



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT**

**COMMENT REQUEST FORM**

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

**February 7<sup>TH</sup>, 2007**

**FILE NO.: BN-004/2007**

**ASSESSMENT ROLL NO.:** 3310-541-020-13100

**APPLICANT:**

772520 Ontario Inc., c/o Dan and Ann Kovacs, 276 Talbot Street, P.O. Box 15, Courtland, ON N0J 1E0

**AGENT:**

David Roe, 599 Larch Street, Delhi, ON N4B 3A7

**LOCATION:**

Part Lots 165 and 166 NTR MID (267 Talbot Road, Courtland)

**PROPOSAL:**

Sever a parcel having a frontage of 33.5 m (110 ft) a depth of 122 m (400 ft) and having an area of 0.41 ha (1.01 ac) and retain a parcel having an area of 77.73 ha (192 ac) more or less as the creation of a new lot in the hamlet area.

- Conservation Authority
- Building Inspector (Sewage System Review)
- Forestry Division
- Treasury Department
- Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement.

- Norfolk Power
- Ministry of Transportation
- Railway
- Building Department
- GIS Section

**CIRCULATION DATE: January 24<sup>th</sup>, 2007**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Lucy Hives

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1234

**FAX: (519) 428-3069 EMAIL: [lucy.hives@norfolkcounty.on.ca](mailto:lucy.hives@norfolkcounty.on.ca)**

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: [stephanie.godby@norfolkcounty.on.ca](mailto:stephanie.godby@norfolkcounty.on.ca)

**APPEALS TO THE ONTARIO MUNICIPAL BOARD:**

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

Property Assessment Roll Number:

33-10- 541 020 131 00  
(to be provided by applicant/agent)

Office Use

File No.	<u>BN-4/07</u>
Date Submitted	<u>Dec 20/07</u>
Date Received	<u>Dec 20/07</u>
Sign Issued	<u>Dec 20/07</u>



APPLICATION FOR CONSENT

NOTE: This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. APPLICANT INFORMATION

772520 Ontario Inc.

- Name of Owner / Dan and Ann Kovacs Phone No. 688-0505  
 Address 276 Talbot Street Fax No. \_\_\_\_\_  
P.O. Box 15 Postal Code N0J 1E0  
Courtland, ON E-mail \_\_\_\_\_
- Agent (if any) David Roe Phone No. 582-1174  
 Address 599 Larch St Fax No. 582-4616  
Delhi, ON Postal Code N4B 3A7  
 E-mail \_\_\_\_\_

Please specify to whom all communications be sent:  Owner  Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

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

4. Are there any restrictive covenants affecting the property?

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

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

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township Middleton  
 Urban Area or Hamlet Courtland  
 Concession Number NTR Lot Number 165, 166  
 Registered Plan Number \_\_\_\_\_ Lot(s)/Block(s) \_\_\_\_\_  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Civic Address 267 Talbot Road

**C. PURPOSE OF APPLICATION**

1. Type and purpose of proposed transaction: (check appropriate box)

Transfer:  Creation of a new lot                      Other:  a charge  
 Boundary Adjustment     a lease  
 an easement/right-of-way     a correction of title

2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (if known):

Unknown

3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.

Roll No.: 33-10- Name: \_\_\_\_\_

4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.

5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

**D. PROPERTY, SERVICING AND ACCESS INFORMATION**

1. Description of land intended to be SEVERED:

Frontage: <u>33.5</u> m.	Depth: <u>122</u> m.
<u>110</u> ft.	<u>400</u> ft.
Width: <u>33.5</u> m.	Area: <u>0.41</u> ha.
<u>110</u> ft.	<u>1.01</u> ac.

Existing use Vacant Proposed Use: Residential

Number and type of buildings and structures existing on the land to be severed:  
None

Number and type of buildings and structures proposed on the land to be severed:  
dwelling

2. Description of land intended to be RETAINED:

Frontage: <u>498.7</u> m.	Depth: <u>981</u> m.
<u>1636.4</u> ft.	<u>3218.5</u> ft.
Width: <u>914</u> m.	Area: <u>77.73</u> ha.
<u>2998.6</u> ft.	<u>192</u> ac.

