



For Office Use Only:

File Number _____
 Related File Number _____
 Pre-consultation Meeting _____
 Application Submitted _____
 Complete Application _____

Application Fee _____
 Conservation Authority Fee _____
 Well & Septic Info Provided _____
 Planner _____
 Public Notice Sign _____

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

- Consent/Severance
- Surplus Farm Dwelling Severance
- Boundary Adjustment/Land Conveyance
- Easement/Right-of-Way Severance

Property Assessment Roll Number: 49100726000

A. Applicant Information

Name of Owner 1052506 Ontario Inc and Menhaven Farms

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 686 Norfolk Cty Rd 19 W
 Town and Postal Code VANESSA NOE NO
 Phone Number 519 446 2380
 Cell Number 519 770 9078
 Email fmenich@gmail.com

Name of Authorized Applicant

Frank Menich (1052506 Ontario Inc)
 Address 686 Norfolk Cty Rd 19 W
 Town and Postal Code VANESSA NOE NO
 Phone Number 519-446-2380
 Cell Number 519-770-9078
 Email fmenich@gmail.com



Name of Authorized Agent

Lindsay Menich

Address

730 NCR 19 W

Town and Postal Code

Vanessa, ON NOE1V0

Phone Number

519 709 7844

Cell Number

same

Email

lindsaymenich@gmail.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:

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 14/15 Conc 4 Windham

Municipal Civic Address: 3949 Teeterville Rd

Land acquisition date (if known): 2011

Present Official Plan Designation(s): A

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:

Agriculture

4. Please describe **all existing and proposed** buildings and structures on the proposed **severed and retained lots** and whether they are to be retained, demolished or removed.

	Severed lot	Retained lot
Number of Existing Buildings/Structures	<u>0</u>	<u>9 (not including kilns)</u>
Number of Storey(s) for Existing Buildings/Structures	<u>N/A</u>	<u>2</u>
Number of Proposed Buildings/Structures	<u>0</u>	<u>0</u>
Number of Storey(s) for Proposed Buildings/Structures	<u>0</u>	<u>0</u>
Number of Dwelling Units per lot	<u>0</u>	<u>1</u>

5. 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:

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

7. Existing use of abutting properties:

Agriculture

8. Does this proposal require a minor variance application? Yes No

9. 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. Zoning Review (chart must be completed in metric units)

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)	40 ha	9.712 ha to be added to 39 ha existing	50.58 ha
Lot frontage (m)	30 m	96.14	317.4 m
Lot depth (m)		1011.6 m	1011.6 m
Front Yard Setback (m)	13 m	-	-
Left Side Yard Setback (m)	3 m	-	-
Right Side Yard Setback (m)	3 m	-	-
Rear Yard Setback (m)	9 m	-	-
Exterior side yard (if applicable) (m)	13 m	-	-
Height (m)	11 m	-	-
Lot coverage (%)		-	-
Number of parking spaces	2	-	-

Number of new lots to be created (not including retained lot): 0

- i. **Boundary Adjustment** Frontage: 538.345 m / 97.45 ac or
 1. Proposed final lot size and frontage of the benefitting lot Area: 394,382.42 m²
 2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:
49100728000 - 1052506 Ontario Inc.
o/b Frank Menich.



ii. Easement/Right-of-Way Request(s)

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____ _____ _____	_____ _____ _____
Purpose of easement	_____	_____

iii. **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: _____
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. 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. 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 Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes No

If you answered no, please explain:

2. It is the 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?

Yes No

If you answered no, please explain:

There will be no development or site alteration.
Farm land is just moved from one farm to another.

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 you answered no, please explain:

No site alteration

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

Livestock facility or stockyard

On the subject lands or within 500 meters – distance _____

Significant Woodland

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 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

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

Existing or proposed access to subject lands:

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

Name of road/street:

existing Access off Norfolk County Rd 19

G. Other Information

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.

