom et adresse des fondateurs

First name initials and last name  
or corporate name

Prénom, initiale et nom de  
famille ou dénomination sociale

Full address for service or address of registered office or of principal place of business  
giving street & No. or P. O. No. municipality and postal code  
Domicile élu, adresse du siège social ou adresse de l'établissement principal, le nom de la rue et le numéro, le numéro de la rue ou le nom de la rue, la ville et le code postal

- \* TIM BANKIER

156 DUNCAN MILL ROAD Suite 12

DON MILLS ONTARIO  
CANADA M3B 3N2

- \* ALEX TROOP

1111 CREDITSTONE ROAD

CONCORD ONTARIO  
CANADA L4K 4N7

- \* GRAHAM DYER

17 JODI PLACE

GUELPH ONTARIO  
CANADA N1H 7R1

RESIGNATION

TO: 2079095 ONTARIO LTD.  
(the "Corporation")

AND TO: THE SHAREHOLDERS AND DIRECTORS THEREOF

I, the undersigned, hereby tender my resignation as a director and officer of the Corporation which resignations shall take effect as of the date hereof.

DATED the 13<sup>th</sup> day of August, 2009.

  
Graham Dyer

RESIGNATION

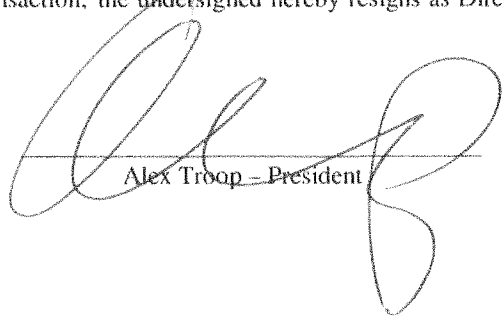
TO: 2079095 ONTARIO LTD. (the "Corporation")

RE: Southside Developments Inc. (the "Purchaser") purchase from Rose Dover Limited Partnership, by its general partner, Rose Operating I GP Inc. (the "Vendor") of an undivided 66.67% beneficial interest as tenant in common in the lands legally described in PIN Nos. 50256-0578 (LT), 50256-0666 (LT), 50256-0761 (LT) and 50256-0523 (LT) (collectively, the "Property") pursuant to an agreement of purchase and sale dated as of the 17<sup>th</sup> day of December, 2009, as subsequently amended from time to time (collectively, the "Purchase Agreement")

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In consideration of the closing of the above-noted transaction, the undersigned hereby resigns as Director and Officer of the Corporation, effective immediately.

Dated as of the 22<sup>nd</sup> day of February, 2010.

  
\_\_\_\_\_  
Alex Troop - President

RESIGNATION

**TO:** 2079095 ONTARIO LTD. (the "Corporation")

**RE:** Southside Developments Inc. (the "Purchaser") purchase from Rose Dover Limited Partnership, by its general partner, Rose Operating I GP Inc. (the "Vendor") of an undivided 66.67% beneficial interest as tenant in common in the lands legally described in PIN Nos. 50256-0578 (LT), 50256-0666 (LT), 50256-0761 (LT) and 50256-0523 (LT) (collectively, the "Property") pursuant to an agreement of purchase and sale dated as of the 17<sup>th</sup> day of December, 2009, as subsequently amended from time to time (collectively, the "Purchase Agreement")

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In consideration of the closing of the above-noted transaction, the undersigned hereby resigns as Officer of the Corporation, effective immediately.

Dated as of the 23<sup>rd</sup> day of February, 2010.

  
Matthew Fishman – A.S.O.

RESIGNATION

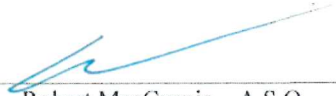
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Robert MacCuspig – A.S.O.

RESIGNATION


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In consideration of the closing of the above-noted transaction, the undersigned hereby resigns as Director and Officer of the Corporation, effective immediately.

Dated as of the 23 day of February, 2010.

  
Howard Steinberg – Secretary

RESOLUTIONS OF THE SHAREHOLDERS  
OF  
2079095 ONTARIO LTD.  
(the "Corporation")

NUMBER OF DIRECTORS

**BE IT RESOLVED THAT**, as a Special Resolution:

1. the number of directors of the Corporation and the number of directors to be elected at any Annual Meeting of the shareholders shall be decreased from three (3) to two (2);  
and
2. the board of directors of the Corporation is hereby empowered to determine the number of directors of the Corporation from time to time after the date of this Resolution.


