

Shermandale Farms Limited
45 Big Creek Rd
Caledonia, Ontario
N3W 2G9
shermandalefarms@hotmail.com
519-755-7210 Steve Smith
519-754-8847 Jerry Smith



Committee of Adjustment, Norfolk County
Application for Consent

Re: Excess farm dwelling at 1332 Concession 7, Townsend Rd, Waterford

We, Shermandale Farms Ltd, recently purchased the farm 1332 Concession 7. We are applying for severance of a new residential lot as we do not have need for an additional house. Attached you will find our application, property survey, and articles of incorporation.

If anything else is needed – please reach out.

Thank you for this consideration,

Steve Smith

A handwritten signature in black ink, appearing to be "SS" with a long horizontal stroke extending to the right.

Jerry Smith

A handwritten signature in black ink, appearing to be "JS" with a long horizontal stroke extending to the right.

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
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: 336-040-61000-0000

A. Applicant Information

Name of Owner Shermandale 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 45 Big Cree Rd

Town and Postal Code Caledonia, Ontario N3W 2G9

Phone Number (519) 754-8847 (Jerry) (519) 755-7210 (Steve)

Cell Number _____

Email Shermandale.farms@hotmail.com

Name of Applicant

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☒ Owner

☐ Agent

☐ Applicant

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

B. Location, Legal Description and Property Information

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

Pt lot 17 Con 7 townsend as in NR538032
Norfolk County

Municipal Civic Address: 1332 Concession 7, Townsend Rd, Waterford

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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:

Agriculture

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

house and driveway to be severed - refer to sketch
2 bays marked on sketch to be demolished.

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:

unknown

9. Existing use of abutting properties:

Agriculture

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				30m	
Lot depth				182.38m	
Lot width				56.16m	
Lot area				7600m ²	
Lot coverage				5.6%	
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:

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

Frontage: 30 m
Depth: 182.38 m
Width: 56.16 m
Lot Area: 7600 m²
Present Use: Residential
Proposed Use: Residential

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: ~~irregular~~ 601.6 m
Depth: 686 m
Width: _____
Lot Area: 405,000 m²
Present Use: Agriculture
Proposed Use: Agriculture
Buildings on retained land: N/A

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: Shermardale Farms Limited
Roll Number: 336-020-29800-0000
Total Acreage: 88.75
Workable Acreage: 85
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1990

Owners Name: Shermardale Farms Limited
Roll Number: 336-020-23750-0000
Total Acreage: 89.72
Workable Acreage: 85
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1990

Owners Name: Shermardale Farms Limited
Roll Number: 336-020-41100-0000
Total Acreage: 53.47
Workable Acreage: 50
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 2016

Additional Properties owned in Norfolk County

Owners Name: SHERMANDALE FARMS LIMITED
Roll Number: 336-020-53200-0000
Total Acreage: 44.73
Working Acreage: 40
Existing Farm type: Cash crop
Dwelling present? No
Date of land purchase: 1995

Owners Name: SHERMANDALE FARMS LIMITED
Roll Number: 336-060-01600-000
Total Acreage: 95.86
Working Acreage: 90
Existing Farm type: Cash crop
Dwelling present? No
Date of land purchase: 1997

Owners Name: SHERMANDALE FARMS LIMITED
Roll Number: 331-0336-020-62500
Total Acreage: 96.96
Working Acreage: 90
Existing Farm type: Cash crop
Dwelling present? No
Date of land purchase: 2016

Owners Name: SHERMANDALE FARMS LIMITED
Roll Number: 331-0336-040-52000
Total Acreage: 117.21
Working Acreage: 110
Existing Farm type: Cash crop
Dwelling present? No
Date of land purchase: 2017

Owners Name: SHERMANDALE FARMS LIMITED
Roll Number: 336-020-59000-0000
Total Acreage: 94.29
Working Acreage: 90
Existing Farm type: Cash crop
Dwelling present? No
Date of land purchase: 2008

Owners Name: SHERMANDALE FARMS LIMITED
Roll Number: 491-002-03100-000
Total Acreage: 75.50
Working Acreage: 68
Existing Farm type: Cash crop
Dwelling present? No
Date of land purchase: 2023

Owners Name: Shermardale Farms Limited
Roll Number: 336-010-08700-0000/336-010-09700-0000
Total Acreage: 196.93
Workable Acreage: 180
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1993/1997

Owners Name: Shermardale Farms Limited
Roll Number: 336-010-01700-0000/01600-0000/02101-0000
Total Acreage: 197.19
Workable Acreage: 185
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: 1989/2004

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:

Spoke with past owners / neighbours

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:

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:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☒ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

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.

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.

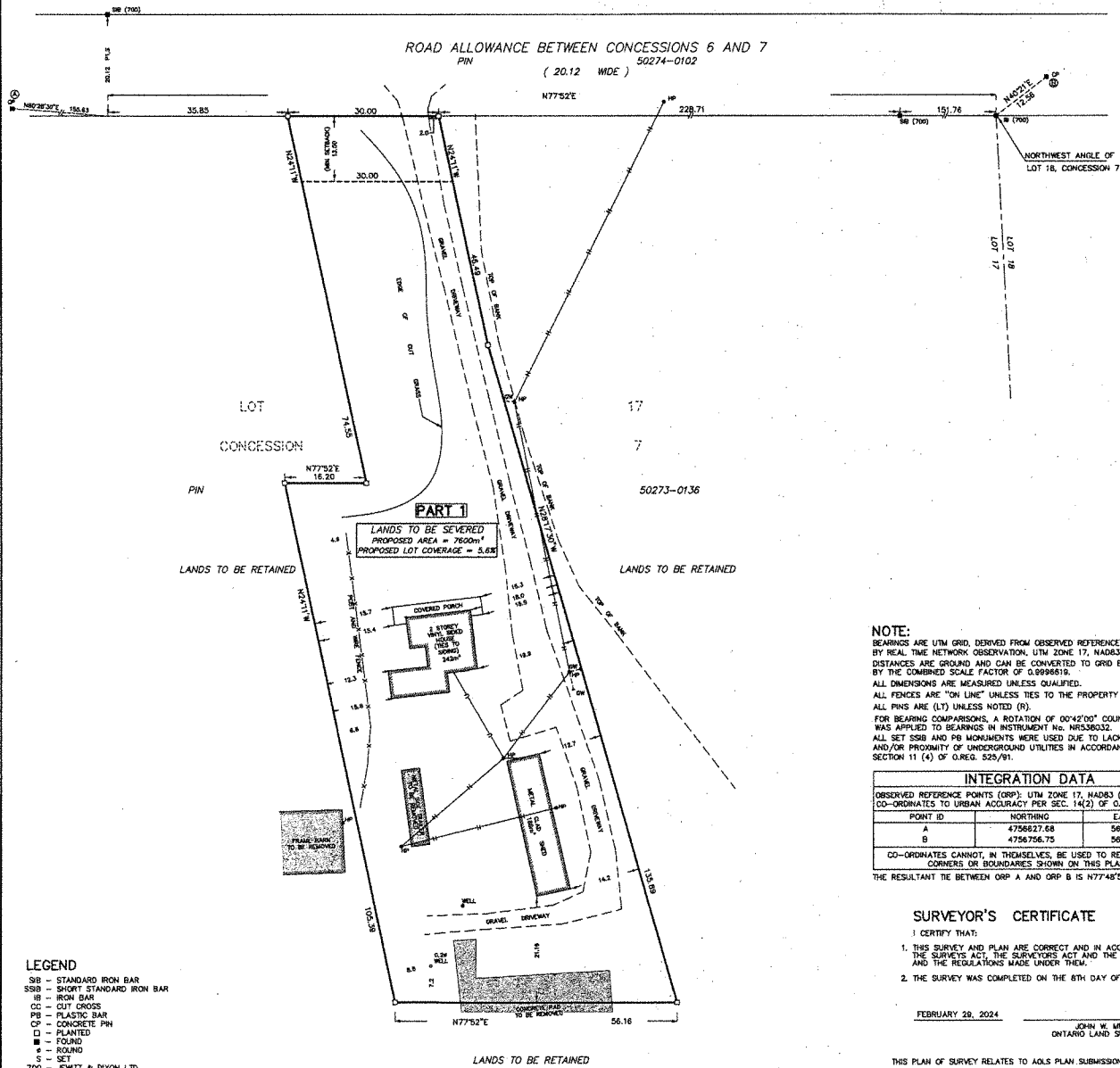
All final plans must include the owner's signature as well as the engineer's signature and seal.