Existing use Agricultural Proposed Use: Agricultural

Number and type of buildings and structures existing on the land to be retained:  
Dwelling, barn and tobacco kilns, greenhouse

Number and type of buildings and structures proposed on the land to be retained:  
Retain existing buildings

3. Existing or proposed access to land intended to be SEVERED:

- Unopened Road       Municipal Road       Provincial Highway  
 Other (Specify)

Name of Road/Street Talbot Road

4. Existing or proposed access to land intended to be RETAINED:

Unopened Road       Municipal Road       Provincial Highway

Other (Specify)

Name of Road/Street Talbot Road

5. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water   
Individual Wells   
Other (describe)

Sewage Treatment

Sewers   
Communal System   
Septic Tank & Tile Bed   
Other (describe)

Storm Drainage\*

Storm Sewers   
Open Ditches   
Other (describe)   
Municipal drain

\* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes       No

\* Has the existing drainage on the subject land been altered?

Yes       No       Existing municipal drain to be moved

\* Does a legal and adequate outlet for storm drainage exist?

Yes       No       Unknown

**E. LAND USE**

1. What is the existing Official Plan designation(s) of the subject land: Urban Residential

2. What is the existing Zoning of the subject lands: Hamlet Residential (h) and Agricultural A  
(If required, assistance is available for questions 1 and 2 above.)

**F. PROVINCIAL POLICY**

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)	no	no
A Wooded area	no	no
A Municipal Landfill	no	no
A Sewage Treatment Plant or Waste Stabilization Plant	no	no
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature	no	no
Floodplain	no	no
A Rehabilitated Mine Site	no	no
A Non-Operating Mine Site within 1 Kilometre	no	no
An Active Mine Site	no	no
An Industrial or commercial use (specify the use(s))	no	no
An Active Railway Line	no	no
Seasonal Wetness of Land	no	no
Erosion	no	no
Abandoned Gas Wells	no	no

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

**G. STATUS OF OTHER PLANNING APPLICATIONS**

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes  No

If the answer to the above question is YES, File No.:

How many separate parcels have been created? Four

Date(s) these parcels were created: \_\_\_\_\_

The name of the transferee for each parcel: \_\_\_\_\_

What uses were the parcels severed for? Residential

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? \_\_\_\_\_

3. Date of construction of the dwelling proposed to be severed: \_\_\_\_\_

4. Has this property ever been part of an application for approval for a plan of subdivision or consent under the Planning Act?

Yes  No  Unknown

If yes, provide the file number, if known, and the decision made on the application.

File No. \_\_\_\_\_ Decision: \_\_\_\_\_

5. Date of purchase of subject land.

6. How many years has the owner farmed? 50

Outside this municipality but in Ontario? \_\_\_\_\_ In this municipality? \_\_\_\_\_

