

For Office Use Only:

File Number	<u>BNPL2019172</u>	Application Fee	<u>\$3061</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u>\$480.25</u>
Pre-consultation Meeting	<u> </u>	Well & Septic Info Provided	<u>see sketch</u>
Application Submitted	<u>May 7/19</u>	Planner	<u>Steve</u>
Complete Application	<u>May 7/19</u>	Public Notice Sign	<u>yes</u>

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310491011405**A. Applicant Information****Name of Owner** Procyk Farms 1994 Limited

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 758 Concession 3 Townsend Road
Town and Postal Code Wilsonville, ON N0E 1Z0
Phone Number 519-428-8643
Cell Number
Email

Name of Applicant same as owner

Address
Town and Postal Code
Phone Number
Cell Number
Email

Name of Agent	David Roe, Civic Planning Solutions Inc.
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B 3A7
Phone Number	519-582-1174
Cell Number	519-983-8154
Email	dfrfez@me.com

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 agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgages, 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):

Windham, Concession 5, Part Lots 14 and 15

Municipal Civic Address: 690 Windham Road 5
Present Official Plan Designation(s): Agricultural, Hazard Lands, PSW
Present Zoning: A, HL and PSW

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agricultural cash crops corn and beans in rotation

4. 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, and height on your attached sketch which must be included with your application:

Severed Lot: House, garage Retained Lot: 2 barns, garage, storage shed, kiln, small shed

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

n/a

6. 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, and height on your attached sketch which must be included with your application:

Nothing at this time

7. 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:

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

100+ years

9. Existing use of abutting properties:

Agricultural and residential (no livestock barns)

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

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

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

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

Frontage: 69.23m

Depth: 62.42m

Width: 69.23.

Lot Area: 4388m2 (1 ac)

Present Use: Agricultural

Proposed Use: Residential

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: 769m
Depth: 1946.7m
Width: 900m
Lot Area: 170 acres
Present Use: Agricultural
Proposed Use: Agricultural
Buildings on retained land: 2 barns, garage, kiln, 2 sheds

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed Use: _____

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

Owners Name: Procyk Farms Limited
Roll Number: 331049101140500000
Total Acreage: 170 acres
Workable Acreage: 110 acres
Existing Farm Type: (for example: corn, orchard, livestock) cash crop, corn and beans
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900

Owners Name: See attached list
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: see attached list
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: see attached list
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

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. Provide the information you used to determine the answers to the above questions:
Knowledge of owner

4. 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 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. 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, 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 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

If no, please explain:

no within water recharge area

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

4. 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
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

690 Windham Road 5

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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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 (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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. 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.

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

May 7/19

Date

J. 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 1994 Limited am/are the registered owner(s) of the lands that is the subject of this application.

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.

Owner

Date

Owner

05/06/19

Date

I have power to bind the corporation.

K. Declaration

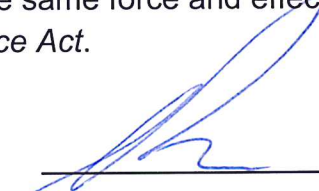
I, David Roe of Norfolk County

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:

