



## COMMENT REQUEST FORM

**FILE NO: BNPL2010177**

☒ Building Department  
☒ Building Inspector (Sewage System Review)  
☒ Forestry Division  
☒ GIS Section  
☒ Fire/EMS  
☒ Public Works NOTE: If an agreement is required  
please attach the clauses you require in the  
agreement.

☐ Railway  
☒ Norfolk Power  
☐ Ministry of Transportation  
☐ Conservation Authority

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office. In order to properly consider this application, the **Committee of Adjustment requires your comments by:**

**NOVEMBER 29<sup>th</sup>, 2010**

**APPLICANT:**

PROCYK FARMS (1994) LIMITED, 758 CONC 3 TOWNSEND RR 1 WILSONVILLE, ON N0E 1Z0

**AGENT:**

JEWIT AND DIXON LTD., R.C. DIXON, O.L.S. SIMCOE, ON N3Y4J9

**LOCATION:** TWN CON 3 PT LOT 4 (283 Norfolk County Road 19 East)

**ASSESSMENT ROLL NO.:** 3310336010321000000

**PROPOSAL:**

An application has been received to sever a parcel having a frontage of 53.3 m. (175.0 ft.) a depth of 76.2 m. (250.0 ft.) and having an area of approximately 0.4 ha. (1.0 ac.) and retain a parcel having an area of 60.12 ha. (149.0 ac.) more or less as a surplus dwelling.

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**PLEASE REPLY BY EMAIL DIRECTLY TO:**

**MARY ELDER, MCIP, RPP**

60 Colborne Street South, Simcoe ON N3Y 4H3

(519) 426-5870 ext: 1341

**EMAIL:** [mary.elder@norfolkcounty.ca](mailto:mary.elder@norfolkcounty.ca)

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer  
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0  
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789  
[karen.judd@norfolkcounty.ca](mailto:karen.judd@norfolkcounty.ca)

**APPEALS TO THE ONTARIO MUNICIPAL BOARD:**

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

**CIRCULATION DATE:** November 15<sup>th</sup>, 2010

# CONSENT / SEVERANCE

Office Use:  
COUNTY

RECEIVED

05 2010

Application Submitted

Signed

Designated Approver

BN- PL 2010 177  
BN-66/09 (lapsed)  
Nov 4/10

AB.

This development 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.

Property assessment roll number: 3310- 336-010-32100

- |                                                      |                                              |
|------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Creation of a new lot       | <input type="checkbox"/> Boundary adjustment |
| <input checked="" type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement            |
| <input type="checkbox"/> Farm Split                  | <input type="checkbox"/> Right-of-way        |
| <input type="checkbox"/> Other (lease / charge)      |                                              |

## A. APPLICANT INFORMATION

Name of Applicant: Procyk Farms (1994) Limited Phone #: (519) 443-4516  
Address: 758 Concession 3 Road Fax #: 443-4511  
Town / Postal Code: R.R. Wilsonville N0E1Z0 E-mail: \_\_\_\_\_

\* If the applicant is a numbered company provide the name of a principal of the company.

## AGENT INFORMATION

Name of Agent: R.C. Dixon, O.L.S. Phone #: (519) 426-0842  
Address: 51 Park Road Fax #: 426-1034  
Town / Postal Code: Simcoe N3Y4J9 E-mail: surveyors@amtelecom.net

## OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owner: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Town / Postal Code: \_\_\_\_\_ E-mail: \_\_\_\_\_

\* 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.

Please specify to whom all communications should be sent \*: ☐ Applicant ☒ Agent ☐ Owner

\* Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgages, charges or other encumbrances on the subject lands:



## CONSENT / SEVERANCE

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

|                         |                                        |                                                               |                            |
|-------------------------|----------------------------------------|---------------------------------------------------------------|----------------------------|
| Geographic Township     | <u>Townsend</u>                        | Urban Area or Hamlet                                          |                            |
| Concession Number       | <u>3</u>                               | Lot Number(s)                                                 | <u>4</u>                   |
| Registered Plan Number  |                                        | Lot(s) or Block Number(s)                                     |                            |
| Reference Plan Number   |                                        | Part Number(s)                                                |                            |
| Frontage (metres/feet)  | <u>899 m ± / 2950' ±</u>               | Depth (metres/feet)                                           | <u>676.6 m ± / 2220' ±</u> |
| Width (metres/feet)     | <u>899 m ± / 2950' ±</u>               | Lot area (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres) | <u>60.72 ha / 150 ac.</u>  |
| Municipal Civic Address | <u>283 Norfolk County Road 19 East</u> |                                                               |                            |

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.ca](mailto:NorfolkGIS@norfolkcounty.ca).

