Zelinka Priamo Ltd.

LAND USE PLANNERS

May 1, 2026

County of Prince Edward
Planning Services
332 Picton Main Street
Picton, Ontario
K0K 2T0

Re: **Application for Consent to a lease Period in Excess of 21 years**
Parrish and Heimbecker, Limited
24 White Chapel Road
Our File: **PHL/PIC/24-01**

On behalf of ABNA Investments Limited, H.R Doornekamp Construction Limited, and Parrish & Heimbecker Limited, Zelinka Priamo Ltd. is pleased to submit an Application for Consent for the lands known municipally as 24 White Chapel Road, hereinafter referred to as the 'subject lands'.

BACKGROUND

The subject lands are located on the southeast side of White Chapel Road. The subject lands have an area of approximately 25.1 ha, with approximately 727.3m of broken frontage along White Chapel Road. The subject lands are used for the shipping of materials at the Picton Terminals.

The subject lands are designated *"Rural Industrial Land"* in the County of Prince Edward Official Plan; and, are zoned *"Extractive Industrial (MX)", "Rural (RU)",* and *"Environmental Protection (EP)"* in the County of Prince Edward Zoning By-Law.

PURPOSE

The purpose of this application is to request Planning Act Approval to establish a long-term lease for a period in excess of 21 years between ABNA Investments Limited and H.R Doornekamp Construction Limited (the "Owners"), and Parrish & Heimbecker Limited ("Lessee"), as it relates to the subject lands. The portion of the lands subject to the long-term lease ("Severed Lands") are illustrated as Parts 2, 3, 4, 6, 8, 9, 10, 11, 12, 13 and 14 (inclusive of all buildings) on the included reference plan (also highlighted in red on the consent sketch included with this application) and will contain the operation of a grain and agricultural product trans-shipment storage and loading facility ("P&H Facility"). The severed lands have an area of approximately 4.23ha and have no frontage along White Chapel Road. The balance of the subject lands (Parts 1, 5, 12, 14 on the included reference plan) are to be referred to as the "Retained Lands" as shown on the included consent sketch. The retained lands have an area of approximately 20.9 ha, with 727.3m of broken frontage along White Chapel Road.

The terms of lease are summarized as follows:

- Original Lease: Period of thirty (30) years, commenced on November 1, 2024.

- Option to Extend: Two (2) further terms of five (5) years each Extension Term.

SUBMISSION REQUIREMENTS

As per the submission requirements of the Consent Application, please find enclosed the following materials:

- One (1) copy of the completed application form;
- One (1) copy of the redacted lease agreement;
- One (1) copy of the consent sketch, outlining the areas that are subject to the consent to lease application; and,
- One (1) copy of the draft reference plan, illustrating the Parts on the plan that are subject to the consent to lease application.

Application fees in the amount of ($4,596.64) will be submitted via a cheque made payable to the County of Prince Edward.

We trust that the enclosed information is complete and satisfactory and look forward to a timely approval process. Should you have any questions or require further information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.

Caden McAllister
Planner

cc. Zachary Harrison – Parrish & Heimbecker Limited