



Notice of Appeal

(Pursuant to Section 28 of the *Planning Act*)

TO: The Island Regulatory and Appeals Commission
National Bank Tower, Suite 501, 134 Kent Street
P.O. Box 577, Charlottetown PE C1A 7L1
Telephone: 902-892-3501 Toll free: 1-800-501-6268
Fax: 902-566-4076 Website: www.irc.pe.ca

NOTE:
Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the **Planning Act** or the Municipal Council of Summerside (name of City, Town or Community) on the 4 day of April, 2023, wherein the Minister/Community Council made a decision to Amend the Official Plan and a Zoning Amendment from an Application made to the City by Strategic Holdings Inc for property PID # 1118009/ 690 Water Street having reference Numbers 2023 - 3 0036 & 2023-3-0037 (attach a copy of the decision).

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the **Planning Act**, the grounds for this appeal are as follows: (use separate page(s) if necessary)
That the Application made to the City is from the very outset by Strategic Holdings inc is invalid and must be struck as Information contained in the Application is not accurate nor in compliance with the Companies Act Section # 67 in having a " REGISTERED OFFICE " & Address within the Province. The Applicant is presently running numerous Companies within the province generating income and not Registered with the Province with Corporations and a Business #. See Attached Documentation.

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the **Planning Act**, I/we seek the following relief: (use separate page(s) if necessary)
That the Application by Strategic Holdings Inc to Amend the Official Plan and a Zoning Amendment be Set aside in its entirety as there are " very serious questions & Issues " that are of the Public Interest and safety with relation to the Authenticity and the " Identity " of the Applicant. The Applicant is Running Numerous Companies and generating income that are not Registered with Corporations & Clause # 67 under the Companies Act. Address provided by Applicant belongs to Residential Property Owner.

EACH APPELLANT MUST COMPLETE THE FOLLOWING: (print separate sheets as necessary)

Name(s) of Appellant(s): Randy Pitre Signature(s) of Appellant(s): _____
Please Print

Mailing Address: 280 Keppoch Road City/Town: Stratford

Province: P.E.I. Postal Code: C1B 2J6

Email Address: randypitre67@outlook.com Telephone: (902) 314-7738

Dated this 21 day of April, 2023
day month year

IMPORTANT

Under Section 28.(6) of the **Planning Act**, the Appellant must, within seven days of filing an appeal with the Commission serve a copy of the notice of appeal on the municipal council or the Minister as the case may be.

Service of the Notice of Appeal is the responsibility of the Appellant

Information on this Form is collected pursuant to the **Planning Act** and will be used by the Commission in processing this appeal. For additional information, contact the Commission at 902-892-3501 or by email at info@irc.pe.ca.

Development Activity

Building Permits Issued

| Reference Number | Issued Date | PID | Address | | Appeal Deadline * | Description |
|------------------|-------------|-------|---------|----------------|-------------------|--------------------|
| 2023-4-0077 | 6-Apr-23 | 72983 | 430 | Maple Grove Rd | 16-Apr-23 | Accessory Building |
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* Per Section 24 of the Provincial Building Codes Act:

Request for review of decision or order

(1) A person who is aggrieved by a decision of a building official under section 10 or an order issued by a building official under section 14 or subsection 16(2) may request a review of the decision or order by the Chief Building Official by submitting a request for review in the form approved by the Minister to the Chief Building Official within 10 days after receipt of the decision or order.

Development Permits (Official Plan/Zoning Amendments, Subdivisions, Site Plan, Variances, and Other)

| Reference Number | Decision Date | PID | Address | | Appeal Deadline | Description |
|------------------|---------------|-----------|---------|----------------|-----------------|---|
| 2023-2-0015 | 20-Mar-23 | 303859 | 86 | Cedar St | 10-Apr-23 | Major Variance - Parking, Lot Coverage, Floor Area Ratio and Sideyard |
| 2023-4-0077 | 6-Apr-23 | 72983 | 430 | Maple Grove Rd | 27-Apr-23 | Site Plan Approval - Accessory Building |
| 2022-4-0091 | 28-Mar-23 | 322008 | 205 | Lefurgey Av | 18-Apr-23 | Site Plan Approval - Preliminary |
| 2022-7-0287 | 31-Mar-23 | 317834 | 207 | Granville St | 21-Apr-23 | Conditional Use - Tourism Establishment - Vacation Rental Property |
| 2023-1-0004 | 30-Mar-23 | 836353-03 | 31 | Schooner St | 21-Apr-23 | Preliminary Site Plan Approval - Apartment Building |
| 2023-3-0032 | 4-Apr-23 | 439653 | 127 | East Dr | 25-Apr-23 | Official Plan Amendment |
| 2023-3-0033 | 4-Apr-23 | 439653 | 127 | East Dr | 25-Apr-23 | Zoning Amendment |
| 2023-3-0032 | 4-Apr-23 | 439653 | 127 | East Dr | 25-Apr-23 | Parks and Green Space Amendment |
| 2023-3-0036 | 4-Apr-23 | 1118009 | 690 | Water St East | 25-Apr-23 | Official Plan Amendment |
| 2023-3-0037 | 4-Apr-23 | 1118009 | 690 | Water St East | 25-Apr-23 | Zoning Amendment |
| 2023-3-0038 | 4-Apr-23 | 663211 | 480 | Central St | 25-Apr-23 | Official Plan Amendment |
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Development Permits are appealable to the Island Regulatory & Appeals Commission (IRAC)

Do not move. Do not cover

ATTACHMENT

The Applicant Strategic Holdings Inc (solely Owned & Operated by Nathan Kember) made an Application to the City of Summerside wherein the "COUNCIL" made a decision "Based "on said Application to Amend the "Official Plan "& "Zoning Amendment " for Property PID # 1118009/690 Water Street having two Reference Numbers being ;

(a) 2023 – 30036

And

(b) 2023 – 3 – 0037.

All incorporated Companies by "law" are considered a "Totally Separated Entity "or if you will in a matter of Speaking (Separate person & Entity). To Operate in the Province of Prince Edward Island the Company "is Required "& "Must have "a "Registered office "address in accordance with;

COMPANIES ACT *R.S.P.E.I. 1974, Cap.C-15, s.66*

67. Registered Office

"A Company shall at all times have a registered office in the province and shall Notify the Director of the Address of its registered office. "

68. Service of Process

"Any notice, order or other process may be served on the Company at Its Registered office in the manner Prescribed by the Rules of Court for the Service of an Originating Process.

Sections 50, 52, 53 of the Companies Act Require the Books to be Kept at Head Office of Company for Inspection which is an "Offence" in not having done or doing so. I provide "Excerpts" of the following laws and requirements by the Courts & the Corporate Registry.

BUSINESS CORPORATIONS ACT

Sections Part V Registered Office & Records Section 26, 27, 28, 28.1

PARTNERSHIP ACT

Section 48, 53, 54, 59, 61,

There are "Serious Grave Concerns" with the Applicant "Strategic Holdings Inc" in making any Applications to The City of Summerside as the Applicant does not have a Legal legit office or authority to be conducting any business in the Province of Prince Edward Island including making any Applications to anyone for anything. Under the above three Acts mentioned aforesaid, it is Offences with the Courts and Laws Under Section 68 & 67 of the Companies Act Not to be properly Registered and with a Registered OFFICE with the Corporations Division Address under The Supreme Court Rules of Civil Procedure for Service of any Originating Court Documents Required to be Served.

A prime Example of this would be when the Appellant (Randy Pitre) was just recently Defrauded hundreds of thousands of dollars by **Strategic Holdings Inc** and its owner **Nathan Kember**.

I filed a Statement of Claim in the Supreme Court. I went to Execute Service of the Statement of Claim on **Strategic Holdings Inc** at an Address that was given to the me at the time By **Nathan Kember** (**Business Card & Letter head**) having an address of **674 Water Street, Summerside P.E.I.**

Service of Supreme Court Documents was executed by the Appellant, and Randy Pitre then went to the Supreme Court to "file Executed service of documents" with the Supreme Court of Prince Edward Island. The Registrar of the Supreme Court would not Accept the executed Service Documents "Citing " that the Registered Corporate Address of Strategic Holdings Inc was "not " 674 Water Street as served but rather 364 Blue Shank Road, in Wilmot Valley as Registered in the Corporations Division. The 674 Water Street Address "IS NOT "a recognized Lawful address for Strategic Holdings Inc.

The Supreme Court citing this, Coincides with Section 68 of the Companies Act of the Rules of Civil Procedure of the Supreme Court for "Service of Process of originating Documents "

as I previously outlined Above. I provide the Corporate Filing of Nathan Kember for **Strategic Holdings Inc** with the Corporate Registry of PEI Showing and having

" Claimed " / "Claiming "a Corporate Address of 364 Blue Shank Road in Wilmot Valley.

The Appellant therefore by Law had to "re-serve "& "re-execute service " of Documents via instructions of the Supreme Court to the 364 Blue Shank Road Address only to find it was a "Family Residential Home " owned by " Victoria ZoTova ". The Appellant met & spoke with Victoria Zotova and she is unaware of any Company by the name of Strategic Holdings Inc using her Family Home Address as a Corporate Address and she has lived there for years. The Appellant were therefore unable to execute Court Service at this Registered Address as it was a "Fraudulent Address "given by Strategic Holdings Inc and Nathan Kember to The Corporate Registry of the Province of Prince Edward Island & Nathan Kember is person responsible. It is Important to note at this time that this property Address and the PID # associated with of 104328 and the PID # according to the Deed of Registry " were never " in the Name or Control of Strategic Enterprises Inc and therefore legally have absolutely no Association or ties at any Point in time ever with this Company Strategic Holdings Inc .

I attach a Picture of the Family Home of Address of 364 Blue Shank Road.

The Supreme Court & proper Authorities are now Aware of the situation and appropriate legal action and investigations are now well underway.

SEE ATTACHED Corporate Registry filing of Nathan Kember for Strategic Holdings Inc and documents from The Deeds of Registry.

If the **SUPREME COURT** would not accept and has “ rejected by Law ” the **674 Water Street Address** as not the Registered Address of **Strategic Holdings Inc** as not being in accordance with the Law and Corporate Registry and information on file, then;

- (a) How and why is the City of Summerside “accept” the **674 Water Street address** “Unregistered unlawful Address” via Application of Strategic Holdings Inc when the Supreme Court would not accept it as a legal valid Address for Strategic Holdings Inc?

