



Ministry of Government
and Consumer Services

Ministère des Services
gouvernementaux et des
Services aux consommateurs

Ontario

CERTIFICATE

This is to certify that these
articles are effective on

CERTIFICAT

Ceci certifie que les présents
statuts entrent en vigueur le

JANUARY 01 JANVIER, 2020

Barbara Rachitt

8

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

Ontario Corporation Number
Numéro de la société en Ontario

5018175

Form 4
Business
Corporations
Act

Formule 4
Loi sur les
sociétés par
actions

**ARTICLES OF AMALGAMATION
STATUTS DE FUSION**

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

M	A	G	A	L	A	S		P	O	U	L	T	R	Y		F	A	R	M	S		L	I	M	I	T	E	D	

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

228 McMichael Road

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

Waterford

ONTARIO

N O E 1 Y 0

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

Postal Code/Code postal

3. Number of directors is:
Nombre d'administrateurs

Fixed number
Nombre fixe

OR minimum and maximum
OU minimum et maximum

1 10

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

First name, middle names and surname
Prénom, autres prénoms et nom de famille

Address for service, giving Street & No. or R.R. No., Municipality,
Province, Country and Postal Code
Domicile élu, y compris la rue et le numéro ou le numéro de la R.R., le
nom de la municipalité, la province, le pays et le code postal

Resident Canadian
State 'Yes' or 'No'
Résident canadien
Oui/Non

Laura Jean Magalas

228 McMichael Road
Waterford, Ontario N0E 1Y0

Yes

5. Method of amalgamation, check A or B
Méthode choisie pour la fusion – Cocher A ou B :

A - Amalgamation Agreement / Convention de fusion :

The amalgamation agreement has been duly adopted by the shareholders of each of the amalgamating corporations as required by subsection 176 (4) of the *Business Corporations Act* on the date set out below.

or
ou

Les actionnaires de chaque société qui fusionne ont dûment adopté la convention de fusion conformément au paragraphe 176(4) de la *Loi sur les sociétés par actions* à la date mentionnée ci-dessous.

B - Amalgamation of a holding corporation and one or more of its subsidiaries or amalgamation of subsidiaries / Fusion d'une société mère avec une ou plusieurs de ses filiales ou fusion de filiales :

The amalgamation has been approved by the directors of each amalgamating corporation by a resolution as required by section 177 of the *Business Corporations Act* on the date set out below.

Les administrateurs de chaque société qui fusionne ont approuvé la fusion par voie de résolution conformément à l'article 177 de la *Loi sur les sociétés par actions* à la date mentionnée ci-dessous.

The articles of amalgamation in substance contain the provisions of the articles of incorporation of
Les statuts de fusion reprennent essentiellement les dispositions des statuts constitutifs de

2575473 ONTARIO LIMITED

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

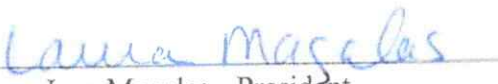
Names of amalgamating corporations Dénomination sociale des sociétés qui fusionnent	Ontario Corporation Number Numéro de la société en Ontario	Date of Adoption/Approval Date d'adoption ou d'approbation		
		Year année	Month mois	Day jour
2575473 ONTARIO LIMITED	002575473	2019	12	18
MAGALAS POULTRY FARMS LIMITED	000423772	2019	12	18

SCHEDULE "A"

I, Laura Jean Magalas, being the President of 2575473 ONTARIO LIMITED, one of the amalgamating corporations in the attached Articles of Amalgamation, hereby state that:

1. I am the President and Director of 2575473 ONTARIO LIMITED and as such have knowledge of its affairs.
2. I have conducted such examinations of the books and records of 2575473 ONTARIO LIMITED as are necessary to enable me to make the statements hereinafter set forth.
3. There are reasonable grounds for believing that:
 - (a) 2575473 ONTARIO LIMITED and the amalgamated corporation, namely, MAGALAS POULTRY FARMS LIMITED will be able to pay its liabilities as they become due, and
 - (b) the realizable value of the amalgamated corporation's assets will not be less than the aggregate of its liabilities and stated capital of all classes.
4. There are reasonable grounds for believing that no creditor will be prejudiced by the amalgamation.

THIS STATEMENT made this 18th of December, 2019.








