

**For Office Use Only:**

File Number \_\_\_\_\_  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application \_\_\_\_\_

Application Fee \_\_\_\_\_  
Conservation Authority Fee \_\_\_\_\_  
Well & Septic Info Provided \_\_\_\_\_  
Planner \_\_\_\_\_  
Public Notice Sign \_\_\_\_\_

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

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

**Property Assessment Roll Number:** 49311027700

**A. Applicant Information**

**Name of Owner** 1034710 Ontario Inc.

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** 714 Shellard Lane

**Town and Postal Code** Brantford, N3R 0B8

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

**Cell Number** 519-865-0091

**Email** gerry@ger-ryan.ca

**Name of Applicant** Gerry and Pam Cleaves

**Address** 27 Barnes Farm Road

**Town and Postal Code** Mount Pleasant, ON N0E 1K0

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

**Cell Number** 519-865-0091

**Email** gerry@ger-ryan.ca

**Name of Agent** The Permit Shoppe c/o Kim Dziegiel  
**Address** 48 Windham East Quarter Line Road  
**Town and Postal Code** Simcoe, ON N3Y 4K6  
**Phone Number** 226-931-2262  
**Cell Number** \_\_\_\_\_  
**Email** kim@thepermitshoppe.com

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

Owner
  Agent
  Applicant

Names and addresses of any holder of any 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 of Lot 11, Registered Plan 159 & Part of Lots 1 & 2, Registered Plan 124 Charlotteville

Municipal Civic Address: 77 Cedar Drive, Turkey Point

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:

Refer to attached drawing

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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.

N/A

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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:

Refer to attached drawing

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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:

50+ Years

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9. Existing use of abutting properties:

Residential

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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. **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					
Lot depth					
Lot width					
Lot area	582.9 sq m				
Lot coverage	14.7%	15%	5.8.2.(h)	21%	6%
Front yard					
Rear yard					
Height					
Left Interior side yard	1.92m	3m	5.8.2.(e)(ii)	1.22m	1.78m
Right Interior side yard	0.27m	1.2m	5.8.2.(e)(ii)	0.41m	0.79m
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

New cottage does not comply with setbacks and lot coverage permitted

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):

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

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:  
Local knowledge

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

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

**E. All Applications: Provincial Policy**

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

If no, please explain:

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

If no, please explain:

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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:

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

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

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

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

**Wooded area**

On the subject lands or  within 500 meters – distance 150m

**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 40m

**Floodplain**

On the subject lands or  within 500 meters – distance 150m

**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 50m - Restaurant / Motel

**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 150m

**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
  - Open ditches
  - Other (describe below)
- 

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street:

Cedar Drive

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**G. All Applications: Other Information**

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

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

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

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

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

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

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

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

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

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

**I. Transfers, Easements and Postponement of Interest**

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

**Permission to Enter Subject Lands**

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

**Freedom of Information**

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

[Signature]  
Owner/Applicant/Agent Signature

April 8, 2026  
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 1034710 Ontario Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Kim Dziegielel 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.

[Signature]  
Owner

April 7, 2026  
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, Kim Dziegiel of Simcoe

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:


12 Gilbertson Ave Simcoe

  
Owner/Applicant/Agent Signature

In Simcoe Norfolk County

This 9<sup>th</sup> day of April

A.D., 20 26

  
\_\_\_\_\_

Fabian Fidalgo Serra, is  
Commissioner, etc., Province of Ontario  
for the Corporation of Norfolk County  
Expires October 3, 2023.

A Commissioner, etc.

Fabian Fidalgo Serra, is  
Commissioner, etc., Province of Ontario  
for the Corporation of Norfolk County  
Expires October 3, 2023.

1034710

JUNE 25 JUN, 1993

Trans Code 18 <b>A</b>	Line No 20 <b>0</b>	Stat 28 <b>0</b>	Comp Type 29 <b>A</b>	Memor Incurr 30 <b>3</b>
Share 31 <b>S</b>	Notice Req'd 32 <b>N</b>	Jurisdiction 33 <b>ONTARIO</b>		

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

Form 1  
Business  
Corporations  
Act  
Formule  
numéro 1  
Loi  
sur les  
compagnies

1. The name of the corporation is: Dénomination sociale de la compagnie:

ONTARIO INC.

1034710

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

R.R.#2

(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 bureau, numéro du bureau)

BRANTFORD, ONTARIO

N 3 T 5 L 5

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

(Postal Code)  
(Code postal)

TOWNSHIP OF BRANTFORD

in

COUNTY OF BRANT

(Name of Municipality, Geographic Township)  
(Nom de la municipalité, du canton)

dans le/la

(County, District or Regional Municipality)  
(Comté, district, municipalité régionale)

3. Number (or minimum and maximum number) of directors is: Nombre (ou nombres minimal et maximal) d'administrateurs:  
The minimum number of directors of the Corporation shall be one (1) and the maximum number of directors shall be five (5).

4. The first director(s) is/are:

Premier(s) administrateur(s):

First name, initials and last name Prénom, initiales et nom de famille	Residence address, giving Street & No. or R.R. No., Municipality and Postal Code Adresse personnelle, y compris la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal	Resident Canadian State Yes or No Résident Canadien Oui/Non
SHARON DIANNE CLEAVES	R.R.#2 BRANTFORD, ONTARIO. N3T 5L5	Yes
LLOYD ALBERT CLEAVES	R.R.#2 BRANTFORD, ONTARIO N3T 5L5	Yes

5. 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 compagnie.

The Corporation's capacity, rights, powers and privileges shall not be restricted.

6. 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 compagnie est autorisée à émettre:

The Corporation is authorized to issue an unlimited number of shares of one class designated as common shares and an unlimited number of shares of a second class designated as preference shares.

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

(1) The holders of the preference shares shall in each year in the discretion of the directors, but always in preference and priority to any payment of dividends on the common shares for such year, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends at such rate as the Board of Directors may from time to time by resolution determine, on the redemption amount fixed by the directors upon issuance of the preference shares; if in any year, after providing for the full dividend on the preference shares, there shall remain any profits or surplus available for dividends, such profits or surplus or any part thereof may, in the discretion of the directors, be applied to dividends on the common shares; the holders of the preference shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends at such rate as the Board of Directors may from time to time by resolution determine, hereinbefore provided for;

(2) The preference shares shall rank, both as regards dividends and repayment of capital, in priority to all other shares of the Corporation but shall not confer any further right to participate in profits or assets;

(3) The Corporation may, upon giving notice as hereinafter provided, redeem the whole or any part of the preference shares on payment for each share to be redeemed of the redemption amount fixed by the directors upon issuance of the preference shares, together with all dividends declared thereon and unpaid; not less than thirty (30) days' notice in writing of such redemption shall be given by mailing such notice to the registered holders of the shares to be redeemed, specifying the date and place or places of redemption; if notice of any such redemption be given by the Corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, as specified in the notice, on or before the date fixed for redemption, the holders thereof shall thereafter have no rights against the Corporation in respect thereof except, upon the surrender of certificates for such shares, to receive payment therefor out of the monies so deposited;

(4) The Corporation may, at any time and from time to time, purchase for cancellation the whole or any part of the preference shares at the lowest price at which, in the opinion of the directors, such shares are obtainable, but not exceeding the redemption amount fixed by the directors upon issuance of the preference shares, together with all dividends declared thereon and unpaid;

(5) Any holder of preference 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 preference 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 preference 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 preference 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 preference shares. The Retraction Date shall not be less than 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 preference shares which the registered holder desires to have the Corporation redeem together with such notice, the Corporation shall on the Retraction Date redeem such preference shares by paying to such registered holder the redemption amount fixed by the directors upon issuance of the preference shares, together with all dividends declared thereon and unpaid. 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 of the preference shares represented by any certificate are redeemed, the holder shall be entitled to receive a new certificate for that number of preference shares represented by the original certificate or certificates which are not redeemed. The said preference 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 preference shares in respect thereof unless payment of the Redemption Amount is not made on the Retraction Date, in which event the rights of the holder of the said preference shares shall remain unaffected.

(6) In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary the holders of the preference shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of any other shares, the redemption amount fixed by the directors declared thereon and unpaid and no more;

(7) The holders of the preference shares are not as such entitled to receive notice of or to attend meetings of shareholders of the Corporation or to vote thereat but are entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale of its undertakings or a substantial part thereof.

3.(b)

The holders of the common shares on the record date for voting shall be entitled to one (1) vote for each share held by them at all shareholders meetings;

(8) Any amendment to the articles of the Corporation to delete or vary any preference, right, condition, restriction, limitation or prohibition attaching to the preference shares or to create preference shares ranking in priority to or on a parity with the preference shares, in addition to the authorization by a special resolution, may be authorized by at least two-thirds (2/3) of the votes cast at a meeting of the holders of the special shares duly called for that purpose.

8. The issue, transfer, 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/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:

The right to transfer shares of the Corporation shall be restricted in that no shares shall be transferred without:

(a) the previous consent of the Board of Directors expressed either by resolution passed by the Board of Directors or by an instrument or instruments in writing signed by a majority of the Directors; or

(b) the previous consent of the holders of at least 66 2/3% of the voting shares of the Corporation for the time being outstanding expressed by an instrument or instruments in writing signed by all such shareholders.

1034710

JUNE 25 JUN, 1993

Trans Code 18 <b>A</b>	Line No 20 <b>0</b>	Stat 28 <b>0</b>	Comp Type 29 <b>A</b>	Method Incorp 30 <b>3</b>
Share 31 <b>S</b>	Notice Req'd 32 <b>N</b>	Jurisdiction 33 <b>ONTARIO</b>		

**ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS**

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1. The name of the corporation is: Dénomination sociale de la compagnie:

ONTARIO INC.

1034710

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R.R.#2

(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 bureau, numéro du bureau)

BRANTFORD, ONTARIO

N 3 T 5 L 5

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

(Postal Code)  
(Code postal)

TOWNSHIP OF BRANTFORD

in

COUNTY OF BRANT

(Name of Municipality, Geographic Township)  
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dans le/la

(County, District or Regional Municipality)  
(Comté, district, municipalité régionale)

3. Number (or minimum and maximum number) of directors is: Nombre (ou nombres minimal et maximal) d'administrateurs:  
The minimum number of directors of the Corporation shall be one (1) and the maximum number of directors shall be five (5).

