Committee of Adjustment Application for Minor Variance

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Before the Application is submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, further information can be provided by Planning Department staff prior to the submission of an application. The purpose of communicating with a planner before you submit your application is: to review the proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: Welcome - CityView Portal. The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete submission, the applicant will be contacted and provided further directions for payment options.

User Fees

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: User Fees | Norfolk County

Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque

payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the time of submission.

Grand River Conservation Authority
Plan Review fees | Grand River Conservation Authority
Long Point Region Conservation Authority
Planning Fees - Long Point Region Conservation Authority

After the application is submitted

In order for the application to be deemed complete, all of the components noted above are required. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once the application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is provided that is required to be posted on the subject lands summarizing the application and specifying the committee meeting date. The comments received from members of the community will be included in the planning report and given consideration.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. Any required peer reviews shall be at the expense of the applicant. The peer reviewer shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals.

It is the applicant's responsibly to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of the Committee of Adjustment meeting. Applicants are responsible for removing the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 8159 or coa@norfolkcounty.ca

Norfolk County

For Office Use Only:

File Number		Application Fee	
Related File Number		Conservation Authority Fee	
Application Submitted		Well & Septic Info Provided	
Complete Application		Planner	
		Public Notice Sign	

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

- ☐ Standard Minor Variance
- ☐ Complex Minor Variance (After the fact)
- ☑ Routine Minor Variance

Property Assessment Roll Number: 541 070 20200 0000

A. Applicant Information

Name of Owner COURT FARMS (ONTARIO) 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 519 1st Conc STR

Town and Postal Code RR2 COURTLAND, ON N0J 1E0

Phone Number

Cell Number 519 983 3942

Email sallycourt@execulink.com

Name of Authorized Applicant Alison S. Court

Address 519 1st Conc. STR

Town and Postal Code RR2 Courtland, ON N0J 1E0

Phone Number

Cell Number 519 983-3942

Email sallycourt@execulink.com

Norfolk COUNTY

Name of Authorized Agent _____

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:

_____

B. Location, Legal Description and Property Information

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

MIDDLETON CONC 3 STR PT LOT 31
PT RD ALLOW RP 37R2779 PART 2 PT PART 3

Municipal Civic Address: 20 FERNLEA SIDE RD

Land acquisition date (if known): MARCH 15 2011

Present Official Plan Designation(s): A-Agricultural + HazardLand

Present Zoning: A-Agricultural 91% HazardLand 9%

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

_____

ANPL20260089

4. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

	Existing	Proposed	
Type of Building	1	0	
Number of Storey(s)	barn		
Number of Dwelling Units per lot	0	0	
Buildings/Structures/ARDU Width (m)	9.6m	0	*
Building/ Structures /ARDU Length (m)	20.1 m	0	*
Building/ Structures /ARDU Height (m)	4.5 m	0	*
Usable Floor Area (sq.m)	190 sqm.	0	*
Lot coverage	.019 Hectars	0	*

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. 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:

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

8. Existing use of abutting properties:

RESIDENTIAL

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

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

ANPL 2026089

C. Zoning Review (chart must be completed in metric units)

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m^2)	40	27,139	12,86
Lot frontage (m)	30	71.07	
Lot depth (m)		59.99	
Front Yard Setback (m)	13	38.45	
Left Side Yard Setback (m)	3	5.28	
Right Side Yard Setback (m)	3	25.5	
Rear Yard Setback (m)	9	9.1	
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building i) Usable floor area (m^2) ii) Height (m) iii) Building separation (m)			
Number of parking spaces			

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:

HAVE WORKED LAND SINCE 2011

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 Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☑ Yes ☐ No

If you answered no, please explain:

2. It is the 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 Planning Statement ?

ANPL 2026089

☐ Yes ☑ No

E 2

If no, please explain:

No Changes to 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:

no change to use

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

4. Does the property have any significant environmental features on the subject land or within 500 metres:

☐ Yes ☑ No

If yes, indicate: ☐ Significant Woodland ☐ Provincially Significant Wetland ☐ Floodplain ☐ Other _____

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

☐ Yes ☑ No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

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 ☐ Communal system

☑ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

☐ Storm sewers ☑ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☑ Municipal road ☐ Provincial highway

☐ Unopened road ☐ Other (describe below)

Name of road/street:

FERNLEA SIDE RD

G. Other Information

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 and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario Regulation 200/96.

i. Sketch in Metric Units

A sketch showing the following, in metric units:

a) The boundaries and dimensions of the subject land.

b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.

c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.

d) The current uses on land that is adjacent to the subject land.

e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.

f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.

g) The location and nature of any easement affecting the subject land.

h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.

A Court — Owner/Applicant/Agent Signature

Ap 30/26 — Date

J. Owner's Authorization

If the authorized 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 ~~Alison~~ Court Farms (ONT) INC am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Alison Court 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.

A Court — Owner

Ap 30/26 — Date

_____ — Owner

_____ — Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.* ✓ sent Apr 30/26

Norfolk COUNTY

K. Declaration

I, Alison Court of Court Farms (ONT) Inc

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:

Simcoe, 12 Gilbertson Ave

Owner/Applicant/Agent Signature

In Simcoe, Norfolk County

This 15 day of April

A.D., 20 26

Fabian Fidalgo Serra, a Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County. Expires October 3, 2026.

A Commissioner, etc.

Ontario

Ministry of Public and
Business Service Delivery

Articles of Amalgamation

Business Corporations Act

1. Amalgamated Corporation Name
COURT FARMS (ONTARIO) INC.

2. Registered Office Address
519 First Concession Road Str., R.R. #2, Courtland, Ontario, Canada, N0J 1E0

3. Number of Directors
Minimum/Maximum Min 1 / Max 10

4. The director(s) is/are:
Full Name ALISON S. COURT
Resident Canadian Yes
Address for Service 519 First Concession Road Str., R.R. #2, Courtland, Ontario, Canada, N0J 1E0

Full Name WILLIAM BRUCE COURT
Resident Canadian Yes
Address for Service 306 Bell Mill Sideroad, R.R. #1, Courtland, Ontario, Canada, N0J 1E0