To obtain your municipal civic address for the severed lands please contact your local building inspector.

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

☐ Yes

☒ No

IF YES, describe the easement or covenant and its effect:

### C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet).

This application was previously applied for and approved (BN-266/09) but was not completed. The severance is to sever a 1.08 ac. parcel with surplus dwelling and garage.

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

If a boundary adjustment, identify the **assessment roll number** and **property owner** of the lands to which the parcel will be added:

## CONSENT / SEVERANCE

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

| Owners Name and Address<br>(including # out with part interest) | Geographic Township<br>Concession and Lot # | Total<br>Acreage<br>(individual property) | Acres<br>Workable<br>(individual property) | Existing Farm Type<br>(individual property e.g. corn, production, orchard, tobacco) | Dwelling Present             | Year<br>Dwelling<br>Built   |
|-----------------------------------------------------------------|---------------------------------------------|-------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------|------------------------------|-----------------------------|
| <b>SUBJECT LANDS</b>                                            |                                             |                                           |                                            |                                                                                     |                              |                             |
| <i>see separate sheet attached</i>                              |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <b>OTHER</b>                                                    |                                             |                                           |                                            |                                                                                     |                              |                             |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|                                                                 |                                             |                                           |                                            |                                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

| Description of Land                      | Lands to be Severed                                      | Lands to be Retained                                     |
|------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
| Area under cultivation                   | (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)     | (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)     |
| Woodlot area                             | (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)     | (m <sup>2</sup> / ft <sup>2</sup> or hectares/acres)     |
| Existing crops grown (type and area)     |                                                          |                                                          |
| Proposed crops grown (type and area)     |                                                          |                                                          |
| <b>Description of Existing Buildings</b> | <b>Lands to be Severed</b>                               | <b>Lands to be Retained</b>                              |
| Residence                                | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Livestock barn                           | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Type of livestock                        |                                                          |                                                          |
| Capacity of barn                         |                                                          |                                                          |
| Manure storage                           | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Type of manure storage                   |                                                          |                                                          |

## CONSENT / SEVERANCE

Description of land intended to be **SEVERED**:

Frontage (metres/feet)

53.3 m / 175'

Depth (metres/feet)

82.12 m / 269' 45"

Width (metres/feet)

53.3 m / 175'

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

0.437 ha / 1.08 ac.

PROPOSED FINAL LOT SIZE  
(if boundary adjustment)

Existing use:

residential

Proposed use:

residential

Number and type of buildings and structures **EXISTING** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

1 1/2 storey brick & vinyl sided dwelling, aluminum sided garage

Number and type of buildings and structures **PROPOSED** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

Description of land intended to be **RETAINED**:

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup> or  
hectares/acres)

60.12 ha / 149 ac.

Existing use:

Agriculture

Proposed use:

Agriculture

Number and type of buildings and structures **EXISTING** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

2 aluminum sided barns

Number and type of buildings and structures **PROPOSED** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

no change

Description of proposed **RIGHT OF WAY/EASEMENT**:

n/a

Frontage (metres/feet)

Depth (metres/feet)

Width (metres/feet)

Lot area (m<sup>2</sup> / ft<sup>2</sup>)

Proposed use:

## CONSENT / SEVERANCE

### D. PROPERTY INFORMATION

Present official plan designation(s): Agriculture

Present zoning: Agriculture

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

☒ Yes ☐ No ☐ Unknown

If yes, indicate the file number and the status/decision: numerous surplus dwellings & boundary adjustments

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the file number and the status/decision: BN-066/09 - lapsed

Number of separate parcels that have been created: \_\_\_\_\_

Date(s) these parcels were created: \_\_\_\_\_

Name of the transferee for each parcel: \_\_\_\_\_

Uses of the severed lands: \_\_\_\_\_

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: \_\_\_\_\_

Date of purchase of subject lands: \_\_\_\_\_

### E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses: \_\_\_\_\_

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

## CONSENT / SEVERANCE

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

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

Local Knowledge

If you answered yes to any of the above questions, 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

## F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act*, R.S.O. 1990, c. P. 13 for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**: If additional space is required, attach a separate sheet.

