



Township of
**Leeds and the
Thousand Islands**

DEVELOPMENT APPLICATION

Section 22 (Official Plan Amendment), Section 34
(Zoning Amendment), Section 36 (Holding Zone
Removal), Section 41 (Site Plan Approval) of the
Planning Act

OFFICE USE ONLY

Application:	D14-2023-007	Date Received:	June 7, 2023
Roll Number:	<small>08-12-812-025-13700-0000, 08-12-812-025-13900-0000 08-12-812-025-14000-0000, 08-12-812-025-14100-0000 08-12-812-025-14200-0000, 08-12-812-025-14600-0000</small>	Deemed Complete:	
Application Fee:	\$1500	<input checked="" type="checkbox"/> Cheque	<input type="checkbox"/> Cash <input type="checkbox"/> Interac <input type="checkbox"/> N/A
Posting of Sign By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Staff (\$50 Fee) <input type="checkbox"/> Other
Posting of Sign Fee:	<input type="checkbox"/> Cheque	<input type="checkbox"/> Cash	<input type="checkbox"/> Interac <input checked="" type="checkbox"/> N/A

1. APPLICATION TYPE *(Check all that apply)*

<input checked="" type="checkbox"/> Zoning By-Law Amendment	<input type="checkbox"/> Official Plan Amendment
<input type="checkbox"/> Site Plan Agreement	

2. PRE-CONSULTATION (Attach supporting documentation)

<input checked="" type="checkbox"/> TLTI – Staff	<input type="checkbox"/> Leeds, Grenville & Lanark Health Unit
<input checked="" type="checkbox"/> CRCA	<input type="checkbox"/> St. Lawrence Parks Commission
<input type="checkbox"/> Other:	

3. COMPLETE APPLICATION REQUIREMENTS

- Complete Application Form
- Authorization of Applicant (if applicable)
- Affidavit signed by a Commissioner of Oaths, Notary, etc. (Available at Office)
- Township and other Agency (if applicable) Applications and Fees
- Cover Letter and/or report
- Survey Plan (if available)
- Deed
- Scaled Sketch with setbacks identified (1 hard copy (11x17 paper or less) and 1 digital copy)
- Minimum Distance Separation Calculation Form (if applicable)
- All Supporting Information identified through Pre-Consultation including DRT

4. SUBJECT LAND

Assessment Roll Number: _____

Civic Address: 507-515 Thousand Islands Parkway & 14-36 McCrae's Bay Lane

Legal Description (Concession, Lot, Part, Reference Plan numbers): _____

Date subject land acquired by current owner: January, 2008

5. REGISTERED OWNER(S)

All owners must be included. If company, identify principals. A separate page may be submitted, if needed.

Name(s): Sarah and Ken Kehoe

Company Name (if applicable): Kehoe Developments Inc.

Mailing Address: PO Box 127, Lansdowne, ON KOE 1L0

Phone (home): 1-613-659-4626

Phone (cell): _____

Email Address: sarahk@kehoemarine.com

6. APPLICANT INFORMATION

*If an applicant is NOT the owner of the subject lands, written authorization from **all registered owner(s)** must be obtained stating that the agent is authorized to make the application (Section 14)*

6.1 Is the applicant the same as the owner?

Yes (same information as above)

No (please fill out below **and** complete Section 14 – Agreement, Authorization and Declaration)

6.2 Name(s): Kelsey Jones

Company Name (if applicable): Fotenn Consultants Inc.

Mailing Address: 4 Cataraqui St, Suite 315 Kingston, ON K7K 1Z7

Phone (home): _____

Phone (cell): _____

Phone (work): 613.542.5454

Email Address: jones@fotenn.com

7. SUBJECT LAND CHARACTERISTICS

7.1 Please list and describe any existing easements, right-of-ways or restrictive covenants that apply to the subject property (required to be shown on sketch)

The waterfront properties are accessed by an existing right-of-way, McCrae's Bay Lane, which will be removed and merged with the larger landholdings in a concurrent process. Subject to Hydro easement (refer to Plan 28R-15499).