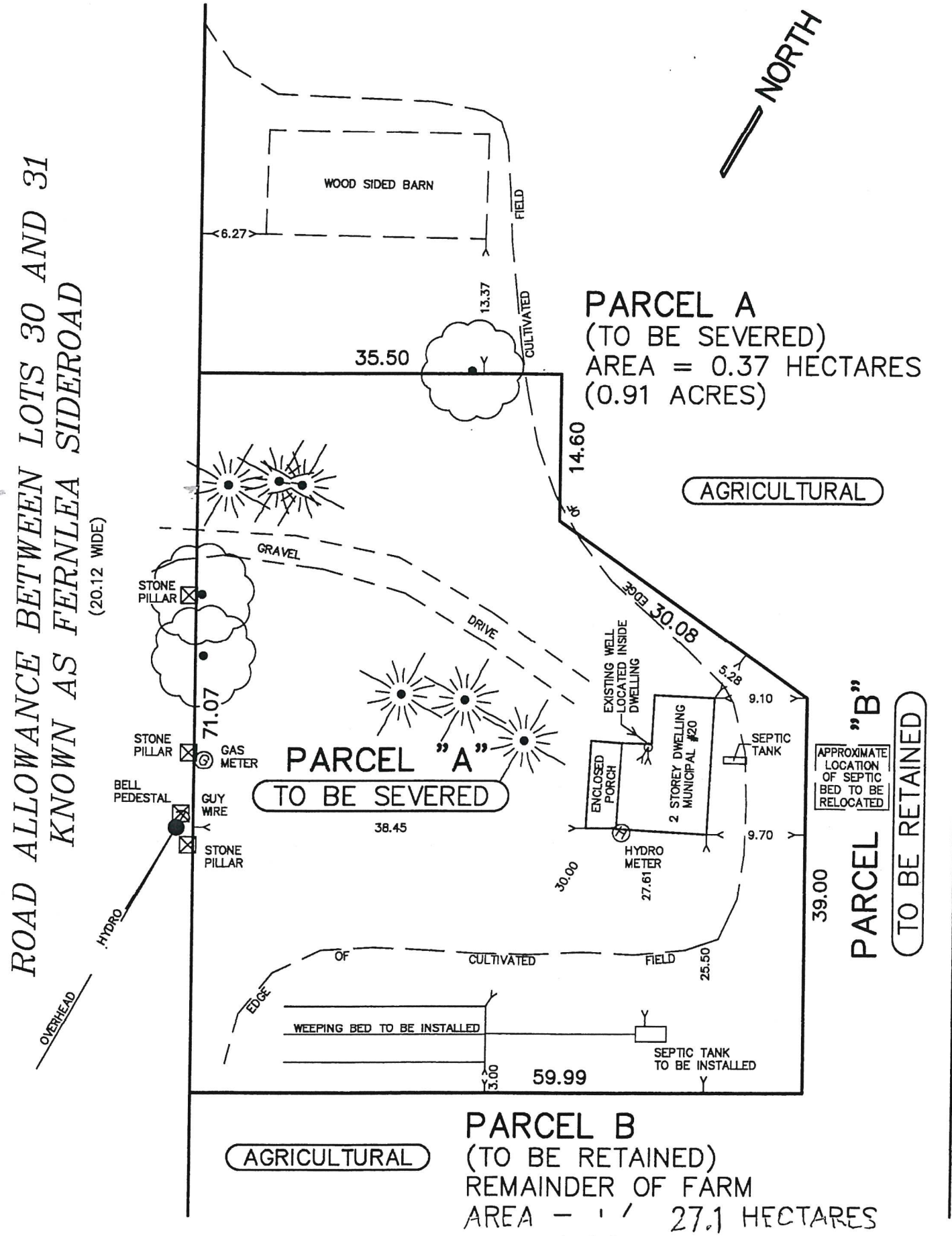
5. Method of Amalgamation

The endorsed Articles of Amalgamation are not complete without the Certificate of Amalgamation.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar, Ministry of Public and Business Service Delivery



K:\26-53-1310 - Court Farms Inc\00 - Sketch for Severance and R-Plan\DRAWING\26-53-1310-00rp.dwg 4/14/2026 15:16:28

ZONING DEFICIENCY FORM

SURPLUS FARM DWELLING - AGRICULTURAL ZONE

PROPERTY INFORMATION **PLANNING APPLICATION NUMBER: ANPL2026089**

Owner / Applicant:	ALISON S. COURT
Civic Address:	20 FERNLEA SIDE ROAD
Legal Description:	MIDDLETON CON 3 STR PT LOT 31 PT RD ALLOW RP 37R2779 PART 2 PT
Roll Number:	3.31054E+18
Current zoning:	A - AGRICULTURAL
Proposed building/use:	SURPLUS FARM DWELLING
Existing uses on property:	SINGLE DETACHED DWELLING AND FARM

ZONING PROVISIONS

	Proposed	Required	Deficiency	Zoning By-Law Reference
Lot Area - Retained	27.139 ha	40 ha	12.861 ha	12.1.2 a i)
Lot Area - Severed	3673.7 m2	2000 m2	0 m2	12.1.2 a ii)
Lot Frontage	71.07 m	30 m	0 m	12.1.2 b
Front Yard Setback	38.45 m	13 m	0 m	12.1.c
Exterior Side Yard Setback	m	13 m	m	12.1.2 d
Interior Side Yard Setback (Left)	5.28 m	3 m	0 m	12.1.2 e
Interior Side Yard Setback (Right)	25.5 m	3 m	0 m	12.1.2 e
Rear Yard Setback	9.1 m	9 m	0 m	12.1.2 f
Minimum separation between a farm processing facility and a dwelling on an adjacent lot	m	30 m	m	12.1.2 g
Acc. Structure Useable Floor Area	0 m2	200 max. m2	0 m2	3.2.1 g & 3.36 b
Other:				

Comments:

The "proposed" information and any supporting documentation have been submitted by the owner/applicant. The information provided above pertains solely to zoning requirements and does not exempt the owner from obtaining any required building permits or complying with applicable laws and regulations that are administered by other agencies. The owner acknowledges and accepts responsibility for the accuracy of the proposed information included in this form.

Signature:

A S Court
Owner / Applicant

Apr. 30/26.
Date

Andrew Johnston
Zoning Administrator

4/24/2026
Date

Community Development Division - Building Department
12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016

FORM NO. 164

CANADA
Province of Ontario
To Wit

To all whom these Presents may come, be seen or known

COPY

I, Michael John Sweeny

a Notary Public, in and for the Province of Ontario, by Royal Authority duly appointed, residing at the City of Burlington, in the Regional Municipality of Halton in said Province,

Do Certify and Attest that the paper-writing hereto annexed is a true copy of a document produced and shown to me by Alison S. Court

and purporting to be Certificate of Articles of Incorporation for Court Farms (Ontario) Inc.

dated the 15th day of August 1989,

the said copy having been compared by me with the said original document, an act whereof being requested I have granted under my Notarial Form and Seal of Office to serve and avail as occasion shall or may require.

In Testimony Whereof I have hereto subscribed my name and affixed my Notarial Seal of Office at Delhi, Ontario

this 18th day of August 1989.

SEAL

A Notary Public in and for the Province of Ontario.

For Ministry Use Only
À l'usage exclusif du ministère

Ontario Ministry of Consumer and Commercial Relations

Ministère de la Consommation et du Commerce

Ontario Corporation Number
Numéro de la compagnie en Ontario

843977

CERTIFICATE
This is to certify that these articles are effective on

CERTIFICAT
Ceci certifie que les présents statuts entrent en vigueur le

AUGUST 15 AOUT 1989.

