

July 19, 2022

By Next Day Courier and E-Mail to RegionalClerk@halton.ca

Mr. Graham Milne
Regional Clerk
Regional Municipality of Halton
1151 Bronte Road
Oakville, ON L6M 3L1

Dear Mr. Raynor:

**Re: Notice of Appeal
Subsection 17(36) of the *Planning Act*, R.S.O. 1990, C. P.13 (the “Act”)
Glen Williams Secondary Plan Update - Official Plan Amendment No. 44
 (“OPA 44”)
Lands Legally Described as Part of Lot 21, Concession 9, in the Town of
Halton Hills (the “Land”)**

We are counsel to 2147925 Ontario Inc., the owner of the Land.

Existing Applications and Appeals

In 2009, our client submitted a Zoning By-law Amendment and Draft Plan of Subdivision applications (the “**Applications**”) for the Land. On June 26, 2017, the Applications were appealed to the former Ontario Municipal Board, now continued as the Ontario Land Tribunal (the “**Tribunal**”) and have been assigned Tribunal File Nos. OLT-22-001937 and OLT-22-001954 (the “**Appeals**”). A thirteen-day Tribunal Hearing of the Appeals is scheduled to commence on February 21, 2023.

OPA 44 Concerns

On June 14, 2021, our client, through its land use planning consultant (Wellings Planning Consultants Inc., “**Wellings**”) provided oral submissions at the Town of Halton Hills (the “**Town**”) public meeting regarding OPA 44. Additionally, on October 4, 2021, Wellings provided written comments to the Town identifying concerns related to OPA 44 (the “**Letter**”). Notably, the Letter was filed prior to Town Council’s adoption through By-law No. 2021-0046 of OPA 44. Regrettably, the concerns raised in the Letter were not addressed by the Town. A copy of the Letter is enclosed with this Notice of Appeal. On November 8, 2021, Wellings also wrote to you regarding OPA 44 to request notice of any

decisions made by the Regional Municipality of Halton (the “**Region**”) regarding OPA 44 and enclosing the Letter as an attachment to that communication.

Our office wrote to you on February 25, 2022, requesting that we be notified of any decision made by the Region regarding OPA 44 and have since been notified that on July 7, 2022, the Region approved OPA 44 with modifications. Regrettably, the modifications made by the Region do not address the concerns raised in the Letter.

Our client continues to have concerns with OPA 44, more specifically, its impact on the existing Applications which were filed more than a decade ago and currently before the Tribunal for adjudication. Notwithstanding these concerns we are of the view that the Applications nevertheless implement the vision, goals, and objectives of OPA 44. As a result, and out of an abundance of caution, our client appeals the Region’s decision to approve OPA 44 in its entirety, as it applies to the Land, pursuant to ss. 17(36) of the *Act*.

Reasons for this Appeal

The reasons for this appeal include the following:

1. The Applications would permit a development on the Land which represents good land use planning, is appropriate and in the public interest. OPA 44 as adopted may undermine the advancement of same;
2. The Hamlet Buffer policies contained in OPA 44 are not justified or based on land use planning merit. The location, size and ownership of the buffers should be science based and determined through detailed analysis undertaken during the development approval stage *i.e.* the Applications;
3. The lack of transitional provisions contained in OPA 44 fail to recognize or acknowledge the Applications which were filed more than a decade ago;
4. OPA 44, as adopted by the Region, will subvert the advancement of the Applications which:
 - a. Have regard for matters of Provincial interest as set out in section 2 of the *Act*;
 - b. Are consistent with the *Provincial Policy Statement, 2020*; and
 - c. Conform to the *Growth Plan for the Greater Golden Horseshoe* and the Regions Official Plan;
5. Such further and other reasons as counsel provides and the Tribunal permits.

Enclosed with the delivered copy of this Notice of Appeal are the following documents:

- One (1) completed Tribunal appeal form (A1) together with our clients Articles of Incorporation; and
- Our firm cheque in the amount of \$1,100.00, payable to the Minister of Finance, representing the filing fee associated with the processing of this appeal.

As our clients Applications and the Appeals for same are directly related to its appeal of OPA 44, we respectfully request that the Tribunal consolidate, or hear together, our client's Appeals of its private application with its site specific appeal of OPA 44 so they can all be dealt with at the Hearing scheduled to commence on February 21, 2023.

