



**For Office Use Only:**

File Number \_\_\_\_\_  
Related File Number \_\_\_\_\_  
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.**

- Standard Minor Variance
- Complex Minor Variance (After the fact)
- Routine Minor Variance

**Property Assessment Roll Number:** 3310545030132000000

**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 Calton Line, Vienna  
**Town and Postal Code** Vienna, NOJ 120  
**Phone Number** 226-268-2620  
**Cell Number** \_\_\_\_\_  
**Email** info.heritageinc@gmail.com

**Name of Authorized Applicant** Jesse Froese  
**Address** 55248 Maple Grove Line  
**Town and Postal Code** Eden, ON, NOJ 110  
**Phone Number** 226-268-3768  
**Cell Number** \_\_\_\_\_  
**Email** Jfroese@outlook.com



Name of Authorized Agent

Jesse Froese

Address

55248 Maple Grove Line

Town and Postal Code

Eden, NOJ 1H0

Phone Number

226-268-3768

Cell Number

Email

JFroese farms@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):

HGN CON WNR PT Lot 2

Municipal Civic Address: 230 Elgin City Rd 55, Vienna

Land acquisition date (if known):

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:

Cash Crop Farming and Rental House



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

	Existing	Proposed
Type of Building	Primary Dwelling	
Number of Storey(s)	1 1/2	
Number of Dwelling Units per lot	1	
Buildings/Structures/ARDU Width (m)	10 m	
Building/ Structures /ARDU Length (m)	27.3 m	
Building/ Structures /ARDU Height (m)	8 m	
Usable Floor Area (sq.m)	550 sqm	
Lot coverage	11%	

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.

\_\_\_\_\_  
\_\_\_\_\_

6. 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:

\_\_\_\_\_  
\_\_\_\_\_

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

50+ years  
\_\_\_\_\_

8. Existing use of abutting properties:

N, S, E, W properties are all farmland  
\_\_\_\_\_

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)**

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m <sup>2</sup> )	2000	2500	
Lot frontage (m)	30	<del>30</del> 40.38	
Lot depth (m)	67	61.56	5.44
Front Yard Setback (m)	13	25.47	
Left Side Yard Setback (m)	3	15.41	
Right Side Yard Setback (m)	3	15.75	
Rear Yard Setback (m)	9 <del>10</del>	9	
Exterior side yard (if applicable) (m)			
Height (m)	11	8	
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m <sup>2</sup> )			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			





**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):

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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:

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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 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:

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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 Planning Statement ?



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 the subject lands are in an area of source water Wellhead Protection Area (WHPA) A, B or C, Issue Contributing Area, Intake Protection zone, please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Does the property have any significant environmental features on the subject land or within 500 metres:

Yes  No

If yes, indicate:  Significant Woodland  Provincially Significant Wetland  Floodplain  Other \_\_\_\_\_

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

Yes  No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

**F. Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water

Communal wells

Individual wells

Other (describe below)

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Sewage Treatment

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

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Storm Drainage

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

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2. Existing or proposed access to subject lands:

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

Name of road/street:

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**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.

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## **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 200/96.

### **i. Sketch in Metric Units**

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) 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.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



**I. Transfers, Easements and Postponement of Interest**

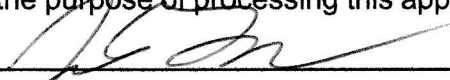
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner to undertake the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. The owner further acknowledges and agrees that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

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

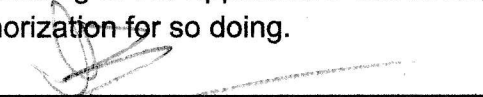
Nov 3, 2025  
\_\_\_\_\_  
Date

**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 \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize \_\_\_\_\_ 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 3, 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, \_\_\_\_\_ of \_\_\_\_\_

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:

\_\_\_\_\_

\_\_\_\_\_

Owner/Applicant/Agent Signature

In \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_

A.D., 20\_\_\_\_\_

\_\_\_\_\_

A Commissioner, etc.