Director
Companies Branch

Le Directeur
Direction des compagnies

Trans Code	Line No	Stat	Comp Type	Method Incorp
A	0	0	A	3
18	20	28	29	30

Share	Notice Req'd	Jurisdiction
S	N	ONTARIO
31	32	33 — 47

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

Form 1
Business Corporations Act, 1982
Formule numéro 1 Loi de 1982 sur les compagnies

1. The name of the corporation is: *Dénomination sociale de la compagnie:*

COURT FARMS (ONTARIO) INC.

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

R. R. #2

(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)

COURTLAND — N0J 1E0

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

In the Township of Norfolk — in the *dans le/la* — Regional Municipality of Haldimand-Norfolk

(Name of Municipality, Geographical Township) *(Nom de la municipalite, du canton)*
(County, District, Regional Municipality) *(Comté, district, municipalité régionale)*

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

Minimum of one and maximum of ten.

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

First name, initials and surname *Prénom, initiales et nom de famille*	Residence address, giving street & No. or R.R. No. or municipality and postal code. *Adresse personnelle, y compris la rue et le numéro, le numéro de la R.R. ou, le nom de la municipalité et le code postal*	Resident Canadian State Yes or No *Résident Canadien Oui/Non*
WILLIAM A. COURT	R.R. #2 COURTLAND, ONTARIO N0J 1E0 (In the Township of Norfolk)	YES
ALISON S. COURT	R.R. #2 COURTLAND, ONTARIO N0J 1E0 (In the Township of Norfolk)	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 compagnie.

NIL

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 a émettre:

The Corporation is authorized to issue an unlimited number of common shares without nominal or par value and an unlimited number of two classes of special preferred shares without nominal or par value designated as Class "A" and Class "B" special preferred shares.

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:

1. The holders of the Class "A" special preferred shares shall in each year in the discretion of the directors, but always in preference and priority to any payment of dividends on the Class "B" special preferred shares and on the common shares for such year, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends at the rate set each year by the directors on the amount paid up on the said Class "A" special preferred shares; if in any year, after providing for the full dividend on the Class "A" special preferred shares, there shall remain any profits or surplus available for dividends such profits or surplus or any part thereof may, in the discretion of the Directors, be applied to dividends on the Class "B" special preferred shares and on the common shares; the holders of the Class "A" special preferred shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends hereinbefore provided for;

2. The Class "A" special preferred shares shall rank, both as regards dividends and repayment of capital, in priority to all other shares of the Corporation but shall not confer any further right to participate in profits or assets;

3. The holders of the Class "B" special preferred shares shall in each year in the discretion of the Directors, but always in preference and priority to any payment of dividends on the common shares for such year, be entitled out of any or all profits or surplus available for dividends, to non-cummulative dividends at the rate set each year by the Directors on the amount paid up on the said Class "B" special preferred shares; if in any year, after providing for the full dividend on the Class "B" special preferred shares, there shall remain any profits or surplus available for dividends such profits or surplus or any part thereof may, in the discretion of the Directors, be applied to the dividends on the common shares; the holders of the Class "B" special preferred shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends hereinbefore provided for;

4. The Class "B" special preferred shares shall rank, both as regards dividends and repayment of capital, in priority to all other shares of the Corporation excepting only Class "A" special preferred shares, but shall not confer any further right to participate in profits or assets;

5. The Corporation may, upon giving notice as hereinafter provided, redeem the whole or any part of the Class "A" and Class "B" special preferred shares on payment for each share to be redeemed of the amount paid up thereon, together with

all dividends declared thereon and unpaid; not less than thirty (30) days notice in writing of such redemption shall be given by mailing such notice to the registered holders of the shares to be redeemed, specifying the date and place or places of redemption; if notice of any such redemption be given by the Corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, as specified in the notice, on or before the date fixed for redemption, dividends on the said Class "A" and Class "B" special preferred shares to be redeemed shall cease after the date so fixed for redemption and the holders thereof shall thereafter have no rights against the Corporation in respect thereof except, upon the surrender of certificates for such shares, to receive payment therefor out of the moneys so deposited;

6. A holder of Class "A" or Class "B" special preferred shares (in this paragraph referred to as the "preferred shares") shall be entitled to require the Corporation to redeem at any time or times all or any of the preferred shares registered in the name of such holder on the books of the Corporation by tendering to the Corporation at its head office a share certificate representing the preferred shares which the registered holder desires to have the Corporation redeem together with a request in writing specifying (i) that the registered holder desires to have the preferred shares represented by such certificate redeemed by the Corporation and (ii) the business day (in this paragraph referred to as the "redemption date") on which the holder desires to have the Corporation redeem such preferred shares. Requests in writing shall specify a redemption date which shall be not less than 30 days after the day on which the request in writing is given to the Corporation. Upon receipt of a share certificate representing the preferred shares which the registered holder desires to have the Corporation redeem together with such a request the Corporation shall on the redemption date redeem such preferred shares by paying to such registerred holder an amount equal to the amount paid up thereon of the preferred shares being redeemed plus all dividends declared and unpaid. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. The said prefe̊rred shares shall be redeemed on the redemption date and from and after the redemption date such shares shall cease to be entitled to dividends and the holders thereof shall not be entitled to exercise any of the rights of holders of preferred shares in respect thereof unnless payment of the redemption price is not made on the redemption date, in which event the rights of the holders of the said shares shall remain unaffected.

7. The Corporation may, at any time and from time to time, purchase for cancellation the whole or any part of the Class "A" and Class "B" special preferred shares at the lowest price at which, in the opinion of the Directors, such shares are obtainable but not exceeding the amount paid up thereon, and all dividends declared thereon and unpaid;

8. In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "A" special preferred shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of any other shares, the amount paid up thereon and any dividends declared thereon and unpaid and no more;

9. In the event of the liquidation, dissolution, or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "B" special preferred shares shall be entitled to receive, subject to the rights of the holders of the Class "A" special preferred shares, before any distribution of any part of the assets of the Corporation among the holders of the common shares, the amount paid up thereon and any dividends declared thereon and unpaid and no more;

10. The holder of a Class "A" special preferred share shall not be entitled to vote at any meetings of the shareholders of the Corporation, but shall be entitled to notice of meetings of the shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale of its undertaking or a substantial part thereof; the holder of a Class "B" special preferred share shall be entitled to one (1) vote for each Class "B" special preferred share held by him at all shareholders meetings; The holder of a common share shall be entitled to one (1) vote for each common share held by him at all shareholders meetings.

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:

(a) No shares of the capital stock of the corporation shall at any time be allotted, issued or transferred without the approval of the holder or holders of at least seventy-five (75%) per cent of the outstanding voting shares; and

(b) No shares shall be allotted, issued or transferred without the express consent of the majority of the directors, to be signified by a resolution to be passed by the board.