4. The first director(s) is/are: Premier(s) administrateur(s):

First name, initials and last name Prénom, initiales et nom de famille	Residence address, giving Street & No. or R.R. No., Municipality and Postal Code Adresse personnelle, y compris la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal	Resident Canadian State Yes or No Résident Canadien Oui/Non
SHARON DIANNE CLEAVES	R.R.#2 BRANTFORD, ONTARIO. N3T 5L5	Yes
LLOYD ALBERT CLEAVES	R.R.#2 BRANTFORD, ONTARIO N3T 5L5	Yes

5. 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 compagnie.

The Corporation's capacity, rights, powers and privileges shall not be restricted.

6. 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 compagnie est autorisée à émettre:

The Corporation is authorized to issue an unlimited number of shares of one class designated as common shares and an unlimited number of shares of a second class designated as preference shares.

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

(1) The holders of the preference shares shall in each year in the discretion of the directors, but always in preference and priority to any payment of dividends on the common shares for such year, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends at such rate as the Board of Directors may from time to time by resolution determine, on the redemption amount fixed by the directors upon issuance of the preference shares; if in any year, after providing for the full dividend on the preference shares, there shall remain any profits or surplus available for dividends, such profits or surplus or any part thereof may, in the discretion of the directors, be applied to dividends on the common shares; the holders of the preference shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends at such rate as the Board of Directors may from time to time by resolution determine, hereinbefore provided for;

(2) The preference shares shall rank, both as regards dividends and repayment of capital, in priority to all other shares of the Corporation but shall not confer any further right to participate in profits or assets;

(3) The Corporation may, upon giving notice as hereinafter provided, redeem the whole or any part of the preference shares on payment for each share to be redeemed of the redemption amount fixed by the directors upon issuance of the preference shares, together with all dividends declared thereon and unpaid; not less than thirty (30) days' notice in writing of such redemption shall be given by mailing such notice to the registered holders of the shares to be redeemed, specifying the date and place or places of redemption; if notice of any such redemption be given by the Corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, as specified in the notice, on or before the date fixed for redemption, the holders thereof shall thereafter have no rights against the Corporation in respect thereof except, upon the surrender of certificates for such shares, to receive payment therefor out of the monies so deposited;

(4) The Corporation may, at any time and from time to time, purchase for cancellation the whole or any part of the preference shares at the lowest price at which, in the opinion of the directors, such shares are obtainable, but not exceeding the redemption amount fixed by the directors upon issuance of the preference shares, together with all dividends declared thereon and unpaid;

(5) Any holder of preference 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 preference 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 preference 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 preference 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 preference shares. The Retraction Date shall not be less than 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 preference shares which the registered holder desires to have the Corporation redeem together with such notice, the Corporation shall on the Retraction Date redeem such preference shares by paying to such registered holder the redemption amount fixed by the directors upon issuance of the preference shares, together with all dividends declared thereon and unpaid. 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 of the preference shares represented by any certificate are redeemed, the holder shall be entitled to receive a new certificate for that number of preference shares represented by the original certificate or certificates which are not redeemed. The said preference 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 preference shares in respect thereof unless payment of the Redemption Amount is not made on the Retraction Date, in which event the rights of the holder of the said preference shares shall remain unaffected.

(6) In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary the holders of the preference shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of any other shares, the redemption amount fixed by the directors declared thereon and unpaid and no more;

(7) The holders of the preference shares are not as such entitled to receive notice of or to attend meetings of shareholders of the Corporation or to vote thereat but are entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale of its undertakings or a substantial part thereof.

3.(b)

The holders of the common shares on the record date for voting shall be entitled to one (1) vote for each share held by them at all shareholders meetings;

(8) Any amendment to the articles of the Corporation to delete or vary any preference, right, condition, restriction, limitation or prohibition attaching to the preference shares or to create preference shares ranking in priority to or on a parity with the preference shares, in addition to the authorization by a special resolution, may be authorized by at least two-thirds (2/3) of the votes cast at a meeting of the holders of the special shares duly called for that purpose.

8. 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/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:

The right to transfer shares of the Corporation shall be restricted in that no shares shall be transferred without:

(a) the previous consent of the Board of Directors expressed either by resolution passed by the Board of Directors or by an instrument or instruments in writing signed by a majority of the Directors; or

(b) the previous consent of the holders of at least 66 2/3% of the voting shares of the Corporation for the time being outstanding expressed by an instrument or instruments in writing signed by all such shareholders.

Other provisions, if any, are:

(a) The Corporation may at any time and from time to time purchase the whole or any part of its issued common shares out of surplus.

(b) That the number of shareholders of the Corporation exclusive of persons who are in its employment and exclusive of 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 the joint registered owners of one or more shares being counted as one shareholder.

(c) That any invitation to the public to subscribe for securities of the Corporation is prohibited.

<p>10. The names and addresses of the incorporators are          Nom et adresse des fondateurs          First name, initials and last name or corporate name          Prénom, initiale et nom de famille ou dénomination sociale</p>	<p>Full residence address or address of registered office or of principal place of business giving street &amp; No. or R.R. No., municipality and postal code          Adresse personnelle au complet, adresse du siège social ou adresse de l'établissement principal, y compris la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal</p>
--	--

SHARON DIANE CLEAVES

R. R. #2,  
BRANTFORD, ONTARIO. N3T 5L5

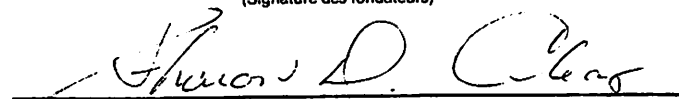
LLOYD ALBERT CLEAVES

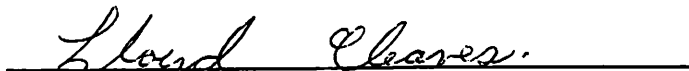
R. R. #2,  
BRANTFORD, ONTARIO. N3T 5L5

These articles are signed in duplicate.

Les présents statuts sont signés en double exemplaire.

Signatures of incorporators  
(Signature des fondateurs)

  
 Sharon Diane Cleaves

  
 Lloyd Albert Cleaves

9. Other provisions, if any, are:

Autres dispositions, s'il y a lieu:

Other provisions, if any, are:

(a) The Corporation may at any time and from time to time purchase the whole or any part of its issued common shares out of surplus.

(b) That the number of shareholders of the Corporation exclusive of persons who are in its employment and exclusive of 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 the joint registered owners of one or more shares being counted as one shareholder.

(c) That any invitation to the public to subscribe for securities of the Corporation is prohibited.

10. The names and addresses of the incorporators are  
 Nom et adresse des fondateurs  
 First name, initials and last name or corporate name  
 Prénom, initiale et nom de famille ou dénomination sociale

Full residential address or address of registered office or  
 of principal place of business giving street & No. or R.R.  
 No., municipality and postal code  
 Adresse personnelle au complet, adresse du siège social  
 ou adresse de l'établissement principal, y compris la rue  
 et le numéro, le numéro de la R.R., le nom de la  
 municipalité et le code postal

SHARON DIANE CLEAVES

R. R. #2,  
 BRANTFORD, ONTARIO. N3T 5L5

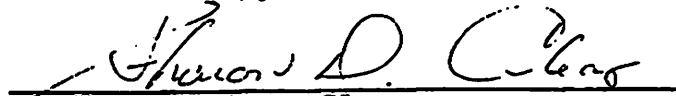
LLOYD ALBERT CLEAVES

R. R. #2,  
 BRANTFORD, ONTARIO. N3T 5L5

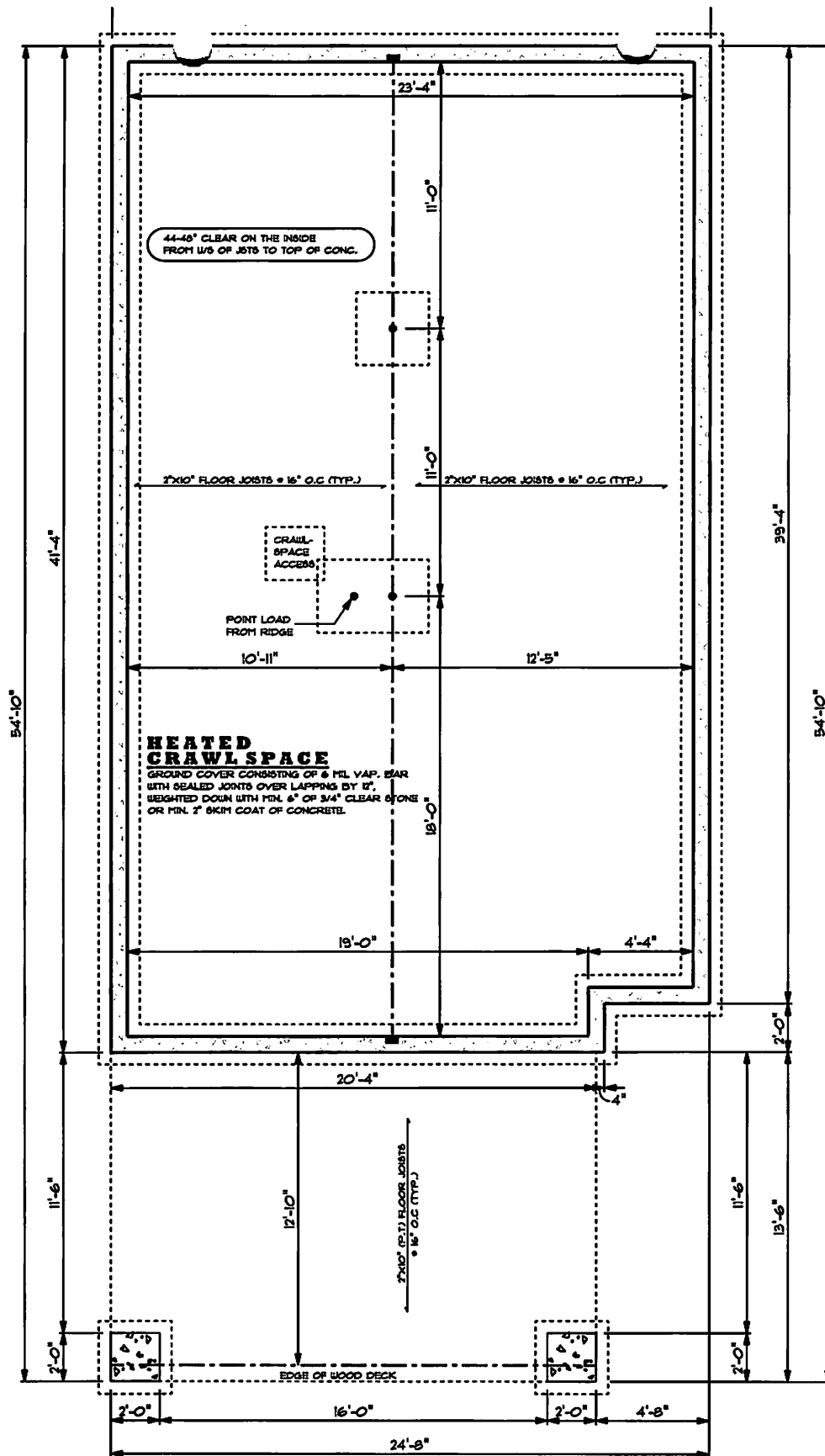
These articles are signed in duplicate.