**THE FOREGOING RESOLUTION** is hereby consented to by all of the shareholders of the Corporation in accordance with the provisions of the *Business Corporations Act* (Ontario), this 23<sup>rd</sup> day of February, 2010.

Southside Developments Inc.

Per:   
Authorized Signing Officer

Per:   
Authorized Signing Officer

Rose Dover Limited Partnership, by  
its general partner, Rose Operating I  
GP Inc.

Per:   
Authorized Signing Officer  
*Matthew Fishman*

Per: \_\_\_\_\_  
Authorized Signing Officer  
I/we have authority to bind the partnership

RESOLUTIONS OF THE SHAREHOLDERS  
OF  
2079095 ONTARIO LTD.

BE IT RESOLVED:

1. That the resignations of Howard Steinberg, Matthew Fishman, Robert MacCuspik AND Alex Troop are hereby accepted.
2. That the following persons are hereby elected directors of the Corporation, to hold office until the next annual meeting of the Corporation, and until their successors have been duly elected or appointed, subject to the provisions of the Corporation's by-laws:

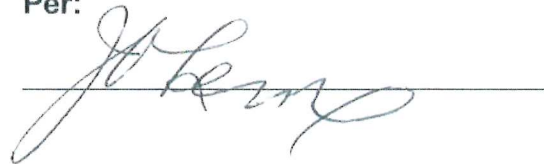
John Lennox  
Robert Carey

The undersigned, being all of the shareholders of the Corporation, hereby sign the foregoing resolutions pursuant to subsection 104(1) of the *Ontario Business Corporations Act*.

Dated the 23<sup>rd</sup> day of February, 2010

SOUTHSIDE DEVELOPMENTS INC.

Per:



Rose Dover Limited Partnership, by  
its general partner, Rose Operating  
I GP Inc.

Per:

Authorized Signing Officer

*Matthew Fishman*

Per:

Authorized Signing Officer

I/we have authority to bind the Partnership



**RESOLUTIONS OF THE DIRECTORS  
OF  
2079095 ONTARIO LTD.**

**BE IT RESOLVED:**

1. That the resignations of Howard Steinberg, Matthew Fishman and Robert MacCuspig and Alex Troop are hereby accepted.
2. That the following are hereby appointed officers of the Corporation, to hold the respective offices indicated at the pleasure of the board:

**President/Secretary  
Treasurer**

**John Lennox  
Robert Carey**

3. That the transfer of 67 Common Shares in the capital stock of the Corporation from Rose Dover Limited Partnership, by its general partner, Rose Operating I GP Inc. to Southside Developments Inc. is hereby authorized and approved.

The undersigned, being all of the directors of the Corporation, hereby sign the foregoing resolution pursuant to subsection 129(1) of the *Ontario Business Corporations Act*.

Dated the 23<sup>rd</sup> day of February, 2010

  
\_\_\_\_\_  
**John Lennox**

  
\_\_\_\_\_  
**Robert Carey**

Request ID: 017819702  
Transaction ID: 58129148  
Category ID: UN/E

Province of Ontario  
Ministry of Government Services

Date Report Produced: 2015/07/07  
Time Report Produced: 15:53:37  
Page: 1

## CORPORATION PROFILE REPORT

<b>Ontario Corp Number</b>	<b>Corporation Name</b>	<b>Incorporation Date</b>	
2079095	2079095 ONTARIO LTD.	2005/08/11	
		<b>Jurisdiction</b>	
		ONTARIO	
<b>Corporation Type</b>	<b>Corporation Status</b>	<b>Former Jurisdiction</b>	
ONTARIO BUSINESS CORP.	ACTIVE	NOT APPLICABLE	
<b>Registered Office Address</b>		<b>Date Amalgamated</b>	<b>Amalgamation Ind.</b>
400 NORTH RIVERMEDE ROAD		NOT APPLICABLE	NOT APPLICABLE
<b>Suite # 102</b>		<b>New Amal. Number</b>	<b>Notice Date</b>
CONCORD		NOT APPLICABLE	NOT APPLICABLE
ONTARIO			
CANADA L4K 3R5			<b>Letter Date</b>
<b>Mailing Address</b>			NOT APPLICABLE
400 NORTH RIVERMEDE ROAD		<b>Revival Date</b>	<b>Continuation Date</b>
<b>Suite # 102</b>		NOT APPLICABLE	NOT APPLICABLE
CONCORD		<b>Transferred Out Date</b>	<b>Cancel/Inactive Date</b>
ONTARIO		NOT APPLICABLE	NOT APPLICABLE
CANADA L4K 3R5		<b>EP Licence Eff.Date</b>	<b>EP Licence Term.Date</b>
		NOT APPLICABLE	NOT APPLICABLE
	<b>Number of Directors</b>	<b>Date Commenced</b>	<b>Date Ceased</b>
	<b>Minimum</b> <b>Maximum</b>	<b>in Ontario</b>	<b>in Ontario</b>
<b>Activity Classification</b>	00001 00010	NOT APPLICABLE	NOT APPLICABLE
NOT AVAILABLE			