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN OF SURVEY
OF PART OF
LOT 17
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF TOWNSEND)
NORFOLK COUNTY
SCALE 1:500

THE INTENDED PLOT SIZE OF THIS PLAN IS 500mm IN WIDTH BY 800mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:500
MacAULAY, WHITE & MUIR LTD.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 37R— RECEIVED AND DEPOSITED.		
DATE FEBRUARY 29, 2024		DATE		
J. MUIR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37).		
SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA IN SQUARE METRES
1	PART OF 17	7	50273-0136	7600
PART 1 COMPRISES PART OF PIN 50273-0136				



NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B
BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.9999618.
ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.
ALL PINS ARE (LT) UNLESS NOTED (R).
FOR BEARING COMPARISONS, A ROTATION OF 00°12'00" COUNTER-CLOCKWISE
WAS APPLIED TO BEARINGS IN INSTRUMENT NO. N5530032.
ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF OREG. 528/91.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010)			
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 218/10.			
POINT ID	NORTHING	EASTING	
A	4758827.68	563004.05	
B	4758756.75	563501.72	
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP A AND ORP B IS N77°48'50"E 611.67.			

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 8TH DAY OF JANUARY, 2024.

FEBRUARY 29, 2024

JOHN W. MUIR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V—

MacAulay, White & Muir Ltd.	DRAWN: LD
ONTARIO LAND SURVEYORS - CANADA LAND SURVEYORS	CHECKED: JM
A Fully Owned Subsidiary of J.S. Barnes Limited	
440 BROADWAY, SUITE 1, BAYVIEW, ONTARIO M2H 1S1	
T: (905) 752-8948	
www.jbs.com	
Ref. No.	23-50-375-00

Conc # 7 Road.

farm land to be retained.

land,
house,
and
driveshed
to be severed.

proposed severance
line.

gravel driveway

tile
bed
for
septic.

House

old barn
to be
removed.

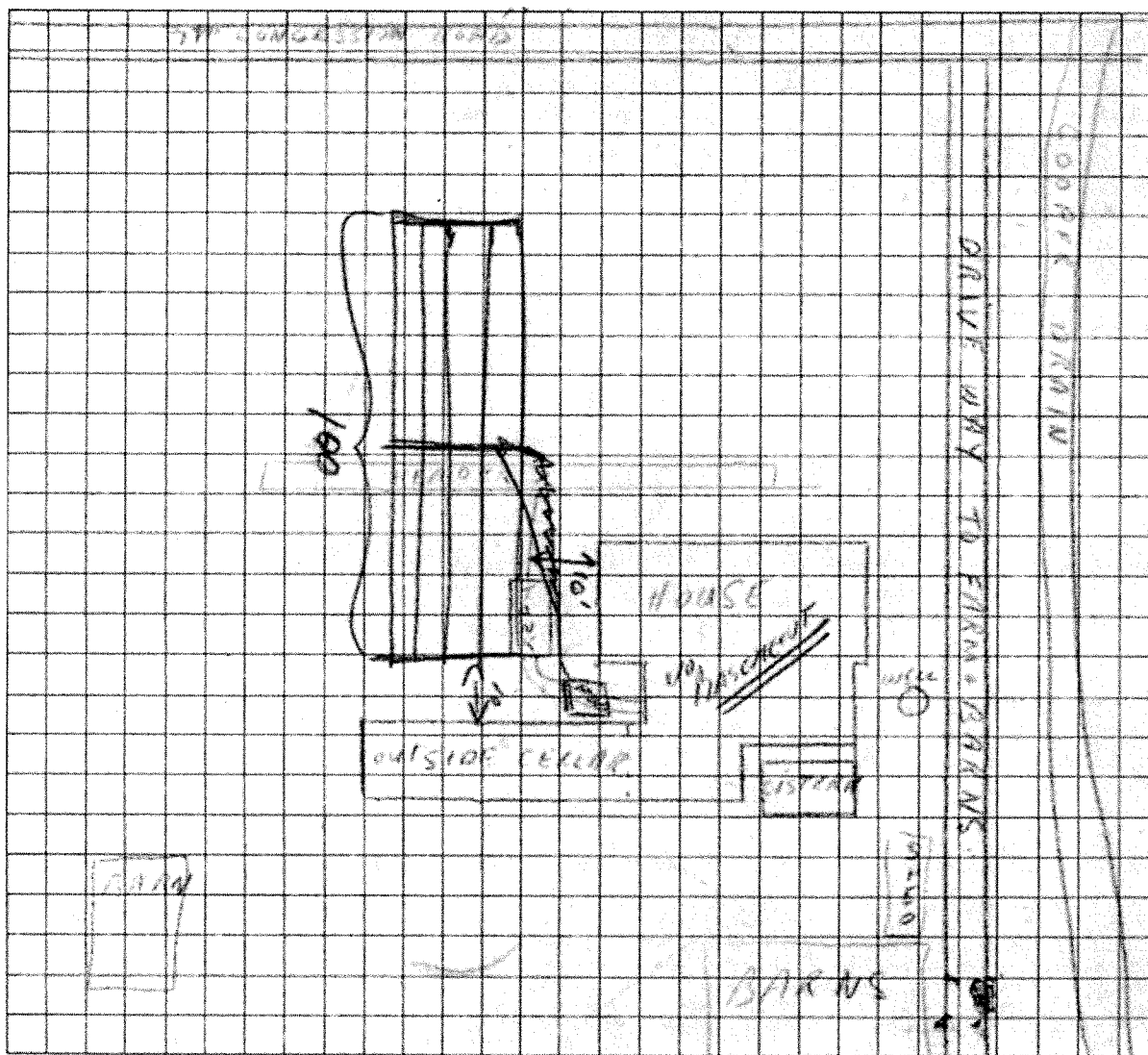
drive
shed.

well

gravel driveway

well

pump
house



I. Transfers, Easements and Postponement of Interest

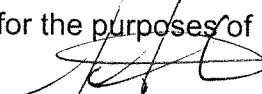
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Permission to Enter Subject Lands

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

Freedom of Information

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



Owner/Applicant/Agent Signature

March 19/2024

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 _____ am/are the registered owner(s) of the lands that is the subject of this application.

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

Owner

Date

Owner

Date

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

K. Declaration

I, Steven Smith, President of Shermandale Farms Limited
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:

Brantford

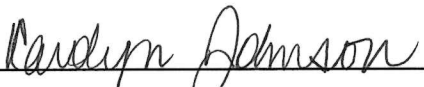
✱ 

Owner/Applicant/Agent Signature

In County of Brant

This 19th day of March

A.D., 20 24



A Commissioner, etc.

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY
OF PART OF
LOT 17
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF TOWNSEND)
NORFOLK COUNTY
SCALE 1:500

MacAULAY, WHITE & MUIR LTD.

I REQUIRE THIS PLAN TO BE
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TITLES ACT.

