



## Pre-Submission Consultation Notes

**Document Date:** February 5, 2024

**Description of Proposal:** Re-zone from MR to A

**Property Location:** 151 Highway 6

**Roll Number:** 3310337030232000000

**Please read all the information in this document on the requirements for future development planning applications.** As a result of the information shared through this document dated February 5, 2024, the following applications and qualified professional documents/reports are required as part of a complete application. Please include all listed items with the application to ensure a complete application. The County reserves the right to change, reduce or add requirements for a complete application, particularly if the submission does not match the proposal as reviewed during the pre-submission consultation meeting.

Please note that various fees are associated with each application, and there are also costs for qualified professionals retained to complete various documents/reports. All requirements identified are minimum and determined as of the date of the pre-consultation meeting, with the information available at that time. As the proposal proceeds, more information is made public, additional applications, studies, reports, etc., may be required. The information in this document is applicable for a maximum of one (1) year from the date of distribution.

**Before you submit your application, please contact the assigned Planner to confirm submission requirements and the applicable fee. Fees will not be accepted until the submission has been reviewed and confirmed by the Planning Department.**

As part of a complete application, a signed version of these meeting notes is required.

Proponent / Agent Name	Signature	Date
Maria Kinkel		Feb 23, 2024
Bradley Pepper, Harold Pepper & Sons Ltd.		Feb 23/24

## Staff Comment List

Proponent	Maria Kinkel
Community Development – Planning and Agreement	Annette Helmig, Agreement and Development Coordinator Hanne Yager, Planner
Community Development – Building and Zoning	Scott Northcott, Senior Building Inspector Roxanne Lambrecht, Zoning Administrator
Environment & Infrastructure Services – Development Engineering	Annette Blazeiko, Engineering
Community Services – Fire	Katie Ballantyne, Community Safety Officer
Corporate Support Services – Accessibility	Sam McFarlane, Manager, Accessibility and Special Projects

**Privileged Information and Without Prejudice**

**Table of Contents**

**Table of Contents**

Pre-Submission Consultation Meeting Notes .....	1
Staff Comment List.....	2
Table of Contents .....	3
Proposal Summary: .....	4
List of Application Requirements* and General Comments .....	4
Planning Department .....	4
Planning Comments.....	5
Development Engineering .....	6
Agreements.....	6
Building .....	6
Corporate Support Services - Accessibility for Ontarians with Disabilities Act .....	7
Fire Department.....	8
Appendix A: Planning Reference Materials .....	9
Provincial Policy Statement, 2020.....	9
Norfolk County Official Plan .....	9
Norfolk County Zoning By-Law 1-Z-2014 .....	9
It is the responsibility of the proponent to review and ensure relevant Zoning By- law provisions are addressed in any future development application .....	9

**Privileged Information and Without Prejudice**

**Proposal Summary:**

Re-zone from Rural Industrial (MR) to Agricultural (A).

**List of Application Requirements\* and General Comments**

**Planning Department**

<b>Planning application(s) required to proceed</b>	<b>Required</b>
Official Plan Amendment Application	
Zoning By-law Amendment Application	X
Site Plan Application	
Draft Plan of Subdivision Application	
Draft Plan of Condominium Application	
Part Lot Control Application	
Consent / Severance Application	
Minor Variance Application	
Removal of Holding Application	
Temporary Use By-Law Application	
Other -	
<b>Planning requirements for a complete application</b>	<b>Required at OPA/ Zoning Stage</b>
The items below are to be submitted as part of the identified Planning Application(s).	
** electronic/PDF copies of all plans, studies and reports are required**	
Agricultural Impact Assessment	
Air Treatment Control Study	
Archeological Assessment	
Contaminated Site Study	
Dust, Noise and Vibration Study	
Elevation Plan	
Environmental Impact Study	
Geotechnical Study	
Heritage Impact Assessment	
Hydrogeological Study	
Landscaping Plan	
Market Impact Analysis	
Minimum Distance Separation Schedule	
MOE D-Series Guidelines Analysis	

**Privileged Information and Without Prejudice**

Neighbourhood Plan		
Odour Mitigation Plan		
Parking Assessment		
Planning Justification Report/Impact Analysis		
Photometrics (Lighting) Plan		
Record of Site Condition		
Restricted Land Use Screening Form		
Site Plan/Drawing	X	
Topographical Study		
Other – Articles of Incorporation	X	
<b>Additional Planning Requirements</b>		<b>Required</b>
Development Agreement		
Parkland Dedication/Cash-in-lieu of Parkland		

\* Any changes to a proposal may necessitate changes to Planning Department submission requirements. Reports and studies are subject to peer review.

Summary of Fees, Forms, and other information pertaining to the Planning process can be found by visiting <https://www.norfolkcounty.ca/government/planning/>

See Appendix A for additional information

**Planning Comments**

An application has been received to amend the zone on a parcel of lands subject of boundary adjustment application BNPL2022150 from Rural Industrial to Agricultural. The intent of the application is to satisfy a condition of approval of the previously mentioned severance.

The subject lands of BNPL2022150:

- Are currently and historically have been vacant.

The lands retained via BNPL2022150:

- is occupied by a landscape supply, soil and mulch establishment, single detached dwelling and accessory structures
- designated Agricultural
- zoned MR

The lands benefitting via BNPL2022150:

- is occupied by a single detached dwelling
- designated Agricultural
- zoned Agricultural
- have been the subject of ZNPL20213015 and BNPL2013016

As part of a complete application, staff require:

### **Privileged Information and Without Prejudice**

- A concept plan of the severance with dimensions and setbacks to the new proposed lot line of any accessory structures and buildings located on the lands to benefit and lands to be retained.
- Articles of Incorporation or equivalent which shows Bradley Pepper has the authority to sign on behalf of the corporation.

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007 (ESA), O. Reg. 242/08 & O. Reg. 830/21. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Environment, Conservation and Parks provides the service of responding to species at risk information requests and project screenings. The proponent is responsible for discussing the proposed activity and having their project screened with MECP (Ministry of Environment, Conservation and Parks).

Please be advised that it is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws, or other agency approvals.

### **Assigned Planner:**

Hannelore Yager, Planner  
Ext. 8095  
[Hannelore.yager@norfolkcounty.ca](mailto:Hannelore.yager@norfolkcounty.ca)

### **Development Engineering**

After reviewing the files, DevEng have no comments for the proposed zoning amendment.

Annette Blazeiko  
Engineering Student, Development  
[Annette.blazeiko@norfolkcounty.ca](mailto:Annette.blazeiko@norfolkcounty.ca)

### **Agreements**

No comments for this application.

Annette Helmig  
Agreement and Development Coordinator  
[Annette.Helmig@norfolkcounty.ca](mailto:Annette.Helmig@norfolkcounty.ca)

### **Building**

#### **Zoning Administrator:**

As long as a site sketch is present, which is usually a part of a complete application for the

**Privileged Information and Without Prejudice**  
zoning amendment I should be ok for review.

*Planning Comment:* Zoning staff have confirmed the RPlan submitted through BNPL2022150 is sufficient.

Roxanne Lambrecht  
Zoning Administrator  
Extension 1839  
[Roxanne.Lambrecht@norfolkcounty.ca](mailto:Roxanne.Lambrecht@norfolkcounty.ca)

**Building Inspector:**

The Building Department has no comments for required documents, plans or studies for a zoning amendment for the severed lands parcel.

Scott Northcott  
Senior Building  
Inspector  
[Scott.northcott@norfolkcounty.ca](mailto:Scott.northcott@norfolkcounty.ca)

**Corporate Support Services - Accessibility for Ontarians with Disabilities Act**

Nothing from Accessibility.

Sam McFarlane  
Manager, Accessibility and Special Projects  
Corporate Support Services  
519-426-5870 x. 8099 [Sam.McFarlane@norfolkcounty.ca](mailto:Sam.McFarlane@norfolkcounty.ca)

**Privileged Information and Without Prejudice**

**Fire Department**

Norfolk County Fire Department does not require anything further for this application.

Katie Ballantyne  
Community Safety Officer  
[Katie.Ballantyne@norfolkcounty.ca](mailto:Katie.Ballantyne@norfolkcounty.ca)

**Privileged Information and Without Prejudice**

**Appendix A: Planning Reference Materials**

Following is a summary of some land use planning reference materials. It is the requirement of the applicant to ensure compliance with applicable legislation, policies and regulations.

**Provincial Policy Statement, 2020**

<https://www.ontario.ca/page/provincial-policy-statement-2020>

**Norfolk County Official Plan**

<https://www.norfolkcounty.ca/government/planning/official-plan/>

Section 9.6.1 outlines requirements in relation to requests to amend the Official Plan.

Section 9.6.2 outlines requirements in relation to requests to amend the Zoning By-law.

**It is the responsibility of the proponent to review and ensure relevant Official Plan policies are addressed in any future development application.**

**Norfolk County Zoning By-Law 1-Z-2014**

<https://www.norfolkcounty.ca/government/planning/new-zoning-by-law/>

The provisions of the Norfolk County Zoning By-Law shall apply to all lands within the boundaries of Norfolk County. No land, building or structure shall be used, erected, or altered in whole or in part except in conformity with the provisions of this By-Law. No land, building or structure shall be used or occupied except for uses that are specifically identified in the By-Law as permitted uses by the relevant zoning category.

