



**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
- Surplus Farm Dwelling Consent/Severance
- Boundary Adjustment/Land Conveyance
- Easement/Right-of-Way Severance

**Property Assessment Roll Number:** 49310025410

**A. Applicant Information**

**Name of Owner** 2455379 Ontario Inc. (Smith)

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** 5 Erie St.

**Town and Postal Code** Nanticoke, ON N0A 1L0

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

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Name of Authorized Applicant** Danny MacDonald (MacDonald Turkey Point Marina Inc.)

**Address** 92 Clubhouse Road

**Town and Postal Code** Vittoria, ON N0E 1W0

**Phone Number** 519-426-6795

**Cell Number** \_\_\_\_\_

**Email** danny@macdonaldmarine.com



**Name of Authorized Agent** David Roe , Civic Planning Solutions Inc.  
**Address** 61 Trailview Dr.  
**Town and Postal Code** Tillsonburg, ON N4G 0C6  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-983-8154  
**Email** dfrfez@me.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:

Charge NK168712 in favour of TITAN MORTGAGE CAPITAL PARTNERS INC.

**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 9 and 10 Turkey Point Marsh in Front of Concession A  
in the geographic Township of Charlotteville in Norfolk County

Municipal Civic Address: 110 Clubhouse Road

Land acquisition date (if known): September 29, 2022

Present Official Plan Designation(s): PSW

Present Zoning: HL and PSW

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:

existing driveway and hydro line and open marsh



4. Please describe all existing and proposed buildings and structures on the proposed severed and retained lots and whether they are to be retained, demolished or removed.

	Severed lot	Retained lot
Number of Existing Buildings/Structures	driveway and hydro line serving existing marina on adjoining lands	cottage
Number of Storey(s) for Existing Buildings/Structures	n/a	1
Number of Proposed Buildings/Structures	None	None
Number of Storey(s) for Proposed Buildings/Structures	n/a	n/a
Number of Dwelling Units per lot	0	1

5. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

Yes  No

If yes, identify and provide details of the building:

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

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7. Existing use of abutting properties:

marina to the north, marsh

8. Does this proposal require a minor variance application?  Yes  No

9. Are there any easements or restrictive covenants affecting the subject lands?

Yes  No

If yes, describe the easement or restrictive covenant and its effect:

easement for access along north side of property



**C. Zoning Review (chart must be completed in metric units)**

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)	HL PSW no provisions	0.671ha (1.66ac)	34.56ha (85.4ac)
Lot frontage (m)	HL PSW no provisions	8.327m	226m
Lot depth (m)	HL PSW no provisions	731.1m	945m
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Number of parking spaces			

Number of new lots to be created (not including retained lot): 0  
 Please provide a separate table if more than one severed lot is being proposed.

**i. Boundary Adjustment**

1. Proposed final lot size and frontage of the benefitting lot 32.9ha Area and 275.3m frontage
2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:  
49310025400  
Macdonald Turkey Point Marina Inc.



**ii. Easement/Right-of-Way Request(s)**

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____	_____
Purpose of easement	_____	_____

**iii. 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. 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):

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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. 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. Provincial Policy**

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes  No

If you answered no, please explain:

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2. It is the 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 ?

Yes  No

If you answered no, please explain:

existing uses have not and will not be changed

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3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection?

Yes  No

If you answered no, please

explain: not within a water source recharge area

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4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands ? Please check boxes, if applicable.

**Livestock facility or stockyard**

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

**Significant Woodland**

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 or other environmental feature**

On the subject lands or  within 500 meters – distance adjacent

**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. Servicing and Access**

Indicate what services are available or proposed:

Water Supply n/a

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

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Sewage Treatment n/a

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

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**Storm Drainage**

- Storm sewers n/a
- Other (describe below)
- Open ditches

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Existing or proposed access to subject lands:

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

Name of road/street:

92 Clubhouse Road

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**G. Other Information**

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

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See email from Alisha Cull, Acting Director, Planning and Realty Services



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

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario regulation 197/96.

### **i) Sketch in Metric Units**

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- d) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*);
- e) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- f) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- g) the location and nature of any easement affecting the subject land; and
- h) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

### **ii) Technical studies**

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study
- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations



Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.



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

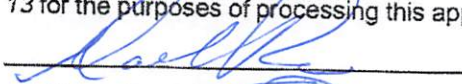
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner to undertake the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. The owner further acknowledges and agrees that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

  
Owner/Applicant/Agent Signature

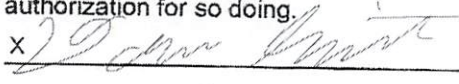
May 22, 2020  
Date

**J. Owner's Authorization**

If the authorized 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 2455379 Ontario Inc. (Smith) am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Danny MacDonald & David Roe 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.

X   
Owner

May 19<sup>th</sup> 2020  
Date

I have power to bind the corporation

\_\_\_\_\_  
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, David Roe , Civic Planning Solutions Inc. of Town of Tillsonburg

(Agent)  
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:

Delli

Owner/Applicant/Agent Signature

In Province of Ontario

David Roe , Civic Planning Solutions Inc. Agent

This 22 day of May

A.D., 2026

A Commissioner, etc.