Request ID: 017819702  
Transaction ID: 58129148  
Category ID: UN/E

Province of Ontario  
Ministry of Government Services

Date Report Produced: 2015/07/07  
Time Report Produced: 15:53:37  
Page: 2

## CORPORATION PROFILE REPORT

**Ontario Corp Number**

2079095

**Corporation Name**

2079095 ONTARIO LTD.

**Corporate Name History**

2079095 ONTARIO LTD.

**Effective Date**

2005/08/11

**Current Business Name(s) Exist:**

YES

**Expired Business Name(s) Exist:**

NO

**Administrator:  
Name (Individual / Corporation)**

ROBERT

CAREY

**Address**

R R #2

KING CITY  
ONTARIO  
CANADA L0G 1N0

**Date Began**

2009/08/13

**First Director**

NOT APPLICABLE

**Designation**

DIRECTOR

**Officer Type**

**Resident Canadian**

Y

Request ID: 017819702  
Transaction ID: 58129148  
Category ID: UN/E

Province of Ontario  
Ministry of Government Services

Date Report Produced: 2015/07/07  
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Page: 3

## CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

2079095

2079095 ONTARIO LTD.

**Administrator:**

Name (Individual / Corporation)

Address

ROBERT

R R #2

CAREY

KING CITY  
ONTARIO  
CANADA L0G 1N0

Date Began

First Director

2009/08/13

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

OFFICER

TREASURER

Y

**Administrator:**

Name (Individual / Corporation)

Address

JOHN

335 MARBURG ROAD

LENNOX

PORT DOVER  
ONTARIO  
CANADA N0A 1N1

Date Began

First Director

2009/08/13

NOT APPLICABLE

Designation

Officer Type

Resident Canadian

DIRECTOR

Y

Request ID: 017819702  
Transaction ID: 58129148  
Category ID: UN/E

Province of Ontario  
Ministry of Government Services

Date Report Produced: 2015/07/07  
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## CORPORATION PROFILE REPORT

**Ontario Corp Number**

**Corporation Name**

2079095

2079095 ONTARIO LTD.

**Administrator:**

**Name (Individual / Corporation)**

**Address**

JOHN

335 MARBURG ROAD

LENNOX

PORT DOVER  
ONTARIO  
CANADA N0A 1N1

**Date Began**

**First Director**

2010/02/23

NOT APPLICABLE

**Designation**

**Officer Type**

**Resident Canadian**

OFFICER

PRESIDENT

Y

**Administrator:**

**Name (Individual / Corporation)**

**Address**

JOHN

335 MARBURG ROAD

LENNOX

PORT DOVER  
ONTARIO  
CANADA N0A 1N1

**Date Began**

**First Director**

2010/02/23

NOT APPLICABLE

**Designation**

**Officer Type**

**Resident Canadian**

OFFICER

SECRETARY

Y

Request ID: 017819702  
Transaction ID: 58129148  
Category ID: UN/E

Province of Ontario  
Ministry of Government Services

Date Report Produced: 2015/07/07  
Time Report Produced: 15:53:37  
Page: 5

## CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

2079095

2079095 ONTARIO LTD.

Last Document Recorded

Act/Code Description

Form

Date

CIA ANNUAL RETURN 2013

1S

2014/03/04 (ELECTRONIC FILING)

THIS REPORT SETS OUT THE MOST RECENT INFORMATION FILED BY THE CORPORATION ON OR AFTER JUNE 27, 1992, AND RECORDED IN THE ONTARIO BUSINESS INFORMATION SYSTEM AS AT THE DATE AND TIME OF PRINTING. ALL PERSONS WHO ARE RECORDED AS CURRENT DIRECTORS OR OFFICERS ARE INCLUDED IN THE LIST OF ADMINISTRATORS.

