

For Office Use Only:

File Number BNPL2022165
Related File Number -
Pre-consultation Meeting May
Application Submitted March 26, 2022
Complete Application June 16, 2022

Application Fee ✓pd
Conservation Authority Fee \$514.15 - PAID
Well & Septic Info Provided N/A
Planner Hanne Yager
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: 3310403025023160000

A. Applicant Information

Name of Owner O.B.B. Properties 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 1725 Upper James Street, Unit 100
Town and Postal Code Hamilton, ON L9B 1K7
Phone Number 289-479-5055
Cell Number _____
Email jboyd@morisoninsurance.ca

Name of Applicant Fred Morison
Address 3625 River Road
Town and Postal Code Cayuga, ON N0A 1E0
Phone Number 905-667-2952
Cell Number 905-741-6641
Email morison@morisoninsurance.ca

Name of Agent	Jessica Boyd
Address	33 Park Road
Town and Postal Code	Simcoe, ON N3Y 4J9
Phone Number	289-479-5055
Cell Number	905-977-7536
Email	jboyd@morisoninsurance.ca

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:

Not Applicable

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 3 CON 14 WINDHAM PT 9, 10, 24 & 25 37R4154; NORFOLK COUNTY

Municipal Civic Address: 33 Park Road, Simcoe ON N3Y 4J9

Present Official Plan Designation(s): Protected Industrial

Present Zoning: General Industrial Zone (MG)

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:

In accordance to the municipally permitted uses for General Industrial Zone (MG), the subject lands host a 1-story brick building that is currently being leased to a long-term tenant.

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

The only existing structure on the subject lands is a 5290 sq ft 1-story brick building currently leased by a long-term tenant. This building, along with the land it is located on, will be retained by O.B.B. Properties if severance is granted.

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

Not Applicable

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

Not Applicable

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:

Not Applicable

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

Approximately 26 years

9. Existing use of abutting properties:

The abutting properties are currently used as a warehouse store, an electrical supply store, and a wooded area/provincially significant wetland.

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	60.96 m	30 m		30.48 m	
Lot depth	106.95 m	N/A		106.95 m	
Lot width	60.96 m	N/A		30.43 m	
Lot area	6,509 s.m.	1,855 s.m.		3,254 s.m.	
Lot coverage	536 s.m.	N/A		536 s.m.	
Front yard	24 m	6 m		24 m	
Rear yard	1,200.5 s.m.	9 m		30.48 m	
Height	Approximately 4 m height at setback	Subject to a 45 degree angular plane		Approximately 4 m height at setback	
Left Interior side yard	106.79 m	3 m		106.95 m	
Right Interior side yard	107.12 m	3 m		107.12 m	
Exterior side yard (corner lot)	N/A	N/A		N/A	
Parking Spaces (number)	23	N/A		23	
Aisle width	N/A	N/A		N/A	
Stall size	N/A	N/A		N/A	
Loading Spaces	N/A	N/A		N/A	
Other					

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

Not Applicable

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

Frontage: 30.48 m

Depth: 106.79 m

Width: 30.43 m

Lot Area: 3,254 sq m

Present Use: None

Proposed Use: None

Proposed final lot size (if boundary adjustment): Not Applicable

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: Not Applicable

Description of land intended to be retained in metric units:

Frontage: 30.48 m

Depth: 106.95 m

Width: 30.52 m

Lot Area: 3,255 sq m

Present Use: Commercial/Industrial Office

Proposed Use: Continued use as a commercial/industrial office

Buildings on retained land: 1-Story Brick Building

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

Frontage: Not Applicable

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: Not Applicable
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):

Commercial Office Space, Warehouse Store, Electrical Supply Store, and a wooded area/provincially significant wetland are located on adjacent lands.

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

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

The Commercial Office Space, Warehouse Store, and Electrical Supply Store are in use on the adjacent lands, and have been in use on these lands for over 20 years. Further, no disclosure of potential contamination were made on purchase of the property in March 2022.

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:

We plan to have the subject lands screened for any impact on endangered species through the application process.

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:

We plan to have the subject lands screened for water source protection through the application process. The subject lands are located in Wellhead Protection Area B.

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 _____ 0 m (Adjacent Land)

Municipal Landfill

☐ On the subject lands or ☒ within 500 meters – distance _____ Just over 500 m 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 _____ 0 m (Adjacent Land)

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 _____ and 0 m (Adjacent Land)

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 _____ 0 m (Adjacent Land)

Erosion

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

Abandoned gas wells

☐ On the subject lands or ☒ within 500 meters – distance _____ Approximately 320 M

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:

Park Road located in Simcoe, ON

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?

There are 20 people employed on the land that O.B.B. Properties plans to retain

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.

Please see attached Schedule "A".

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.

Jessica Boyd
Owner/Applicant/Agent Signature

May 20th, 2022
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 Fred Morison, on behalf of O.B.B Properties am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Jessica Boyd 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

May 20, 2022
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, Jessica Boyd of Simcoe, Ontario

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

J. Boyd
Owner/Applicant/Agent Signature

In Ontario

This 20th day of May

A.D., 2022

Patricia

A Commissioner, etc.

Patricia Nicole Dedrick, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires September 2, 2024.



Clean Water Act - S.59: Restricted Land Use

Screening Form

FOR OFFICE USE ONLY (TO BE COMPLETED BY NORFOLK COUNTY)

Date Received:

Received By:

The information on this form will help Norfolk County determine if a development or building application is subject to any Part IV policies under the Long Point Region Source Protection Plan. These policies include Prohibitions and the requirement for a Risk Management Plan. A Risk Management Plan must be agreed to or established by the Risk Management Official prior to Development or Building Approvals.

PROPERTY INFORMATION

33 Park Road, Simcoe ON N3Y 4J9

Street Address

3310403025023160000

*Property Roll Number***CONTACT INFORMATION**

O.B.B. Properties Inc. - Primary Contacts: Jessica Boyd and Fred Morison

Name of Applicant, including Company Name (if applicable) and primary contact person

1725 Upper James Street, Hamilton, ON

L9B 4K9

*Mailing Address**Postal Code*

289-479-5055 or 905-741-6641 | 905-388-5226 (Attn: Jessica Boyd) | jboyd@morisoninsurance.ca & morison@morisoninsurance.ca

*Tel.**Fax.**Email***TYPE OF APPLICATION (CHECK ALL THAT APPLY)**☐
☒
☐
☐

Building Permit
Consent/Severance
Zoning By-Law Amendment
Subdivision

☐
☐
☐
☐

Minor Variance
Site Plan Approval
Condominium
Official Plan Amendment

SOURCE PROTECTION VULNERABLE AREAMapping is available on-line at www.norfolkcounty.ca/visiting/norfolk-maps/online-interactive-maps/**SELECT ONE:**☐
☒
☐
☐

Delhi-Courtland
Simcoe
Waterford
Tillsonburg

SELECT ALL THAT APPLY:☐
☒
☐

WHPA-A (10)
WHPA-B
WHPA-C

☐
☐

IPZ-1 (9)
ICA (NITRATE)

Clean Water Act - S.59: Restricted Land Use

Screening Form

CURRENT AND PROPOSED PROPERTY USE

Are there any active or inactive wells on the property?

☐ Yes

☒ No

Is the proposed use of the property solely Residential?

☐ Yes

☒ No

If yes, respondent can continue to the Signature of Applicant section.

Does the proposed use of the property include commercial, industrial, or agricultural uses?

☒ Yes

☐ No

If yes, respondent must complete the rest of this screening form.

Describe the current land use at the property

At the present, only half the property municipally known as 33 Park Road, Simcoe ON, N3Y 4J9 is currently in use as an industrial/commercial office building in accordance to its current zoning as "MG - General Industrial Zone". The portion of land that O.B.B. Properties Inc. intends to sever from the existing lot is currently not in use, so it has been maintained as a large grass lawn.

Describe the proposed land use at the property. Attach a Site Plan or sketch of the property.

O.B.B. Properties Inc. is proposing that approximately 3,255 square meters of the existing 6,509 square meter lot be severed and sold. The existing 5,390 square foot 1-story building currently leased by a tenant, along with the associate parking lot, front lawn, and back lawn, is to be retained by O.B.B. Properties Inc. for industrial use if severance is granted.

Any further development of the severed lands will be the sole responsibility of the purchaser.

Clean Water Act - S.59: Restricted Land Use

Screening Form

PROPOSED ACTIVITIES ON THE PROPERTY

Please check all activities that may be associated with the proposed land use.

Fuel Handling and Storage

- ☐ Liquid Fuel Storage (gasoline, diesel, etc.) *Indicate maximum quantity* _____
- ☐ Fuel Oil Storage, including home heating oil (or waste oil if used as a fuel)
- Location ☐ Entirely Above Grade, or ☐ Below Grade (any portion of tank below ground level)
- Indicate maximum quantity* _____

Chemical Handling and Storage: Organic Solvents or Dense Non-Aqueous Phase Liquids (DNAPL)

Please check any liquid products that will be used, stored, or sold in ANY quantity.