The Application and information contained within the Application therein of Strategic Holdings Inc to the City of Summerside for the Re-Zoning & Amendments is therefore as a result is “Defective” & “Falsified” and Must be Struck in its Entirety . Once Part of the application is affected by Fraud, the Whole application is affected and can’t be amended. The Applicant could Re-Apply if in when it comes into compliance with Provincial laws and regulations & Statutes for filing and Conducting Business under the Laws of P.E.I. if he is not charged criminally before then.

The City of Summerside has Previously and is Presently Acting in a MAJOR Conflict of interest with the Applicant **Strategic Holdings Inc** on all the Applications Submitted by the Applicant Company and is not under any Circumstances at arm’s Length.

The City of Summerside “Prior” to any Applications or any Approval or Re-Zoning or Amendments or Public Hearings for Strategic Holdings Inc Applications before the City of Summerside has done the following;

- (a) The City of Summerside on the City Of Summerside own official Website is Advertising Strategic Holdings Inc Properties, Lots, subdivisions, buildings, and shopping malls and other Properties as if they had been already Approved by the City of Summerside “Prior” to Approval when they are not Approved is just legally and immorally wrong. The Applicants advertising of lots and properties on the City of Summerside Official Website would suggest that the actual Applications by Strategic Holdings Inc are already pre-Approved behind closed doors in pre-arranged agreements prior to Applications being made by Strategic Holdings Inc and the Applications being considered on their merits. I Provide the City of Summerside Advertisements and listings of the Applicants Lots “Prior” to the Application and Approval on April 4th, 2023.
- (b) The Above is beyond “VERY BIZARRE” & “ODD BEHAVIOR” as all Municipalities that I am aware advertise City owned property or promote their own Industrial Parks for and to attract industry. The City of Summerside “Should not under any Circumstances” be promoting Private Businesses and as such is in a Major Conflict of interest in Promoting and advertising for sale the very Building lots and land of Strategic Holdings Inc on their own City Official Website of any properties period let alone Properties that have not yet been

**Approved or Accessed by the City Planning or Development
department Prior to the Advertising.**

Case in Point, The City of Summerside is "**Required**" to register **all its vehicles** with the **Province** of Prince Edward Island for **License plates** and **Registrations** to be permitted to operate their municipal vehicles on the Roads once they have Registered with the province.

The City of Summerside would be required (if they were advertising property for sale with or without Conflict) to be **Registered** with the **Province** of Prince Edward Island under the **Real Estate Agent /Broker Registry** as a **Broker/ Agent/ or Salesman** and City of Summerside are **not Permitted** to **Advertise Commercial Property** unless it is that of their **own** meaning (City of Summerside). Any advertising under **Section # 36 of the Real Estate Trading Act** is Required to be **Registered** and must list a **Licensed Agent** his or her name on the Advertisement attached to the City of Summerside whom **the Advertiser is**. It is an **Offence** and **against the Law** of the **Real Estate Trading Act** to advertise Private property **without a License** or an agent and hence why **no** other Municipalities do it. It's a **Conflict of Interest in the first place** and **useless practice** as Municipalities must access and approve Private applications. Secondly most Municipalities **are not in the business** of **Selling Real Estate private or otherwise** therefore not requiring a Private Realtors License to sell or promote Private Property. Beyond Stupid! Who is the **Bright mind** in Summerside **Legal** Department? Why is this being **permitted** to take place and **who approved** it? Who is looking after the City Councilors of Summerside Interest?

I provide the **Real Estate Trading Act** and have **High-lighted** The Sections that Apply.

For all of the Foregoing Reasons above, I am asking the Island Regulatory and appeals Commission that the Application by Strategic Holdings Inc to The Summerside City Council to Amend the Official Plan & Zoning Amendment for Property PID # 1118009/690 Water Street having two Reference Numbers being ;

(a) 2023 -30036

And

(b) 2023-3-0037

be **denied** until such time a **proper Legal Application** has or can be brought forth for consideration.

Dated this 22nd Day of April 2023

Randy Pitre

Randy Pitre
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Types of Businesses

Introduction

There are four common types of business structures in Prince Edward Island: sole proprietorship, partnership, corporation and cooperative. Each of these structures is described below. The structure you choose will depend on various factors, including the nature of your business, the level of control you intend to have and who you want to be legally responsible for the actions of your business.

It is recommended that you seek legal advice before choosing your business structure.

Sole Proprietorship

A sole proprietorship is a business owned and operated by one person. A sole proprietor is responsible for all aspects of the business, assuming all risks as well as all profits or losses. All assets of a sole proprietorship, both business and personal, can be legally called upon to discharge a liability.

In Prince Edward Island, you can operate a sole proprietorship without registering a business name only if it is operated under your own name. If a prefix or suffix of any kind is added to your own name to create the business name, you are required to register under the *Partnership Act*.

Partnership

A partnership is an association of two or more persons who operate as co-owners of a business with the understanding that they will share, proportionately, the profits and losses. Upon formation, a **partnership agreement** outlines the rights, interests and responsibilities of each partner. Partners have unlimited liability for the partnership's debts and obligations - referred to as joint liability. You are required to register under the *Partnership Act* within **three months** of forming your partnership.

Limited partnerships may be formed under the *Limited Partnerships Act*. A limited partnership consists of one or more general partners, who manage the business and have unlimited liability for the partnership's debts and obligations, and one or more limited partners, who are not involved in the operations but may contribute capital with limited liability.

Corporation (Incorporated Company)

Another type of business structure is a corporation. Unlike a sole proprietorship or partnership, a corporation, has a legal existence apart from its owners, the shareholders. You may either incorporate provincially under the *Business Corporations Act* or federally under the *Canada Business Corporations Act*. Generally, shareholders of a corporation are not personally liable for the debts and obligations of the corporation unless personal guarantees have been undertaken.



PRINCE EDWARD ISLAND
ÎLE-DU-PRINCE-ÉDOUARD

COMPANIES ACT

as near as possible to the head office of the company such director may thereby exonerate himself from that liability. *R.S.P.E.I. 1974, Cap. C-15, s.66.*

67. Registered office

- (1) A company shall at all times have a registered office in the province and shall notify the Director of the address of its registered office.

Change of address

- (2) The directors may change the address of the registered office upon filing with the Director a notice in the form prescribed by the regulations. *R.S.P.E.I. 1974, Cap. C-15, s.67; 1984, c.14, s.17.*

68. Service of process

Any notice, order or other process may be served on the company at its registered office in the manner prescribed by the rules of court for the service of an originating notice. *R.S.P.E.I. 1974, Cap. C-15, s.68; 1984, c.14, s.18.*

69. Prohibited loans and guarantees

- (1) Except as permitted under subsection (2), a company or any body corporate with which it is affiliated shall not, directly or indirectly, give financial assistance by means of a loan, guarantee or otherwise to
- (a) any shareholder, director, officer or employee of the company or of an affiliated body corporate or to an associate of any such person for any purpose other than the purpose described in clause (b), where there are reasonable grounds to believe that
 - (i) the company is or, after giving the financial assistance, would be unable to pay its liabilities as they become due, or
 - (ii) the realizable value of the company's assets, excluding the amount of any financial assistance in the form of a loan and in the form of assets pledged or encumbered to secure a guarantee, after giving the financial assistance, would be less than the aggregate of the company's liabilities and stated capital of all classes; or
 - (b) any person for the purpose of or in connection with a purchase of a share issued or to be issued by the company or affiliated body corporate, where there are reasonable grounds to believe that
 - (i) the company is or, after giving the financial assistance, would be unable to pay its liabilities as they become due, or
 - (ii) the realizable value of the company's assets, excluding the amount of any financial assistance in the form of a loan and in the form of assets pledged or encumbered to secure a guarantee, after giving the financial assistance, would be less than the aggregate of the company's liabilities and stated capital of all classes.

Shareholders consent

- (1.1) Subclause (1)(b)(ii) does not apply where all the shareholders have consented to the giving of the financial assistance.

Permitted loans and guarantees

- (2) A company may give financial assistance by means of a loan, guarantee or otherwise



49. Transfer made by personal representative of deceased

Any transfer of the share or other interest of a deceased member made by his personal representative is, notwithstanding such personal representative may not himself be a member, of the same validity as if he had been a member at the time of his execution of the instrument of transfer. *R.S.P.E.I. 1974, Cap. C-15, s.49.*

50. Books to be kept by the company

The company shall cause books to be kept by the secretary or by some other officer especially charged with the duty, wherein shall be kept recorded

- (a) a copy of the letters patent incorporating the company, or of any supplementary letters patent and of all bylaws thereof;
 - (b) the names alphabetically arranged of all persons who are or have been shareholders;
 - (c) the address and calling of every such person while such shareholder;
 - (d) the number of shares of stock held by each shareholder;
 - (e) the amounts paid in and remaining unpaid respectively on the stock of each shareholder;
 - (f) all transfers of stock with the date and other particulars of such transfer and the date of the entry thereof;
 - (g) the names, addresses and calling of all persons who are or have been directors of the company, with the several dates at which each became or ceased to be such director.
- R.S.P.E.I. 1974, Cap. C-15, s.50.*

51. Effectiveness of transfer dependent on entry in book

No transfer of shares, unless made by sale under execution, or under the decree, order or judgment of some competent court in that behalf, is valid for any purpose whatsoever, save only as exhibiting the rights of the parties thereto towards each other, or as rendering the transferee liable in the interim jointly and severally with the transferor to the company and their creditors, until the entry thereof has been duly made in such books. *R.S.P.E.I. 1974, Cap. C-15, s.51.*

52. Inspection of books

- (1) The books during reasonable business hours, shall be kept open for the inspection of shareholders and creditors of the company and their personal representatives, at the head office of the company, and every such shareholder, creditor, or personal representative, may make extracts therefrom.

Books as evidence of contents

- (2) The books shall be *prima facie* evidence of all facts therein in any action or proceeding against the company or any shareholder. *R.S.P.E.I. 1974, Cap. C-15, s.52.*

53. Offence, penalty re failure to keep books

The directors of every company who neglect to keep the books as aforesaid, and any director or officer who refuses to permit any person entitled thereto to inspect the books or make extracts therefrom, is guilty of an offence and liable on summary conviction to a fine not exceeding \$50 and costs. *R.S.P.E.I. 1974, Cap. C-15, s.53; 1994, c.58, s.6.*



PRINCE EDWARD ISLAND
ÎLE-DU-PRINCE-ÉDOUARD

BUSINESS CORPORATIONS ACT



BUSINESS CORPORATIONS ACT

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23. Powers of a corporation

- (1) It is not necessary for a bylaw to be passed in order to confer any particular power on the corporation or its directors.