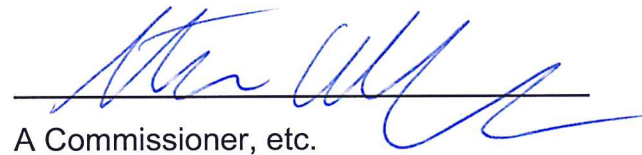
Langton


Owner/Applicant/Agent Signature

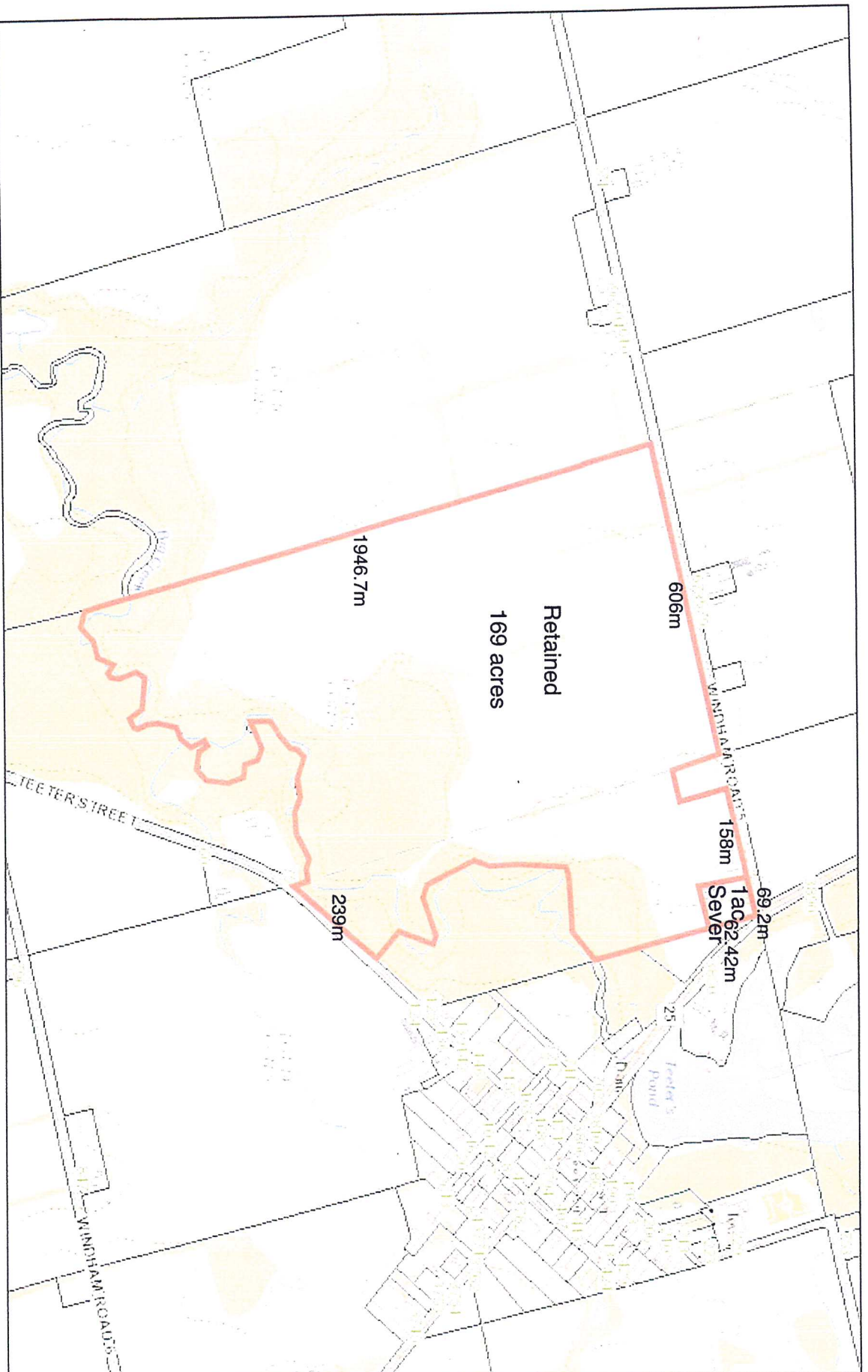
In Norfolk County

This 7th day of May

A.D., 20 19


A Commissioner, etc.