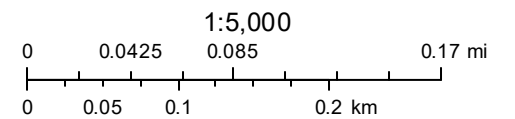
Laura Jean Magalas - President
2575473 ONTARIO LIMITED

MAP NORFOLK - Community Web Map



2/17/2026, 2:50:24 PM

-  Land Parcels
-  DraftPlan
-  Plan Lines
-  Road Labels
-  Civic Address



Norfolk GIS

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: 3310-336-040-70400

A. Applicant Information

Name of Owner Magalas Poultry 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 228 McMichael Road

Town and Postal Code Waterford, ON N0E 1Y0

Phone Number _____

Cell Number 519-420-8667

Email lauragene@kwic.com

Name of Applicant Agent

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Agent David McPherson

Address 8 Culver Lane

Town and Postal Code Simcoe, ON N3Y 5C8

Phone Number _____

Cell Number 519-427-6483

Email david-a-mcpherson@hotmail.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:

n/a

B. Location, Legal Description and Property Information

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

Lot 13 Concession 7 Townsend

Municipal Civic Address: 2336 Cockshutt Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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:

Residential and Agricultural

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

The farm contains a single family dwelling and a detached garage.

The house and garage are to be severed as surplus to the farm needs.

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:

The attached surveyor's sketch show the buildings on the farm.

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:

The land has been farmed for well over 100 years. The dwelling to be severed was constructed about 75 years ago.

9. Existing use of abutting properties:

agricultural and residential

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

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

C. Purpose of Development Application

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

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	518m	30m		30m	
Lot depth	582m			144.5m	
Lot width	518m			73.06m	
Lot area	30 ha			0.6ha	
Lot coverage					
Front yard	121m	13m		121m	
Rear yard	452m	9m		14.87m	
Height	5m	11m		5m	
Left Interior side yard		3m		18.6m	
Right Interior side yard		3m		40.28m	
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:

The existing farm is undersized.

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

Frontage: 30m
Depth: 144.5m
Width: 73.06m
Lot Area: 0.60ha
Present Use: agricultural and 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: 488m
Depth: 582m
Width: 518m
Lot Area: 29.26ha
Present Use: agricultural and residential
Proposed Use: residential

Buildings on retained land: none

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

Frontage: n/a

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: Magalas Poultry Farms Limited
Roll Number: 336-040-70400
Total Acreage: 30ha
Workable Acreage: 29ha
Existing Farm Type: (for example: corn, orchard, livestock) corn
Dwelling Present?: Yes No If yes, year dwelling built about 1951
Date of Land Purchase: _____

Owners Name: Magalas Poultry Farms Limited
Roll Number: 337-030-30400
Total Acreage: 45.3ha
Workable Acreage: 44ha
Existing Farm Type: (for example: corn, orchard, livestock) corn and poultry
Dwelling Present?: Yes No If yes, year dwelling built 1950 approx
Date of Land Purchase: _____

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

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

3. Provide the information you used to determine the answers to the above questions:
Information provided by owner.

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:

Property is not within a WHPA

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Cockshutt Road

G. All Applications: Other Information

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

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

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

Premise and Justification report is attached

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

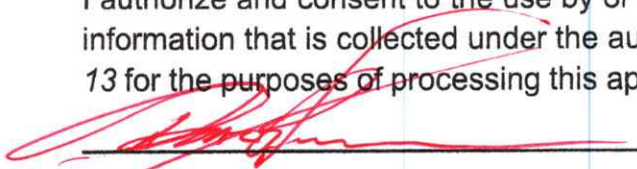
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

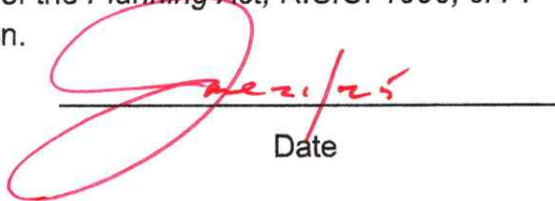
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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



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 David McPherson 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.