- ☐ Paints and other coatings (stains, enamels, lacquers, rust paint, etc.)
- ☐ Solvent-based degreasers or metal parts washing liquids
- ☐ Automotive aerosol products
- ☐ Dry cleaning chemicals
- ☐ Furniture strippers
- ☐ Liquid adhesives (solvent cement, craft adhesive, industrial adhesives, etc.)
- ☐ Organic or chlorinated solvents (see Appendix A)
- ☐ Vinyl chloride monomer
- ☐ Other (please list) _____

Waste Disposal

- ☐ Any lands or buildings where waste is deposited, disposed of, handled, stored, transferred, treated, or processed.

Snow Storage and Road Salt Application, Handling, and Storage

- ☐ Road salt applied to parking areas, driveways, or walkways
- ☐ Road salt stored indoors
- ☐ Road salt stored outdoors
- ☐ Road salt stored in quantities greater than 5 tonnes
- ☐ Snow storage area with a maximum footprint larger than 0.01 hectares (10m x 10m)

Nutrients and Pesticides

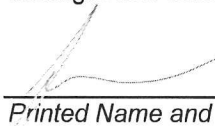
- ☐ Application of Agricultural Source Material (ASM) to Land (e.g. manure)
- ☐ Application of Non-agricultural Source Material (NASM) to Land (e.g. unprocessed plant material)
- ☐ Storage of ASM or NASM
- ☐ Use of land as livestock grazing, pasturing, outdoor confinement area, or farm-animal yard
- ☐ Storage of Commercial Fertilizer *Indicate type and maximum quantity* _____
- ☐ Storage of Pesticides *Indicate type and maximum quantity* _____

Clean Water Act - S.59: Restricted Land Use

Screening Form

SIGNATURE OF APPLICANT

Please sign below to certify that the information provided above is accurate and complete to the best of your knowledge. Understand that incomplete or inaccurate information may result in future involvement of the Risk Management Official to ensure compliance with applicable Provincial legislation.


 - Fred Morison on behalf of O.B.B. Properties
 Printed Name and Signature of Applicant

May 17, 2022

Date

Please submit this form to the Norfolk County Development and Cultural Services Department. For further information, call Mike Bingham, Risk Management Official, at 705-957-5974.

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE RISK MANAGEMENT OFFICIAL)

ACTION REQUIRED

- ☐ Application can proceed as written. S.59 Notice is not required under Policy NC-CW-1.3:
- ☐ Residential Use ☐ Significant Drinking Water Threat is not proposed
- ☐ Application can proceed as written. S.59(2)(a) Notice to be issued by RMO
- ☐ Risk Management Plan to be negotiated before current application can be processed by the County
- ☐ Risk Management Plan to be negotiated at future stage (specify)
- ☐ Building Permit ☐ Minor Variance
- ☐ Consent/Severance ☐ Site Plan Approval
- ☐ Zone Change ☐ Condominium
- ☐ Subdivision ☐ Official Plan Amendment
- ☐ Activity is Prohibited. Application cannot proceed as written

Mike Bingham, Risk Management Official

Date

- ☐ RMO has informed the Development Services Department of required action
- ☐ RMO has informed applicant of required action

Application number:		notice number (if different):	
Date Received:		reviewed by:	

Clean Water Act - S.59: Restricted Land Use

Screening Form

APPENDIX A

Agricultural Source Material

- 1 Manure produced by farm animals, including associated bedding materials.
- 2 Runoff from farm-animal yards and manure storages.
- 3 Washwaters from agricultural operations that have not been mixed with human body waste.
- 4 Organic materials produced by intermediate operations that process materials described in paragraph 1, 2 or 3.
- 5 Anaerobic digestion output, if,
 - i. the anaerobic digestion materials were treated in a mixed anaerobic digestion facility,
 - ii. at least 50 per cent, by volume, of the total amount of anaerobic digestion materials were on-farm anaerobic digestion materials, and
 - iii. the anaerobic digestion materials did not contain sewage biosolids or human body waste.
- 6 Regulated compost as defined in subsection 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the Act.

Non-Agricultural Source Material

Category 1: e.g. Leaf and yard waste that has not been composted.

Category 2: e.g. organic waste matter that contains no meat or fish, food processing at a bakery.

Category 3: e.g. pulp and paper biosolids, paunch manure and sewage biosolids.

Organic Solvents

- 1 Carbon tetrachloride - production and consumption are controlled. It was commonly used as component for domestic cleaning fluids and degreaser in industry. It may also be found in solvents and dry cleaning agents.
- 2 Chloroform – May be found in pesticides, solvents and cleaning agents.
- 3 Dichloromethane – May be found in paint strippers and degreasers.
- 4 Pentachlorophenol – May be found in pesticides and disinfectants.

Dense Non-Aqueous Phase Liquids (DNAPL)

Common uses include, but are not limited to:

- 1 Acetone
- 2 Paint Thinner
- 3 Turpentine
- 4 Dry cleaning solvents
- 5 Cleaners, degreasers and lubricants for engine parts, tires, brakes, etc.
- 6 Paint and furniture strippers
- 7 Wood finish, stains and coatings
- 8 Adhesives and sealants

5. Method of amalgamation, check A or B
Méthode choisie pour la fusion – Cocher A ou B :

A - Amalgamation Agreement / Convention de fusion :



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.

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 - Amalgamation of a holding corporation and one or more of its subsidiaries or amalgamation of subsidiaries / Fusion d'une société mère avec une ou plusieurs de ses filiales ou fusion de filiales :



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.

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

2037753 ONTARIO INC.

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

Names of amalgamating corporations Dénomination sociale des sociétés qui fusionnent	Ontario Corporation Number Numéro de la société en Ontario	Date of Adoption/Approval Date d'adoption ou d'approbation		
		Year année	Month mois	Day jour
2037753 Ontario Inc.	2037753	2014	12	31
The Haldimand Advocate Limited	77252	2014	12	31
The Hagersville Press Limited	97970	2014	12	31

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.

NONE

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 :

An unlimited number of Common Shares and an unlimited number of Class A Special Shares.

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, 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 :

8.1 COMMON SHARES

(1) Dividends

Subject to the restrictions contained herein, the holders of the Common Shares shall be entitled to receive and the Corporation shall pay thereon and when declared by the Board of Directors, out of the monies of the Corporation properly applicable to the payment of dividends, dividends in equal amounts per share on all Common Shares at the time outstanding, without preference to distinction.

(2) Voting Rights

Each holder of Common Shares is entitled to receive notice of and to attend any meetings of shareholders of the Corporation and at all such meetings shall be entitled to one (1) vote in respect of each Common Share held by the shareholder, except for meetings at which only holders of a specific class of shares (other than Common Shares) are entitled to vote.

(3) Liquidation, Dissolution or Winding-up

In the event of the liquidation, dissolution, or winding up of the Corporation, whether voluntary or involuntary, the holders of the Common Shares shall be entitled to participate pro rata as they hold shares as between themselves in any remaining surplus.

8.2 CLASS A SPECIAL SHARES

(1) Dividends

The holders of the Class A Special Shares shall (if, as and when declared by the directors of the Corporation) be entitled to receive and the Corporation shall pay thereon out of the moneys of the Corporation properly applicable to the payment of dividends, discretionary, non-cumulative dividends as the directors of the Corporation may determine from time to time. If, in any year, after providing for any such dividend on the Class A Special Shares in such amount as the directors may determine, 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.

(2) Liquidation, Dissolution, Winding-up

In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of Class A Special Shares shall be entitled to receive, before any distribution of an part of the assets of the Corporation among the holders of the Common Shares, the Redemption Amount an any dividends declared thereon and unpaid, and shall not have any further right to participate in profits or assets.

(3) Redemption by Corporation

The Corporation may at any time, upon giving notice as hereinafter provided, redeem the whole or nay part of the Class A Special Shares on payment for each share to be redeemed of the Redemption Amount, together with all dividends declared thereon and unpaid.

(4) Notice of Redemption

In case of the redemption of the said Class A Special Shares, or any part thereof, under the provisions of section 8.2(3) hereof, the Corporation shall give not less than ten (10) days notice in writing of such redemption by mailing such notice to the registered holders of the shares to be redeemed specifying the date and the 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, dividends on the shares to be redeemed shall cease after the date so fixed for redemption, and the holders thereof shall thereafter have no rights against the Corporation in respect thereof, except, upon the surrender of the certificates for such shares, to receive payment there for out of the monies so deposited.

(5) Redemption by Holder

Any holder of Class A Special Shares shall have the right, forty-five (45) days after demand, to require the Corporation to redeem the whole or any part of the Class A Special Shares held by the holder thereof on payment for each shares to be redeemed of the Redemption Amount, together with all dividends declared thereon and unpaid. The Corporation shall, within ten (10) days of receipt of such demand for redemption, give notice in writing of such demand for redemption to the other registered holders of the Class A Special Shares in like manner as section 8.2(4) hereof, and the other registered holders of the Class A Special Shares shall have the right within twenty-one (21) days thereafter to give notice to the Corporation to elect to demand redemption of an equal percentage of their respective Class A Special Shares for payment in a like manner and on the same date as specified in the notice given by the Corporation.

