

Date: May 31st, 2021

Attention: Edwardsburgh Cardinal Township Council

Subject: Exclusion of PINs 68155 0074 and 68155 0141 from
future proposed industrial plan on Frederick Street West

From: 5026698 Ontario Inc.

To Whom It May Concern

We recently purchased the land mentioned in the attached survey. There are two PINs (68155 0074 and 68155 0141, Part 31 and 32 respectively on the Registered Plan RP 15R-11953 attached) of this property that are facing Fredrick Street. Our intention is that we will at least need the land of these PINs for personal residential use.

It is worth mentioning that Fredrick Street is currently residential with homes on both sides and having some frontage on the Fredrick Street was one of the major motivations behind the decision of purchasing this piece of land which is about 65 Acres. The PINs mentioned in the subject are about 6 Acres only.

We would like to have a written permission from the Edwardsburgh-Cardinal Township to exclude the subject PINs from the future proposed plan (Copy Attached). Here is why we think that the subject PINS should be excluded

1. We intend to personally use the land of PINs mentioned in the subject.
2. Fredrick Street is currently residential.
3. The current zoning for the land under discussion is Rural.
4. It will be nuisance for Fredrick street residents if Industrial traffic is allowed on that street.
5. It may create noise, pollution and will reduce the property value of the existing residential properties if the subject PINs are going to be used for Industrial use.
6. If the intention is not to use Fredrick Street for Industrial traffic even then it will be better to separate industrial activity from residential by removing the mentioned PINs from Industrial use.

Thank you in advance for your cooperation in this matter.

Yours Truly

Shahbaz Maqbool
Director
5026698 Ontario Inc.

Tariq Baig
Director
5026698 Ontario Inc.