

For Office Use Only:

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

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

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

Property Assessment Roll Number: 101-001-33500-0000

A. Applicant Information

Name of Owner Mana Simcoe Ontario Ltd.

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 2276 Greening Lane

Town and Postal Code Burlington, Ontario L7L 6Y5

Phone Number _____

Cell Number 416 904 7800

Email randhawa.rickey@gmail.com

Name of Applicant Mana Simcoe Ontario Ltd.

Address 2276 Greening Lane

Town and Postal Code Burlington, Ontario L7L 6Y5

Phone Number _____

Cell Number 416 904 7800

Email randhawa.rickey@gmail.com

Name of Agent	<u>Phil Thompson</u>
Address	<u>417 Mary St N</u>
Town and Postal Code	<u>Oshawa, Ontario L1G 5E2</u>
Phone Number	<u></u>
Cell Number	<u>416-816-4479</u>
Email	<u>pthompson@philthompson.ca</u>

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:

National Bank of Canada - 2000 Argentia Rd, Plaza #1, Suite 300, Mississauga, ON L5N 2R7

InnVest Nominee II Ltd. - 200 Bay Street, Suite 2200, Toronto, ON M5J 1J1

B. Location, Legal Description and Property Information

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

Part of Lot 2, Concession 14, Geographic Township of Townsend, Norfolk County

Municipal Civic Address: 85 Queensway East, Simcoe

Present Official Plan Designation(s): Commercial (100%)

Present Zoning: Service Commercial Zone (100%)

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:

hotel

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:

Existing Comfort Inn Hotel - to be retained as is

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:

n/a

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

If yes, identify and provide details of the building:

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

approximately forty years

9. Existing use of abutting properties:

commercial

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.** **n/a - not a redevelopment 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:

n/a

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

Frontage: n/a

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage: n/a

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

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

Frontage: 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):

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:

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:

n/a

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☐ No

If no, please explain:

n/a

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. **n/a - not a redevelopment application**

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|-----------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

Sewage Treatment

- | | |
|-------------------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|--------------------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |

2. Existing or proposed access to subject lands:

- | | |
|----------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

G. All Applications: Other Information

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

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

16

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.

See Appendix 1 (Explanation), Appendix 2 (Property), Appendix 3 (LRO Note), and
Appendix 4 (Articles of Incorporation)

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.


B0A830135DFE4A9...

Owner/Applicant/Agent Signature

June 4, 2025

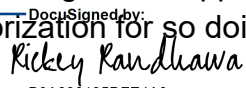
Date

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 Rickey Randhawa, President am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Phil Thompson 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.


B0A830135DFE4A9...

Owner

June 4, 2025

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, Rickey Randhawa of Oshawa, 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: *

Oshawa

DocuSigned by:
Rickey Randhawa
B0A830135DFE4A9...

Owner/Applicant/Agent Signature

In Durham Region, Ontario

This 4 day of June

A.D., 2025

DocuSigned by:
[Signature]
CABDB0E170EB446...

A Commissioner, etc.

* DECLARED remotely by Rickey Randhawa stated as being located in Toronto, Ontario before me, Philip W. Thompson at the City of Oshawa in The Region of Durham on the 4th day of June, 2024 accordance with O. Reg 431/20, Administering Declaration Remotely.

Appendix 1

Nature of the Application

This is an application by the owner of the subject property for a Validation Certificate under s. 57 of the *Planning Act*, which provides as follows:

Validation certificate

57 (1) A council authorized to give a consent under section 53, other than a council authorized to give a consent pursuant to an order under section 4, may issue a certificate of validation in respect of land described in the certificate, providing that the contravention of section 50 or a predecessor of it or of a by-law passed under a predecessor of section 50 or of an order made under clause 27 (1) (b), as it read on the 25th day of June, 1970, of The Planning Act, being chapter 296 of the Revised Statutes of Ontario, 1960, or a predecessor of it does not have and shall be deemed never to have had the effect of preventing the conveyance of or creation of any interest in such land. 1993, c. 26, s. 63; 1996, c. 4, s. 30 (1).

The Property

The subject property is currently known as the Comfort Inn at 85 Queensway East, Simcoe, which was developed as a hotel in accordance with site plan agreement with the Regional Municipality of Norfolk dated October 30th, 1985 and has been operated as a hotel ever since.

See Property Report attached as **Appendix 2**.

Reason for the Application

The property has not been converted to Land Titles and remains in the Registry system due to an unspecified Planning Act concerned identified by the Land Registry Office in 1986 which remains unresolved (see **Appendix 3**).

The current lender to the property requires that the Planning Act issue be addressed and the property be brought into Land Titles.

The Land Registry Office requires an application from the owner to start the conversion process, and a s. 57 Validation Certificate is required for that purpose.

Property Legal Description

The legal description of the property is as follows:

PIN 50285-0078 (R)

Part of Lot 2, Concession 14, Geographic Township of Townsend, Norfolk Count (Simcoe).
Continued on Schedule A.

Part of Lot 2, Concession 14, Geographic Township of Townsend, Norfolk County and more particularly described as follows:

In the Geographic Township of Townsend, Norfolk County, containing an area of 2.65 acres be the same more or less, being composed of part of Lot 2 in Concession 14, which said parcel is more particularly described as follows:

Bearings contained herein are referred to those shown on a plan of the Kings Highway Number 3 registered in the Land Registry Office for the Registry Division of Norfolk (No. 37) as Number 320;

COMMENCING at an iron bar previously planted in the northerly limit of said Plan 320 distant 1541.94 feet measured on a course of South 79 degrees 00 minutes West along the northerly limit of said Plan 320 from a point in the easterly limit of said Lot 2 distant 17.02 feet measured on a course of North 14 degrees 01 minutes West along the easterly limit of said Lot 2 from the south-east angle of said Lot 2;

THENCE from said place of commencement South 79 degrees 00 minutes West along a northerly limit of said Plan 320, 77.16 feet to a Department of Highways Concrete Monument;

THENCE South 11 degrees 00 minutes East 7.0 feet;

THENCE South 79 degrees 00 minutes West along a northerly limit of said Plan 320, 192.35 feet to an iron bar previously planted;

THENCE North 14 degrees 28 minutes West 317.48 feet to an iron bar previously planted;

THENCE North 14 degrees 51 minutes West 106.0 feet to an iron bar previously planted;

THENCE North 75 degrees 09 minutes East 268.05 feet to an iron bar previously planted;

THENCE South 14 degrees 41 minutes 30 seconds East 434.01 feet more or less to the place of commencement.

And being the same lands as described in registered Instrument No. NR563615.

Pre-June 25th, 1970 Planning Act Issues

The Land Registry Office note from 2006 does not specify the Planning Act violation identified at that time (see **Appendix 3**), and the Land Registry Office cannot currently identify what the issue was at that time.

However, the current owner's lawyer and its current lender's lawyer have completed a full search of title and note the following:

The subject property is the remainder from two conveyances completed between June 15, 1967 and June 27, 1970 as follows, which were severances where the Transferor retained a fee in adjoining lands:

NR320293 – May 26, 1969 – Norfolk Fruit Growers' Association to Neil Porter and Douglas Porter.

