

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: 33104940701316000000

A. Applicant Information

Name of Owner DALTON WHITE FARMS & SUPPLIES

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 802 JAMES ST

Town and Postal Code DELHI N4B 2E1

Phone Number _____

Cell Number 519-718-6100

Email dehooghe@kwic.com

Name of Applicant NATHAN KOK - EVEREST ESTATE HOMES

Address 210 MAIN ST. E

Town and Postal Code OTTERVILLE N0J 1R0

Phone Number 519-788-8599

Cell Number _____

Email nathan@everestestatehomes.com

Name of Agent NATHAN KOK - EVEREST ESTATE HOMES
Address 210 MAIN ST. E
Town and Postal Code OTTAWA K1N 1R0
Phone Number 519-788-8599
Cell Number _____
Email nathan@everestestateshomes.com

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

Middleton Con 2 Str Pt Lots

Municipal Civic Address: 231 Tisdale Rd.

Present Official Plan Designation(s): Agricultural OP / Provincially Significant
Present Zoning: Agricultural Wetland OP

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural use

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:

Retained lot - barn #1: 1,216 sq. m. : 19.8m x 63m
barn #2: 427m² : 26.3 x 23.6
barn #3: 242m² : 23.8m x 10.4m

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

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

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒
If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

Residential & Agricultural

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

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

Unknown

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	847.1m			A: 82.68m B: 30.00m	
Lot depth	633.7m			A: 61.97m B: 34.25m	
Lot width	847.1			A: 82.68m B: 30.00m	
Lot area	114.44 ac			~ 1.32 acres	
Lot coverage				A: 1.01 acres B: 0.25 acres	
Front yard				A: 62.74m B: 12.76m	
Rear yard				A: B: 9.04m	
Height				A: B: 6.70m	
Left Interior side yard				A: B: 3.05m	
Right Interior side yard				A: B: 11.91m	
Exterior side yard (corner lot)				N/A	
Parking Spaces (number)				N/A	
Aisle width				N/A	
Stall size				N/A	
Loading Spaces				N/A	
Other				N/A	

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: 188.34 m
Depth: 61.97 m
Width: 188.34 m
Lot Area: 1.32 acres
Present Use: Agricultural
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: 847.1 m
Depth: 633.7 m
Width: 847.1 m
Lot Area: 113.12 acres
Present Use: Agricultural
Proposed Use: Agricultural
Buildings on retained land: 3 barns / shops

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

Frontage: 75.66 m
Depth: 3.05 m

Width: 75.66 m
Area: 0.06 acres
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: Ed & Sandy DeHooghe (Dalton White Farms)
Roll Number: 494 070 13600 0000
Total Acreage: 144.44
Workable Acreage: 77
Existing Farm Type: (for example: corn, orchard, livestock) Yearly crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: 2012

Owners Name: Ed & Sandy DeHooghe (Dalton White Farms)
Roll Number: 491 012 04000 0000
Total Acreage: 100 acres
Workable Acreage: 98
Existing Farm Type: (for example: corn, orchard, livestock) Crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: 1996

Owners Name: Ed & Sandy DeHooghe (Dalton White Farms)
Roll Number: 494 070 0250000000
Total Acreage: 110.28
Workable Acreage: 95
Existing Farm Type: (for example: corn, orchard, livestock) crops
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: 1996

Owners Name: Ed & Sandy DeHoghe (Dalton White Farms)
Roll Number: 493 010 06000 0000
Total Acreage: 133.75
Workable Acreage: 75
Existing Farm Type: (for example: corn, orchard, livestock) crops
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: 2021

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

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

D. All Applications: Previous Use of the Property

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

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

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

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

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

E. All Applications: Provincial Policy

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

If no, please explain:

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 LPRCA Approved

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

☐ Communal wells

☒ Individual 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.

I. Transfers, Easements and Postponement of Interest

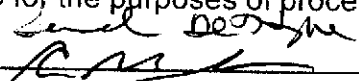
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

July 2, 2025


Date

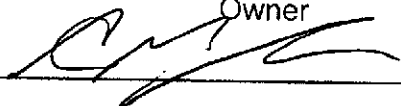
J. Owner's Authorization

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 Ed & Sandy Dehonghe am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Everest Estate Homes (Nathan Kok) 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


Owner

July 2, 2025

Date

July 2, 2025

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, Nathan Kok of Everest Estate Homes Inc.

solemnly declare that:

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

Declared before me at:



Owner/Applicant/Agent Signature

In _____

This _____ day of _____

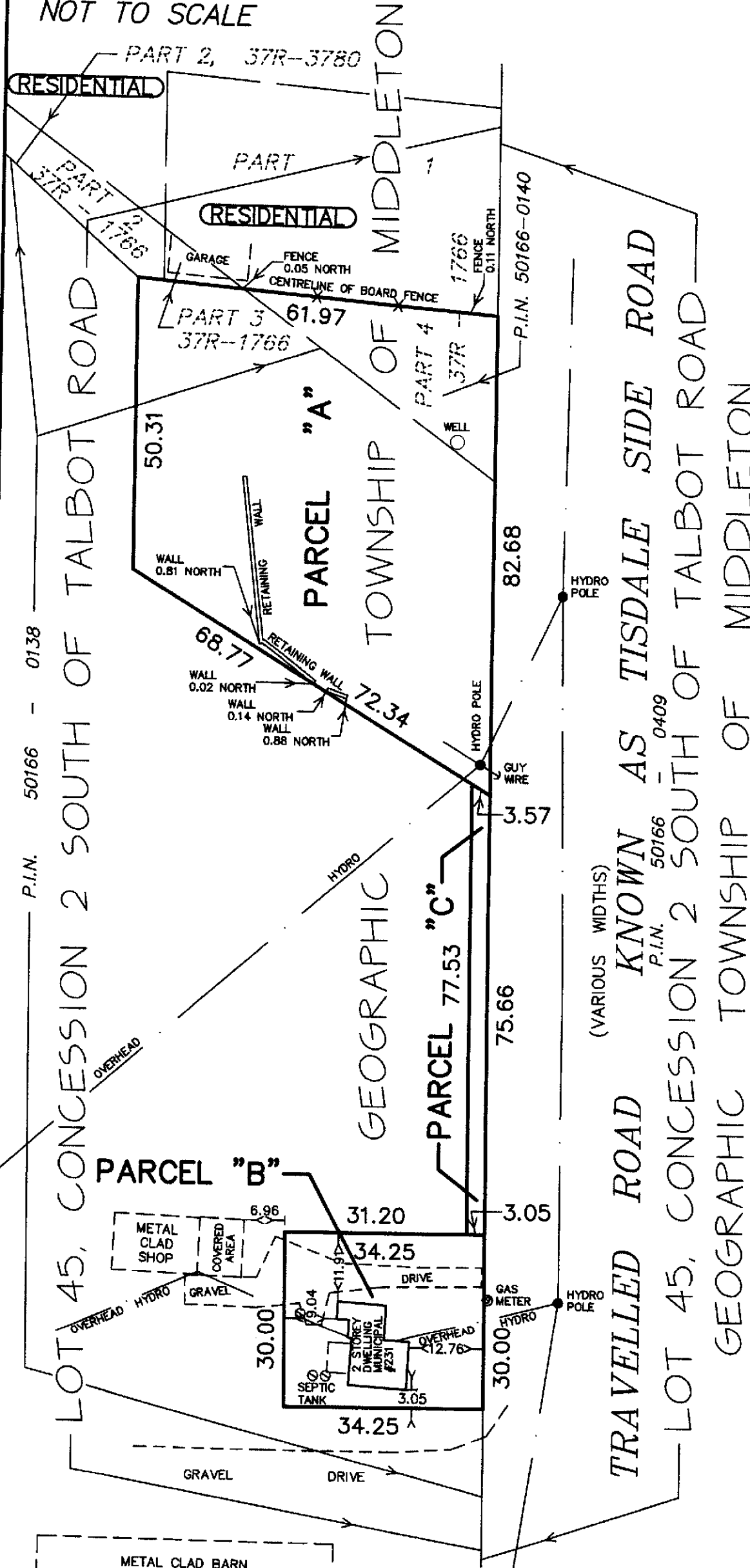
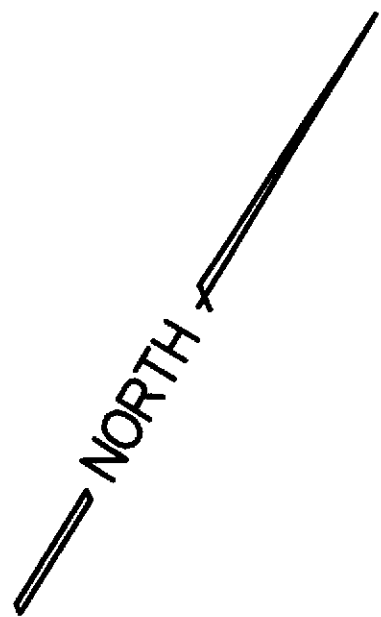
A.D., 20____

A Commissioner, etc.

SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: EVEREST ESTATE HOMES

NOT TO SCALE



PARCEL "A"
(TO BE SEVERED)
AREA = 0.41
HECTARES
(1.01 ACRES)

PARCEL "B"
(TO BE SEVERED)
AREA = 0.10
HECTARES
(0.25 ACRES)

PARCEL "C"
(TO BE SEVERED)
AREA = 0.023
HECTARES
(0.06 ACRES)

PARCEL "D"
(EXISTING TO BE
RETAINED)

NOTES:

- (1) - THIS AREA IS COVERED BY
LPRCA - ONTARIO REGULATION 178/06

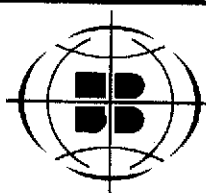
PROPERTY DESCRIPTION:
PART OF LOT 44
CONCESSION 2 SOUTH
OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP
OF MIDDLETON
NORFOLK COUNTY

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PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING
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CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL
NOT BE USED EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK



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T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

SURVEYING
MAPPING
GIS

WLP DRAWN

CHECKED

XXX DATED:

06/18/25

Ref. No.

25-53-776-00

Property Information	
Municipal Address	231 Tisdale Side Rd, Delhi, On.
Assessment Roll Number	3310494070136000000
Date of Evaluation	May 19, 2025

Evaluators Information	
Evaluators Name:	Larry Dedrick
Company Name:	Dedrick Bros. Excavating LTD
Address:	370 Lynedoch Rd., Delhi, ONT
Phone:	519-582-2069
Email	larry.dedrick@kwic.com
BCIN #	16930 & 12191
Purpose of Evaluation:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other
Building Information	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agricultural

Gross building area: (m²):	167 m. 1800 sqft
Number of bedrooms:	3
Number of fixture units:	17
Daily Design Flow: (Litres)	3600 L/D.
Is the building currently occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	8-16 (15 Years & Still Working Well)
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	Cloudy

System Description			
<input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2 - Greywater <input type="checkbox"/> Class 3 - Cesspool <input checked="" type="checkbox"/> Class 4 - Leaching Bed <input type="checkbox"/> Class 5 - Holding Tank			
Type of leaching bed: Class 4 - Leaching Bed only - Complete & attach Worksheet E			
<input checked="" type="checkbox"/> A. Absorption Trench	<input type="checkbox"/> B. Filter Bed	<input type="checkbox"/> C. Shallow Buried Trench	
<input type="checkbox"/> D. Advance Treatment System	<input type="checkbox"/> E. Type A Dispersal Bed	<input type="checkbox"/> F. Type B Dispersal Bed	
Existing Tank Size (litres):			
<input checked="" type="checkbox"/> Pre-cast Concrete	<input type="checkbox"/> Plastic	<input type="checkbox"/> Fibreglass	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other (specify):	Pump: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> In ground system	<input type="checkbox"/> Raised Bed system Height raised above original grade (metres)		
Setbacks (metres)	Tank	Distribution Pipe	
Distance to buildings & structures	15' (4.6 m)	6 m	
Distance to bodies of water	200' (60 m)	57 m	
Distance to nearest well			
Distance to proposed property lines	Front: 20 m Rear: 452 m	Left: 400 m Right: 100 m	Front: 26 m Rear: 435 m Left: 396 m Right: 95 m

Overall System Rating

- ☒ System working properly / no work required.
- ☐ System functioning / Maintenance required.
- ☐ System functioning / Minor repairs required
- ☐ System failure / Replacement required.

Additional Comments:

Note: Any repair or replacement of an on-site sewage system requires a building permit.

Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.

Verification

Owner:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, _____ (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature:

Date:

Evaluator:

I, Larry Dedrick 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 can 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.

Evaluator Signature: Larry Dedrick

Date: May 19, 2025

Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



Notice of Final Inspection PRSEP20120165

Simcoe: 8 Schellburg Ave.
Simcoe, ON
N3Y 2J4
519-426-4377
Langton: 22 Albert St.
Langton, ON
N0E 1G0
519-875-4485

This document serves as notice that the Septic Permit number PRSEP20120165 has been inspected, approved, and closed.

PROPERTY INFORMATION

ADDRESS 231 TISDALE SIDE RD, Delhi, ON

ROLL NO. 3310494070136000000

MIDDLETON CON 2 STR PT LOTS, 43 AND
44 RP 37R7198 PART 1, REG. 114.44AC

LEGAL DESCRIPTION FR D

TOWNSHIP Delhi - Middleton

PURPOSE OF CONSTRUCTION

replacement septic

PERMIT INFORMATION

CURRENT USE:

CONSTRUCTION TYPE 110 - Single House, single detached home, bungalow,
linked home (linked at

PROPOSED USE:

COST OF CONSTRUCTION \$500.00

CONTACT INFORMATION

OWNER: DALTON WHITE FARMS & SUPPLIES
LIMITED

ADDRESS: 802 JAMES ST
DELHI, ON N4B 2E1

APPLICANT: DEDRICK BROS EXCAVATING
ADDRESS: R R 1, 370, LYNEDOG RD
DELHI, ON N4B2W4

COMMENTS

Inspection	Date	Status	Comments
Septic Backfill Inspection	March 09, 2012	Pending	Nobody on-site. Centre pipe at header broken. Left field report. Re-required. *** DO NOT BACKFILL ***
Septic Backfill Inspection	March 12, 2012	Pass w/Deficiencies	Attended site and met contractor, DEDRICK. Proposed Infiltrator EQ-36 System. Observed the following: 1) Tank was Reid's 4500(L) - appeared to be level N-S & E-W. Two Polylok Risers (Lids) @ 15"; 2) Shot @ house sewer pipe = (47 1/2"), and Shot @ Tank inlet = (49 3/4") = (2 1/4") fall; 3) Shot @ outlet = (53"), and Shot @ Centre of main header = (58 1/2") = (5 1/2") Fall; 4) Shots @ all 5 header outlets = (58 1/2"). Header was level; 5) There was five (5) runs @ (70') spaced @ (5' o.c.). 6) "As-Installed" dwg to be submitted. *** OK TO BACKFILL ***
Septic Final Inspection	August 10, 2014	Passed	received as built sketch *CLOSE FILE*

I have read and understand the above.

ISSUED BY:

Kim Millen

AS PER:

Fritz R. Enzlin CBOO, CRBO
Chief Building Official
Manager, Building & Bylaw

Signature of owner or authorized agent

Date

Signature of building inspector

06/11/14

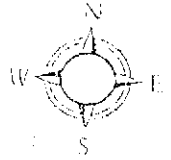
Date

ISSUE DATE: June 11, 2014

105TAWER

SEPTIC SYSTEM WORKSHEET

PERMIT #: PRSEP20120165



SYSTEM LOCATION

☐ as shown on application submitted
☒ see below (revision to original application)

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

RESERVED

280 ft
Infiltrator

garage

New
Well

(500 FT)

house
231

B
a
r
n

1000 gal
Tank

Barn

loading
dock

INSTALLATION DETAILS

# of runs and length of tile		Fall from tank to header	6" min
Total length tile (ft or m)		Fall per run	0"
Pipe diameter	3"	Header level	yes
Stone depth	N/A	Pump size	N/A
Plumbing connected to system	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Other	

SEWAGE PERMIT WORKSHEETS



SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (911 address): 231 Tisdale Side Road, DelhiOwner of Property: Patton White FarmsPropose to install a Class 4 Sewage system to service S.F.P.
(i.e. house, bunkhouse, restaurant, office, commercial building, etc.)

SEWAGE FLOW CALCULATIONS (dwellings)

PLUMBING DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water Closet (Flush Tank Toilets)		2 x 4.0	8
Each Sink or Washbasin		2 x 1.5	3
Bathtub or Shower		1 x 1.5	3
Dishwasher		x 1.0	
Clothes Washing Machine		1 x 1.5	1.5
Single or Double Laundry Tubs		1 x 1.5	1.5
Floor Drain		x 3.0	
Water Softener		x 1.5	
Other			
TOTAL FIXTURE UNITS =			17

RESIDENTIAL	OTHER (IE: OFFICE, BUNKHOUSE, RESTAURANT)
Total Finished Area: <u>167</u> (sq.m) <u>1,800</u> (sq.ft)	Total Finished Area: _____ (sq.m) _____ (sq.ft)
# of bedrooms: <u>3</u>	# of employees: REVIEWED
Water softener discharge: _____ (L/day)	Water softener discharge: _____ (L/day)
Daily Flow Rate (DFR): <u>1,600</u> (L/day)	Daily Flow Rate (DFR): _____ (L/day)
Tank size: (2 x DFR) <u>3,600</u> (L/day)	Tank size: (2 x DFR) _____ (L/day)

CONTRACTOR TO COMPLETE THE FOLLOWING

Sub-surface Conditions Encountered

Rock & G. G.W.T.	Depth (m)	Soil Type
	-0-	
	-0.25-	Sand
	-0.50-	
	-0.75-	
	-1.00-	
	-1.25-	
	-1.50-	

Describe existing soil conditions: Coarse SandPercolation Rate (T): 10
(Inspector may request conformation from approved testing agency)Reviewed By: _____ Date _____
Building Inspector

COMMENTS:

Gradation Reports Req'd: Sand _____ Stone _____

Permit # OS-_____



PROPOSE TO CONSTRUCT

CLASS 1 ☐ Privy ☐ Composting ☐ Chemical ☐ Electrical ☐ Other _____

CLASS 2 – GREY WATER PIT

• Wall Structure ☐ Concrete Block ☐ Rock ☐ Other: _____
• Soil ☐ Existing ☐ Imported (describe) _____
• Dimensions of Pit Length: _____ Width: _____ Height: _____ Type of Cover: _____