Restricted business or powers

- (2) A corporation shall not carry on any business or exercise any power that it is restricted by its articles from carrying on or exercising, and shall not exercise any of its powers in a manner contrary to its articles.

Rights preserved

- (3) No act of a corporation, including any transfer of property to or by a corporation, is invalid by reason only that the act or transfer is contrary to its articles or this Act. *2018, c.22, s.23.*

24. No constructive notice

No person is affected by or is deemed to have notice or knowledge of the contents of a document concerning a corporation by reason only that the document has been filed by the Director or is available for inspection at an office of the corporation. *2018, c.22, s.24.*

25. Authority of directors, officers and agents

- (1) No corporation and no guarantor of an obligation of a corporation may assert against a person dealing with the corporation or against a person who acquired rights from the corporation that
- (a) the articles, bylaws and any unanimous shareholder agreement have not been complied with;
 - (b) the persons named in the most recent notice sent to the Director under section 81 or 88 are not the directors of the corporation;
 - (c) the place named in the most recent notice sent to the Director under section 26 is not the registered office of the corporation;
 - (d) a person held out by a corporation as a director, an officer or an agent of the corporation has not been duly appointed or has no authority to exercise the powers and perform the duties that are customary in the business of the corporation or usual for a director, officer or agent;
 - (e) a document issued by any director, officer or agent of a corporation with actual or usual authority to issue the document is not valid or not genuine; or
 - (f) a sale, lease or exchange of property referred to in subsection 158(3) was not authorized.

Exception

- (2) Subsection (1) does not apply in respect of a person who has, or ought to have, knowledge of a situation described in that subsection by virtue of the person's relationship to the corporation. *2018, c.22, s.25.*

PART V - REGISTERED OFFICE AND RECORDS

26. Registered office

- (1) A corporation shall at all times have a registered office in Prince Edward Island.

Notice of registered office

- (2) A notice of registered office in the form approved by the Director shall be sent to the Director.

Change of address

- (3) The directors of a corporation may change the address of the registered office.

Notice of change of address

- (4) A corporation shall send to the Director, within 15 days of any change of address of its registered office, a notice in the form approved by the Director and the Director shall file it.
2018, c.22, s.26.

27. Corporate records

- (1) A corporation shall prepare and maintain, at its registered office or at any other place in Prince Edward Island designated by the directors, records containing
- (a) the articles and the bylaws, and all amendments to them, and a copy of any unanimous shareholder agreement;
 - (b) minutes of meetings and resolutions of shareholders;
 - (c) copies of all notices required by section 81 or 88; and
 - (d) a securities register that complies with section 54.

Directors' records

- (2) In addition to the records described in subsection (1), a corporation shall prepare and maintain adequate accounting records and records containing minutes of meetings and resolutions of the directors and any committee of them.

Retention of accounting records

- (3) Subject to any other Act that provides for a longer retention period, a corporation shall retain the accounting records referred to in subsection (2) for a period of six years after the end of the financial year to which the records relate.

Records of continued corporations

- (4) For the purposes of clause (1)(b) and subsection (2), where a body corporate is continued under this Act, "records" includes similar records required by law to be maintained by the body corporate before it was continued.

Place for directors' records

- (5) The records referred to in subsection (2) shall be kept at the registered office of the corporation or at another place the directors consider appropriate and shall at all reasonable times be open to inspection by the directors.

Records in Prince Edward Island

- (6) If accounting records of a corporation are kept outside the province, accounting records adequate to enable the directors to ascertain the financial position of the corporation with reasonable accuracy on a monthly basis shall be kept at the registered office or any other place in the province designated by the directors.

When records or registers kept outside Prince Edward Island

- (7) Despite subsections (1) and (5), but subject to the requirements of any taxing authority of Prince Edward Island, the Government of Canada or any other jurisdiction to which the corporation is subject, a corporation may keep all or any of its corporate records and accounting records referred to in subsection (1) or (2) at a place outside Prince Edward Island, if
- (a) the records are available for inspection, by means of a computer terminal or other technology, during regular office hours at the registered office or any other place in Prince Edward Island designated by the directors; and
 - (b) the corporation provides the technical assistance to facilitate an inspection referred to in clause (a).

Offence

- (8) A corporation that, without reasonable cause, fails to comply with this section is guilty of an offence and liable on summary conviction to a fine not exceeding \$5,000. 2018,c.22,s.27.

28. Access to corporate records

- (1) Subject to subsection (2), the shareholders and creditors of a corporation, their personal representatives and the Director may examine the records described in subsection 27(1) during the usual business hours of the corporation, and may take extracts from the records, free of charge and, if the corporation is a distributing corporation, any other person may do so on payment of a reasonable fee.

Requirement for statutory declaration

- (2) A person described in subsection (1) may apply to examine the securities register of a distributing corporation or its agent by submitting the statutory declaration referred to in subsection (8), and on receipt of the statutory declaration the corporation or its agent shall allow the applicant access to the securities register during the corporation's usual business hours and, on payment of a reasonable fee, provide the applicant with an extract from the securities register.

Copies of corporate records

- (3) A shareholder of a corporation is entitled on request and without charge to one copy of the articles and bylaws and of any unanimous shareholder agreement or amendments to them.

Shareholder lists

- (4) Shareholders and creditors of a corporation, their personal representatives, the Director and, if the corporation is a distributing corporation, any other person, on payment of a reasonable fee and on sending to the corporation or its agent the statutory declaration referred to in subsection (8), may on application require the corporation or its agent to furnish within ten days after the receipt of the statutory declaration a basic list made up to a date not more than ten days before the date of receipt of the statutory declaration setting out the names of the shareholders of the corporation, the number of shares owned by each shareholder and the address of each shareholder as shown on the records of the corporation.

Supplemental lists

- (5) A person requiring a corporation to furnish a basic list may, by stating in the statutory declaration referred to in subsection (4) that supplemental lists are required, require the corporation or its agent on payment of a reasonable fee to furnish supplemental lists setting out any changes from the basic list in the names or addresses of the shareholders and the



PRINCE EDWARD ISLAND
ÎLE-DU-PRINCE-ÉDOUARD

PARTNERSHIP ACT

47. Settlement of accounts, rules for

In settling accounts between the partners after a dissolution of partnership, the following rules shall, subject to any agreement, be observed:

- (a) losses, including losses and deficiencies on capital shall be paid first out of profits, next out of capital, and lastly, if necessary, by the partners individually in the proportion in which they were entitled to share profits; and
- (b) the assets of the firm including the sums, if any, contributed by the partners to make up losses or deficiencies of capital shall be applied in the following manner and order
 - (i) in paying the debts and liabilities of the firm to persons who are not partners therein,
 - (ii) in paying to each partner rateably what is due from the firm, to him for advances as distinguished from capital,
 - (iii) in paying to each partner rateably what is due from the firm to him in respect of capital,
 - (iv) the ultimate residue, if any, shall be divided among the partners in the proportion in which profits are divisible. *R.S.P.E.I. 1974, Cap. P-2, s.47.*

48. Registration required

All persons who are, or who hereafter may be, associated in partnership business in this province shall cause to be filed in the proper office a declaration in writing signed by at least two members of the partnership. *R.S.P.E.I. 1974, Cap. P-2, s.48; 1990, c.39, s.2; 2000, c.16, s.1.*

49. Authorization from absent partners

Repealed 2000, c.16, s.3.

50. Contents of declaration

- (1) The declaration shall be in such form as the Registrar may require and shall contain the names, surnames and residences of each partner or associate as aforesaid, and the name, style or firm under which they carry on, or intend to carry on, the business, and shall state also the time during which the partnership has existed or is to exist, also declaring that the persons therein named are the only members of the partnership or association.

Affidavit of at least one partner

- (2) The declaration shall contain a statement signed by at least one of the partners stating that the partner has searched or caused to be searched the index books mentioned in section 56 and the records kept in the office of the Director of Corporations relating to companies, and that the name, style or firm under which they carry on, or intend to carry on business, is not the name of any other known partnership, or any name liable to be confused therewith, or otherwise on public grounds objectionable.

Refusal to register firm name

- (3) The proper officer may refuse to register any partnership or firm name submitted for registration if, in his opinion, the proposed name is in conflict with, or is liable to be confused with that of another existing duly registered name, partnership or incorporated company or is on public grounds objectionable.

52. Time within which declaration to be filed, publication

The declaration shall be filed within three months next after the formation of the partnership and notice thereof shall be published in the Gazette and when any dissolution of partnership or change in the membership of the partnership or in the name, style or firm under which it intends to carry on business takes place, a similar declaration shall be filed and notice thereof published in the Gazette. 1990, c.39, s.6.

53. Sole proprietorship, declaration to be filed

Every person who now is or hereafter may be engaged in business, and who is not associated in partnership with any other person or persons, but who uses, as his business style, some name or designation other than his own name, or who in such business uses his own name with the addition of "and Company" or some other word or phrase indicating a plurality of members in the concern, shall cause to be filed in the proper office a declaration in such form as the Registrar may require. *R.S.P.E.I. 1974, Cap. P-2, s.53; 1990, c.39, s.7; 2000, c.16, s.1.*

54. Contents of declaration

- (1) The declaration referred to in section 53 shall contain the name, surname, addition and residence of the person making the same and the name, style or firm under which he carries on, or intends to carry on business, and shall also state that no other person is associated with him in partnership: and the same shall be filed and notice thereof published in the Gazette.

Application to ss 50(2)

- (2) Subsection 50(2) applies, with the necessary changes to a declaration filed under this section. *R.S.P.E.I. 1974, Cap. P-2, s.54; 1990, c.39, s.8; 2000, c.16, s.1.*

54.1 Expiration of declaration

- (1) A declaration filed under section 48 or 53 expires three years after its date of filing.

Renewal

- (2) A declaration may be renewed for a further period of three years by filing a renewal of registration in a form approved by the Registrar.

Idem

- (3) Subject to subsections (4) and (5), the Registrar may remove from his records any declarations that are not renewed under subsection (2).

Notice of intention to remove

- (4) The Registrar shall not remove a declaration under this section until he has published notice of his intention to do so in the Gazette and in a newspaper having general circulation in the province.

Notice of removal

- (5) Unless cause to the contrary is shown the Registrar may, on the expiration of ninety days after the publication of the notice, remove the declaration from his records and shall give notice of such removal in the Gazette. 1990, c.39, s.9, 1992, c.52, s.2; 1994, c.48, s.12.

