

**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:** 3310-491-003-46000

**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

**Town and Postal Code** Willsonville, ON N0E 1Z0

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

**Cell Number** 519-428-8643

**Email** mprocyk\_@hotmail.com

**Name of Applicant** Agent

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

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

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

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

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

**Name of Agent** David McPherson  
**Address** 8 Culver Lane  
**Town and Postal Code** Simcoe, ON N3Y 5C8  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-427-6483  
**Email** david-a-mcpherson@hotmail.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 mortgages, charges or other encumbrances on the subject lands:

n/a

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

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

Lot 14 Concession 2 Windham

**Municipal Civic Address:** 867 Windham Road 3

**Present Official Plan Designation(s):** Agricultural

**Present Zoning:** Agricultural

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:

Residential and Agricultural

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:

The farm contains a SFD, barns, bunkhouse, storage sheds and bulk kilns.

The house is to be severed as surplus to the farm needs.

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:

The attached surveyor's sketch show the buildings on the farm.

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:

The land has been farmed for well over 100 years. The dwelling to be severed was constructed in 1973.

9. Existing use of abutting properties:

agricultural and residential

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	514m	30m		68.47m	
Lot depth	677m			54.83m	
Lot width	514m			68.47m	
Lot area	39.90 ha			3,723.38 sqm	
Lot coverage					
Front yard	25.3m	13m		25.3m	
Rear yard	592m	9m		13.86m	
Height	5m	11m		5m	
Left Interior side yard	200+m	3m		5.33m	
Right Interior side yard	200+m	3m		30.92m	
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:

The existing farm is undersized comprised of 98.6 acres or 39.9 ha. After taking the surplus house off, the retained farm land is 39.52 ha.

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

Frontage: 68.47m

Depth: 54.83m

Width:

Lot Area: 3,723.38 sqm

Present Use: residential and 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: 445.5m

Depth: 677m

Width:

Lot Area: 39.53 ha

Present Use: agricultural

Proposed Use: agricultural

Buildings on retained land: barns, bunkhouse, storage sheds and bulk kilns

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

Frontage: n/a

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: 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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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:

Information provided by 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. 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:

Property is not within a WHPA

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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 360m

**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. 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

- ☐ Communal system

- ☒ Septic tank and tile bed in good working order ☐ 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:

Windham Road 3

## 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?

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.

Premise and Justification report is attached

## 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

  
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 PAUL PROCYK am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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

SEPT 15/2025  
Date

Owner

Date

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



**K. Declaration**

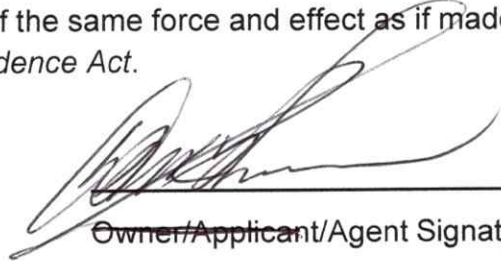
I, David McPherson of Simcoe

solemnly declare that:

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

Declared before me at:

NORFOLK County



Owner/Applicant/Agent Signature

In Simcoe Ont.

This 20<sup>th</sup> day of October 2025

A.D., 20 25



A Commissioner, etc.

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 16, 2026.



**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:** 3310-491-003-46000 \_\_\_\_\_

**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 \_\_\_\_\_

**Town and Postal Code** \_\_\_\_\_ Willsonville, ON N0E 1Z0 \_\_\_\_\_

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

**Cell Number** \_\_\_\_\_ 519-428-8643 \_\_\_\_\_

**Email** \_\_\_\_\_ mprocyk\_@hotmail.com \_\_\_\_\_

**Name of Applicant** \_\_\_\_\_ Agent \_\_\_\_\_

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

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

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

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

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

**Name of Agent** David McPherson  
**Address** 8 Culver Lane  
**Town and Postal Code** Simcoe, ON N3Y 5C8  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519-427-6483  
**Email** david-a-mcpherson@hotmail.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:

n/a

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

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

Lot 14 Concession 2 Windham

**Municipal Civic Address:** 867 Windham Road 3

**Present Official Plan Designation(s):** Agricultural

**Present Zoning:** Agricultural

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:

Residential and Agricultural

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:

The farm contains a SFD, barns, bunkhouse, storage sheds and bulk kilns.

The house is to be severed as surplus to the farm needs.

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:

The attached surveyor's sketch show the buildings on the farm.

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:

The land has been farmed for well over 100 years. The dwelling to be severed was constructed in 1973.

9. Existing use of abutting properties:

agricultural and residential

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	514m	30m		445.5m	
Lot depth	677m			677m	
Lot width	514m			514m	
Lot area	39.90 ha	40 ha	12.1.2 a) i)	39.53 ha	0.47 ha
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
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:

The existing farm is undersized comprised of 98.6 acres or 39.9 ha. After taking the surplus house off, the retained farm land is 39.53 ha.