CLASS 3 – CESSPOOL

Describe _____

CLASS 4 – TANK

☐ Distribution Box Pump or siphon required ☐ No ☐ Yes (if yes, complete *below)
☐ Use Existing ☒ New Gov't Approved ☐ Concrete ☐ Polyethylene SIZE: 3600 (L)

CLASS 4 – LEACHING BED/ABSORPTION TRENCH

☒ Dug into Existing Soil ☐ Imported Soil list type: _____ height: _____
(Proof of filter material must be provided)

Total Length of Tile: 54(60) (m) 200' (ft) # of runs of tile: 5 @ 40' Infiltrators
Other: (describe) (260)

CLASS 4 – FILTER BED ☒ **Proof of approved Filter Material must be provided prior to backfill**

Pump or siphon required ☐ No ☐ Yes (if yes, complete *below)

Effective Area (sq. m) _____ Contact Area (sq. m) _____
Loading Rate: _____ Height Raised _____
of runs of tile: _____ Total Length of Tile: _____ (m) _____ (ft)

REVIEWED
12/20/2015
11/21/2015
PER _____
CHIEF BUILDING OFFICIAL
NORFOLK COUNTY

CLASS 4 – TREATMENT UNIT ☒ **Attach Building Material Evaluation Committee Report (BMEC)**

Pump or siphon required ☐ No ☐ Yes (if yes, complete *below)
Manufacturer & Model: _____ Daily Flow Rate Capacity _____ (L)
Primary Tank Size: _____ (L) Secondary Tank Size: _____ (L)

CLASS 5 – HOLDING TANK ☒ **Audio Visual alarm is required. A "Pump Out" contract must be provided.**

Manufacturer & Model: _____ Size _____ (L)

*** PUMP or SIPHON**

Lead: _____ Runtime: _____ Horsepower: _____ Size of pump chamber _____ (L)

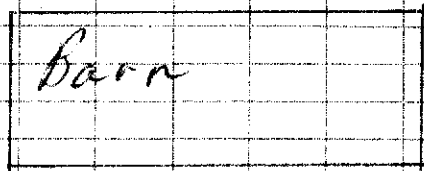
SEWAGE SYSTEM INFORMATION

SITE PLAN

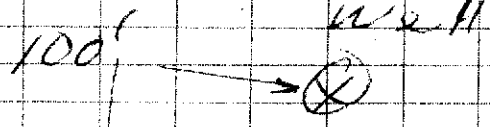
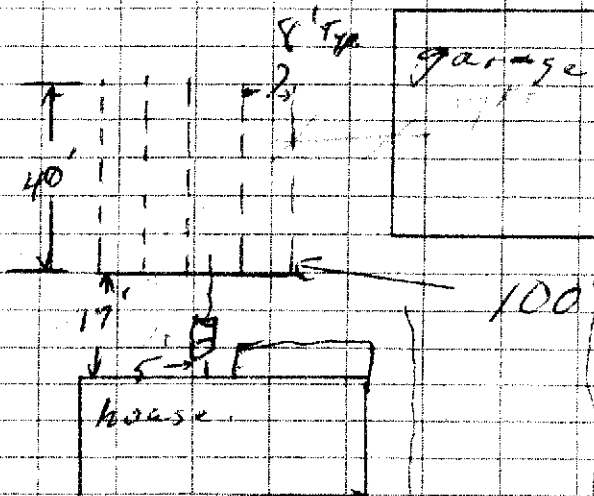
include the following on a scale or proportional drawing:

1. Outline of property with all dimensions.
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours), lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right-of-ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.

12



REVIEWED
APPROVED FOR
[Signature]
CHIEF BUILDING OFFICIAL
THE CORPORATION OF
NORFOLK COUNTY



231
Tisdale Side Rd.

ED DEHOOGHE OF DELHI
K. Declaration PER DALTON WHITE FARMS + SUPPLIES LIMITED
I, ~~Northern Kote~~ of ~~Everest Estate Homes Inc.~~

solemnly declare that:

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

Declared before me at:

SIMCOE


Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 28th day of AUGUST 2025

A.D., 2025

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
~~Expires March 16, 2026.~~

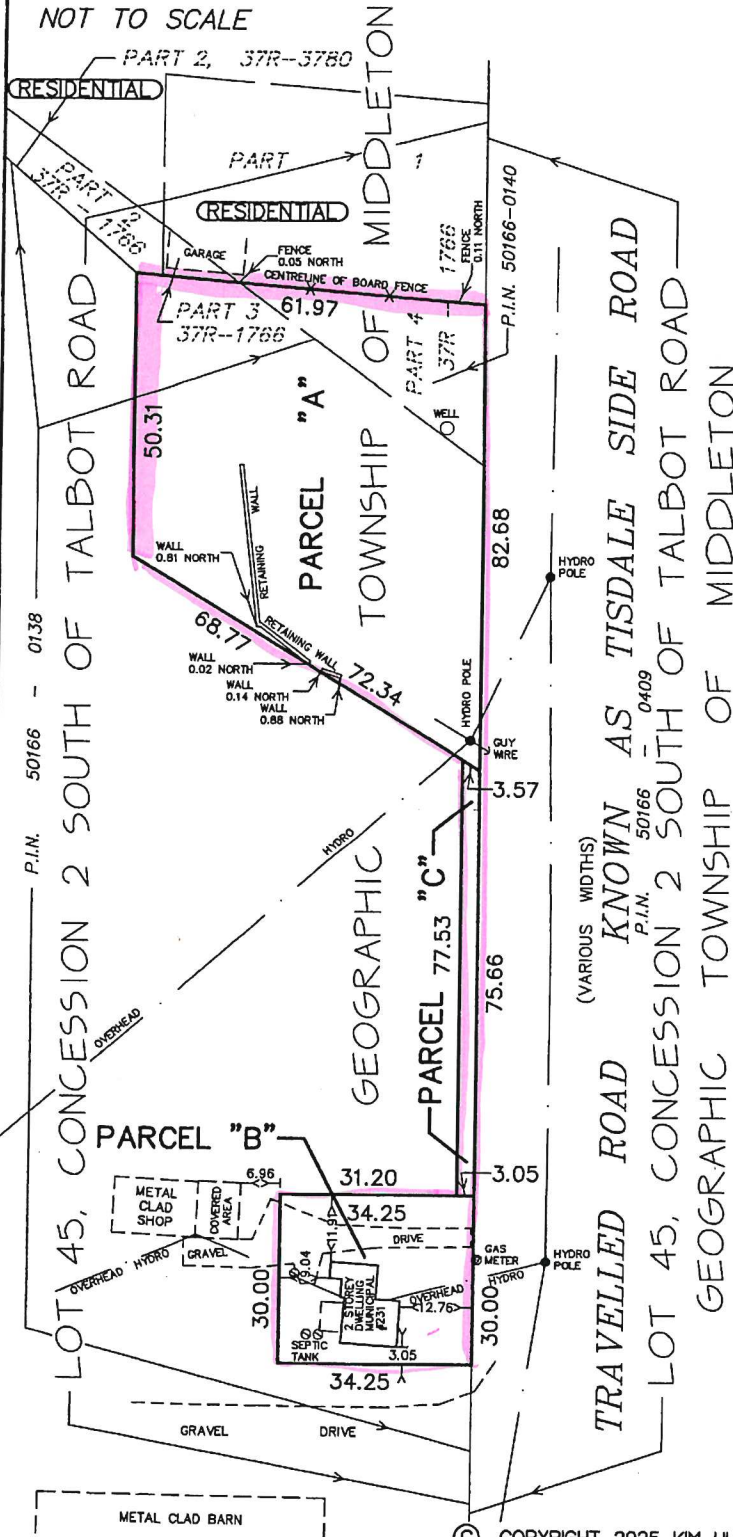
A Commissioner, etc.



SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: EVEREST ESTATE HOMES

NOT TO SCALE



PARCEL "A"
(TO BE SEVERED)
AREA = 0.41
HECTARES
(1.01 ACRES)

PARCEL "B"
(TO BE SEVERED)
AREA = 0.10
HECTARES
(0.25 ACRES)

PARCEL "C"
(TO BE SEVERED)
AREA = 0.023
HECTARES
(0.06 ACRES)

PARCEL "D"
(EXISTING TO BE
RETAINED).

NOTES:

- (1) - THIS AREA IS COVERED BY
LPRCA - ONTARIO REGULATION 178/06

PROPERTY DESCRIPTION:
PART OF LOT 44
CONCESSION 2 SOUTH
OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP
OF MIDDLETON
NORFOLK COUNTY

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A wholly owned subsidiary of J.D. Barnes Limited

30 Harvey St., Tillsonburg, ON N4G 3J8
T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

SURVEYING
MAPPING
GIS

WLP DRAWN
XXX CHECKED
DATED:
06/18/25

Ref. No.
25-53-776-00

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL
NOT BE USED EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK

SHAREHOLDERS' REGISTER

[illegible]

CANADA

Province of Ontario

TO WIT

} *To All whom these Presents*

}

}

}

}

}

may come, be seen or known

I, MICHAEL JOHN SWEENEY

a Notary Public, in and for the Province of Ontario, by Royal Authority duly appointed, residing
at the City of Nanticoke, in the Regional Municipality of Haldimand-Norfolk

in said Province,

Do Certify and Attest that the paper-writing hereto annexed is a true copy of a document
produced and in my possession

and purporting to be the **CERTIFICATE OF ARTICLES OF AMENDMENT**
for DALTON WHITE FARMS & SUPPLIES LIMITED

dated the **22nd** day of **February** **1991,**

the said copy having been compared by me with the said original document, an act whereof being
requested I have granted under my Notarial Form and Seal of Office to serve and avail as occasion
shall or may require.

