

For Office Use Only:

File Number	<u>BNPL2022223</u>	Application Fee	<u>\$2886.00</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>May 6, 2022</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>July 27, 2022</u>	Public Notice Sign	<u>-</u>

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

- ☒ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 494-040-08150-0000**A. Applicant Information****Name of Owner** ARVANE FARMS LTD. c/o Robert Kowtaluk

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 115 Quesnway East

Town and Postal Code Simcoe, ON N3Y 4M5

Phone Number 519-427-4445

Cell Number _____

Email robertkowtaluk@hotmail.com

Name of Applicant SAME AS ABOVE

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent Adam Kowalsky, Cobb & Jones LLP
Address 23 Argyle Street
Town and Postal Code Simcoe ON N3Y 4N5
Phone Number 519-428-0170
Cell Number _____
Email akowalsky@cobbjones.ca

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:

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):

PT LT 185 CON NTR MIDDLETON PT 1 37R1098; NORFOLK COUNTY

PT LT 186 CON NTR MIDDLETON PT 1 37R9584; NORFOLK COUNTY

Municipal Civic Address: 40 Arnold Sayeau Drive, Delhi ON N4B 2W5

Present Official Plan Designation(s): Protected Industrial

Present Zoning: MG - General Industrial zone

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:

Vacant - PT LT 186 CON NTR MIDDLETON PT 1 37R9584; NORFOLK COUNTY

Agricultural -P T LT 185 CON NTR MIDDLETON PT 1 37R1098; NORFOLK COUNTY

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:

None

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

N/A

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

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

Since acquisition by owner/application

9. Existing use of abutting properties:

residential to the south, farmlands to the west and industrial uses to north and east

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:

Restrictive covenants, NR606255Z, being sale conditions of Norfolk County at time of acquisition.

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	121.39 m	30 m min.	7.1.4 b)	no change	
Lot depth	155.4 approx.			no change	
Lot width	155 approx.			no change	
Lot area	19,630	1855 min	7.1.4 a)	no change	
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

N/A

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

Frontage:	121.39 metres	(40 Arnold Sayeau Drive (Roll #49404008150))
Depth:	155.4 metres (approx. irreg.)	see Part 1 37R9584
Width:	155 metres (approx. irreg.)	
Lot Area:	1.963 ha (approx. 4.85 acres)	
Present Use:	vacant	
Proposed Use:	no change - but see Schedule A sec 2.	

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:	8.84 M	Talbot Road	(Roll # 49404009910)	see Part 1 37R1098
Depth:	464.56 metres (approx. irreg.)			
Width:	420 metres (approx. irreg.)			
Lot Area:	11.21 ha (approx. 27.7 acres)			
Present Use:	agricultural			
Proposed Use:	agricultural			
Buildings on retained land:	None			

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):
truck repair and trailer sales and service on the other side of Arnold Sayeau Drive.

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:

Owner/Applicant period of ownership of intended severed lands since 2006 and proposed retained lands since September 2005.

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:

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:

Subject application is for severance only and no substantive development or site alterations are contemplated by the within Application.

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:

Subject application is for severance only and no substantive development or site alterations are contemplated by the within Application.

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.

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):
truck repair and trailer sales and service on the other side of Arnold Sayeau Drive.

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:
Owner/Applicant knowledge from acquisition and ownership of intended severed (since Nov 2006)
and proposed retained lands (since September 2005)

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☒ Municipal piped water

☐ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Septic tank and tile bed in good working order

☐ Communal system

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Other (describe below)

☒ Open ditches

McKenzie drain at south corner

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Unopened road

☐ Provincial highway

☐ Other (describe below)

Name of road/street:

Arnold Sayeau Drive

G. All Applications: Other Information

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

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

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

See Schedule "A"

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.

13 for the purposes of processing this ap
ARKVANG FARM LTD.
per: *[Signature]*
ROBERT KOWALUK, PRESIDENT
Owner/Applicant/Agent Signature
I have the authority to bind the Corporation.

MARCH 3 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 Arvane Farms Ltd. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Adam Kowalsky, Cobb & Jones LLP 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.

ARVANE FARMS LTD.

MARCH 3, 2022
Date

per: 
Robert Kowtaluk, President
I have the authority to bind the Corporation

Date _____

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

K. Declaration

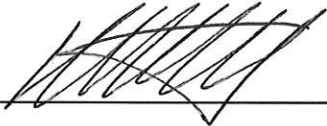
I, Robert Kowtaluk of Norfolk County

solemnly declare that:

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

Declared before me at:

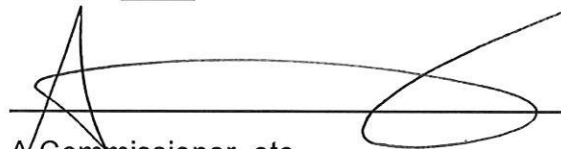
NORFOLK COUNTY


Owner/Applicant/Agent Signature

In PROVINCE OF ONTARIO

This 3 day of MARCH

A.D., 2022



A Commissioner, etc.

A. KOWALSKY, Lawyer

LSO #5833Q6

**Schedule “A” to Planning Department Application by ARVANE FARMS LTD. dated
March 3, 2022**

1. Type of Application

Applicant/Owner is seeking to correct a merger of parcels which occurred when it acquired PT 1 PL 37R9584 from Norfolk County on or about November 30, 2006 by transfer/deed NR606255. At the time of the acquisition, the Applicant/Owner also held title and continues to hold title to westerly adjacent agricultural lands, being PT 1 37R1098.

The intended severed land is the parcel acquired from the municipality on November 30, 2006 being 40 Arnold Sayeau Drive described as PT 1 PL 37R9584 (Roll 49404008150)

The intended retained parcel is the adjacent agricultural lands, being PT 1 37R1098, Roll 49404009910).

2. Proposed Use

The Applicant/Owner has submitted a separate planning department application in respect of the intended severed lands for site plan approval of single storey self-storage buildings. The within application is not being proposed as conditional upon or the separate site plan application.

DIRECTION

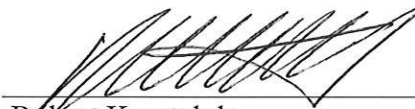
TO: NORFOLK COUNTY
RE: 40 Arnold Sayeau Drive, Delhi ON
Mid Con 1 NTR Pt Lot 45
RP 37R9584, Part 1

This is to advise you that the Corporation's solicitors are MESSRS. COBB & JONES LLP, Simcoe, Ontario, and you are hereby authorized and directed to forward to them any and all information and documents which they may require; and the Corporation directs and authorizes that you may discuss its affairs with its solicitors, MESSRS. COBB & JONES LLP, including, without limitation, site plan application(s) in respect of the above noted property.

This shall be your good and sufficient authority for so doing.