NR325770 – April 1, 1970 – Neil Porter and Douglas Porter to Beaver Lumber Company Limited.

There is no evidence that consent to these severances was obtained under the then current Planning Act.

The historical parcel abstract indicates the property was subject to a part-lot control by-law at the time of these conveyances, being By-Law Number 812 of the Township of Townsend dated March 28th, 1958 and registered on title on April 30th, 1958 as Instrument NR261003.

The subject property has been a separate parcel of land since April, 1970 (see above), and has not been subsequently severed.

The property was developed as hotel in accordance with a site plan agreement with the Regional Municipality of Norfolk dated October 30th, 1985 and has been operated as a hotel ever since.

Property Report

Appendix 2

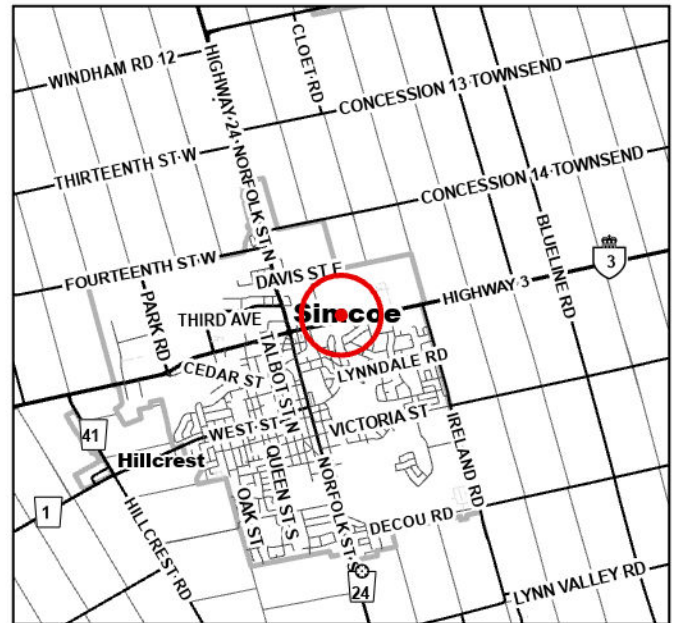


Address: 85 QUEENSWAY E

Roll Number: 3310401001335000000



Date Generated: 2025-05-30

Land Use:

Under Site Plan Control: Yes

Heritage Designation: None Present

Special Provisions:

Zoning Designation: SERVICE COMMERCIAL ZONE(100%)

Official Plan Designation: Commercial(100%)

MNR Wetland Area: No

Significant Woodland: No

Legal Description:

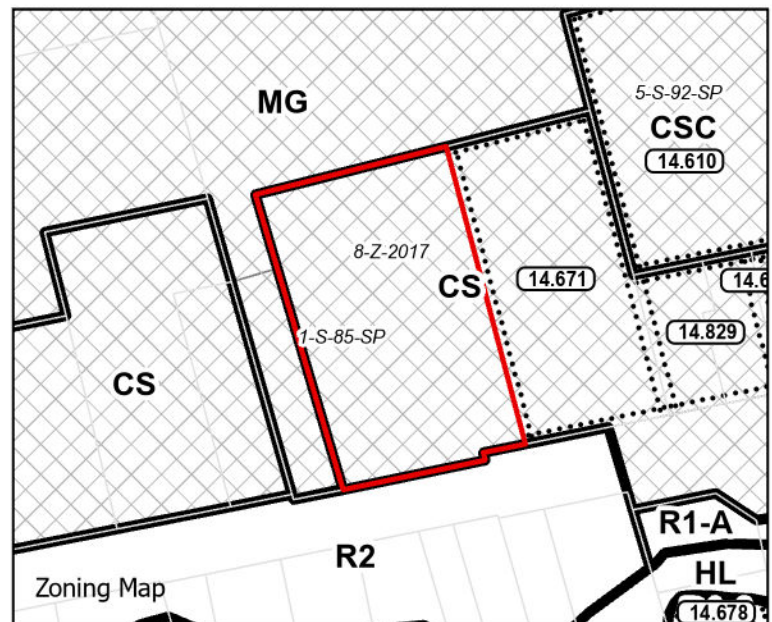
Legal 1: TOWNSEND CON 14 PT LOT 2

Legal 2: IRREG

Legal 3: 2.65AC 276.49FR D

Legal 4:

Legal 5:



NOTICE - The attached retention report may not be exhaustive. Any First Application to Land Titles or a Conversion to LTCQ will require a solicitor’s complete search of title.

Run Date: 2006-Dec-08 20:46

Requested by: IEWSBATCH

DATA RETENTION REPORT

LRO: Norfolk

PIN: 50285-0078 (LTCQ) (Active) Phase: NFK03 Block: 50285

Address: 85 QUEENSWAY E

Property Category: STRIP RURAL

Assessment #: 33-10-401-001-33500

Thumbnail: PT LT 2 CON 14 TOWNSEND AS IN NR563615

Property Remarks:

Estate/Qualifier: Fee Simple Qualified

Searcher Comments: NOTICE NR482049 N/C FULLFILLED - AS AS PER IDA NR563615 IS ARMS LENGTH- NAME CHANGE IN CTD OK SEE RECITALS AND NOTICE NR482049- SKETCH 9, 35 MAP 1 MAP 4

Searched By: David Bowie

Comment Type	Approved by	Comment
Non Convert	ISCAGL01	Issue: L Resolution: Reviewed with legal (SV) - Treat as a planning act contravention and non convert both pins 78, 79 & 80.

Reg. Num.	Date	Use	Qual	Inst.	Type	Amount	Parties To	Share	Iden.	Cert
NR315294	1968-Aug-02	P	NQ	Transfer		\$2.00	NORFOLK FRUIT GROWERS' ASSOCIATION			Y
NR320293	1969-May-30	P	NQ	Transfer		\$10.00	PORTER, DOUGLAS	1/2		Y
							PORTER, NEIL	1/2		
	Remarks: SKETCH ATTACHED.									
NR328852	1970-Oct-02	P	NQ	Transfer		\$2.00	BACKUS, GEORGE	1/2		Y
							BACKUS, ETHEL IRENE	1/2		
	Remarks: SKETCH ATTACHED.									
NR432426	1986-Jan-17	S		Agreement			THE REGIONAL MUNICIPALITY OF HALDIMAND-NORFOLK			Y
	Remarks: SITE PLAN									
NR432773	1986-Feb-07	P	NQ	Transfer		\$200,000.00	639163 ONTARIO LIMITED			Y
NR482049	1991-Sep-03	S		Notice						Y
NR541663	1999-Aug-31	S		Charge/Mortgage		\$500,000,000.00	GENERAL ELECTRIC CAPITAL CANADA INC.			Y
NR541673	1999-Aug-31	S		Assignment-General						Y
	Remarks: RENTS, NR541663									
NR563615	2002-Jul-30	P	NQ	Transfer		\$1,367,999.00	INNVEST NOMINEE II LTD.			Y
NR563616	2002-Jul-30	S		Charge/Mortgage		\$50,000,000.00	ROYAL BANK OF CANADA			Y

PIN 50285-0078 continues...