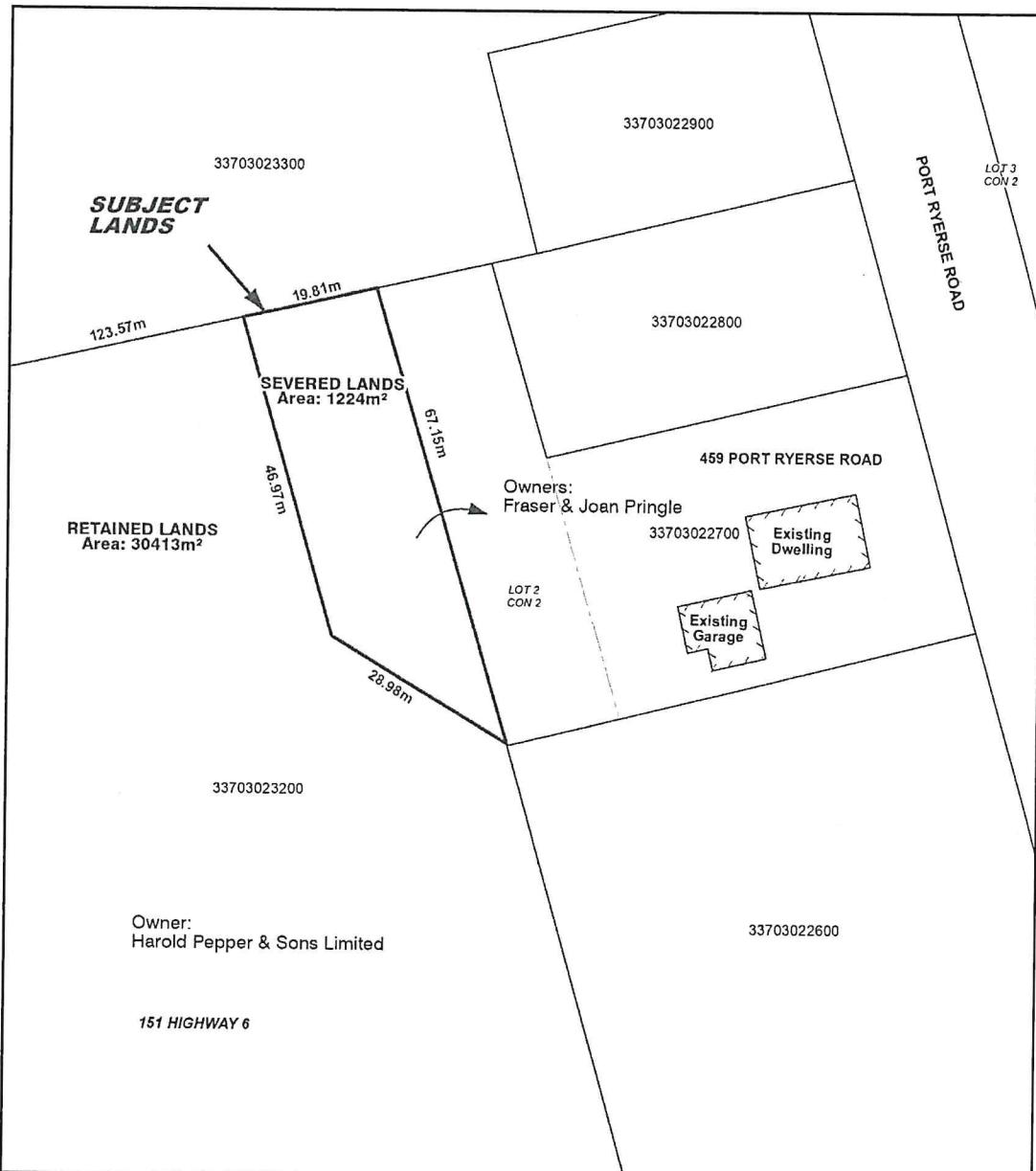
**It is the responsibility of the proponent to review and ensure relevant Zoning By- law provisions are addressed in any future development application**