EUGENIE MACALAS

Owner

JUNE 21 2025

Date



Owner

JUNE 21 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

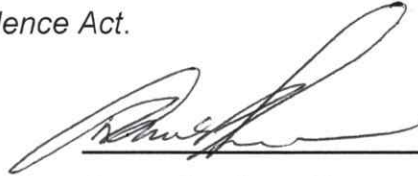
I, David McPherson of Simcoe

solemnly declare that:

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

Declared before me at:

Norfolk County



~~Owner/Applicant~~ Agent Signature

In Simcoe

This 12 day of February

A.D., 2026



Fabian Fidalgo Serra, s
Commissioner, etc., Province of Ontario
for the Corporation of Norfolk County
Expires October 3, 2025

A Commissioner, etc.

Premise and Justification of Surplus Farm Dwelling Severance for 2336 Cockshutt Road

As a result of farm consolidation, the proposed severance intends to sever the dwelling on this farm property as surplus to the farm's needs. The proponent, Magalas Poultry Farms Limited, is a large diversified farm operation, with interests in poultry production, soybeans, and field corn production.

Magalas Poultry owns the subject farm parcel at 2336 Cockshutt Road, and contained therein, is a single family dwelling surplus to the farm operational needs.

This application is to sever a lot, having a frontage of 30 m, a depth of 144.50 m, and a total area of 1.49 acres (0.60 hectares), as a dwelling surplus to the needs of a farming operation, and to retain a farm lot having an area of 29.26 hectares.

Magalas Poultry also owns a farm at 273 Radical Road of about 45.3 hectares, on which 3 poultry producing barns reside. Eugene Magalas, the owner of Magalas Poultry, owns numerous other farms but they are listed under different corporate names.

The application is consistent with the Provincial Planning Statement 2024, conforms to the policies of the Norfolk County Official Plan regarding consent to sever policies in the Agricultural designation, and meets the intent of Zoning By-law 1-Z-2014.

The subject lands are located on the east side of the Cockshutt Road, and is known as 2336 Cockshutt Road. The area of the subject lands is approximately 31 hectares, with approximately 518 m of frontage on the Cockshutt Road. The subject lands are occupied by a Single Family Dwelling and a detached garage. The Single Family Dwelling, along with the detached garage, is to be included on the severed property, and the balance of the farm land, now vacant of buildings, is to be retained as farm land.

Attached is a copy of the Articles of Incorporation, and a list of Officers for Magalas Poultry Farms Limited.

The subject lands are designated Agricultural in the Norfolk County Official Plan, and also are zoned Agricultural in Norfolk County Zoning By-law 1-Z-2014.

Adjacent lands are active farms and residential lots.

The owners reside on a separate 89 acre farm, in a separate farm corporation name, at 228 McMichael Road, Waterford.

Planning Act

The Planning Act is provincial legislation that sets the ground rules for land use planning in Ontario, and it sets the rules for how, where, and when land use changes can occur.

This application has regard for the relevant sections 1.1, 2, and 51(24) of the Planning Act.

Provincial Policy Statement 2024

The Provincial Policy Statement 2024 states that lot creation in prime agricultural areas is permitted for one new residential lot surplus to a farming operation as a result of farm consolidation, provided that the lot is limited to a minimum size needed to accommodate the use and appropriate sewage and water services.

The proposed severance meets these criteria.

Norfolk County Official Plan

The subject property is designated as Agricultural in the Norfolk County Official Plan.

Official Plan section 7.2.3 states that consents to sever a residence made surplus through farm amalgamation shall be subject to the policies of 7.2.3(b) and 7.2.3(c).

Section 7.2.3(b) states that no consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operations of the farm operation. In this case, the Procyk's operate 16 farm parcels within Norfolk County.

Section 7.2.3(c) states that the severed lot shall be of an appropriate size for the intended residential use including sewage and water services. In this case, the proposed lot size is 3,754 sq. m, or about 0.92 of an acre.

The existing residence was constructed in 1973 and is therefore about 52 years in existence.

The proposed severed lands are of a minimum size to meet the needs of a residential property and do not remove any active farm lands from production. As such, this application conforms to the Norfolk County Official Plan.

Norfolk County Zoning By-law 1-Z-2014

The subject property is zoned Agricultural within the Norfolk County Zoning By-law.

Section 12.1.1(d) of 1-Z-2014 permits a single detached dwelling within the Agricultural zone. According to the surveyor's sketch (attached), the dwelling conforms to all zone provisions listed in section 12.1.2, including front, rear, and side yard setbacks.

