

**For Office Use Only:**

File Number	<u>BNPL2022.071</u>	Application Fee	<u>3,367.00 ✓</u>
Related File Number	<u>—</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>—</u>	Well & Septic Info Provided	<u>✓</u>
Application Submitted	<u>Feb. 22, 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Mar. 15, 2022</u>	Public Notice Sign	<u>✓</u>

**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:** 54201043100
**A. Applicant Information**
**Name of Owner** Feth Farms Limited

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** 1171 Windham Road 11
**Town and Postal Code** Windham Centre, ON N0E 2A0
**Phone Number** \_\_\_\_\_

**Cell Number** 519-410-5056
**Email** fethfarms@hotmail.com
**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):

Part Lot 8, Concession 11 North Walsingham

Municipal Civic Address: 586 12th Concession Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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:  
House, garage, barn, shed and bulk kilns
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<sup>2</sup> or %

Lot frontage	311m	
Lot depth	678m	
Lot width	311m	
Lot area	50ac	
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):

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

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

Frontage:	63.5m
Depth:	58.03m
Width:	63.5m
Lot Area:	3198m <sup>2</sup>
Present Use:	Agricultural
Proposed Use:	Agricultural

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: 247.5m

Depth: 678m

Width: 311m

Lot Area: 49.22ac

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Barn, shed and bulk kilns

Barn used for storage only

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

Frontage: 2.034m

Depth: 58.961m

Width: 2.0m

Area: 118m<sup>2</sup>

Proposed Use: Hydro service to retained parcel

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

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: \_\_\_\_\_  
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: \_\_\_\_\_  
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: \_\_\_\_\_  
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:

12th Concession Road

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## G. Other Information

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

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

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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

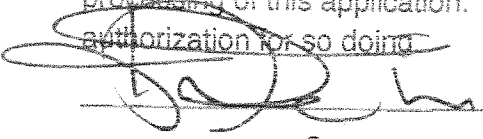
Oct 9/21  
\_\_\_\_\_  
Date

### 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 Feth Farms Limited (Ken Feth) am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David Roe, 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  
I have power to bind the corporation

Oct 19/21  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
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 19th day of OCTOBER

A.D., 20 21

  
\_\_\_\_\_

A Commissioner, etc.

Leanne Carla Robinson, a Commissioner etc.  
Province of Ontario  
for John P. Hanseiman, Barrister & Solicitor  
Expires August 25, 2024

DESCRIPTION	ADDRESS	LEGAL DESCRIPTION	Tax Roll No.	TOTAL ACRES	WORKABLE	Dwelling Present
<u>Feth Farms Ginseng Co. Ltd.</u>						
Brad's Home Farm	1264 Windham Rd 13	WDM Con 13 Pt Lot 9	491-026-10000-0000	47.04	30	yes (2016)
Brad's Home Farm	1206 Windham Rd 13	WDM Con 13 Pt Lot 9	491-026-07000-0000	48.91	30	no
Vandendriessche 1 - 50 acres plus house - Home	2271-2269 West Quarter Line	NWAL Con 11 Pt Lot 6	542-010-42200-0000	50	50	yes (1930s)
Vandendriessche 3 - 148.31 acres plus house - Maxin	715 12th Conc Rd	NWAL Con 12 Pt Lot 9	542-010-37300-0000	148.31	147	yes (1920s)
Lake Erie Farms - Parcel N	839 Norf Cty Rd 21	MID CON 14 Pt Lot 11	541-050-18000-0000	135.66	130	no
Lake Erie Farms - Parcel C	2495-2525 Hazen Rd	NWAL con 14 Pt Lt 8,9	542-010-01900-0000	134.71	90	yes (1960s)
Lake Erie Farms - Parcel F	Pt Lot 1, West Quarter Line Rd.	NWAL Con 14 Pt Lot 6	542-010-06600-0000	50	41	no
Lake Erie Farms - Parcel G	PL #10 Bell Mill Side Rd.	MID Con 2 STR Pt Lot 10	541-050-20300-0000	40	39	no
Lake Erie Farms - Parcel M	2381 Hazen Rd.	NWAL Con 14 Pt 3, Lot 9	542-010-01904-0000	96.79	80	no
Lake Erie Farms - Parcel I	PL #10 Bell Mill Side Rd.	NWAL Con 14 Pt 3, Lot 9	541-050-19200-0000	54.55	37	no

Feth Farms Limited

Ken and Sandra Home Farm - 70 acres plus 2 houses	1171-1167 Windham Rd. 11	WDM Con 10 Pt Lot 9	491-018-44000-0000	70	50	yes 2 (1980s)
Vandendriessche 2 - 50 acres plus house - Fred's	586 12th Conc Rd	NWAL Con 11 Pt Lot 8	542-010-43100-0000	50	50	yes (1940s)
Vandendriessche 4		NWAL Con 12 Pt Lot 7	542-010-37600-0000	50	50	no
Vandendriessche 4		NWAL Con 12 Pt Lot 7	542-010-37800-0000	52.67	50	no
Juhasz	2143 West Quarter Line	NWAL Con 11 Pt Lot 6	542-010-53500-0000	98.15	97	no
John Feth Farm - 36.83 acres plus house	1031 Windham Rd 11	WDM Con 10 Pt Lot 11	491-018-47000-0000	36.83	32	yes (1950s)
Lake Erie Farms - Parcel D	2806 West Quarter Line Rd.	NWAL Con 14 Pt Lot 2,7	542-010-01600-0000	135.86	117	no
Lake Erie Farms - Parcel E	2279 Hazen Rd.	NWAL Con 13 Pt Lot 9	542-010-13600-0000	99.07	70	no
Lake Erie Farms - Parcel L	577 Regional Rd #21	NWAL CON 14 Pt Lot 8	542-010-05700-0000	135.89	79	no
Lake Erie Farms - Parcel A	2486 Hazen Rd.	NWAL CON 14 Pt Lt 10	542-010-02800-0000	143.35	126	no
Lake Erie Farms - Parcel K	West Qtr Line Rd	NWAL CON 14 PT Lot 8,9	542-010-01903-0000	109.97	84	no

Ken and Sandra Feth

Lot	Lot	WDM Con 14 Pt Lot 19 RP 37R7412 Parts 1/2	491-028-05880-0000	0.92	0	no
Plant	210 Windham Rd 14	WDM Con 14 Pt Lot 19	491-028-05900-0000	49.91	32	no



Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE No.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: 586 12th Concession Rd, Langton			
Owner: Feth Farms Ltd.		Lot:		Concession:	
Lot Area:		Lot Frontage:		Assessment Roll No. 54201043100	
<b>PURPOSE OF EVALUATION</b>		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
<b>BUILDING INFORMATION</b>		<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms:		No. of Fixture Units:	
				Is the building currently occupied? <input checked="" type="radio"/> Yes / No If No, how long?	
<b>EVALUATOR'S INFORMATION</b>		Evaluator's Name: Allan Gee		Company Name: Allan's Excavating Inc.	
Address: 869 Charlotteville Rd 7, Simcoe		Postal Code: N3Y 4K5		Phone: 519 428 9998	
Email: excavating@kwic.com		BCIN # 11446			
<b>SITE EVALUATION</b>		Ground Cover (trees, bushes, grass, impermeable surface):			Soil Type: SAND
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: _____ ft.	
Surface Discharge Observed: Yes <input type="radio"/> No <input checked="" type="radio"/>		Odour Detected: Yes <input type="radio"/> No <input checked="" type="radio"/>		Current Weather (at time of evaluation): Sunny	
<b>SYSTEM EVALUATION</b>		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:		Size: 2600 Gal.		Pump: Yes <input type="radio"/> No <input checked="" type="radio"/>	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____					
Distribution System:		No. of Tile Runs:		Total Length of Tile:	
Area: <input type="checkbox"/> Trench Bed <input checked="" type="checkbox"/> Filter Medium		12		240'	
				Distance Between Tile Runs: 3'	
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		<input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined		<input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
<b>Setbacks:</b>		<b>Tank</b>		<b>Distribution Pipe</b>	
Distance to Buildings & Structures (ft)		8'		20'	
Distance to Bodies of Water (ft)		0		0	
Distance to Nearest Well (ft)		116'		136'	
Distance to Proposed Property Lines		Front 56' Rear 146' Side 40' Side 140'		Front 56' Rear 90' Side 20' Side 160'	

**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, Ken Feth (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

Dec. 23/21**EVALUATOR:**

1. I, Allan Gee 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

Dec 23/21**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



## On Site Sewage Disposal System Location Plan

DATE: Dec 23/21

APPLICATION NUMBER: \_\_\_\_\_

OWNER: Feth Farms

EVALUATOR: Allan Gee

PROPERTY ADDRESS: 586 12th conc Rd

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

See Attached

PREPARED BY: Allan Gee

NOTE: The above sketch is not to exact scale.









5. THE OBJECTS FOR WHICH THE CORPORATION IS INCORPORATED ARE

- (a) To carry on the business of farming, agriculture, horticulture and tobacco growing;
- (b) To purchase or otherwise acquire and hold or otherwise deal in real and personal property and rights and in particular, farm and tobacco lands, buildings, farms, farm and tobacco equipment, machinery, livestock and other farm products;
- (c) To operate farms for raising poultry and livestock and to grow fruits, tobacco and field crops of all kinds;
- (d) To breed, raise, keep, render marketable and deal in poultry, field crops, horses, cattle and livestock of all kinds and to cultivate and cure leaf tobacco;
- (e) To erect, establish or otherwise acquire and to maintain and operate buildings and agencies adapted for the cultivation, growing, storing, preparation and curing of tobacco and for its sale and distribution;
- (f) To buy, sell, manufacture and deal in minerals, chemicals, plants, machinery, implements, conveniences, provisions and things capable of being used in connection with the operations which the corporation may carry on or be interested in or required by workmen and others employed by the corporation;
- (g) To manufacture, conduct research in and deal generally with agricultural products and by-products.

6. *THE AUTHORIZED CAPITAL IS* to consist of eighty thousand (80,000) special shares with a par value of One Hundred (\$100.00) Dollars each and two hundred thousand (200,000) common shares without nominal or par value.

7. THE DESIGNATIONS, PREFERENCES, RIGHTS, CONDITIONS, RESTRICTIONS, LIMITATIONS OR PROHIBITIONS ATTACHING TO THE SPECIAL SHARES, IF ANY, ARE

(a) The holders of the eight percent non-cumulative redeemable voting special shares with a par value of \$100,000 each (hereinafter called the "Special Shares") shall be entitled to receive and the corporation shall pay thereon as and when declared by the Board of Directors of the corporation out of the monies of the corporation properly applicable to the payment of dividends, fixed preferential non-cumulative cash dividends at the rate of 8 percent (8%) per annum on the amount paid up thereon payable on such date or dates in each fiscal year of the corporation as may from time to time be determined by the Board of Directors; the Board of Directors shall be entitled from time to time to declare part of the said fixed preferential non-cumulative cash dividend for any fiscal year notwithstanding that such dividend for such fiscal year shall not be declared in full; if within four (4) months after the expiration of any fiscal year of the corporation the Board of Directors in its discretion shall not have declared the said fixed preferential non-cumulative cash dividend or any part thereof on the special shares for such fiscal year, then the rights of the holders of the special shares to such dividend or to any undeclared part thereof for such fiscal year shall be forever extinguished; the holders of the special shares shall not be entitled to any dividends other than or in excess of the fixed preferential non-cumulative cash dividends hereinbefore provided for;

(b) Except with the consent in writing of the holders of all the special shares outstanding, no dividends shall at any time be declared or paid upon or set aside for payment on any common shares without par value (hereinafter called the "common shares") or on any shares of any other class ranking junior to the special shares for any fiscal year unless and until the fixed preferential non-cumulative cash dividend for such fiscal year on all the special shares outstanding have been declared and paid or a sum set aside for the payment thereof;

(c) In the event of the liquidation, dissolution or winding up of the corporation or other distribution of assets of the corporation among shareholders for the purpose of winding up its affairs, the holders of the special shares shall be entitled to receive out of the assets and property of the corporation, before any amount is paid or any property or assets of the corporation distributed to the holders of any common shares or shares of any other class ranking junior to the special shares an amount equal to the amount paid up on the special shares together with all dividends and unpaid preferential non-cumulative cash dividends thereon; after payment to the holders of the special shares of the amounts so payable to them as above provided they shall not be entitled to share in any further distribution of the property or assets of the corporation;