55. Minors, declaration re

If any member of a partnership is under the age of eighteen years, the declaration shall state also the age of the partner under that age. *R.S.P.E.I. 1974, Cap. P-2, s.55; 1990, c.39, s.10; 2000, c.16, s.1.*

56. Indices

The Registrar shall keep an alphabetical index of all declarations and partnerships or business styles filed in his office in pursuance of the provisions of this Act. *R.S.P.E.I. 1974, Cap. P-2, s.56; 1990, c.39, s.11.*

57. Firm Index Book

In the index the Registrar shall enter in alphabetical order the styles of the respective firms and businesses in respect to which declarations have been delivered to him, and shall place opposite each entry the names of the persons composing the firm or carrying on the business, and the dates of the receipt by him of the declarations. *R.S.P.E.I. 1974, Cap. P-2, s.57; 1990, c.39, s.12.*

58. Individual Index Book

Repealed by 1990, c.39, s.13.

59. Offences and penalties

Any member of any partnership or association as aforesaid and any person carrying on business as mentioned in section 53, who fails to comply with the requirements aforesaid, is guilty of an offence, and upon summary conviction, is liable to pay a fine of not less than \$100 or more than \$500. *R.S.P.E.I. 1974, Cap. P-2, s.59; 1994, c.58, s.6.*

60. Allegations in declaration not controvertible

The allegations made in the declaration shall not be controvertible as against any party by any person who has signed it, nor as against any party not being a member of the partnership by any person who has signed it or who was really a member of the partnership therein mentioned at the time the declaration was made. *R.S.P.E.I. 1974, Cap. P-2, s.60.*

61. Firm not registered, actions lie against partners

- (1) If any persons are associated in partnership and no declaration is filed under this Act with regard to the partnership, any action which might be brought against all the members of the partnership may also be brought against any one or more of the partners as such, without naming the others as defendants, under the name and style of their partnership; and if judgment is recovered against him or them, any other partner or partners may be sued jointly or severally on the original cause of action on which such judgment was obtained.

Enforcement of judgments against partners

- (2) Any judgment obtained against any member of the existing partnership for a partnership debt or liability may be enforced by process against all and every the partnership stock, property and effects in the same manner and to the same extent as if the judgment had been obtained against the partnership.



Trade Names

- ❖ Trade names are business name registrations for corporations. Any corporation that identifies itself to the public under a name other than its full corporate name must register that name as a trade name (also known as a business name, operating name, fictitious name, trade style, and dba – "doing business as" name). Both the trade name and the underlying corporate name must be identified on all contracts and other legal documents. Trade names are commonly used where a corporation operates using several business names for different divisions of its business.



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SUBMIT

Fast Facts-Prince Edward Island Business Registration

Prince Edward Island Business Registration

| Processing Time | Expedited Processing | Priority Processing |
|--------------------------------------|---------------------------------------|---------------------|
| | 10 business days | n/a |
| Government Filing Fee – Registration | \$65.00 | |
| Registration Term | 3 years | |
| Type of Name Search | Prince Edward Island Name Reservation | |

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Prince Edward Island Business Registration

Eric P. Cohen, Barrister & Solicitor offers several types of Prince Edward Island business registration services including Prince Edward Island sole proprietorship business name registrations, Prince Edward Island general partnership business name registrations and Prince Edward Island trade/operating name registrations (operating names for corporations). Business names are registered in the Province of Prince Edward Island under the *Partnership Act* (Prince Edward Island).

[Click Here for Pricing & to Register Your Business Now!](#)

Types of Business Registrations

Sole Proprietorships

- ❖ Sole proprietorships are the most common and simple form of business structure. Under this type of business structure, one person owns the assets of the business and is also personally responsible for its liabilities. The owner can employ others to help in operating the business, but the owner usually manages the business himself or herself. There are few formal legal requirements to establish sole proprietorships, and they are much cheaper to create than corporations. A Prince Edward Island sole proprietorship must have its registered business address located within the Province of Prince Edward Island.

General Partnerships

- ❖ Partnerships are similar to sole proprietorships in that the owners of the business personally own all the assets of the partnership and are personally responsible for the liabilities of the partnership. The basic difference between a partnership and sole proprietorship is that a partnership has more than one owner (referred to as a partner). The partners can employ others to help in operating the business, but they usually have a hand in the operation or management of the business. There are few formal legal requirements to establish partnerships, and they are much cheaper to create than corporations. A Prince Edward Island partnership must have its registered business address located within the Province of Prince Edward Island.

✦ Incorporation Services

- ✦ Federal (Canada) Incorporation
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- ✦ British Columbia Incorporation
- ✦ Manitoba Incorporation
- ✦ New Brunswick Incorporation
- ✦ Nova Scotia Incorporation
- ✦ Ontario Incorporation
- ✦ Prince Edward Island (Federal) Incorporation
- ✦ Saskatchewan Incorporation

✦ Extra-Provincial Registrations

✦ Business Registrations

✦ Name Searches

✦ Corporate Services

✦ Corporate Supplies

✦ Information Central

Have a Question?

Name*

Email*

Phone*

Details



Prince Edward Island Sole Proprietorship Registration

Register Now Online

Prince Edward Island business name registration for sole proprietorships. If you are using a business name that differs from your full name, you need to register that business name. A sole proprietorship is an unincorporated business that is owned by one individual. It is the simplest kind of business structure. You may choose to register a business name or operate under your own name or both.

In Prince Edward Island, sole proprietorship business names are registered by filing a Declaration of Trade Name with the Prince Edward Island Registries office. Ecompanies Canada offers fast & easy Prince Edward Island online sole proprietorship business name registration service. At Ecompanies Canada we help you step-by-step and take care of the entire business registration process from start to finish. Registering a new business name with us is fast, easy and takes just minutes.

Prince Edward Island Business Name Registration Fees

Prince Edward Island Gov Fees: \$55

Prince Edward Island NUANS Report:\$70

eCompanies Canada Service Fee: \$39.99

Tax (GST): \$1.99

Total Fees: \$166.98

The owner of a sole proprietorship has sole responsibility for making decisions, receives all the profits, claims all losses, and does not have separate legal status from the business. If you are a sole proprietor, you also assume all the risks of the business. The risks extend even to your personal property and assets.

If you are a sole proprietor, you pay personal income tax on the net income generated by your business.

If you operate as an individual, just bill your customers or clients in your own name. If you operate under a registered business name, bill your clients and customers in the business's name. If your

business has a name other than your own, you'll need a separate bank account to process cheques payable to your business.

A business name doesn't have a legal existence in its own right. It's simply a name used by one or more persons to represent their business to the public. That means the sole proprietor or partners are personally responsible for the debts and obligations of the business.

Registering a business name doesn't grant any right of ownership of the name. It's simply proof that the name is being used by a particular business.

Search...



| | |
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| Federal & Provincial Incorporation | |
| Extra Provincial Registration | |
| Foreign Company Registration in Canada | |
| Company Registration for Non Canadians | |
| General Partnership Registration | |
| Limited Partnership Registration | |
| Limited Liability Partnership Registration | |

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Categories Select Category



Information, Knowledge & Expert Advice to start, run, grow, market & expand a strong successful business in Canada



PEI Business / Corporate Registry - Original

Please note: You may need to search two corporate registries until we fully transition to our new online registry system.

If the business name you are searching does not appear below, you may find it in the other corporate registry at PEI Business Corporate Registry

Entity Name STRATEGIC HOLDINGS INC.

Registration Number 20323

Business Type Business Corporation

Registration Date 15-Feb-2019

Status Active

Last Return Date

Jurisdiction of Incorporation Prince Edward Island

End Date

Amalgamated Name

Business In

Business Out

Address 364 Blue Shank Road
Route 107
Wilmot Valley, PE
C1N 4J9

Officer(s) Nathan Kember - President

Director(s) Nathan Kember

Shareholder(s) Nathan Kember

Published date: November 2, 2018

Justice and
Public Safety

CHRIS

Search by Parcel #

This is Exhibit "A" referred to in
the affidavit of Randy Pitre
sworn before me in Charlottetown, P.E.I.
on the 4 day of April 2023

