

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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: 331049200209600 / 501600120**A. Applicant Information****Name of Owner** Tim Geauvreau

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 142 Eagle St.,

Town and Postal Code Delhi N4B1S5

Phone Number 519-533-7985

Cell Number 519-533-7985

Email tntgeauvreau@gmail.com

Name of Applicant Tim Geauvreau

Address 142 Eagle St.

Town and Postal Code Delhi N4B1S5

Phone Number _____

Cell Number 519-533-7985

Email tntgeauvreau@gmail.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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 mortgagees, charges or other encumbrances on the subject lands:

First Ontario Credit Union

B. Location, Legal Description and Property Information

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

PT LT 12 BLK 37 PL 189 PT1 37R3335; Norfolk County

Municipal Civic Address: 142 Eagle St., Delhi ON N4B1S5

Present Official Plan Designation(s): CBD

Present Zoning: 2dbd97b2-49aa-4b34-abc6-c0d1976fb1a5

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Date: 2025.02.18 17:10:50 -05'00'

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:

residential - single family home

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:

attached Plan of Survey

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.

a 16'*12' prebuilt shed from Heritage. see attached Quote from Old Hickory

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:

attached sketch of proposed shed placed at end of current driveway to be snug up to property line(s) where there is currently a 'fixed' fence on one side and an exterior wall of neighboring business.

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:

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

100+ years

9. Existing use of abutting properties:

75+ years (estimated)

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	16.45	0	/	/	/
Lot depth	20-11	0	/	/	/
Lot width	16.45				
Lot area	331.10				
Lot coverage	N/A				
Front yard	5.48				
Rear yard	10.0	1.2	3.21	0	1.2
Height	N/A				
Left Interior side yard	4.1m				
Right Interior side yard	5.48	1.2	3.21	0	1.2
Exterior side yard (corner lot)	N/A				
Parking Spaces (number)	N/A				
Aisle width	N/A				
Stall size	N/A				
Loading Spaces	N/A				
Other	N/A				

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

as a residential useage I am to have 1.2m space between my proposed shed and the nighbors.

The neighbors are all commercial and are allowed to (and do) build right to property line. I cannot have any building in front yard and back yard is to small to house a shed 1.2m from neighbors. I would like to enjoy commercial zone

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: _____

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):

neighbors are a law office, a pharmacy and a grocery store

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:
age, home inspections, legal (when purchasing)

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:

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:

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:

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 _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☒ Municipal piped water

☐ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Septic tank and tile bed in good working order

☐ Communal system

☐ Other (describe below)

Storm Drainage

☒ Storm sewers

☐ Other (describe below)

☐ Open ditches

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Unopened road

☐ Provincial highway

☐ Other (describe below)

Name of road/street:

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. 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.

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.

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c0d1976fb1a5

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abc6-c0d1976fb1a5
Date: 2025.02.18 17:43:15 -05'00'

02/18/2025

Owner/Applicant/Agent Signature

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 _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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

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

K. Declaration

I, Tim Geauvreau of Delhi, ON
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



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c0d1976fb1a5 Digitally signed by 2dbd97b2-49aa-4b34-
abc6-c0d1976fb1a5
Date: 2025.02.18 17:43:54 -05'00'