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

Frontage: see file BNPL2025338

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

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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: \_\_\_\_\_

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

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

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

Frontage: n/a

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: see file BNPL2025338  
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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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:  
Information provided by 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. 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:

Property is not within a WHPA

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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 360m

**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. 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:

Windham Road 3

## 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?

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.

Premise and Justification report is attached

## 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

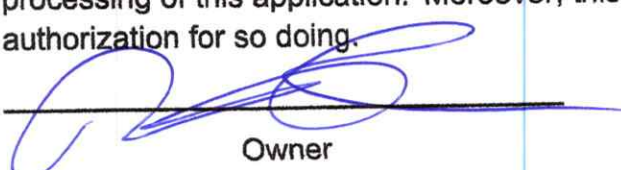
  
Date

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

I/We authorize David McPherson 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

SEPT 15/2025  
Date

Owner

Date

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



**K. Declaration**

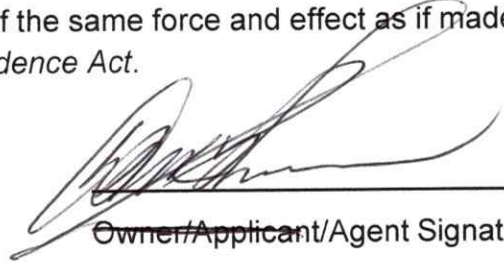
I, David McPherson of Simcoe

solemnly declare that:

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

Declared before me at:

NORFOLK COUNTY

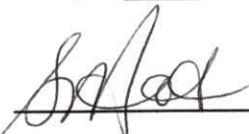


Owner/Applicant/Agent Signature

In SIMCOE ONT.

This 20<sup>th</sup> day of OCTOBER 2025

A.D., 20 25



Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 16, 2026.

A Commissioner, etc.



# **Inventory of farms owned by Procyk Farms (1994) Limited**

All of the Procyk farms grow vegetable produce.

1. 758 Concession 3 Townsend, Lot 10 Concession 3 Townsend
2. 726 Concession 3 Townsend, LOT 10 Concession 3 Townsend
3. 69 Oakland Road Oakland
4. Windham Road 5 , Lot 4 Concession 4 Windham
5. Windham Road 5, Lot 5 Concession 4 Windham
6. 1523 Windham Road 5, Lot 3 Concession 4 Windham
7. Lot 2 Concession 4 Windham
8. 1901 Norfolk County Road 19 West , Lot 1 Concession 3 Windham
9. 287 Norfolk County Road 19 East, Lots 4&5 Concession 3 Townsend
10. 3460 Windham West ¼ Line, Lots 18 to 18 Concession 6 Windham
11. 610 Windham Road 5, Lot 16 Concession 5 Windham
12. 690 Windham Road 5, Lots 14&15 Concession 5 Windham
13. 1709 Windham Road 6, Lot 3 Concession 5 Windham
14. Lot 4 Concession 2 Townsend
15. 1815 Norfolk County Road 19 West, Lot 2 Concession 3 Windham
16. 867 Windham Road 3, Lot 14 Concession 2 Windham

## **Premise and Justification of Surplus Farm Dwelling Severance for 867 Windham Road 3**

As a result of farm consolidation, the proposed severance intends to sever the dwelling as surplus to the farm's needs. The proponent, Procyk Farms (1994) Limited is a large vegetable produce farm operation consisting of 16 farms within Norfolk County.

This year they purchased the subject farm at 867 Windham Road 3, known as the Hamilton Farm, and contained therein is a single family dwelling surplus to the farm operational needs.

This application is to sever a lot, having a frontage of 68.473 m, a depth of 54.825 m, and a total area of 3,723.38 sq. m, as a dwelling surplus to the needs of a farming operation, and to retain a farm lot having an area of 39.53 hectares.

The application is consistent with the Provincial Planning Statement 2024, conforms to the policies of the Norfolk County Official Plan regarding consent to sever policies in the Agricultural designation, and meets the intent of Zoning By-law 1-Z-2014.

The subject lands are located on the north side of Windham Road 3, and is known as 867 Windham Road 3. The area of the subject lands is approximately 40 hectares, with approximately 514 m of frontage on Windham Road 3. The subject lands are occupied by a Single Family Dwelling and several Agricultural barns, bunkhouse, bulk kilns, and storage buildings. The Single Family Dwelling is to be included on the severed property, and the Agricultural barns, bunkhouse, bulk kilns, and storage buildings are to be included on the retained farm land.

Attached is a farm inventory of 16 Procyk-owned farms.

Also, attached is a copy of the Articles of Incorporation, and a list of Officers for Procyk Farms (1994) Limited.

The subject lands are designated Agricultural in the Norfolk County Official Plan, and also are zoned Agricultural in Norfolk County Zoning By-law 1-Z-2014.

Adjacent lands are all active farms.

### **Planning Act**

The Planning Act is provincial legislation that sets the ground rules for land use planning in Ontario, and it sets the rules for how, where, and when land use changes can occur.