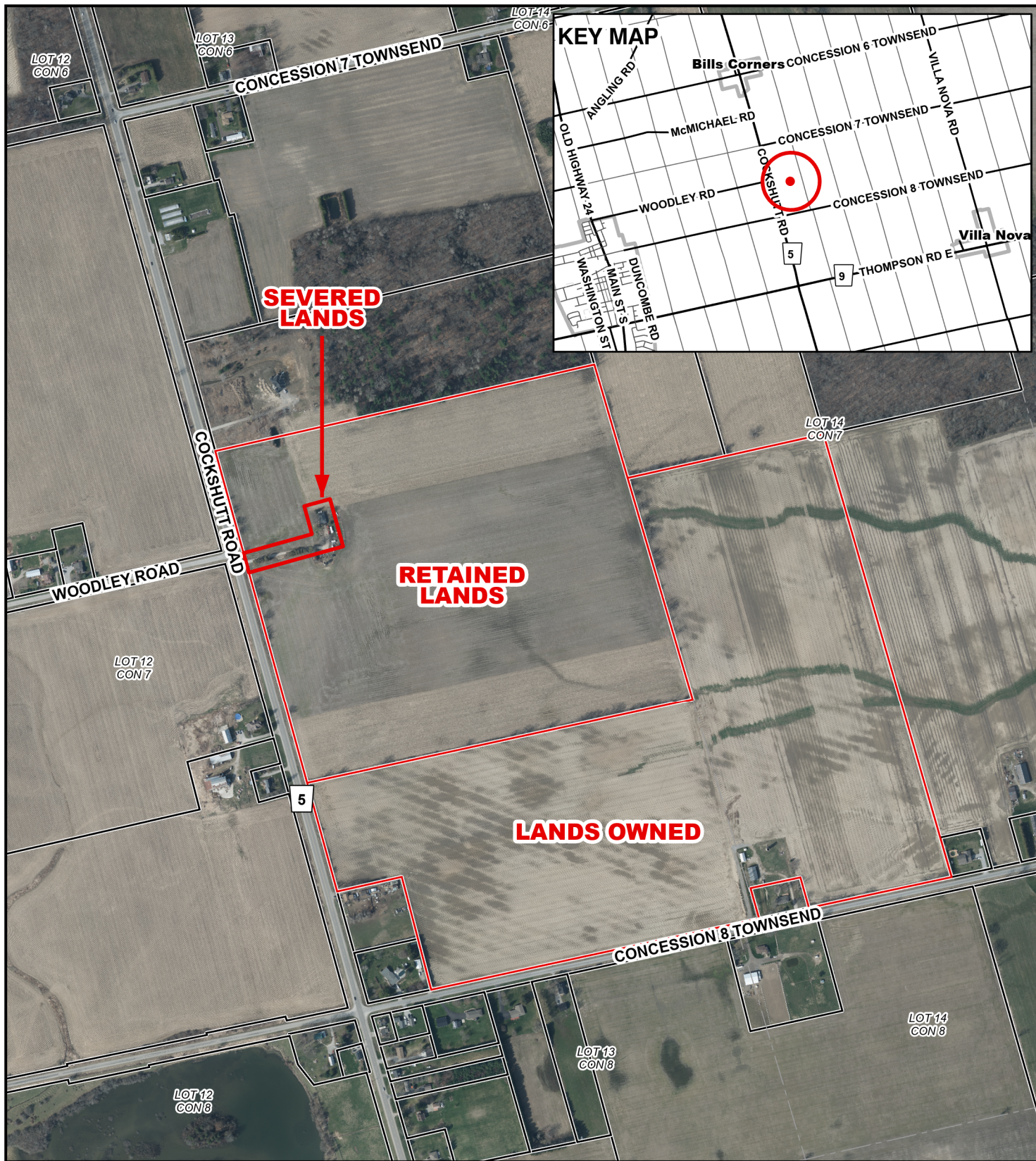
This application meets the requirements of the Zoning By-law for the proposed severed lot.

The retained farm will end up slightly deficient at 39.53 hectares where 40 is required. Companion to this application is a Minor Variance application seeking relief of 0.47 hectares from the required 40 hectares for the retained farm land.