DATE FEBRUARY 29, 2024

J. MUIR

PLAN 37R-

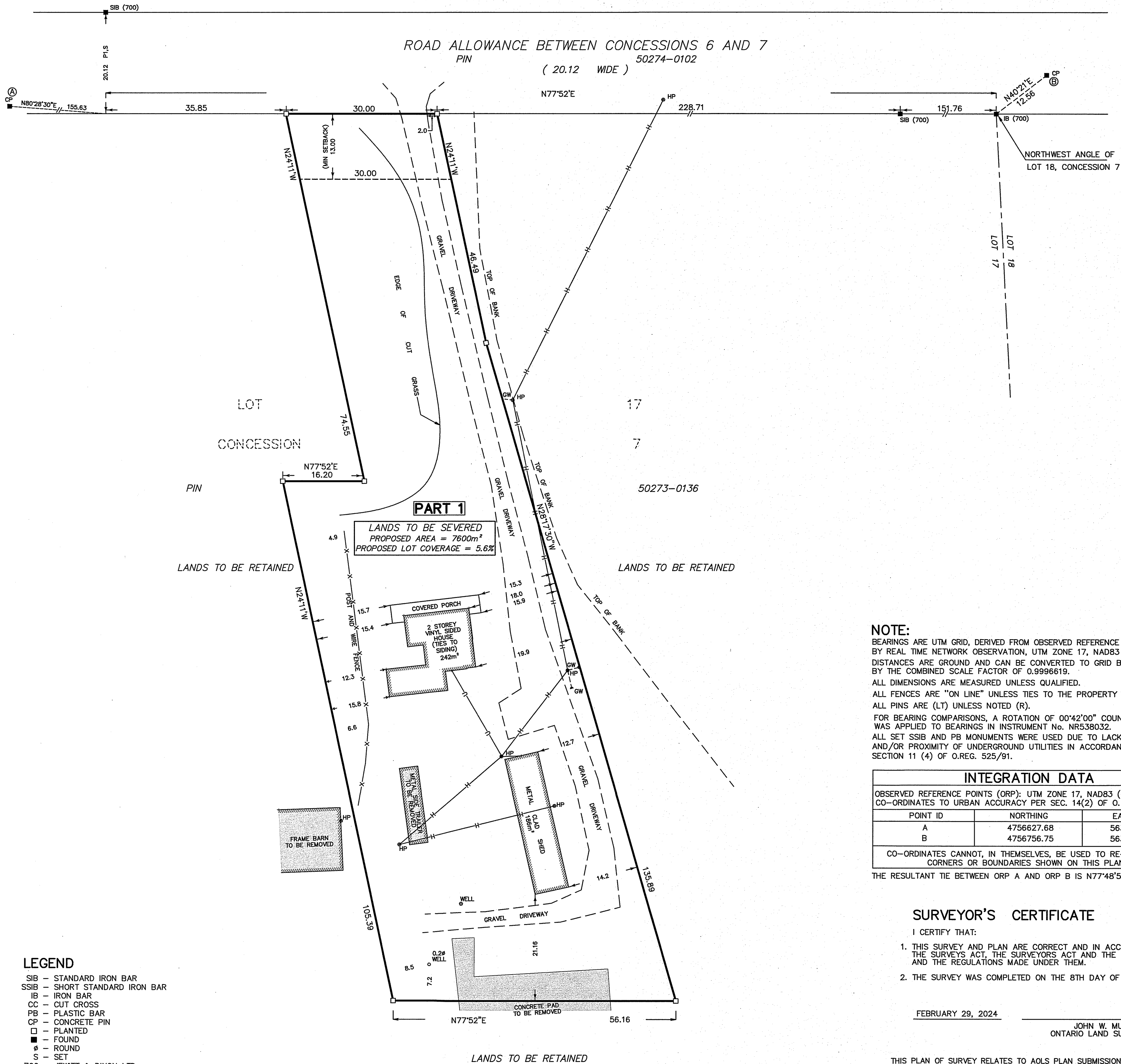
RECEIVED AND DEPOSITED.

DATE

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

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA IN SQUARE METRES
1	PART OF 17	7	50273-0136	7600
PART 1 COMPRISES PART OF PIN 50273-0136				



NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99996619. ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED. ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN. ALL PINS ARE (LT) UNLESS NOTED (R). FOR BEARING COMPARISONS, A ROTATION OF 00°42'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS IN INSTRUMENT No. NR538032. ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010)
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.

POINT ID	NORTHING	EASTING
A	4756627.68	563004.05
B	4756756.75	563601.72

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP A AND ORP B IS N77°48'50"E 611.67.

SURVEYOR'S CERTIFICATE

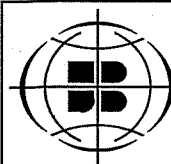
I CERTIFY THAT:

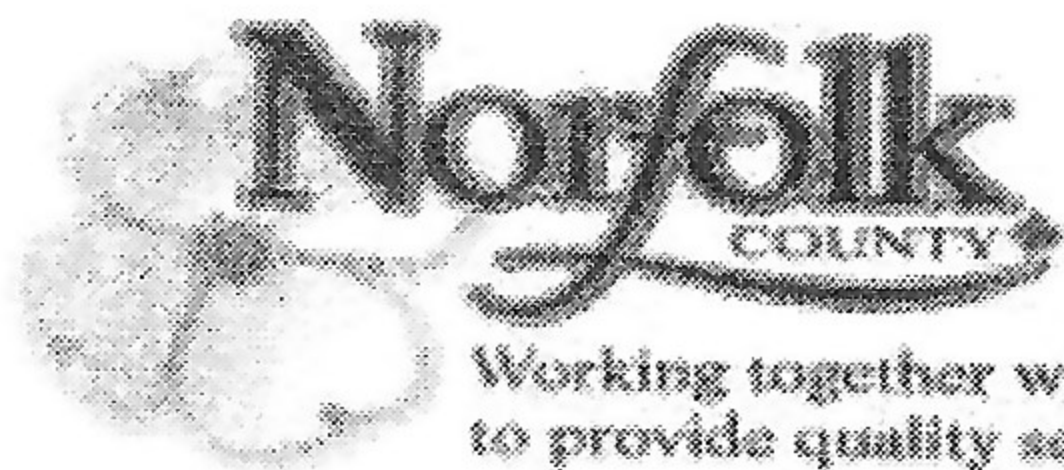
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 8TH DAY OF JANUARY, 2024.

FEBRUARY 29, 2024

JOHN W. MUIR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-

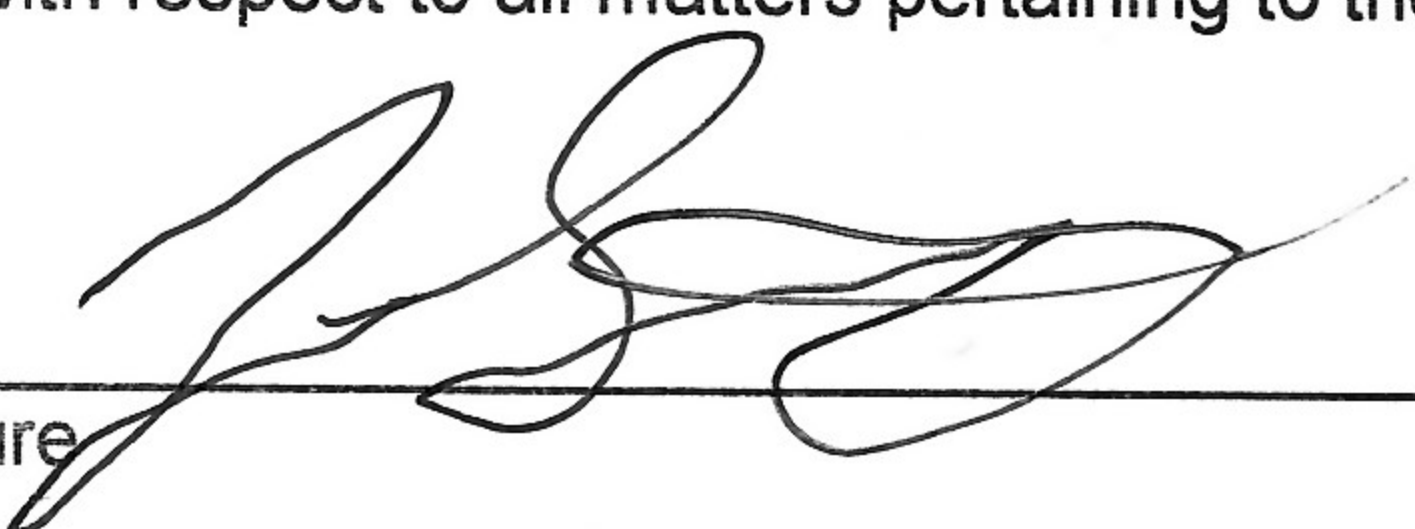


	MacAulay, White & Muir Ltd.	DRAWN:	LD
	ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS	CHECKED:	JW
	A Wholly Owned Subsidiary of J.D. Barnes Limited 440 HARDY ROAD, UNIT 2, BRANTFORD, ON N3T 5L8 T: (519) 752-0040 www.jdbarnes.com	Ref. No.	23-50-375-00



