

<b>For Office Use Only:</b>			
File Number	BNPL2022261	Application Fee	\$2886.00
Related File Number	-	Conservation Authority Fee	\$514.15
Pre-consultation Meeting	-	Well & Septic Info Provided	N/A
Application Submitted	June 15, 2022	Planner	Hanne Yager
Complete Application		Public Notice Sign	-

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

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

**Property Assessment Roll Number:** 49308002800; 49308002700; and 49308002600

**A. Applicant Information**

**Name of Owner** LASANOWSKI FARMS LIMITED

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 1878 Charlotteville Road 5

Town and Postal Code Simcoe, Ontario N3Y 4K1

Phone Number 519-426-8698

Cell Number 780-700-3779

Email farms@kwic.com

**Name of Applicant** LASANOWSKI FARMS LIMITED

Address 1878 Charlotteville Road 5

Town and Postal Code Simcoe, Ontario N3Y 4K1

Phone Number 519-426-8698

Cell Number 780-700-3779

Email farms@kwic.com

**Name of Agent** Adam Kowalsky, Cobb & Jones LLP

**Address** 23 Argyle Street

**Town and Postal Code** Simcoe, Ontario N3Y 4N5

**Phone Number** 519-428-0170

**Cell Number** 519-429-2420

**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:

N/A

## 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 20 & 21, Con 2, Charlotteville as in NR313336 except Pt 1 on 37R3809, PI 711 (NR297050),  
NR538977 & Pt 1 & 2 on 37R9520; Norfolk County

**Municipal Civic Address:** 217 Lawrence Road, 1516 Highway 24 East

**Present Official Plan Designation(s):** Agricultural and Hazard Lands

**Present Zoning:** Agricultural and Hazard Lands

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:

14.29 prohibits single detached dwelling on Roll 49308002700, 1516 Highway 24 East

3. Present use of the subject lands:

Agricultural

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:

All existing buildings or structures are being retained: Roll 49308002600 (part of retained lands) is vacant;  
Roll 49308002700 (part of retained lands) contains 1 shed, 1 barn and 1 bunkhouse; and  
49308002800 (proposed severed lands) contains 1 barn and 1 barn/bunkhouse. See Schedules.

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:

In excess of fifty (50) years. Applicant acquired title to lands by transfer/deed dated March 7 1968.

9. Existing use of abutting properties:

agricultural, residential

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

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

### C. Purpose of Development Application

Note: Please complete all that apply. 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: 1,148 m (Lawrence Road) Roll #49308002800  
Depth: 1,148 m  
Width: 299 m  
Lot Area: 40 hectares (approx. 99 acres)  
Present Use: agricultural  
Proposed Use: agricultural

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

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Description of land intended to be retained in metric units:

Frontage: 395M (discontiguous) Highway 24 East      Rolls 49308002700 & 49308002600  
Depth: 1150 m (irreg.)  
Width: 603 m (irreg.)  
Lot Area: 55.87 hectares (approx. 138 acres)  
Present Use: agricultural  
Proposed Use: agricultural

Buildings on retained land: 1 shed, 1 barn and 1 bunkhouse on Rolls 49308002700;

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:

Owner/Applicant knowledge having held the lands for in excess of fifty (50) years

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

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:

Subject application is for severance only and no develop or site  
alterations are contemplated by the subject 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 develop or site  
alterations are contemplated by the subject 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.

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 \_\_\_\_\_ 49308002600

**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

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

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Sewage Treatment

- ☐ Municipal sewers  
☒ Septic tank and tile bed in good working order
- ☐ Communal system  
☒ Other (describe below)

holding tanks situated immediately north of barns

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Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)
- ☒ Open ditches

Catch basin along Lawrence Road

2. Existing or proposed access to subject lands:

- ☒ Municipal road  
☐ Unopened road
- ☐ Provincial highway  
☐ Other (describe below)

Name of road/street:

Norfolk County Highway 24 East and Lawrence Road

**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 schedules

#### **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.

~~LASANOWSKI FARMS LIMITED~~

per:

~~ANTHONY LASANOWSKI, VICE PRESIDENT~~  
Owner/Applicant/Agent Signature  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

May 25, 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 LASANOWSKI FARMS LIMITED 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.

LASANOWSKI FARMS LIMITED

May 25, 2022

per:

~~ANTHONY LASANOWSKI, VICE PRESIDENT~~  
Owner  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

Date

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, Anthony Lasanowski 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

In Province of Ontario

This 25th day of May

A.D., 2022

  
A Commissioner, etc.

Adam Kowalski, Lawyer

LSO#583306

  
Owner/Applicant/Agent Signature

**Schedule “A” to Planning Department Application by LASANOWSKI FARMS LIMITED**  
**dated May 25, 2022**

**1. Type of Application**

The Applicant is requesting Consent/Severance for the disassembly of agricultural parcel for continued agricultural uses, the severed lands being approximately 40 hectares in size and the retained lands being approximately 55.87 hectares.

Lands are presently farmed for beans, corn and other ‘cash crops’.

**2. Legal Description and Property Information – Applicant’s Lands**

The subject property is currently represented by three (3) separate rolls and two municipal addresses and represented in Land Titles under Parcel Identification Number (PIN) 50207-0362:

	Roll	Municipal Address	PIN	Legal Description
Proposed Severed Lands	49308002800	217 Lawrence Road	50207-0362 (LT)	PT LT 20 & 21, CON 2, CHARLOTTEVILLE SA IN NR313336 EXCEPT PT 1 ON 37R3809, PL 711 (NR297050), NR538977 & PTS 1 & 2 on 37R9520; NORFOLK COUNTY
Proposed Retained Lands	49308002700	1516 Highway 24 E		
	49308002600	Unassigned		