**LOCATION OF LANDS AFFECTED**

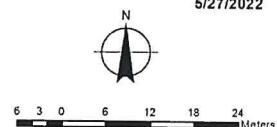
BNPL2022150

**CONCEPTUAL PLAN**

Geographic Township of WOODHOUSE

**Legend**

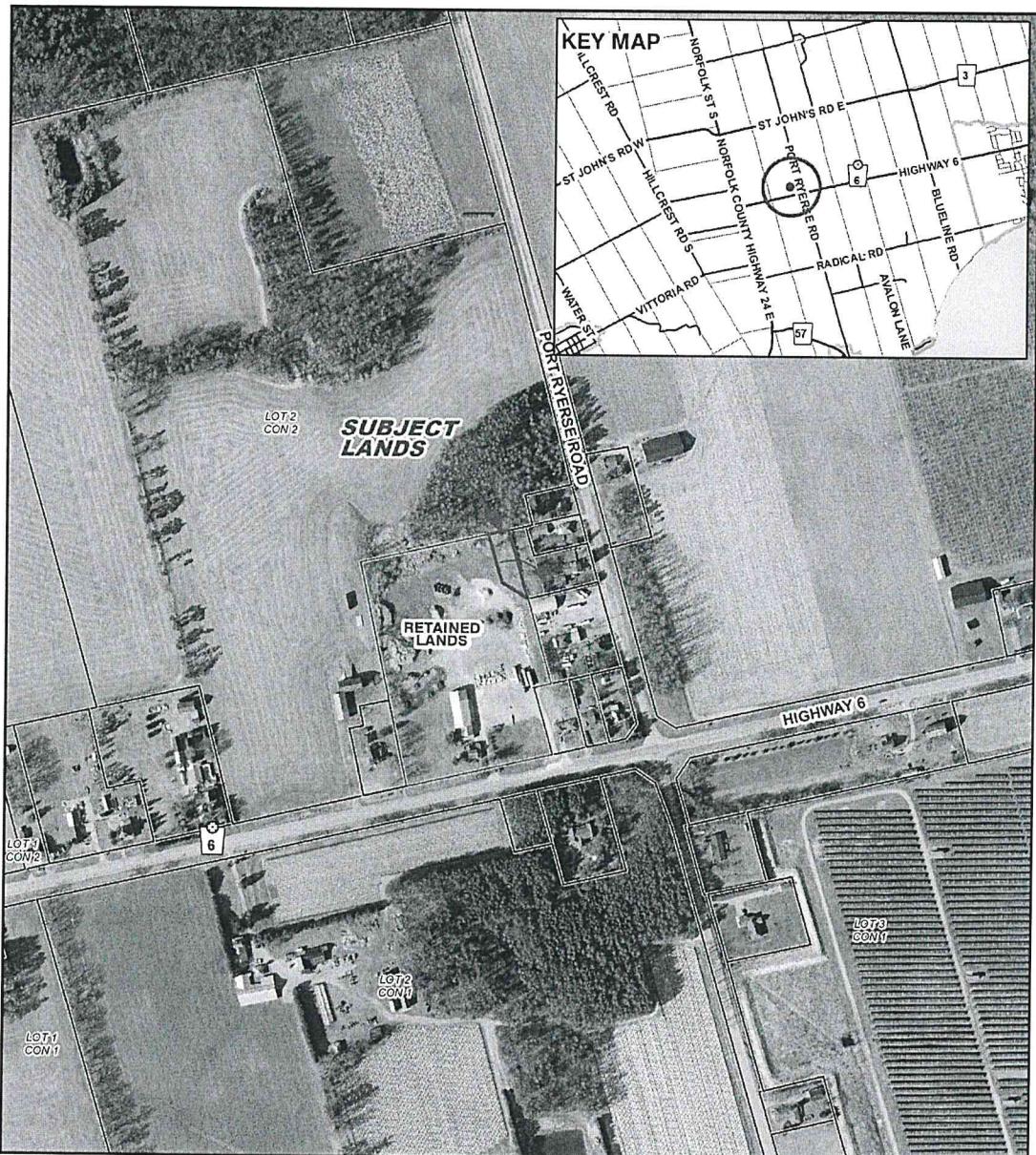
- Subject Lands
- Lands Owned



**MAP A****CONTEXT MAP**

Geographic Township of WOODHOUSE

BNPL2022150

**Legend**

Subject Lands  
 Lands Owned

2020 Air Photo

5/27/2022



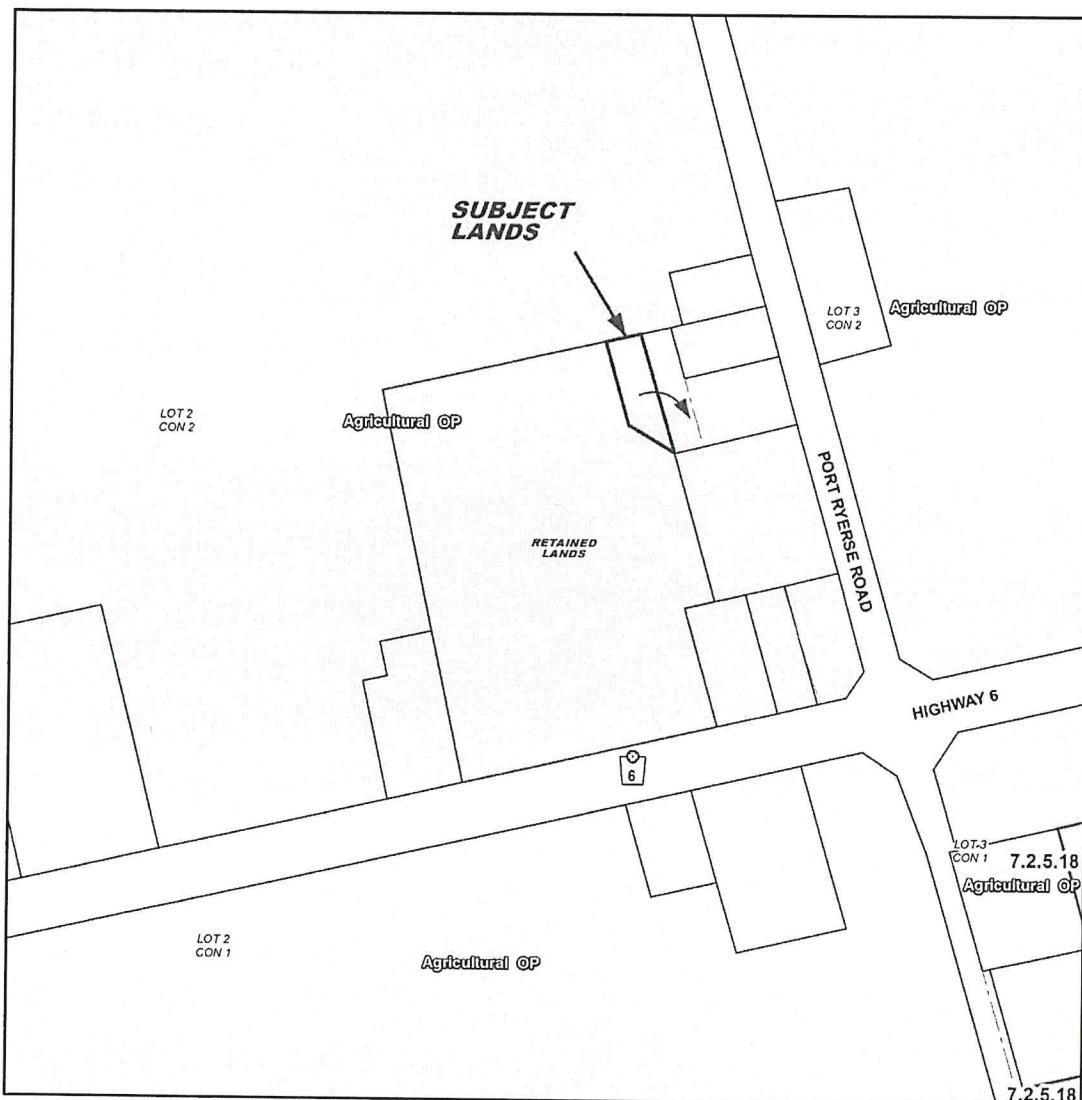
40 20 0 40 80 120 160  
Meters

**MAP B**

## OFFICIAL PLAN MAP

Geographic Township of WOODHOUSE

BNPL2022150



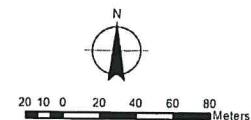
## Legend

## Official Plan Designations

5/27/2022

- Subject Lands
- Lands Owned

Agricultural

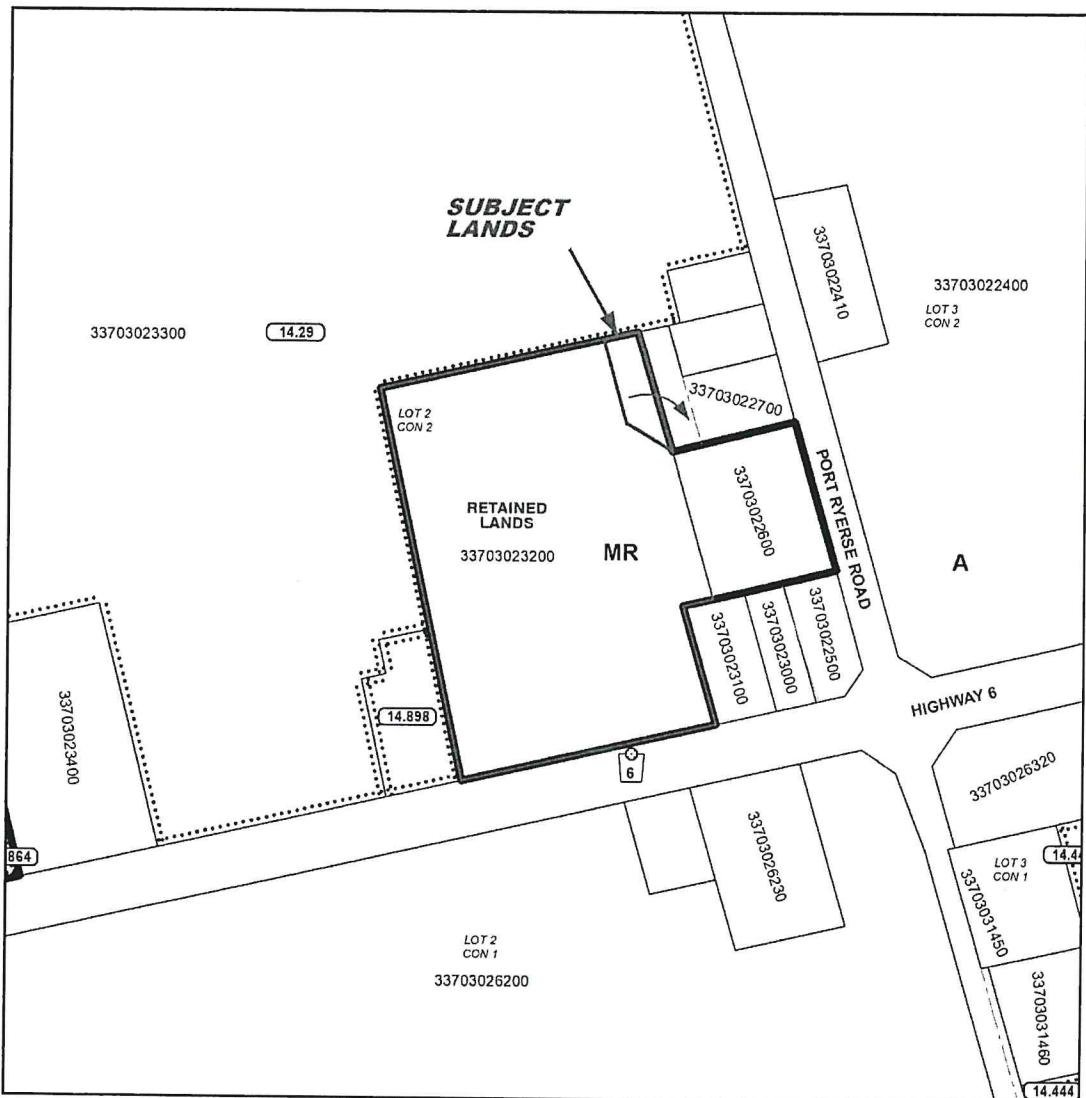


## MAP C

## ZONING BY-LAW MAP

ESTABLISHED 1871  
Geographic Township of WOODHOUSE

BNPL2022150



#### LEGEND

Subject Lands (H) - Holding  
 Lands Owned A - Agricultural Zone  
MR - Rural Industrial Zone

## ZONING BY-LAW 1-Z-2014

5/27/2022



20 10 0 20 40 60 80



December 12, 2023

Norfolk County  
185 Robinson Street, Suite 200  
Simcoe, Ontario  
N3Y 5L6



Attention: Sherry Mott, Secretary-Treasurer, Committee of Adjustments

**Re: Fraser Pringle  
WDH CON 2 PT LOT 2 (151 HWY 6, SIMCOE)  
BPNL2022150**

Please be advised that we act on behalf of Fraser Pringle.

Enclosed please find the following:

1. Zoning By-law Amendment Application;
2. Our firm's cheque in the amount of \$10,211.00 representing payment of the zoning amendment application fee.

Yours very truly,

**MHN LAWYERS LLP**

Maria Kinkel

MK/jr  
Encl.

**39 Colborne Street North Simcoe Ontario N3Y 3T8**

R. Paul Hosack~ Maria Kinkel~ Josh Herter  
Chris Nunn Peter Karsten~  
Jamie Pereira~ Emma Brown

~ Professional Corporation,

**[www.mhnlawyers.com](http://www.mhnlawyers.com)**

Phone: 519.426.6763

Fax: 519.426.2055

**For Office Use Only:**

File Number	ZNPL2024067	Public Notice Sign	
Related File Number	BNPL2022150	Application Fee	10,211.00 ✓pd
Pre-consultation Meeting		Conservation Authority Fee	
Application Submitted	December 12, 2023	Well & Septic Info Provided	
Complete Application		Planner	

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

- Official Plan Amendment
- Zoning By-Law Amendment
- Temporary Use By-law
- Draft Plan of Subdivision/Vacant Land Condominium
- Condominium Exemption
- Site Plan Application
- Extension of a Temporary Use By-law
- Part Lot Control
- Cash-in-Lieu of Parking
- Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Consent for Severance Application BNPL2022150 required rezoning of the severed parcel, being a parcel of land

having no frontage, an irregular width of 19.812 meters, and irregular depth of 67.14 meters and having an area of 1,224 square meters, from Rural Industrial Zone (MR) to Agricultural Zone (A)

**Property Assessment Roll Number:** 331033703023200000

#### A. Applicant Information

**Name of Owner** Harold Pepper & Sons Limited

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** 151 Highway 6

**Town and Postal Code** Simcoe ON N3Y4K2

**Phone Number** 519-426-2246

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Name of Applicant** \_\_\_\_\_

**Address** \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_

**Phone Number** \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Name of Agent** MHN Lawyers LLP Attn: Maria Kinkel

**Address** 39 Colborne St. N.

**Town and Postal Code** Simcoe ON N3Y 3T8

**Phone Number** 519-426-6763

**Cell Number** \_\_\_\_\_

**Email** kinkel@mhnlawyers.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 both owner and agent noted above.

Owner

Agent

Applicant

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

## B. Location, Legal Description and Property Information

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

Part Lot 2, Concession 2, Woodhouse, Part 1 37R1311; Save & Except Part 1 37R10567; Norfolk County

PIN 50209-0455(LT)

Municipal Civic Address: 151 Highway 6, Simcoe, Ontario

Present Official Plan Designation(s): Agricultural

Present Zoning: MR

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

Yes  No If yes, please specify corresponding number:

8-Z-2017

3. Present use of the subject lands:

landscaping business contractor's yard

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:

n/a

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

n/a

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:

n/a

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:

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

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9. Existing use of abutting properties:

residential and agricultural

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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:

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### C. Purpose of Development Application

**Note: Please complete all that apply.**

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

condition of severance application BNPL2022150

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

severed lands are being merged with lands that have agricultural zoning and need zoning to match.

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3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality?  Yes  No If yes, describe its effect:

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4. Does the requested amendment remove the subject land from an area of employment?  Yes  No If yes, describe its effect:

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5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?  
 Yes  No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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6. Description of land intended to be severed in metric units:

Frontage: 0  
Depth: 67.14 meters irregular  
Width: 19.812 meters irregular  
Lot Area: 1,224 square meters  
Present Use: grassed lands  
Proposed Use: grassed lands

Proposed final lot size (if boundary adjustment): 4,340 square meters

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 3310337030227000000

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Description of land intended to be retained in metric units:

Frontage: 141 meters  
Depth: 217 meters  
Width: 123 - 141 meters +/-  
Lot Area: 3.04 hectares  
Present Use: landscaping business contractor's yard  
Proposed Use: landscaping business contractor's yard

Buildings on retained land: house and barn

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

**9. Site Information***Existing  
Zoning***Proposed**Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	141 meters	141 m
Lot depth	217 meters	217 m
Lot width	141-143 m +/-	123 - 141 m +/-
Lot area	3.15 hectares	3.04 hectares
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

**10. Building Size**

Number of storeys	
Building height	
Total ground floor area	
Total gross floor area	
Total useable floor area	

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces	
Number of visitor parking spaces	
Number of accessible parking spaces	
Number of off street loading facilities	

12. Residential (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building?  Yes  No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building?  Yes  No

If yes, describe: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

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Seating Capacity (for assembly halls or similar): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required:  Yes  No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

Yes  No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

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15. Describe Recreational or Other Use(s) (if applicable)

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#### **D. 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):  
landscaping business contractors yard

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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:

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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. 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:

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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:

n/a

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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. 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 \_\_\_\_\_

**Wooded area**

On the subject lands or  within 500 meters – distance 0-180

**Municipal Landfill**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Floodplain**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active railway line**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Erosion**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

## F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water

Communal wells

Individual wells

Other (describe below)

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Sewage Treatment

Municipal sewers

Communal system

Septic tank and tile bed in good working order  Other (describe below)

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Storm Drainage

Storm sewers

Open ditches

Other (describe below)

2. Existing or proposed access to subject lands:

Municipal road

Provincial highway

Unopened road

Other (describe below)

Name of road/street: Highway 6 and Port Ryerse Road

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## G. Other Information

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

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

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.

Zoning amendment required before lapsing date for BNPL2022150

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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 properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan
- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Environmental Impact Study

- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Storm water Management Report
- Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- Plan of standard condominium (2 paper copies and 1 electronic copy)
- Draft condominium declaration
- Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

#### **J. 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.

#### **K. 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.

#### **L. 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 Signature



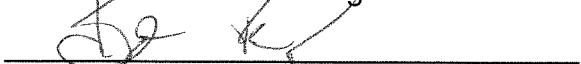
Date

#### **M. Owner's Authorization**

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

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

I/We authorize MHN Lawyers LLP 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.



Owner



Date

---

Owner

---

Date

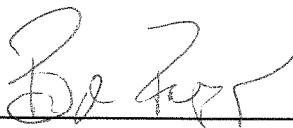
## N. Declaration

I, Bradley Pepper 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:

Norfolk County

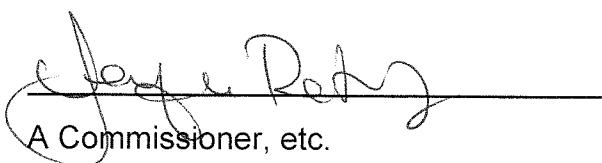


Owner/Applicant Signature

In the Province of Ontario

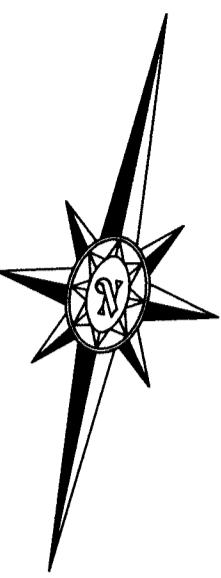
This 2<sup>nd</sup> day of June

A.D., 2023



Jennifer Ashley Rebray  
A Commissioner, etc.