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:	DATE RECEIVED:
PROPERTY INFORMATION		Municipal Address: 1332 Concession 7, Townsend Rd, Waterford	
Owner: Shermandale Farms Limited		Lot: Pt lot 17	Concession: Concession 7
Lot Area: (Proposed) 7600 m ²	Lot Frontage: (Proposed) 30m	Assessment Roll No. 336-040-61000-0000	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Minor Variance - residential <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____ <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Sewerage (excess dwelling)	
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	
Building Area: 2250 sq/ft	No. of Bedrooms: 3	No. of Fixture Units: 12.5	Is the building currently occupied? <input checked="" type="radio"/> Yes / No If No, how long?
EVALUATOR'S INFORMATION		Evaluator's Name: Matt Blackwell Company Name: Mathaven Contracting Ltd Address: 222 Longford Church Rd Postal Code: N3T 5L4 Phone: (519) 717-0445 Email: matt@mathaven.com BCIN # 122272 Company # 123646	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): grass Soil Type: Sand / loam	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep Surface Discharge Observed: Yes <input checked="" type="radio"/> No		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry Odour Detected: Yes <input checked="" type="radio"/> No Current Weather (at time of evaluation): Sunny	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)	
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 1035 Gal.	Pump: Yes <input checked="" type="radio"/> No
Distribution System: Area: <input type="checkbox"/> Trench Bed <input checked="" type="checkbox"/> Filter Medium		No. of Tile Runs: 5	Total Length of Tile: 500' Distance Between Tile Runs: 1m
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input type="checkbox"/> Capped <input checked="" type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded
Setbacks:		Tank Distance to Buildings & Structures (ft): 10' Distance to Bodies of Water (ft): N/A Distance to Nearest Well (ft): 150' Distance to Proposed Property Lines: Front _____ Rear _____ Side _____ Side _____	
		Distribution Pipe Distance to Buildings & Structures (ft): 20' Distance to Bodies of Water (ft): N/A Distance to Nearest Well (ft): 100' Distance to Proposed Property Lines: Front _____ Rear _____ Side _____ Side _____	

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.
VERIFICATION	Additional Comments:
OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law. I, <u>Jerry Smith</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u></u> Owner Signature </div> <div style="width: 45%; text-align: right;"> <u>May 21/2024</u> Date </div> </div>	
EVALUATOR: 1. I, <u>Matt Blackwell</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u></u> Evaluator Signature </div> <div style="width: 45%; text-align: right;"> <u></u> May 14/2025 <u>May 14/2024</u> Date </div> </div>	
<div style="background-color: #e0e0e0; padding: 2px 5px; margin-bottom: 5px;">BUILDING DIVISION COMMENTS</div> Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%; text-align: right;"> _____ Date </div> </div>	



On Site Sewage Disposal System Location Plan

DATE: May 21/2024

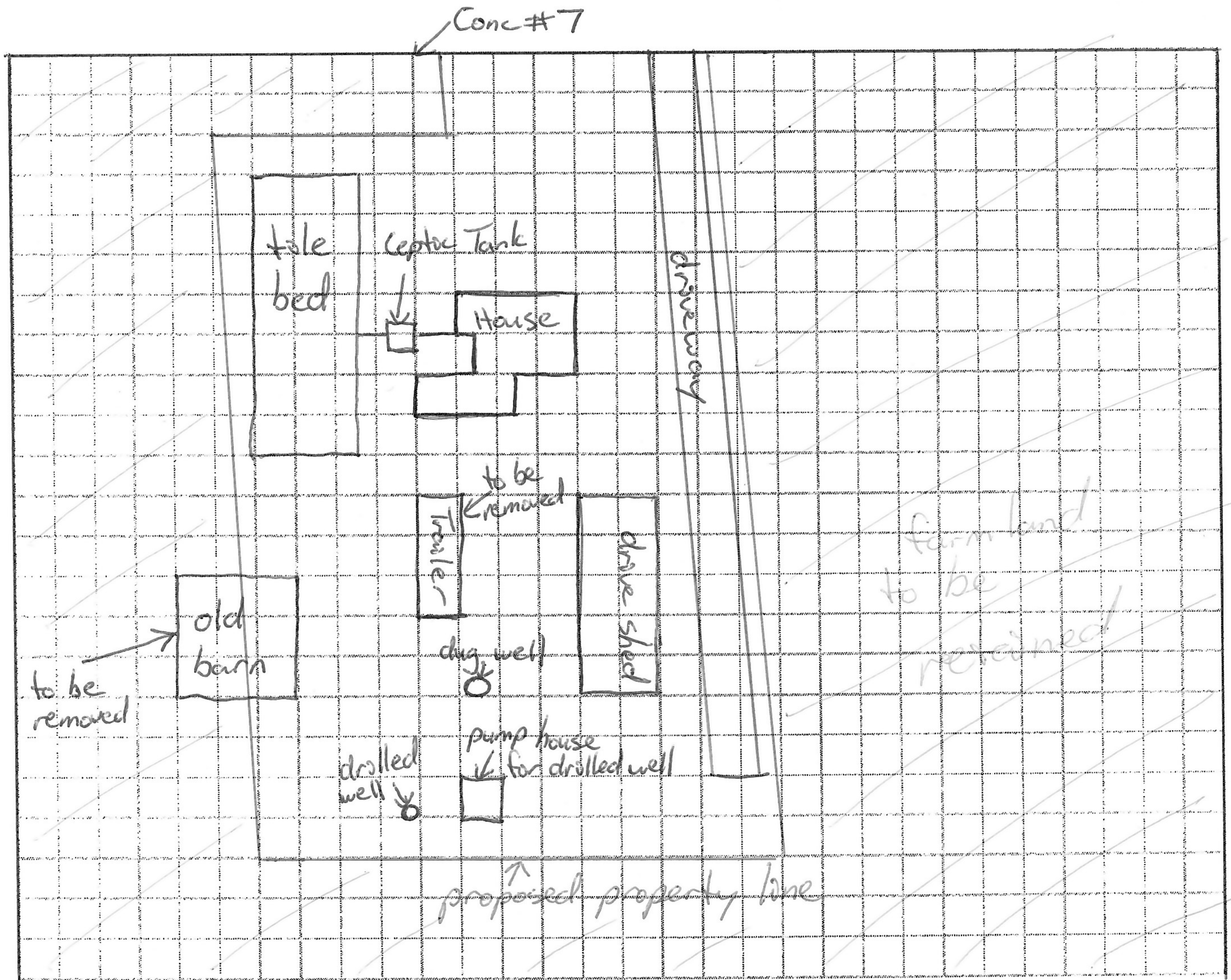
APPLICATION NUMBER: _____

OWNER Shermandale Farms Ltd

EVALUATOR Matt Blackwell

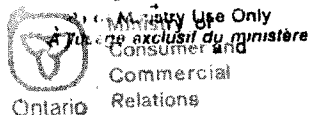
PROPERTY ADDRESS 1332 Concession 7, Townsend Rd, Waterford

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



PREPARED BY: Matt Blackwell

NOTE: The above sketch is not to exact scale.



CERTIFICATE

This is to certify that these articles are effective on

Ministère de
la Consommation
et du Commerce

CERTIFICAT

Ceci certifie que les présents statuts entrent en vigueur le

SEPTEMBER 26 SEPTEMBRE, 1985

Handwritten signature

8

Controller of Records
Companies Branch

Contrôleur des Dossiers
Direction des Compagnies

Ontario Corporation Number
Numéro de la compagnie en Ontario

637404

Trans Code 18	Line No 20	Stat 28	Comp Type 29	Method Incorp 30
A	0	0	A	3
Share 31	Notice Req'd 32	Jurisdiction 33		
S	N	ONTARIO		

ARTICLES OF INCORPORATION STATUTS CONSTITUTIFS

Form 1
Business
Corporations
Act,
1982
Formule
numero 1
Loi de 1982
sur les
compagnies

1. The name of the corporation is:

Dénomination sociale de la compagnie:

S	H	E	R	M	A	N	D	A	L	E	F	A	R	M	S	L	I	M	I	T	E	D
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

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, Suite Room No.)
(Rue et numéro ou numéro de la R.R. et, s'il s'agit d'un édifice à bureaux, le numéro du bureau)

CALEDONIA, Ontario

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

N	O	A	I	A	O
---	---	---	---	---	---

(Postal Code)
(Code postal)

