

Office Use Only	
File No.	<u>BN-10/02</u>
Roll No.	
Date Submitted	<u>Jan. 23/01</u>
Date Received	<u>Jan 23/01</u>
Sign Issued	<u>Jan. 25/01</u>

NORFOLK COUNTY
APPLICATION FOR CONSENT

NOTE: This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. APPLICANT INFORMATION

1. Name of Owner Procyk Farms Limited Phone No. 443-4516
Address RR1 Wilsonville, On Fax No. _____

Postal Code N0E 1Z0
E-Mail _____
2. Agent R.C. Dixon, O.L.S. Phone No. 426-0842
Address 51 Park Road (RR1) Fax No. 426-1034
Simcoe Postal Code N3Y 4J9
E-Mail surveyors@kwic.com

Please specify to whom all communications be sent: ☐ Owner ☒ Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:



THE CORPORATION OF
NORFOLK COUNTY
GUIDE FOR THE SUBMISSION OF
AN APPLICATION FOR
CONSENT/SEVERANCE

DEVELOPMENT APPLICATION
PLANNING DEPT.

RECEIVED

A complete consent/severance application consists of the following:

JAN 23 2002

- (a) A properly completed and signed application form;
- (b) A cheque payable to Norfolk County in the amount set out in the fees by-law;
- (c) Supporting information adequate to illustrate your proposal as indicated in Section I. of this application form; and
- (d) Consent from the registered owner of the subject property where the applicant is not the owner.

NORFOLK COUNTY

The above information is required in order to ensure that your application is given full consideration. An incomplete or improperly prepared application may not be accepted or may result in delays during the processing of the application.

PROCESSING THE APPLICATION

Upon receipt of a completed application, it will be sent to various other public agencies such as the Health Department and the local Conservation Authority for their comments and recommendations. The comments received from these other public agencies assist planning staff with the preparation of the report and recommendation.

The time involved in processing an application varies depending upon its complexity and its acceptability to the various public agencies and local residents. If objections are received during the appeal period for the decision, an Ontario Municipal Board hearing must be held which can add considerable time to the process.

At the appropriate times, the applicant or agent, as the case may be, will receive the following:

- (a) Written notice of the date and time of the public meeting when the Committee of Adjustment will be considering the application. (Applicants or agents and the general public will have the opportunity to make a verbal presentation at the meeting.);
- (b) A copy of the staff report; and
- (c) Written decision of the Committee of Adjustment.

ASSISTANCE

Before submitting a application, it is recommended that you contact the Planner to arrange an appointment to discuss your application. Time is often saved by these preliminary discussions.

On applications of a more complex nature, it may be advantageous to seek the assistance of independent professional help (e.g. planning consultant, engineer, etc.).

4. Are there any easements or restrictive covenants affecting the property?

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

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Geographic Township Townsend
Urban Area or Hamlet _____
Concession Number III Lot Number 10
Registered Plan Number _____ Lot(s) Block(s) _____
Reference Plan Number _____ Part Number(s) _____
911 Number and Name of Street/Road _____

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check the appropriate box)

Transfer: ☐ creation of a new lot Other: ☐ a charge
☒ boundary adjustment ☐ a lease
☐ an easement/right-of-way ☐ a correction of title

2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

William Proyk

3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.

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4. If application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.

5. If application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

D. PROPERTY, SERVICING AND ACCESS INFORMATION**1. Description of land intended to be SEVERED:**

Frontage: _____ m Depth: _____ m
 250' ft 250' ft
Width: _____ m Area: _____ ha
 250' ft 1.43 ac

Existing Use: Agriculture Proposed Use: Agriculture (septic system)

Number and type of buildings and structures existing on land to be severed:

see attached sketch

Number and type of buildings and structures proposed on land to be severed:

nil

2. Description of land intended to be RETAINED: see att. map

Frontage: _____ m Depth: _____ m
 1200' ± ft 2222' ± ft
Width: _____ m Area: _____ ha
 1966' ± ft 95.6 ± ac

