

**For Office Use Only:**

File Number \_\_\_\_\_  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application \_\_\_\_\_

Application Fee \_\_\_\_\_  
Conservation Authority Fee \_\_\_\_\_  
Well & Septic Info Provided \_\_\_\_\_  
Planner \_\_\_\_\_  
Public Notice Sign \_\_\_\_\_

**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 → Recognize deficiencies in BNPL2023350  
☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 541-050-03700-0000

**A. Applicant Information**

**Name of Owner**

Tillvalley Farms 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**

1337 Colonel Talbot Rd

**Town and Postal Code**

Courtland, Ontario, N0J 1E0

**Phone Number**

519-550-4175

**Cell Number**

519-550-4175

**Email**

ann@tillvalleyfarms.com

**Name of Applicant**

Tillvalley Farms Inc.

**Address**

1337 Colonel Talbot Rd

**Town and Postal Code**

Courtland, Ontario, N0J 1E0

**Phone Number**

519-550-4175

**Cell Number**

519-550-4175

**Email**

ann@tillvalleyfarms.com

Name of Agent

None

Address

Town and Postal Code

Phone Number

Cell Number

Email

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 owner and agent noted above.

☒ Owner

☐ Agent

☐ Applicant

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

Farm Credit Canada - 4-421 Queensway W  
Simcoe, Ontario  
N3Y 2N4

**B. Location, Legal Description and Property Information**

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

MID CON NTR PT LOT 151 (Middleton)

Municipal Civic Address: 795 Bell Mill Side Rd, Tillsonburg

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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:

Farming - This is a farm with a farm house and storage shed.

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:

See previous planning application + Sketch.  
BNPL2023350

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.

N/A

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:

N/A

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:

N/A

9. Existing use of abutting properties:

N/A

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

N/A

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
floor → Lot area	608sqm	200sqm			408sqm
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

N/A

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage:

34.95m

Depth:

114.23m

Width:

Varied up to 47.08m

Lot Area:

0.47 ha

Present Use:

residential

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:

Depth:

Width:

Lot Area:

39.808 ha to be retained

Present Use:

Agriculture

Proposed Use:

Agriculture

Buildings on retained land:

Ø

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage:

Depth:

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: See BNPL2023350  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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

**D. All Applications: 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:

\_\_\_\_\_  
\_\_\_\_\_

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. All Applications: 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:

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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:

Site is not being altered

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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:

Site is not being altered

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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. All Applications: 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. **No to All**

**Livestock facility or stockyard** (submit MDS Calculation with application)

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

**NO** ☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. All Applications: 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) *grading + field tile*
- ☒ Open ditches

2. Existing or proposed access to subject lands:

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

Name of road/street:

## G. All Applications: 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.

*This application is for a minor variance to address the "usable floor area" deficiency as created by the severance of the house/buildings as outlined in BNPL2023350*

## **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:

- ☐ 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

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

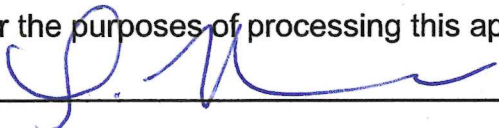
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

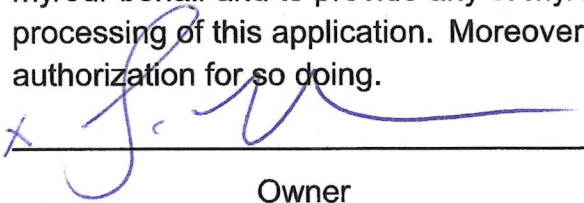
Feb 27, 2024  
\_\_\_\_\_  
Date

## 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 S Ann Vermeersd am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize \_\_\_\_\_ 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.

  
\_\_\_\_\_  
Owner

March 11/2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**\*Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

**K. Declaration**

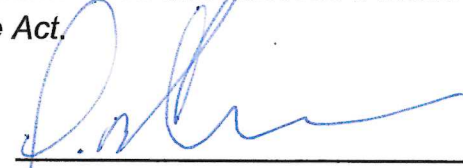
I, Ann Vermeersch of Norfolk County

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:

the Town of Tilbury

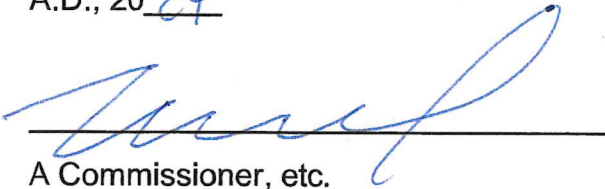


Owner/Applicant/Agent Signature

In the County of Oxford

This 27<sup>th</sup> day of February

A.D., 2021



A Commissioner, etc.



Feb 27, 2024

TO – Norfolk County Committee of Adjustment  
RE – Severance of Surplus Farm Dwelling – **Minor Variance Requested.**

Enclosed you will find our application to request a minor variance to address the overage in accessory buildings as it relates to useable floor area. This is a condition for a previously approved surplus farm dwelling severance application **BNPL2023350**.

We are seeking relief of 408 sqm from the maximum permitted useable floor area of 200 sqm to permit a usable floor area of 608 sqm for the detached accessory buildings.

Location of property:

**795 Bell Mill Sideroad, Tillsonburg  
MID CON NTR PT LOT 151  
ROLL #541-050-03700-0000**

Enclosed are the following documents:

- 1- Completed application form.
- 2- Fee payment cheque of \$2743.00
- 3- Detailed sketch completed by Kim Husted Surveying on the parcel to be severed.
- 4- Summary of planning department / committee of adjustment previous comments.
- 5- Copy of Tillvalley Farms Inc. articles of corporation.

If you require anything further, please contact me at:

519-550-4175 or [ann@tillvalleyfarms.com](mailto:ann@tillvalleyfarms.com)