Conclusion

This application has regard for the Planning Act, is consistent with the Provincial Planning Statement 2024, conforms to the Norfolk County Official Plan, and meets the intent and purpose of the Norfolk County Zoning By-law 1-Z-2014.

David McPherson

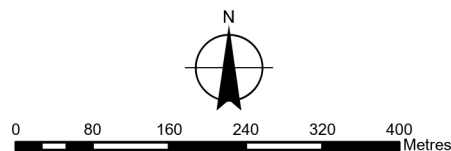


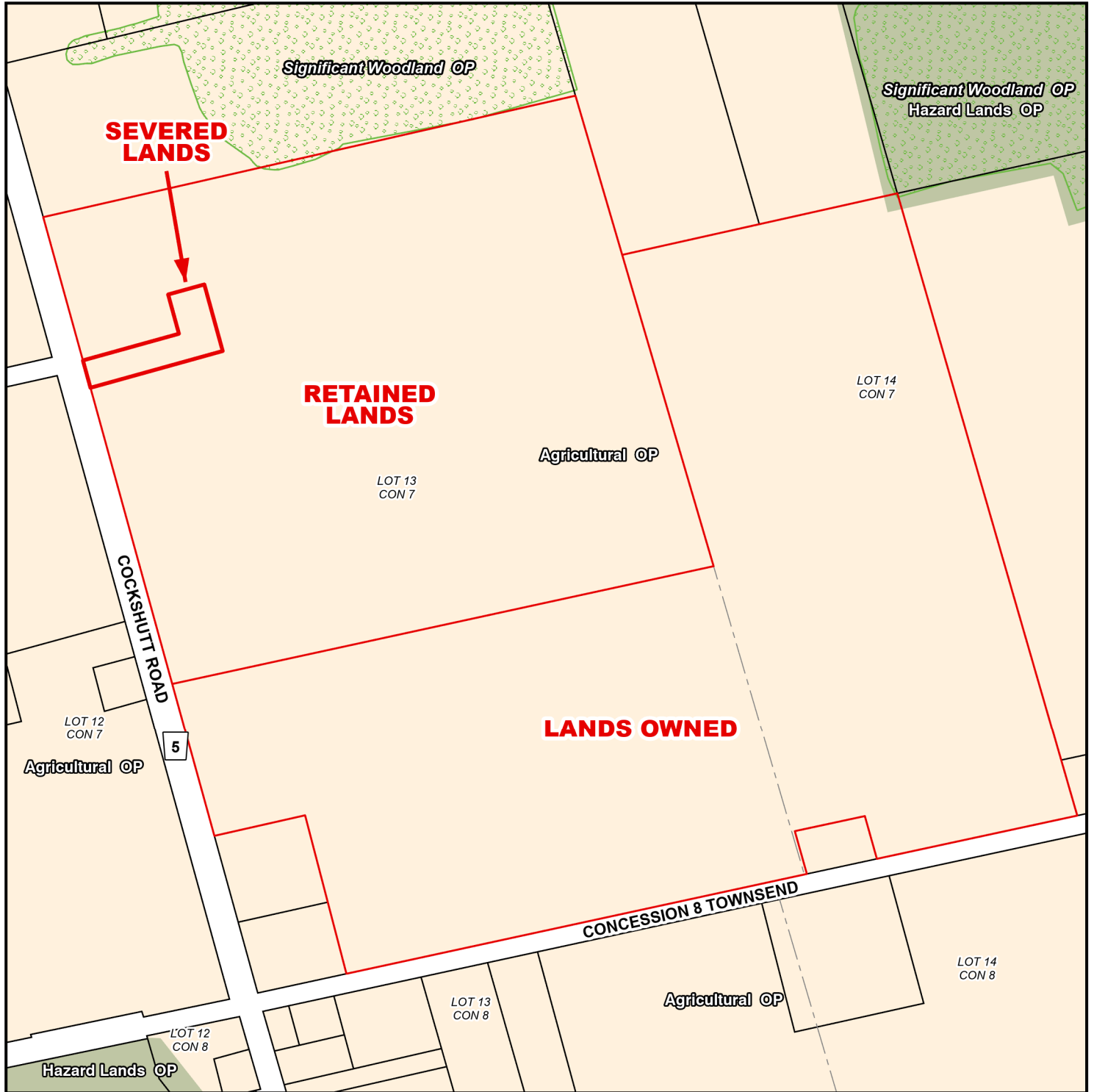
Legend

- Subject Lands
- Lands Owned



3/3/2026

2020 Air Photo








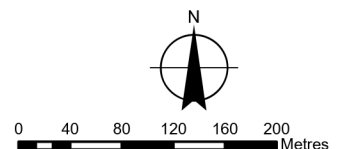
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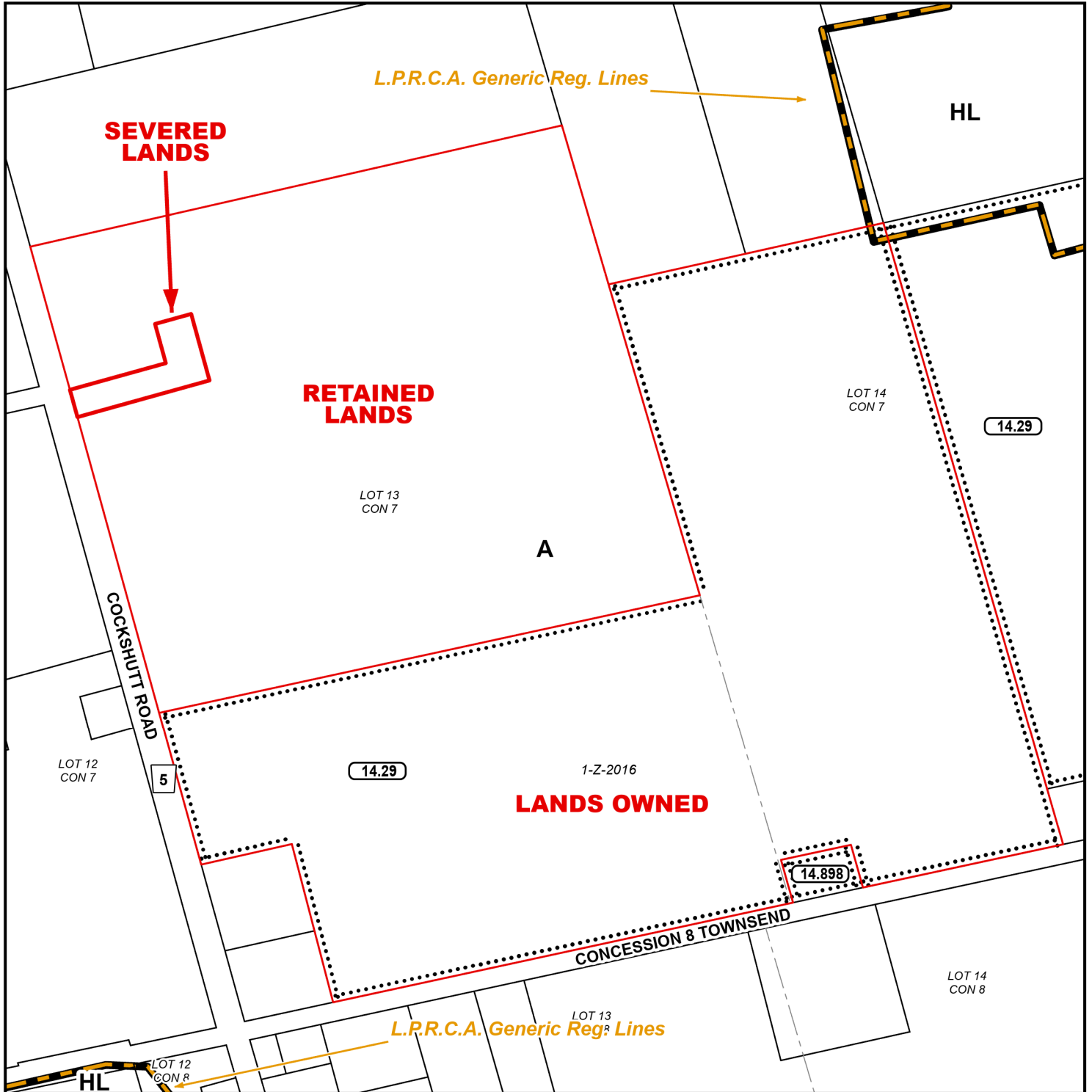
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Hazard Lands
-  Significant Woodland

