

**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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

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

**Property Assessment Roll Number:** 545-030-13200-0000

**A. Applicant Information**

**Name of Owner** Heritage Crown Inc

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

**Address** 57805 Colton Line

**Town and Postal Code** Vienna, ON, N0J 1Z0

**Phone Number** 226-268-2620

**Cell Number** \_\_\_\_\_

**Email** info.heritageinc@gmail.com

**Name of Applicant** Heritage Crown Inc.

**Address** \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_

**Phone Number** \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Name of Agent**

Jesse Froese

**Address**

55248 Maple Grove Line

**Town and Postal Code**

Eden, ON, N0J 1H0

**Phone Number**

226-268-3768

**Cell Number**

**Email**

Jfroesefarms@outlook.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 owner and agent noted above.

☐ Owner

☒ Agent

☐ Applicant

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

Kindred Credit Union, 589 John St N. Aylmer

**B. Location, Legal Description and Property Information**

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

H&N CON WNR PT LOT 2

Municipal Civic Address: 230 226 Elgin City Rd 55

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: A

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:

Working cash crop and vegetable farm.

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:

- No buildings to be demolished or removed.  
- 1 1/2 story dwelling to be severed  
- Barn and drive shed to be retained

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:

N/A

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:

50+ years

9. Existing use of abutting properties:

Farming operations to the North/South/East/West

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. Failure to complete this section will result in an incomplete application.

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	326 m	30 m		40.38 m	
Lot depth	Irregular	67 m		61.56	5.44 m
Lot width	326 m	30 m		40.38 m	
Lot area	19.48 hectares	2000 m <sup>2</sup>		2500 m <sup>2</sup>	500 m <sup>2</sup>
Lot coverage					
Front yard	25.51 m	13 m		25.51 m	
Rear yard	600 m	9 m		9 m	
Height	9 m	11 m		9 m	
Left Interior side yard	68 m	3 m		15.4 m	
Right Interior side yard	220 m	3 m		15 m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					



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

lot area is over the minimum 2000m<sup>2</sup> in order to include the well  
and septic bed in the severance. Lot depth is under in order to leave  
the required 9m for the rear yard.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 40.38 m  
Depth: 61.56 m  
Width: 40.38 m  
Lot Area: 25 hectares  
Present Use: Rental Property  
Proposed Use: Rental Property  
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: 286.08 m  
Depth: 650 m  
Width: 326 m  
Lot Area: 19.23 hectares  
Present Use: Working Farm  
Proposed Use: Working Farm  
Buildings on retained land: Barn, Drive Shed

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: Jonathan Dyck (Big River Farms Inc.)  
Roll Number: 545-030-12800-0000  
Total Acreage: 123  
Workable Acreage: 80  
Existing Farm Type: (for example: corn, orchard, livestock) Corn/Veg  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: 2009

Owners Name: Ivan Dyck  
Roll Number: 33105450301320000000  
Total Acreage: 50 acres  
Workable Acreage: 48 acres  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1950's  
Date of Land Purchase: 2016

Owners Name: John and Katherine Dyck  
Roll Number: 54304011300  
Total Acreage: 73.25  
Workable Acreage: 60  
Existing Farm Type: (for example: corn, orchard, livestock) Corn/Veg  
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: 2000's

Owners Name: Jonathan Dyck (Big River Farms Inc)  
Roll Number: 545-010-35200-0000  
Total Acreage: 135  
Workable Acreage: 85  
Existing Farm Type: (for example: corn, orchard, livestock) Corn /Vegetables  
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1970's/ Addition 2012  
Date of Land Purchase: 2017

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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

**D. All Applications: 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:

Discussion with owner and neighbors. Physically walking the  
property.

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. All Applications: 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:

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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:

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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:

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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. All Applications: 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 \_\_\_\_\_

## F. All Applications: 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:

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## G. All Applications: Other Information

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

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

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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.

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## **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:

- ☐ 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

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

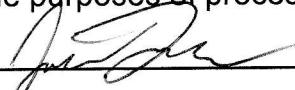
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

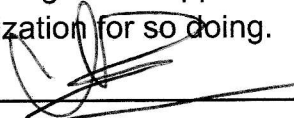
March 24, 2025  
\_\_\_\_\_  
Date

## 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 Ivan Dyck am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Jesse Froese 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

March 24 2025  
\_\_\_\_\_  
Date

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



**K. Declaration**

I, Jesse Froese of Edin, ON

solemnly declare that:

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

Declared before me at:

Norfolk County

  
Owner/Applicant/Agent Signature

In Province of Ontario

This 28<sup>th</sup> day of April

A.D., 2025

D. Marie Cook

A Commissioner, etc.