Run Date: 2006-Dec-08 20:46
Requested by: IEWSBATCH

DATA RETENTION REPORT
LRO: Norfolk

Certified Owners Names	Certified Capacity	Certified Share	Override

End of Pin 50285-0078

LRO: Norfolk

Searcher Comments: NOTICE NR482049 N/C FULLFILLED - AS AS PER IDA NR563615 IS ARMS LENGTH- NAME CHANGE IN CTD OK SEE RECITALS AND NOTICE NR482049- SKETCH 9,
35 MAP 1 MAP 4

Comment

Issue: L

Resolution: Reviewed with legal (SV) - Treat as a planning act contravention and non convert both pins 78, 79 & 80.

NR563616	2002-Jul-30	S	Charge/Mortgage	\$50,000,000.00	ROYAL BANK OF CANADA	Y
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PIN 50285-0078 continues...

Run Date: 2007-Aug-25 12:03
Requested by: IEWSBATCH

DATA RETENTION REPORT
LRO: Norfolk

Certified Owners Names	Certified Capacity	Certified Share	Override

End of Pin 50285-0078

Articles of Incorporation

1. Corporation Name

2. Registered Office Address

2276 Greening Lane, Burlington, Ontario, L7L6Y5, Canada

3. Number of Directors

Minimum/Maximum

Min 1 / Max 10

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

Full Name

GURINDER BIR SINGH OSAHAN

Resident Canadian

Yes

Address for Service

80 Grouse Lane, Brampton, Ontario, L6Y5L1, Canada

Full Name

SARABPREET SINGH RANDHAWA

Resident Canadian

Yes

Address for Service

2276 Greening Lane, Burlington, Ontario, L7L6Y5, Canada

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise. If none, enter "None":

None

The endorsed Articles of Incorporation are not complete without the Certificate of Incorporation.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla U.

Director/Registrar, Ministry of Public and Business Service Delivery

6. The classes and any maximum number of shares that the corporation is authorized to issue:

The Corporation is authorized to issue an unlimited number of Class A Preference Shares, Class B Preference Shares, Class A Common Shares, Class B Common Shares, Class C Common Shares, Class D Common Shares, Class E Common Shares and Class F Common Shares.

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors' authority with respect to any class of shares which may be issued in series. If there is only one class of shares, enter "Not Applicable":

CLASS A PREFERENCE SHARES

The Class A Preference Shares shall have attached thereto, as a class, the following rights, privileges, restrictions and conditions:

1. Non-Voting

Except as required under the Business Corporations Act, the holders of the Class A Preference Shares shall not have any voting rights for any purpose; provided that the holders of the Class A Preference Shares shall, within their class and between themselves have one vote for each Class A Preference Share held by that shareholder.

2. Class A Redemption Amount

At the time they authorize the subscription for or issuance of any Class A Preference Shares, the directors of the Corporation may by resolution set the amount per share for which the Corporation may elect to redeem the Class A Preference Shares so issued as permitted below (the "Class A Redemption Amount"), which shall be the fair market value of the property received by the Corporation from the subscribing shareholder in return for the Class A Preference Shares so issued (the "Property"), divided by the number of Class A Preference Shares so issued; provided that if the directors fail to set a Class A Redemption Amount at the time they authorize the subscription for or issuance of any Class A Preference Shares the Class A Redemption Amount for the Class A Preference Shares so subscribed for or so issued shall be \$1.00 per Class A Preference Share; provided further that, once set as determined hereunder, the Class A Redemption Amount may not be changed or varied except as expressly permitted in accordance with these Articles or with the prior written approval of the Corporation and the holder of the relevant Class A Preference Shares.

3. Adjusting Class A Redemption Amount for Tax Purposes

If, notwithstanding the manner in which the Class A Redemption Amount for the Class A Preference Shares has been determined under paragraph 2 above, any governmental taxing authority having jurisdiction issues or proposes to issue assessments or reassessments of additional liability for taxes or any other subject by reason of asserting that the Class A Redemption Amount of the Class A Preference Shares should be greater than or less than the Class A Redemption Amount determined under paragraph 2 above, or the fair market value of any Property received by the Corporation in return for issuance of Class A Preference Shares is greater than or less than the fair market value as determined by the directors of the Corporation or agreed to between the parties, then the Class A Redemption Amount for the Class A Preference Shares shall be increased or decreased by the difference so determined, but only to the extent that the Class A Redemption Amount so revised is accepted by the taxing authority, the Corporation, and the holders of the Class A Preference Shares, or failing such acceptance, is established by courts having jurisdiction in the matter after all rights of appeal having been exhausted or expired without appeal by such taxing authority, the Corporation or the said holders; in the event there is an adjustment to the Class A Redemption Amount as so provided for, such adjustment shall be deemed to be made nunc pro tunc with effect as of the date of issue of the Class A Preference Shares in

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question and all adjustments proper between the Corporation and any holder or previous holders of the Class A Preference Shares shall take place immediately following the final determination of such adjustment.

4. Non-Participating

In the event of liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class A Preference Shares shall be entitled to be paid, in priority to any distribution to the holders of any other class of shares, a fixed amount equal to the Class A Redemption Amount for such Class A Preference Shares together with any declared and unpaid dividends thereon and less any capital previously returned to the Class A Preference shareholder in question; provided that the holders of the Class A Preference Shares shall not be entitled to participate further in the assets of the Corporation.

5. Non-Cumulative Dividends

Subject to paragraph 6 below, the directors of the Corporation may, in their absolute discretion, from time to time declare a dividend to and in favour of the holders of the Class A Preference Shares, provided any such dividends shall be limited to a maximum in any fiscal year at a fixed annual rate on the Class A Redemption Amount outstanding at the time of declaration equal to the prescribed rate as provided for in the Income Tax Act (Canada) and its regulations (as they may be amended from time to time), and may be for such lesser amount as the directors determine in their absolute discretion; if, within six (6) months after the expiration of any fiscal year of the Corporation, the board of directors in its discretion shall not declare any dividends on the said Class A Preference Shares, then the rights of the holders of the said Class A Preference Shares to dividends for such fiscal year shall be forever extinguished. The holders of the Class A Preference Shares shall not be entitled to any dividends other than or in excess of the dividends hereinbefore provided for.

6. Restrictions on Dividends Re: Other Shares

Subject to the undertaking hereinafter set out, the directors of the Corporation shall have the right to declare and pay or set aside for payment a dividend or dividends, from time to time, on any class or classes of shares of the Corporation in accordance with the rights attaching to such shares in any fiscal year without declaring or paying any dividends on the Class A Preference Shares;

Provided that the Corporation hereby undertakes and agrees to and with the holders of the Class A Preference Shares from time to time that the Corporation will not pay any dividends on any other class or classes of shares if the payment of such dividend would result in the Corporation having insufficient net assets to redeem the Class A Preference Shares for the Class A Redemption Amount and any declared and unpaid dividends thereon less any capital previously returned to the Class A Preference shareholders, and the directors of the Corporation are hereby prohibited from declaring any such dividend; the Corporation hereby indemnifies and saves the holders of the Class A Preference Shares harmless from any breaches of this provision by the Corporation or its directors.