This is a transfer of a small piece of land to even out HND farms in succession planning. There is no change whatsoever in use, and both parcels will remain over 100 ac.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario regulation 197/96.

i) Sketch in Metric Units

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- e) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
- f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used;
- i) the location and nature of any easement affecting the subject land; and
- j) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

ii) Technical studies

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study



- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations

Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

[Faint signature]
Owner/Agent Signature



K. Declaration

I, Lindsay Menich of Vanessa

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:

Vanessa

Owner/Applicant/Agent Signature

In Ontario

This 18 day of November

A.D., 2025

A Commissioner, etc.



1155110

I. Transfers, Easements and Postponement of Interest

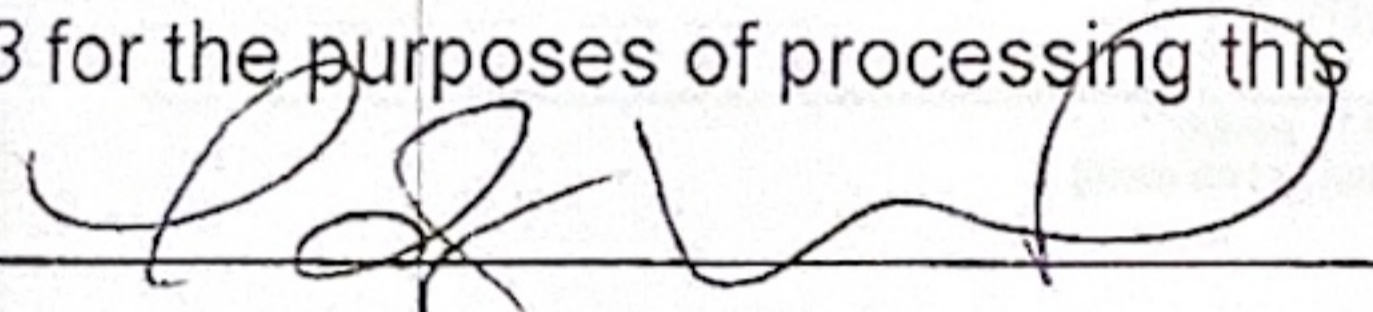
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner to undertake the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. The owner further acknowledges and agrees that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

NOV 18 2025


Date

J. Owner's Authorization

If the authorized 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 Frank & Mat Menich am/are the registered owner(s) of the lands that is the subject of this application.

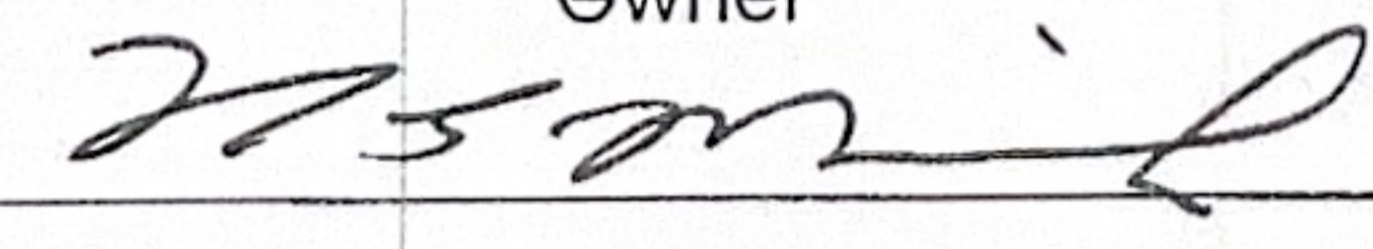
I/We authorize Lindsay Menich to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