In Testimony Whereof I have hereto subscribed my name and affixed my Notarial Seal of Office at
at **DELHI, Ontario**

this **1st** day of **April, 1991.**

SEAL


A Notary Public in and for the Province of Ontario.

Ontario Corporation Number
Numéro de la compagnie en Ontario

221940



 Ministry of
Consumer and
Commercial
Relations

CERTIFICATE

This is to certify that these
articles are effective on

Ministère de
la Consommation
et du Commerce

CERTIFICAT

Ceci certifie que les présents
statuts entrent en vigueur le

FEBRUARY 22 FEVRIER, 1991

~~Page~~

⑧

TRANS
CODE

C
18

Director
Companies Branch

Le Directeur
des Compagnies

**ARTICLES OF AMENDMENT
STATUTS DE MODIFICATION**

**Form 3
Business
Corporations
Act,
1982**

**Formule
numéro 3
Loi de 1982
sur les
compagnies**

1. The present name of the corporation is:

Dénomination sociale actuelle de la compagnie:

D A L T O N W H I T E F A R M S & S U P P L I E S
L I M I T E D

2. The name of the corporation is changed to (if applicable):

Nouvelle dénomination sociale de la compagnie (s'il y a lieu):

[illegible]

3. Date of incorporation/amalgamation:

Date de la constitution ou de la fusion:

16/04/1969

(Day, Month, Year)
(jour, mois, année)

4. The articles of the corporation are amended as follows:

Les statuts de la compagnie sont modifiés de la façon suivante:

- (a) By deleting from the said Articles the following provisions:

"for the following objects, that is to say:

- (a) TO carry on in all its branches the general business of farming and agriculture;
- (b) TO purchase or otherwise acquire and hold real and personal property and rights and in particular lands, buildings, farms, dairies, farm and dairy equipment, machinery, livestock, grain and other farm and dairy products, and to operate farms for raising poultry and livestock and for dairying; to grow tobacco, vegetables, fruits and field crops of all kinds, and to carry on the business of agriculture and horticulture; and to breed, raise, keep, render marketable and deal in poultry, horses, cattle and livestock of all kinds and to purchase, sell, manufacture, conduct research in and deal generally with agricultural products and by-products; and
- (c) TO carry on the business of purchasing and selling farm supplies of all kinds;"

and replacing them with the following provision:

1a

"There shall be no restrictions on the business the Corporation may carry on or on powers the Corporation may exercise."

(b) By deleting from the said Articles the following provision:

"THE AUTHORIZED CAPITAL of the Company to be divided into Thirty-six Thousand (36,000) 6% non-cumulative non-voting redeemable preference shares with a par value of Ten dollars (\$ 10) each and Forty Thousand (40,000) common shares without par value; provided that the common shares shall not be issued for a consideration exceeding in amount or value the sum of Forty Thousand dollars (\$ 40,000) or such greater amount as the board of directors of the Company deems expedient on payment to the Treasurer of Ontario of the fees payable on such greater amount and on the issuance by the Provincial Secretary of a certificate of such payment;"

and replacing it with the following provision:

"The Corporation is authorized to issue an unlimited number of shares of one class, designated as common shares, and an unlimited number of shares of two additional classes, designated as Class "A" shares and Class "B" shares, respectively."

(c) By deleting from the said Articles the following provision:

"THE HEAD OFFICE of the Company to be situate at the said Town of Delhi; and"

and replacing it with the following provision:

"The registered office of the Corporation shall be located in the Township of Delhi, in the Regional Municipality of Haldimand-Norfolk."

(d) By deleting from the said Articles the following provision:

"THE FIRST DIRECTORS of the Company to be Walter Dalton White, Alberta White and Jean Dorcas White, hereinbefore mentioned;"

and replacing it with the following provision:

"The number (or minimum and maximum number) of directors is: a minimum of one (1) and a maximum of ten (10)."

(e) By deleting from the said Articles the following provisions:

1b

"AND IT IS HEREBY FURTHER ORDAINED AND DECLARED that the said 6% non-cumulative non-voting redeemable preference shares (hereinafter called the "preference shares") shall have attached thereto the following:

- (1) The holders of the 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 at the rate of six per cent (6%) per annum on the amount paid up on the preference shares; if in any year, after providing for the full dividend on the 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 common shares; the holders of the preference shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends at the rate of six per cent (6%) per annum hereinbefore provided for;
- (2) The preference shares shall rank, both as regards dividends and repayment of capital, in priority to all other shares of the Company but shall not confer any further right to participate in profits or assets;
- (3) The Company may, upon giving notice as hereinafter provided, redeem the whole or any part of the preference shares on payment for each share to be redeemed of the amount paid up thereon, together with all dividends declared thereon and unpaid; not less than thirty (30) days' notice in writing of such redemption shall be given by mailing such notice to the registered holders of the shares to be redeemed, specifying the date and place or places of redemption; if notice of any such redemption be given by the Company in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, as specified in the notice, on or before the date fixed for redemption, dividends on the preference shares to be redeemed shall cease after the date so fixed for redemption, and the holders thereof shall thereafter have no rights against the Company in respect thereof except, upon the surrender of certificates for such shares, to receive payment therefor out of the moneys so deposited;

- 1c
- (4) The Company may, at any time and from time to time, purchase for cancellation all or some of the preference shares at the lowest price at which, in the opinion of the directors, such shares are obtainable but not exceeding the amount paid up thereon, together with all dividends declared thereon and unpaid;
 - (5) In the event of the liquidation, dissolution or winding up of the Company, whether voluntary or involuntary, the holders of the preference shares shall be entitled to receive, before any distribution of any part of the assets of the Company among the holders of any other shares, the amount paid up thereon and any dividends declared thereon and unpaid and no more;
 - (6) The authorization for an application for the issue of Supplementary Letters Patent to delete or vary any preference, right, condition, restriction, limitation or prohibition attaching to the preference shares or to create preference shares ranking in priority to or on a parity with the preference shares, in addition to the authorization by a special resolution, may be given by at least two-thirds (2/3) of the votes cast at a meeting of the holders of the preference shares duly called for that purpose; and
 - (7) The holders of the preference shares shall not be entitled to vote at any meetings of the shareholders of the Company but shall be entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Company or the sale of its undertaking or a substantial part thereof; holders of common shares shall be entitled to one (1) vote for each common share held by them at all meetings of the shareholders of the Company;"

and replacing them with the following provisions:

"Subject to the requirements of the *Business Corporations Act, 1982* as now enacted or as the same may from time to time be amended, re-enacted or replaced (the "Act"), the rights, privileges, restrictions and conditions attaching to the Class A shares and to the Class B shares are as follows:

(1). **DIVIDENDS**

- (a) The holders of the Class A shares, in priority to the Class B shares and all other shares ranking junior to the Class A shares, shall be entitled to receive and the Corporation shall pay thereon, as and when declared by the board of directors of the Corporation out of the assets of the Corporation properly applicable to the payment of dividends, non-cumulative cash dividends at the rate of six per cent (6%) per annum on the amount paid up thereon. Cheques of the

Corporation payable at par at any branch of the Corporation's bankers in Canada shall be issued in respect of such dividends and payment thereof shall satisfy such dividends. The board of directors shall be entitled from time to time to declare part of the said dividends for any financial year notwithstanding that such dividends for such financial year shall not be declared in full. If within four months after the expiration of any financial year of the Corporation the board of directors in its discretion shall not have declared the said dividends or any part thereof on the Class A shares for such financial year, then the rights of the holders of the Class A shares to such dividend or to any undeclared part thereof for such financial year shall be forever extinguished. The holders of the Class A shares shall not be entitled to any dividends other than or in excess of the dividends hereinbefore provided for.

- (b) Except with the consent in writing of the holders of all the Class A shares outstanding, no dividend shall at any time be declared and paid on or declared and set apart for payment on the Class B shares or on any other shares of the Corporation ranking junior to the Class A shares for any financial year unless the full non-cumulative cash dividends on the Class A shares then issued and outstanding in respect of such financial year shall have been declared and paid or set apart for payment at the date of such declaration and payment or setting apart of dividends on the Class B shares or on any other shares ranking junior to the Class A shares.
- (c) The holders of the Class B shares, subject to rights of the holders of the Class A shares but in priority to the common shares, shall be entitled to receive and the Corporation shall pay thereon, as and when declared by the board of directors of the Corporation out of the assets of the Corporation properly applicable to the payment of dividends, non-cumulative cash dividends in an amount, per annum to be determined by the Board of Directors. Cheques of the Corporation payable at par at any branch of the Corporation's bankers in Canada shall be issued in respect of such dividends and payment thereof shall satisfy such dividends. If within four months after the expiration of any financial year of the Corporation the board of directors in its discretion shall not have declared any dividends on the Class B shares for such financial year, then the rights of the holders of the Class B shares to a dividend for such financial year shall be forever extinguished. The holders of the Class B shares shall not be entitled to any dividends other than or in excess of the dividends hereinbefore provided for.