Owner/Applicant/Agent Signature

In Norfolk County

This 21 day of February

A.D., 2025

Olivia Davies

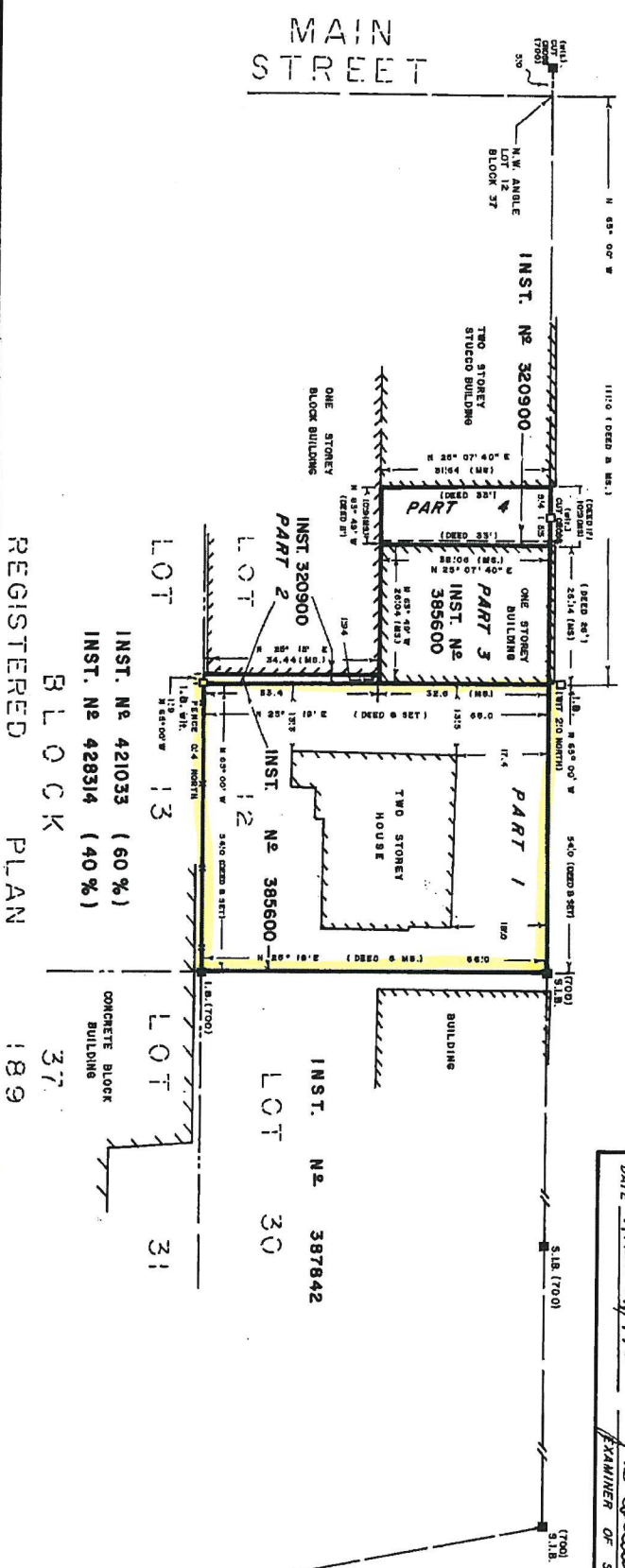
A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.

PLAN OF SURVEY
 OF PART OF
LOT 12, BLOCK 37
REGISTERED PLAN 189
 FORMERLY IN THE
 TOWN OF DELHI
 IN THE
 COUNTY OF NORFOLK
 NOW IN THE
TOWNSHIP OF DELHI
 IN THE REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK
 SCALE: 1" = 20'
JEWITT and DIXON Ltd.
 1986

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
 NORTH LIMIT OF BLOCK 37 BEING N 65° 00' W AS
 SHOWN ON PLAN 189.

EAGLE STREET (66' WIDE)



REGISTERED PLAN 189

CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

LEGEND

- 1" = 1" AT STANDARD IRON BARS SHOWN
- 5/8" x 6" x 24" IRON BARS SHOWN
- LOT LINES SHOWN
- FOUND IRON BARS SHOWN
- PLANTED IRON BARS SHOWN

I require this plan be deposited under
 THE REGISTRY ACT.

PLAN 37R-3335

RECEIVED AND DEPOSITED.

DATED November 3, 1986

DATED November 4, 1986

R. C. Dixon
 R. C. DIXON
 ONTARIO LAND SURVEYOR

R. C. Dixon
 R. C. DIXON
 LAND REGISTRAR FOR THE REGISTRY
 DIVISION OF NORFOLK (IN 37)

PART	PART OF LOT	BLK. PLAN	INSTRUMENT	AREA
1	12	37	189	3,564 sq. ft.
2	12	37	189	64 sq. ft.
3	12	37	189	843 sq. ft.
4	12	37	189	348 sq. ft.

320900 SUBJECT TO R/W 385600

THIS PLAN IS TO BE CORRECTED BY THE
 EXAMINER OF SURVEYS UNDER AN ORDER
 REGISTERED AS No. 486832

CERTIFICATE OF CORRECTION

Corrected under an order of the Examiner of Surveys, registered
 as No. 486832.

DATE April 14, 1992

J. A. G. G. G.
 J. A. G. G. G.
 EXAMINER OF SURVEYS

JEWITT AND DIXON LTD
 ONTARIO LAND SURVEYORS
 90 KENT STREET, SOUTH, SIMCOE, ONTARIO.
 N5Y 2Y1
 PHONE: (519) 426-0842

Field work B.S.S.
 Calculations P.C.C.
 Plan R.D.R.
 Checked R.C.D.

Old Hickory Buildings of Canada
Cust. Service: (855) 642-7433
www.oldhickorybuildings.com



Friesen Buildings - Tillsonburg
150 Vienna Road
Tillsonburg, ON N4G-3C8



Scan Me!

