



**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-007/2007**

**ASSESSMENT ROLL NO.: 3310-541-020-65000**

**APPLICANT:**

Mary Tamcsu, RR #2, Courtland, ON N0J 1E0

**AGENT:**

Dennis Odorjan, P.O. Box 397, 37 Harvey Street, Tillsonburg, ON N4G 4H8

**LOCATION:**

Lot 162 (21), Concession 1 S.T.R. MID (Courtland)

**PROPOSAL:**

Sever a parcel having no frontage, an approximate depth of 610 m (2000 ft) and having an area of 13.28 ha (32.82 ac) and retain a parcel having an area of 32 ha (79.08 ac) more or less as a boundary adjustment.

- 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**

---

**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)**

---

**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- 541-020-65000  
(to be provided by applicant/agent)

Office Use

File No. BN-7/07  
Date Submitted January 12/07  
Date Received January 12/07  
Sign Issued January 12/07



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

- 1. Name of Owner MARY TAMCSU Phone No. 519-842-4365  
Address R. R. # 2 Fax No. \_\_\_\_\_  
COURTLAND, ON N0J 1E0 Postal Code N0J 1E0  
E-mail \_\_\_\_\_
- 2. Agent (if any) DENNIS ODORJAN PhoneNo. 519-842-9079  
Address P. O. Box 397 Fax No. 519-842-6091  
37 Harvey Street, Postal Code N4G 4H8  
TILLSONBURG, ON E-mail dodorjan@execulink.com

Please specify to whom all communications be sent:  Owner  Agent

- 3. Names and addresses of any mortgagees, holders of charges or other encumbrances:  
NONE

- 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 \_\_\_\_\_  
 Concession Number 1, S.T.R. Lot Number 162 (21)  
 Registered Plan Number \_\_\_\_\_ Lot(s)/Block(s) \_\_\_\_\_  
 Reference Plan Number 37R-8183 Part Number(s) 1  
 Civic Address R. R. # 1, COURTLAND, ON N0J 1E0

**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):

RICHARD CALVERT

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.: 33-10-541-020-65700 Name: RICHARD CALVERT

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.



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

- Unopened Road       Municipal Road       Provincial Highway
- Other (Specify)

Name of Road/Street Road Allowance between Concessions 1 & 2, S.T.R.

5. Servicing:

Indicate what services are available or proposed: NONE

<u>Water Supply</u>	<u>Sewage Treatment</u>	<u>Storm Drainage*</u>
Piped Water <input type="checkbox"/>	Sewers <input type="checkbox"/>	Storm Sewers <input type="checkbox"/>
Individual Wells <input type="checkbox"/>	Communal System <input type="checkbox"/>	Open Ditches <input type="checkbox"/>
Other (describe) <input checked="" type="checkbox"/>	Septic Tank & Tile Bed <input type="checkbox"/>	Other (describe) <input checked="" type="checkbox"/>
<u>N/A</u>	Other (describe) <input checked="" type="checkbox"/>	<u>N/A</u>
	<u>N/A</u>	

\* 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

\* 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: Agricultural

2. What is the existing Zoning of the subject lands: Agricultural  
(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)		
A Wooded area	X	
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature		
Floodplain		
A Rehabilitated Mine Site		
A Non-Operating Mine Site within 1 Kilometre		
An Active Mine Site		
An Industrial or commercial use (specify the use(s))		
An Active Railway Line		
Seasonal Wetness of Land		
Erosion		
Abandoned Gas Wells		

