

**For Office Use Only:**

File Number	BNPL2022217
Related File Number	-
Pre-consultation Meeting	-
Application Submitted	June 23, 2022
Complete Application	July 19, 2022

Application Fee	\$2886.00
Conservation Authority Fee	\$514.15
Well & Septic Info Provided	N/A
Planner	Hanne Yager
Public Notice Sign	-

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**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:** \_\_\_\_\_**A. Applicant Information****Name of Owner** \_\_\_\_\_

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 \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**Name of Applicant** \_\_\_\_\_

Address \_\_\_\_\_ 90 Woodlawn Rd W

Town and Postal Code \_\_\_\_\_ Guelph, N1H 1B2

Phone Number \_\_\_\_\_ 519 763 9660 x246

Cell Number \_\_\_\_\_ 519 831 0535

Email \_\_\_\_\_

**Name of Agent**

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☐ Applicant

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

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

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

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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:

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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.

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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:

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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:

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

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9. Existing use of abutting properties:

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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:

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### C. Purpose of Development Application

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

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

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



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

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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: \_\_\_\_\_

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Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

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

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

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

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

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

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

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

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

**D. All Applications: Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

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

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

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

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

**E. All Applications: Provincial Policy**

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

**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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells         |
| <input type="checkbox"/> Individual wells      | <input type="checkbox"/> Other (describe below) |
- 

### Sewage Treatment

- |   |   |
|---|---|
| <input type="checkbox"/> Municipal sewers                               | <input type="checkbox"/> Communal system        |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
- 

### Storm Drainage

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers           | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |                                       |
- 

2. Existing or proposed access to subject lands:

- |   |   |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road  | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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## G. All Applications: Other Information

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

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

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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.

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## **H. Supporting Material to be submitted by Applicant**

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

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

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

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

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

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

**I. Transfers, Easements and Postponement of Interest**

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

**Permission to Enter Subject Lands**

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

**Freedom of Information**

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

  
Owner/Applicant/Agent Signature


June 28, 2022

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 Bonnefield Farmland Ontario V Inc are the registered owner(s) of the lands that is the subject of this application.

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

Jeff McAllister

4/25/2022

92A34C9EC91241C...  
Jeff McAllister, Partner  
Bonnefield Farmland Ontario V Inc.

Owner

Date

Owner

Date

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



**K. Declaration**

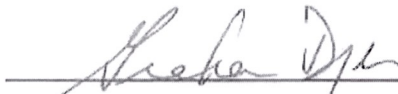
I, GRAHAM DYER of 1278424 Ontario Inc.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:


the City of Thorold

  
Owner/Applicant/Agent Signature

In Niagara Region

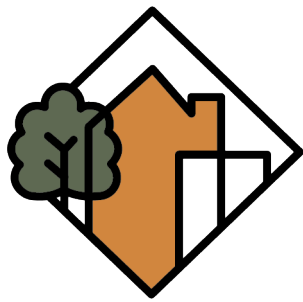
This 28 day of June

A.D., 20 22

  
A Commissioner, etc.

**CAROLE IDA SULLIVAN**  
a Commissioner, etc., Province of Ontario,  
for LandPro Planning Solutions Inc.,  
and limited to process serving only.  
Expires July 17, 2024.

D.F.



**LANDPRO**  
PLANNING SOLUTIONS

# PLANNING LETTER



**CONSENT APPLICATION**

**New Lakeshore Road**

Norfolk County

**June 2022**

June 2022

Norfolk County Planning Department  
185 Robinson Street, Suite 200  
Simcoe, Ontario  
N3Y 5L6

**Re: Application for Severance (Boundary Adjustment) – 1278424 Ontario Inc.**

New Lakeshore Road  
Woodhouse, Norfolk County

LandPro Planning Solutions Inc. is the agent for 1278424 Ontario Inc. (the applicant), which seeks a boundary adjustment to add to their property, legally described as WDH CON 1 PT LOT 17 RP 37R1 PT PARTS 1 AND 2 IRREG.

The property from which lands will be severed is Roll #337-040-19000, owned by Bonnefield Farmland Ontario V Inc. The property that will be receiving the severed land is Roll #337-040-19300, which is owned by the applicant.

The following documents are attached to this Planning Letter:

1. Severance Application Form (signed and commissioned)
2. Severance Sketch

## 1 BACKGROUND

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The applicant owns a farm at 1468 Highway 6, which contains one residential dwelling, a barn, and a small solar farm.

To the southeast is a vacant agricultural parcel owned by Bonnefield Farmland Ontario V Inc, containing two wind turbines, a small solar farm, a wooded area, and a municipal drain. The latter does not have a municipal address and will be referred to in this report as “New Lakeshore Road.” This property was previously owned by a subsidiary of 1278424 Ontario Inc. until October of 2021, when it was sold to the current owner with an agreement to retain the segment of land that is the subject of this application. Thus, this application satisfied a condition of sale for an already completed land transaction.

The applicant is now seeking to fulfill this agreement of sale and adjust the boundary between the two lots, removing land from the New Lakeshore Road property and adding it to 1468 Highway 6. The new boundary is proposed to be located along the west side of the municipal drain.



## 2 PROPERTY FACTS

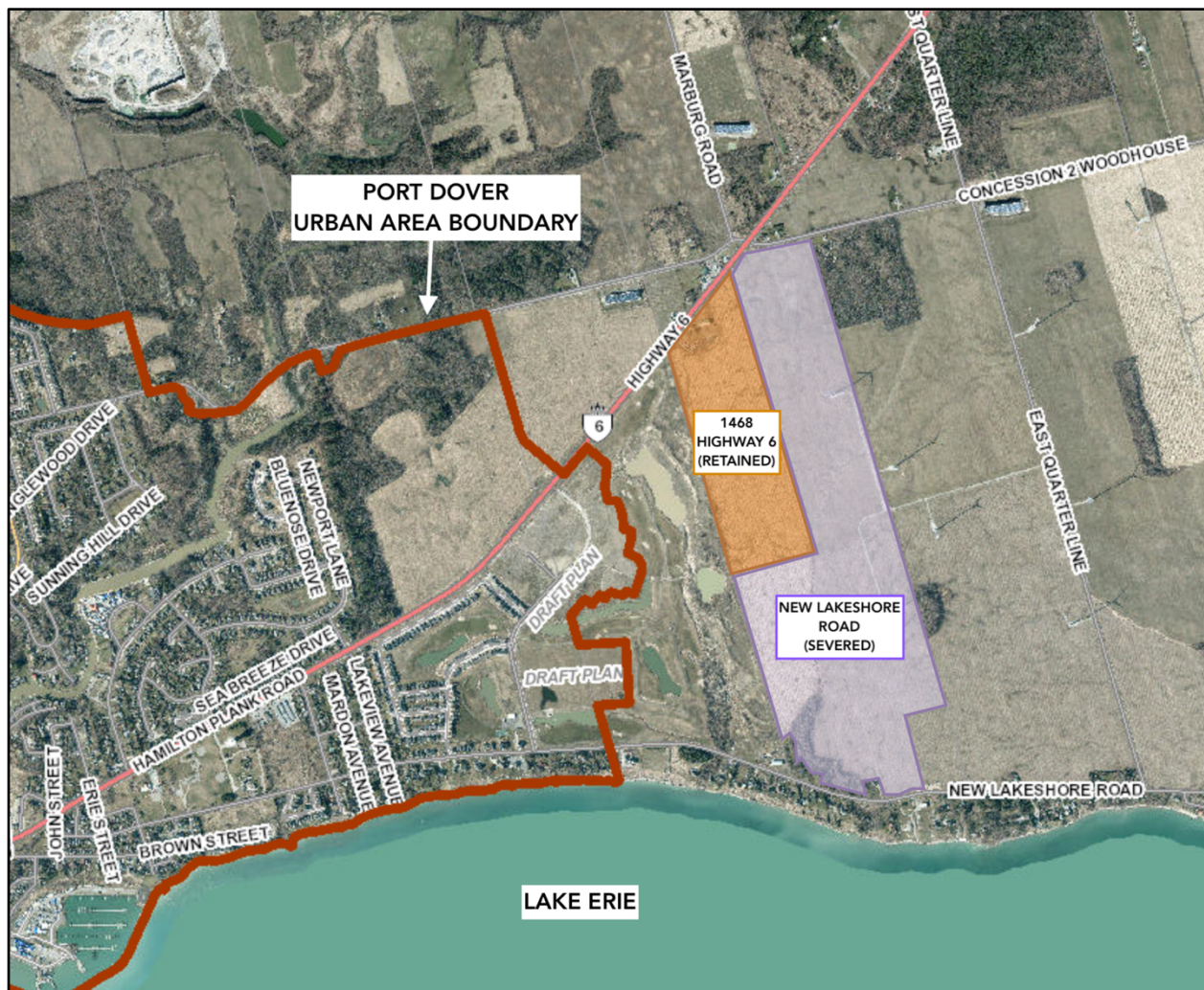
The properties in question are:

1. RETAINED: 1468 Highway 6, owned by the applicant, and
2. SEVERED: the vacant parcel on New Lakeshore Road, owned by Bonnefield Farmland Ontario V Inc.

The subject lands both have frontage onto Highway 6, while the New Lakeshore Road parcel also has access to Concession 2 Woodhouse and New Lakeshore Road. They are located approximately 300 metres east of the Port Dover Urban Area Boundary.

The subject properties are presented in **Figure 1**.

*Figure 1 – Subject Properties, NTS. Image from Norfolk County GIS, edited by LandPro Planning Solutions Inc.*



The New Lakeshore Road property can be described with the following table:

Table 1 – Property Facts

<b>Legal Description</b>	WDH CON 1 PT LOT 17 RP 37R1 PT PARTS 1 AND 2 IRREG	
<b>Property Use</b>	Current	Irregular parcel with two wind turbines, a small solar farm, a municipal drain and a wooded area.
	Historical	GIS 1964 aerial imagery shows a history of agricultural use with two farmhouses and other agricultural related buildings. All structures were removed sometime before 2002.
<b>Lot Size</b>	82.48 ha (Acres: 203.80) (Norfolk County GIS)	
<b>Lot Frontage</b>	± 327 m (±233 m on Concession 2 Woodhouse, ±95 m on Highway 6))	
<b>Official Plan</b>	Agricultural   Hazard Lands   Significant Woodlands   Industrial Influence Area   Lakeshore Special Policy Area	
<b>Zoning</b>	A = Agricultural   HL = Hazard Lands	
<b>Surrounding Lands</b>	North	Agricultural
	East	Agricultural   Provincially Significant Wetlands
	South	Agricultural   Hazard Land   Resort Residential
	West	Open Space   Residential   Agricultural

### 3 PROPOSED DEVELOPMENT

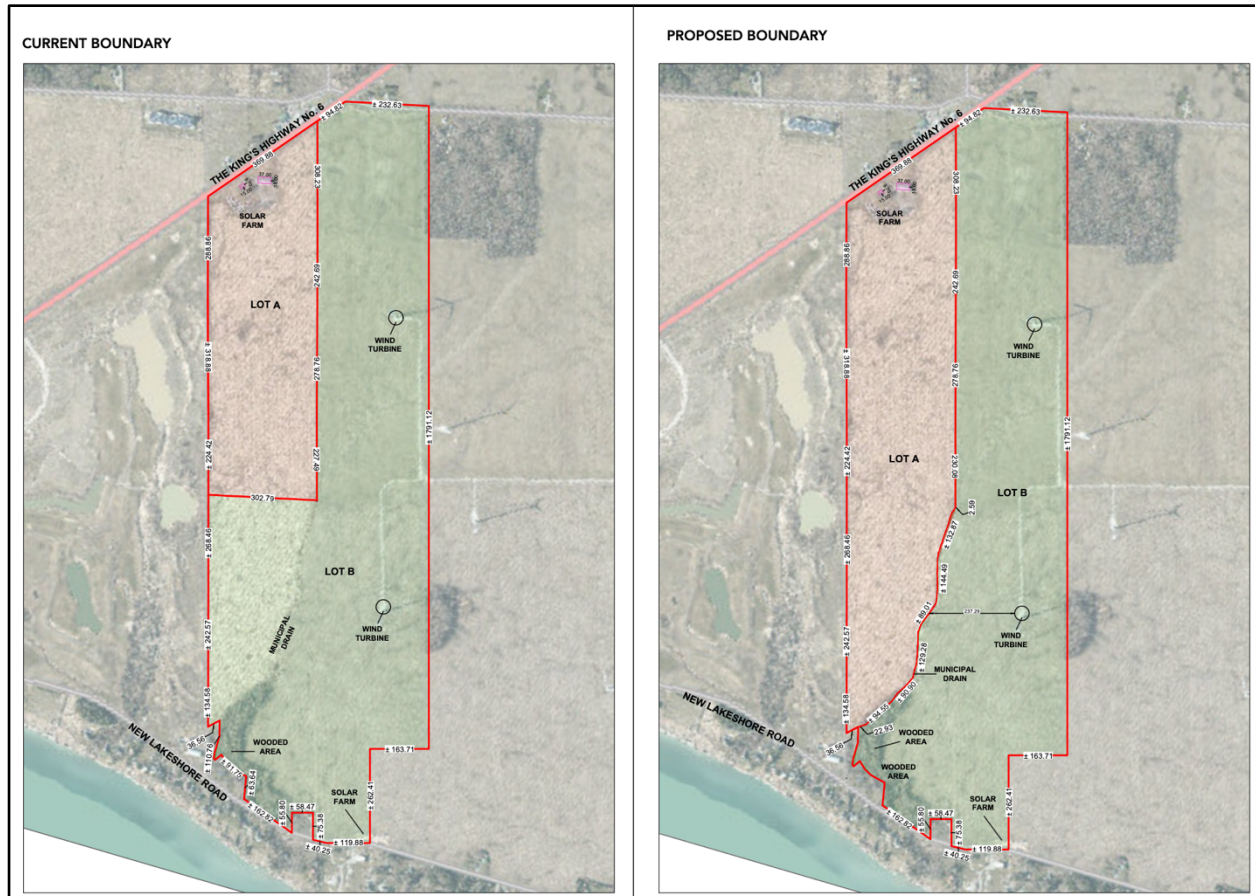
The subject property is agricultural. The applicant is seeking to adjust the boundary between their parcel at 1468 Highway 6 by adding lands from the abutting New Lakeshore Road property. This is to satisfy a condition of sale of the severed lands. Directly to the west of the 1468 Highway 6 parcel is a golf course, owned by a party related to the applicant. The purpose of this boundary adjustment is to fulfil the previously-mentioned agreement of sale from 2021, in order to provide a continuous “owned” boundary with the golf course property.