Purchase Type: **ORDER-SHOP BUILT**
Building Type: **Lofted Barn**
Size: **12x16**
Reference #: **OJD5WG0F**

Date: **01/28/2025**
Salesman:

*Revisions on Custom Orders subject to fee, see below for details

All Sizes Nominal *12' wide measured eave to eave* *7' & 8' Tall Walls
Measured on Outside*

Customer Name

(Name must match ID)

Delivery Address: _____
(City) (Province) **ON** (Zip)*

Mailing Address: _____

City: _____

Province: _____

ZIP: _____

Primary Phone: _____

Work Phone: _____

Cell Phone: _____

Email: _____

NO EMAIL

Cash Sale

*Checks payable to:

Old Hickory Buildings of Canada, ULC*

	Amount
Sales Price	\$9,175.00
Option Cost	\$3,244.80
Subtotal	\$12,419.80
Total (Pre-Tax)	\$12,419.80
Tax	\$1,614.57
Total Cost	\$14,034.37

Free setup includes leveling the building to the specifications on our blocking diagram (customer may request a copy from dealer) starting with the high corner at ground level or one four inch concrete block high. Buildings may then be leveled to a maximum of 3 feet at the highest corner. If leveling requires one (1) foot or less, pressure treated wood may be used. Customers who require their building to be set on concrete blocks must have them ready PRIOR to delivery OR have a clear agreement with the driver to supply the blocks at a price negotiated with the driver. In very rare cases, underground footers may be required by local building codes. Old Hickory Buildings of Canada does not offer digging or footer services, and these services are not included in free setup. However, we can work with Customer or a contractor when required for an additional cost. Free delivery covers one trip up to 50 kilometers one way. Trips over 50 kilometers are subject to a \$3.00/km (8ft & 10ft wide) or \$5.00/km (12ft & 14ft wide) charge one way. Customer will be responsible for any additional mileage charge as well as the cost of any additional trips. * A non-refundable fee will be charged on cancellations or revisions of custom orders as follows: 10% on cash sales of 8ft, 10ft, & 12ft wide buildings, 20% on cash sales of 14ft wide buildings, up to 50% on any build on site order; or, on rent to own sales, the security deposit plus first month's rent.

PAINTED / HOUSE WRAP

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

Prepared by : 01/28/2025 08:53am (CST)

Old Hickory Buildings of Canada, ULC - QUOTE SHEET

Quote Only - Reference #: OJD5WG0F

Sales Lot Friesen Buildings - Tillsonburg Date 01/28/2025
Customer Name _____ Bldg Type/Size 6'3" Lofted Barn 12x16

Bldg Type	Painted	Item	Price	Qty	Total Price
		Additional Color (Different Trim Color)	90.00 EA	1	\$90.00
Flooring	Engineered Panels T&G	Double 3/4" Flooring	5.40 / SF	192	\$1036.80
Roof	Black - Metal	Tar Paper (Under Roofing Only)	1.75 / SF	192	\$336.00
		House Wrap (On Walls Only)	1.75 / SF	192	\$336.00
Siding Type	LP SmartPanel	2x6 Floor Joists	0.50 / SF	192	\$96.00
		Short 9 Lite Door	585.00 EA	1	\$585.00
Exterior Finish	Painted	3x3 Aluminum Double Pane Window	390.00 EA	1	\$390.00
Wall Color	Barn White Paint	Tall 9 Lite Door	585.00 EA	1	\$585.00
Trim Color	Tricorn Black	Loft	INCLUDED		
		Double Door	210.00 EA	-1	\$-210.00
Door Color		TOTAL OPTIONS PRICE \$3244.80			
Trim on Door Color					
Shutter Color					

Notes/Comments

is it possible to get the loft raised by 2'
(building 2;' taller)