Kindly confirm receipt of this Notice of Appeal.

Should you have any questions and/or concerns please do not hesitate to contact me or my partner, Andy Margaritis.

Yours truly,
DAVIES HOWE LLP



John M. Alati

JMA:am

encls.: As above

copy: Mr. Glenn Wellings, Wellings Planning Consultants Inc.
Client



Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
Tel: 416-212-6349 | 1-866-448-2248
Web Site: olt.gov.on.ca

Appeal Form (A1)

**Municipal/Approval Authority
Date Stamp**

**Receipt Number
(OLT Office Use Only)**

**Date Stamp – Appeal Received
by OLT**

**OLT Case Number
(OLT Office Use Only)**

Please complete this Appeal Form by following the instructions in the companion document titled “Appeal Form Instructions”. Please read **both** documents carefully to ensure you submit the correct information and complete this form correctly.

There are guides available for review on the Tribunal’s [website](#) for different appeal types to assist you in filing an appeal.

Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal) prior to completing this Appeal Form. Relevant portions of the applicable legislation should also be reviewed before submitting this form. Your appeal must be filed with the appropriate authority within the appeal period as set out in the notice of the decision and applicable legislation.

Section 1 – Contact Information (Mandatory)

Applicant/Appellant/Objector/Claimant Information	
Last Name:	First Name:
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):	
2147925 Ontario Inc.	
Email Address:	
Daytime Telephone Number:	Alternative Telephone Number:

	ext.		
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:
City/Town:	Province:	Country:	Postal Code:

Representative Information

I hereby authorize the named company and/or individual(s) to represent me

Last Name:

Alati

First Name:

John

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):

Davies Howe LLP

Email Address:

johna@davieshowe.com

Daytime Telephone Number:

416-977-7088

ext.

228

Alternative Telephone Number:

416-263-4509

Mailing Address

Unit Number:

10th Floor

Street Number:

425

Street Name:

Adelaide Street West

P.O. Box:

City/Town:

Toronto

Province:

Ontario

Country:

Canada

Postal Code:

M5V 3C1

Note: If your representative is not licensed under the *Law Society Act*, please confirm that they have your written authorization, as required by the *OLT Rules of Practice and Procedure*, to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.

I certify that I understand that my representative is not licensed under the *Law Society Act* and I have provided my written authorization to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.

Location Information

Are you the current owner of the subject property? Yes No

Address and/or Legal Description of property subject to the appeal:

Part Lot 21, Concession 9

Municipality:

Town of Halton Hills

Upper Tier (Example: county, district, region):
Region of Halton

Language Requirements	
Do you require services in French?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

To file an appeal, please complete the section below. Complete one line for each appeal type			
Subject of Appeal		Type of Appeal (Act/Legislation Name)	Reference (Section Number)
Example	Minor Variance	<i>Planning Act</i>	45(12)
1	Official Plan Amendment	<i>Planning Act</i>	17(36)
2			
3			
4			
5			

Section 2 – Appeal Type (Mandatory)

Please select the applicable type of matter		
Select	Legislation associated with your matter	Complete Only the Section(s) Below
<input checked="" type="checkbox"/>	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A
<input type="checkbox"/>	Appeal of <i>Development Charges, Education Act, Aggregate Resources Act, Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A
<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B

<input type="checkbox"/>	Appeal of <i>Clean Water Act, Environmental Protection Act, Nutrient Management Act, Ontario Water Resources Act, Pesticides Act, Resource Recovery and Circular Economy Act, Safe Drinking Water Act, Toxics Reduction Act, and Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B
<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5
<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act, Mining Act, Lakes and Rivers Improvement Act, Assessment Act, and Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

Section 3A – Planning Matters

Appeal Reasons and Specific Information

Number of new residential units proposed:

32 lots, but not as a result of the OPA being appealed here

Municipal Reference Number(s):

Official Plan Amendment No. 44 – Glen Williams Secondary Plan Update

List the reasons for your appeal:

Please see attached covering letter.