This application has regard for the relevant sections 1.1, 2, and 51(24) of the Planning Act.

### **Provincial Policy Statement 2024**

The Provincial Policy Statement 2024 states that lot creation in prime agricultural areas is permitted for one new residential lot surplus to a farming operation as a result of farm consolidation, provided that the lot is limited to a minimum size needed to accommodate the use and appropriate sewage and water services.

The proposed severance meets these criteria.

### **Norfolk County Official Plan**

The subject property is designated as Agricultural in the Norfolk County Official Plan.

Official Plan section 7.2.3 states that consents to sever a residence made surplus through farm amalgamation shall be subject to the policies of 7.2.3(b) and 7.2.3(c).

Section 7.2.3(b) states that no consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operations of the farm operation. In this case, the Procyk's operate 16 farm parcels within Norfolk County.

Section 7.2.3(c) states that the severed lot shall be of an appropriate size for the intended residential use including sewage and water services. In this case, the proposed lot size is 3,754 sq. m, or about 0.92 of an acre.

The existing residence was constructed in 1973 and is therefore about 52 years in existence.

The proposed severed lands are of a minimum size to meet the needs of a residential property and do not remove any active farm lands from production. As such, this application conforms to the Norfolk County Official Plan.

## **Norfolk County Zoning By-law 1-Z-2014**

The subject property is zoned Agricultural within the Norfolk County Zoning By-law.

Section 12.1.1(d) of 1-Z-2014 permits a single detached dwelling within the Agricultural zone. According to the surveyor's sketch (attached), the dwelling conforms to all zone provisions listed in section 12.1.2, including front, rear, and side yard setbacks.

This application meets the requirements of the Zoning By-law for the proposed severed lot.

The retained farm will end up slightly deficient at 39.53 hectares where 40 is required. Companion to this application is a Minor Variance application seeking relief of 0.47 hectares from the required 40 hectares for the retained farm land.

### **Conclusion**

This application has regard for the Planning Act, is consistent with the Provincial Planning Statement 2024, conforms to the Norfolk County Official Plan, and meets the intent and purpose of the Norfolk County Zoning By-law 1-Z-2014.

David McPherson



PROPOSED  
SEVERANCE SKETCH

FOR:

PROCYK FARMS (1994) LTD.  
#867 WINDHAM RAOD 3

SCALE: 1 : 1000



JUNE 26, 2025



METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:

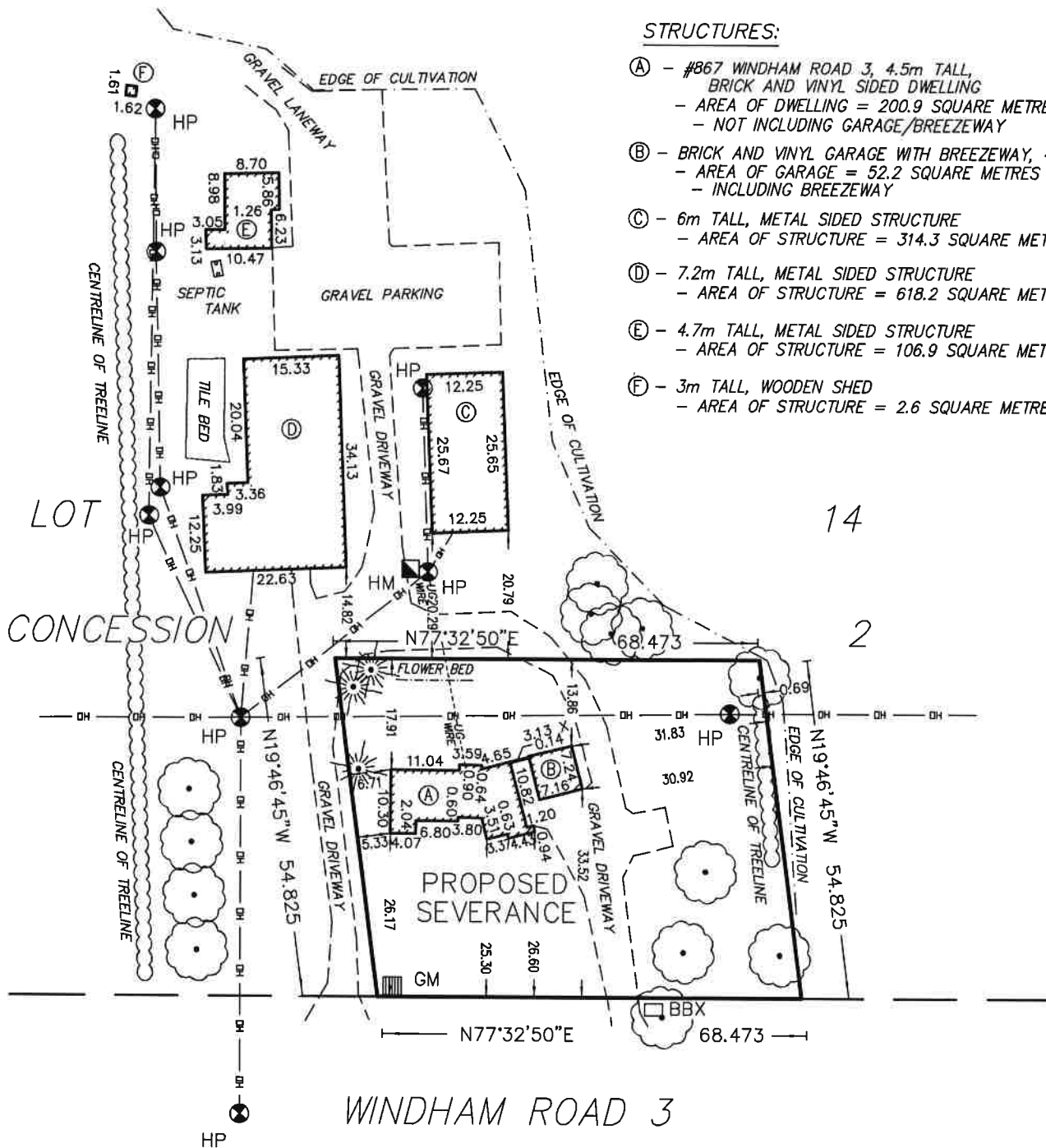
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES

- AREA OF PART 1 = 3723.38 SQUARE METRES
- AREA OF STRUCTURES ON PART 1 = 253.1 SQ.M
- PART 1 DWELLING COVERAGE = 6.8%
- REMAINDER LOT AREA = 395,296.94 SQUARE METRES
- AREA OF REMAINING STRUCTURES = 1,042 SQ.M
- REMAINING LOT COVERAGE = 0.3%
- ROADLINE SHOWN
- OVERHEAD WRES SHOWN - OH -
- HYDRO METER SHOWN HM
- BELL BOX SHOWN BBX
- GAS METER SHOWN GM
- HYDRO POLE SHOWN HP
- DECIDUOUS TREE SHOWN
- CONIFEROUS TREE SHOWN
- SCEPTIC SYSTEM IS AS LOCATED BY CLIENT

STRUCTURES:

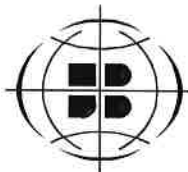
- (A) - #867 WINDHAM ROAD 3, 4.5m TALL,  
BRICK AND VINYL SIDED DWELLING  
- AREA OF DWELLING = 200.9 SQUARE METRES  
- NOT INCLUDING GARAGE/BREEZEWAY
- (B) - BRICK AND VINYL GARAGE WITH BREEZEWAY, 4.5m TALL  
- AREA OF GARAGE = 52.2 SQUARE METRES  
- INCLUDING BREEZEWAY
- (C) - 6m TALL, METAL SIDED STRUCTURE  
- AREA OF STRUCTURE = 314.3 SQUARE METRES
- (D) - 7.2m TALL, METAL SIDED STRUCTURE  
- AREA OF STRUCTURE = 618.2 SQUARE METRES
- (E) - 4.7m TALL, METAL SIDED STRUCTURE  
- AREA OF STRUCTURE = 106.9 SQUARE METRES
- (F) - 3m TALL, WOODEN SHED  
- AREA OF STRUCTURE = 2.6 SQUARE METRES



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PROPERTY DESCRIPTION:

PART OF LOT 14, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF WINDHAM



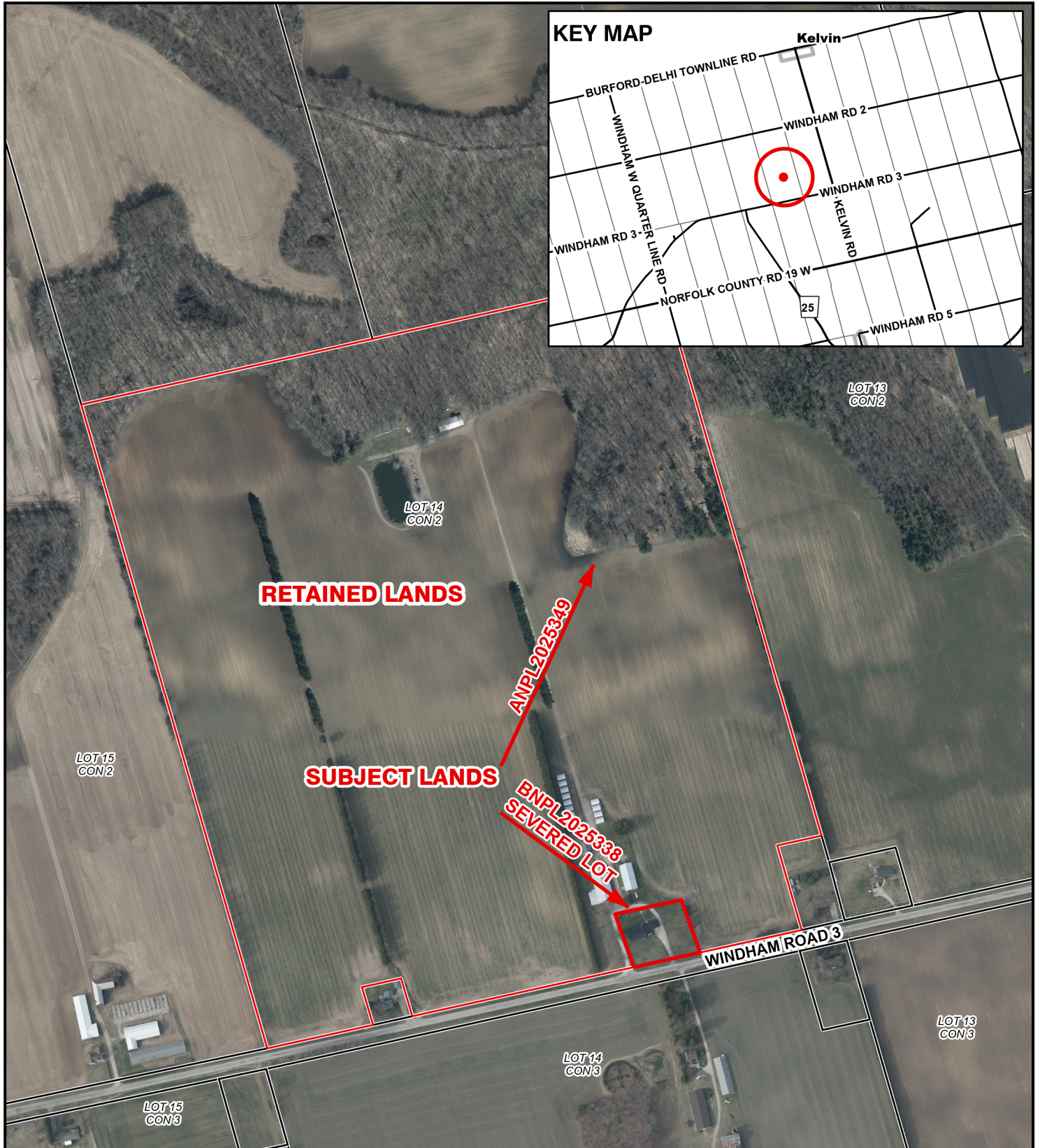
JEWITT AND DIXON  
ONTARIO LAND SURVEYORS  
A Division of Klm Husted Surveying Ltd.

SURVEYING  
MAPPING  
GIS

650 Ireland Rd., Simcoe, ON N3Y 4K2  
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY: M.T.C.	CHECKED BY: K.S.H.	REFERENCE NO.: 24-54-296-00
		DATED: JUNE 24, 2025