(d) The corporation may at any time or times purchase (if obtainable) for cancellation all or any part of the special shares outstanding from time to time on the open market or by invitation for tenders addressed to all of the holders of record of the said special shares outstanding or by private contract (with the consent of all the holders of the special shares) at the lowest price or prices at which, in the opinion of the Directors, such shares are obtainable but not exceeding the amount paid up thereon plus costs of purchase and an amount equal to all dividends declared thereon and remaining unpaid; where, in response to any invitation for tenders, two or more shareholders submit tenders at the same price and such tenders are accepted by the corporation as to part only of the shares offered, the corporation shall accept part of the shares offered in each such tender in proportion as nearly as may be to the total number of shares offered in each such tender;

(e) The corporation may upon giving notice as hereinafter provided redeem at any time the whole or from time to time any part of the then outstanding special shares on payment for each share to be redeemed of the amount paid up on such share together with an amount equal to all dividends declared thereon and remaining unpaid;

(f) In any case of redemption of special shares under the provisions of the last preceding clause (e) hereof, the corporation shall at least twenty (20) days before the date specified for redemption mail to each person who at the date of mailing is a registered holder of special shares to be redeemed a notice in writing of the intention of the corporation to redeem such special shares; such notice shall be mailed in a prepaid letter addressed to each such shareholder at his address as it appears on the books of the corporation or in the event of the address of any such shareholder not so appearing then to the last known address of such shareholder; provided, that accidental failure to give any such notice to one (1) or more such holders shall not affect the validity of such redemption; such notice shall set out the redemption price and the date on which redemption is to take place and if part only of the shares held by the person to whom such notice is addressed is to be redeemed the number thereof so to be redeemed; on or after the date so specified for redemption the corporation shall pay or cause to be paid to or to the order of the registered holders of the special shares to be redeemed the redemption price on presentation and surrender at the head office of the corporation or any other place designated in such notice of the certificates representing the special shares called for redemption; such special shares shall thereupon be redeemed; if a part only of the special shares represented by any certificate be redeemed a new certificate for the balance shall be issued at the expense of the corporation; from and after the date specified in any such

notice, the special shares called for redemption shall cease to be entitled to dividends and the holders thereof shall not be entitled to exercise any of the rights of shareholders in respect thereof unless payment of the redemption price shall not be made upon presentation of certificates in accordance with the foregoing provisions, in which case the rights of the holders shall remain unaffected; the corporation shall have the right at any time after the mailing of notice of its intention to redeem any special shares as aforesaid to deposit the redemption price of the special shares so called for redemption or of such of the said share as are represented by certificates which have not at the date of such deposit been surrendered by the holders thereof in connection with such redemption to a special account in any chartered bank or any trust company in Canada named in such notice to be paid without interest to or to the order of the respective holders of such special shares called for redemption upon presentation and surrender to such bank or trust company or the certificates representing the same and upon such deposit being made whereupon the date specified for redemption in such notice, whichever is the later, the special shares in respect whereof such deposit shall have been made shall be redeemed and the rights of the holders thereof after such deposit or such redemption date, as the case may be, shall be limited to receiving without interest their proportionate part of the total redemption price so deposited against presentation and surrender of the said certificates held by them respectively.

(g) The holders of the preference shares shall be entitled to receive notice of and to attend all meetings of the shareholders of the Corporation and shall have one (1) vote for each preference share held at all meetings of the shareholders of the Corporation.

(h) The common shares shall be subject to the prior preferences, rights, conditions, restrictions, limitations and prohibitions attaching to the special shares and the common shares shall entitle the holders thereof to one (1) vote in respect of each common share held at all meetings of the shareholders of the corporation.

(i) The confirmation required by subsection 4 of section 189 of The Business Corporations Act, 1970, of any resolution to delete or vary any preference, right, condition, restriction, limitation or prohibition attaching to the special shares or creating special shares ranking in priority to or on a parity with the special shares may be given by at least two-thirds (2/3) of the votes cast

at a meeting of the holders of the special shares duly called for that purpose and held upon at least ten (1) day's notice at which the holders of at least a majority of the outstanding special shares are present or represented by proxy; if at any such meeting the holders of a majority of the outstanding special shares are not present or represented by proxy within half an hour after the time appointed for the meeting, then the meeting shall be adjourned to such date not being less than ten (10) days later and to such time and place as may be appointed by the chairman and at least five (5) days' notice shall be given of such adjourned meeting but it shall not be necessary in such notice to specify the purpose for which the meeting was originally called; at such adjourned meeting the holders of special shares present or represented by proxy may transact the business for which the meeting was originally called and a resolution passed thereat by the affirmative vote of the holders of not less than two-thirds (2/3) of the special shares represented and voted at such adjourned meeting cast on a poll shall constitute the confirmation by the holders of special shares referred to above; the formalities to be observed with respect to the giving of notice of any such meeting and the conduct thereof shall be those from time to time prescribed in the by-laws of the corporation with respect to meetings of shareholders; on every poll taken at every such meeting every holder of special shares shall be entitled to one (1) vote in respect of each preference share held.



8. THE RESTRICTIONS, IF ANY, ON THE ALLOTMENT, ISSUE OR TRANSFER OF SHARES ARE

The right to transfer shares of the company shall be restricted in that no shares shall be transferred without the express consent of the Board of Directors to be signified by resolution passed by the Board of Directors together with the approval of the holders of at least fifty-one percent (51%) of the outstanding Voting shares.

9. THE SPECIAL PROVISIONS, IF ANY, ARE that the number of the 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 that employment to be shareholders of the Corporation, is limited to not more than fifty (50), two or more persons who are joint registered owners of one or more shares being counted as one shareholder; and that any invitation to the public to subscribe for securities of the Corporation is prohibited.

That, subject to the provisions of the Business Corporations Act, the corporation may purchase any of its issued common shares.