(6) Redemption Amount

The Redemption Amount of each Class A Special Share shall be ONE DOLLAR (\$1.00).

(7) For the better security of the Class A Special Shares and for the purpose of ensuring redemption thereof, the Corporation shall not declare and pay a dividend upon any other class of shares, which dividend, if declared and paid, would prevent the Corporation from redeeming the Class A Special Shares required to be redeemed by the Corporation pursuant to paragraph 8.2 (2) hereof.

(8) Notice of Meetings of Shareholders

The holders of Class A Special Shares shall not be entitled to vote at any meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale, lease or exchange of all or substantially all of the property of the Corporation, other than in the ordinary course of business of the Corporation under the Business Corporations Act and amendments thereto.

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/n'est pas restreint. 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 either:

- (a) the previous consent of the Directors of the Corporation, expressed by a 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 51% of the shares for the time being outstanding entitled to vote, expressed by a resolution passed by the shareholders or by an instrument or instruments in writing signed by such shareholders.

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

1. The Board of Directors, may, from time to time, in such amounts and on such terms as it deems expedient:

- (a) borrow money on the credit of the Corporation;
- (b) issue, re-issue, sell or pledge debt obligations (including bonds, debentures, notes or other similar obligations, secured or unsecured) of the Corporation;
- (c) to the extent permitted by law, give a guarantee on behalf of the Corporation to secure performance of any present or future indebtedness, liability or obligation of any person; and
- (d) charge, mortgage, hypothecate, pledge or otherwise create a security interest in all or any of the currently owned or subsequently acquired real or personal, movable or immovable property of the Corporation, including book debts, rights, powers, franchises and undertakings to secure any debt obligation or any money borrowed or other debt or liability of the Corporation;

The Board of Directors may, from time to time, delegate such one or more of the directors and officers of the 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 such delegation.

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.

10. Other provisions (if any): continued from page 5

2. The number of shareholders of the Corporation, exclusive of persons who are in the employment of the Corporation, 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 hereby limited to fifty (50), two (2) or more persons who are the joint registered owners of one (1) or more shares, being counted as one (1) shareholder.

3. The Corporation is hereby prohibited from making any invitation to the public to subscribe for any securities of the Corporation.

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

Name and original signature of a director or authorized signing officer of each of the amalgamating corporations. Include the name of each corporation, the signatories name and description of office (e.g. president, secretary). Only a director or authorized signing officer can sign on behalf of the corporation. / Nom et signature originale d'un administrateur ou d'un signataire autorisé de chaque société qui fusionne. Indiquer la dénomination sociale de chaque société, le nom du signataire et sa fonction (p. ex. : président, secrétaire). Seul un administrateur ou un dirigeant habilité peut signer au nom de la société.

2037753 ONTARIO INC.

Names of Corporations / Dénomination sociale des sociétés

By / Par


Signature / Signature

Jillian Ora Morison

Print name of signatory /
Nom du signataire en lettres moulées

President

Description of Office / Fonction

THE HALDIMAND ADVOCATE LIMITED

Names of Corporations / Dénomination sociale des sociétés

By / Par


Signature / Signature

Jillian Ora Morison

Print name of signatory /
Nom du signataire en lettres moulées

President

Description of Office / Fonction

THE HAGERSVILLE PRESS LIMITED

Names of Corporations / Dénomination sociale des sociétés

By / Par


Signature / Signature

Jillian Ora Morison

Print name of signatory /
Nom du signataire en lettres moulées

President

Description of Office / Fonction

Names of Corporations / Dénomination sociale des sociétés

By / Par

Signature / Signature

Print name of signatory /
Nom du signataire en lettres moulées

Description of Office / Fonction

Names of Corporations / Dénomination sociale des sociétés

By / Par

Signature / Signature

Print name of signatory /
Nom du signataire en lettres moulées

Description of Office / Fonction


SCHEDULE 'A'

**DIRECTOR'S STATEMENT PURSUANT TO SECTION 178(2) OF THE
BUSINESS CORPORATIONS ACT, R.S.O. 1990, c. B. 16**

I, **JILLIAN O. MORISON**, of the Town Haldimand, in the Province of Ontario do hereby certify and state as follows:

1. This statement is made pursuant to subsection 178(2) of the Business Corporations Act (Ontario) (the "Act").
2. I am the President and a Director of each of 2037753 Ontario Inc. ("Ontario") , The Haldimand Advocate Limited ("Advocate") and The Hagersville Press Limited ("Press") and as such have knowledge of their respective affairs.
3. I have conducted such examinations of the books and records of Ontario, Advocate and Press as are necessary to enable me to make the statements hereinafter set forth.
4. I have satisfied myself that there are reasonable grounds for believing that:
 - (a) Each of the Amalgamating Corporations is and the corporation formed by their amalgamation will be able to pay their respective liabilities as they become due; and
 - (b) 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.
5. There are reasonable grounds for believing that no creditor of any of the Amalgamating Corporations will be prejudiced by the amalgamation.
6. The Corporation has not been notified by any creditor that it objects to the amalgamation.

This statement is made this 31st day of December, 2014



Jillian O. Morison

SCHEDULE "B"

THIS AMALGAMATION AGREEMENT made as of the 31st day of December, 2014

B E T W E E N:

2037753 ONTARIO INC., a corporation incorporated under the laws of the Province of Ontario,

Hereinafter called "Ontario",

- and -

THE HALDIMAND ADVOCATE LIMITED., a corporation incorporated under the laws of the Province of Ontario,

Hereinafter called "Advocate",

-and-

THE HAGERSVILLE PRESS LIMITED., a corporation incorporated under the laws of the Province of Ontario,

Hereinafter called "Press",

WHEREAS 2037753 Ontario Inc. was incorporated under the laws of the Province of Ontario by Certificate of Incorporation dated December 17th, 2003;

AND WHEREAS Ontario has an authorized capital consisting of:

- (a) An unlimited number of Common "A" Shares of which One Hundred (100) are issued and outstanding as fully paid and non-assessable; and
- (b) An unlimited number of Class A Special Shares of which none are issued and outstanding as fully paid and non-assessable;

AND WHEREAS The Haldimand Advocate Limited was incorporated under the laws of the Province of Ontario by Letters Patent dated May 12th, 1955;

AND WHEREAS Advocate has an authorized capital consisting of:

An unlimited number of shares designated as Common shares of which one hundred (100) shares are issued and outstanding; and an unlimited number of shares designated as Class "A" Preference shares of which three hundred and fifty-three thousand, one hundred and twenty-nine (353,129) shares are issued and outstanding; and an unlimited number of shares designated as Class "B" Preference shares;

AND WHEREAS The Hagersville Press Limited was incorporated under the laws of the Province of Ontario by Letters Patent dated March 12th, 1959;

AND WHEREAS Press has an authorized capital consisting of:

Ten Thousand (10,000) shares without par value of which five hundred and one (501) are issued and outstanding; provided that the shares shall not be issued for a consideration exceeding in amount or value the sum of Forty Thousand Dollars (\$40,000.00) or such greater amount as the board of directors of the Company may deem expedient on payment to the Treasurer of Ontario of the fees payable on such greater amount and on the issuance by the Provincial Secretary of a certificate of such payment;

AND WHEREAS Ontario, Advocate and Press have each made full disclosure to the other of their respective assets and liabilities;

AND WHEREAS under the authority of the Business Corporation Act, R.S.O. 1990, c.B.16, Ontario, Advocate and Press have agreed to amalgamate and continue as the Amalgamated Corporation upon the terms and conditions hereinafter set out;

NOW THEREFORE in consideration of the mutual covenants contained in this Agreement, the parties hereto agree as follows:

1. In this Agreement:

- (a) "Agreement" means this Amalgamation Agreement;
- (b) "Amalgamating Corporations" means Ontario, Advocate and Press;
- (c) "Amalgamated Corporation" means the corporation continuing as a result of the amalgamation under the Act of the Amalgamating Corporations;
- (d) "Act" means the Business Corporations Act, R.S.O. 1990, c. B.16;
- (e) "Effective Date" means the date of the Amalgamation as set forth in the Certificate of Amalgamation issued to the Amalgamated Corporation;

2. Ontario, Advocate and Press do hereby agree to amalgamate as of 12:00:01 a.m. on January 1st, 2015 under the provisions of Sections 175 and 176 of the Act and to continue as one corporation under the terms and conditions hereinafter set out.

3. The name of the Amalgamated Corporation shall be O.B.B. Properties Inc.

4. The registered office of the Amalgamated Corporation shall be at 1725 Upper James Street, in the City of Hamilton, L9B 1K7.

5. There shall be no restrictions on the business the Amalgamated Corporation may carry on or on the powers the Amalgamated Corporation may exercise.

6. The by-laws of the Amalgamated Corporation, until repealed, amended or altered shall be the by-laws of Ontario. The proposed by-laws of the Amalgamated Corporation may be examined at 1725 Upper James Street, Suite 100, in the City of Hamilton.