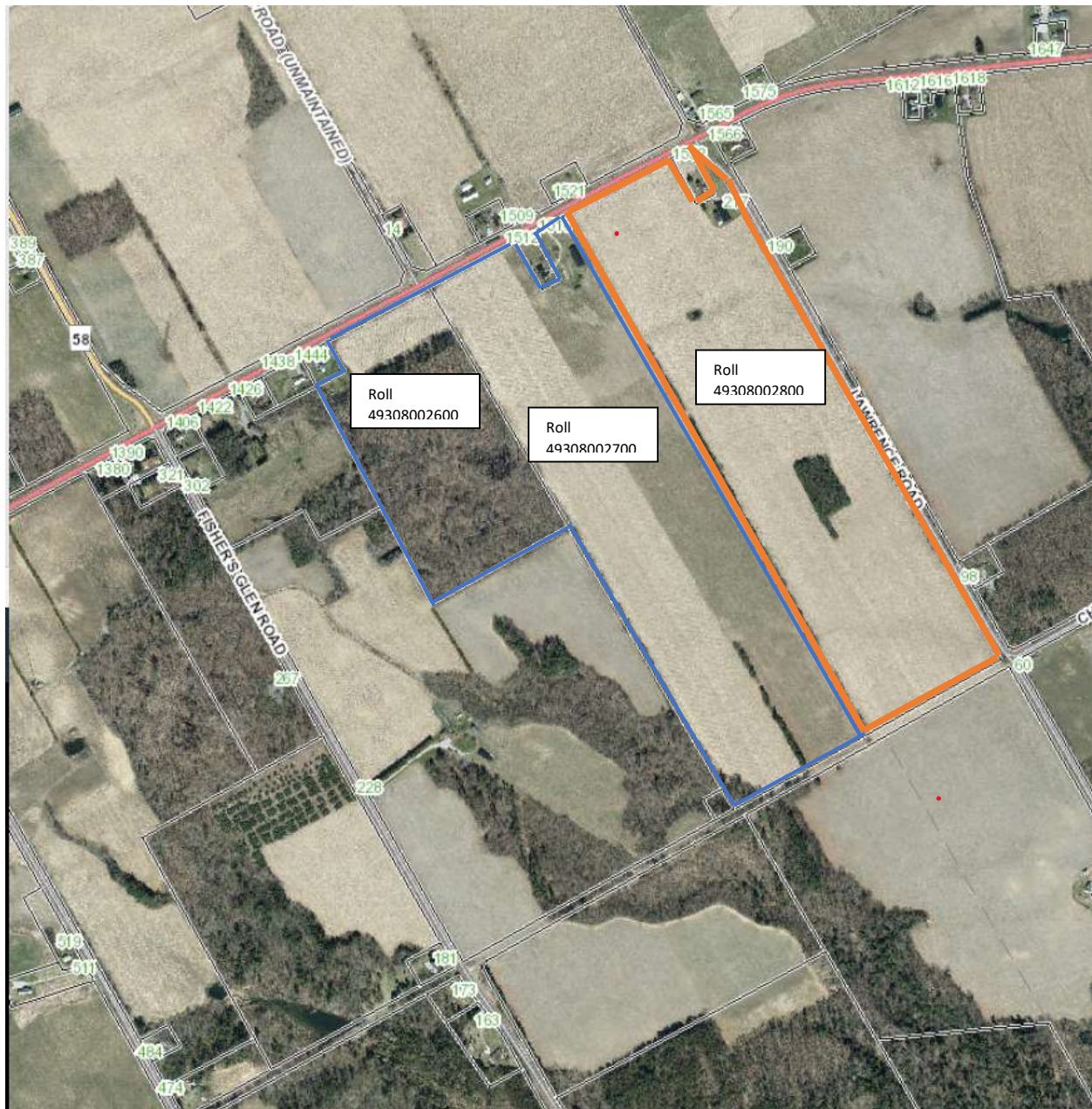
The proposed Severed Lands are essentially the easterly half of Lot 21 Concession 2 Charlotteville and the retained lands are the westerly half plus approximately the north 40 acres of Lot 20. The severed and retained lands are set out on the page 2 of this Schedule.

**3. Exiting Buildings, Structures**

See page 3-4 for an illustration of the location of the barn and barn/bunkhouse (the later being the smaller of the two) at the north east portion on the Severed Lands together with approximate relevant measurements.

Page 5 includes an illustration of approximate location of overhead hydro wires servicing the buildings.

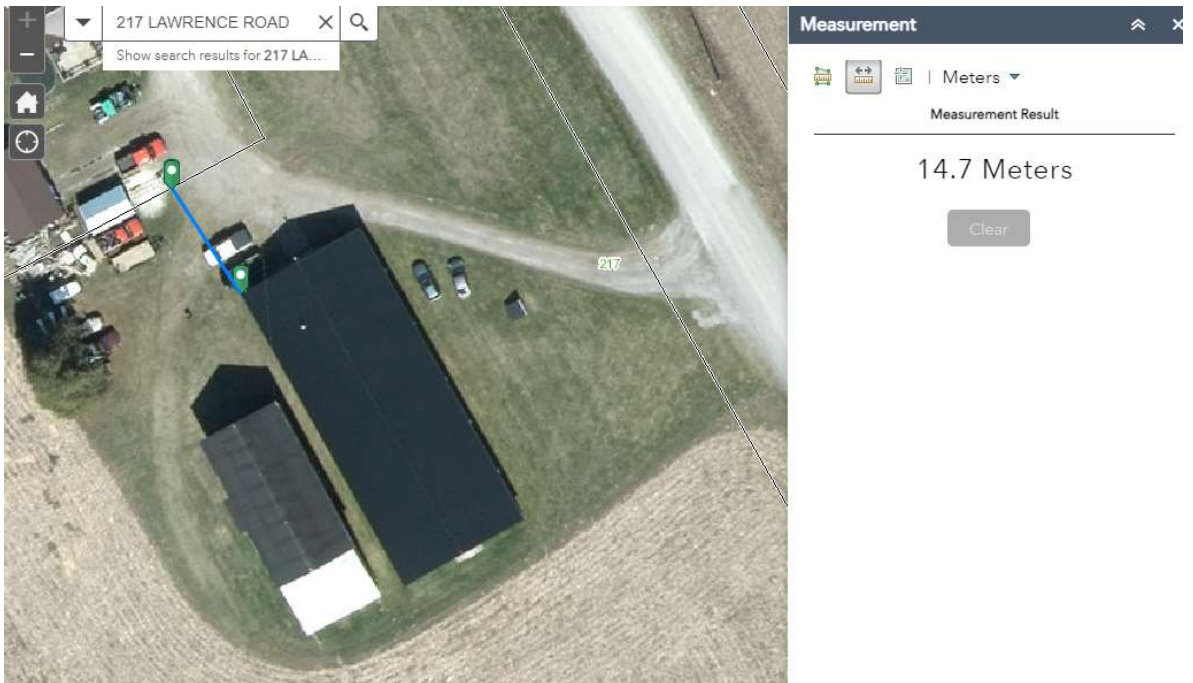
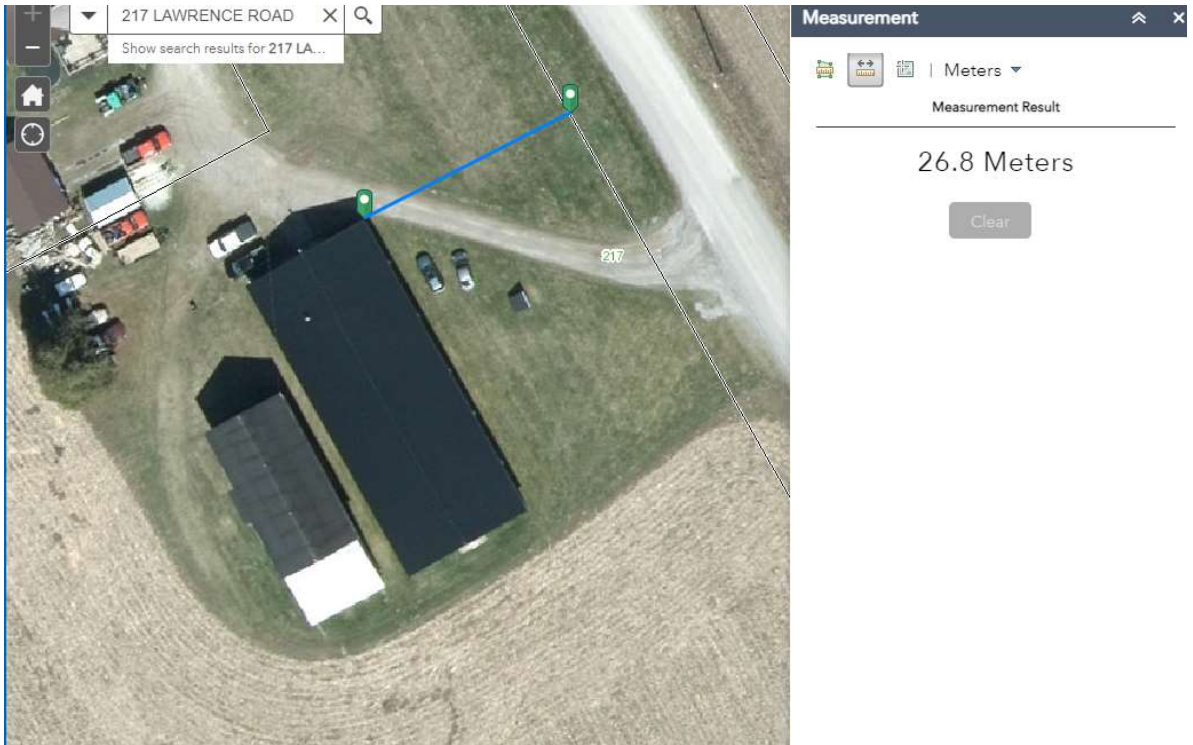
#### 4. Concept/Layout