The new boundary is proposed to be located along the west side of the municipal drain, severing land from the New Lakeshore Road property, and adding it to 1468 Highway 6. The proposed boundary adjustment is presented in **Figure 2**, where “LOT A” refers to 1468 Highway 6 (Retained) and “LOT B”



refers to the vacant parcel (Severed) on New Lakeshore Road. A larger version of this figure is attached to this letter.

Figure 2 – Concept Plan (Not to Scale). Created by LandPro Planning Solutions.



## 4 PLANNING FRAMEWORK

In preparation for this application, several policy and regulatory documents were reviewed to address the proposal's demonstration of good planning. They include the following:

1. The Provincial Policy Statement (2020)
2. Norfolk County Official Plan (2020)
3. Lakeshore Secondary Plan (2009)
4. Norfolk County Zoning By-law 1-Z-2014 (2020)
5. Long Point Region Conservation Authority Policies (2017)

The proposed severance was assessed against this policy framework.

#### 4.1 PROVINCIAL POLICY STATEMENT (PPS)

The PPS provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS permits lot adjustments in *prime agricultural areas for legal or technical reasons* (**Section 2.3.4.2**) which do not result in the creation of a new lot. This includes minor boundary adjustments (**Section 6.0**).

This application involves adjusting the boundary between two lots to better align with the existing natural features, for legal reasons, being satisfaction of a condition of sale. This application represents the adjustment of a mutual lot line. No new lot is proposed.

The proposed boundary adjustment is consistent with the PPS.

#### 4.2 NORFOLK COUNTY OFFICIAL PLAN (NCOP)

The Norfolk County Official Plan (NCOP) provides the land use direction to achieve the County's vision for the next 20+ years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, and agricultural land, and providing sustainable infrastructure.

The properties are located in the geographic township of Woodhouse, approximately 300 metres east of the Port Dover Urban Area Boundary. The NCOP designates the properties as "Agricultural" and "Hazard Lands," and locates them within the Industrial Influence Area and the Lakeshore Special Policy Area. There are also Significant Woodlands and a Bedrock Resources Area located proximate to the subject properties. **Appendices 7.2 - 7.4** illustrate the property designations and surrounding land uses.

Properties located within the Lakeshore Special Policy Area are managed through the policies in Norfolk County's Lakeshore Secondary Plan, which will be discussed in the following section of this report (**4.3**).

The Industrial Influence Area is located east of the subject properties and is delineated to protect Haldimand County's Lake Erie Industrial Park from incompatible development. The NCOP states that agricultural properties located within the Industrial Influence Area are permitted. These uses are those typically permitted in Agricultural Designations (**6.7.2**). Additional uses may be permitted if they are deemed compatible with the industry's ability to operate effectively (**6.7.2.a**).

The Applicant's property is Agricultural due to the presence of prime agricultural land (**Section 7.2**). The property's soils are Class 2 and Class 3; the portion desired for severance is Class 2 - Moderate Limitations that restrict the range of crops or require moderate conservation practices (Norfolk GIS).

Like the PPS, the NCOP also supports lot boundary corrections on agricultural lands that do not create a new lot (**7.2.3.a.i**) and for technical matters such as a minor boundary adjustment (**7.2.3.a.vi**). The County may also impose conditions on the severed and retained parcels (**9.6.3.2.g**).

The proposed boundary is located approximately 98 metres from the nearest Bedrock Resource Area. We note that this application will not result in any new building on the retained or severed properties, which, in our opinion, satisfies policy **9.6.3.2.f.iii**.

On this basis, it is our opinion that this application conforms to the NCOP.

### 4.3 LAKESHORE SECONDARY PLAN (LSP)

The Lakeshore Secondary Plan (LSP) regulates development located within the Lakeshore Special Policy Area (LSPA), providing more detailed strategies than the NCOP offers for the area's unique features. It is read in conjunction with the NCOP.

The LSP designates the subject lands as "High Agricultural Priority" and as "LSPA Agricultural Area." These designations are presented in **Appendices 7.5 and 7.6**.

The LSP promotes the protection of prime agricultural land from non-agricultural uses (**11.2.1.2**) and applies to generally all land within the LSPA outside of Urban Areas, Hamlet Areas, and Resort Areas (**11.4.1**). The LSP recognizes that some of this land may need to be developed to accommodate growth in the County, although the use of lower-priority agricultural land is preferred (**11.4.1.b**). The LSP does not have specific policies regarding severances or boundary adjustments.

The proposed boundary adjustment conforms with the LSP.

### 4.4 NORFOLK COUNTY ZONING BY-LAW (ZBL)

Norfolk County Zoning By-Law 1-Z-2014 regulates the subject property. The current zoning of the property is "Agricultural" and "Hazard Lands." The northeast corner is also considered adjacent lands to Provincially Significant Wetlands (located on the eastern adjacent property). These zonings are presented in **Appendix 7.7**. The presence of the Provincially Significant Wetlands does not impact this application, as no development or site alteration is proposed.

The Norfolk County Zoning By-law (ZBL) has been developed to implement the policy direction of the NCOP. The majority of the proposed severed parcel is within the "Agricultural" zone, although the "Hazard Lands" zone encompasses the eastern boundary. The subject lands are currently zoned appropriately, and no zoning change is required. Please see the "A" provisions below in **Table 2**.

*Table 2 – Zone Provisions, Retained Parcel.*

"A" Agricultural Zone - Retained Parcel			
Zone Provisions	Required	Proposed	Comment
Min. Lot Area (residential lot)	40 ha	69.27 ha	Complies
Min. Lot Frontage	30 m	±327 m	Complies
Min. Front Yard	13 m	N/A	Complies
Min. Interior Side Yard	3 m	N/A	Complies
Min. Rear Yard	9 m	N/A	Complies
Max. Building Height	11 m	N/A	Complies



The proposed boundary adjustment complies with the ZBL. Any future development should prove compliance with the ZBL.

#### **4.5 LONG POINT REGION CONSERVATION AUTHORITY - ONTARIO REGULATION 178/06 (LPRCA)**

A portion of the subject property is regulated by the LPRCA under the Fauries-Stelco Creek. The proposed boundary is created along the LPRCA Regulation Limits, as is presented below in **Appendix 7.8**. The LPRCA does not have specific policies regarding consents to sever.

As no development is proposed with this application, the proposed severance complies with the LPRCA.

## **4 PLANNING ANALYSIS**

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This application seeks to adjust the boundary between two lots to comply with a purchase of sale agreement on the sending parcel. The adjustment is a boundary adjustment for legal reasons, specifically permitted by both the Provincial Policy Statement and Norfolk County Official Plan. The proposed boundary adjustment does not create a new lot and creates a logical boundary along an existing natural feature.

The application does not result in development or site alteration, and so the proposed boundary adjustment conforms with policies in the Norfolk County Official Plan related to the Agricultural designation and proximate Significant Woodlands and Bedrock Resource Area. For the same reasoning, the proposed boundary adjustment also conforms with the Lakeshore Secondary Plan and the Long Point Region Conservation Authority Regulations.

Both of the lots involved in the proposed boundary adjustment also comply with the Norfolk County Zoning By-law.

This boundary adjustment application represents good planning. It is consistent with the Provincial Policy Statement (2020), conforms to the Norfolk County Official Plan (2020) and meets the Norfolk County Zoning By-law provisions (2020). It is also compatible with the LPRCA policies (2017).

## 5 CLOSING

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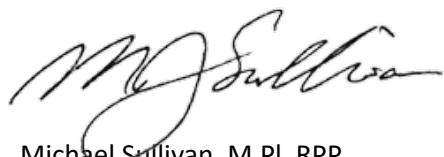
We will be attending the Committee hearing on this matter to answer any questions you may have.

Our applicant will arrange to make payment directly to the County.

Should you require anything further in response to this request, please contact me by email at [mike@landproplan.ca](mailto:mike@landproplan.ca) or by phone at 289-687-3730. Thank you and we look forward to meeting with you in the near future.

Sincerely,

**LANDPRO PLANNING SOLUTIONS Inc.**



Michael Sullivan, M.Pl, RPP  
President | Founder  
[mike@landproplan.ca](mailto:mike@landproplan.ca)



Mackenzie Crumb, B.A., Dipl  
Designer | Planning Technician

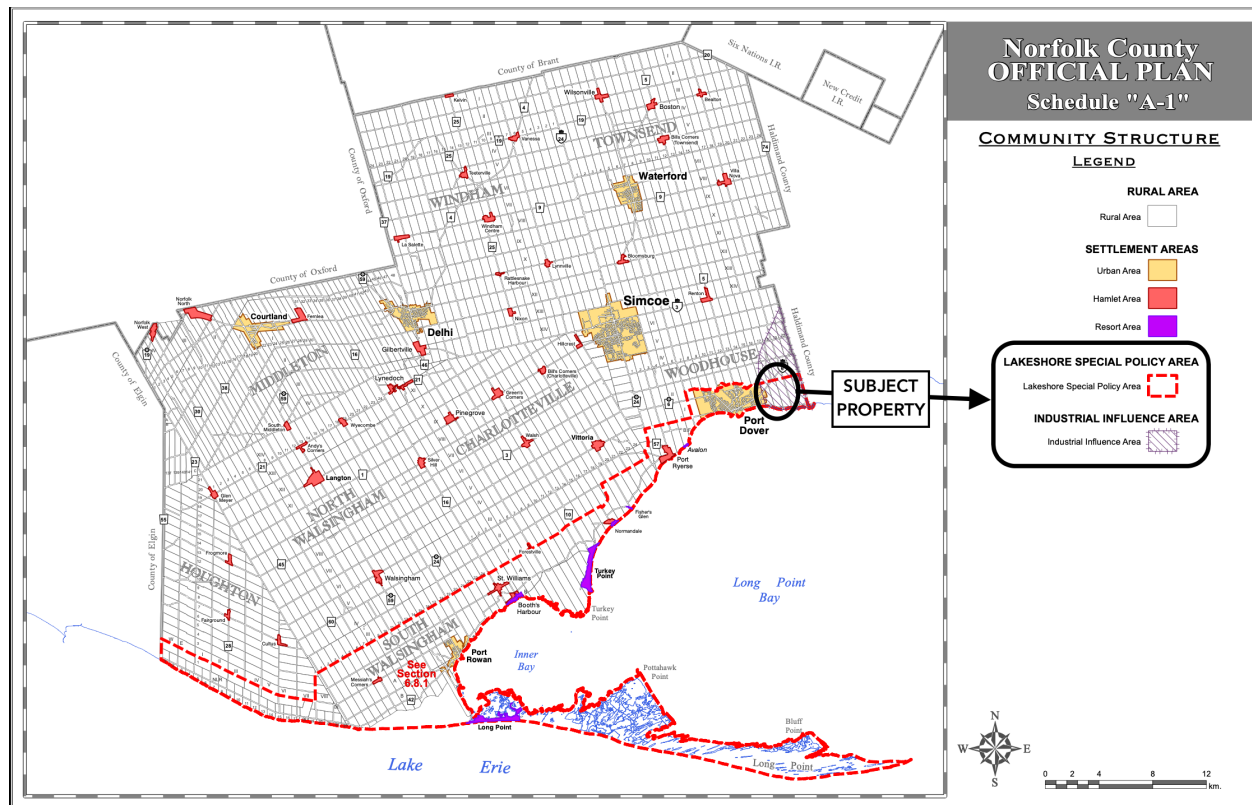
## 6 APPENDICES

### 7.1 SEVERANCE SKETCH

See attached.

