



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: _____

A. Applicant Information

Name of Owner 4th Gen. Duyn Farms 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 3348 Swimming Pool Rd.

Town and Postal Code Leicester NOE 1H0

Phone Number _____

Cell Number 579-429-4575

Email duyntfarms@gmail.com

Name of Authorized Applicant Shawn Duyn

Address Same As Above

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



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):

LOT 23 CON 7 WINHAM

Municipal Civic Address: N/A

Land acquisition date (if known): 2022

Present Official Plan Designation(s): ~~Residential~~ Lot. AGRICULTURE

Present Zoning: AGRICULTURE ?

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

☐ Yes ☒ No

If yes, please specify:

3. Present use of the subject lands:

AGRICULTURE

4. Please describe all existing 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	_____	7
Number of Storey(s) for Existing Buildings/Structures	_____	2
Number of Proposed Buildings/Structures	_____	_____
Number of Storey(s) for Proposed Buildings/Structures	_____	_____
Number of Dwelling Units per lot	_____	1

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:

N/A

7. Existing use of abutting properties:

RESIDENTIAL & AGRICULTURE

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:

Q

?

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

	Zoning By-law Requirement	Parcel B Proposed Parcel D.	
		Severed lot	Retained lot
Lot area (sq.m.)	40ha	755.5sqm	64.5ha.
Lot frontage (m)	30m	—	3,604.7sqm.
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
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): —

Please provide a separate table if more than one severed lot is being proposed.

i. Boundary Adjustment

1. Proposed final lot size and frontage of the benefitting lot Parcel . 44.47m Fronting E.

2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:

331049101609300.



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

N/A

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: _____ N/A

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: _____ N/A

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: _____



N/A

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 _____

N/A

7

F. Servicing and Access

Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☐ Individual wells ☐ Other (describe below)

N/A

Sewage Treatment

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

N/A

Storm Drainage

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

Existing or proposed access to subject lands:

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

Name of road/street:

Winthrop Rd 7

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.

- Will minimize impact on usable agricultural land - squared off
 - Moving Boundary To Allow Emergency Access To Farm Land
 IE: FIRE & AMBULANCE

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 handwritten checkmark is located to the left of the list items, spanning from item c) to item g).
- 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



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

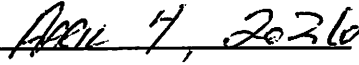
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

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.



Owner/Applicant/Agent Signature



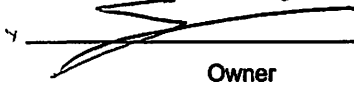
Date

J. Owner's Authorization

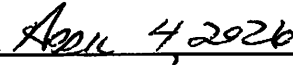
If the authorized applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

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

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



Owner



Date

Owner

Date

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



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.



K. Declaration

I, Shawn Down of Norfolk County

solemnly declare that:

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

Declared before me at:

Norfolk County

Owner/Applicant/Agent Signature

In Simcoe

This 29th day of May

A.D., 20 20

Kaitlyn Anderson Poole

Kaitlyn Anderson Poole, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 2, 2027.

A Commissioner, etc.

DATED February 12, A.D. 1965

PROVINCE OF ONTARIO

LETTERS PATENT
Incorporating

ALBERT DUWYN & SONS
LIMITED

(Private Company)

Recorded this 22nd day of
February A. D. 1965 as
Number 66 in Liber 1364

E. F. Morton
Recording Officer.

PROVINCIAL SECRETARY'S
OFFICE
TORONTO, ONTARIO

COAT OF ARMS.
PROVINCE OF ONTARIO.

BY THE HONOURABLE

JOHN YAREMKO,

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 Acts I DO BY THESE LETTERS PATENT issue a Charter to the Persons hereinafter named that is to say: Albert Francis Duwyn and George Camiel DuWyn, Farmers; and Mary Madeleine Duwyn, Married Woman; all of the Township of Windham, 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

ALBERT DUWYN & SONS LIMITED

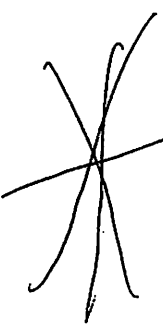
for the following objects, that is to say:

- (a) TO carry on in all its branches the general business of farming and agriculture; and
- (b) TO operate farms for raising poultry and livestock and for dairying; to grow 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;

THE AUTHORIZED CAPITAL of the Company to be divided into Twenty-two Thousand Five Hundred (22,500) preference shares with a par value of Ten dollars (\$10) each and Twenty-five Thousand (25,000) 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 Twenty-five Thousand dollars (\$25,000) 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 in the Township of Windham; and