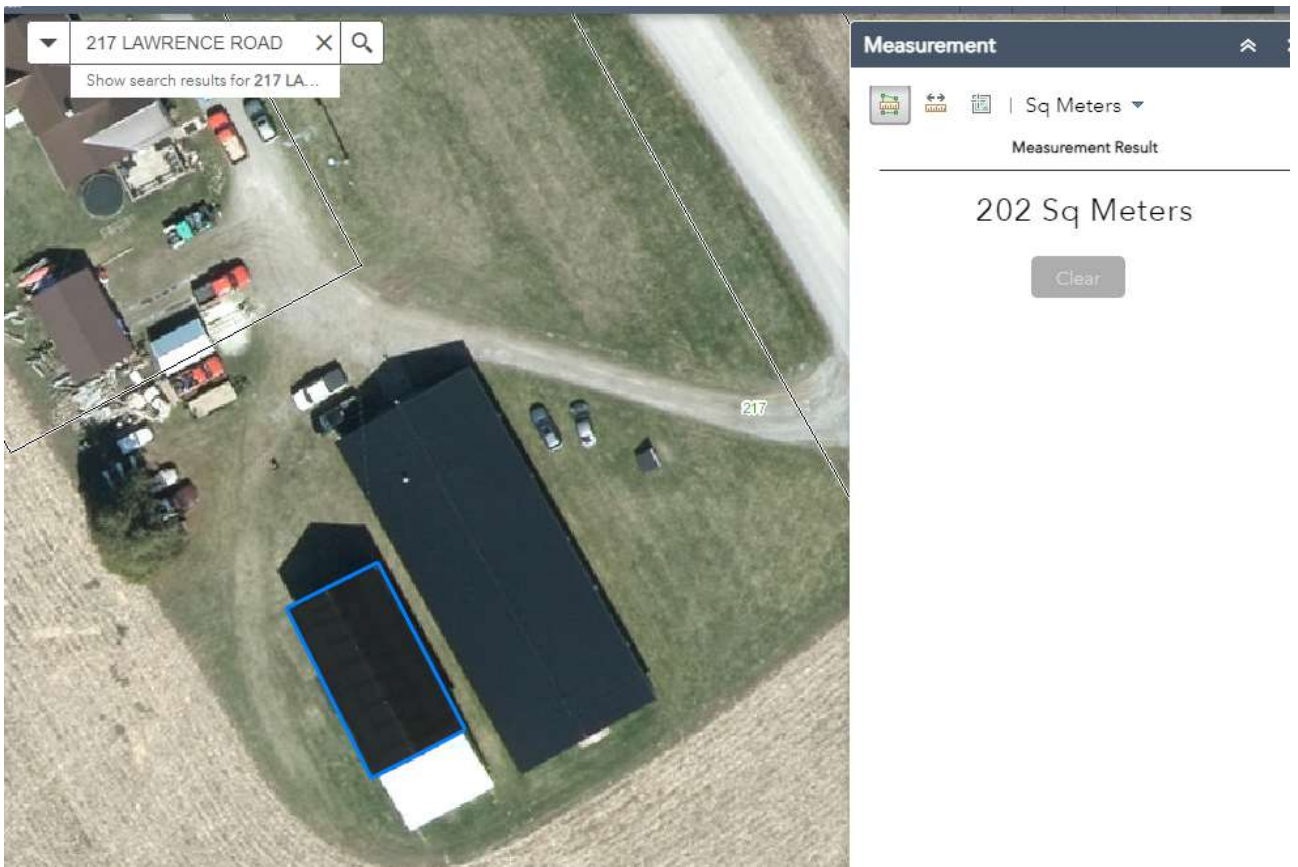
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**Retained Lands**  
**Severed Lands**









Approximate location of overhead hydro wires with pole situated on Applicant's Lands, the proposed Severed Lands north of buildings and laneway.



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

1893153

APRIL 01 AVRIL, 2013

*K. [Signature]*  
Director / Directrice

Business Corporations Act / Loi sur les sociétés par actions

Form 4  
Business  
Corporations  
Act

Formule 4  
Loi sur les  
sociétés par  
actions

ARTICLES OF AMALGAMATION  
STATUTS DE FUSION

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

[illegible]

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

**R. R. # 2**

Street & Number or R.R. Number & if Multi-Office Building give Room No. /  
Rue et numéro ou numéro de la R.R. et, s'il s'agit d'un édifice à bureaux, numéro du bureau

## Simcoe

ONTARIO

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

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)
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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

ANNE LASANOWSKI

**R. R. # 2**  
**Simcoe, ON, CANADA N3Y 4K1**

**Yes**

**AMY PRIESTLEY**

**R. R. # 2**  
**Simcoe, Ontario N3Y 4K1**

**Yes**

**ANTHONY  
LASANOWSKI JR.**

**R. R. # 2**  
**Simcoe, Ontario N3Y 4K1**

**Yes**

**VERONICA P.  
LASANOWSKI**

**R. R. # 2**  
**Simcoe, Ontario, CANADA N3Y 4K1**

**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

**LASANOWSKI HOLDINGS LIMITED**

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

Names of amalgamating corporations Dénomination sociale des sociétés qui fusionnent	Ontario Corporation Number Numéro de la société en Ontario	Date of Adoption/Approval Date d'adoption ou d'approbation		
		Year année	Month mois	Day jour
<b>LASANOWSKI FARMS LIMITED</b>	<b>152494</b>	<b>2013</b>	<b>03</b>	<b>27</b>
<b>LASANOWSKI HOLDINGS LIMITED</b>	<b>1529216</b>	<b>2013</b>	<b>03</b>	<b>27</b>



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 voting Class "A" Common shares without nominal or par value;**

**Unlimited number of non-voting Class "B" Common shares without nominal or par value;**

**Unlimited number of non-cumulative, voting, redeemable, retractable Class "A" Special Shares; and**

**Unlimited number of non-voting, non-cumulative, redeemable, retractable 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.**

continued

## **CLASS "A" PREFERRED SHARES**

2. (a) The holders of the Class "A" Special Shares shall in each year in the discretion of the directors, but always in preference and priority to any payment of dividends on the Class "B" Special Shares and on the Common Shares for such year, unless waived in writing by the respective holders of such Class "A" Special Shares, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends as determined by the board of directors; if in any year, after providing for the full dividend on the Class "A" Special Shares, there shall remain any profits or surplus available for dividends, such profits or surplus or any part thereof may, in the discretion of the directors, be applied to dividends on the Class "B" Special Shares and on the Common Shares; the holders of the Class "A" Special Shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends.