File number: \_\_\_\_\_

Land it affects: \_\_\_\_\_

Purpose: \_\_\_\_\_

Status/decision: \_\_\_\_\_

Effect on the requested amendment: \_\_\_\_\_

Is the above information for other planning developments applications attached? ☐ Yes ☐ No

## CONSENT / SEVERANCE

### G. PROVINCIAL POLICY

Is the requested application consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☒ Yes ☐ No

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested application conform to or does not conflict with the provincial plan or plans?

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

| Use or Feature                                                                     | On the Subject Lands         |                                        | Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance) |                                                       |
|------------------------------------------------------------------------------------|------------------------------|----------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------|
| Livestock facility or stockyard (If yes, complete Form 3 – available upon request) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Wooded area                                                                        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes                             | <input type="checkbox"/> No _____ distance            |
| Municipal landfill                                                                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Sewage treatment plant or waste stabilization plant                                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Provincially significant wetland (class 1, 2 or 3) or other environmental feature  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Floodplain                                                                         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Rehabilitated mine site                                                            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Non-operating mine site within one kilometre                                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Active mine site within one kilometre                                              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Industrial or commercial use (specify the use(s))                                  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Active railway line                                                                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Seasonal wetness of lands                                                          | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Erosion                                                                            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |
| Abandoned gas wells                                                                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes                                        | <input checked="" type="checkbox"/> No _____ distance |

### H. SERVICING AND ACCESS

#### WATER SUPPLY

Municipal piped water

#### SEVERED

☐

Communal Wells

☐

Individual Wells

☒

#### RETAINED

☐

☐

☐ (n/a)

Other means (describe) \_\_\_\_\_



## CONSENT / SEVERANCE

### SEWAGE TREATMENT

Municipal Sewers

#### SEVERED

☐

#### RETAINED

☐

Communal System

☐☐

Septic tank and tile bed

☒

☐ (n/a)

Other means (describe) \_\_\_\_\_

### STORM DRAINAGE

Storm Sewers

☐☐

Open ditches

☒☒

Other (describe) \_\_\_\_\_

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐

Yes

☒

No

Has the existing drainage on the subject lands been altered?

☐

Yes

☒

No

Does a legal and adequate outlet for storm drainage exist?

☒

Yes

☐

No

☐ Unknown

Existing or proposed access to the **RETAINED** lands:

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Norfolk County Road 19

Existing or proposed access to **SEVERED** lands:

☐ Unopened road

☐ Provincial highway

☒ Municipal road maintained all year

☐ Right-of-way

☐ Municipal road maintained seasonally

☐ Other (describe below)

