

715 12th Concession Road

Severance #2

Revised Feb 13, 2022

**For Office Use Only:**

File Number

BvPL2022072

Related File Number

—

Pre-consultation Meeting

—

Application Submitted

Feb 22, 2022

Complete Application

March 15/2022

Application Fee

3,367.00

Conservation Authority Fee

N/A

Well & Septic Info Provided

✓

Planner

Hanne Yager

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

☐

Easement/Right-of-Way

**Property Assessment Roll Number:** 54201037300

**A. Applicant Information**

**Name of Owner**

Feth Farms Ginseng Company Ltd.

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 9, Concession 12 North Walsingham

Municipal Civic Address: 715 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, 2 barns, bunkhouse 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	*600.86m	
Lot depth	1017m	
Lot width	*600.86m	
Lot area	148.3ac	
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:	106.86m
Depth:	48.0m
Width:	106m
Lot Area:	1.26ac
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: 494m

Depth: 1017m

Width: 600.86m

Lot Area: 147ac

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: 2 barns, bunkhouse bulk kilns

Barns are used for storage only

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

Frontage: 2.006m

Depth: 48.152m

Width: 2.006m

Area: 96m<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

## G. Other Information

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

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

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

## H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

## I. Transfers, Easements and Postponement of Interest

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

### Permission to Enter Subject Lands

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

### Freedom of Information

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



Owner/Applicant/Agent Signature



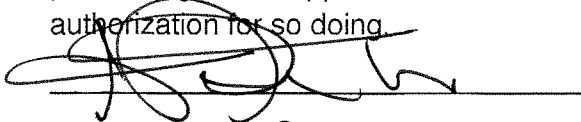
Date

## J. Owner's Authorization

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

I/We Feth Farms Ginseng Co. Ltd. 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



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

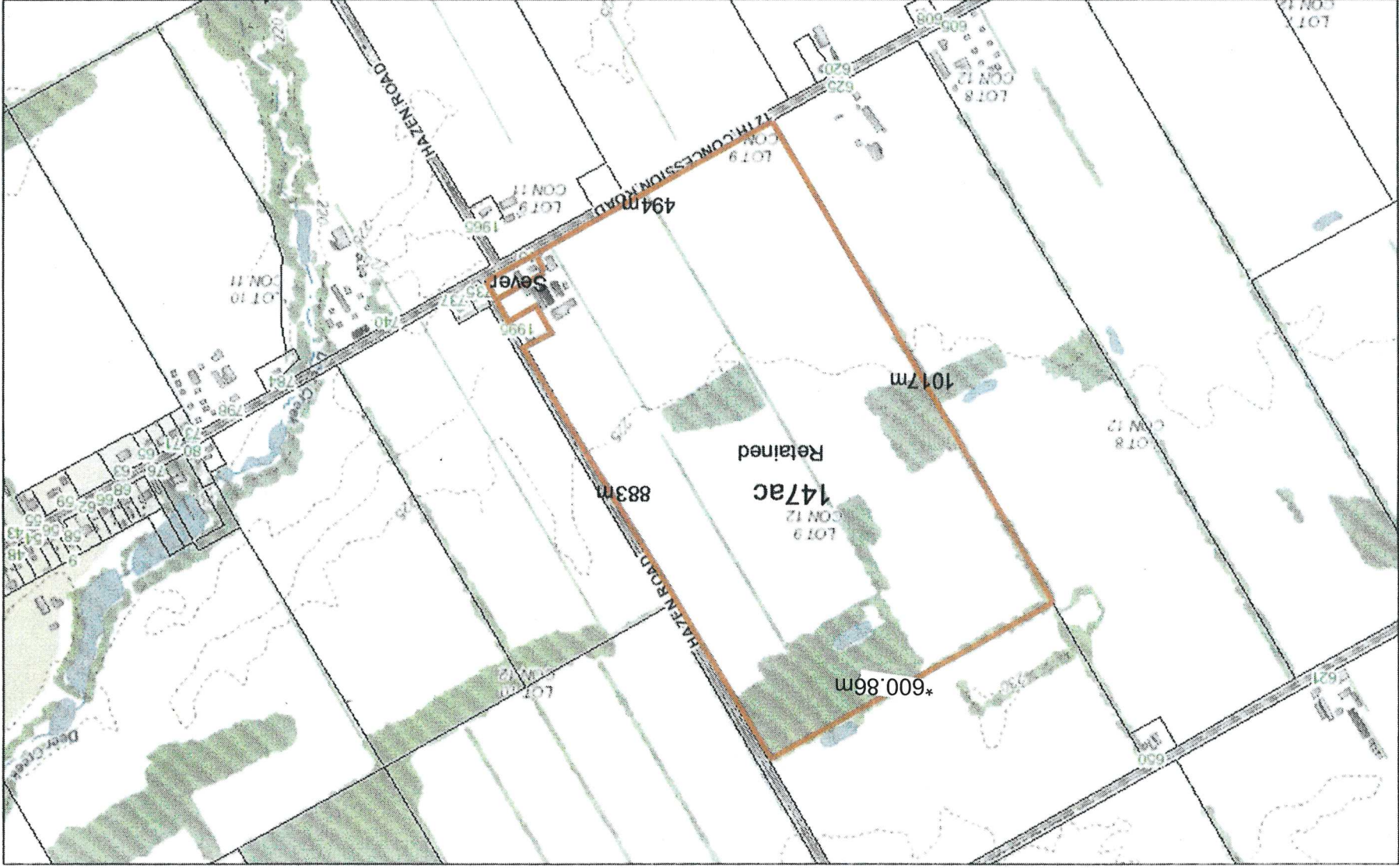
This 4<sup>th</sup> day of October

A.D., 2021

  
A Commissioner, etc.

Elizabeth Ann Catarino, a Commissioner, etc.  
Province of Ontario  
for John R. Hanselman, Barrister and Solicitor  
Expires December 19, 2021