Town of Caledonia

(Name of Municipality, Geographical Township)
(Nom de la municipalité, du canton)

in the
dans le/la

Regional Municipality of Haldimand-
(County, District, Regional Municipality)
(Comté, district, municipalité régionale)

Norfolk

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

Nombre (ou nombres minimal et maximal) d'administrateurs

Minimum one (1) - Maximum ten (10)

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

Premier(s) administrateur(s)

First name, initials and surname Prénom, initiales et nom de famille	Residence address, giving municipality and postal code Adresse personnelle, y compris le numéro de la R.R. ou, le nom de la municipalité et le code postal	No. of R.R. No. or le numéro de la R.R. ou, le nom de la municipalité et le code postal	Resident Canadian State Yes or No Résident Canadien Oui/Non
JAMES WILLIAM SMITH	R.R.#2, CALEDONIA	NOA 1A0	Yes
ELEANOR ANN SMITH	R.R.#2, CALEDONIA	NOA 1A0	Yes
STEVEN KELLY SMITH	R.R.#2, CALEDONIA	NOA 1A0	Yes
REGINALD GEORGE SMITH	R.R.#2, CALEDONIA	NOA 1A0	Yes

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise. *Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.*

NONE

6. The classes and any maximum number of shares that the corporation is authorized to issue. *Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:*

The shares that the Corporation is authorized to issue are:

- a) an unlimited number of common shares without nominal or par value ("common shares"), the holders of which are entitled, among other things:
- (i) to vote at all meetings of shareholders, except meetings at which only holders of a specified class of shares are entitled to vote;
- and
- (ii) subject to the rights, privileges, restrictions and conditions attaching to any other class of shares of the Corporation, to receive the remaining property of the Corporation upon dissolution;
- and
- b) an unlimited number of non-cumulative, voting, redeemable Class "A" preference shares, without par value; and
- c) an unlimited number of non-voting, non-cumulative, redeemable Class "B" preference shares without par value.

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: 3.

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:

(a) The holders of the Class "A" preference 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" preference 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; if in any year, after providing for the full dividend on the Class "A" preference 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" preference shares and on the common shares; the holders of the Class "A" preference shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends.

(b) The Class "A" preference 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" preference shares on payment for each share to be redeemed of the amount paid up thereon, together with all dividends declared thereon and unpaid. In case a part only of the then outstanding Class "A" preference 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.

(d) The Corporation shall have the right at its option at any time and from time to time to purchase for cancellation the whole or any part of the Class "A" preference shares pursuant to tenders or, with the unanimous consent of the holders of all issued Class "A" preference shares, by private contract at the lowest price at which, in the opinion of the directors, such shares are obtainable but not exceeding the redemption price of the Class "A" preference shares hereinbefore specified. If, in response to an invitation for tenders, two (2) or more shareholders submit tenders at the same price and if such tenders are accepted by the Corporation in whole or in part, then unless the Corporation accepts all such tenders in whole, the Corporation shall accept such tenders in proportion as nearly as may be to the number of shares offered in such tender.

(e) In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "A" preference 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 amount of paid up capital for each Class "A" preference share and any dividends declared thereon and unpaid and no more.

(f) The holders of Class "A" preference 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" preference share shall confer the right to one (1) vote in person or by proxy at all meetings of shareholders of the Corporation.

(g) The foregoing provisions, the 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 apopoval of the holders of the Class "A" preference shares given as hereinafter specified in addition to any other approval required by the Business Corporations Act, 1982 (Ontario) as the same may 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" preference shares as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of holders of Class "A" preference shares are presentor represented by proxy and carried by the affirmative votes of the holders of not less than two-thirds of the Class "A" preference shares represented and voted at such meeting cast on a poll. On every poll taken at such meeting every holder of Class "A" preference shares shall be entitled to one (1) vote in respect of each Class "A" preference share held.

(i) The holders of the Class "B" preference 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, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends; if in any year, after providing for the full dividend on the Class "B" preference shares,

there shall remain any profits or surplus available fore 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" preference shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends.

(j) The Class "B" preference 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.

(k) The Corporation may redeem the whole or any part of the Class "B" preference shares on payment for each share to be redeemed of the amount paid up thereon, together with all dividends declared thereon and unpaid. In case a part only of the ten outstanding Class "B" preference 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 upon, 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.

(l) The Corporation shall have the right at its option at any time and from time to time to purchase for cancellation the whole or any part of the Class "B" preference shares pursuant to tenders, or, with the unanimous consent of the holders of all issued Class "B" preference shares hereinbefore specified. If, in response to an invitation for tenders, two (2) or more shareholders by the Corporation in whole or in part, then unless the Corporation accepts all such tenders in whole, the Corporation shall accept such tenders in proportion as nearly as may be to the number of shares offered in each such tender.

(m) In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "B" preference shares shall be entitled to receive, before distribution of any part of the assets of the Corporation among the holders of any other shares, the amount of paid up capital for each Class "B" preference share and any dividends declared thereon and unpaid and no more.

(n) Subject to the provisions of Paragraph (c), the holders of the Class "B" preference shares shall not, as such, have any voting rights for the election of directors or for any other purpose nor shall they be entitled to attend shareholders' meetings unless and until the Corporation shall fail, for a period of two (2) consecutive years, to pay the dividend on the Class "B" preference shares, whereupon and whenever the same shall occur, the holders of the Class "B" preference shares shall, until a full yearly dividend has been paid on the Class "B" preference shares, be entitled to attend all shareholders meetings and shall have one (1) vote thereat for each Class "B" preference share then held by them respectively. Notwithstanding the aforesaid conditions, restrictions, limitations or prohibitions on the right to vote, the holders of the aforesaid shares are entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale

of its undertaking or a substantial part thereof under subsection 183(3) of the Act as such subsection may be amended from time to time.

(o) The foregoing provisions, the provisions of this paragraph and the provisions of paragraph (p) hereof may be repealed, altered, modified or amended by articles of amendment but only with the approval of the holders of the Class "B" preference shares given as hereinafter specified in addition to any other approval required by The Business Corporations Act (1982) (Ontario) as the same may from time to time be in force or any successor corporations statute of the Province of Ontario (the "Act").

(p) The approval of the holders of the Class "B" preference shares as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of holders Class "B" preference shares duly called and held upon at least ten (1) days' notice, at which the holders of at least a majority of the outstanding Class "B" preference 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" preference shares represented and voted at such meeting, every holder of Class "B" preference shares shall be entitled to one (1) vote in respect to each Class "B" preference share held.

(q) The foregoing provisions, the provisions of this paragraph and the provisions of paragraph (r) hereof may be repealed, altered, modified or amended by Articles of Amendment but only with the approval of the holders of the Class "A" preference shares given as hereinafter specified in addition to any other approval required by The Business Corporations Act, 1982 (Ontario) as the same may from time to time be in force or any successor corporations statute or the Province of Ontario (the "Act").

(r) The approval of the holders of the Class "A" preference shares as to any and all matters referred to herein may be given by special resolution sanctioned at a meeting of holders of Class "A" preference shares duly called and held upon at least ten (1) days' notice at which the holders of at least a majority of the outstanding Class "A" preference 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" preference shares represented and voted at such meeting cast on a poll. On every poll taken at every such meeting every holder of Class "A" preference shares shall be entitled to one (1) vote in respect of each Class "A" preference share held.

(s) The holders of the common shares are entitled to one (1) vote per share at all meetings of shareholders except meetings at which

only holders of a specified class of shares are entitled to vote, and are entitled to receive the remaining property of the Corporation upon dissolution.

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

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

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.

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 obligations (including bonds, debentures, notes 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; and
- d) charge, mortgage, hypothecate, pledge or otherwise create a security interest in all or any of the currently owned or subsequently acquired real or personal, movable, or immovable, property of the corporation, including book debts, rights, powers, franchises and undertakings, to secure any debt or liability of the Corporation.

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

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

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

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

First name, initials and surname or corporate name
Prénom, initiale et nom de famille ou dénomination sociale

Full residence address or address of registered office or of principal place of business giving street & No. or R.R. No. municipality and postal code
Adresse personnelle au complet, adresse du siège social ou adresse de l'établissement principal, y compris la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal

JAMES WILLIAM SMITH

ELEANOR ANNE SMITH

STEVEN KELLY SMITH

REGINALD GEORGE SMITH

R. R. # 2, Caledonia, Ontario, N0A 1A0

R. R. # 2, Caledonia, Ontario, N0A 1A0

R. R. # 2, Caledonia, Ontario, N0A 1A0

R. R. # 2, Caledonia, Ontario, N0A 1A0

These articles are signed in duplicate

Les présents statuts sont signés en double exemplaire.

