

CIVIC PLANNING SOLUTIONS INC.

Urban & Rural Land Use Planning

61 Trailview Dr.

Tillsonburg, ON N4G 0C6

June 15, 2022



Jennifer Catarino, Sr. Planner
Norfolk County
185 Robinson St. suite 200
Simcoe, ON N3Y 5L6

Dear Jennifer:

Subject: AGinvest Farmland IV Inc. Severance for 217 Highway 24E

Please see attached the resubmitted severance application. The septic system has now been replaced. I have attached a new septic review form and report from the Building Department.

You had raised several questions in your letter of February 7, 2022. I can advise that the well located on the south side of the lot to be severed is not servicing or connected to the existing barn located on the retained parcel. I can also confirm that the power line connected to the barn will be removed.

I trust that this is the information you required.

Yours truly,


David Roe Agent

217 Highway 24E

For Office Use Only:

File Number BNPL-2021359
Related File Number ANPL2021360
Pre-consultation Meeting N/A
Application Submitted OCT. 7, 2021
Complete Application yes

Application Fee 3367.⁰⁰
Conservation Authority Fee 1560
Well & Septic Info Provided 500.00 ✓ pd
Planner yes
Public Notice Sign Lianne Vagstad

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310493050193000000

A. Applicant Information

Name of Owner AGinvest Farmland IV Inc.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 80 Kell Dr. Suite 3
Town and Postal Code Chatham ON N7M 3H1
Phone Number 519-352-8413
Cell Number 519-784-7339
Email info@aginvestcanada.com

Purchaser of Farmland

Name of Applicant

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____



Name of Agent David Roe , Civic Planning Solutions Inc.
Address 61 Trailview Dr.
Town and Postal Code Tillsonburg, ON N4G 0C6
Phone Number
Cell Number 519-983-8154
Email civicplanningsolutions@nor-del.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner ☐ Agent ☒ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

none

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Charlotteville Lot 3, Con 3

Municipal Civic Address: 217 Highway 24E

Present Official Plan Designation(s): Agricultural and Hazard land

Present Zoning: A and HL

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural cash crops

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

dwelling, garage and barn

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Nothing proposed

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒
If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

Agricultural

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

| | Existing | Proposed |
|--|----------|----------|
| Please indicate unit of measurement, for example: m, m ² or % | | |
| Lot frontage | 678m | |
| Lot depth | 895m | |
| Lot width | 1071m | |
| Lot area | 175.5ac | |
| Lot coverage | | |
| Front yard | | |
| Rear yard | | |
| Left Interior side yard | | |
| Right Interior side yard | | |
| Exterior side yard (corner lot) | | |

2. Please outline the relief requested (assistance is available):

Section 12.1.2 b) lot frontage - Min 30m proposed 15m

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Reduced lot frontage is request in order to minimize loss of agricultural land resulting from severance

4. Description of land intended to be severed in metric units:

| | |
|---------------|-------------------------------|
| Frontage: | 15m |
| Depth: | 306.1m |
| Width: | 61.5m |
| Lot Area: | 7374.1m ² (1.82ac) |
| Present Use: | Agricultural |
| Proposed Use: | Residential |

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: 663m

Depth: 895m

Width: 1071m

Lot Area: 173.6ac

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Barn

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: See attached sheet

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: See attached sheet
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: See attached sheet
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: See attached sheet
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (for example: gas station, or petroleum storage): _____
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:
knowledge of owner

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

No change in land use

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

not within a source water protection area

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☒ On the subject lands or ☒ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)
- ☒ Open ditches

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

St. John's Road West and Hillcrest Road

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.


Owner/Applicant/Agent Signature


Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We AGinvest Farmland IV Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe, Civic Planning Solutions Inc. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.


I have power to bind the corporation

Owner

2021-09-14
Date

Date

K. Declaration

I, David Roe of Oxford County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I 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*.

Declared before me at:

Delhi


Owner/Applicant/Agent Signature

In Norfolk County

This 27th day of SEPTEMBER

A.D., 20 21



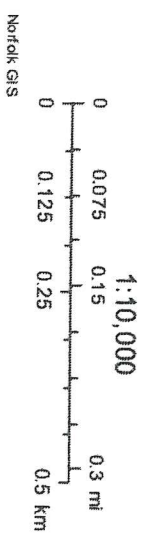
A Commissioner, etc.