E. Murray
A Commissioner for Affidavits
Supreme Court of P.E.I.

Parcel # 1040328

Parcel Address 364 BLUE SHANK RD - RTE 107, WILMOT VALLEY

County Prince

Status Active

Map Check

District

Township 19

Acres 4.6

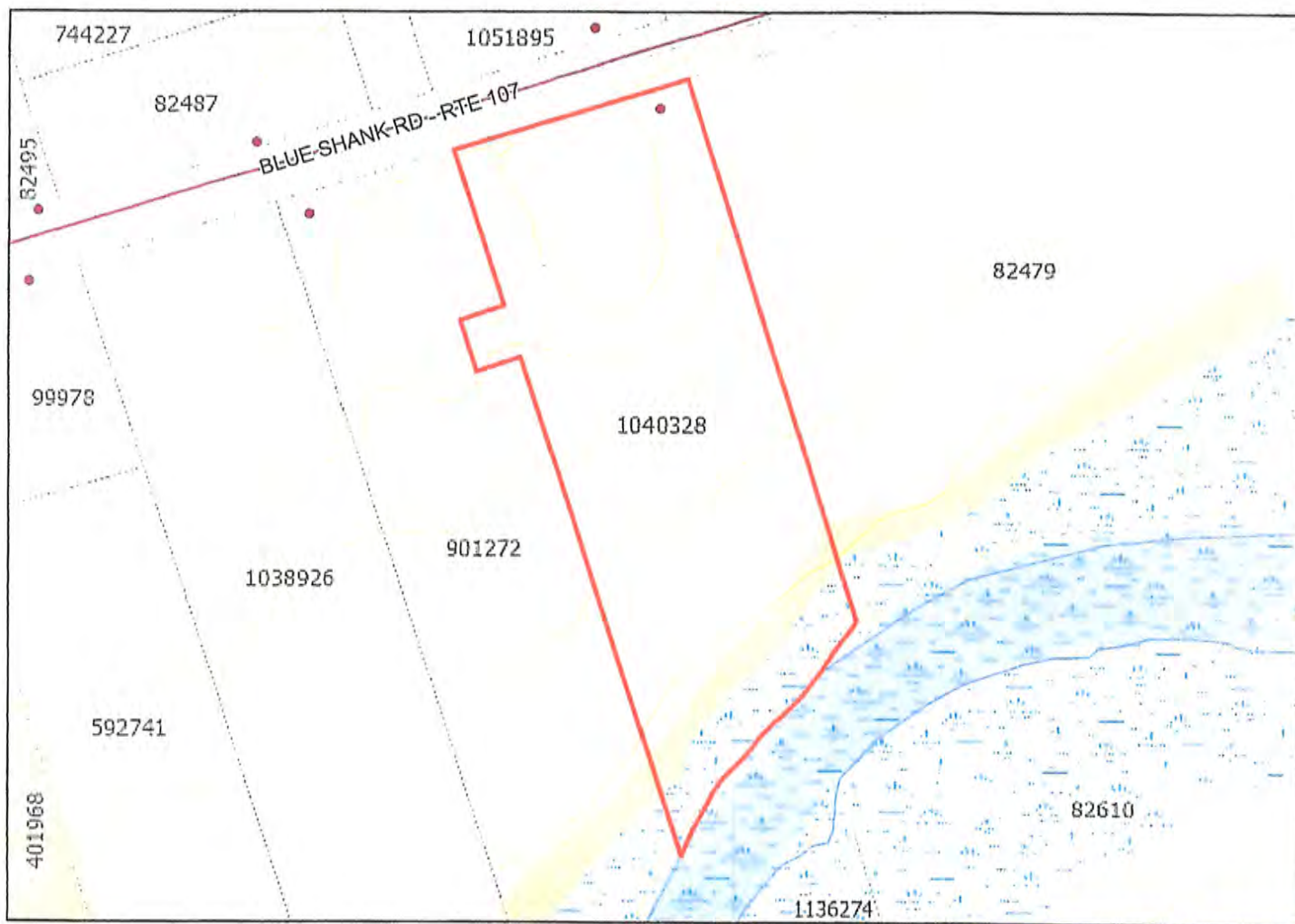
| | | | |
|----------------------------------|----------------------|----------------------|--------------------------------------|
| Owner's Names ZOTOVA VICTORIA | Parent #s. 901272 | Map Nos. 11L055D2 | Survey Nos. N8 35375 N7 23589A |
|----------------------------------|----------------------|----------------------|--------------------------------------|

Owner Status 01

Sub Div Lot No.

| Seq No. | Year | Type | Doc # | Book | Page | Desc Codes |
|---------|------|------|-------|------|------|------------|
| 10 | 2010 | 11 | 3051 | 3158 | | 20, |
| 9 | 2010 | 51 | 3052 | 3158 | | 20, |
| 8 | 2016 | 11 | 3420 | 3296 | | 20, |
| 7 | 2016 | 51 | 3421 | 3296 | | |
| 6 | 2016 | 61 | 4298 | 3300 | | |
| 5 | 2018 | 51 | 2030 | 3335 | | 20, |
| 4 | 2018 | 61 | 2289 | 3336 | | |
| 3 | 2021 | 11 | 1503 | 3411 | | 20, |
| 2 | 2021 | 51 | 1504 | 3411 | | 20, |
| 1 | 2021 | 61 | 2455 | 3415 | | |

PROPERTY INFORMATION



CREATED ON 2023-03-27 10:22 AM

PARCEL NUMBER

1040328

ACREAGE

4.6

SCALE

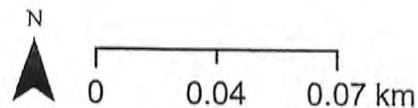
1:2,290

OWNER

VICTORIA ZOTOVA

ADDRESS

364 BLUE SHANK RD - RTE 107, WILMOT VALLEY



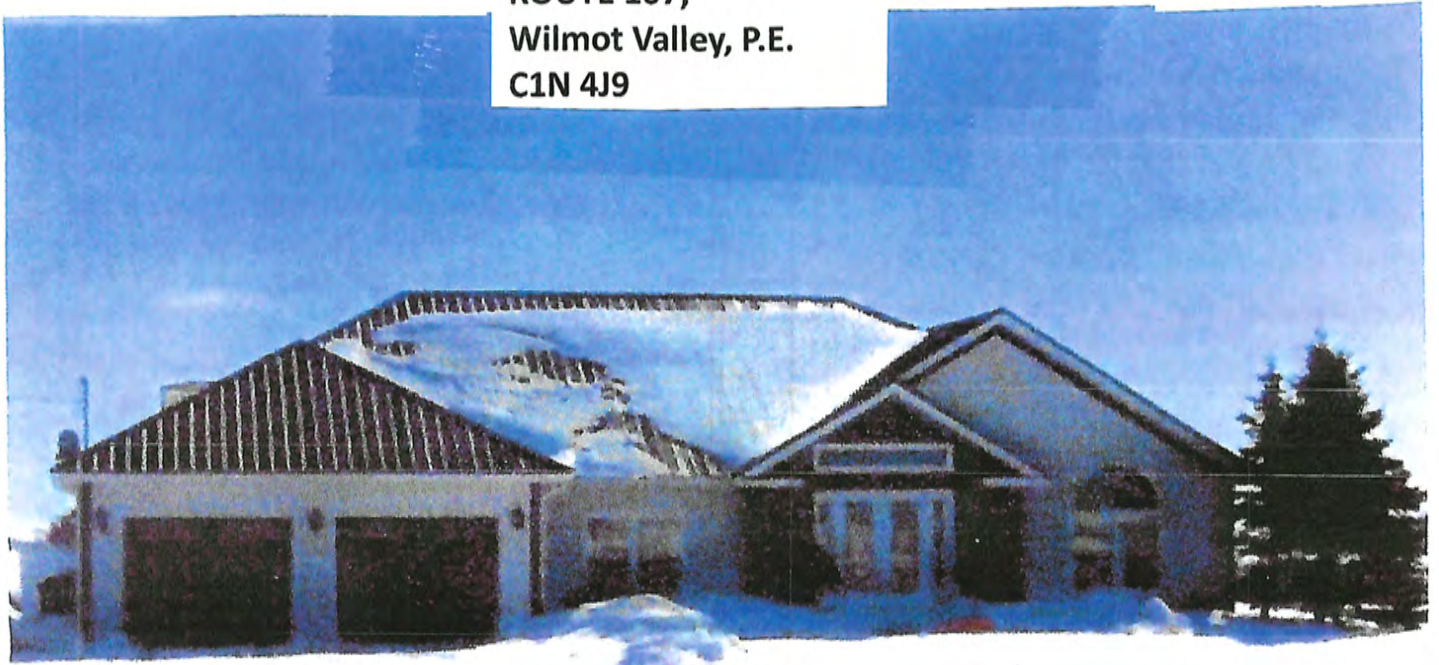
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**GOVERNMENT OF PRINCE EDWARD ISLAND
DEPARTMENT OF FINANCE
TAXATION AND PROPERTY RECORDS DIVISION**

95 Rochford Street
1st Floor Shaw Building - South -
Charlottetown, PE C1A 7N8

Office: (902) 368-4070
Fax: (902) 368-6164
taxandland@gov.pe.ca

364 BLUE SHANK ROAD
ROUTE 107,
Wilmot Valley, P.E.
C1N 4J9



Workers Compensation Board of Prince Edward Island

Clearance Letter Request

WCB Online Services H
Clearance Lett

For your protection, you should always ask for a letter of clearance from the WCB whenever you hire contractors or subcontractors.

The clearance confirms that the contractor's account with WCB is in good standing. This is important because if the contractor's account is in de
the principal employer, you may be liable to pay assessments owed by the contractor and subcontractors.

Search Criteria

Employer Name

WCB Firm Number

- OR -

CRA Business Number

Results:

No Results Found.

With an Online Services account, employers can create a favourites list for even quicker access to clearance information, and receive automatic
notification of any change in their Favourites' status. Sign up for an Online Services account now.

Questions about clearance letters? Contact WCB Employer Services at (902) 368-5680, or toll-free (Atlantic Canada) 1-800-237-50

Licensed Real Estate Agents or Salespeople

Pursuant to the *Real Estate Trading Act*, all Real Estate Agents and Salespeople operating in Prince Edward Island must be licensed by the Registrar of Real Estate. Real Estate licences are valid for two years.

You can check whether your Real Estate Salesperson or Agent is licensed by searching their name in the search bar. If no listing appears, there is no current valid license in our system. This may indicate the salesperson or agent has let their license expire. Feel free to contact Registry and Licensing Services to verify a salesperson or agent license.

Check Real Estate Agents or Salespeople License

No results were found using the search terms provided.

Published date: October 30, 2018

Justice, Public
Safety and
Attorney
General

General Inquiries

Financial and Consumer Services Division

1st Floor, Shaw Building (North Entrance)

105 Rochford Street

PO Box 2000

Charlottetown, PE C1A 7N8

Phone: 902-368-4550

Fax: 902-368-5283

ccs@gov.pe.ca

Real Estate Regulation

Licensing

- Real Estate Salesperson
- Real Estate Agent - (*web submission coming Spring 2023*)

Legislation

- Real Estate Trading Act
 - Real Estate Trading Act Regulations

Trust Account Reconciliation

Real estate agents are required to submit an annual Trust Account Reconciliation for the period ending December 31 by **February 15** each year. Agents must submit the following two forms to licensing@gov.pe.ca:

1. Trust Account Reconciliation
2. Trust Account Reconciliation Certification

Notices/Bulletins

| Notices/Bulletins | Issued by: | Date |
|---|--------------------------|-------------------|
| 2022-1 - Online Web Submissions - Real Estate Salesperson License | Registrar of Real Estate | December 16, 2022 |
| 2023-1 - Trust Account Reconciliation available Online | Registrar of Real Estate | February 17, 2023 |

**Commencing 2022 notices and bulletins will be posted and maintained online.*

Who can I contact for more information?