Existing Use: Agriculture Proposed Use: no change

Number and type of buildings and structures existing on land to be retained:

see attached sketch

Number and type of buildings and structures proposed on land to be retained:

no change

3. Existing or proposed access to land intended to be SEVERED:

☐ Unopened Road ☒ Municipal Road ☐ Provincial Hwy.
☐ Other (specify)

Name of Road/Street Con. III Road

4. Existing or proposed access to land intended to be RETAINED:

☐ Unopened Road ☒ Municipal Road ☐ Provincial Hwy.
☐ Other (specify)

Name of Road/Street Con III Road

5. Servicing: n/a

Indicate what services are available or proposed:

Water SupplySewage TreatmentStorm Drainage

Piped Water

()

Sewers

()

Storm Sewers

()

Individual Wells

()

Communal System

()

Open Ditches

()

Other (describe)

()

Septic Tank & Tile Bed

()

Other (describe)

()

Other (describe)

()

* Have you consulted with the _____ concerning stormwater management? Yes _____ No _____

* Does a legal and adequate outlet for storm drainage exist?

Yes _____

No _____

Unknown _____

* Has the existing drainage on the subject land been altered?

Yes _____

No _____

Unknown _____

E. LAND USE1. What is the existing official plan designation(s) of the subject land: Agriculture2. What is the existing zoning of the subject land: Agriculture

(if required, assistance is available for questions 1 and 2 above)

F. PROVINCIAL POLICY

1. Are any of the following uses or features located on the subject land or within 500 metres (1,640 feet) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 metres (1640 ft.) of subject land (Indicate distance)
An agricultural operation, including livestock facility or stockyard (See F.2)	_____	_____
A municipal landfill	_____	_____
A sewage plant or waste stabilization plant	_____	_____

Use or Feature	On the Subject Lands	Within 500 metres (1640 ft.) of subject land (Indicate distance)
A Provincially significant wetland (Class 1, 2 or 3 wetland) or other environmental feature	—	—
Floodplain	—	—
A rehabilitated mine site	—	—
A non-operating mine site within 1 kilometre	—	—
An active mine site	—	—
An industrial or commercial use (Specify the use(s))	—	—
An active railway line	—	—
Seasonal wetness of land	—	—
Erosion	—	—
Abandoned gas wells	—	—

2. If there are any livestock operations within 500 metres (1,640') of the subject land, please complete Form 3, which is available upon request.

G. STATUS OF OTHER PLANNING APPLICATIONS

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

☒ Yes

☐ No

If the answer to the above question is Yes:

How many separate parcels have been created: 0 (boundary adjustment)

Date(s) these parcels were created: see file B33/B9-CN

The name of the transferee for each parcel: William Procyk

What uses were the parcels severed for? enlarge farm lot to include bldg's

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated. _____
Date of construction of the dwelling proposed to be severed _____
3. Has this property ever been part of an application for approval of a plan of subdivision or consent under the Planning Act?
- ☐ Yes ☒ No ☐ Unknown
- If yes, provide the file number, if known, and the decision made on the application.
File No.: _____ Decision: _____
4. Date of purchase of subject land _____
5. How many years has the owner farmed? _____
Outside this municipality but in Ontario? _____ In this municipality? _____
Other (please specify) _____

H. CURRENT APPLICATION

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?
- ☐ Yes ☒ No ☐ Unknown
- If yes, and if known, specify the appropriate file number and status of the application

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?
- ☐ Yes ☒ No ☐ Unknown
- If yes, and if known, specify the appropriate file number and status of the application

3. Is there any other application on this property that could affect this application?
- ☐ Yes ☒ No
- If yes, describe _____

I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application, which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings or structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