Dianne Marie Cook, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County,  
Expires March 1, 2026.

Request ID: 023247602  
Demande n°:  
Transaction ID: 072192530  
Transaction n°:  
Category ID: CT  
Catégorie:

Province of Ontario  
Province de l'Ontario  
Ministry of Government Services  
Ministère des Services gouvernementaux

Date Report Produced: 2019/06/21  
Document produit le:  
Time Report Produced: 13:22:07  
Imprimé à:

## Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

**HERITAGE GREENHOUSES INC.**

Ontario Corporation No.

Numéro matricule de la personne morale en  
Ontario

**002702770**


is a corporation incorporated,  
under the laws of the Province of Ontario.

est une société constituée aux termes  
des lois de la province de l'Ontario.

These articles of incorporation  
are effective on

Les présents statuts constitutifs  
entrent en vigueur le

**JUNE 21 JUIN, 2019**



Director/Directrice  
Business Corporations Act/Loi sur les sociétés par actions

Request ID / Demande n°  
23247602

Ontario Corporation Number  
Numéro de la compagnie en Ontario  
2702770

## FORM 1

## FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

1. The name of the corporation is: *Dénomination sociale de la compagnie:*  
HERITAGE GREENHOUSES INC.
  
2. The address of the registered office is: *Adresse du siège social:*  
  
1160 ELGIN COUNTY ROAD 55  
  
(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)  
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)  
VIENNA ONTARIO  
CANADA NOJ 1Z0  
(Name of Municipality or Post Office) (Postal Code/Code postal)  
(Nom de la municipalité ou du bureau de poste)
  
3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*  
Minimum 1 Maximum 10
  
4. The first director(s) is/are: *Premier(s) administrateur(s):*  
  
First name, initials and surname *Resident Canadian State Yes or No*  
*Prénom, initiales et nom de famille Résident Canadien Oui/Non*  
  
Address for service, giving Street & No. *Domicile élu, y compris la rue et le*  
or R.R. No., Municipality and Postal Code *numéro, le numéro de la R.R., ou le nom*  
*de la municipalité et le code postal*
  
- \* IVAN NATHANIEL YES  
DYCK  
230 ELGIN COUNTY ROAD 55  
  
VIENNA ONTARIO  
CANADA NOJ 1Z0

Request ID / Demande n°  
23247602

Ontario Corporation Number  
Numéro de la compagnie en Ontario  
2702770

<p>4. The first director(s) is/are:</p> <p>First name, initials and surname <i>Prénom, initiales et nom de famille</i></p> <p>Address for service, giving Street &amp; No. or R.R. No., Municipality and Postal Code</p>	<p>Premier(s) administrateur(s):</p> <p>Resident Canadian    State Yes or No <i>Résident Canadien    Oui/Non</i></p> <p>Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal</p>
<p>* EDGAR JOHNATHAN</p> <p>DYCK</p> <p>1160 ELGIN COUNTY ROAD 55</p> <p>VIENNA ONTARIO</p> <p>CANADA N0J 1Z0</p>	<p>YES</p>
<p>* HEINRICH</p> <p>FRIESEN</p> <p>2373 HAZEN ROAD</p> <p>R.R. #1</p> <p>COURTLAND ONTARIO</p> <p>CANADA N0J 1E0</p>	<p>YES</p>