7.2 Site Description: (briefly describe factors that may impact the proposed development, such as soil type and depth, lot configuration, steep slopes or low-lying areas, natural feature, etc.)

The subject lands are located south of the Thousand Islands Parkway with frontage along the St. Lawrence River and west of the hamlet of Ivy Lea, in the Township of Leeds and the Thousand Islands. The lands are irregularly shaped, containing multiple properties, including waterfront parcels. Please refer to the Planning Justification Report for additional details.

7.3 Dimensions of Subject Land			
Total Lot Area: +/- 3 hectares	hectares		acres
Lot Depth: +/- 144 metres	metres		feet
Lot Width (frontage): +/- 340 metres	metres		feet
7.4 Road Access (include name)			
<input checked="" type="checkbox"/> Provincial Highway: <u>Thousand Islands Parkway</u>			
<input type="checkbox"/> County Road: _____			
<input type="checkbox"/> Municipal Road: _____			
<input type="checkbox"/> Private Right-of-Way: _____			
<input type="checkbox"/> Water Only: _____			
7.5 If access to the subject land is by water only, provide details of parking and docking facilities to be used and the approximate distance of these from the subject land and the nearest public road:			
7.6 Servicing – Water	Existing	Proposed	Not Applicable
Municipal Piped Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately Owned and Operated Well			
<input type="checkbox"/> Dug	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Drilled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Communal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lake or Other Water Body:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.7 Servicing – Sewage	Existing	Proposed	Not Applicable
Municipal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately-Owned			
<input checked="" type="checkbox"/> Individual Sanitary Sewage System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Communal Sanitary Sewage System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Composting/Self-Contained Toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Privy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Outhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.8 Servicing – Storm Drainage	Existing	Proposed	Not Applicable
Sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. OFFICIAL PLAN, ZONING BY-LAW AND LAND USE INFORMATION		
8.1 Official Plan Designation:		
Rural		
8.2 Special Policy Area: <input checked="" type="checkbox"/> 1000 Islands <input type="checkbox"/> Highly Sensitive Lake Trout Lake <input type="checkbox"/> No		
8.3 Zoning: Shoreline Residential (RS and RS-40) Zone, Tourist Commercial (CT, CT-9 and CT-22) Zone, Open Space (OS) Zone, and Provincially Significant Wetland		
8.4 Is this a designated heritage property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
8.5 Existing Use(s): (indicate uses and length of time uses have continued)		
Rural Industrial		
8.6 Proposed Use(s):		
Rural Industrial		
8.7 Existing Use on Adjacent Lands:		
North: Rural, Residential, Tourist Commercial		South: St. Lawrence River
East: Provincially Significant Wetland		West: Tourist Commercial
8.8 Previous Use(s): (indicate all previous land uses on the subject land or adjacent lands including any industrial or commercial use, or if there is suspected contamination. Note: When a property is being proposed for a more sensitive land than its current or most recent use, then a Record of Site Condition (RSC) per the Environmental Protection Act (EPA) is required prior to land use change. Please refer to Ontario Regulation 153/04 for list of uses that may require RSC.)		
Long standing rural industrial, marine manufacturing use.		
8.9 Indicate any current or previous application under the <i>Planning Act</i> affecting the subject land:		
Application Type	File Number	File Status
Minor Variance		
Site Plan Agreement		Registered August 11, 2020
Zoning By-Law Amendment		
Official Plan Amendment		
Consent		
Subdivision		
Other:		
<input type="checkbox"/> There have been no previous Planning Act applications affecting the subject lands		