ADDITIONAL HISTORICAL INFORMATION MAY EXIST ON MICROFICHE.

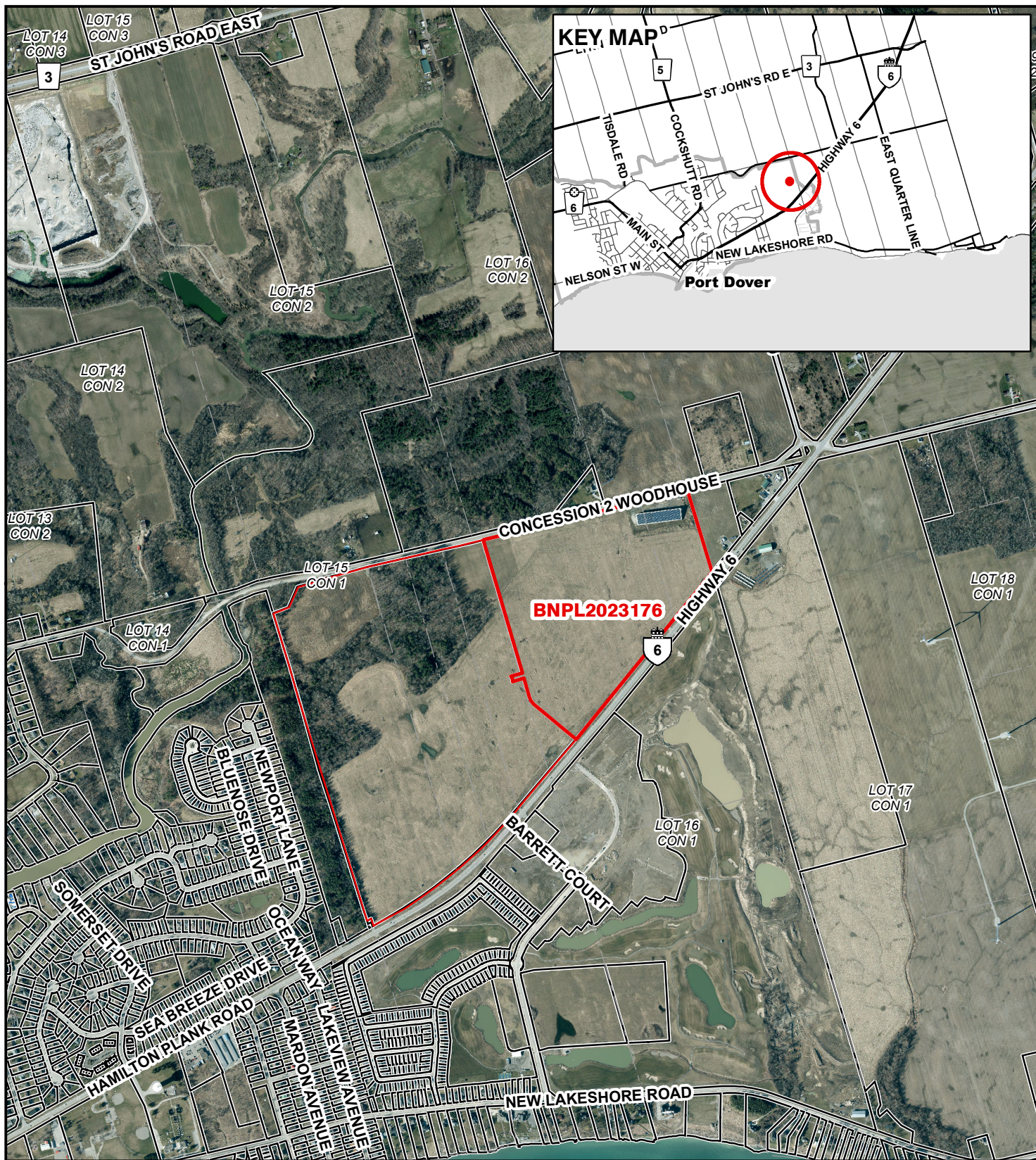
The issuance of this report in electronic form is authorized by the Ministry of Government Services.