Sincerely,

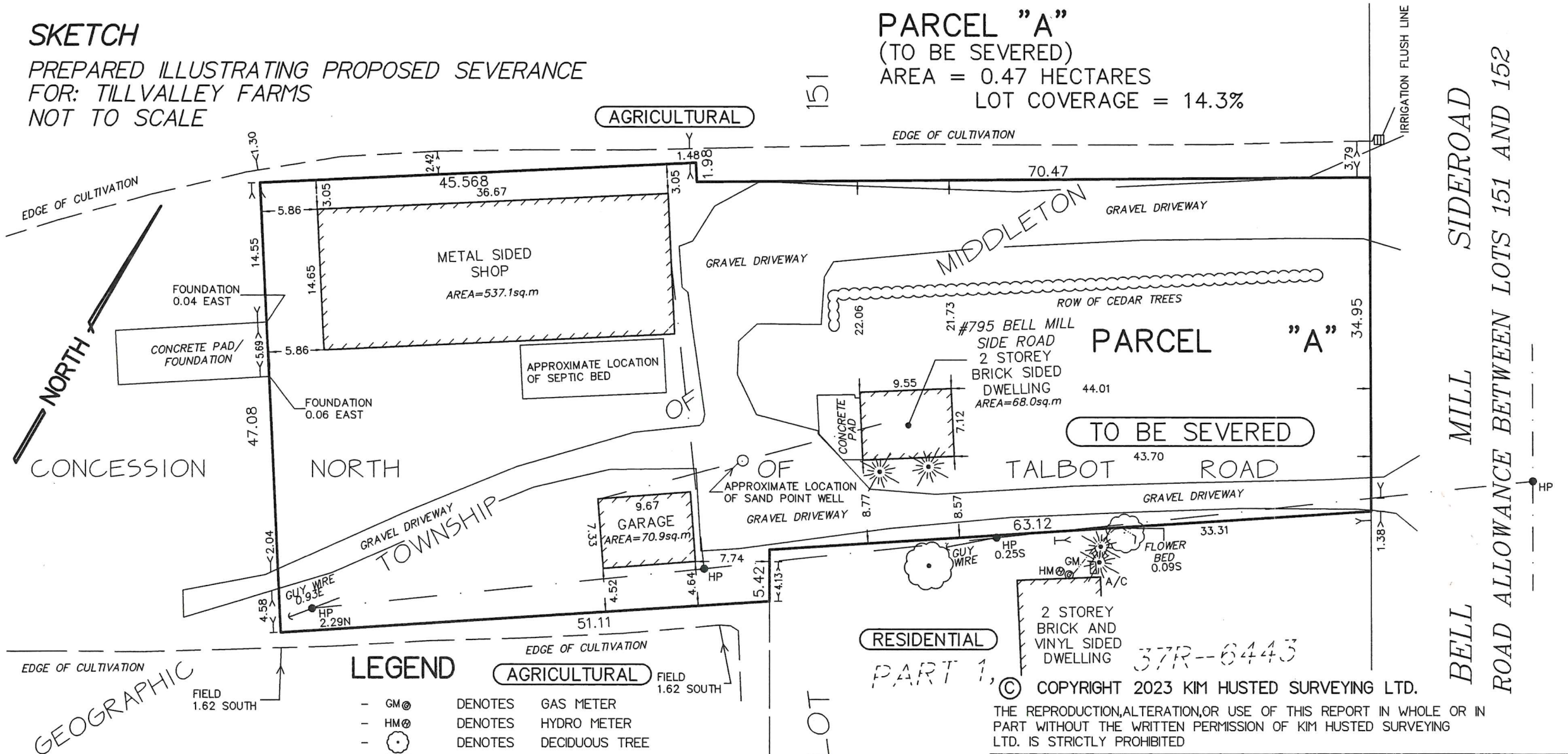
S. Ann Vermeersch

President, Tillvalley Farms Inc

# SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE  
FOR: TILLVALLEY FARMS  
NOT TO SCALE

PARCEL "A"  
(TO BE SEVERED)  
AREA = 0.47 HECTARES  
LOT COVERAGE = 14.3%



## LEGEND

- GM	DENOTES	GAS METER
- HM	DENOTES	HYDRO METER
- (circle with dot)	DENOTES	DECIDUOUS TREE
- (star)	DENOTES	CONIFEROUS TREE
- HP	DENOTES	HYDRO POLE
- (rectangle)	DENOTES	CATCH BASIN

## CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL  
NOT BE USED EXCEPT FOR THE PURPOSE  
INDICATED IN THE TITLE BLOCK

KIM HUSTED SURVEYING LTD.  
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 23-18526SKETCH

TILLVALLEY FARMS	REF:	DWG.	MTC
795 BELL MILL SIDEROAD, TILLSONBURG	FILE	CKD.	JGD



# Form 1 CIA Initial/Notice of Change Report

## CONFIRMATION OF FILING

TRANS ID: 656476

SUBMITTED: January 13, 2023 03:23 PM ET

OBR TRANS ID: APP-A10106209326

Reference Info: 1873

Document Type: Notice Of Change

Docket Info: 1873

Corp. Name: TILLVALLEY FARMS INC.

Corp No: 1841460

Incorp./Amalg. Date: March 14, 2011

Registered/Head Office: 1337 Colonel Talbot Road, Courtland, CA, ON, N0J 1E0

Official Email Address: ann@tillvalleyfarms.com

NAICS Code: 111999

Primary Activity: All other miscellaneous crop farming

### CONTACT INFO:

First Name: Michael

Middle Name: R.E.

Last Name: Kocheff

Email: mkocheff@hkglawyers.com

Telephone: 1-519-8428474,

### CERTIFICATION:

Type: other

First Name: Michael

Middle Name: R.E.

Last Name: Kocheff

Address: 28, Harvey Street, Tillsonburg, N4G 3J8, ON, CA

Email:

PERSON AUTHORIZING: Michael R.E. Kocheff

### Administrator Information

Administrator Information	Position	Elected/Appointed	Ceased
JEFFERY GEORGE VERMEERSCH, 455 Goshen Road Tillsonburg, ON, CA, N4G 4G7	VICE-PRESIDENT	2015-01-02	
SARAH ANN VERMEERSCH, 455 Goshen Road R R #2 Tillsonburg, ON, CA, N4G 4G7	PRESIDENT	2015-01-02	
SARAH ANN VERMEERSCH, 455 Goshen Road R R #2 Tillsonburg, ON, CA, N4G 4G7	SECRETARY	2015-01-02	
SARAH ANN VERMEERSCH, 455 Goshen Road R R #2 Tillsonburg, ON, CA, N4G 4G7	TREASURER	2015-01-02	
JEFFERY GEORGE VERMEERSCH, 455 Goshen Road Tillsonburg, ON, CA, N4G 4G7	PRESIDENT	2011-03-14	2015-01-02
JEFFERY GEORGE VERMEERSCH, 455 Goshen Road Tillsonburg, ON, CA, N4G 4G7	SECRETARY	2011-03-14	2015-01-02
JEFFERY GEORGE VERMEERSCH, 455 Goshen Road Tillsonburg, ON, CA, N4G 4G7	TREASURER	2011-03-14	2015-01-02

SARAH ANN VERMEERSCH, 455 Goshen Road R R #2 Tillsonburg, ON, CA, N4G 4G7	Director	2015-01-02	
JEFFERY GEORGE VERMEERSCH, 455 Goshen Road Tillsonburg, ON, CA, N4G 4G7	Director	2011-03-14	2015-01-02

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——— END OF REPORT ———

**TILLVALLEY FARMS INC.**  
**CORPORATE SUMMARY**  
**Information as at January 2, 2015**

File No.: 15-2444

Incorporation date: March 14, 2011

Governing Jurisdiction: Ontario

Minute book: Number: 1049

Business (HST) Number:

Registered Office:

Ontario Corporation No. 1841460

56280 Eden Line  
Eden, Ontario N0J 1H0

Contract signing:

the President or Vice-President or a director with  
the Secretary or Treasurer or assistant secretary or  
assistant treasurer or another director

Fiscal year end:

December 31st

**DIRECTORS**

<u>NAME</u>	<u>ELECTED</u>	<u>ADDRESS</u>
Sarah Ann Vermeersch	Jan 2 15	56280 Eden Line, Eden ON N0J 1H0

**OFFICERS**

<u>NAME</u>	<u>OFFICE</u>	<u>APPOINTED</u>	<u>ADDRESS</u>
Sarah Ann Vermeersch	President	Jan 2 15	56280 Eden Line, Eden ON N0J 1H0
Sarah Ann Vermeersch	Secretary	Jan 2 15	56280 Eden Line, Eden ON N0J 1H0
Sarah Ann Vermeersch	Treasurer	Jan 2 15	56280 Eden Line, Eden ON N0J 1H0
Jeffery George Vermeersch	Vice President	Jan 2 15	56280 Eden Line, Eden ON N0J 1H0

**AUTHORIZED CAPITAL**

An unlimited number of voting Class "A" Common shares  
without par value;

An unlimited number of non-voting Class "B" Common  
shares without par value;

An unlimited number of voting Class "C" Preferred shares;  
An unlimited number of non-voting Class "D" Preferred shares;  
An unlimited number of non-voting Class "E" Preferred shares.

**SHAREHOLDERS/ISSUED CAPITAL**

<u>SHAREHOLDER</u>	<u>NO. OF SHARES</u>
VOTING CLASS "A" COMMON SHARES	
Sarah Ann Vermeersch	10,000

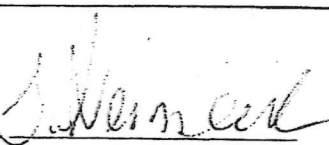
NON-VOTING CLASS "D" PREFERRED SHARES

Sarah Ann Vermeersch 2,411,959

**CHINNECK LAW IS HEREBY INSTRUCTED TO COMPLETE ANNUALS EACH YEAR  
UNTIL OTHERWISE INSTRUCTED IN WRITING BY THE UNDERSIGNED**

Approved (or Approved as amended):

By: Sarah Ann Vermeersch  
name

  
signature

January 2, 2015  
date

Officers' Register – Tillvalley Farms Inc.

[illegible]

Directors' Register – Tillvalley Farms Inc.

[illegible]

Ontario Corporation Number  
Numéro de la société en Ontario



Ministry of  
Government Services

Ministère des  
Services gouvernementaux

Ontario

# CERTIFICATE

# CERTIFICAT

This is to certify that these  
articles are effective on

Ceci certifie que les présents  
statuts entrent en vigueur le

1841460

MARCH 14 MARS, 2011

K. — *ay*

①

Director / Directrice

Business Corporations Act / Loi sur les sociétés par actions

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

Form 1  
Business  
Corporations  
Act

Formule 1  
Loi sur les  
sociétés par  
actions

1. The name of the corporation is: (Set out in BLOCK CAPITAL LETTERS)  
*Dénomination sociale de la société : (Écrire en LETTRES MAJUSCULES SEULEMENT)*

[illegible]

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

1400 Bell Mill Side Road, R.R. #6

(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 d'un édifice à bureaux, numéro du bureau)

## Tillsonburg

ONTARIO N 4 G 4 G 9

(Name of Municipality or Post Office)  
(Nom de la municipalité ou du bureau de poste)

(Postal Code)  
(Code postal)

3. Number of directors is/are:  
*Nombre d'administrateurs :*

Fixed number  
*Nombre fixe*

OR minimum and maximum  
OU minimum et maximum

1	5
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4. The first director(s) is/are:  
*Premier(s) administrateur(s) :*

First name, middle names and surname  
*Prénom, autres Prénoms et nom de famille*

Address for service, giving Street & No. or R.R. No.,  
Municipality, Province, Country and Postal Code  
*Domicile élu, y compris la rue et le numéro, le numéro de la  
R.R. ou le nom de la municipalité, la province, le pays et le  
code postal*

Resident Canadian?  
Yes or No  
*Résident canadien?*  
*Oui/Non*

JEFFERY GEORGE  
VERMEERSCH

1400 Bell Mill Side Road  
R.R. #6  
Tillsonburg, ON N4G 4G9

Yes

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 société.*

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 société est autorisée à émettre :*

The Classes and any maximum number of shares that the corporation is authorized to issue:

Unlimited number of Class "A" Common voting shares without nominal or par value;  
Unlimited number of Class "B" Common non-voting shares without nominal or par value;  
Unlimited number of Class "C" Preferred Shares;  
Unlimited number of Class "D" Preferred Shares;  
Unlimited number of Class "E" Preferred Shares;

All subject to the rights privileges, restrictions and conditions as contained in Schedule "A" attached hereto.

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 qui peut être émise en série :*

## COMMON SHARES

1. Subject to the rights of any other shares of the Corporation which are expressed to rank prior to the Common shares, the Class "A" and Class "B" Common shares shall respectively carry and be subject to the following rights, privileges, restrictions and conditions, namely:

(a) The holders of the Class "A" Common shares shall be entitled to one (1) vote in respect of each such Class "A" Common share held at all meetings of the shareholders of the Corporation;

(b) Subject to the right to vote at a meeting of the holders of Class "B" Common shares, the holders of the Class "B" Common shares shall not be entitled as such to receive notice of or to attend any meeting of the shareholders of the Corporation, and shall not be entitled to vote at any such meeting;

(c) In the event of the liquidation, dissolution or winding up of the Corporation or other distribution of assets of the Corporation (except payment of dividends) among shareholders for the purpose of winding up its affairs, the holders of the Class "A" and Class "B" Common shares shall rank equally in the distribution of all or any part of the property and assets of the Corporation, which property and assets shall be distributed to the holders of Common shares pro rata to the number of the Common shares issued and outstanding on the date of such distribution;

(d) The holders of Class "A" and Class "B" Common shares shall rank equally or be treated equally in the declaration or payment of dividends and the Directors shall have full and absolute discretion to declare and pay dividends provided that within each class of shares, all dividends shall be paid to the shareholders in proportion to the number of shares held by them.