(b) The Class "A" Special Shares shall rank, both as regards dividends and return of capital, in priority to all other shares of the Corporation but shall not confer any further right to participate in profits or assets;

(c) The Corporation may redeem the whole or any part of the Class "A" Special Shares on payment for each share to be redeemed of the Redemption Price, together with all dividends declared thereon and unpaid. In case a part only of the then outstanding Class "A" Special Shares is, at any time to be redeemed the shares so to be redeemed shall be selected by lot in such manner as the directors, in their discretion, shall decide or, if the directors so determine, may be redeemed pro rata, disregarding fractions, and the directors may make such adjustments as may be necessary to avoid the redemption of fractional parts of shares. Such redemption to be on at least 30 days' notice in writing by mailing such notice to the registered holders of the shares to be redeemed, specifying the date and place or places of redemption; if notice of any such redemption be given by the corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, specified in the notice, on or before the date fixed for redemption, dividends on the Special Shares to be redeemed shall cease after the date so fixed for redemption and the holders thereof shall thereafter have no rights against the corporation in respect thereof except, upon the surrender of Certificates for such shares, to receive payment therefore out of the monies so deposited. The "Redemption Price" shall be the amount as determined by the board of directors at the date of issue of the said Class "A" Special Shares to be redeemed.

(d) The holders of the Class "A" Special Shares shall have the right, at their option, at any time and from time to time to compel the Corporation to redeem the whole or any part of the said Class "A" Special Shares registered in the name of such holder, provided that 90 days notice of such request has been received by the Corporation. The "Redemption Price" shall be the amount as determined by the board of directors at the date of issue of the said Class "A" Special Shares to be redeemed together with any and all dividends declared thereon and unpaid. In the event the holder of the Class "A" Special Shares exercises the within option, the said holder shall tender to the Corporation, at its registered office, a share certificate or certificates representing the Class "A" Special Shares which the registered holder desires to have the Corporation redeem together with a request in writing specifying:

(i) that the registered holder desires to have the Class "A" Special Shares represented by such certificate(s) redeemed by the Corporation; and

(ii) the business day ("Retraction Date") on which the holder desires to have the Corporation redeem such Class "A" Special Shares.

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

(e) In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "A" Special Shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of any other shares, the Redemption Price as hereinbefore specified for each Class "A" Special Shares and any

dividends declared thereon and unpaid and no more;

(f) The holders of the Class "A" Special Shares shall be entitled to receive notice of and to attend and vote at all meetings of the shareholders of the Corporation and each Class "A" Special Share shall confer the right to one (1) vote in person or by proxy at all meetings of the shareholders of the Corporation;

(g) The foregoing provisions of this paragraph and the provisions of paragraph (h) hereof may be repealed, altered, modified or amended by Articles of Amendment but only with the approval of the holders of the Class "A" Special Shares given as hereinafter specified in addition to any other approval required by the Business Corporations Act, 1990 (Ontario) as the same may be from time to time be in force or any successor corporations statute of the Province of Ontario (the "Act");

(h) The approval of the holders of the Class "A" Special Shares as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of the holders of Class "A" Special Shares duly called and held upon at least ten (10) days' notice at which the holders of at least a majority of the outstanding Class "A" Special Shares are present or represented by proxy and carried by the affirmative votes of the holders of not less than two-thirds of the Class "A" Special Shares represented and voted at such meeting cast on a poll. On every poll taken at every such meeting every holder of Class "A" Special Shares shall be entitled to one (1) vote in respect of each Class "A" Special Share held.

2. (a) The holders of the Class "B" Special Shares shall in each year in the discretion of the directors, but always in preference and priority to any payment of dividends on the Common Shares for such year, unless waived in writing by the respective holders of such Class "B" Special Shares, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends as determined by the directors; if in any year, after providing for the full dividend on the Class "B" Special Shares, there shall remain any profits or surplus available for dividends, such profits or surplus or any part thereof may, in the discretion of the directors, be applied to dividends on the Common Shares; the holders of the Class "B" Special Shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends.

(b) The Class "B" Special Shares shall rank, both as regards dividends and return of capital, in priority to all Common Shares of the Corporation but shall not confer any further right to participate in profits or assets.

(c) The Corporation may redeem the whole or any part of the Class "B" Special Shares on payment for each share to be

redeemed of the "Redemption Price", together with all dividends declared thereon and unpaid. In case a part only of the then outstanding Class "B" Special Shares is at any time to be redeemed the shares so to be redeemed shall be selected by lot in such manner as the directors in their discretion shall decide or, if the directors so determine, may be redeemed pro rata, disregarding fractions, and the directors may make such adjustments as may be necessary to avoid the redemption of fractional parts of shares. Such redemption to be on at least 30 days' notice in writing by mailing such notice to the registered holders of the shares to be redeemed, specifying the date and place or places of redemption; if notice of any such redemption be given by the corporation in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, specified in the notice, on or before the date fixed for redemption, dividends on the Special Shares to be redeemed shall cease after the date so fixed for redemption and the holders thereof shall thereafter have no rights against the corporation in respect thereof except, upon the surrender of Certificates for such shares, to receive payment therefore out of the monies so deposited. The "Redemption Price" shall be the amount as determined by the board of directors at the date of issue of the said Class "B" Special Shares to be redeemed.

(d) The holders of the Class "B" Special Shares shall have the right, at their option, at any time and from time to time to compel the Corporation to redeem the whole or any part of the said Class "B" Special Shares registered in the name of such holder, provided that 90 days notice of such request has been received by the Corporation. The "Redemption Price" shall be the amount as determined by the board of directors at the date of issue of the said Class "B" Special Shares to be redeemed together with any and all dividends declared thereon and unpaid. In the event the holder of the Class "B" Special Shares exercises the within option, the said holder shall tender to the Corporation, at its registered office, a share certificate or certificates representing the Class "B" Special Shares which the registered holder desires to have the Corporation redeem together with a request in writing specifying:

(i) that the registered holder desires to have the Class "B" Special Shares represented by such certificate(s) redeemed by the Corporation; and

(ii) the business day ("Retraction Date") on which the holder desires to have the Corporation redeem such Class "B" Special Shares.