Financial and Consumer Services

Shaw Building, 1st Floor

105 Rochford Street

Charlottetown, PEI

Telephone: (902) 368-4550

Fax: (902) 368-5283

Email: licensing@gov.pe.ca



PRINCE EDWARD ISLAND
ÎLE-DU-PRINCE-ÉDOUARD

REAL ESTATE TRADING ACT

- occupation or possession of real property is enjoyed for a period of time in any year by the persons participating in the plan;
- (r) **“time share use plan”** means any plan by which a person participating in the plan acquires a right to use or occupy real property, including accommodations or facilities situated on the property, for specific or determinable periods of time but does not acquire an ownership interest in the property; and
- (s) **“trade”** includes
- (i) a disposition or acquisition of or transaction in real estate by sale, purchase, agreement for sale, exchange, option, lease, rental or otherwise,
 - (ii) any offer or attempt to list real estate for the purpose of any such disposition, acquisition or transaction, and
 - (iii) any act, advertisement, conduct or negotiation, directly or indirectly, in furtherance of any such disposition, acquisition, transaction, offer or attempt.
- R.S.P.E.I. 1974, Cap. R-3, s.1; 1980, c.2, s.3; 1983, c.36, s.1; 1993, c.29, s.4; 1997, c.20, s.3; 2000, c.5, s.3; 2010, c.14, s.3; 2012, c.17, s.2; 2015, c.28, s.3; 2022, c.62, s.57.*

2. Administration

The Minister is charged with the administration of this Act. *R.S.P.E.I. 1974, Cap. R-3, s.2.*

3. Application of Act

This Act does not apply to

- (a) an assignee, custodian, liquidator, receiver, trustee or other person acting under any statute of Canada or of the province, a person acting under an order of any court, or an administrator of an estate or an executor or trustee selling under the terms of any will, marriage settlement or deed of trust;
- (b) a person not ordinarily trading in real estate who acquires real estate or any interest therein or who disposes of real estate owned by him or in which he has a substantial interest, or an official or employee of any such person engaged in so acquiring or disposing of real estate;
- (c) a barrister of the Supreme Court of the province who trades in real estate in the course of and as part of his practice; or
- (d) any person or class of persons exempted from the application of this Act by the regulations. *R.S.P.E.I. 1974, Cap. R-3, s.3.*

4. Licensing

- (1) The Registrar may issue to any person

- (a) a license to be known as an agent's license, authorizing that person to trade in real estate as a licensed agent; or
- (b) a license to be known as a salesman's license, authorizing that person to act as the salesman of a licensed agent.

Expiration of license

- (2) Every license expires at midnight on the second anniversary of the date of issue and may be renewed by the Registrar on application therefor.



Suspension, etc. of license

- (3) The Minister may, at any time and from time to time, suspend, revoke or cancel a license, where in his opinion such action is in the public interest. *R.S.P.E.I. 1974, Cap. R-3, s.4; 1994, c.48, s.17.*

5. Application for license

Every application for a license shall be made to the Registrar before such date, in such form as may be approved by the Registrar and accompanied by such fee as may be prescribed in the regulations in respect of that license. *R.S.P.E.I. 1974, Cap. R-3, s.5; 2004, c.14, s.1.*

6. Application by partnership or corporation

- (1) A partnership or corporation that applies for an agent's license shall designate one individual who shall act as its representative.

Designated individual

- (2) The individual designated under subsection (1) shall be a person who
- (a) will be actively engaged in the partnership or corporation;
 - (b) has successfully completed the examinations prescribed by the regulations for a licensed agent; and
 - (c) is a licensed salesperson.

License issued

- (3) The license shall be issued in the name of the partnership or corporation.

Idem

- (4) The name of the representative designated under subsection (1) shall be set out on the license issued to the partnership or corporation. *R.S.P.E.I. 1974, Cap. R-3, s.6; 2004, c.14, s.2.*

7. Salesman's license conditional

- (1) A salesman may be licensed only as the salesman of a licensed agent.

Suspension of license on termination of employment

- (2) The termination of the employment of a salesman with a licensed agent shall operate as a suspension of the license of that salesman until notice in writing has been received by the Registrar from that or another licensed agent of his intention to re-employ or employ the salesman and until the salesman's license has been restored or renewed and the salesman has been notified in writing by the Registrar of the restoration or renewal.

Who may apply for salesman's license

- (3) Any associate, partner or employee of an individual who is a licensed agent, or any officer, member or employee of a partnership or corporation which is a licensed agent may apply for a salesman's license.

Statement by licensed agent with application

- (4) Every application for a salesman's license shall be accompanied by a statement made by or on behalf of the licensed agent for whom the applicant proposes to act as salesman
- (a) recommending the applicant as a fit and proper person to receive a salesman's license; and

30. No action for commission except by licensed person

No action shall be brought for commission or for remuneration for services in connection with a trade in real estate, unless at the time of rendering the services the person bringing the action was licensed or exempt from licensing, and, if any such action is brought, the court may stay it at any stage. *R.S.P.E.I. 1974, Cap. R-3, s.27.*

31. Action for commission, preconditions

An action shall not be brought to charge any person for the payment of a commission or other remuneration for the sale, purchase, exchange or lease of real estate unless

- (a) the agreement upon which the action is brought is in writing and signed by the party to be charged therewith or some person thereunto by him lawfully authorized;
- (b) the agent or his salesman has obtained an offer in writing that is accepted; or
- (c) the agent having been authorized in writing to list the property
 - (i) shows the property to the purchaser, or
 - (ii) introduces the purchaser to the vendor for the purpose of discussing the proposed sale, purchase, exchange or lease, and
 - (iii) the property is sold, purchased, exchanged or leased as between such purchaser and vendor. *R.S.P.E.I. 1974, Cap. R-3, s.28.*

32. Inducements to purchase, etc.

No agent or salesman shall, as an inducement to purchase, sell or exchange real estate, make any representation or promise that he or any other person will

- (a) resell or in any way guarantee or promise to resell any real estate offered for sale by him;
- (b) purchase or sell any of the purchaser's real estate;
- (c) procure a mortgage, extension of a mortgage, lease or extension of a lease; or
- (d) purchase or sell a mortgage or procure a loan,

unless the agent or salesman making it delivers to the person to whom the representation or promise is made, when it is made, a statement signed by the agent or salesman clearly setting forth all of the details of the representation or promise. *R.S.P.E.I. 1974, Cap. R-3, s.29.*

33. Individual to carry on business in own name

- (1) Subject to subsection (2), an agent who is an individual and who is not associated in partnership with another person shall carry on business in his own name only and shall not use any description, words or device that would indicate that his business is being carried on by more than one person or by a company.

Surviving partner

- (2) A surviving or remaining partner may carry on business in the name of the original partnership, if he publishes on all letterheads and circulars used by him in connection with his business the fact that he is the sole proprietor thereof. *R.S.P.E.I. 1974, Cap. R-3, s.30.*

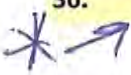
34. Trading without license, offence

No agent or salesman shall trade in real estate until he is notified in writing by the Registrar that he is licensed under this Act. *R.S.P.E.I. 1974, Cap. R-3, s.31.*

35. Holding out, without license, offence

A person who is not licensed as an agent shall neither directly nor indirectly hold himself out as being an agent and a person who is not registered as a salesman shall neither directly nor indirectly hold himself out as a salesman. *R.S.P.E.I. 1974, Cap. R-3, s.32.*

36. Advertising by agent

 Every agent shall, when advertising to purchase, sell, exchange or lease real estate, clearly indicate his own name as that of the party advertising and that he is an agent, and any reference to the name of a salesman in the advertisement shall clearly indicate the agent as being the employer of the salesman. *R.S.P.E.I. 1974, Cap. R-3, s.33.*

37. Employment of another's agent

No agent shall employ, permit or engage the salesman of another agent or person who is not a licensed salesman to trade in real estate, nor shall an agent pay commission or other remuneration to such salesman or person. *R.S.P.E.I. 1974, Cap. R-3, s.34.*

38. Salesman to trade only for his employer

No salesman shall trade in real estate on behalf of any agent other than the licensed agent who, according to the records of the Registrar, is his employer, and no salesman is entitled to or shall accept any commission or other remuneration for trading in real estate from any person except the licensed agent who is registered as his employer. *R.S.P.E.I. 1974, Cap. R-3, s.35.*

39. Acting on own behalf

No agent or salesman shall, either directly or indirectly,

- (a) purchase for himself;
- (b) make an offer to purchase for himself; or
- (c) acquire for himself any interest in,

real estate listed with him for sale, until he has clearly disclosed in writing to the listing owner that

- (d) he is purchasing the real estate or acquiring an interest therein for himself;
- (e) he is about to negotiate, is negotiating or has negotiated for the resale or other disposition of the real estate, if such is the case, giving full details of the negotiation; and
- (f) it is his intention to resell the real estate for his own account, if he intends so to do.

R.S.P.E.I. 1974, Cap. R-3, s.36.

40. Agent not to induce breaking of contract

- (1) No agent or salesman shall induce any party to a contract for sale or rental of real estate to break the contract for the purpose of entering into another contract for its sale or rental.

Exclusive listing, effect of

- (2) Unless agreed to in writing by the vendor, an agent is not entitled to claim commission from a vendor in respect of a trade in real estate, if the real estate is to the knowledge of that agent covered by an unexpired exclusive listing agreement with another licensed agent. *R.S.P.E.I. 1974, Cap. R-3, s.37.*



Licensed Real Estate Agents or Salespeople

Pursuant to the *Real Estate Trading Act*, all Real Estate Agents and Salespeople operating in Prince Edward Island must be licensed by the Registrar of Real Estate. Real Estate licences are valid for two years.

You can check whether your Real Estate Salesperson or Agent is licensed by searching their name in the search bar. If no listing appears, there is no current valid license in our system. This may indicate the salesperson or agent has let their license expire. Feel free to contact Registry and Licensing Services to verify a salesperson or agent license.

Check Real Estate Agents or Salespeople License

Neil Moore

No results were found using the search terms provided.

Published date: October 30, 2018

Justice and
Public Safety

General Inquiries

Financial and Consumer Services Division

1st Floor, Shaw Building (North Entrance)

105 Rochford Street

PO Box 2000

Charlottetown, PE C1A 7N8

Phone: 902-368-4550

Fax: 902-368-5283

ccs@gov.pe.ca

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Check Real Estate Agents or Salespeople License

Mike Thususka

No results were found using the search terms provided.

Published date: October 30, 2018

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Check Real Estate Agents or Salespeople License

City of Summerside

No results were found using the search terms provided.

Published date: October 30, 2018

Justice and
Public Safety

General Inquiries

Financial and Consumer Services Division

1st Floor, Shaw Building (North Entrance)

105 Rochford Street

PO Box 2000

Charlottetown, PE C1A 7N8

Phone: 902-368-4550

Fax: 902-368-5283

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Site of the Municipal Government



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Summerside

Prince Edward Island, Canada

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Technology](#)[Municipal](#)[HOME / CITY OF SUMMERSIDE DIRECTORY / ECONOMIC DEVELOPMENT](#)

Economic Development

Mike Thususka

Economic Development Director

mike@summerside.ca

902-432-0103

City of Summerside, 275 Fitzroy Street, Summerside, PE C1N 1H9

Neil Moore

Research Analyst

neil@summerside.ca

902-786-8562

City of Summerside, 275 Fitzroy Street, Summerside, PE C1N 1H9

Services

Police Services

Technical
Services



Prince Edward Island, Canada

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of Commerce

Government of
Prince Edward Island
Canada



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275 Fitzroy Street, Summerside, PE C1N 1H9 – 902.432.1230 – contactus@city.summerside.pe.ca

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The logo for the City of Summerside, featuring the name "City of Summerside" in a stylized script font.