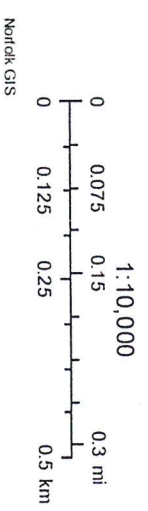
MAP NORFOLK - Community Web Map



2/11/2019, 5:50:23 PM

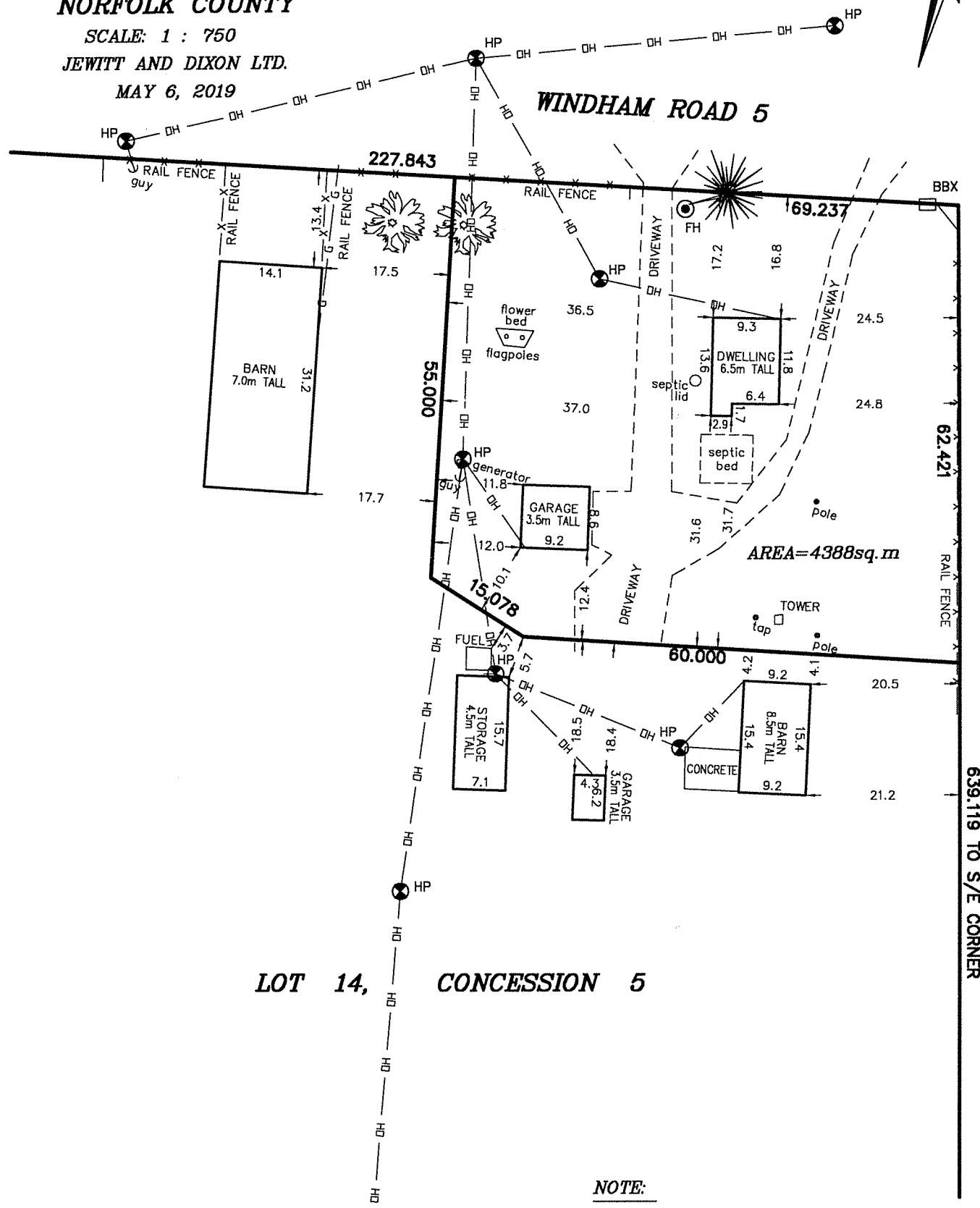
Land Parcels

Plan Lines



**SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 14, CONCESSION 5
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY**

SCALE: 1 : 750
JEWITT AND DIXON LTD.
MAY 6, 2019



NOTE:

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	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 Slaughter Farm	142.13 acres	130 acres	Vegetables and cash crop rotation	no
Procyk Farms Limited	4910050200 0	Conc. 3 Lot 1	4199 Highway 24) McCoy Farm	120.21 acres	105 acres	Vegetables and cash crop rotation	yes
Procyk Farms 1994 Limited	4910114050	Conc 5 Lot 14 and 15	690 Windham Rd 5 (new) Borrowough's Farm	170 acres	110 acres	To be vegetables and cash crop	Yes (1900)

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 and Procyk 1994 Limited

The following are a list of the owners of Procyk Farms Limited and Procyk Farms 1994 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).