PAINTED / HOUSE WRAP

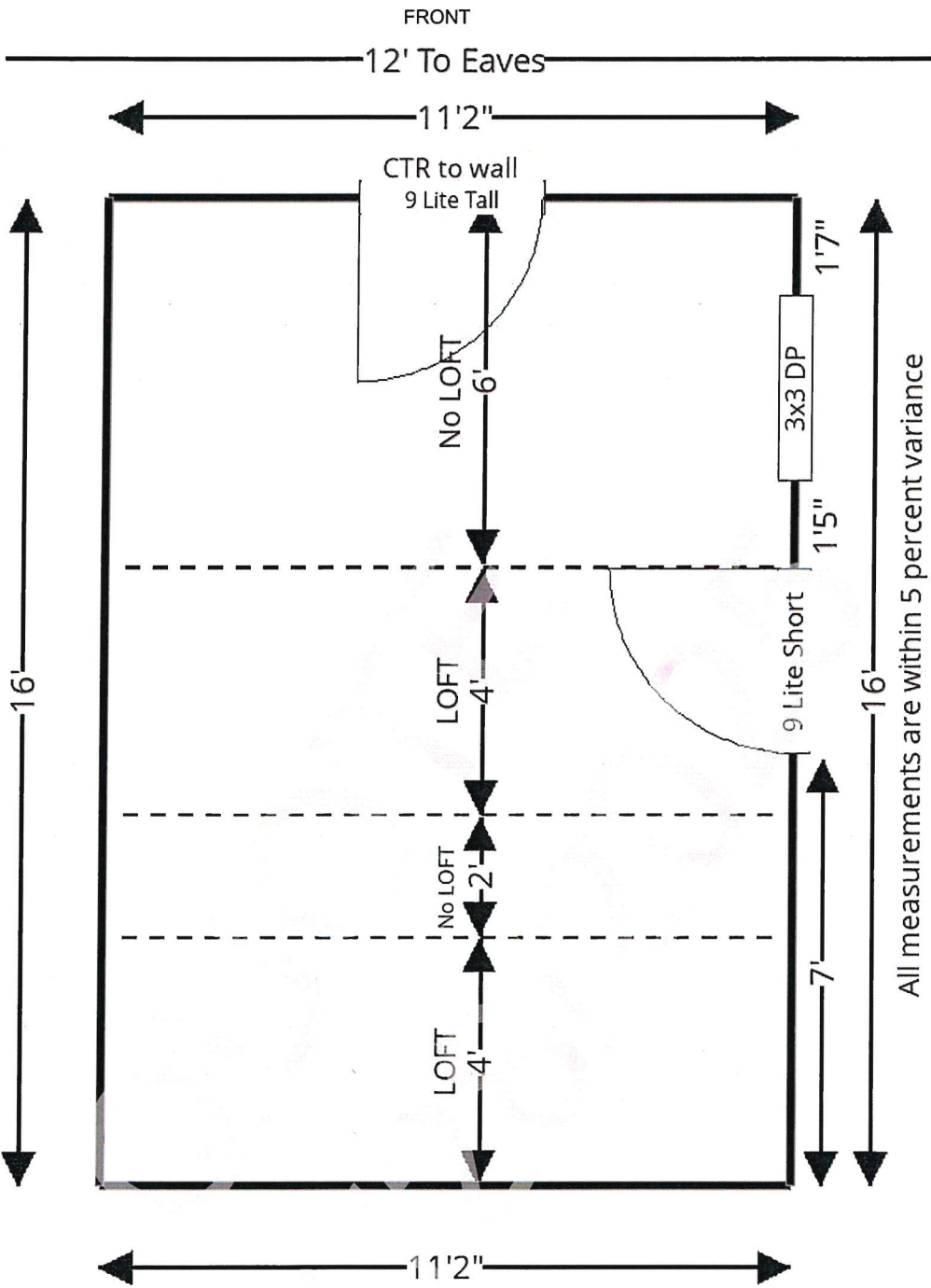
QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

Old Hickory Buildings of Canada, ULC - DRAWING SHEET
Please send along with work order and order sheet on all custom orders - Reference #: OJD5WG0F

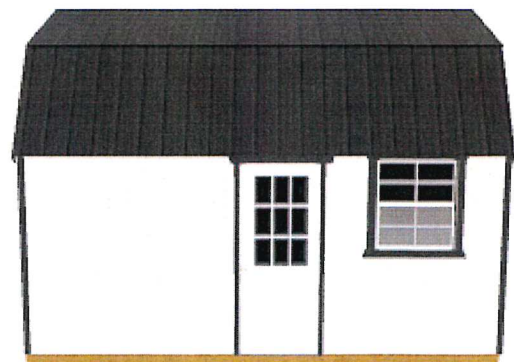
Sales Lot Friesen Buildings - Tillsonburg Date 01/28/2025
Customer Name _____ Bldg Type/Size 6'3" Lofted Barn 12x16

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LEFT



QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.



Old Hickory Buildings of Canada, ULC - Additional Terms, Conditions, and Warranties

Please send along with work order, order sheet, and drawing sheet on all custom orders - Reference #: OJD5WG0F

Sales Lot	Friesen Buildings - Tillsonburg	Date	01/28/2025
Customer Name	Bldg Type/Size 6'3" Lofted Barn 12x16		

Additional Terms, Conditions and Warranties

1. SALE IS NOT FINAL. This Agreement is subject to approval and execution by Old Hickory's corporate office. Old Hickory has the right to refuse any sale up until the time when the building is set up at customer's location. Old Hickory shall have the right to correct any errors in this Agreement concerning pricing or taxes.

2. LIMITED WARRANTY. Customer will receive a limited five-year warranty. The details of this warranty can be found online at www.oldhickorybuildings.com. Customer acknowledges that Customer has been provided a copy of this warranty or have had adequate time to review this warranty online. Discounted Buildings do not carry a warranty on cosmetic issues.

3. DELIVERY AND SETUP. Old Hickory strives to deliver all buildings in a timely manner consistent with our customers' expectations; however, Old Hickory does not guarantee dates or times of delivery. Customer expressly understands that inclement weather, vehicle problems, difficulties at other delivery locations, and/or other unforeseen circumstances can affect the date and time of delivery. Old Hickory is not responsible for any of Customer's lost work time associated with any delays or rescheduled deliveries. Customer represents that the delivery location will be accessible by a truck and trailer. It is the Customer's responsibility to decide if ground conditions are unsuitable or too wet for delivery. Customer is responsible for informing the delivery driver of any utility hazards or any other relevant matter prior to commencement of setup.