Elizabeth Ann Catarino, a Commissioner, etc.  
Province of Ontario  
for John R. Hanselman Professional Corporation  
Barrister and Solicitor  
Expires February 25, 2028



**From:** Alisha Cull [Alisha.Cull@norfolkcounty.ca](mailto:Alisha.Cull@norfolkcounty.ca)  
**Subject:** RE: MacDonald Turkey Point Marina - Boundary Adjustment Severance - 92 Clubhouse Road, Turkey Point, ON  
**Date:** May 1, 2026 at 12:41PM  
**To:** David Roe [dfrfez@me.com](mailto:dfrfez@me.com)  
**Cc:** [dsinko@waterousholden.com](mailto:dsinko@waterousholden.com)

Hi Dave, I do not believe a zoning amendment will be required. The zoning will be clearer once the severance is mapped by GIS, but since it appears to be PSW/HL then it should remain as such. If it is needed, it can be required as a condition of consent, but I do think it'll just remain as-is since it's just infrastructure on the lands anyway. A formal pre-con is not required. No other studies are needed.

Thanks,  
Alisha

**Alisha Cull, BES, MCIP, RPP, Ec.D.**  
Acting Director, Planning and Realty Services  
Planning and Realty Services  
Community and Development Services  
12 Gilbertson Dr., Simcoe, Ontario, N3Y 4N5  
519-426-5870 x5080



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**From:** David Roe <[dfrfez@me.com](mailto:dfrfez@me.com)>  
**Sent:** Wednesday, April 29, 2026 3:20 PM  
**To:** Alisha Cull <[alisha.cull@norfolkcounty.ca](mailto:alisha.cull@norfolkcounty.ca)>  
**Cc:** [dsinko@waterousholden.com](mailto:dsinko@waterousholden.com)  
**Subject:** MacDonald Turkey Point Marina - Boundary Adjustment Severance - 92 Clubhouse Road, Turkey Point, ON

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alisha, I am reaching out to you for some direction. The owner of the MacDonald Turkey Point Marina is proposing a lot line adjustment severance to the southern boundary to recognize a portion of the existing driveway access to boat slips and hydro line in this area of the marina. I have attached a sketch from the zoning by-law Figure 1 Turkey Point (South). I have also attached severance sketch prepared by Kim Husted Surveying Ltd. We proposing to submit a consent application referencing the





**Legend:**

- Land Records    □ Roll Numbers    — Plan Lines    ▨ DraftPlan
- Land Parcels    ● Civic Address    Road Labels

**Disclaimer Statement:**  
This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of all the information contained within the map.



Request ID / Demande n°

Ontario Corporation Number  
Numéro de la compagnie en Ontario

017361170

002455379

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

LOI SUR LES SOCIÉTÉ PAR ACTIONS

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

1. The name of the corporation is:

Dénomination sociale de la compagnie:

2455379 ONTARIO INC.

2. The address of the registered office is:

Adresse du siège social:

C/O DARRIN SMITH  
434 New Lakeshore Road

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)  
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)

PORT DOVER  
CANADA

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

ONTARIO  
N0A 1N0

(Postal Code/ Code postal)

3. Number (or minimum and maximum number) of directors is:

MINIMUM 1

Nombre (ou nombres minimal et maximal) d'administrateurs:

MAXIMUM 5

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

Premier(s) administrateur(s):

First name, initials and surname  
Prénom, initiales et nom de famille

Resident Canadian State Yes or No  
Résident Canadien Oui/Non

Address for service, giving Street & No.  
or R.R. No., Municipality and Postal Code

Domicile élu, y compris la rue et le  
numéro, le numéro de la R.R., ou le nom  
de la municipalité et le code postal

\* DARRIN  
SMITH

Yes

92 P.O. .  
PO BOX 26  
PORT DOVER ONTARIO  
CANADA N0A 1N0

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5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.  
*Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.*

None

6. The classes and any maximum number of shares that the corporation is authorized to issue:  
*Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:*

The shares that the corporation is authorized to issue are:

- (a) an unlimited number of Class A voting common shares;
- (b) an unlimited number of Class B voting common shares;
- (c) an unlimited number of Class C non-voting common shares;
- (d) an unlimited number of non-cumulative, redeemable, retractable voting Class D Special shares;
- (e) an unlimited number of non-cumulative, redeemable, retractable non-voting Class E Special shares; and
- (f) an unlimited number of non-cumulative, redeemable, retractable non-voting Class F Special shares;

all subject to the rights, privileges, restrictions and conditions as contained herein.

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

(1) Common Shares

The common shares shall carry and be subject to the following rights, privileges, restrictions and conditions:

(a) The holders of the Class A and Class B Common Shares shall be entitled to receive notice of shareholder meetings, to attend shareholder meetings and to vote at such meetings on the basis of one (1) vote per Class A or per Class B Common Share, as applicable.

(b) Except as required by the Business Corporations Act, R.S.O. 1990, the holders of the Class C Common Shares shall not be entitled to receive notice of or to attend shareholders meetings and the holders of the Class C Common Shares shall not be entitled to vote at such meetings.

(c) The holders of the Common Shares shall in each fiscal year of the Corporation in the discretion of the Board of Directors be entitled, out of the moneys of the Corporation properly available for payment of dividends, to non-cumulative dividends at a rate as declared for the applicable class of Common Share by the Board of Directors from time to time. Provided that within a class of Common Shares all such dividends shall be paid to the shareholders in proportion to the number of Common Shares held by them, the holders of the Common Shares need not rank equally or be treated equally in the declaration or payment of dividends and the Board of Directors shall have the discretion to declare and pay dividends, including to any class of Common Share including to the exclusion of any other class of Common Share or Special Share and to pay different amounts per share between the classes of Common Shares. The holders of Common Shares of any given class shall not be entitled to any dividends other than or in excess of the non-cumulative dividends at a rate as declared for the given class of Common Share by the Board of Directors from time to time as set forth above.