Les présents statuts sont signés en double exemplaire.

Signatures of incorporators  
 (Signature des fondateurs)

  
 Sharon Diane Cleaves

  
 Lloyd Albert Cleaves



**FOUNDATION PLAN "B"**

(NOT FOR CONSTRUCTION)

Not to scale

Z:\Projects\STOREY & HALF\Cleaves\

March 31, 2026

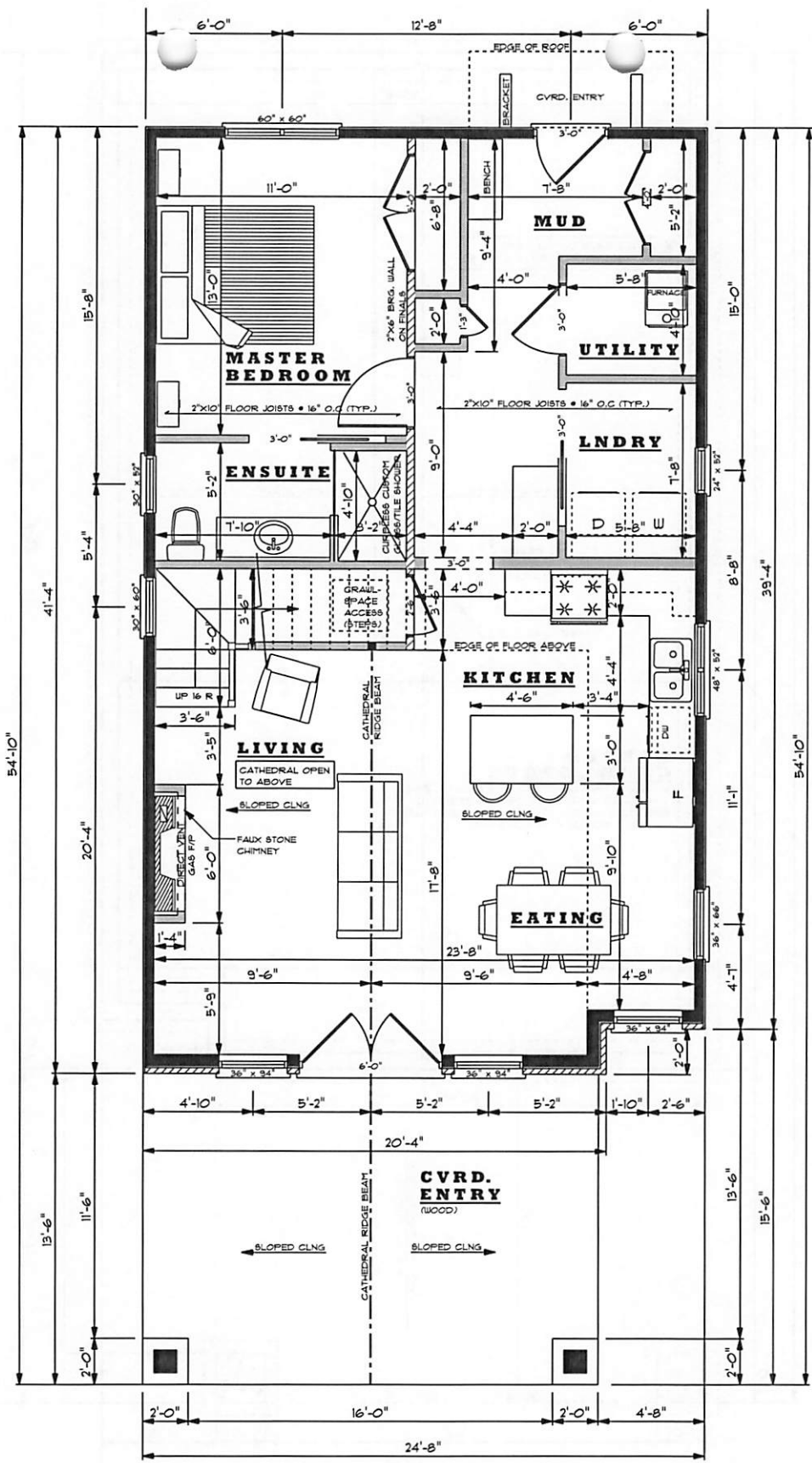
Square Footage: 1010.9 sq ft.

Client's Email:

Rijus Home Design Inc www.rijus.com

NOTES:  
 - HEATED CRAWLSPACE 4'-0" BELOW GRADE  
 - UTILITIES IN CRAWLSPACE BELOW  
 - ENGINEERED FLL - SEE GEOTECH REPORT

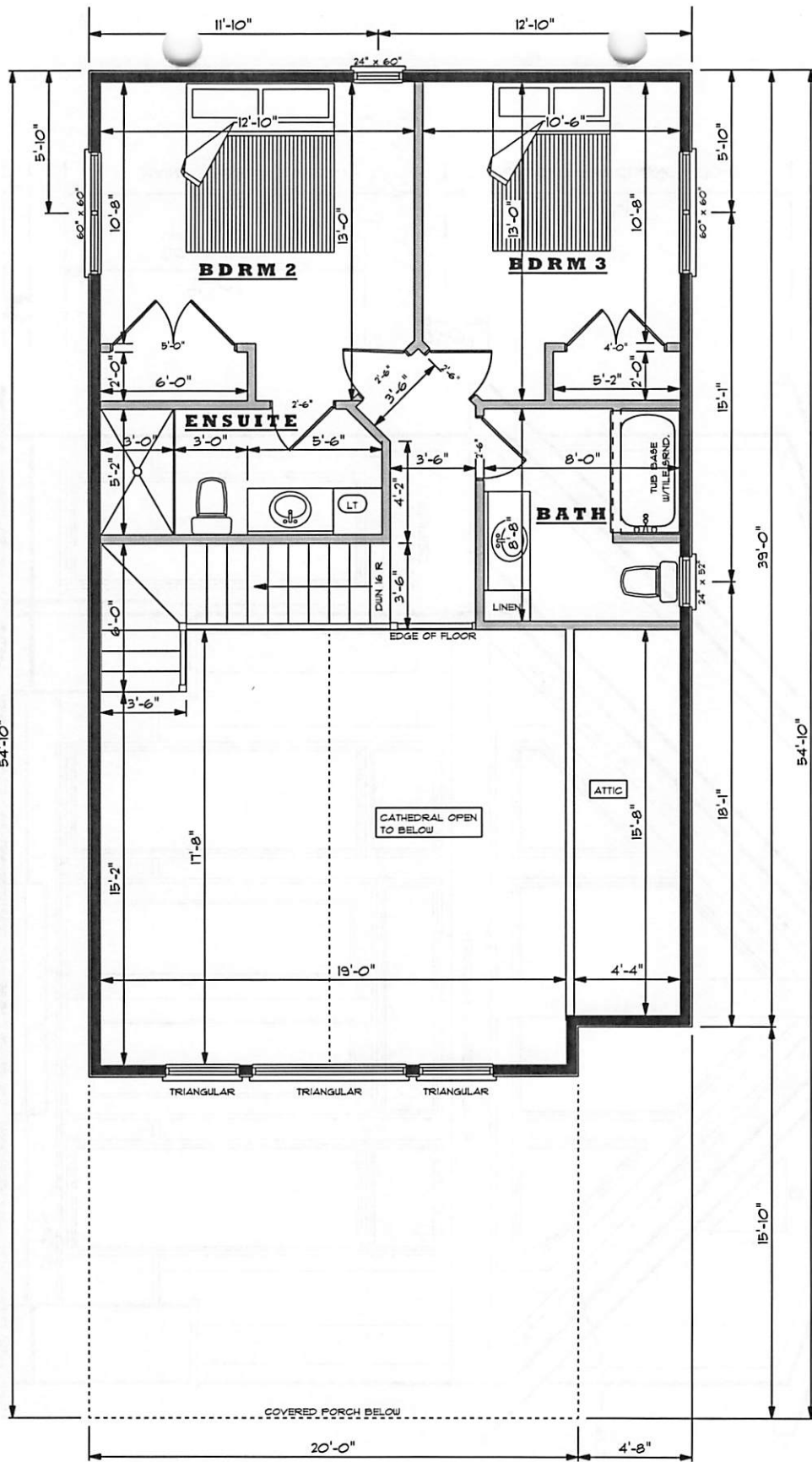




**MAIN FLOOR PLAN "C"**  
 (NOT FOR CONSTRUCTION)  
 Not to scale  
 Z:\Projects\STOREY & HALFCleaves\  
 March 31, 2026  
 Square Footage: 1010.9 sq ft.  
 Client's Email:  
 Rijus Home Design Inc www.rijus.com  
 Jason Schilstra 905-701-1110

- NOTES:
- 9'-1" MAIN FLOOR CLG. HEIGHT
  - 9'-1" SECOND FLOOR CLG. HEIGHT
  - UTILITIES IN CRAWLSPACE BELOW
  - ASPHALT SHINGLES
  - STONE SKIRT ON FRONT ONLY
  - SIDING EXTERIOR (NOT VINYL)
  - CASEMENT WINDOWS
  - LOT AREA 6373 SQ-FT (15%) = 340 SQ-FT
  - 23'-0" MAX WIDTH
  - 29'-10" MAX HEIGHT