- (d) Except with the consent in writing of the holders of all the Class B shares outstanding, no dividend shall at any time be declared and paid on or declared and set apart for payment on the common shares for any financial year unless a non-cumulative cash dividends on the Class B shares then issued and outstanding in respect of such financial year shall have been declared and paid or set apart for payment at the date of such declaration and payment or setting apart of dividends on the common shares.
- (e) Subject to the prior rights of the holders of the Class A and Class B shares as set forth in sub-clauses (a) through (d) and not otherwise, the board of directors may declare and cause to be paid dividends to the holders of the common shares from any assets at the time properly applicable to the payment of dividends.

(2). LIQUIDATION, DISSOLUTION OR WINDING-UP

In the event of the liquidation, dissolution or winding-up of the Corporation or other distribution of property of the Corporation among shareholders for the purpose of winding-up its affairs:

- (i) The holders of the Class A shares shall be entitled to receive from the property of the Corporation a sum equivalent to the aggregate Redemption Amount (as hereinafter defined) of all of the Class A shares held by them respectively before any amount shall be paid or any property of the Corporation distributed to the holders of any Class B shares or shares of any other class ranking junior to the Class A shares. After payment to the holders of the Class A shares of the amount so payable to them as above provided they shall not be entitled to share in any further distribution of the property of the Corporation.
- (ii) Subject to the rights of the holders of Class A shares, as set out in the immediately preceding clause, the holders of the Class B shares shall be entitled to receive from the property of the Corporation a sum equivalent to the aggregate Redemption Amount (as hereinafter defined) of all of the Class B shares held by them respectively before any amount shall be paid or any property of the Corporation distributed to the holders of any common shares or shares of any other class ranking junior to the Class B shares. After payment to the holders of the Class B shares of the amount so payable to them as above provided they shall not be entitled to share in any further distribution of the property of the Corporation.
- (iii) Subject to the rights of the holders of Class A and Class B shares, as set out in the two immediately preceding clauses, the holders of the common shares shall be entitled to receive the remaining property of the Corporation.

(3). REDEMPTION

1f

- (a) The Corporation may, subject to the requirements of the Act, upon giving notice as hereinafter provided, redeem at any time the whole or from time to time any part of the then outstanding Class A and/or Class B shares (hereafter in this paragraph (3) referred to collectively as the "Preference Shares") on payment of an amount for each share to be redeemed equal to
- (i) in the case of Class "A" shares, the amount paid up thereon plus all declared and unpaid non-cumulative cash dividends thereon, and
 - (ii) in the case of Class "B" shares, the sum of \$ 100.00 plus all declared and unpaid non-cumulative cash dividends thereon,

the whole, in either case, constituting and being herein referred to as the "Redemption Amount".

- (b) In the case of redemption of Preference Shares under the provisions of clause 3(a) hereof, the Corporation shall, unless waived in writing by the holders of all of the Preference Shares to be redeemed, at least (21) days before the date specified for redemption mail to each person who at the date of mailing is a registered holder of Preference Shares to be redeemed a notice in writing of the intention of the Corporation to redeem such Preference Shares. Such notice shall be mailed by letter, postage prepaid, addressed to each such shareholder at his address as it appears on the records of the Corporation, or in the event of the address of any such shareholder not so appearing then to the last known address of such shareholder; provided, however, that accidental failure to give any such notice to one or more of such shareholders shall not affect the validity of such redemption. Such notice shall set out the Redemption Amount and the date on which redemption is to take place, and if part only of the Preference Shares held by the person to whom it is addressed is to be redeemed the number thereof to be so redeemed; provided, however, that if a part only of the Preference Shares for the time being outstanding is 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) unless otherwise agreed in writing by the holders of all the Preference Shares of the class to be redeemed. On or after the date so specified for redemption, the Corporation shall pay or cause to be paid to or to the order of the registered holders of the Preference Shares to be redeemed the Redemption Amount thereof on presentation and surrender at

the registered office of the Corporation or any other place designed in such notice of the certificates representing the Preference Shares called for redemption. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers in Canada. If less than all of the Preference Shares represented by any certificate are redeemed, the holder shall be entitled to receive a new certificate for that number of Preference Shares represented by the original certificate which are not redeemed. From and after the date specified for redemption in any such notice the holders of the Preference Shares called for redemption shall cease to be entitled to dividends and shall not be entitled to exercise any of the rights of the shareholders in respect thereof unless payment of the Redemption Amount shall not be made upon presentation of certificates in accordance with the foregoing provisions, in which case the rights of shareholders shall remain unaffected. The Corporation shall have the right at any time after the mailing of notice of its intention to redeem any Preference Shares to deposit the Redemption Amount of the shares so called for redemption, or of such of the said shares represented by certificates as have not at the date of such deposit been surrendered by the holders thereof in connection with such redemption, to a special account in any chartered bank or in any trust company in Canada named in such notice, to be paid without interest to or to the order of the respective holders of such Preference Shares called for redemption upon presentation and surrender to such bank or trust company of the certificates representing the same. Upon such deposit being made or upon the date specified for redemption in such notice, whichever is the later, the Preference Shares in respect whereof such deposit shall have been made shall be redeemed and the rights of the holders thereof after such deposit or such redemption date, as the case may be, shall be limited to receiving without interest their proportionate part of the total Redemption Amount so deposited against presentation and surrender of the said certificates held by them respectively and any interest on the amount so deposited shall be for the account of the Corporation. If any part of the total Redemption Amount so deposited has not been paid to or to the order of the respective holders of the Preference Shares which were called for redemption within two years after the date upon which such deposit was made or the date specified for redemption in the said notice, whichever is the later, such balance remaining in the said special account shall be returned to the Corporation without prejudice to the rights of the holders of the shares being redeemed to claim the Redemption Amount without interest from the Corporation.

(4). RETRACTION

1h

A holder of Class "A" or Class "B" shares (in this paragraph collectively referred to as "Preference Shares") shall be entitled to require the Corporation to redeem at any time or times all or any of the Preference Shares registered in the name of such holder on the books of the Corporation by tendering to the Corporation at its registered office a share certificate or certificates representing the Preference Shares which the registered holder desires to have the Corporation redeem together with a notice in writing specifying (i) that the registered holder desires to have the Preference Shares represented by such certificate or certificates redeemed by the Corporation and (ii) the business day (in this paragraph referred to as the "Retraction Date") on which the holder desires to have the Corporation redeem such Preference Shares. The Retraction Date shall be not less than 30 days after the day on which the request in writing is given to the Corporation, unless the Corporation consents in writing to an earlier date. Upon receipt of a share certificate or share certificates representing the Preference Shares which the registered holder desires to have the Corporation redeem together with such notice the Corporation shall on the Retraction Date redeem such Preference Shares by paying to such registered holder the redemption amount, as hereinbefore defined, for each Preference Share being redeemed. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. If less than all of the Preference Shares represented by the share certificate or share certificates are redeemed, the holder shall be entitled to receive a new certificate for that number of Preference Shares represented by the original certificate or certificates which are not redeemed. The said Preference Shares shall be redeemed on the Retraction Date, and from and after the Retraction Date the holder of such shares shall cease to be entitled to dividends and shall not be entitled to exercise any of the rights of holders of Preference Shares in respect thereof unless payment of the redemption price is not made on the Retraction Date, in which event the rights of the holder of the said shares shall remain unaffected.

(5). VOTING RIGHTS

- (a) The holders of the Class A and Class B shares shall not be entitled to receive notice of or to attend any meeting of the shareholders of the Corporation unless the meeting is called to consider any matter in respect of which the holders of the Class A and Class B shares would be entitled to vote separately as a class or for the purpose of authorizing the dissolution of the Corporation or sale, lease or exchange of all or substantially all of the property of the Corporation other than in the ordinary course of business of the Corporation under subsection 183(3) of the Act, in which case the holders of the Class A and Class B shares shall be entitled to receive

notice of such meeting. The holders of the Class A and Class B shares shall not be entitled either to vote at any meeting of the shareholders of the Corporation or to sign a resolution in writing, except a meeting called to consider, or a resolution in writing in respect of, any amendment to these Articles in respect of which the holders of the Class A and Class B shares would be entitled to vote separately as a class pursuant to the Act.

- (b) The holders of the common shares shall be entitled to receive notice of and to attend any meeting of the shareholders of the Corporation and shall be entitled to one vote in respect of each common share held at such meetings, except meetings at which the holders of a particular class of shares other than the common shares are entitled to vote separately as a class.

(6). PURCHASE FOR CANCELLATION

The Corporation may, at any time and from time to time, purchase for cancellation the whole or any part of the Class "A" and Class "B" shares at the lowest price at which, in the opinion of the Directors, such shares are obtainable, provided that such price does not exceed the Redemption Amount, as hereinbefore defined."

- (f) By deleting from the said Articles the following provision:

"AND IT IS HEREBY FURTHER ORDAINED AND DECLARED that the shareholders of the Company may, by a resolution passed by at least two-thirds (2/3) of the votes cast at a general meeting of which notice specifying the intention to pass such resolution has been given, remove any director before the expiration of his term of office, and may, by a majority of the votes cast at that meeting, elect any person in his stead for the remainder of his term."

5. The amendment has been duly authorized as required by Sections 167 and 169 (as applicable) of the Business Corporations Act.

La modification a été dûment autorisée conformément à l'article 167 et, s'il y a lieu, à l'article 169 de la Loi sur les compagnies.