7. Redeemable

The Corporation shall have the right, at its option, at any time, without notice, to redeem all or any portion of the Class A Preference Shares, by paying the holder(s) thereof the Class A Redemption Amount as herein defined together with any declared and unpaid dividends thereon and less any capital previously returned to the Class A Preference shareholder in question.

8. Retractable

A holder of Class A Preference Shares shall be entitled at any time to require the Corporation to redeem all or any of the Class A Preference Shares registered in the name of such holder on the books of the Corporation on a stated redemption date, provided the said shareholder gives at least ninety (90) days prior written notice to the Corporation. On the redemption date so stated the said shareholder shall tender to the Corporation at its registered office a share certificate or share certificates representing the Class A Preference Shares to be redeemed, in which case the Corporation shall so redeem the Class A Preference Shares being

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redeemed by paying the said shareholder the Class A Redemption Amount therefor together with any declared and unpaid dividends thereon and less any capital previously returned to the Class A Preference shareholder in question.

9. Amendment to Rights and Attributes of the Class A Preference Shares

Any amendment to the Articles of the Corporation which vary or amend the rights or attributes of the Class A Preference Shares or the holders thereof, or to create any special shares or classes of shares ranking in priority to or on a parity with the Class A Preference Shares, in addition to the authorization of a special resolution of shareholders generally, must be authorized by at least two thirds (2/3) of the votes cast at a meeting of the holders of the Class A Preference Shares (voting separately as a class) duly called for that purpose.

CLASS B PREFERENCE SHARES

The Class B Preference Shares shall have attached thereto, as a class, the following rights, privileges, restrictions and conditions:

10. Class B Preference Shares are Voting Shares

The holders of the Class B Preference Shares shall be entitled to receive notice of, and attend and vote at, all meetings of shareholders of the Corporation, except class meetings of other classes of shareholders, and shall have one vote for each Class B Preference Share held by that shareholder.

11. Class B Redemption Amount

At the time they authorize the subscription for or issuance of any Class B Preference Shares, the directors of the Corporation may by resolution set the amount per share for which the Corporation may elect to redeem the Class B Preference Shares so issued as permitted below (the "Class B Redemption Amount"), which shall be the fair market value of the property received by the Corporation from the subscribing shareholder in return for the Class B Preference Shares so issued (the "Property"), divided by the number of Class B Preference Shares so issued; provided that if the directors fail to set a Class B Redemption Amount at the time they authorize the subscription for or issuance of any Class B Preference Shares the Class B Redemption Amount for the Class B Preference Shares so subscribed for or so issued shall be \$1.00 per Class B Preference Share; provided further that, once set as determined hereunder, the Class B Redemption Amount may not be changed or varied except as expressly permitted in accordance with these Articles or with the prior written approval of the Corporation and the holder of the relevant Class B Preference Shares.

12. Adjusting Class B Redemption Amount for Tax Purposes

If, notwithstanding the manner in which the Class B Redemption Amount for the Class B Preference Shares has been determined under paragraph 11 above, any governmental taxing authority having jurisdiction issues or proposes to issue assessments or reassessments of additional liability for taxes or any other subject by reason of asserting that the Class B Redemption Amount of the Class B Preference Shares should be greater than or less than the Class B Redemption Amount determined under paragraph 11 above, or the fair market value of any Property received by the Corporation in return for issuance of Class B Preference Shares is greater than or less than the fair market value as determined by the directors of the Corporation or agreed to between the parties, then the Class B Redemption Amount for the Class B Preference Shares shall be increased or decreased by the difference so determined, but only to the extent that the Class B Redemption Amount so revised is accepted by the taxing authority, the Corporation, and the holders of the Class B Preference Shares, or failing such acceptance, is established by courts having jurisdiction in the matter after all rights of appeal having been exhausted or expired without appeal by such taxing authority, the Corporation or the said holders; in the event there is an adjustment to the Class B Redemption Amount as so provided for, such adjustment shall be deemed to be made nunc pro tunc with effect as of the date of issue of the Class B Preference Shares in question and all adjustments proper between the Corporation and any holder or previous holders of the Class B Preference Shares shall take place immediately following the final determination of such adjustment.

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13. Non-Participating

Subject to the prior rights of the holders of Class A Preference Shares, as set out in paragraph 4 above, in the event of liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class B Preference Shares shall be entitled to be paid in priority, to any distribution to the holders of any other class of shares, a fixed amount equal to the Class B Redemption Amount for such Class B Preference Shares together with any declared and unpaid dividends thereon and less any capital previously returned to the Class B Preference shareholder in question; provided that the holders of the Class B Preference Shares shall not be entitled to participate further in the assets of the Corporation.

14. Non-Cumulative Dividends

Subject to paragraph 15, below, the directors of the Corporation may, in their absolute discretion, from time to time declare a dividend to and in favour of the holders of the Class B Preference Shares, provided any such dividends shall be limited to a maximum in any fiscal year at a fixed annual rate on the Class B Redemption Amount outstanding at the time of declaration equal to the prescribed rate as provided for in the Income Tax Act (Canada) and its regulations (as they may be amended from time to time), and may be for such lesser amount as the directors determine in their absolute discretion; if, within six (6) months after the expiration of any fiscal year of the Corporation, the board of directors in its discretion shall not declare any dividends on the said Class B Preference Shares, then the rights of the holders of the said Class B Preference Shares to dividends for such fiscal year shall be forever extinguished. The holders of the Class B Preference Shares shall not be entitled to any dividends other than or in excess of the dividends hereinbefore provided for.

15. Restrictions on Dividends Re: Other Shares

Subject to the undertaking hereinafter set out, the directors of the Corporation shall have the right to declare and pay or set aside for payment a dividend or dividends, from time to time, on any other class or classes of shares of the Corporation in accordance with the rights attaching to such shares in any fiscal year without declaring or paying any dividends on the Class B Preference Shares;

Provided that the Corporation hereby undertakes and agrees to and with the holders of the Class B Preference Shares from time to time that the Corporation will not pay any dividends on any class or classes of shares if the payment of such dividend would result in the Corporation having insufficient net assets to redeem the Class B Preference Shares for the Class B Redemption Amount and any declared and unpaid dividends thereon less any capital previously returned to the Class B Preference shareholders, and the directors of the Corporation are hereby prohibited from declaring any such dividend; the Corporation hereby indemnifies and saves the holders of the Class B Preference Shares harmless from any breaches of this provision by the Corporation or its directors.

16. Redeemable

The Corporation shall have the right, at its option, at any time, without notice, to redeem all or any portion of the Class B Preference Shares, by paying the holder(s) thereof the Class B Redemption Amount as herein defined together with any declared and unpaid dividends thereon and less any capital previously returned to the Class B Preference shareholder in question.

17. Retractable

A holder of Class B Preference Shares shall be entitled at any time to require the Corporation to redeem all or any of the Class B Preference Shares registered in the name of such holder on the books of the Corporation on a stated redemption date, provided the said shareholder gives at least ninety (90) days prior written notice to the Corporation. On the redemption date so stated the said shareholder shall tender to the Corporation at its registered office a share certificate or share certificates representing the Class B Preference Shares to be redeemed, in which case the Corporation shall so redeem the Class B Preference Shares being redeemed by paying the said shareholder the Class B Redemption Amount therefor together with any declared and unpaid dividends thereon and less any capital previously returned to the Class B Preference shareholder in question.