Leanne Carle Robinson, a Commissioner etc.
Province of Ontario
for John R. Hanselman, Barrister & Solicitor
Expires August 25, 2024

☐ Land Parcels

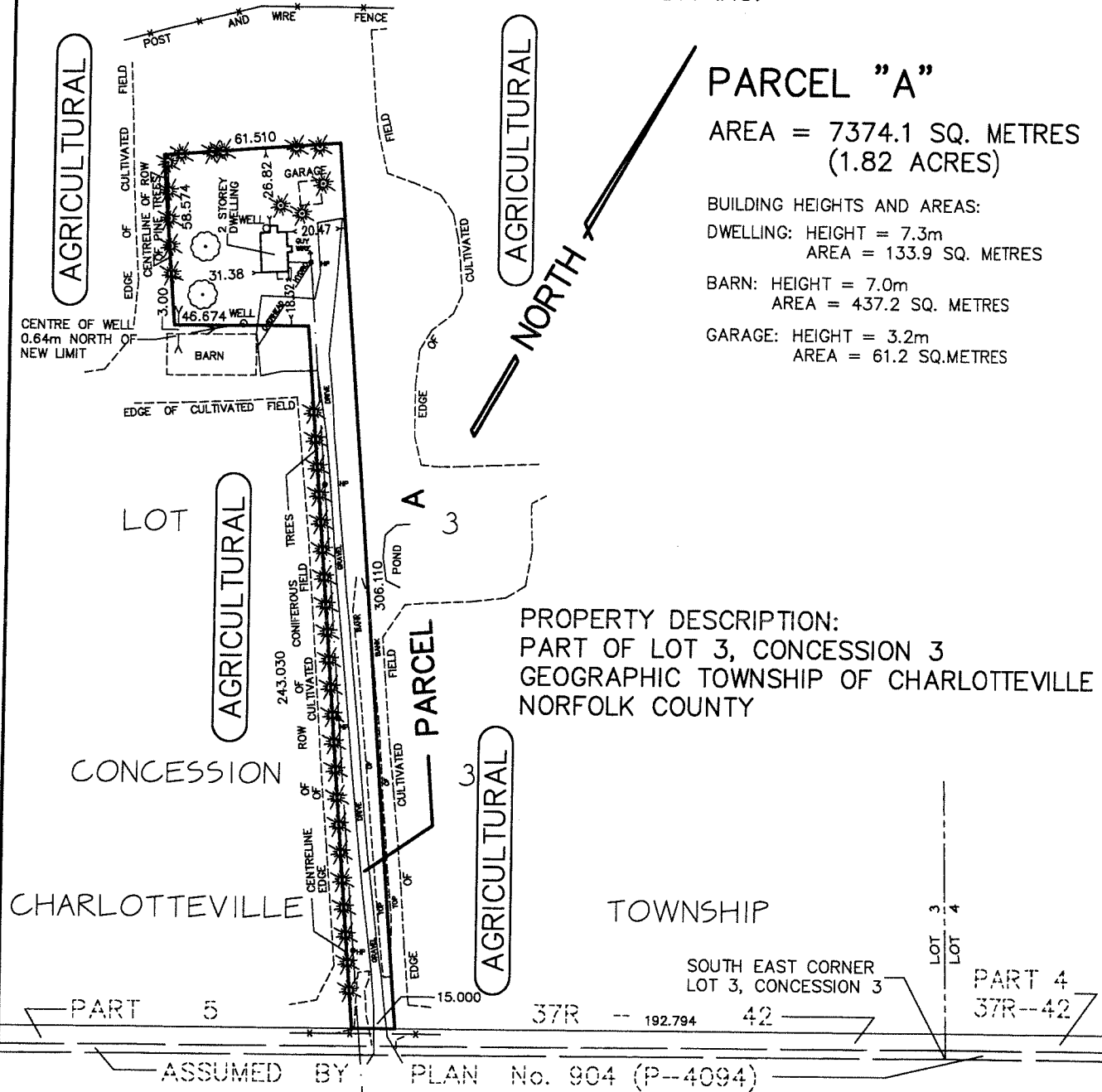
Plan Lines

 DraftPlan



SKETCH

ILLUSTRATING PROPOSED SEVERANCE
FOR: AGINVEST FARMLAND PROPERTIES CANADA INC.



ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3
NORFOLK COUNTY HIGHWAY 24 EAST

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 21-17063SKETCH REFERENCE: FILE DISK No.