6. The resolution authorizing the amendment was approved by the shareholders/directors (as applicable) of the corporation on

Les actionnaires ou les administrateurs (le cas échéant) de la compagnie ont approuvé la résolution autorisant la modification

21/02/91

(Day, Month, Year)
(jour, mois, année)

These articles are signed in duplicate.

Les présents statuts sont signés en double exemplaire.

DALTON WHITE FARMS & SUPPLIES LIMITED

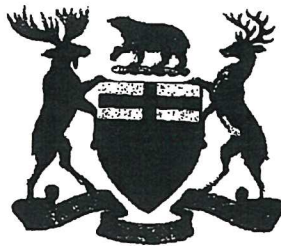
(Name of Corporation)
(Dénomination sociale de la compagnie)

By/Par:

Jean White
(Signature)
(Signature)

(Description of Office)
(Fonction)

Jean White, President/Director



Province of Ontario

By the Honourable

ROBERT WELCH,

Provincial Secretary and Minister of Citizenship

To all to whom these Presents shall Come
Greeting

Whereas *The Corporations Act provides that with the exceptions therein mentioned the Lieutenant Governor may in his discretion, by Letters Patent, issue a Charter to any number of persons, not fewer than three, of twenty-one or more years of age, who apply therefor, constituting them and any others who become shareholders or members of the corporation thereby created a corporation for any of the objects to which the authority of the Legislature extends;*

And Whereas *by the said Act it is further provided that the Provincial Secretary may in his discretion and under the Seal of his office have, use, exercise and enjoy any power, right or authority conferred by the said Act on the Lieutenant Governor;*

And Whereas *by their Application in that behalf the persons herein named have applied for the issue of a Charter constituting them a corporation for the due carrying out of the undertaking hereinafter set forth;*

And Whereas *it has been made to appear that the said persons have complied with the conditions precedent to the issue of the desired Charter and that the said undertaking is within the scope of the said Act;*

And Whereas *by The Department of the Provincial Secretary and Citizenship Act, 1960-61 it is provided that the Provincial Secretary and Minister of Citizenship may exercise the powers that were conferred on the Provincial Secretary at the time the said Act came into force;*

Now Therefore Know Ye *that under the authority of the hereinbefore in part recited Act I do by these Letters Patent issue a Charter to the Persons hereinafter named that is to say:*

W a l t e r D a l t o n W h i t e, Farmer;
A l b e r t a W h i t e, Widow; and J e a n D o r c a s
W h i t e, Housewife; all of the Town of Delhi, in the County
of Norfolk and Province of Ontario; constituting them and
any others who become shareholders of the Company hereby
created a company under the name of

DALTON WHITE FARMS & SUPPLIES LIMITED

for the following objects, that is to say:

- (a) TO carry on in all its branches the general business of farming and agriculture;
- (b) TO purchase or otherwise acquire and hold real and personal property and rights and in particular lands, buildings, farms, dairies, farm and dairy equipment, machinery, livestock, grain and other farm and dairy products, and to operate farms for raising poultry and livestock and for dairying; to grow tobacco, vegetables, fruits and field crops of all kinds, and to carry on the business of agriculture and horticulture; and to breed, raise, keep, render marketable and deal in poultry, horses, cattle and livestock of all kinds and to purchase, sell, manufacture, conduct research in and deal generally with agricultural products and by-products; and
- (c) TO carry on the business of purchasing and selling farm supplies of all kinds;

THE AUTHORIZED CAPITAL of the Company to be divided into Thirty-six Thousand (36,000) 6% non-cumulative non-voting redeemable preference shares with a par value of Ten dollars (\$10) each and Forty Thousand (40,000) common shares without par value; provided that the common shares shall not be issued for a consideration exceeding in amount or value the sum of Forty Thousand dollars (\$40,000) or such greater amount as the board of directors of the Company deems expedient on payment to the Treasurer of Ontario of the fees payable on such greater amount and on the issuance by the Provincial Secretary of a certificate of such payment;

THE HEAD OFFICE of the Company to be situate at the said Town of Delhi; and

THE FIRST DIRECTORS of the Company to be Walter Dalton White, Alberta White and Jean Dorcas White, hereinbefore mentioned;

AND IT IS HEREBY ORDAINED AND DECLARED that the said Company shall be a PRIVATE COMPANY and that the following provisions shall apply thereto: (1) The right to transfer shares of the Company shall be restricted in that no transfer of any share of the Company shall be valid until such transfer shall have been approved by the board of directors of the Company; (2) The number of shareholders of the Company, exclusive of persons who are in the employment of the Company, is hereby

limited to fifty (50), two (2) or more persons holding one (1) or more shares jointly being counted as a single shareholder; and (3) Any invitation to the public to subscribe for any shares or securities of the Company is hereby prohibited;

AND IT IS HEREBY FURTHER ORDAINED AND DECLARED that the said 6% non-cumulative non-voting redeemable preference shares (hereinafter called the "preference shares") shall have attached thereto the following:

- (1) The holders of the 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 at the rate of six per cent (6%) per annum on the amount paid up on the preference shares; if in any year, after providing for the full dividend on the 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 common shares; the holders of the preference shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends at the rate of six per cent (6%) per annum hereinbefore provided for;
- (2) The preference shares shall rank, both as regards dividends and repayment of capital, in priority to all other shares of the Company but shall not confer any further right to participate in profits or assets;
- (3) The Company may, upon giving notice as hereinafter provided, redeem the whole or any part of the preference

shares on payment for each share to be redeemed of the amount paid up thereon, together with all dividends declared thereon and unpaid; not less than thirty (30) days' notice in writing of such redemption shall be given by mailing such notice to the registered holders of the shares to be redeemed, specifying the date and place or places of redemption; if notice of any such redemption be given by the Company in the manner aforesaid and an amount sufficient to redeem the shares be deposited with any trust company or chartered bank in Canada, as specified in the notice, on or before the date fixed for redemption, dividends on the preference shares to be redeemed shall cease after the date so fixed for redemption, and the holders thereof shall thereafter have no rights against the Company in respect thereof except, upon the surrender of certificates for such shares, to receive payment therefor out of the moneys so deposited;

(4) The Company may, at any time and from time to time, purchase for cancellation all or some of the preference shares at the lowest price at which, in the opinion of the directors, such shares are obtainable but not exceeding the amount paid up thereon, together with all dividends declared thereon and unpaid;

(5) In the event of the liquidation, dissolution or winding up of the Company, whether voluntary or involuntary, the holders of the preference shares shall be entitled to receive, before any distribution of any part of the assets of the Company among the holders of any other shares, the amount paid up thereon and any dividends declared thereon and unpaid and no more;

(6) The authorization for an application for the issue of

Supplementary Letters Patent to delete or vary any preference, right, condition, restriction, limitation or prohibition attaching to the preference shares or to create preference shares ranking in priority to or on a parity with the preference shares, in addition to the authorization by a special resolution, may be given by at least two-thirds (2/3) of the votes cast at a meeting of the holders of the preference shares duly called for that purpose; and

(7) The holders of the preference shares shall not be entitled to vote at any meetings of the shareholders of the Company but shall be entitled to notice of meetings of shareholders called for the purpose of authorizing the dissolution of the Company or the sale of its undertaking or a substantial part thereof; holders of common shares shall be entitled to one (1) vote for each common share held by them at all meetings of the shareholders of the Company;

AND IT IS HEREBY FURTHER ORDAINED AND DECLARED that the shareholders of the Company may, by a resolution passed by at least two-thirds (2/3) of the votes cast at a general meeting of which notice specifying the intention to pass such resolution has been given, remove any director before the expiration of his term of office, and may, by a majority

of the votes cast at that meeting, elect any person in his
stead for the remainder of his term.