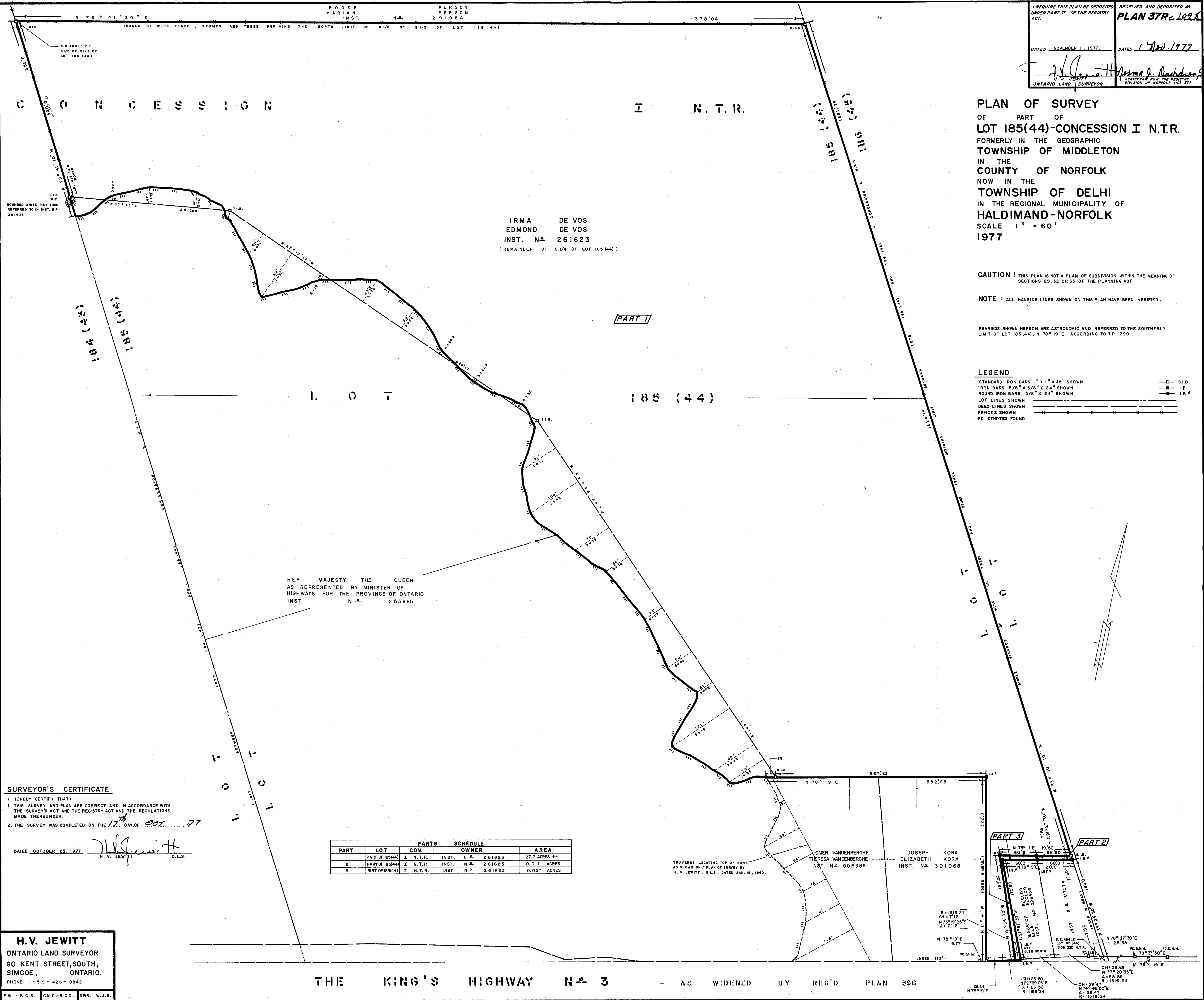
DATED at Norfolk County (Simcoe), Ontario, this 3rd day of March, 2022.

ARVANE FARMS LTD.



Robert Kowtaluk
President

I have the authority to bind the Corporation



1 REQUIRE THIS PLAN BE DEPOSITED UNDER PART II. OF THE REGISTRY ACT.
RECEIVED AND DEPOSITED AS PLAN 37R-1298
DATED NOVEMBER 1, 1977.
H. V. JEWITT
ONTARIO LAND SURVEYOR

PLAN OF SURVEY
OF PART OF
LOT 185(44)-CONCESSION I N.T.R.
FORMERLY IN THE GEOGRAPHIC
TOWNSHIP OF MIDDLETON
IN THE
COUNTY OF NORFOLK
NOW IN THE
TOWNSHIP OF DELHI
IN THE REGIONAL MUNICIPALITY OF
HALDIMAND-NORFOLK
SCALE 1" = 60'
1977

CAUTION ! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTIONS 29, 32 OR 33 OF THE PLANNING ACT.
NOTE : ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED.

BEARINGS SHOWN HEREON ARE ASTROMONIC AND REFERRED TO THE SOUTHERLY LIMIT OF LOT 185(44), N 78° 19' E ACCORDING TO R.P. 390.

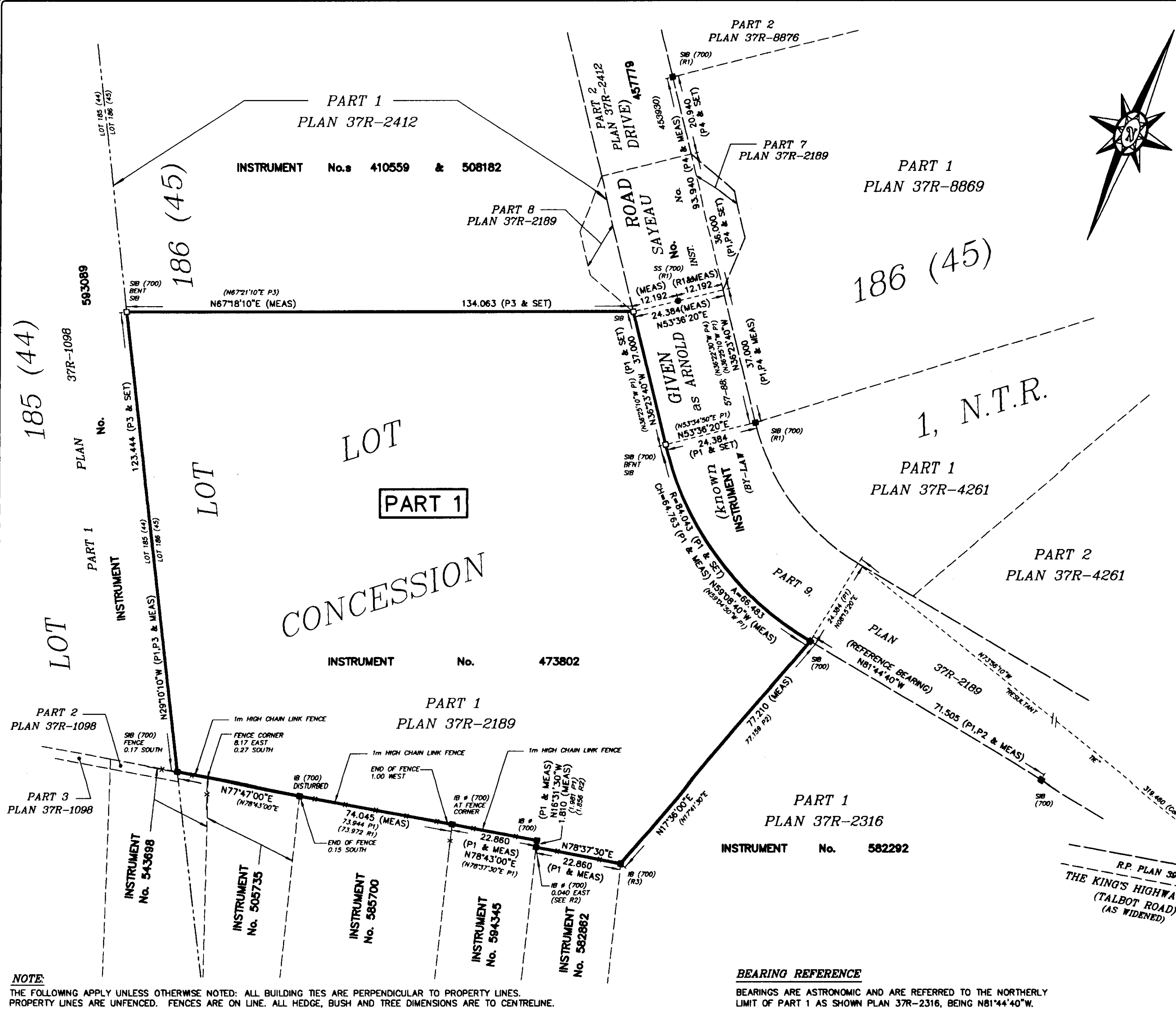
LEGEND
STANDARD IRON BARS 1" x 1" x 48" SHOWN
IRON BARS 5/8" x 5/8" x 24" SHOWN
ROUND IRON BARS 5/8" x 24" SHOWN
LOT LINES SHOWN
DEED LINES SHOWN
FENCES SHOWN
FD DENOTES FOUND

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 1977.
H. V. JEWITT
O.L.S.

PARTS		SCHEDULE		OWNER		AREA
PART	LOT	CON.	INST.	N.S.	261623	
1	PART OF 185(44)	I	N.T.R.	INST.	N.S.	261623
2	PART OF 185(44)	I	N.T.R.	INST.	N.S.	261623
3	PART OF 185(44)	I	N.T.R.	INST.	N.S.	261623

H.V. JEWITT
ONTARIO LAND SURVEYOR
90 KENT STREET, SOUTH,
SIMCOE,
ONTARIO.
PHONE 1-519-426-0842
F.W. - B.G.S. CALC.-R.C.D. DWN. - W.J.S.

THE KING'S HIGHWAY N-3 - AS WIDENED BY REG'D PLAN 390



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 37R-9584

RECEIVED AND DEPOSITED

DATED NOVEMBER 14, 2006

DATED Nov 15, 2006

R.C. DIXON
ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE REGISTRY
DIVISION OF NORFOLK (No. 37)

SCHEDULE				
PART	PART LOT	CONCESSION	INSTRUMENT	AREA
1	186 (45)	1, N.T.R.	473802	1.963 Ha.