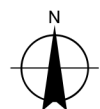


**Legend**

-  Subject Lands
-  Lands Owned

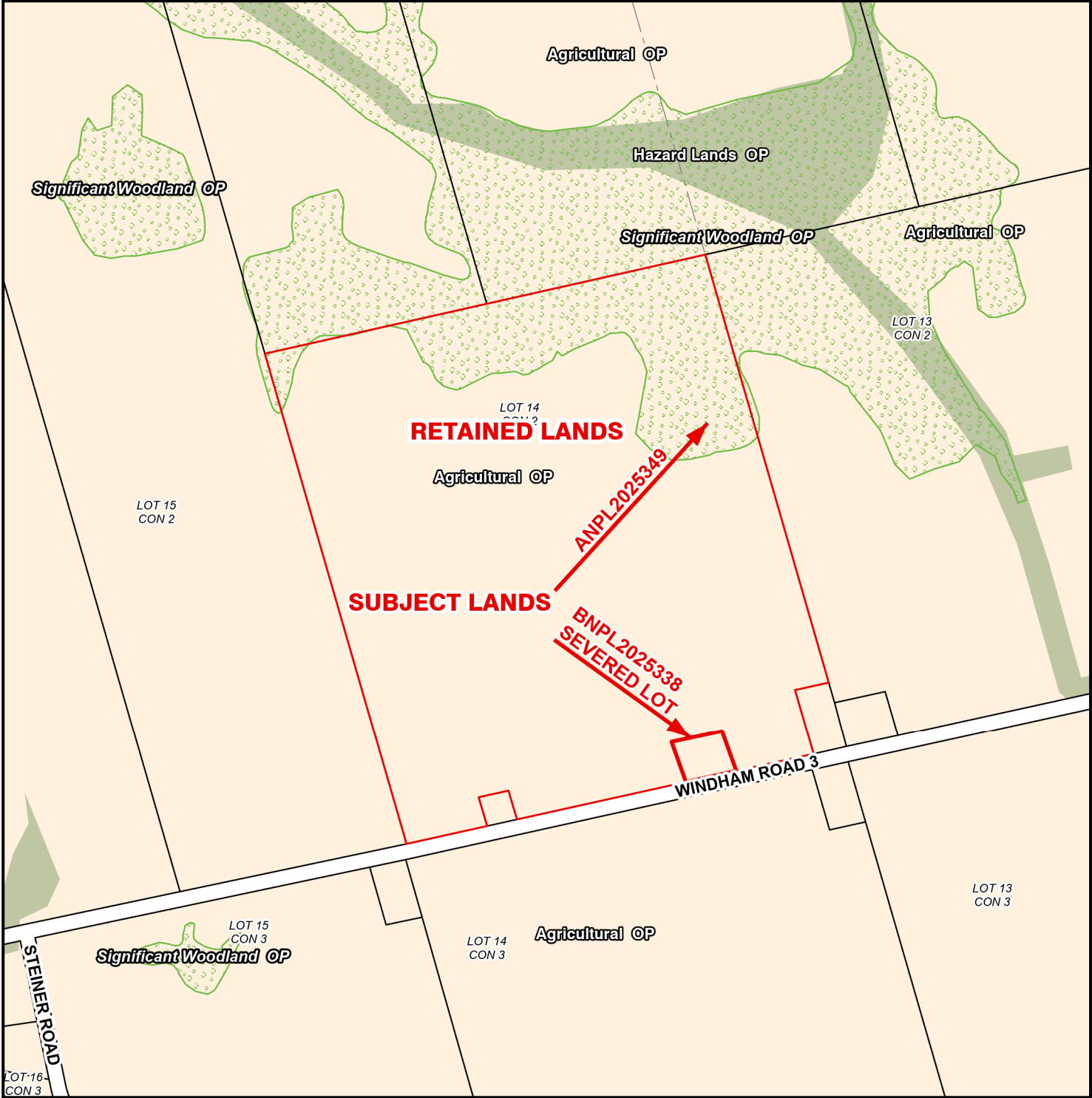
2020 Air Photo

12/8/2025





40 20 0 40 80 120 160 Meters








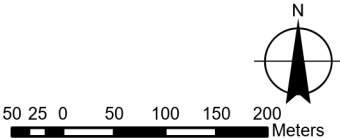
**Legend**

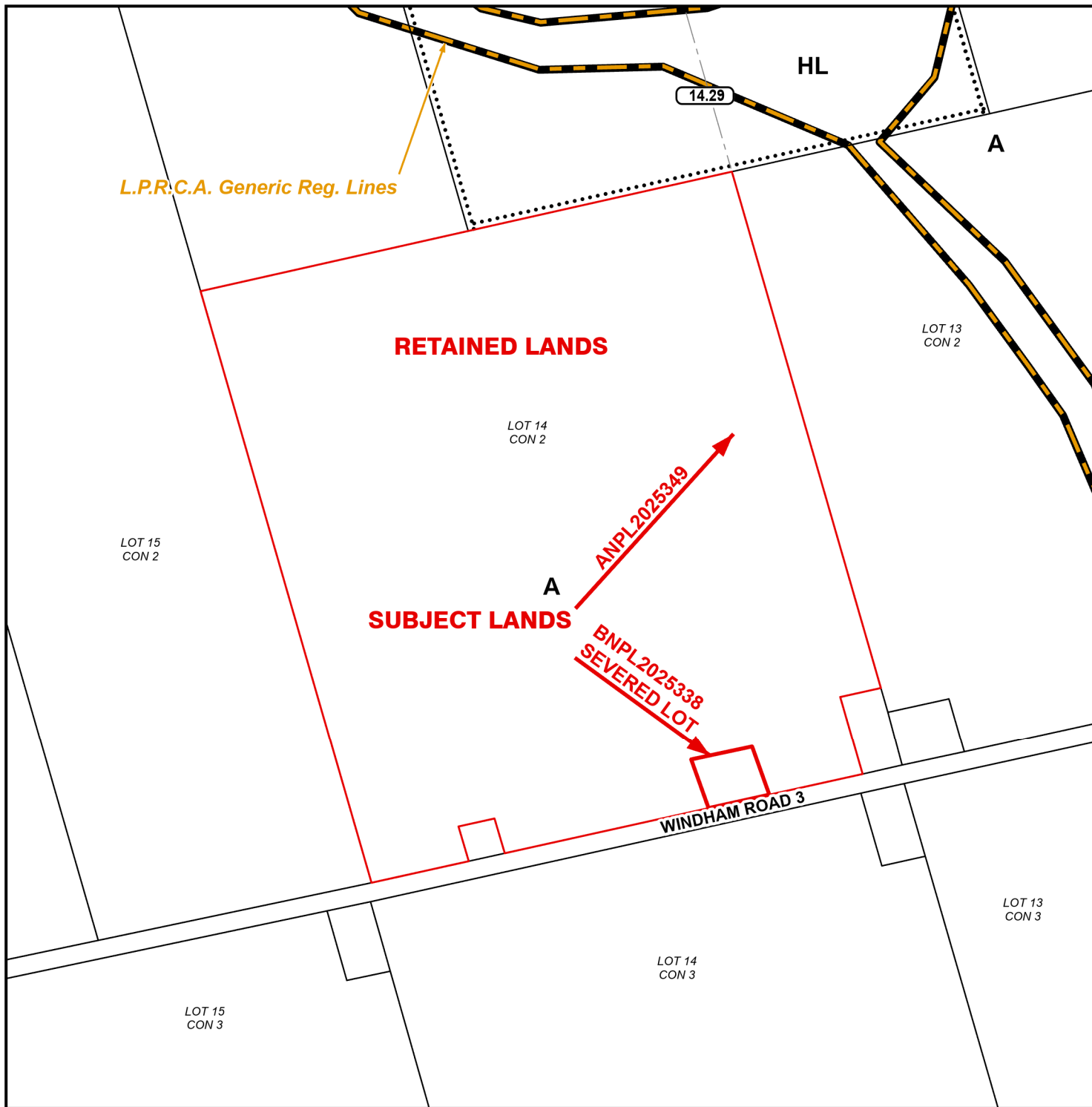
-  Subject Lands
-  Lands Owned

**Official Plan Designations**

-  Agricultural
-  Hazard Lands