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

Corporation shall, 10 days after the Retraction Date, or on such earlier date as the Corporation and the registered holder agree, redeem such Class "B" Special Shares by paying to such registered holder the Redemption Price together with all declared but unpaid dividends thereon. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. The said Class "B" Special Shares shall be redeemable on the Retraction Date or on such earlier date as the Corporation and the registered holder agree and from and after the Retraction Date or on such earlier date as the Corporation and the registered holder agree such shares shall cease to be entitled to dividends and the holders thereof shall not be entitled to exercise any of the rights of holders of Class "B" Special Shares in respect thereof unless payment of the Redemption Price is not made when due, in which event the rights of the holders of the Class "B" Special Shares shall remain unaffected until the Redemption Price has been paid in full.

(e) In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "B" Special Shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of any other shares save only as to the holders of the Class "A" Special Shares, the Redemption Price as hereinbefore specified for each Class "B" Special Share and any dividends declared thereon and unpaid and no more.

(f) The foregoing provisions of this paragraph and the provisions of paragraph (g) hereof may be repealed, altered, modified or amended by Articles of Amendment but only with the approval of the holders of the Class "B" Special Shares given as hereinafter specified in addition to any other approval required by the Business Corporations Act, 1990 (Ontario) as the same may be from time to time be in force or any successor corporations statute of the Province of Ontario (the "Act").

(g) The approval of the holders of the Class "B" Special Shares as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of the holders of Class "B" Special Shares duly called and held upon at least ten (10) days' notice at which the holders of at least a majority of the outstanding Class "B" Special Shares are present or represented by proxy and carried by the affirmative votes of the holders of not less than two-thirds of the Class "B" Special Shares represented and voted at such meeting cast on a poll. On every poll taken at every such meeting every holder of Class "B" Special Shares shall be entitled to one (1) vote in respect of each Class "B" Special Share held. Save as hereinbefore provided, the Class "B" Special Shares shall not be entitled to receive notice of or attend and vote at any meeting of the shareholders of the Corporation.

3. 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,**

**continued**

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.

franchises and undertakings, to secure any debt or liability of the Corporation.

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

2. that the number of shareholders of the Corporation, exclusive of persons who are in the employment of the Corporation and exclusive of persons who, having been formerly in the employment of the Corporation, were, while in that employment, and have continued after the termination of that employment to be shareholders of the Corporation is limited to not more than fifty (50), two (2) or more persons who are the joint registered owners of one (1) or more shares being counted as one (1) shareholder;

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.

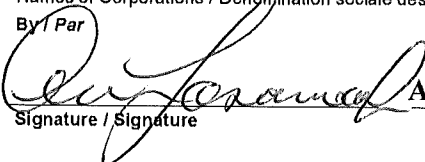
These articles are signed in duplicate.  
Les présents statuts sont signés en double exemplaire.

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.**

### **LASANOWSKI FARMS LIMITED**

Names of Corporations / Dénomination sociale des sociétés

By / Par



**Anne Lasanowski**

Signature / Signature

Print name of signatory /  
Nom du signataire en lettres moulées

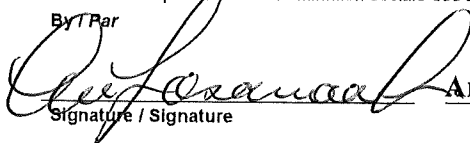
**President**

Description of Office / Fonction

### **LASANOWSKI HOLDINGS LIMITED**

Names of Corporations / Dénomination sociale des sociétés

By / Par



**Anne Lasanowski**

Signature / Signature

Print name of signatory /  
Nom du signataire en lettres moulées

**President**

Description of Office / Fonction

Names of Corporations / Dénomination sociale des sociétés

By / Par

Signature / Signature

Print name of signatory /  
Nom du signataire en lettres moulées

Description of Office / Fonction

Names of Corporations / Dénomination sociale des sociétés

By / Par

Signature / Signature

Print name of signatory /  
Nom du signataire en lettres moulées

Description of Office / Fonction

Names of Corporations / Dénomination sociale des sociétés

By / Par

Signature / Signature

Print name of signatory /  
Nom du signataire en lettres moulées

Description of Office / Fonction

## **SCHEDULE "A"**

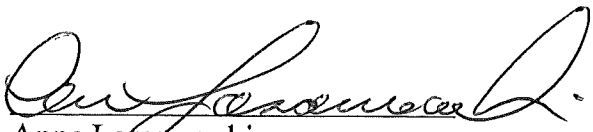
### **IN THE MATTER OF THE BUSINESS CORPORATIONS ACT (ONTARIO)**

### **AND IN THE MATTER OF THE PROPOSED AMALGAMATION OF LASANOWSKI FARMS LIMITED and LASANOWSKI HOLDINGS LIMITED**

I, **ANNE LASANOWSKI**, 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 LASANOWSKI FARMS LIMITED and the President of LASANOWSKI HOLDINGS LIMITED and as such have personal knowledge of the following matters:
2. There are reasonable grounds of believing that each of LASANOWSKI FARMS LIMITED and LASANOWSKI HOLDINGS LIMITED is and the amalgamated corporation resulting from the amalgamation of LASANOWSKI FARMS LIMITED and LASANOWSKI HOLDINGS 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 LASANOWSKI FARMS LIMITED and/or LASANOWSKI HOLDINGS LIMITED that they object to the amalgamation and accordingly clause (c) of subsection 178(2) of the Act has no application;
5. Since neither LASANOWSKI FARMS LIMITED and LASANOWSKI HOLDINGS LIMITED 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 27<sup>th</sup> day of March, 2013.

  
Anne Lasanowski

## SCHEDULE "B-1"

### LASANOWSKI HOLDINGS LIMITED (the "Corporation")

#### AMALGAMATION

#### BE IT RESOLVED THAT:

1. The amalgamation of the Corporation and LASANOWSKI 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 27th day of March, 2013, 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. The Articles of Amalgamation shall be the same as the Articles of the Corporation;
4. The by-laws of Amalgamation shall be the same as the by-laws of the Corporation;
5. No security shall be issued and no assets shall be distributed by the Amalgamated Corporation in connection with the amalgamation; and
6. 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 LASANOWSKI FARMS LIMITED.

DATED this 27<sup>th</sup> day of March, 2013.

"Anne Lasanowski"

Anne Lasanowski - Director

"Amy Priestly - Director"

Amy Priestly - Director

"Veronica P. Lasanowski"

Veronica P. Lasanowski - Director

"Anthony Lasanowski Jr."

Anthony Lasanowski Jr. - Director

Certified to be a true copy of a Resolution of the Board of Directors of LASANOWSKI HOLDINGS LIMITED dated March 27, 2013.

  
Anne Lasanowski - President

**SCHEDULE "B-2"**  
**LASANOWSKI FARMS LIMITED**  
**(the "Corporation")**

**AMALGAMATION**

**BE IT RESOLVED THAT:**

1. The amalgamation of the Corporation and LASANOWSKI HOLDINGS 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 27th day of March, 2013, 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 the Corporation 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 LASANOWSKI HOLDINGS LIMITED.
5. The by-laws of Amalgamation shall be the same as the by-laws of LASANOWSKI HOLDINGS LIMITED;
6. No security 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 LASANOWSKI HOLDINGS LIMITED.