PLAN OF SURVEY
OF PART OF
LOT 186 (45)
CONCESSION 1
NORTH OF TALBOT ROAD
IN THE GEOGRAPHIC
TOWNSHIP OF MIDDLETON
IN
NORFOLK COUNTY
SCALE: 1 : 750
JEWITT AND DIXON LTD.

NOTE:
THE FOLLOWING APPLY UNLESS OTHERWISE NOTED: ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES.
PROPERTY LINES ARE UNFENCED. FENCES ARE ON LINE. ALL HEDGE, BUSH AND TREE DIMENSIONS ARE TO CENTRELINE.

BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
LIMIT OF PART 1 AS SHOWN PLAN 37R-2316, BEING N81°44'40"W.

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGISTRY ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 3RD DAY OF NOVEMBER, 2006.

DATED: NOVEMBER 10, 2006

R.C. DIXON
ONTARIO LAND SURVEYOR

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD	IRON BARS	SHOWN	□ SIB
1.6cm X 1.6cm X 0.6m	IRON BARS	SHOWN	□ IB
1.6cm ROUND X 0.6m	IRON BARS	SHOWN	□ IB Ø
LOT LINES	SHOWN	---	
DEED LINES	SHOWN	---	
FENCE LINES	SHOWN	-X-X-X-X-X-	
CENTRE LINES	SHOWN	---	
ROAD LINES	SHOWN	---	
FOUND IRON BARS	SHOWN	■	PLANTED IRON BARS SHOWN □

JEWITT AND DIXON LTD.
PLAN 37R-2189
PLAN 37R-2316
PLAN 37R-2412
PLAN 37R-8869
RECORDS OF JEWITT AND DIXON LTD.
DATED JAN. 23, 1990 (M-19-58)
RECORDS OF JEWITT AND DIXON LTD.
DATED SEPT. 20, 1991 (M-20-50)
RECORDS OF JEWITT AND DIXON LTD.
DATED OCT. 23, 1998 (M-23-48)

SHOWN (700)
SHOWN (P1)
SHOWN (P2)
SHOWN (P3)
SHOWN (P4)
SHOWN (R1)
SHOWN (R2)
SHOWN (R3)

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

F.W.	-	R.C.S.
BOOK	-	M-25-24,25
CALC.	-	M.V.L.
PLAN	-	M.V.L.
CHECK	-	R.C.D.
CLIENT	-	NORFOLK COUNTY
JOB No.	-	08-307
P06 03 A8355		



Ministry of Government and
Consumer Services

Profile Report

ARVANE FARMS LTD. as of May 06, 2022

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	ARVANE FARMS LTD.
Ontario Corporation Number (OCN)	1964259
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Amalgamation	November 01, 2016
Registered or Head Office Address	121 Queensway St. East, Simcoe, Ontario, Canada, N3Y 4M5

Certified a true copy of the record of the Ministry of Government and Consumer Services.

Barbara Duckitt

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Active Director(s)

Minimum Number of Directors	1
Maximum Number of Directors	10

Name	Robert Taras KOWTALUK
Address for Service	121 Queensway East, Simcoe, Ontario, Canada, N3Y 4M5
Resident Canadian	Yes
Date Began	November 01, 2016

Name	Robert T. KOWTALUK
Address for Service	121 Queensway East, Simcoe, Ontario, Canada, N3Y 4M5
Resident Canadian	Yes
Date Began	November 01, 2016

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Active Officer(s)

Name

Robert T. KOWTALUK

Position

President

Address for Service

121 Queensway East, Simcoe, Ontario, Canada, N3Y 4M5

Date Began

November 01, 2016

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Corporate Name History

Name

ARVANE FARMS LTD.

Effective Date

November 01, 2016

Certified a true copy of the record of the Ministry of Government and Consumer Services.

Barbara Duckitt

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Amalgamating Corporations

Corporation Name

Ontario Corporation Number

2156007 ONTARIO LIMITED

2156007

Corporation Name

Ontario Corporation Number

ARVANE FARMS LTD.

1854264

Certified a true copy of the record of the Ministry of Government and Consumer Services.

Barbara Duckitt

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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Document List

Filing Name	Effective Date
Annual Return - 2018 PAF: ROBERT KOWTALUK - DIRECTOR	December 10, 2019
Annual Return - 2017 PAF: ROBERT KOWTALUK - DIRECTOR	June 27, 2018
BCA - Articles of Amalgamation	November 01, 2016

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Government and Consumer Services.

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Ministère des Services gouvernementaux et des
Services aux consommateurs

Rapport de profil

ARVANE FARMS LTD. en date du 06 mai 2022

Loi	Loi sur les sociétés par actions
Type	Société par actions de l'Ontario
Dénomination	ARVANE FARMS LTD.
Numéro de société de l'Ontario	1964259
Autorité législative responsable	Canada - Ontario
Statut	Active
Date de la fusion	01 novembre 2016
Adresse légale ou du siège social	121 Queensway St. East, Simcoe, Ontario, Canada, N3Y 4M5

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Duckitt

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

Administrateurs en fonction

Nombre minimal d'administrateurs	1
Nombre maximal d'administrateurs	10

Dénomination	Robert Taras KOWTALUK
Adresse aux fins de signification	121 Queensway East, Simcoe, Ontario, Canada, N3Y 4M5
Résident canadien	Oui
Date d'entrée en fonction	01 novembre 2016

Dénomination	Robert T. KOWTALUK
Adresse aux fins de signification	121 Queensway East, Simcoe, Ontario, Canada, N3Y 4M5
Résident canadien	Oui
Date d'entrée en fonction	01 novembre 2016

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Duckitt

Directeur ou registrateur

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Dirigeants en fonction

Dénomination

Poste

Adresse aux fins de signification

Date d'entrée en fonction

Robert T. KOWTALUK

Président de la société

121 Queensway East, Simcoe, Ontario, Canada, N3Y 4M5

01 novembre 2016

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Duckitt

Directeur ou registraire

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Historique des dénominations sociales

Nom

ARVANE FARMS LTD.

Date d'entrée en vigueur

01 novembre 2016

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Barbara Duckitt

Directeur ou registraire

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Sociétés fusionnées

Dénomination sociale
Numéro de société de l'Ontario

2156007 ONTARIO LIMITED
2156007

Dénomination sociale
Numéro de société de l'Ontario

ARVANE FARMS LTD.
1854264

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Duckitt

Directeur ou registraire

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Noms commerciaux en vigueur

Cette personne morale n'a aucun nom commercial actif enregistré en vertu de la Loi sur les noms commerciaux de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Duckitt

Directeur ou registraire

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Noms commerciaux expirés ou révoqués

Les noms commerciaux actifs enregistrés de cette personne morale en vertu de la Loi sur les noms commerciaux de l'Ontario sont expirés ou annulés.

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Duckitt

Directeur ou registrateur

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Liste de documents

Nom du dépôt	Date d'entrée en vigueur
Rapport annuel - 2018 PRE: ROBERT KOWTALUK - DIRECTOR	10 décembre 2019
Rapport annuel - 2017 PRE: ROBERT KOWTALUK - DIRECTOR	27 juin 2018
BCA - Statuts de fusion	01 novembre 2016

Tous les renseignements de la « PRE » (personne autorisant le dépôt) sont affichés exactement tels qu'ils sont enregistrés dans le Registre des entreprises de l'Ontario. Lorsque la PRE ne figure pas sur un document, les renseignements n'ont pas été enregistrés dans le Registre des entreprises de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Duckitt

Directeur ou registrateur

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PROPERTY DESCRIPTION: PT LT 186 CON NTR MIDDLETON PT 1 37R9584; NORFOLK COUNTY

PROPERTY REMARKS: AKA LT 45 CON 1 NTR.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2007/04/23

OWNERS' NAMES
ARVANE FARMS LTD.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/04/21 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2007/04/23 **						
NR400064	1980/08/21	AGREEMENT			THE REGIONAL MUNICIPALITY OF HALDIMAND-NORFOLK	C
37R2189	1981/05/21	PLAN REFERENCE				C
37R9584	2006/11/15	PLAN REFERENCE				C
NR606255	2006/11/30	TRANSFER	\$101,850		ARVANE FARMS LTD.	C
NR606255Z	2006/11/30	REST COV APL ANNEX				C
NK50019	2012/02/06	CHARGE		*** DELETED AGAINST THIS PROPERTY *** ARVANE FARMS LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	
NK133353	2020/09/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: NK50019.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #37