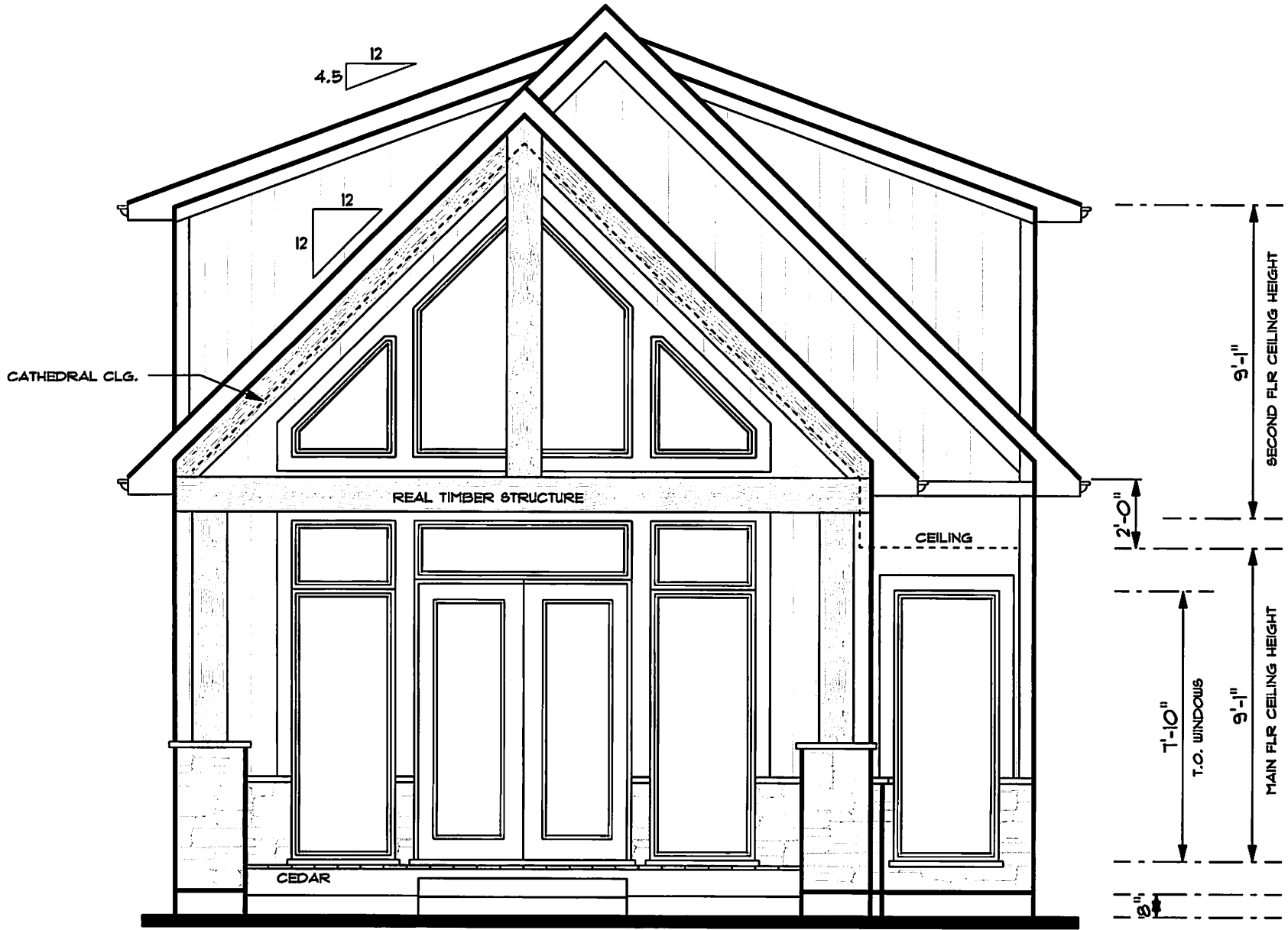
**SECOND FLOOR PLAN "C"**

(NOT FOR CONSTRUCTION)

Not to scale  
 Z:\Projects\STOREY & HALF\Cleaves\  
 March 31, 2026  
 Square Footage: 517.1 sq ft.  
 Client's Email:

Rijus Home Design Inc www.rijus.com





# FRONT ELEVATION "C"

-NOT FOR CONSTRUCTION-

SCALE: NTS

Z:\Projects\STOREY & HALF\Cleaves\

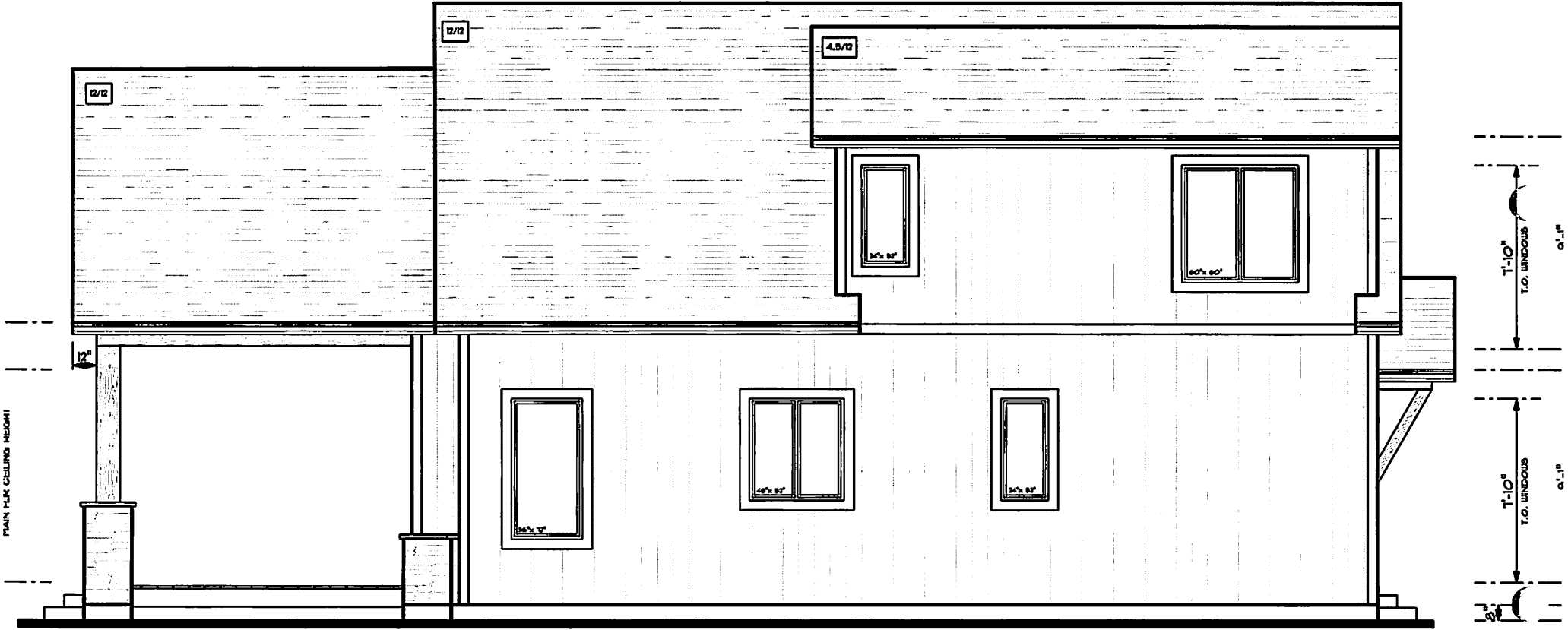
March 31, 2026

Rijus Home Design Inc

Jason Schilstra

www.rijus.com

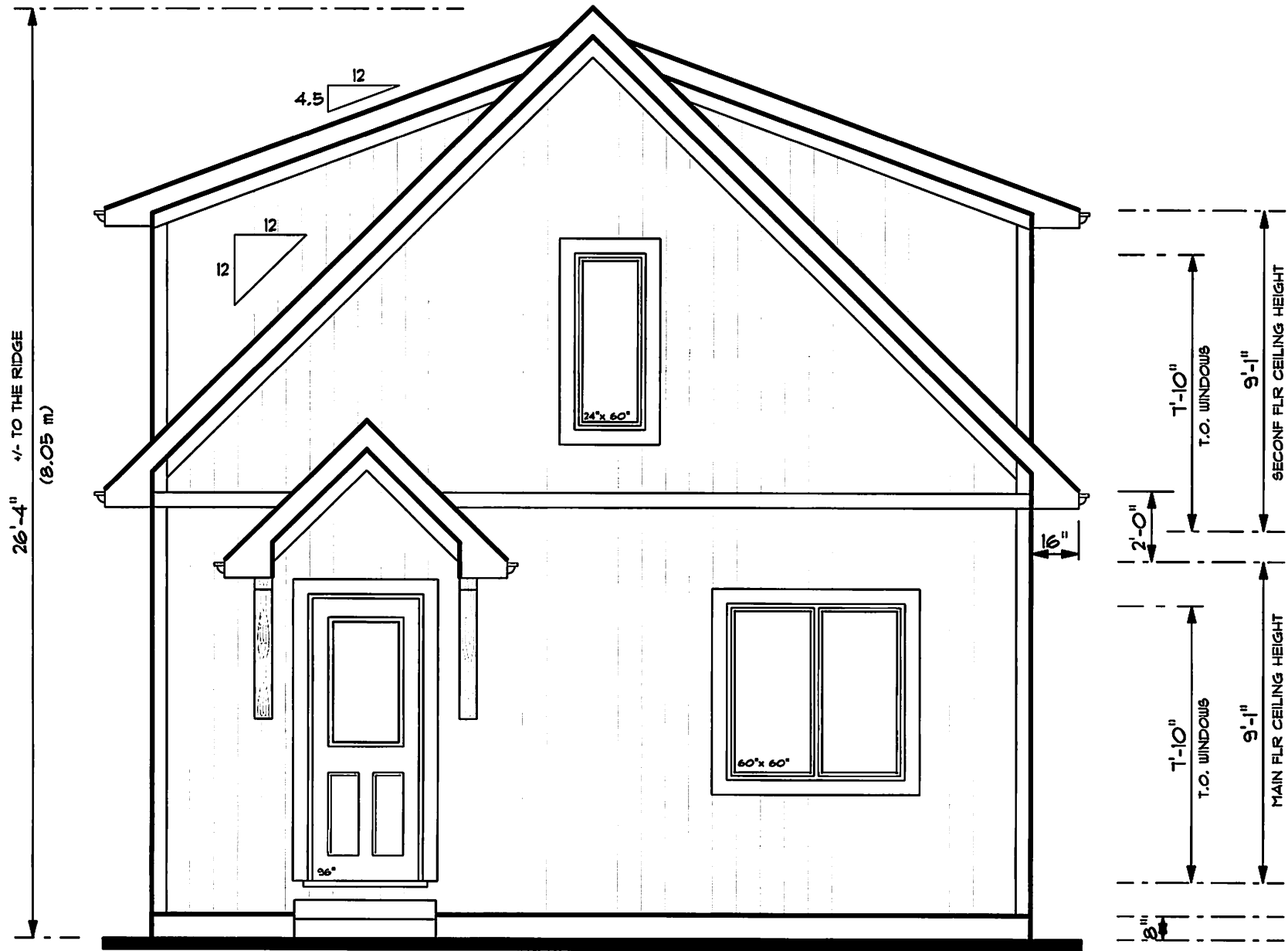
905.701.1110



**RIGHT ELEVATION "B"**

-NOT FOR CONSTRUCTION- SCALE: NTS

Z:\Projects\STOREY & HALF\Cleaves\  
 March 31, 2026  
 Rijus Home Design Inc Jason Schilstra  
 www.rijus.com 905-701-1110