# MAP NORFOLK - Community Web Map

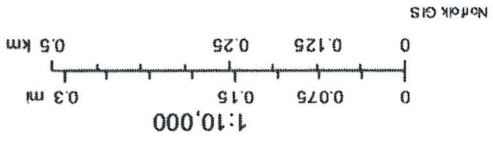


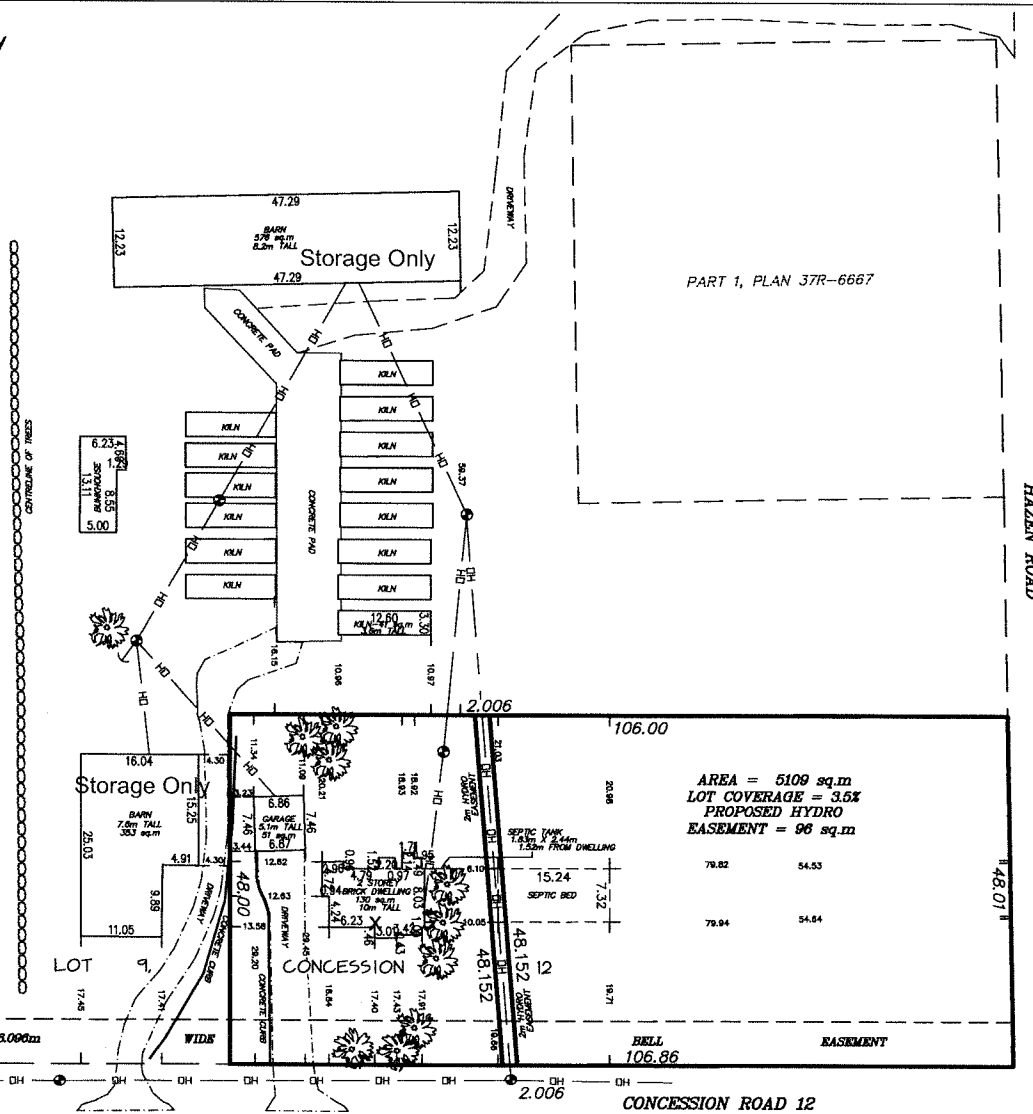
9/23/2021, 12:52:04 PM

\*revised November 29/221

715 12th Concession Road

- Land Parcels
- Plan Lines
- Draft Plan





SKETCH FOR  
SEVERANCE APPLICATION  
OF PART OF  
LOT 9, CONCESSION 12  
IN THE GEOGRAPHIC  
TOWNSHIP OF WALSINGHAM  
IN  
NORFOLK COUNTY  
SCALE 1 : 750  
JEWITT AND DIXON LTD.  
JULY 29, 2021

X Sand point well in house

**CAUTION:**

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

**NOTE:**

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

**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 # 21-2941 CLIENT: FETH-ROE



## On Site Sewage Disposal System Location Plan

DATE: Dec 23/21

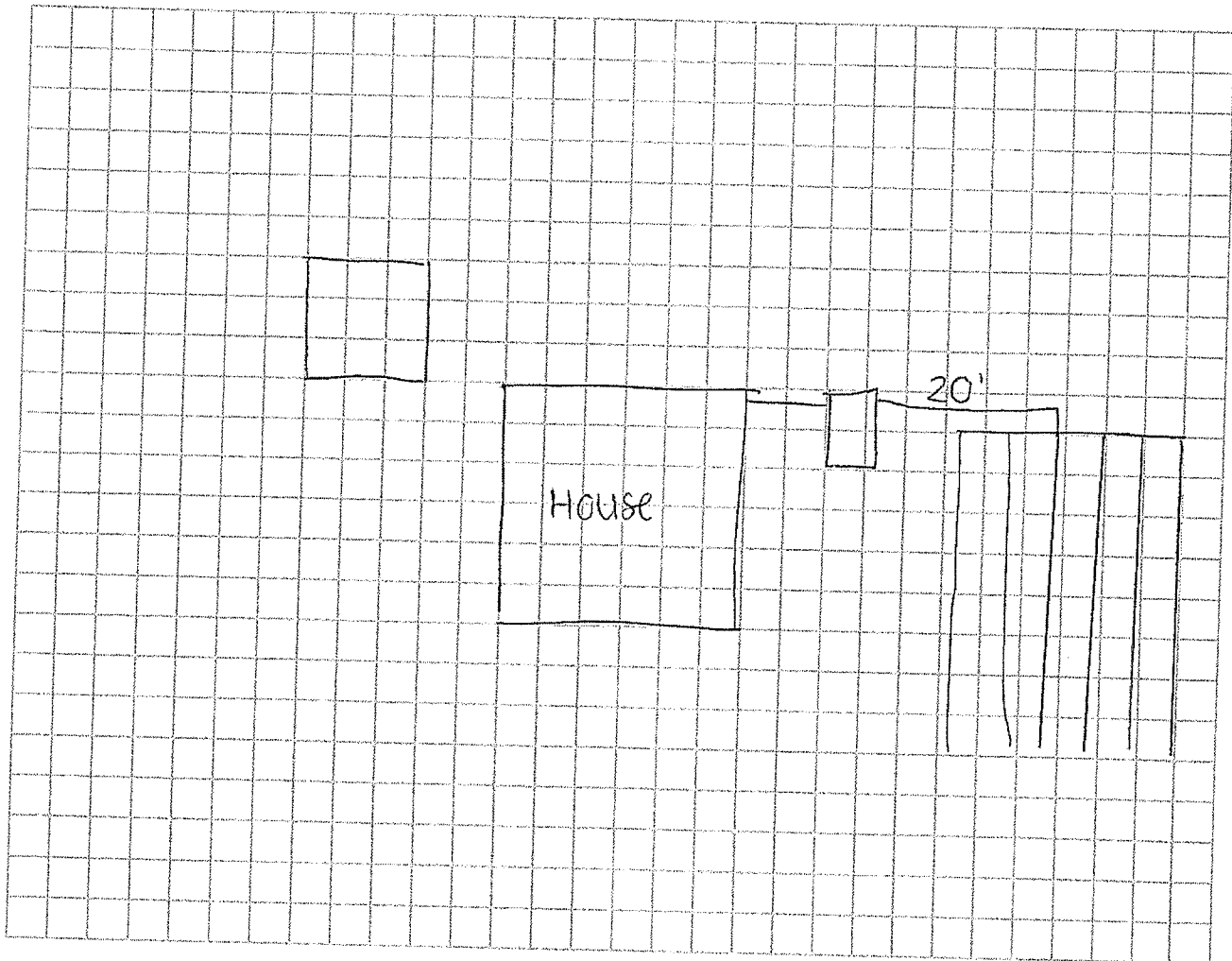
APPLICATION NUMBER: \_\_\_\_\_

OWNER Feth Farms

EVALUATOR Allan Gee

PROPERTY ADDRESS 715 Concession Rd 12

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.