**SKETCH**

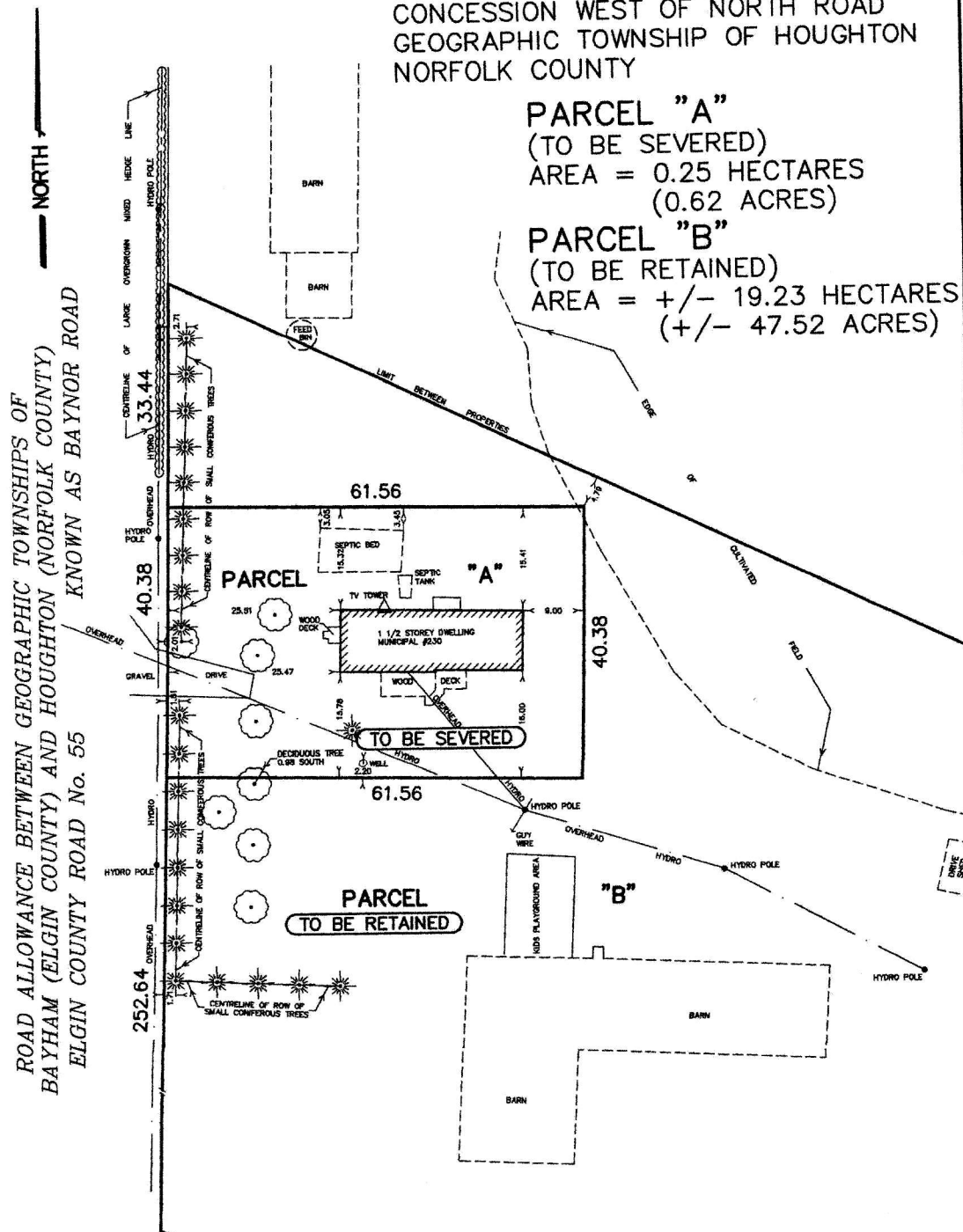
PREPARED ILLUSTRATING PROPOSED SEVERANCE  
FOR: HERITAGE GROWN INC.

NOT TO SCALE

PROPERTY DESCRIPTION:  
PART OF LOT 2  
CONCESSION WEST OF NORTH ROAD  
GEOGRAPHIC TOWNSHIP OF HOUGHTON  
NORFOLK COUNTY

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

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



ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF  
BAYHAM (ELGIN COUNTY) AND HOUGHTON (NORFOLK COUNTY)  
KNOWN AS BAYNOR ROAD  
ELGIN COUNTY ROAD No. 55

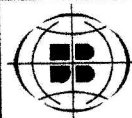
ROAD ALLOWANCE  
BETWEEN LOTS 1 & 2  
SIDE ROAD

**CAUTION**

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

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

WLP	DRAWN
JGD	CHECKED
02/18/25	DATED:
24-53-436-00	Ref. No.