10. THE SHARES, IF ANY, TO BE TAKEN BY THE INCORPORATORS ARE

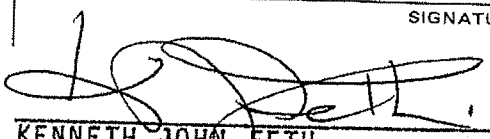

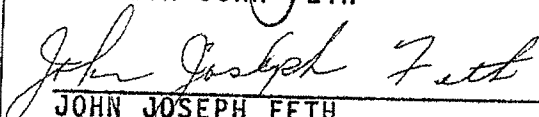

INCORPORATORS FULL NAMES, INCLUDING ALL GIVEN NAMES	NUMBER OF SHARES	CLASS DESIGNATION	AMOUNT TO BE PAID \$
KENNETH JOHN FETH	One	Common	\$1.00
SANDRA LYNN FETH	One	Common	\$1.00
JOHN JOSEPH FETH	One	Common	\$1.00
HILDA PAULINE FETH	One	Common	\$1.00

11. THE NAMES AND RESIDENCE ADDRESSES OF THE INCORPORATORS ARE

FULL NAMES, INCLUDING ALL GIVEN NAMES	FULL RESIDENCE ADDRESS GIVING STREET & NO. OR R.R. NO., MUNICIPALITY OR POST OFFICE AND POSTAL CODE
KENNETH JOHN FETH	R. R. # 1, WINDHAM CENTRE, ONTARIO
SANDRA LYNN FETH	R. R. # 1, WINDHAM CENTRE, ONTARIO
JOHN JOSEPH FETH	R. R. # 1, WINDHAM CENTRE, ONTARIO
HILDA PAULINE FETH	R. R. # 1, WINDHAM CENTRE, ONTARIO

THESE ARTICLES ARE EXECUTED IN DUPLICATE FOR DELIVERY TO THE MINISTER

SIGNATURES OF INCORPORATORS

 KENNETH JOHN FETH	 SANDRA LYNN FETH
 JOHN JOSEPH FETH	 HILDA PAULINE FETH

## OFFICERS' REGISTER

[illegible]

## DIRECTORS' REGISTER

[illegible]

AREA = 3198 sq.m  
LOT COVERAGE=8.1%  
PROPOSED HYDRO  
EASEMENT = 118 sq.m

SKETCH FOR  
SEVERANCE APPLICATION  
OF PART OF  
LOT 8, CONCESSION 11  
IN THE GEOGRAPHIC  
TOWNSHIP OF NORTH WALSHINGHAM  
IN  
NORFOLK COUNTY

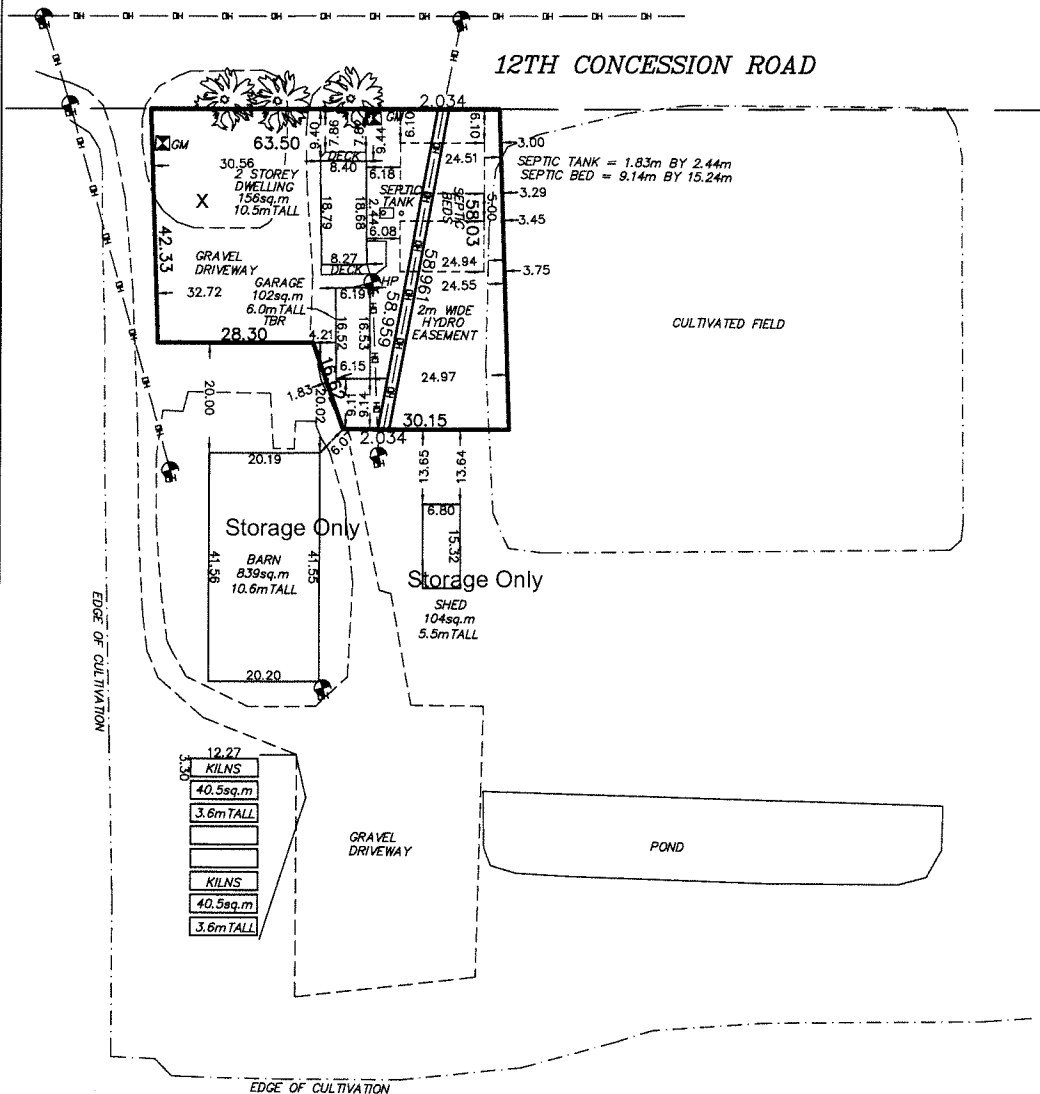
SCALE: 1 : 1000

JEWITT AND DIXON LTD.