Revised July 25, 2021

AGinvest Farmland Properties in Norfolk County

| Owners Name | Farm Name (internal) | Roll Number | Address | Total Acres | Workable Acres | Dwelling Present |
|----------------------------|---------------------------------|--|--|-------------|----------------|------------------|
| AGinvest Farmland Two Inc. | 8 th Concession Farm | 33105420302020000000 | 195 8 th Concession Road, Langton | 106.76 | 75 | Yes (1950s) |
| AGinvest Farmland IV Inc. | Hillcrest Farm | 33104020100660000000 | 737 Hillcrest Road, Simcoe | 44.4 | 40 | Yes (1920) |
| AGinvest Farmland IV Inc. | Hillcrest Farm (2) | 33103370300010000000 | 747 Hillcrest Road, Simcoe | 41.2 | 40 | No |
| AGinvest Farmland Two Inc. | Deli Farm North | 33105420300780000000 | 116 10 th concession Rd, Langton | 159.2 | 137 | Yes (1950s) |
| AGinvest Farmland Two Inc. | Deli Farm South | 33105420301510000000 | Behind (1150 Norfolk County Rd 45, Langton) | 94 | 70 | No |
| AGinvest Farmland IV Inc | Simcoe 170 | 33104930501930000000 33104930501901000000 | 217 Norfolk 24 E, St Williams | 284 | 178 | Yes (1960s) |
| AGinvest Farmland One Inc. | Hwy 3 Farm | 33105450100390000000 | | 114.8 | 83 | No |
| AGinvest Farmland Two Inc. | Cultus Farm | 3310545020161000000 33105450201770000000 | | 94.75 | 56.3 | No |

Building and By-Law
Simcoe: 185 Robinson Street
Suite 200
Simcoe, ON N3Y 5L6
519-426-5870 ext. 6016

Norfolk County Building Department
Inspection Report
PRSEP20220441

Inspection Date: May 27, 2022
Address: 217 NORFOLK COUNTY HIGHWAY 24 EAST

Building Inspector: Doug McMillan
Inspection: Septic - Mantel Inspection
Inspection Outcome: **Passed**

Deficiencies / Comments / Notes:

reids 6900 liter 2 compartment septic tank complete with filter
6 runs 5.8 meters , iron corner markers installed , filter cloth installed
ok to backfill bed area

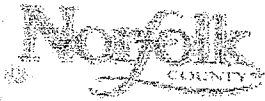
Additional Items / Code References:

Doug McMillan
Building Inspector III
(519) 426-5870 Ext. 8082
Doug.McMillan@norfolkcounty.ca
185 Robinson Street, Suite 100, Simcoe, ON

Communications:

Inspection requests: Phone: 519-426-5870 ext. 4677 (INSP) and leave a message
Email: inspections@norfolkcounty.ca

Please include your name, civic address, permit number, type of inspection and the date of the inspection request. Inspection requests must be in by 3:00pm, 1-2 days in advance to be conducted. The inspector will contact you prior to the inspection to setup an approximate time.



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

| | | | | | |
|--|--|---|--|--|---------------|
| OFFICE USE ONLY | | FILE NO.: | | DATE RECEIVED: | |
| PROPERTY INFORMATION | | Municipal Address: 217 Norfolk 24E | | | |
| Owner: Kent Wilmore | | a Director of Aginvest Farland IV Inc. | | Lot: 3-4 | Concession: 3 |
| Lot Area: 7374.1 m ² | Lot Frontage: 15 m | Assessment Roll No. 3310 493 050 19010 000, 3310 493 050 19300 000 | | | |
| PURPOSE OF EVALUATION | <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____ | | | | |
| BUILDING INFORMATION | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural | | | | |
| Building Area: 215 m ² | No. of Bedrooms: 5 | No. of Fixture Units: 25.5 | Is the building currently occupied? Yes / No If No, how long? 2 Years | | |
| EVALUATOR'S INFORMATION | Evaluator's Name: Nathan Malcolm | | Company Name: Malcolm Holdings Inc. | | |
| Address: 385432 Highway 59, Burgessville | Postal Code: N0J 1C0 | | Phone: 519-124-5000 | | |
| Email: nathan@malcolmhldingsinc.ca | BCIN # 34822 | | | | |
| SITE EVALUATION | Ground Cover (trees, bushes, grass, impermeable surface): Grass | | | Soil Type: Sand | |
| Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep | Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry | | Depth of Water Table: 12 ft. | | |
| Surface Discharge Observed: Yes No | Odour Detected: Yes No | | Current Weather (at time of evaluation): 20 degrees, Cloudy | | |
| SYSTEM EVALUATION | Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank) | | | | |
| Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____ | | Size: 6900L Gal. | | Pump: Yes No | |
| Distribution System: Area: <input type="checkbox"/> Trench Bed <input checked="" type="checkbox"/> Filter Medium | | No. of Tile Runs: 6 | Total Length of Tile: 5.8m | Distance Between Tile Runs: 0.97m | |
| Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____ | | Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined | | Cover: <input checked="" type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded | |
| Setbacks: | | Tank | | Distribution Pipe | |
| Distance to Buildings & Structures (ft) | 42' | | 90' | | |
| Distance to Bodies of Water (ft) | 500' | | 450' | | |
| Distance to Nearest Well (ft) | 52' | | 53' | | |
| Distance to Proposed Property Lines | Front 80' Rear 100' Side 50' Side 150' | | Front 116' Rear 60' Side 40' Side 170' | | |