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.: B-8/93-N

How many separate parcels have been created? 1

Date(s) these parcels were created: June 28, 1993

The name of the transferee for each parcel: ANDY STEVEN TAMCSU

What uses were the parcels severed for? Single family residential

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

3. Date of construction of the dwelling proposed to be severed: N/A

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? 51 years

Outside this municipality but in Ontario? 0 In this municipality? 51

Other (please specify) N/A

**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: \_\_\_\_\_

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

Yes  No  Unknown

If Yes, describe \_\_\_\_\_

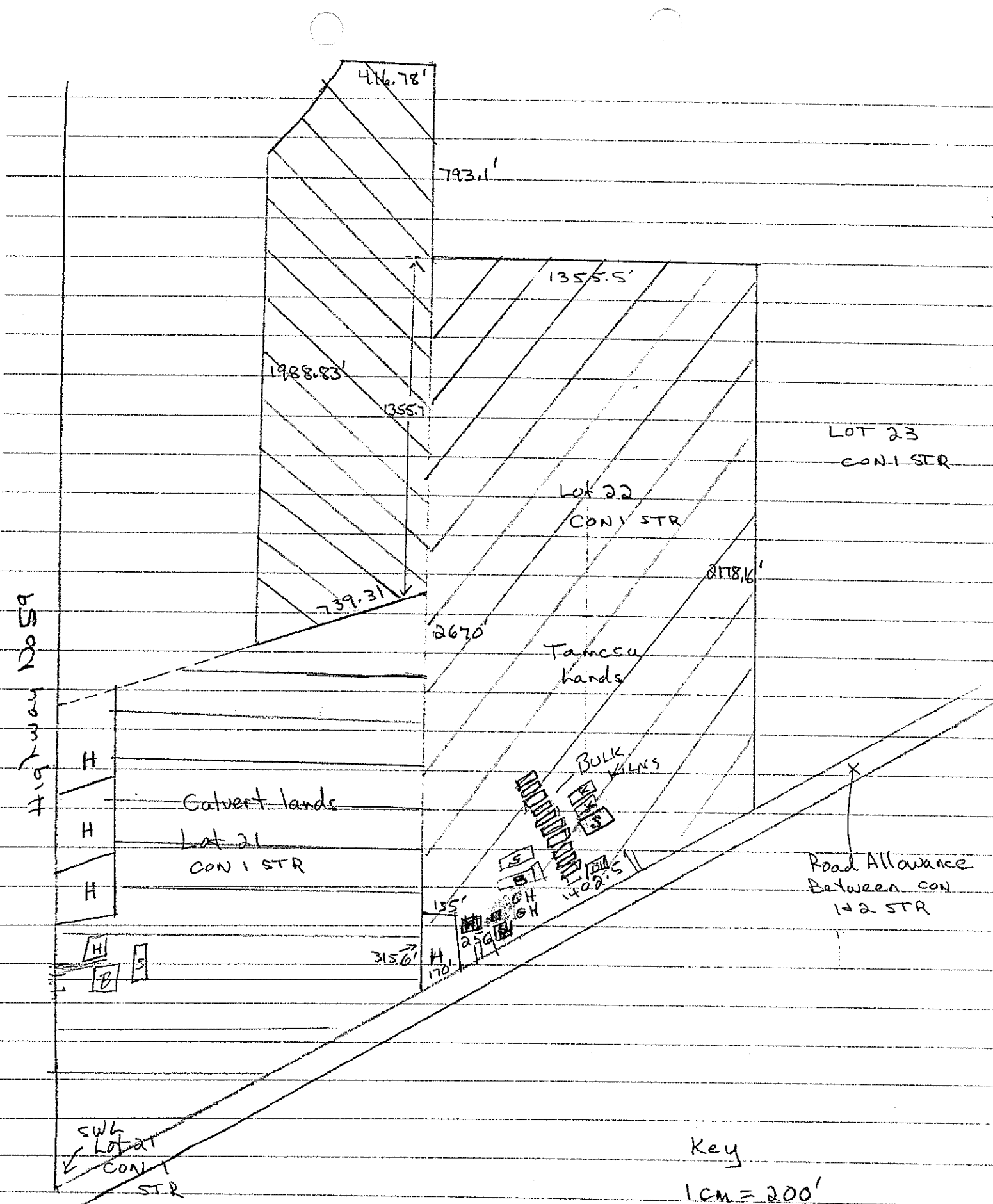
#### **I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