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

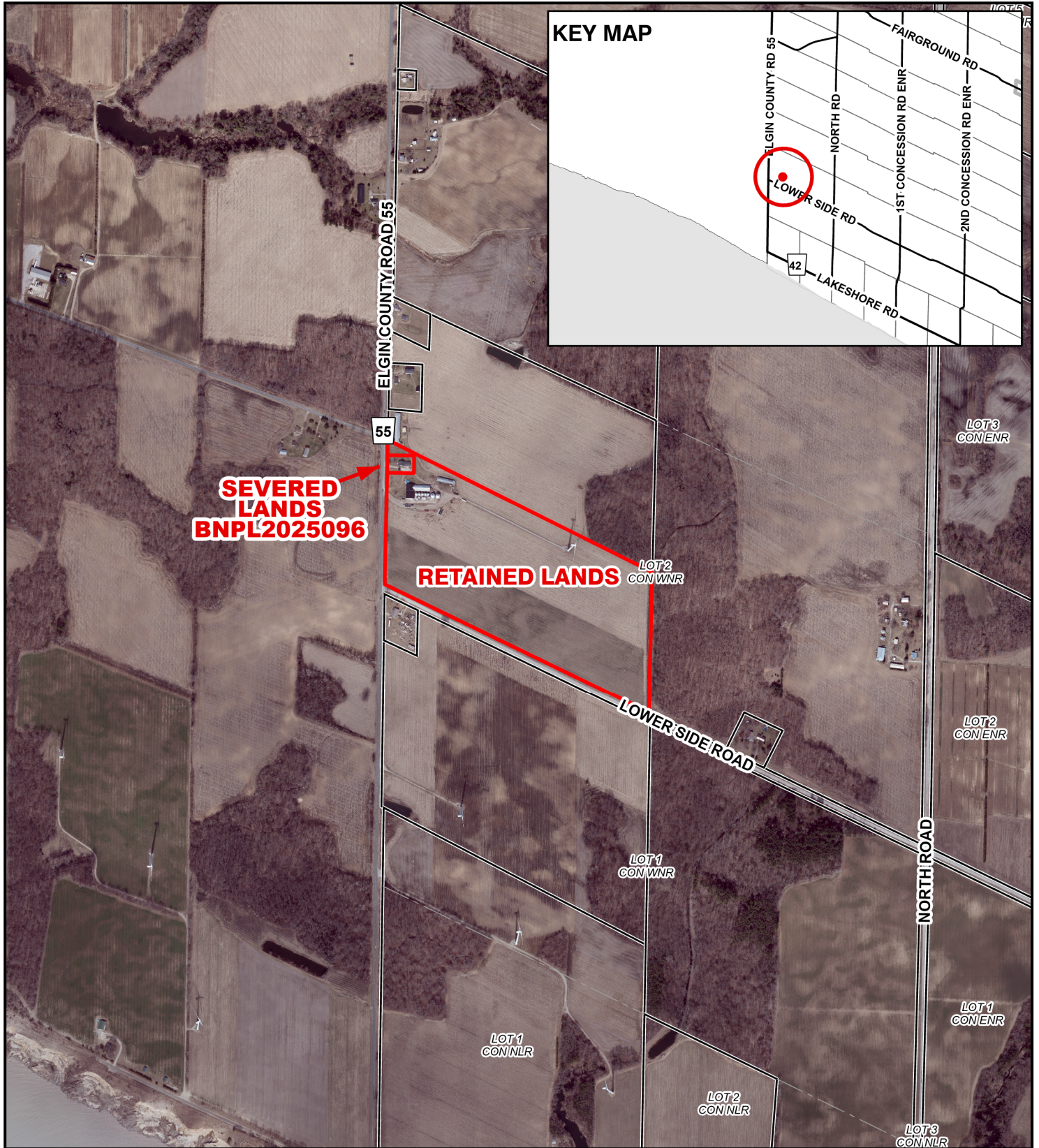
Ontario Corporation Number  
Numéro de la compagnie en Ontario  
2702770