THE FIRST DIRECTORS of the Company to be Albert Francis Duwyn, Mary Madeleine Duwyn and George Camiel Duwyn, 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 as follows: (a) No shares shall be transferred unless and until the shareholder shall have given at least three (3) months' notice in writing to the secretary of the Company of his desire to sell, and the other shareholders of the Company shall have the right, for the said period of three (3) months from the giving of such notice, to purchase such shares or such portion or number of the same as they may desire pro rata to the number of shares in the Company already held by them, or in such other proportions as they may agree upon among themselves; (b) The price to be paid for such shares shall be the book value thereof as shown by the financial statement of the Company as confirmed by the auditor for the period ending on the last day of the month preceding the giving of the notice referred to in sub-clause (a) and in such financial statement no allowance shall be made for goodwill as an asset; and (c) In case the said other shareholders fall within the said period of three (3) months to purchase the said shares, then such shareholder may, after three (3) months from the giving of such notice, sell or dispose of the shares referred to in such notice, or

such portion of such shares as shall not have been agreed to be purchased by the other shareholders, to any other person at a price equal to or in excess of the price as determined under sub-clause (b) of these restrictions; should the said shareholder, after having complied with the restrictions above mentioned, wish to sell his said shares or the remainder of the same as have not been purchased by the other shareholders at a price lower than the price as established under sub-clause (b) aforesaid, he shall first offer the said shares to the remaining shareholders at the said lower price by giving a notice in writing to the secretary of the Company stating the said price and the other shareholders of the Company shall have the right for the period of ten (10) days from the giving of such notice to purchase the same at the said lower price pro rata to the number of shares already held by them or in such proportions as they may agree upon among themselves and such shares as are not purchased by the remaining shareholders may thereupon be sold to any other person at the said price; (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 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 dividend 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 the whole or any part 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 holders of the preference shares shall not, as such, have any voting rights for the election of directors or for any other purpose nor shall they be entitled to attend shareholders' meetings unless and until the Company shall fail, for a period of two (2) consecutive years, to pay the dividend on the preference shares, whereupon and whenever the same shall occur, the holders of the preference shares shall, until dividends aggregating six per cent (6%) per annum have been paid on the preference shares for two (2) consecutive years, be entitled to attend all shareholders' meetings and shall have one (1) vote thereat for each preference share then held by them respectively; holders of preference shares shall, however, 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 shareholders' meetings; and

(7) 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.

GIVEN under my hand and Seal of office at the City of Toronto in the said Province of Ontario this twelfth day of February in the year of Our Lord one thousand nine hundred and sixty-five.