Other (please specify) \_\_\_\_\_

**H. CURRENT APPLICATION**

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes  No  Unknown

If Yes, File No. \_\_\_\_\_ Status: \_\_\_\_\_

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes  No  Unknown

If Yes, File No. \_\_\_\_\_ Status: New application

3. Is there any other application on this property that could affect this application?

Yes  No  Unknown

If Yes, describe Application to relocate municipal drain

**I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

**If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.**



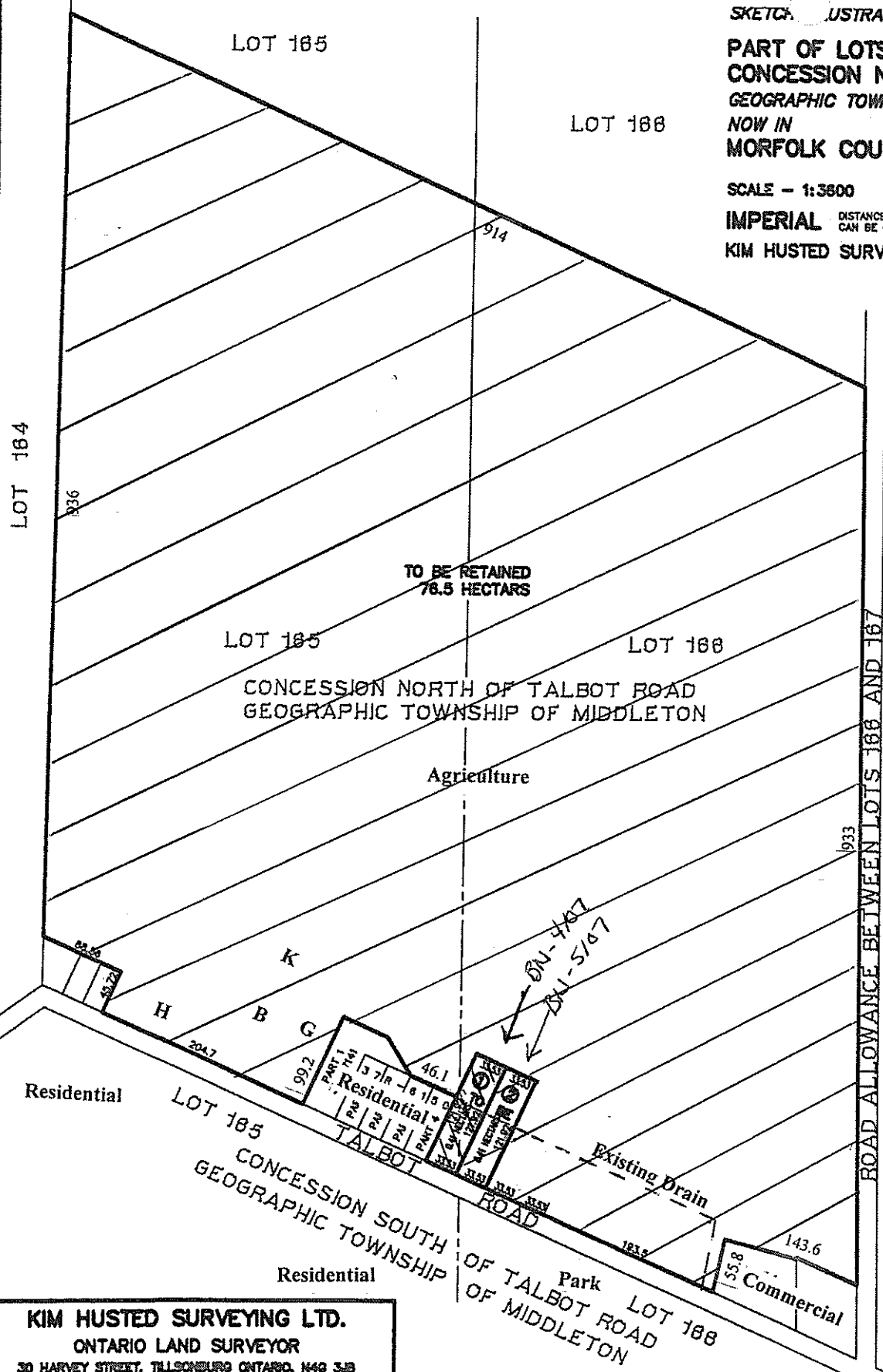
SKETCH ILLUSTRATING PROPOSED SEVERANCE'S  
PART OF LOTS 165 AND 166  
CONCESSION NORTH OF TALBOT ROAD  
GEOGRAPHIC TOWNSHIP OF MIDDLETON  
NOW IN  
MORFOLK COUNTY

SCALE - 1:3600



IMPERIAL DISTANCES SHOWN ON THIS PLAN ARE IN IMPERIAL UNITS AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

KIM HUSTED SURVEYING LTD.