-  Significant Woodland

12/8/2025





**LEGEND**

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

12/8/2025

(H) - Holding  
 A - Agricultural Zone  
 HL - Hazard Land Zone



40 20 0 40 80 120 160  
 Meters



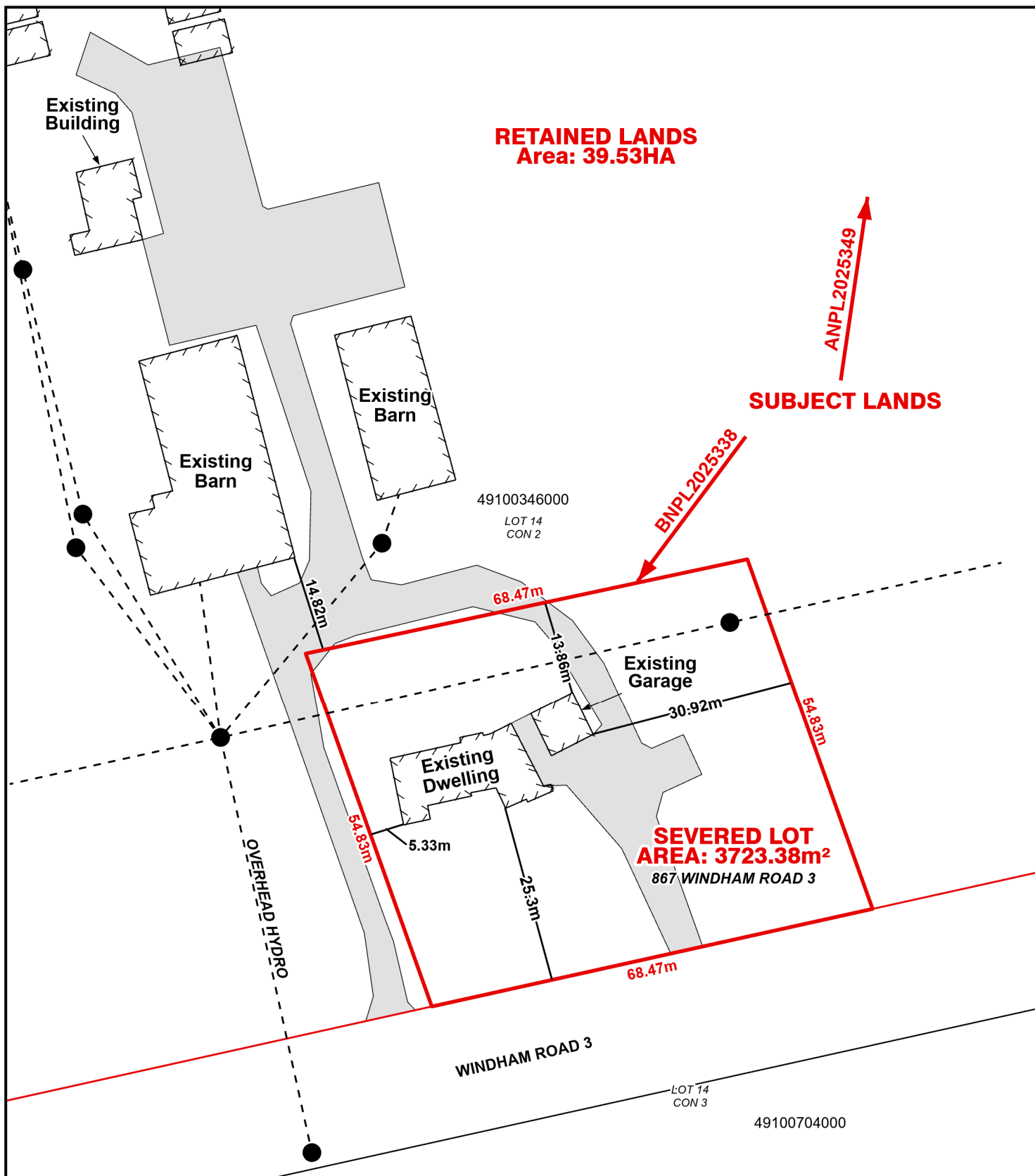
# MAP D

## CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2025338

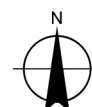