50156-0154 (LT)

PAGE 1 OF 2
PREPARED FOR Kowalsky01
ON 2020/05/20 AT 09:35:22

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 185 CON NTR MIDDLETON PT 1 37R1098; NORFOLK COUNTY

PROPERTY REMARKS: AKA LT 44 CON 1 NTR.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2007/04/23

OWNERS' NAMES
ARVANE FARMS LTD.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/04/21 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2007/04/23 **						
37R1098	1977/11/01	PLAN REFERENCE				C
NR558717	2002/01/11	NOTICE OF LEASE		*** COMPLETELY DELETED ***	MELS FARMS LTD. 737156 ONTARIO LIMITED	
NR564105	2002/08/20	NOTICE OF LEASE		*** COMPLETELY DELETED ***	MELS FARMS LTD. 737156 ONTARIO LIMITED	
NR593089	2005/09/01	TRANSFER	\$99,900		RAYTROWSKY FARMS LIMITED	
NR600677	2006/05/17	CHARGE		*** COMPLETELY DELETED ***		C
					THE TORONTO-DOMINION BANK	
NK11736	2008/04/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
REMARKS: RE: NR600677						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NK50013	2012/02/06	APL CH NAME OWNER		RAYTROWSKY FARMS LIMITED	W-W AIRVIEW FARMS LIMITED	C
NK50014	2012/02/06	APL CH NAME OWNER		W-W AIRVIEW FARMS LIMITED	ARVANE FARMS LTD.	C
NK50016	2012/02/06	APL (GENERAL)		*** COMPLETELY DELETED *** ARVANE FARMS LTD.		
NK50017	2012/02/06	NO DET/SURR LEASE		*** COMPLETELY DELETED *** ARVANE FARMS LTD.	MELS FARMS LTD. 737156 ONTARIO LIMITED	
NK50018	2012/02/06	NO DET/SURR LEASE		*** COMPLETELY DELETED *** ARVANE FARMS LTD.	MELS FARMS LTD. 737156 ONTARIO LIMITED	
NK50019	2012/02/06	CHARGE	\$2,700,000	ARVANE FARMS LTD.	CANADIAN IMPERIAL BANK OF COMMERCE	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario
CERTIFICATE
This is to certify that these articles
are effective on:

Ministère des
Services gouvernementaux

CERTIFICAT
Ceci certifie que les présents statuts
entrent en vigueur le

Ontario Corporation Number
Numéro de la société en Ontario

1854264

JULY 01 JUILLET, 2011

K. — Oy
Director / Directrice

Business Corporations Act / Loi sur les sociétés par actions

ARTICLES OF AMALGAMATION
STATUTS DE FUSION

Form 4
*Business
Corporations
Act*

Formule 4
Loi sur les
sociétés par
actions

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) :

[illegible]

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

c/o Robert Kowtaluk, 121 Queensway 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

Simcoe

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

ONTARIO	N	3	Y	4	M	5
---------	---	---	---	---	---	---

Postal Code/ Code postal

3. Number of directors is:
Nombre d'administrateurs :

Fixed number
Nombre fixe

OR minimum and maximum
OU *minimum et maximum*

One (1)	Ten (10)
---------	----------

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

ROBERT TARAS KOWTALUK

**121 Queensway East
Simcoe, ON N3Y 4M5**

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

Arvane Farms Ltd.

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

Names of amalgamating corporations <i>Dénomination sociale des sociétés qui fusionnent</i>	Ontario Corporation Number <i>Numéro de la société en Ontario</i>	Date of Adoption/Approval <i>Date d'adoption ou d'approbation</i>		
		Year <i>année</i>	Month <i>mois</i>	Day <i>jour</i>
Arvane Farms Ltd.	1691036	2011	06	27
W-W Airview Farms Limited	1692295	2011	06	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 Classes and any maximum number of shares that the corporation is authorized to issue:

Unlimited number of Class "A" Common voting shares without nominal or par value;
Unlimited number of Class "B" Common non-voting shares without nominal or par value;
Unlimited number of Class "A" Special Shares; and
Unlimited number of Class "B" Special Shares.

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 :

COMMON SHARES

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

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

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

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

(d) The holders of Class "A" and Class "B" Common shares need not rank equally or be treated equally in the declaration or payment of dividends and the Directors shall have full and absolute discretion to declare and pay dividends:

- (i) to the holders of Class "A" Common shares only; or
- (ii) to the holders of Class "B" Common shares only; or

(iii) of differing amounts per share to the holders of Class "A" common shares and the holders of Class "B" Common shares;

provided that within each class of shares, all dividends shall be paid to the shareholders in proportion to the number of shares held by them.

CLASS "A" SPECIAL SHARES

2.(a) The holder of the Class "A" Special shares shall in each year in the discretion of the directors, but always (subject to express written waiver) in preference and priority to any payment of dividends on the Class "B" Special Shares and on the common Shares for such year, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends 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 above-noted;

(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 at \$1.00 per share, (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 fraction, 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 data 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 data 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;

(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 shares provided that 90 days notice of such request has been received by the Corporation. The Redemption Price shall be \$1.00 for each share 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 for each Class "A" Special Share 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 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"); and

(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.

CLASS "B" SPECIAL SHARES

3.(a) The holders of the Class "B" Special Shares shall in each year in the discretion of the directors, but always (subject to express written waiver) in preference and priority to any payment of dividends on the Common Shares for such year, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends as determined by the directors of the corporation. 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 at \$1.00 per share, (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;

(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 shares provided that 90 days notice of such request has been received by the Corporation. The Redemption Price shall be \$1.00 for each share 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 Common Shares, the Redemption Price for each Class "B" Special Share and any dividends declared thereon and unpaid and no more;

(f) The foregoing provisions of this paragraph 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"); and

(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.

4. The Board of Directors may (but need not) at any time or from time to time, determine, with respect to any cash dividend declared payable on any class of Shares that the holders of such shares, or the holders of such shares whose addresses, on the records of the Corporation, are in Canada and/or in specified jurisdictions outside Canada, shall receive such dividend in the form of a stock dividend payable in shares having a value, as determined by the Board of Directors, that is substantially equivalent, as of a date determined by the Board of Directors, to the amount of such cash dividend, provided that the Corporation may pay cash in lieu of any fractional interest in a share that may occur on such stock dividend.

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 :

SUBJECT TO ANY UNANIMOUS SHAREHOLDERS AGREEMENT WHICH SHALL OVERRIDE THE FOLLOWING PROVISIONS:

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 :

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

- 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.

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;

That the Corporation may pay commission or allow discounts to persons in consideration of their subscribing or agreeing to subscribe whether absolutely or conditionally, for shares in the Corporation, or procuring or agreeing to procure subscriptions, whether absolute or conditional, for such shares, but no such commission or discount shall exceed twenty-five per cent (25%) of the amount of the subscription; and

3. that any invitation to the public to subscribe for any shares or securities of the Corporation is hereby prohibited.

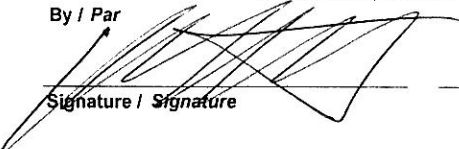
4. The Corporation may purchase any of its issued Common Shares.

5. It shall not be necessary for a majority of the board of directors of the Corporation to constitute a quorum, but a quorum shall be two-fifths (2/5) of the board of directors or one (1) director whichever is the greater.

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**

ARVANE FARMS LTD.

Names of Corporations / Dénomination sociale des sociétés		
By / Par		
	Robert Taras Kowtaluk	President
Signature / Signature	Print name of signatory / Nom du signataire en lettres moulées	Description of Office / Fonction

W-W AIRVIEW FARMS LIMITED

Names of Corporations / Dénomination sociale des sociétés		
By / Par		
	Robert Taras Kowtaluk	President
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

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

SCHEDULE "A"

IN THE MATTER OF THE BUSINESS CORPORATIONS ACT (ONTARIO)

AND IN THE MATTER OF THE PROPOSED AMALGAMATION OF ARVANE FARMS LTD. and W-W AIRVIEW FARMS LIMITED

I, ROBERT TARAS KOWTALUK, hereby make the following statement in support of the above-mentioned amalgamation pursuant to subsection 178(2) of the Business Corporations Act (Ontario) (the "Act");

1. I am the President of ARVANE FARMS LTD. and the President of W-W AIRVIEW FARMS LIMITED and as such have personal knowledge of the following matters:
2. There are reasonable grounds of believing that each of ARVANE FARMS LTD. and W-W AIRVIEW FARMS LIMITED is and the amalgamated corporation resulting from the amalgamation of ARVANE FARMS LTD. and W-W- AIRVIEW FARMS LIMITED will be able to pay their respective liabilities as they become due and that all of the realizable value of the said amalgamated corporation's assets will not be less than the aggregate of its liabilities and stated capital of all classes;
3. There are reasonable grounds for believing that no creditor will be prejudiced by the amalgamation;
4. No creditor has notified either ARVANE FARMS LTD. and W-W- AIRVIEW FARMS LI that they object to the amalgamation and accordingly clause (c) of subsection 178(2) of the Act has no application;
5. Since neither ARVANE FARMS LTD. and W-W- AIRVIEW FARMS LI has received any notices pursuant to clause (c) of subsection 178(2) of the Act, clause (d) of subsection 178(2) of the Act has no application in the present circumstances.