(d) Subject to the prior rights of the holders of the Special Shares, in the event of liquidation, dissolution or winding-up of the Corporation, whether voluntary or involuntary, the holders of the Common Shares shall be entitled to receive the remaining assets of the Corporation and, for such purposes, the classes of Common Shares shall rank equally.

(2) Special Shares

The holder of Special Shares are entitled or subject to the following rights, privileges, restrictions and conditions:

(a) The holders of the Class D Special Shares shall be entitled to receive

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

notice of shareholder meetings, to attend shareholder meetings and to vote at such meetings on the basis of one (1) vote per Class D Special Share.

(b) Except as required by the Business Corporations Act, R.S.O. 1990, neither the holders of the Class E Special Shares nor the holders of the Class F Special Shares shall be entitled to receive notice of or to attend shareholders meetings; and neither the holders of the Class E Special Shares nor the holders of the Class F Special Shares shall be entitled to vote at such meetings.

(c) The holders Special Shares shall in each fiscal year of the Corporation in the discretion of the Board of Directors including without preference or priority to the Common Shares for such year, be entitled, out of the moneys of the Corporation properly available for payment of dividends, to non-cumulative dividends at a rate as declared for the applicable class of Special Shares by the Board of Directors from time to time. Provided that within a class of Special Shares all such dividends shall be paid to the shareholders in proportion to the number of Special Shares held by them, the holders of the Special Shares need not rank equally or be treated equally in the declaration or payment of dividends and the Board of Directors shall have the discretion to declare and pay dividends, including to any class of Special Share to the exclusion of any other class of Special Share or Common Share and to pay different amounts per share among the classes of Special Shares. The holders of Special Shares of any given class shall not be entitled to any dividends other than or in excess of the non-cumulative dividends at a rate as declared for the given class of Special Share by the Board of Directors from time to time as set forth above.

(d) Subject to the provisions of the Business Corporations Act, R.S.O. 1990, a holder of a Special Share shall be entitled to require the Corporation to redeem at any time, all or any of the Special Share(s) registered in the name of such holder on the books of the Corporation by tendering to the Corporation at its registered head office a share certificate(s) representing the Special Share(s) which the registered holder desires to have the Corporation redeem together with a request in writing specifying (i) that the registered holder desires to have the Special Share(s) represented by such certificate(s) redeemed by the Corporation and (ii) the business day (hereinafter referred to in this subparagraph 7(2)(d) as the "Redemption Date") on which the holder desires to have the Corporation redeem such Special Share(s). Requests in writing shall specify a Redemption Date which shall be not less than ten (10) days after the day on which the request in writing is given to the Corporation. Upon receipt of a share certificate(s) representing the Special Shares which the registered holder desires to have the Corporation redeem together with such a request, the Corporation shall on the Redemption Date redeem such Special Share(s) by paying to such registered holder an amount equal to the Redemption Amount or Adjusted

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

Redemption Amount, as applicable, of the Special Share(s) being redeemed together with all dividends declared thereon and unpaid (the "Redemption Price"). Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. The said Special Share(s) shall be redeemed on the Redemption Date and from and after the Redemption Date such shares shall cease to be entitled to dividends and the holder(s) thereof shall not be entitled to exercise any of the rights of the holders of said Special Share(s) in respect thereof unless payment of the Redemption Price is not made on the Redemption Date, in which case, the rights of the holders of the said Special Share(s) shall remain unaffected.

(e) Subject to the provisions of the Business Corporations Act, R.S.O. 1990, the Corporation may redeem, upon giving notice as hereinafter provided, the whole or any part of any class of Special Share on payment for each such share to be redeemed at the Redemption Price (as defined in subparagraph 7(2)(d) above). In case a part only of the then outstanding class of Special Share is at any time to be redeemed, the share(s) to be so redeemed shall be selected by lot in such manner as the Board of Directors in their discretion shall decide or, if the Board of Directors so determine, may be redeemed pro rata, disregarding fractions, and the Board of Directors may make such adjustments as may be necessary to avoid the redemption of fractional parts of shares. The Corporation shall at least ten (10) days before the date specified for redemption send to each person who at the date of sending is a registered holder of the Special Share(s) to be redeemed, a notice in writing of the intention of the Corporation to redeem such Special Share(s), which notice requirement may be waived in writing by the holder of such Special Share(s) whose share(s) are being redeemed. Such notice may be mailed in a prepaid envelope addressed to each such shareholder at the address for such shareholder as it appears on the records of the Corporation or, alternatively, such notice may be delivered personally to such shareholder; provided, however, that accidental failure to give any such notice to one or more of such shareholders shall not affect the validity of the redemption. Such notice shall set out the Redemption Price and the date and place or places of redemption. If notice of any such redemption is given by the Corporation in the manner aforesaid and an amount sufficient to redeem the Special Share(s) is deposited with any trust company or chartered bank in Canada as specified in the notice on or before the date fixed for redemption, dividends on the Special Share(s) to be redeemed shall cease after the date so fixed for redemption and such Special Share(s) shall be deemed to be redeemed and the holder(s) thereof shall thereafter have no rights against the Corporation in respect thereof except, upon the surrender of certificates for such share(s), to receive payment therefor out of the moneys so deposited. After the Redemption Price of such share(s) has been deposited with any trust company or chartered bank in Canada, as aforesaid, notice shall be given to the holders of any Special Share(s) called for redemption who have failed to present the

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Numéro de la compagnie en Ontario

017361170

002455379

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

certificate(s) representing such share(s) within two (2) months of the date specified for redemption that the money has been so deposited and may be obtained by the holder(s) of the said Special Share(s) upon presentation of the certificate(s) representing such share(s) called for redemption at the said trust company or chartered bank.