NOTES

(1) - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

Agriculture



- H - House
- B - Barn
- G - Greenhouse
- K - Kiln

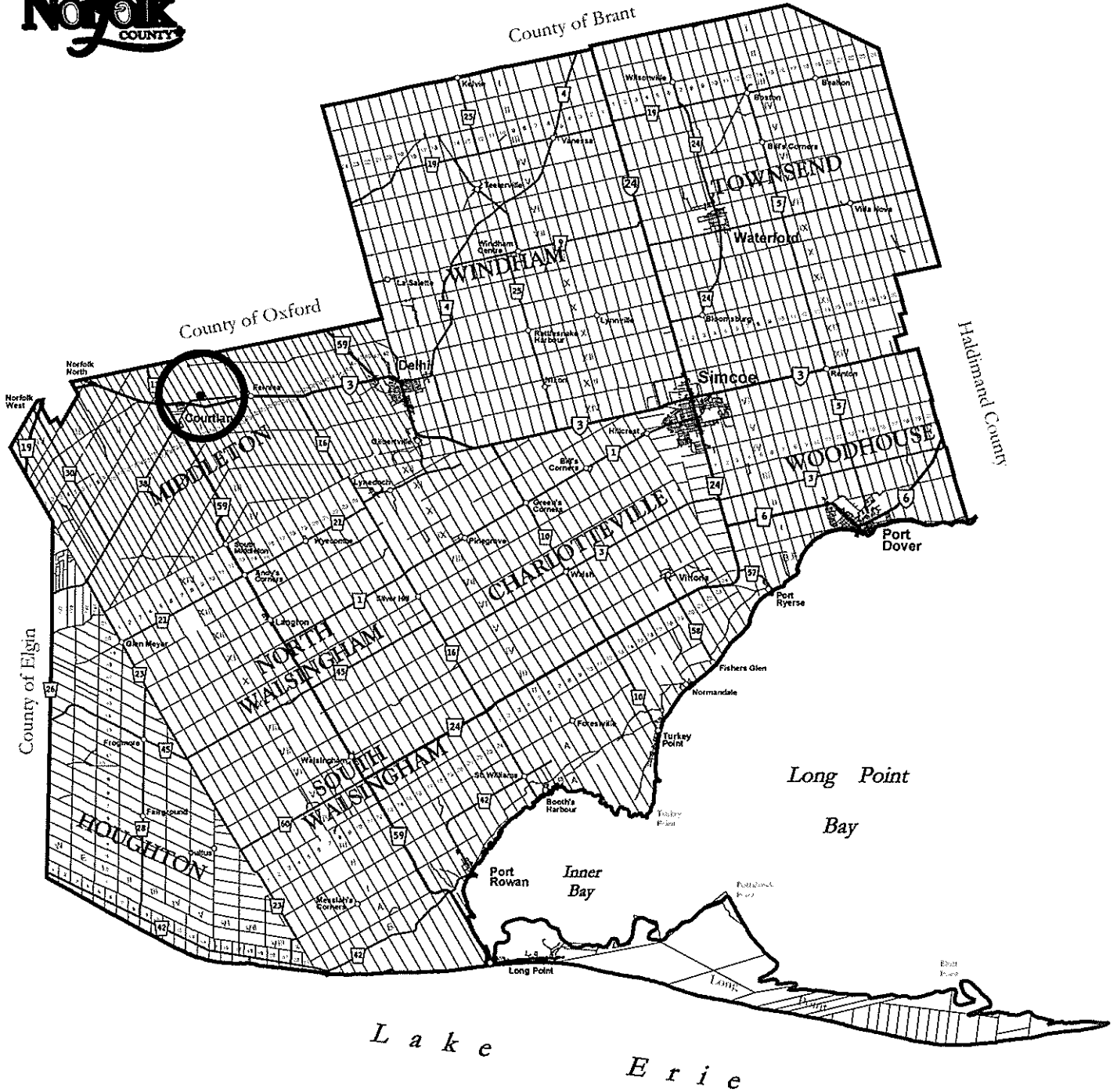
Severed Parcel  
Retained Parcel

