

File Number
Related File Number
Pre-consultation Meeting
Application Submitted
Complete Application
Public Notice Sign

BNPL2016341

SPRT Meeting
Application Fee
Conservation Authority Fee
OSSD Form Provided
Planner
PAC Meeting

\$2225

new being installed
Atrisha

A. Applicant Information

Name of Owner	Procyk Farms Limited
---------------	----------------------

Address 758 Concession 3 Townsend Road, RR #1

Town and Postal Code Wilsonville, ON NOE 1Z0

Phone Number 519-428-8643 Mike Procyk

Cell Number

Email

Name of Applicant same as owner

Address

Town and Postal Code

Phone Number

Cell Number

Email



David Roe Civic Planning Solutions Inc.

Name of Agent

Address 599 Larch St.

Town and Postal Code Delhi, ON N4B 3A7

Phone Number 519-582-1174

Cell Number

Email

Name of Engineer none

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

- ☐ Applicant
☒ Agent
☐ Owner

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

none

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 49101141000

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

Windham, Concession 5, Part Lot 16

Municipal Civic Address (911 Number): 604 Windham Road 5

Present Official Plan Designation(s): Agricultural, Hazard Lands PSW

Present Zoning: A, HL, PSW

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

no

3. The date the subject lands was acquired by the current owner: 2016

4. Present use of the subject lands:

Agricultural - cash crops vegetables

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

Severed Parcel - House and garage (setbacks on sketch)

retained Parcel - bunkhouse, barn storage shed

The bunkhouse will no longer be used as a bunkhouse.

6. If known, the date existing buildings or structures were constructed on the subject lands: House was built in 1910 and bunkhouse in 1982

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

n/a

8. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

none proposed

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

n/a

10. 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:

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

12. Existing use of abutting properties:

all agricultural - no livestock

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

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

proposed easement for gas to service barn. as per sketch

Frontage 3.47m, depth 26.8m area 109m²

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Proposed severance of surplus farm dwelling with easement

for gas line to service barn on retained.

Will restrict new dwellings on retained parcel

2. Description of land intended to be severed in metric units:

Frontage: 34.5m

Depth: varies (55.93m max)

Width: varies

Lot Area: 2013m²

Present Use: Agricultural

Proposed Use: Residential

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

unknown

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

see attached sheets

Owners Name:

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (i.e., corn, orchard etc)

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

see attached sheets

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

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

see attached sheets

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

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

see attached sheets

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

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

see attached sheets

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

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

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

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

Severance of a surplus farm dwelling

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Severance

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	376m	34.5m
Lot depth	1348 max	55.93m
Lot width	612m	varies
Lot area	162 acres	2013m ²
Lot coverage		10.1%
Front yard		20.18m
Rear yard		16.22m
Left Interior side yard		1.2m
Right Interior side yard		18.70m
Exterior side yard (corner lot)		n/a
Landscaped open space		
Entrance access width		6m
Exit access width		6m
Size of fencing or screening		n/a
Type of fencing		n/a

9. Building Size

House

Number of storeys	see sketch	1 1/2
Building height		7.5m
Total ground floor area		111m ²
Total gross floor area		150m ²
Total useable floor area		150.0m ²

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	2
Number of visitor parking spaces	
Number of accessible parking spaces	
Number of off street loading facilities	

11. Multiple Family Residential

n/a

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

n/a

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☐ No ☐ If yes please describe:

13. Institutional

n/a

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

n/a

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

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

owner knowledge

- 
- NORFOLK COUNTY
COMMUNITY
PLANNING**
DEVELOPMENT AND CULTURAL SERVICES

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

no change in use proposed

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

no change in use proposed

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☒ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

- ☐ Municipal sewers
 - ☐ Communal system
 - ☒ Septic tank and tile bed new septic bed required
 - ☐ Other (describe below)
-

Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. How many water meters are required? 0

6. Existing or proposed access to subject lands:

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

7. Name of road/street:

Windham Concession 5 Road

G. Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights

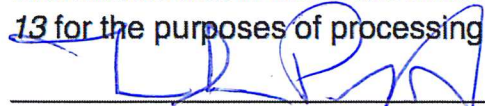
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report

L. 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.


I have power to bind the corporation
Owner/Applicant Signature
November 21, 2016
Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that it is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.