9. Other provisions, if any, are:

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 persons who, having been formerly in the employment of the Corporation, were, while in that employment, and have continued after the termination of the employment to be, Shareholders of the Corporation, is limited to not more than fifty, two or more persons who are joint registered owners of one or more shares being counted as one Shareholder.

(2) Any invitation to the public to subscribe for securities of the Corporation is prohibited.

(3) The Corporation may purchase any of its issued common shares.

CONSENT TO THE USE OF FAMILY NAME
(pursuant to Subsection 12 (1)
of O.Reg. 446/83, as amended)

I, ALISON S. COURT , am one of the Incorporators and first directors of COURT FARMS (ONTARIO) INC. , and I hereby consent to the use of the name "COURT FARMS (ONTARIO) INC." I, hereby confirm that I will have a material interest in the aforementioned business, in that I will be one of the Shareholders thereof.

A. S. Court

Alison S. Court

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

First name, initials and surname or corporate name *Prénom, initiale et nom de famille ou dénomination sociale*	Full residence address or addess of registered office or of principal place of business giving street & No. or R.R. No., municipality and postal code *Adresse personnelle au complet, adresse du siège social ou 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*
WILLIAM A. COURT	R.R. #2 COURTLAND, ONTARIO N0J 1E0 (In the Township of Norfolk)
ALISON S. COURT	R.R. #2 COURTLAND, ONTARIO N0J 1E0 (In the Township of Norfolk)

These articles are signed in duplicate

Les présents statuts sont signés en double exemplaire.

Signatures of incorporators
(Signature des fondateurs)

WILLIAM A. COURT

ALISON S. COURT

CONSENT TO THE USE OF FAMILY NAME
(pursuant to Subsection 12 (1)
of O.Reg. 446/83, as amended)

I, WILLIAM A. COURT , am one of the Incorporators and first directors of COURT FARMS (ONTARIO) INC. , and I hereby consent to the use of the name "COURT FARMS (ONTARIO) INC." I, hereby confirm that I will have a material interest in the aforementioned business, in that I will be one of the Shareholders thereof.