HERITAGE GROWN INC.  
~~HERITAGE GREENHOUSES INC.~~  
**DIRECTORS' REGISTER**

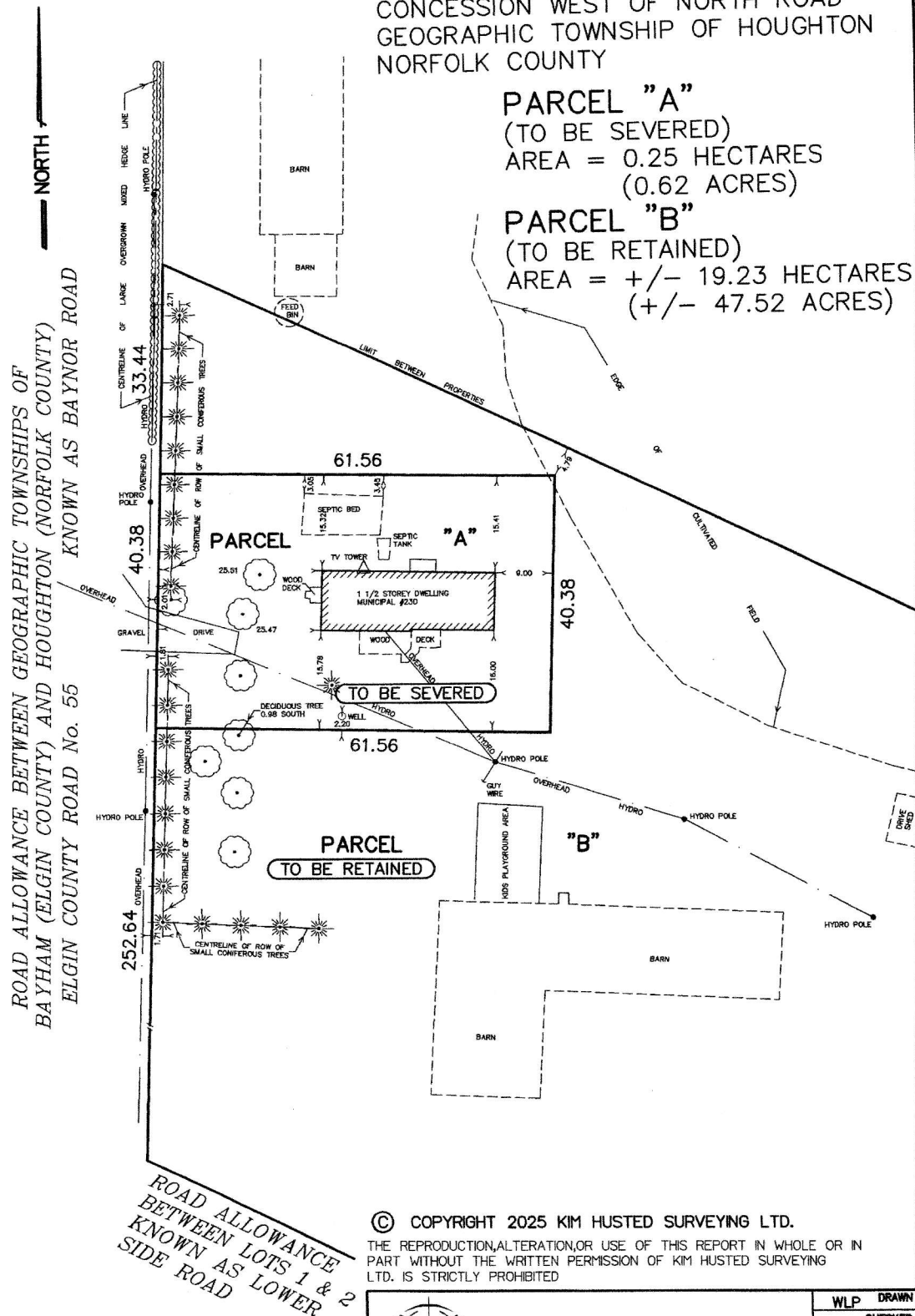
[illegible]

PREPARED ILLUSTRATING PROPOSED SEVERANCE  
FOR: HERITAGE GROWN INC.

PROPERTY DESCRIPTION:

PARCEL "A"  
(TO BE SEVERED)  
AREA = 0.25 HECTARES  
(0.62 ACRES)

