

For Office Use Only	BNPL2023085	Application Fee	\$3089.00
File Number		Conservation Authority Fee	N/A
Related File Number	Nov 23, 2022	Well & Septic Info Provided	Yes
Pre-consultation Meeting	May 30, 2023	Planner	Hanne Yager
Application Submitted	June 19, 2023	Public Notice Sign	
Complete Application			

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: 337-030-01300-0000

A. Applicant Information

Name of Owner Dilip Shah, President of 13971139 CANADA 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 12 Murdoch Crt.,

Town and Postal Code Lindsay, ON, K9V 6L4

Phone Number 705-341-0010

Cell Number 705-341-0010

Email dilipshah57@hotmail.com

Name of Applicant Dilip Shah, President of 13971139 CANADA INC.

Address 12 Murdoch Crt.,

Town and Postal Code Lindsay, ON, K9V 6L4

Phone Number 705-341-0010

Cell Number 705-341-0010

Email dilipshah57@hotmail.com

Name of Agent Vladimir Rudenko, Strogan Inc.

Address 93 Lavinia Ave., Suite 307

Town and Postal Code Toronto, ON, M6S 3H9

Phone Number (416) 358-6150

Cell Number (416) 358-6150

Email vladimir.strogan@gmail.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:

N/A

B. Location, Legal Description and Property Information

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

Part of Lots 6 and 7 in the Gore Town of Simcoe, Regional Municipality of Haldimand-Norfolk

Municipal Civic Address: 876 Norfolk Street South, Simcoe, Ontario

Present Official Plan Designation(s): Agricultural with a site-specific Policy 7.2.5.9

Present Zoning: Rural Commercial (CR) and Open Space (OS)

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

☒ Yes ☐ No If yes, please specify:

Rural Commercial (CR), Special Provision 14.207 and holding Open Space (OS(H)), Special Provision 14.760

3. Present use of the subject lands:

One Single Family Residential Dwelling

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 existing Residential Dwelling to be retained. Please see attached sketch for dwelling details.

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

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:

See attached Conceptual Site Plan for details.

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

If yes, identify and provide details of the building:

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

5 years

9. Existing use of abutting properties:

Open Space to the North and Single family Residential Dwelling to the South

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					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

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

Frontage: ±38 m

Depth: ±152 m

Width: ±53 m

Lot Area: 8,448.8 sq.m (2.08 ac)

Present Use: Agricultural / Vacant Land

Proposed Use: Same

Proposed final lot size (if boundary adjustment): N/A

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: ±105 m

Depth: ±147 m

Width: ±110 m

Lot Area: 10,735 sq.m (2.7 ac)

Present Use: Residential

Proposed Use: Service Commercial

Buildings on retained land: One Residential Dwelling

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

Frontage: N/A

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):

The adjacent property at 868 Norfolk St. South is occupied by "Sakura Sushi" Restaurant.

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 land was vacant before the existing house was constructed. The adjacent land uses include Open Space, Agricultural, Service Commercial (Sakura Sushi Restaurant) and Residential.

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: The effect of this Consent is a new Lot creation. The new Lot is currently zoned Open Space and the retained Lot is zoned Rural Commercial. The requested land severance does not negatively impact the natural environment of the lands.

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: The current and proposed land uses do not have the potential to affect the quality and quantity of water that flows into the local wells. Moreover,
the proposed land severance does not create drinking water threats as
prescribed by Ontario Regulation 287/07 of the Clean Water Act, 2006.

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. N/A

- 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 No

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance No

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance No

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance No

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance No

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☒ within 500 meters – distance a Restaurant

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance No

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance No

Erosion

☐ On the subject lands or ☐ within 500 meters – distance No

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance No

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☒ Individual wells ☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers ☒ Open ditches
☐ Other (describe below)

-
2. Existing or proposed access to subject lands:

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

Name of road/street:

St. John's Rd. West and Norfolk St. South

G. All Applications: Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

Shah D.S.

January 24th, 2023

Owner/Applicant/Agent Signature

Date

Dilip Shah

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 Dilip Shah of 13971139 CANADA INC. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Vladimir Rudenko of Strogan Inc. 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.

Shah D.S. Dilip Shah.

January 24th, 2023

Owner

Date

Owner

Date

K. Declaration

I, Vladimir Rudenko of the City of Toronto

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:

OTT Legal Services

V. Rudenko

Owner/Applicant/Agent Signature

In Toronto, Ontario

This 6 day of February

A.D., 2023

Leila Batista

A Commissioner, etc.

**Leila Batista, a Commissioner, etc.,
Province of Ontario, for OTT Legal Services,
limited to work done within the permitted
scope of practice of a licensed paralegal in
Ontario. Expires November 21, 2025.**



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>876 Norfolk St S, Somers</u>			
Owner: <u>Philip Shah</u>		Lot:		Concession:	
Lot Area:		Lot Frontage:		Assessment Roll No.	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>1600 sq ft</u>		No. of Bedrooms: <u>2</u>		No. of Fixture Units: <u>15</u>	
		Is the building currently occupied? <u>Yes</u> / No If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Don Awnery</u>		Company Name: <u>Clear Line</u>	
Address: <u>98 Hillcrest Rd, Somers</u>		Postal Code: <u>H3T 4K6</u>		Phone: <u>519 426 8554</u>	
Email: <u>dawnery@gmail.com</u>		BCIN # <u>113930 / 114392</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>Grass</u>			Soil Type:
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>>> 5 ft</u> ft.	
Surface Discharge Observed: Yes <u>No</u>		Odour Detected: Yes <u>No</u>		Current Weather (at time of evaluation): <u>25°C Sunny</u>	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank:		Size: <u>800</u> Gal.		Pump: Yes <u>No</u>	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other <u>Local</u>		No. of Tile Runs: <u>4</u>		Total Length of Tile: <u>80 ft</u>	
Distribution System:		Distance Between Tile Runs: <u>3 ft</u>			
Area: <input type="checkbox"/> Trench Bed <input checked="" type="checkbox"/> Filter Medium					
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		<input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined		<input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		<u>12 ft</u>		<u>25 ft</u>	
Distance to Bodies of Water (ft)		<u>> 100 ft</u>		<u>> 100 ft</u>	
Distance to Nearest Well (ft)		<u>likely sand point west side of house</u>			
Distance to Proposed Property Lines		Front <u>100'</u> Rear <u>160'</u> Side <u>170'</u> Side <u>120'</u>		Front _____ Rear _____ Side _____ Side _____	

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

Additional Comments:**VERIFICATION****OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Dilip Shah (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Shah D.S.
Owner Signature

May 29, 2023
Date

EVALUATOR:

I, Don Aunez declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

[Signature]
Evaluator Signature

May 29, 2023
Date

BUILDING DIVISION COMMENTS

Comments:

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 24, 2012



On Site Sewage Disposal System Location Plan

DATE: May 29, 2023

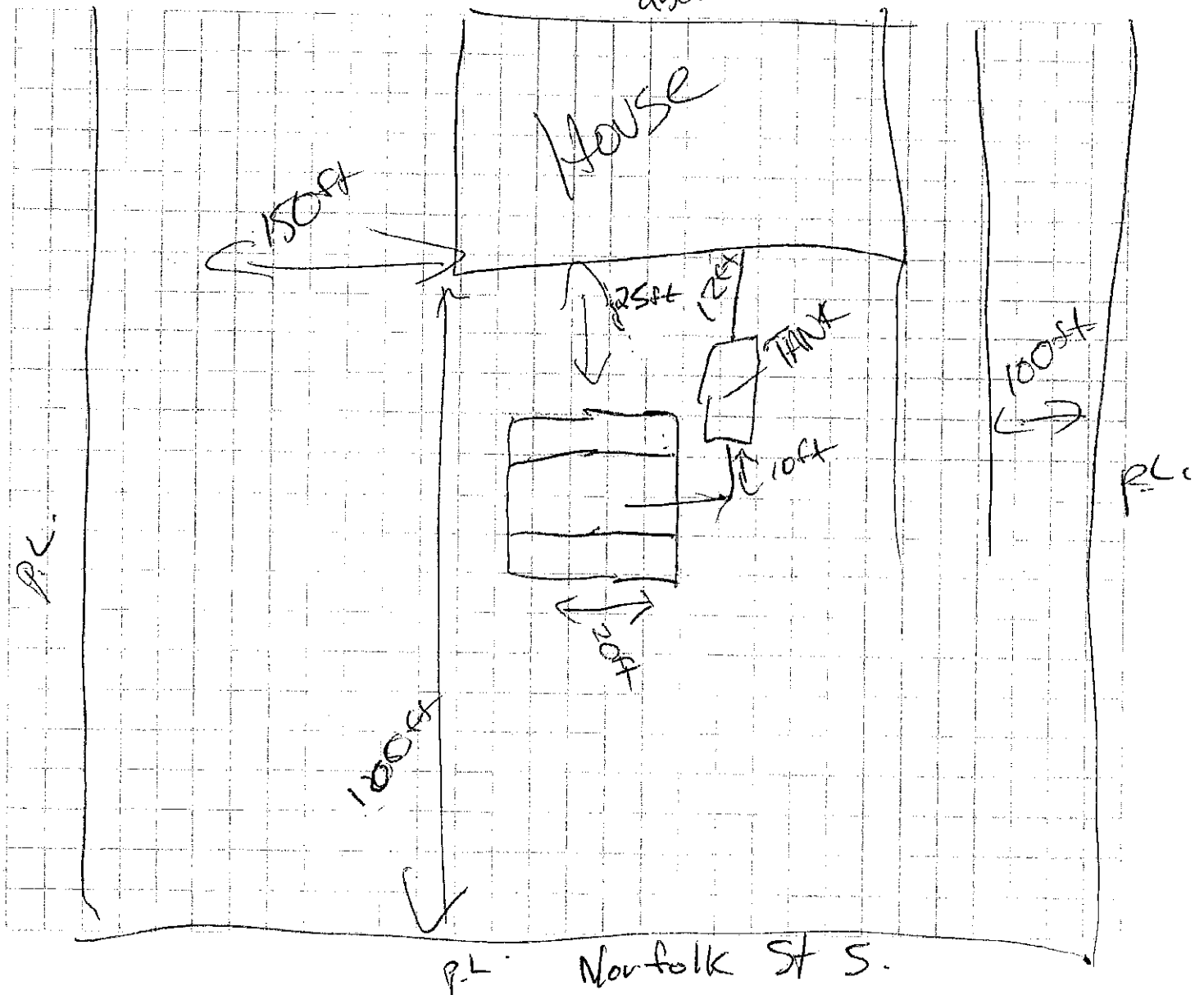
OWNER: Philip Shah

EVALUATOR: Don Aune

PROPERTY ADDRESS: 876 Norfolk St S.

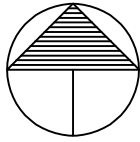
Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

Back property
about 300ft



PREPARED BY: _____

NOTE: The above sketch is not to exact scale.



OPEN SPACE

SERVICE
COMMERCIAL

AGRICULTURAL

RURAL
INSTITUTIONAL

RURAL
COMMERCIAL

AGRICULTURAL

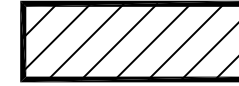
COUNTY RD. No.3

ST JOHN'S RD. WEST

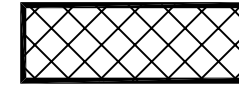
THE KING'S HIGHWAY No. 24
(NORFOLK ST. SOUTH.)

ST JOHN'S RD. EAST

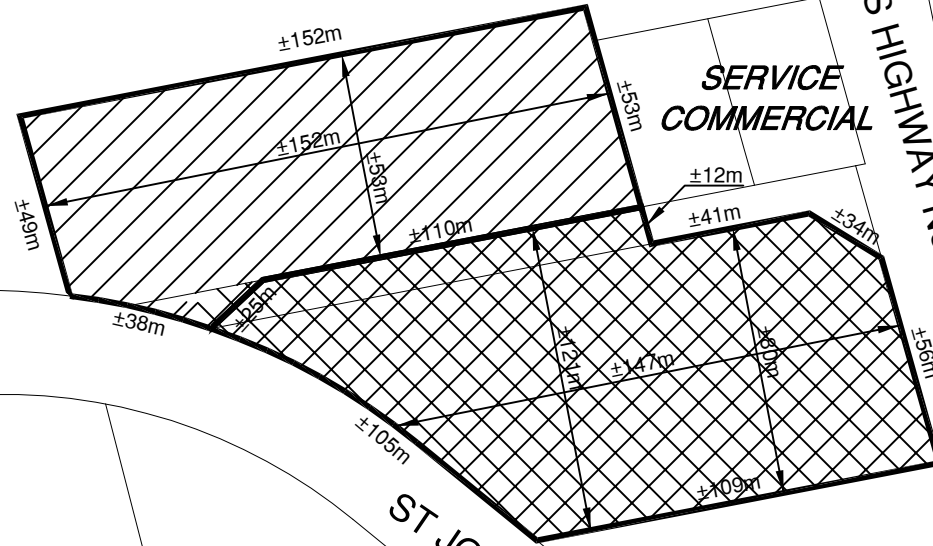
LEGEND:



LANDS TO BE SEVERED



LANDS TO BE RETAINED



13971139 CANADA INC.

PROPOSED SEVERANCE PLAN

PART OF LOT 6-7, CONCESSION GORE WOODHOUSE
PART 1, PLAN 37R-8508, NR 441428 EXCEPT PT 2
NORFOLK COUNTY

STROGAN INC.
Planning & Urban Design

TEL (416) 358-6150

FAX (416) 291-1373

DATE Jan. 13, 2023

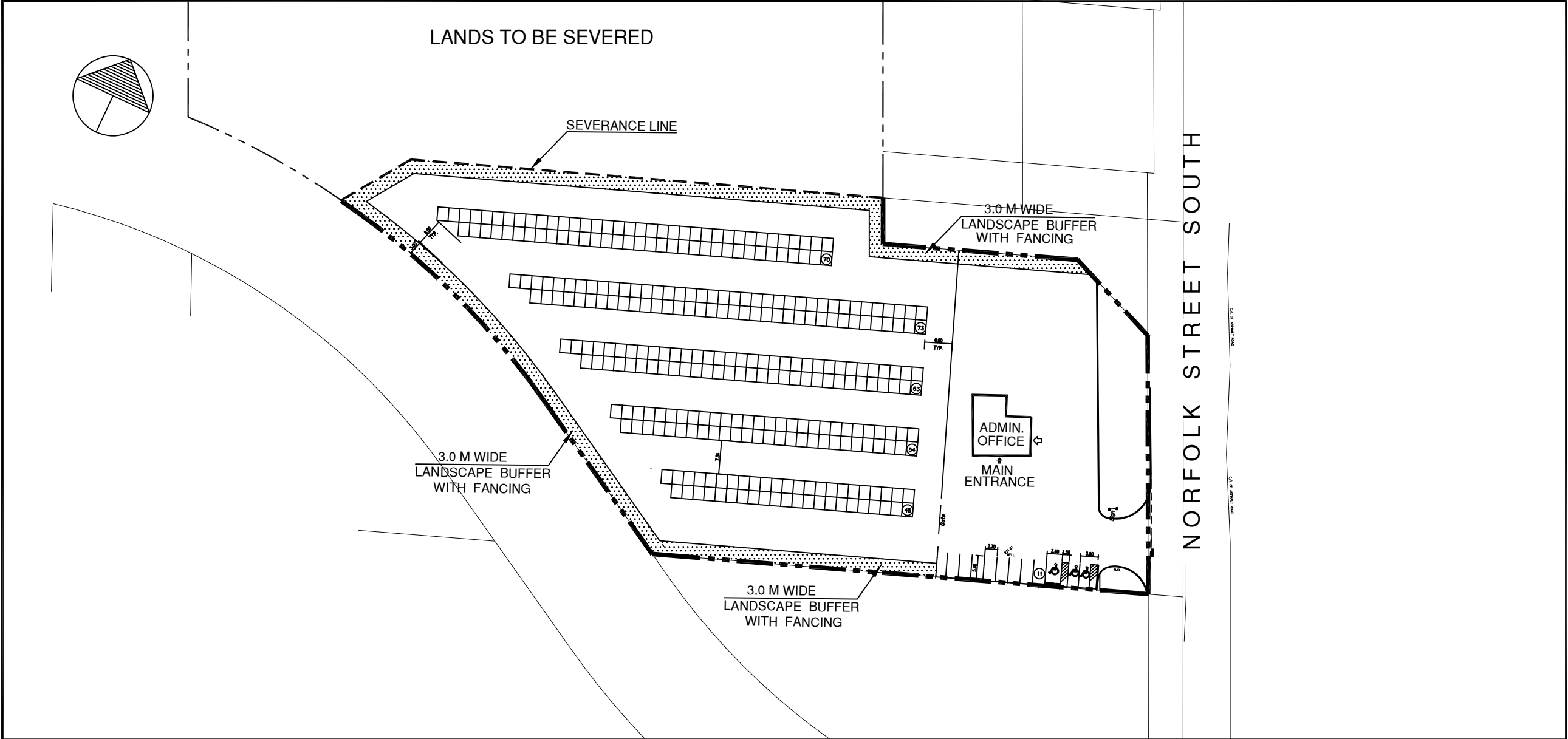
JOB No 220001

DRAWN V.R.

SKETCH No.

SCALE 1:2000

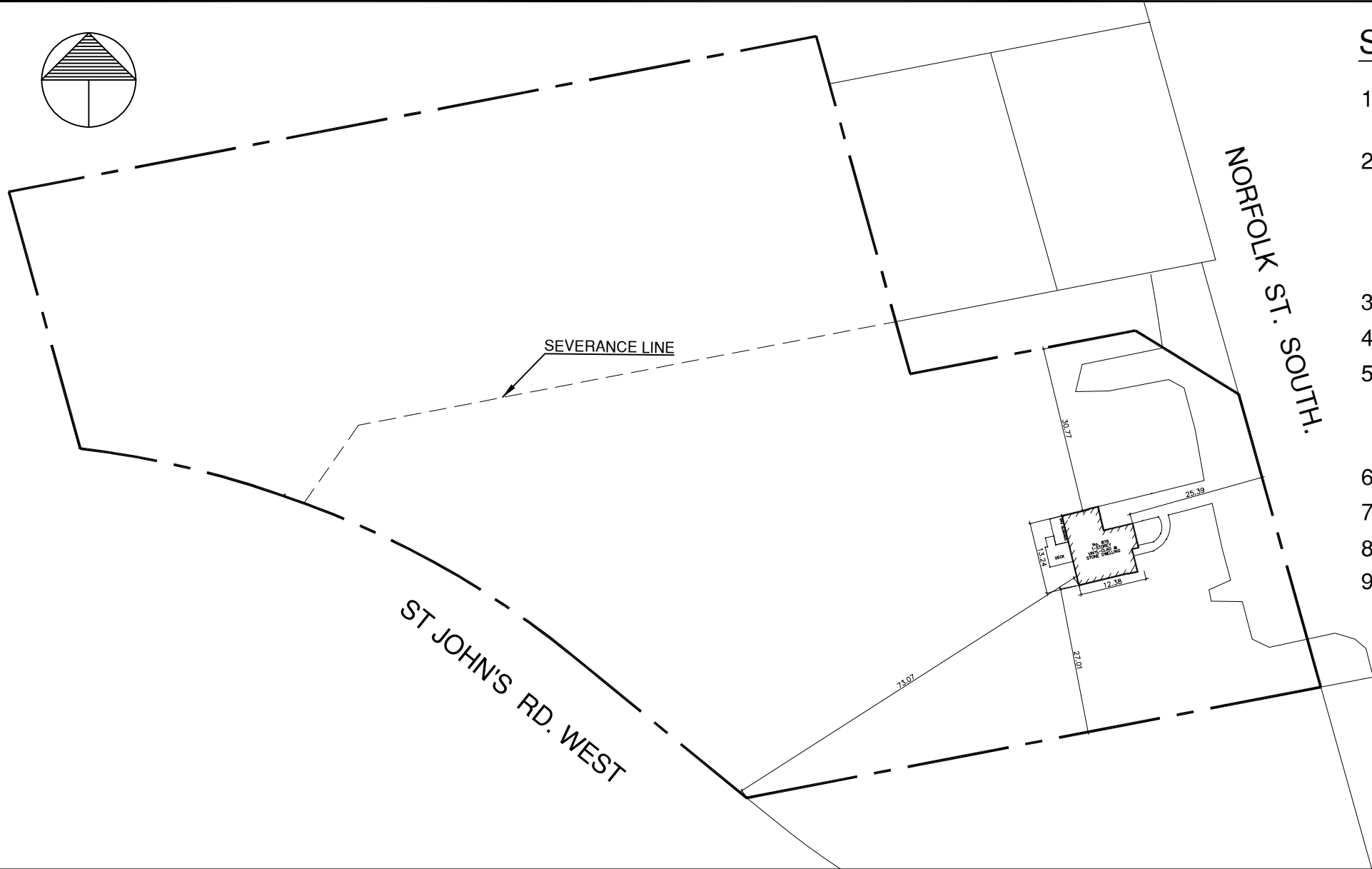
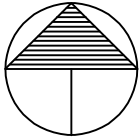
SP-1