WANCE FOR ROAD BETWEEN

CONCESSIONS II AND III



Procyk Farms Limited

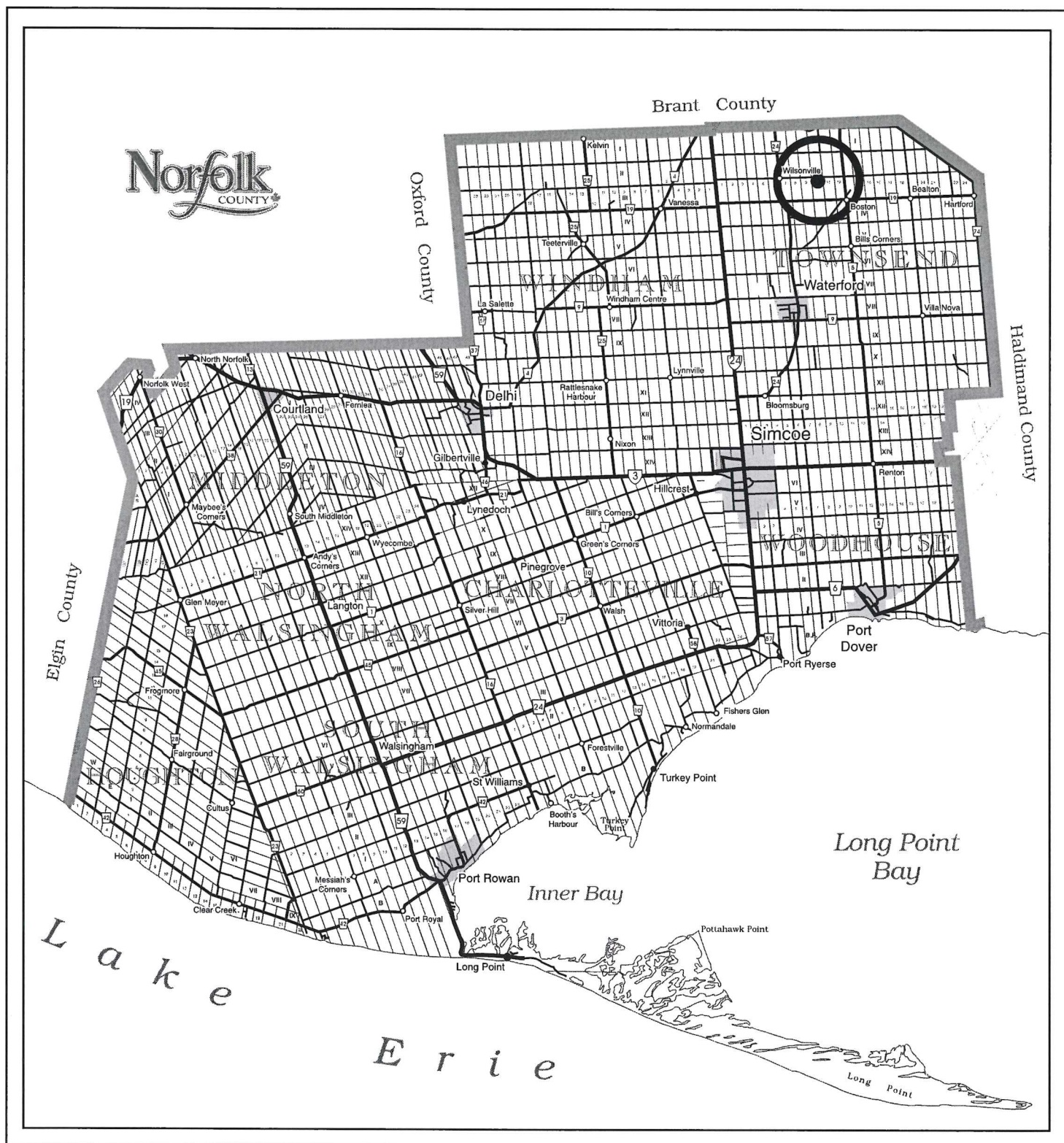
due to large number of employees, existing bunk-house is to be removed (orange) & a new one built. This will require a large septic tile bed and it is proposed to 1) this on the subject lands.