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.

Additional Comments:

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Kent Willmore (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature

Date

June 2nd / 2022

EVALUATOR:

1. I, Nathan Malcolm declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature

Date

June 2, 2022

BUILDING DIVISION COMMENTS

Comments:

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date

Revised: March 16, 2016

Request ID: 025579627
Demande n°:
Transaction ID: 077917083
Transaction n°:
Category ID: CT
Catégorie:

Province of Ontario
Province de l'Ontario
Ministry of Government Services
Ministère des Services gouvernementaux

Date Report Produced: 2021/01/21
Document produit le:
Time Report Produced: 16:15:41
Imprimé à:

Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

AGINVEST FARMLAND IV INC.

Ontario Corporation No.

Numéro matricule de la personne morale en
Ontario

002810119

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

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

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

JANUARY 21 JANVIER, 2021



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

Request ID / Demande n°
25579627

Ontario Corporation Number
Numéro de la compagnie en Ontario
2810119

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

1. The name of the corporation is: *Dénomination sociale de la compagnie:*
AGINVEST FARMLAND IV INC.

2. The address of the registered office is: *Adresse du siège social:*

| | |
|--|---------------------------|
| 80 | Suite 3 |
| (Street & Number, or R.R. Number & if Multi-Office Building give Room No.) (Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau) | |
| CHATHAM | ONTARIO |
| CANADA | N7M 3H1 |
| (Name of Municipality or Post Office) (Nom de la municipalité ou du bureau de poste) | (Postal Code/Code postal) |

3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*

| | |
|-----------|------------|
| Minimum 1 | Maximum 10 |
|-----------|------------|

4. The first director(s) is/are: *Premier(s) administrateur(s):*

| | |
|---|--|
| First name, initials and surname <i>Prénom, initiales et nom de famille</i> | Resident Canadian State Yes or No <i>Résident Canadien Oui/Non</i> |
| Address for service, giving Street & No. or R.R. No., Municipality and Postal Code | <i>Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal</i> |

- * KENT YES
WILLMORE
10623 RIVER LINE

CHATHAM ONTARIO
CANADA N7M 5J4

Request ID / Demande n°
25579627

Ontario Corporation Number
Numéro de la compagnie en Ontario
2810119

4. The first director(s) is/are:

Premier(s) administrateur(s):

First name, initials and surname
Prénom, initiales et nom de famille

Resident Canadian State Yes or No
Résident Canadien Oui/Non

Address for service, giving Street & No.
or R.R. No., Municipality and Postal Code

*Domicile élu, y compris la rue et le
numéro, le numéro de la R.R., ou le nom
de la municipalité et le code postal*

* WILLIAM J.

YES

LOUCKS

168 VICTORIA AVENUE

CHATHAM ONTARIO

CANADA N7L 3A6

Request ID / Demande n°
25579627

Ontario Corporation Number
Numéro de la compagnie en Ontario
2810119

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.
Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.