13971139 CANADA INC.
876 Norfolk Rd.S., Simcoe
CONCEPTUAL SITE PLAN
FOR 309 SELF STORAGE UNITS

STROGAN INC.
Planning & Urban Design
TEL. (416) 358-6150 FAX (416) 291-1373

DATE	Jan. 13, 2023	JOB No	220001
DRAWN	V.R.	SKETCH No.	DP-1
SCALE	1:2000		



SITE STATISTICS

- 1) TYPE OF BUILDING:
ONE-STOREY RESIDENTIAL BUILDING
- 2) SETBACKS:
FRONT YARD: 25.39 m
EXTERIOR SIDE YARD: 73.07 m
INTERIOR SIDE YARD: 27.01 m
INTERIOR SIDE YARD: 30.71 m
- 3) GROUND FLOOR AREA: 134.83 sq.m
- 4) GROSS FLOOR AREA: 134.83 sq.m
- 5) LOT COVERAGE: EXISTING LOT - 0.007
EXISTING LOT - 0.007
RETAINED LOT - 0.013
- 6) NUMBER OF STORIES: 1 STOREY
- 7) BUILDING WIDTH: 13.24 m
- 8) BUILDING LENGTH: 12.38 m
- 9) BUILDING HEIGHT: 4.5 m

13971139 CANADA INC.
EXISTING RESIDENTIAL DWELLING
PART OF LOT 6-7, CONCESSION GORE WOODHOUSE
PART 1, PLAN 37R-8508, NR 441428 EXCEPT PT 2
NORFOLK COUNTY

STROGAN INC.
Planning & Urban Design
TEL. (416) 358-6150 FAX (416) 291-1373

DATE	Jan. 27, 2023	JOB No	220001
DRAWN	V.R.	SKETCH No.	SK-1
SCALE	1:2000		



Certificate of Compliance

Canada Business Corporations Act
s. 263.1

Certificat de conformité

Loi canadienne sur les sociétés par actions
art. 263.1

13971139 CANADA INC.

Corporate name / Dénomination sociale

1397113-9

Corporation number / Numéro de société

I HEREBY CERTIFY that the corporation
named above:

- exists under the *Canada Business Corporations Act*;
- has filed the required annual returns; and
- has paid all prescribed fees required.

JE CERTIFIE, par la présente, que la société ci-
dessus mentionnée :

- existe en vertu de la *Loi canadienne sur les sociétés par actions*;
- a déposé les rapports annuels exigés; et
- a acquitté les droits prescrits.

Hantz Prosper

Director / Directeur

2022-09-14

Issuance date (YYYY-MM-DD)
Date d'émission (AAAA-MM-JJ)



Certificate of Incorporation

Canada Business Corporations Act

Certificat de constitution

Loi canadienne sur les sociétés par actions

13971139 CANADA INC.

Corporate name / Dénomination sociale

1397113-9

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation, the articles of incorporation of which are attached, is incorporated under the *Canada Business Corporations Act*.

JE CERTIFIE que la société susmentionnée, dont les statuts constitutifs sont joints, est constituée en vertu de la *Loi canadienne sur les sociétés par actions*.

Hantz Prosper

Director / Directeur

2022-04-20

Date of Incorporation (YYYY-MM-DD)
Date de constitution (AAAA-MM-JJ)

Form 1

Articles of Incorporation

Canada Business Corporations
Act (s. 6)

Formulaire 1

Statuts constitutifs

Loi canadienne sur les sociétés
par actions (art. 6)

1

Corporate name
Dénomination sociale
13971139 CANADA INC.

2

The province or territory in Canada where the registered office is situated
La province ou le territoire au Canada où est situé le siège social
ON

3

The classes and any maximum number of shares that the corporation is authorized to issue
Catégories et le nombre maximal d’actions que la société est autorisée à émettre
See attached schedule / Voir l'annexe ci-jointe

4

Restrictions on share transfers
Restrictions sur le transfert des actions
See attached schedule / Voir l'annexe ci-jointe

5

Minimum and maximum number of directors
Nombre minimal et maximal d’administrateurs
Min. 1 Max. 10

6

Restrictions on the business the corporation may carry on
Limites imposées à l’activité commerciale de la société
None

7

Other Provisions
Autres dispositions
See attached schedule / Voir l'annexe ci-jointe

8

Incorporator’s Declaration: I hereby certify that I am authorized to sign and submit this form.
Déclaration des fondateurs : J’atteste que je suis autorisé à signer et à soumettre le présent formulaire.

Name(s) - Nom(s)

Original Signed by - Original signé par

ASHA SHAH

ASHA SHAH
ASHA SHAH

DILIP SHAH

DILIP SHAH
DILIP SHAH

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Faire une fausse déclaration constitue une infraction et son auteur, sur déclaration de culpabilité par procédure sommaire, est passible d’une amende maximale de 5 000 \$ et d’un emprisonnement maximal de six mois, ou l’une de ces peines (paragraphe 250(1) de la LCSA).

You are providing information required by the CBCA. Note that both the CBCA and the *Privacy Act* allow this information to be disclosed to the public. It will be stored in personal information bank number IC/PPU-049.

Vous fournissez des renseignements exigés par la LCSA. Il est à noter que la LCSA et la *Loi sur les renseignements personnels* permettent que de tels renseignements soient divulgués au public. Ils seront stockés dans la banque de renseignements personnels numéro IC/PPU-049.

Schedule / Annexe
Description of Classes of Shares / Description des catégories d'action

The corporation is authorized to issue an unlimited number of Class A and Class B shares with the following rights, privileges, restrictions and conditions:

1. Class A shares, without nominal or par value, the holders of which are entitled:

- a. to vote at all meetings of shareholders except meetings at which only holders of a specified class of shares are entitled to vote; and
- b. to receive the remaining property of the corporation upon dissolution; and
- c. subject to the rights and privileges attaching to the Class B shares, to receive the dividends as and when declared by the board of directors of the corporation.

2. Class B shares, which shall carry the right:

- a. to a dividend as fixed by the board of directors and
- b. upon the liquidation or winding-up of the corporation, to repayment of the amount paid for such share (plus any declared and unpaid dividends) in priority to the Class A shares, but they shall not confer a right to any further participation in profits or assets.

The holders of Class B shares shall not be entitled to vote at meetings of shareholders except as otherwise specifically provided in the Canada Business Corporations Act.