DATED this 27th day of March, 2013.

"Anne Lasanowski"

Anne Lasanowski - Director

"Amy Priestly"

Amy Priestly - Director

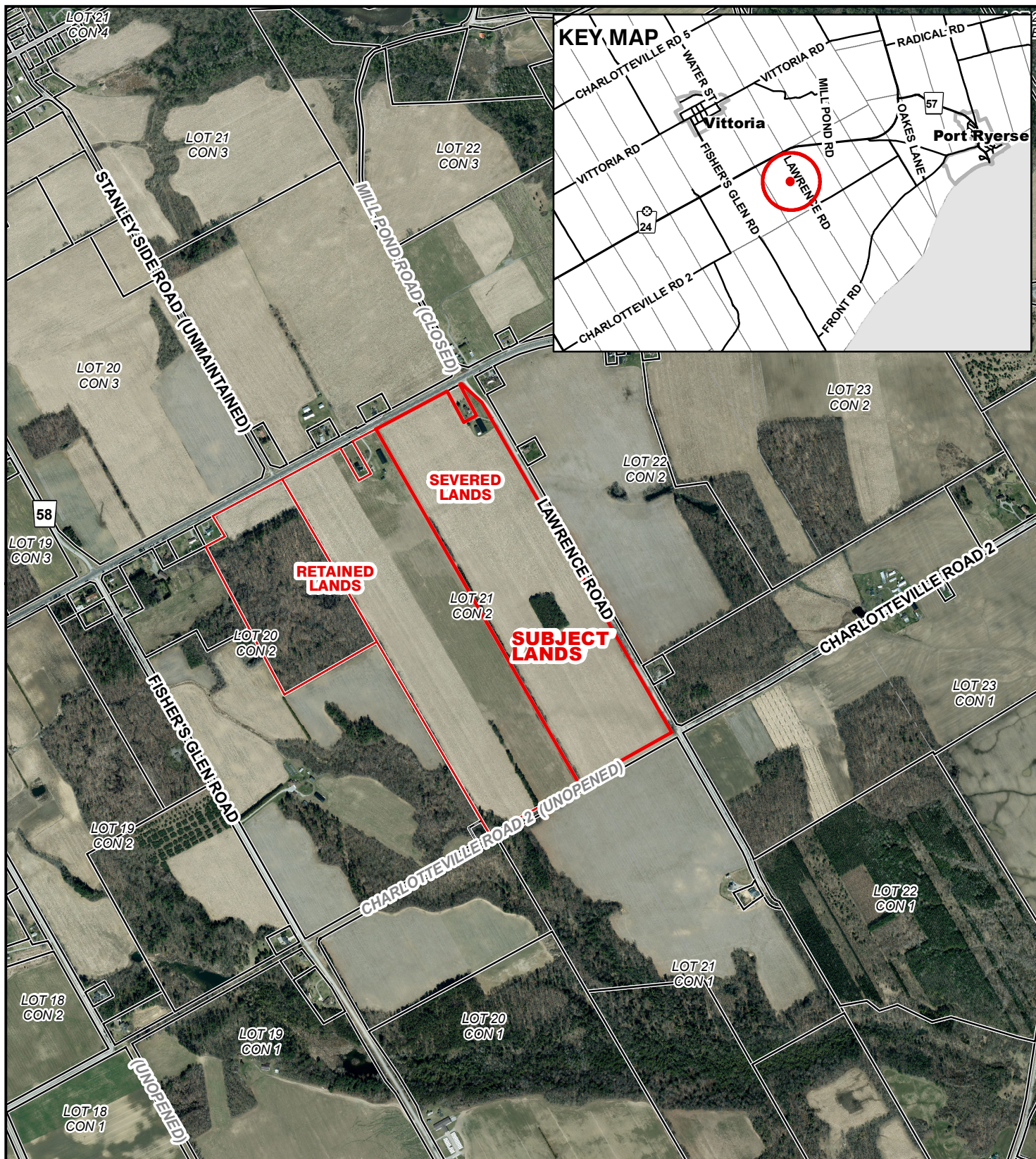
Certified to be a true copy of a Resolution of the Board of Directors of LASANOWSKI FARMS LIMITED dated March 27, 2013.