4. LIMITATIONS. Old Hickory is not responsible for permits, snow/wind load requirements, covenant searches, restrictions, setbacks, yard damage, or underground damage. Please contact your local building inspector and/or homeowner's association for information on requirements and restrictions. Customer shall be solely responsible for and shall obtain any necessary permits PRIOR TO installation. Customer agrees to indemnify and hold harmless Old Hickory and its independent contractor delivery drivers for any yard damage done during installations and/or any violation of any government ordinance or code resulting from the installation of any Old Hickory product at Customer's location. Customer releases Old Hickory and its independent contractor delivery drivers from any claims for punitive, indirect, incidental, special, or consequential damages.

5. PAYMENT. Drivers do not take credit cards. All balances due must be paid by cash or check on delivery. Balance due paid by credit card must be paid prior to delivery. Credit card price is 3% higher than discounted cash price listed on the work order. In the event building is not paid for before or on delivery, driver will not leave building and additional trip charges will be incurred. If delivery has not been made within 90 days, cash customers must pay balance due, rental customers must pay the rent due or other amounts as required by the rental purchase agreement, or the order is subject to cancellation and cancellation fee will be charged. All amounts not paid at delivery will be considered past due. On cash sales, customer may choose option to postpone construction start date and extend requirement to pay within 90 days for an additional 10% non-refundable fee paid at the time of sale. If customer chooses to postpone construction start date, the customer still must pay the balance due within 90 days of construction completion regardless of whether building is delivered.

6. CANCELLATIONS AND REFUNDS. If Customer is dissatisfied with the Old Hickory product upon acceptance of delivery by Customer or Customer's authorized agent, **Customer's sole recourse is to file a warranty claim.**

7. LATE PAYMENT, COSTS OF COLLECTION, AND RETRIEVAL. Unless otherwise prohibited by state law, if Old Hickory must engage in any effort to secure payment or otherwise seek to compel Customer to fulfill any of Customer's obligations under this Agreement, Customer agrees to reimburse Old Hickory for any and all reasonable attorney fees, costs, and other expenses. For cash sales, Old Hickory may charge a monthly late fee equal to 10% of the amount due or the maximum amount allowed by law. FOR CASH SALES, CUSTOMER EXPRESSLY ACKNOWLEDGES AND AGREES THAT A FAILURE TO PAY ALL AMOUNTS DUE ENTITLES OLD HICKORY THE RIGHT TO RETRIEVE THE OLD HICKORY PRODUCT AND CUSTOMER FURTHER WAIVES ANY AND ALL RIGHTS AND/OR CLAIMS FOR REFUND FOR ANY PAYMENTS MADE PRIOR TO SUCH RETRIEVAL UNLESS THE PAYMENTS MADE EXCEED THE DEPOSIT PLUS EXPENSES INCURRED BY OLD HICKORY IN RETRIEVING THE OLD HICKORY PRODUCT.

8. REPRESENTATIONS AND WARRANTIES. Customer hereby represents and warrants to Old Hickory, that Customer is the owner, or an authorized agent of the owner, of the property on which the Old Hickory product is to be delivered and set up.

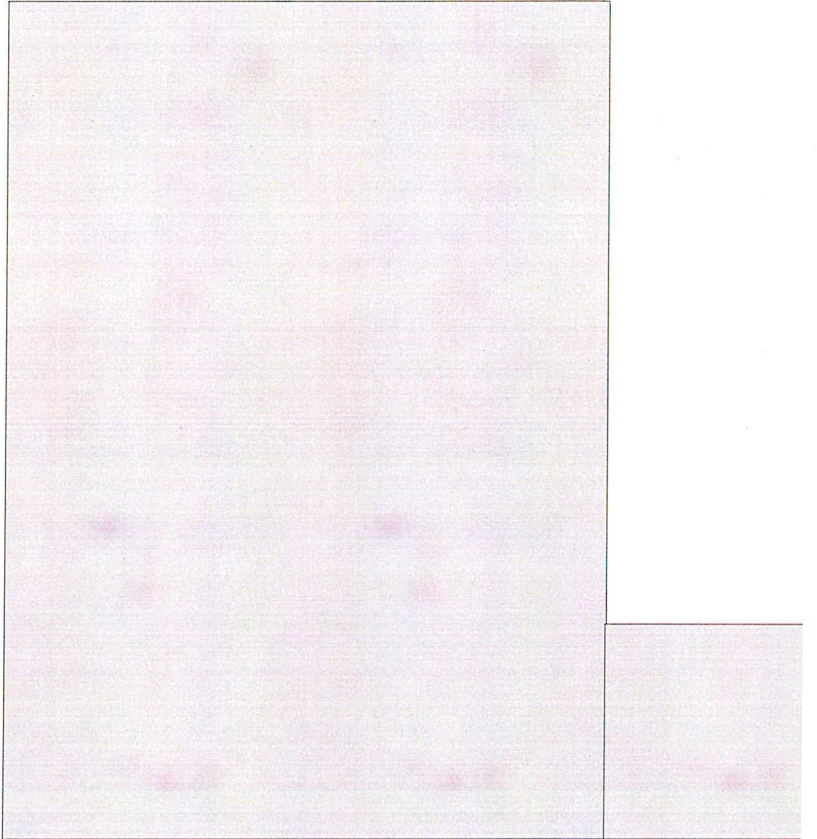
9. SEVERABILITY; APPLICABLE LAW AND VENUE; CLASS ACTION WAIVER. If any provision of this Agreement is invalid, illegal, or incapable of being enforced by reason of any rule of law, public policy, or otherwise, any remaining provisions of this Agreement shall nevertheless remain in full force and effect. The parties agree that the laws of the Province of Ontario and the federal laws of Canada shall govern this Agreement in all respects and Lessee submits to the jurisdiction of the Courts of the Province of Ontario. Customer specifically agrees that any claims arising out of or relating to this Agreement must be brought by Customer in an individual capacity and expressly waives any right or option for Customer to bring any claim related in any way to this Agreement as a plaintiff or class member in any representative action.

