

Committee of Adjustment Application for Consent

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Before the application is submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, further information can be provided by Planning Department staff prior to the submission of an application. The purpose of communicating with a planner before you submit your application is: to review the 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.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete application, the applicant will be contacted and provided further direction for payment options.

User Fees

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

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 time of submission.

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)

After the application is submitted

In order for the application to be deemed complete, all of the components noted above are required. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once the 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 provided that is required to be posted on the subject lands summarizing the application and identifying the committee meeting date. The comments received from members of the community will be included in the planning report and given consideration.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. Any required peer reviews shall be at the expense of the applicant. The peer reviewer 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.

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 the Committee of Adjustment meeting. Applicants are responsible for removing 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. 8159 or coa@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
- Surplus Farm Dwelling Consent/Severance
- Boundary Adjustment/Land Conveyance
- Easement/Right-of-Way Severance

Property Assessment Roll Number: 541 070 20200 0000

A. Applicant Information

Name of Owner COURT FARMS (ONTARIO) INC

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 519 1st Conc STR

Town and Postal Code RR2 COURTLAND, ON N0J 1E0

Phone Number _____

Cell Number 519 983 3942

Email sallycourt@execulink.com

Name of Authorized Applicant Alison S. Court

Address 519 1st Conc STR

Town and Postal Code RR2 Courtland, ON N0J 1E0

Phone Number _____

Cell Number 519 983 - 3942

Email sallycourt@execulink.com



Name of Authorized Agent _____
 Address _____
 Town and Postal Code _____
 Phone Number _____
 Cell Number _____
 Email _____

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

Owner Agent Applicant

Names and addresses of any holder of any mortgagees, 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 3 STR PT LOT 31
PT RD ALLOW RP 37R2779 PART 2 PT PART 3

Municipal Civic Address: 20 FERNLEA SIDE RD

Land acquisition date (if known): MARCH 15, 2011

Present Official Plan Designation(s): A - Agriculture & Harvest

Present Zoning: A - AGRICULTURAL 91% Hazard land 92%

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



4. Please describe all existing and proposed buildings and structures on the proposed severed and retained lots and whether they are to be retained, demolished or removed.

	Severed lot	Retained lot
Number of Existing Buildings/Structures	1 house 1 house	1 barn
Number of Storey(s) for Existing Buildings/Structures	2	—
Number of Proposed Buildings/Structures	0	0
Number of Storey(s) for Proposed Buildings/Structures	—	—
Number of Dwelling Units per lot	1	0

5. 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:

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

7. Existing use of abutting properties:

AGRICULTURAL

8. Does this proposal require a minor variance application? Yes No

9. 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. Zoning Review (chart must be completed in metric units)

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)		3700	271000
Lot frontage (m)	30	71.04	1164
Lot depth (m)		59.99	
Front Yard Setback (m)	13	38.45	
Left Side Yard Setback (m)	3	5.28	
Right Side Yard Setback (m)	3	25.5	
Rear Yard Setback (m)	9	9.1	
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)			
Number of parking spaces			

Number of new lots to be created (not including retained lot): 1
 Please provide a separate table if more than one severed lot is being proposed.

i. Boundary Adjustment

- Proposed final lot size and frontage of the benefitting lot 3700 sqm. / 71.04m
- Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:
541 070 20200 0000
COURT FARMS (ONT) INC

COURT FARMS

Geographic Location	Roll Number	Area	Workable House	Built	Year Purchased
Con 1 STR Lot 10	541-050-14100	30.1	29 No	Alison	1993
Con 1 STR Lot 7	541-050-14600	37	28 No	CF	1980
Mid Conc 1 STR Lot 150	541-050-11100	48.94	40	CF	2020
814 Colonel Talbot Rd	541-050-11100	50	43	CF	2020
Con 1 Lot 9	541-050-10700	128.19	30 No	Alison	1998
Con 1 Lot 8	541-050-10600		24 No	Alison	1998
Con 1 Lot 8,9	541-050-10500		36 No	Alison	1998
306 Bell Mill Rd	541-050-13500	50	45 Yes	1905 CF	1994
	541-050-13500			CF	1994
230 Bell Mill Rd	541-050-1825	0.97	yes	1963 Alison	1999
Con 2 Lot 11	541-050-18100	99	82 No	CF	1999
515 1st Con STR lot 9&10	541-050-14300	62.8	54 No	CF	1978
519 1st Con STR	541-050-14200	0.9	yes	1979 Alison	1978
Con 3 STR Lot 19	541-050-09110	38	37 No	CF	1983
CHR Con 10 lot 1,2	493-010-16200	91.5	67 No	CF	1990
1091 Jackson Side Rd	541-010-39200	79.1	74 yes	1920 CF	1996
Con 2 NTR Lot 15	541-010-39200			CF	1996
NWAL Con 14 Lot 4	542-010-07000	62.21	50 No	CF	2004
Con 3 STR Lot 20	541-060-16500	67.51	64 No	Alison	2007
Con 14 PT Lot 3	542-010-00600	136.25	95 No	CF	2008
Con 2 STR Lot 11 Bostwick	541-050-18010	38.6	23 No	Alison	2011
15 Colonel Talbot Rd	545-010-02100	114.03	90 No	CF	2013
150 Mid Nwal Tline Rd	542-010-00500	118.91	90 Yes	Unknown Alison	2013
	542-10-00500			CF	2013
Con 1 NTR Lot 1RP	541-050-07710	49.45	46 no	CF	2015
HGN Plan 1 RCP Lot 13	545-010-01700	48.59	45 yes	CF	2025
73 Colonel Talbot Rd	545-010-01700	1		1978 CF	2025

All land cash crop corn, soybeans,wheat,rye

Properties listed with Alison are in trust for Court Farms (Ontario) Inc



ii. Easement/Right-of-Way Request(s)

Width (m) _____

Depth (m) _____

Area (sq.m.) _____

Lot/Part number over which
the easement is required
(must be identified on
sketch) _____

Purpose of easement _____

iii. 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: See Attached list

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Date of Land Purchase: _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: Yes No If yes, year dwelling built _____

Date of Land Purchase: _____



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

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

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

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

D. 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. 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. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes No

If you answered no, please explain:

2. It is the 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 ?

Yes No

If you answered 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 you answered no, please explain: _____

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands ? Please check boxes, if applicable.

Livestock facility or stockyard

On the subject lands or within 500 meters – distance _____

Significant Woodland

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 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. Servicing and Access

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)

Existing or proposed access to subject lands:

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

Name of road/street:

 ~~Essex~~ Fernlea Side Rd

G. Other Information

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 and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario regulation 197/96](#).

i) Sketch in Metric Units

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- d) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*);
- e) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- f) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- g) the location and nature of any easement affecting the subject land; and
- h) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

ii) Technical studies

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study
- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations



Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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.

[Signature]
Owner/Applicant/Agent Signature

April 15/26
Date

J. Owner's Authorization

If the authorized 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 Court Farms (ONT) INC am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Alison Court 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.