# REAR ELEVATION "A"

-NOT FOR CONSTRUCTION-

SCALE: NTS

Z:\Projects\STOREY & HALF\Cleaves\

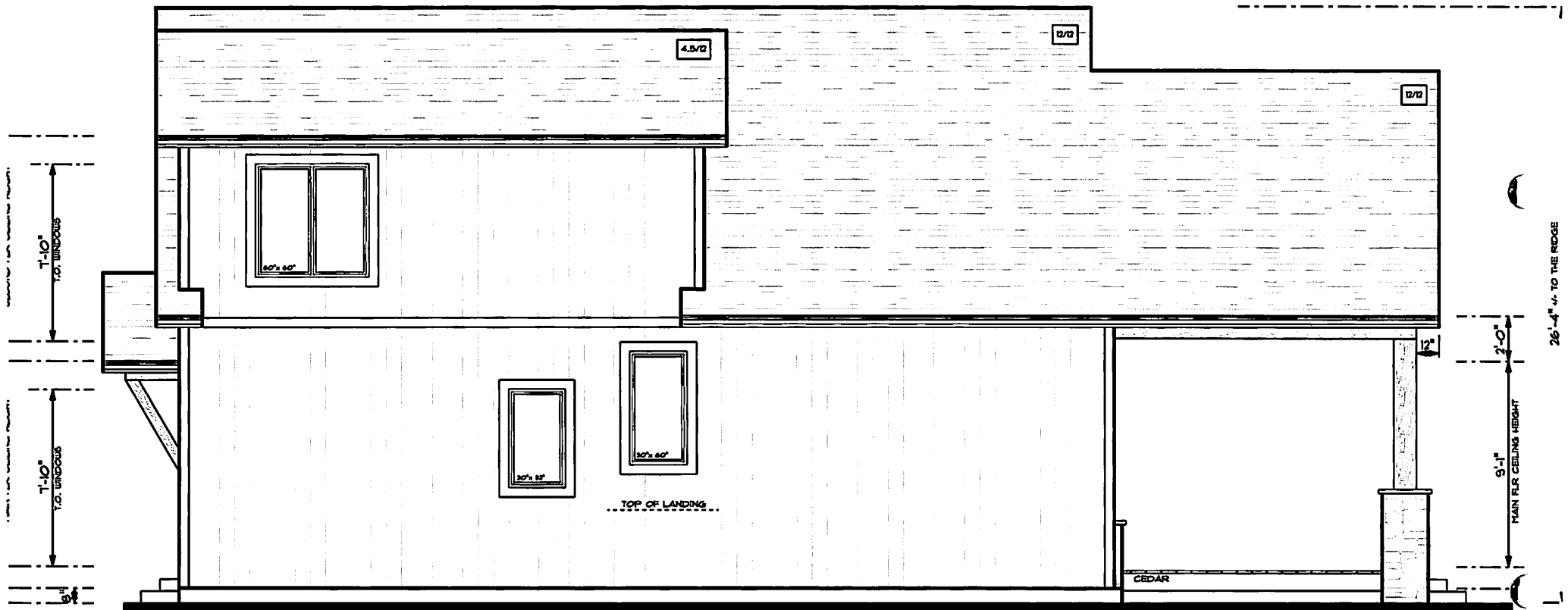
March 31, 2026

Rijus Home Design Inc

Jason Schilstra

www.rijus.com

905-701-1110



# LEFT ELEVATION "A"

-NOT FOR CONSTRUCTION-

SCALE: NTS

Z:\Projects\STOREY & HALF\Cleaves\

March 31, 2026

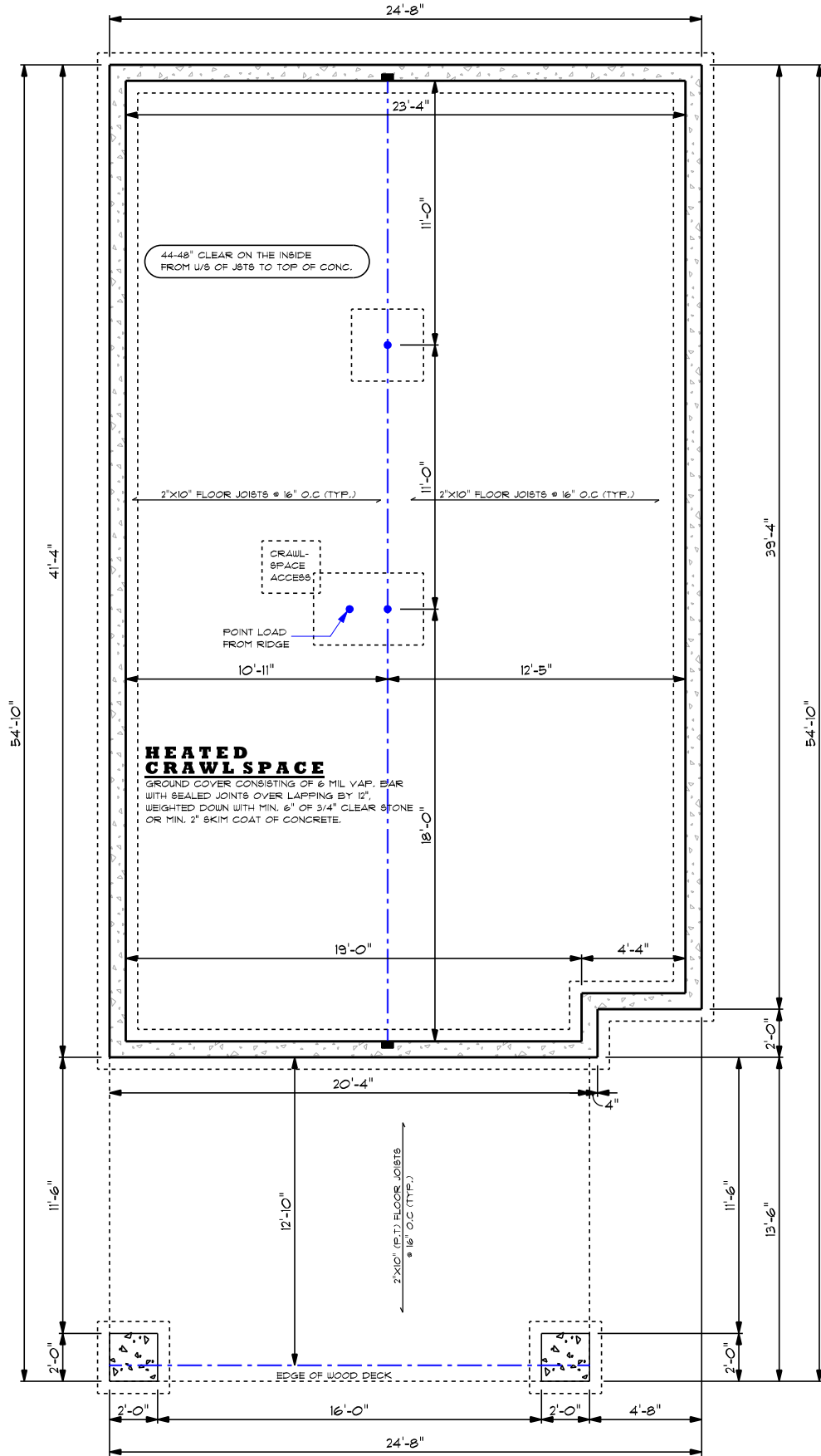
Rijus Home Design Inc

Jason Schilstra

www.rijus.com

905-701-1110

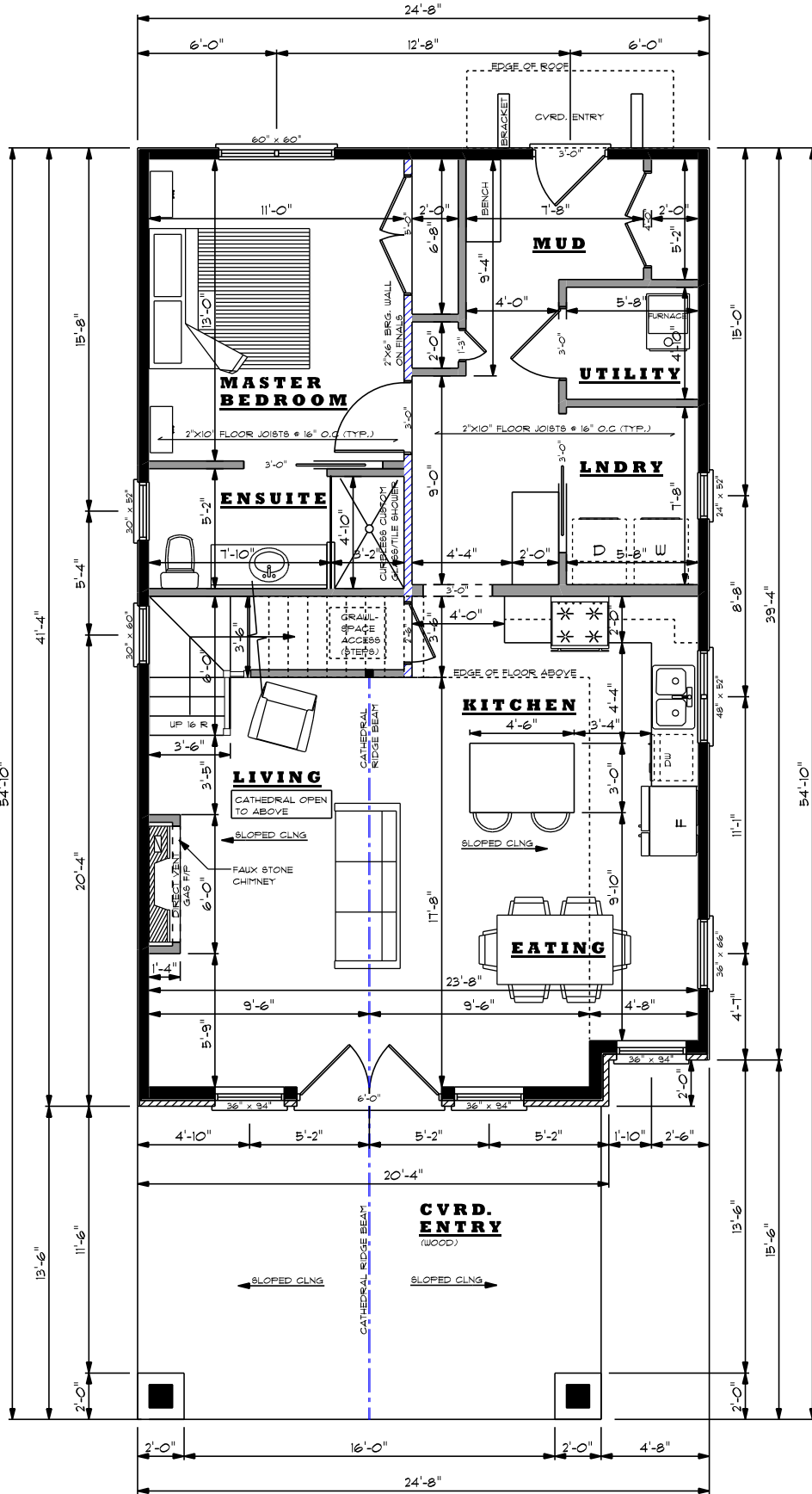
26'-4" 4" TO THE RIDGE



**FOUNDATION PLAN "B"**  
 (NOT FOR CONSTRUCTION)  
 Not to scale  
 Z:\Projects\STOREY & HALF\Cleaves\  
 March 31, 2026  
 Square Footage: 1010.9 sq ft.  
 Client's Email:  
 Rijus Home Design Inc www.rijus.com  
 Jason Schilstra 905-701-1110

NOTES:  
 - HEATED CRAWLSPACE 4'-0" BELOW GRADE  
 - UTILITIES IN CRAWLSPACE BELOW  
 - ENGINEERED FILL - SEE GEOTECH REPORT





**MAIN FLOOR PLAN "C"**

(NOT FOR CONSTRUCTION)

Not to scale

Z:\Projects\STOREY & HALF\Cleaves\

March 31, 2026

Square Footage:

1010.9 sq ft.

Client's Email:

Rijus Home Design Inc

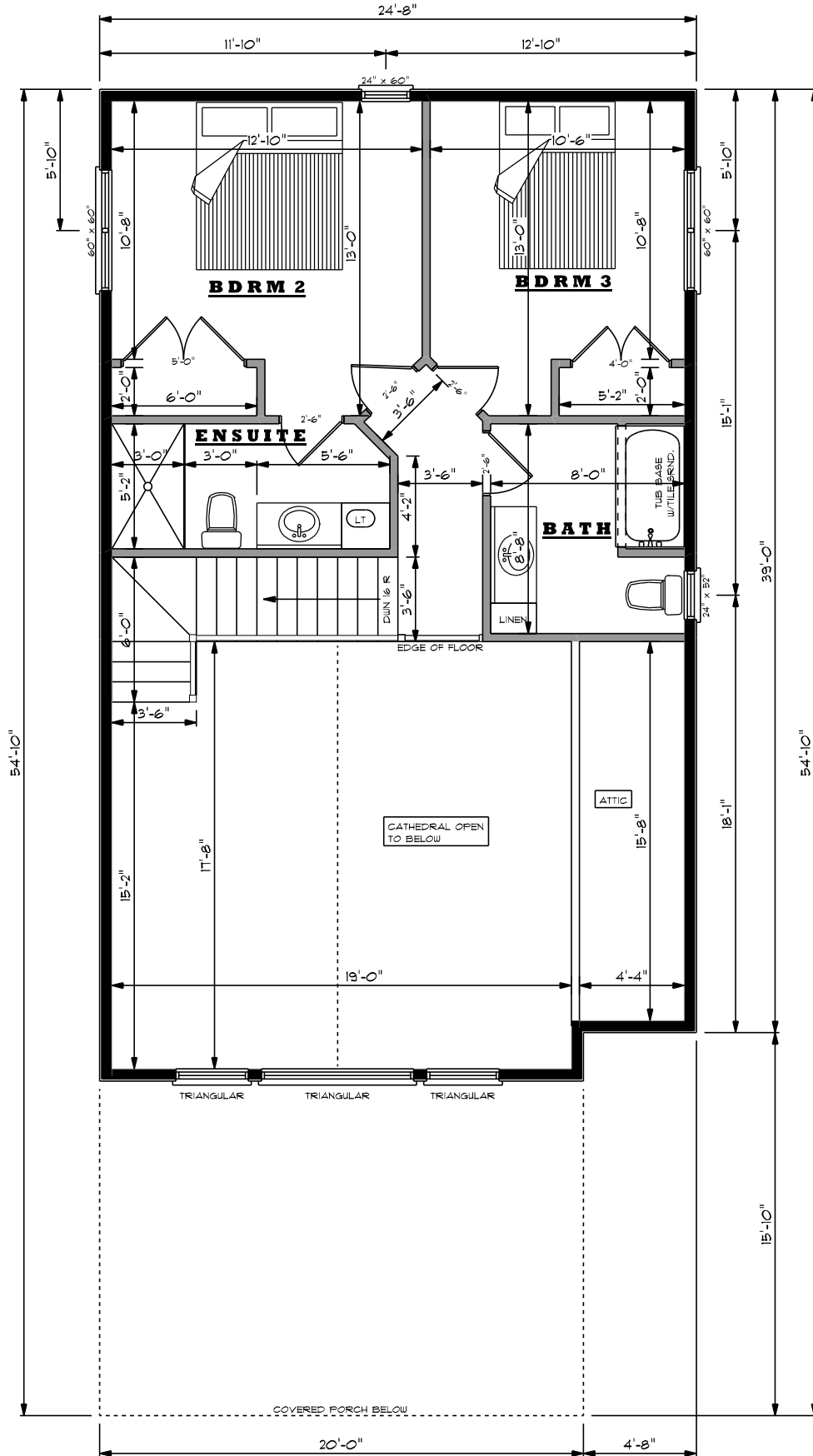
www.rijus.com

Jason Schilstra