(f) The Redemption Amount of any Special Share shall be one dollar (\$1.00) per share.

(g) The provisions in respect of the Redemption Amount set out in subparagraph 7(2)(f) above shall be subject to the provisions of this subparagraph 7(2)(g). In the event that Canada Revenue Agency, the Ontario Ministry of Revenue or any other taxing authority with competent jurisdiction asserts that any property or aliquot portion thereof for which any Special Share was issued or any share of the Corporation or any aliquot portion thereof which was changed into any such Special Share, had a fair market value at the time of such issuance or change other than the Redemption Amount, then the Board of Directors may by resolution determine an adjusted redemption amount for such Special Share. Upon such determination being confirmed by resolution of a majority of the holders of such Special Share(s) (including all holders of such Special Shares whose share(s) have been redeemed as at the date of such determination), the Redemption Amount shall automatically be adjusted nunc pro tunc to be such adjusted redemption amount (the "Adjusted Redemption Amount") so determined and confirmed.

(h) If any Special Share is redeemed under subparagraph 7(2)(d) or 7(2)(e) prior to any such adjustment as described subparagraph 7(2)(g) above resulting in the Adjusted Redemption Amount of such special share being in excess of the Redemption Amount, the amount of such excess in respect of such special share so redeemed shall constitute indebtedness due by the Corporation to the holder(s) or former holder(s) of such special share(s) as at the date of redemption. If any Special Share is redeemed under subparagraph 7(2)(d) or 7(2)(e) prior to any such adjustment as described in subparagraph 7(2)(g) above resulting in the Adjusted Redemption Amount of such Special Share being less than the Adjusted Redemption Amount, the amount of such difference shall constitute indebtedness due to the Corporation by the holder(s) or former holder(s) of such Special Share(s) as at the date of redemption. If the Adjusted Redemption amount is in excess or less than the Redemption Amount, then the Corporation and each holder or former holder, as the case may be, of such special share(s) shall make such additional adjustments to or in respect of the Special Share(s) held or formerly held by them as may be necessary to give effect to the Adjusted Redemption Amount.

(i) In the event of liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Special Shares shall be

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Numéro de la compagnie en Ontario

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

entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of the Common Shares, an amount equal to the Redemption Amount or Adjusted Redemption Amount, if applicable, for such Special Share(s) together with any dividends declared thereon and unpaid and no more but shall not be entitled to participate any further in the property or assets of the Corporation. For the purposes of this subparagraph 7(2)(1), the classes of Special Shares shall rank equally.

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8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:

*L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:*

The right to transfer shares of the corporation shall be further restricted in that no share shall be transferred without either:

- i. the previous consent of the directors of the corporation expressed either by a resolution passed by the affirmative votes of a majority of directors at a meeting or by an instrument or instruments in writing signed by a majority of directors; or
- ii. the previous sanction of the holders of at least a majority of the voting shares of the corporation for the time being outstanding expressed by a resolution passed by the affirmative votes of such holders at a meeting or by an instrument or instruments in writing signed by such holders.

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9. Other provisions if any:  
*Autres dispositions, s'il y a lieu:*

None

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10. The names and addresses of the incorporators are  
*Nom et adresse des fondateurs*

First name, initials and last name  
or corporate name

*Prénom, initiale et nom de  
famille ou dénomination sociale*

Full address for service or address of registered office or of principal place of business  
giving street & No. or R.R. No., municipality and postal code  
*Domicile élu, adresse du siège social au adresse de l'établissement principal, y compris  
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

\* DARRIN SMITH

PO BOX 26  
PORT DOVER ONTARIO  
CANADA N0A 1N0

Request Search Products


If you want to maintain this corporation you need to be logged in and have authority over it.