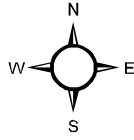
Mike Procyk 861 Concession 2 RR#1 Scotland, Ontario NOE 1RO	Paul Procyk RR#1 Scotland, Ontario NOE 1RO	Danny Procyk 1461 Windham Rd 5 Vanessa, Ontario NOE1VO	Rod Wheeler RR#1 Wilsonville, Ontario NOE1ZO
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MAP 1

File Number: BNPL2019172

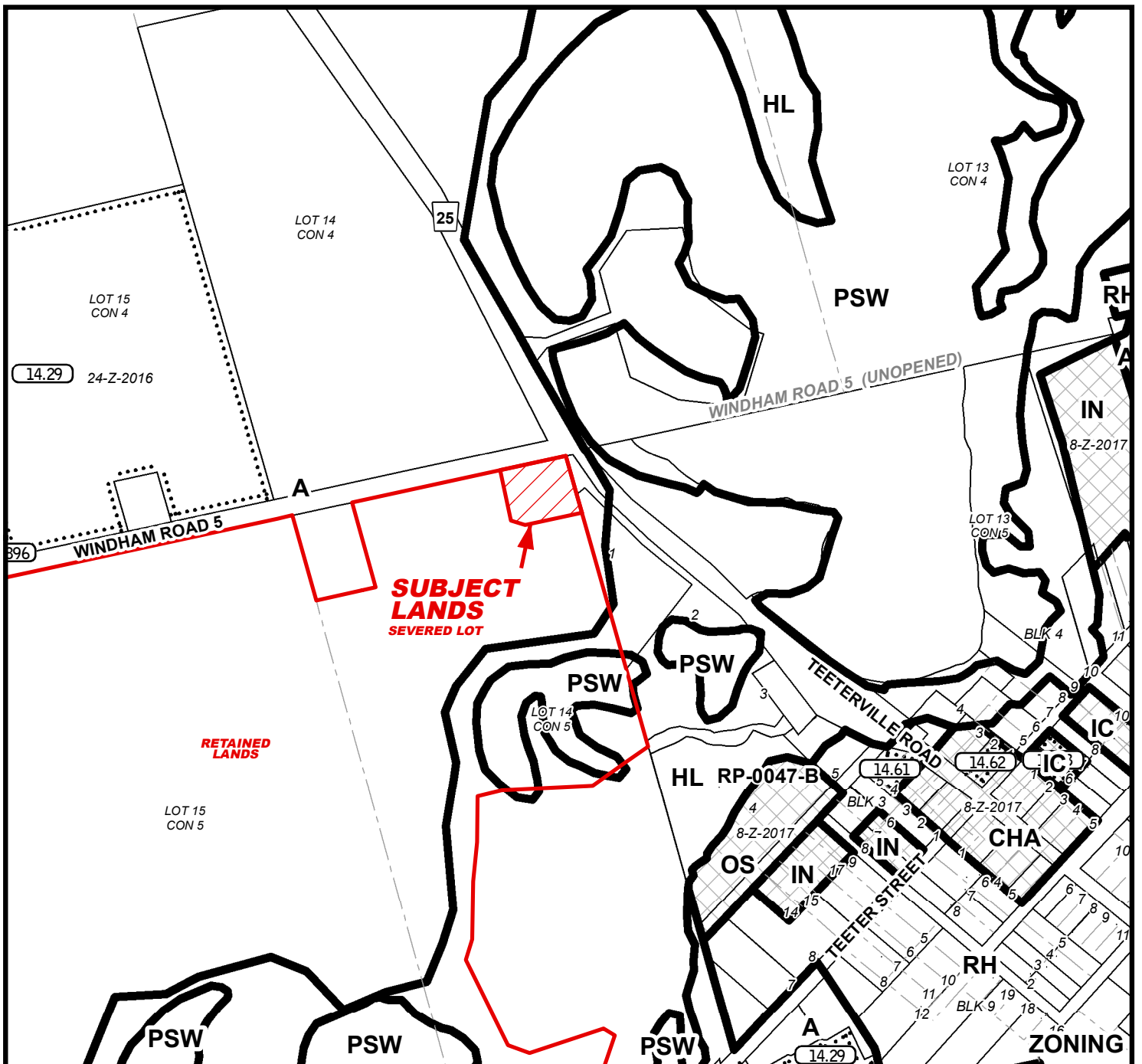
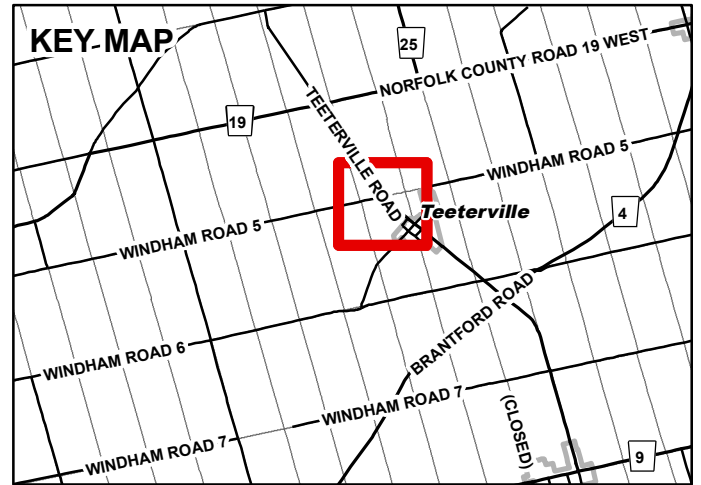
Geographic Township of