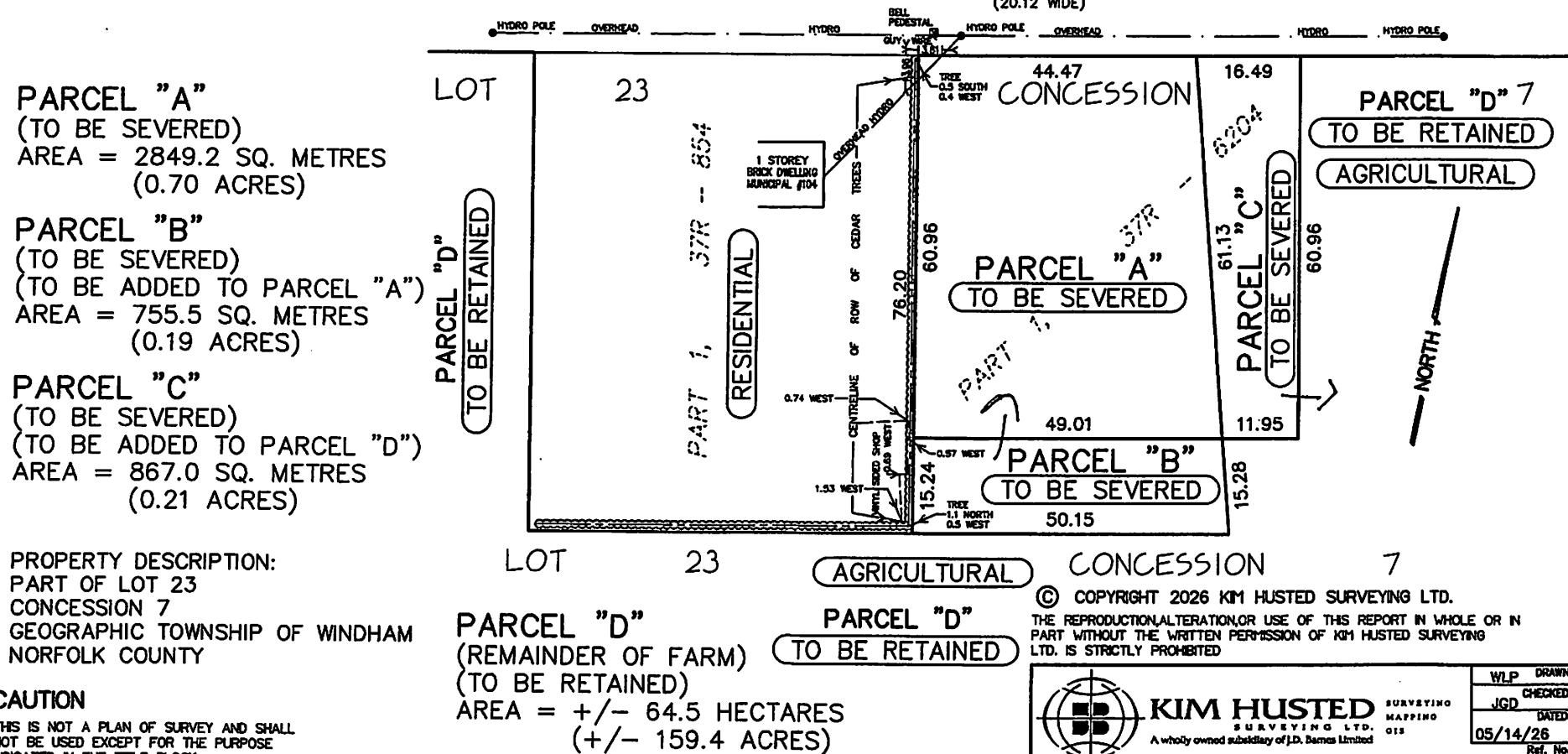
"J. YAREMKO"

SEAL
PROVINCIAL SECRETARY
MINISTER OF CITIZENSHIP.

John Yaremko
Provincial Secretary and
Minister of Citizenship

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: SHAWN DUWYN
NOT TO SCALE

(20.12 WIDE)



K:\28-53-1418 - Shawn Duwyn\00 - Sketch for Severance & Replan\DRAWING\28-53-1418-00rp.dwg 5/29/2028 09:28:17

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3NPL 2026 128

LRO # 37 Transfer

The applicant(s) hereby applies to the Land Registrar.

Received as NK191362 on 2026 07 27 at 13:57
yyyy mm dd Page 1 of 4

Properties

PIN 50174 - 0233 LT Interest/Estate Fee Simple ☒ Split

Description PT LT 23 CON 7 WINDHAM PT 1 37R6204; NORFOLK COUNTY

Address REGIONAL ROAD 37
LA SALETTE

Consideration

Consideration \$400,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name ALBERT DUWYN & SONS LIMITED
Address for Service c/o Shawn Duwyn
3348 Swimming Pool Road
LaSalette, Ontario
N0E 1H0

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name 4TH GEN. DUWYN FARMS INC. Registered Owner
Address for Service c/o Shawn Duwyn
3348 Swimming Pool Road
LaSalette, Ontario
N0E 1H0

Signed By

William Christopher Nunn 39 Colborne Street North acting for Signed 2026 07 27
Simcoe Transferor(s)
N3Y 3T8

Tel 519-426-6763

Email nunn@mhnlawyers.com

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

William Christopher Nunn 39 Colborne Street North acting for Signed 2026 07 27
Simcoe Transferee(s)
N3Y 3T8

Tel 519-426-6763

Email nunn@mhnlawyers.com

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

MHN Lawyers LLP 39 Colborne Street North 2026 07 27
Simcoe
N3Y 3T8

Tel 519-426-6763

Email nunn@mhnlawyers.com

Fees/Taxes/Payment

Statutory Registration Fee \$71.55
Provincial Land Transfer Tax \$4,475.00
Total Paid \$4,546.55

The applicant(s) hereby applies to the Land Registrar.