**KIM HUSTED SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8  
 PHONE: 519-842-3333 FAX: 519-842-3339

PROJECT: 06-7828 REFERENCE: FILE DISK No. 602

# MAP 1

File Number: BN-004&005/2007  
Geographic Township of MIDDLETON



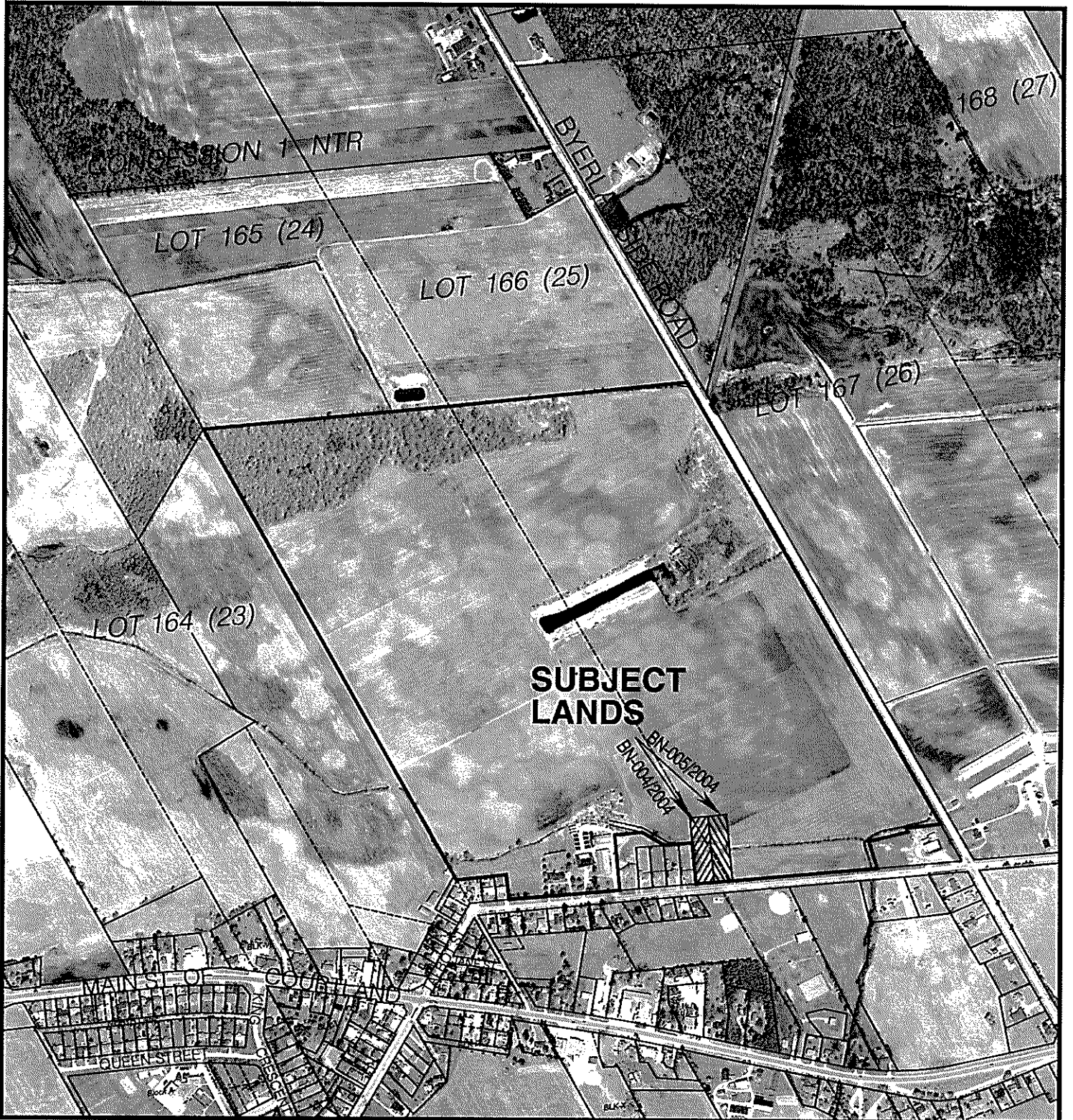