PREPARED BY: Allan Gee

NOTE: The above sketch is not to exact scale.



Working together with our community  
to provide quality services.

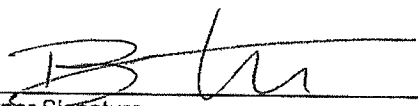
## Evaluation Form for Existing On-Site Sewage Systems


Date: July 2009

<b>OFFICE USE ONLY</b>		<b>FILE NO.:</b>		<b>DATE RECEIVED:</b>	
<b>PROPERTY INFORMATION</b>		Municipal Address: 715 Concession Rd 12			
Owner: Feth Farms Ginseng Co. Ltd		Lot:		Concession:	
Lot Area:		Lot Frontage:		Assessment Roll No. 54201037300	
<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: 3		No. of Fixture Units: Is the building currently occupied? <u>Yes</u> / 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="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		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: _____ Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<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: 5		Total Length of Tile: 56'	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium				Distance Between Tile Runs: 6'	
Tile Material:		Ends:		Cover:	
<input type="checkbox"/> PVC <input checked="" type="checkbox"/> Clay <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		<input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		6'		20'	
Distance to Bodies of Water (ft)		0'		0'	
Distance to Nearest Well (ft)		10'		50'	
Distance to Proposed Property Lines		Front 30' Rear 70' Side 40' Side 40'		Front 25' Rear 40' Side 20' Side 50'	



<b>OVERALL SYSTEM RATING</b>	<input checked="" type="checkbox"/> System Working Properly / No Work Required
	<input type="checkbox"/> System Functioning / Maintenance Required
	<input type="checkbox"/> System Not Functioning / Minor Repair Required
	<input type="checkbox"/> System Failure/Major Repair / Replacement Required
	<p><b>Note:</b> 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.</p>
	Additional Comments:

<b>VERIFICATION</b>
<p><b>OWNER:</b> 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.</p> <p>I, <u>Brad Feth</u> (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.</p> <p><u></u> _____ Owner-Signature</p> <p><u>Dec. 23, 2021</u> _____ Date</p>

<b>EVALUATOR:</b>
<p>1. I, <u>Allan Gee</u> 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.</p> <p><u></u> _____ Evaluator Signature</p> <p><u>Dec 23/21</u> _____ Date</p>

<b>BUILDING DIVISION COMMENTS</b>
<p>Comments: _____</p> <p>_____</p> <p>I, _____ have reviewed the information contained in this form as submitted.</p> <p>_____ Chief Building Official or designate</p> <p>_____ Date</p>

For Ministry Use Only  
À l'usage exclusif du ministère

Ontario Corporation Number  
Numéro de la société en Ontario

1912229



Ministry of  
Government Services

Ministère des  
Services gouvernementaux

**CERTIFICATE**  
This is to certify that these  
articles are effective on

**CERTIFICAT**  
Ceci certifie que les présents  
statuts entrent en vigueur le

**MARCH 01 MARS, 2014**

(17)

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

Form 4  
Business  
Corporations  
Act

Formule 4  
Loi sur les  
sociétés par  
actions

### ARTICLES OF AMALGAMATION STATUTS DE FUSION

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

F	E	T	H	F	A	R	M	S	G	I	N	S	E	N	G	C	O	M	P	A	N	Y	L	T	D

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

RR#1

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

Windham Centre

ONTARIO

N 0 E 2 A 0

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

Postal Code/Code postal

3. Number of directors is: Fixed number  OR minimum and maximum  1  5  
Nombre d'administrateurs: Nombre fixe  OU minimum et maximum

4. The director(s) is/are: / 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 ou le numéro de la R.R., le nom de la municipalité, la province, le pays et le code postal	Resident Canadian State "Yes" or "No" Résident canadien Oui/Non
Bradley Feth	RR#1, Windham Centre, ON N0E2A0	Yes

5. Method of amalgamation, check A or B  
Méthode choisie pour la fusion – Cocher A ou B :

A - Amalgamation Agreement / Convention de fusion :

☐

The amalgamation agreement has been duly adopted by the shareholders of each of the amalgamating corporations as required by subsection 176 (4) of the *Business Corporations Act* on the date set out below.

Les actionnaires de chaque société qui fusionne ont dûment adopté la convention de fusion conformément au paragraphe 176(4) de la *Loi sur les sociétés par actions* à la date mentionnée ci-dessous.

or  
ou

B - Amalgamation of a holding corporation and one or more of its subsidiaries or amalgamation of subsidiaries / Fusion d'une société mère avec une ou plusieurs de ses filiales ou fusion de filiales :

☒

The amalgamation has been approved by the directors of each amalgamating corporation by a resolution as required by section 177 of the *Business Corporations Act* on the date set out below.

Les administrateurs de chaque société qui fusionne ont approuvé la fusion par voie de résolution conformément à l'article 177 de la *Loi sur les sociétés par actions* à la date mentionnée ci-dessous.

The articles of amalgamation in substance contain the provisions of the articles of incorporation of  
Les statuts de fusion reprennent essentiellement les dispositions des statuts constitutifs de

**FETH FARMS GINSENG COMPANY LTD.**

and are more particularly set out in these articles.  
et sont énoncés textuellement aux présents statuts.

Names of amalgamating corporations Dénomination sociale des sociétés qui fusionnent	Ontario Corporation Number Numéro de la société en Ontario	Date of Adoption/Approval Date d'adoption ou d'approbation		
		Year année	Month mois	Day jour
FETH FARMS GINSENG COMPANY LTD.	978816	2014	02	27
908715 ONTARIO INC.	908715	2014	02	27

6. 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.

7. 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 share that the Corporation is authorized to issue are:

(a) an unlimited number of Common Shares without nominal or par value ("Common Shares"), the holders of which are entitled, among other things:

(i) to vote at all meetings of shareholders, except meeting at which only holders of a specified class of shares are entitled to vote;

(ii) subject to the rights, privileges, restrictions and conditions attaching to any other class of shares of the Corporation to receive the remaining property of the Corporation on dissolution.