DATED the 28th day of June, 2011.


ROBERT TARAS KOWTALUK

SCHEDULE "B"

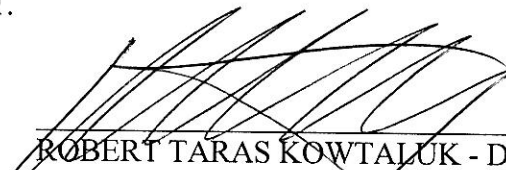
ARVANE FARMS LTD. (the "Corporation")

AMALGAMATION

BE IT RESOLVED THAT:

1. The amalgamation of the Corporation and its wholly owned subsidiary, W-W AIRVIEW FARMS LIMITED, pursuant to section 177 of the Business Corporations Act (Ontario) upon the terms and conditions set out in our draft Amalgamation Agreement dated as of the 28th day of June, 2011, a copy of which draft Agreement has been presented to the Directors, be and the same is hereby approved;
2. Any director or officer of the Corporation is hereby authorized and directed to execute on behalf of the Corporation and to deliver an Amalgamation Agreement in the form of the said draft Agreement;
3. All the shares of W-W AIRVIEW FARMS LIMITED shall be cancelled without any repayment of capital in respect thereof upon the Articles of Amalgamation hereinafter referred to becoming effective;
4. The Articles of Amalgamation shall be the same as the Articles of the Corporation;
5. The by-laws of Amalgamation shall be the same as the by-laws of the Corporation;
6. No securities shall be issued and no assets shall be distributed by the Amalgamated Corporation in connection with the amalgamation; and
7. Any director or officer of the Corporation be and is hereby authorized and directed to execute Articles of Amalgamation on behalf of the Corporation and deliver same to the director under the Business Corporations Act (Ontario) and to execute all other documents and to do all things necessary or advisable in connection with the amalgamation of the Corporation and W-W AIRVIEW FARMS LIMITED.

DATED this 28th day of June, 2011.


ROBERT TARAS KOWTALUK - Director

FOR OFFICE USE ONLY

0606255

CERTIFICATE OF REGISTRATION
NORFOLK (37) SIMCOE

06 NOV 30 PM 3 14

LAND REGISTRAR

New Property Identifier

Executions

Additional:
See
Schedule ☐

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 5 pages

(3) Property Identifier(s)

Block

Property

Additional:
See
Schedule ☐

(4) Consideration

ONE HUNDRED ONE THOUSAND EIGHT HUNDRED FIFTY

Dollars \$ 101,850.00

(5) Description

This is a: Property
Division ☐

Property
Consolidation ☐

Part Lot 186 (45), Concession 1, North of Talbot Road, Geographic
Township of Middleton, now Norfolk County, designated as Part 1
on deposited Reference Plan of Survey No. 37R-9584

(6) This Document Contains

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☐

Additional
Parties ☐

Other ☒

(7) Interest/Estate Transferred
Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee ~~under the terms of the transferor's interest in the land~~

Name(s)

THE CORPORATION OF NORFOLK COUNTY

Signature(s)

Per: Rita Kalmbach, Mayor

Per: Beverley D. Wood, Clerk

Date of Signature

2006 11 29

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
Name(s)

Signature(s)

Date of Signature

Y M D

(10) Transferor(s) Address
for Service

50 Colborne Street South, Simcoe, Ontario, N3Y 4N5

(11) Transferee(s)

ARVANE FARMS LTD.

Per:

Date of Birth

2006 11 24

I/We have the authority to bind
the Corporation

(12) Transferee(s) Address
for Service

c/o Robert Kowtaluk, 121 Queensway East, Simcoe, ON N3Y 4M5

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

Date of Signature

Y M D

Date of Signature

Y M D

Signature

Signature

Solicitor for Transferor(s) have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and
Address of
Solicitor

Date of Signature

Y M D

Signature

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and
Address of
Solicitor

Date of Signature

Y M D

Signature

(15) Assessment Roll Number
of Property

Cty.

Mun.

Map

Sub.

Par.

not assigned

(16) Municipal Address of Property

not assigned

(17) Document Prepared by:

John S. Hall
Ross & McBride LLP
10th Floor, 1 King Street West
P.O. Box 907
Hamilton, Ontario L8N 3P6

Fees and Tax

Registration Fee

Land Transfer Tax

Total

2

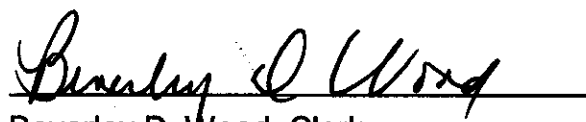
CERTIFICATE OF COMPLIANCE
under Section 268 of the *Municipal Act, 2001*
S.O. 2001, c. 25

Certificate of Compliance with section 268 of the Municipal Act, 2001 governing the sale of land described as:

Part Lot 186 (45), Concession 1, North of Talbot Road,
geographic Township of Middleton, now Norfolk County,
designated as Part 1 on deposited Reference Plan of
Survey No. 37R-9584

I hereby certify that:

1. The Corporation of Norfolk County passed By-law 2003-77 being the Real Property Disposal By-law. It is a procedural by-law for the purposes of the sale of land and was in force on the date of the sale of land described above.
2. To the best of my knowledge the requirements of Section 268 of the *Municipal Act, 2001* and of By-law 2003-77 in section 1 above, have been complied with.


Beverley D. Wood, Clerk
of the Corporation of Norfolk County

November 29, 2006
Date

SCHEDULE "A"

NORFOLK COUNTY STANDARD CONDITIONS OF SALE

The Property will be subject to the development covenants and conditions of The Corporation of Norfolk County (the "County") which include the following:

CONDITIONS

1. All sales of industrial land are subject to all applicable zoning by-laws and other regulatory conditions made by the County.
2. The Purchaser covenants to use the land to construct an industrial undertaking permitted by zoning and this shall be included in the Deed as a restrictive covenant.
3. The Purchaser will be required to begin construction within one year of the date of purchase and to complete construction within two years. If the weather does not allow exterior work or landscaping to be completed on time, the County may grant an extension of time for completion. The County must be kept current on all construction schedules. Construction will be deemed to have commenced when all footings and foundations for the proposed building have been completed.
4. If the Purchaser does not start and complete construction of an industrial building or buildings in accordance with clause 3 above, the County shall have the option of repurchasing the said property from the Purchaser at 90% of the original purchase price without interest.
5. The Purchaser hereby assumes full responsibility for undertaking soil, ground water, drainage and any other tests necessary to ensure that building may take place upon the property and hereby acknowledges and agrees that the Vendor shall not bear any liability to the Purchaser in the event that building cannot take place or the costs to build exceed normal building costs. Prior to the completion of this transaction, the Purchaser may enter upon the subject property to conduct such tests provided the Purchaser shall promptly repair any resulting property damage. This condition shall not merge on the completion of this transaction.
6. Connection charges for water and sewers from the main to the property line will be the responsibility of the Purchaser.
7. In addition to the acreage charge for land, there will be certain additional charges made by Norfolk Power for electrical service.
8. The Purchaser will be required to obtain site plan approval prior to the issuance of a building permit.
9. The County has established policies for Storm Water Management, which shall be adhered to in building design and/or grading of the lot.
10. The Purchaser will be subject to the regulations of the County and Province of Ontario governing the discharge of wastes and effluents into municipal sanitary sewers and rivers, and will provide the necessary environmental protection and be liable for the cost of any pretreatment which may be required to comply with the said regulations.