**PARCEL "B"**  
(TO BE RETAINED)  
AREA = +/- 19.23 HECTARES  
(+/- 47.52 ACRES)



THIS IS NOT A PLAN OF SURVEY AND SHALL  
NOT BE USED EXCEPT FOR THE PURPOSE  
INDICATED IN THE TITLE BLOCK



**KIM HUSTED** SURVEYING LTD.  
A wholly owned subsidiary of J.D. Barnes Limited

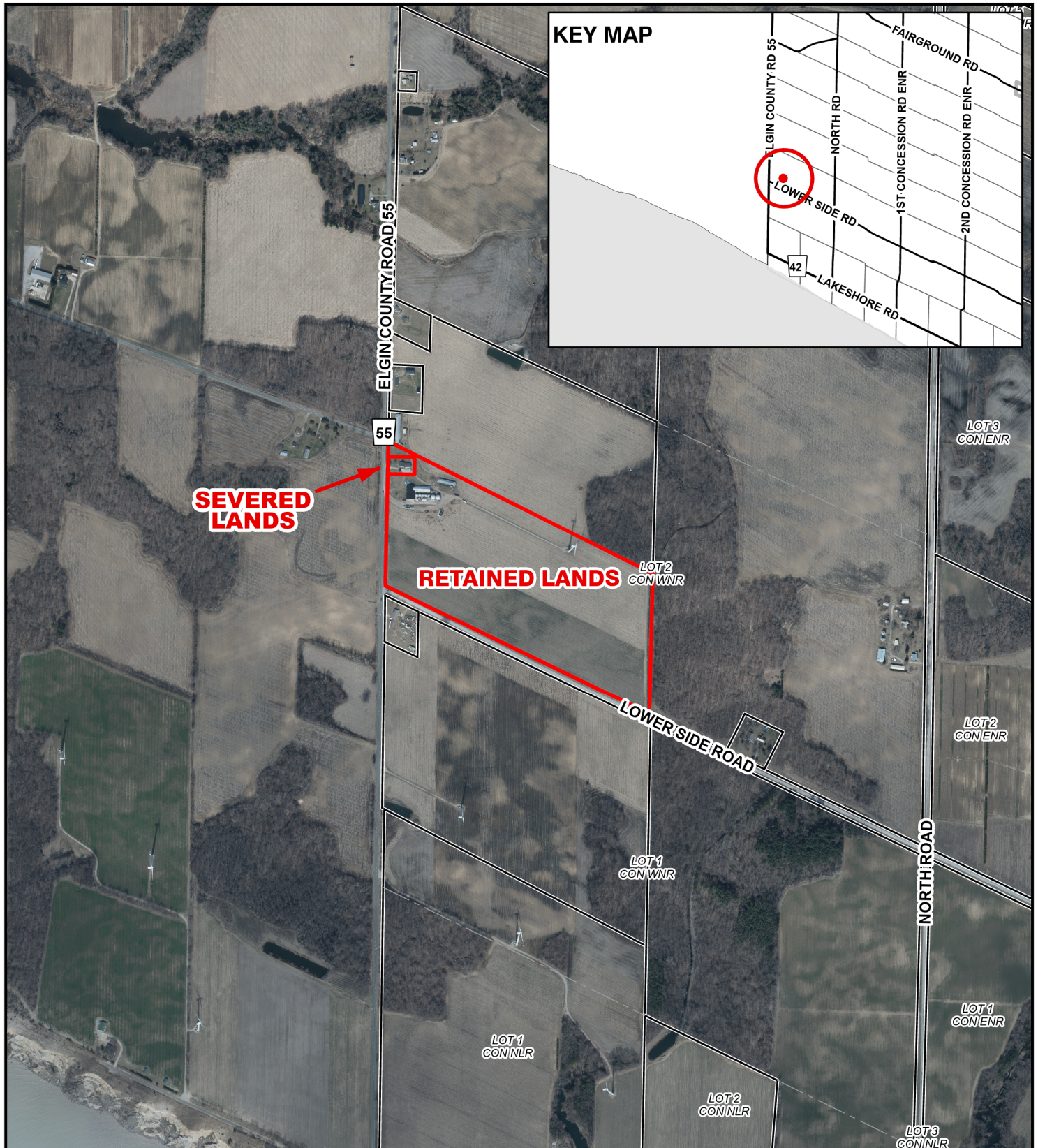
SURVEYING  
MAPPING  
GIS

30 Harvey St., Tillsonburg, ON N4G 3J8  
T: (519) 842-3638 F: (519) 842-3639 [www.jdbarnes.com](http://www.jdbarnes.com)


WLP	DRAWN
JGD	CHECKED
DATED:	
02/18/25	
Ref. No.	