OCTOBER 7, 2021

#586 12TH CONCESSION ROAD

X Sand point well



**NOTES:**

THIS PLAN IS IN METRIC AND CAN BE CONVERTED  
TO IMPERIAL BY MULTIPLYING BY 3.2808

TBR = TO BE REMOVED

**CAUTION:**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

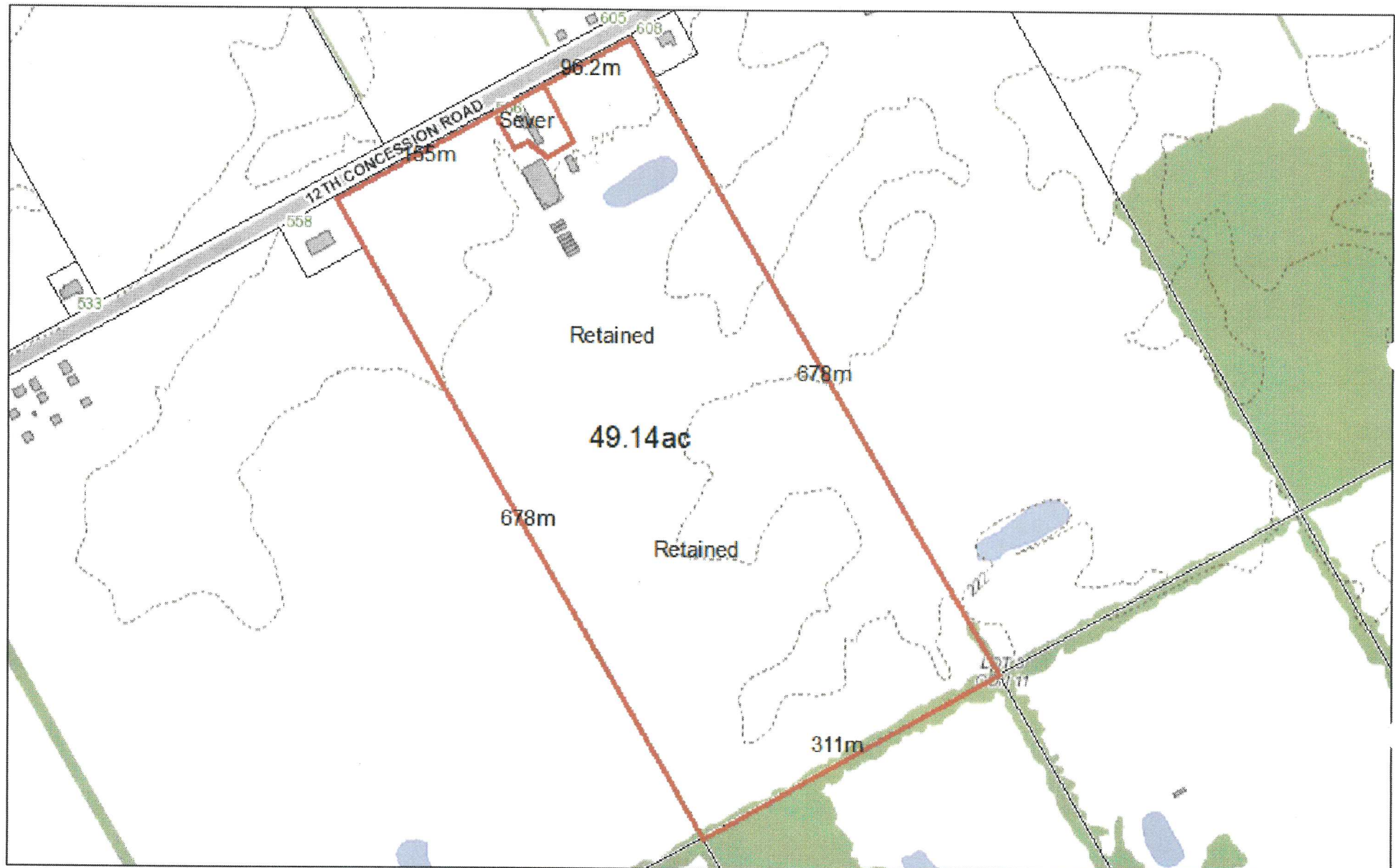
**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**

R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)




PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

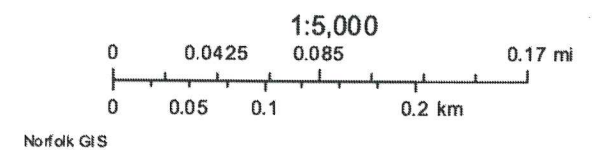
JOB # 21-2940 CLIENT FETH FARMS

# MAP NORFOLK - Community Web Map



10/19/2021, 9:27:12 AM

-  Land Parcels
-  Plan Lines
-  DraftPlan



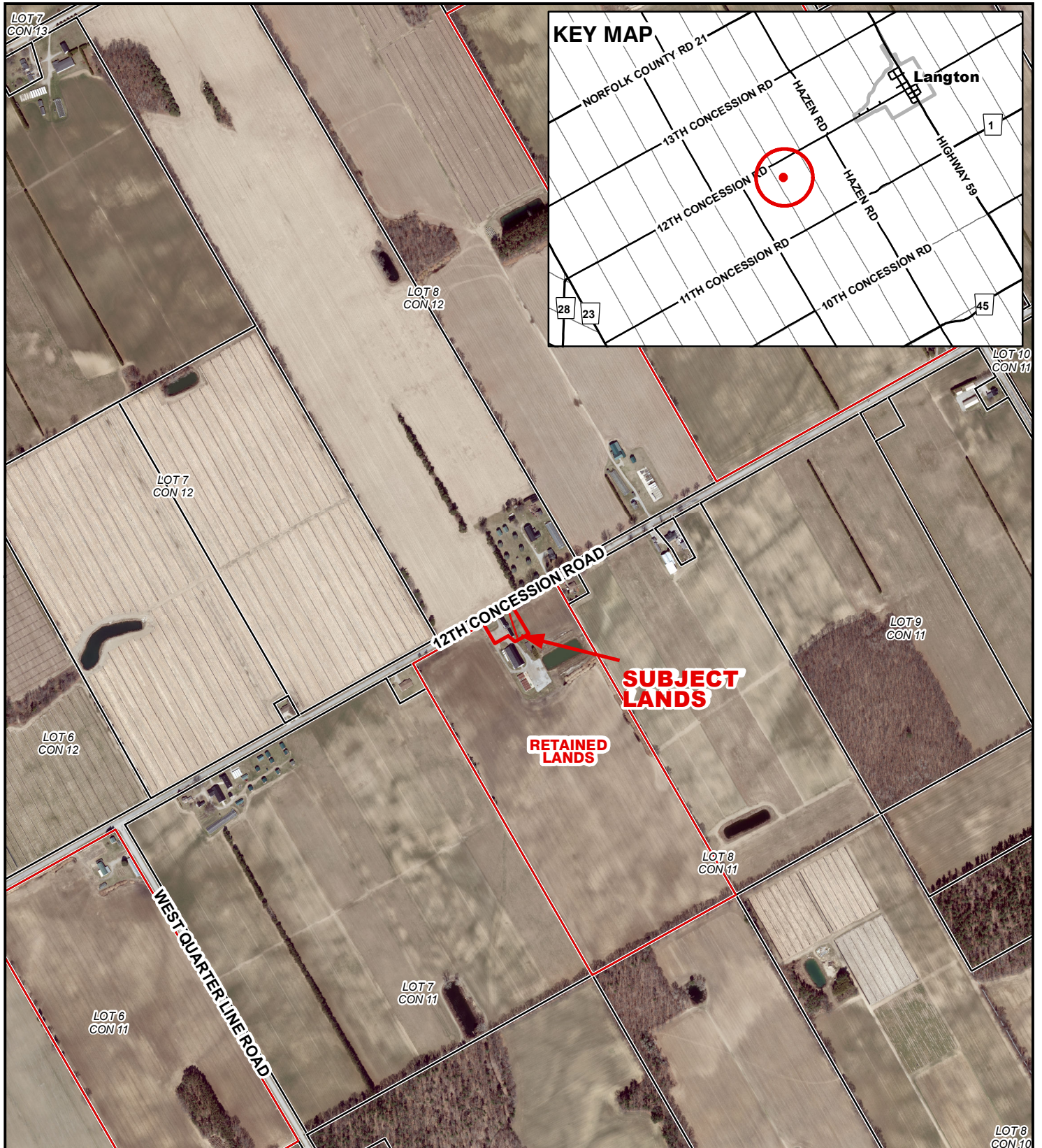


# MAP A


## CONTEXT MAP

Geographic Township of NORTH WALSINGHAM

BNPL2022071



### Legend

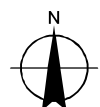
 Proposed Hydro Easement

 Severed Lot

 Lands Owned

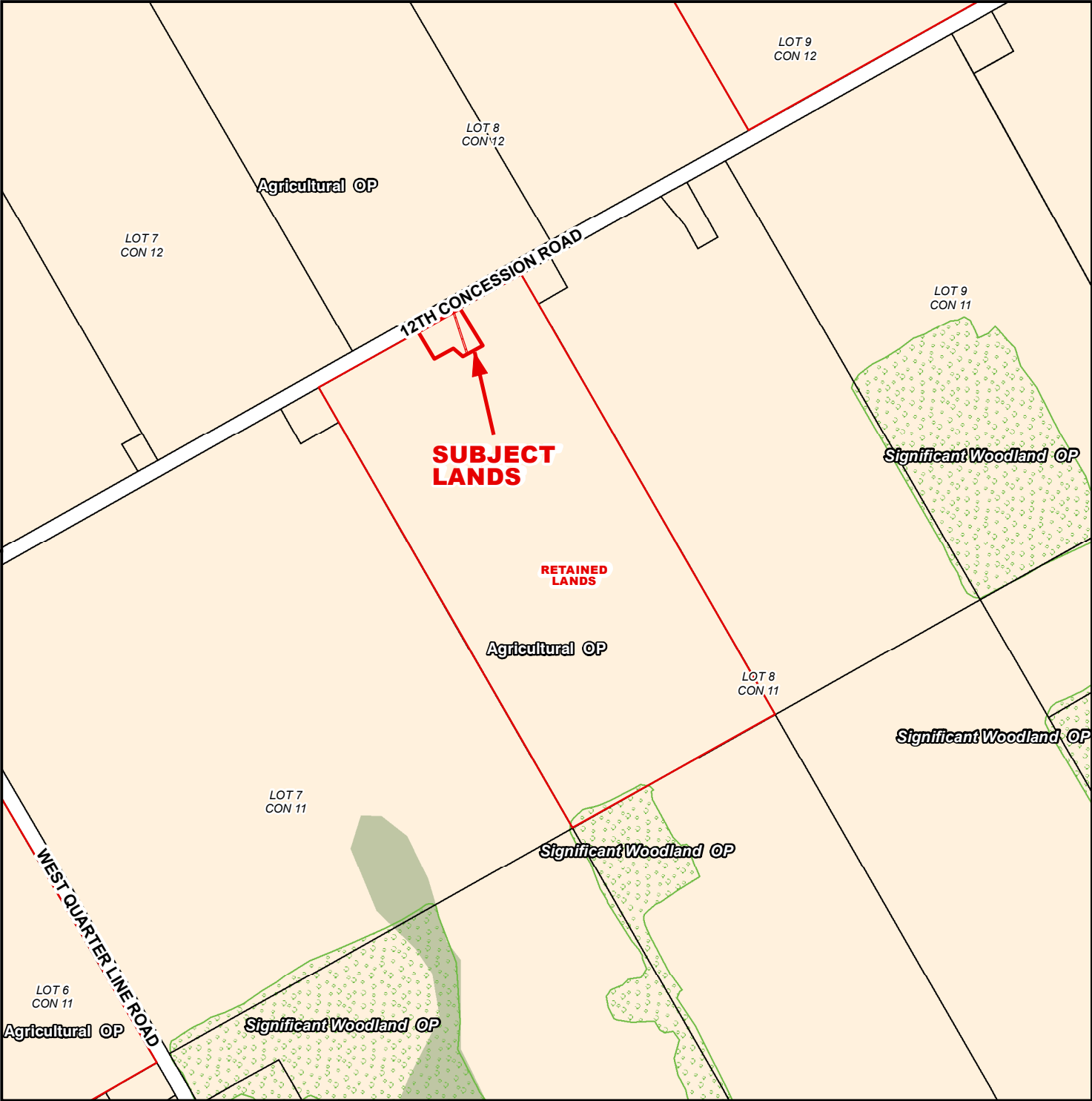