- 4
11. The Purchaser will be required to landscape and maintain his lands to present the intended park-like appearance. Should he neglect to cut the grass and weeds and generally maintain the appearance of his property and any adjacent lands under option to him, the County reserves the right to do the necessary work and any costs thus incurred will be charged to the Purchaser.
 12. Outside storage areas must be screened off from view from the Road.
 13. All original agreements and covenants will remain in effect and be binding on subsequent purchasers or tenants of buildings, lands or portions thereof.
 14. Nothing in these development covenants and restrictions shall be construed to reduce or lessen any requirements of the County's Official Plan or Zoning By-laws.
 15. Force Majeure. Whenever and to the extent that the Purchaser shall be unable to fulfill, or shall be delayed or restricted in fulfilling, any of the obligations set out in Schedule "A", by and any act or neglect of the County or any of its employees, or by strikes, walkouts, fire, unusual delay by common carriers, or by any other cause beyond the Purchaser's control, then the time for fulfilling any such obligation shall be extended for such reasonable time as may be required by the Purchaser to fulfill such obligation.
 16. Right to Waive. Provided always that notwithstanding anything herein contained, the County and its successors shall have power by instrument or instruments in writing from time to time to waive, alter or modify the herein covenants and restrictions as set out in the development schedule in its application to any part of the said property without notice to or approval of the owner of any other lands.



Ministry of Finance
Motor Fuels and
Tobacco Tax Branch
PO Box 625
33 King St West
Oshawa ON L1H 8H9

Property Identifier(s) No.

Land Transfer Tax Affidavit
Land Transfer Tax Act

Refer to instructions on reverse side.

In the Matter of the Conveyance of (insert brief description of land) Part Lot 186(45) Con. 1, North of Talbot Rd,
Geographic Township of Middleton, Now Norfolk County being Part 1 on Plan 37R-9584

BY (print names of all transferors in full) The Corporaiton of Norfolk County
TO (print names of all transferees in full) Arvane Farms Ltd.

/ Robert Kowtaluk

have personal knowledge of the facts herein deposed to and Make Oath and Say that:

1. I am (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponents):
- ☐ (a) the transferee named in the above-described conveyance;
 - ☐ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);
 - ☒ (c) the President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for Arvane Farms Ltd.
(the transferee(s));
 - ☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____
who is my spouse or same-sex partner.
 - ☐ (e) the transferor or an officer authorized to act on behalf of the transferor company and ☐ I am tendering this document for registration and
☐ no tax is payable on registration of this document.

2. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	<u>101,850.00</u>	
(b) Mortgages (i) Assumed (principal and interest)	\$	<u>Nil</u>	All blanks must be filled in. Insert "Nil" where applicable.
(ii) Given back to vendor	\$	<u>Nil</u>	
(c) Property transferred in exchange (detail below in para. 5)	\$	<u>Nil</u>	
(d) Other consideration subject to tax (detail below)	\$	<u>Nil</u>	
(e) Fair market value of the lands (see instruction 2)	\$	<u>Nil</u>	
(f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (e) to (d))	\$	<u>101,850.00</u>	<u>101,850.00</u>
(g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act	\$	<u>Nil</u>	
(h) Other consideration for transaction not included in (f) or (g) above	\$	<u>Nil</u>	
(i) Total Consideration	\$	<u>101,850.00</u>	

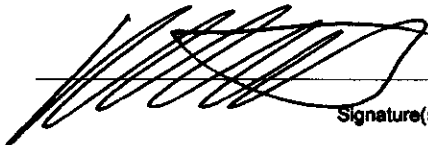
3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00.
- I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land conveyed in the above-described conveyance:
- ☐ does not contain a single family residence or contains more than two single family residences;
 - ☐ contains at least one and not more than two single family residences; or
 - ☐ contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ _____ and the remainder of the lands are used for _____ purposes.

Note: Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one per cent upon the value of the consideration in excess of \$400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.

4. If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☐ No
5. Other remarks and explanations, if necessary.

Sworn/affirmed before me in the Norfolk of County
Province of Ontario

this 24 day of March, 2006


Signature(s)

A Commissioner for taking Affidavits, etc.

Property Information Record

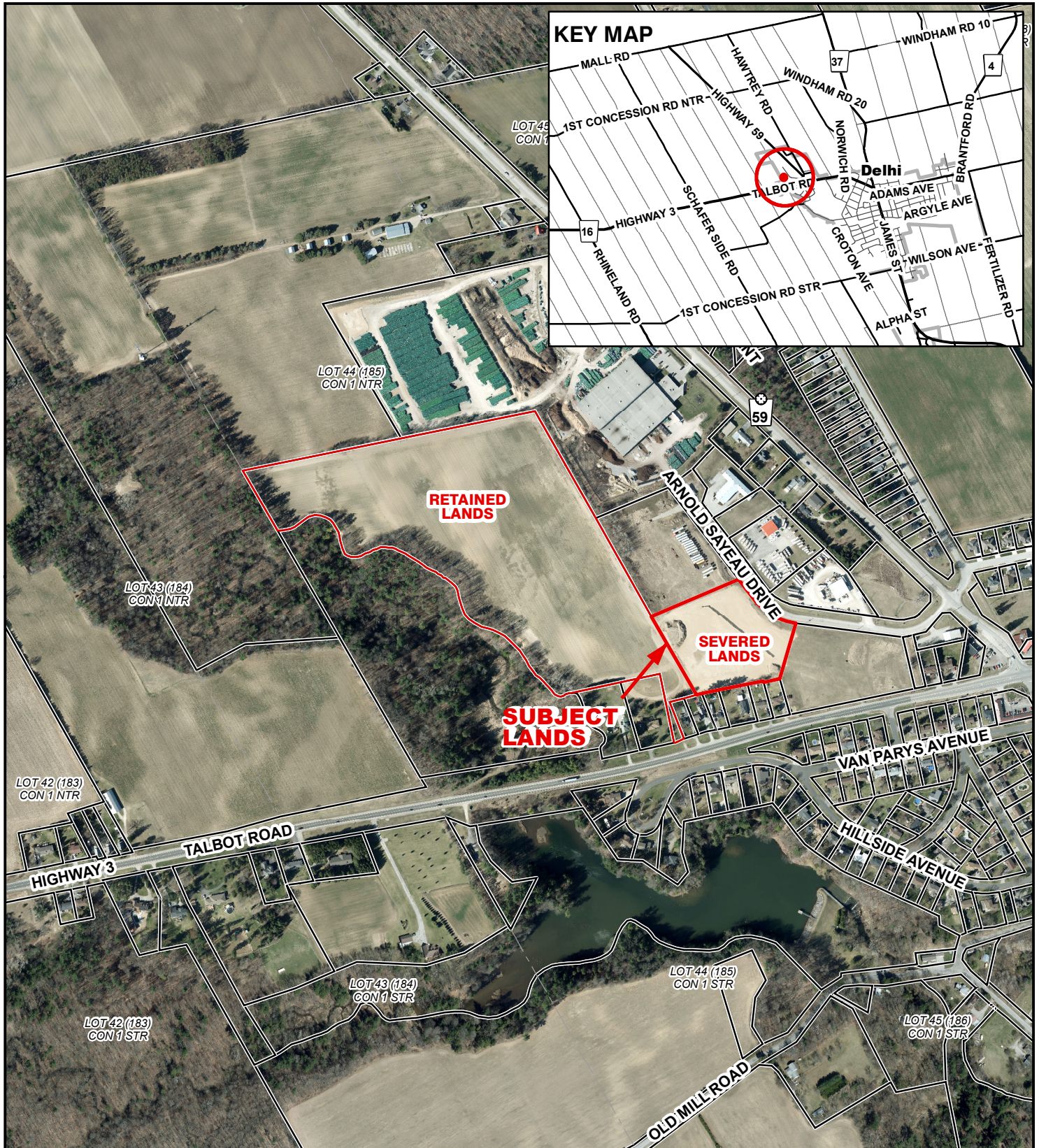
- A. Describe nature of instrument: Transfer/Deed of Land
- B. (i) Address of property being conveyed (if available) Not assigned
- (ii) Assessment Roll No. (if available) Not assigned
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed
c/o Robert Kowtaluk, 115 Queensway East, Simcoe, ON N3Y 4M5
- D. (i) Registration number for last conveyance of property being conveyed (if available) _____
- (ii) Legal description of property conveyed: Same as in D(i) above. ☐ Yes ☒ No ☐ Not known
- E. Name(s) and address(es) of each transferee's solicitor: Cline, Backus, Nightingale, McArthur LLP
39 Colborne Street North, Box 528, Simcoe, Ontario, N3Y 4N5



School Support (Voluntary Election) (See reverse for explanation)

- (a) Are all individual transferees Roman Catholic? ☐ Yes ☐ No
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? ☐ Yes ☐ No
- (c) Do all individual transferees have French Language Education Rights? ☐ Yes ☐ No
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? ☐ Yes ☐ No

Note: As to (c) and (d) the land being transferred will receive French Public School Board Election unless otherwise directed in (a) and (b).