Schedule / Annexe

Restrictions on Share Transfers / Restrictions sur le transfert des actions

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

1. the directors of the Corporation expressed by resolution passed by the votes cast by a majority of the directors of the Corporation at a meeting of the board of directors or signed by all of the directors of the Corporation; OR
2. the shareholders of the Corporation expressed by resolution passed by the votes cast by a majority of the shareholders who voted in respect of the resolution or signed by all shareholders entitled to vote on that resolution.

Schedule / Annexe
Other Provisions / Autres dispositions

POWERS OF DIRECTORS: If authorized by by-law which is duly made by the directors and confirmed by ordinary resolution of the shareholders, the directors of the corporation may from time to time:

1. borrow money upon the credit of the corporation;
2. issue, reissue, sell or pledge debt obligations of the corporation; and
3. mortgage, hypothecate, pledge or otherwise create a security interest in all or any property of the corporation, owned or subsequently acquired to secure any debt obligation of the corporation.

Any such by-law may provide for the delegation of such powers by the directors to such officers or directors of the corporation to such extent and in such manner as may be set out in the by-law.

Nothing herein limits or restricts the borrowing of money by the corporation on bills of exchange or promissory notes made, drawn, accepted or endorsed by or on behalf of the corporation.

RESTRICTIONS ON SECURITIES TRANSFER: The corporation's securities, other than non-convertible debt securities, shall not be transferred without either (a) the sanction of a majority of the directors of the corporation, or (b) the sanction of the majority of the shareholders of the corporation, or alternatively (c), if applicable, the restriction contained in security holders' agreements.



Innovation, Science and
Economic Development Canada
Corporations Canada

Innovation, Sciences et
Développement économique Canada
Corporations Canada

Form 6
Changes Regarding Directors
Canada Business Corporations Act
(CBCA) (s. 106 and 113)

Formulaire 6
Changements concernant les
administrateurs
Loi canadienne sur les sociétés par
actions (LCSA) (art. 106 et 113)

Received Date (YYYY-MM-DD): 2022-05-14
Date de réception (AAAA-MM-JJ):

1

Corporate name
Dénomination sociale

13971139 CANADA INC.

2

Corporation number
Numéro de la société

1397113-9

3

Members of the Board of Directors (new directors in bold)
Membres du conseil d’administration (les nouveaux administrateurs sont indiqués en caractère gras)

See attached schedule / Voir l’annexe ci-jointe

4

The following individuals are no longer directors
Les individus suivants ont cessé d’être administrateur de la société

Name Nom	End Date YYYY-MM-DD Date de fin de mandat AAAA-MM-DD
-------------	---

5

Declaration: I certify that I have relevant knowledge of the corporation and that I am authorized to sign this form.
Déclaration: J’atteste que je possède une connaissance suffisante de la société et que je suis autorisé(e) à signer le présent formulaire.

Original signed by / Original signé par
Dilip Shah

Dilip Shah
7053410010

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You are providing information required by the CBCA. Note that both the CBCA and the *Privacy Act* allow this information to be disclosed to the public. It will be stored in personal information bank number IC/PPU-049.

Vous fournissez des renseignements exigés par la LCSA. Il est à noter que la LCSA et la *Loi sur les renseignements personnels* permettent que de tels renseignements soient divulgués au public. Ils seront stockés dans la banque de renseignements personnels numéro IC/PPU-049.

Schedule

Members of the Board of Directors (new directors in bold)

Name	Start Date YYYY-MM-DD	Address	Resident Canadian
ASHA SHAH	2022-04-20	12 MURDOCH CRT, LINDSAY ON K9V 6L4, Canada	Yes
Suresh Tanna	2022-05-02	261 Waterford Gate, Pickering ON L1V 6N4, Canada	Yes
DILIP SHAH	2022-04-20	12 MURDOCH CRT, LINDSAY ON K9V 6L4, Canada	Yes
Smita Tanna	2022-05-02	261 Waterford Gate, Pickering ON L1V 6N4, Canada	Yes
Ashima Sood	2022-05-02	63 Midsummer Drive, Brampton ON L6P 3E4, Canada	Yes
RAKESH SOOD	2022-05-02	63 Midsummer Drive, Brampton ON L6P 3E4, Canada	Yes
JAGDEEP BADESHA	2022-05-02	25 Grasshopper Way, Brampton ON L6R 2J6, Canada	Yes



Certificate of Incorporation

Canada Business Corporations Act

Certificat de constitution

Loi canadienne sur les sociétés par actions

13971139 CANADA INC.

Corporate name / Dénomination sociale

1397113-9

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation, the articles of incorporation of which are attached, is incorporated under the *Canada Business Corporations Act*.

JE CERTIFIE que la société susmentionnée, dont les statuts constitutifs sont joints, est constituée en vertu de la *Loi canadienne sur les sociétés par actions*.

Hantz Prosper

Director / Directeur

2022-04-20

Date of Incorporation (YYYY-MM-DD)
Date de constitution (AAAA-MM-JJ)



Form 1
Articles of Incorporation
*Canada Business Corporations
Act (s. 6)*

Formulaire 1
Statuts constitutifs
*Loi canadienne sur les sociétés
par actions (art. 6)*

1	Corporate name Dénomination sociale 13971139 CANADA INC.
2	The province or territory in Canada where the registered office is situated La province ou le territoire au Canada où est situé le siège social ON
3	The classes and any maximum number of shares that the corporation is authorized to issue Catégories et le nombre maximal d'actions que la société est autorisée à émettre See attached schedule / Voir l'annexe ci-jointe
4	Restrictions on share transfers Restrictions sur le transfert des actions See attached schedule / Voir l'annexe ci-jointe
5	Minimum and maximum number of directors Nombre minimal et maximal d'administrateurs Min. 1 Max. 10
6	Restrictions on the business the corporation may carry on Limites imposées à l'activité commerciale de la société None
7	Other Provisions Autres dispositions See attached schedule / Voir l'annexe ci-jointe
8	Incorporator's Declaration: I hereby certify that I am authorized to sign and submit this form. Déclaration des fondateurs : J'atteste que je suis autorisé à signer et à soumettre le présent formulaire.

Name(s) - Nom(s)

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Form 2
**Initial Registered Office Address
and First Board of Directors**
*Canada Business Corporations Act
(CBCA) (s. 19 and 106)*

Formulaire 2
**Siège social initial et premier
conseil d'administration**
*Loi canadienne sur les sociétés par
actions (LCSA) (art. 19 et 106)*

1 Corporate name
Dénomination sociale

13971139 CANADA INC.

2 Address of registered office
Adresse du siège social

12 MURDOCH CRT
LINDSAY ON K9V 6L4

3 Additional address
Autre adresse

4 Members of the board of directors
Membres du conseil d'administration

DILIP SHAH

12 MURDOCH CRT, LINDSAY ON
K9V 6L4, Canada

Resident Canadian
Résident Canadien

Yes / Oui

ASHA SHAH

12 MURDOCH CRT, LINDSAY ON
K9V 6L4, Canada

Yes / Oui

5 Declaration: I certify that I have relevant knowledge and that I am authorized to sign this form.
Déclaration : J'atteste que je possède une connaissance suffisante et que je suis autorisé(e) à signer le présent formulaire.