None

6. The classes and any maximum number of shares that the corporation is authorized to issue:
Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:

an unlimited number of Common Shares

Request ID / Demande n°
25579627

Ontario Corporation Number
Numéro de la compagnie en Ontario
2810119

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series: *Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions que peut être émise en série:*

None

Request ID / Demande n°
25579627

Ontario Corporation Number
Numéro de la compagnie en Ontario
2810119

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:
L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:

None

Request ID / Demande n°
25579627

Ontario Corporation Number
Numéro de la compagnie en Ontario
2810119

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

None

Request ID / Demande n°
25579627

Ontario Corporation Number
Numéro de la compagnie en Ontario
2810119

10. The names and addresses of the incorporators are
Nom et adresse des fondateurs

First name, initials and last name
or corporate name

*Prénom, initiale et nom de
famille ou dénomination sociale*

Full address for service or address of registered office or of principal place of business
giving street & No. or R.R. No., municipality and postal code

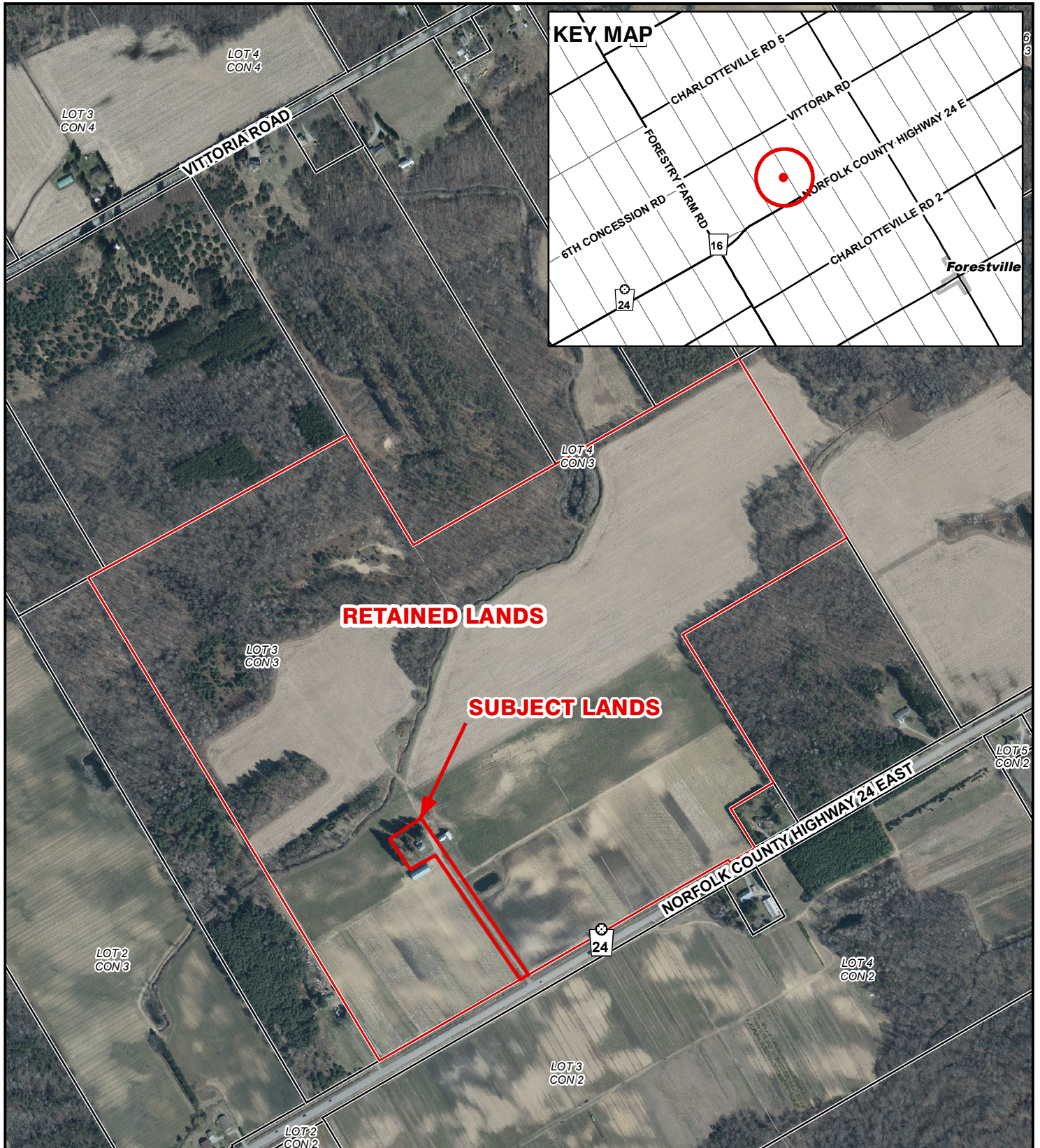
*Domicile élu, adresse du siège social au adresse de l'établissement principal, y compris
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

* KENT WILLMORE

80 KEIL DRIVE Suite 3

CHATHAM ONTARIO
CANADA N7M 3H1

AGINVEST FARMLAND PROPERTIES CANADA INC.