  
Anne Lasanowski - President



CONTEXT MAP

Geographic Township of CHARLOTTEVILLE



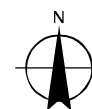
Legend

Subject Lands

Lands Owned

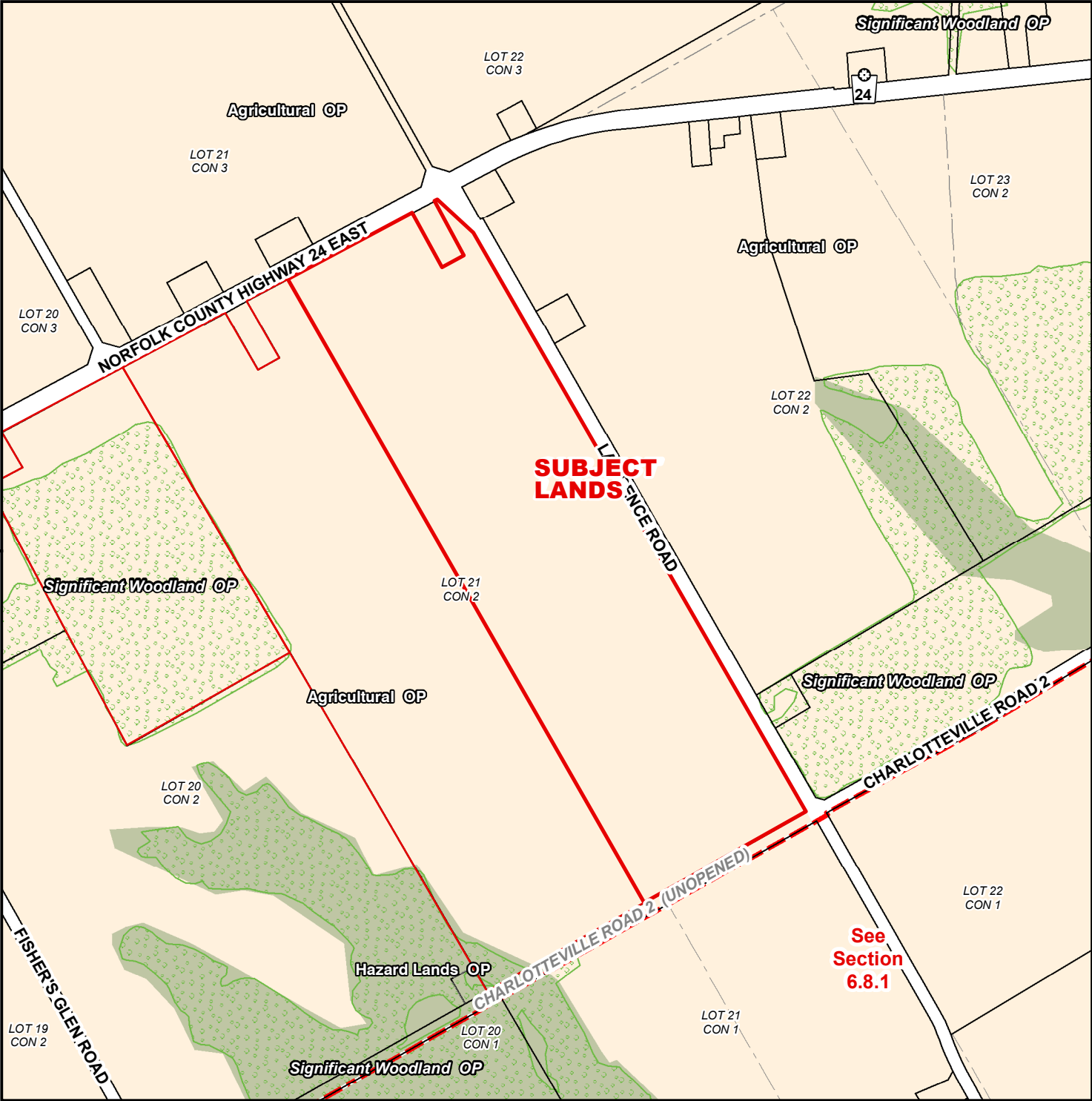
2020 Air Photo

9/1/2022



120 60 0 120 240 360 480 Meters









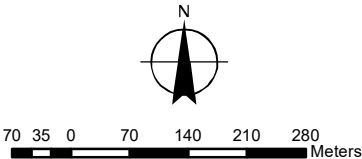
**Legend**

 Subject Lands

**Official Plan Designations**

-  Agricultural
-  Hazard Lands
-  Special Policy Area
-  Significant Woodland

9/1/2022



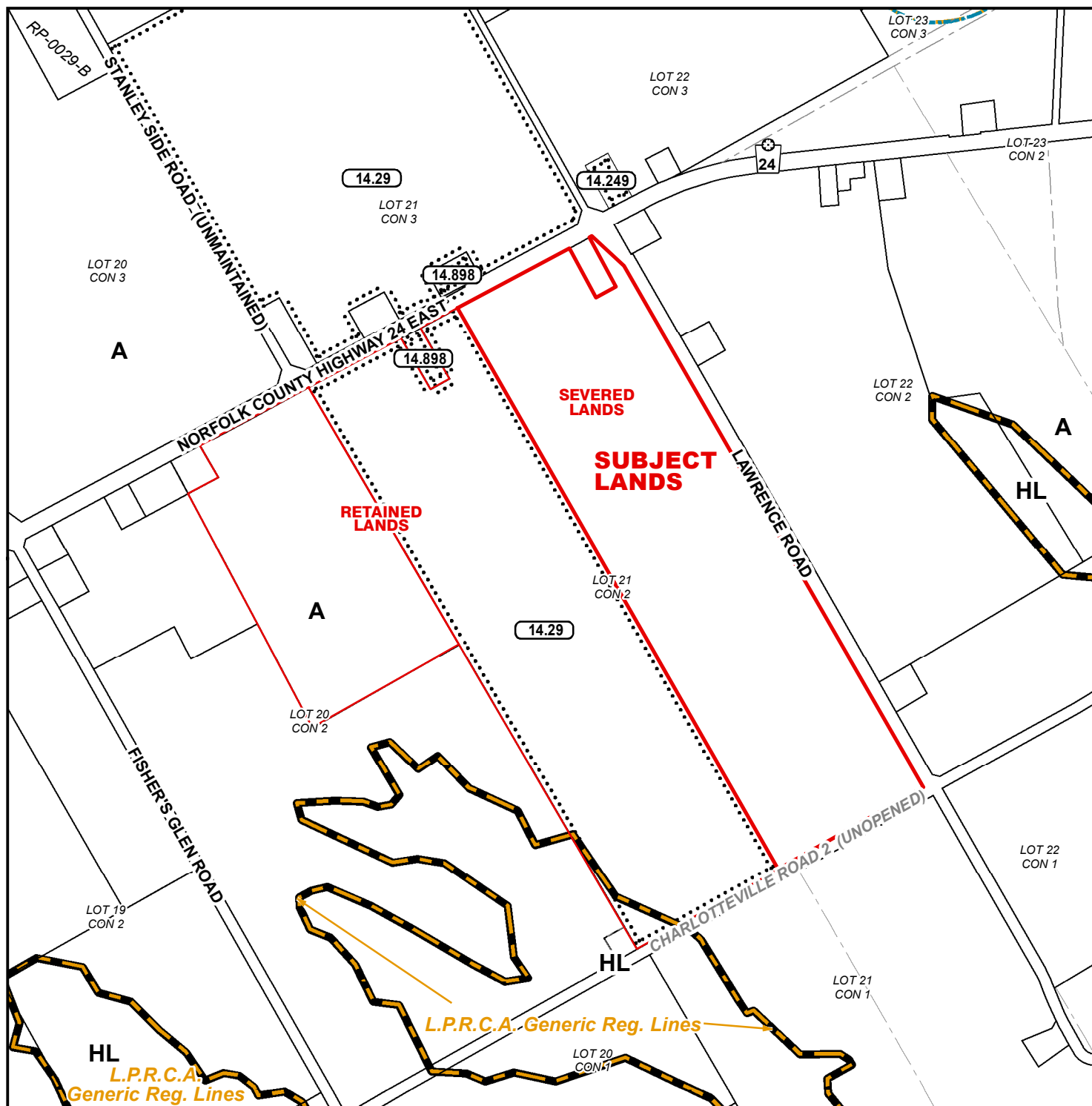


# MAP C

## ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

BNPL2022261