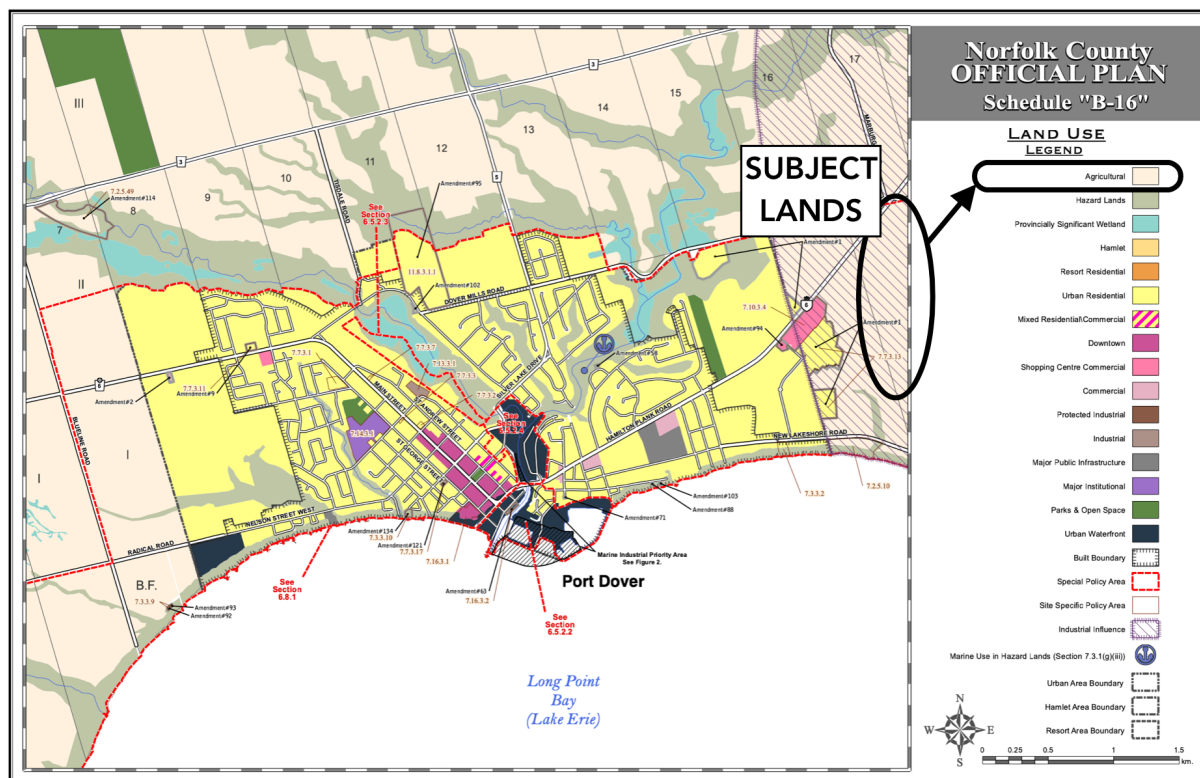
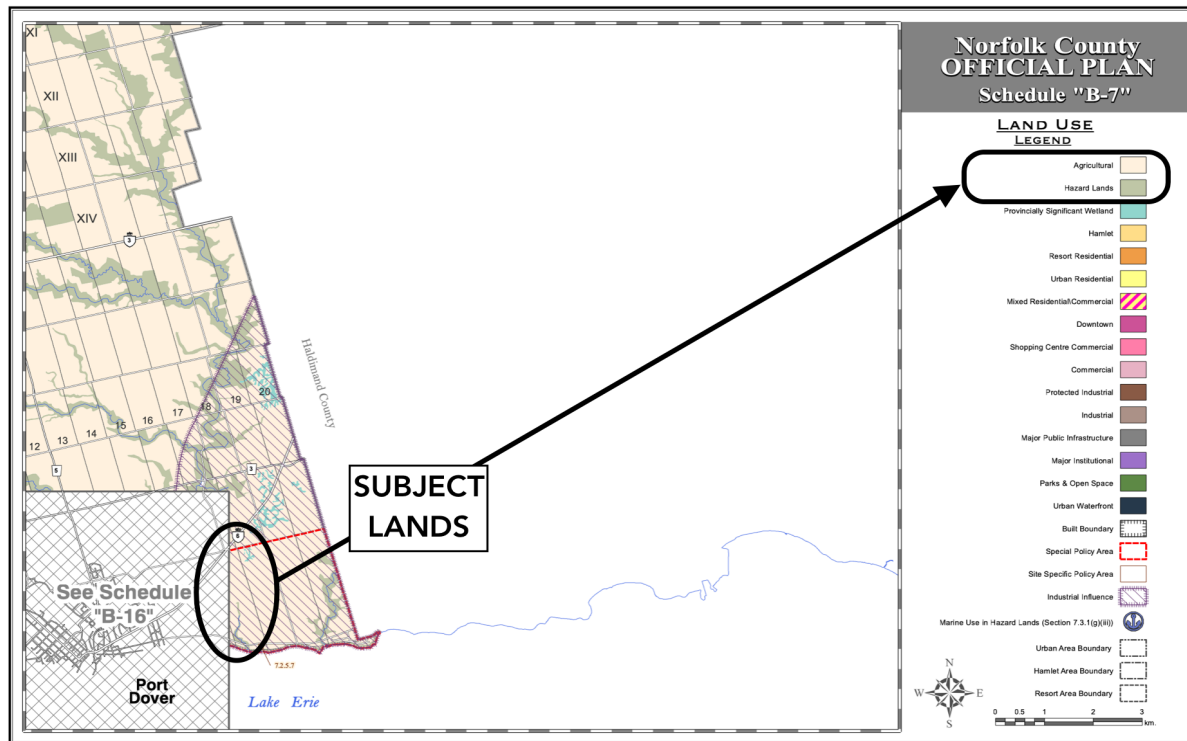
### 7.2 NORFOLK COUNTY OFFICIAL PLAN SCHEDULE A-1: COMMUNITY STRUCTURE

Image from the Norfolk County Official Plan, edited by LandPro Planning Solutions.



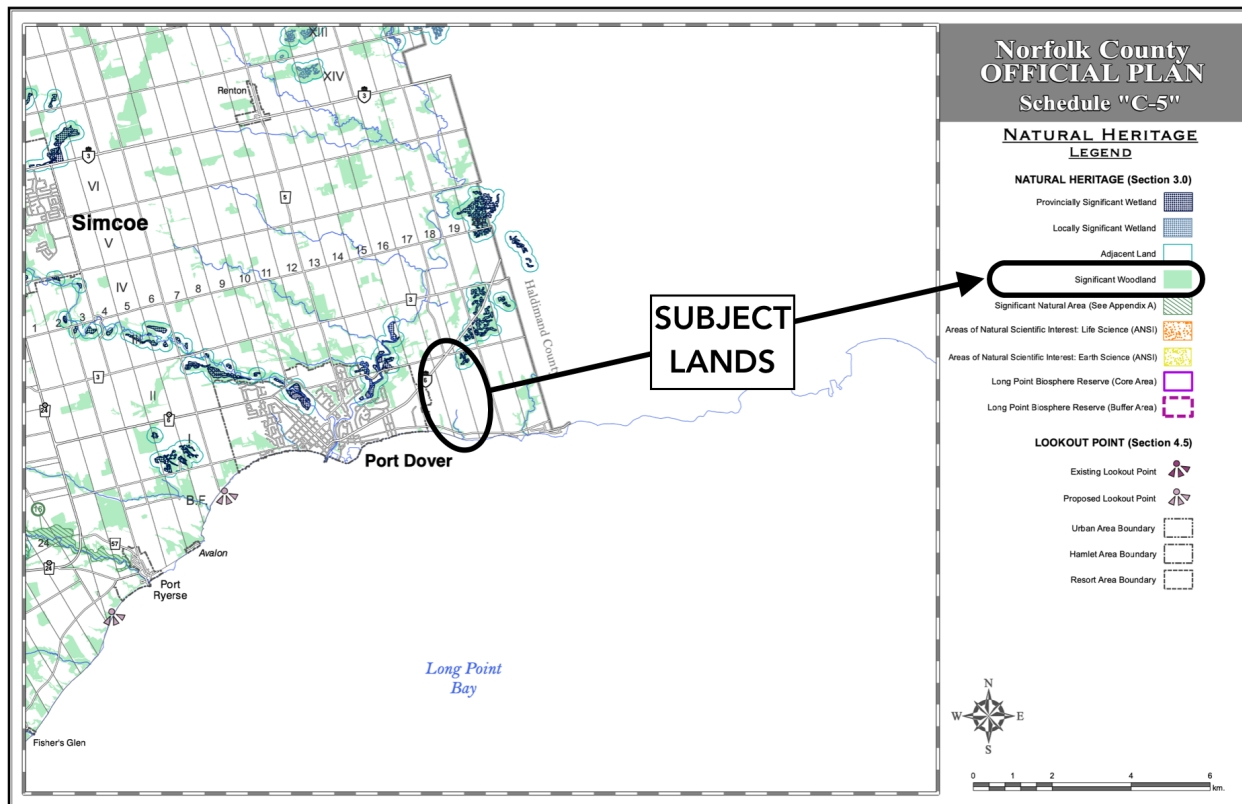
## 7.3 NORFOLK COUNTY OFFICIAL PLAN SCHEDULE B-7 AND B-16: LAND USE

Image from the Norfolk County Official Plan, edited by Land Pro Planning Solutions.



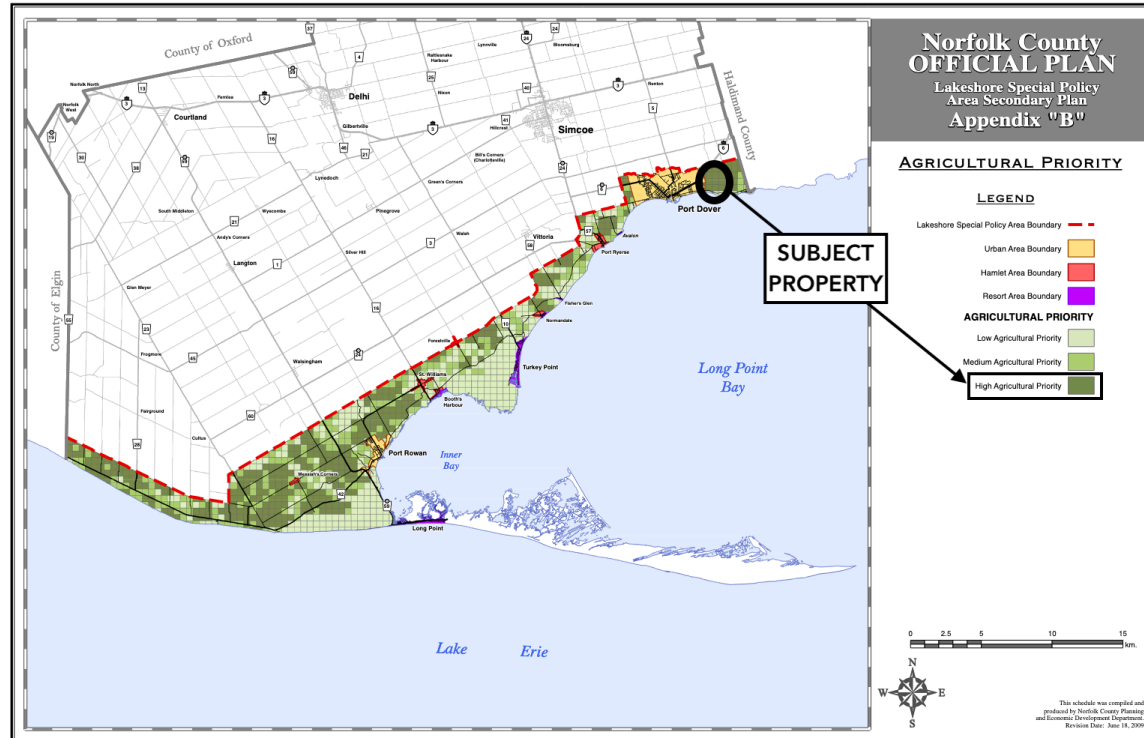
## 7.4 NORFOLK COUNTY OFFICIAL PLAN SCHEDULE C-5: NATURAL HERITAGE

Image from the Norfolk County Official Plan, edited by Land Pro Planning Solutions.