NOV 18 2025

Date



Owner

NOV 18 2025

Date

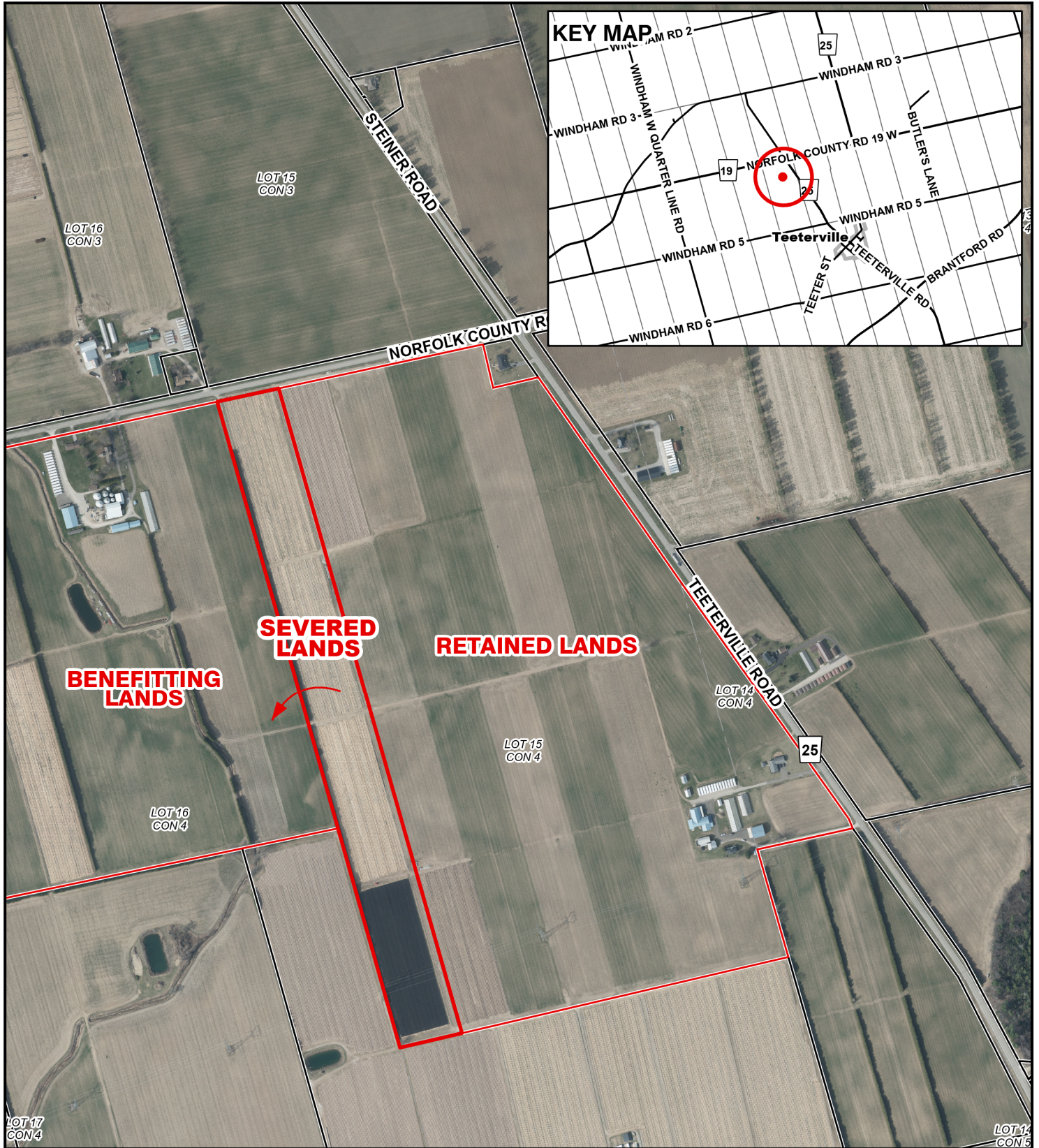
***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