## CLASS "C" PREFERRED SHARES

2. The holders of the Class "C" Preferred Shares are entitled or subject to the following preferences, priorities, rights, limitations and conditions:

(a) to vote at any meeting of shareholders of the Corporation;

(b) to receive in priority to the Common Shares, non-cumulative dividends when declared by the Corporation to be payable on the Class "C" Preferred Shares up to but not exceeding 10% per annum of the Fixed Amount of the Class "C" Preferred Shares;

(c) to receive in priority to the Common Shares, the remaining property of the Corporation on dissolution up to a maximum amount equal to the Fixed Redemption Amount of the Class "C" Preferred Shares. The Class "C" Preferred Shares shall not be entitled to share any further in the distribution of the profits, property or assets of the Corporation;

- (d) the redemption price for each Class "C" Preferred Share shall be fixed at \$1.00 (the "Fixed Amount"), plus any declared but unpaid dividends thereon, both referred to as the "Redemption Amount"; and
- (e) by Resolution of the Directors of the Corporation, all or any part of the Class "C" Preferred Shares at any time outstanding may, at any time and from time to time, be redeemed by the Corporation on the date fixed for such resolution, at an amount equal to the Redemption Amount.

#### CLASS "D" PREFERRED SHARES

3. The holders of the Class "D" Preferred Shares (the "Shares") are entitled or subject to the following preferences, priorities, rights, limitations and conditions:
- (a) No entitlement to vote at any meeting of the shareholders of the Corporation except as
    - i) permitted by the Business Corporations Act;
    - ii) on any matter involving a change to the conditions, or limitations attaching to them sufficient votes to protect those rights
  - (b) To receive in each year, out of any or all profits or surplus available for dividends non-cumulative dividends at a rate per month on the Fixed Amount. The rate set by the Directors shall not exceed the Prescribed Rate of interest set by Canada Revenue Agency under the Income Tax Act or Regulations **at the time the shares are issued**. Any dividend payable is payable, in the discretion of the Directors, at the rate set by them, and in preference and priority to any dividends on the Common Shares and the Class "C" Preferred Shares;
  - (c) To receive, on the liquidation, dissolution, winding-up or other distribution of the assets of the Corporation among its shareholders for the purpose of winding-up its affairs and before distribution of any part of the assets of the Corporation to holders of the Common Shares and the Class "C" Preferred Shares an amount equal to the Redemption Amount. The holders shall not be entitled to share any further in the distribution of the profits, property or assets of the Corporation;

- (d) The redemption price for each Share shall be a fixed amount, the "Fixed Amount" of \$1.00 plus any declared but unpaid dividends thereon both referred to as the "Redemption Amount;"
- (e) By resolution of the Directors, all or any part of the Shares at any time outstanding may, at any time and from time to time, be redeemed or repurchased by the Corporation on the date fixed by such resolution at an amount equal to the Redemption Amount;
- (f) The Corporation shall within thirty days of receipt of a notice in writing from any holder of the Shares setting out:
  - (i) the number of Shares to be redeemed or purchased; and
  - (ii) the chartered bank, trust company or address in the city in which the registered office of the Corporation is located, to which any amount on the redemption or purchase is to be paid,purchase or redeem the number of Shares described in that notice for an amount equal to the Redemption Amount times the number of Shares to be redeemed or purchased;
- (g) If notice is given by any holder requiring a redemption or repurchase or if the Directors resolve to redeem or purchase any of the Shares, then an amount sufficient to redeem or purchase those Shares to be redeemed or purchased shall be deposited by the Corporation with any trust company or chartered bank, or be sent to the address specified in the notice or specified in the Directors' Resolution, on or before the date so fixed for the redemption or purchase. The holder shall have no rights against the Corporation in respect to these Shares except, upon surrender of certificates for Shares, to receive payment thereout of the money so deposited;
- (h) If part only of the then outstanding Shares is at any time to be redeemed or purchased by resolution of the Directors, the Shares to be redeemed or purchased shall be taken from the holders of the Shares pro rata according to the number of Shares held by each, except in cases where shareholders waive, in writing, the right in respect of such partial redemption or purchase. If this procedure results in leaving a fractional part of a Share outstanding, such fractional part shall also be redeemed or purchased by the Corporation;

- (i) A Share cannot be redeemed or purchased for an amount greater than the Redemption Amount nor can it be redeemed or purchased for an amount less than the lesser of the Redemption Amount and the net realizable value, in cash, of the assets of the Corporation at the time of redemption or purchase available to be distributed to the holder of that Share;
- (j) Notwithstanding paragraph (d), if the fair market value of any property received as consideration for the issuance of any Shares should be determined, the "Adjusted Fair Market Value," whether:
  - (i) by a tribunal or court of competent jurisdiction;
  - (ii) by agreement between the Corporation and the Canada Revenue Agency; or
  - (iii) by agreement between the Corporation and the holders of the Shares, to be different from the fair market value determined at the time such Shares were issued, the "Fair Market Value," then subject to the Business Corporations Act, the Directors, on behalf of the Corporation, shall ensure that the Fixed Amount shall be increased or decreased, as the case requires, by an amount equal to the difference between the Adjusted Fair Market Value and the Fair Market Value divided by the original number of Shares issued. This adjustment shall be made retroactively effective as of the date of issuance of the Shares;
- k) If an adjustment is made to the Fixed Amount pursuant to paragraph (j) and if the Directors decide an adjustment to the stated capital of the Shares is required, then subject to the provisions of the Business Corporations Act, the stated capital of the Shares shall be adjusted retroactively to the date or dates of issuance of the Shares and to the amount determined by the Directors;
- (l) If dividends are paid on the Shares between the date of issue and the actual date of any adjustment provided for in paragraph (j) then forthwith upon any adjustment being made pursuant to paragraph (j), an amount shall be paid by the Corporation or by the recipient of the dividend on the Shares, as the case may be. The amount payable shall be equal to the difference between the amount of dividend actually received and the amount of dividend which would have been received if the adjustment, pursuant to paragraph (j), had actually been made at the date of issuance of the Shares;

- (m) If any Shares are redeemed or purchased, pursuant to any of paragraphs (e) or (f), before the actual date of any adjustment provided for in paragraph (j), then forthwith upon any adjustment being made, pursuant to paragraph (j), an amount shall be paid by the Corporation or the person whose Shares were redeemed or purchased, as the case may be. The amount payable shall be equal to the difference between the Redemption Amount actually paid on the redemption or purchase of the Shares and the Redemption Amount which would have been paid on the redemption or purchase of the redeemed or purchased Shares if the adjustment pursuant to paragraph (j) had actually been made at the date of issuance of the redeemed Shares;
- (n) No distribution shall be made to the holders of any of the Common shares or the Class "C" Preferred Shares of the Corporation if such distribution would result in the Corporation having insufficient net assets to redeem or purchase the Shares. For the purpose of this clause,
- (i) "net assets" of the Corporation means the amount for which the assets of the Corporation could be realized in cash at that time less the liabilities of the Corporation at that time; and
- (ii) "distribution" means any declaration, payment or distribution to or to the account of any holders of any Common Shares or Class "C" Preferred Shares of the Corporation, now or hereafter outstanding by way of:
- (1) dividends in cash or specie; or
  - (2) purchase, redemption or other retirement of any outstanding shares except when such purchase, redemption or other retirement is paid for out of the proceeds of a fresh issue of shares made for that purpose.