7. The classes of shares that the Amalgamated Corporation is authorized to issue are:

- (i) An unlimited number of Common Shares (the "Common Shares");

- (ii) An unlimited number of Class A Special Shares (the "Class A Shares");

8. The rights, privileges, restrictions and conditions attaching to the shares that the Amalgamated Corporation is authorized to issue are set forth in Schedule "A" hereto.

9. Each issued Common share of Ontario shall be exchanged for one (1) Common Share of the Amalgamated Corporation;

10. Each issued Class A Special Share of Ontario shall be exchanged for one (1) Class A Special Share of the Amalgamated Corporation;

11. All of the authorized unissued and issued shares of Advocate shall be cancelled without any repayment of capital in respect thereof.

12. All of the authorized unissued and issued shares of Press shall be cancelled without any repayment of capital in respect thereof.

All of the shares of the Amalgamated Corporation shall be issued in accordance with the foregoing and shall be deemed to have been issued as fully paid and non-assessable and the Amalgamated Corporation shall be deemed to have received the full consideration for the issue thereof.

13. After the filing of the Articles of Amalgamation in respect of this Agreement and the endorsement of a Certificate of Amalgamation in respect thereof, the shareholders of the Amalgamating Corporations shall, when requested by the Amalgamated Corporation, surrender the certificates representing shares held by them in the Amalgamating Corporations.

14. (a) The right to transfer shares of the Amalgamated Corporation shall be restricted in that no shares shall be transferred without either:

(i) The previous consent of the directors of the Corporation, expressed by a resolution passed by the Board of Directors or by an instrument or instruments in writing signed by a majority of the directors; or

(ii) The previous consent of the holders of at least 51% of the shares for the time being outstanding entitled to vote, expressed by a resolution passed by the shareholders or by an instrument or instruments in writing signed by such shareholders.

(b) The number of shareholders of the Amalgamated 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, to be and have continued after the termination of that employment to be shareholders of the Corporation, is limited to not more than fifty (50); two (2) or more persons who are the joint registered owners of one or more shares being counted as one (1) shareholder;

(c) Any invitation to the public to subscribe for securities of the Amalgamated Corporation shall be prohibited.

(d) That meetings of the Board of Directors and the Executive Committee (if any) of the Corporation may be held at any place within or outside of Ontario;

(e) The Amalgamated Corporation may, at any time, from time to time, when authorized to do so by an express resolution of the board of directors, purchase any of its common shares out of the surplus; provided that the Amalgamated Corporation is not insolvent at the time of such purchase and will not be rendered insolvent by such purchase;

15. The Board of Directors of the Amalgamated Corporation shall consist of a minimum of one and a maximum of five directors until changed in accordance with the Act; until changed by special resolution of the shareholders of the Amalgamated Corporation, or if the directors of the

Amalgamated Corporation are so authorized by special resolution of the shareholders of the Amalgamated Corporation, by resolution of the said directors, the Board of Directors of the Amalgamated Corporation shall consist of two directors and the directors of the Amalgamated Corporation shall be the following:

<u>Name</u>	<u>Address</u>	<u>Resident Canadian</u>
Morison, Jillian O.	3265 River Road Cayuga, Ontario N0A 1A0	Yes
Morison, Frederick Brian	3265 River Road Cayuga, Ontario N0A 1A0	Yes

16. The directors shall hold office until the first annual meeting of the Amalgamated Corporation or until his successors are elected or appointed. The subsequent directors shall be elected each year thereafter by ordinary resolution at either an annual meeting or special meeting of the shareholders. The directors shall manage or supervise the management of the business and the affairs of the Amalgamated Corporation subject to the provisions of the Act.

Until repealed, amended or altered, so far as applicable, the banking resolutions of the Amalgamated Corporation shall be the same as the banking resolutions of Ontario.

17. This Agreement shall not become effective until it is confirmed, without variation, by the shareholders of each of the Amalgamating Corporations entitled to vote thereon in accordance with the requirements of the Act.

18. Upon the endorsement of the Certificate of Amalgamation under the Act:

(a) The Amalgamating Corporations are amalgamated and continue as one corporation effective on that date under the terms and conditions prescribed in this Amalgamation Agreement;

(b) The Amalgamated Corporation possesses all the property, rights, privileges and franchises and is subject to all liabilities, including civil, criminal and quasi-criminal and all contracts, disabilities and debts of each of the Amalgamating Corporations;

(c) Conviction against or ruling under or judgment in favour of or against an Amalgamating Corporation may be enforced by or against the Amalgamated Corporation;

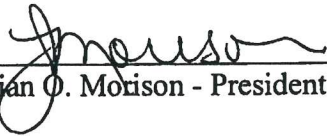
(d) The Articles of Amalgamation shall be the Articles of Incorporation of the Amalgamated Corporation and the Certificate of Amalgamation, except for purposes of subsection 117 of the Act, shall be deemed to be the Certificate of Incorporation of the Amalgamated Corporation;

(e) The Amalgamated Corporation shall be deemed to be the party plaintiff or the party defendant, as the case may be, in any civil action commenced by or against an Amalgamating Corporation before the amalgamation has become effective.

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


2037753 ONTARIO INC.

Per:


Jillian O. Morison - President

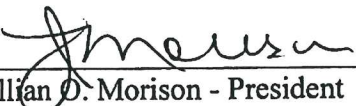
THE HALDIMAND ADVOCATE LIMITED

Per:


Jillian O. Morison - President

THE HAGERSVILLE PRESS LIMITED

Per:


Jillian O. Morison - President

SCHEDULE 'A'

The rights, privileges, restrictions and conditions attaching to each class of shares is as follows:

COMMON SHARES

(1) Dividends

Subject to the restrictions contained herein, the holders of the Common Shares shall be entitled to receive and the Corporation shall pay thereon as and when declared by the Board of Directors, out of the monies of the Corporation properly applicable to the payment of dividends, dividends in equal amounts per share on all Common Shares at the time outstanding, without preference or distinction.

(2) Voting Rights

Each holder of Common Shares is entitled to receive notice of and to attend any meetings of shareholders of the Corporation and at all such meetings shall be entitled to one (1) vote in respect of each Common Share held by the shareholder, except for meetings at which only holders of a specified class of shares (other than Common Shares) are entitled to vote.

(3) Liquidation, Dissolution or Winding-up

In the event of the liquidation, dissolution, or winding up of the Corporation, whether voluntary or involuntary, the holders of the Common Shares shall be entitled to participate pro rata as they hold shares as between themselves in any remaining surplus.

CLASS A SPECIAL SHARES

(1) Dividends

The holders of the Class A Special Shares shall (if, as and when declared by the directors of the Corporation) be entitled to receive and the Corporation shall pay thereon out of the moneys of the Corporation properly applicable to the payment of dividends, discretionary, non-cumulative dividends as the directors of the Corporation may determine from time to time. If, in any year, after providing for any such dividend on the Class A Special Shares in such amount as the directors may determine, 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.

(2) Liquidation, Dissolution, Winding-Up

In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of Class A Special Shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of the Common Shares, the Redemption Amount and any dividends declared thereon and unpaid, and shall not have any further right to participate in profits or assets.

(3) Redemption by Corporation

The Corporation may at any time, upon giving notice as hereinafter provided, redeem the whole or any part of the Class A Special Shares on payment for each share to be redeemed of the Redemption Amount, together with all dividends declared thereon and unpaid.

(4) Notice of Redemption

In case of the redemption of the said Class A Special Shares, or any part thereof, under the provisions of section 8.2(3) hereof, the Corporation shall give not less than ten (10) days notice in writing of such redemption by mailing such notice to the registered holders of the shares to be redeemed specifying the date and the 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, dividends on the shares to be redeemed shall cease after the date so fixed for redemption, and the holders thereof shall thereafter have no rights against the Corporation in respect thereof, except, upon the surrender of the certificates for such shares, to receive payment therefor out of the monies so deposited.

(5) Redemption by Holder

Any holder of Class A Special Shares shall have the right, forty-five (45) days after demand, to require the Corporation to redeem the whole or any part of the Class A Special Shares held by the holder thereof on payment for each share to be redeemed of the Redemption Amount, together with all dividends declared thereon and unpaid. The Corporation shall, within ten (10) days of receipt of such demand for redemption, give notice in writing of such demand for redemption to the other registered holders of the Class A Special Shares in like manner as section 8.2(4) hereof, and the other registered holders of the Class A Special Shares shall have the right within twenty-one (21) days thereafter to give notice to the Corporation to elect to demand redemption of an equal percentage of their respective Class A Special Shares for payment in a like manner and on the same date as specified in the notice given by the Corporation.

(6) Redemption Amount

The Redemption Amount of each Class A Special Share shall be ONE DOLLAR (\$1.00).