[Signature]
Owner

Apr 30/26
Date

Owner

Date

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



K. Declaration

I, Alison COURT of COURT FARMS(ONT)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, 12 Gilbertson Ave

[Signature]

Owner/Applicant/Agent Signature

In Simcoe Norfolk County

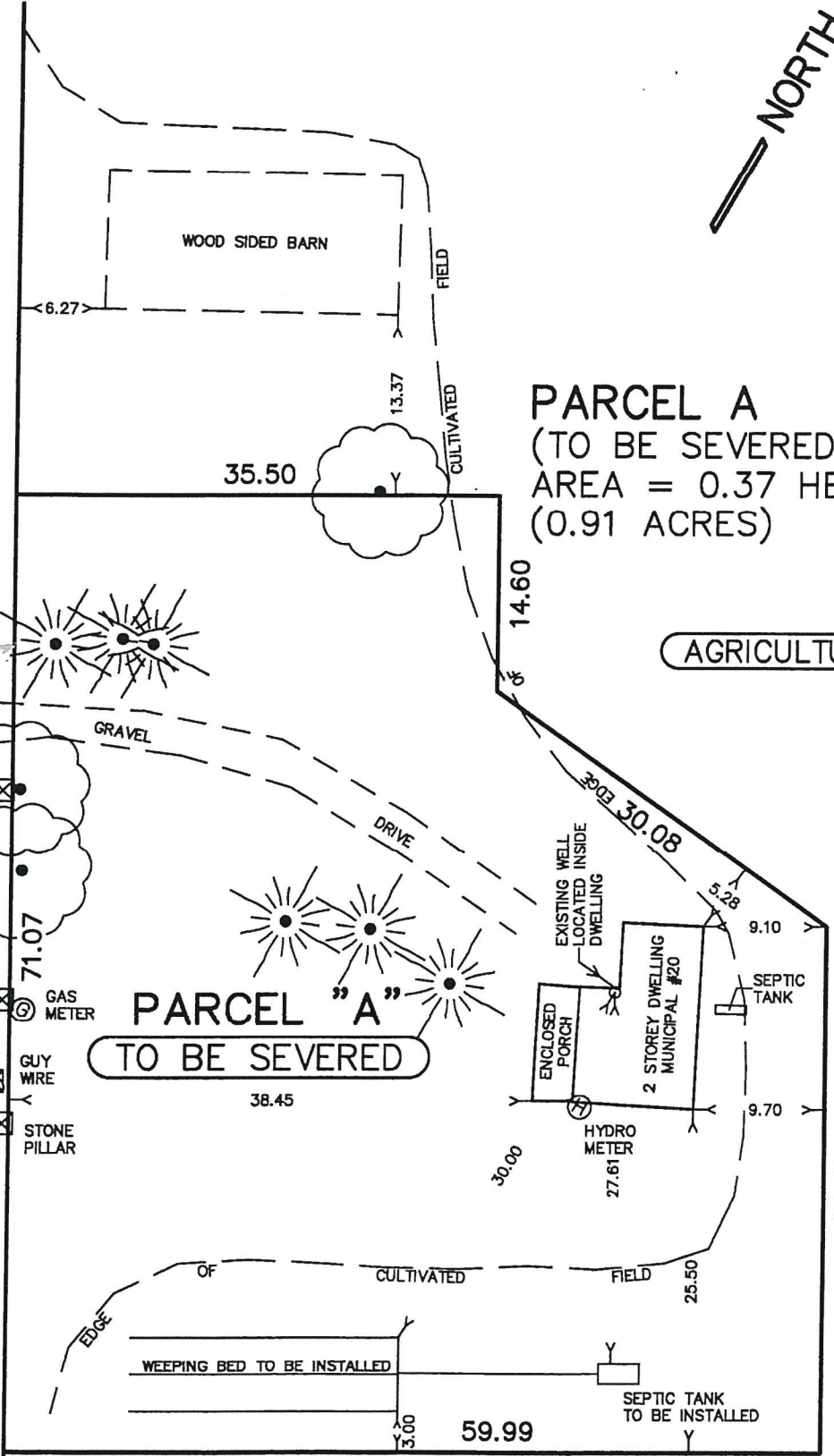
This 15 day of April

A.D., 2026

Fabian Fidalgo Serra, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires October 3, 2026.

A Commissioner, etc.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31
KNOWN AS FERNLEA SIDEROAD
(20.12 WIDE)



PARCEL A
(TO BE SEVERED)
AREA = 0.37 HECTARES
(0.91 ACRES)

AGRICULTURAL

PARCEL "A"
TO BE SEVERED

"B"
PARCEL
TO BE RETAINED

AGRICULTURAL

PARCEL B
(TO BE RETAINED)
REMAINDER OF FARM
AREA - 27.1 HECTARES
67.1 ACRES



Legend:

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

Disclaimer Statement:
This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of all the information contained within the map.





Articles of Amalgamation

Business Corporations Act

1. Amalgamated Corporation Name
COURT FARMS (ONTARIO) INC.

2. Registered Office Address
519 First Concession Road Str., R.R. #2, Courtland, Ontario, Canada, N0J 1E0

3. Number of Directors
Minimum/Maximum Min 1 / Max 10

4. The director(s) is/are:

Full Name

Resident Canadian

Address for Service

ALISON S. COURT

Yes

519 First Concession Road Str., R.R. #2, Courtland, Ontario,
Canada, N0J 1E0

Full Name

Resident Canadian

Address for Service

WILLIAM BRUCE COURT

Yes

306 Bell Mill Sideroad, R.R. #1, Courtland, Ontario, Canada, N0J
1E0

5. Method of Amalgamation

The endorsed Articles of Amalgamation are not complete without the Certificate of Amalgamation.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar, Ministry of Public and Business Service Delivery



ZONING DEFICIENCY FORM

SURPLUS FARM DWELLING - AGRICULTURAL ZONE

PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2026089

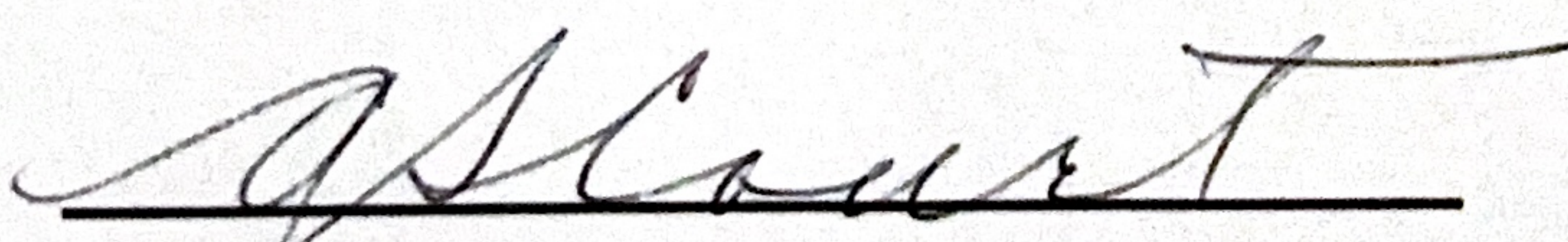
Owner / Applicant: ALISON S. COURT
Civic Address: 20 FERNLEA SIDE ROAD
Legal Description: MIDDLETON CON 3 STR PT LOT 31 PT RD ALLOW RP 37R2779 PART 2 PT
Roll Number: 3.31054E+18
Current zoning: A - AGRICULTURAL
Proposed building/use: SURPLUS FARM DWELLING
Existing uses on property: SINGLE DETACHED DWELLING AND FARM