Prince Edward Island, Canada

WHY SUMMERSIDE? ▾

NEWS

SECTORS ▾

VIDEOS

INVEST ▾

RESOURCES ▾

BUSINESS INFRASTRUCTURE ▾

CONTACT US

RESOURCES

A large banner image showing a modern brick building with large windows and glass doors. Overlaid on the image is the text "BUSINESS SPACE AND REAL ESTATE" in large, white, sans-serif capital letters.

BUSINESS SPACE AND REAL ESTATE

WHAT IS AVAILABLE IN REAL ESTATE?

This Available Sites Tool helps you find suitable business properties in Summerside. Properties can be searched using terms, size, price, or zoning. Each property is presented with its own Google map and image gallery. If you discover a property that interests you, it can be downloaded, or you can contact the

PROPERTY SEARCH

TYPE & TERMS:

all ▾

ZONING TYPE:

all ▾

SORT RESULTS:

date (newest-oldest) ▾

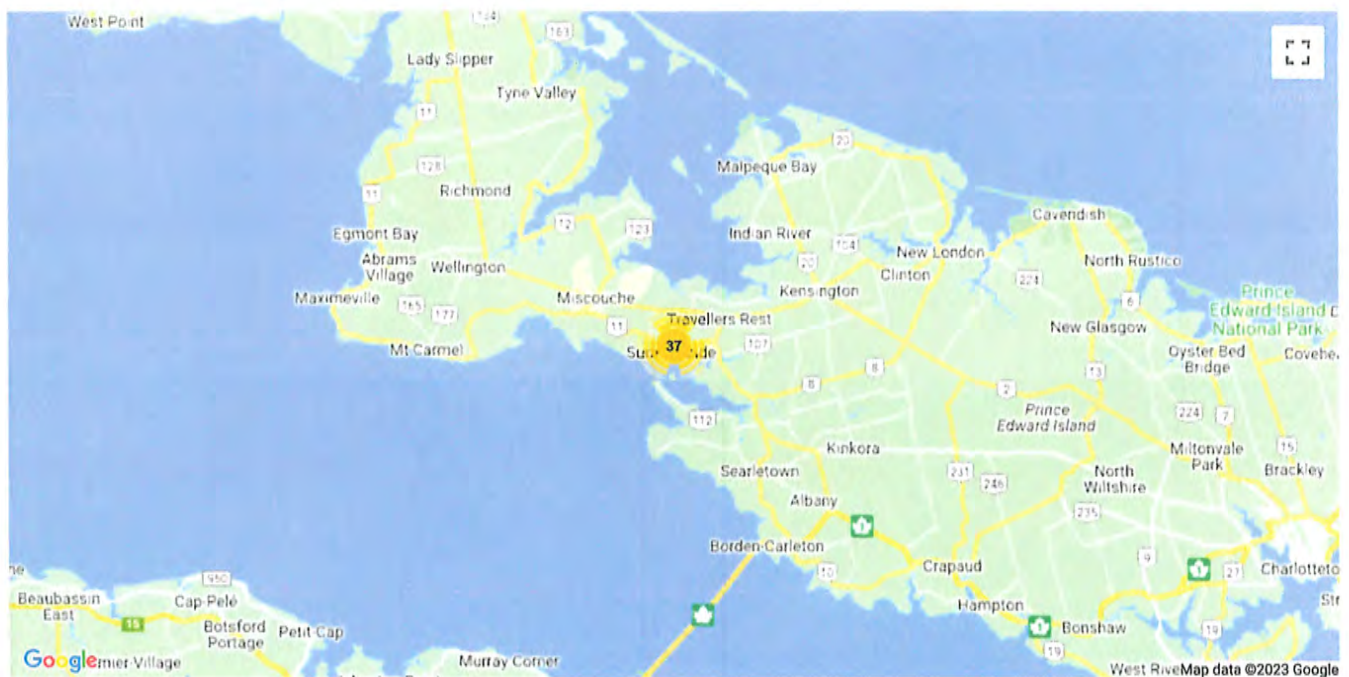
A red rectangular button with the word "SEARCH" in white, sans-serif capital letters.

SEARCH

The City-owned Electric Plant provides power to most establishments within City limits. The majority of these have water and sewer services provided by the City of Summerside as well.

If you have any questions about properties in Summerside, using this tool, or if you have your own property for sale or lease and would like it featured here, reach out to [Neil Moore](#).

SEARCH RESULTS (37)



216 GREEN



123 WATER



613 SOUTH



595 READ DRIVE,

SUMMERSIDE, PE, C1N 1Y4

| | |
|-----------------------|------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$249,900 |
| Zoning type: | Commercial |

[VIEW LISTING](#)

SUMMERSIDE, PE, C1N 1A8

| | |
|-----------------------|------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$599,900 |
| Zoning type: | Commercial |

[VIEW LISTING](#)

Available Sites

SUMMERSIDE, PE, C1N 3Z6

| | |
|---------------------------|-------------|
| Property type: | Building |
| Terms: | Lease |
| Lease price sq/ft: | \$22.40 |
| Available space: | 1,500 sq/ft |
| Zoning type: | Commercial |

[VIEW LISTING](#)

| | |
|---------------------------|----------------|
| Property type: | Building |
| Terms: | Lease |
| Lease price sq/ft: | Please Contact |
| Available space: | 1,500 sq/ft |
| Zoning type: | Commercial |

[VIEW LISTING](#)


622 WATER STREET EAST, SUMMERSIDE, PE, C1N 4H7

| | |
|---------------------------|------------|
| Property type: | Building |
| Terms: | Lease |
| Lease price sq/ft: | \$45.28 |
| Available space: | 318 sq/ft |
| Zoning type: | Commercial |

[VIEW LISTING](#)


613 SOUTH DRIVE, SUMMERSIDE, PE, C1N 3Z6

| | |
|-----------------------|------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$799,900 |
| Zoning type: | Commercial |

[VIEW LISTING](#)


2-11 WATER STREET, SUMMERSIDE, PE, C1N 1A2

| | |
|---------------------------|------------|
| Property type: | Building |
| Terms: | Lease |
| Lease price sq/ft: | \$29.00 |
| Available space: | 600 sq/ft |
| Zoning type: | Commercial |

[VIEW LISTING](#)


100-475 GRANVILLE STREET, SUMMERSIDE, PE, C1N 4P7

| | |
|---------------------------|----------------|
| Property type: | Building |
| Terms: | Lease |
| Lease price sq/ft: | Please Contact |
| Available space: | 547 sq/ft |
| Zoning type: | Commercial |

[VIEW LISTING](#)


106-516 MACEWEN ROAD, SUMMERSIDE, PE, C1N 5K4

| | |
|-----------------------|-----------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$500,000 |



201 WATER STREET, SUMMERSIDE, PE, C1N 1B4

| | |
|---------------------------|----------------|
| Property type: | Building |
| Terms: | Lease |
| Lease price sq/ft: | Please Contact |
| Available space: | 0 sq/ft |



149 POPE ROAD, SUMMERSIDE, PE, C1N 5C6

| | |
|-----------------------|-------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$1,250,000 |
| Zoning type: | Industrial |

[VIEW LISTING](#)


30 GREENWOOD DRIVE, SUMMERSIDE, PE, C1N 3Y1

| | |
|---------------------------|----------------|
| Property type: | Building |
| Terms: | Lease |
| Lease price sq/ft: | Please Contact |
| Available space: | 0 sq/ft |

Zoning type: Commercial

[VIEW LISTING](#)

[VIEW LISTING](#)

[VIEW LISTING](#)



478 GRANVILLE STREET,
SUMMERSIDE,
PE, C1N 4K6

| | |
|--------------------|-------------|
| Property type: | Building |
| Terms: | Lease |
| Lease price sq/ft: | \$15.36 |
| Available space: | 2,500 sq/ft |
| Zoning type: | Commercial |

[VIEW LISTING](#)



500 READ DRIVE,
SUMMERSIDE,
PE, C1N 5A9

| | |
|----------------|-------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$1,490,000 |
| Zoning type: | Commercial |

[VIEW LISTING](#)



37 CENTRAL STREET,
SUMMERSIDE,
PE, C1N 3K8

| | |
|----------------|------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$409,000 |
| Zoning type: | Commercial |

[VIEW LISTING](#)



15 & 17 BROCKVILLE STREET,
SUMMERSIDE,
PE, C1N 2S2

| | |
|----------------|------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$800,000 |
| Zoning type: | Commercial |

[VIEW LISTING](#)



294 WATER STREET,
SUMMERSIDE,
PE, C1N 1B8

| | |
|----------------|-------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$1,530,000 |
| Zoning type: | Commercial |

[VIEW LISTING](#)



602 WATER STREET EAST,
SUMMERSIDE,
PE, C1N 4H7

| | |
|----------------|------------|
| Property type: | Building |
| Terms: | Sale |
| Price: | \$490,000 |
| Zoning type: | Commercial |

[VIEW LISTING](#)



301 ALL WEATHER HIGHWAY,
SUMMERSIDE,
PE, C1N 5A6

| | |
|-------------------|-------------|
| Property type: | Land |
| Terms: | Sale |
| Price: | \$1,850,000 |
| Property acreage: | 64.00 acres |
| Zoning type: | Commercial |

[VIEW LISTING](#)



WATER STREET EAST,
SUMMERSIDE,
PE, C1N 4J1

| | |
|-------------------|------------|
| Property type: | Land |
| Terms: | Sale |
| Price: | \$199,000 |
| Property acreage: | 0.60 acres |
| Zoning type: | Commercial |

[VIEW LISTING](#)



601 READ DRIVE,
SUMMERSIDE,
PE, C1N 5C2

Property type: Land
Terms: Sale
Price: \$375,000
Property acreage: 6.61 acres
Zoning type: Commercial

[VIEW LISTING](#)