Original signed by / Original signé par
DILIP SHAH

DILIP SHAH
7053410010

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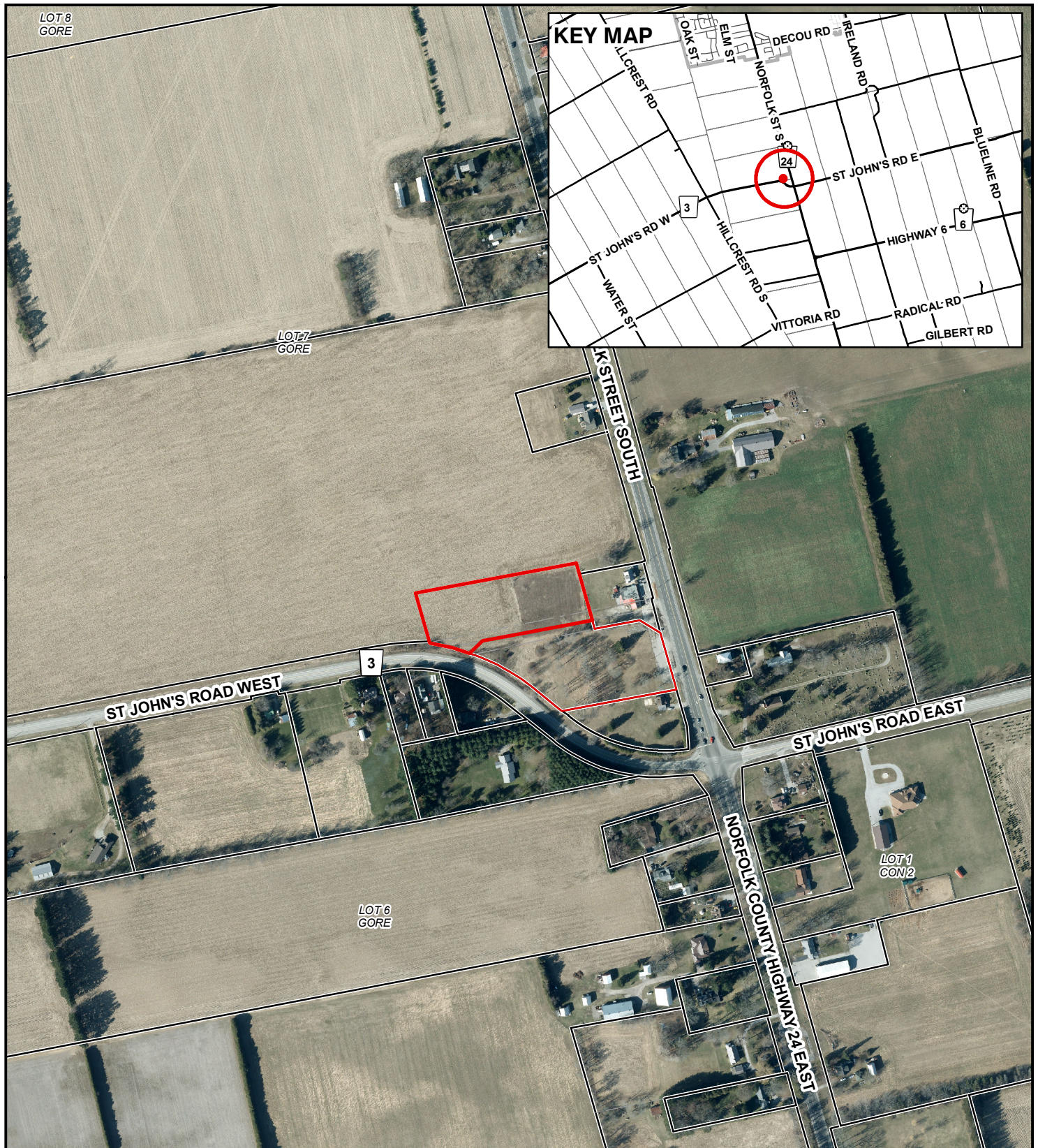
Faire une fausse déclaration constitue une infraction et son auteur, sur déclaration de culpabilité par procédure sommaire, est passible d'une amende maximale de 5 000 \$ et d'un emprisonnement maximal de six mois, ou l'une de ces peines (paragraphe 250(1) de la LCSA).