#### **CLASS "E" PREFERRED SHARES**

4. The holders of the Class "E" Preferred Shares (the "Shares") are entitled or subject to the following preferences, priorities, rights, limitations and conditions:

- (a) No entitlement to vote at any meeting of the shareholders of the Corporation except as
  - i) permitted by the Business Corporations Act;
  - ii) **on any matter involving a change to the conditions, or limitations attaching to them sufficient votes to protect those rights**
- (b) To receive, in each year, out of any or all profits or surplus available for dividends non-cumulative dividends at a rate per month on the Fixed Amount. The rate set by the Directors shall not exceed the Prescribed Rate of interest set by Canada Revenue Agency under the Income Tax Act or Regulations **at the time the shares are issued**. Any dividend payable is payable, in the discretion of the Directors, at the rate set by them, and in preference and priority to any dividends on the Common Shares, the Class "C" Preferred Shares and the Class "D" Preferred Shares;
- (c) To receive, on the liquidation, dissolution, winding-up or other distribution of the assets of the Corporation among its shareholders for the purpose of winding-up its affairs and before distribution of any part of the assets of the Corporation to holders of the Common Shares, the Class "C" Preferred Shares and the Class "D" Preferred Shares an amount equal to the Redemption Amount. The holders shall not be entitled to share any further in the distribution of the profits, property or assets of the Corporation;
- (d) The redemption price for each Share shall be a fixed amount, the "Fixed Amount" of \$1.00 plus any declared but unpaid dividends thereon both referred to as the "Redemption Amount;"
- (e) By resolution of the Directors, all or any part of the Shares at any time outstanding may, at any time and from time to time, be redeemed or repurchased by the Corporation on the date fixed by such resolution at an amount equal to the Redemption Amount;
- (f) The Corporation shall within thirty days of receipt of a notice in writing from any holder of the Shares setting out:
  - (i) the number of Shares to be redeemed or purchased; and

- (ii) the chartered bank, trust company or address in the city in which the registered office of the Corporation is located; to which any amount on the redemption or purchase is to be paid, to be different from the fair market value determined at the time such Shares were issued, the "Fair Market Value," then subject to the Business Corporations Act, the Directors, on behalf of the Corporation, shall ensure that the Fixed Amount shall be increased or decreased, as the case requires, by an amount equal to the difference between the Adjusted Fair Market Value and the Fair Market Value divided by the original number of Shares issued. This adjustment shall be made retroactively effective as of the date of issuance of the Shares;
- 
- (g) If notice is given by any holder requiring a redemption or repurchase or if the Directors resolve to redeem or purchase any of the Shares, then an amount sufficient to redeem or purchase those Shares to be redeemed or purchased shall be deposited by the Corporation with any trust company or chartered bank, or be sent to the address specified in the notice or specified in the Directors' Resolution, on or before the date so fixed for the redemption or purchase. The holder shall have no rights against the Corporation in respect to these Shares except, upon surrender of certificates for Shares, to receive payment thereout of the money so deposited;
  - (h) If part only of the then outstanding Shares is at any time to be redeemed or purchased by resolution of the Directors, the Shares to be redeemed or purchased shall be taken from the holders of the Shares pro rata according to the number of Shares held by each, except in cases where shareholders waive, in writing, the right in respect of such partial redemption or purchase. If this procedure results in leaving a fractional part of a Share outstanding, such fractional part shall also be redeemed or purchased by the Corporation;
  - (i) A Share cannot be redeemed or purchased for an amount greater than the Redemption Amount nor can it be redeemed or purchased for an amount less than the lesser of the Redemption Amount and the net realizable value, in cash, of the assets of the Corporation at the time of redemption or purchase available to be distributed to the holder of that Share;

- (j) Notwithstanding paragraph (d), if the fair market value of any property received as consideration for the issuance of any Shares should be determined, the "Adjusted Fair Market Value," whether:
- (i) by a tribunal or court of competent jurisdiction;
  - (ii) by agreement between the Corporation and the Canada Revenue Agency; or
  - (iii) by agreement between the Corporation and the holders of the Shares, to be different from the fair market value determined at the time such Shares were issued, the "Fair Market Value," then subject to the Business Corporations Act, the Directors, on behalf of the Corporation, shall ensure that the Fixed Amount shall be increased or decreased, as the case requires, by an amount equal to the difference between the Adjusted Fair Market Value and the Fair Market Value divided by the original number of Shares issued. This adjustment shall be made retroactively effective as of the date of issuance of the Shares;
- (k) If an adjustment is made to the Fixed Amount pursuant to paragraph (j), and if the Directors decide an adjustment to the stated capital of the Shares is required, then subject to the provisions of the Business Corporations Act, the stated capital of the Shares shall be adjusted retroactively to the date or dates of issuance of the Shares and to the amount determined by the Directors;
- (l) If dividends are paid on the Shares between the date of issue and the actual date of any adjustment provided for in paragraph (j), then The amount payable shall be equal to the difference between the amount of dividend actually received and the amount of dividend which would have been received if the adjustment, pursuant to paragraph (j), had actually been made at the date of issuance of the Shares;
- (m) If any Shares are redeemed or purchased, pursuant to any of paragraphs (e) or (f), before the actual date of any adjustment provided for in paragraph (j), then forthwith upon any adjustment being made, pursuant to paragraph (j), an amount shall be paid by the Corporation or the person whose Shares were redeemed or purchased, as the case may be. The amount payable shall be equal to the difference between the Redemption Amount actually paid on the redemption or purchase of the Shares and the Redemption Amount

which would have been paid on the redemption or purchase of the redeemed or purchased Shares if the adjustment pursuant to paragraph (j) had actually been made at the date of issuance of the redeemed Shares;

- (n) No distribution shall be made to the holders of any of the Common shares, the Class "C" Preferred Shares or the Class "D" Preferred Shares of the Corporation if such distribution would result in the Corporation having insufficient net assets to redeem or purchase the Shares. For the purpose of this clause,
  - (i) "net assets" of the Corporation means the amount for which the assets of the Corporation could be realized in cash at that time less the liabilities of the Corporation at that time; and
    - (ii) "distribution" means any declaration, payment or distribution to or to the account of any holders of any Common Shares, Class "C" Preferred Shares or Class "D" Preferred Shares of the Corporation, now or hereafter outstanding by way of:
      - (1) dividends in cash or specie; or
      - (2) purchase, redemption or other retirement of any outstanding shares except when such purchase, redemption or other retirement is paid for out of the proceeds of a fresh issue of shares made for that purpose.