Has a public meeting been held by the municipality? Yes No

For appeals of Official Plans, Official Plan Amendments, Zoning By-laws and Zoning By-law Amendments, please indicate if you will rely on one or more of the following grounds:

A: A decision of a Council or Approval Authority is:

- Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*
- Fails to conform with or conflicts with a provincial plan
- Fails to conform with an applicable Official Plan

And

B: For a non-decision or decision to refuse by council:

- Consistency with the provincial policy statement, issued under subsection 3(1) of the *Planning Act*
- Conformity with a provincial plan
- Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan

If it is your intention to argue one or more of the above grounds, please explain your reasons:

Please see attached covering letter.

Oral/Written submissions to council

Did you make your opinions regarding this matter known to council?

- Oral submissions at a public meeting of council
- Written submissions to council
- Not applicable

Related Matters

Are there other appeals not yet filed with the Municipality?

Yes No

Are there other matters related to this appeal? (For example: A consent application connected to a variance application).

Yes No

If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:

OLT-22-001937 and OLT-22-001954

Section 3B – Other Planning Matters

Appeal Specific Information (Continued)

Date application submitted to municipality if known (yyyy/mm/dd):

Date municipality deemed the application complete if known (yyyy/mm/dd):

Please briefly explain the proposal and describe the lands under appeal:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 3B Checklist\(s\)](#) located [here](#) and submit all documents listed.

Section 4A – Appeals under Environmental Legislation

Appeal Specific Information

Outline the grounds for the appeal and the relief requested:

Reference Number of the decision under appeal:

Portions of the decision in dispute:

Date of receipt of Decision or Director's Order (yyyy/mm/dd):
Applying for Stay? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, outline the reasons for requesting a stay: (Tribunal's Guide to Stays can be viewed here)
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 4A Checklist(s) located here and submit all documents listed on the checklist.

Section 4B – Environmental Application for Leave to Appeal

Are you filing an Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No
Identify the portions of the instrument you are seeking to appeal:
Identify the grounds you are relying on for leave to appeal. Your grounds should include reasons why there is good reason to believe that no reasonable person, having regard to the relevant law and to any government policies developed to guide decisions of that kind could have made the decision; and why the decision could result in significant harm to the environment:
Outline the relief requested:

--

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 4B Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

Section 5 – Appeal regarding Development Permit Application under the *Niagara Escarpment Planning and Development Act*

Appeal Specific Information

Development Permit Application File No:

Address or legal description of the subject property:

Reasons for Appeal: Outline the nature and reasons for your appeal. Specific planning, environmental and/or other reasons are required. (The Niagara Escarpment Plan is available on the Niagara Escarpment Commission's website (www.escarpment.org))

Section 6 – Mining Claim and Conservation Matters

Appeal Specific Information

List the subject Mining Claim Number(s) (for unpatented mining claims) and accompanying Townships, Areas and Mining Division(s) where mining claims are situated. List all "Filed Only" Mining Claims, if appropriate: (This is to be completed for *Mining Act* appeals only.)

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List the Parcel and the Property Identifier Numbers (PIN), if rents or taxes apply to mining lands, if appropriate (mining claims only):

--

Provide the date of the Decision of the Conservation Authority or the Provincial Mining Recorder, as appropriate:

--

Provide a brief outline of the reasons for your application/appeal/review. If other lands/owners are affected, please include that information in the outline being provided below:

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Respondent Information

Conservation Authority:

--

Contact Person:

--

Email Address:

--

Daytime Telephone Number: Alternative Telephone Number:

	ext.		
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Mailing Address or statement of last known address/general area they were living and name of local newspaper if address is not available

Unit Number:	Street Number:	Street Name:	P.O. Box:

City/Town:	Province:	Country:	Postal Code:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 6 Checklist\(s\)](#) located [here](#) and submit all documents listed on the checklist.

Section 7 – Filing Fee

Required Fee

Please see the attached link to view the [OLT Fee Chart](#).

Total Fee Submitted: \$1,100.00

Payment Method	<input type="checkbox"/>	Certified Cheque	<input type="checkbox"/>	Money Order	x	Lawyer's general or trust account cheque
	<input type="checkbox"/>	Credit Card				

If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form. **DO NOT INCLUDE YOUR CREDIT CARD INFORMATION ON THIS FORM. YOU WILL BE CONTACTED TO COMPLETE YOUR PAYMENT OVER THE PHONE.**

If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the [Fee Reduction request form](#).


Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)

Section 8 – Declaration (Mandatory)

Declaration

I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.