Jennifer Ashley Rebray, a Commissioner, etc.,  
Province of Ontario, for MHN Lawyers LLP.  
Expires November 4, 2025.



LOT  
CONCESSION  
GEOGRAPHIC  
OF

*THE KING'S HIGHWAY NO. 6*  
(FORMERLY THE KING'S HIGHWAY NO. 24)  
(AS ENTHRONED BY REGISTERED PLAN 202)

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF NOVEMBER, 2021.

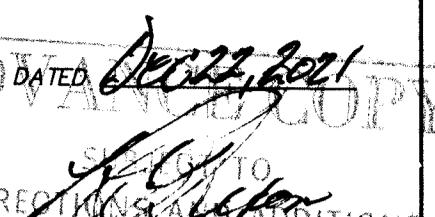
DATED: DECEMBER 21 2022

*R. C. Dixon*  
R. C. DIXON, O.L.S.  
PER JEWITT AND DIXON L.

LE

<u>LEGEND</u>		<u>MEASURED</u>	
2.5cm X 2.5cm X 1.2m	STANDARD	IRON BARS	SHOWN <input type="checkbox"/> SIB
1.6cm X 1.6cm X 0.6m		IRON BARS	SHOWN <input type="checkbox"/> IB
1.6cm ROUND X 0.6m		IRON BARS	SHOWN <input type="checkbox"/> IB Ø
LOT LINES	SHOWN	-----	-----
DEED LINES	SHOWN	-----	-----
FENCE LINES	SHOWN	-X-X-X-X-	-X-X-
CENTRE LINES	SHOWN	-----	-----
ROAD LINES	SHOWN	-----	-----
FOUND IRON BARS	SHOWN	<input checked="" type="checkbox"/> PLANTED IRON BARS	SHOWN <input type="checkbox"/>
		JEWITT AND DIXON LTD.	
		CONCRETE MONUMENT	
		MINISTRY OF TRANSPORTATION & COMMUNICATIONS	
		WITNESS MONUMENT	
		ORIGIN UNKNOWN	
		PLAN 37R-10567	
		PLAN 37R-1311	
		PLAN 37R-10875	
		REGISTERED PLAN R-25	

SHOWN	(M)
SHOWN	(S)
SHOWN	(700)
SHOWN	(CM)
SHOWN	(MTC)
SHOWN	(WIT)
SHOWN	(OU)
SHOWN	(P1)
SHOWN	(P2)
SHOWN	(P3)
SHOWN	(P4)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		<b>PLAN 37R-</b> _____		
 <p>DATED <u>DEC 22, 2021</u></p> <p>SHOWN TO CORRECTIONS AND ADDITIONS</p> <p>R.C. DIXON ONTARIO LAND SURVEYOR</p>		RECEIVED AND DEPOSITED		
		DATED _____		
<p>REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)</p>				
<b>SCHEDULE</b>				
PART	PART LOT	CONCESSION	PIN	AREA
1	PART OF LOT 2	2	PART OF PIN 50209-0455 (LT)	1124 SQ.M. 0.1124 ha.
PART 1 COMPRISSES PART OF PIN 50209-0455 (LT)				

**PLAN OF SURVEY  
OF PART OF  
LOT 2  
CONCESSION 2  
FORMERLY IN THE GEOGRAPHIC  
TOWNSHIP OF WOODHOUSE)  
IN  
NORFOLK COUNTY**

**NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CONVERTED TO FEET BY DIVIDING BY 0.3048.  
  
DISTANCES ARE GRID AND WERE FROM SIMULTANEOUS GPS  
TRIANGULATION ON MONUMENTS A TO B HEREON HAVING A  
GRID BEARING OF N15°31'15"E, UTM ZONE 17, (81° WEST LONGITUDE)  
(CSR) (2010)  
  
CONVERT (P2) BEARINGS TO GRID BEARING  
00°30'12" TO THE NORTHWEST BEARINGS  
TRACT 00°30'12" FROM THE NORTHEAST BEARINGS  
  
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND  
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY  
546

<p>D REFERENCE POINTS (ORPs): DERIVED FROM GPS OBSERVATIONS USING THE          NAD83 (CSRS) (2010)          NET NETWORK UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010)          COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF O.REG. 216/10</p>		
<i>ID</i>	<i>NORTHING</i>	<i>EASTING</i>
A	15543115.737	1836115.241
B	15543589.003	1835979.319

COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

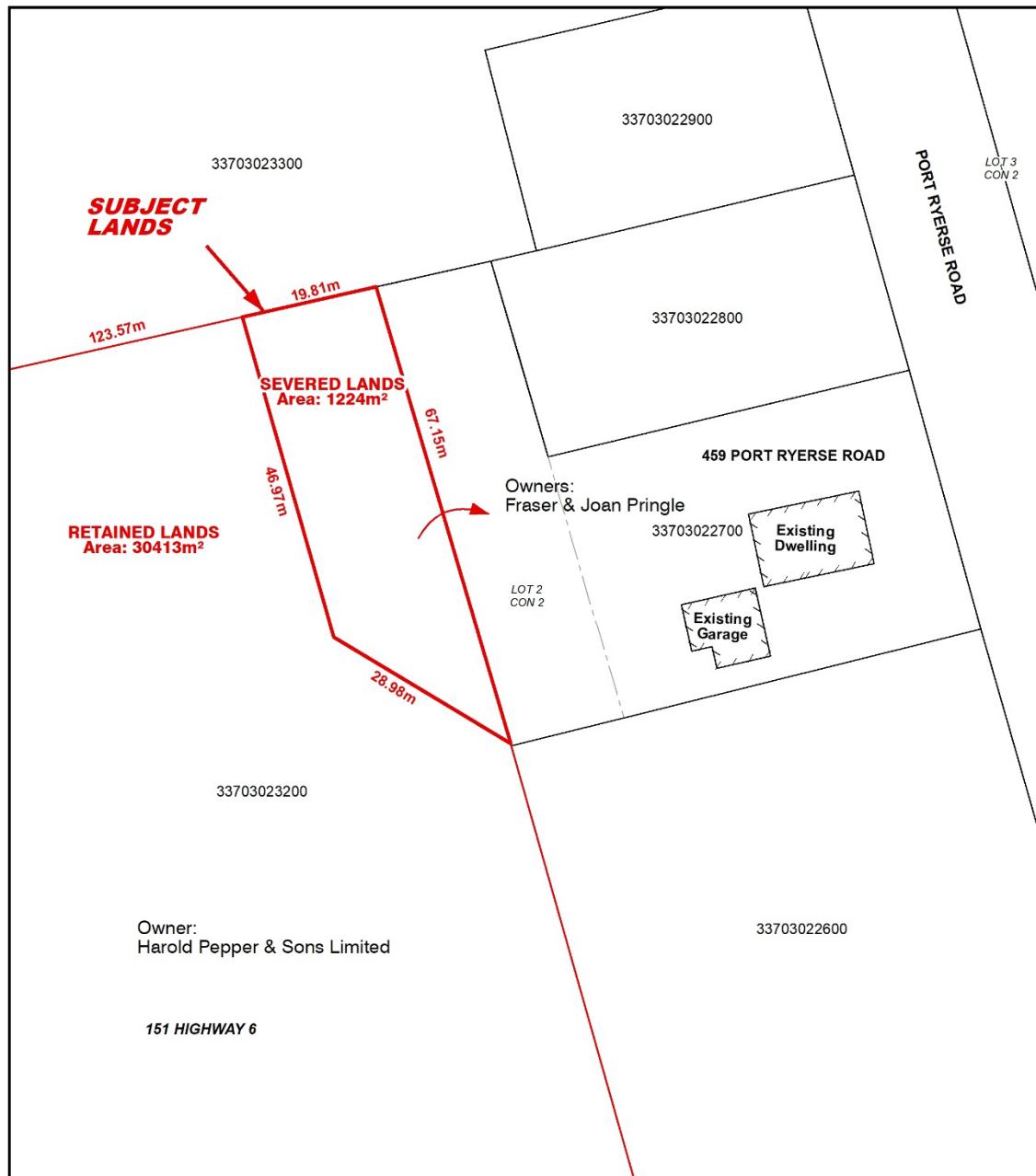
<b>WITT AND DIXON LTD.</b>	<b>—</b>	<b>J.P.H.</b>
<b>BOOK</b>	<b>—</b>	<b>LL</b>
<b>CALC.</b>	<b>—</b>	<b>W.J.S.</b>
<b>PLAN</b>	<b>—</b>	<b>W.J.S.</b>
<b>CHECK</b>	<b>—</b>	<b>K.S.H.</b>
<b>CLIENT</b>	<b>—</b>	<b>PRINGLE</b>
<b>PROJECT No.</b> — <b>21-3246</b>		
<b>21-3246-RR</b>		