CONTEXT MAP

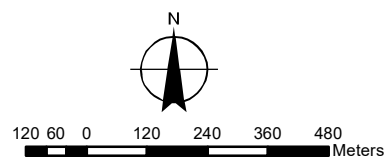
Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

2/29/2024



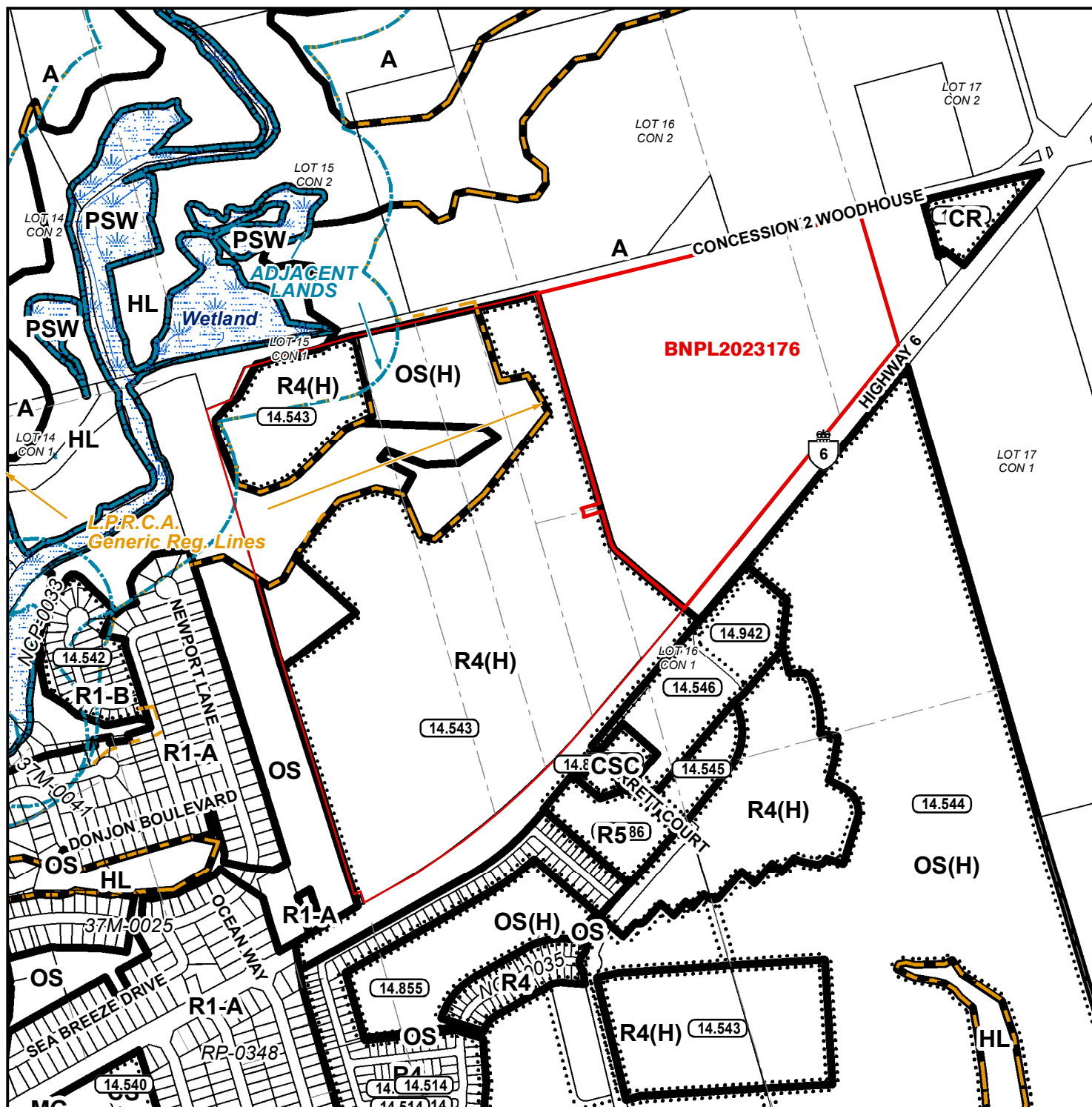


# MAP B

## ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

ANPL2024019



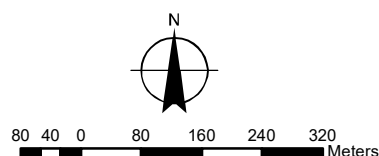
### LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