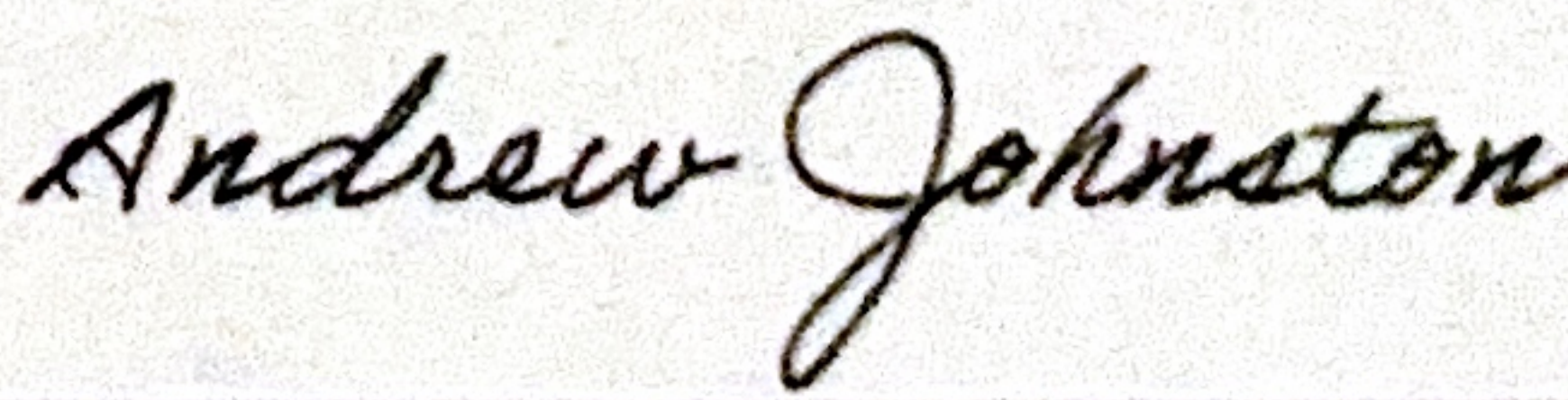
ZONING PROVISIONS

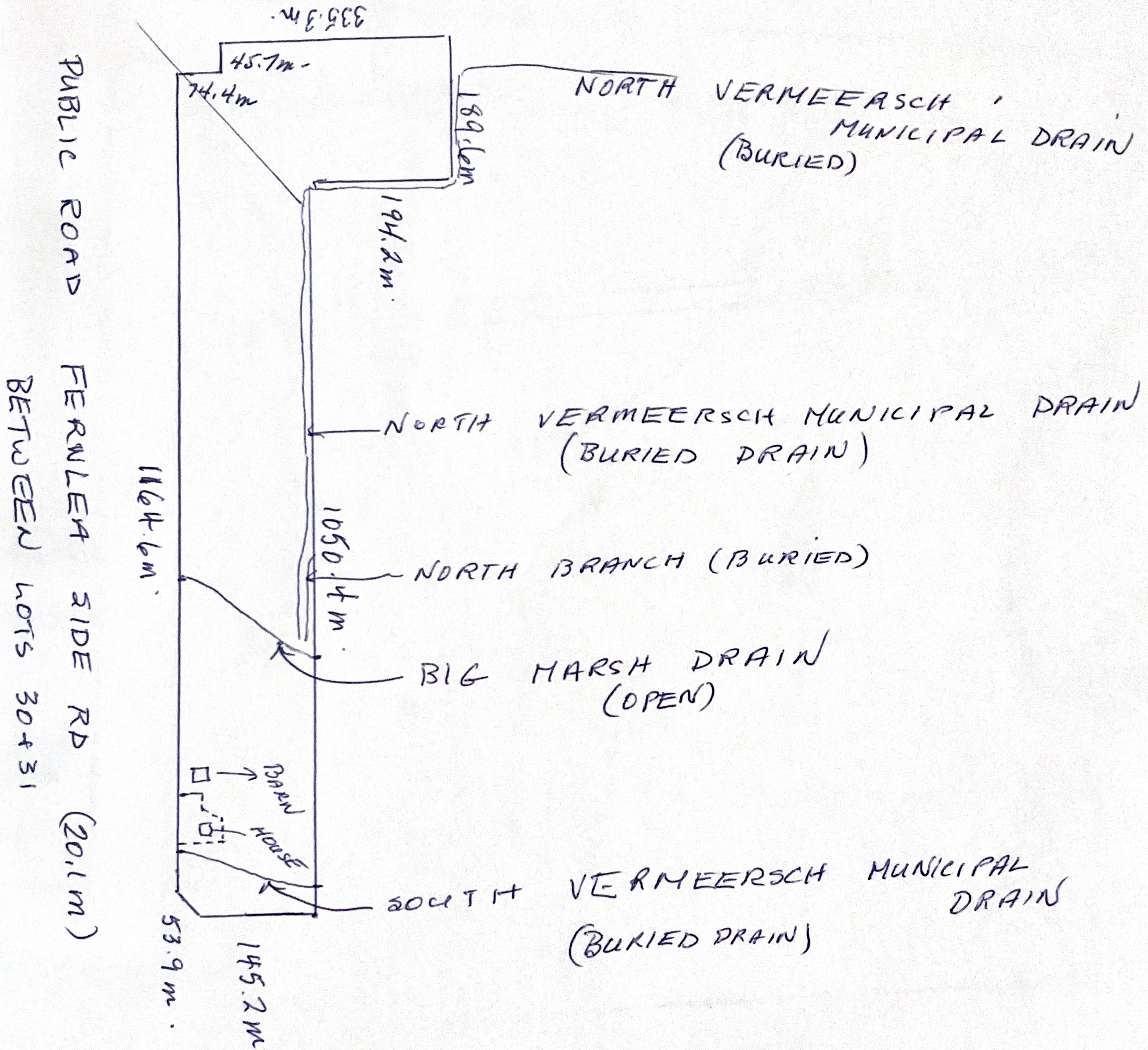
	Proposed	Required	Deficiency	Zoning By-Law Reference
Lot Area - Retained	27.139 ha	40 ha	12.861 ha	12.1.2 a i)
Lot Area - Severed	3673.7 m ²	2000 m ²	0 m ²	12.1.2 a ii)
Lot Frontage	71.07 m	30 m	0 m	12.1.2 b
Front Yard Setback	38.45 m	13 m	0 m	12.1.c
Exterior Side Yard Setback	m	13 m	m	12.1.2 d
Interior Side Yard Setback (Left)	5.28 m	3 m	0 m	12.1.2 e
Interior Side Yard Setback (Right)	25.5 m	3 m	0 m	12.1.2 e
Rear Yard Setback	9.1 m	9 m	0 m	12.1.2 f
Minimum separation between a farm processing facility and a dwelling on an adjacent lot	m	30 m	m	12.1.2 g
Acc. Structure Useable Floor Area	0 m ²	200 max. m ²	0 m ²	3.2.1 g & 3.36 b
Other:				

Comments:

The "proposed" information and any supporting documentation have been submitted by the owner/applicant. The information provided above pertains solely to zoning requirements and does not exempt the owner from obtaining any required building permits or complying with applicable laws and regulations that are administered by other agencies. The owner acknowledges and accepts responsibility for the accuracy of the proposed information included in this form.