**LOCATION OF LANDS AFFECTED**

BNPL2022150

**CONCEPTUAL PLAN**

Geographic Township of WOODHOUSE

**Legend**

- Subject Lands
- Lands Owned

5/27/2022

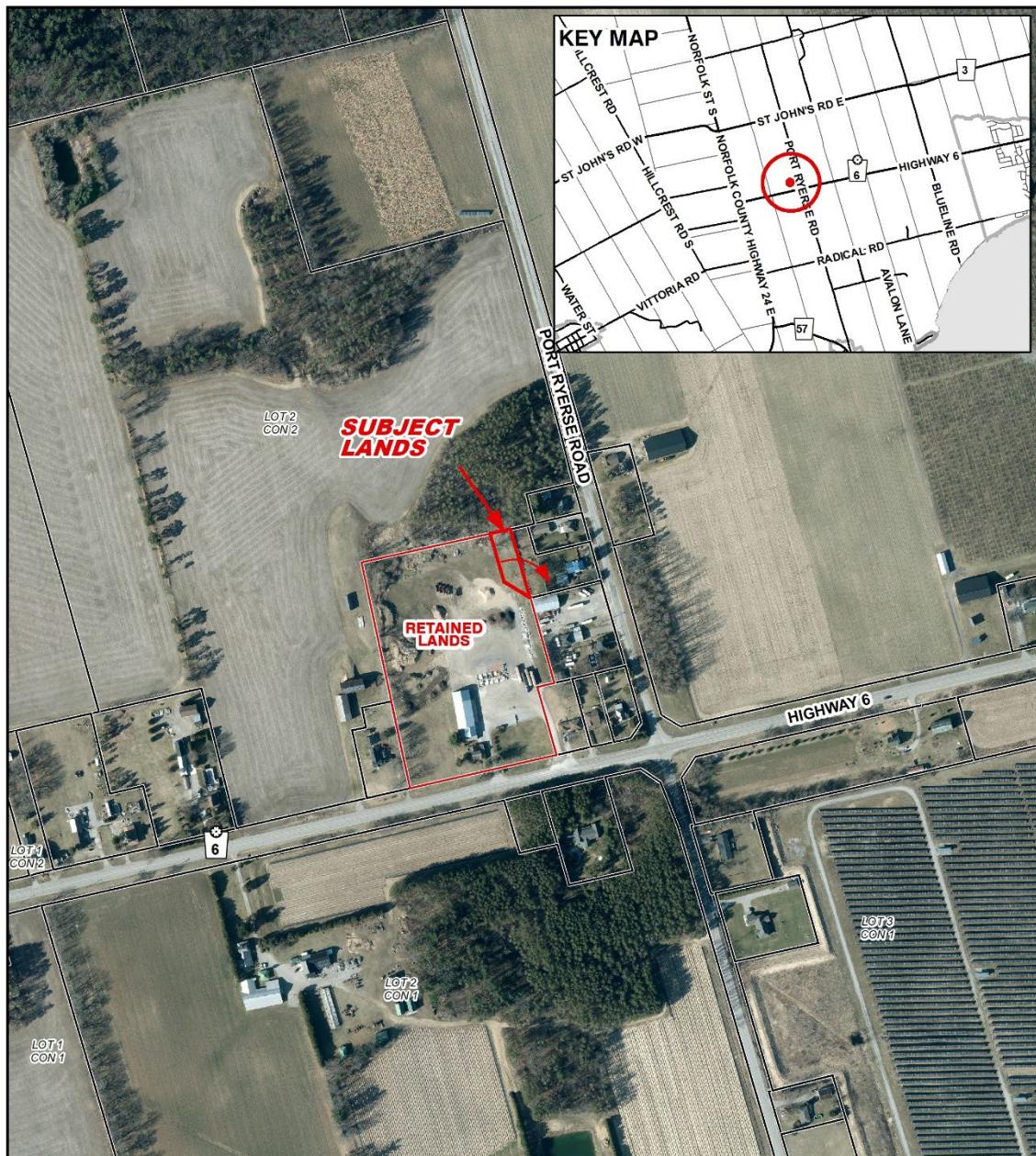


6 3 0 6 12 18 24 Meters

**MAP A****CONTEXT MAP**

Geographic Township of WOODHOUSE

BNPL2022150

**Legend**

Subject Lands

Lands Owned

2020 Air Photo

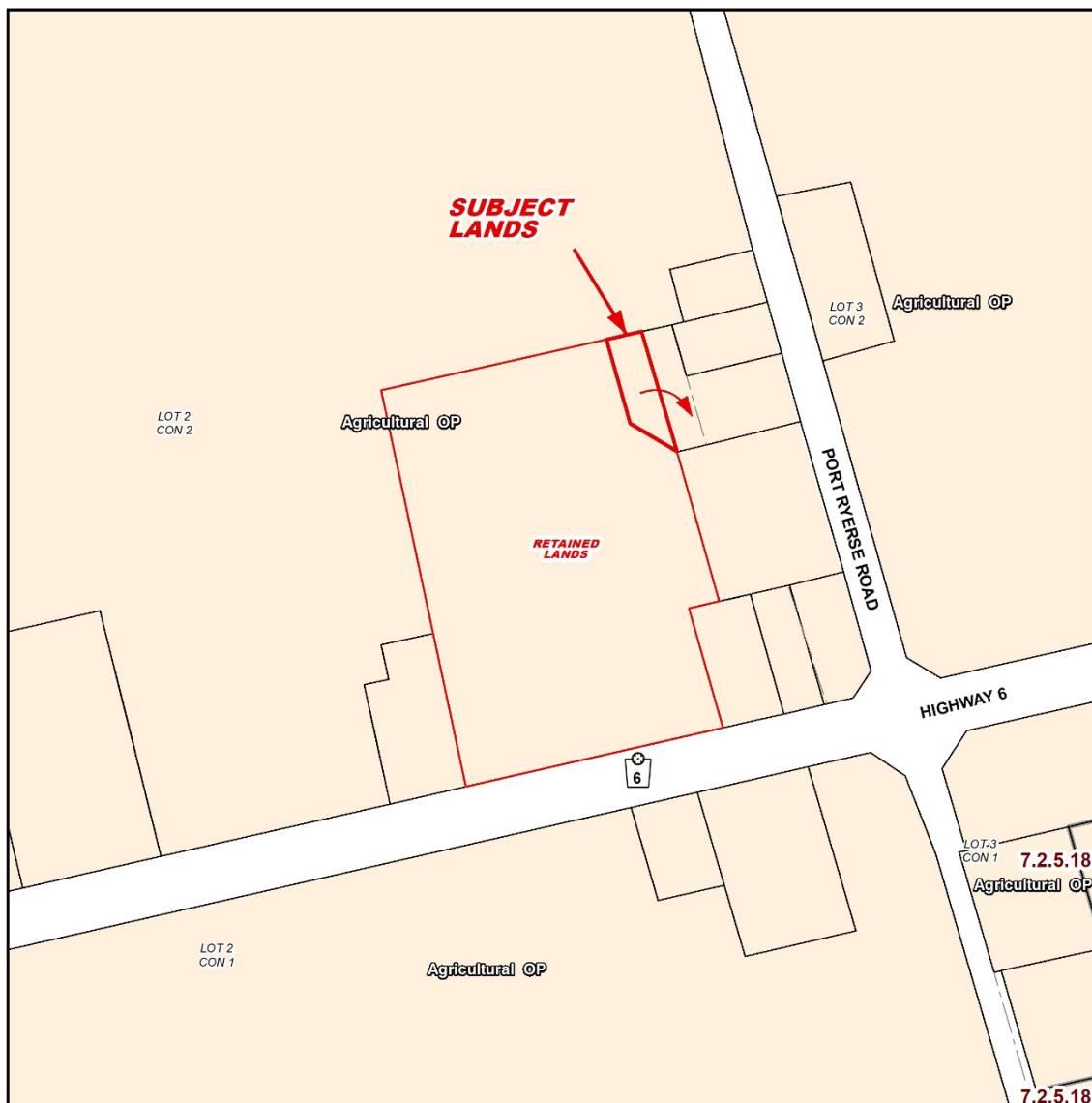


40 20 0 40 80 120 160  
Meters

**MAP B****OFFICIAL PLAN MAP**

Geographic Township of WOODHOUSE

BNPL2022150

**Legend**

- Subject Lands
- Lands Owned

**Official Plan Designations** Agricultural

5/27/2022



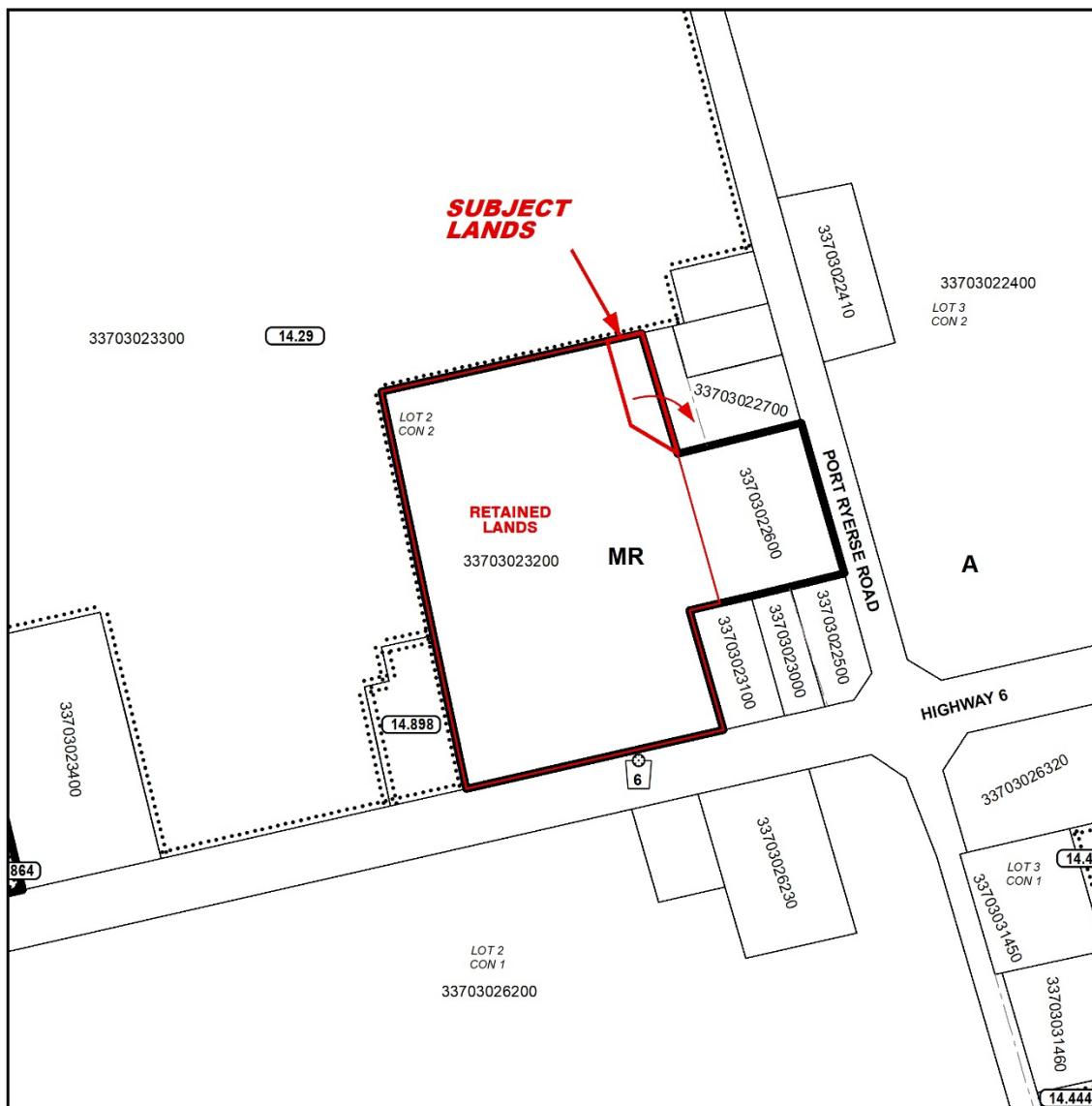
20 10 0 20 40 60 80 Meters

## MAP C

## ZONING BY-LAW MAP

## Geographic Township of WOODHOUSE

BNPL2022150

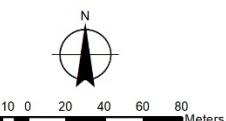


## LEGEND

Subject Lands (H) - Holding  
 Lands Owned A - Agricultural Zone  
MR - Rural Industrial Zone

ZONING BY-LAW 1-Z-2014

5/27/2022





For Ministry Use Only  
À l'usage exclusif du ministère  
Ministry of  
Consumer and  
Ontario Business Services  
**CERTIFICATE**  
This is to certify that these articles  
are effective on