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CONTEXT MAP

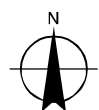
Geographic Township of WOODHOUSE



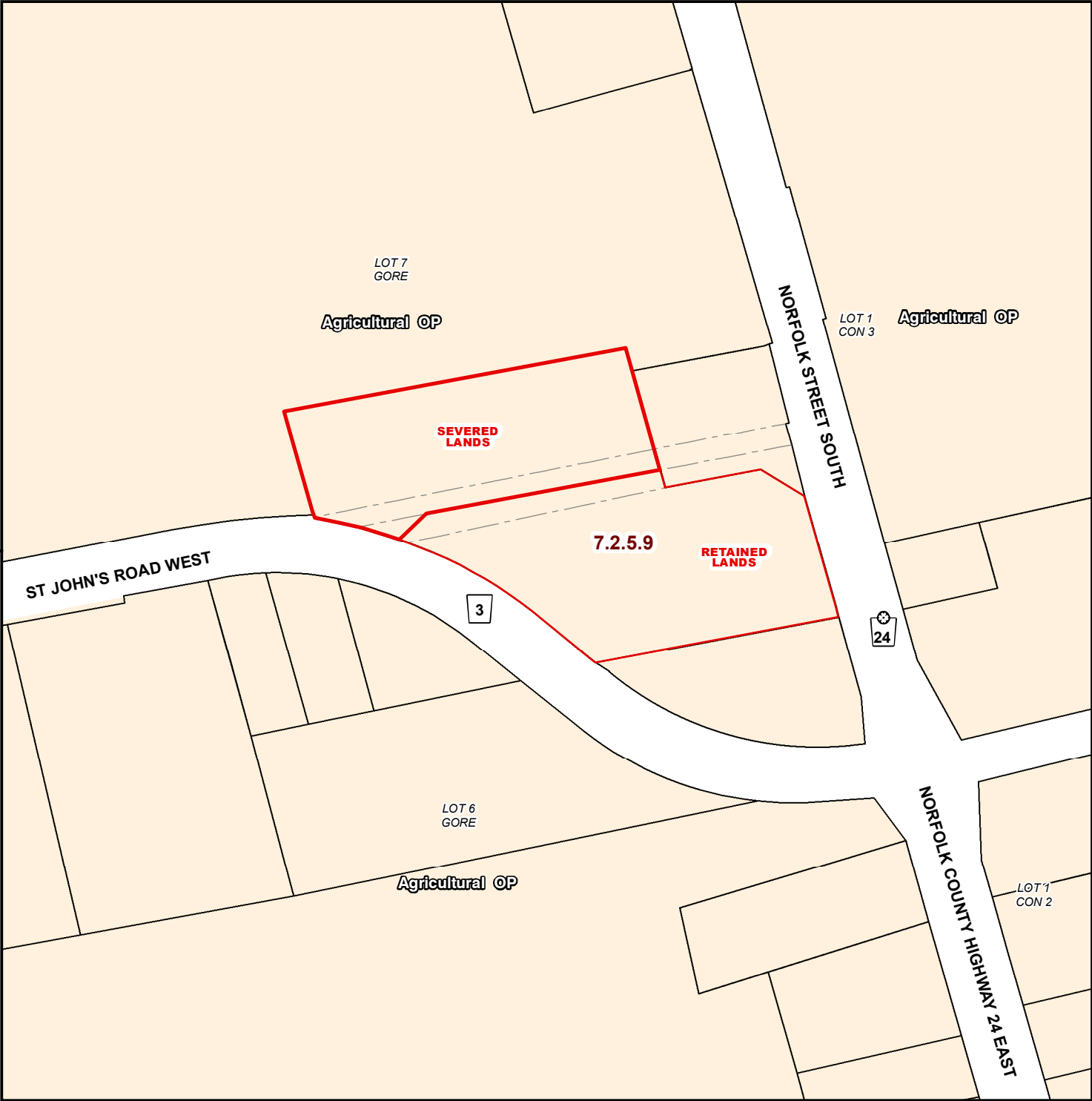
Legend

- Subject Lands
- Lands Owned
- 2020 Air Photo

7/14/2023



40 20 0 40 80 120 160 Meters

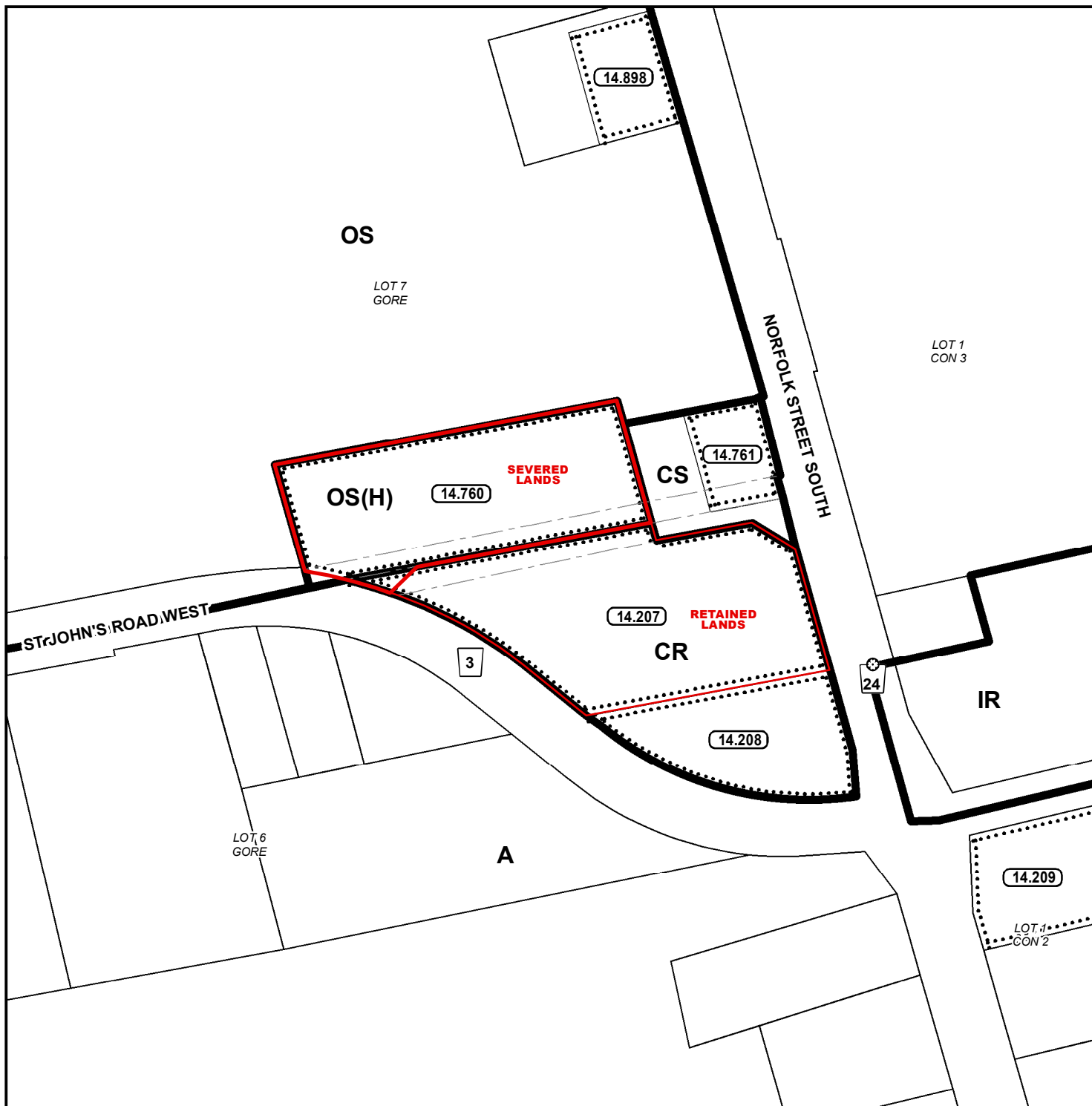


MAP C

ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

BNPL2023085



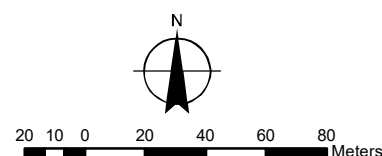
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