Signature: 
 Owner / Applicant
 Apr. 30/26
 Date


 Zoning Administrator
 4/24/2026
 Date



* See Septic Permit
PRSEP20260385

* HOUSE & BARN
SEE ATTACHED SURVEY
OF LOT to be severed.

AN PL 2026088

COURT FARMS (ONT) INC.

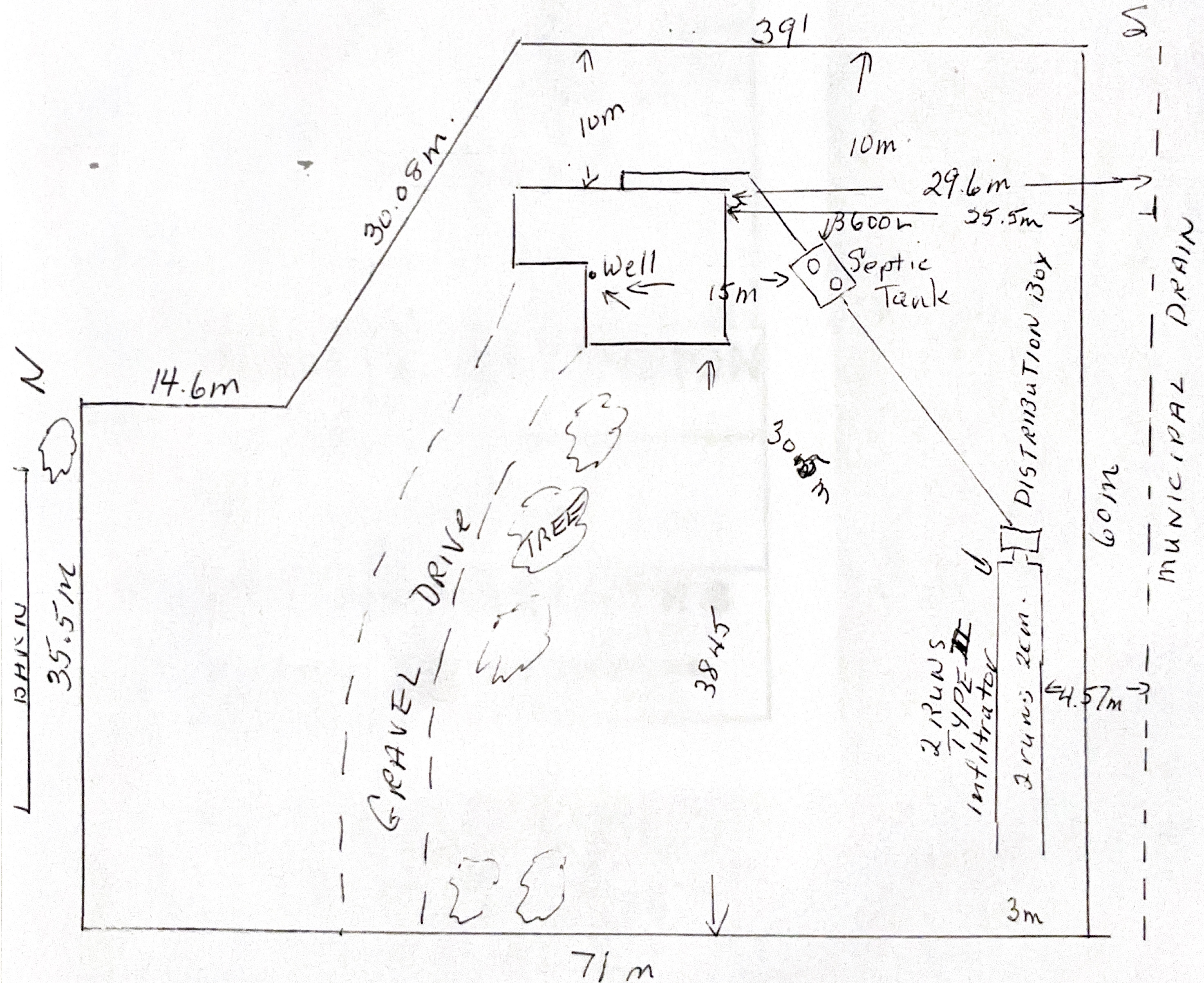
Alison COURT

JOSH EVANS

20 FERNLEA SIDE RD

PLT 31 CONC 3 MIDDLETON

PRJEP20260385



FERNLEA SIDE ROAD

CANADA
 Province of Ontario
 To Wit

To all whom these Presents

COPY

may come, be seen or known

I, Michael John Sweeny

a Notary Public, in and for the Province of Ontario, by Royal Authority duly appointed, residing
 at the City of Burlington, in the Regional Municipality of Halton
 in said Province,

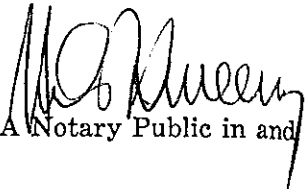
Do Certify and Attest that the paper-writing hereto annexed is a true copy of a document produced
 and shown to me by Alison S. Court
 and purporting to be Certificate of Articles of Incorporation
 for Court Farms (Ontario) Inc.

dated the 15th day of August 1989 ,
 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
 Delhi, Ontario

this 18th day of August 1989 .

SEAL


 A Notary Public in and for the Province of Ontario.

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

Ontario Corporation Number
 Numéro de la compagnie en Ontario

843977

AUGUST 15 1989 AOUT 1989

[Signature]

8

Director
 Companies Branch

Le Directeur
 Direction des compagnies

Trans Code A 18	Line No 0 20	Stat 0 28	Comp Type A 29	Method Incorp 3 30
Share S 31	Notice Req'd N 32	Jurisdiction ONTARIO 33 _____ 47		

**ARTICLES OF INCORPORATION
 STATUTS CONSTITUTIFS**

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

1. The name of the corporation is: *Dénomination sociale de la compagnie:*

C	O	U	R	T	F	A	R	M	S	(O	N	T	A	R	I	O)	I	N	C	.		
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--

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

R. R. #2

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

COURTLAND N O J L E O

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

In the Township of Norfolk in the Regional Municipality of Haldimand-Norfolk

(Name of Municipality, Geographical Township) dans le/la (County, District, Regional Municipality)
 (Nom de la municipalité, du canton) (Comté, district, municipalité régionale)

3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*

Minimum of one and maximum of ten.