2020 Air Photo

4/13/2022






80 40 0 80 160 240 320 Meters








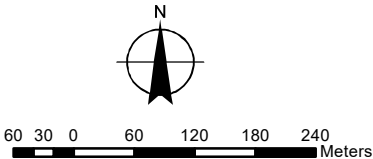
**Legend**

-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned

**Official Plan Designations**

-  Agricultural
-  Hazard Lands
-  Significant Woodland

4/13/2022

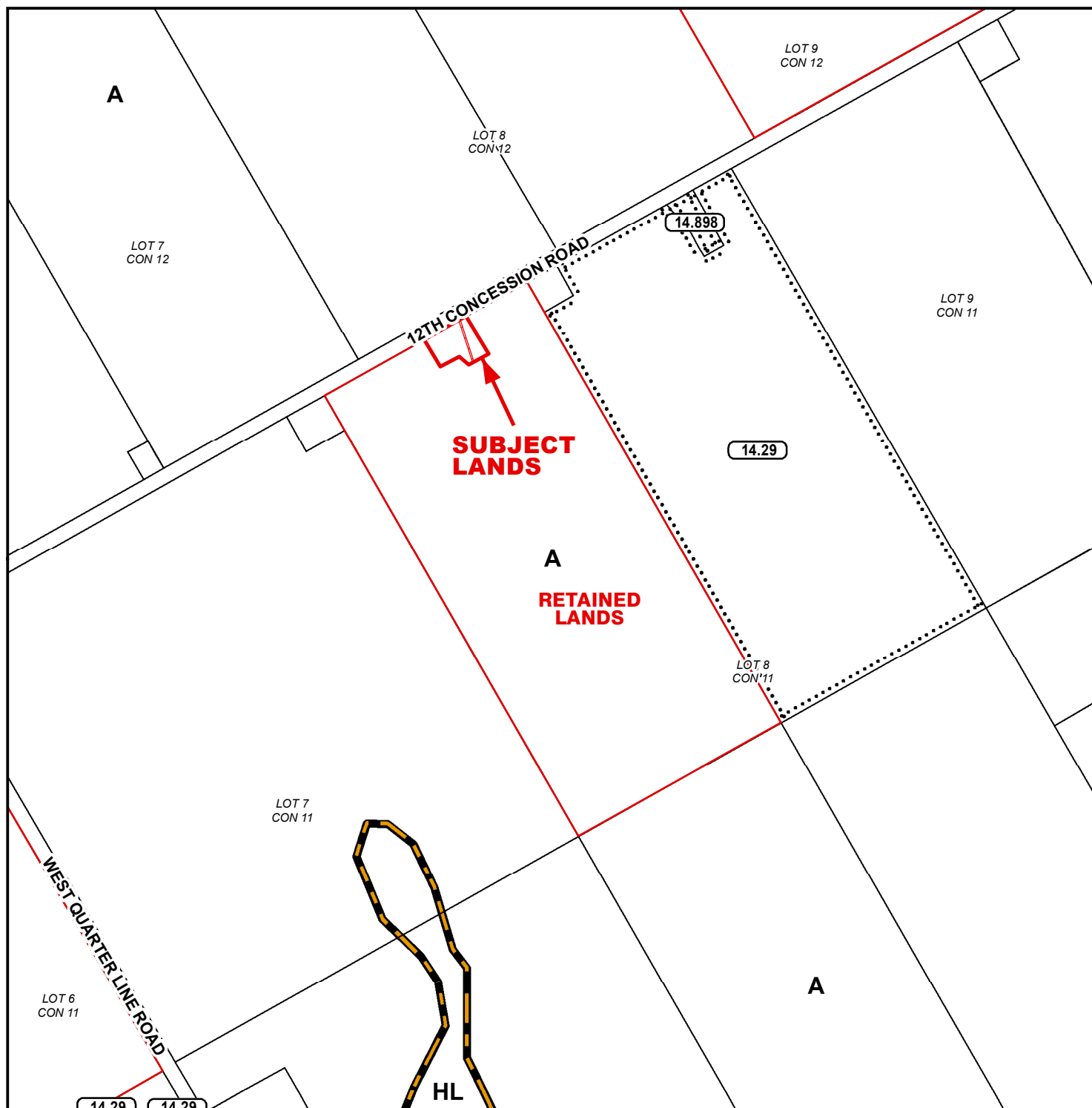


# MAP C





## ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2022071



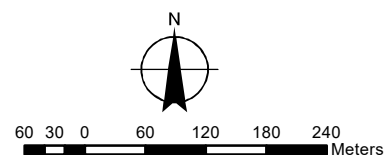
### LEGEND

-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