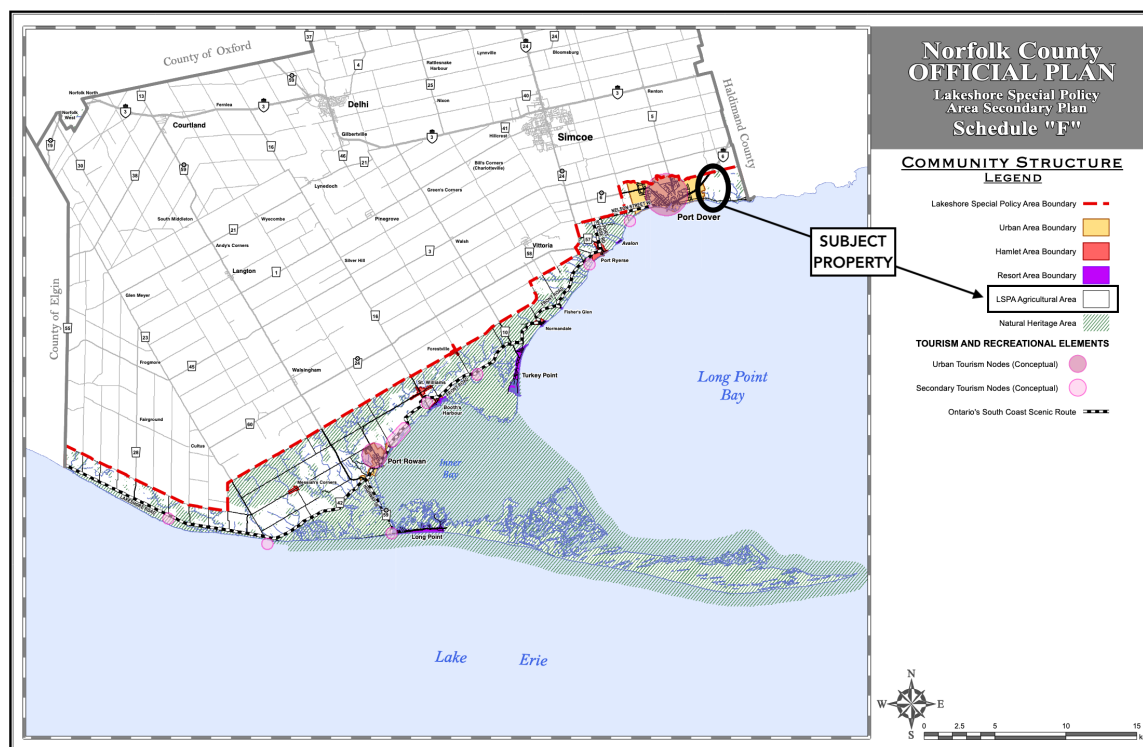
## 7.5 NORFOLK COUNTY OFFICIAL PLAN – LAKESHORE SPECIAL POLICY AREA SECONDARY PLAN APPENDIX B: AGRICULTURAL PRIORITY

Image from the Norfolk County Official Plan, edited by Land Pro Planning Solutions.



## 7.6 NORFOLK COUNTY OFFICIAL PLAN – LAKESHORE SPECIAL POLICY AREA SECONDARY PLAN SCHEDULE F: COMMUNITY STRUCTURE

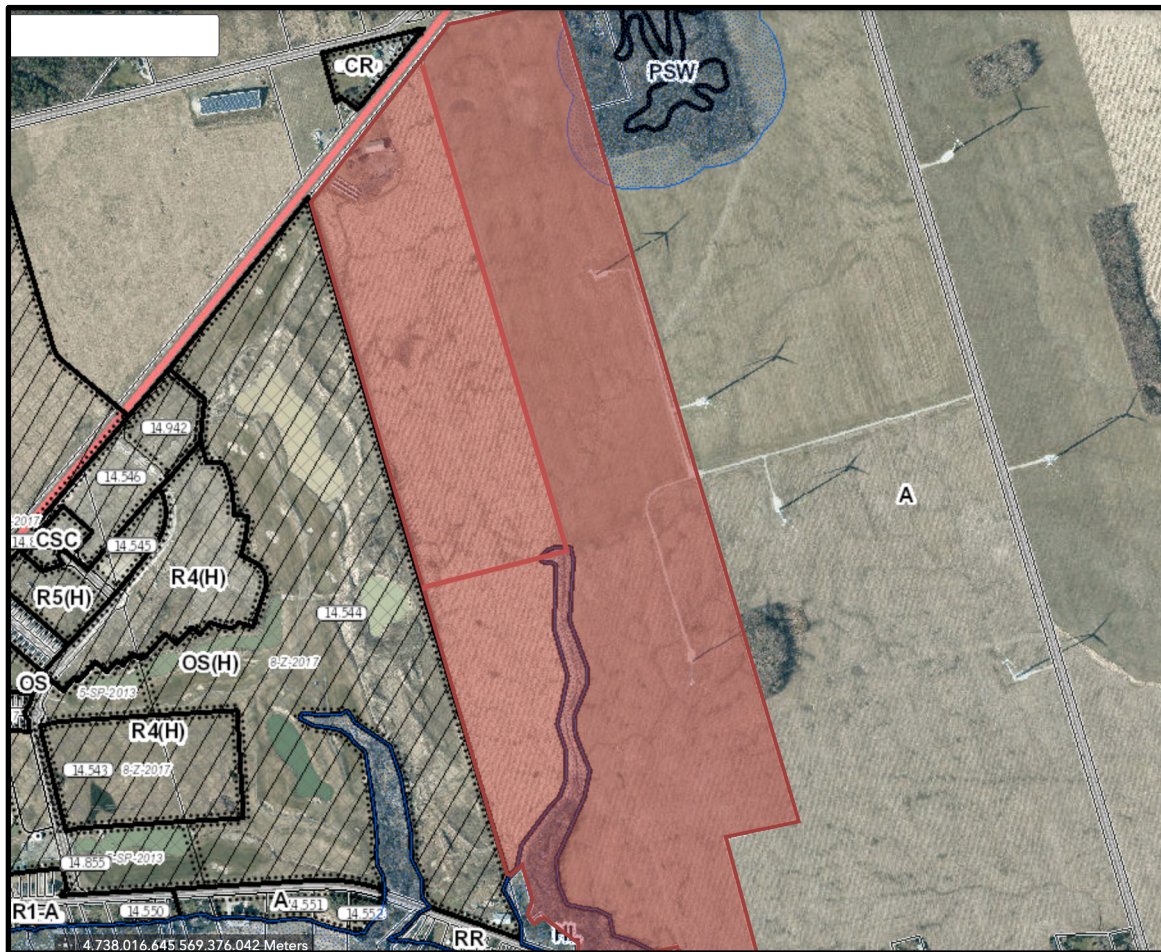
Image from the Norfolk County Official Plan, edited by Land Pro Planning Solutions.





## 7.7 NORFOLK COUNTY ZONING BY-LAW

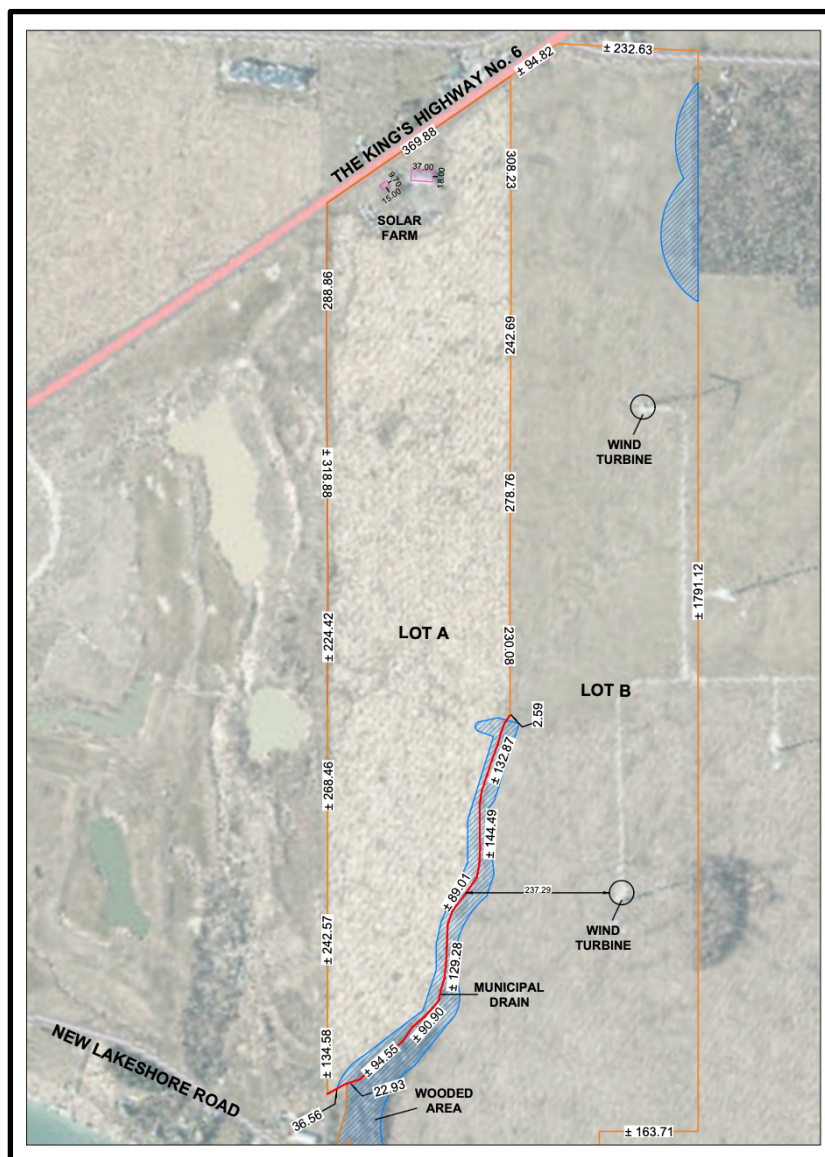
*Image from the Norfolk County GIS.*





## 7.8 LAND REGULATION BY THE LONG POINT REGION CONSERVATION AUTHORITY

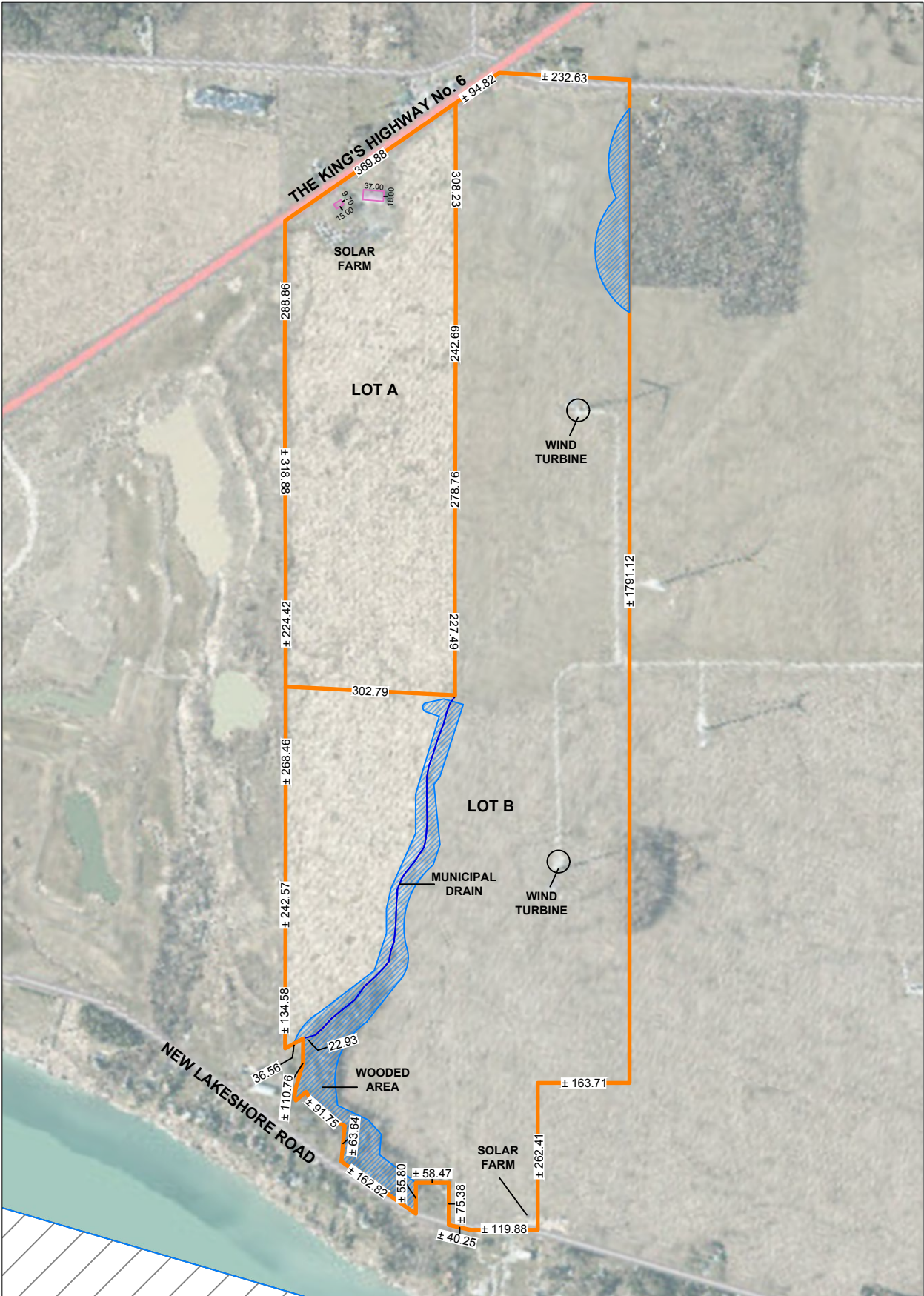
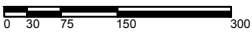
Regulated lands indicated in blue. Created by LandPro Planning Solutions Inc.





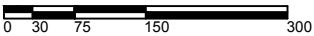
CURRENT BOUNDARY

SCALE 1:10,000



PROPOSED BOUNDARY

SCALE 1:8000



KEY MAP - N.T.S.