File Number

Transferor Client File Number : 42642-CN
Transferee Client File Number : 42652-CN

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 50174 - 0233 PT LT 23 CON 7 WINDHAM PT 1 37R6204; NORFOLK COUNTY

BY: ALBERT DUWYN & SONS LIMITED

TO: 4TH GEN. DUWYN FARMS INC. Registered Owner

1. SHAWN LEE DUWYN

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 4TH GEN. DUWYN FARMS INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$400,000.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$400,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$400,000.00

6. Other remarks and explanations, if necessary.

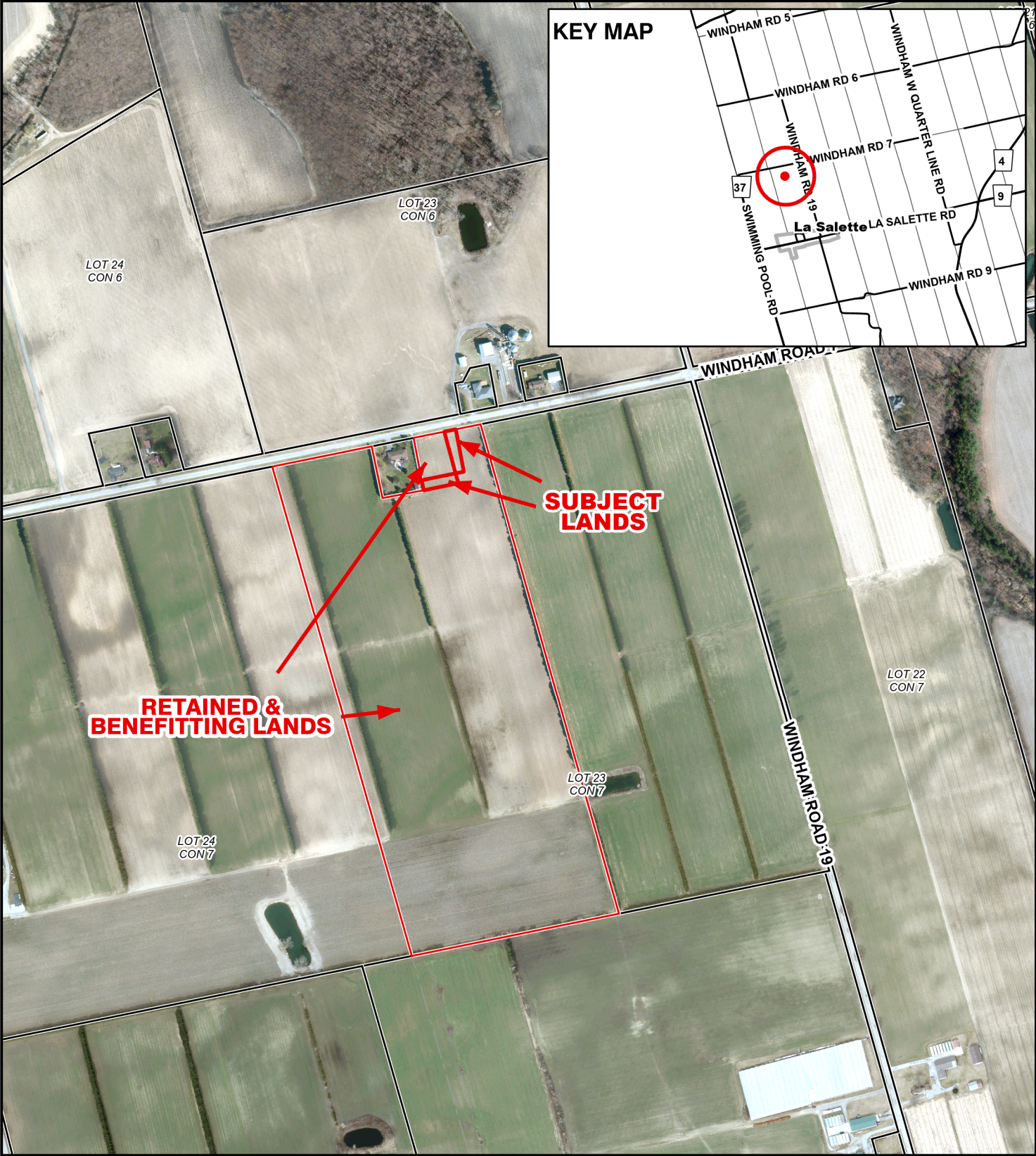
1. c) Consideration (f) - Other valuable consideration subject to land transfer tax: The consideration amount represents the Transferor receiving 400,000 Class D Special Shares of the Transferee having a value of \$400,000.00 in the aggregate.
2. The transferee(s) has considered the definition of "newly constructed home", "permanent resident of Canada", "purchaser", "qualifying home", and "eligible home" as set out in section 9.2 of the Land Transfer Tax Act and declares one of the following statements:
3. (a) The transferee(s) DOES NOT qualify for a refund on the purchase of a qualifying home pursuant to section 9.2 of the Land Transfer Tax Act
4. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A3230777.
5. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
6. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
7. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
8. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
9. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument:	Transfer		
	LRO 37	Registration No.	NK191362
		Date:	2026/07/27
B. Property(s):	PIN 50174 - 0233	Address	REGIONAL ROAD 37
			LA SALETTE
C. Address for Service:	c/o Shawn Duwyn		
	3348 Swimming Pool Road		
	LaSalette, Ontario		
	N0E 1H0		
D. (i) Last Conveyance(s):	PIN 50174 - 0233	Registration No.	NR492669
	(ii) Legal Description for Property Conveyed: Same as in last conveyance?	Yes ☐ No ☒ Not known ☐	
E. Tax Statements Prepared By:	William Christopher Nunn		