MAP NUMBER 1



File Number: BN-10/02

Geographic Township of TOWNSEND



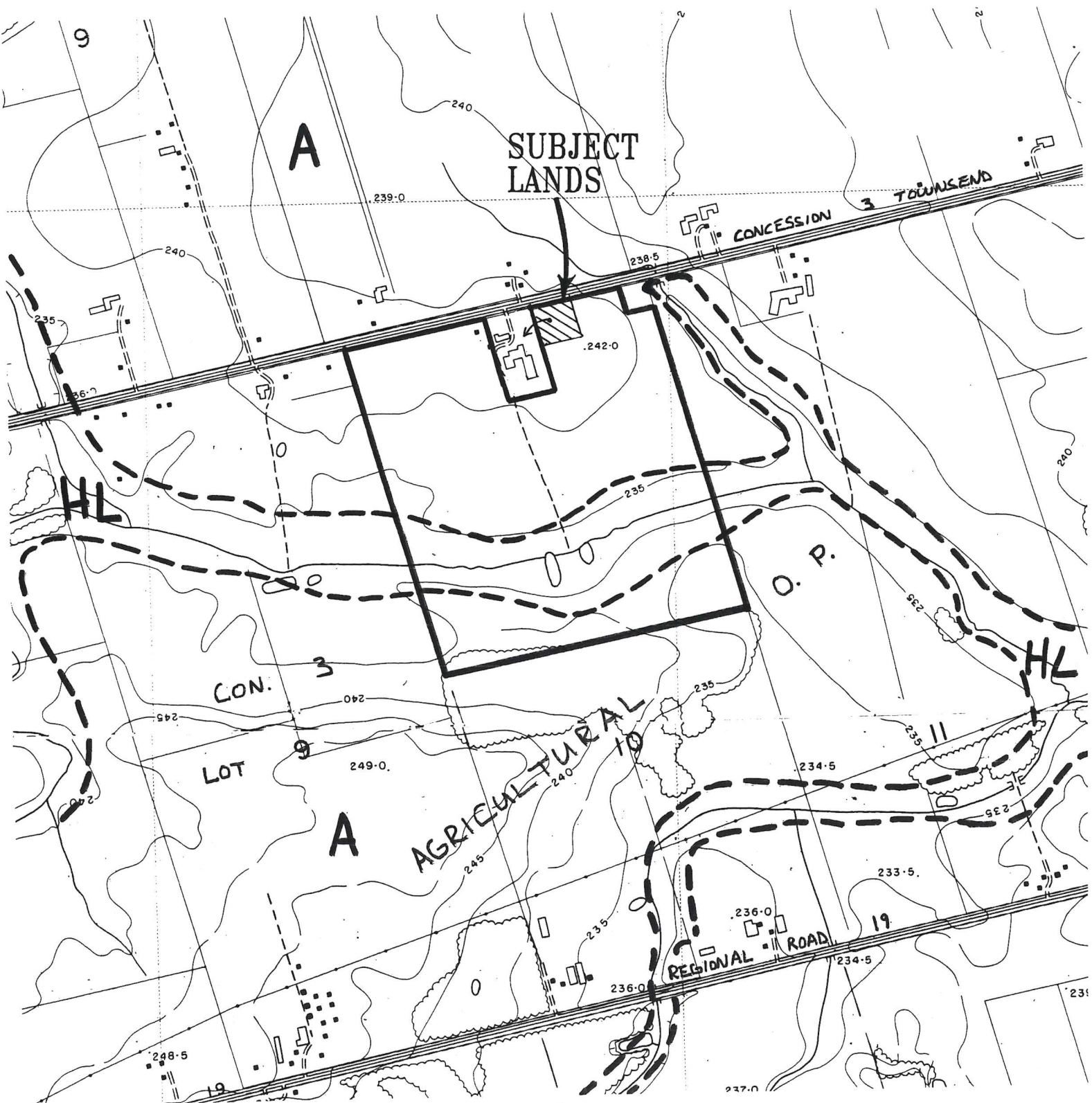
MAP NUMBER 2

File Number: BN-10/02

Geographic Township of TOWNSEND



Scale 1: 10000



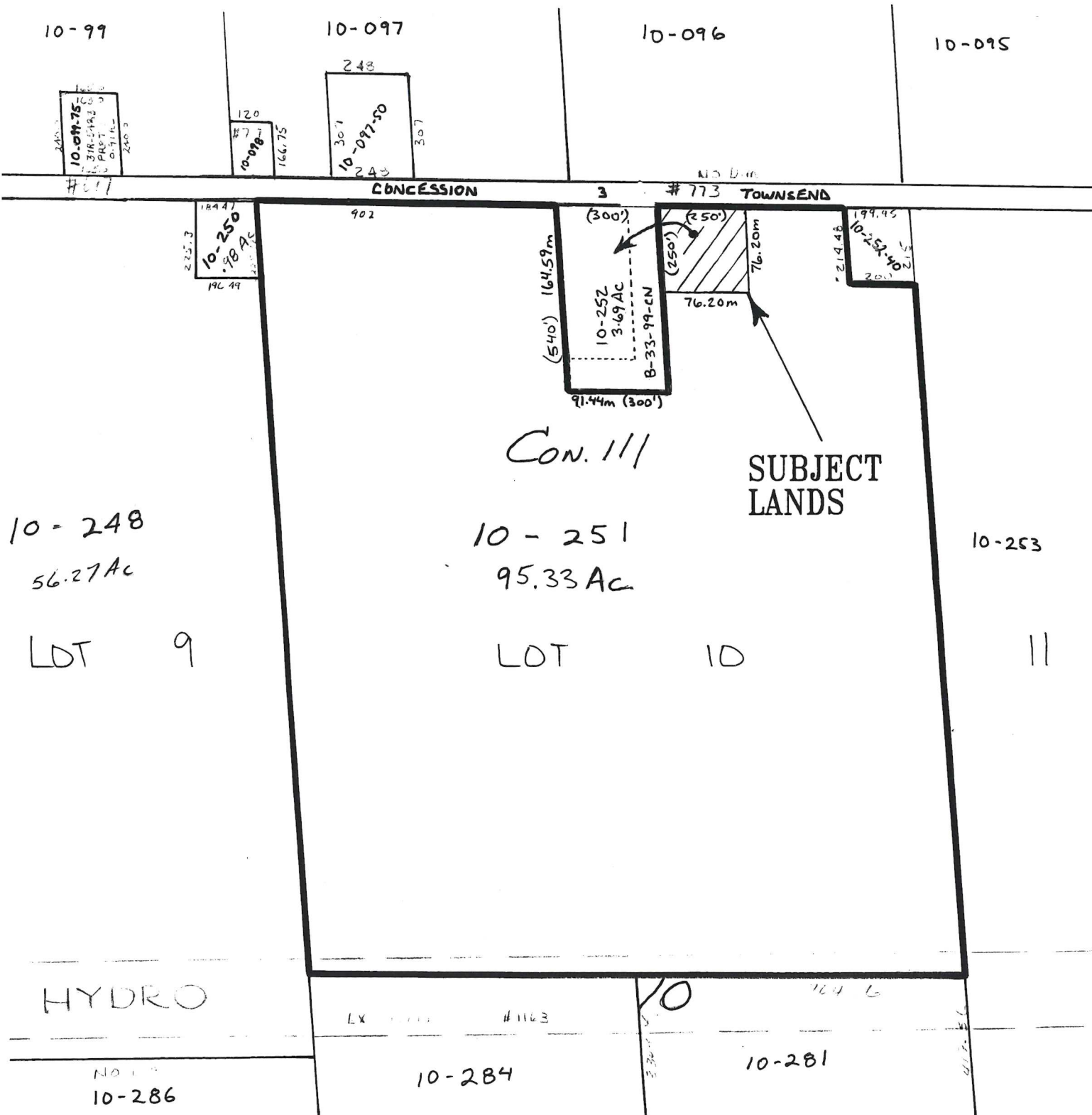
MAP NUMBER 3

File Number: BN-10/02

Geographic Township of TOWNSEND



Scale 1:5000



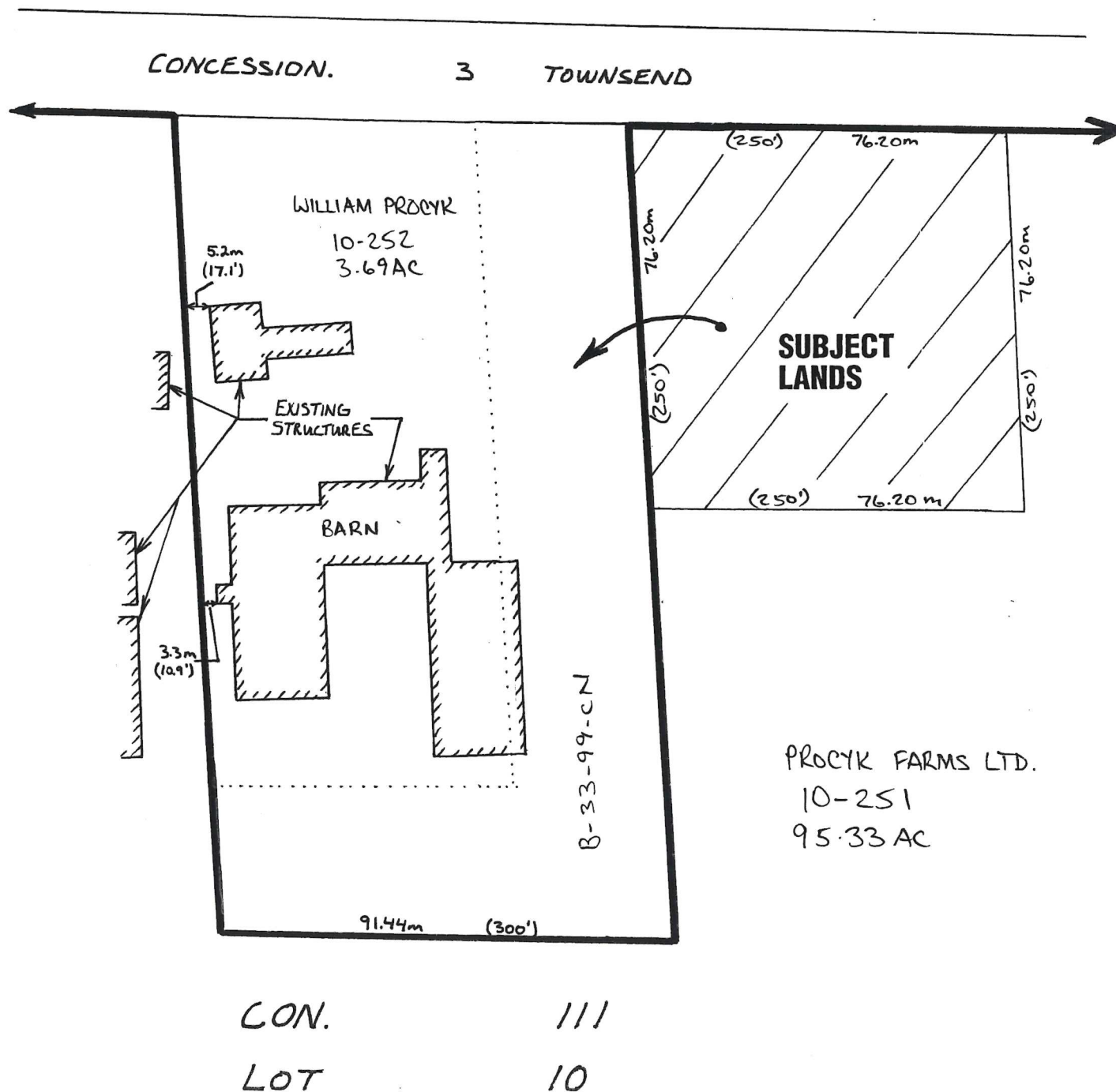
MAP NUMBER 4

File Number: BN-10/02

Geographic Township of TOWNSEND



Scale 1:1200



If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

J. NOTIFICATION SIGN REQUIREMENTS

For the purpose of public notification and in order for staff to easily locate your land, you will be given a sign to indicate the intent and purpose of your application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject property.
2. Ensure one sign is posted at the front of the property at least three feet above ground level.
3. Notify the Planner when the sign is in place in order to avoid processing delays.
4. Maintain the sign until the application is finalized and thereafter removed.