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

First name, initials and surname <i>Prénom, initiales et nom de famille</i>	Residence address, giving street & No. or R.R. No. or municipality and postal code. <i>Adresse personnelle, y compris la rue et le numéro, le numéro de la R.R. ou, le nom de la municipalité et le code postal</i>	Resident Canadian State Yes or No <i>Résident Canadien Oui/Non</i>
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WILLIAM A. COURT	R.R. #2 COURTLAND, ONTARIO NOJ 1E0 (In the Township of Norfolk)	YES
ALISON S. COURT	R.R. #2 COURTLAND, ONTARIO NOJ 1E0 (In the Township of Norfolk)	YES

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

NIL

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

The Corporation is authorized to issue an unlimited number of common shares without nominal or par value and an unlimited number of two classes of special preferred shares without nominal or par value designated as Class "A" and Class "B" special preferred shares.

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:

Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions qui peut être émise en série:

1. The holders of the Class "A" special preferred shares shall in each year in the discretion of the directors, but always in preference and priority to any payment of dividends on the Class "B" special preferred shares and on the common shares for such year, be entitled, out of any or all profits or surplus available for dividends, to non-cumulative dividends at the rate set each year by the directors on the amount paid up on the said Class "A" special preferred shares; if in any year, after providing for the full dividend on the Class "A" special preferred shares, there shall remain any profits or surplus available for dividends such profits or surplus or any part thereof may, in the discretion of the Directors, be applied to dividends on the Class "B" special preferred shares and on the common shares; the holders of the Class "A" special preferred shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends hereinbefore provided for;

2. The Class "A" special preferred shares shall rank, both as regards dividends and repayment of capital, in priority to all other shares of the Corporation but shall not confer any further right to participate in profits or assets;

3. The holders of the Class "B" special preferred 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 set each year by the Directors on the amount paid up on the said Class "B" special preferred shares; if in any year, after providing for the full dividend on the Class "B" special preferred 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 the dividends on the common shares; the holders of the Class "B" special preferred shares shall not be entitled to any dividend other than or in excess of the non-cumulative dividends hereinbefore provided for;

4. The Class "B" special preferred shares shall rank, both as regards dividends and repayment of capital, in priority to all other shares of the Corporation excepting only Class "A" special preferred shares, but shall not confer any further right to participate in profits or assets;

5. The Corporation may, upon giving notice as hereinafter provided, redeem the whole or any part of the Class "A" and Class "B" special preferred 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 Corporation 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 said Class "A" and Class "B" special preferred shares to be redeemed shall cease after the date so fixed for redemption and the holders thereof shall thereafter have no rights against the Corporation in respect thereof except, upon the surrender of certificates for such shares, to receive payment therefor out of the moneys so deposited;

6. A holder of Class "A" or Class "B" special preferred shares (in this paragraph referred to as the "preferred shares") shall be entitled to require the Corporation to redeem at any time or times all or any of the preferred shares registered in the name of such holder on the books of the Corporation by tendering to the Corporation at its head office a share certificate representing the preferred shares which the registered holder desires to have the Corporation redeem together with a request in writing specifying (i) that the registered holder desires to have the preferred shares represented by such certificate redeemed by the Corporation and (ii) the business day (in this paragraph referred to as the "redemption date") on which the holder desires to have the Corporation redeem such preferred shares. Requests in writing shall specify a redemption date which shall be not less than 30 days after the day on which the request in writing is given to the Corporation. Upon receipt of a share certificate representing the preferred shares which the registered holder desires to have the Corporation redeem together with such a request the Corporation shall on the redemption date redeem such preferred shares by paying to such registered holder an amount equal to the amount paid up thereon of the preferred shares being redeemed plus all dividends declared and unpaid. Such payment shall be made by cheque payable at par at any branch of the Corporation's bankers for the time being in Canada. The said preferred shares shall be redeemed on the redemption date and from and after the redemption date such shares shall cease to be entitled to dividends and the holders thereof shall not be entitled to exercise any of the rights of holders of preferred shares in respect thereof unless payment of the redemption price is not made on the redemption date, in which event the rights of the holders of the said shares shall remain unaffected.

7. 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" special preferred 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, and all dividends declared thereon and unpaid;

8. In the event of the liquidation, dissolution or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "A" special preferred shares shall be entitled to receive, before any distribution of any part of the assets of the Corporation among the holders of any other shares, the amount paid up thereon and any dividends declared thereon and unpaid and no more;

9. In the event of the liquidation, dissolution, or winding up of the Corporation, whether voluntary or involuntary, the holders of the Class "B" special preferred shares shall be entitled to receive, subject to the rights of the holders of the Class "A" special preferred shares, before any distribution of any part of the assets of the Corporation among the holders of the common shares, the amount paid up thereon and any dividends declared thereon and unpaid and no more;

10. The holder of a Class "A" special preferred share shall not be entitled to vote at any meetings of the shareholders of the Corporation, but shall be entitled to notice of meetings of the shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale of its undertaking or a substantial part thereof; the holder of a Class "B" special preferred share shall be entitled to one (1) vote for each Class "B" special preferred share held by him at all shareholders meetings; The holder of a common share shall be entitled to one (1) vote for each common share held by him at all shareholders meetings.

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows: *L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:*

(a) No shares of the capital stock of the corporation shall at any time be allotted, issued or transferred without the approval of the holder or holders of at least seventy-five (75%) per cent of the outstanding voting shares; and

(b) No shares shall be allotted, issued or transferred without the express consent of the majority of the directors, to be signified by a resolution to be passed by the board.

9. Other provisions, if any, are:

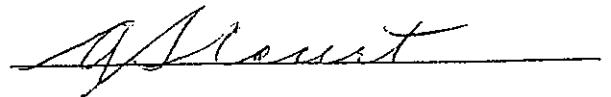
(1) The number of Shareholders of the Corporation, exclusive of persons who are in its employment and exclusive of persons who, having been formerly in the employment of the Corporation, were, while in that employment, and have continued after the termination of the employment to be, Shareholders of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

(2) Any invitation to the public to subscribe for securities of the Corporation is prohibited.

(3) The Corporation may purchase any of its issued common shares.

CONSENT TO THE USE OF FAMILY NAME
(pursuant to Subsection 12 (1)
of O.Reg. 446/83, as amended)

I, ALISON S. COURT , am one of the Incorporators and first directors of COURT FARMS (ONTARIO) INC. , and I hereby consent to the use of the name "COURT FARMS (ONTARIO) INC." I, hereby confirm that I will have a material interest in the aforementioned business, in that I will be one of the Shareholders thereof.

A handwritten signature in cursive script, appearing to read "A. S. Court", is written over a solid horizontal line.

Alison S. Court

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

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

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

WILLIAM A. COURT

R.R. #2
COURTLAND, ONTARIO
N0J 1E0
(In the Township of Norfolk)

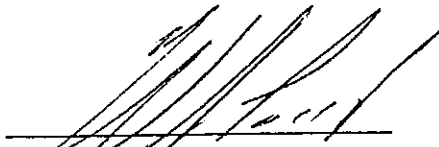
ALISON S. COURT

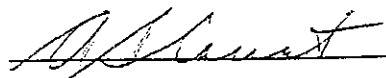
R.R. #2
COURTLAND, ONTARIO
N0J 1E0
(In the Township of Norfolk)

These articles are signed in duplicate

Les présents statuts sont signés en double exemplaire.