#### **SCHEDULE "B"**

1. The right to transfer the Corporation's shares is restricted.
2. The number of the Corporation's shareholders, exclusive of
  - (a) persons who are in its employment or that of an affiliate, and
  - (b) persons who, having been formerly in the employment of the Corporation or that of an affiliate, were, while in that employment, shareholders of the Corporation and have continued to be shareholders of that Corporation after termination of that employment, is limited to not more than fifty (50) persons, two (2) or more persons who are the joint registered owners of one (1) or more shares being counted as one (1) shareholder.
3. Any invitation to the public to subscribe for the Corporation's securities is provided.

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 restreint. Les restrictions, s'il y a lieu, sont les suivantes :*

No shares shall be transferred without either:

- (a) The prior consent of the director expressed by resolution or by an instrument signed by a majority of the directors; or
- (b) The prior consent of the holders of more than 50% of the outstanding voting shares expressed by resolution or by an instrument signed by such holders.

9. Other provisions if any:

*Autres dispositions, s'il y a lieu :*

(1) The number of shareholders of the Corporation exclusive of persons who are in its employment and exclusive of who, having been formerly in the employment of the Corporation, were, while in that employment, and continued after the termination of that employment to be shareholders of the Corporation, is limited to not more than fifty (50), two(2) or more persons who are the joint registered owners of one (1) or more shares counted as one (1) shareholder;

(b) Any invitation to the public to subscribe for securities of the Corporation is prohibited;

(c) The Corporation be entitled to a lien on a share registered in the name of a shareholder or his legal representative for a debt of that shareholder to the Corporation.

10. The names and addresses of the incorporators are:  
*Noms et adresses des fondateurs :*

First name, middle names and surname or corporate name  
*Prénom, autres prénoms et nom de famille ou  
 dénomination sociale*

Full address for service or if a corporation, the address of  
 the registered or head office giving street & No. or R.R.  
 No., municipality, province, country and postal code  
*Domicile élu au complet ou, dans le cas d'une société,  
 adresse du siège social ou adresse de l'établissement  
 principal, y compris la rue et le numéro ou le numéro de  
 la R.R., la municipalité, la province, le pays et le code  
 postal*

JEFFERY GEORGE VERMEERSCH

1400 Bell Mill Side Road  
 R.R. #6  
 Tillsonburg, ON N4G 4G9

These articles are signed in duplicate.  
*Les présents statuts sont signés en double exemplaire.*

Full name(s) and signature(s) of incorporator(s). In the case of a corporation set out the name of the corporation and the  
 name and office of the person signing on behalf of the corporation  
*Nom(s) au complet et signature(s) du ou des fondateurs. Si le fondateur est une société, indiquer la dénomination sociale  
 et le nom et le titre de la personne signant au nom de la société*

  
 Signature / signature

Jeffery George Vermeersch  
 Name of incorporator (or corporation name & signatories name and office)  
*Nom du fondateur (ou dénomination sociale et nom et titre du signataire)*

\_\_\_\_\_  
 Signature / signature

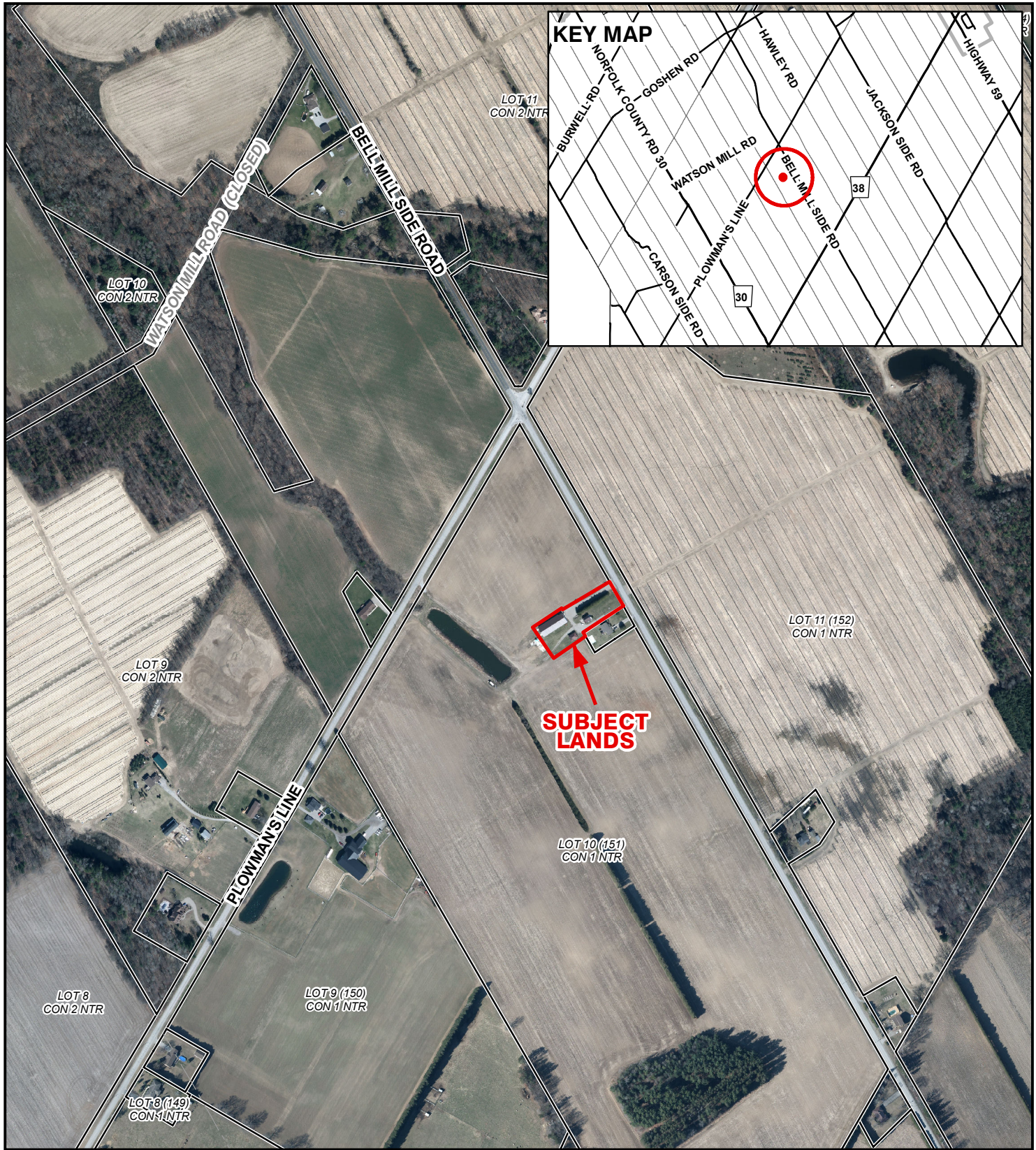
\_\_\_\_\_  
 Name of incorporator (or corporation name & signatories name and office)  
*Nom du fondateur (ou dénomination sociale et nom et titre du signataire)*