ANPL2025349



### Legend

-  Subject Lands
-  Lands Owned

12/8/2025



6.5 3.25 0 6.5 13 19.5 26 Meters

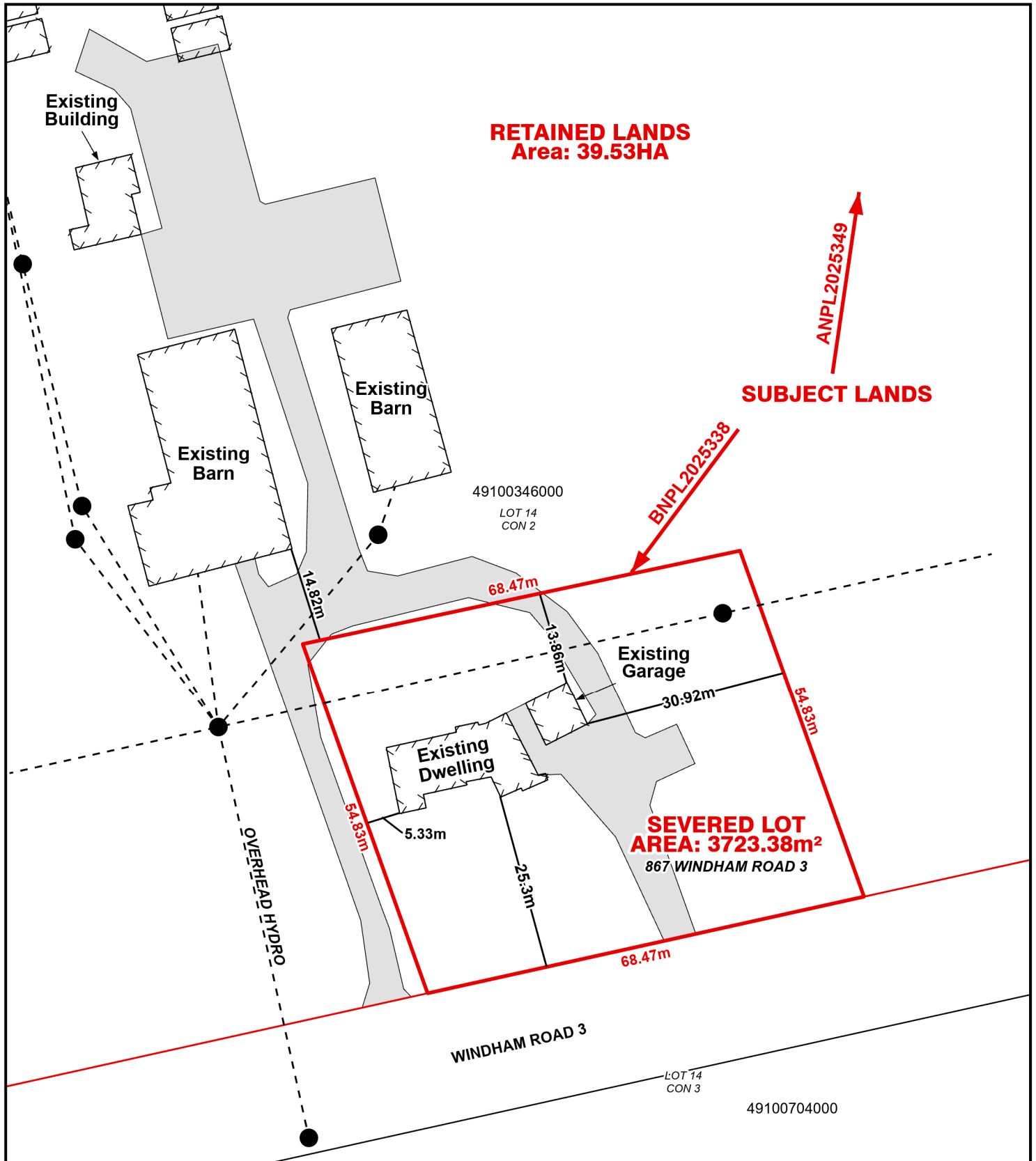
# LOCATION OF LANDS AFFECTED

## CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2025338

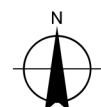
ANPL2025349



### Legend

- Subject Lands
- Lands Owned

12/8/2025



6.5 3.25 0 6.5 13 19.5 26 Meters