Signatures of incorporators
(Signature des fondateurs)


 JAMES WILLIAM SMITH


 STEVEN KELLY SMITH


 ELEANOR ANNE SMITH


 REGINALD GEORGE SMITH

Form 2
Business
Corporations
Act
1982

Formule
numéro 2
Loi de 1982
sur les
compagnies

**CONSENT TO ACT AS A FIRST DIRECTOR
ACCEPTATION DU PREMIER ADMINISTRATEUR**

I./je soussigné(e), JAMES WILLIAM SMITH

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

residing at/du R. R. # 2, Caledonia, Ontario, N0A 1A0

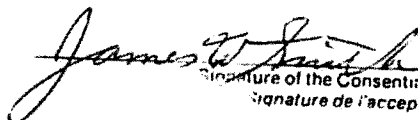
(Street & No. R.R. No., Municipality & Postal Code)
(Rue et numéro, numéro de la R.R., nom de la municipalité et code postal)

hereby consent to act as a first director of

accepte par la présente de devenir premier
administrateur de

SHERMANDALE FARMS LIMITED

(Name of Corporation)
(Dénomination sociale de la compagnie)


Signature of the Consenting Person
Signature de l'acceptant

**CONSENT TO ACT AS A FIRST DIRECTOR
ACCEPTATION DU PREMIER ADMINISTRATEUR**

I, /je soussigné(e), ELEANOR ANNE SMITH
(First name, initials and surname)
(Prenom, initiales et nom de famille)

residing at/du R. R. # 2, Caledonia, Ontario, N0A 1A0
(Street & No. R.R. No. Municipality & Postal Code)
(Rue et numero, numero de la R.R., nom de la municipalité et code postal)

hereby consent to act as a first director of accepte par la présente de devenir premier
administrateur de

SHERMANDALE FARMS LIMITED

(Name of Corporation)
(Dénomination sociale de la compagnie)

Eleanor A. Smith
Signature of the Consenting Person
Signature de l'acceptant

Form 2
• Business
Corporations
Act,
1982
Formule
numéro 2
Loi de 1982
sur les
compagnies

**CONSENT TO ACT AS A FIRST DIRECTOR
ACCEPTATION DU PREMIER ADMINISTRATEUR**


I./je soussigné(e), STEVEN KELLY SMITH
(First name, initials and surname)
(Prénom, initiales et nom de famille)

residing at/du R. R. # 2, Caledonia, Ontario, N0A 1A0
(Street & No. R.R. No., Municipality & Postal Code)
(Rue et numéro, numéro de la R.R., nom de la municipalité et code postal)

hereby consent to act as a first director of

*accepte par la présente de devenir premier
administrateur de*

SHERMANDALE FARMS LIMITED
(Name of Corporation)
(Dénomination sociale de la compagnie)


Signature of the Consenting Person
Signature de l'acceptant

Form 2
Business
Corporations
Act,
1982

Formule
numéro 2
Loi de 1982
sur les
compagnies

**CONSENT TO ACT AS A FIRST DIRECTOR
ACCEPTATION DU PREMIER ADMINISTRATEUR**

I, /je soussigné(e), REGINALD GEORGE SMITH

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

residing at/du R. R. # 2, Caledonia, Ontario, N0A 1A0

(Street & No. R.R. No., Municipality & Postal Code)
(Rue et numéro, numéro de la R.R., nom de la municipalité et code postal)

hereby consent to act as a first director of.

accepte par la présente de devenir premier
administrateur de

SHERMANDALE FARMS LIMITED

(Name of Corporation)
(Dénomination sociale de la corporation)


Signature of the Consenting Person
Signature de l'acceptant

1332 Concession 7 driveshed usage

Shermandale Farms Farms [REDACTED]

Mon 5/27/2024 12:13 PM

To: Andrew Wallace [REDACTED]

 5 attachments (13 MB)

image2.jpeg; 20240521_111917.jpg; 20240521_112051.jpg; image0.jpeg; image1.jpeg;



Hey Andrew,

Further to our conversation. the drive shed we would like to include with our severance is currently not being used for agricultural storage nor has it been used for agricultural storage. I have attached some pictures. As you can see, the garage doors are 8ft (standard residential garage doors) and would not fit agricultural equipment.

It is currently being used for our tenants residential storage.

Thanks,

Mattie Smith
Shermandale Farms Limited

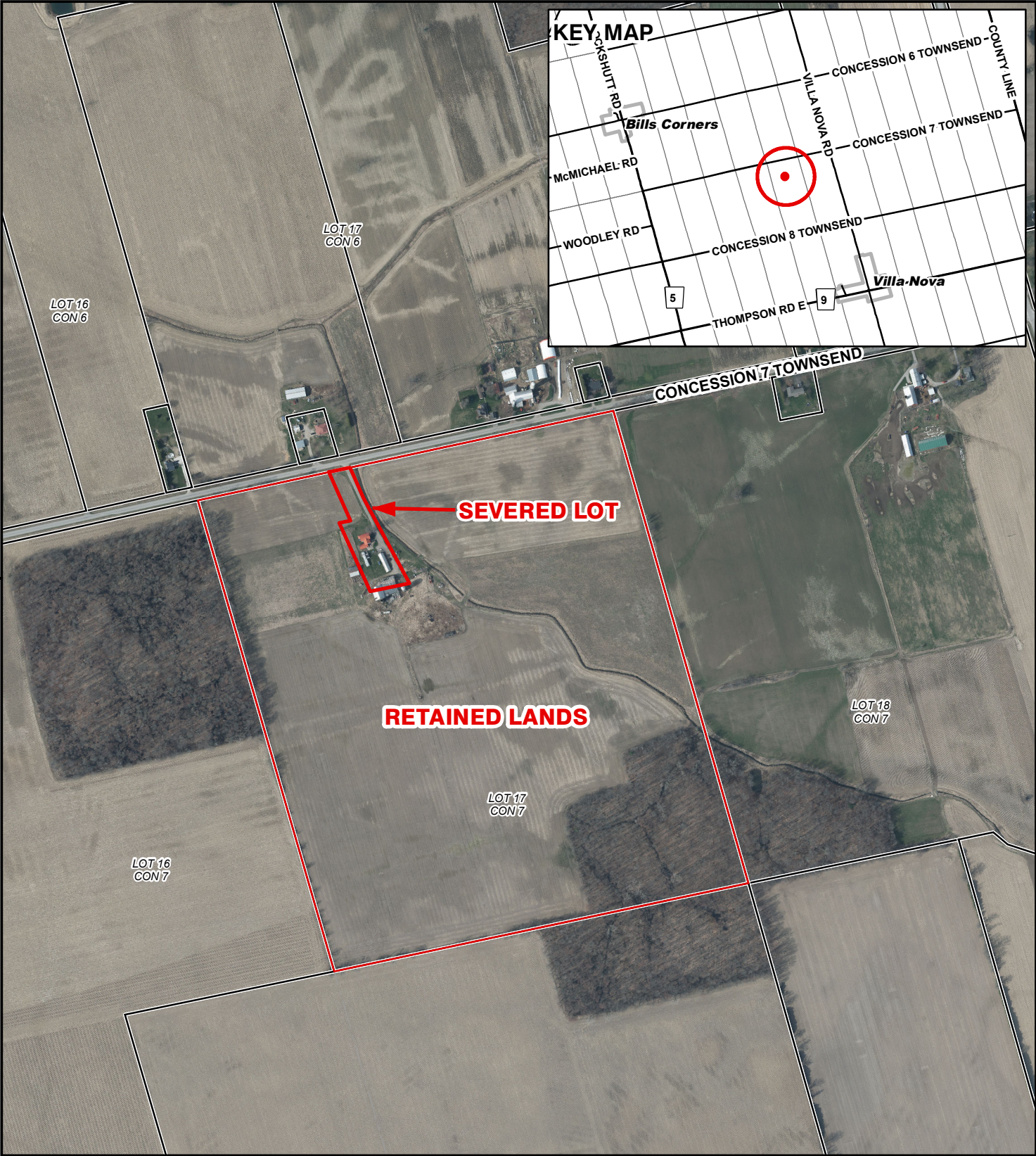










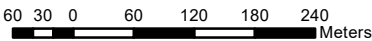
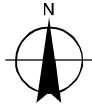