# MAP 2

File Number: BN-004&005/2007  
Geographic Township of MIDDLETON



100 50 0 100 200 METERS

1:10000

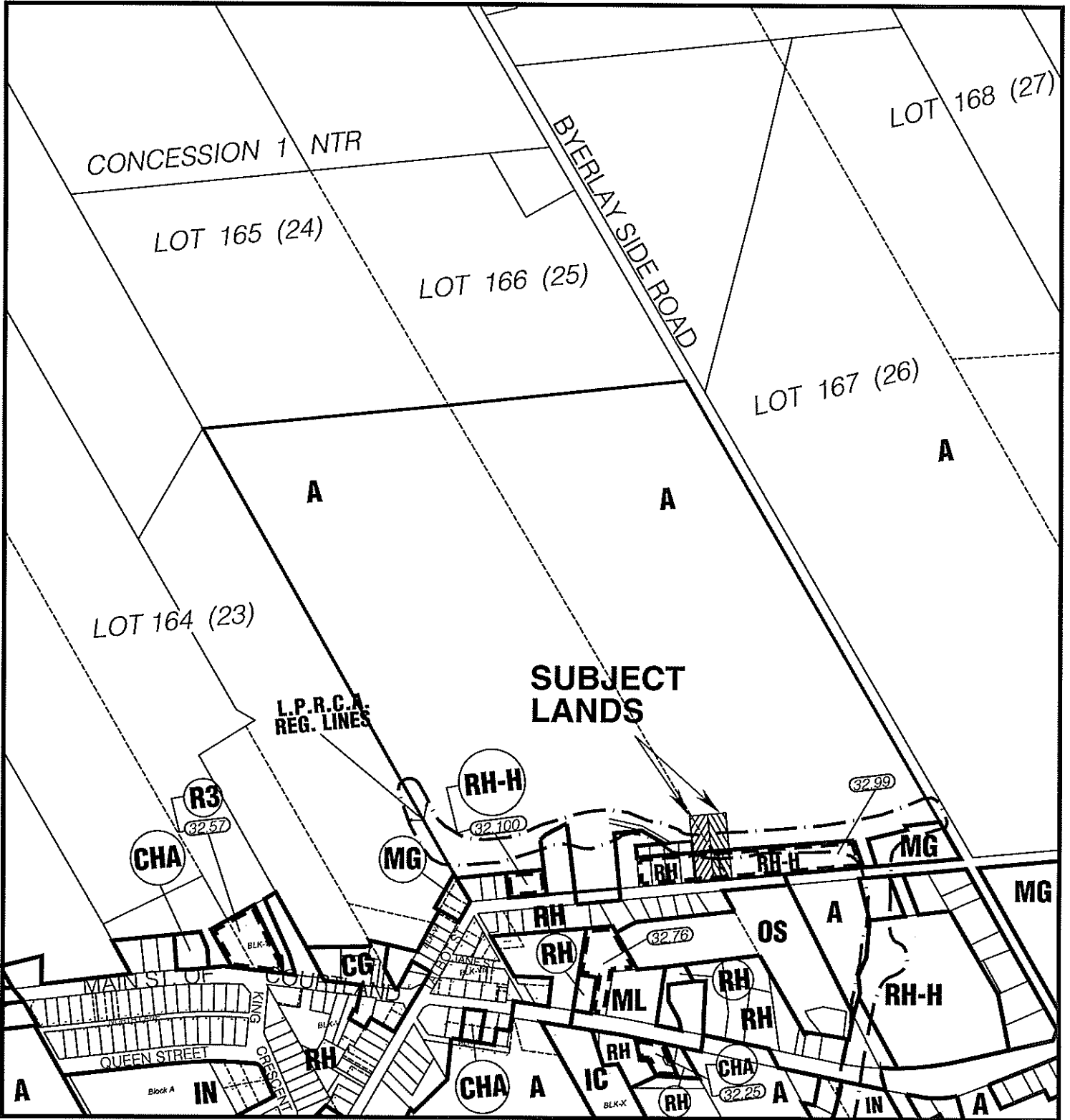


# MAP 3

File Number: BN-004&005/2007  
Geographic Township of MIDDLETON



100 50 0 100 200 METERS  