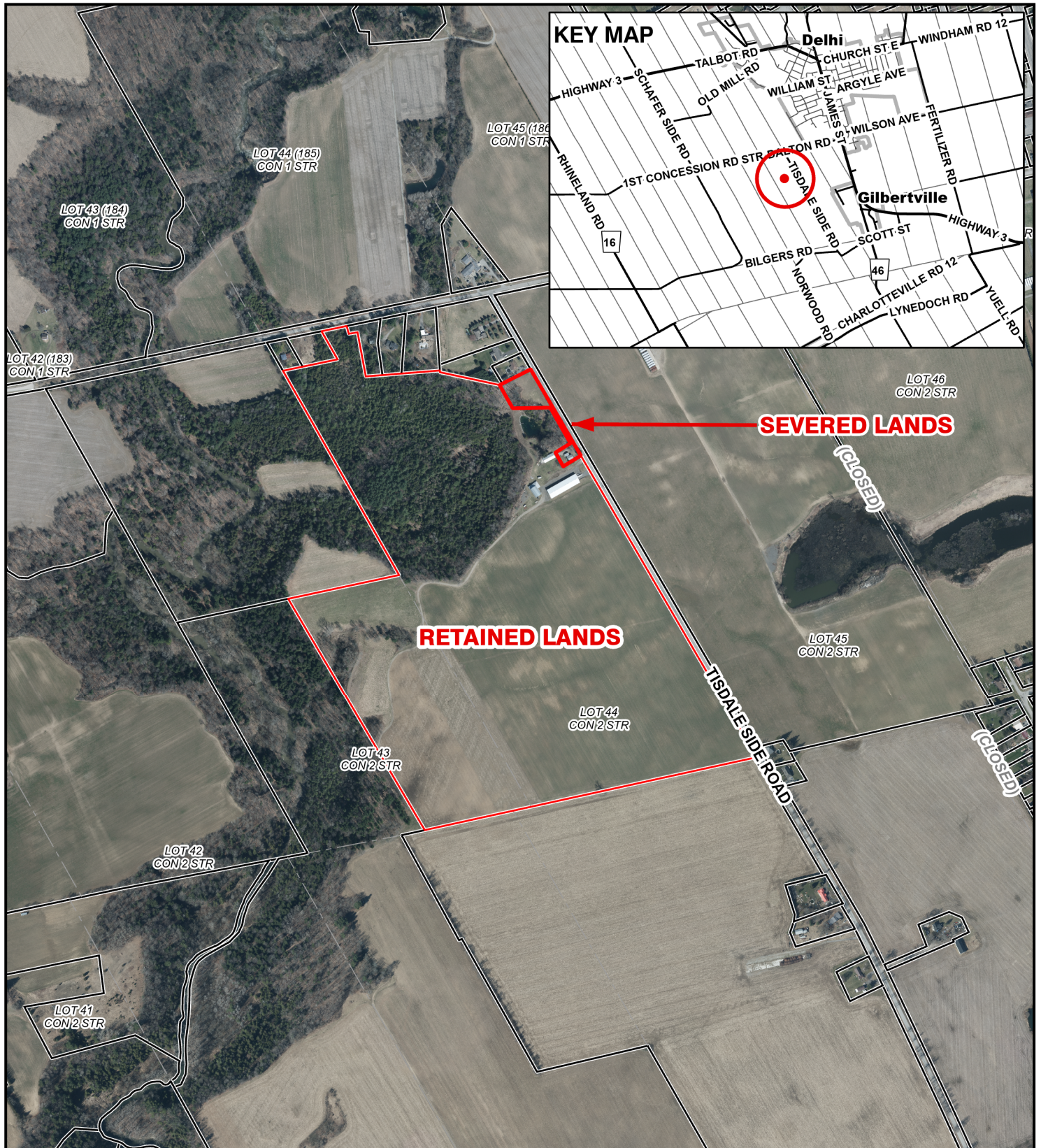
*Given under my hand and Seal of office at the City of Toronto
in the said Province of Ontario this sixteenth
day of April in the year of Our Lord one
thousand nine hundred and sixty-nine.*

Robert Welch

*Provincial Secretary and
Minister of Citizenship*

CONTEXT MAP

Geographic Township of MIDDLETON

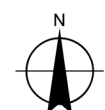


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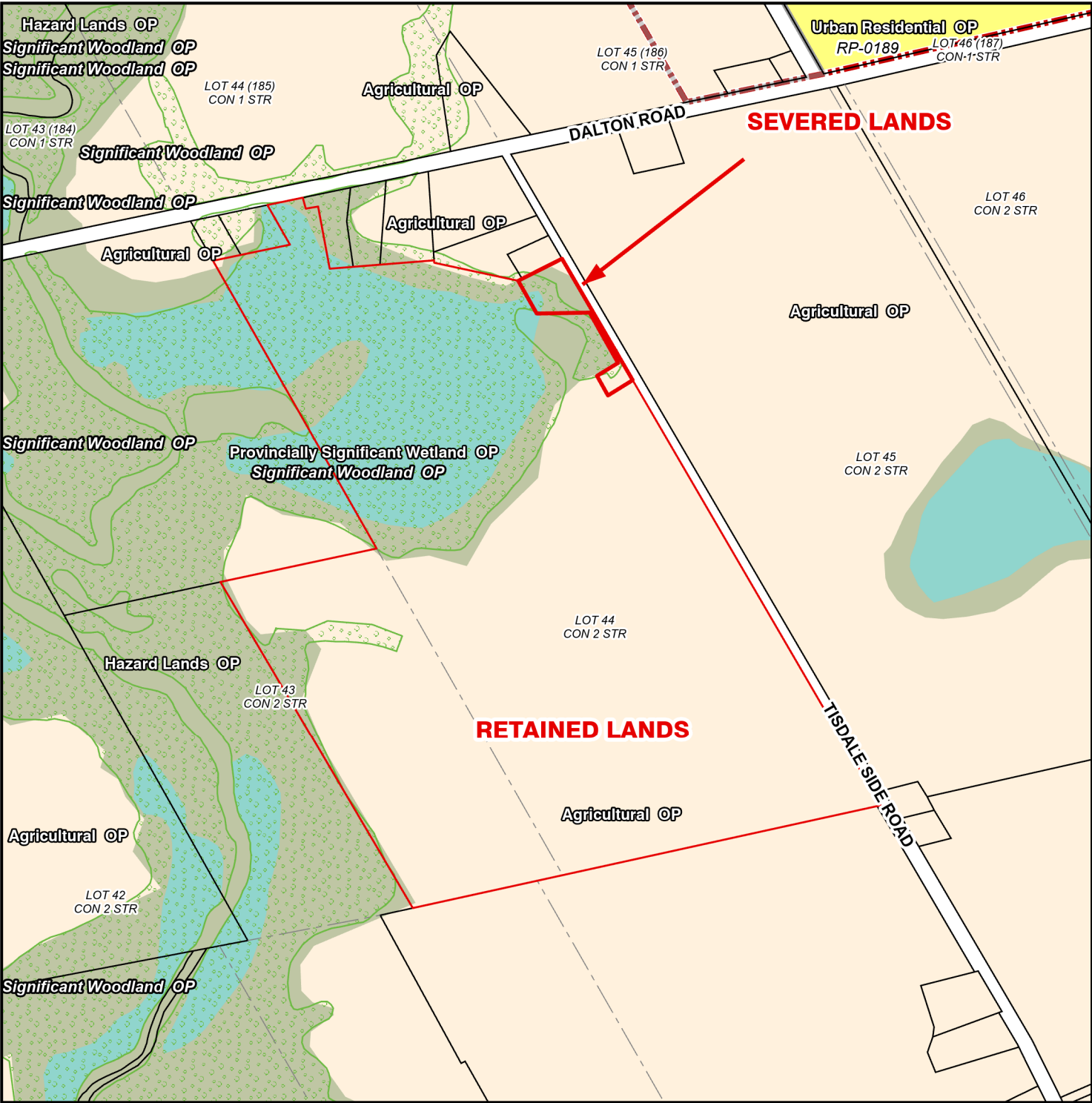
- Subject Lands
- Lands Owned

2020 Air Photo

9/9/2025



75 37.5 0 75 150 225 300
Meters



Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Urban Residential
- Urban Area Boundary
- Significant Woodland

9/9/2025



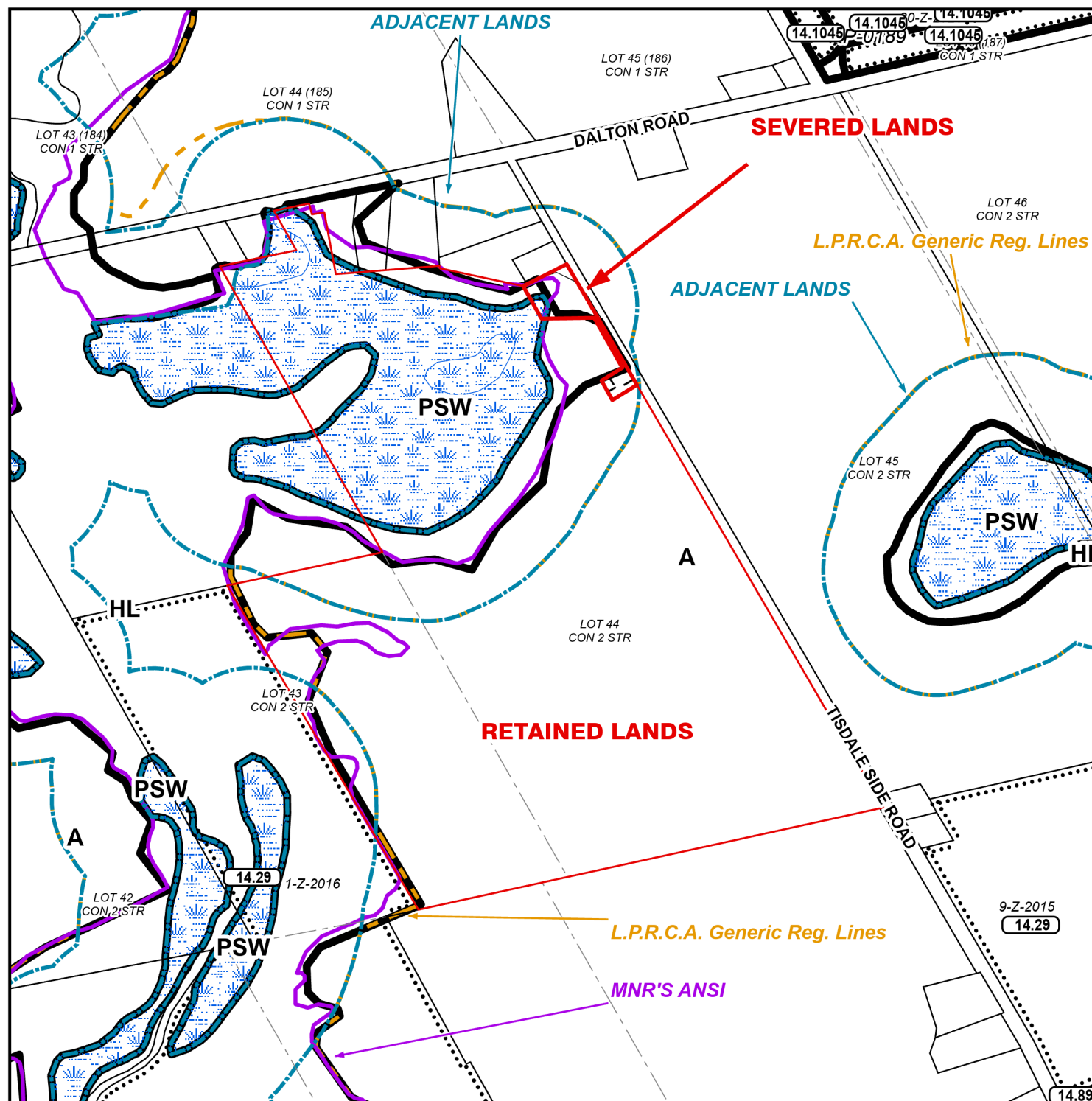
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MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