(b) an unlimited number of non-cumulative, voting, redeemable, retractable Class "A" Special Shares, without par value; and

(c) an unlimited number of non-voting, non-cumulative, redeemable, retractable Class "B" Special shares without par value.

8. 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 :

See pages ~~5A - 5D~~ - Section A  
4A - 4D

## SECTION A

### 1. Class "A" Special Shares

- a. The holders of the Class "A" Special 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 Shares and on the Common Shares for such year, unless waived in writing by the respective holders of such Class "A" Special Shares, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends as determined by the board of directors; if in any year, after providing for the full dividend on the Class "A" Special 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 Shares and on the Common Shares; the holders of the Class "A" Special Shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends.
- b. The Class "A" Special Shares shall rank, both as regards dividends and return of capital, in priority to all other shares of the Corporation but shall not confer any further right to participate in profits or assets;
- c. The Corporation may redeem the whole or any part of the Class "A" Special Shares on payment for each share to be redeemed of the Redemption Price, together with all dividends declared thereon and unpaid. In case a part only of the then outstanding Class "A" Special Shares is, at any time to be redeemed the shares so to be redeemed shall be selected by lot in such manner as the directors, in their discretion, shall decide or, if the directors so determine, may be redeemed pro rata, disregarding fractions, and the directors may make such adjustments as may be necessary to avoid the redemption of fractional parts of shares. Such redemption to be on at least 30 days' notice in writing 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, specified in the notice, on or before the date fixed for redemption, dividends on the Special 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 therefore out of the monies so deposited. The "Redemption Price" shall be the amount as determined by the board of directors at the date of issue of the said Class "A" Special Shares to be redeemed.
- d. The holders of the Class "A" Special Shares shall have the right, at their option, at any time and from time to time to compel the Corporation to redeem the whole or any part of the said Class "A" Special Shares registered in the name of such holder, provided that 90 days notice of such request has been received by the Corporation. The "Redemption Price" shall be the amount as determined by the board of directors at the date of issue of the said Class "A" Special Shares to be redeemed together with any and all dividends declared thereon and unpaid. In the event the holder of the Class "A" Special Shares exercises the within option, the said holder shall tender to the Corporation, at its registered office, a share certificate or certificates representing the Class "A" Special 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 Class "A" Special Shares represented by such certificate(s) redeemed by the Corporation; and
- ii. the business day ("Retraction Date") on which the holder desires to have the Corporation redeem such Class "A" Special Shares.

Upon receipt of the share certificate(s) representing the Class "A" Special Shares which the registered holder desires to have the Corporation redeem together with such a request, the Corporation shall, 10 days after the Retraction Date, or on such earlier date as the Corporation and the registered holder agree, redeem such Class "A" Special Shares by paying to such registered holder the Redemption Price together with all declared but unpaid dividends thereon. 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 Class "A" Special Shares shall be redeemable on the Retraction Date or on such earlier date as the Corporation and the registered holder agree and from and after the Retraction Date or on such earlier date as the Corporation and the registered holder agree 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 Class "A" Special Shares in respect thereof unless payment of the Redemption Price is not made when due, in which event the rights of the holders of the Class "A" Special Shares shall remain unaffected until the Redemption Price has been paid in full.

- e. In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "A" Special 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 Redemption Price as hereinbefore specified for each Class "A" Special Shares and any dividends declared thereon and unpaid and no more;
- f. The holders of the Class "A" Special Shares shall be entitled to receive notice of and to attend and vote at all meetings of the shareholders of the Corporation and each Class "A" Special Share shall confer the right to one (1) vote in person or by proxy at all meetings of the shareholders of the Corporation;
- g. The foregoing provisions of this paragraph and the provisions of paragraph (h) hereof may be repealed, altered, modified or amended by Articles of Amendment but only with the approval of the holders of the Class "A" Special Shares given as hereinafter specified in addition to any other approval required by the Business Corporations Act, 1990 (Ontario) as the same may be from time to time be in force or any successor corporations statute of the Province of Ontario (the "Act");
- h. The approval of the holders of the Class "A" Special Shares as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of the holders of Class "A" Special Shares duly called and held upon at least ten (10) days' notice at which the holders of at least a majority of the outstanding Class "A" Special Shares are present or represented by proxy and carried by the affirmative votes of the holders of not less than two-thirds of the Class "A" Special Shares represented and voted at such meeting cast on a poll. On every poll taken at every such meeting every holder of Class "A" Special Shares shall be entitled to one (1) vote in respect of each Class "A" Special Share held.

## 2. Class "B" Special Shares

- a. The holders of the Class "B" Special 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, unless waived in writing by the respective holders of such Class "B" Special Shares, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends as determined by the directors; if in any year, after providing for the full dividend on the Class "B" Special 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 Common Shares; the holders of the Class "B" Special Shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends.
- b. The Class "B" Special Shares shall rank, both as regards dividends and return of capital, in priority to all Common Shares of the Corporation but shall not confer any further right to participate in profits or assets.
- c. The Corporation may redeem the whole or any part of the Class "B" Special Shares on payment for each share to be redeemed of the "Redemption Price", together with all dividends declared thereon and unpaid. In case a part only of the then outstanding Class "B" Special Shares is at any time to be redeemed the shares so to be redeemed shall be selected by lot in such manner as the directors in their discretion shall decide or, if the directors so determine, may be redeemed pro rata, disregarding fractions, and the directors may make such adjustments as may be necessary to avoid the redemption of fractional parts of shares. Such redemption to be on at least 30 days' notice in writing 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, specified in the notice, on or before the date fixed for redemption, dividends on the Special 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 therefore out of the monies so deposited. The "Redemption Price" shall be the amount as determined by the board of directors at the date of issue of the said Class "B" Special Shares to be redeemed.
- d. The holders of the Class "B" Special Shares shall have the right, at their option, at any time and from time to time to compel the Corporation to redeem the whole or any part of the said Class "B" Special Shares registered in the name of such holder, provided that 90 days notice of such request has been received by the Corporation. The "Redemption Price" shall be the amount as determined by the board of directors at the date of issue of the said Class "B" Special Shares to be redeemed together with any and all dividends declared thereon and unpaid. In the event the holder of the Class "B" Special Shares exercises the within option, the said holder shall tender to the Corporation, at its registered office, a share certificate or certificates representing the Class "B" Special 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 Class "B" Special Shares represented by such certificate(s) redeemed by the Corporation; and
  - ii. the business day ("Retraction Date") on which the holder desires to have the Corporation redeem such Class "B" Special Shares.