MAP A



BNPL2025369

CONTEXT MAP

Geographic Township of WINDHAM

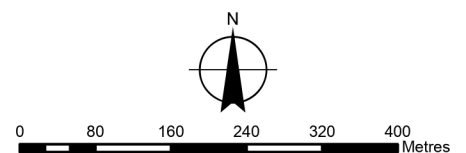


Legend

-  Subject Lands
-  Lands Owned

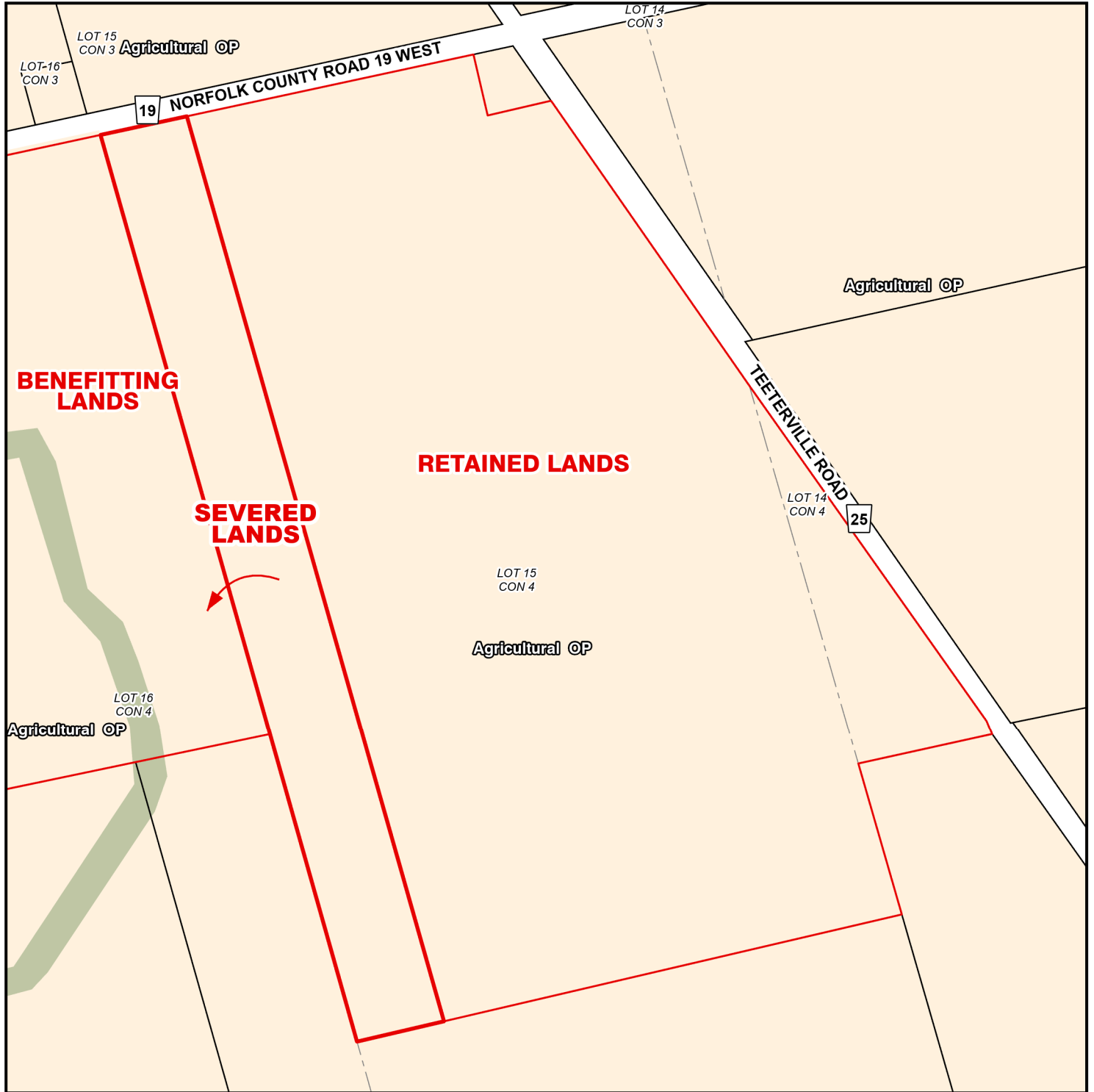
4/1/2026

2020 Air Photo





OFFICIAL PLAN MAP

Geographic Township of WINDHAM



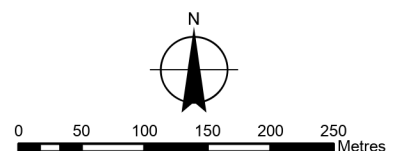