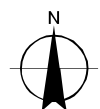


Legend

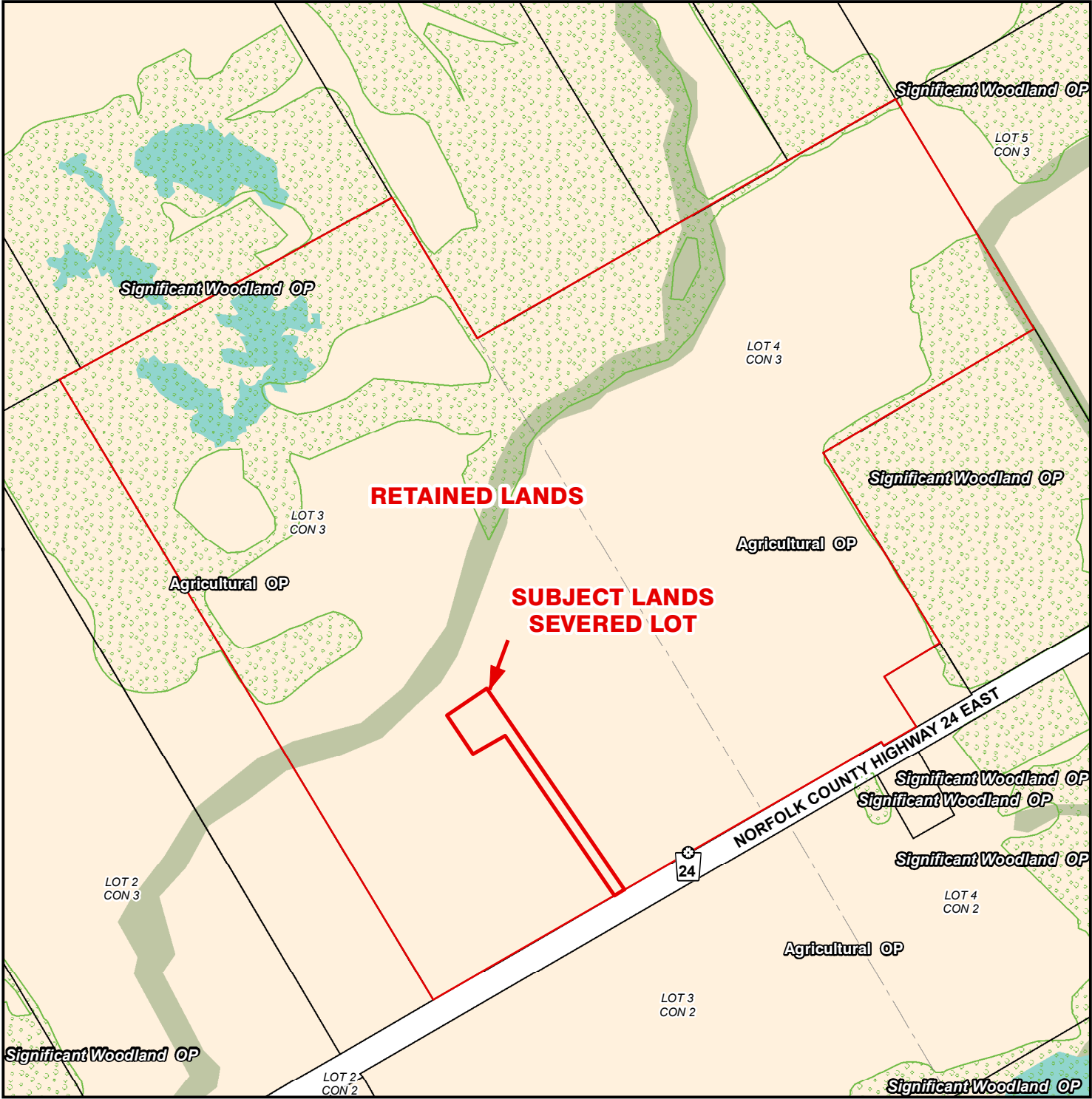
-  Subject Lands
-  Lands Owned

2020 Air Photo



7/14/2022







60 30 0 60 120 180 240 Meters