If other, describe: \_\_\_\_\_

Name of road/street: Norfolk County Road 19

## I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐

Yes

☒

No

If yes, describe: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

## LIST OF ADDITIONAL PROPERTIES OWNED

BY

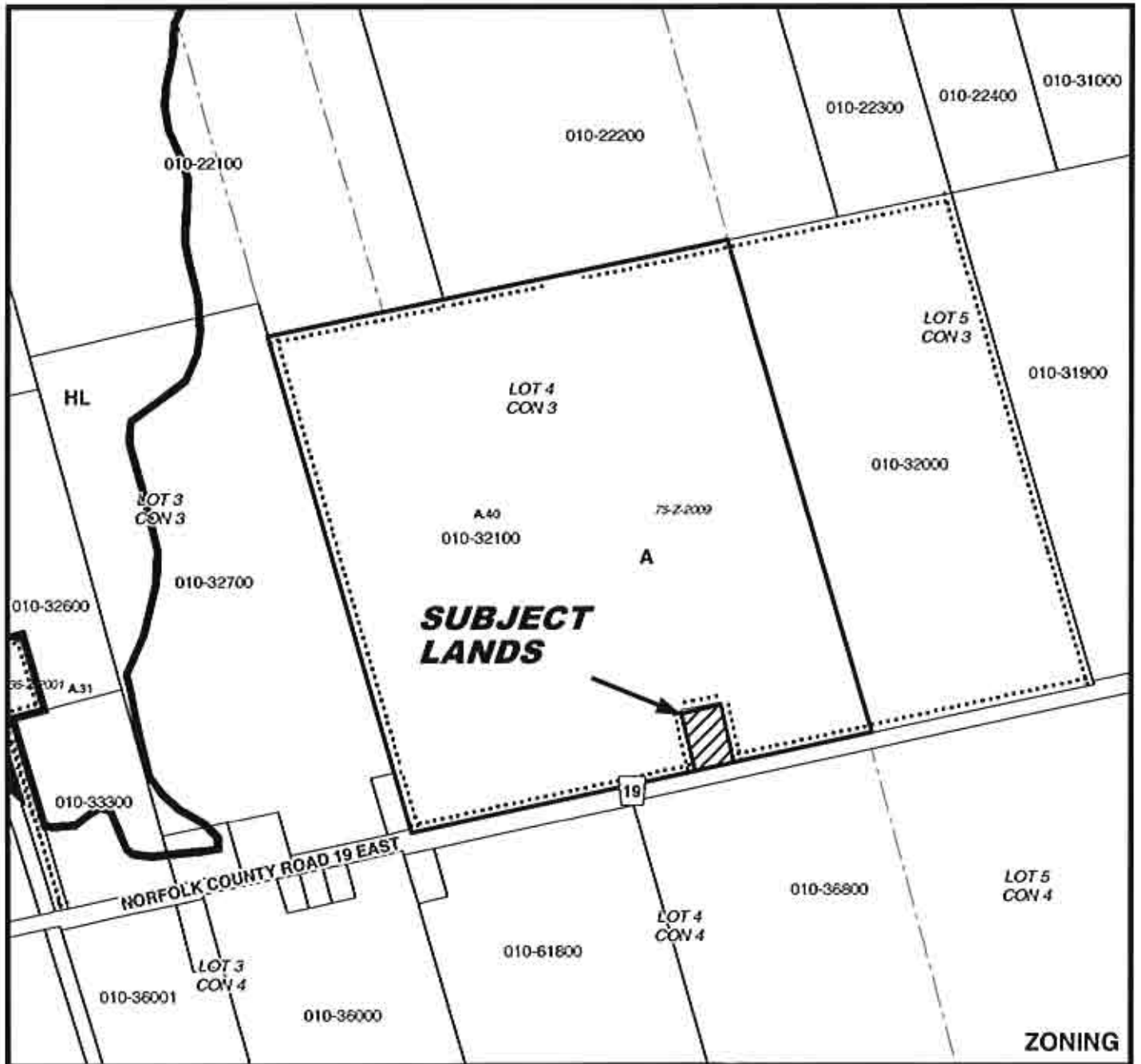
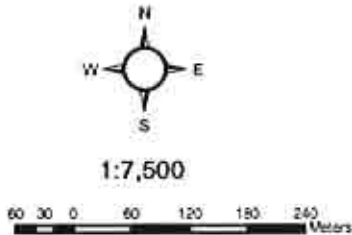
PROCYK FARMS LIMITED

| Owners' Name and Address    | Geographic Township Concession & Lot # | Total Acreage (Individual Property) | Acre Workable | Existing Farm Type | Dwelling Present     | Year Dwelling Built |
|-----------------------------|----------------------------------------|-------------------------------------|---------------|--------------------|----------------------|---------------------|
| Procyk Farms Limited        | Pt. L. 12, C. 1, Townsend              | 97.01                               | 90            | Vegetable          | No                   | N/A                 |
| Procyk Farms Limited        | Pt. L. 11, C. 1, Townsend              | 78.12                               | 45            | *                  | No                   | N/A                 |
| Procyk Farms Limited        | Pt. L. 3, 4, & 5, C. 4 Windham         | 183.2                               | 93            | *                  | No                   | N/A                 |
| Procyk Farms Limited        | Pt. L. 4, C. 3, Townsend               | 150                                 | 110           | *                  | Yes                  | Pre-1950            |
| Procyk Farms (1994) Limited | Pt. L. 4, C. 2, Townsend               | 84.60                               | 60            | *                  | No                   | N/A                 |
| Procyk Farms (1994) Limited | Pt. L. 1, C. 3, Windham                | 97.43                               | 50            | *                  | <del>No</del><br>Yes | N/A                 |
| Procyk Farms (1994) Limited | Pt. L. 2, C. 4, Windham                | 22.78                               | 20            | *                  | No                   | N/A                 |
| Procyk Farms (1994) Limited | L.1 & Pt. L. 2, C. 4, Windham          | 379.29                              | 165           | *                  | No                   | N/A                 |
| Procyk Farms (1994) Limited | Pt. L. 10, C. 3, Townsend              | 5.12                                | Nil           | *                  | No                   | N/A                 |

491-005-02000 - owned by Procyk Farms.