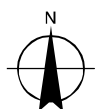


Legend

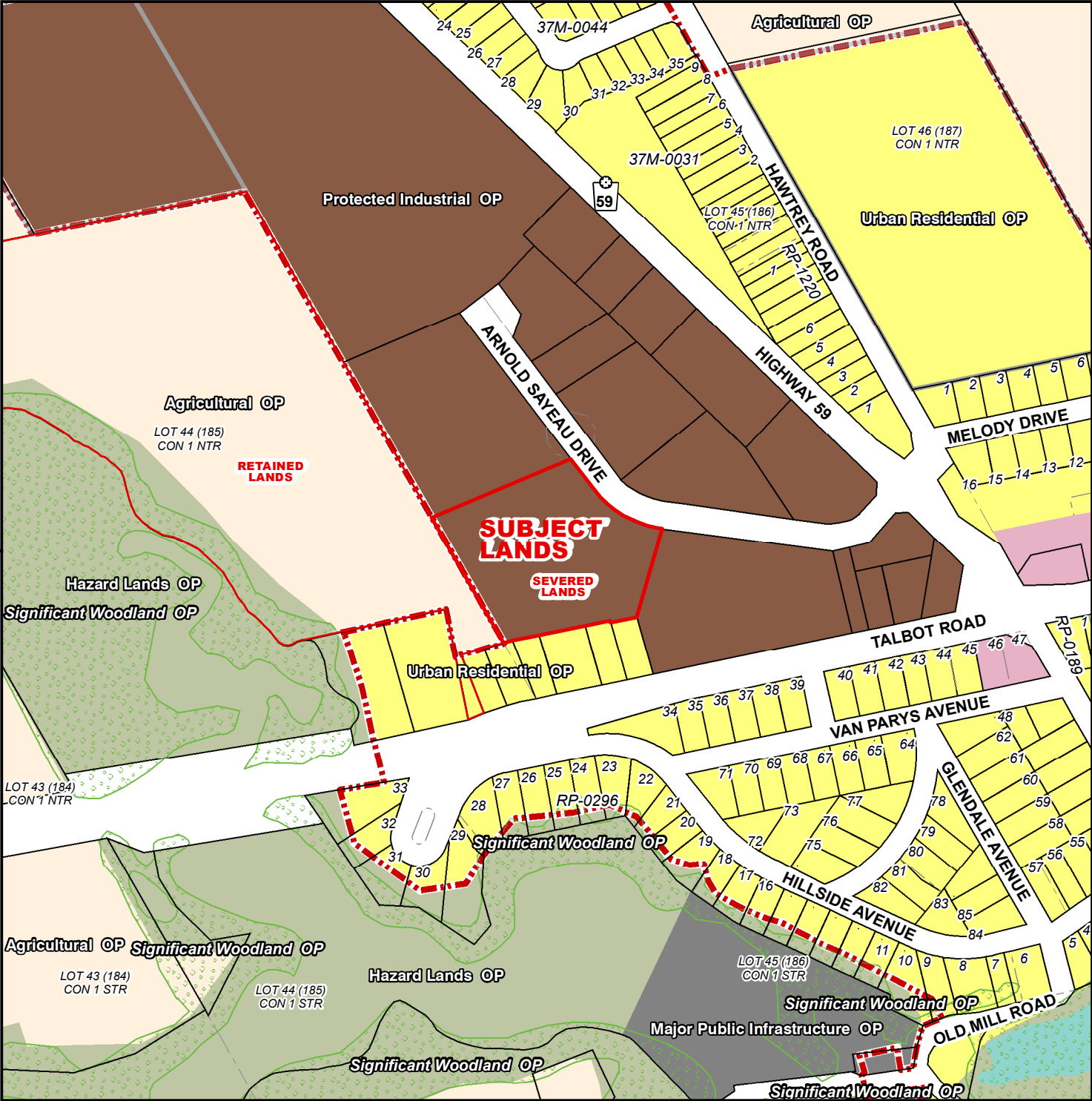
-  Subject Lands
-  Lands Owned

2020 Air Photo

7/28/2022



60 30 0 60 120 180 240 Meters



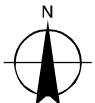
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- | | |
|----------------------------------|-----------------------------|
| Agricultural | Protected Industrial |
| Hazard Lands | Major Public Infrastructure |
| Provincially Significant Wetland | Urban Area Boundary |
| Urban Residential | Significant Woodland |
| Commercial | |