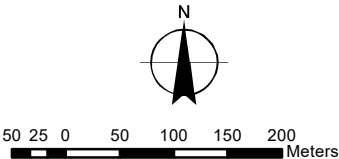
Legend

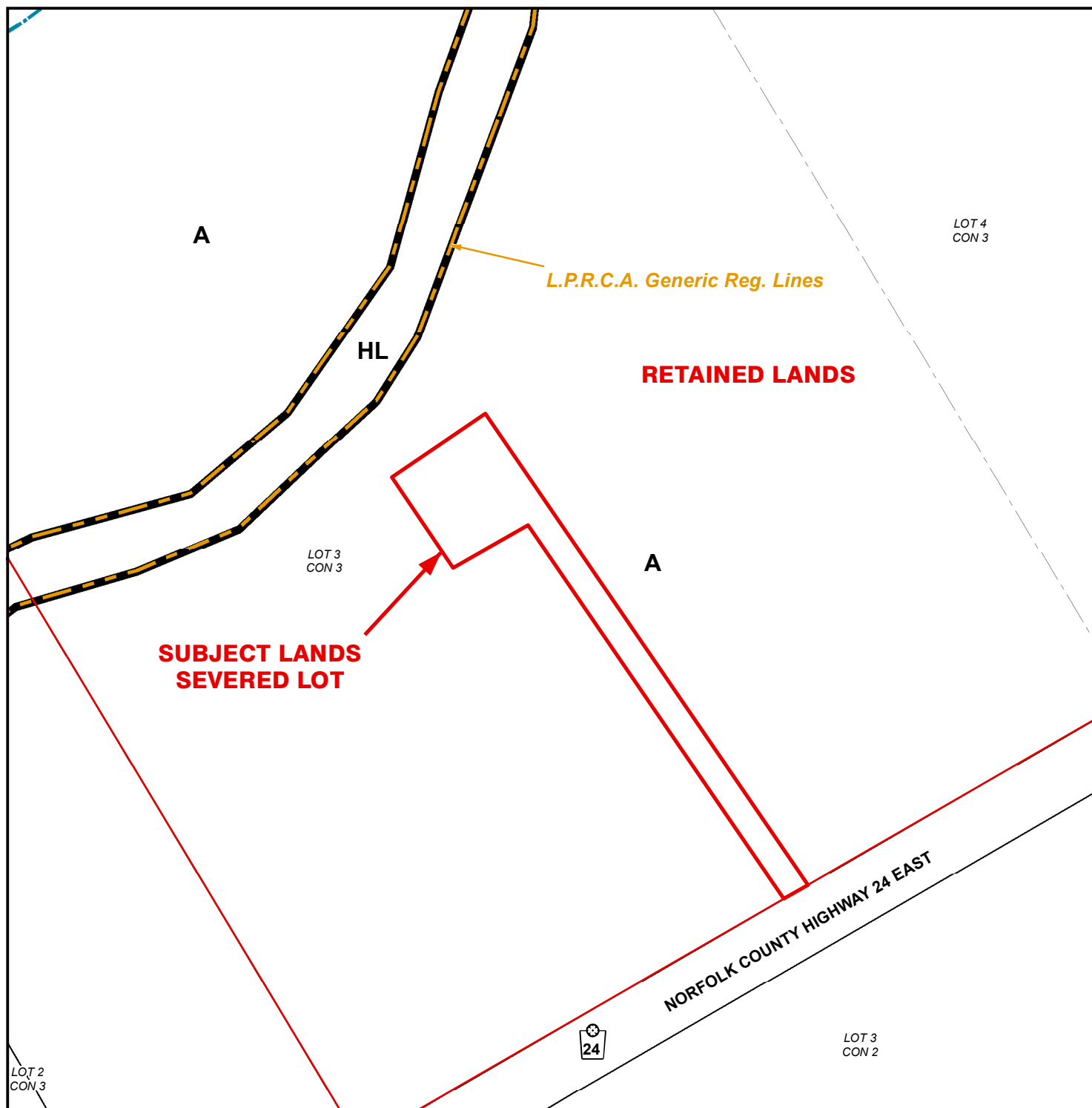
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Provincially Significant Wetland
-  Significant Woodland