905-701-1110

- NOTES:
- 9'-11" MAIN FLOOR CLG. HEIGHT
  - 9'-1" SECOND FLOOR CLG. HEIGHT
  - UTILITIES IN GRAULSPACE BELOW
  - ASPHALT SHINGLES
  - STONE SKIRT ON FRONT ONLY
  - SIDING EXTERIOR (NOT VINYL)
  - CASHEMENT WINDOWS
  - LOT AREA 6772 SQ-FT (15%) = 940 SQ-FT
  - 23'-0" MAX WIDTH
  - 23'-10" MAX HEIGHT





**SECOND FLOOR PLAN "C"**

(NOT FOR CONSTRUCTION)

Not to scale

Z:\Projects\STOREY & HALF\Cleaves\

March 31, 2026

Square Footage: 517.1 sq ft.

Client's Email:

Rijus Home Design Inc www.rijus.com

Jason Schilstra 905-701-1110





# FRONT ELEVATION "C"

-NOT FOR CONSTRUCTION-

SCALE: NTS

Z:\Projects\STOREY & HALF\Cleaves\

March 31, 2026

Rijus Home Design Inc

Jason Schilstra

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905-701-1110



# RIGHT ELEVATION "B"

-NOT FOR CONSTRUCTION- SCALE: NTS

Z:\Projects\STOREY & HALF\Cleaves\

March 31, 2026

Rijus Home Design Inc Jason Schilstra

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# REAR ELEVATION "A"

-NOT FOR CONSTRUCTION-

SCALE: NTS

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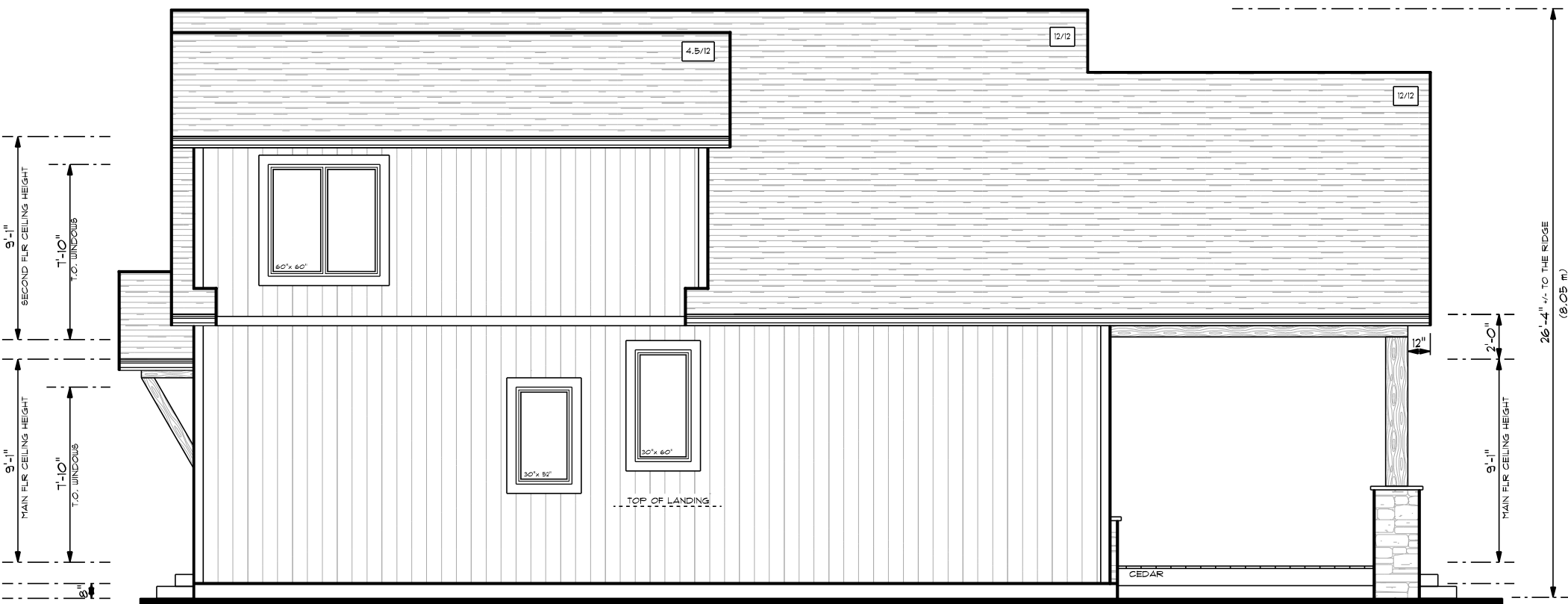
March 31, 2026