27 CENTRAL
STREET,
SUMMERSIDE,
PE, C1N 3K8

Property type: Building
Terms: Sale
Price: \$1,090,000
Zoning type: Commercial

[VIEW LISTING](#)

8-454
GRANVILLE
STREET,
SUMMERSIDE,
PE, C1N 4K7

Property type: Building
Terms: Lease
Lease price sq/ft: Please Contact
Available space: 1,300 sq/ft
Zoning type: Commercial

[VIEW LISTING](#)

340 WATER
STREET,
SUMMERSIDE,
PE, C1N 1C3

Property type: Building
Terms: Sale
Price: \$1,500,000
Zoning type: Commercial

[VIEW LISTING](#)



290-292 WATER
STREET,
SUMMERSIDE,
PE, C1N 1B8

Property type: Building
Terms: Sale
Price: \$1,600,000
Zoning type: Commercial

[VIEW LISTING](#)



674 WATER
STREET EAST,
SUMMERSIDE,
PE, C1N 4J1

Property type: Building
Terms: Lease
Lease price sq/ft: Please Contact
Available space: 0 sq/ft
Zoning type: Commercial

[VIEW LISTING](#)



700 READ DRIVE,
SUMMERSIDE,
PE, C1N 4J5

Property type: Land
Terms: Sale
Price: \$1,750,000
Property acreage: 26.54 acres
Zoning type: Commercial

[VIEW LISTING](#)



107-516
MACEWEN
ROAD,
SUMMERSIDE,
PE, C1N 5K4

Property type: Building
Terms: Sale
Price: \$500,000
Zoning type: Commercial

[VIEW LISTING](#)



465 WATER
STREET,
SUMMERSIDE,
PE, C1N 1C9

Property type: Building
Terms: Sale
Price: \$1,150,000



GRANVILLE
STREET,
SUMMERSIDE,
PE

Property type: Land
Terms: Sale
Price: \$650,000



160-475
GRANVILLE
STREET,
SUMMERSIDE,
PE, C1N 4P7

Property type: Building
Terms: Sale
Price: \$1,000,000



67 NORTH
DRIVE,
SUMMERSIDE,
PE, C1N 4E7

Property type: Land
Terms: Sale
Price: \$299,900

[VIEW LISTING](#)

Zoning type: Commercial

[VIEW LISTING](#)

Available Sites

Available space: 3,575 sq/ft
Zoning type: Commercial

Zoning type: Commercial

[VIEW LISTING](#)[VIEW LISTING](#)

604 WATER STREET EAST,
SUMMERSIDE,
PE, C1N 4H7

Property type: Land
Terms: Sale
Price: \$249,500
Property acreage: 0.79 acres
Zoning type: Commercial

[VIEW LISTING](#)

3C-454 GRANVILLE STREET,
SUMMERSIDE,
PE, C1N 4K7

Property type: Building
Terms: Lease
Lease price sq/ft: Please Contact
Available space: 4,040 sq/ft
Zoning type: Commercial

[VIEW LISTING](#)

185-475 GRANVILLE STREET,
SUMMERSIDE,
PE, C1N 4P7

Property type: Building
Terms: Lease
Lease price sq/ft: Please Contact
Available space: 1,450 sq/ft
Zoning type: Commercial

[VIEW LISTING](#)

171-475 GRANVILLE STREET,
SUMMERSIDE,
PE, C1N 4P7

Property type: Building
Terms: Lease
Lease price sq/ft: Please Contact
Available space: 1,575 sq/ft
Zoning type: Commercial

[VIEW LISTING](#)

180-475 GRANVILLE STREET,
SUMMERSIDE,
PE, C1N 4P7

Property type: Building
Terms: Lease
Lease price sq/ft: Please Contact
Available space: 2,404 sq/ft
Zoning type: Commercial

[VIEW LISTING](#)

This is Exhibit "45" referred to in
the affidavit of Randy Pitre
sworn before me in Charlottetown, P.E.I.
on the 2 day of April 2023

A Commissioner for Affidavits
Supreme Court of P.E.I.



Strategic

Apr 30, 2022 · 🌐

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STREET
SUMMERSIDE, PE
C1N 1H9

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PEI Business / Corporate Registry - Original

Please note: You may need to search two corporate registries until we fully transition to our new online registry system.

If the business name you are searching does not appear below, you may find it in the other corporate registry at PEI Business Corporate Registry

NuCity Plaza

No results were found using the search terms provided.

Published date: November 2, 2018

Justice and
Public Safety

General Inquiries

Financial and Consumer Services Division

1st Floor, Shaw Building (North Entrance)

105 Rochford Street

PO Box 2000

Charlottetown, PE C1A 7N8

Phone: 902-368-4550

Fax: 902-368-5283

ccs@gov.pe.ca

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Check Real Estate Agents or Salespeople License

NuCity Plaza

No results were found using the search terms provided.

Published date: October 30, 2018

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Public Safety

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Charlottetown, PE C1A 7N8

Phone: 902-368-4550

Fax: 902-368-5283

ccs@gov.pe.ca



This is Exhibit "34 G" referred to in
the affidavit of Randy Pitre
sworn before me in Charlottetown, P.E.I.
on the 4 day of April, 2023

E. Murray
A Commissioner for Affidavits
Supreme Court of P.E.I.

COMPANYTRADENAMESOWNER

| | | | |
|----|-------------------------------------|----------------------------|---------------|
| 1 | Strategic Holdings Inc. | | Nathan Kember |
| 2 | NK Quality Restoration Inc | " | Nathan Kember |
| 3 | | Strategic Construction | Nathan kember |
| 4 | | Strategic Flooring | Nathan Kember |
| 5 | | Paul Davis PEI | Nathan kember |
| 6 | | Paul Davis Restoration PEI | Nathan Kember |
| 7 | NuCity Plaza | | Nathan Kember |
| 8 | JW Parnham Construction Ltd | Amalgamated 102454 PEI INC | Nathan Kember |
| 9 | 102454 P.E.I. Inc. | Prestige Kitchens | Nathan Kember |
| 10 | | Prestige Home Decore | Nathan kember |
| 11 | | Prestige Flower Studio | Nathan Kember |
| 12 | 102455 P.E.I. Inc | Paul Davis PEI | Nathan Kember |
| 13 | 102531 P.E.I. Inc | | Nathan Kember |
| 14 | Omega Real Estate | | Nathan Kember |
| 15 | Omega Property Development | | Nathan Kember |
| 16 | Omega Rentals | | Nathan Kember |
| 17 | Platinum Furniture | | Nathan Kember |
| 18 | Platinum Kitchens | | Nathan Kember |
| 19 | Platinum Floors | | Nathan Kember |
| 20 | Platinum Floral Décor | | Nathan Kember |
| 21 | Strategic Business Center | | Nathan Kember |
| 22 | Strategic Enterprises Inc | | Nathan kember |
| 23 | Strategic Enterprises | | Nathan Kember |
| 24 | Strategic Cold Storage | | Nathan Kember |
| 25 | Strategic Equipment Rentals & Sales | | Nathan Kember |
| 26 | Strategic Municipal Products | | Nathan Kember |
| 27 | Strategic Flooring | Strategic Flooring | Nathan Kember |
| 28 | Strategic Landscaping | | Nathan Kember |
| 29 | Strategic Sales | | Nathan Kember |
| 30 | Strategic Property Management | | Nathan Kember |
| 31 | Strategic Associates | | Nathan Kember |
| 32 | Strategic Cabinetry & Furniture | | Nathan kember |
| 33 | Strategic Design | | Nathan Kember |
| 34 | Strategic Real Estate | | Nathan Kember |
| 35 | Strategic Technologies | | Nathan Kember |
| 36 | Strategic Construction | Strategic Construction | Nathan Kember |

Scott Kember

RE: Confirmation of of this Company " Strategic enterprises inc. "

Consumer and Corporate Services <ccs@gov.pe.ca>

Fri 12/2/2022 9:36 AM

To: Randy Pitre <RandyPitre67@outlook.com>

Hi Randy

After reviewing our registries I do not see anything registered in PEI with this entity name.

Please let me know if we can assist you further.

Thanks
Natasha

Natasha Monaghan (she/her)

Administrative Assistant

Financial & Consumer Services

nmonaghan@gov.pe.ca

Phone: 902-368-4550 ext. #1

Justice & Public Safety

Government of Prince Edward Island

1st floor, Shaw North Building

105 Rochard Street

P.O. Box 2000

Charlottetown, PE C1A 7N8

www.PrinceEdwardIsland.ca

From: Randy Pitre <RandyPitre67@outlook.com>

Sent: Friday, December 2, 2022 8:52 AM

To: Consumer and Corporate Services <ccs@gov.pe.ca>

Subject: Confirmation of of this Company " Strategic enterprises inc. "

You don't often get email from randypitre67@outlook.com. [Learn why this is important](#)

I have a document that has been presented to me with one of the parties identifying themselves as " **Strategic enterprises inc.** " I have done a search online thru your registry thru the old and new system and this corporate name is not showing up under any status when searched. Can you conduct a search and confirm the existence or non existence of this company name and confirm by e-mail.

Thanks

Kind Regards

Randy

Caution External Email - Do not click links or open attachments unless you recognize the sender.



Justice and
Public Safety

Financial and Consumer Services

PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Justice et
Sécurité publique



Services financiers et aux consommateurs

C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

March 24, 2023

VIA EMAIL

Randy Pitre
RandyPitre67@outlook.com

Dear Mr. Pitre:

Re: Confirmation of Corporate Registry Status

Further to your email request of March 23, 2023, we completed a search of the below listed names in our new and old corporate registries:

- | | |
|------------------------------|---|
| 1. Omega Real Estate | 11. Strategic technologies |
| 2. Omega Property | 12. Strategic Equipment Rentals & sales |
| 3. Omega Rentals | 13. Strategic Municipal Products |
| 4. Platinum Kitchens | 14. Strategic Flooring |
| 5. Platinum Floors | 15. Strategic landscaping |
| 6. Platinum Floral decor | 16. Strategic Sales |
| 7. Strategic Business Center | 17. Strategic Property Management |
| 8. Strategic Enterprises Inc | 18. Strategic Associates |
| 9. Strategic Enterprises | 19. Strategic Cabinetry & Furniture. |
| 10. Strategic Cold Storage | |

We confirm that STRATEGIC FLOORING is actively registered as a trade name by NK QUALITY RESTORATION INC. We note that STRATEGIC CONSTRUCTION is also actively registered as a trade name by NK QUALITY RESORTATION INC.

Regards,