\_\_\_\_\_  
 Signature / signature

\_\_\_\_\_  
 Name of incorporator (or corporation name & signatories name and office)  
*Nom du fondateur (ou dénomination sociale et nom et titre du signataire)*

\_\_\_\_\_  
 Signature / signature

\_\_\_\_\_  
 Name of incorporator (or corporation name & signatories name and office)  
*Nom du fondateur (ou dénomination sociale et nom et titre du signataire)*



Legend

Subject Lands

2020 Air Photo

4/3/2024

N

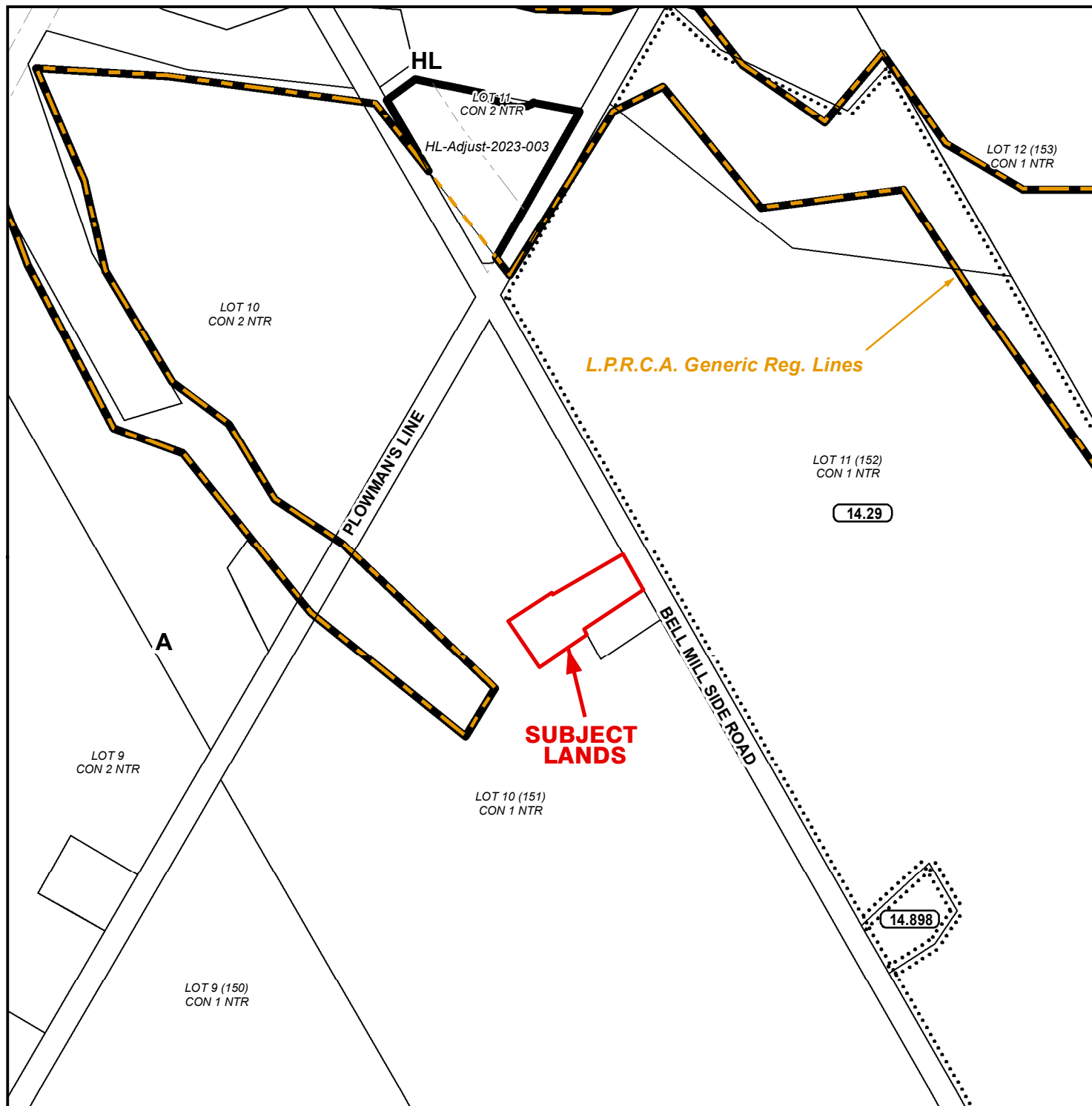
50 25 0 50 100 150 200 Meters