3/3/2026





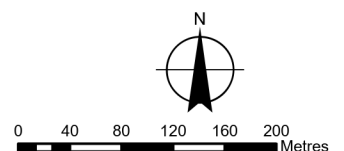
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

3/3/2026

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



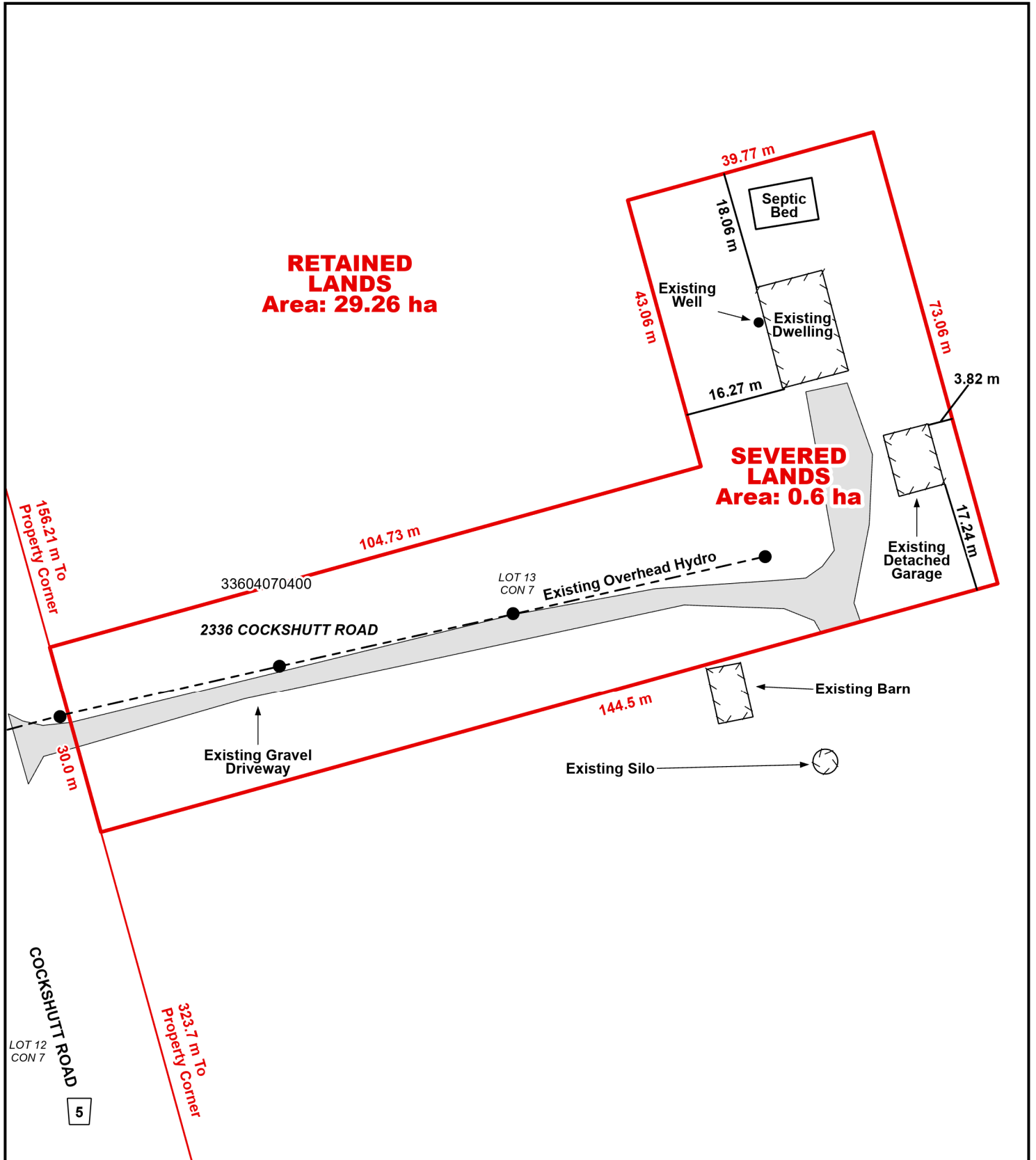
MAP D

CONCEPTUAL PLAN