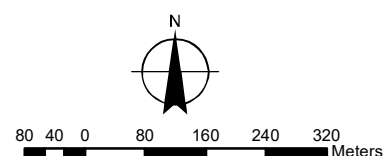
### LEGEND

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

ZONING BY-LAW 1-Z-2014

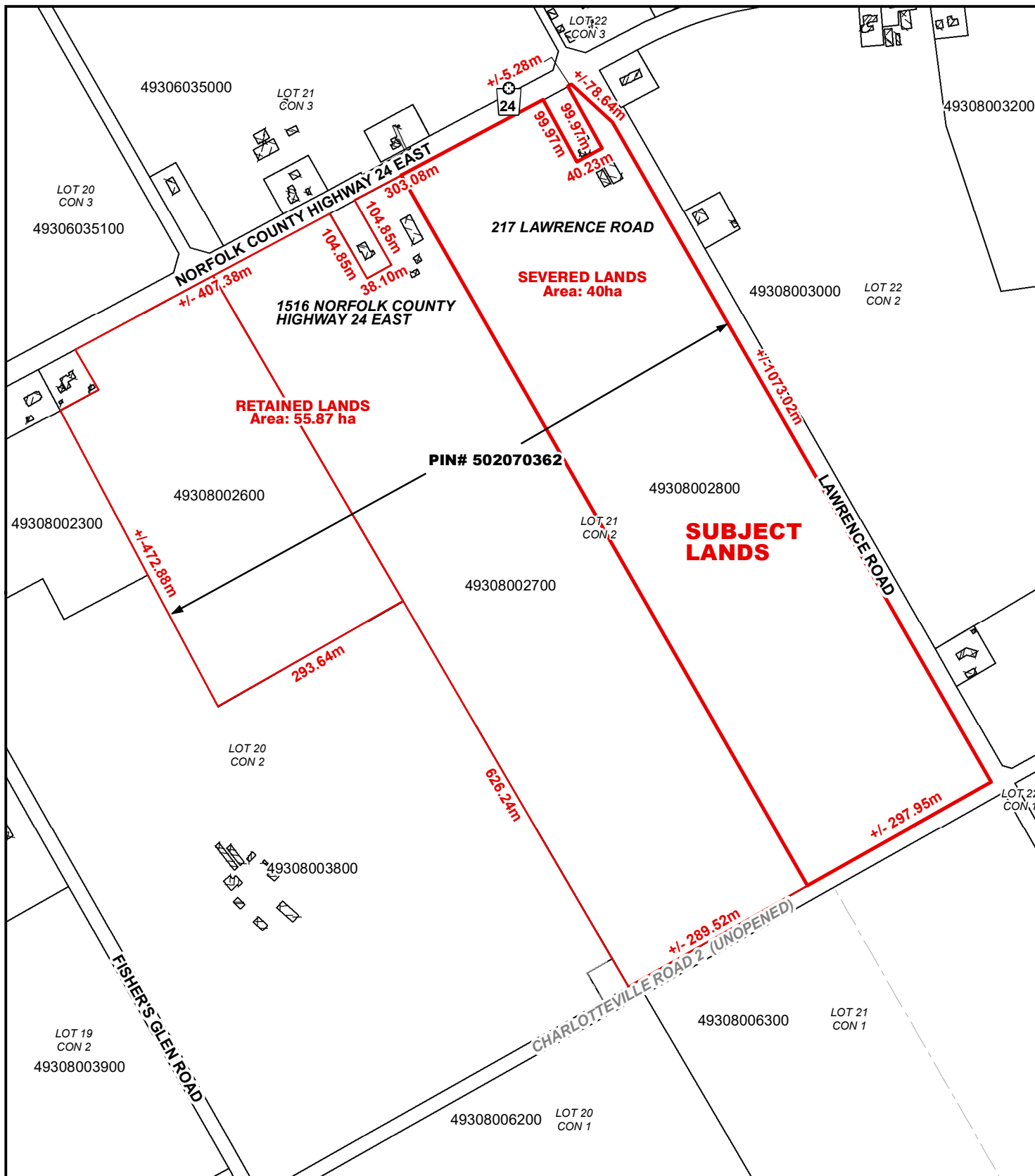
9/1/2022

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



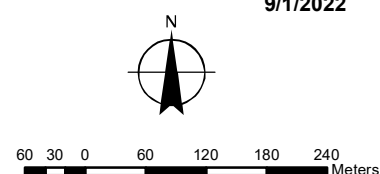
# CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



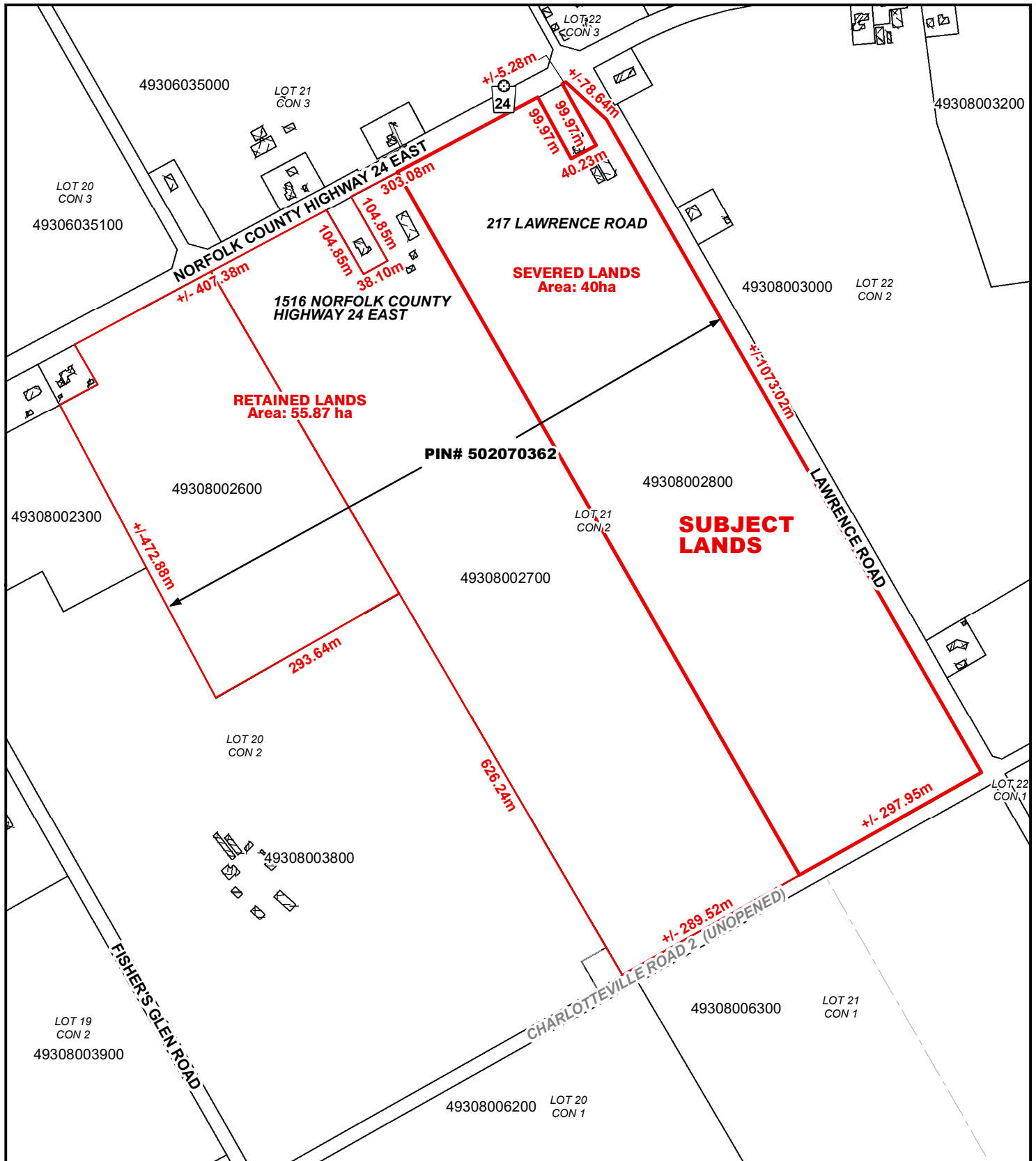
## Legend

- Subject Lands
- Lands Owned



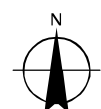
## CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



### Legend

- Subject Lands
- Lands Owned



9/1/2022

60 30 0 60 120 180 240 Meters