8.10 Potential Land Use Constraints:	On Subject Lands	On Adjacent Lands Within	No
Agricultural Operation including Livestock Facility or Stockyard (If Yes, MDS info must be submitted)	<input type="checkbox"/>	<input type="checkbox"/> 1000m	<input checked="" type="checkbox"/>
Waste Management Site or Landfill	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Sewage Treatment Plant or Waste Stabilization	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Provincially Significant Wetland (PSW)	<input type="checkbox"/>	<input checked="" type="checkbox"/> 120m	<input type="checkbox"/>
Locally Significant Wetland (LSW)	<input type="checkbox"/>	<input type="checkbox"/> 50m	<input checked="" type="checkbox"/>
Area of Natural and Scientific Interest (ANSI)	<input type="checkbox"/>	<input type="checkbox"/> 50m	<input checked="" type="checkbox"/>
Flood Plain	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Wellhead Protection (Village of Lansdowne)	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
James W. King Intake Protection Zone - St. Lawrence River - South of Gananoque (OP Schedule A6)	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Licensed Mine, Pit or Quarry or an area designated for Aggregate Extraction	<input type="checkbox"/>	<input type="checkbox"/> 1000m	<input checked="" type="checkbox"/>
Rehabilitated Mine/Pit/Quarry Site?	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Industrial or Commercial Use, or Wrecking Yard Specify Use: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Active Railway Line	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Municipal or Federal Airport	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Provincial Highway 401	<input type="checkbox"/>	<input type="checkbox"/> 250m	<input checked="" type="checkbox"/>
Utility Corridor(s) i.e. Power Lines, Hydro Easement	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
i.e. Natural Gas or Oil Pipeline, etc.	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Gas Station – Currently or at Any Time	<input type="checkbox"/>	Adjacent	<input checked="" type="checkbox"/>
Lands suspected to be contaminated	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
Has grading of the subject land been changed by adding earth or other material(s)?	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Designated Heritage Building/Site	<input type="checkbox"/>	<input type="checkbox"/> 500m	<input checked="" type="checkbox"/>
8.11 Additional information that may be relevant to the review of the application:			
Please refer to the Planning Justification Report submitted with this application.			

Provided on a Separate Sheet

9. REQUIRED PLANS

9.1 A detailed sketch in metric has been attached with the required information as noted in Section 9.2. Yes No

All required site plan drawings, elevations, cross-sections, grading, drainage, etc. along with the required information as noted in Section 9.3. Yes No

9.2 Sketch Requirements

For zoning and official plan amendment applications, a detailed sketch **is required**. The sketch must include:

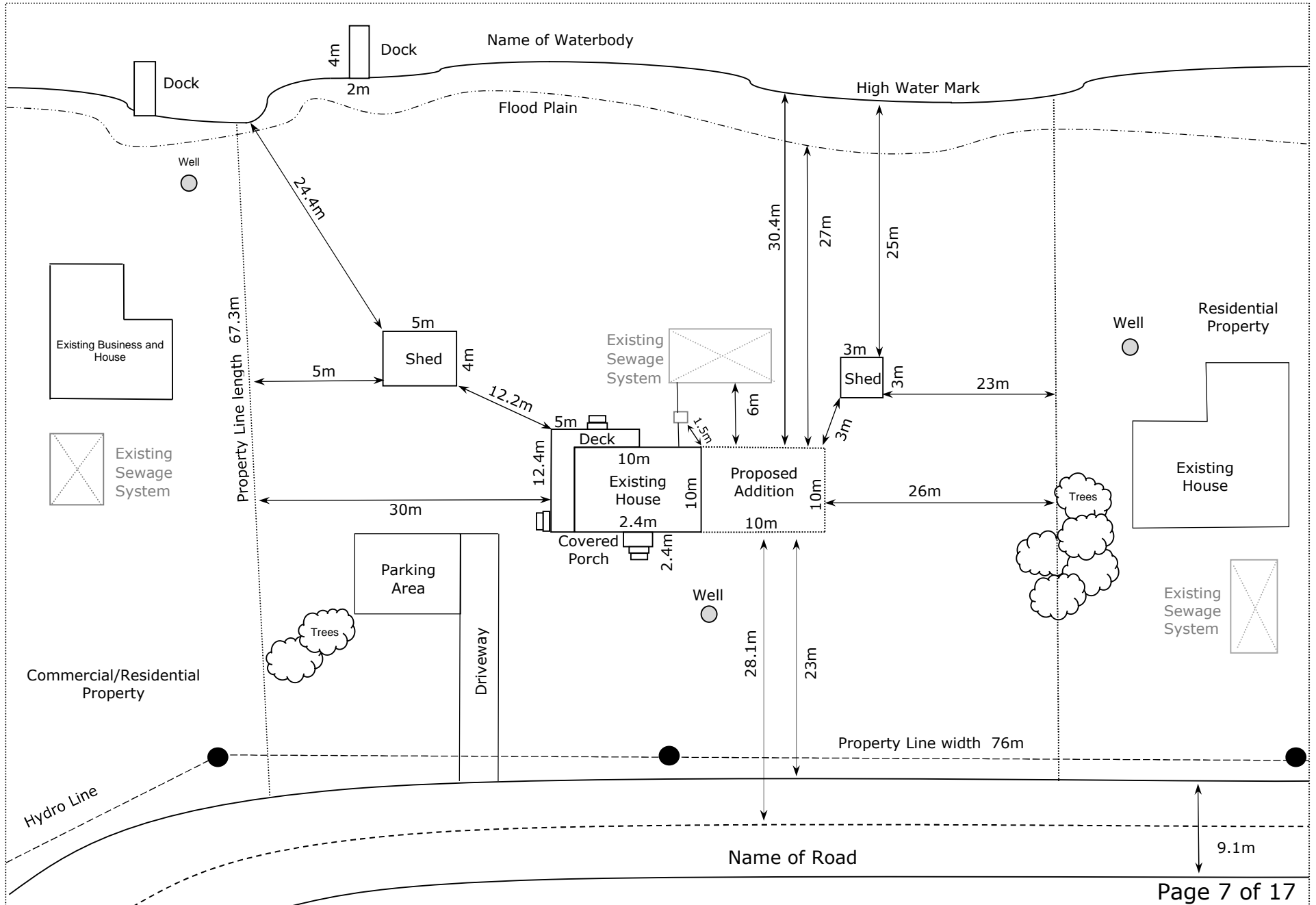
- (a) The boundaries and dimensions of the subject land.
- (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot line.
- (c) The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, flood plains drainage, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that:
 - (i) Are located on the subject land and on land that is adjacent to it, and
 - (ii) In the applicant's opinion, may affect the application.
- (d) The current uses of land that is adjacent to the subject land.
- (e) 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.
- (f) If access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
- (g) The location and nature of any easement affecting the subject land.

9.3 Site Plan Requirements

In addition to Section 9.2, for site plan applications, drawings showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing fewer than 25 dwelling units which drawings are sufficient to display,

- (a) The massing and conceptual design of the proposed building;
- (b) The relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access;
- (c) The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
- (d) Matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design
- (d.1) Matters relating to exterior access to each building that will contain affordable housing units or to any part of such building, but only to the extent that it is a matter of exterior design;
- (e) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and
- (f) facilities designed to have regard for accessibility for persons with disabilities.

9.3 SAMPLE SKETCH – Measurements, setbacks for all structures must be transcribed onto Sections 10 and 11.



10. EXISTING STRUCTURES & SETBACKS ON SUBJECT LAND (Indicate any to be demolished)**10.1 Existing Structures in metres. Include all structures on subject land, including marine facilities and structures under 10 square metres.**

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Stories	Dimensions			Year Built
				Length	Width	Height	
Office	332 sq.m.		2				
Mechanic Shop	327 sq.m.		1				
Manufacturing	1,913 sq.m.		1 + 2				
Storage Building	455 sq.m.		1				
Dwelling	150 sq.m.		2				

10.2 Setbacks of Existing Structures to property boundaries, shoreline, etc. in metres

Type of Structure	Front	Side	Side	Rear	Water	Flood Plain	Public Road (center)	Right of Way (edge)	Other _____
Office	56.4m	4.7m							
Mechanic Shop		8m			+60m				
Manufacturing	49.3m				26.7m				
Storage	35.9m								
Dwelling		18.1m			14.2m				