By signing this appeal form below, I consent to the collection of my personal information.

Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
John Alati		2022/07/19

Personal information or documentation requested on this form is collected under the authority of the *Ontario Land Tribunal Act* and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance with the *Freedom of Information and Protection of Privacy Act* and section 9 of the *Statutory Powers Procedure Act*, all information collected is available to the public subject to limited exceptions.

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator at OLT.Coordinator@ontario.ca or toll free at 1-866-448-2248 as soon as possible.

Section 9 – Filing Checklists (Mandatory)

Filing/Submitting your form and documentation

You must file your Appeal Form with the appropriate authority(s) by the filing deadline.

If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.

If the completed Section is:	You must file with the following:	
Section 3A	<p>Municipality or the Approval Authority/School Board</p> <p>*If you are filing under the <i>Ontario Heritage Act</i>, including under s. 34.1(1), please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal in addition to the Municipality or Approval Authority.</p>	
Section 3A & 3B or Section 4A or Section 4B or Section 6	<p>Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5</p> <p>Phone: 416-212-6349 1-866-448-2248 Website: www.olt.gov.on.ca</p>	
Section 5	<p>For the Areas of:</p> <p>Dufferin County (Mono) Region of Halton Region of Peel</p>	<p>For the Areas of:</p> <p>Bruce County Grey County Simcoe County</p>

	<p>Region of Niagara City of Hamilton</p> <p>File with:</p> <p>NIAGARA ESCARPMENT COMMISSION</p> <p>232 Guelph Street, 3rd Floor Georgetown, ON L7G 4B1</p> <p>Phone: 905-877-5191 Fax: 905-873-7452</p> <p>Website: www.escarpment.org Email: necgeorgetown@ontario.ca</p>	<p>Dufferin County (Mulmur, Melancthon)</p> <p>File with:</p> <p>NIAGARA ESCARPMENT COMMISSION</p> <p>1450 7th Avenue Owen Sound, ON N4K 2Z1</p> <p>Phone: 519-371-1001 Fax: 519-371-1009</p> <p>Website: www.escarpment.org Email: necowensound@ontario.ca</p>
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NOTE: Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

NOTE: Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.

Request ID: 009535316
Demande n°:
Transaction ID: 033309271
Transaction n°:
Category ID: CT
Catégorie:

Province of Ontario
Province de l'Ontario
Ministry of Consumer and Business Services
Ministère des Services aux consommateurs et aux entreprises
Companies and Personal Property Security Branch
Direction des compagnies et des sûretés mobilières

Date Report Produced: 2007/09/12
Document produit le:
Time Report Produced: 09:24:39
Imprimé à:

Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

2147925 ONTARIO INC.

Ontario Corporation No.

Numéro matricule de la personne morale en
Ontario

002147925

is a corporation incorporated,
under the laws of the Province of Ontario.

est une société constituée aux termes
des lois de la province de l'Ontario.

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

SEPTEMBER 12 SEPTEMBRE, 2007



Director/Directrice
Business Corporations Act/Loi sur les sociétés par actions

Request ID / Demande n°

Ontario Corporation Number
Numéro de la compagnie en Ontario

9535316

2147925

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES COMPAGNIES

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

1. The name of the corporation is: *Dénomination sociale de la compagnie:*
2147925 ONTARIO INC.
2. The address of the registered office is: *Adresse du siège social:*
1443 HURONTARIO STREET
(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)
MISSISSAUGA ONTARIO
CANADA L5G 3H5
(Name of Municipality or Post Office) (Postal Code/Code postal)
(Nom de la municipalité ou du bureau de poste)
3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*
Minimum 1 Maximum 10
4. The first director(s) is/are: *Premier(s) administrateur(s):*
First name, initials and surname *Resident Canadian State Yes or No*
Prénom, initiales et nom de famille 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*
- * ROMAS YES
KARTAVICIUS
1443 HURONTARIO STREET
MISSISSAUGA ONTARIO
CANADA L5G 3H5

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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 capital of the Corporation shall consist of an unlimited number of non-voting Class "A" Preference Shares (the "Class "A" Preference Shares") and an unlimited number of Common Shares (the "Common Shares").