4-53-436-00

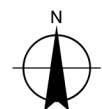




**Legend**

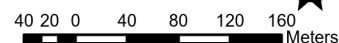
-  Subject Lands
- 2020 Air Photo

6/3/2025



90 45 0 90 180 270 360  
Meters

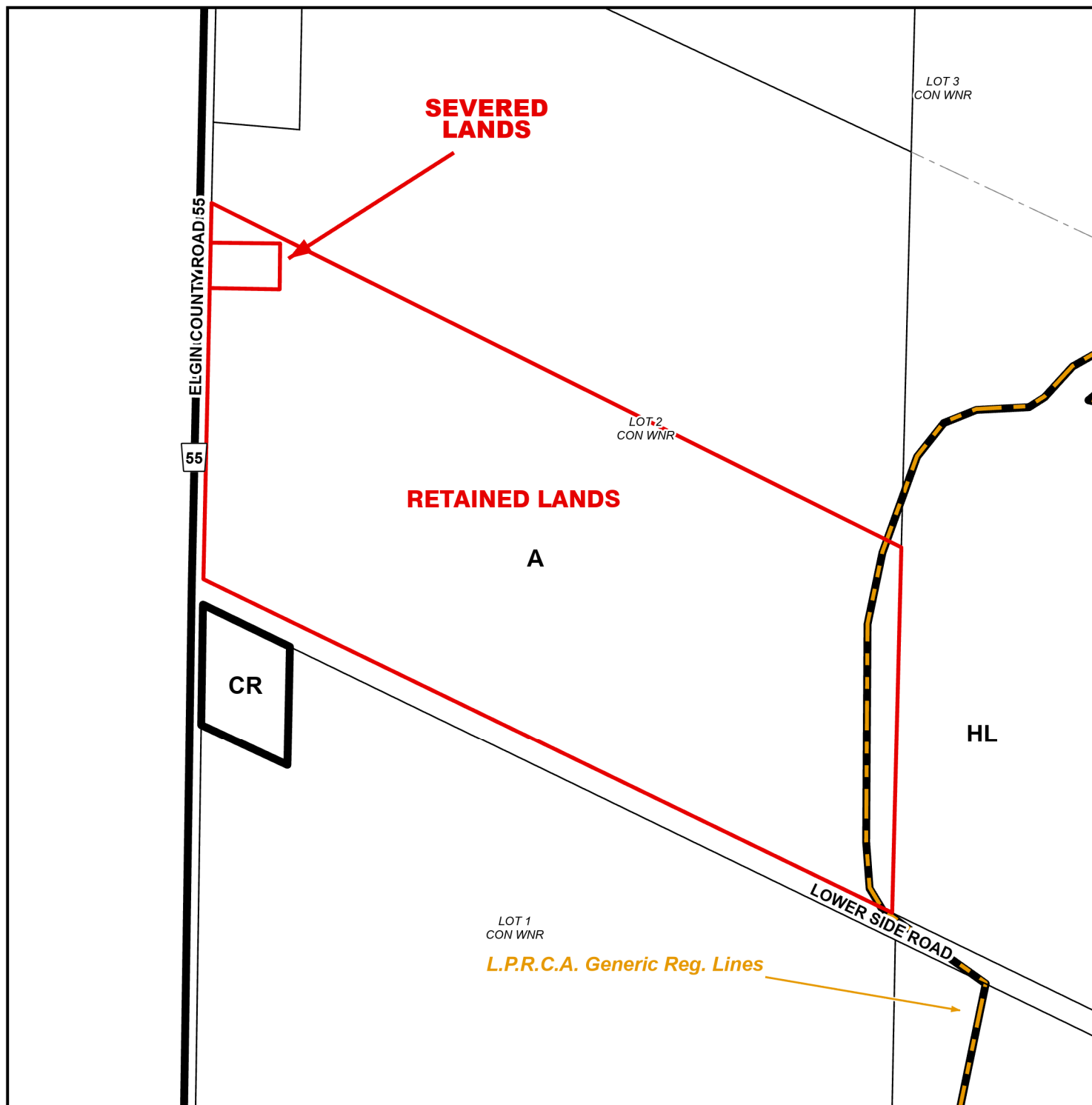








**MAP C**  
**ZONING BY-LAW MAP**  
Geographic Township of HOUGHTON

BNPL2025096



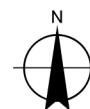
**LEGEND**

-  Subject Lands
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