WINDHAM



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40 20 0 40 80 120 160 Meters



MAP 2

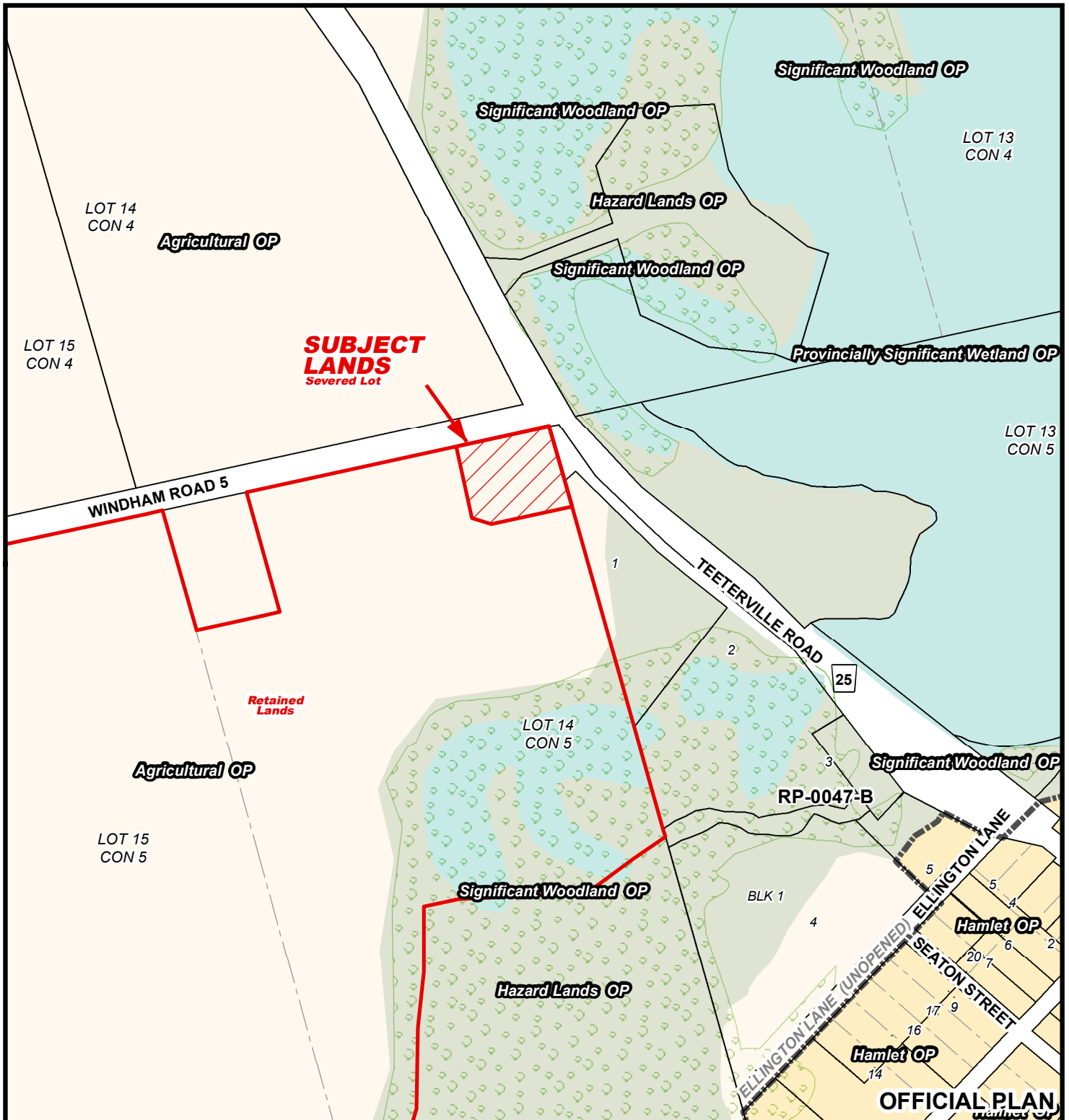
File Number: BNPL2019172