1 : 10000

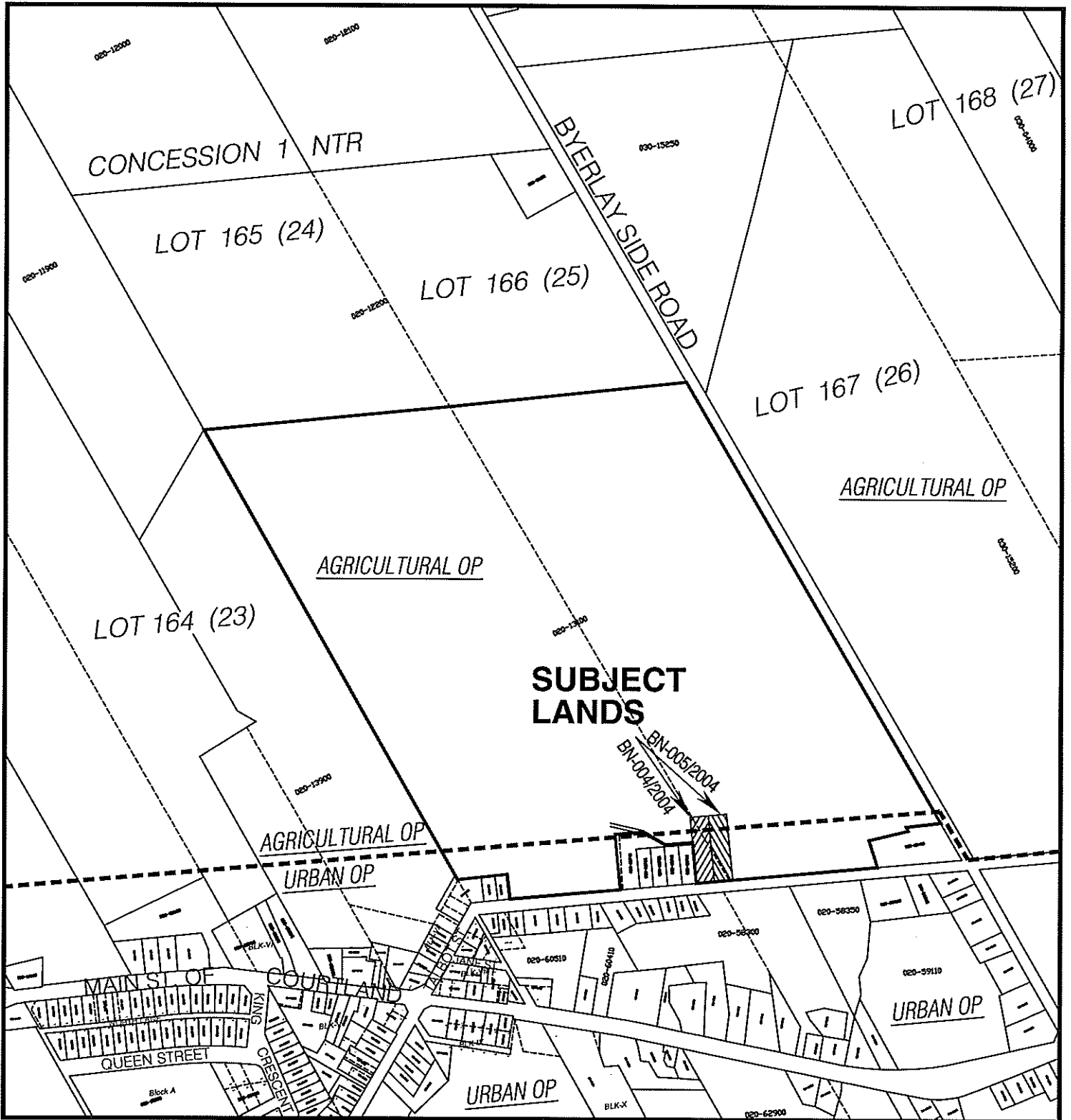


# MAP 4

File Number: BN-004&005/2007  
Geographic Township of MIDDLETON



100 50 0 100 200 METERS  
1 : 10000



# MAP 5

File Number: BN-004&005/2007  
Geographic Township of MIDDLETON