For the purposes of this application, the Owner/Applicant/Agent grants permission to the members of the Committee of Adjustment to enter upon the said property for inspection purposes, and the owner will not be held responsible or liable if any accident or injury occurs.

K. FREEDOM OF INFORMATION

For the purposes of the 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 for the purposes of processing this application.


Owner/Applicant/Agent Signature


Date

L. DECLARATION

I, Richard Dixon 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.

Declared before me at the

_____ in the _____

this _____ day of _____

Owner/Applicant/Agent Signature

_____ A.D. , 20 _____

A Commissioner, etc.

M. AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner.

AUTHORIZATION OF OWNER

I/we Procyk Farms Limited am/are the owner(s) of the land that is the subject of this consent application. I/we authorize R.C. Dixon, O.L.S. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application.

Paul Procyk
Signature (Paul Procyk)

Jan 23, 2002
Date

N. NOTES TO APPLICANTS

The following is required in order for this application to be considered complete:

1. One copy of this application, including the required sketch, be filed with the

Consent Application

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responsible person, and accompanied by the required application fee, and cheque made payable to Norfolk County. Additional fees for legal costs may apply if an Ontario Municipal Board hearing is held.

The application fee is calculated as follows:

base fee \$ _____
In rural areas - Health Department review \$ _____

2. A sketch illustrating all information as noted in Section I. (Supporting Material To Be Submitted By Applicant) must accompany this application.
3. For additional information or assistance in completing this application please contact the Planner at Norfolk County.

PLEASE SUBMIT APPLICATION TO:

Norfolk County

**REPORT REGARDING AN APPLICATION TO
THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT FOR CONSENT**

MEETING DATE: February 28, 2002

FILE NO.: BN-10/02

APPLICANT(S):

Procyk Farms Limited, R.R. #1, Wilsonville, ON, N0E 1Z0

AGENT:

R.C. Dixon O.L.S., 51 Park Road, R.R. #1, Simcoe, ON, N3Y 4J9

LOCATION:

Part of Lot 10, Concession 3 (Townsend/Norfolk)

PROPOSAL:

Sever a parcel with a frontage of 250 ft., a depth of 250 ft. and having an area of approximately 1.43 acres as a boundary adjustment and retain a parcel with an area of 95.6 acres more or less.

PLANNING STAFF RECOMMENDATION:

That Application BN-10/02 BE APPROVED subject to the attached conditions.

REASON: The application conforms to the intent of the policies of the Official Plan respecting minor boundary adjustments.

SITE FEATURES AND LAND USE:

The subject lands are presently in agriculture and they front the south side of Concession 3 Townsend, to the west of Regional Road No. 5. A large storage barn and other structures as well as wooden pallets are located on the abutting parcel to the west. The lands are generally surrounded by agricultural uses. Several non farm residential dwellings are located further to the west.

PERTINENT CIRCULATION COMMENTS:

Finance Department- No requirements.

Health Department- No objections.

Public Works and Environmental Services- No requirements.