# MAP B

## ZONING BY-LAW MAP

Geographic Township of MIDDLETON

ANPL2024086



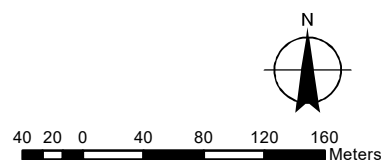
### LEGEND

- Subject Lands
- LPRCA Generic RegLines

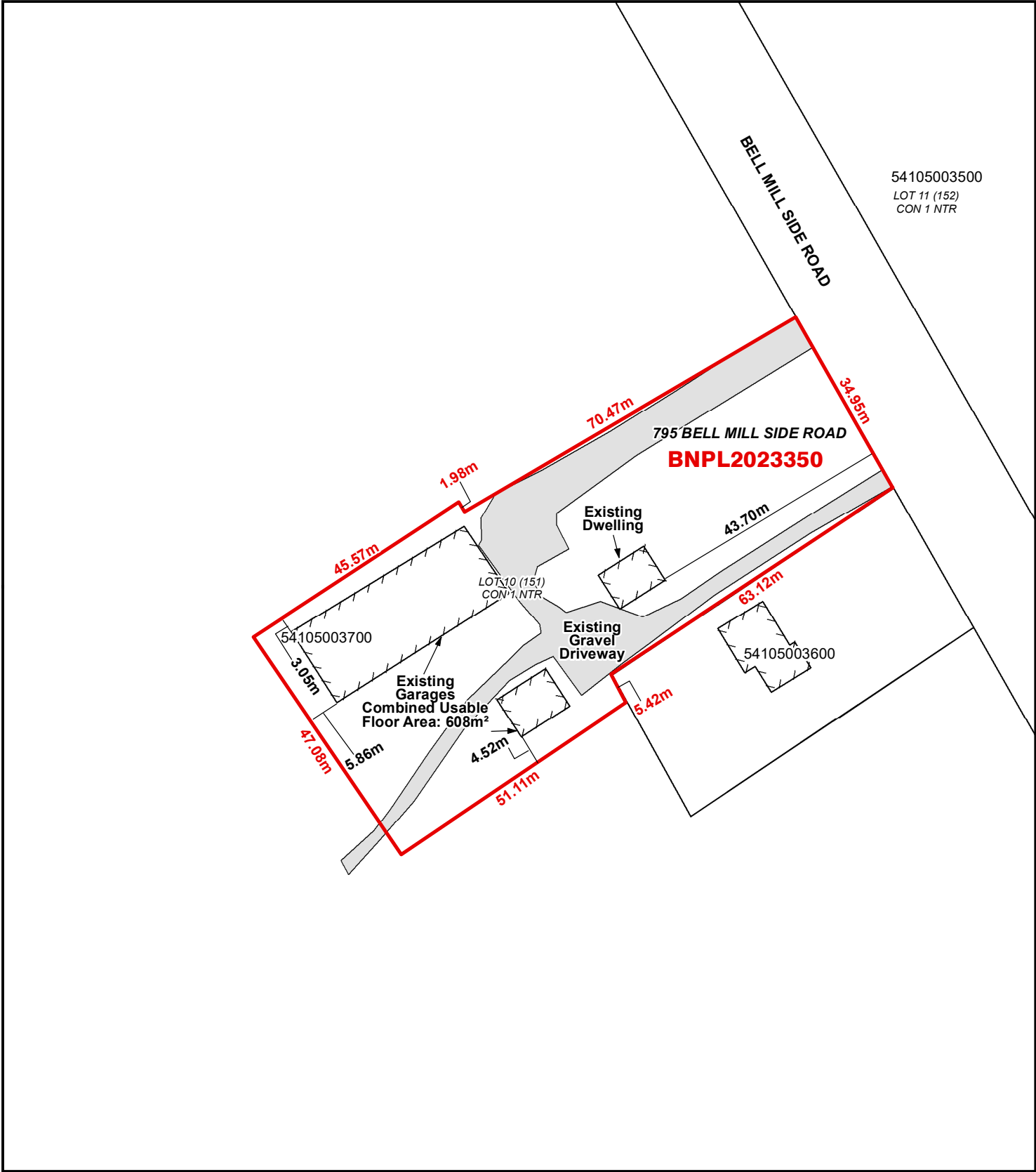
ZONING BY-LAW 1-Z-2014

4/3/2024


- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



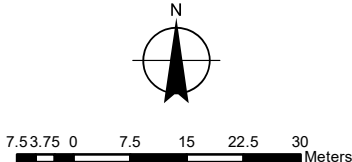
CONCEPTUAL PLAN  
Geographic Township of MIDDLETON



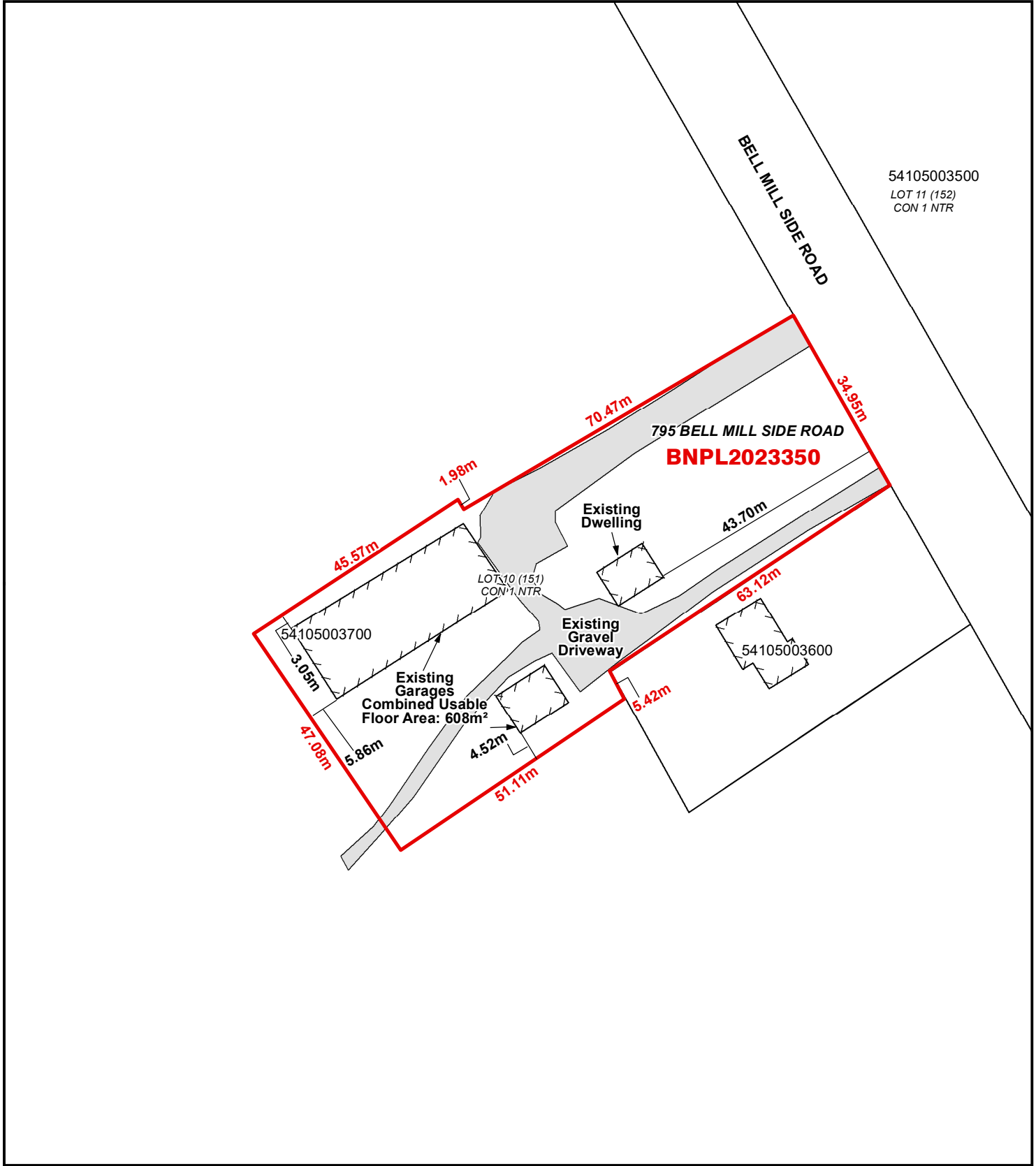
Legend

 Subject Lands


4/15/2024



CONCEPTUAL PLAN  
Geographic Township of MIDDLETON



Legend

 Subject Lands