6/3/2025

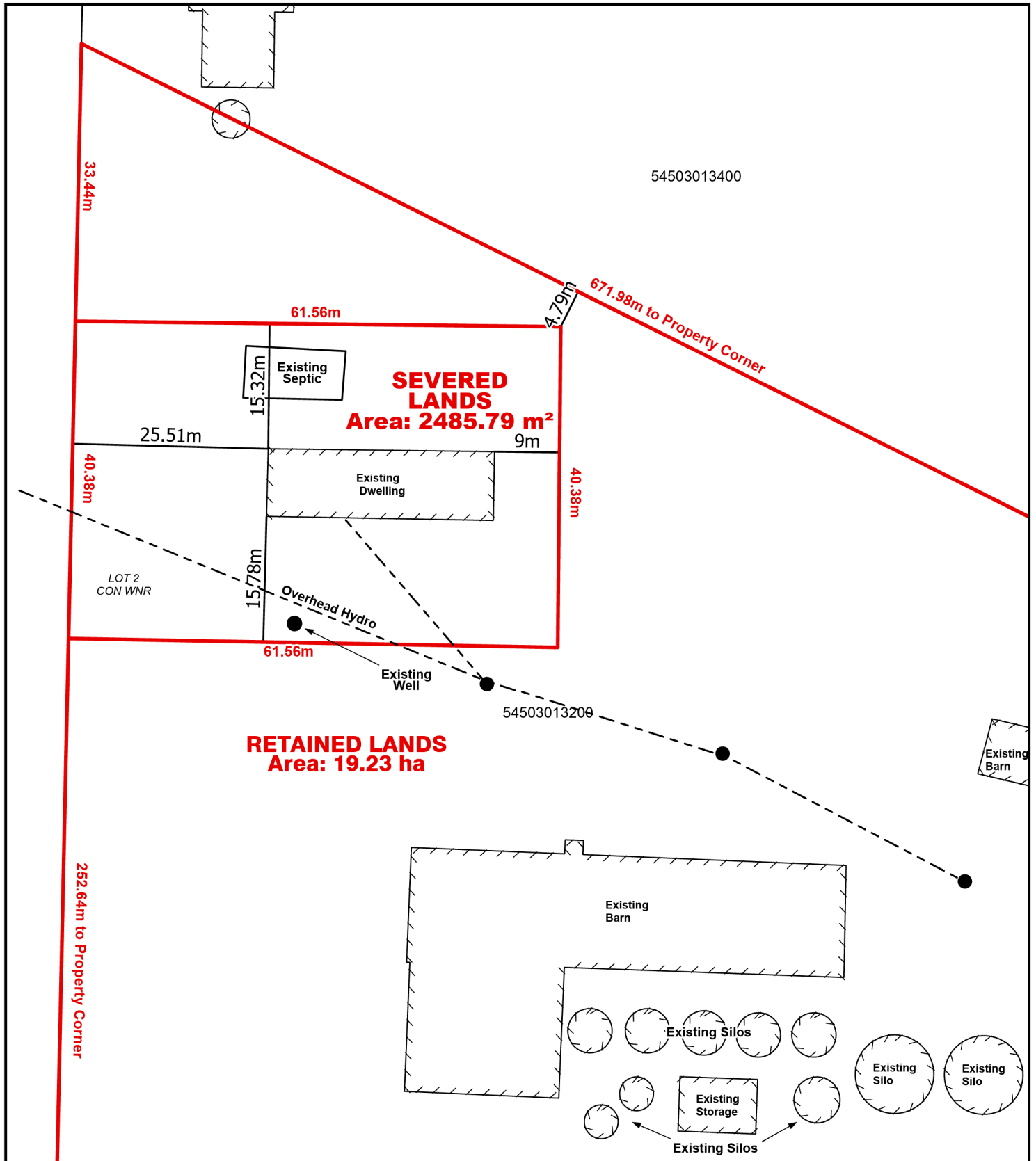
- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- HL - Hazard Land Zone



30 15 0 30 60 90 120 Meters

# CONCEPTUAL PLAN

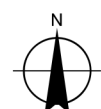
Geographic Township of HOUGHTON



## Legend

Subject Lands

6/3/2025



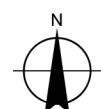
5 2.5 0 5 10 15 20 Meters

## BNPL2025096

## Geographic Township of HOUGHTON



 Subject Lands



**6/3/2025**