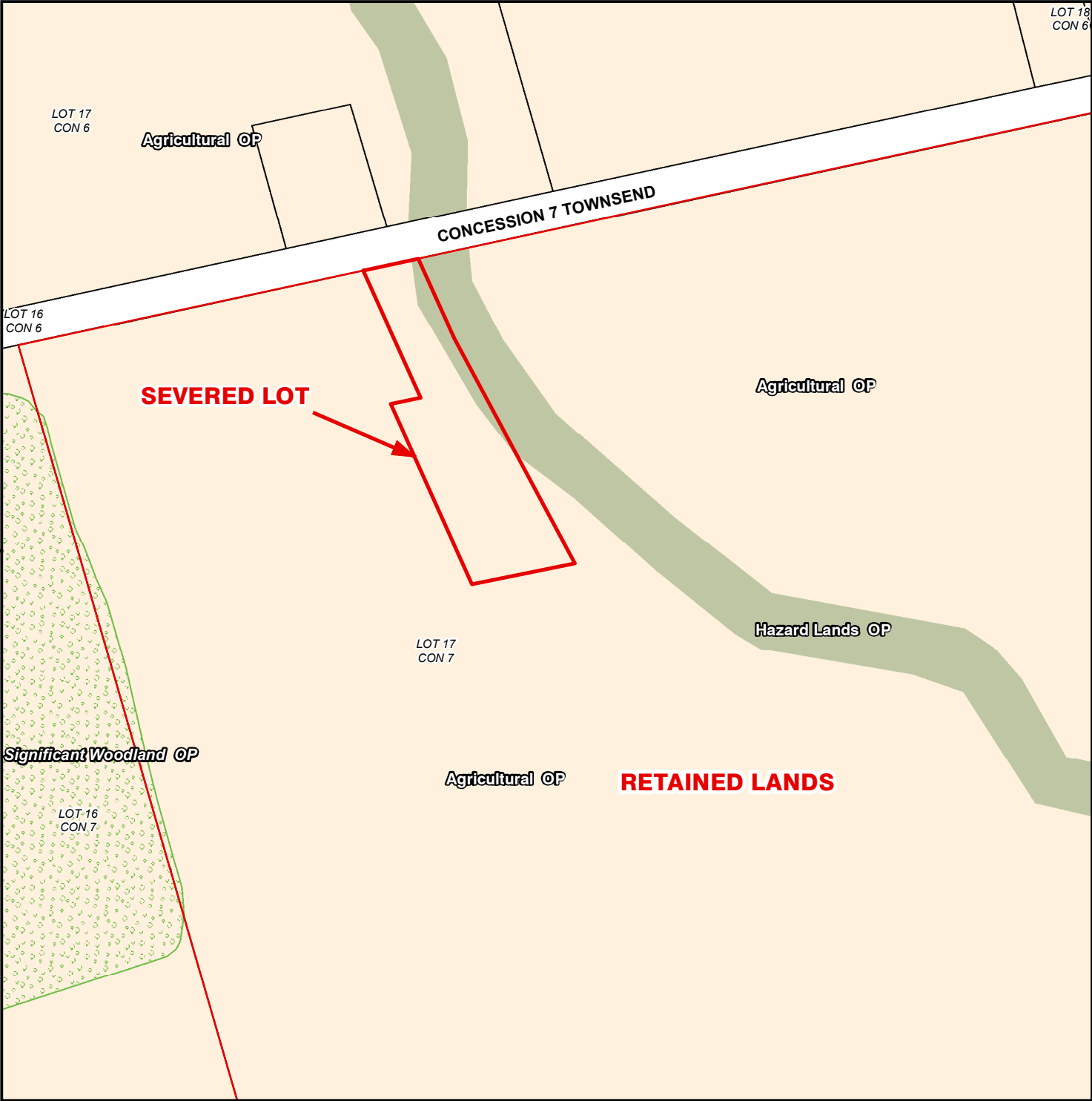
Legend

-  Subject Lands
-  Lands Owned

2020 Air Photo

5/30/2024





Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

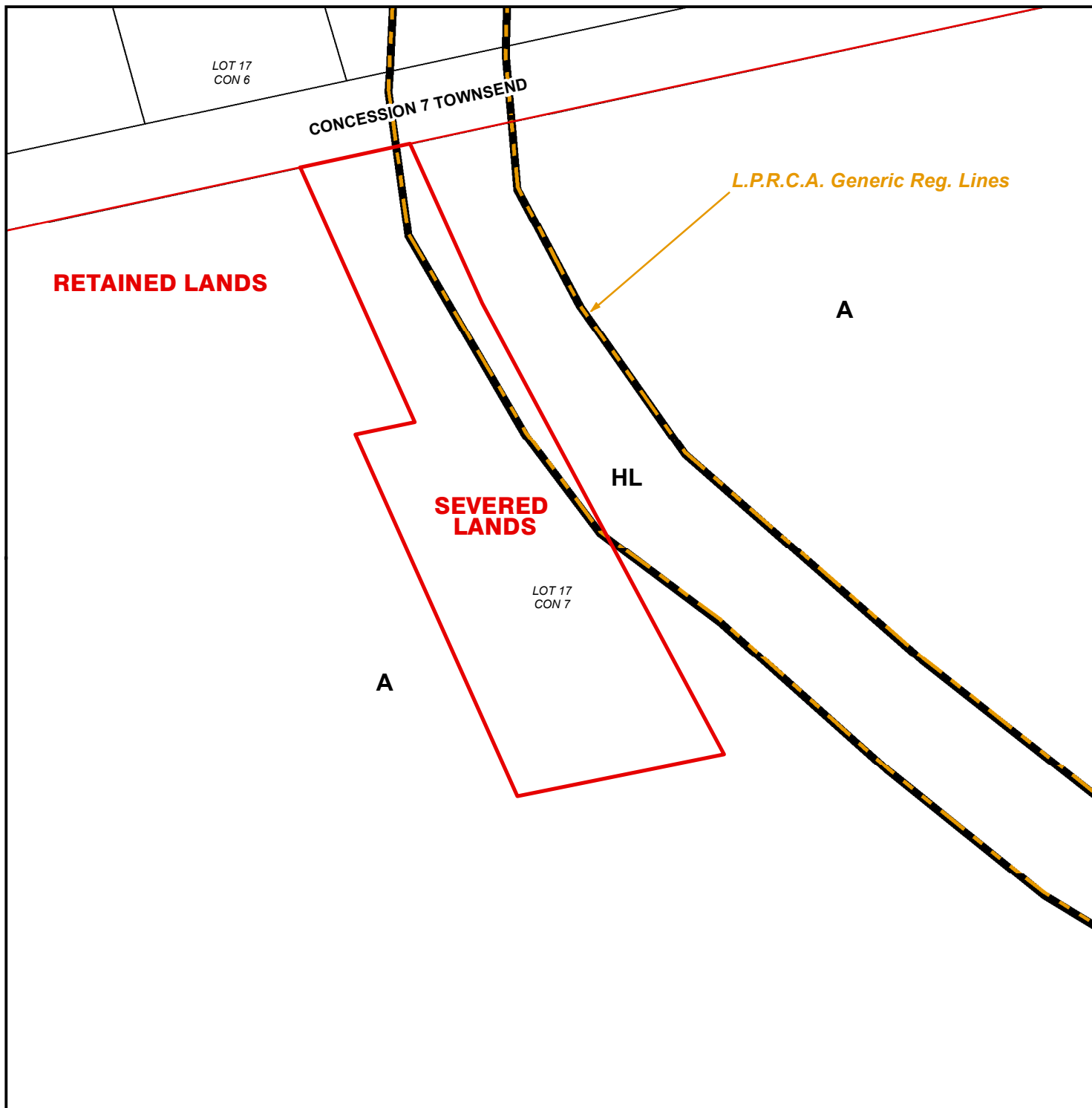
Significant Woodland

5/30/2024




N

20 10 0 20 40 60 80

Meters



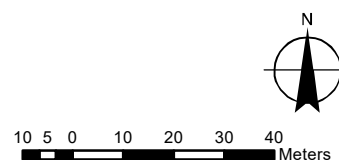
LEGEND

-  Subject Lands
-  Lands Owned
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