I have power to bind the corporation
Owner/Applicant Signature
November 21, 2016
Date

N. Owner's Authorization

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

I/We Procyk Farms Limited am/are the registered owner(s) of the lands that is the subject of this application for development approval.

I/We authorize David Roe 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.


I have power to bind the corporation
Owner
November 21, 2016
Date

Owner

Date

- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's **signature and seal**.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

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



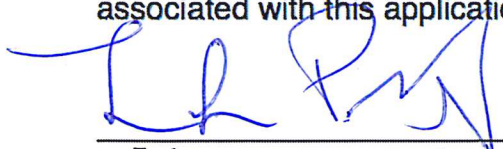
November 21, 2016

I have power to bind the corporation
Owner/Applicant Signature

Date

K. 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.



November 21, 2016

I have power to bind the corporation
Owner/Applicant Signature

Date

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.

I have power to bind the corporation
Applicant Signature

November 21, 2016

Date

Agent Signature

Nov 23/16

Date

P. Declaration

I, David Roe 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:

Langton, ON

Owner/Applicant Signature

In Norfolk County

This 23rd day of November

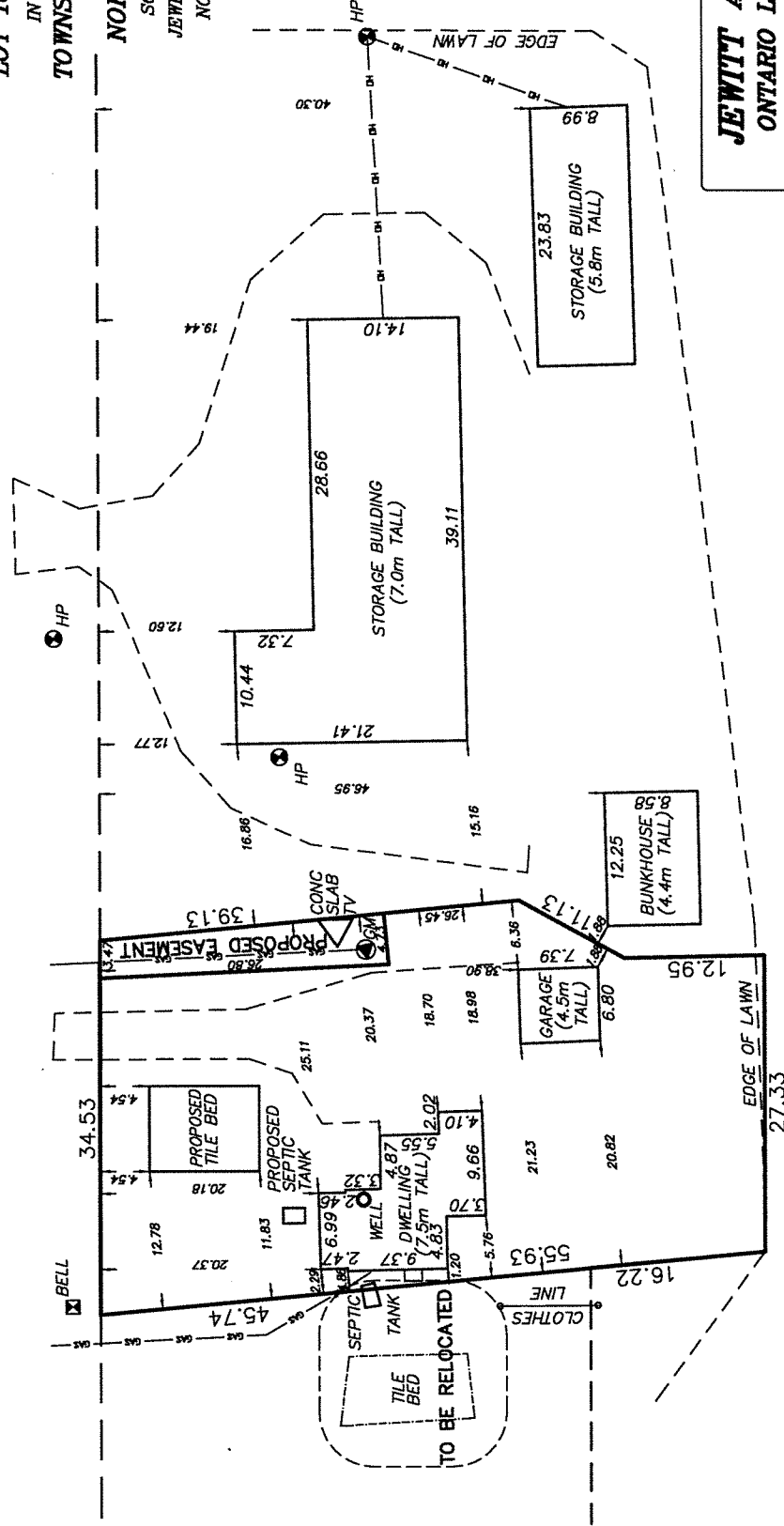
A.D., 2016

A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires April 28, 2019.

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 16, CONCESSION 5
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY
SCALE: 1 : 500
JEWITT AND DIXON LTD.
NOVEMBER 18, 2016

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5



PROPOSED SEVERANCE
2013 SQ.M
10.1% LOT COVERAGE
PROPOSED EASEMENT
109 SQ.M

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 16-1071 PROJ#

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

NOTE:
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

Table 1 List of Owned and farmed Properties in Norfolk County