CONCEPTUAL PLAN  
BOUNDARY ADJUSTMENT

NEW LAKESHORE ROAD,  
WOODHOUSE  
NORFOLK COUNTY

WDH CON 1 PT LOT 17 RP 37R1 PT  
PARTS 1 AND 2 IRREG,  
NORFOLK COUNTY



PROPOSED BOUNDARY ADJUSTMENT

CURRENT

LOT A	28.68 ha (70.87 acres)
LOT B	82.48 ha (203.80 acres)
TOTAL	111.16 ha (274.67 acres)

PROPOSED

LOT A	41.89 ha (103.51 acres)
LOT B	69.27 ha (171.16 acres)
TOTAL	111.16 ha (274.67 acres)

**LEGEND**

- EXISTING BOUNDARY (Orange line)
- PROPOSED BOUNDARY (Red line)
- LPRCA REGULATION LIMITS (Blue hatched area)
- EXISTING BUILDING (Pink outline)

DATE:  
JUNE 13, 2022

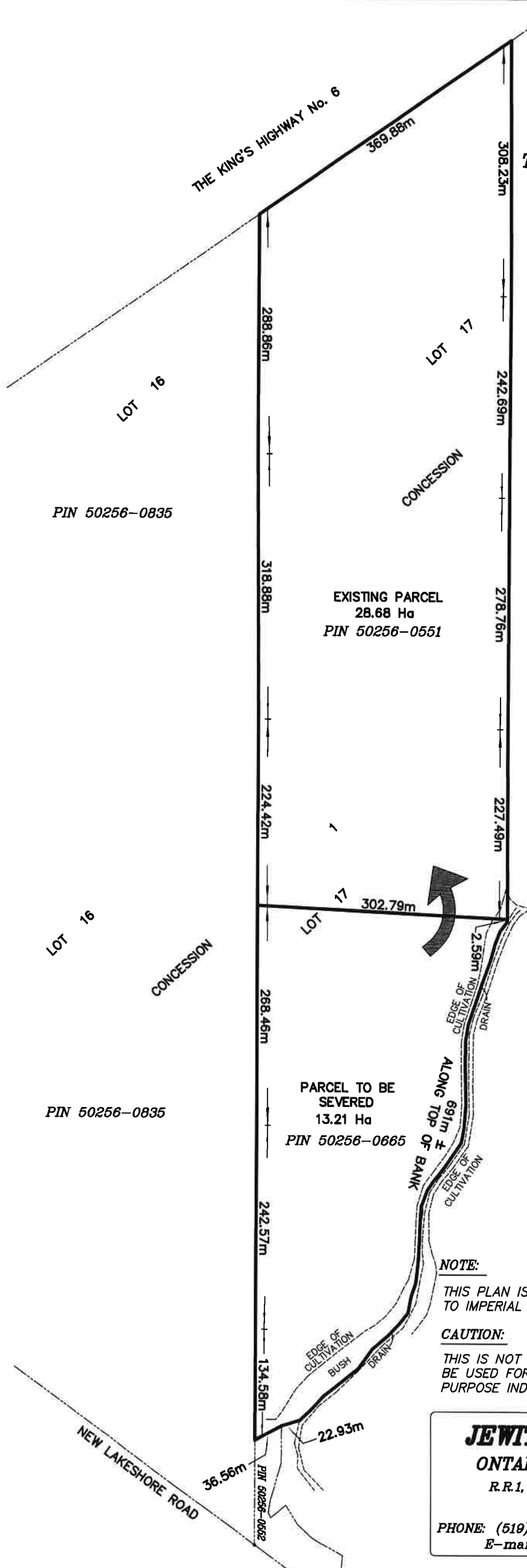
DRAWING:  
1 OF 1

DESIGNED BY:  
MACKENZIE CRUMB,  
LAND PRO PLANNING SOLUTIONS INC.




***PIN 50256-0665***

JOB # 21-3155 CLIENT: 1278424 Ontario Inc.





 Ministry of  
Consumer and  
Commercial Relations

# CERTIFICATE

This is to certify that these  
articles are effective on

Ministère de  
la Consommation  
et du Commerce

# CERTIFICAT

Ceci certifie que les présents  
statuts entrent en vigueur le

MARCH 27 MARS, 1998

Cont D. Lin

Director / Directeur

Business Corporations Act / Loi sur les sociétés par actions

**ARTICLES OF INCORPORATION**  
**STATUTS CONSTITUTIFS**

Form 1  
Business  
Corporations  
Act

Formule 1  
Loi sur les  
sociétés par  
actions

1. The name of the corporation is:

Dénomination sociale de la société:

[illegible]

2. The address of the registered office:

Adresse du siège social:

1216 Route 900 East

(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)

St. Albert, Ontario

K	0	A	3	C	0
---	---	---	---	---	---

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

(Postal Code)  
(Code postal)

3. Number (or minimum and maximum number) of directors is:

Nombre (ou nombres minimal et maximal)  
d'administrateurs:

Minimum of one (1) and a maximum of five (5)

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

Premier(s) administrateur(s):

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

Residence address, giving Street & No. or R.R. No.,  
Municipality and Postal Code  
*Adresse personnelle, y compris la rue et le numéro, le  
numéro de la R.R., le nom de la municipalité et le code  
postal*

Resident  
Canadian  
State  
Yes or No  
Résident  
canadien  
Oui/Non

Ignaz Stadler

1216 Route 900 East  
St. Albert, Ontario K0A 3C0

Yes

Ursula Stadler

1216 Route 900 East  
St. Albert, Ontario K0A 3C0

Yes

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.

*Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la société.*

2.

None

6. The classes and any maximum number of shares that the corporation is authorized to issue:

*Catégories et nombre maximal, s'il y a lieu, d'actions que la société est autorisée à émettre:*

- A. An unlimited number of Class A Special shares without par value;
- B. An unlimited number of Class B Special shares without par value;
- C. An unlimited number of Common Shares without par value.

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:

*Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions qui peut être émise en série:*

3.

A. CLASS A SPECIAL

The Class A Special Shares shall have attached thereto the following rights, privileges, restrictions and conditions:

- A.1 The holders of the Class A Special Shares shall be entitled to receive dividends as and when the directors shall in their discretion declare dividends on the Class A Special Shares and pay the same;
- A.2 The Class A Special Shares shall rank, as regards repayment of the Redemption Amount (as hereinafter defined) in priority to all other classes of shares of the Corporation but shall not confer any further right to participate in profits or assets;
- A.3 The Corporation may, upon giving notice as hereinafter provided, redeem the whole or any part of the Class A Special Shares on payment for each share to be redeemed of the amount of One Hundred Dollars (\$100.00), together with all dividends declared thereon and unpaid, the whole constituting and being herein referred to as the "Redemption Amount"; not less than thirty (30) days' notice in writing of such redemption shall be given by mailing such notice to the registered holders of the Class A Special Shares to be redeemed, specifying the date herein referred to as the redemption date and place or places of redemption; if notice of any such redemption be given by the Corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, as specified in the notice, on or before the date fixed for redemption, dividends on the Class A Special Shares to be redeemed shall cease after the redemption date, 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 moneys so deposited and for a redemption of part only of a registered holders shares, a new certificate for the remainder of the Class A Special Shares of the registered holder which are not redeemed; provided that, if payment of the Redemption Amount is not made on the redemption date, the rights of the holder of the said Class A Special Shares shall remain unaffected until payment of the Redemption Amount is made;
- A.4 Any holder of Class A Special Shares shall be entitled to require the Corporation to redeem at any time or times all or any of the Class A Special Shares registered in the name of such holder on the books of the Corporation by tendering to the Corporation 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 the number of Class A Special Shares to be redeemed, and a date 30 days thereafter, herein called the redemption date, on which date the Corporation shall redeem the said share or shares;

Upon receipt of a share certificate or certificates representing the Class A Special Shares which the registered holder desires to have the Corporation redeem together

with such written request, the Corporation shall on the redemption date redeem such Class A Special Shares by paying to such registered holder the Redemption Amount in respect of each Class A Special Shares redeemed, such payment to be made by cheque payable at par at any branch of the Corporation's bank for the time being in Canada and where a redemption of part only of a registered holders shares is redeemed a new certificate for the remainder of the Class A Special Shares of the registered holder which are not redeemed shall be delivered to him. The said Class A Special Shares shall be redeemed on the redemption date and thereafter the holder of such Class A Special Shares shall cease to be entitled to exercise any of the other rights of holders of Class A Special Shares in respect thereof; provided that, if payment of the Redemption Amount is not made on the redemption date, the rights of the holder of the said Class A Special Shares shall remain unaffected until payment of the Redemption Amount is made;

A.5 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 of the other classes of shares of the Corporation, an amount per share equal to the Redemption Amount in respect of each Class A Special Share, but thereafter they shall not receive any share in the remaining property or assets of the Corporation; and

A.6 Except as provided by the Business Corporations Act, as amended from time to time, the holders of the Class A Special Shares shall not be entitled to receive notice of or to attend any meetings of the shareholders of the Corporation and shall not be entitled to vote at any meetings of the shareholders of the Corporation but shall be entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale of its undertaking or a substantial part thereof.

#### B. CLASS B SPECIAL

The Class B Special Shares shall have attached thereto the following rights, privileges, restrictions and conditions:

B.1 The holders of the Class B Special Shares shall be entitled to receive dividends as and when the directors shall in their discretion declare dividends on the Class B Special Shares and pay the same;

B.2 The Class B Special Shares shall rank, as regards repayment of the Redemption Amount (as hereinafter defined) in priority to all other classes of shares of the Corporation except for the Class A Special Shares but shall not confer any further right to participate in profits or assets;

B.3 The Corporation may, upon giving notice as hereinafter provided, redeem the whole or any part of the Class B Special Shares on payment for each share to be redeemed of the amount paid up thereon on the books of the Corporation, together with all dividends declared thereon and unpaid, the whole constituting and being herein referred to as the "Redemption Amount"; not less than thirty (30) days' notice in writing of such redemption shall be given by mailing such notice to the registered holders of the Class B Special Shares to be redeemed, specifying the date herein referred to as the redemption date and place or places of redemption; if notice of any such redemption be given by the Corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, as specified in the notice, on or before the date fixed for redemption, dividends on the Class B Special Shares to be redeemed shall cease after the redemption date, 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 moneys so deposited and for a redemption of part only of a registered holders shares, a new certificate for the remainder of the Class B Special Shares of the registered holder which are not redeemed; provided that, if payment of the Redemption Amount is not made on the redemption date, the rights of the holder of the said Class B Special Shares shall remain unaffected until payment of the Redemption Amount is made;

B.4 Any holder of Class B Special Shares shall be entitled to require the Corporation to redeem at any time or times all or any of the Class B Special Shares registered in the name of such holder on the books of the Corporation by tendering to the Corporation 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 the number of Class B Special Shares to be redeemed, and a date 30 days thereafter, herein called the redemption date on which date the Corporation shall redeem the said share or shares;

Upon receipt of a share certificate or certificates representing the Class B Special Shares which the registered holder desires to have the Corporation redeem together with such written request, the Corporation shall on the redemption date redeem such Class B Special Shares by paying to such registered holder the Redemption Amount in respect of each Class B Special Share redeemed, such payment to be made by cheque payable at par at any branch of the Corporation's bank for the time being in Canada and where a redemption of part only of a registered holders shares is redeemed a new certificate for the remainder of the Class B Special Shares of the registered holder which are not redeemed shall be delivered to him. The said Class B Special Shares shall be redeemed on the redemption date and thereafter the holder of such Class B Special Shares shall cease to be entitled to exercise any of the other rights of holders of Class B Special Shares in respect thereof; provided that, if payment of the Redemption Amount is not made on the redemption date, the rights of the holder of the said Class B Special Shares shall remain unaffected until payment of the Redemption Amount is made;



- B.5 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 of the other classes of shares of the Corporation except for the Class A Special Shares, an amount per share equal to the Redemption Amount in respect of each Class B Special Share, but thereafter they shall not receive any share in the remaining property or assets of the Corporation; and
- B.6 The holders of the Class B Special Shares shall be entitled to receive notice of and to attend and shall be entitled to one (1) vote at any meeting of the shareholders of the Corporation for each Class A Special Share held, except meetings at which only holders of a specified class of shares are entitled to vote.

C. COMMON SHARES

The rights, privileges, restrictions and conditions attaching to the common shares of the Corporation are as follows:

- (1) Each holder of common shares shall be entitled to receive notice of and to attend all meetings of shareholders of the Corporation, except meetings at which only holders of other classes or series of shares are entitled to attend, and at all such meetings shall be entitled to one vote in respect of each common share held by such holder.
- (2) The holders of common shares shall be entitled to receive dividends if and when declared by the directors.
- (3) In the event of any liquidation, dissolution or winding-up of the Corporation or other distribution of the assets of the Corporation among its shareholders for the purpose of winding-up its affairs, the holders of common shares shall be entitled, subject to the rights of holders of shares of any class ranking prior to the common shares, to receive the remaining property or assets of the Corporation.

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:

*L'émission, le transfert ou la propriété d'actions est/n'est pas restreint. Les restrictions, s'il y a lieu, sont les suivantes:*

4.

The right to transfer shares in the capital stock of the Corporation is restricted and no shares shall be transferred without either:

- (a) the consent of the directors of the Corporation expressed by a resolution passed by the board of directors; or
- (b) the consent of the holders of the common shares for the time being outstanding expressed by a resolution passed by such shareholders.