7/28/2022



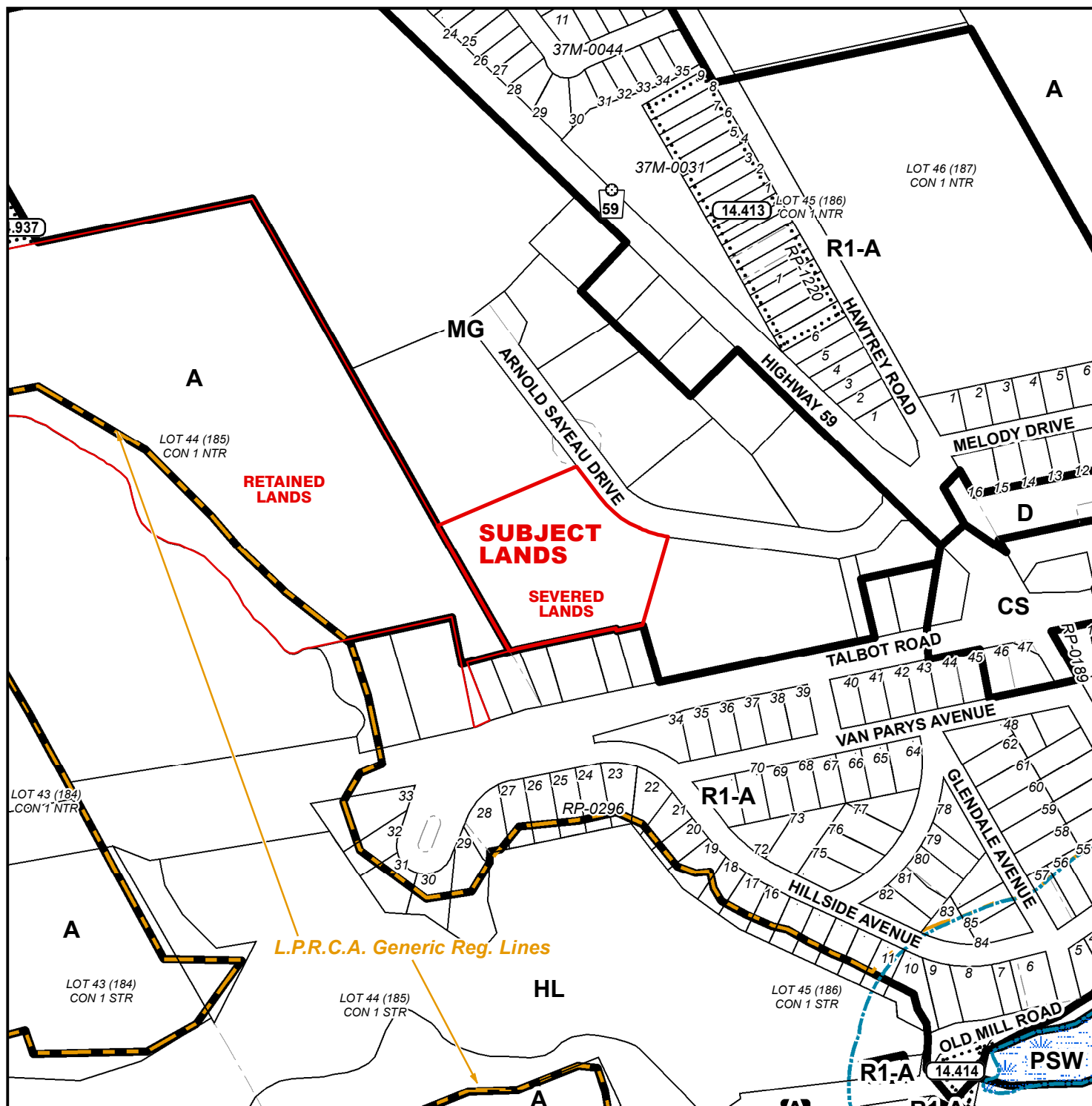
40 20 0 40 80 120 160 Meters

MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

BNPL2022223



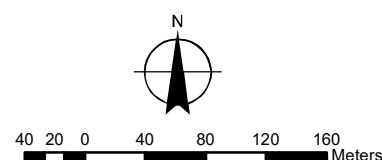
LEGEND

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

ZONING BY-LAW 1-Z-2014

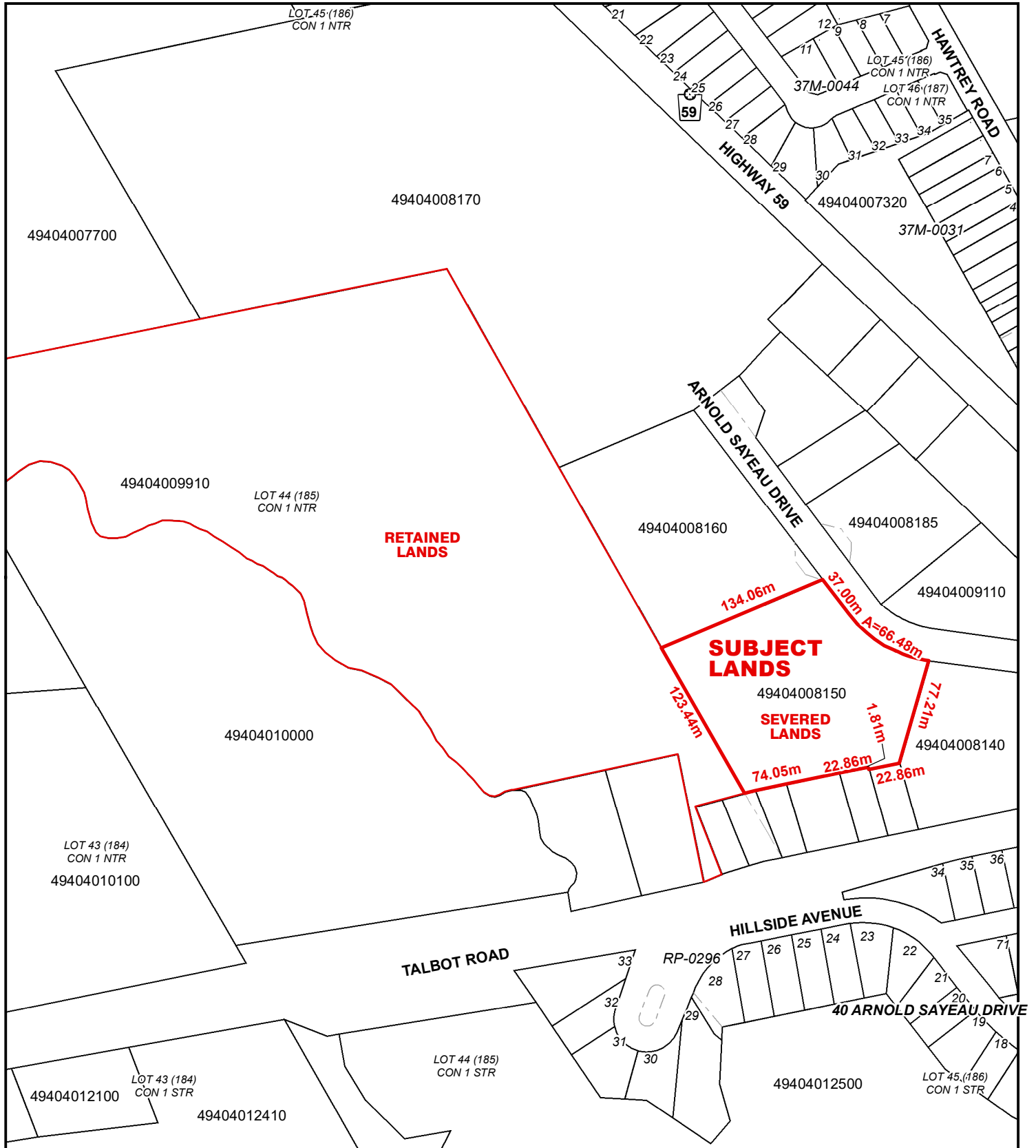
7/28/2022

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- D - Development Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone



CONCEPTUAL PLAN

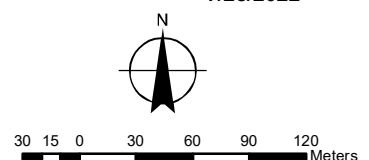
Geographic Township of MIDDLETON



Legend

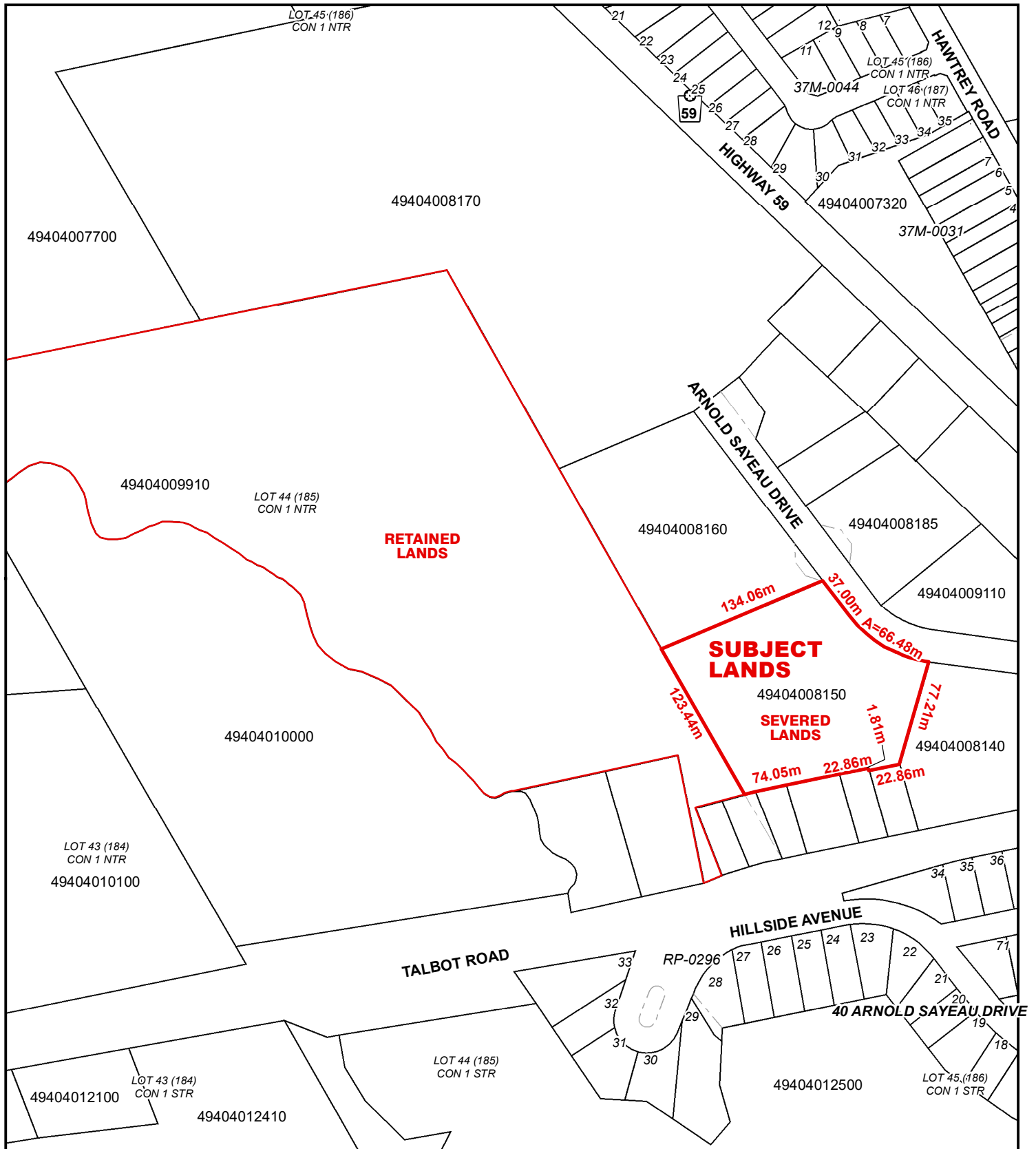
- Subject Lands
- Lands Owned

7/28/2022



CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

- Subject Lands
- Lands Owned

7/28/2022