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





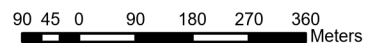
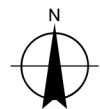


Legend

 Subject Lands

2020 Air Photo

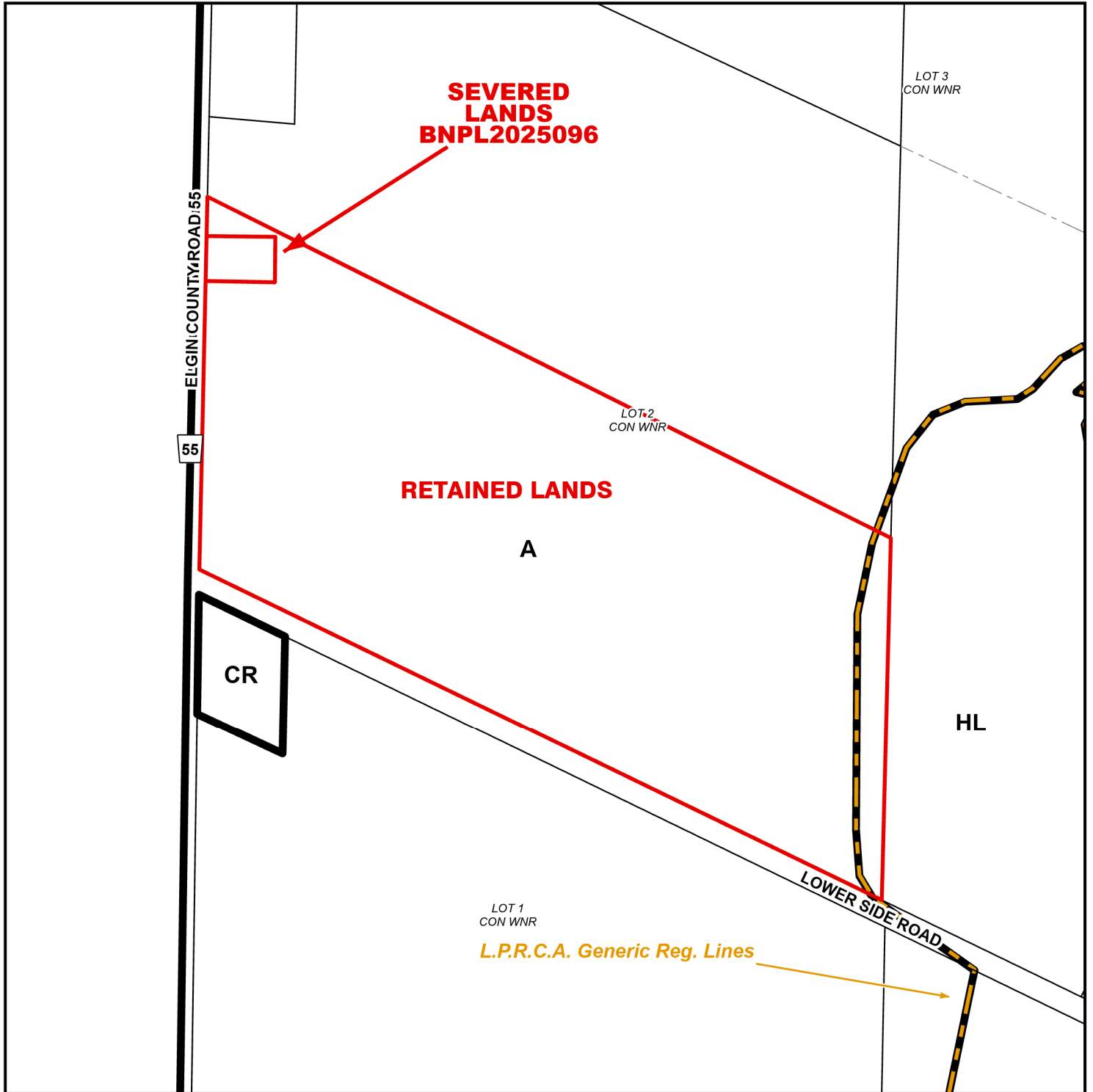
11/24/2025







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

ANPL2025350



**LEGEND**

-  Subject Lands
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

11/24/2025

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