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18. Amendment to Rights and Attributes of the Class B Preference Shares

Any amendment to the Articles of the Corporation which vary or amend the rights or attributes of the Class B Preference Shares or the holders thereof, or to create any special shares or classes of shares ranking in priority to or on a parity with the Class B Preference Shares, in addition to the authorization of a special resolution of shareholders generally, must be authorized by at least two thirds (2/3) of the votes cast at a meeting of the holders of the Class B Preference Shares (voting separately as a class) duly called for that purpose.

COMMON SHARES

The Class A Common Shares, Class B Common Shares, Class C Common Shares, Class D Common Shares, Class E Common Shares and Class F Common Shares (the "Common Shares") of the Corporation shall have attached thereto, as classes, the following rights, privileges, restrictions and conditions:

19. Class A Common Shares, Class B Common Shares, Class C Common Shares and Class F Common Shares are Voting Shares

The holders of the Class A Common Shares, Class B Common Shares, Class C Common Shares and Class F Common Shares shall be entitled to receive notice of, and attend and vote at, all meetings of shareholders of the Corporation, except class meetings of other classes of shareholders, and shall have one vote for each Class A Common Share, Class B Common Share, Class C Common Share or Class F Common Share held by that shareholder.

20. Class D Common Shares and Class E Common Shares are Non-Voting Shares

Except as required under the Business Corporations Act, the holders of the Class D Common Shares and Class E Common Shares shall not have any voting rights for any purpose; provided that the holders of the Class D Common Shares and Class E Common Shares shall, within their Class and between themselves have one vote for each Class D Common Share and Class E Common Share held by that shareholder.

21. Discretionary Dividends on Class A Common Shares, Class B Common Shares, Class C Common Shares, Class D Common Shares and Class E Common Shares

The holders of the Class A Common Shares, Class B Common Shares, Class C Common Shares, Class D Common Shares and Class E Common Shares shall be entitled to receive any dividend declared by the Corporation in respect of their class of Common Shares, if any; provided that the directors of the Corporation shall have the right to declare and pay or set aside for payment a dividend or dividends, from time to time, on one class of Common Shares or any other class or classes of shares of the Corporation in any fiscal year without declaring or paying any dividends on all or any combination of classes of Common Shares.

22. No Dividends on Class F Common Shares

The holders of the Class F Common Shares shall not be entitled to receive dividends from the Corporation, and the directors of the Corporation are hereby prohibited from declaring or paying any dividends on the Class F Common Shares.

23. Stated Capital and Redemption of Class F Common Shares

The subscription amount per Class F Common Share, the stated capital per Class F Common Share, and the amount per share for which the Corporation may elect to redeem the Class F Common Shares outstanding from time to time as permitted below, shall be limited to the sum of \$0.10 (ten cents) per Class F Common Share (the "Class F Common Redemption Amount").

The Corporation shall have the right, at its option, at any time, without notice, to redeem all or any portion of the issued and outstanding Class F Common Shares, by paying the holder(s) thereof the Class F Common Redemption Amount therefor as herein defined.

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24. Class F Common Shares Participating to Extent of Class F Common Redemption Amount

In the event of liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class F Common Shares shall be entitled to be paid, subject to the prior rights of the holders of the Class A Preference Shares and Class B Preference Shares but in priority to any distribution to the holders of any other class of shares including the Junior Redeemable Common Shares, a fixed amount equal to the Class F Common Redemption Amount for such Class F Common Shares; provided that the holders of the Class F Common Shares shall not be entitled to participate further in the assets of the Corporation.

25. Class A Common Shares, Class B Common Shares, Class C Common Shares, Class D Common Shares and Class E Common Shares Fully Participating

Subject to the prior rights of the holders of the Class A Preference Shares, Class B Preference Shares and Class F Common Shares, the holders of the Junior Redeemable Common Shares shall be entitled to receive the remaining property of the Corporation upon the liquidation, dissolution or winding-up of the Corporation (the "Remaining Property"), whether voluntary or involuntary, as follows:

- a. the holders of the Class A Common Shares shall be entitled to receive the first \$75.00 of the Remaining Property pro rata in accordance with the number of Class A Common Shares held by the shareholders at the time of distribution;
- b. the holders of the Class B Common Shares shall be entitled to receive the second \$100.00 of the Remaining Property (if any) pro rata in accordance with the number of Class B Common Shares held by the shareholders at the time of distribution;
- c. the holders of the Class C Common Shares shall be entitled to receive the third \$125.00 of the Remaining Property (if any) pro rata in accordance with the number of Class C Common Shares held by the shareholders at the time of distribution;
- d. the holders of the Class D Common Shares shall be entitled to receive the fourth \$150.00 of the Remaining Property (if any) pro rata in accordance with the number of Class D Common Shares held by the shareholders at the time of distribution;
- e. the holders of the Class E Common Shares shall be entitled to receive the fifth \$175.00 of the Remaining Property (if any) pro rata in accordance with the number of Class E Common Shares held by the shareholders at the time of distribution; and

thereafter, the holders of the Junior Redeemable Common Shares shall be entitled to receive the balance of the Remaining Property (if any) pro rata in accordance with the number of Junior Redeemable Common Shares held by the shareholders at the time of distribution.

VOTING RESTRICTIONS

26. To the greatest extent permitted by law, the holders of shares of a class or of a series of the Corporation are not entitled to vote separately as a class or series, as the case may be. Without limiting the generality of the foregoing, the holders of shares of a class or of a series of the Corporation are not entitled to vote separately as a class or series, as the case may be, upon, and shall not be entitled to dissent in respect of, any proposal to amend the articles to:

- a. increase or decrease any maximum number of authorized shares of such class or series, or increase any maximum number of authorized shares of a class or series having rights or privileges equal or superior to the shares of such class or series;

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- b. effect an exchange, reclassification or cancellation of the shares of such class or series; or
- c. create a new class or series of shares equal or superior to the shares of such class or series.

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows. If none, enter "None":

No share of the Corporation shall be transferred without either:

- (a) the express consent of the Board of Directors evidenced by a resolution passed at a meeting of the directors by the affirmative vote of not less than a majority of the directors, or by an instrument or instruments in writing signed by all of the directors; or
- (b) the express consent of the voting shareholders of the Corporation evidenced by a resolution passed at a meeting of the holders of such shares or by an instrument or instruments in writing signed by the holders of all the voting shares.

9. Other provisions, if any. Enter other provisions, or if no other provisions enter "None":

If a fractional share is of a class that permits voting rights or the right to receive dividends each holder of such fractional share issued by the Corporation shall be entitled to exercise voting rights and to receive a dividend (as applicable) in respect of such fractional share to the extent of such fraction.

A shareholder may in their sole and absolute discretion waive in writing their entitlement to all or any part of any dividend declared on their class or classes of shares, in which case that portion of the dividend so waived will be distributed pro rata among the shares of those classes that do not waive their entitlement to participate in accordance with the scheme of priority (if any) provided for in these Articles as amended from time to time.