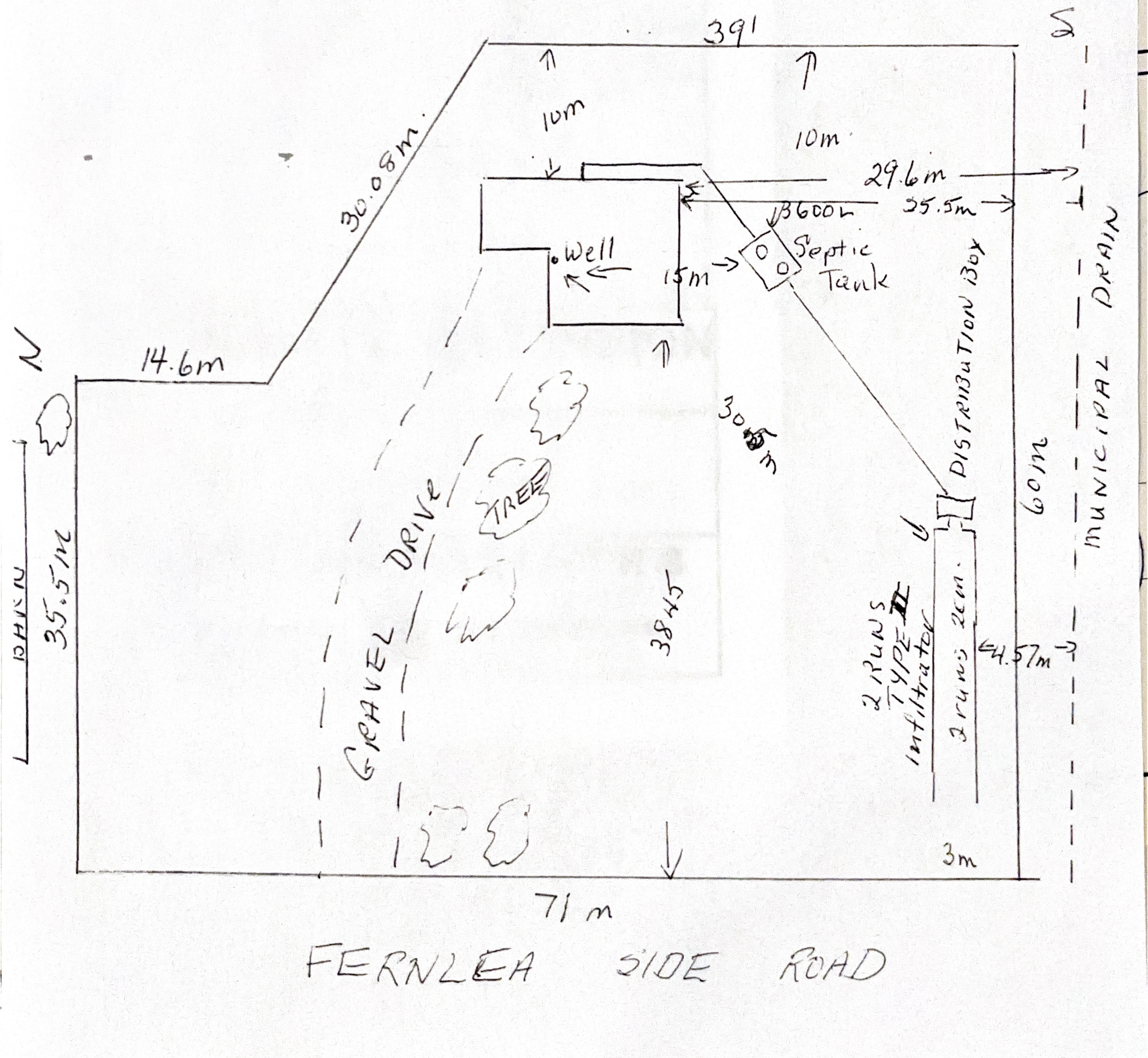
William A. Court

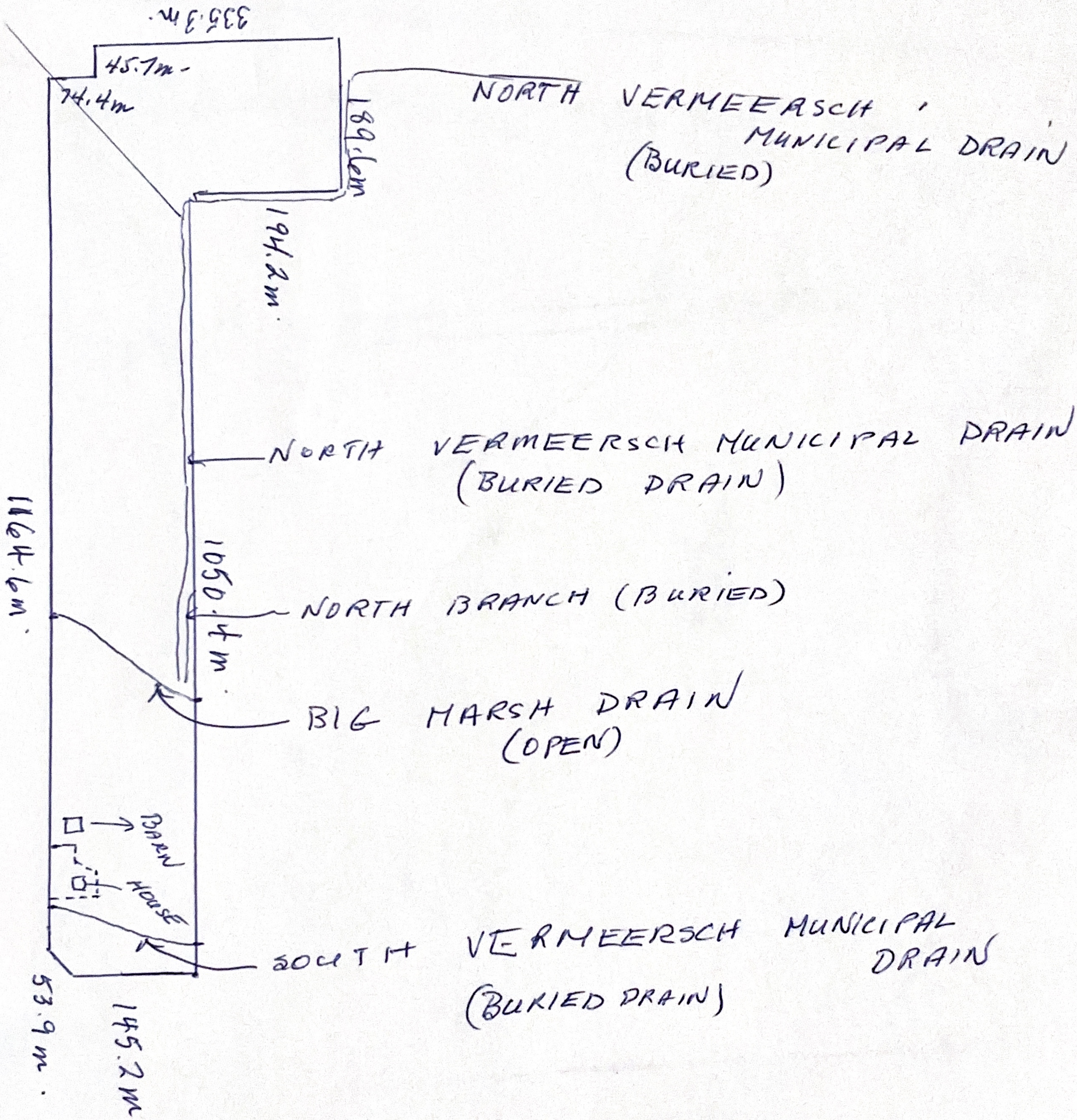
JOSH EVANS

20 FERNLEA SIDE RD

Pt Lt 31 Conc 3 MIDDLETON

PREP20260385





* See Septic Permit PRJEP20260385

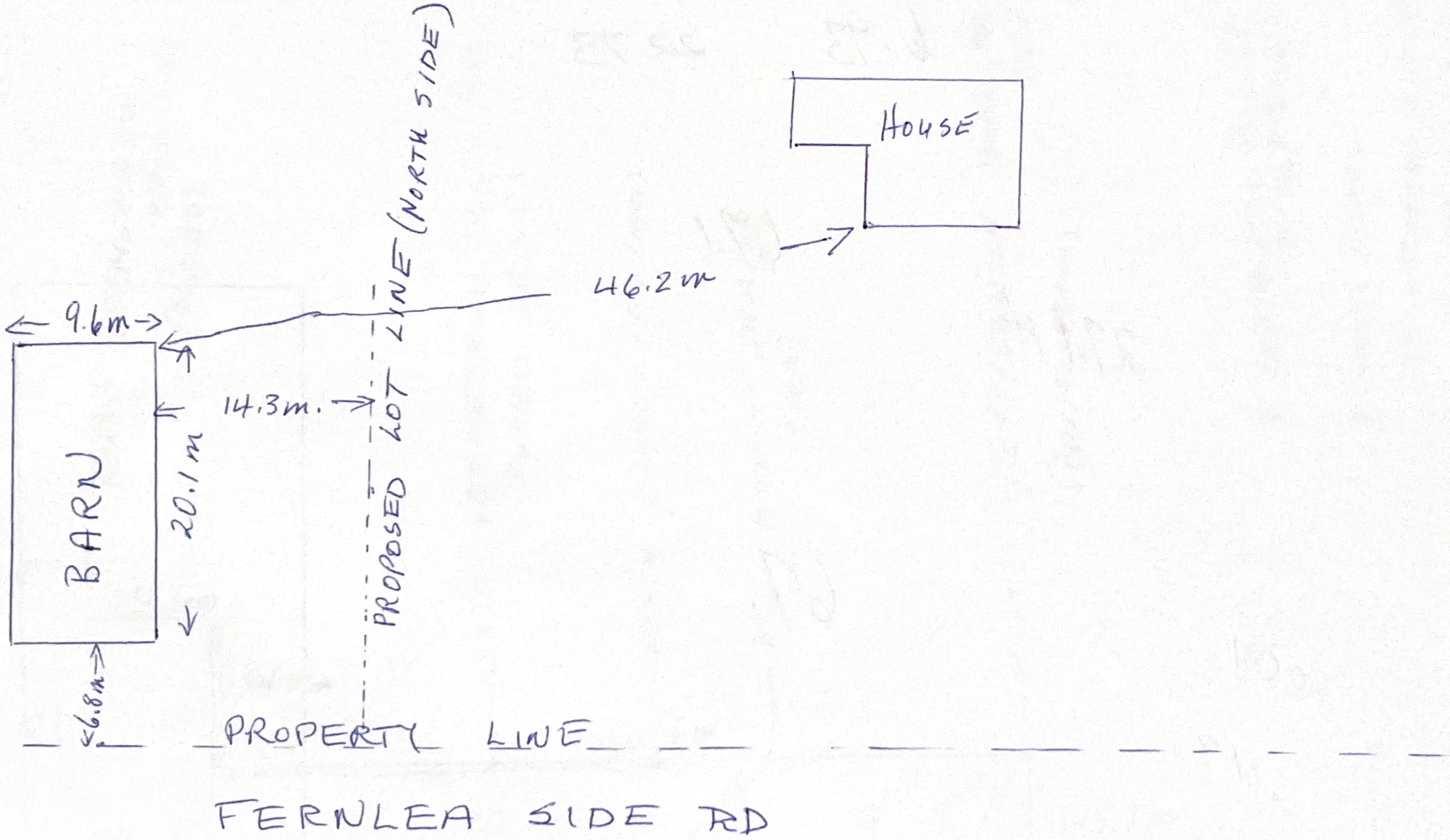
* HOUSE & BARN
See ATTACHED SURVEY
OF LOT to be severed.