- (a) 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;
- (b) any invitation to the public to subscribe for the securities of the Corporation is prohibited;
- (c) the board of directors may from time to time, without authorization of the shareholders, in such amounts and on such terms as it deems expedient:
  - (i) borrow money on the credit of the Corporation;
  - (ii) issue, reissue, sell or pledge debt obligations (secured or unsecured) of the Corporation;
  - (iii) give a guarantee on behalf of the Corporation to secure performance of an obligation of any person or body corporate;
  - (iv) charge, mortgage, hypothecate, pledge, cede and transfer 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 undertaking, to secure any debt obligations or any money borrowed, or other debt or liability of the Corporation; and
- (d) the board of directors may from time to time delegate to such one or more directors and officers of the Corporation as may be designated by the board all or any of the powers conferred on the board pursuant to paragraph 9(c) above to such extent and in such manner as the board of directors shall determine at the time of each such delegation.

10. The names and addresses of the incorporators are  
First name, initials and surname or corporate name  
*Prénom, initiale et nom de famille ou dénomination sociale*

*Nom et adresse des fondateurs*

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

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

IGNAZ STADLER

R.R.#1 St. Isidore, Ontario  
K0C 2B0

URSULA STADLER

R.R.#1 St. Isidore, Ontario  
K0C 2B0

These articles are signed in duplicate.

*Les présents statuts sont signés en double exemplaire.*

Signatures of incorporators  
(*signatures des fondateurs*)

*I. Stadler*

Ignaz Stadler

*U. Stadler*

Ursula Stadler

A by-law relating generally to the conduct of the business and affairs of

1278424 ONTARIO INC.

(herein called the "Corporation")

## CONTENTS

- |                                     |                            |
|-------------------------------------|----------------------------|
| 1. Interpretation                   | 8. Dividends               |
| 2. Directors                        | 9. Financial Year          |
| 3. Meetings of Directors            | 10. Notices                |
| 4. Remuneration and Indemnification | 11. Execution of Documents |
| 5. Officers                         | 12. Effective Date         |
| 6. Meetings of Shareholders         | 13. Repeal                 |
| 7. Shares                           |                            |

BE IT ENACTED as a by-law of the Corporation as follows:

### 1. INTERPRETATION

1.01 In this by-law and all other by-laws and resolutions of the Corporation, unless the context otherwise requires:

- (a) "Act" means the Ontario Business Corporations Act together with the Regulations made pursuant thereto and any statute or regulations that may be substituted therefor, as amended from time to time;
- (b) "articles" means the articles of incorporation of the Corporation as amended or restated from time to time;
- (c) "board" means the board of directors of the Corporation;
- (d) "by-laws" means this by-law and all other by-laws of the Corporation as amended from time to time, and from time to time in force and effect;
- (e) "Corporation" means this Corporation;



## OFFICERS' REGISTER

[illegible]

Request ID: 023770192  
Demande n°:  
Transaction ID: 073517907  
Transaction n°:  
Category ID: CT  
Catégorie:

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

Date Report Produced: 2019/10/29  
Document produit le:  
Time Report Produced: 16:40:11  
Imprimé à:

# Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

**BONNEFIELD FARMLAND ONTARIO V INC.**

Ontario Corporation No.

Numéro matricule de la personne morale en  
Ontario

**002724125**

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

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

These articles of incorporation  
are effective on

Les présents statuts constitutifs  
entrent en vigueur le

**OCTOBER 29 OCTOBRE, 2019**



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



Request ID / Demande n°

23770192

Ontario Corporation Number  
Numéro de la compagnie en Ontario

2724125

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

1. The name of the corporation is: *Dénomination sociale de la compagnie:*  
 BONNEFIELD FARMLAND ONTARIO V INC.

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

14 CONCOURSE GATE

Suite 100

(Street &amp; Number, or R.R. Number &amp; if Multi-Office Building give Room No.)

(Rue et numéro, ou numéro de la R.R. et, s'il s'agit d'édifice à bureau, numéro du bureau)

OTTAWA  
CANADA

(Name of Municipality or Post Office)

(Nom de la municipalité ou du bureau de poste)

ONTARIO  
K2E 7S8

(Postal Code/Code postal)

3. Number (or minimum and maximum  
number) of directors is:

Minimum 1

*Nombre (ou nombres minimal et maximal)  
d'administrateurs:*

Maximum 10

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

*Premier(s) administrateur(s):*

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

Resident Canadian State Yes or No  
*Résident Canadien Oui/Non*

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

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

\* THOMAS A.  
EISENHAUER

YES

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO  
CANADA K2E 7S8

Request ID / Demande n°

Ontario Corporation Number  
Numéro de la compagnie en Ontario

23770192

2724125

\* JAN YES  
KAMINSKI

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO  
CANADA K2E 7S8

\* STEVE YES  
KAMINSKI

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO  
CANADA K2E 7S8

Request ID / Demande n°

23770192

Ontario Corporation Number  
Numéro de la compagnie en Ontario

2724125

---

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.

*Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.*

None.

6. The classes and any maximum number of shares that the corporation is authorized to issue:

*Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:*

The Corporation is authorized to issue the following:

- (a) an unlimited number of shares designated as Special Voting shares; and
- (b) an unlimited number of shares designated as Non-Voting Common shares.

Request ID / Demande n°

Ontario Corporation Number  
Numéro de la compagnie en Ontario

23770192

2724125

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

1.0 Special Voting Shares

The Special Voting shares shall have attached thereto the following rights, privileges, restrictions and conditions:

1.1 Dividends - The holders of the Special Voting shares shall have no right to receive any dividends from the Corporation.

1.2 Voting Rights - The holders of the Special Voting shares shall be entitled to receive notice of and to attend and vote at all meetings of the shareholders of the Corporation and each such Special Voting share shall confer the right to one (1) vote per share in person or by proxy.

1.3 Dissolution - In the event of the liquidation dissolution or winding-up of the Corporation, whether voluntary or involuntary, the holders of the Special Voting shares shall not be entitled to receive any distribution of the assets of the Corporation.

2.0 Non-Voting Common Shares

The Non-Voting Common shares have attached thereto the following rights, privileges, restrictions and conditions:

2.1 Dividends - The holders of the Non-Voting Common Shares shall be entitled to receive, as and when declared by the directors out of the moneys of the Corporation properly applicable to the payment of dividends, any dividend declared by the Corporation.

2.2 Voting Rights - The holders of the Non-Voting Common shares shall not be entitled to receive notice of or to attend any meetings of the shareholders of the Corporation and/or to vote at any such meeting, but shall be entitled to receive notice of and to attend and to vote at any meeting of the shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale, lease or exchange of all or substantially all the property of the Corporation other than in the ordinary course of business.

2.3 Dissolution - In the event of the liquidation, dissolution or winding up of the Corporation or other distribution of its assets among the shareholders for the purpose of winding up its affairs, all the property and assets of the Corporation available for distribution shall be paid or distributed equally share for share to the holders of the Non-Voting Common shares respectively without preference or distinction.

Request ID / Demande n°

Ontario Corporation Number  
Numéro de la compagnie en Ontario

23770192

2724125

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8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:

*L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:*

Shares of the Corporation may not be transferred unless the restrictions on the transfer of securities of the Corporation contained in section 9 of the articles of the Corporation entitled "Other provisions if any" are complied with.

Request ID / Demande n°

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Numéro de la compagnie en Ontario

23770192

2724125

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9. Other provisions, (if any, are):

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

1. Securities of the Corporation, other than non-convertible debt securities, shall not be transferred without either:

(a) the approval 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 approval of the holders of at least a majority of the shares of the Corporation entitling the holders thereof to vote in all circumstances (other than a separate class vote of the holders of another class of shares of the Corporation) outstanding at the time, expressed by a resolution passed at a meeting of the holders of those shares or by an instrument or instruments in writing signed by the holders of a majority of those shares.

2. In addition to, and without limiting such other powers which the Corporation may by law possess, the directors of the Corporation may, without authorization of the shareholders, for the purpose of securing any bonds, debentures or debenture stock which the Corporation is by law entitled to issue, by authentic deed or otherwise, grant a hypothec or mortgage, including a floating hypothec or mortgage, on a universality of property, movable or immovable, present or future, corporeal or incorporeal, of the Corporation, and pledge, cede or transfer any property, movable or immovable, present or future, corporeal or incorporeal, of the Corporation.

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2724125

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

First name, initials and last name  
or corporate name

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

Full address for service or address of registered office or of principal place of business  
giving street & No. or R.R. No., municipality and postal code  
*Domicile élu, adresse du siège social au adresse de l'établissement principal, y compris  
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

\* THOMAS A. EISENHAUER

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO  
CANADA K2E 7S8

\* JAN KAMINSKI

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO  
CANADA K2E 7S8

\* STEVE KAMINSKI

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO  
CANADA K2E 7S8



Name of Corporation  
BONNEFIELD FARMLAND ONTARIO V INC.

Ontario Corporation Number  
2724125

Request ID  
23770192

ADDITIONAL INFORMATION FOR ELECTRONIC INCORPORATION

CONTACT PERSON

First Name	Last Name
Irene	Kuzminski
Name of Law Firm	
Dentons Canada LLP - Incorporation	

ADDRESS

Street #	Street Name	Suite #
77	KING STREET WEST	400
Additional Information		City
TORONTO-DOMINION CENTRE		Toronto
Province	Country	Postal Code
ONTARIO	CANADA	M5K 0A1

TELEPHONE #: 416-862-3470

NUANS SEARCH DETAILS

Corporate Name Searched on NUANS (1)  
BONNEFIELD FARMLAND ONTARIO V INC.

NUANS Reservation Reference #  
120777970

Date of NUANS Report  
2019/08/06

Name of Corporation  
**BONNEFIELD FARMLAND ONTARIO V INC.**

Ontario Corporation Number  
**2724125**

Request ID  
**23770192**

## **ELECTRONIC INCORPORATION TERMS AND CONDITIONS**

The following are the terms and conditions for the electronic filing of Articles of Incorporation under the Ontario *Business Corporations Act* (OBCA) with the Ministry of Government Services.

Agreement to these terms and conditions by at least one of the incorporators listed in article 10 of the Articles of Incorporation is a mandatory requirement for electronic incorporation.

- 1) The applicant is required to obtain an Ontario biased or weighted NUANS search report for the proposed name. The applicant must provide the NUANS name searched, the NUANS reservation number and the date of the NUANS report. The NUANS report must be kept in electronic or paper format at the corporation's registered office address.
- 2) All first directors named in the articles must sign a consent in the prescribed form. The original consent must be kept at the corporation's registered office address.
- 3) A Corporation acquiring a name identical to that of another corporation must indicate that due diligence has been exercised in verifying that the Corporation meets the requirements of Subsection 6(1) of Regulation 62 made under the OBCA. Otherwise, the Corporation is required to obtain a legal opinion on legal letterhead signed by a lawyer qualified to practise in Ontario that clearly indicates that the corporations involved comply with Subsection 6(2) of that Regulation by referring to each clause specifically. The original of this legal opinion must be kept at the Corporation's registered office address. The applicant must complete the electronic version of this legal opinion provided by one of the Service Providers under contract with the Ministry.
- 4) The date of the Certificate of Incorporation will be the date the articles are updated to the ONBIS electronic public record database. Articles submitted electronically outside MGS, ONBIS access hours, will receive an endorsement date effective the next business day when the system resumes operation, if the submitted Articles of Incorporation meet all requirements for electronic incorporation. Articles of Incorporation submitted during system difficulties will receive an endorsement date effective the date the articles are updated to the ONBIS system.
- 5) The electronic Articles of Incorporation must be in the format approved by the Ministry and submitted through one of the Service Providers under contract with the Ministry.
- 6) Upon receipt of the Certificate of Incorporation issued by the ONBIS system, a duplicate copy of the Articles of Incorporation with the Ontario Corporation Number and the Certificate of Incorporation must be kept in paper or electronic format. The Ministry will print and microfilm copies of the Certificate of Incorporation, the Articles of Incorporation and any other documentation submitted electronically. These will be considered the true original filed copies.
- 7) The sole responsibility for correctness and completeness of the Articles of Incorporation, and for compliance with the OBCA and all regulations made under it, lies with the incorporator(s) and/or their legal advisor(s), if any.

The incorporator(s) have read the above Terms and Conditions and they understand and agree to them.

I am an incorporator or I am duly authorized to represent and bind the incorporator(s).

First Name  
Thomas A.

Last Name  
Eisenhauer

## **2.4 Execution of Contracts, Documents and Instruments in Writing by the Corporation**

Contracts, documents or instruments in writing requiring the signature of the Corporation may be signed on behalf of the Corporation by any one officer or director of the Corporation. In addition, the board may from time to time authorize any officer or officers of the Corporation, any director or directors of the Corporation, or any other person or persons, either to sign contracts, documents and instruments in writing generally or to sign specific contracts, documents or instruments in writing and the manner in which those contracts, documents or instruments in writing may or will be signed.