10.3 Existing Parking & Loading Spaces

Existing Number of Standard Parking Spaces: 42

Existing Number of Barrier Free Parking Spaces: 3

Existing Number of Loading Spaces: 2

11. PROPOSED STRUCTURES & SETBACKS ON SUBJECT LAND (Indicate any to be demolished)

11.1 Proposed Development (if any) in square metres, metres

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Stories	Dimensions			Year Built
				Length	Width	Height	
Indoor Storage	990 sq.m.		1				

11.2 Setbacks of Proposed Structures to property boundaries, shoreline, etc. in metres

Type of Structure	Front	Side	Side	Rear	Water	Flood Plain	Public Road (center)	Right of Way (edge)	Other _____
Indoor Storage	36.9m	45.8m			34.2m				

11.3 Proposed Parking & Loading Spaces

Proposed Number of Standard Parking Spaces: 61 additional parking spaces proposed

Proposed Number of Barrier Free Parking Spaces: 1 additional accessible parking space proposed

Proposed Number of Loading Spaces: 1 additional loading space proposed

12. ZONING BY-LAW INFORMATION	
12.1	Proposed Zoning: Site-specific Rural Industrial (MR) Zone
12.2	Description of Proposal: (describe nature and extent of the rezoning request, reasons for rezoning)
	Please refer to the Planning Justification Report submitted together with this application.
12.3	Is the requested amendment consistent with the Provincial Policy Statement (PPS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Explain how the requested amendment is consistent with the PPS.
	Please refer to the Planning Justification Report submitted together with this application.
12.4	Is the requested amendment consistent with the County Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Explain how the requested amendment conforms with the County Official Plan.
	Please refer to the Planning Justification Report submitted together with this application.
12.5	Is the requested amendment consistent with the Township Official Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Explain how the requested amendment conforms with the Township Official Plan.
	Please refer to the Planning Justification Letter.
12.6	Does the proposal require an amendment to the Township Official Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, list the application number:

12.7 Is the application within an area where the Municipality has pre-determined the minimum and maximum density requirements, or the minimum and maximum height requirements Yes No

If yes, provide a statement of these requirements:

12.8 Does the zoning amendment alter the boundaries of an existing area of settlement or require a new area of settlement to be implemented? Yes No

If the answer to 12.8 is yes, provide the current Official Plan policies if any dealing with the alteration or establishment of an area of settlement:

12.9 Does the zoning amendment remove land from an area of employment? Yes No

If the answer to section 12.9 is yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:

12.10 Are the lands subject to zoning with conditions? Yes No

If the answer to Section 12.10 is yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions:

12.11	Would this request permit development on a privately owned and operated individual or communal septic system more than 4500 litres of effluent per day?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes to Section 12.11 The following studies are required:		Submitted
(a)	A servicing options report	<input type="checkbox"/> Yes <input type="checkbox"/> No
(b)	a hydrogeological report	<input type="checkbox"/> Yes <input type="checkbox"/> No
12.12	Name(s) and address(es) of the holders of any mortgages, charges, and other encumbrances of the property.	
<input type="checkbox"/> There are no mortgages, charges, or other encumbrances on the property.		
12.13	What is your proposed strategy for consulting with the public?	
Posting of public notice signage on the property and a Statutory Public Meeting.		

13.0 OFFICIAL PLAN INFORMATION	
13.1	Is the Application: <input type="checkbox"/> Site Specific <input type="checkbox"/> Applicable to a larger area or the entire Municipality
13.2	Does the application propose to change, replace, or a policy in the Official Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is yes, what is the policy to be changed, replaced or deleted?
13.3	Does the application propose to add a policy to the Official Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13.4	What is the purpose of the requested amendment?
13.5	What is the designation of the subject lands according to the Official Plan of the United Counties of Leeds and Grenville and explain how the proposed amendment conforms with it:
13.6	What is the current designation of the subject land in the Township Official Plan and what land uses does the designation authorize?
13.7	Does the requested amendment propose to change or replace a designation of a parcel of land in the Official Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what is the proposed designation?