LAND TRANSFER TAX STATEMENTS

39 Colborne Street North
Simcoe N3Y 3T8

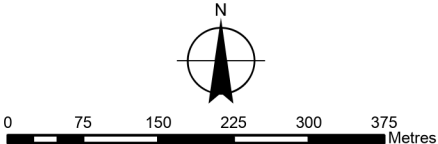


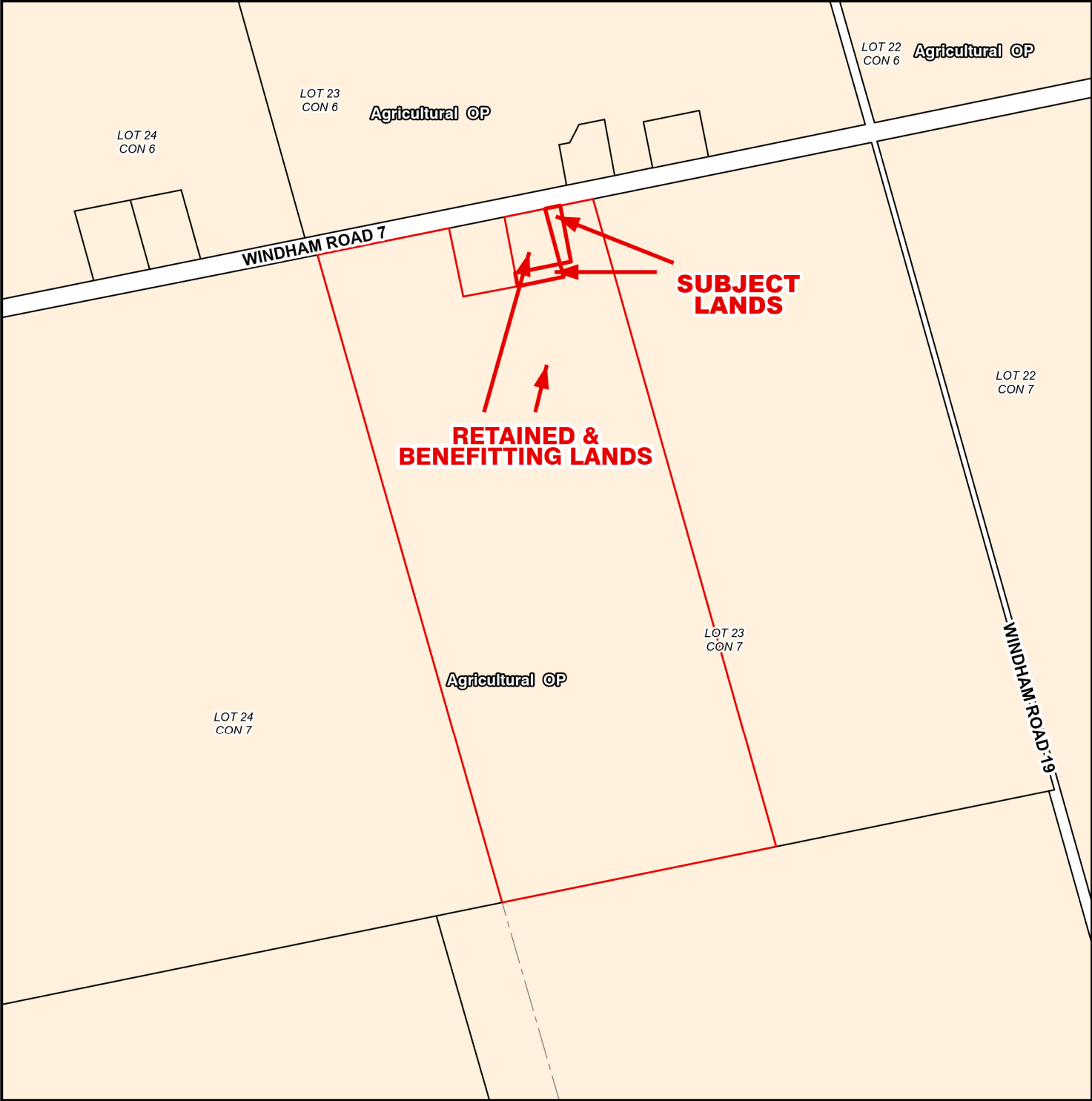
Legend

-  Subject Lands
-  Lands Owned

9/14/2026