Subject lands owned by Joseph Radumski, <sup>joint</sup> owner of Procyk Farms.

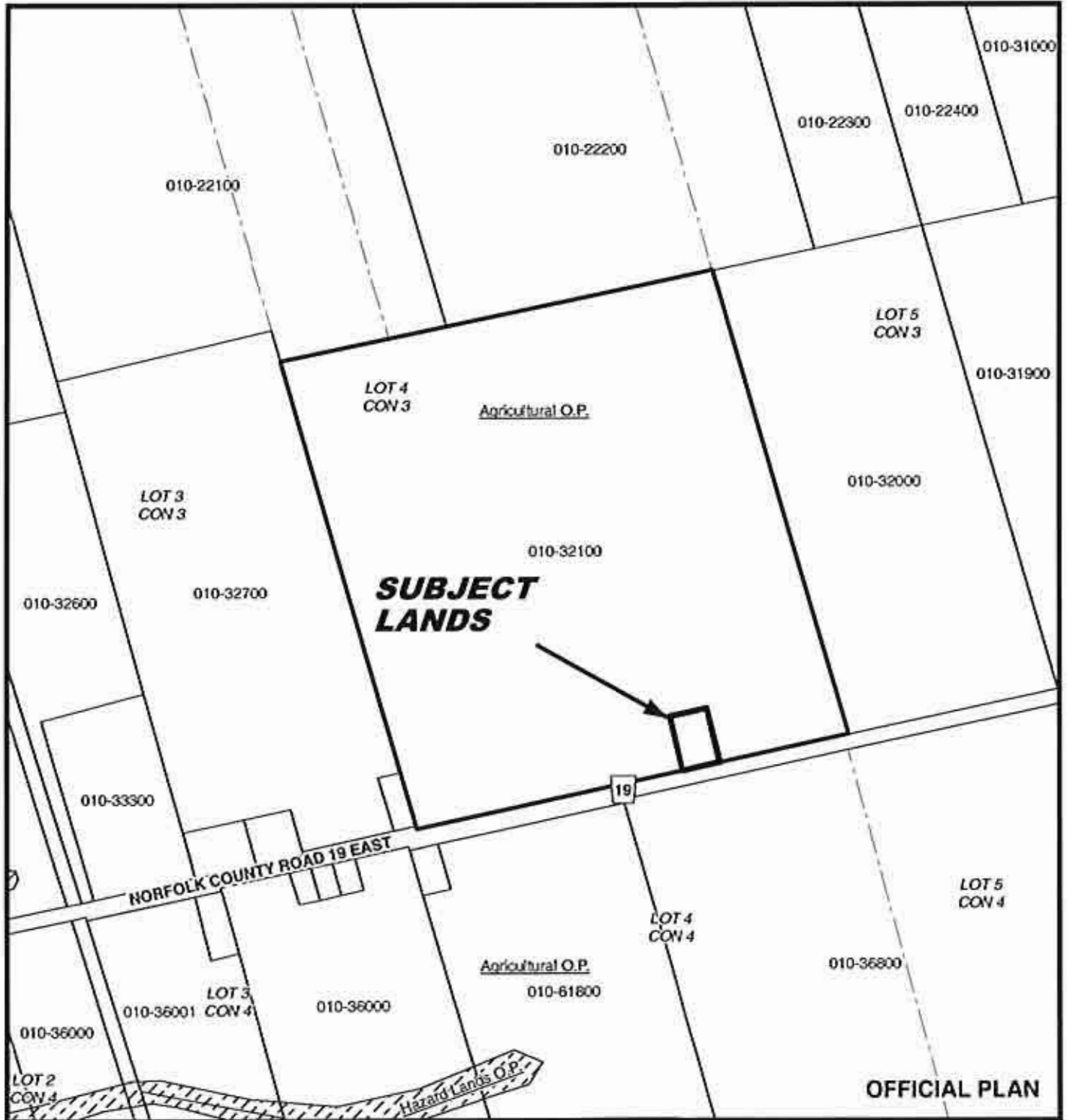
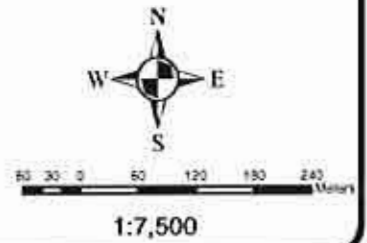
**MAP 1**  
**File Number: BNPL2010177**  
Geographic Township of  
**TOWNSEND**