Owners name	Assessment roll #	Conc. # and Lot#	Civic address	Acreage of Parcel	Workable Acreage	Farm type/crops grown	Dwelling present/ year built
Procyk Farms Limited	4910114100 0	Conc. 5 Lot 16	604 Windham Road 5 Lechowicz farm	162 acres	95.8	Vegetables and cash crop rotation	Yes/1910
Procyk Farms Limited	3360102510 0 /25200	Conc. 3 Lot 10	758 Concession 3 Road Townsend Home Farm	99.2 acres	70 acres	Vegetables and cash crop rotation	no
Procyk Farms Limited	491005 44000 491005 47000	Conc. 4 Lots 3,4 and 5	1523 Windham Road 5 Danny's Farm	183.13 acres	98 acres	Vegetables and cash crop rotation	no
Procyk Farms Limited	4910054000	Conc. 4 Lots 1 and 2	1910 Regional Road 19 West Vanessa Farm	372.29 acres	174 acres	Vegetables and cash crop rotation	no
Procyk Farms Limited	3360103210 0	Conc. 3 Lot 4	287 Norfolk County Road 19 East Radvanyi Farm	150 acres	105 acres	Vegetables and cash crop rotation	no
Procyk Farms Limited	4910114600 2	Conc. 6 Lots 16, 17 and 18	3387 Windham Quarter Line Road West Teeterville Farm	113.77 acres	90 acres	Vegetables and cash crop rotation	no
Procyk Farms Limited	3360100180 0	Conc.1 Lots 11 and 12	905 Concession Road 2 Townsend Slaught Farm	142.13 acres	130 acres	Vegetables and cash crop rotation	no
Procyk Farms Limited	4910050200 0	Conc. 3 Lot 1	4199 Highway 24 (new) McCoy Farm	120.21 acres	105 acres	Vegetables and cash crop rotation	yes

Table 2 List of Owned and farmed Properties in Brant County

Owners name	Concession and Lot #	Civic address	Acreage of Parcel	Workable Acreage	Farm type/crops grown	Dwelling present /year built
Procyk Farms Limited	Conc. 1 Lots 13 and 14	560 Cockshutt Road Crumback Farm	145 acres	135 acres	Vegetables and cash crop rotation	no
Procyk Farms Limited	Conc 1 Lot 9	69 Oakland Road Oakland Farm	100.7 acres	88 acres	Vegetables and cash crop rotation	no

Owners of Procyk Farms Limited

The following are a list of the owners of Procyk Farms Limited. The all reside in dwellings which are not part of the farm operation. Farm help located on the corporations lands are in temporary structures (mobile homes or modular structures).