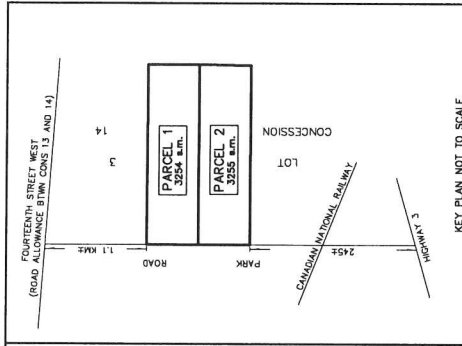
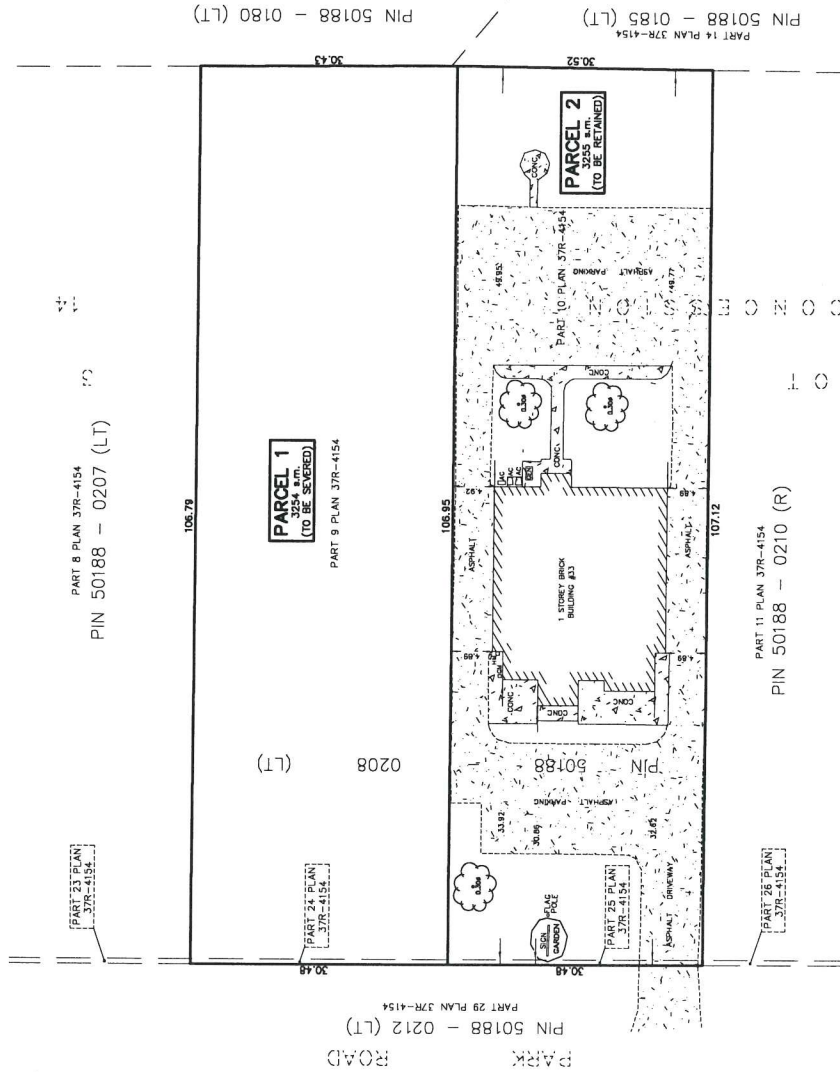
(7) For the better security of the Class A Special Shares and for the purpose of ensuring redemption thereof, the Corporation shall not declare and pay a dividend upon any other class of shares, which dividend, if declared and paid, would prevent the Corporation from redeeming the Class A Special Shares required to be redeemed by the Corporation pursuant to paragraph 8.2 (2) hereof.

(8) Notice of Meetings of Shareholders

The holders of Class A Special Shares shall not be entitled to vote at any meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale, lease or exchange of all or substantially all of the property of the Corporation, other than in the ordinary course of business of the Corporation under the Business Corporations Act and amendments thereto.

SKETCH FOR SEVERANCE APPLICATION
33 PARK ROAD
NORFOLK COUNTY

SCALE 1: 400
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS



KEY PLAN NOT TO SCALE

NOTE

EXISTING REFERENCE PLAN 378-4154 CAN BE USED FOR SEVERANCE. NEW REFERENCE PLAN SHOULD NOT BE REQUIRED AS A CONDITION OF THE SEVERANCE.

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

MARCH 9, 2022
DATE
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS, PLAN 378-4154, AND ACTUAL FIELD WORK.

PROPERTY DESCRIPTION

PART 25 PLAN 378-4154
CONFESSION 14
GEOGRAPHIC TOWNSHIP OF WINHAM
NORFOLK COUNTY
PIN 50188-0208 (LT)

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
- THIS SKETCH IS PROTECTED BY COPYRIGHT ©
- SURVEYORS SEAL, UNLESS EMBOSSED WITH THE SURVEYORS SEAL, ON PAPER CERTIFIED.

LEGEND & NOTES

- AC DENOTES AIR CONDITIONER
 - CH DENOTES CHIMNEY
 - HM DENOTES HYDRO METER
 - POLE DENOTES HYDRO/UTILITY POLE
 - QUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
- **BUILDING TIES, DISTANCES AND AREAS ARE APPROXIMATE.

SURVEYOR'S SEAL

SKETCH

THIS IS AN ORIGINAL COPY IF EMBOSSED BY THE SURVEYOR'S SEAL OR TAP CERTIFIED

RASCH & HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East Unit 8
DUNNVILLE, ONT. L2A 2X1
TEL: 905-841-9791
(FAX: 905-841-9740)

SCALE 1: 400
HAROLD D. HYDE O.L.S.
SURVEY: 22-037
DRAWN BY: T. McInnes

NORFOLK COUNTY COMMITTEE OF ADJUSTMENT APPLICATION FORM

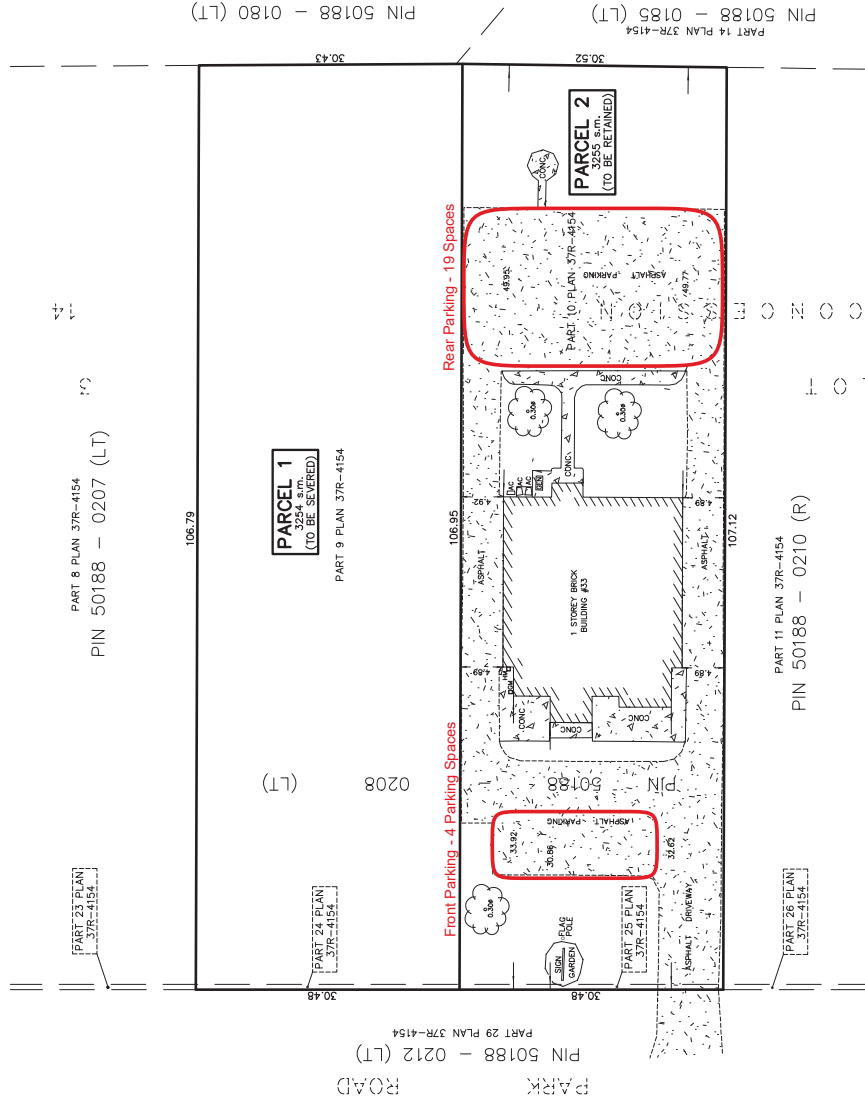
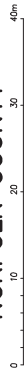
O.B.B. PROPERTIES INC - 33 PARK ROAD, SIMCOE - SCHEDULE "A"

O.B.B. Properties recently purchased the lot known municipally as "33 Park Road, Simcoe, ON N3Y 4J9" in March 2022. The lot, which is currently 6,509 square meters in size, is approximately double the size of most industrial zoned lots located on Park Road such as Lot 39, 41, and 43 and is zoned "MG – Industrial".