## MAP 2

File Number: BNPL2010177

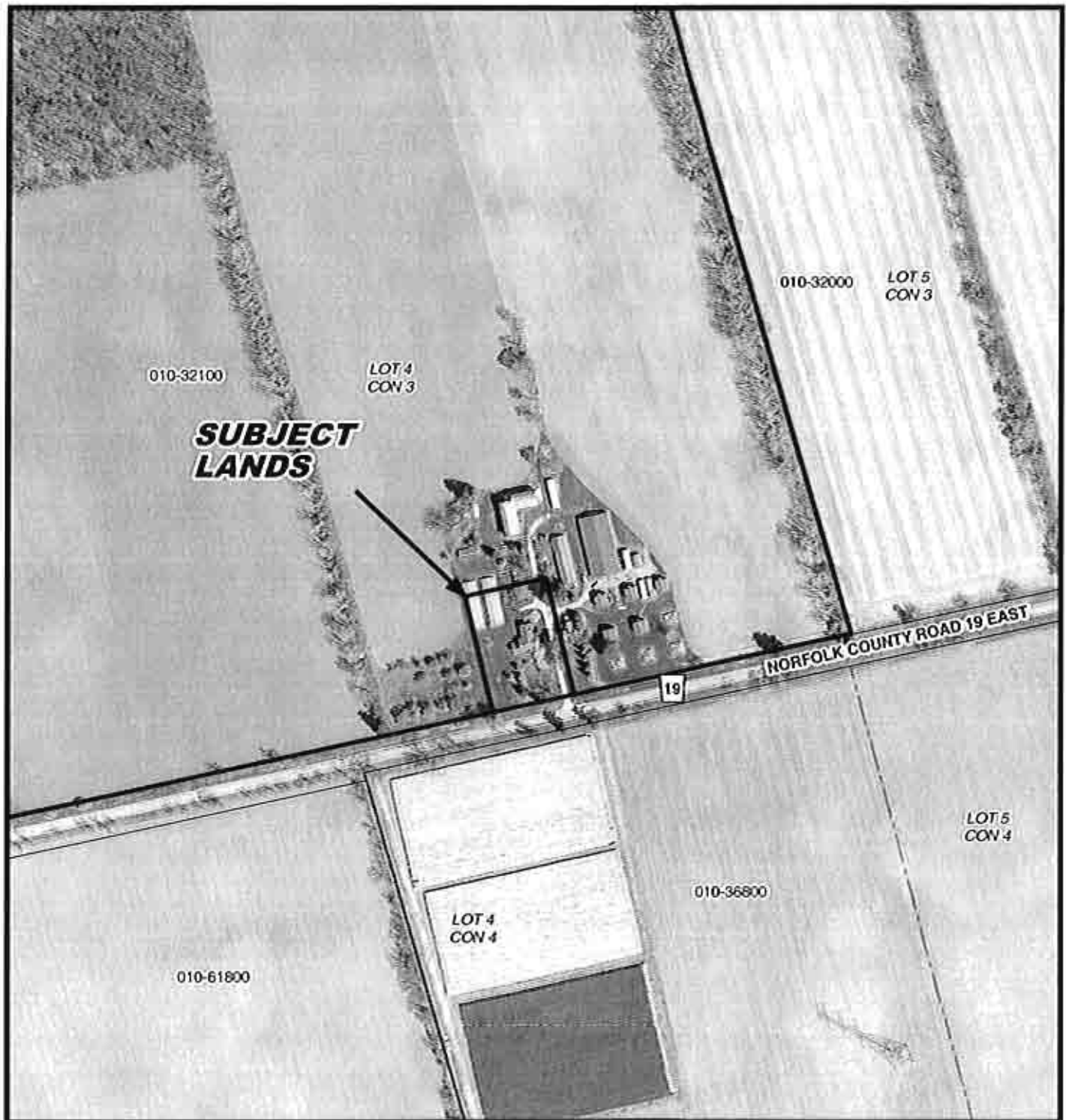
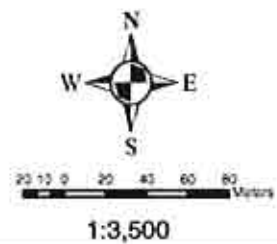
Geographic Township of TOWNSEND



# MAP 3

File Number: BNPL2010177

Geographic Township of TOWNSEND



# MAP 4

File Number: BNPL2010177

Geographic Township of TOWNSEND