A shareholder may in their sole and absolute discretion waive in writing their entitlement to all or any part of any distribution of the remaining assets of the Corporation as provided for their class or classes of shares, in which case that portion of the distribution so waived will be paid out pro rata among those classes that do not waive their entitlement to participate in accordance with the scheme of priority (if any) provided for in these Articles as amended from time to time.

Any invitation to the public to subscribe for shares in the Corporation is hereby prohibited.

10. The name(s) and address(es) of incorporator(s) are:

Full Name

Address for Service

GURINDER BIR SINGH OSAHAN

80 Grouse Lane, Brampton, Ontario, L6Y5L1, Canada

Full Name

Address for Service

SARABPREET SINGH RANDHAWA

2276 Greening Lane, Burlington, Ontario, L7L6Y5, Canada

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The articles have been properly executed by the required person(s).

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Supporting Information - Nuans Report Information

Nuans Report Reference #

122502754

Nuans Report Date

April 07, 2025

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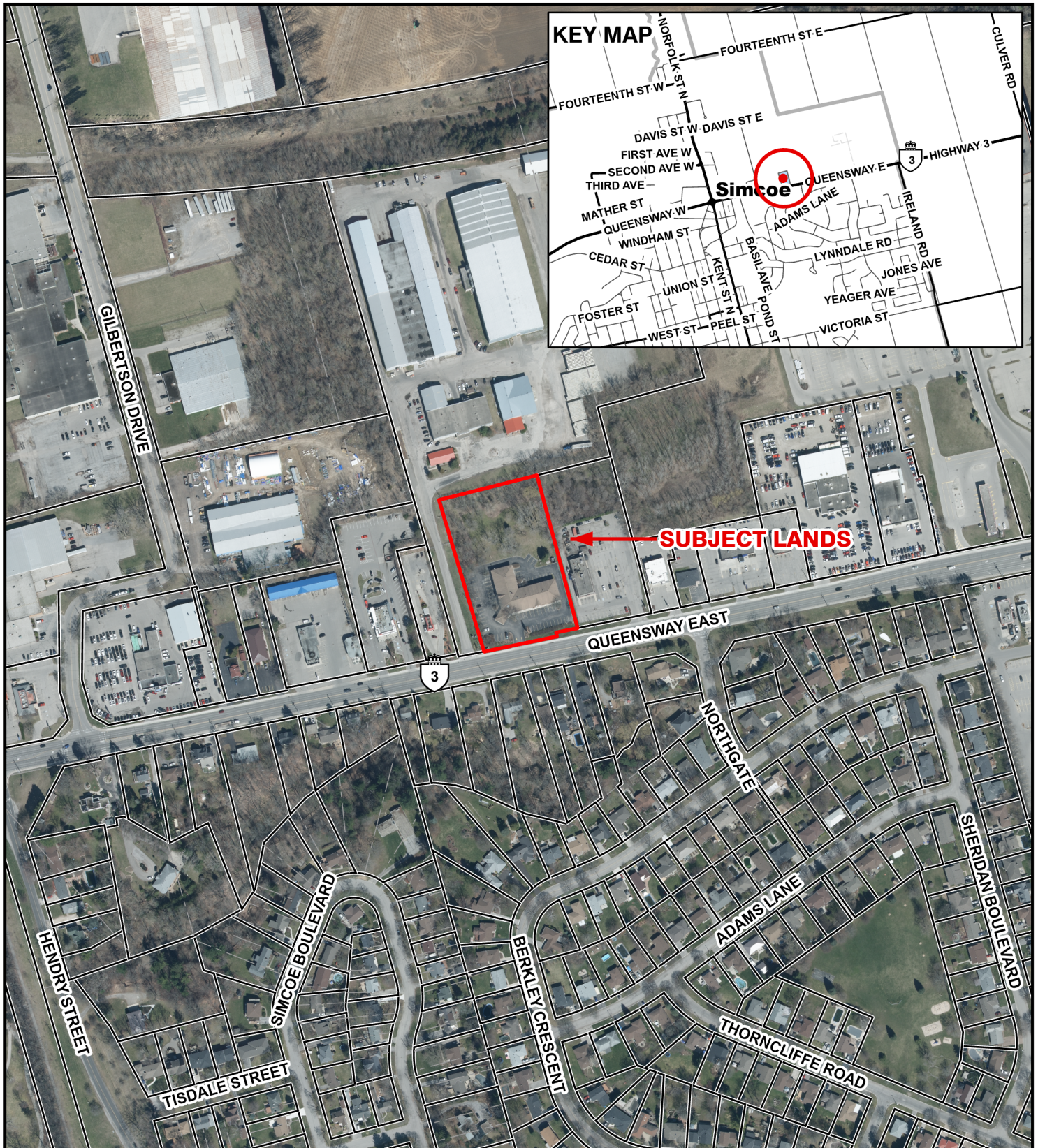
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MAP A

CONTEXT MAP

Urban Area of SIMCOE

BNPL2025198

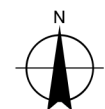


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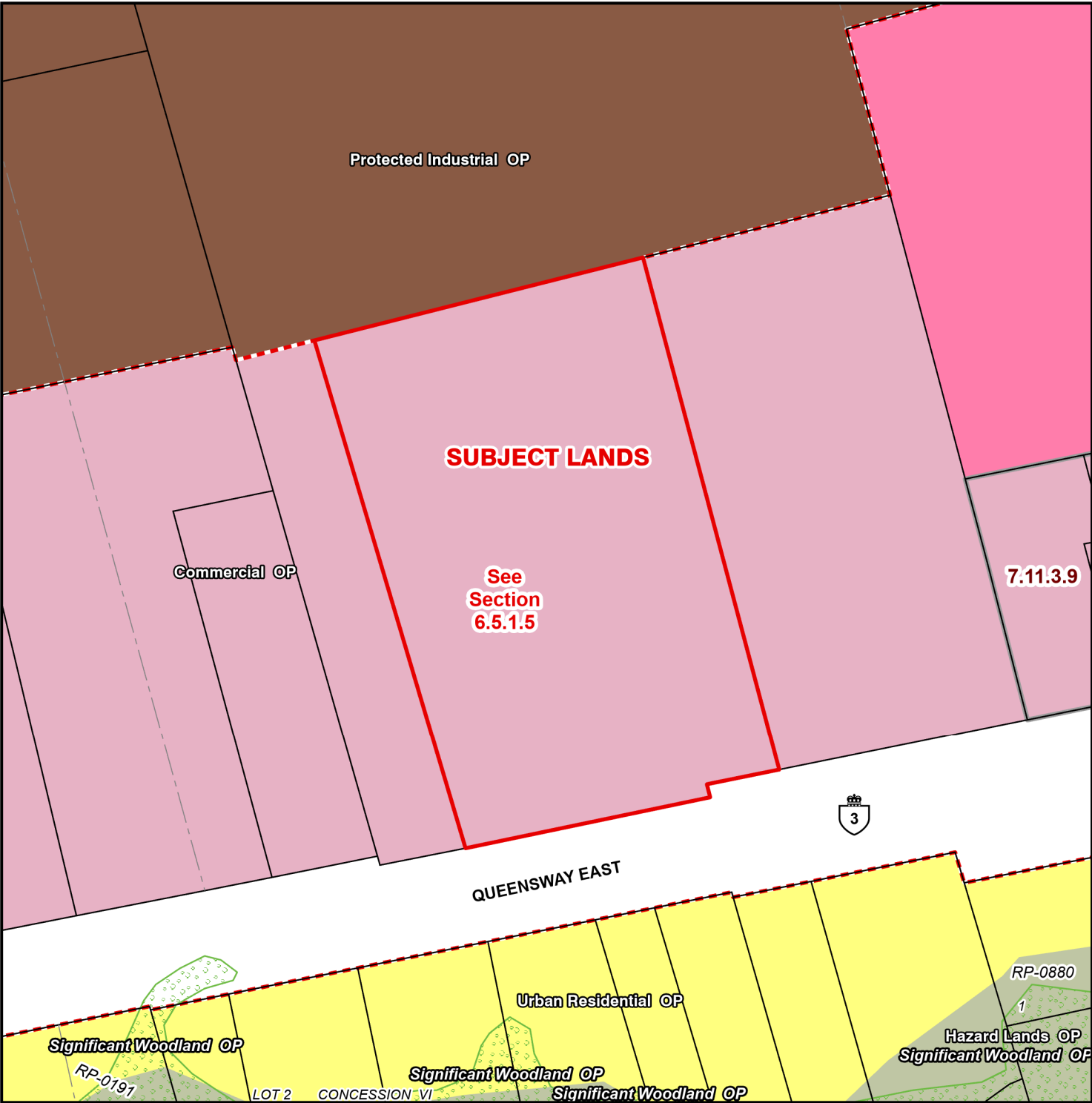
Subject Lands