Geographic Township of TOWNSEND

BNPL2026040

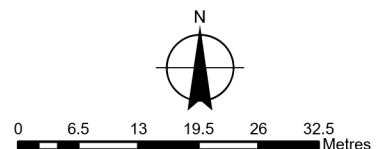
ANPL2026041

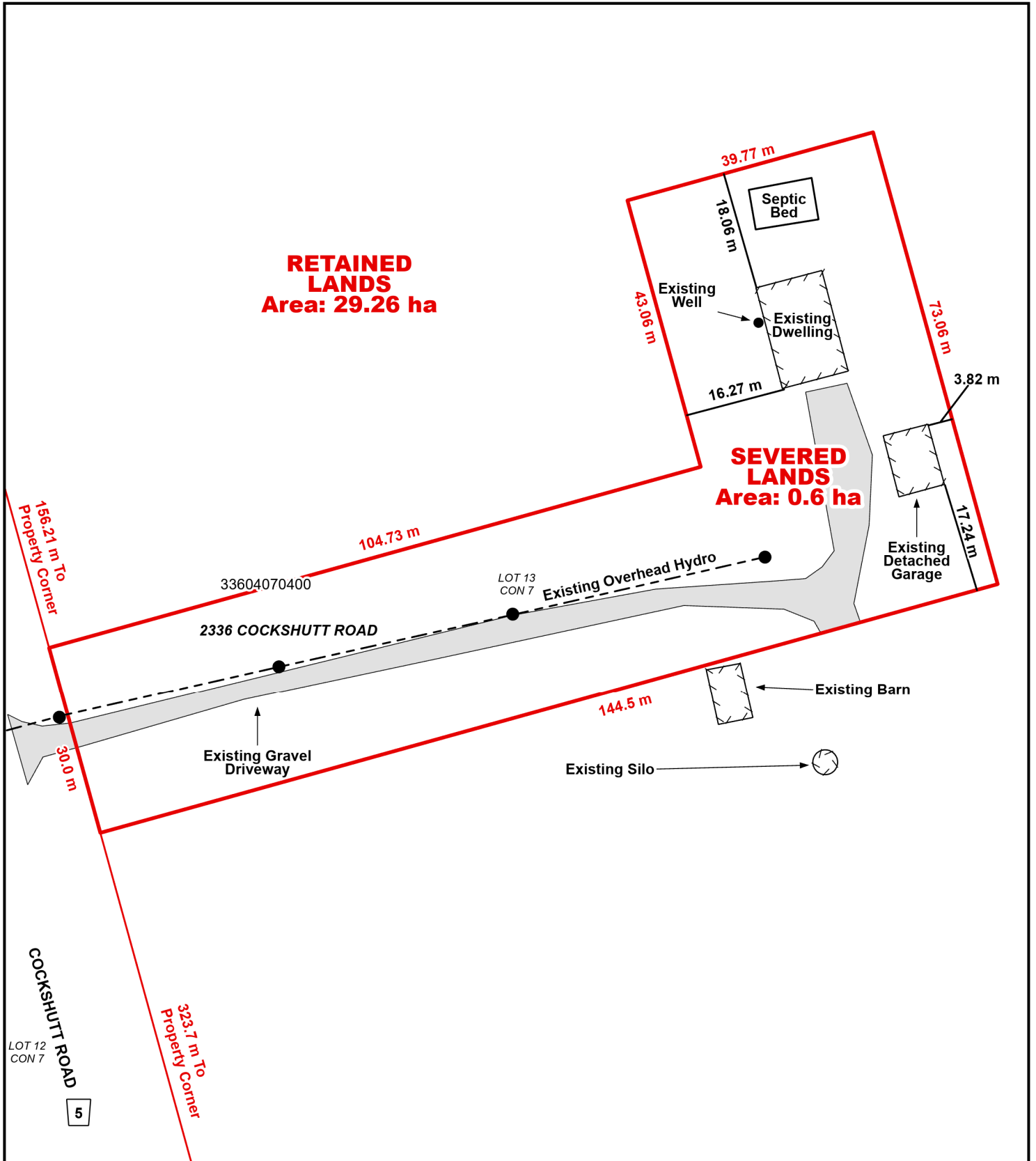


Legend

-  Subject Lands
-  Lands Owned

3/3/2026





Legend

-  Subject Lands
-  Lands Owned

3/3/2026