Upon receipt of the share certificate(s) representing the Class "B" Special Shares which the registered holder desires to have the Corporation redeem together with such a request, the



Corporation shall, 10 days after the Retraction Date, or on such earlier date as the Corporation and the registered holder agree, redeem such Class "B" Special Shares by paying to such registered holder the Redemption Price together with all declared but unpaid dividends thereon. 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 Class "B" Special Shares shall be redeemable on the Retraction Date or on such earlier date as the Corporation and the registered holder agree and from and after the Retraction Date or on such earlier date as the Corporation and the registered holder agree 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 Class "B" Special Shares in respect thereof unless payment of the Redemption Price is not made when due, in which event the rights of the holders of the Class "B" Special Shares shall remain unaffected until the Redemption Price has been paid in full.

- e. In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "B" Special 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 save only as to the holders of the Class "A" Special Shares, the Redemption Price as hereinbefore specified for each Class "B" Special Share and any dividends declared thereon and unpaid and no more.
- f. The foregoing provisions of this paragraph and the provisions of paragraph (g) hereof may be repealed, altered, modified or amended by Articles of Amendment but only with the approval of the holders of the Class "B" Special Shares given as hereinafter specified in addition to any other approval required by the Business Corporations Act, 1990 (Ontario) as the same may be from time to time be in force or any successor corporations statute of the Province of Ontario (the "Act").
- g. The approval of the holders of the Class "B" Special Shares as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of the holders of Class "B" Special Shares duly called and held upon at least ten (10) days' notice at which the holders of at least a majority of the outstanding Class "B" Special Shares are present or represented by proxy and carried by the affirmative votes of the holders of not less than two-thirds of the Class "B" Special Shares represented and voted at such meeting cast on a poll. On every poll taken at every such meeting every holder of Class "B" Special Shares shall be entitled to one (1) vote in respect of each Class "B" Special Share held. Save as hereinbefore provided, the Class "B" Special Shares shall not be entitled to receive notice of or attend and vote at any meeting of the shareholders of the Corporation.

### 3. Common Shares

- a. The holders of the Common Shares are entitled to one (1) vote per share at all meetings of shareholders except meetings at which only holders of a specified class of shares are entitled to vote, and are entitled to receive the remaining property of the Corporation upon dissolution.

9. 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 :

The right to transfer shares of the Corporation shall be restricted in that no shares shall be transferred without either

(a) the previous consent of the directors of the Corporation expressed by a resolution passed at a meeting of the directors or by an instrument or instruments in writing signed by a majority of the directors; or

(b) the previous consent of the holders of at least 51% of the shares for the time being outstanding entitled to vote expressed by resolution passed at a meeting of the shareholders or by an instrument or instruments in writing signed by such shareholders.

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

See page 5E - Section B

11. The statements required by subsection 178(2) of the *Business Corporations Act* are attached as Schedule "A".  
Les déclarations exigées aux termes du paragraphe 178(2) de la *Loi sur les sociétés par actions* constituent l'annexe A.

12. A copy of the amalgamation agreement or directors' resolutions (as the case may be) is/are attached as Schedule "B".  
Une copie de la convention de fusion ou les résolutions des administrateurs (selon le cas) constitue(nt) l'annexe B.

## SECTION B

1. that the board of directors may from time to time, in such amounts and on such terms as it deems expedient;
  - a. borrow money on the credit of the Corporation;
  - b. issue, reissue, sell or pledge debt obligation (including bonds, debentures, note or other similar obligations, secured or unsecured) of the Corporation;
  - c. to the extent permitted by law, give a guarantee on behalf of the Corporation to secure performance of any present or future indebtedness, liability or obligation of any person; or Corporation; and
  - d. charge, mortgage, hypothecate, pledge or otherwise create a security interest in all or any of the currently owned or subsequently acquired real or personal, movable or immovable, property of the Corporation, including book debts, rights, powers, franchises and undertakings, to secure any debt or liability of the Corporation.

The board of directors may from time to time delegate to such one or more of the directors and officers of the Corporation as may be designated by the board all or any of the powers conferred on the board above to such extent and in such manner as the board shall determine at the time of each such delegation;

2. that the number of shareholders of the Corporation, exclusive of persons who are in the employment of the Corporation 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 (2) or more persons who are the joint registered owners of one (1) or more shares being counted as one (1) shareholder;
3. that any invitation to the public to subscribe for any shares or securities of the Corporation is hereby prohibited.
4. the Corporation may purchase any of its issued Common Shares.

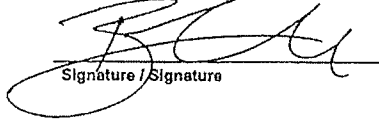
These articles are signed in duplicate.  
Les présents statuts sont signés en double exemplaire.

Name and original signature of a director or authorized signing officer of each of the amalgamating corporations. Include the name of each corporation, the signatories name and description of office (e.g. president, secretary). Only a director or authorized signing officer can sign on behalf of the corporation. / Nom et signature originale d'un administrateur ou d'un signataire autorisé de chaque société qui fusionne. Indiquer la dénomination sociale de chaque société, le nom du signataire et sa fonction (p. ex. : président, secrétaire). Seul un administrateur ou un dirigeant habilité peut signer au nom de la société.