Grand River Conservation Authority-

COMMUNITY PLANNING COMMENTS:

The subject lands are designated and zoned Agricultural in the City of Nanticoke Official Plan and Zoning By-law NW 1-2000. The applicants are proposing to construct a large bunkhouse on the abutting parcel to the west and they require additional lands for a new septic system. While the abutting parcel is owned by William Procyk, it is an integral part of the farm operation run by Procyk Farms Limited. Planning staff support the application and recommend that it be approved. It generally conforms to the intent of the policies of the Official Plan respecting minor boundary adjustments.

Lucy Hives

**Lucy Hives, Planner
Norfolk County**



COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION REGARDING CONSENT

FILE NO.: BN-10/02

ROLL NO. 336 010 251

DATE OF MEETING: February 28, 2002

APPLICANT: Procyk Farms Limited, R.R. #1, Wilsonville, ON, N0E 1Z0

PROPERTY: Part of Lot 10, Concession 3 (Townsend/Norfolk)

PURPOSE: Sever a parcel with a frontage of 250 ft., a depth of 250 ft. and having an area of approximately 1.43 acres as a boundary adjustment and retain a parcel with an area of 95.6 acres more or less.

DECISION: APPROVES


CONDITIONS:

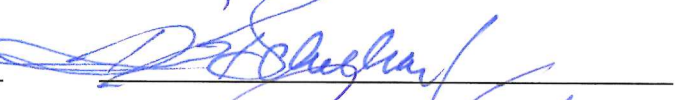
1. Receipt of a letter from the Norfolk County indicating that their requirements, financial or otherwise have been satisfied including:
 - (a) Payment of any outstanding taxes.
2. Receipt of a registered reference plan of the severed parcel of land.
3. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
4. That the severed parcel become part and parcel of the abutting lands presently owned by William Procyk Roll No. ~~60 010 252~~.
5. That the solicitor acting in the transfer provide his undertaking in the following manner: "In consideration of the Certificate by the Official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which time it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed".
6. That a one square foot portion of land presently owned by William Procyk (Roll No. 60 010 252) be conveyed to the abutting road allowance owned by Norfolk County (registered copy of document for conveyance and reference plan required) for the purposes of consolidating the subject lands with lands owned by William Procyk and that the costs for completing same be at the expense of the applicant.
4. That the above conditions must be fulfilled and the Certificate for consent be issued on or before **February 28th, 2003** after which time the consent will lapse.

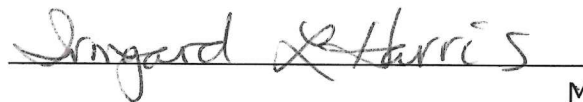
REASON: The application conforms to the intent of the policies of the Official Plan respecting minor boundary adjustments.









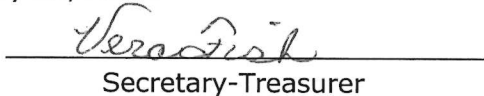




Members


Chairman

I hereby certify this to be a true copy of the Committee of Adjustment of Norfolk County and this decision was concurred in by a majority of the members who heard the application at a meeting duly held on February 28, 2002.


Secretary-Treasurer

NOTE:

This property is also the subject of an application for (Zoning By-Law Amendment, Official Plan Amendment, Minor Variance), File No.

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact the Secretary-Treasurer for Norfolk County Committee of Adjustment, P.O. Box 128, 22 Albert Street, Langton, Ontario, N0E 1G0, between 8:30 a.m. and 4:30 p.m.

NOTICE OF CHANGES

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

APPEALS

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board, A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

NOTICE OF LAST DAY FOR FILING OF APPEAL TO THE MUNICIPAL BOARD (The Planning Act, c.P. 13, R.S.O. 1990, as amended, Section 53(19)).

Any person or public body may, not later than twenty days after the giving of a written decision, appeal the decision and/or any condition imposed by the Township of Norfolk Committee of Adjustment to the Ontario Municipal Board by filing with the Clerk of the Municipality, a notice of appeal setting out reasons for the appeal, accompanied by appeal fee (\$125.00) payable to the Minister of Finance on or before the following date:

March 20, 2002