O.B.B. Properties main objective in purchasing this property was to obtain the existing 5,290 square foot 1-story brick building and surrounding parking lot. This 1-story building and surrounding parking lot, currently being leased by a long-term tenant, is located on the right-hand side of the property, and only uses 3,254 square feet. However, O.B.B. Properties has no use for the remaining 3,254 square feet of the lot, which has been maintained as a large grass lawn, and wishes to sever the plot in half so that it can be sold for further industrial development as per the applicable zoning by-laws. O.B.B. Properties has been approached by several prospective buyers regarding the unused portion of our lot; however, it will be at the discretion of the potential buyer to apply for any further permits, consents, zoning variances, etc. from Norfolk County based on their intended use for the property.

SKETCH FOR SEVERANCE APPLICATION
33 PARK ROAD
NORFOLK COUNTY

SCALE 1: 400
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS



SURVEYOR'S SEAL

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS, PLAN 37R-4154, AND ACTUAL FIELD WORK.

PROPERTY DESCRIPTION

PART OF LOT 3, CONCESSION 14

GEOGRAPHIC TOWNSHIP OF WINDHAM

NORFOLK COUNTY

PIN 50188-0208 (LT)

CAUTION

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LEGEND & NOTES

- AC DENOTES AIR CONDITIONER
 - GM DENOTES GAS METER
 - HM DENOTES HYDRO METER
 - POLE DENOTES HYDRO/UTILITY POLE
 - OIL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
- BUILDING TIES, DISTANCES AND AREAS ARE APPROXIMATE.

RASCH & HYDE LTD.

Ontario Land Surveyors

P.O. Box 6, 1333 Highway #2 East, Unit B
DUNDAS, ONTARIO L9A 2X1
905-871-7188
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 400 SURVEY : 22-037 DRAWN BY : T. Matheson

NOTE

EXISTING REFERENCE PLAN 37R-4154 CAN BE USED FOR SEVERANCE; NEW REFERENCE PLAN SHOULD NOT BE REQUIRED AS A CONDITION OF THE SEVERANCE.

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Harold Hyde

MARCH 9, 2022

DATE

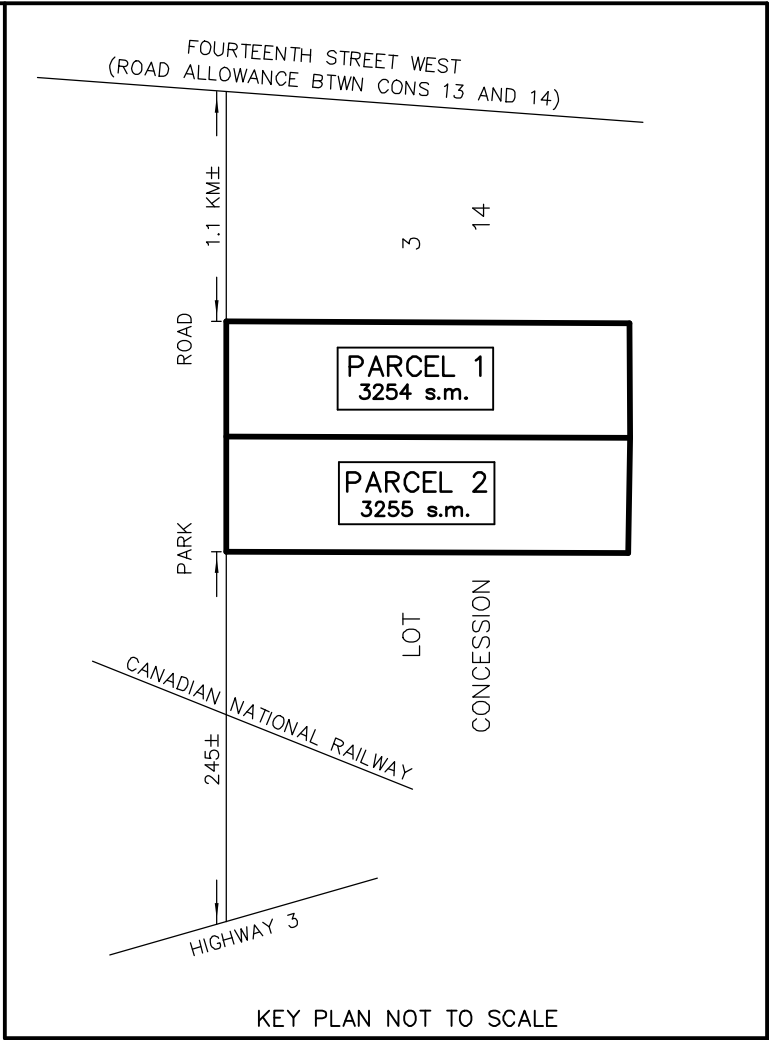
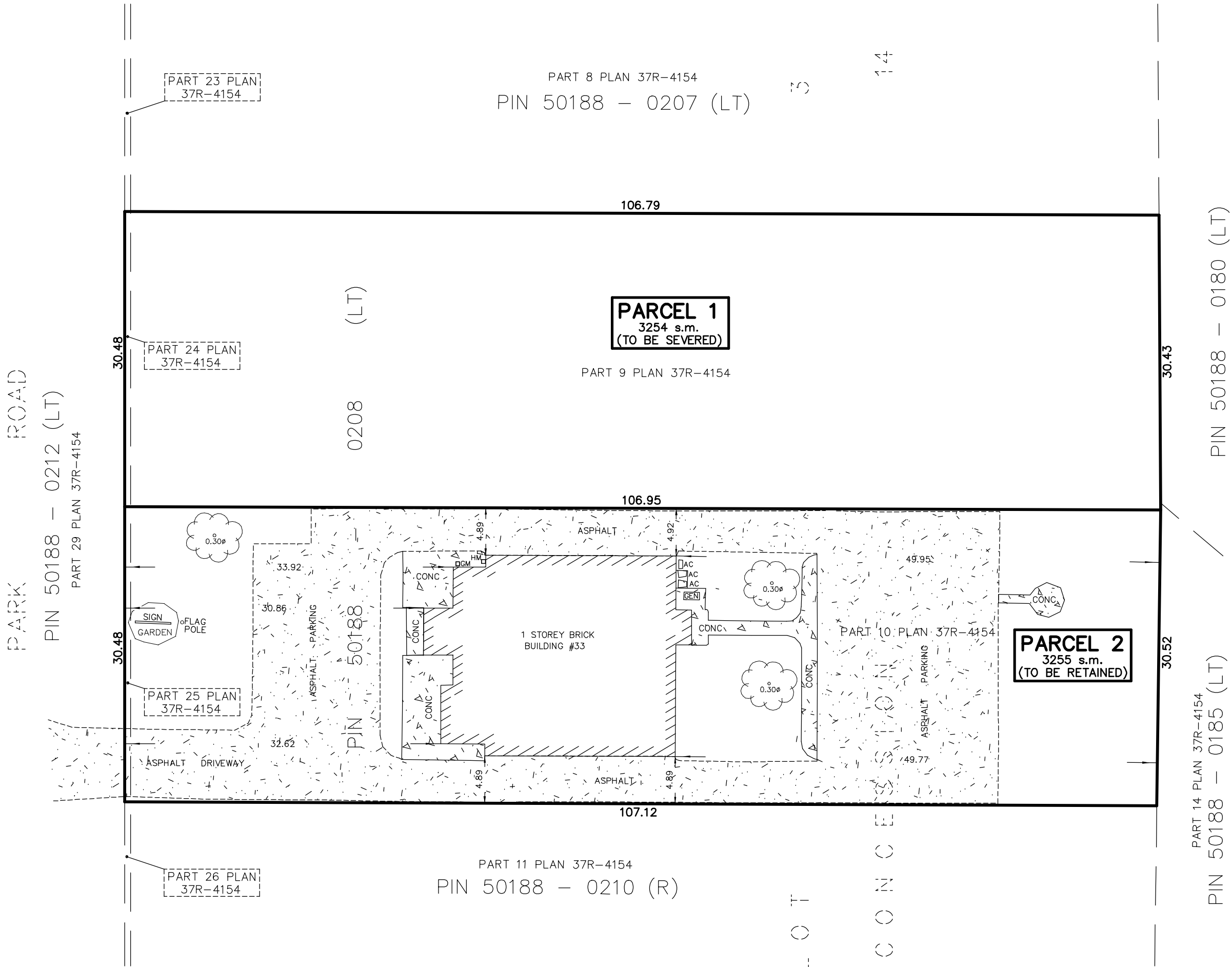
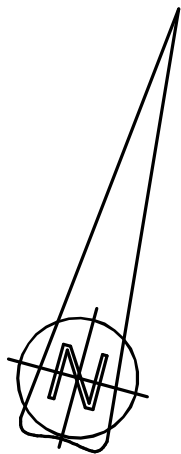
HAROLD D. HYDE

ONTARIO LAND SURVEYOR

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SKETCH FOR SEVERANCE APPLICATION
33 PARK ROAD
NORFOLK COUNTY

0 10 20 30 40m
SCALE 1: 400
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS



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MARCH 9, 2022
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

Harold Hyde

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RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5Y1
905-871-9757
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 400

SURVEY : 22-037

DRWN BY : T. Matheson

SURVEYOR'S SEAL

SKETCH

THIS IS AN ORIGINAL
COPY IF EMBOSSED BY
THE SURVEYOR'S SEAL,
OR PDF CERTIFIED

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS, PLAN 37R-4154 AND ACTUAL FIELD WORK.