## FETH FARMS GINSENG COMPANY LTD.

Names of Corporations / Dénomination sociale des sociétés

By / Par

  
Signature / Signature

BRADLEY FETH

Print name of signatory /  
Nom du signataire en lettres moulées

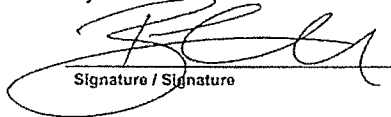
DIRECTOR/PRESIDENT

Description of Office / Fonction

## 908715 ONTARIO INC.

Names of Corporations / Dénomination sociale des sociétés

By / Par

  
Signature / Signature

BRADLEY FETH

Print name of signatory /  
Nom du signataire en lettres moulées

DIRECTOR/PRESIDENT

Description of Office / Fonction

Names of Corporations / Dénomination sociale des sociétés

By / Par

Signature / Signature

Print name of signatory /  
Nom du signataire en lettres moulées

Description of Office / Fonction

Names of Corporations / Dénomination sociale des sociétés

By / Par

Signature / Signature

Print name of signatory /  
Nom du signataire en lettres moulées

Description of Office / Fonction

Names of Corporations / Dénomination sociale des sociétés

By / Par

Signature / Signature

Print name of signatory /  
Nom du signataire en lettres moulées

Description of Office / Fonction

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

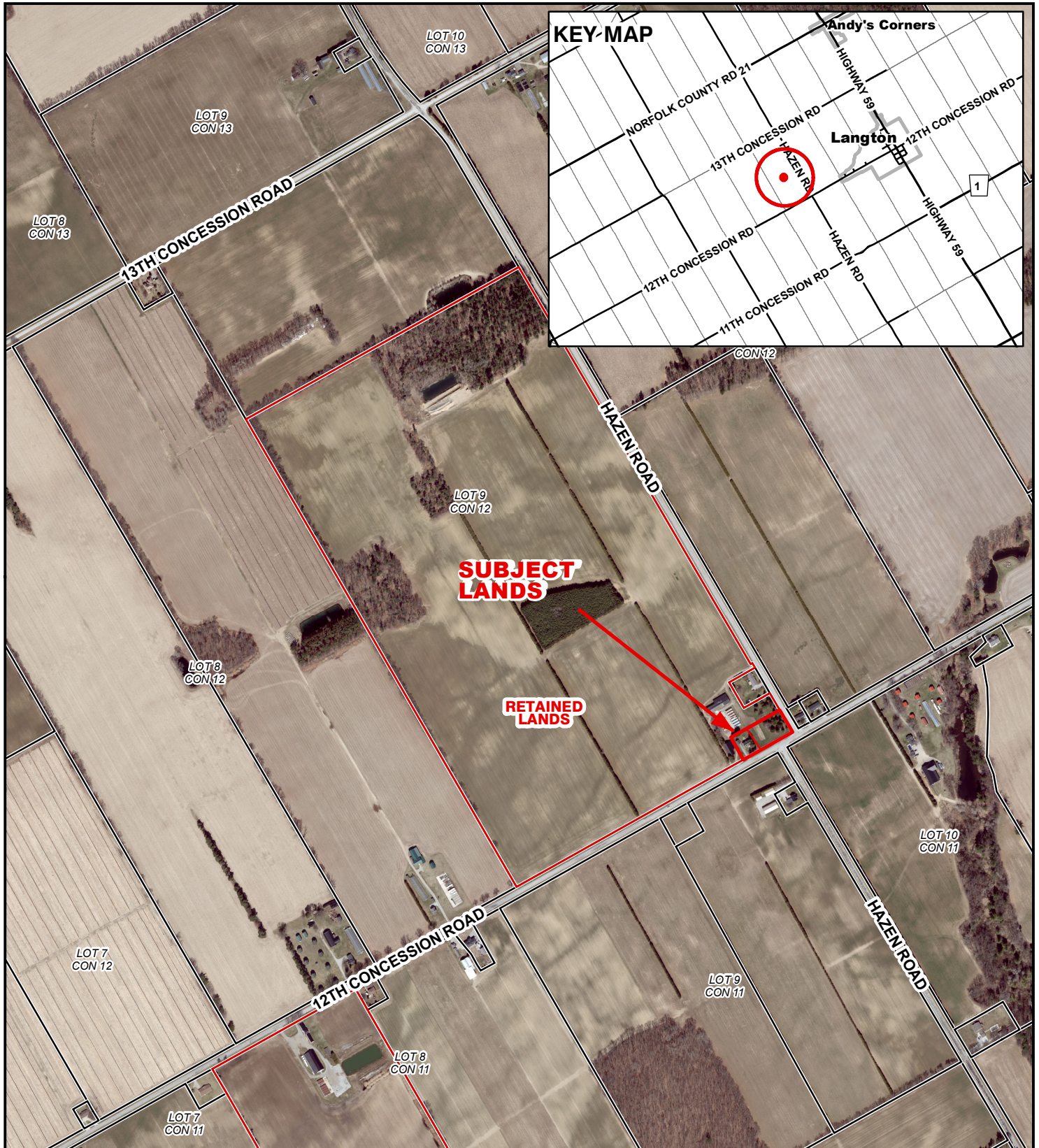
Ken and Sandra Feth

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






**MAP A**  
**CONTEXT MAP**  
Geographic Township of NORTH WALSINGHAM

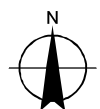
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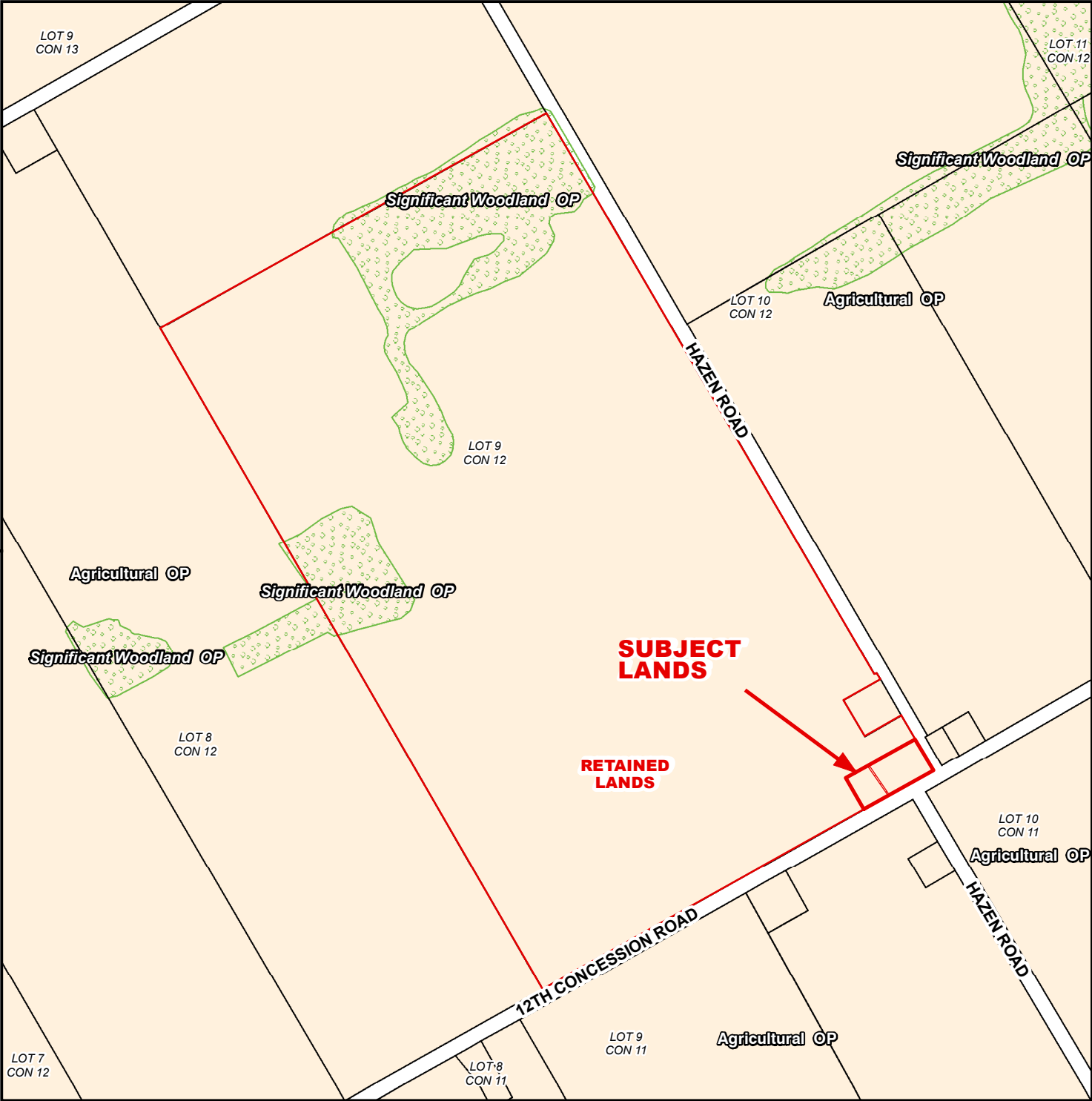
**Legend**