2020 Air Photo

8/7/2025



30 15 0 30 60 90 120 Meters

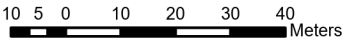


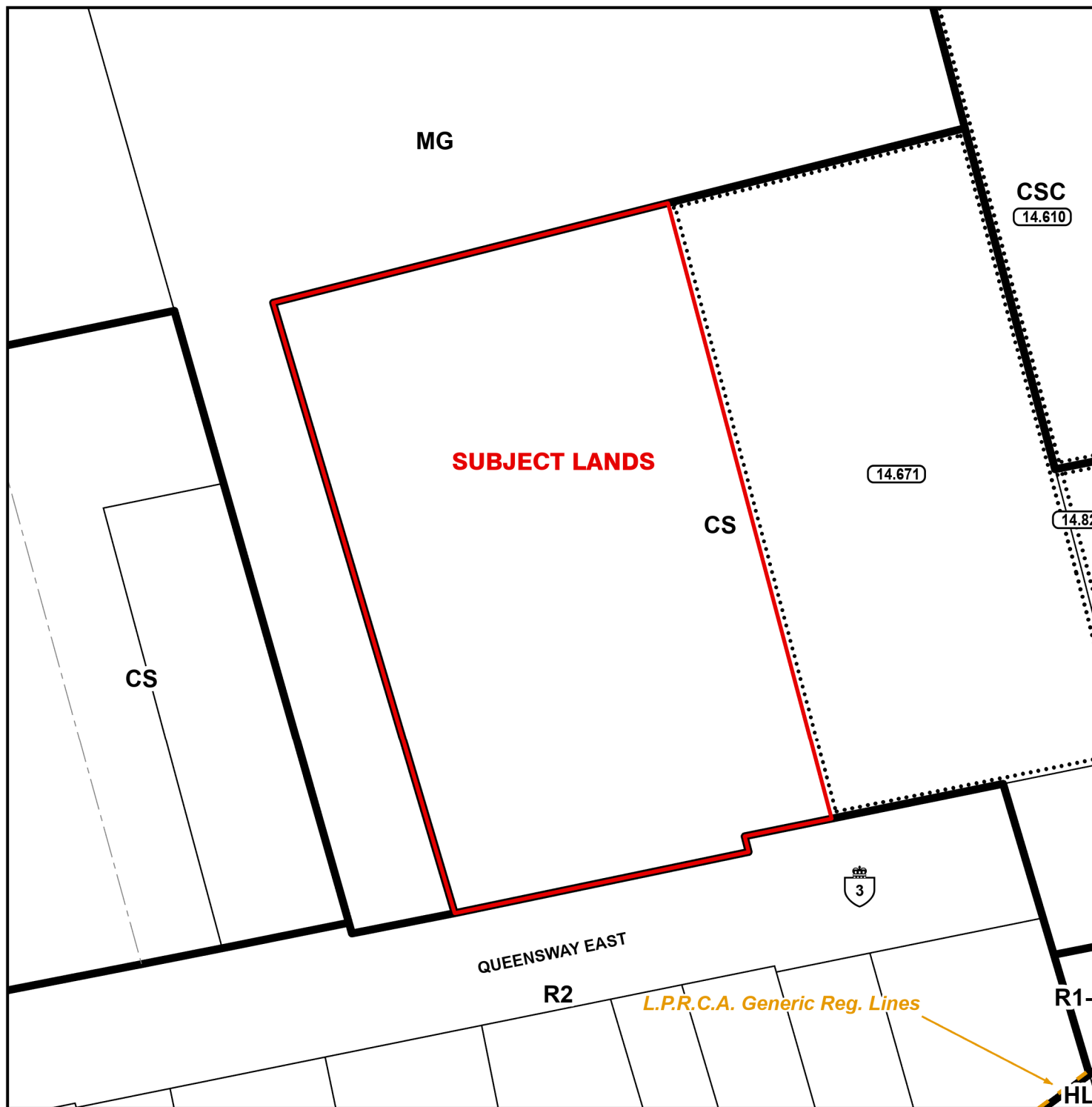
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Subject Lands

- Official Plan Designations
- Hazard Lands
 - Urban Residential
 - Shopping Centre Commercial
 - Commercial
 - Protected Industrial
 - Special Policy Area
 - Urban Area Boundary
 - Significant Woodland