Legend

-  Subject Lands
-  Lands Owned

Official Plan Designations

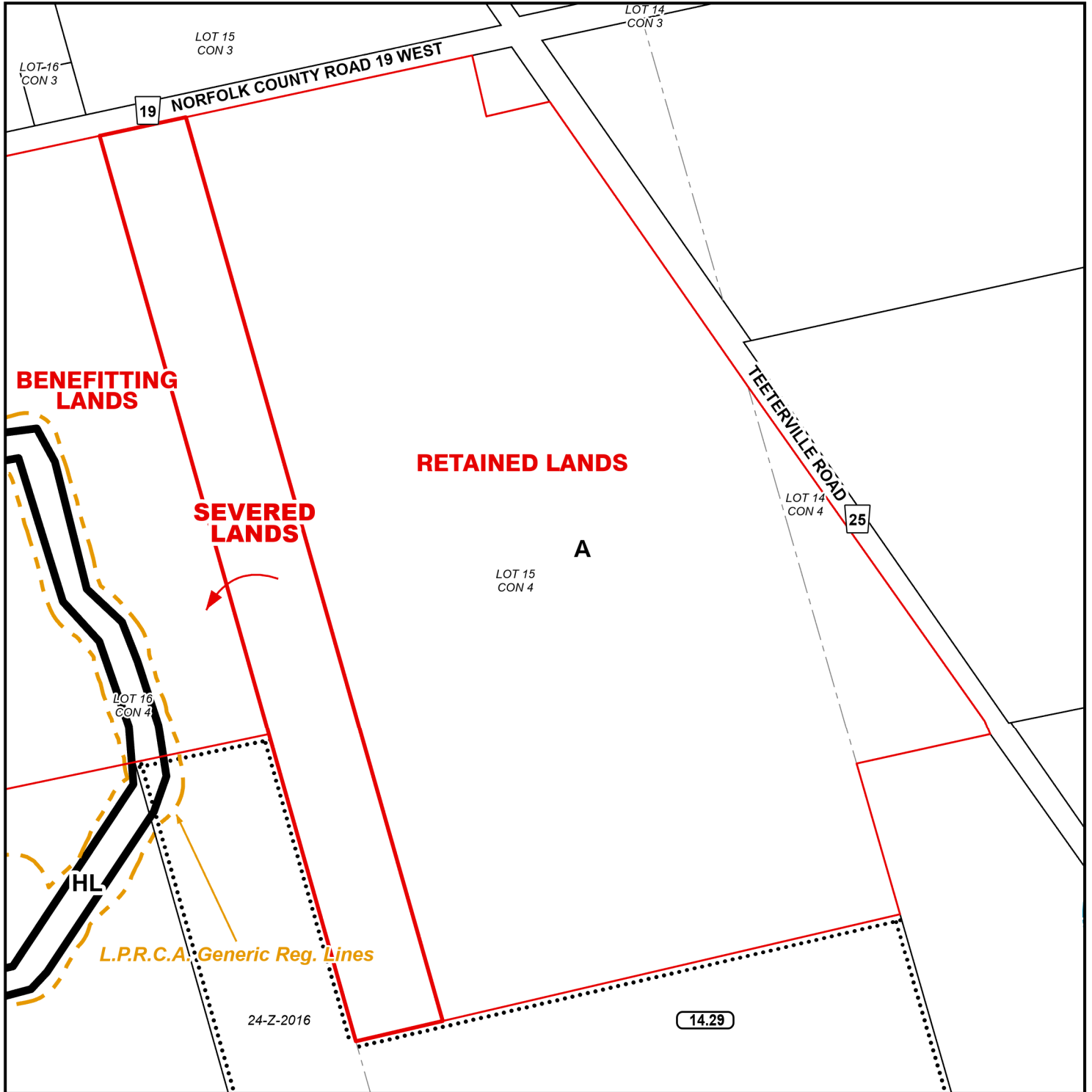
-  Agricultural
-  Hazard Lands

4/1/2026



MAP C
ZONING BY-LAW MAP
 Geographic Township of WINDHAM

BNPL2025369



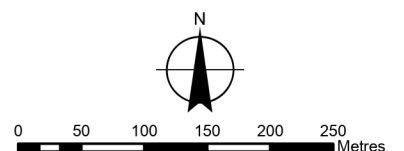
LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