BNPL2025229



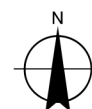
LEGEND

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

ZONING BY-LAW 1-Z-2014

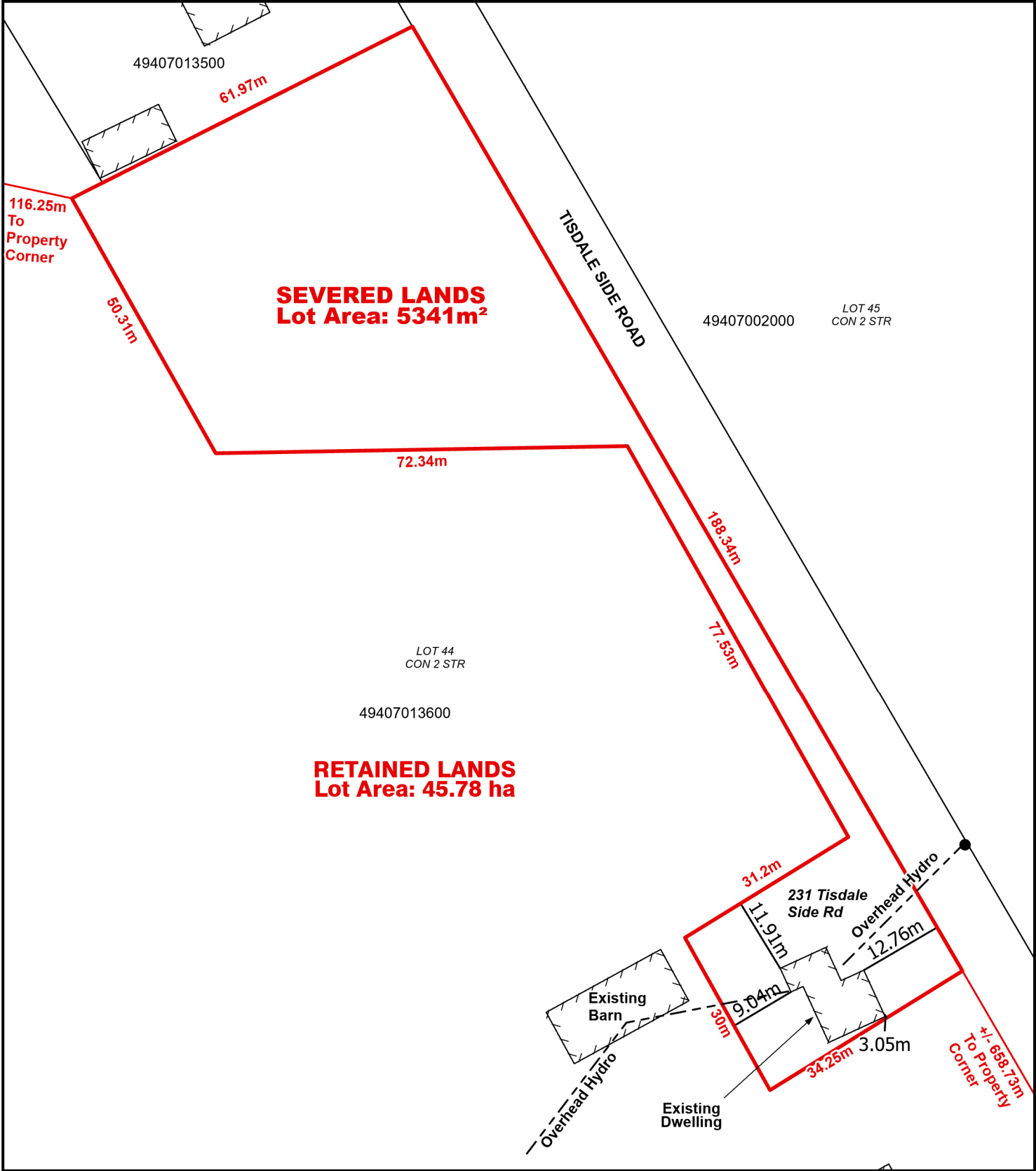
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- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-B - Residential R1-B Zone
- R4 - Residential R4 Zone



50 25 0 50 100 150 200 Meters

CONCEPTUAL PLAN
Geographic Township of MIDDLETON



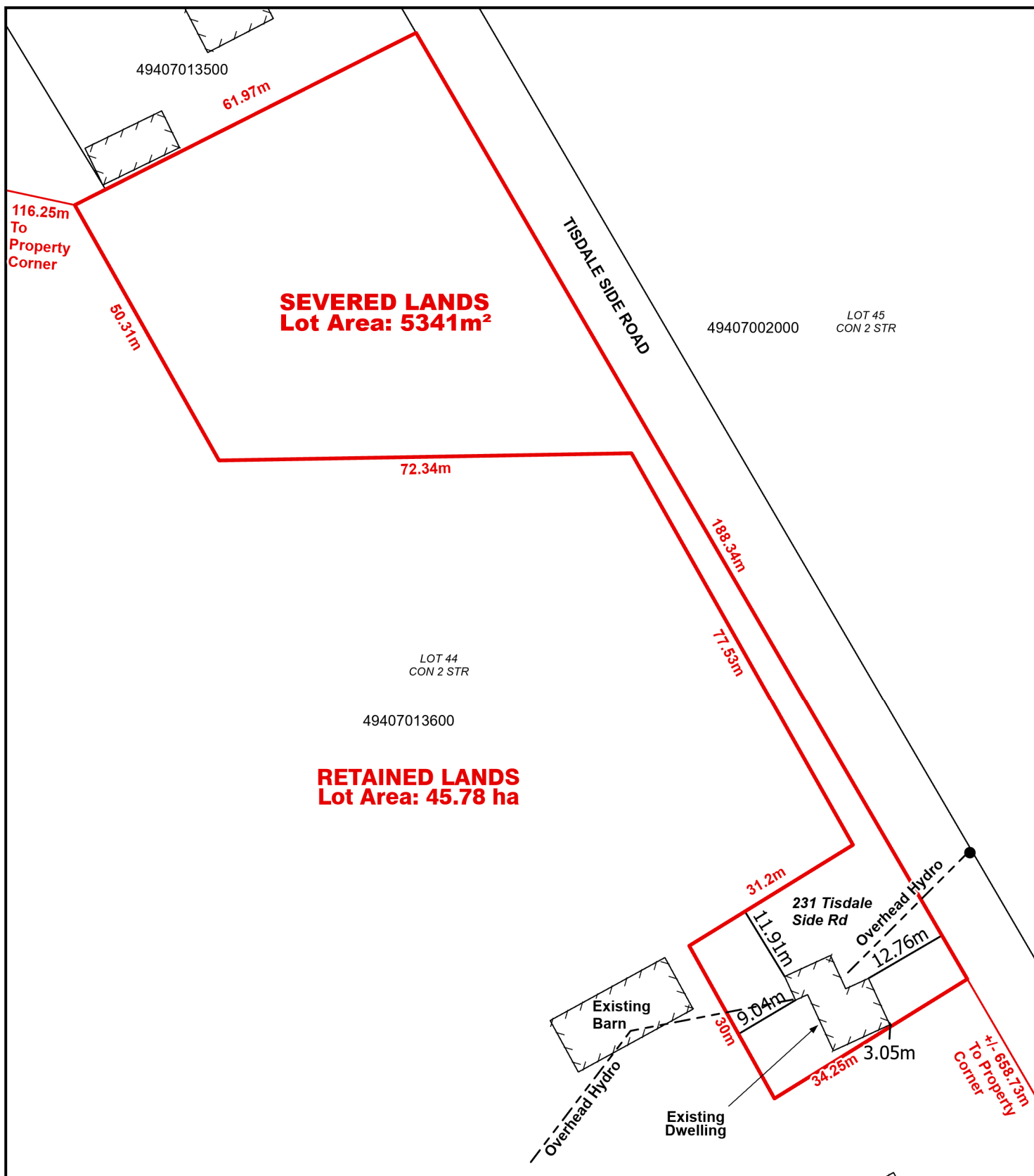
Legend

- Subject Lands
- Lands Owned

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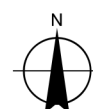
CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

- Subject Lands
- Lands Owned



9/9/2025