Geographic Township of WINDHAM



10 0 10 20 30 40
Meters

1:4,000



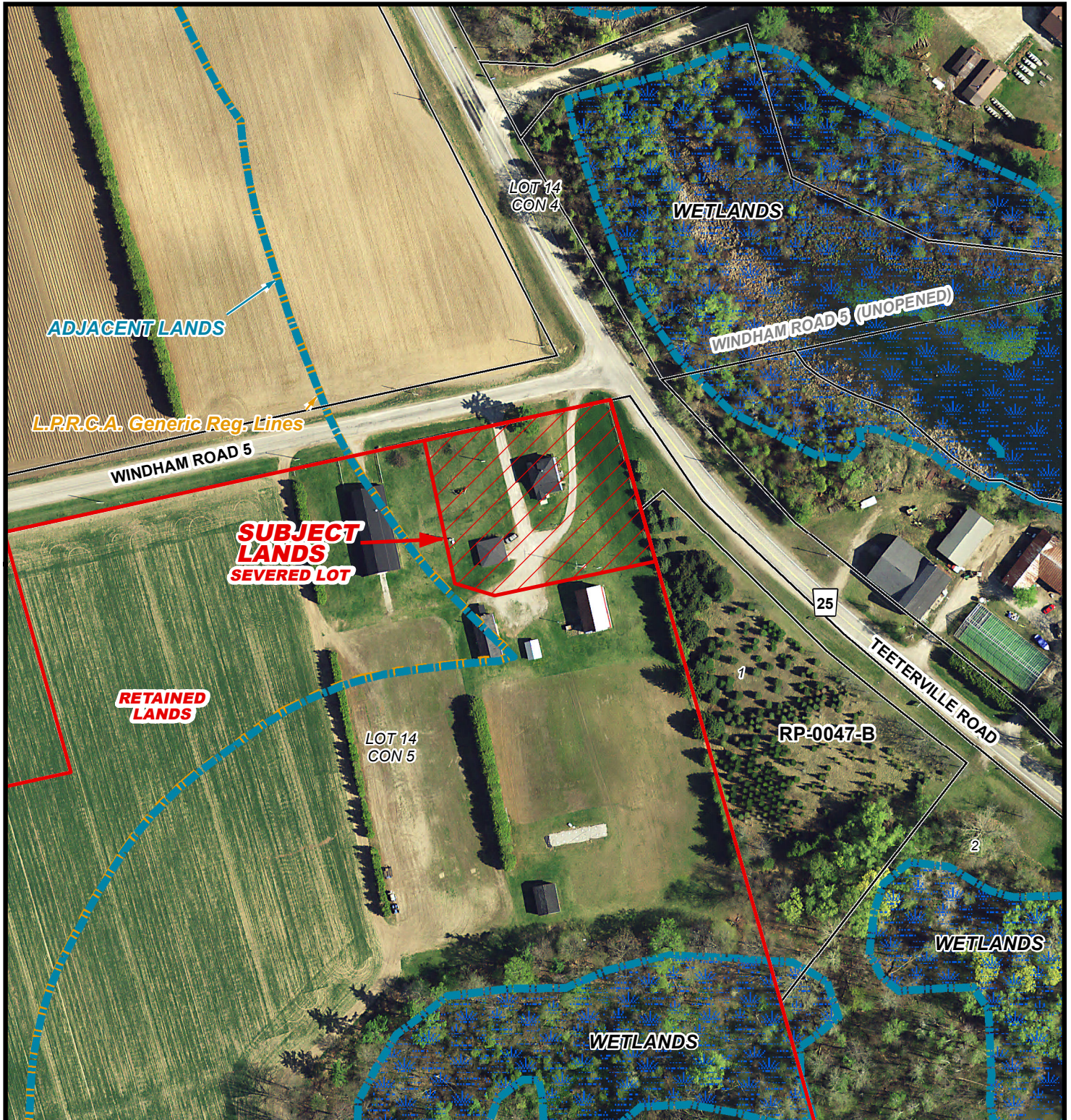
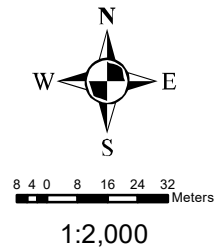
OFFICIAL PLAN