10. ELECTRONIC NOTICE; CONSENT TO USE INFORMATION. Customer and Old Hickory have agreed to conduct all and/or portions of this transaction by electronic means, including, but not limited to, acceptance by Customer of any revisions regarding errors in pricing or taxes. Customer consents to Old Hickory's use of any information disclosed by Customer for the purposes of completing the transactions contemplated in this document, for providing any ongoing support and services, and otherwise in accordance with Old Hickory's privacy policy. Such consent includes the disclosure of such information to third parties which is reasonably necessary for such purposes. Customer may request a copy of Old Hickory's privacy policies and practices through the above contact information.

Customer agrees to be bound by the terms, conditions, and warranties set forth herein and expressly acknowledges that there are no agreements of any type or kind other than those set forth herein.

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

24' 5"



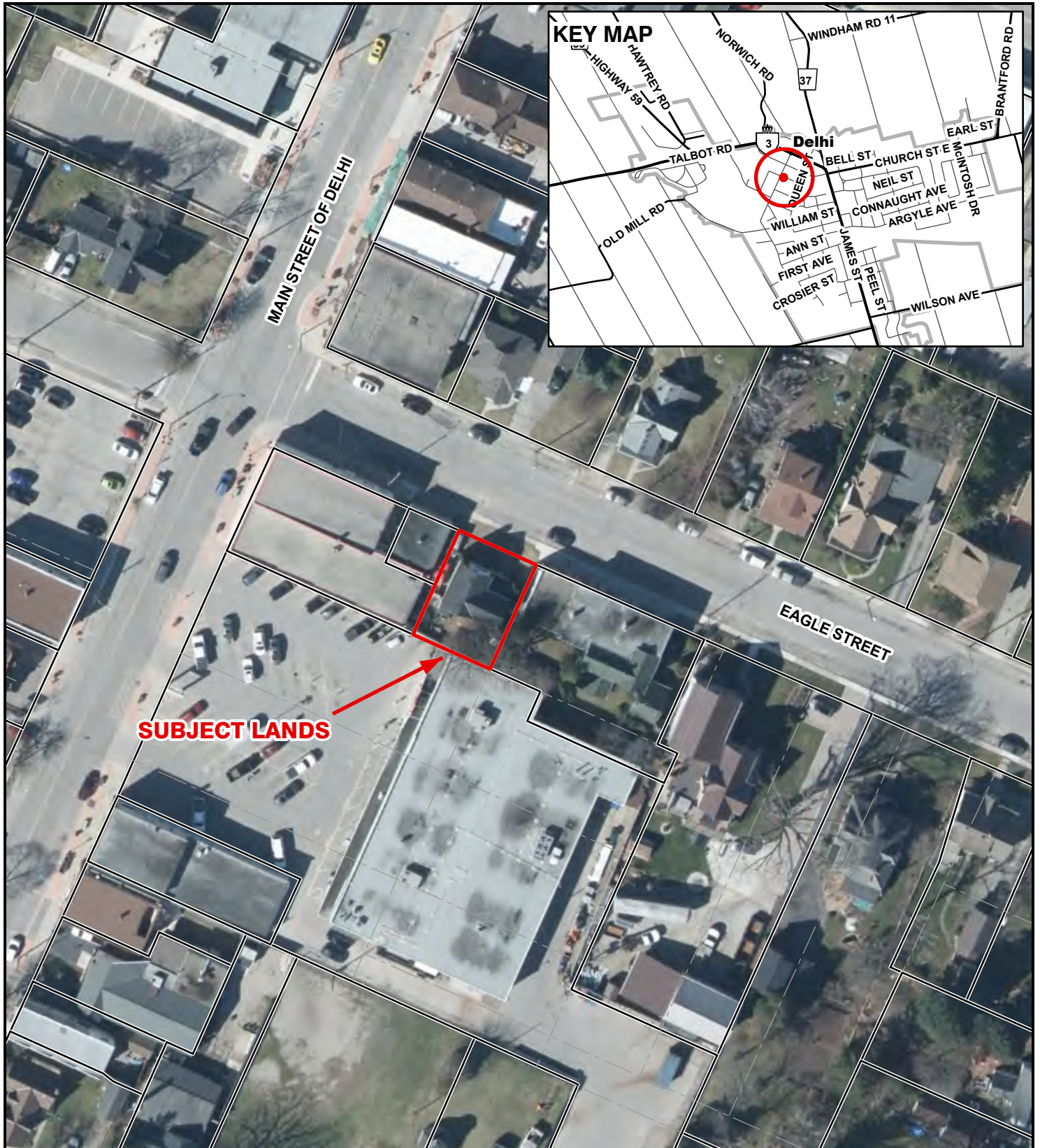
31'