PROPERTY DESCRIPTION

PART OF LOT 3, CONCESSION 14
GEOGRAPHIC TOWNSHIP OF WINDHAM
NORFOLK COUNTY
PIN 50188-0208 (LT)

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
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LEGEND & NOTES

AC DENOTES AIR CONDITIONER
GM DENOTES GAS METER
HM DENOTES HYDRO METER
HP DENOTES HYDRO/UTILITY POLE
OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE

**BUILDING TIES, DISTANCES AND AREAS ARE APPROXIMATE.

CONTEXT MAP

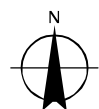
Geographic Township of WINDHAM



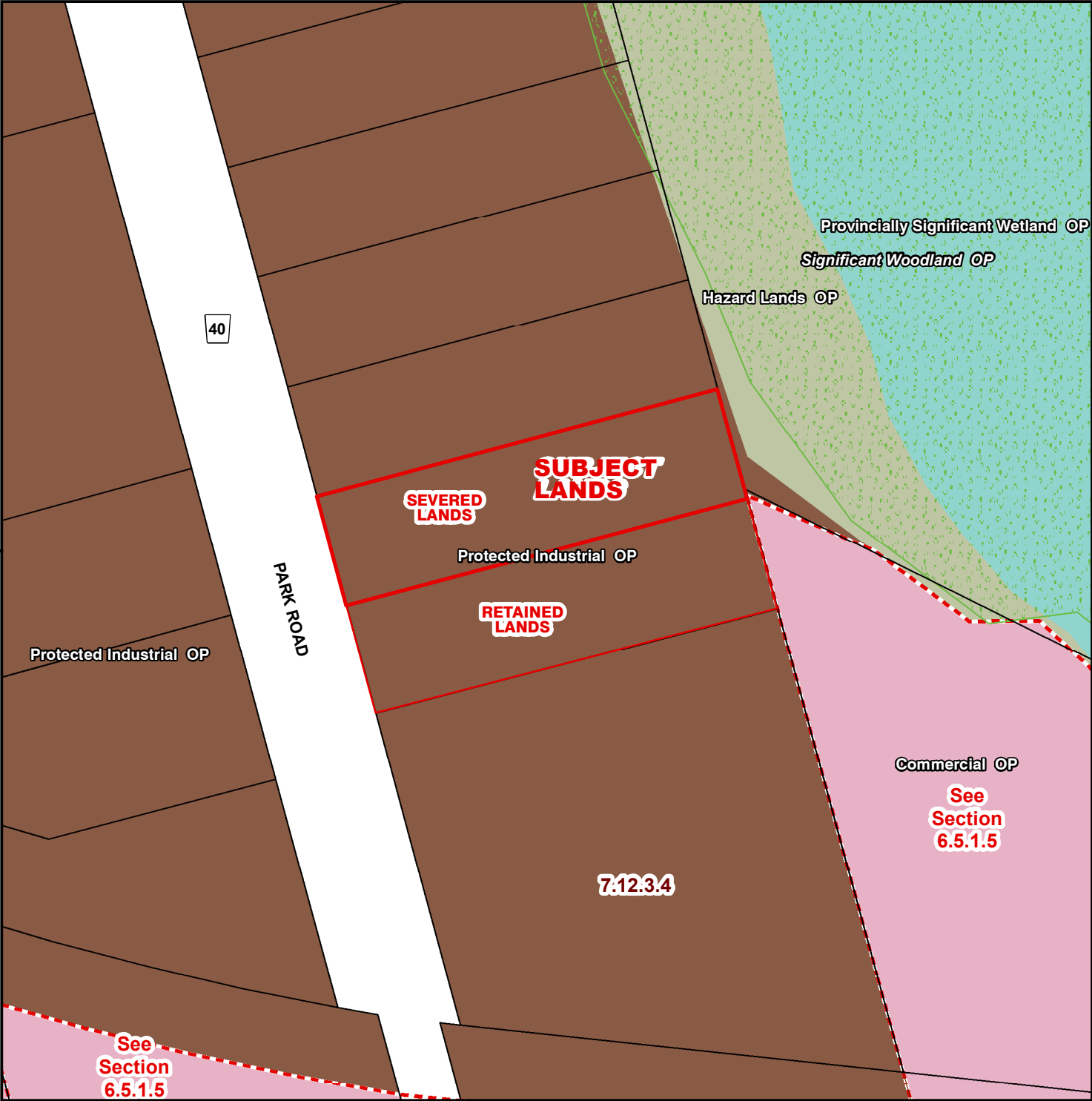
Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

6/20/2022



20 10 0 20 40 60 80 Meters



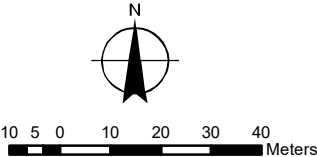
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Hazard Lands
- Provincially Significant Wetland
- Commercial
- Protected Industrial
- Special Policy Area
- Urban Area Boundary
- Significant Woodland