13.12 If the requested amendment changes or replaces a schedule in the official plan, indicate the requested schedule and text that accompanies it:

n/a

13.13 If the requested amendment alters all or any part of the boundary of an area of settlement or establishes a new area of settlement, indicate the current official plan policies, dealing with the alteration or establishment of an area of settlement:

n/a

13.14 If the requested amendment removes the subject land from an area of employment, indicate the current official plan policies dealing with the removal of land from an area of employment:

n/a

13.15 Is the requested amendment consistent with the Provincial Policy Statement (PPS)? Yes No

If yes, explain how the requested amendment is consistent with the PPS:

13.16 What is the proposed strategy for consulting with the public?

14. AUTHORIZATION & PERMISSION TO ENTER

All Registered Owner(s) must complete the following to authorize the applicant/agent to make the application on their behalf (if Owner NOT the applicant) and/or to permit Council, Committees of Council, Township Staff or authorized agents to enter the subject property to conduct site inspections related to this application. If multiple owners, an authorization letter from each owner is required.

I/We Ken & Sarah Kehue. (Kehue Developments Inc.)
(name(s) of owner(s) or company)

being the registered owner(s) of the subject property of this application:

Hereby authorize the following person(s) to act as our agent to prepare, submit the application and pay any associated fees on my/our behalf (if applicable):

Fotenn Consultants Inc.

(Name of Applicant(s)/Authorized Agent(s))

Hereby authorize Council, Committees of Council, and Township Staff or authorized agents to enter the subject property without notice to conduct site inspections related to this application.

Agree to ensure that any driveway/lanes are accessible during the circulation period of the application so that Committee members, Township staff and other agencies do not have any barriers blocking access to the subject land. Island properties will require a boat ride, which is to be provided by the owner/agent. If applicable, Township Staff will make arrangements for the most suitable date and time.

Agree to post any required signage on site, which is prepared by Township Staff, with respect to this application in the requested timeframe of the Planning Act and upon notification by Township Staff. I/We also agree to provide photographic evidence of the posted sign at the request of Township Staff.
Monday-Friday 9am - 5pm.

Agree to stake the area of any proposed construction a minimum of 1 week prior to the hearing/meeting date of your application.

Have included the written approval of all surveyors, designers, etc. that designed any documents, plot plans etc. to allow the Township to use their plan(s) in the notice or hearing and other documents which are viewable by the public.

Hereby acknowledge and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Signature(s): *Ken Kehue*
Sarah Kehue

Date: June 7/2023

15. AGREEMENT TO INDEMNIFY & STATUTORY DECLARATION

I/We, Ken & Sarah Kehoe (Kehoe Developments Inc)
(name of owner, applicant or authorized agent)

Of the Township of Leeds & 1000 Islands
(name of Municipality)

In the County of Leeds
(name of County)

Hereby agree to indemnify and save harmless The Corporation of the Township of Leeds and Thousand Islands (the "Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application for approval under the Planning Act.

Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant, to appear at the hearing of any appeal to the Local Planning Appeal Tribunal from any decision of the Council approving the applicant's application.

I/We acknowledge and agree that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not be required to process or to continue processing the application, or to appear before the Local Planning Appeal Tribunal in support of a decision approving the application until the amount has been paid in full.

I/We further acknowledge and agree that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Municipality may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.

I/We solemnly declare that all of the above statements contained herein and all exhibits transmitted herewith including this application and any required document attached hereto are true, and I/We 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.

Signature(s): [Handwritten Signatures]

Declared before me at the: Township of Leeds & 1000 Islands
(name of municipality)

in the County of Leeds
(name of County)

This 7 day of June, 2023.

Lisa Georgina Anne Anghelescu, a
Commissioner, etc., Province of
Ontario, for Kehoe Marine
Construction Ltd Exp. July 18/25

[Handwritten Signature]
Signature of Commissioner of Oaths, etc.

(Official Stamp of Commissioner of Oaths)