32' 4"


Front

MAP A
CONTEXT MAP
Urban Area of DELHI

ANPL2025051

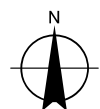


Legend

 Subject Lands

2020 Air Photo

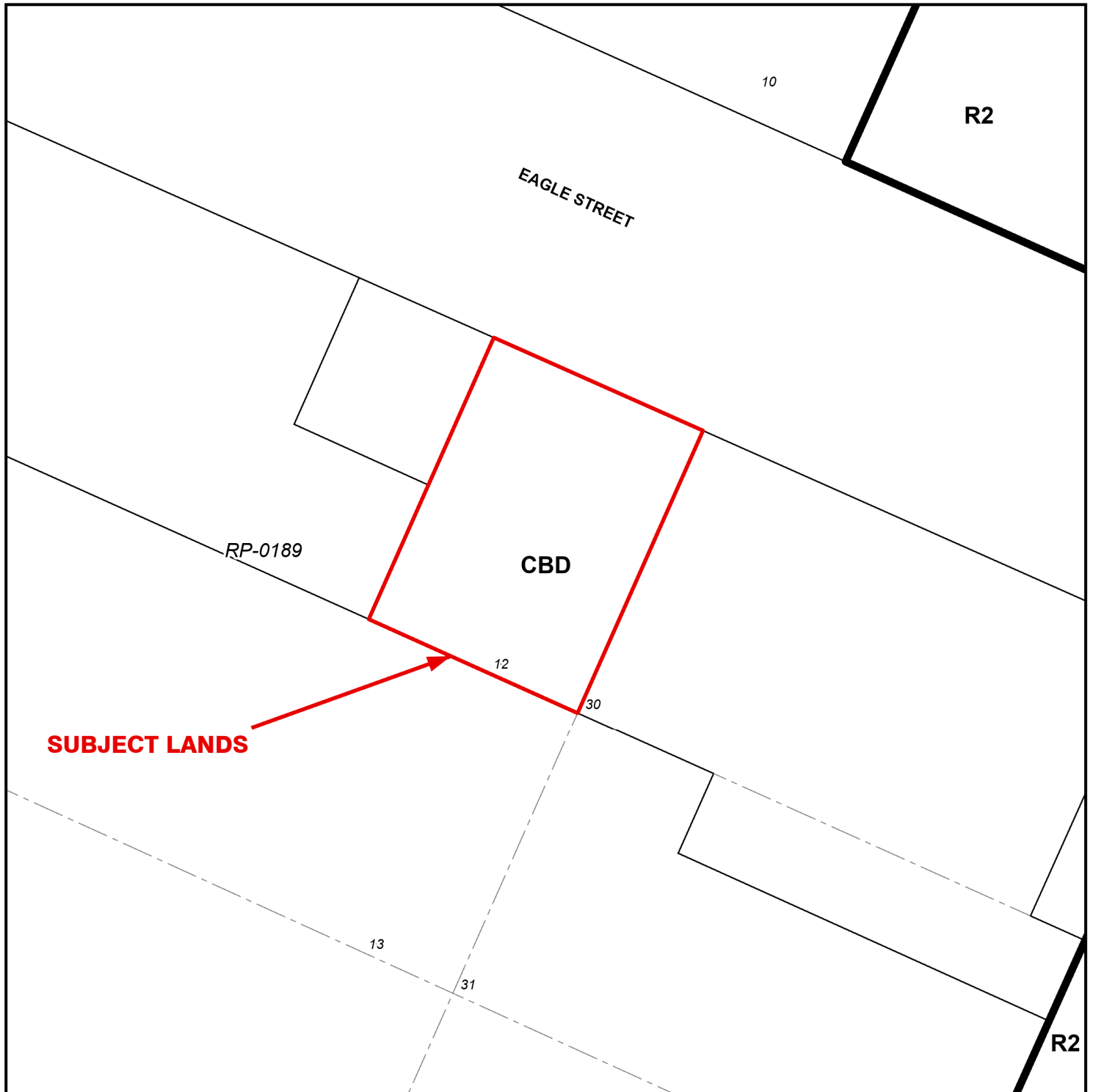
4/30/2025



7 3.5 0 7 14 21 28 Meters

MAP B
ZONING BY-LAW MAP
Urban Area of DELHI

ANPL2025051



LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