2025 Air Photo





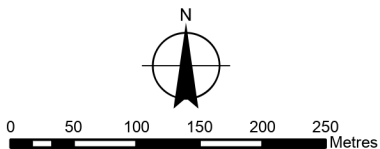
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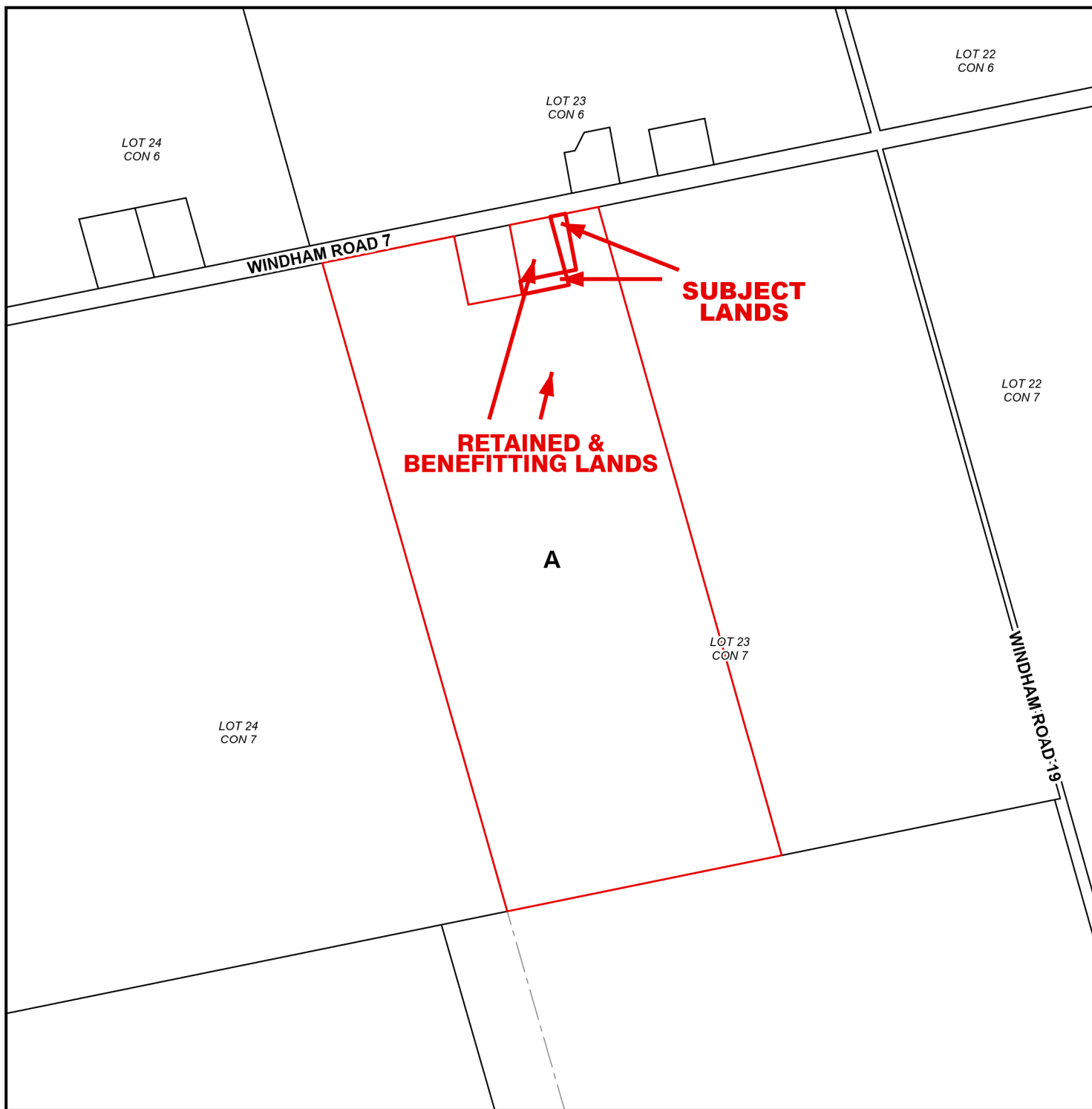
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural

9/14/2026





LEGEND

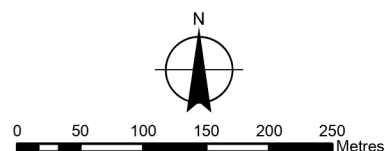
-  Subject Lands
-  Lands Owned

ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

9/14/2026

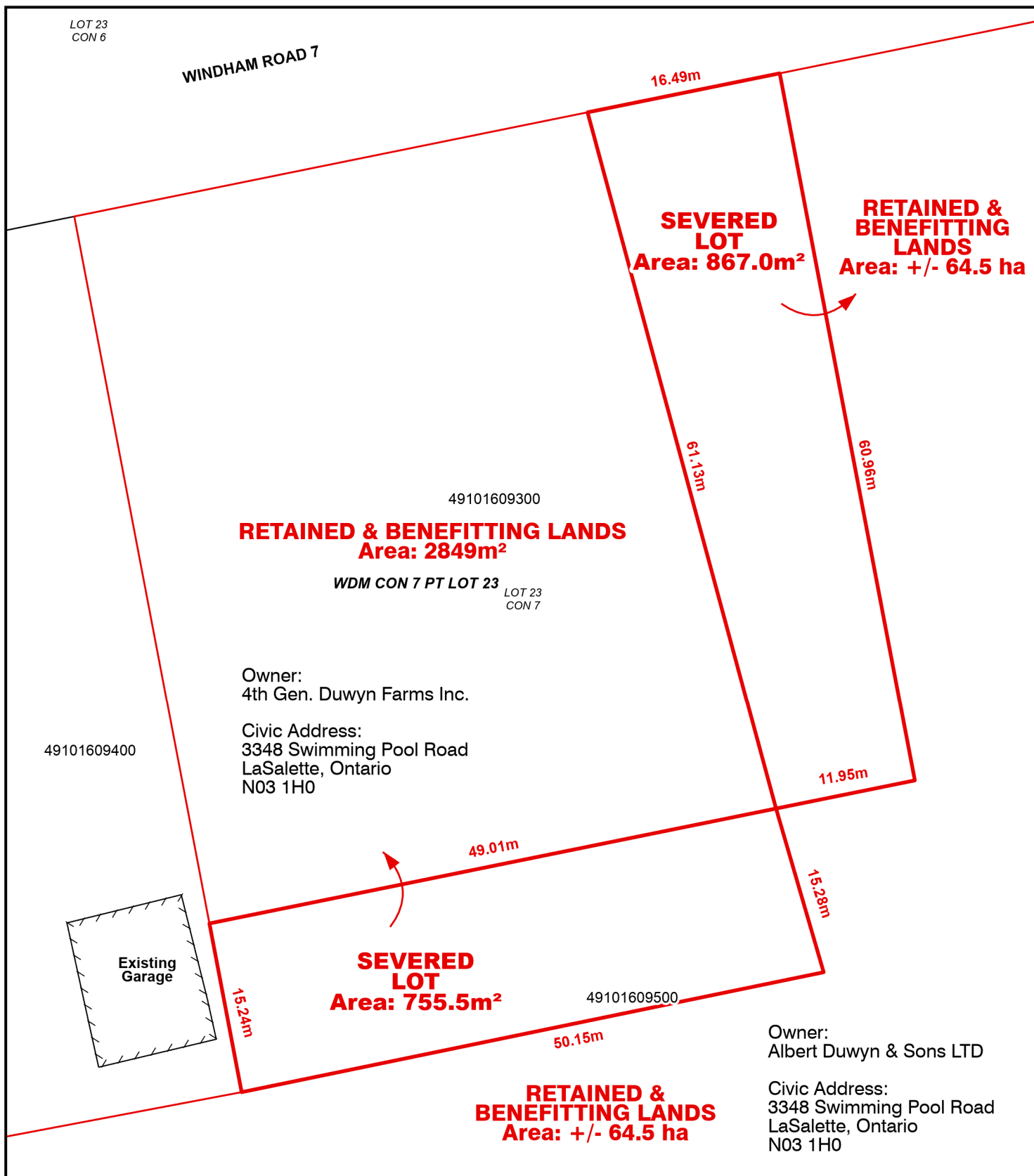


MAP D

CONCEPTUAL PLAN

Geographic Township of WINDHAM

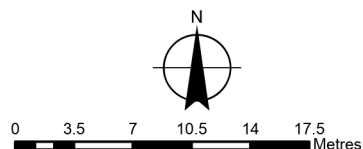