6/20/2022

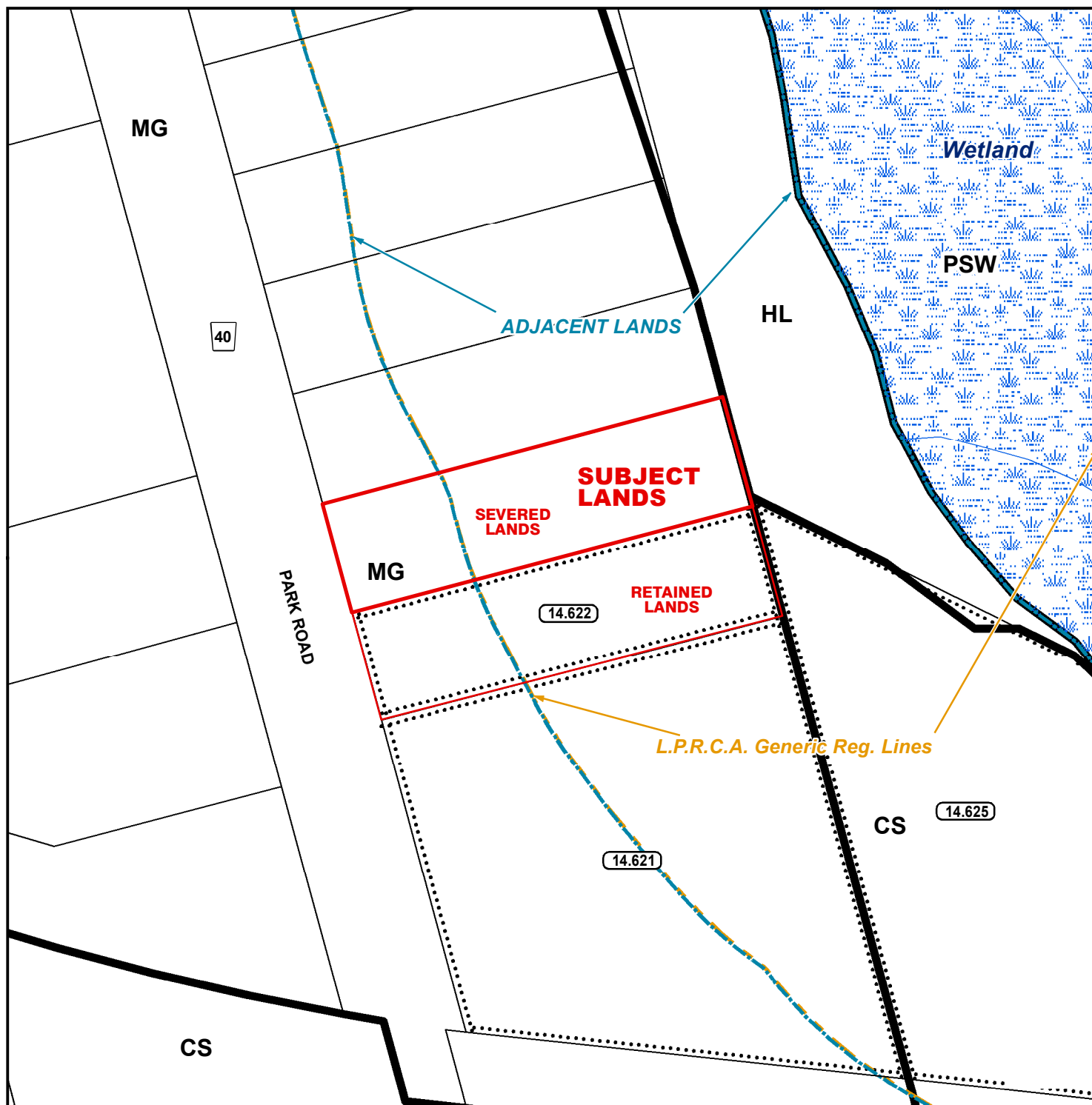


MAP C

ZONING BY-LAW MAP

Geographic Township of WINDHAM

BNPL2022165



LEGEND

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

ZONING BY-LAW 1-Z-2014

(H) - Holding

CS - Service Commercial Zone

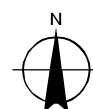
MG - General Industrial Zone

HL - Hazard Land Zone

PSW - Provincially Significant Wetland Zone

R1-B - Residential R1-B Zone

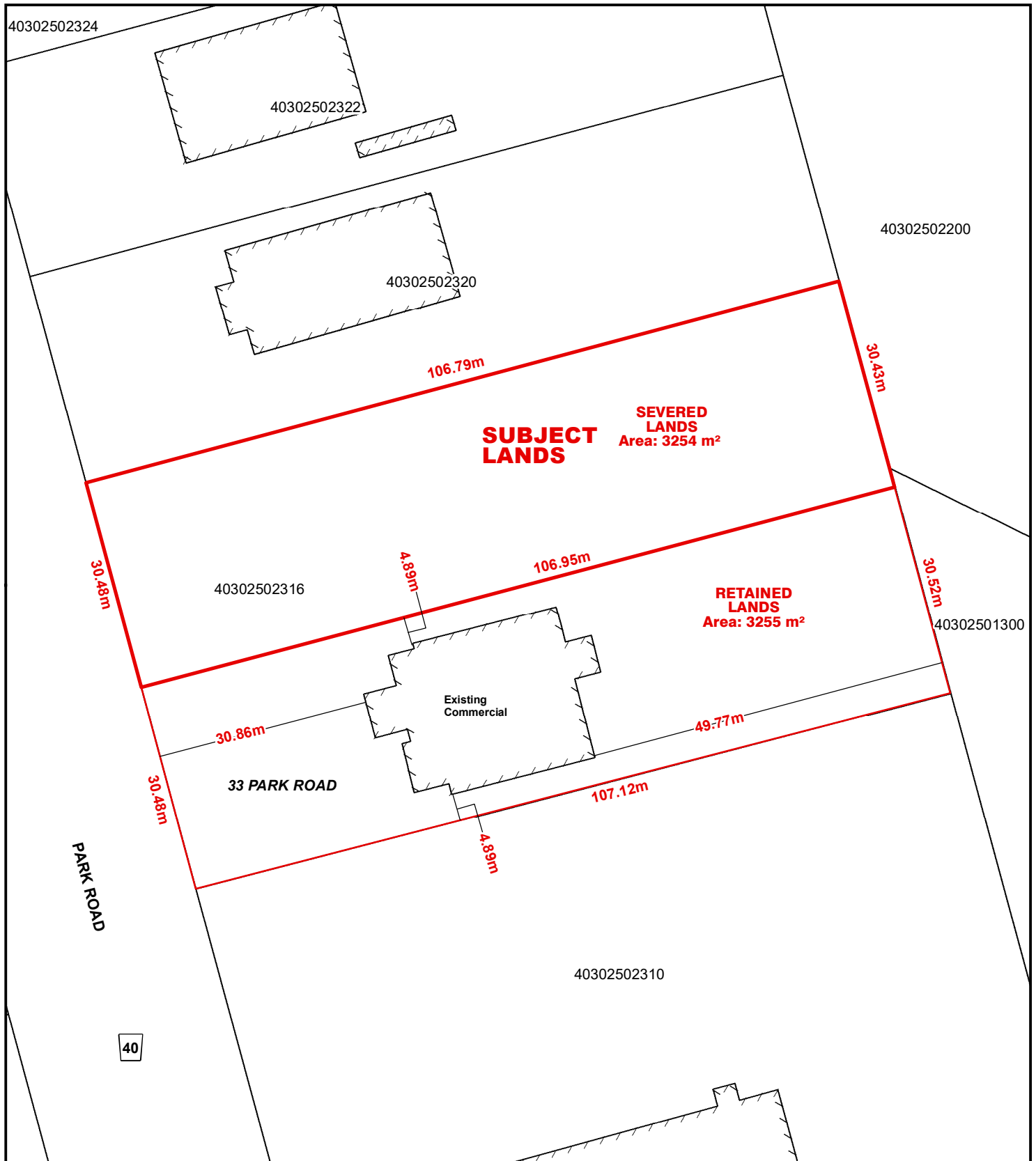
6/20/2022



10 5 0 10 20 30 40 Meters

CONCEPTUAL PLAN

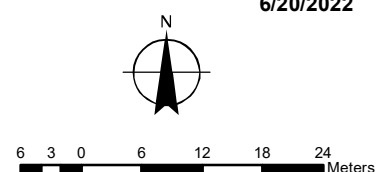
Geographic Township of WINDHAM



Legend

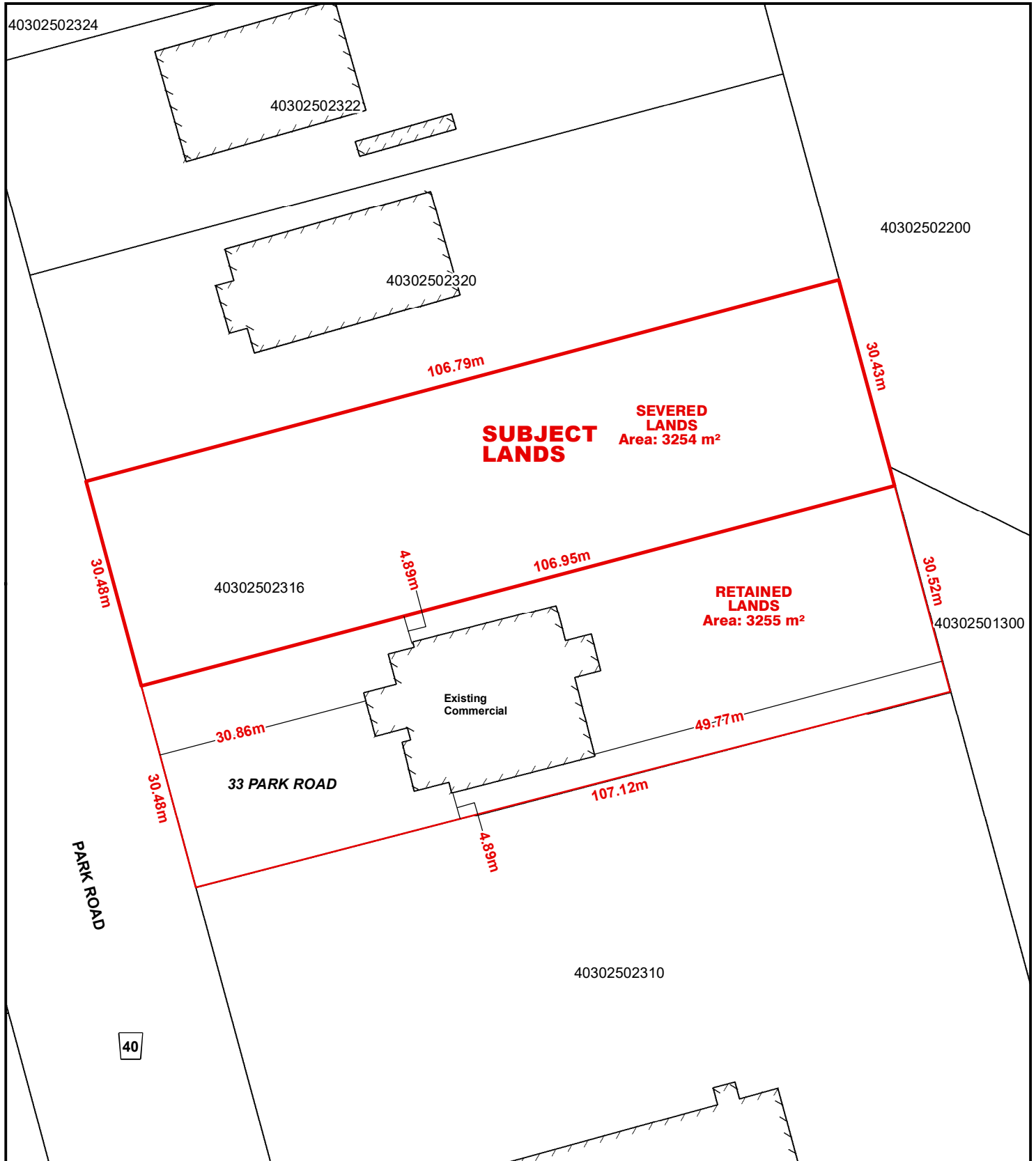
- Subject Lands
- Lands Owned

6/20/2022



CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

- Subject Lands
- Lands Owned

6/20/2022