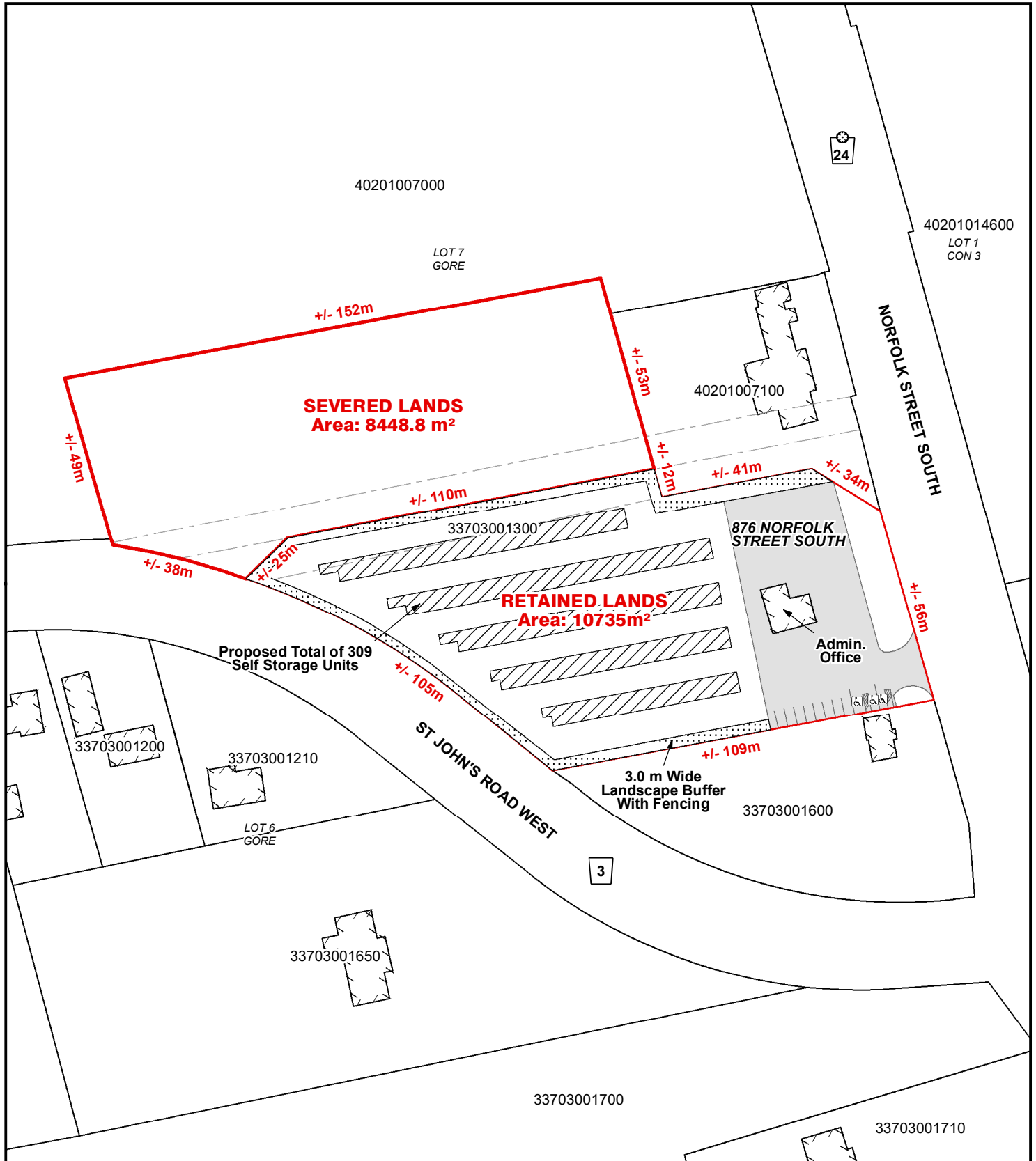
7/14/2023

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- CR - Rural Commercial Zone
- OS - Open Space Zone
- IR - Rural Institutional Zone



CONCEPTUAL PLAN

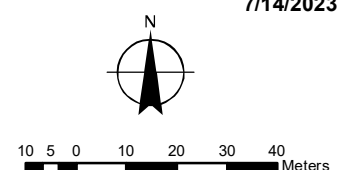
Geographic Township of WOODHOUSE



Legend

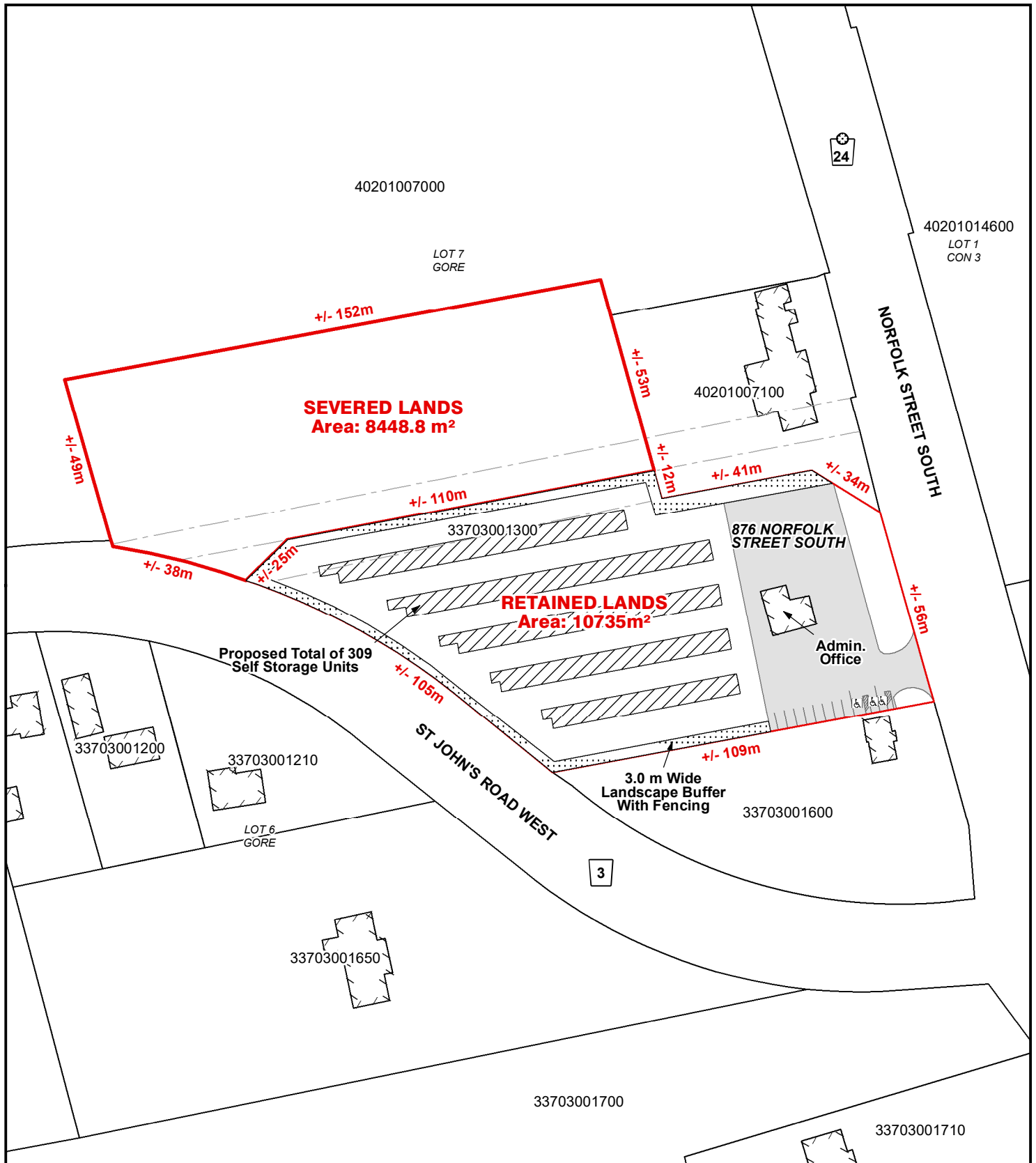
- Subject Lands
- Lands Owned

7/14/2023



CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned

7/14/2023