AN PL 2026088

COURT FARMS (ONT) INC.

Alison COURT

ANPL20260089

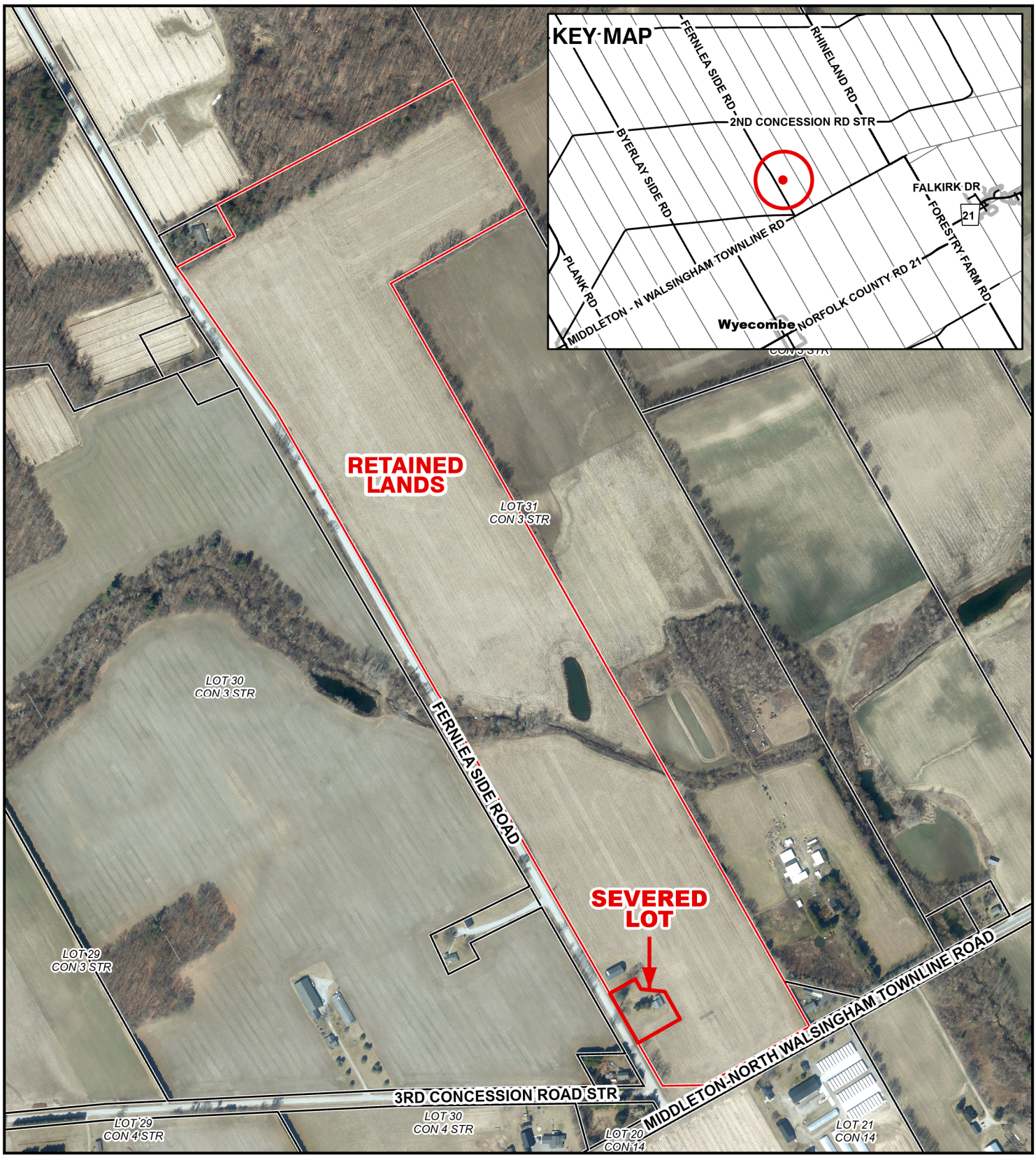


MAP A

CONTEXT MAP

Geographic Township of MIDDLETON

BNPL2026088
ANPL2026089



5/5/2026

Legend

- Subject Lands
- Lands Owned

2025 Air Photo

N

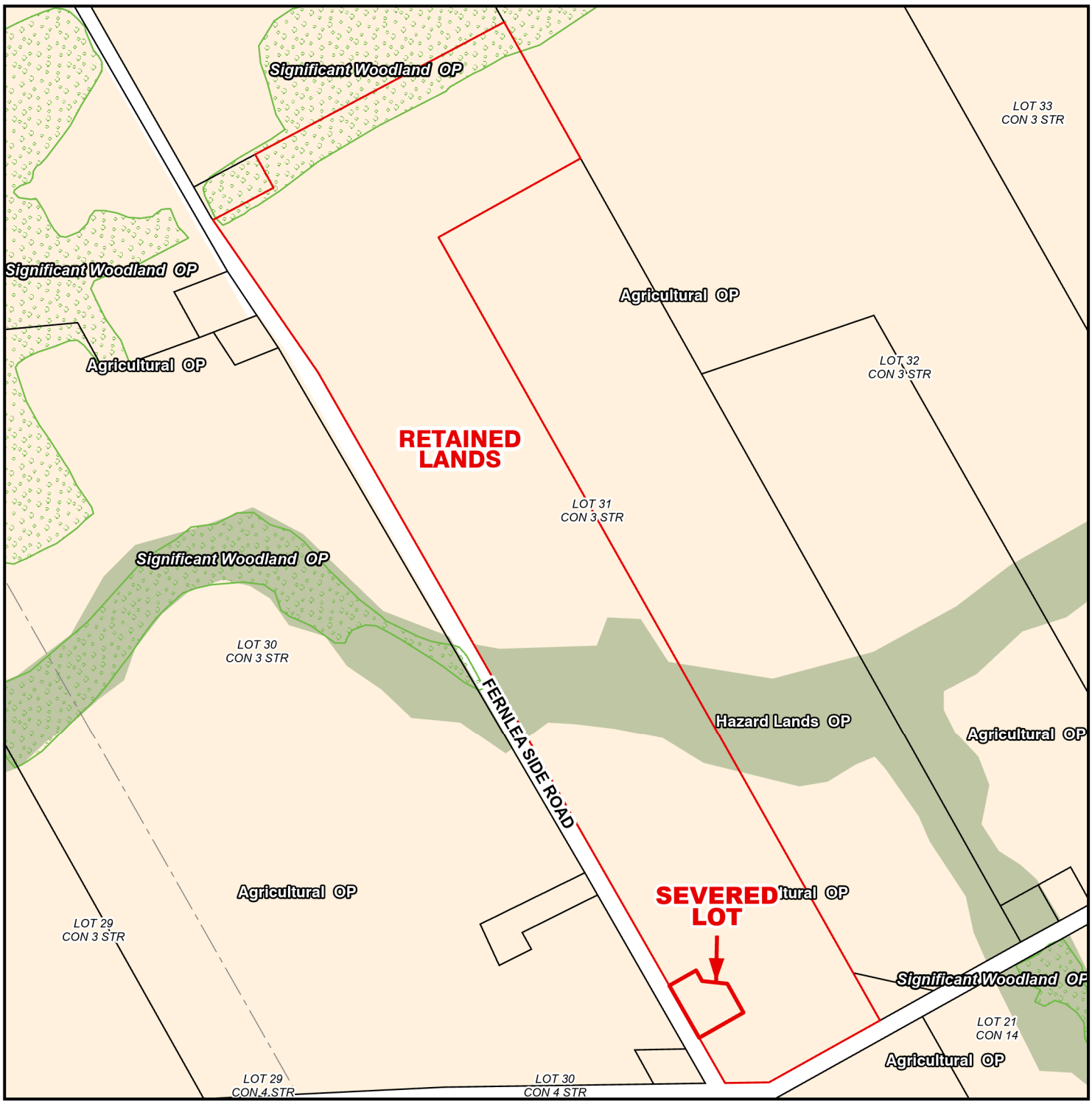
0 60 120 180 240 300 Metres