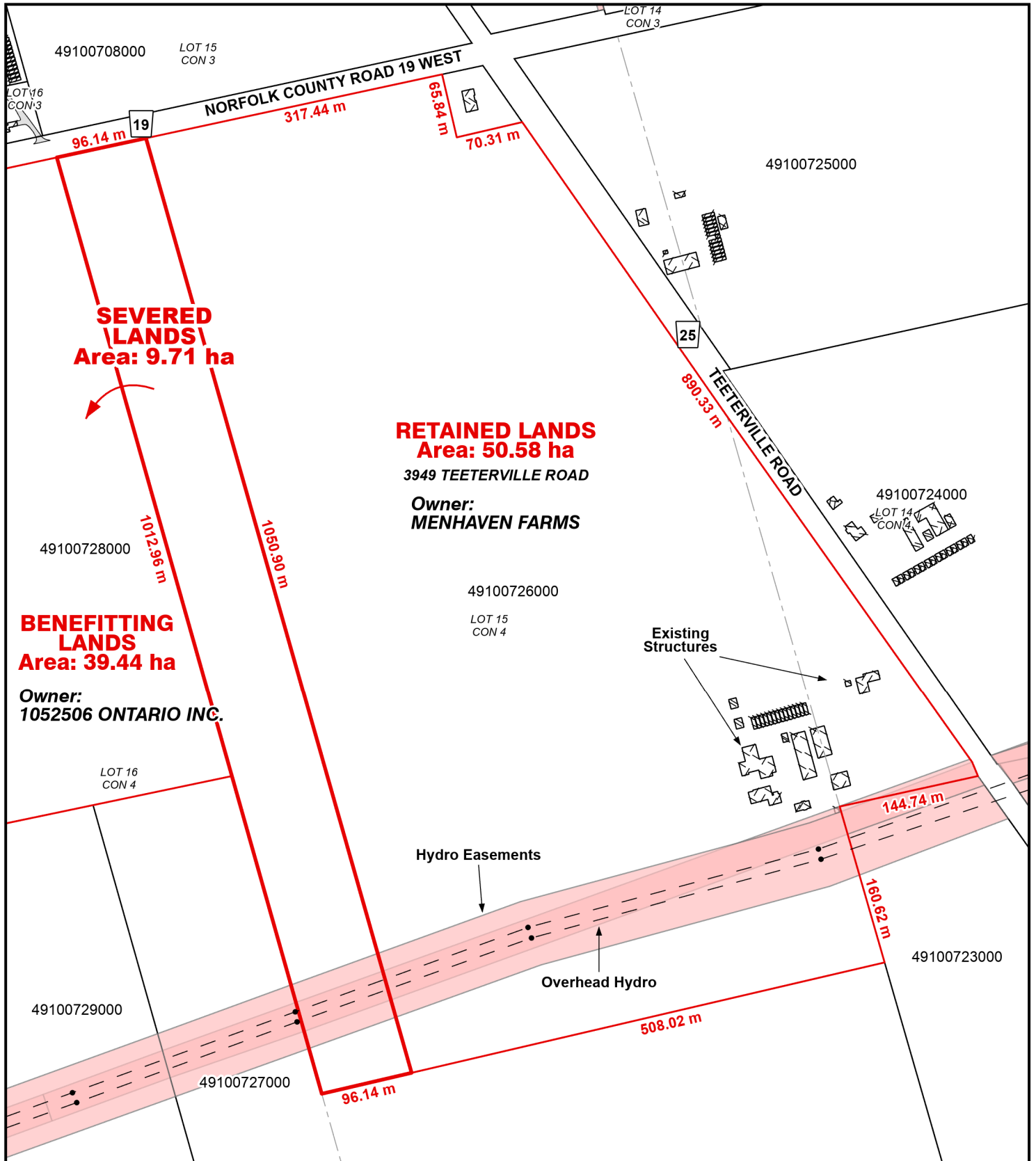
4/1/2026

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



CONCEPTUAL PLAN

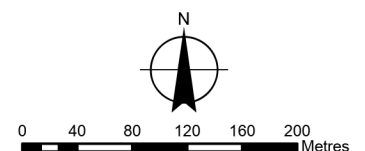
Geographic Township of WINDHAM



Legend