2019-05-09

MAP 3

File Number: BNPL2019172

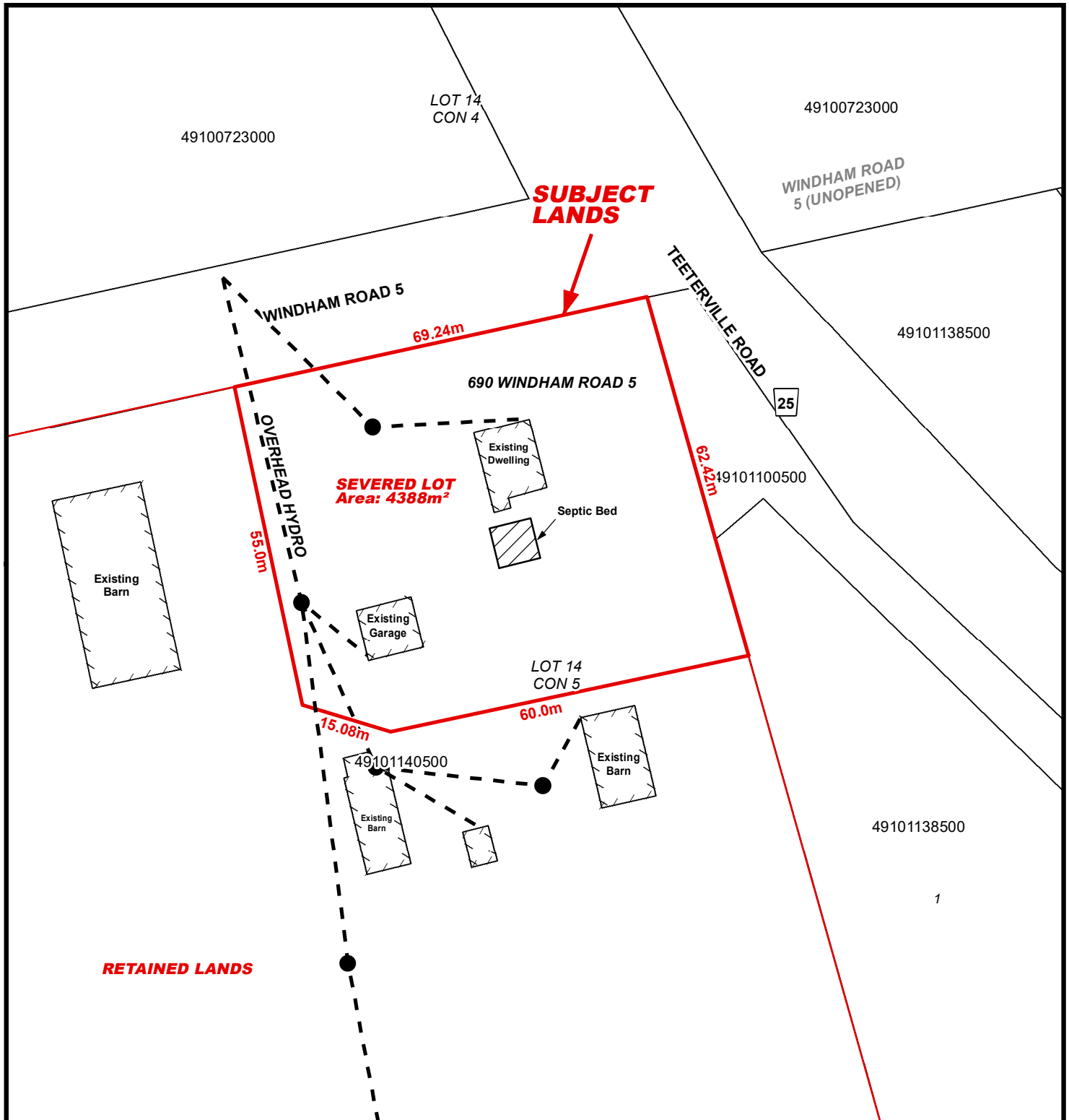
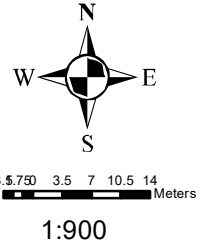
Geographic Township of WINDHAM



MAP 4

File Number: BNPL2019172

Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2019172

Geographic Township of WINDHAM



3.5 7.0 10.5 14 Meters

1:900