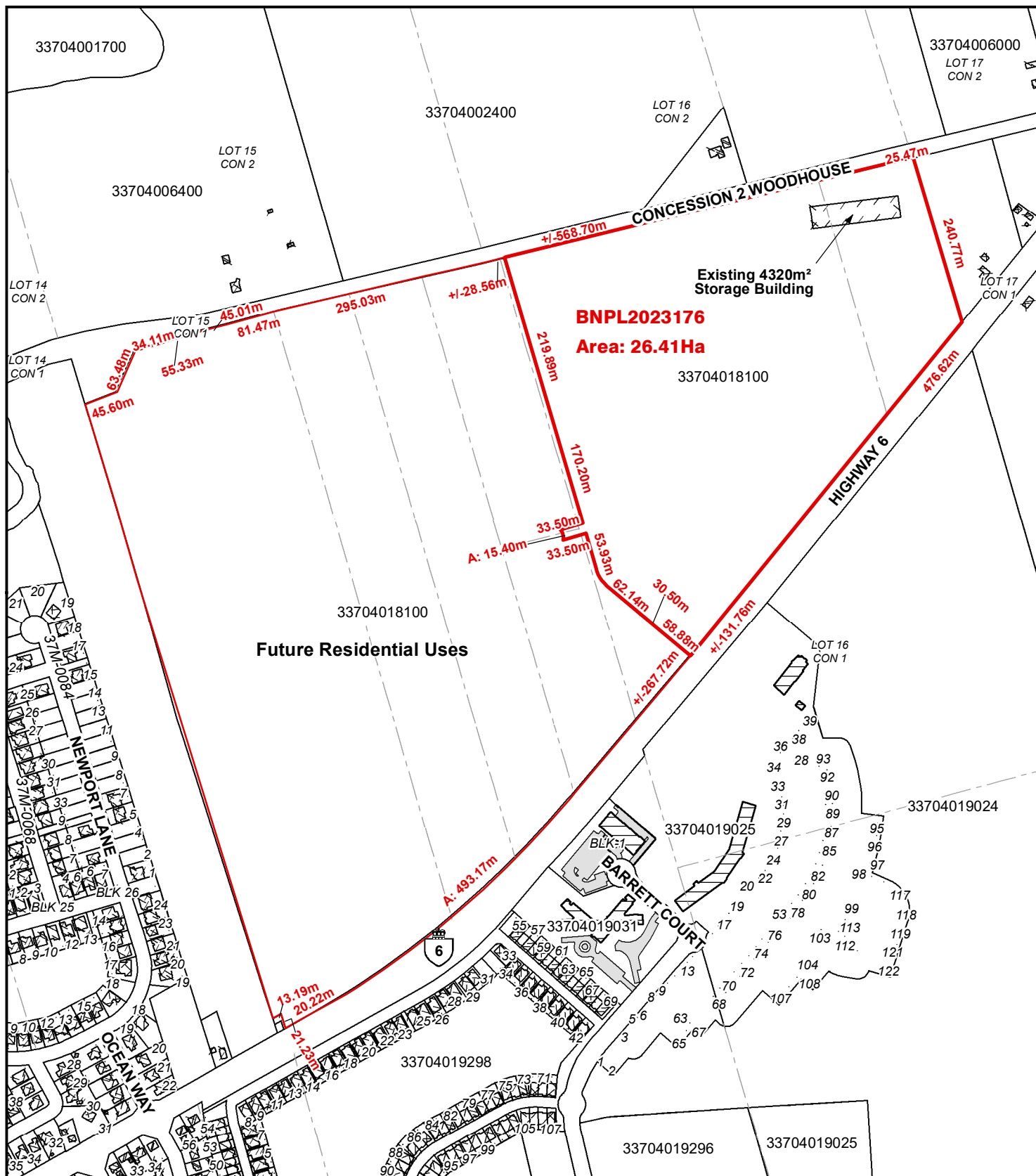
- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- CSC - Shopping Centre Commercial Zone
- CR - Rural Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R4 - Residential R4 Zone
- R5 - Residential R5 Zone