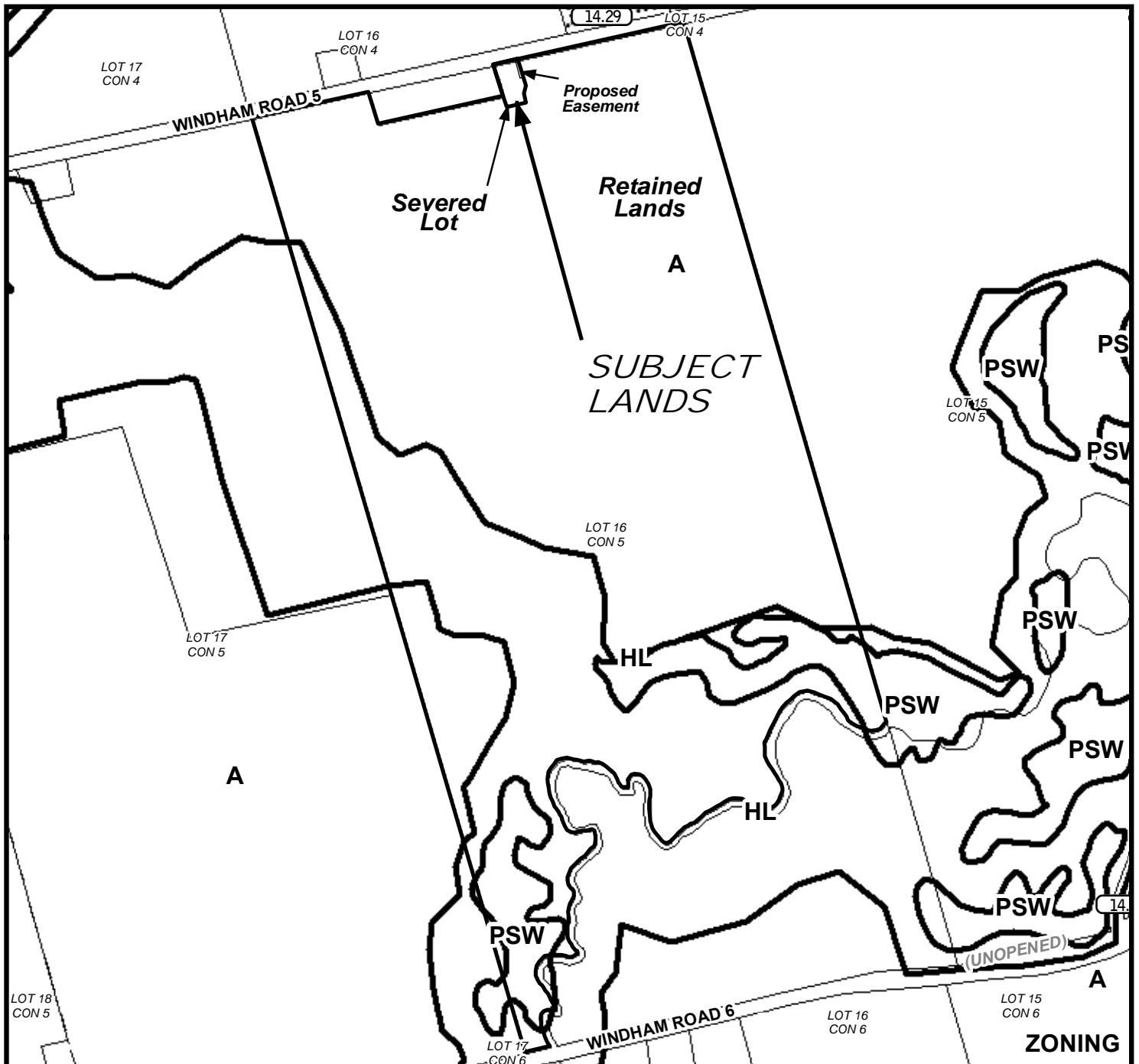
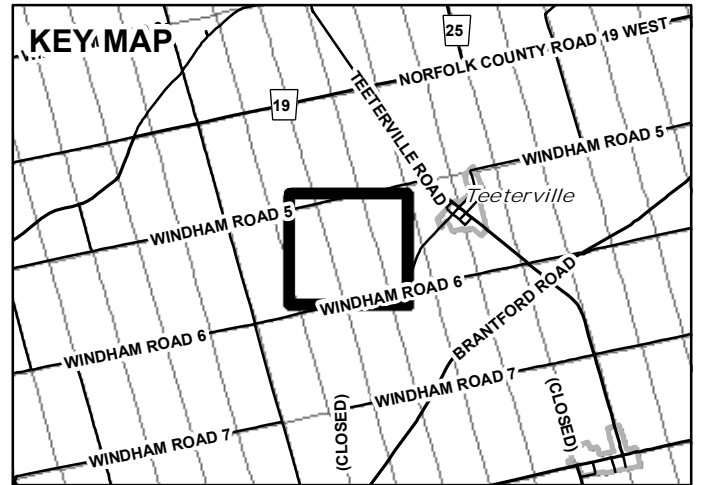
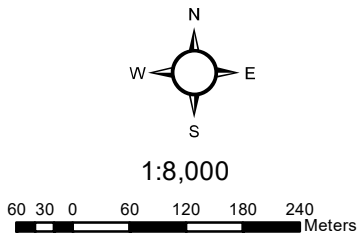
Mike Procyk 861 Concession 2 RR#1 Scotland, Ontario NOE 1R0	Paul Procyk RR#1 Scotland, Ontario NOE 1R0	Danny Procyk 1461 Windham Rd 5 Vanessa, Ontario NOE1V0	Rod Wheeler RR#1 Wilsonville, Ontario NOE1Z0
--	---	---	---