General Details

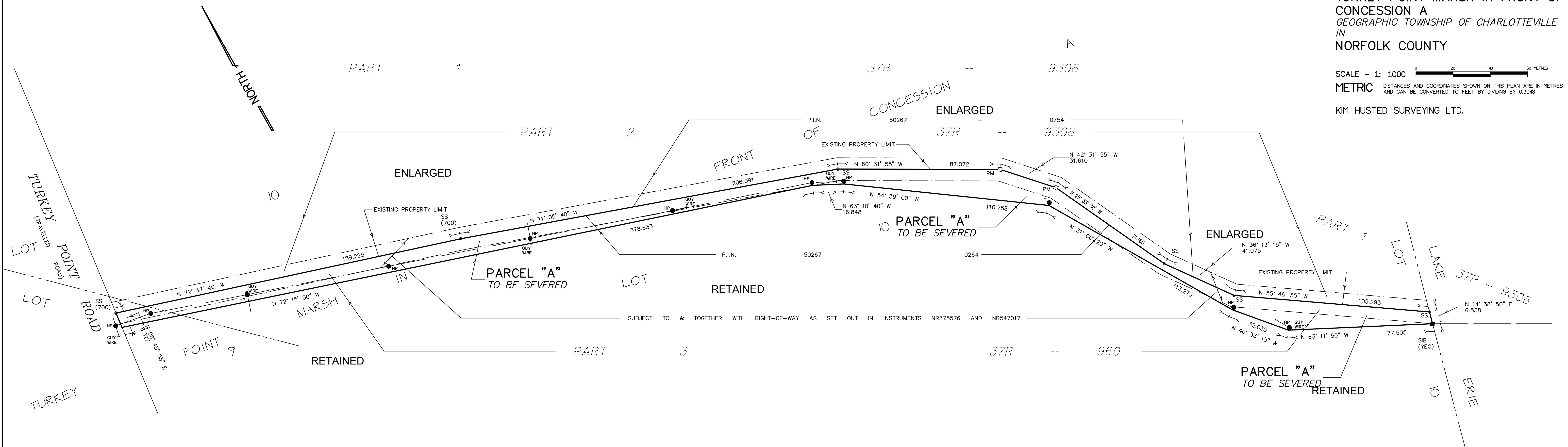
<b>Corporation Name</b>	2455379 ONTARIO INC.
<b>Ontario Corporation Number (OCN)</b>	2455379
<b>Incorporation Date</b>	February 25, 2015
<b>Type</b>	Ontario Business Corporation
<b>Status</b>	Active
<b>Governing Jurisdiction</b>	Canada - Ontario
<b>Registered or Head Office Address</b>	Nanticoke, Ontario, Canada

The information shown above sets out the most recent information filed on or after June 27, 1992, and recorded in the Ontario Business Information System.

SKETCH FOR PROPOSED SEVERANCE  
 PART OF LOTS 9 AND 10  
 TURKEY POINT MARSH IN FRONT OF  
 CONCESSION A  
 GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE  
 IN  
 NORFOLK COUNTY

SCALE - 1: 1000   
 METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

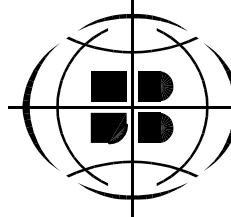
KIM HUSTED SURVEYING LTD.



SUBJECT TO & TOGETHER WITH RIGHT-OF-WAY AS SET OUT IN INSTRUMENTS NR375576 AND NR547017

**PARCEL "A"**  
 TO BE SEVERED  
 AREA = 0.671 HECTARES  
 (1.66 ACRES)

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES PAINT MARK SET
  - ⊙ DENOTES SURVEYOR'S SPIKE
  - SB DENOTES STANDARD IRON BAR
  - B DENOTES IRON BAR
  - RB DENOTES ROUND IRON BAR
  - (WIT.) DENOTES WITNESS
  - (SS) DENOTES SURVEYOR'S SPIKE
  - (PM) DENOTES PAINT MARK
  - (YEO) DENOTES MIKE YEO, O.L.S.
  - (697) DENOTES GEORGE B. MACAULAY, O.L.S.
  - (700) DENOTES JEWITT & DIXON LTD. O.L.S.'s
  - (SU) DENOTES SOURCE UNKNOWN
  - HP● DENOTES HYDRO POLE
  - HP○ DENOTES GUY WIRE