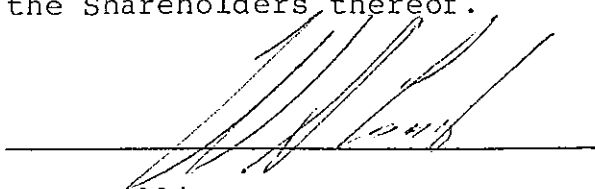
Signatures of incorporators
(Signature des fondateurs)


WILLIAM A. COURT

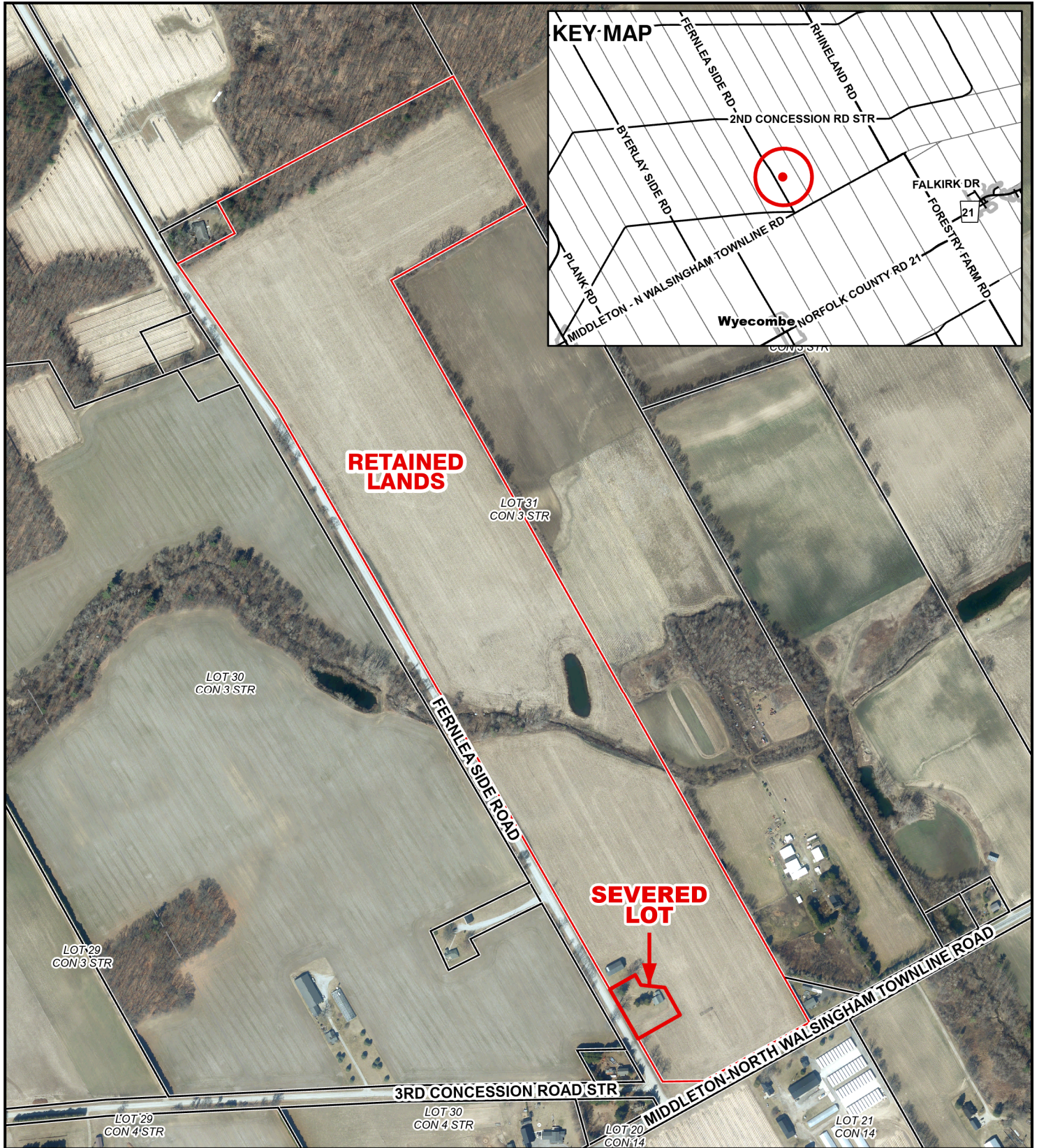

ALISON S. COURT

CONSENT TO THE USE OF FAMILY NAME
(pursuant to Subsection 12 (1)
of O.Reg. 446/83, as amended)

I, WILLIAM A. COURT , am one of the Incorporators and first directors of COURT FARMS (ONTARIO) INC. , and I hereby consent to the use of the name "COURT FARMS (ONTARIO) INC." I, hereby confirm that I will have a material interest in the aforementioned business, in that I will be one of the Shareholders thereof.