BNPL2026128
BNPL2026199_ANPL2026217



Legend

- Subject Lands
- Lands Owned

9/14/2026



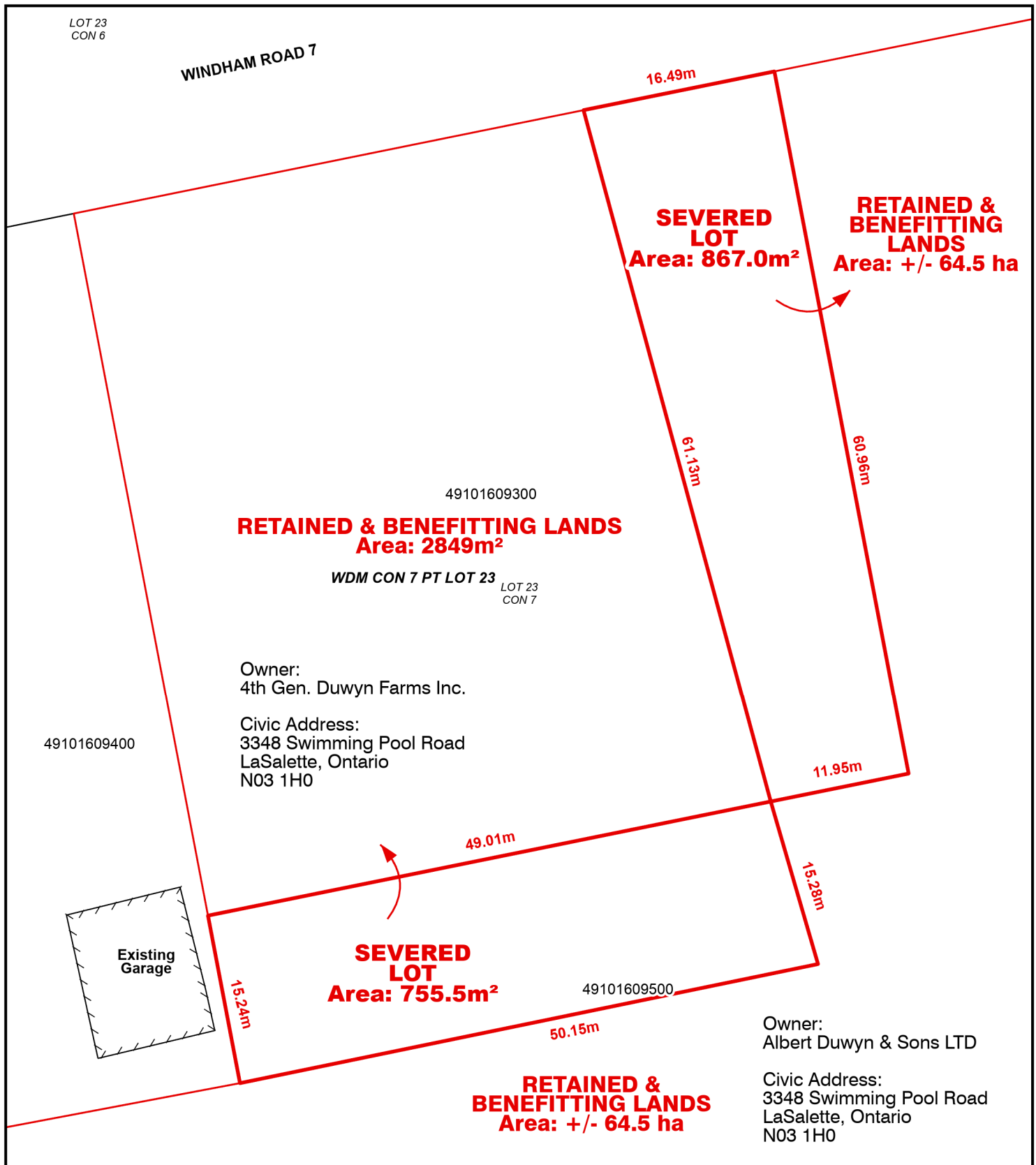
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2026128

BNPL2026199_ANPL2026217



Legend

-  Subject Lands
-  Lands Owned

9/14/2026