8/7/2025





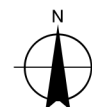
LEGEND

- Subject Lands
- LPRCA Generic RegLines

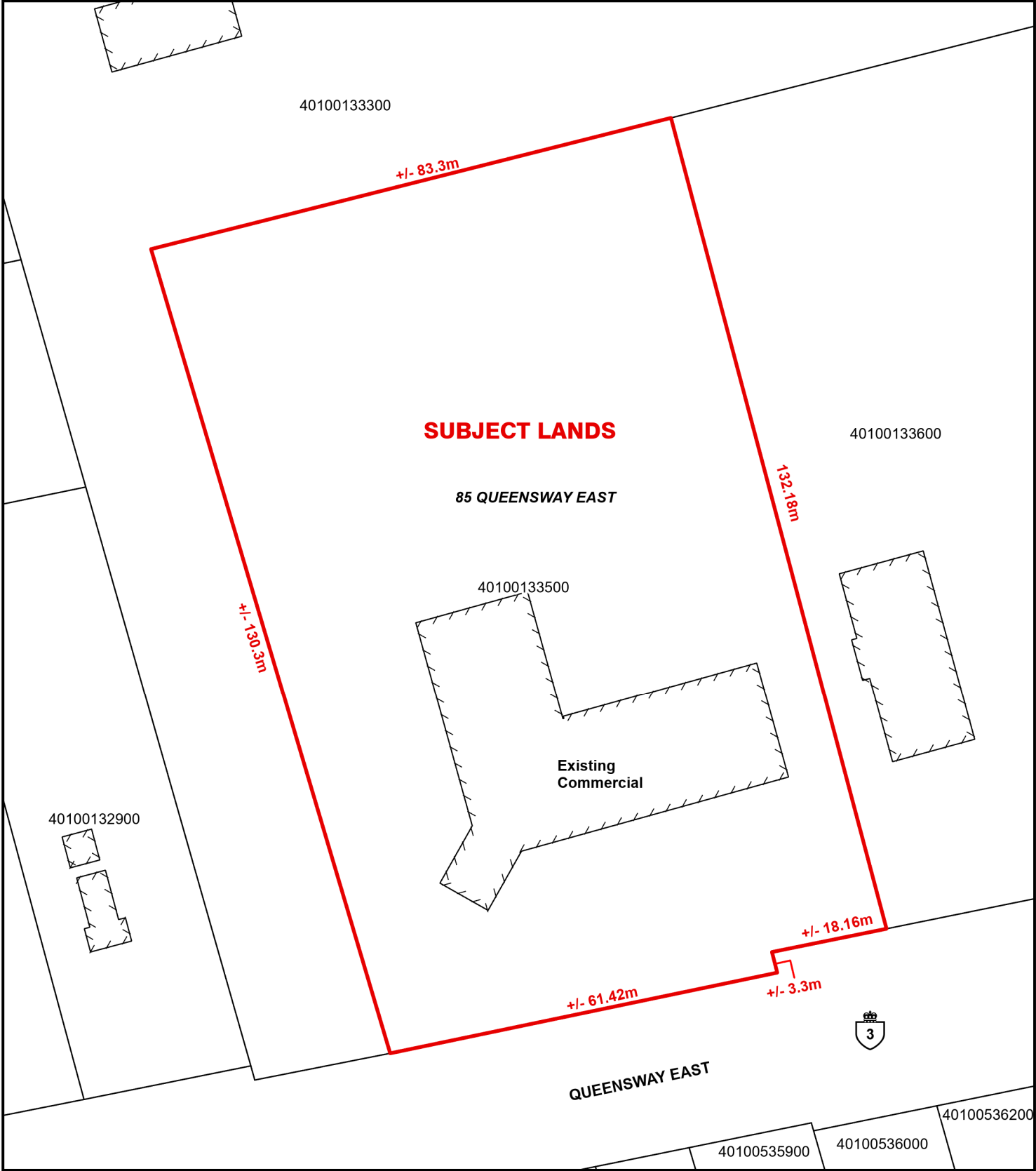
ZONING BY-LAW 1-Z-2014

8/7/2025

- (H) - Holding
- CS - Service Commercial Zone
- CSC - Shopping Centre Commercial Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone

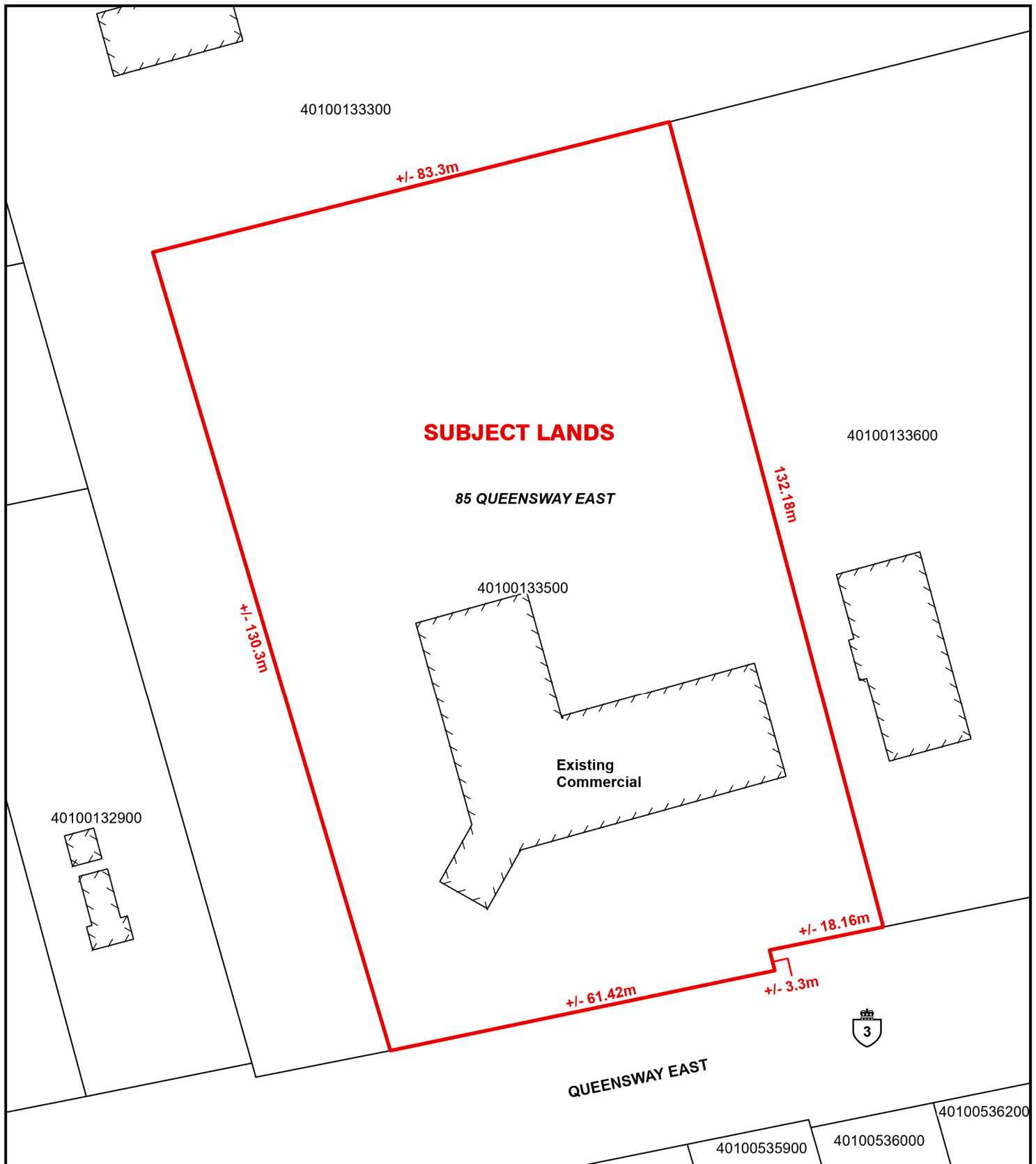


9 4.5 0 9 18 27 36 Meters



CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

 Subject Lands

8/7/2025