William A. Court

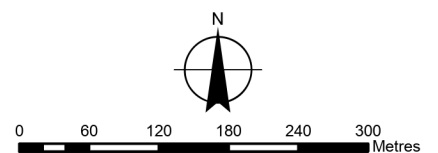


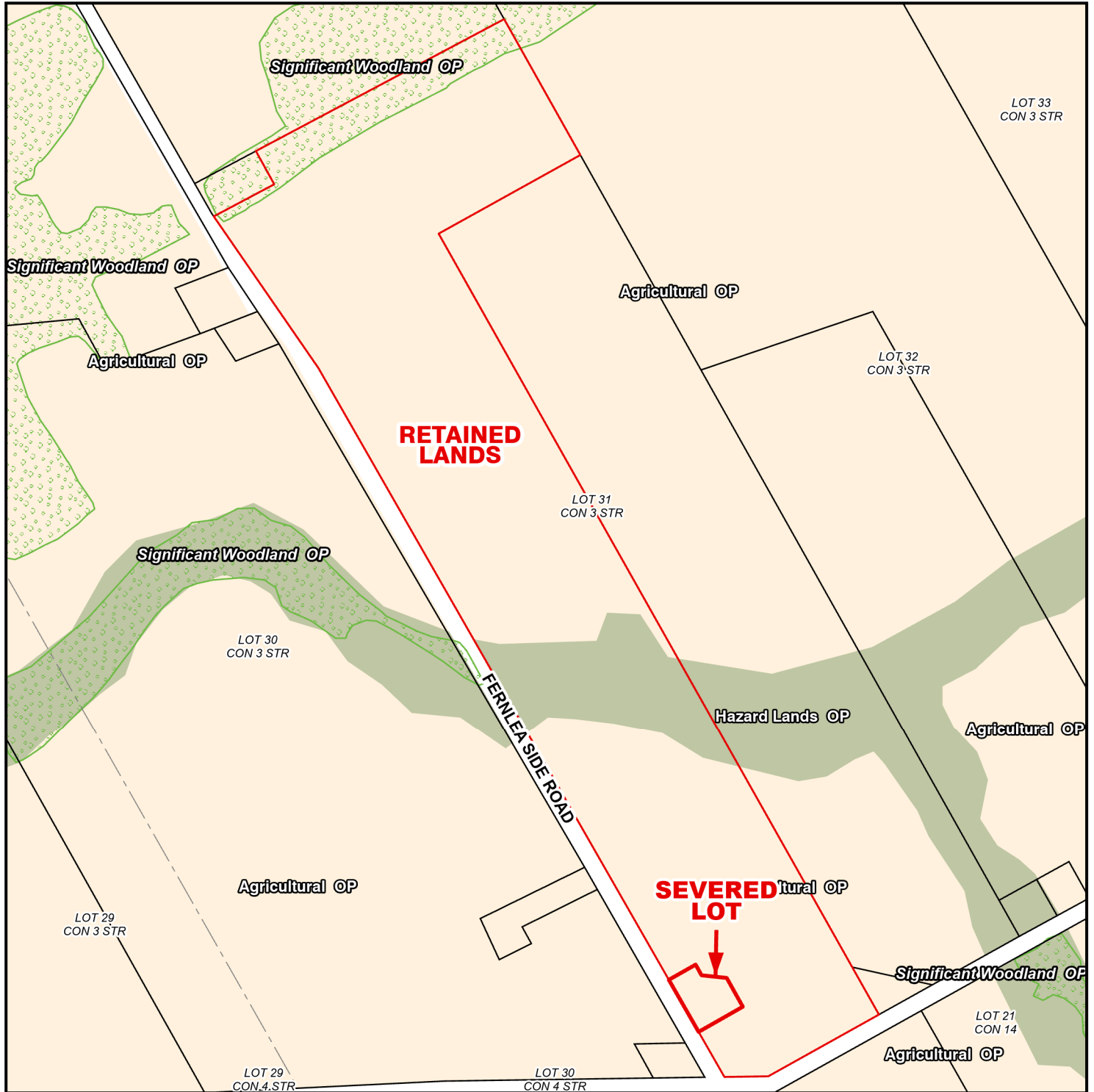
Legend

- Subject Lands
- Lands Owned

5/5/2026

2025 Air Photo





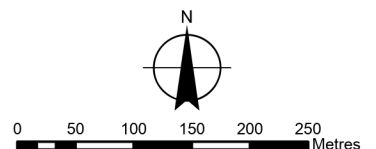
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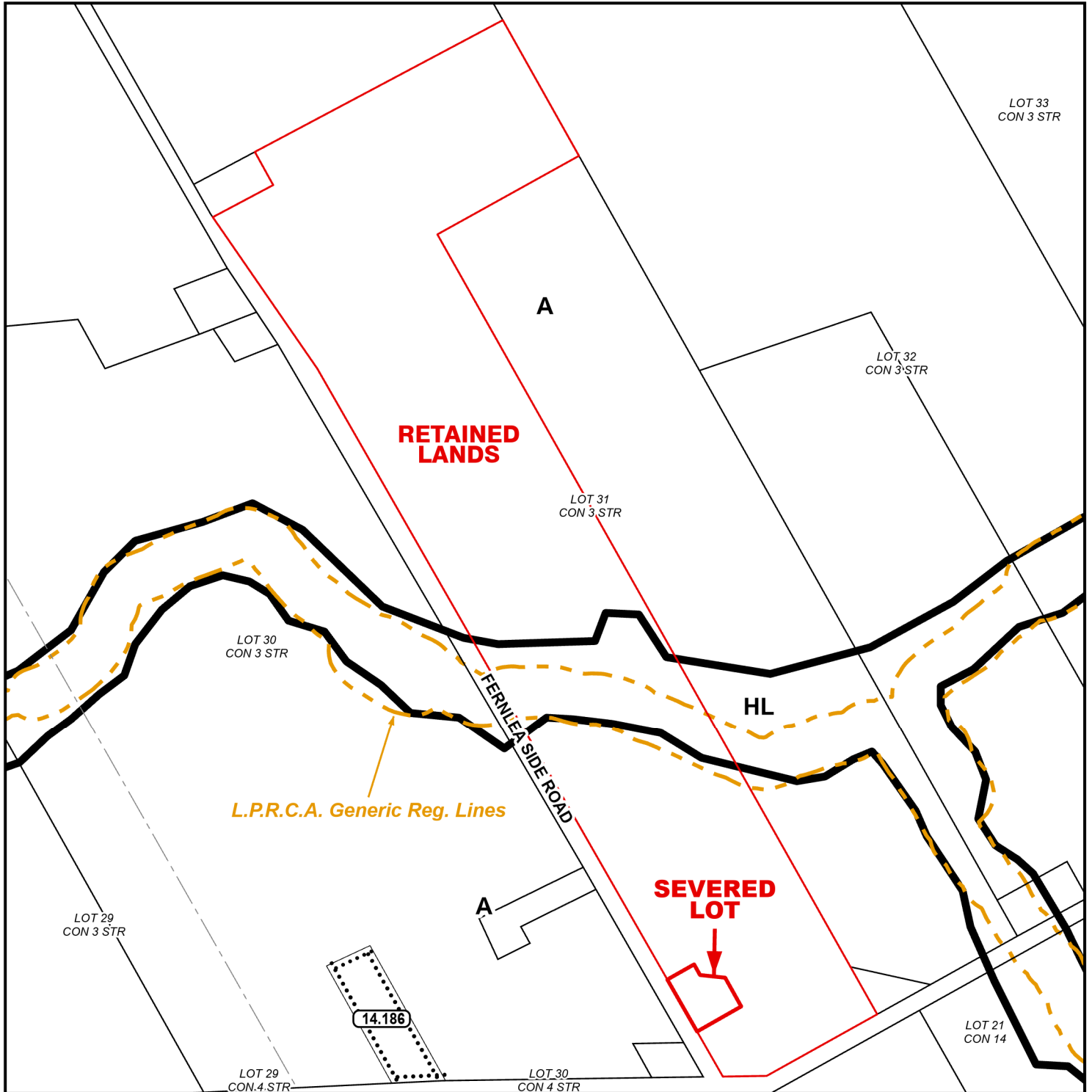
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