7/14/2022





LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- LPRCA Generic RegLines

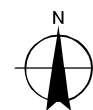
ZONING BY-LAW 1-Z-2014

7/14/2022

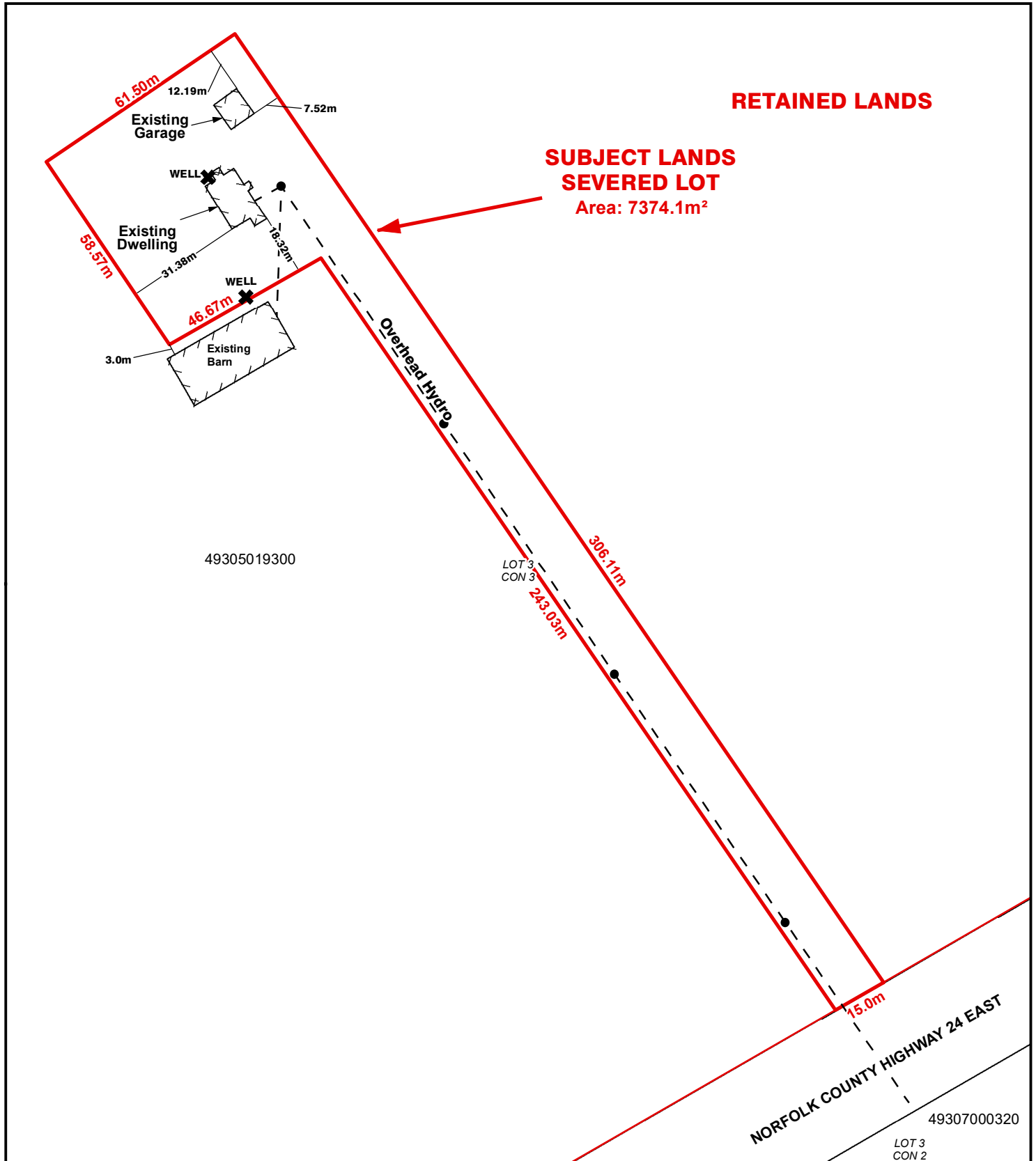
(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone

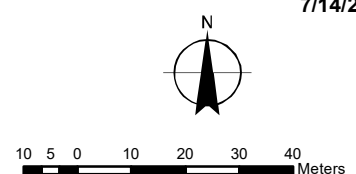


20 10 0 20 40 60 80 Meters



Legend

- Subject Lands
- Lands Owned



Geographic Township of CHARLOTTEVILLE

ANPL2021360



A scale bar with markings at 10, 5, 0, 10, 20, 30, and 40 meters.