-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned
- 2020 Air Photo




4/13/2022





80 40 0 80 160 240 320  
Meters



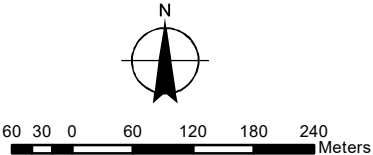
**Legend**

-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned

**Official Plan Designations**

-  Agricultural
-  Significant Woodland

4/13/2022



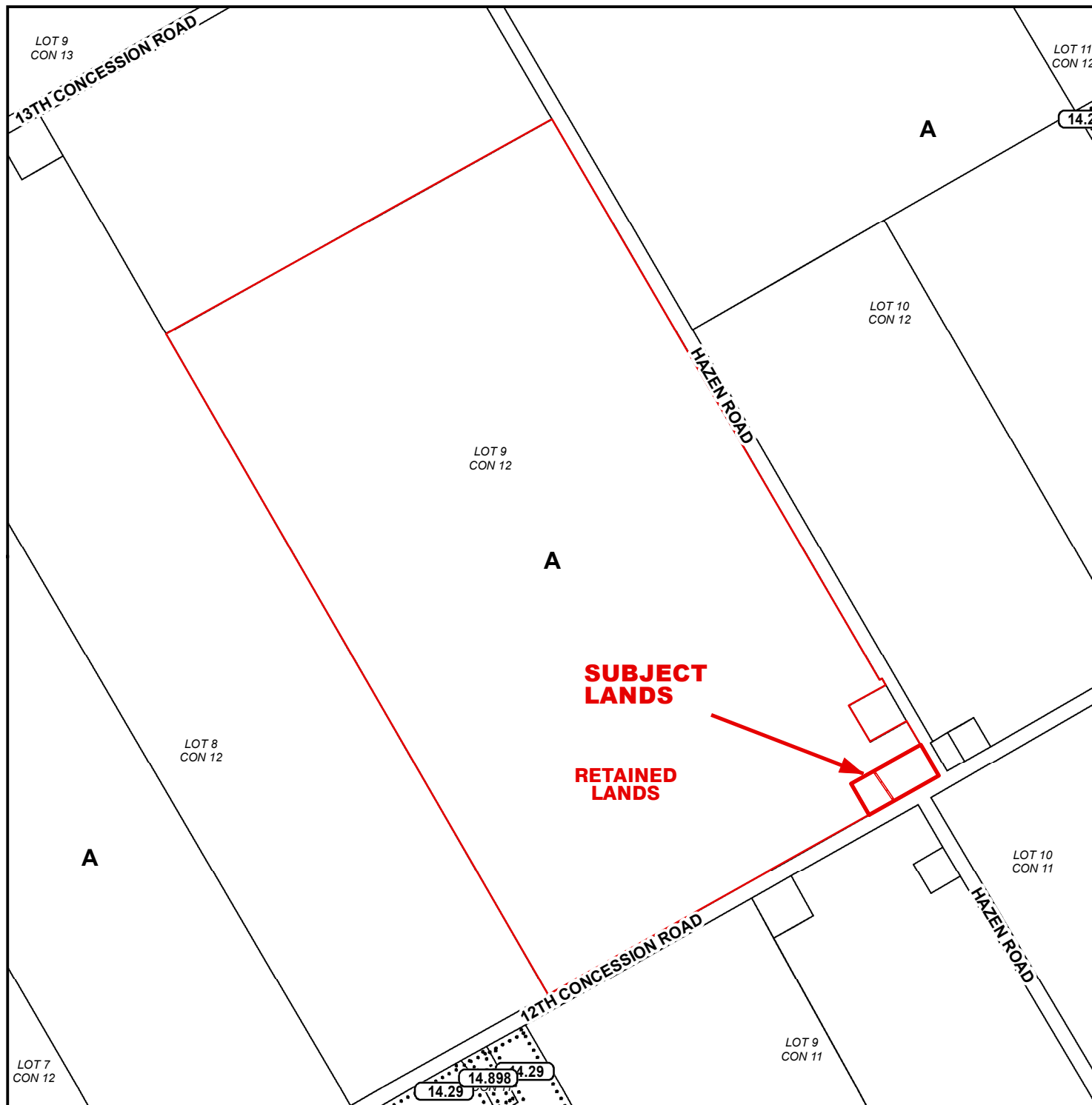


# MAP C




## ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM

BNPL2022072



### LEGEND

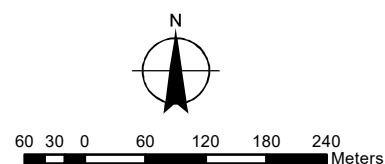
-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned

ZONING BY-LAW 1-Z-2014

4/13/2022

(H) - Holding

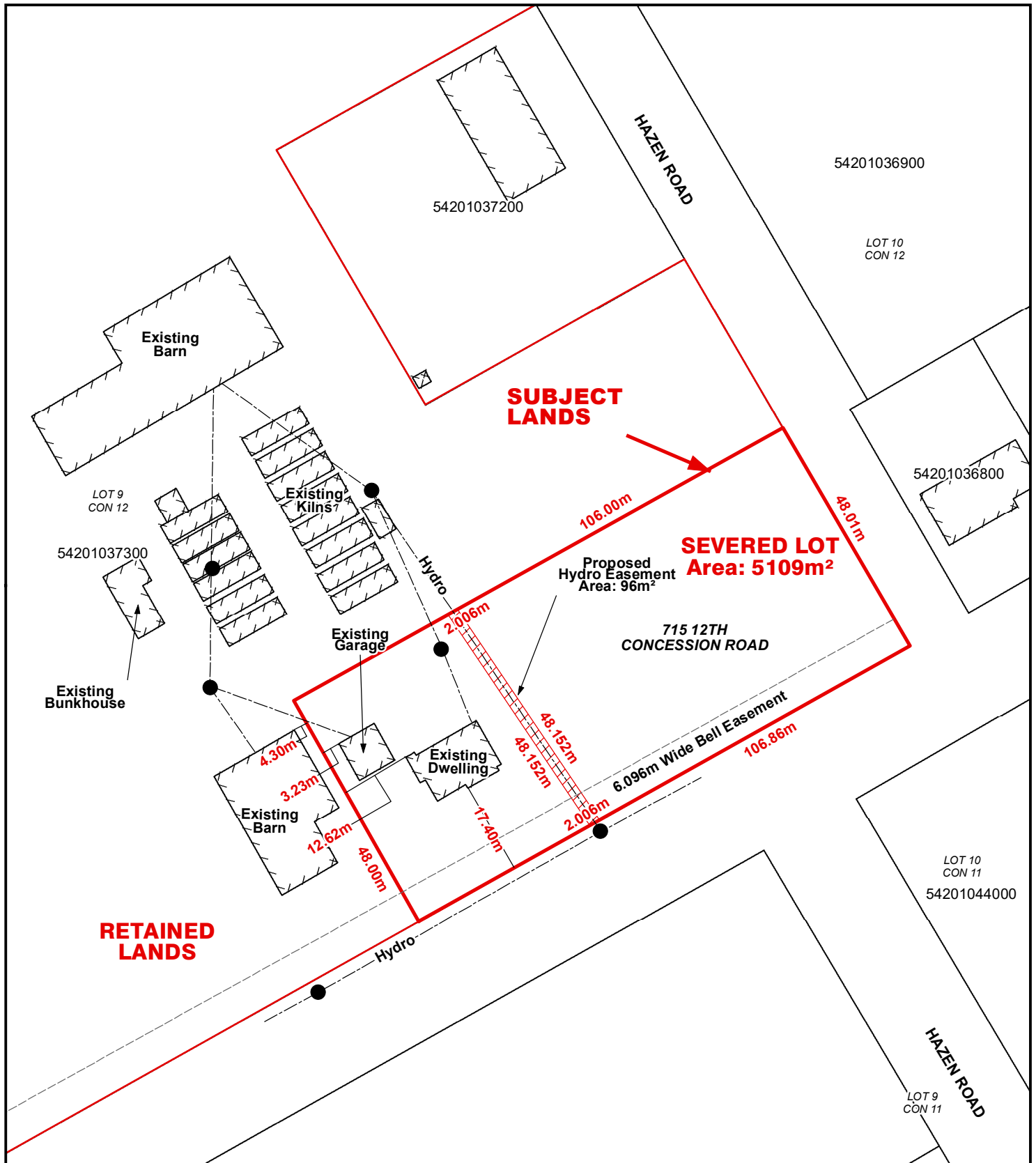
A - Agricultural Zone








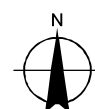
**CONCEPTUAL PLAN**

Geographic Township of NORTH WALSINGHAM



**Legend**

-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned

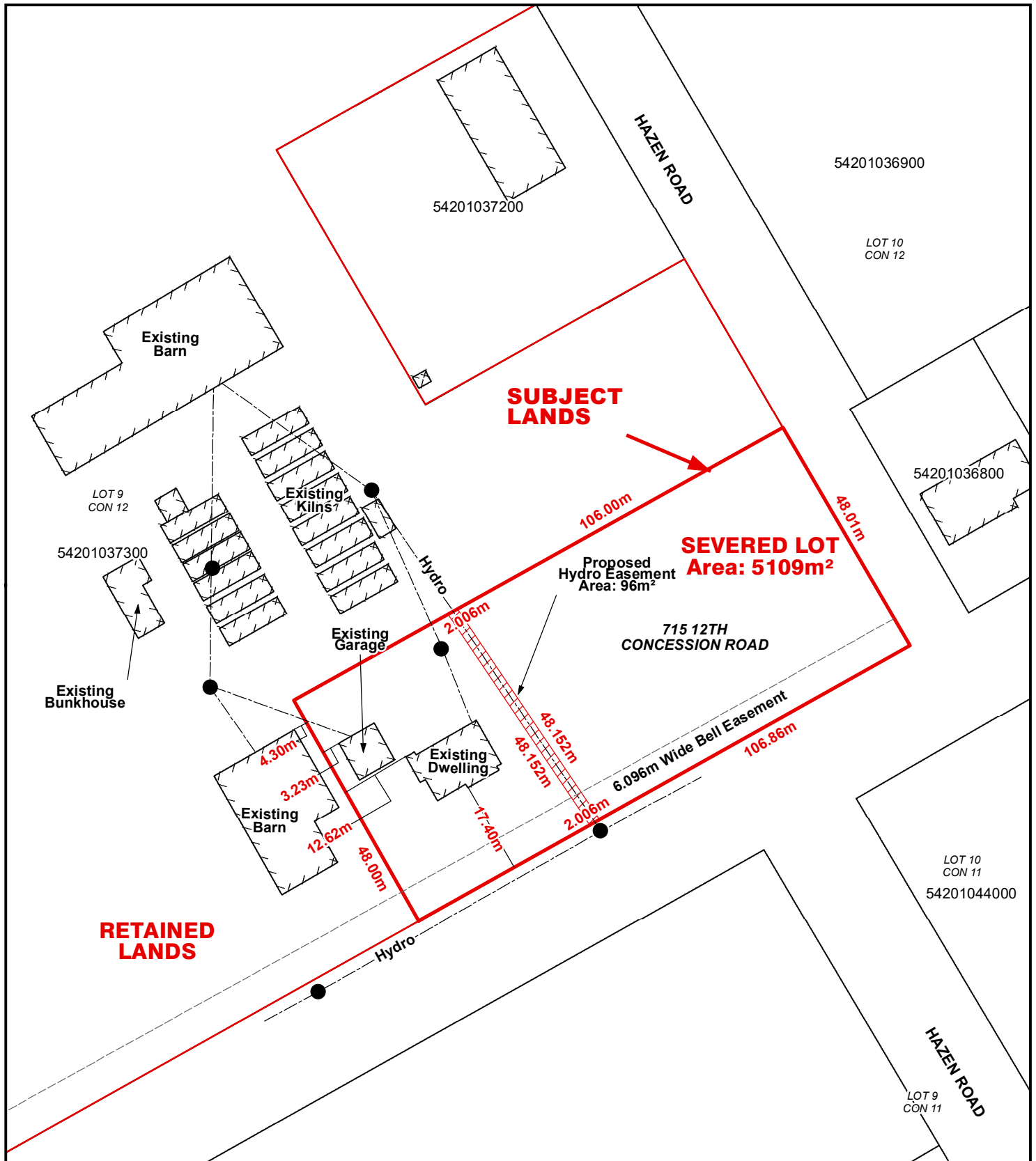


4/13/2022




8 4 0 8 16 24 32 Meters

## CONCEPTUAL PLAN

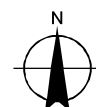
Geographic Township of NORTH WALSINGHAM



### Legend

-  Proposed Hydro Easement
-  Severed Lot
-  Lands Owned

4/13/2022



8 4 0 8 16 24 32 Meters