5/5/2026





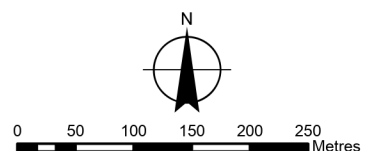
LEGEND

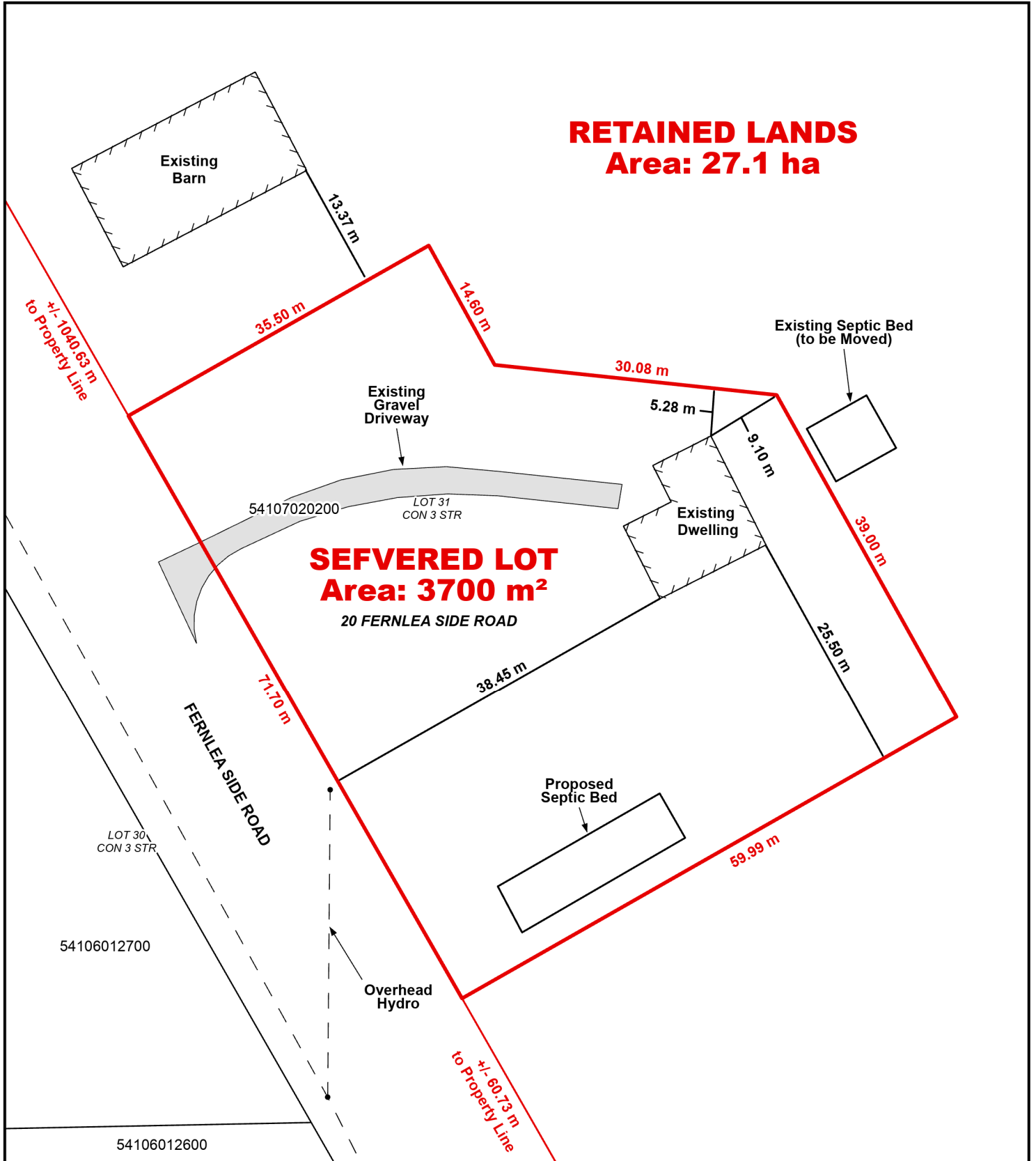
- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

5/5/2026

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

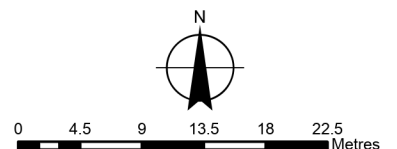




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- Subject Lands
- Lands Owned

5/5/2026



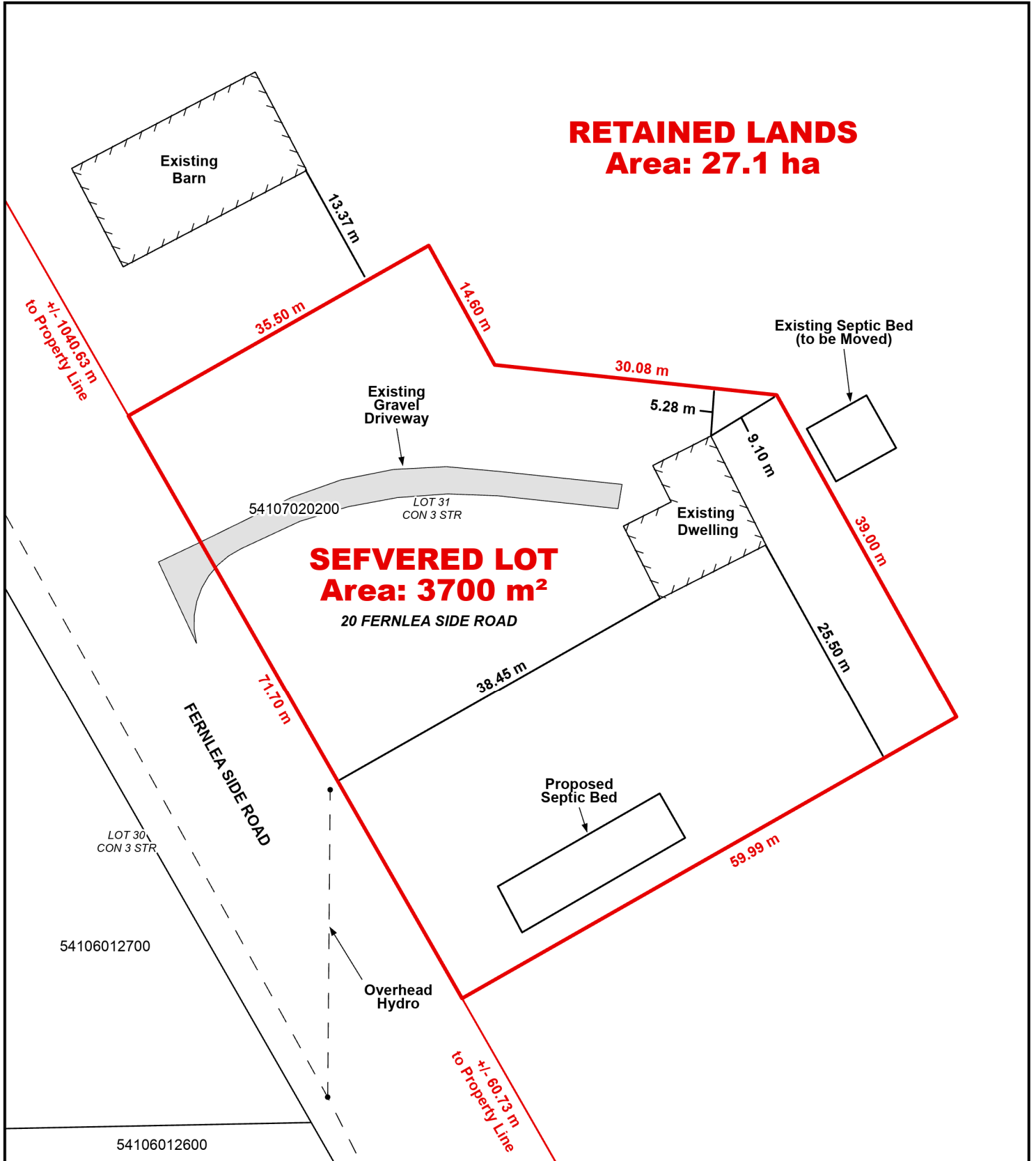
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN



Geographic Township of MIDDLETON

BNPL2026088

ANPL2026089



Legend

-  Subject Lands
-  Lands Owned

5/5/2026