**KIM HUSTED** SURVEYING LTD. GIS  
 A wholly owned subsidiary of J.D. Barnes Limited

30 Harvey St., Tillsonburg, ON N4G 3J8  
 T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

DRAWN BY: WLP	CHECKED BY: KSH	REFERENCE NO.: 25-53-1152-00
MacDONALD MARINA		DATED: 12/15/25

# MAP A



## CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

BNPL2026113

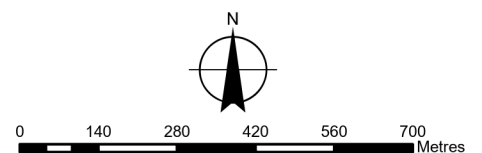


### Legend

-  Subject Lands
-  Lands Owned

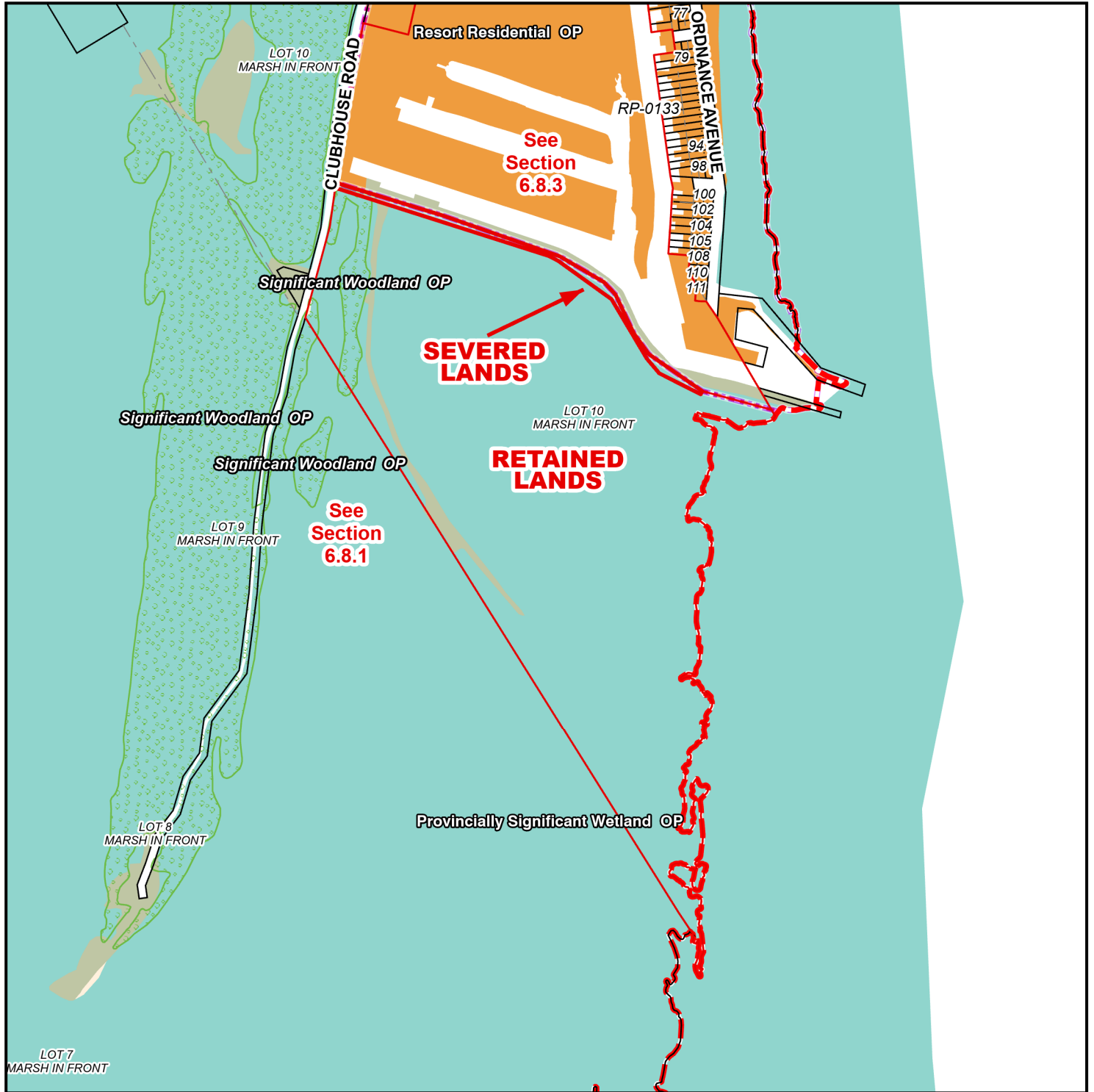
6/11/2026

2025 Air Photo



OFFICIAL PLAN MAP

Geographic Township of CHARLOTTEVILLE



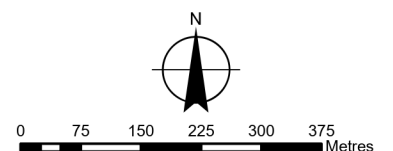
Legend

- Subject Lands
- Lands Owned

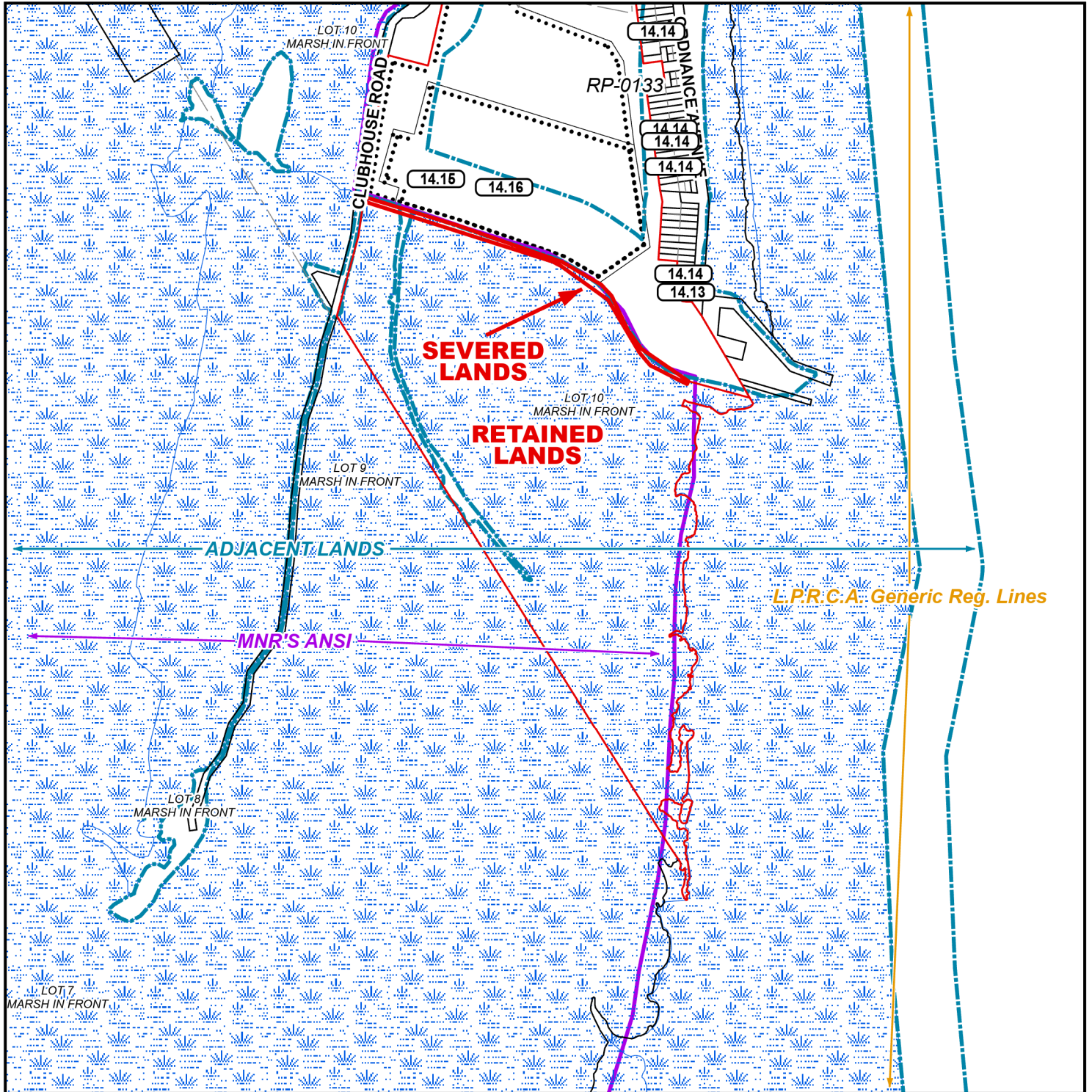
Official Plan Designations

- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Agricultural                     | <span style="display: inline-block; width: 15px; height: 10px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></span> Resort Residential | <span style="border: 2px dashed red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Special Policy Area  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #8e8e7e; border: 1px solid black; margin-right: 5px;"></span> Hazard Lands                     |   | <span style="border: 2px dashed purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Resort Area Boundary  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #4db6ac; border: 1px solid black; margin-right: 5px;"></span> Provincially Significant Wetland |   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> Significant Woodland |