Rijus Home Design Inc

Jason Schilstra

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905-701-1110



# LEFT ELEVATION "A"

-NOT FOR CONSTRUCTION- SCALE: NTS

Z:\Projects\STOREY & HALF\Cleaves\

March 31, 2026

Rijus Home Design Inc Jason Schilstra

www.rijus.com

905-701-1110

**PROPOSED LOT GRADING  
AND DRAINAGE PLAN**

FOR:  
**GERRY CLEAVES  
77 CEDAR DRIVE  
TURKEY POINT  
PIN 50265-0201 (LT)**

SCALE 1 : 100



**JEWITT AND DIXON LTD.**

**METRIC NOTE:**

DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

**UTILITY NOTE:**

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES OF ABOVE GROUND SERVICES. PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE OF UNDERGROUND SERVICES IS BOTH RECOMMENDED AND ADVISED.

**SITE B.M.#1**  
UNDERSIDE OF SIDING  
#77 CEDAR DRIVE  
ELEV = 176.14  
(GEODETIC)

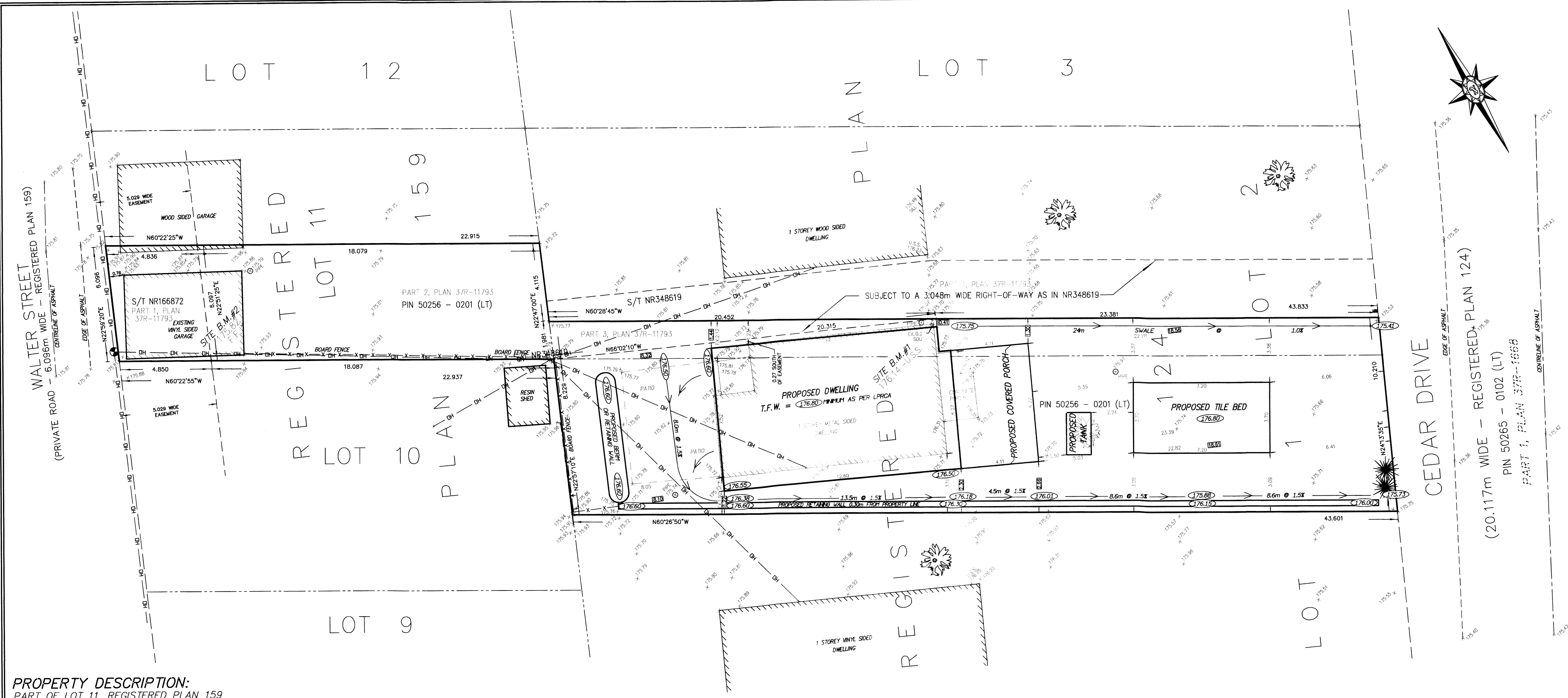
**SITE B.M.#2**  
FINISHED FLOOR OF  
VINYL SIDED GARAGE  
ELEV = 175.82  
(GEODETIC)

**LEGEND**

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	▬
OVERHEAD HYDRO LINE	SHOWN	O/H	—
DOOR SILL	SHOWN	SILL	—
HYDRO POLE	SHOWN	HP	—
GAS METER	SHOWN	GM	—
MANHOLE	SHOWN	MH	—

**NOTES**

- A SURVEY OF THE SUBJECT PROPERTY WAS COMPLETED ON THE 27TH DAY OF NOVEMBER, 2024
- PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- PROPOSED FINAL GRADES ARE SHOWN (176.80) AND ARE IN METRES
- T.F.W. DENOTES TOP OF FOUNDATION WALL
- U.S.F. DENOTES UNDERSIDE OF FOOTING
- F.F. DENOTES FINISHED FLOOR
- THE UNDERSIDE OF FOOTING ELEVATIONS TO BE DETERMINED ON SITE BY CONTRACTOR WITH ATTENTION PAID TO WATER TABLE ELEVATION TO BE DETERMINED PRIOR TO EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, NAD83 (CSRS) HTV2.0 (2010) (CGVD20)
- THIS SITE PLAN WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 27TH DAY OF NOVEMBER, 2024.



**PROPERTY DESCRIPTION:**

PART OF LOT 11, REGISTERED PLAN 159  
& PART OF LOTS 1 & 2, REGISTERED PLAN 124  
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE (TURKEY POINT)  
NORFOLK COUNTY

**CAUTION**  
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

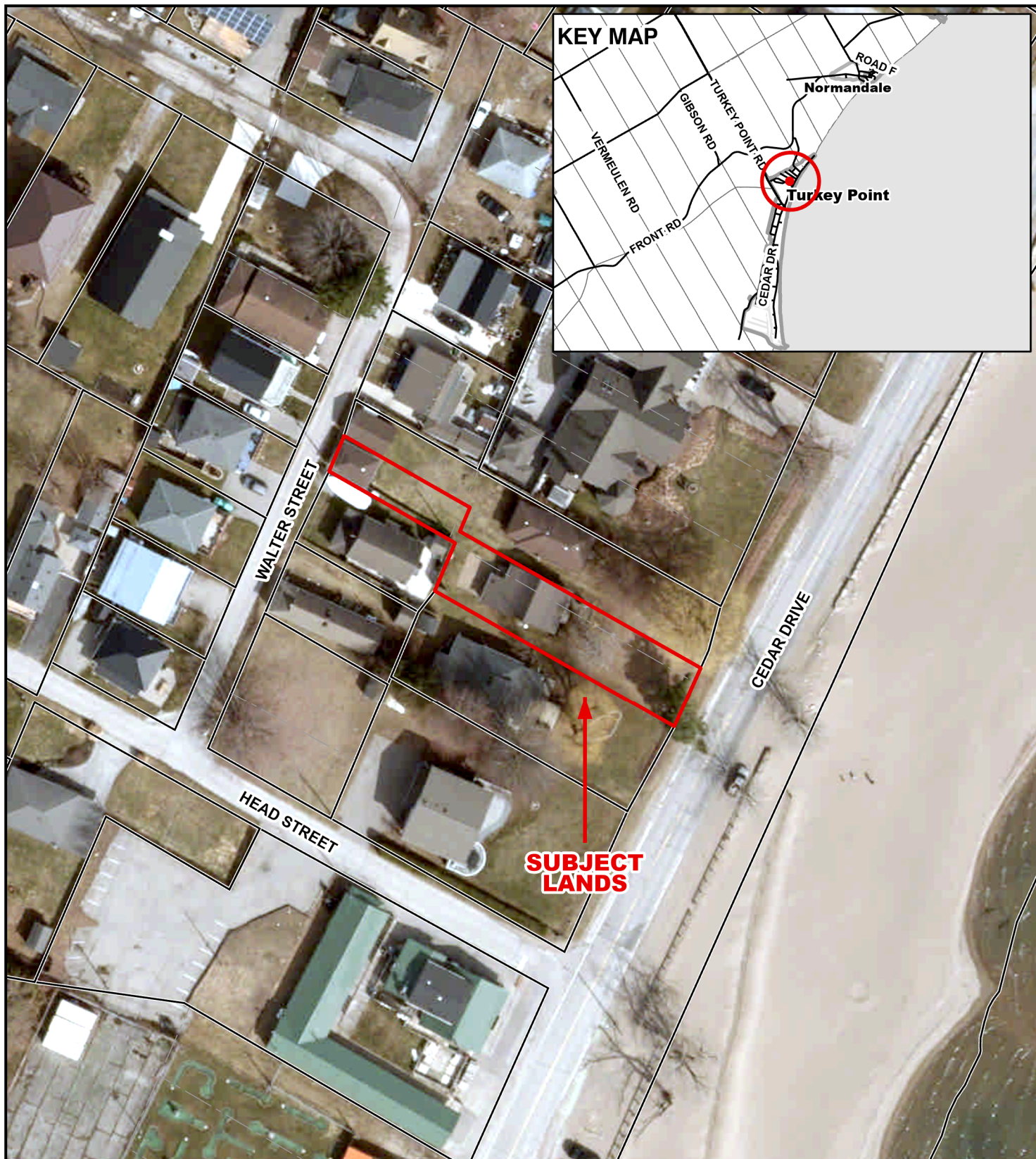
© COPYRIGHT JEWITT AND DIXON LTD. 2025  
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD. IS STRICTLY PROHIBITED

**CAUTION:**  
PROPOSED DWELLING DIMENSIONS BASED ON MAIN FLOOR DIMENSIONS AND NOT FOUNDATION PLANS  
**DO NOT USE FOR LAYOUT**


MARCH 26, 2026  
KIM HUSTED, O.L.S.  
THIS COPY IS NOT VALID UNLESS EMPOWERED WITH THE SURVEYOR'S SEAL.