Ministère des Services  
aux consommateurs  
et aux entreprises  
**CERTIFICAT**  
Ce certifie que les présentes statuts  
entrent en vigueur le

Ontario Corporation Number  
Numéro de la société en Ontario

**1683669**

**JANUARY 01 JANVIER, 2006**

*John A. Pepper*

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

**ARTICLES OF AMALGAMATION**  
**STATUTS DE FUSION**

Form 4  
Business  
Corporations  
Act

Formule 4  
Loi sur les  
sociétés par  
actions

1. The name of the amalgamated corporation is: (Set out in BLOCK CAPITAL LETTERS)  
*Dénomination sociale de la société issue de la fusion* (écrire en LETTRES MAJUSCULES SEULEMENT):

H	A	R	O	L	D	P	E	P	P	E	R	&	S	O	N	S	L	I	M	I	T	E	D

2. The address of the registered office is:  
*Adresse du siège social :*

R.R.# 3

(Street & Number or R.R. Number & if Multi-Office Building give Room No.)  
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit d'un édifice à bureaux, numéro du bureau)

Simcoe

Ontario

N3Y4K2

(Postal Code /  
Code postal)

(Name of Municipality or Post Office)  
(Nom de la municipalité ou du bureau de poste)

3. Number of directors is/are: or **minimum and maximum** number of directors is/are:  
*Nombre d'administrateurs :* ou **minimum et maximum** d'administrateurs :  
Number or **minimum and maximum**  
Nombre ou **minimum et maximum**

--

1	10
---	----

4. The director(s) is/are:

*Administrateur(s) :*

First name, middle names  
and surname

*Prénom, autres prénoms et nom  
de famille*

Address for service, giving Street & No. or R.R. No.,  
Municipality, Province, Country and Postal Code  
*Domicile élu, y compris la rue et le numéro ou le  
numéro de la R.R., le nom de la municipalité, la  
province, le pays et le code postal*

Resident Canadian  
State 'Yes' or 'No'  
*Résident canadien  
Oui/Non*

James A. Pepper

R.R.# 3, Simcoe, Ontario, N3Y 4K2

Yes

Robert Pepper

128 Brown Street, Port Dover, Ontario,  
N0A 1N7

Yes

Bradley Pepper

51 Ordnance Street, Turkey Point, Ontario,  
N0E 1T0

Yes

5. Check A or B  
*Cocher A ou B*



A) The amalgamation agreement has been duly adopted by the shareholders of each of the amalgamating corporations as required by subsection 176 (4) of the *Business Corporations Act* on the date set out below.

A) *Les actionnaires de chaque société qui fusionne ont dûment adopté la convention de fusion conformément au paragraphe 176(4) de la Loi sur les sociétés par actions à la date mentionnée ci-dessous.*

or  
*ou*



B) The amalgamation has been approved by the directors of each amalgamating corporation by a resolution as required by section 177 of the *Business Corporations Act* on the date set out below.

B) *Les administrateurs de chaque société qui fusionne ont approuvé la fusion par voie de résolution conformément à l'article 177 de la Loi sur les sociétés par actions à la date mentionnée ci-dessous.*

The articles of amalgamation in substance contain the provisions of the articles of incorporation of  
*Les statuts de fusion reprennent essentiellement les dispositions des statuts constitutifs de*

and are more particularly set out in these articles.  
*et sont énoncés textuellement aux présents statuts.*

Names of amalgamating corporations <i>Dénomination sociale des sociétés qui fusionnent</i>	Ontario Corporation Number <i>Numéro de la société en Ontario</i>	Date of Adoption/Approval <i>Date d'adoption ou d'approbation</i> Year / année Month / mois Day / jour
Harold Pepper & Sons Limited	103908	Dec. 19, 2005
1053152 Ontario Inc.	1053152	Dec. 19, 2005

6. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.  
*Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la société.*

No restrictions

7. The classes and any maximum number of shares that the corporation is authorized to issue:  
*Catégories et nombre maximal, s'il y a lieu, d'actions que la société est autorisée à émettre :*

- (a) an unlimited number of Common Shares without par value;
- (b) an unlimited number of redeemable, retractable, voting Class "A" Special Shares without par value and discretionary dividends; redeemable and retractable for \$100.00 each;
- (c) an unlimited number of non voting Class "B" Special Shares without par value and discretionary dividend, redeemable and retractable for \$100.00 each.

8. 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, priviléges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions qui peut être émise en série :*

The rights, privileges, restrictions and conditions attaching to the Special Shares are as follows:

(a) The holders shall be entitled to receive, and the Corporation shall pay thereon, 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, non cumulative cash dividends. Cheques of the Corporation payable at par at any branch of the Corporation's Bankers in Canada shall be issued in respect of such dividends, and payment thereof shall satisfy such dividend declared. The Board of Directors shall be entitled from time to time to declare part of said dividends for any financial year notwithstanding that such dividends for such financial year shall not be declared in full. If within four months after the expiration of any financial year of the Corporation the Board of Directors in its discretion shall not have declared the said dividends or any part thereof on the Class "A" or Class "B" Special Shares, then the rights of the holders of said Special Shares to such dividends or any undeclared part thereof for such financial year shall be forever extinguished. The holders of the Special Shares shall not be entitled to any dividends other than or in excess of the dividends hereinbefore provided for;

(b) The holders of the Class "A" Special Shares shall be entitled to receive notice of or to attend any meeting of the shareholders of the Corporation, and to cast a vote thereat in respect of each Class "A" Special Share held.

(c) The Corporation may, subject to the requirements of the Act, upon the giving of such notice, if any, and the following of such procedures as the directors may determine from time to time, redeem at any time the whole or any part of the then outstanding Class "A" or Class "B" Special Shares, either on a pro rata basis or otherwise, on payment of an amount for each share to be redeemed equal to \$100.00 plus all declared and unpaid non-cumulative cash dividends thereon, the whole constituting and being hereinafter referred to as the "Redemption Amount";

(d) On or after the date specified for redemption, the Corporation shall pay or cause to be paid to or to the order of the registered holders of the Class "A" Special Shares or the Class "B" Special Shares to be redeemed the Redemption Amount thereof on presentation and surrender at the registered office of the Corporation of any other place designated by the Corporation in the notice of redemption, or the certificates representing the Special Shares called for redemption. Such Special Shares shall thereupon be redeemed. If less than all the Class "A" or Class "B" Special Shares represented by any certificate are redeemed, the holder shall be entitled to receive a new certificate for that number of Special Shares represented by the original certificate which are not redeemed. From and after the date specified for redemption, the holders of the Class "A" or Class

"B" Special Shares called for redemption shall cease to be entitled to dividends and in the case of Class "A" Special Shares, shall not be entitled to exercise voting rights. Nor shall holders of any Special Shares called for redemption be entitled to any rights of shareholders in respect thereof unless payment of the Redemption Amount shall not be made upon presentation of the certificate in accordance with the foregoing provision, in which case all rights of the holders shall remain unaffected.

(e) Any holder of Special Shares shall be entitled to require the Corporation to redeem, subject to the requirements of the Act, at any time or times, all or any of the Special Shares registered in the name of such holder on the books of the Corporation, by tendering to the Corporation at the registered office of the Corporation, a share certificate or certificates representing the Class "A" or Class "B" Special Shares which the registered holder desires to have the Corporation redeem, together with a notice in writing specifying:

- (i) that the registered holder desires to have the Class "A" or Class "B" Special Shares represented by such certificate or certificates redeemed by the Corporation, and
- (ii) the business day ("Retraction Date" on which the holder desires to have the Corporation redeem such shares. The Retraction Date shall not be less than thirty (30) days after the date on which the notice in writing is given to the Corporation, without the consent of the Corporation.

Upon receipt of a share certificate or certificates representing the Class "A" or Class "B" Special Shares which the registered holder desires the Corporation to redeem, together with such notice, the Corporation shall, on the Retraction Date, redeem such Class "A" or Class "B" Special Shares by paying to such registered holder the Redemption Amount for each such share being redeemed. Such payment shall be made by a cheque payable at par at any branch of the Corporation's Bankers for the time being in Canada. If less than all the Special Shares represented by any certificate are redeemed, the holder shall be entitled to receive a new certificate for that number of Special Shares represented by the original certificate or certificates which are not redeemed. Said shares shall be redeemed on the Retraction Date; and from and after the Retraction Date the holder of such shares shall cease to be entitled to dividends and shall not be entitled to exercise any of the rights of holders of Class "A" or Class "B" Special Shares in respect thereof unless payment of the Redemption Amount is not made on the Retraction Date, in which event the rights of the holders of such Special Shares shall remain unaffected.

9. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:  
*L'émission, le transfert ou la propriété d'actions est/est pas restreint. Les restrictions, s'il y a lieu, sont les suivantes :*

The transfer of shares of the Corporation shall be restricted in that no shareholder shall be entitled to transfer any share or shares without either:

- (a) the approval of the directors of the Corporation expressed by a Resolution passed at a meeting of the Board of Directors, or by an instrument or instruments in writing, signed by a majority of the directors; or
- (b) the approval of the holders of at least a majority of the shares of the Corporation entitling the holders thereof to vote in all circumstances (other than a separate class note of the holders of another class of shares of the Corporation) for the time being outstanding, expressed by a Resolution passed at a meeting of the holders of such shares, or by an Instrument or Instruments in writing, signed by the holders of a majority of such shares.

10. Other provisions, (if any):  
*Autres dispositions, s'il y a lieu :*

- (a) The number of shareholders, exclusive of persons who are in the employ of the Corporation, and exclusive of the persons who, having been formerly in the employment of the Corporation, were, while in that employment, and have continued after the termination of that employment, to be shareholders of the Corporation, is limited to not more than fifty, two or more persons who are joint registered owners of one or more shares being counted as one shareholder; and
- (b) Any invitation to the public to subscribe for securities of the Corporation is prohibited.