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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:

CLASS "A" PREFERENCE SHARES

1) The holders of the Class "A" Preference Shares, in priority to the holders of the Common Shares or any other shares ranking junior to the Class "A" Preference Shares, shall be entitled to receive and the Corporation shall pay thereon, as and when declared by the Board of Directors of the Corporation in their discretion out of the monies of the Corporation properly applicable to the payment of dividends, such preferential, non-cumulative dividends at a rate determined by the Board of Directors of the Corporation in its discretion (the "Rate") determined as at the date of the dividend declaration and calculated on the Redemption Price Per Share. If within four (4) months after the expiration of any fiscal year of the Corporation the board of directors in its discretion shall not declare the said preferential, non-cumulative dividend on the Class "A" Preference Shares for such fiscal year, then the rights of the holders of the Class "A" Preference Shares to such dividend shall be forever extinguished. The holders of the Class "A" Preference Shares shall not be entitled to any dividend other than or in excess of the preferential, non-cumulative dividend at the said rate hereinbefore provided for, or to participate in any other or additional earnings or profits of the Corporation.

2) Except with the consent in writing of the holders of all the Class "A" Preference Shares outstanding, no dividends shall at any time be declared or paid upon or set aside for payment on Common Shares or on any shares of any other class ranking junior to the Class "A" Preference Shares, for any fiscal year unless and until the preferential non-cumulative dividend for such fiscal year on all the Class "A" Preference Shares outstanding has been declared and paid or a sum set aside for payment thereof.

3) The holders of the Class "A" Preference Shares shall not be entitled (except as otherwise specifically provided in the Business Corporations Act (Ontario) to receive notice of and to attend and vote at all meetings of Shareholders of the Corporation and shall not be entitled to vote at any such meetings.

4) In the event of the liquidation, dissolution or winding up of the Corporation or other distribution of assets of the Corporation among shareholders for the purpose of winding up its affairs, the holders of the Class "A" Preference Shares shall be entitled to receive out of the assets and property of the Corporation, before any amount is paid or any property or assets of the Corporation distributed to the holders of any Common Shares, or Common Shares or shares of any other class ranking junior to the

Request ID / Demande n°

Ontario Corporation Number
Numéro de la compagnie en Ontario

9535316

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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:

Class "A" Preference Shares, for each share an amount equal to the Redemption Price Per Share thereon together with all declared and unpaid preferential, non-cumulative dividends thereon; after payment to the holders of the Class "A" Preference Shares of the amounts so payable to them as above provided, they shall not be entitled to share in any further distribution of the property or assets of the Corporation. If the assets and property of the Corporation, including surplus are not sufficient to pay the Redemption Price Per Share together with all declared and unpaid preferential, non-cumulative dividends, then all of the said assets or the proceeds thereof shall be distributed pro rata among the holders of the Class "A" Preference Shares.

5) References herein to the Redemption Price Per Share in respect of a Class "A" Preference Share shall mean at any particular time a fixed amount determined by dividing the stated capital account of the Class "A" Preference Shares by the number of such shares in the capital stock of the Corporation then issued and outstanding;

6) The Corporation may, subject to the Business Corporations Act (Ontario) or any successor statute upon giving notice as hereinafter provided, redeem at any time the whole or from time to time any part of the then outstanding Class "A" Preference Shares without the consent of the holders thereof on payment for each share to be redeemed an amount equal to the Redemption Price per share together with an amount equal to all dividends declared thereon and remaining unpaid (the "Redemption Price"). In the case of redemption of Class "A" Preference Shares, the Corporation shall, at least twenty (20) days before the date specified for redemption, mail to each person who, at the date of mailing, is a registered holder of Class "A" Preference Shares to be redeemed a notice in writing of the intention of the Corporation to redeem such shares (the "Redeemed Shares"); such notice shall be mailed in a prepaid letter addressed to each such shareholder at his address as it appears on the books of the Corporation or, in the event of the address of any such shareholder not so appearing, then to the last known address of such shareholder; provided however, that accidental failure to give any such notice to one or more of such holders shall not affect the validity of such redemption. Such notice shall set out the Redemption Price and the date on which redemption is to take place and, if part only of the shares held by the person to whom such notice is addressed is to be redeemed, the number thereof so to be redeemed. On or after the date so specified for redemption, the Corporation shall pay or cause to be paid to or to the order of the registered holders of the shares to be redeemed the Redemption Price thereof on presentation and surrender at the head office of the Corporation, or any other place designated in such notice, of the