**JEWITT AND DIXON** SURVEYING  
ONTARIO LAND SURVEYORS MAPPING GIS  
A Division of Kim Husted Surveying Ltd.  
650 Ireland Rd., Simcoe, ON N3Y 4K2  
T: (519) 426-0842 www.jdw.com

DRAWN BY: JLM	CHECKED BY: KH	REFERENCE NO.: CLEAVES 24-54-099-00-GP
		DATED: OCTOBER 6, 2025

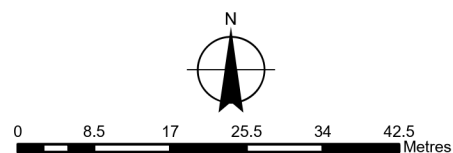


Legend

 Subject Lands

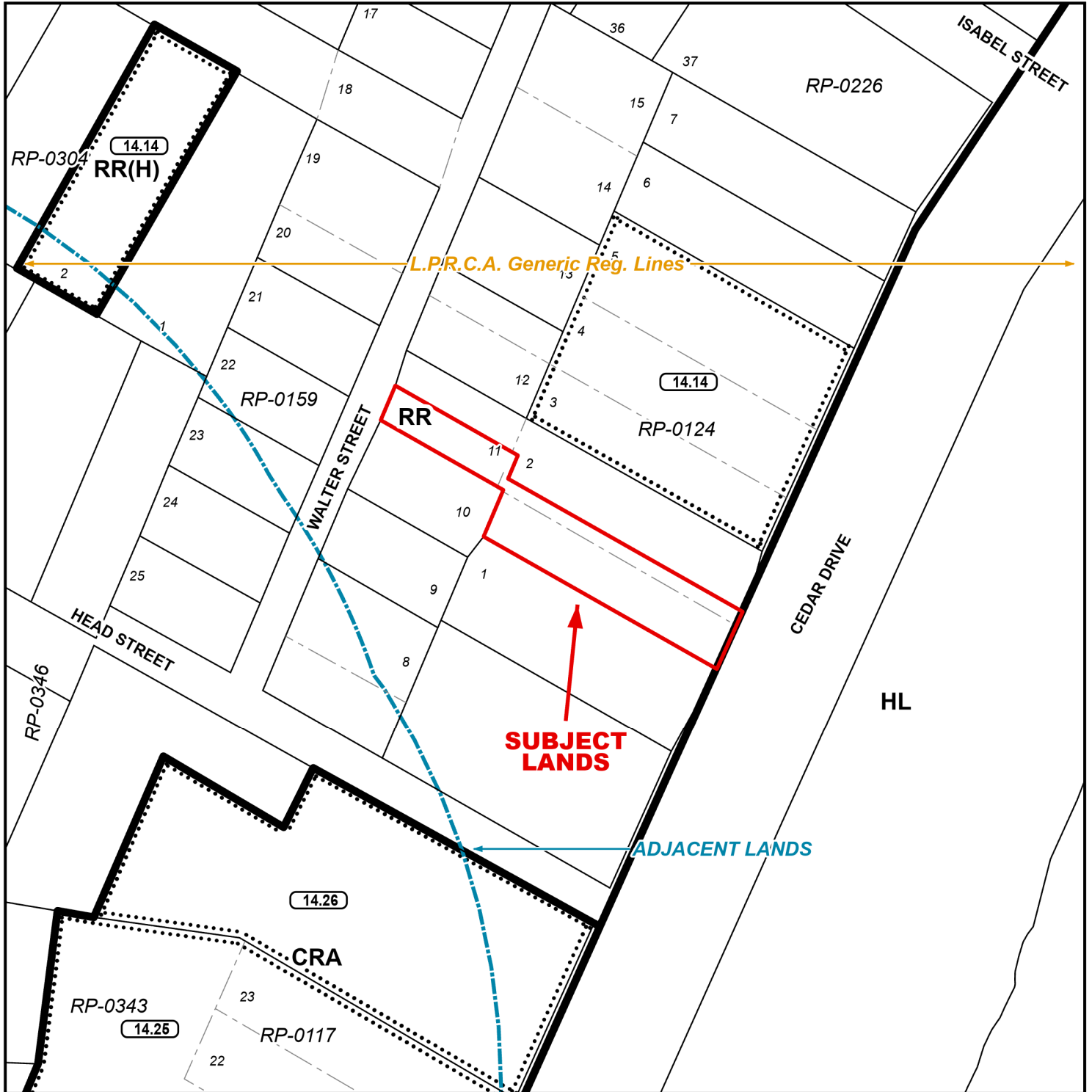
5/8/2026

2025 Air Photo



**MAP B**  
**ZONING BY-LAW MAP**  
 Geographic Township of CHARLOTTEVILLE

ANPL2025084



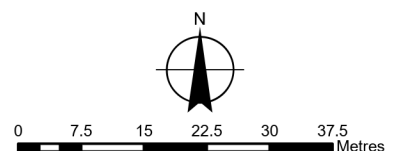
**LEGEND**

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

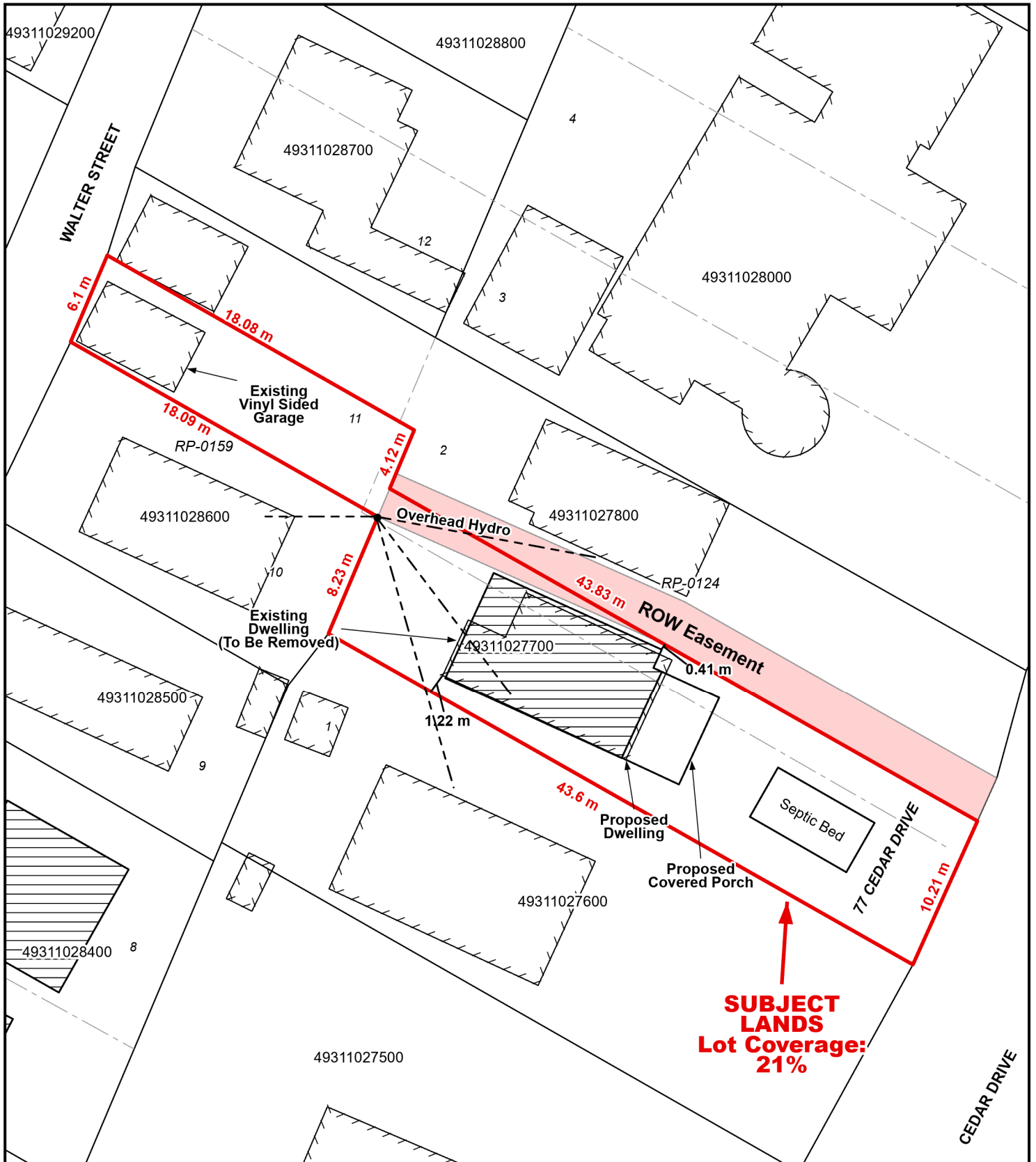
5/8/2026

- (H) - Holding
- CRA - Resort Area Commercial Zone
- HL - Hazard Land Zone
- RR - Resort Residential Zone



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

- Subject Lands
- Easements

5/8/2026