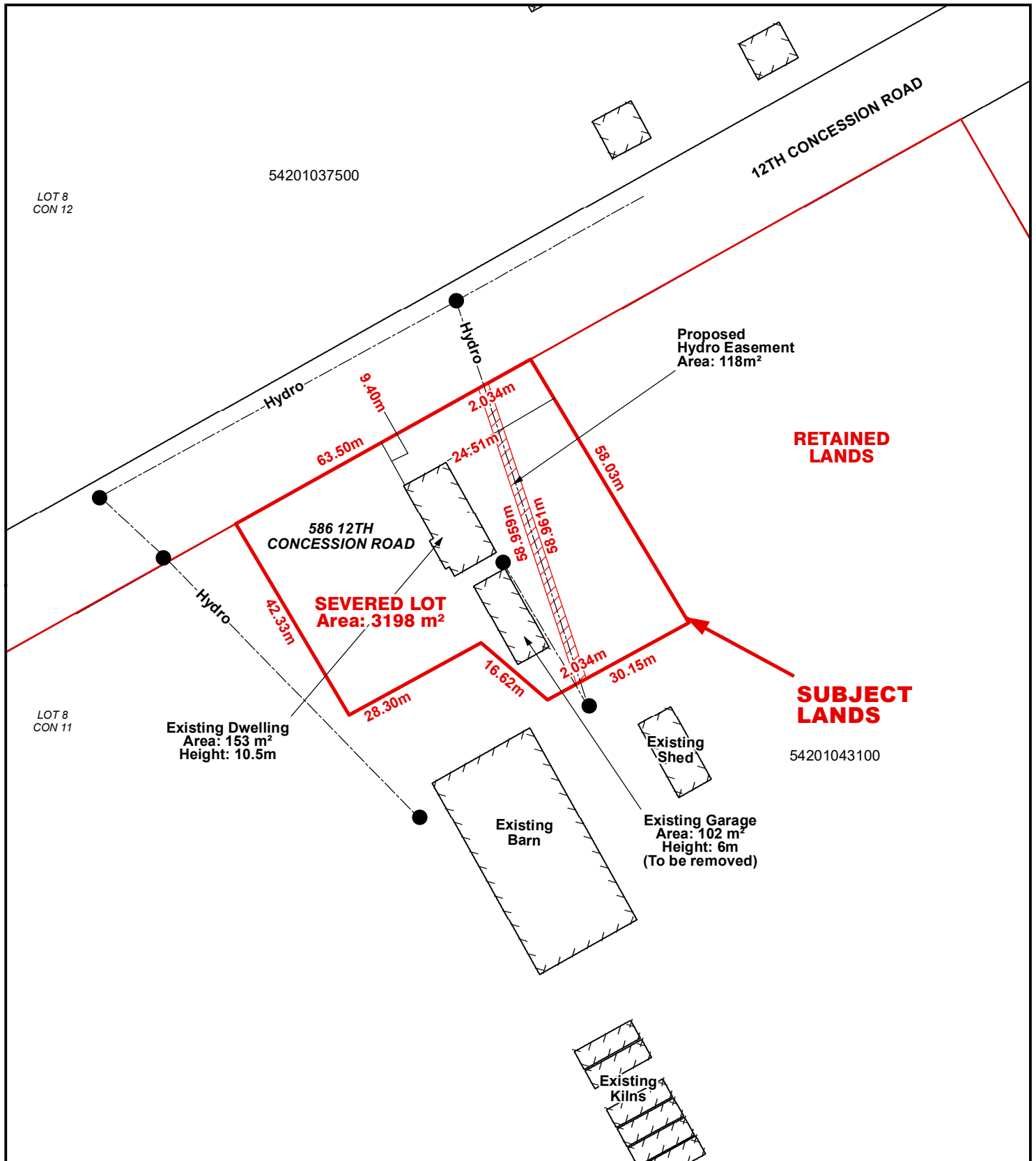
4/13/2022

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






# CONCEPTUAL PLAN

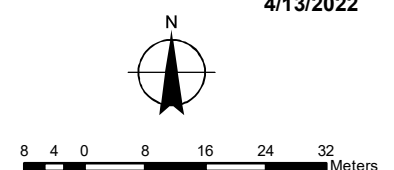
Geographic Township of NORTH WALSINGHAM



## Legend

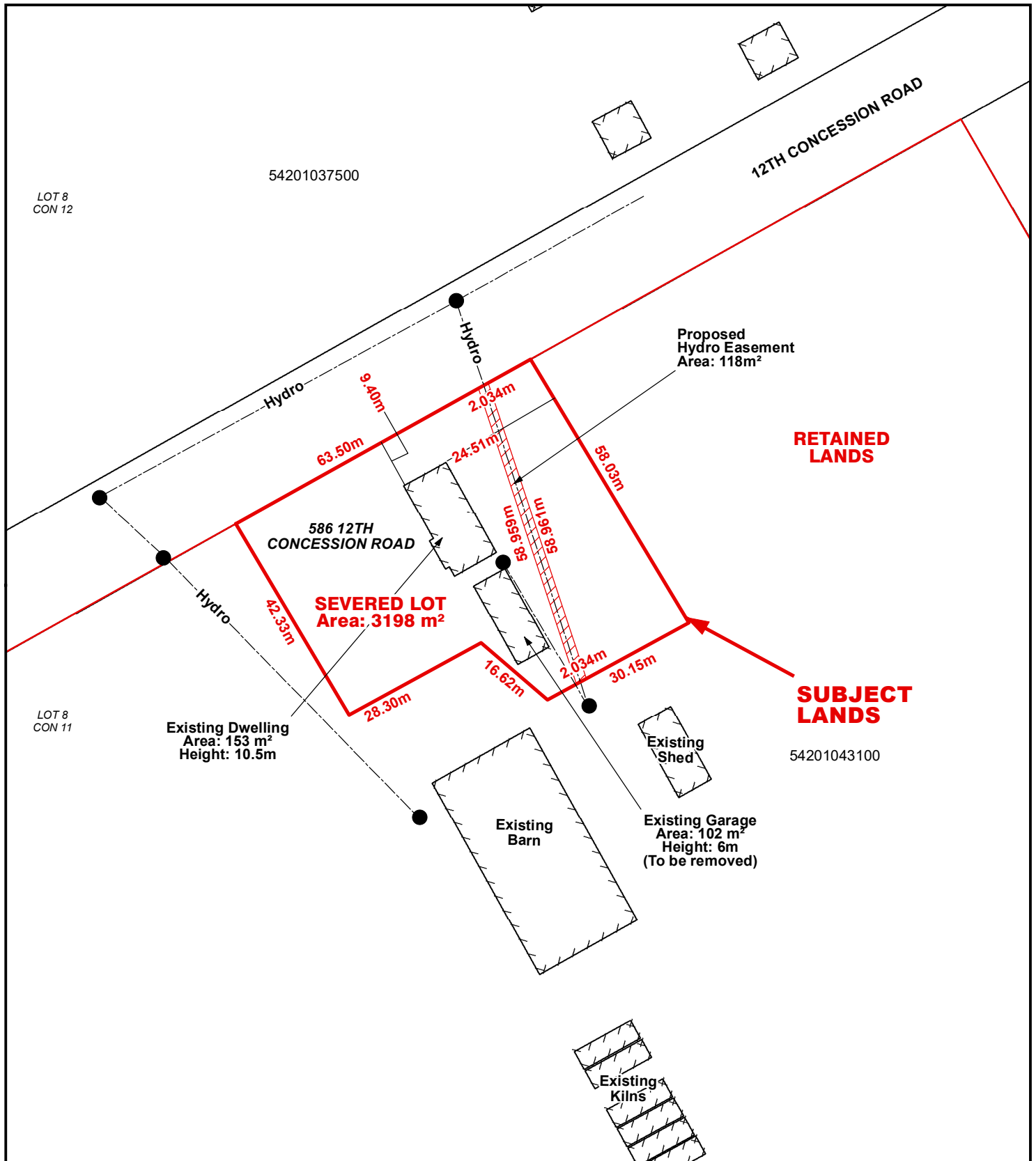
-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned

4/13/2022






## CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



### Legend

-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned

4/13/2022