6/11/2026



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



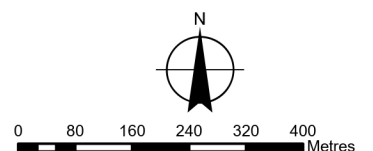
**LEGEND**

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

ZONING BY-LAW 1-Z-2014

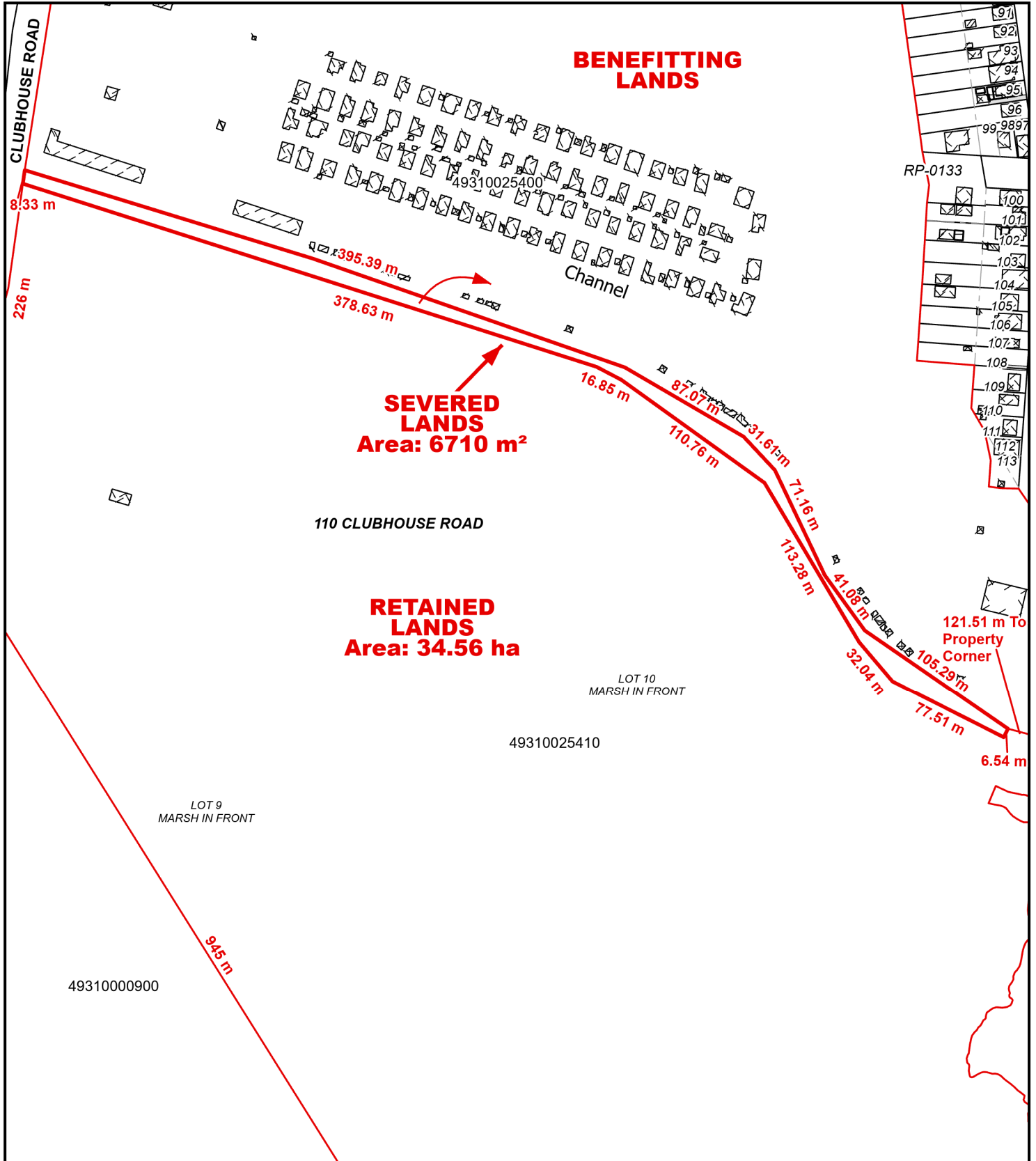
6/11/2026

- (H) - Holding
- CM - Marine Commercial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone



CONCEPTUAL PLAN

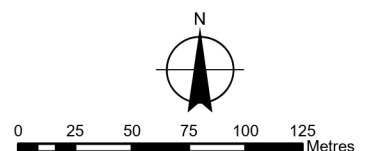
Geographic Township of CHARLOTTEVILLE



Legend

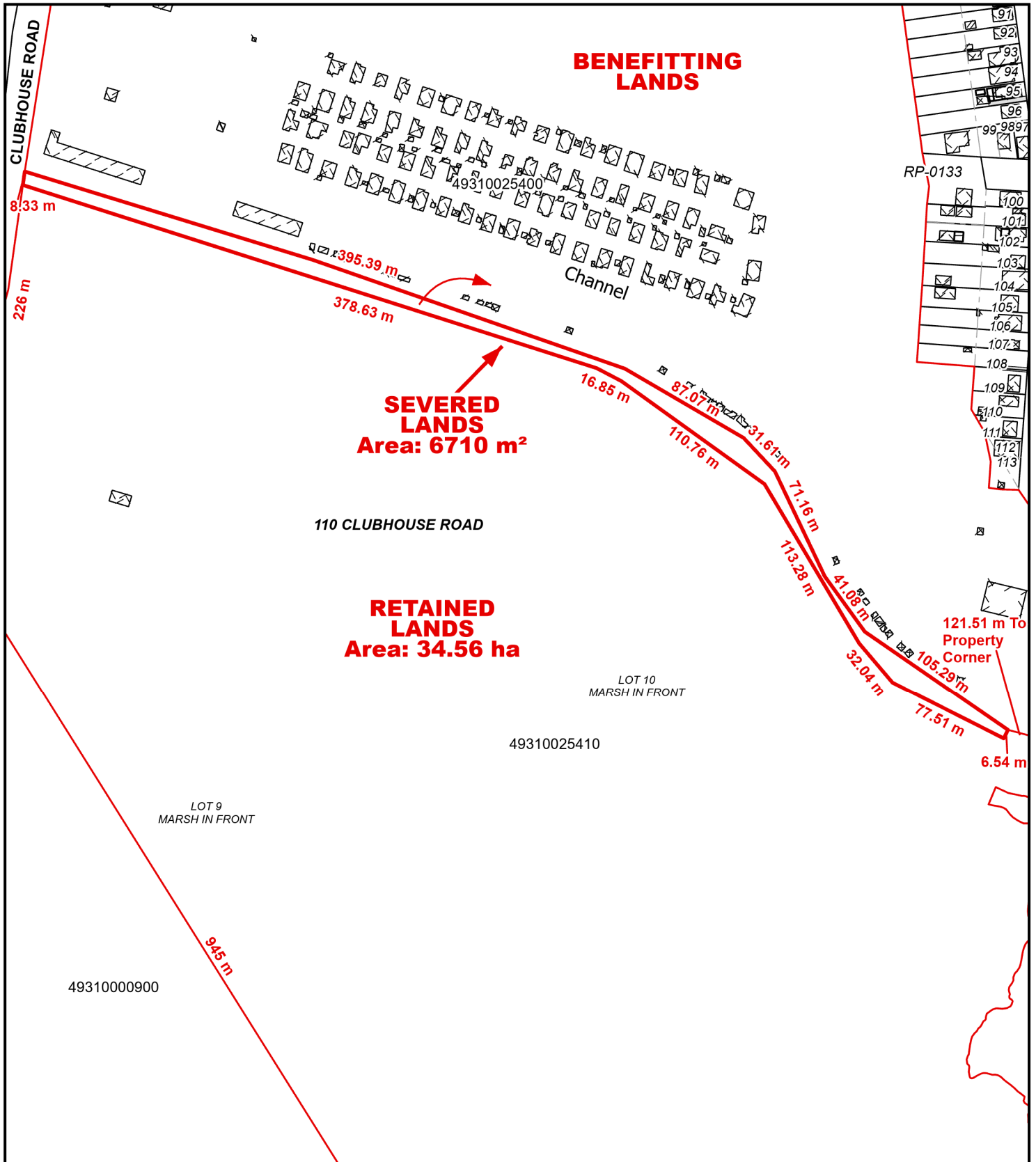
Subject Lands

6/11/2026



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

6/11/2026