## **2.5 Execution of Documents in Counterparts or by Facsimile Signature**

Except as otherwise required by law:

- (a) any articles, notice, resolution, requisition, statement or other document required or permitted to be executed by more than one person for the purposes of the Act may be executed in several documents of like form each of which is executed by one or more of those persons, and those documents, when duly executed by all persons required or permitted, as the case may be, to do so, will be deemed to constitute one document for the purposes of the Act;
- (b) the Corporation may accept delivery of any executed document, which is required or permitted to be executed by one or more persons for the purposes of the Act, by facsimile or by electronic transmission; and
- (c) any document required or permitted to be executed by one or more persons for the purposes of the Act may be executed by means of electronic signature, and the Corporation may accept delivery of any document so executed.

## **2.6 Divisions**

The board may from time to time cause the business and operations of the Corporation or any part thereof to be divided into one or more divisions, further divide those divisions into sub-units, or consolidate the business and operations of divisions or sub-units.

# **ARTICLE 3** **BORROWING**

## **3.1 Borrowing**

Without limiting the powers of the board as provided in the Act, unless the articles, by-laws or any unanimous shareholder agreement otherwise provide, the board may from time to time on behalf of the Corporation, without authorization of the shareholders:

- (a) borrow money upon the credit of the Corporation;
- (b) issue, reissue, sell or pledge debt obligations of the Corporation;
- (c) give a guarantee on behalf of the Corporation to secure performance of an obligation of any person; and

**From:** [Mackenzie Crumb](#)  
**To:** [Hannelore Yager](#)  
**Cc:** [Graham Dyer](#); [DoverCoast - John Lennox](#); [Mike Sullivan](#)  
**Subject:** Re: New Lakeshore Road  
**Date:** Friday, July 15, 2022 2:17:14 PM  
**Attachments:** [~WRD000.jpg](#)  
[image001.jpg](#)  
[Extract re Execution of Instruments.pdf](#)

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Hi Hanne,

If I understand correctly, the Articles of Incorporation are only created once, at the entity's establishment. Any director changes later are not updated on the document as it is static, so there are no Articles of Incorporation which would include Jeff's name as such.

Please see the document attached for confirmation that directors or officers can bind the corporation (from Bonnefield's organizational by-law). I have also added the email from a Bonnefield Principal explaining the attached document.

If this is insufficient, please let us know a specific document that would be required.

Regards,  
Mackenzie

---

**From:** Christina Albers <[calbers@bonnefield.com](mailto:calbers@bonnefield.com)>  
**Sent:** Friday, July 15, 2022 1:23 PM  
**To:** Graham Dyer <[graham.dyer@farms.com](mailto:graham.dyer@farms.com)>  
**Subject:** RE: Port Dover Farms --lot line adjustment

Hi Graham. Here is the extract from our organizational bylaw confirming that any director or officer (of which Jeff is one) can sign contracts and bind the corporation. This is what I usually provide to our realtors for FINTRAC purposes. If the County wants something different, can you get specifics as to what they are looking for? If I need to track down our CEO or CFO to sign something, I'd prefer to get it right the first time. Many thanks.

**Christina Albers | Principal**

Bonnefield Financial Inc.

+1.343.655.1333

[calbers@bonnefield.com](mailto:calbers@bonnefield.com)

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On Fri, Jul 15, 2022 at 10:26 AM Hannelore Yager <[Hannelore.Yager@norfolkcounty.ca](mailto:Hannelore.Yager@norfolkcounty.ca)> wrote:

Good morning,

If you wouldn't mind sending an Articles of Incorporation noting Jeff's ability to bind the corporation, that would be appreciated.

Sincerely,

Hanne Yager

**Hannelore Yager, MScPI**

Junior Planner

Planning

185 Robinson St.

Suite 200, Simcoe, Ontario, N3Y 5L6

519-426-5870 x. 8095



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**From:** Mackenzie Crumb <[mackenzie@landproplan.ca](mailto:mackenzie@landproplan.ca)>

**Sent:** Thursday, July 14, 2022 3:36 PM

**To:** Hannelore Yager <[Hannelore.Yager@norfolkcounty.ca](mailto:Hannelore.Yager@norfolkcounty.ca)>

**Cc:** Graham Dyer <[graham.dyer@farms.com](mailto:graham.dyer@farms.com)>; DoverCoast - John Lennox <[john.lennox@dovercoast.ca](mailto:john.lennox@dovercoast.ca)>; Mike Sullivan <[mike@landproplan.ca](mailto:mike@landproplan.ca)>

**Subject:** Re: New Lakeshore Road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hanne,

Thanks for taking a look. I believe the "Resolutions of the Directors" document that was attached to that same email addresses this, as it names Jeff as a Partner as of March 2022. Please let us know if this is insufficient.

Thank you,

Mackenzie

On Thu, Jul 14, 2022 at 11:15 AM Hannelore Yager <[Hannelore.Yager@norfolkcounty.ca](mailto:Hannelore.Yager@norfolkcounty.ca)>

wrote:

Hey Mackenzie,

I gave these a quick review –

Where in the Articles Incorporation document does it say Jeff McAllister can bind the corporation? I only see Thomas A. Eisenhower on page 10, and different people are listed as first directors.

Let me know if I missed anything.

Thank you,

Hanne Yager

**Hannelore Yager, MScPI**

Junior Planner  
Planning

185 Robinson St.  
Suite 200, Simcoe, Ontario, N3Y 5L6  
[519-426-5870](tel:519-426-5870) x. 8095



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**From:** Mackenzie Crumb <[mackenzie@landproplan.ca](mailto:mackenzie@landproplan.ca)>

**Sent:** Thursday, July 14, 2022 9:47 AM

**To:** Mike Sullivan <[mike@landproplan.ca](mailto:mike@landproplan.ca)>

**Cc:** Hannelore Yager <[Hannelore.Yager@norfolkcounty.ca](mailto:Hannelore.Yager@norfolkcounty.ca)>; DoverCoast - John Lennox  
<[john.lennox@dovercoast.ca](mailto:john.lennox@dovercoast.ca)>; Graham Dyer <[graham.dyer@farms.com](mailto:graham.dyer@farms.com)>

**Subject:** Re: New Lakeshore Road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Hanne,

Along with the documents Mike sent in the previous email, I have attached two more documents we've received which verify Jeff McAllister's ability to bind the corporation of Bonnefield Farmland Ontario V.

That should be everything, but please let us know if you need anything else.

Regards,

Mackenzie

On Sat, Jul 9, 2022 at 10:43 AM Mike Sullivan <[mike@landproplan.ca](mailto:mike@landproplan.ca)> wrote:

Hi Hanne,

I was quite surprised to receive your email asking for more information, as I thought it was all provided.

We keep copies of all documents submitted with the application, to ensure it is complete and that we can readily resend, as necessary.

Please see the attached, which was originally submitted to the County:

1. Planning Justification Report
2. Application (Commissioned)
3. Articles of Incorporation
4. Directors and Officers Register
5. Concept Sketch

I believe this is all that you requested.

Thank you,

Mike

Michael Sullivan, RPP, MCIP, EP

President  
LandPro Planning Solutions Inc.

[landproplan.ca](http://landproplan.ca)

E | [mike@landproplan.ca](mailto:mike@landproplan.ca)

P | 289-687-3730

On Fri, Jul 8, 2022 at 3:48 PM Hannelore Yager  
<[Hannelore.Yager@norfolkcounty.ca](mailto:Hannelore.Yager@norfolkcounty.ca)> wrote:

Good afternoon,

I'm working on reviewing your application for subject lands with roll number 33704019000 on New Lakeshore Road – may I trouble you to re-send the Planning Justification Letter and Concept Sketch? I reviewed our digital and physical records and can only find the brief and the application. As a side note, the application will need to be commissioned and an Articles of Incorporation will need to be provided to demonstrate Jeff has the ability to bind the corporation of Bonnefield Farmland Ontario V.



Thank you,

Hanne Yager

**Hannelore Yager, MScPI**

Junior Planner  
Planning

185 Robinson St.  
Suite 200, Simcoe, Ontario, N3Y 5L6  
[519-426-5870](tel:519-426-5870) x. 8095



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--

Mackenzie Crumb

Planning Technician | Designer



[landproplan.ca](http://landproplan.ca)

Phone: 289-680-3844

Email: [mackenzie@landproplan.ca](mailto:mackenzie@landproplan.ca)

**BONNEFIELD FARMLAND ONTARIO V INC.**  
(the "Corporation")

**RESOLUTIONS OF THE DIRECTORS**

**Removal of Officers**

BE IT RESOLVED THAT:

1. Richard D'Archivio is hereby removed as Secretary of the Corporation;
2. Jeff McAllister is hereby removed as VP, Investment Management of the Corporation; and
3. Roy Farrer is hereby removed as VP, Asset Management of the Corporation.

**Appointment of Officers**

BE IT RESOLVED THAT:

Each of the following persons is appointed as an officer of the Corporation to hold the office or offices set out opposite his name:

**Name**

Thomas A. Eisenhower

Richard D'Archivio

Jeff McAllister

Roy Farrer

**Office(s)/Title(s)**

Founding Partner and Chief Executive Officer

Managing Partner and Chief Financial Officer

Partner

Partner

The undersigned, being all of the directors of Bonnefield Farmland Ontario V Inc., sign these resolutions.

**DATED** March 23, 2022.

DocuSigned by:  
  
BDCF5E48DF9D47F...  
**Thomas A. Eisenhower**

DocuSigned by:  
  
FFA255F87279474...  
**Sylvain Brosseau**

DocuSigned by:  
  