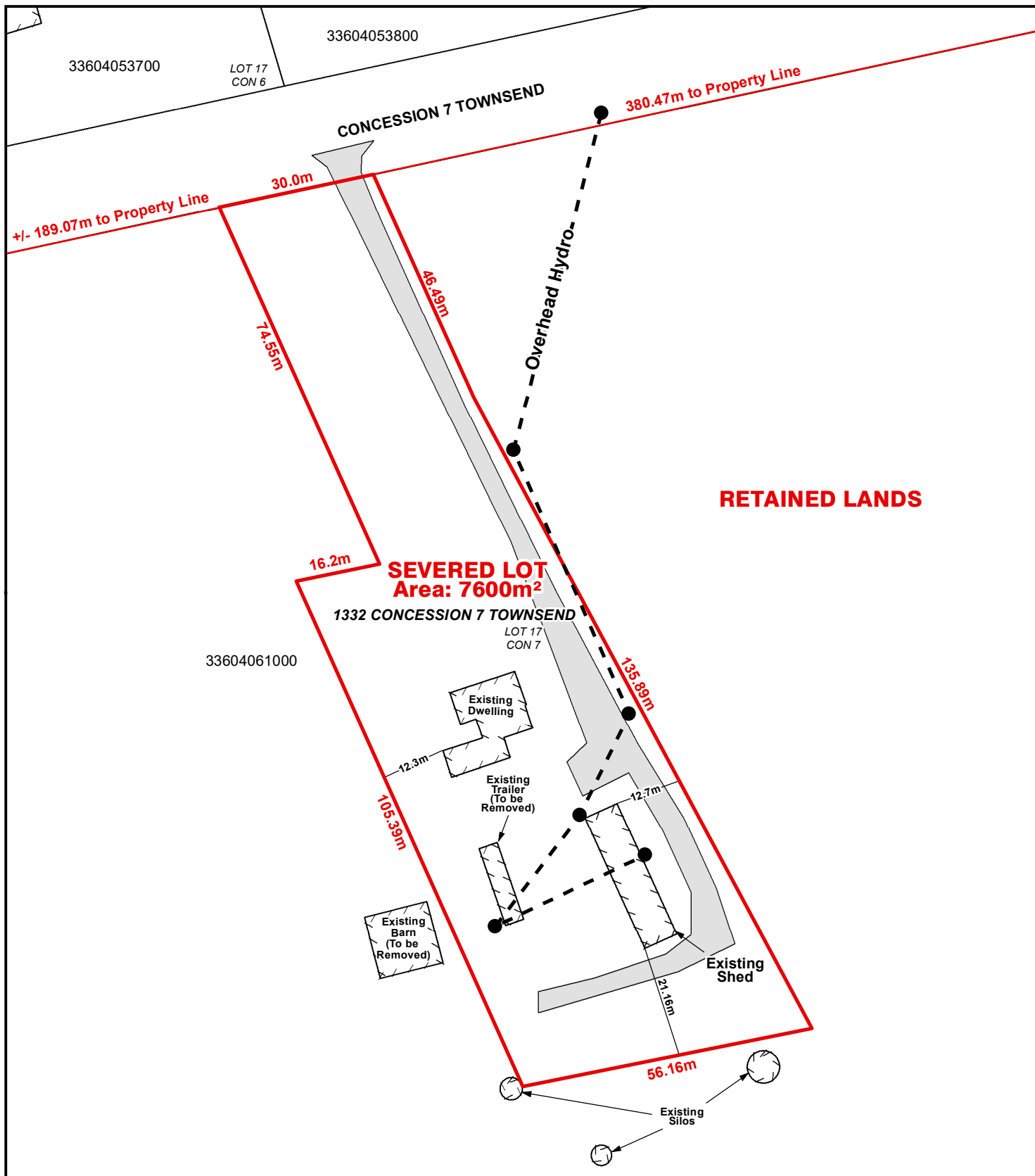
5/30/2024

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



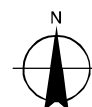
CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned
- Hydro Poles
- Hydro Lines

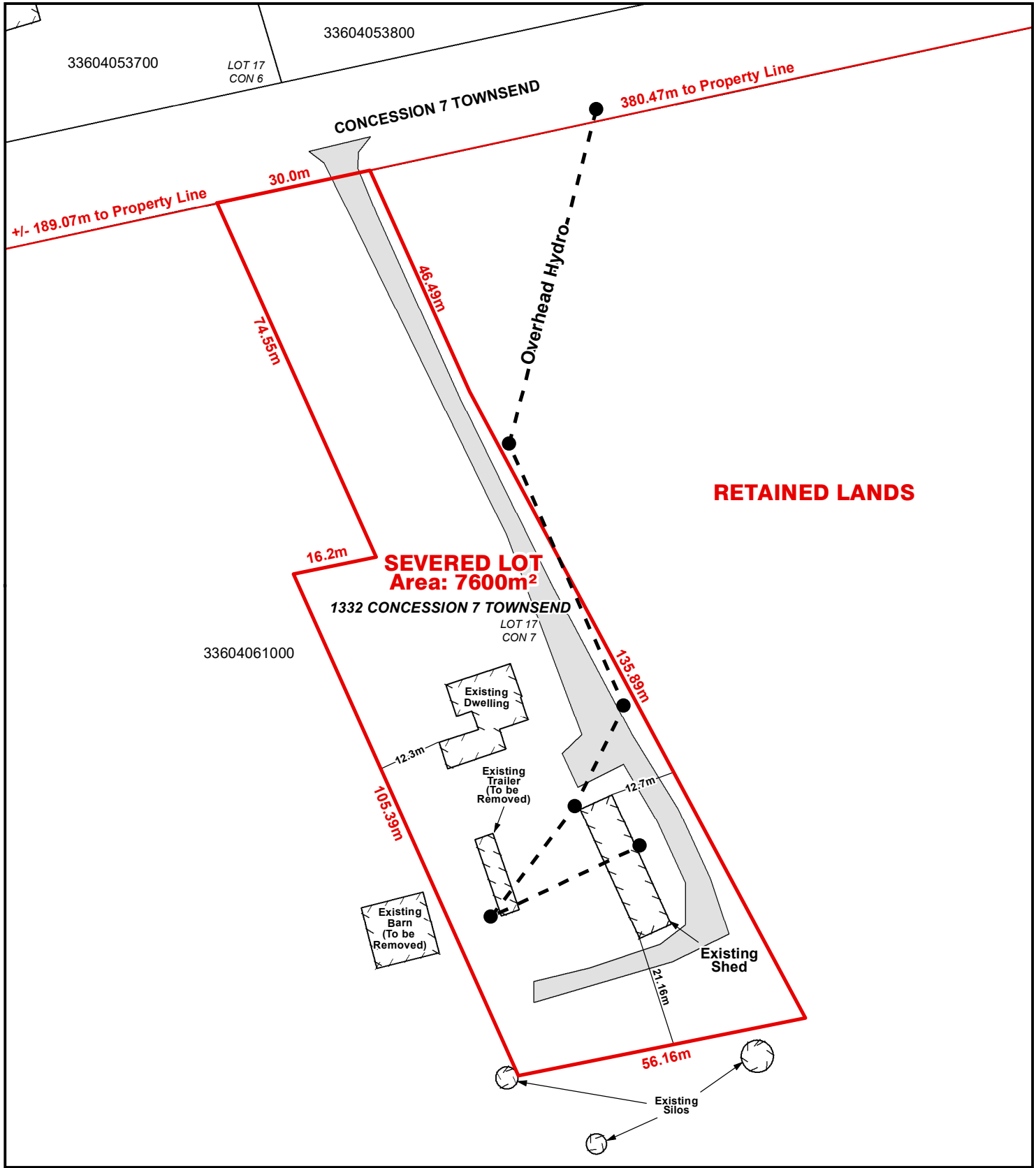


5/30/2024

8.5 4.25 0 8.5 17 25.5 34 Meters

CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned
- Hydro Poles
- Hydro Lines

5/30/2024