MAP 1

File Number: BNPL2016341

Geographic Township of

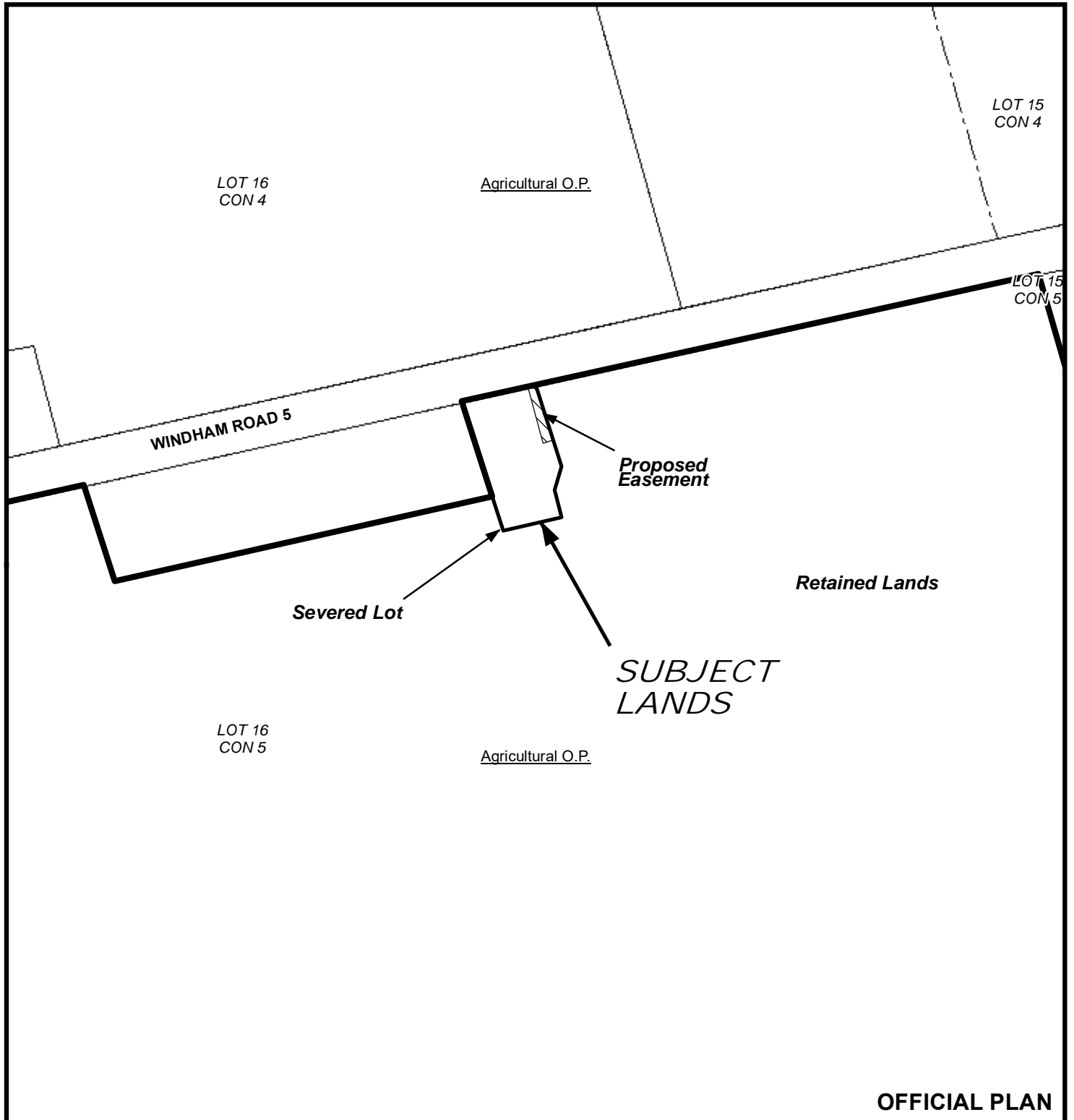
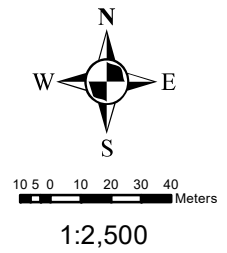
WINDHAM