2E0E75213E0E40E...  
**Julie Lalonde**



CONTEXT MAP

Geographic Township of WOODHOUSE



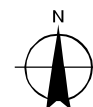
Legend

Subject Lands

Lands Owned

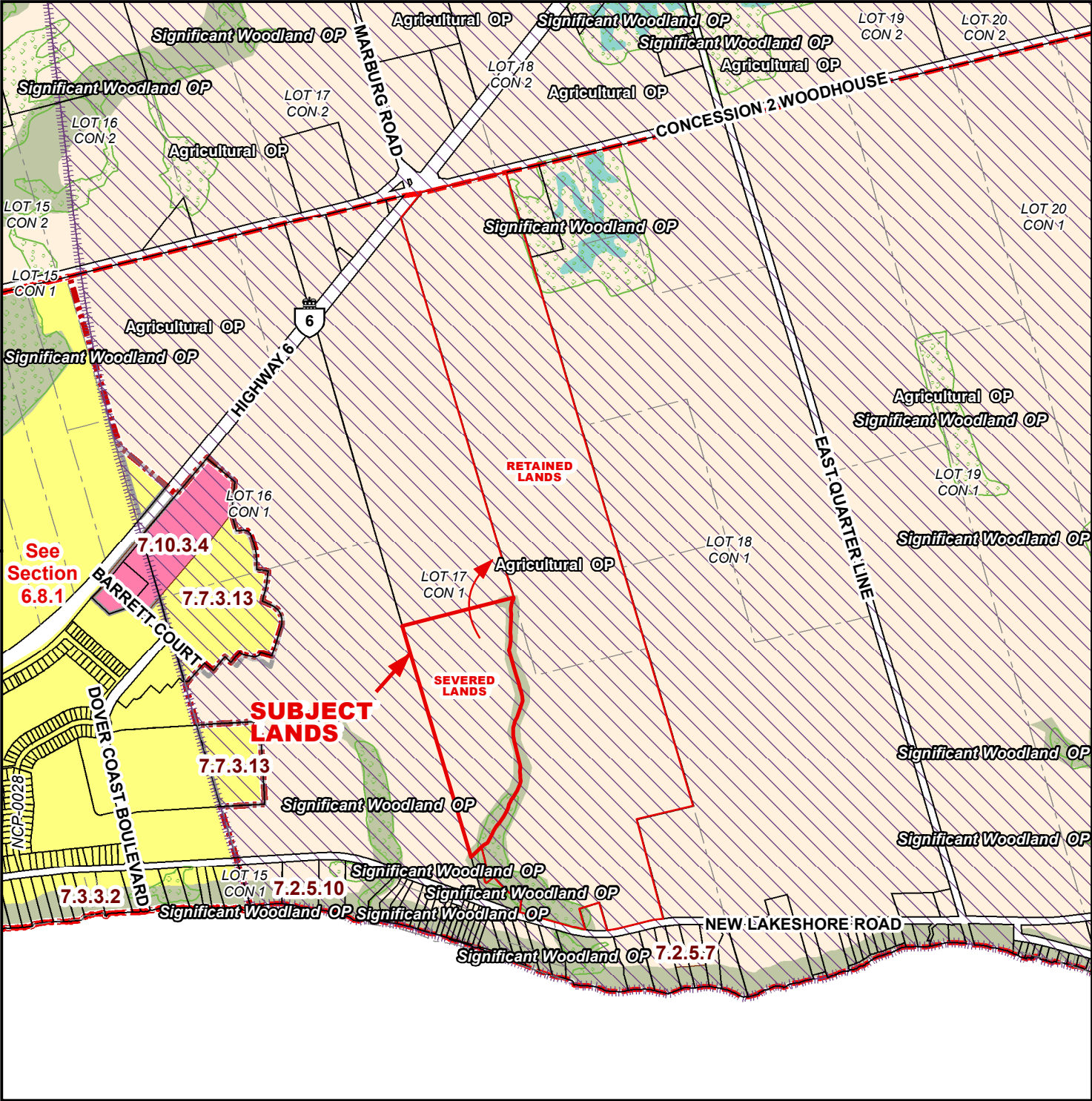
2020 Air Photo

7/26/2022



120 60 0 120 240 360 480 Meters





Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

Provincially Significant Wetland

Urban Residential

Shopping Centre Commercial

Special Policy Area

Urban Area Boundary

Significant Woodland

Industrial Influence

7/26/2022

120 60 0 120 240 360 480

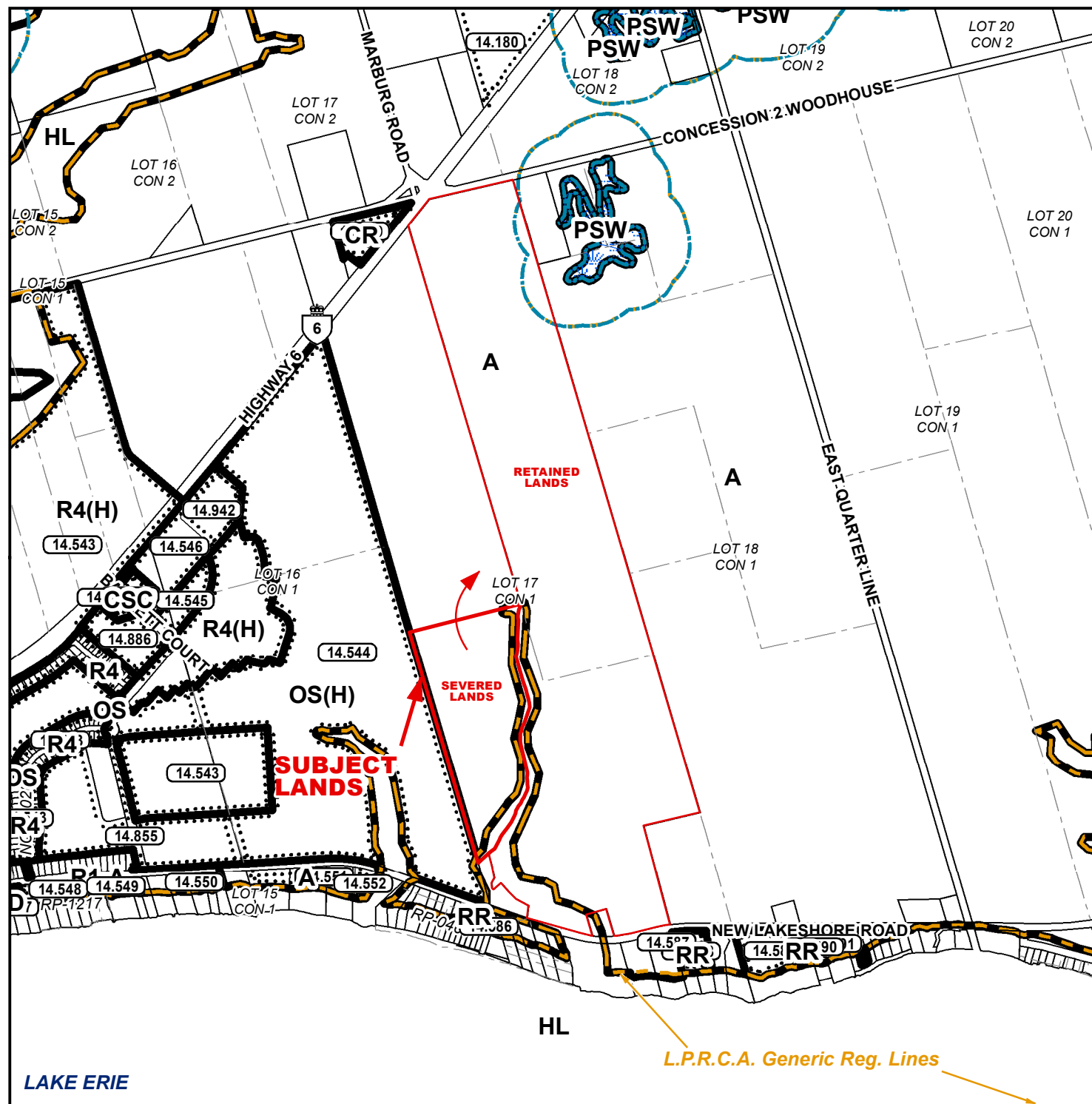
Meters

N






↑

# ZONING BY-LAW MAP

Geographic Township of WOODHOUSE



## LEGEND

-  Subject Lands
-  Lands Owned
-  Adjacent Lands
-  Wetland
-  LPRCA Generic

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

CSC - Shopping Centre Commercial Zone

CR - Rural Commercial Zone

D - Development Zone

HL - Hazard Land Zone

OS - Open Space Zone

PSW - Provincially Significant Wetland Zone

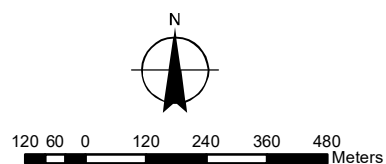
R1-A - Residential R1-A Zone

R4 - Residential R4 Zone

R5 - Residential R5 Zone

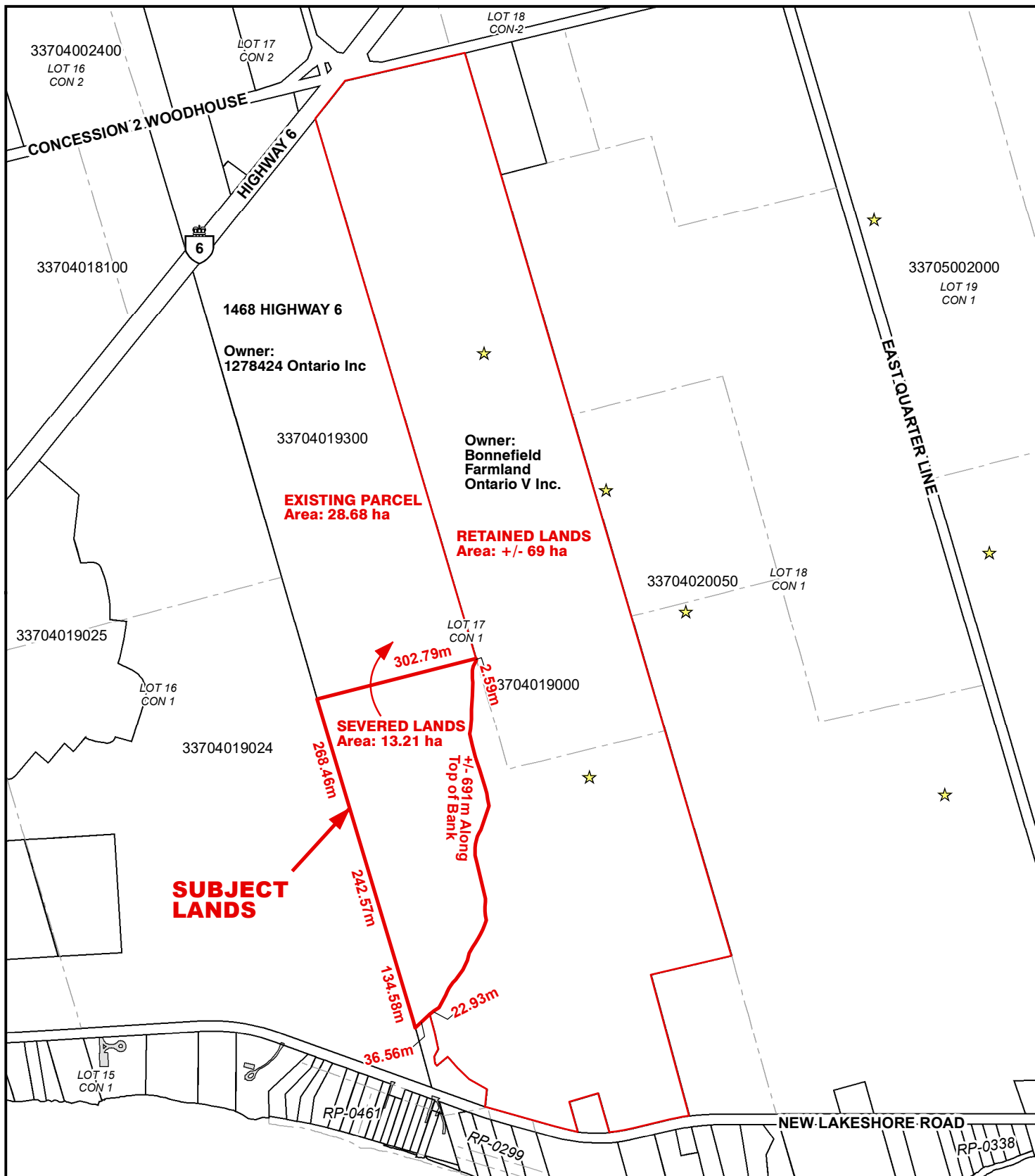
RR - Resort Residential Zone

7/26/2022



**CONCEPTUAL PLAN**

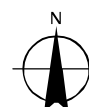
Geographic Township of WOODHOUSE



**Legend**

- Subject Lands
- Lands Owned
- ★ Wind Turbines

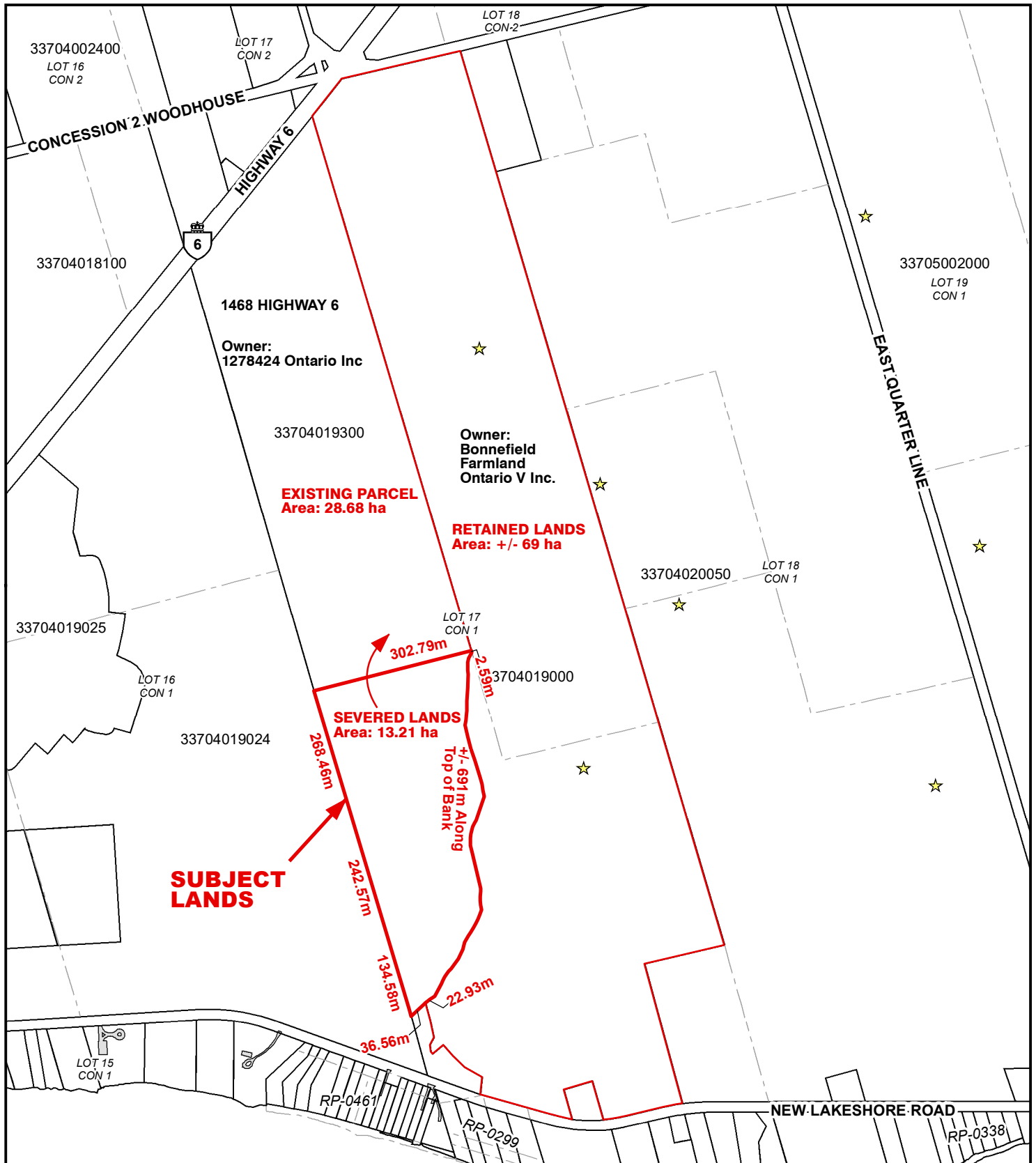
7/26/2022



80 40 0 80 160 240 320 Meters

## CONCEPTUAL PLAN

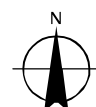
Geographic Township of WOODHOUSE



### Legend

- Subject Lands
- Lands Owned
- ★ Wind Turbines

7/26/2022



80 40 0 80 160 240 320 Meters