2/29/2024



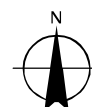
# CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



## Legend

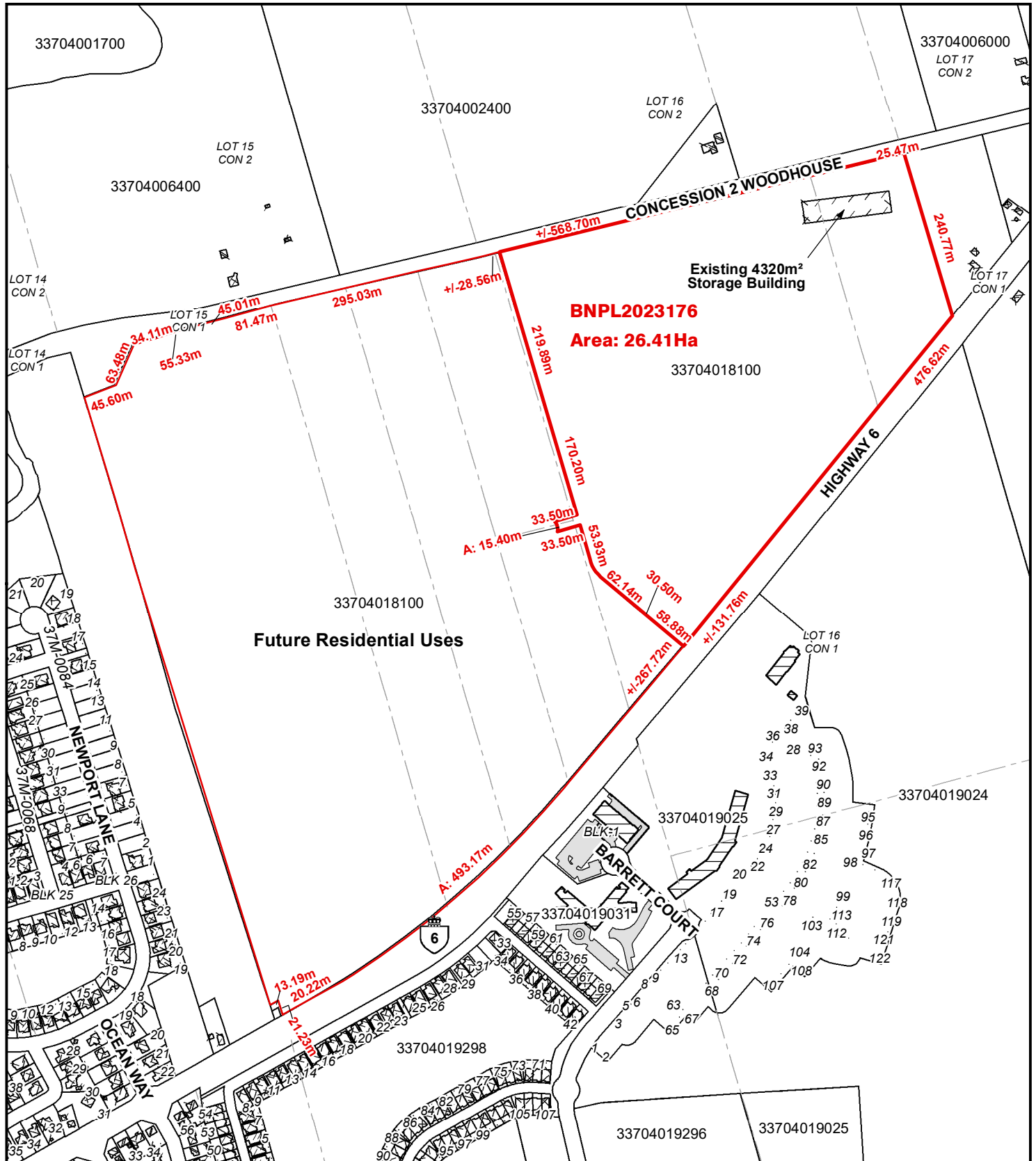
- Subject Lands
- Lands Owned



60 30 0 60 120 180 240 Meters

## CONCEPTUAL PLAN

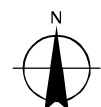
Geographic Township of WOODHOUSE



### Legend

- Subject Lands
- Lands Owned

2/29/2024



60 30 0 60 120 180 240 Meters