MAP B

OFFICIAL PLAN MAP

Geographic Township of MIDDLETON

BNPL2026088
ANPL2026089



Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

5/5/2026

N

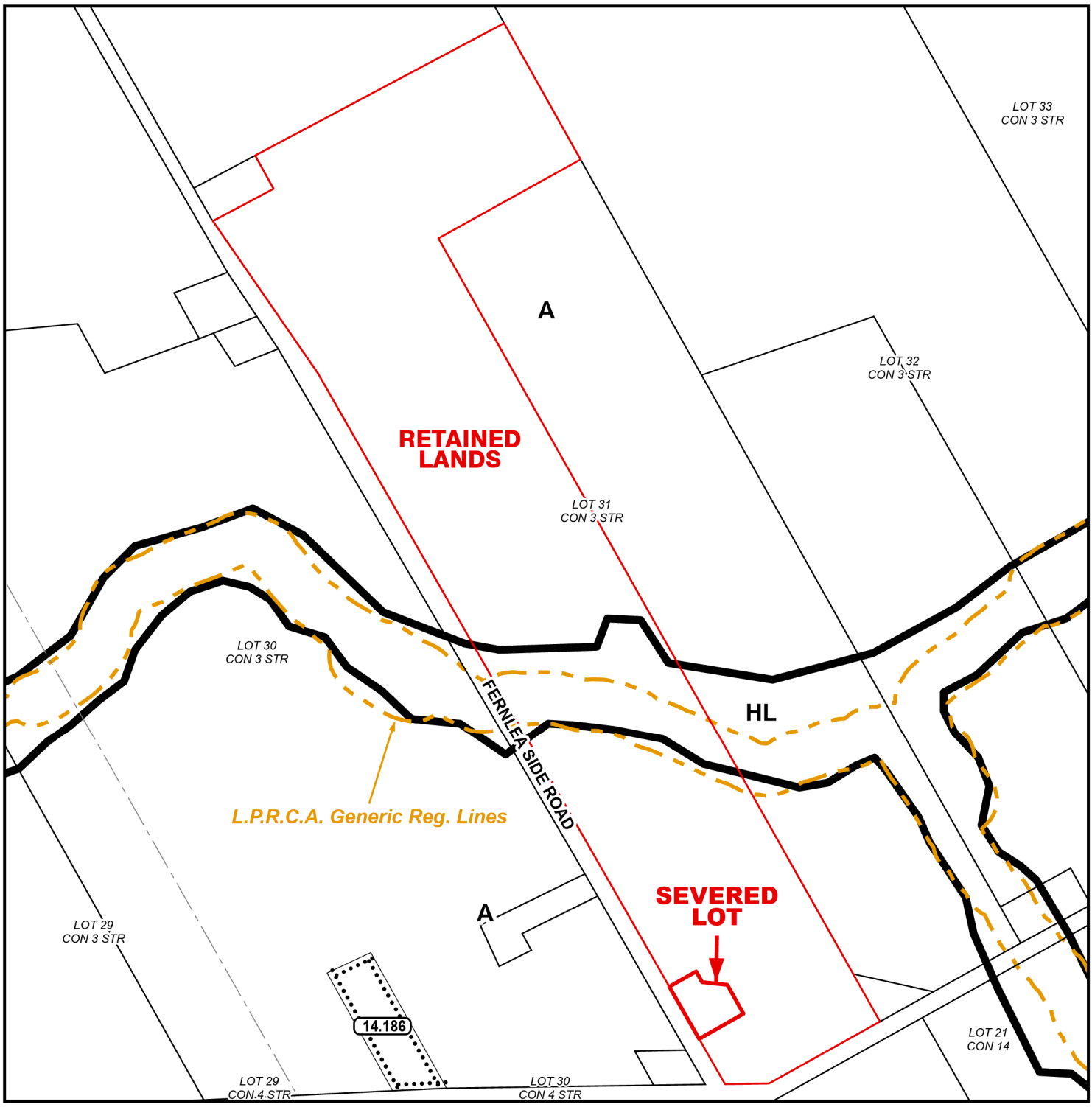
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MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