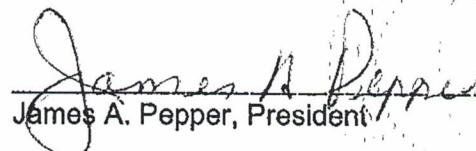
11. The statements required by subsection 178(2) of the *Business Corporations Act* are attached as Schedule "A".  
*Les déclarations exigées aux termes du paragraphe 178(2) de la Loi sur les sociétés par actions constituent l'annexe A.*

12. A copy of the amalgamation agreement or directors' resolutions (as the case may be) is/are attached as Schedule "B".  
*Une copie de la convention de fusion ou les résolutions des administrateurs (selon le cas) constitue(nt) l'annexe B.*

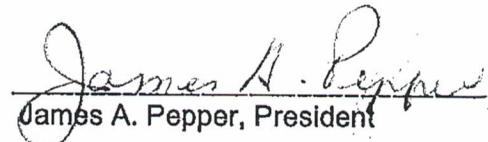
These articles are signed in duplicate.  
*Les présents statuts sont signés en double exemplaire.*

Names of the amalgamating corporations and signatures and descriptions of office of their proper officers.  
*Dénomination sociale des sociétés qui fusionnent, signature et fonction de leurs dirigeants régulièrement désignés.*

HAROLD PEPPER & SONS LIMITED

  
James A. Pepper, President

1053152 ONTARIO INC.

  
James A. Pepper, President

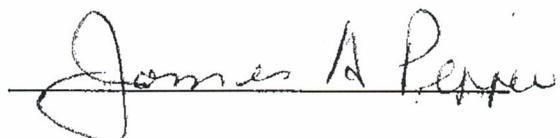
**SCHEDULE "A"**

**STATEMENT OF DIRECTOR OR OFFICER  
PURSUANT TO SUBSECTION 178(2) OF  
THE BUSINESS CORPORATIONS ACT**

I, JAMES A. PEPPER, of Norfolk County, hereby state that:

1. This Statement is made pursuant to subsection 178(2) of the Business Corporations Act (the "Act").
2. I am the President and a Director of Harold Pepper & Sons Limited and as such have knowledge of its affairs.
3. I am the President and a Director of 1053152 Ontario Inc. and as such have knowledge of its affairs.
4. I have conducted such examinations of the books and records of Harold Pepper & Sons Limited and 1053512 Ontario Inc. (the "Amalgamating Corporations") as are necessary to enable me to make the statements hereinafter set forth.
5. There are reasonable grounds for believing that:
  - (i) each of the Amalgamating Corporations is and the corporation to be formed by their amalgamation will be able to pay its liabilities as they become due; and
  - (ii) the realizable value of such amalgamated corporation's assets will not be less than the aggregate of its liabilities and stated capital of all classes.
6. There are reasonable grounds for believing that no creditor of either of the Amalgamating Corporations will be prejudiced by the amalgamation.

THIS STATEMENT made this 19<sup>th</sup> day of December, 2005.



**SCHE**DULE "B"

THIS Amalgamation Agreement entered into this 19<sup>th</sup> day of December, 2005.

BETWEEN:

**1053152 ONTARIO INC.**  
Ontario Corporation 1053152

(hereinafter called "1053152")

OF THE FIRST PART

and

**HAROLD PEPPER & SONS LIMITED**  
Ontario Corporation 1248337

(hereinafter called "HAROLD PEPPER & SONS")

OF THE SECOND PART

WHEREAS 1053152 Ontario Inc. was incorporated under the Business Corporations Act (Ontario) (the "Act") by Certificate of Incorporation dated December 24, 1993.

AND WHEREAS Harold Pepper & Sons Limited was incorporated by Letters Patent dated December 30, 1959.

AND WHEREAS 1053152 and Harold Pepper & Sons acting under the authority contained in the Act have agreed to amalgamate upon the terms and conditions hereinafter set out.

AND WHEREAS 1053152 and Harold Pepper & Sons have each made full disclosure to the other of all their respective assets and liabilities.

AND WHEREAS it is desirable that the said amalgamation should be effected.

NOW THEREFORE the parties hereto have agreed as follows:

(1) In this Agreement the expression "Amalgamated Corporation" means the corporation continuing from the amalgamation of 1053152 and Harold Pepper & Sons, the parties hereto.

(2) 1053152 and Harold Pepper & Sons do hereby agree to amalgamate under the provisions of Section 174 of the Act to continue as one corporation upon and subject to the terms and conditions hereinafter set out.

(3) The name of the Amalgamated Corporation shall be Harold Pepper & Sons Limited.

(4) The registered office of the Amalgamated Corporation shall be at Norfolk County, in the Province of Ontario. The address of the registered office shall be R.R.# 3, Simcoe, Ontario, N3Y 4K2.

(5) The classes of Shares that the Amalgamated Corporation is authorized to issue are:

(a) an unlimited number of Common Shares (the Common Shares) without par value;

(b) an unlimited number of voting Class "A" Special Shares;

(c) an unlimited number of non voting Class "B" Special Shares.

(6) The rights, privileges, restrictions and conditions attaching to each class of share that the Amalgamated Corporation is authorized to issue are set forth in the Articles of Amalgamation attached hereto.

(7) The minimum number of Directors of the Amalgamated Corporation shall be 1 and the maximum number of Directors shall be 10.

(8) There shall be no restrictions on the business which the Amalgamated Corporation is authorized to carry on or on the powers that the Amalgamated Corporation may exercise.

(9) The Board of Directors of the Amalgamated Corporation may, from time to time, in such amounts and on such terms as it deems expedient charge, mortgage, hypothecate or pledge all or any of the currently owned or subsequently acquired real or personal, moveable or immoveable, property of the Amalgamated Corporation, including book debts, rights, powers, franchises and undertaking, to secure any debt obligations or any money borrowed, or other debt or liability of the Amalgamated Corporation. The Board of Directors may from time to time delegate to such one or more of the Directors and Officers of the Amalgamated Corporation as may be designated by the board all or any of the powers conferred on the board above to such extent and in such manner as the board shall determine at the time of each such delegation.

(10) The first Directors of the Amalgamated Corporation shall be the persons whose names and addresses are set out below, who shall hold office until the first annual meeting of the Amalgamated Corporation, or until their successors are elected or appointed.

James A. Pepper, R.R.# 3, Simcoe, Ontario, N3Y 4K2

Robert Pepper, 128 Brown Street, Port Dover, Ontario, N0A 1N7

Bradley Pepper, 51 Ordnance Street, Turkey Point, Ontario, N0E 1T0

The subsequent Directors shall be elected each year thereafter at either a general meeting or the annual meeting of the Shareholders by a majority of the votes cast at such meeting. The management and supervision of the business and affairs of the Amalgamated Corporation shall be under the control of the Board of Directors from time to time, subject to the provisions of the Act.

(11) Upon the amalgamation, all of the issued and outstanding Shares in the capital stock of Harold Pepper & Sons shall be cancelled without any repayment of capital in respect thereof, and shall not be converted into shares of the Amalgamated Corporation. After the endorsement of a Certificate of Amalgamation giving effect to the amalgamation contemplated by this Agreement, the Shareholders of 1053152 shall at the request of the Amalgamated Corporation, surrender the certificates representing Shares held by them in 1053152 and, in return shall be entitled to receive certificates representing Shares of the Amalgamated Corporation on the basis aforesaid.

(12) The By-laws of 1053152 shall, to the extent not inconsistent with this Agreement, be the By-laws of the Amalgamated Corporation, until repealed, amended, altered or added to. A copy of the proposed by-laws may be examined at the registered office of Harold Pepper & Sons, R.R.# 3, Simcoe, Ontario, N3Y 4K2.

(13) Subject to the provisions of the Act, the following provisions shall apply to the Amalgamated Corporation:

(a) The holders shall be entitled to receive, and the Corporation shall pay thereon, 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, non cumulative cash dividends. Cheques of the Corporation payable at par at any branch of the Corporation's Bankers in Canada shall be issued in respect of such dividends, and payment thereof shall satisfy such dividend declared. The Board of Directors shall be entitled from time to time to declare part of said dividends for any financial year notwithstanding that such dividends for such financial year shall not be declared in full. If within four months after the expiration of any financial year of the Corporation the Board of Directors in its discretion shall not have declared the said dividends or any part thereof on the Class "A" or Class "B" Shares, then the rights of the holders of said Special Shares to such dividends or any undeclared part thereof for such financial year shall be forever extinguished.

The holders of the Special Shares shall not be entitled to any dividends other than or in excess of the dividends hereinbefore provided for.

- (b) The holders of the Class "A" Special Shares shall be entitled to receive notice of or to attend any meeting of the Shareholders of the Corporation, and to cast a vote thereat in respect of each Class "A" Share held.
- (c) The Corporation may, subject to the requirements of the Act, upon the giving of such notice, if any, and the following of such procedures as the Directors may determine from time to time, redeem at any time the whole or any part of the then outstanding Class "A" or Class "B" Special Shares, either on a pro rata basis or otherwise, on payment of an amount for each Share to be redeemed equal to \$100.00 plus all declared and unpaid non-cumulative cash dividends thereon, the whole constituting and being hereinafter referred to as the "Redemption Amount".
- (d) On or after the date specified for redemption, the Corporation shall pay or cause to be paid to or to the order of the registered holders of the Class "A" Special Shares or the Class "B" Special Shares to be redeemed the Redemption Amount thereof on presentation and surrender at the registered office of the Corporation of any other place designated by the Corporation in the notice of redemption, or the certificates representing the Special Shares called for redemption. Such Special Shares shall thereupon be redeemed. If less than all the Class "A" or Class "B" Special Shares represented by any certificate are redeemed, the holder shall be entitled to receive a new certificate for that number of Special Shares represented by the original certificate which are not redeemed. From and after the date specified for redemption, the holders of the Class "A" or Class "B" Special Shares called for redemption shall cease to be entitled to dividends and in the case of Class "A" Special Shares, shall not be entitled to exercise voting rights. Nor shall holders of any Special Shares called for redemption be entitled to any rights of shareholders in respect thereof unless payment of the Redemption Amount shall

not be made upon presentation of the certificate in accordance with the foregoing provision, in which case all rights of the holders shall remain unaffected.

- (e) Any holder of Special Shares shall be entitled to require the Corporation to redeem, subject to the requirements of the Act, at any time or times, all or any of the Special Shares registered in the name of such holder on the books of the Corporation, by tendering to the Corporation at the registered office of the Corporation, a Share certificate or certificates representing the Class "A" or Class "B" Special Shares which the registered holder desires to have the Corporation redeem, together with a notice in writing specifying:
  - (i) that the registered holder desires to have the Class "A" or Class "B" Special Shares represented by such certificate or certificates redeemed by the Corporation, and
  - (ii) the business day ("Retraction Date") on which the holder desires to have the Corporation redeem such Shares. The Retraction Date shall not be less than thirty (30) days after the date on which the notice in writing is given to the Corporation, without the consent of the Corporation.

Upon receipt of a Share Certificate or Certificates representing the Class "A" or Class "B" Special Shares which the registered holder desires the Corporation to redeem, together with such notice, the Corporation shall, on the Retraction Date, redeem such Class "A" or Class "B" Special Shares by paying to such registered holder the Redemption Amount for each such share being redeemed. Such payment shall be made by a cheque payable at par at any branch of the Corporation's Bankers for the time being in Canada. If less than all the Special Shares represented by any certificate are redeemed, the holder shall be entitled to receive a new certificate for that number of Special Shares represented by the original certificate or certificates which are not redeemed. Said Shares shall be redeemed on the Retraction Date; and from and after the Retraction Date the

holder of such Shares shall cease to be entitled to dividends and shall not be entitled to exercise any of the rights of holders of Class "A" or Class "B" Special Shares in respect thereof unless payment of the Redemption Amount is not made on the Retraction Date, in which event the rights of the holders of such Special Shares shall remain unaffected.

(14) 1053152 shall contribute to the Amalgamated Corporation all its property and assets, subject to all liabilities.

(15) Harold Pepper & Sons shall contribute to the Amalgamated Corporation all its property and assets, subject to all its liabilities.