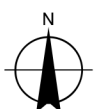
(H) - Holding

Layer

CBD - Central Business District Zone

R2 - Residential R2 Zone

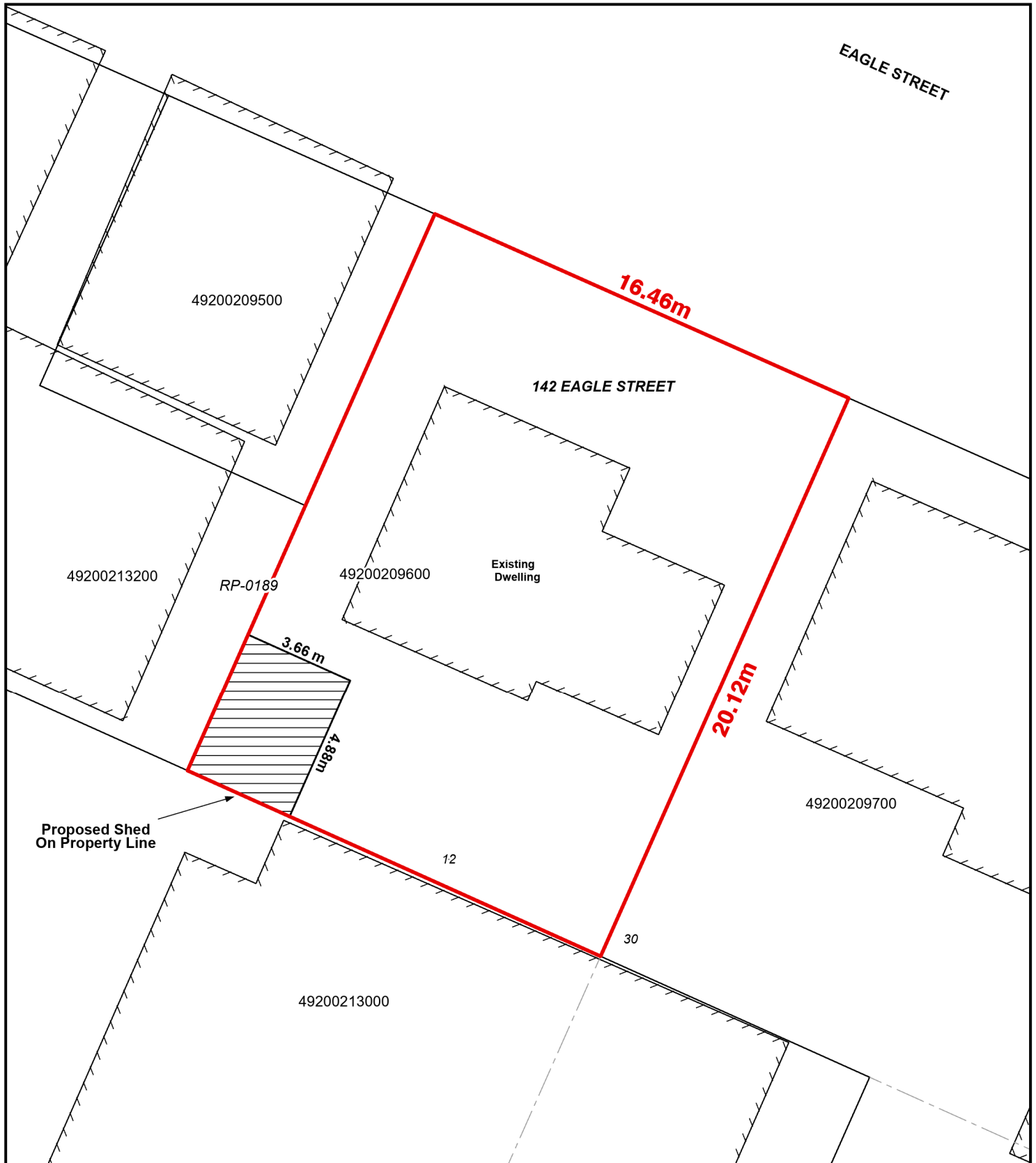
3/31/2025



2.5 1.25 0 2.5 5 7.5 10 Meters

CONCEPTUAL PLAN

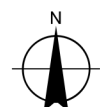
Urban Area of DELHI



Legend

Subject Lands

3/31/2025



1 0.5 0 1 2 3 4 Meters