BNPL2026088
ANPL2026089



ZONING BY-LAW 1-Z-2014

5/5/2026

LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

(H) - Holding

A - Agricultural Zone

HL - Hazard Land Zone

N

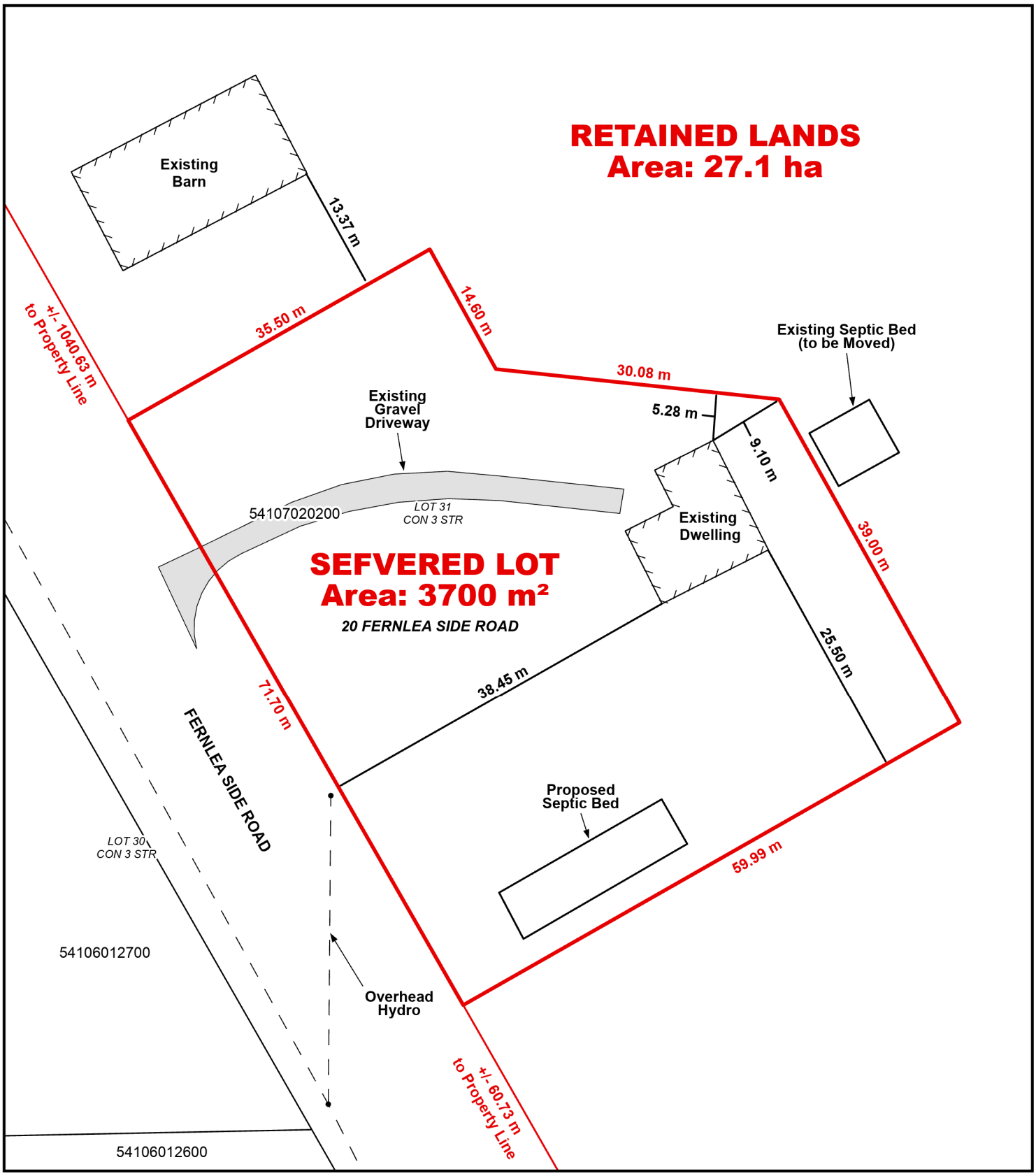
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MAP D

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2026088
ANPL2026089



Legend

- Subject Lands
- Lands Owned

5/5/2026

N

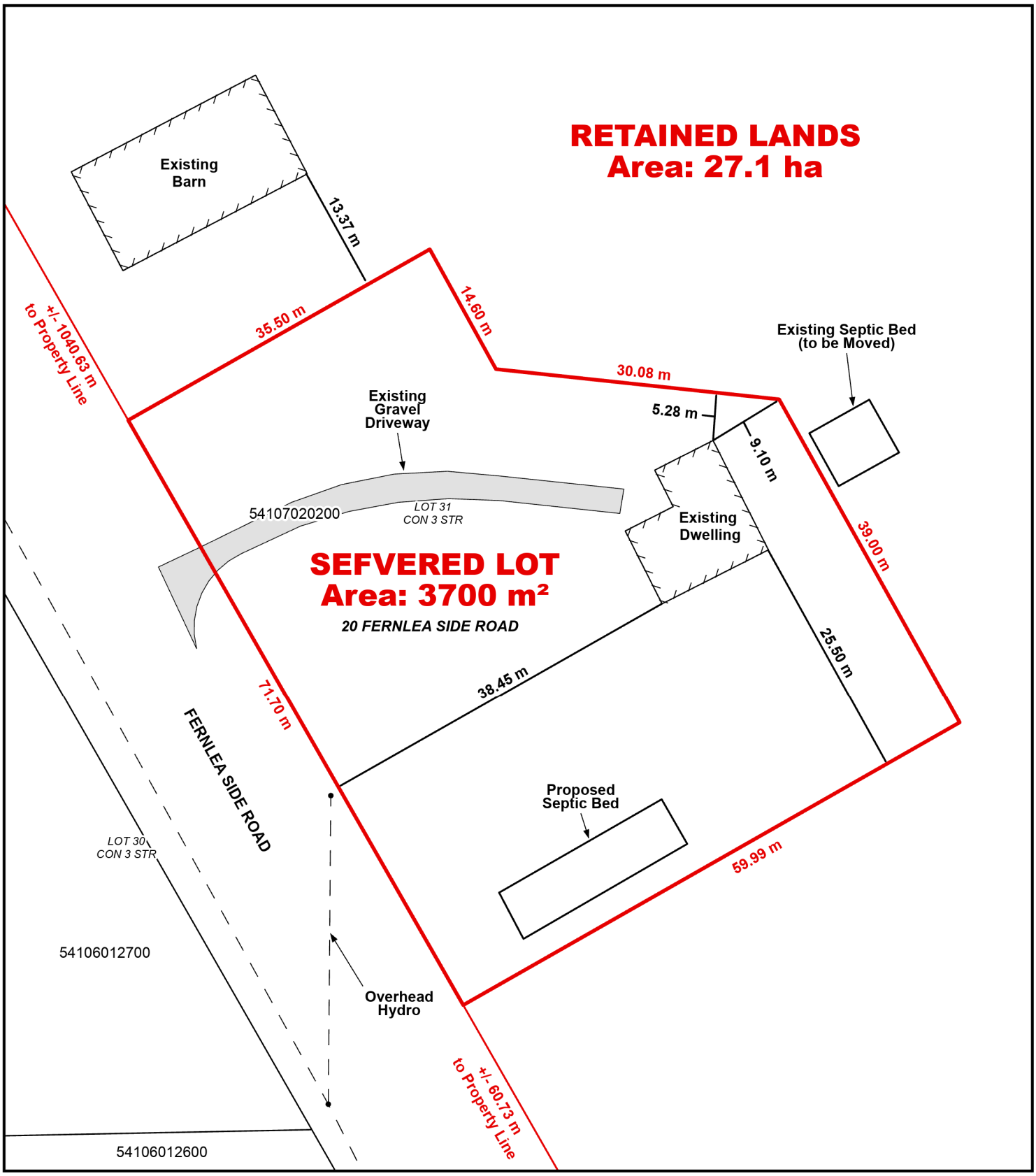
0 4.5 9 13.5 18 22.5 Metres

LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2026088
ANPL2026089



Legend

- Subject Lands
- Lands Owned

5/5/2026

N

0 4.5 9 13.5 18 22.5 Metres