(16) The Amalgamated Corporation shall possess all the property, assets, rights, privileges, and franchises and shall be subject to all liabilities, including civil, criminal and quasi-criminal, and all contracts, disabilities and debts of 1053152 and Harold Pepper & Sons.

(17) All rights of creditors against the property, assets, rights, privileges and franchises of 1053152 and Harold Pepper & Sons and all liens on their property, rights and assets shall be unimpaired by the amalgamation and all debts, contracts, liabilities and duties of 1053152 and Harold Pepper & Sons shall thenceforth attach to and may be enforced against the Amalgamated Corporation.

(18) No action or proceeding by or against 1053152 and Harold Pepper & Sons shall abate or be affected by the amalgamation but, for all purposes of such an action or proceeding, the name of the Amalgamated Corporation shall be substituted in that action or proceeding in place of 1053152 or Harold G. Pepper & Sons, as the case may be.

(19) On the Shareholders of 1053152 and Harold Pepper & Sons respectively approving this Agreement in accordance with the provisions of the Act, the parties to it shall complete and send Articles of Amalgamation in prescribed form to the Director, Companies Branch, Ministry of Consumer and Commercial Relations, 393 University Avenue, Toronto,

Ontario, M7A 2H6, providing for the amalgamation of 1053152 and Harold Pepper & Sons on and subject to the terms and conditions of this Agreement.

(20) This Agreement may be terminated without cause or reason by the Board of Directors of either 1053152 or Harold Pepper & Sons, despite the approval of this Agreement by the Shareholders of 1053152 and Harold Pepper & Sons, at any time prior to the endorsement of a Certificate of Amalgamation under the Act.

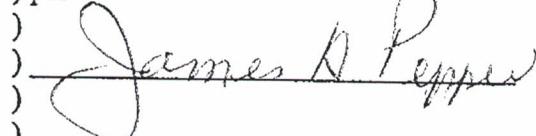
(21) The amalgamation shall take place January 1, 2006.

IN WITNESS WHEREOF this Agreement has been duly executed by the parties to it under their respective corporate seals as witnessed by the signatures of their proper officers in that behalf.

Witness

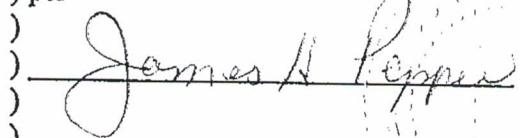
) 1053152 ONTARIO INC.

) per

) 

) HAROLD PEPPER & SONS LIMITED

) per

) 

## CONTEXT MAP

Geographic Township of WOODHOUSE

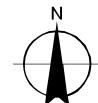


## Legend

3/4/2024

- Subject Lands
- Lands Owned

2020 Air Photo



40 20 0 40 80 120 160  
Meters

**OFFICIAL PLAN MAP**

Geographic Township of WOODHOUSE

**Legend**

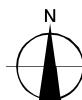
- Subject Lands
- Lands Owned

**Official Plan Designations**

Agricultural

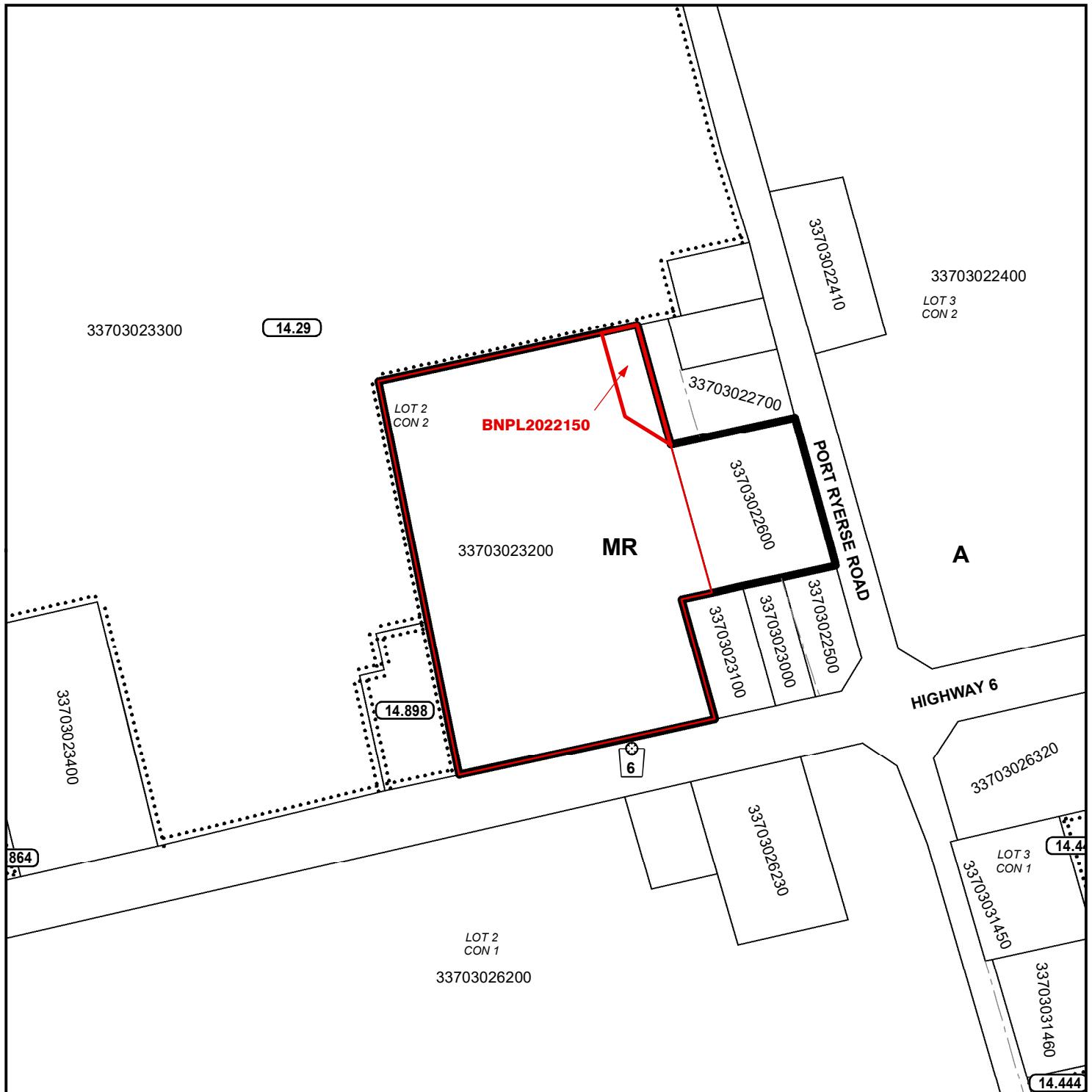
3/4/2024

20 10 0 20 40 60 80 Meters



# ZONING BY-LAW MAP

## Geographic Township of WOODHOUSE



## LEGEND

Subject Lands  
 Lands Owned

## ZONING BY-LAW 1-Z-2014

## (H) - Holding

## A - Agricultural Zone

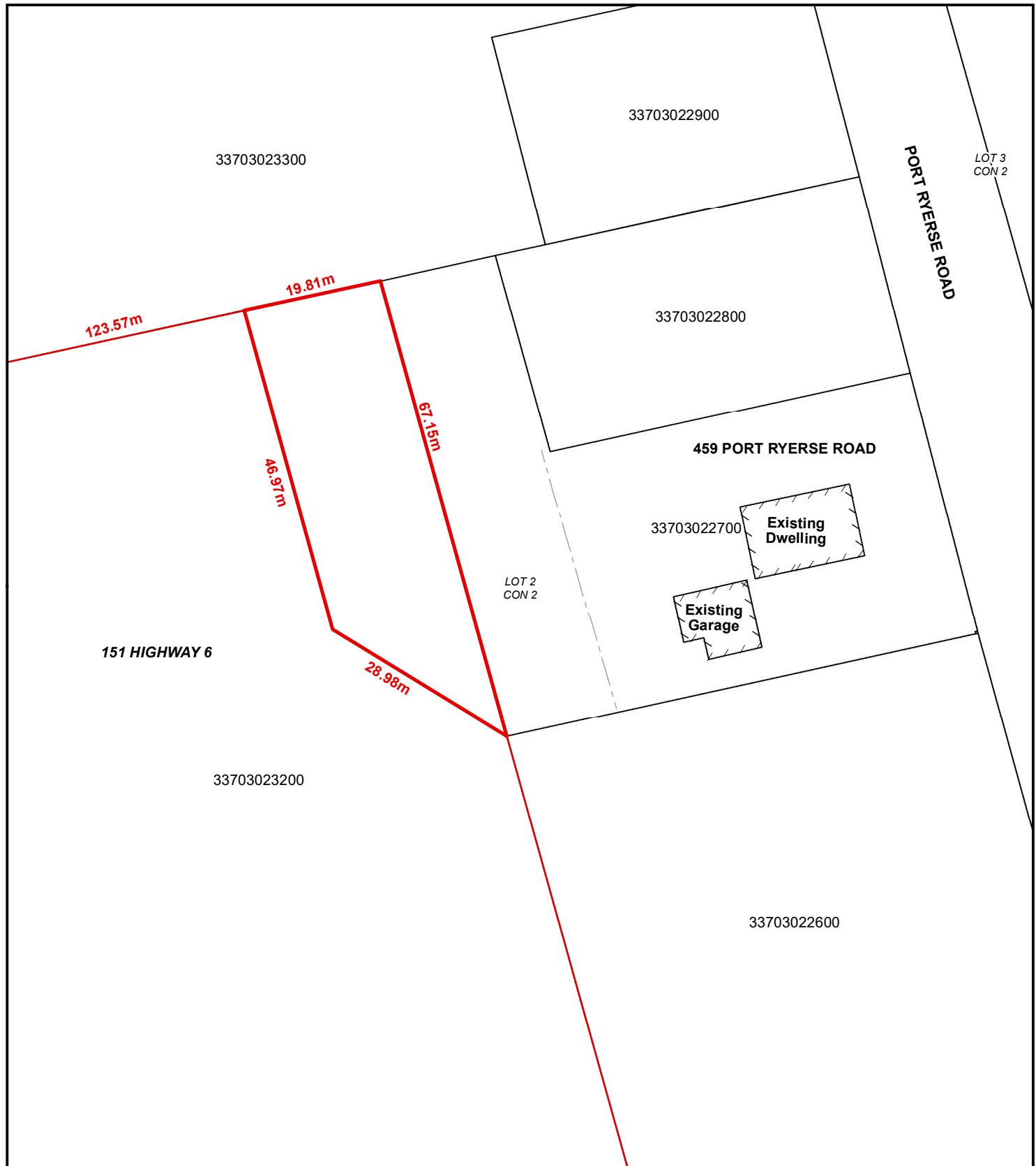
## MR - Rural Industrial Zone

**FROM: MR  
TO: A**

3/4/2024



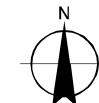
20 10 0 20 40 60 80 Meters

CONCEPTUAL PLAN  
Geographic Township of WOODHOUSE

## Legend

- Subject Lands
- Lands Owned

3/4/2024



6 3 0 6 12 18 24 Meters