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Ontario Corporation Number
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2147925

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:

certificates representing the shares called for redemption; such shares shall thereupon be redeemed. If a part only of the shares represented by any certificate is redeemed, a new certificate for the balance shall be issued at the expense of the Corporation. From and after the date specified in any such notice, the shares called for redemption shall cease to be entitled to dividends and the holders thereof shall not be entitled to exercise any of the rights of shareholders in respect thereof unless payment of the Redemption Price shall not be made upon presentation of certificates in accordance with the foregoing provisions, in which case the rights of the holders shall remain unaffected. The Corporation shall have the right, at any time after the mailing of notice of its intention to redeem any shares as aforesaid, to deposit the Redemption Price for the shares so called for redemption, or of such of the said shares as are represented by certificates which have not at the date of such deposit been surrendered by the holders thereof in connection with such redemption, to a special account in any chartered bank or any trust company in Canada named in such notice to be paid without interest to or to the order of the respective holders of such shares called for redemption upon presentation and surrender to such bank or trust company of the certificates representing the same, and upon such deposit being made or upon the date specified for redemption in such notice, whichever is the later, the shares in respect whereof such deposit shall have been made shall be redeemed and the rights of the holders thereof after such deposit or such redemption date, as the case may be shall be limited to receiving without interest their proportionate part of the total Redemption Price so deposited against presentation and surrender of the said certificates held by them respectively. If any part of the total Redemption Price so deposited has not been paid to or to the order of the respective holders of Class "A" Preference Shares which were called for redemption within two years after the date upon which such deposit was made or the date specified for redemption in the said notice, whichever is the later, such balance remaining in the special account shall be returned to the Corporation without prejudice to the rights of the holders of the shares being redeemed to claim the Redemption Price without interest from the Corporation.

7) The Corporation may, subject to the Business Corporation Act (Ontario) at any time and from time to time purchase (if obtainable) for cancellation the whole or any portion of the Class "A" Preference Shares outstanding from time to time by invitation for tenders addressed to all the holders of record of the Class "A" Preference Shares outstanding, or (with the consent of all the holders of Class "A" Preference Shares) by private contract at the lowest price or prices which, in the opinion of the directors, such shares are obtainable but not exceeding for each share to be purchased for cancellation the Redemption Price Per Share plus costs of

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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:

purchase and an amount equal to all dividends declared thereon and remaining unpaid. Where, in response to any invitation for tenders, two or more shareholders submit tenders at the same price and such tenders are accepted by the Corporation as to part only of the shares offered, the Corporation shall accept part of the shares offered in each such tender in proportion as nearly as may be to the total number of shares offered in each such tender (disregarding fractions).

8) Any provisions herein relating to the Class "A" Preference Shares may be repealed, altered, modified or amended by articles of amendment, but only with the approval of the holders of the Class "A" Preference Shares, given as hereinafter specified in addition to any other approval required by the Business Corporations Act (Ontario).

9) The approval of the holders of the Class "A" Preference Shares, as to any and all matters referred to herein may be given by special resolution passed at a meeting of holders of Class "A" Preference Shares, duly called and held upon at least (10) days' notice at which the holders of at least a majority of the outstanding Class "A" Preference Shares are present or represented by proxy and carried by the affirmative votes of the holders of not less than two-thirds of the Class "A" Preference Shares represented and voted at such meeting by the cast of a ballot. On every ballot taken at every such meeting every holder of Class "A" Preference Shares shall be entitled to one (1) vote in respect of each Class "A" Preference Share held.

10) Any holder of Class "A" Preference Shares shall be entitled to require the Corporation to redeem, subject to the requirements of the Business Corporations Act (Ontario) at any time or times all or any of the Class "A" Preference Shares registered in the name of such holder on the books of the Corporation by tendering to the Corporation at the registered office of the Corporation a share certificate or certificates representing the Class "A" Preference Shares, which the registered holder desires to have the Corporation redeem together with a notice in writing specifying (i) that the registered holder desires to have the Class "A" Preference Shares represented by such certificate or certificates redeemed by the Corporation and (ii) the business day ("Retraction Date") on which the holder desires to have the Corporation redeem such Class "A" Preference Shares. The Retraction Date shall not be less than 30 days after the day on which the notice in writing is given to the Corporation without the consent of the Corporation. Upon receipt of a share certificate or certificates representing the Class "A" Preference Shares, which the registered holder desires to have the Corporation redeem together with such notice, the Corporation shall on the Retraction Date redeem such Class "A"