MAP 2

File Number: BNPL2016341

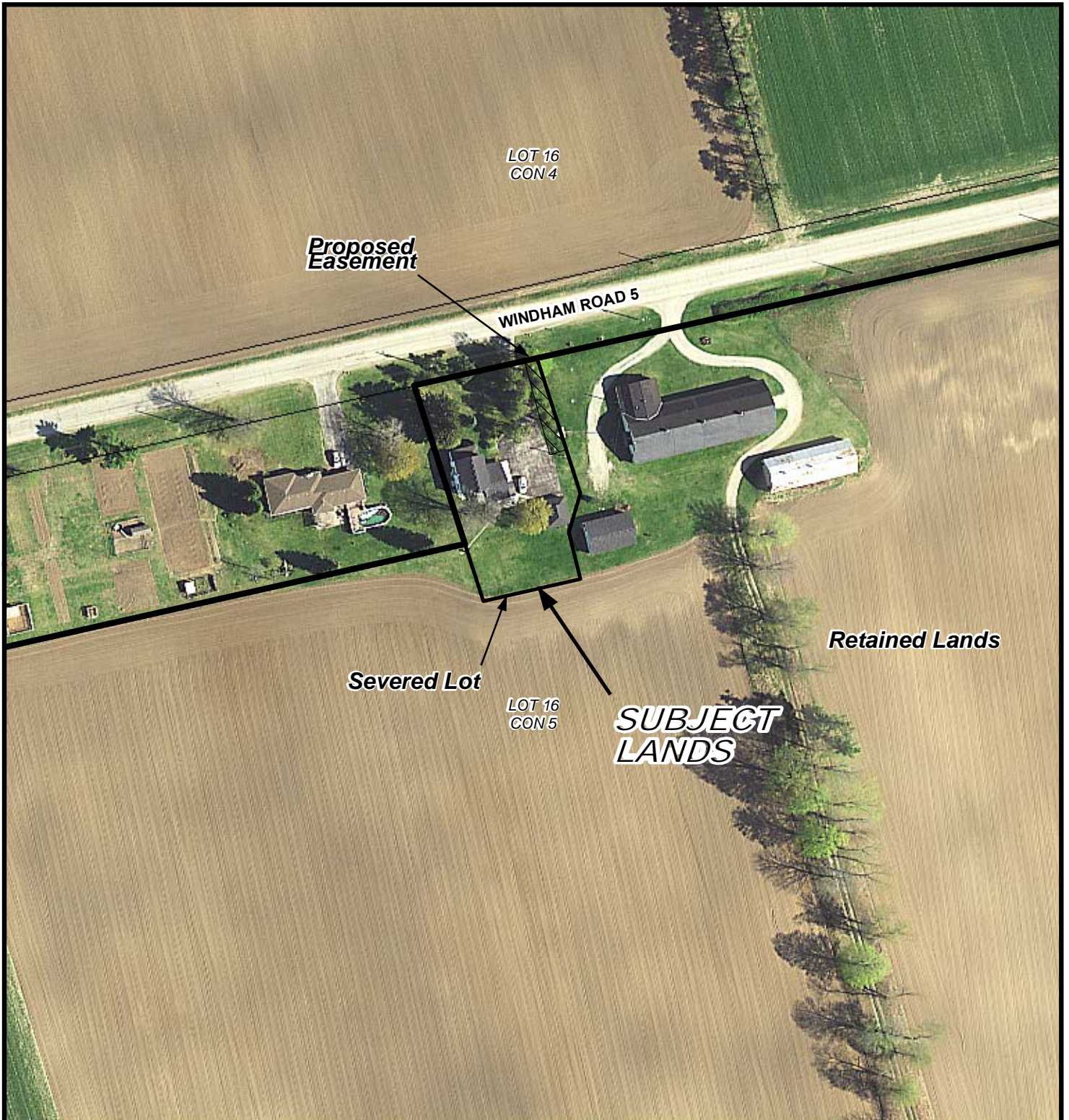
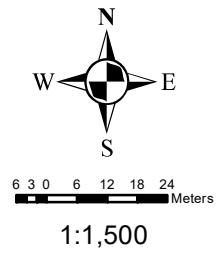
Geographic Township of WINDHAM



MAP 3

File Number: BNPL2016341

Geographic Township of WINDHAM



MAP 4

File Number: BNPL2016341

Geographic Township of WINDHAM



4 2 0 4 8 12 16 Meters

1:1,000

LOT 16
CON 4

49100727000

49100729000

WINDHAM ROAD 5

Proposed Septic
Tank & Tile Bed

4.54m

34.53m

11.83m

4.57m

1.20m

16.22m

27.33m

12.95m

1.88m

1.88m

6.36m

4.73m

39.13m

26.80m

3.47m

Proposed Easement

Existing Dwelling

Existing Garage

Existing Bunkhouse

Existing Building

Over-Head-Hydro

Existing Building

Existing Septic
Tank & Tile Bed
(To be removed)

49101141100

49101141000

LOT 16
CON 5

Area: 2013.00 Sq.M.

604 WINDHAM
ROAD 5

Retained Lands

SUBJECT
LANDS

LOCATION OF LANDS AFFECTED

File Number: BNPL2016341

Geographic Township of WINDHAM