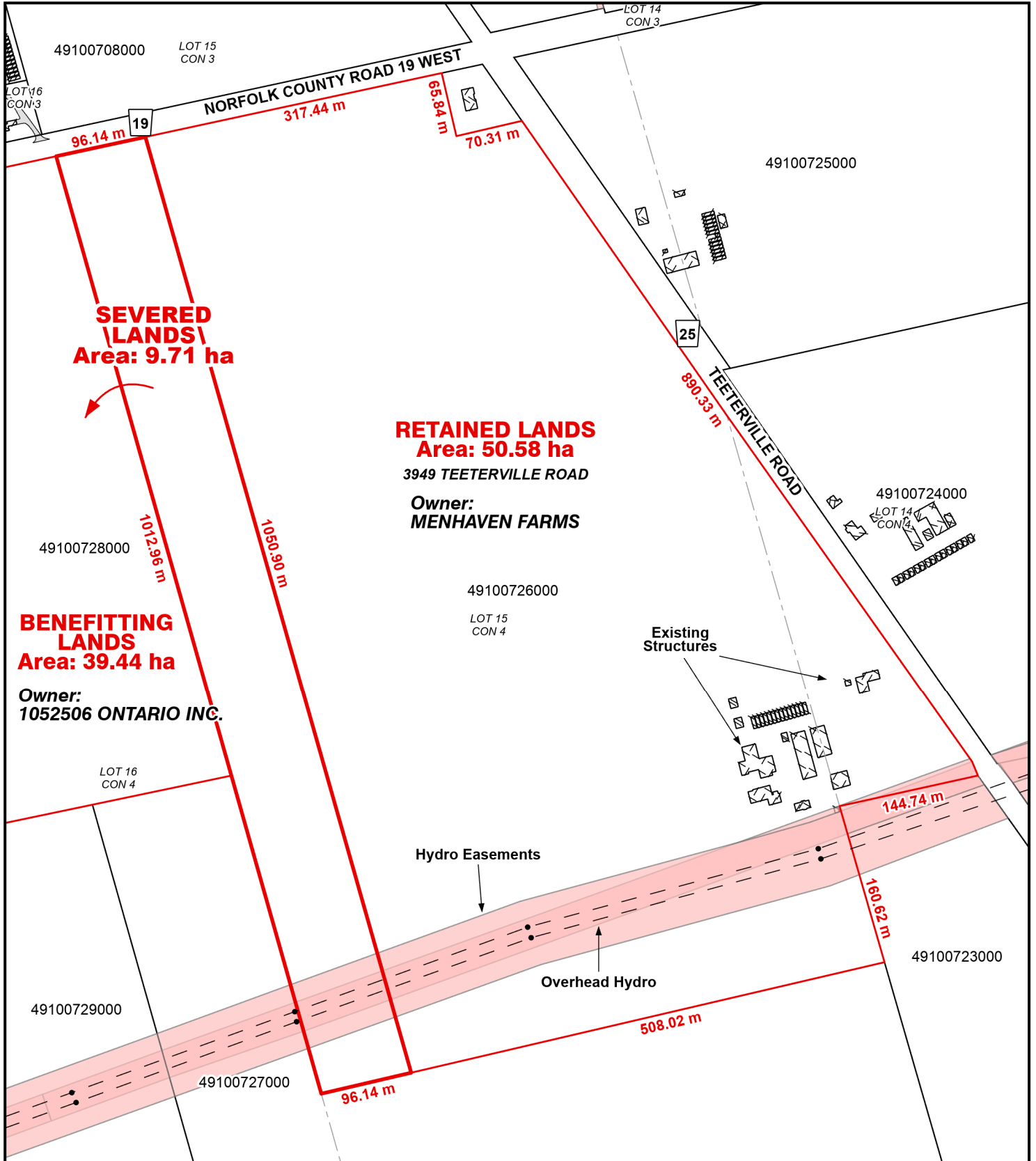
- Subject Lands
- Easements
- Lands Owned

4/1/2026



CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

- Subject Lands
- Easements
- Lands Owned

4/1/2026