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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:

Preference Shares, by paying to such registered holder the Redemption Price for each such Class "A" Preference Share being redeemed. Such payments shall be made by a cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. If less than all of the Class "A" Preference Shares represented by any certificate are redeemed, the holder shall be entitled to receive a new certificate for that number of Class "A" Preference Shares represented by the original certificate or certificates which are not redeemed. The said Class "A" Preference Shares shall be redeemed on the Retraction Date and from and after the Retraction Date, the holder of such shares shall cease to be entitled to dividends and shall not be entitled to exercise any of the rights of holders of Class "A" Preference Shares in respect thereof, unless payment of the Redemption Price is not made on the Retraction Date, in which event, the rights of the holder of the Class "A" Preference Shares shall remain unaffected.

COMMON SHARES

The Common Shares shall carry and be subject to the following rights, privileges, restrictions and conditions:

- a) the holders of Common Shares shall be entitled to receive notice of and to attend and vote at all meetings of the Shareholders of the Corporation and each Common Share shall confer the right of one vote in person or by proxy at all meetings of the shareholders of the Corporation;
- b) the holders of Common Shares shall be entitled to receive and the Corporation shall pay thereon, as and when declared by the board of directors of the Corporation in their discretion, a dividend out of the monies of the Corporation properly applicable to the payment of dividends, subject to the preferential, non-cumulative dividend privilege of the holders of the Class "A" Preference Shares; and
- c) Subject to the rights, privileges, restrictions and conditions attaching to any other class of shares of the Corporation, the holders of the Common Shares shall be entitled to receive pro rata the remaining property of the Corporation upon the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary.

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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 the shares of the Corporation shall be restricted in that no share shall be transferred without the express consent of the directors to be signified by resolution passed by the Board of Directors.

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

(i) The number of shareholders of the Corporation exclusive of persons who are in the employment of the Corporation and exclusive of persons who, having been formerly in the employment of the Corporation, were, while in that employment and have continued after the termination of that employment to be, shareholders of the Corporation, is hereby limited to not more than fifty (50); two (2) or more persons who are jointly holding one (1) or more common share(s) shall jointly be counted as a single shareholder.

(ii) Any invitation to the public to subscribe for any shares or securities of the Corporation is hereby prohibited.

(iii) That, subject to the provisions of the Business Corporations Act (Ontario), the Corporation may purchase any of its issued shares which shares may be cancelled or held by the Corporation for re-sale at the option of the Board of Directors of the Corporation.

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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 ou adresse de l'établissement principal, y compris
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal

- * ROMAS KARTAVICIUS

1443 HURONTARIO STREET

MISSISSAUGA ONTARIO
CANADA L5G 3H5

Davies Howe 

LAND DEVELOPMENT ADVOCACY & LITIGATION
The Tenth Floor • 425 Adelaide Street West
Toronto • Ontario • M5V 3C1

CANADIAN IMPERIAL BANK OF COMMERCE
ONE QUEEN STREET EAST
TORONTO, ONTARIO M5C 2W5



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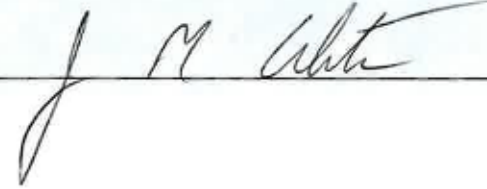
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PAY
TO THE
ORDER OF

Minister of Finance

DAVIES HOWE LLP
GENERAL ACCOUNT

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DAVIES HOWE
LAND DEVELOPMENT ADVOCACY & LITIGATION

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DATE : Jul-18-22

AMOUNT : \$1,100.00

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Minister of Finance

Appeal Fee

703385

Part of Lot 21, Concession 9, Town of Halton Hills - Glen Williams

SECURITY FEATURES INCLUDED - SEE REVERSE
CONTIENIR DES CARACTERISTIQUES DE SECURITE - VOIR A L'ENVERS
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