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.**





Highway 1059

LOT 23  
CON 1 STR

Lot 22  
CON 1 STR

Galvest lands  
Lot 21  
CON 1 STR




Tamesa  
lands

BULK  
KILNS

Road Allowance  
Between CON  
1 & 2 STR

Key

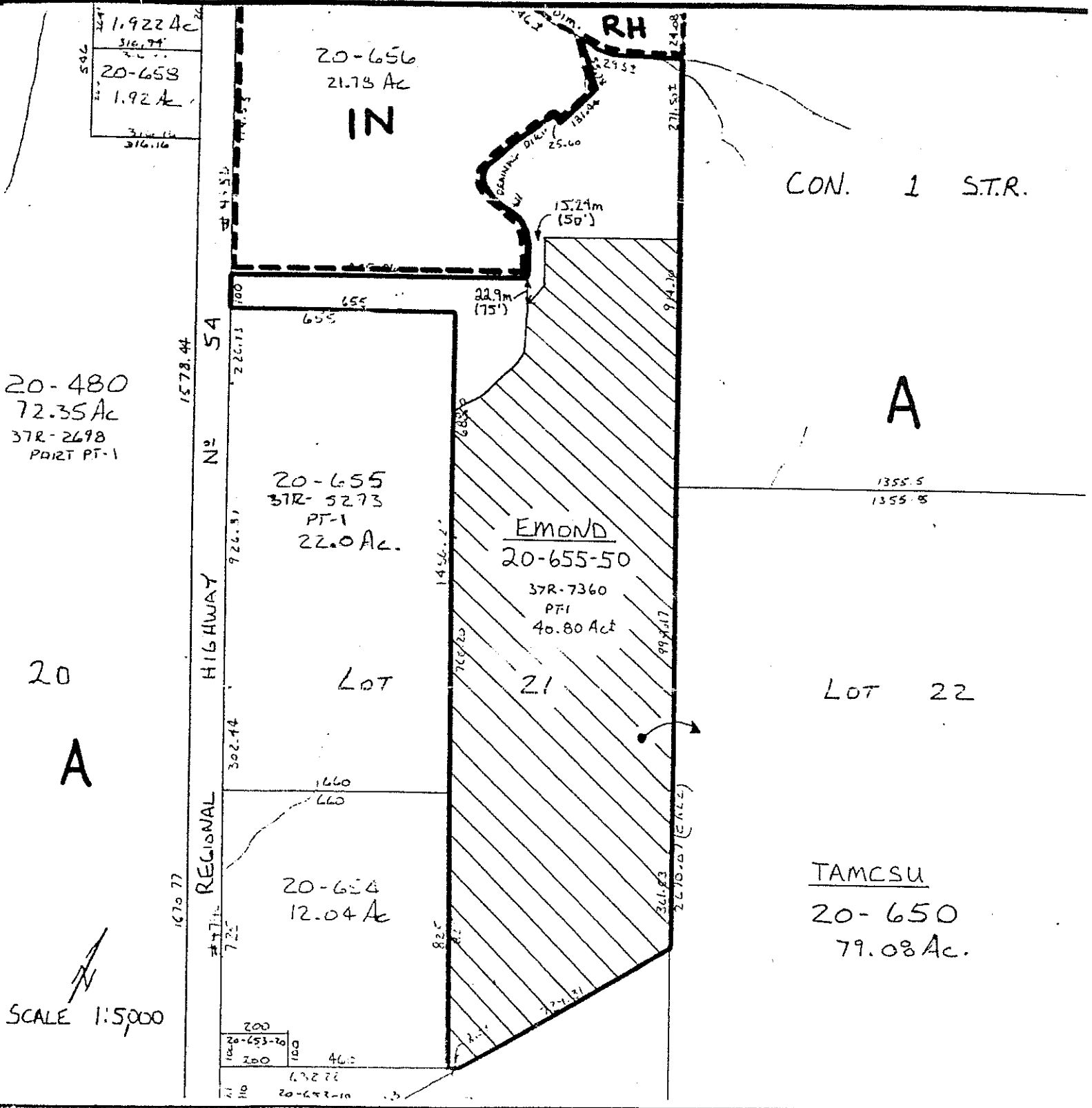
1 cm = 200'

- |               |         |   |                                   |
|---------------|---------|---|-----------------------------------|
| K Kilns       | H House |  | Lands to be severed               |
| B BAEN        |         |  | Lands to be retained              |
| S SHED        |         |  | Lands to merge with severed lands |
| GH Greenhouse |         |   |                                   |

LOCATION OF LANDS AFFECTED BY APPLICATION

B-19/00-N

FORMER MUNICIPALITY: MIDDLETON



CON. 1 S.T.R.

A

1355.5  
1355.8

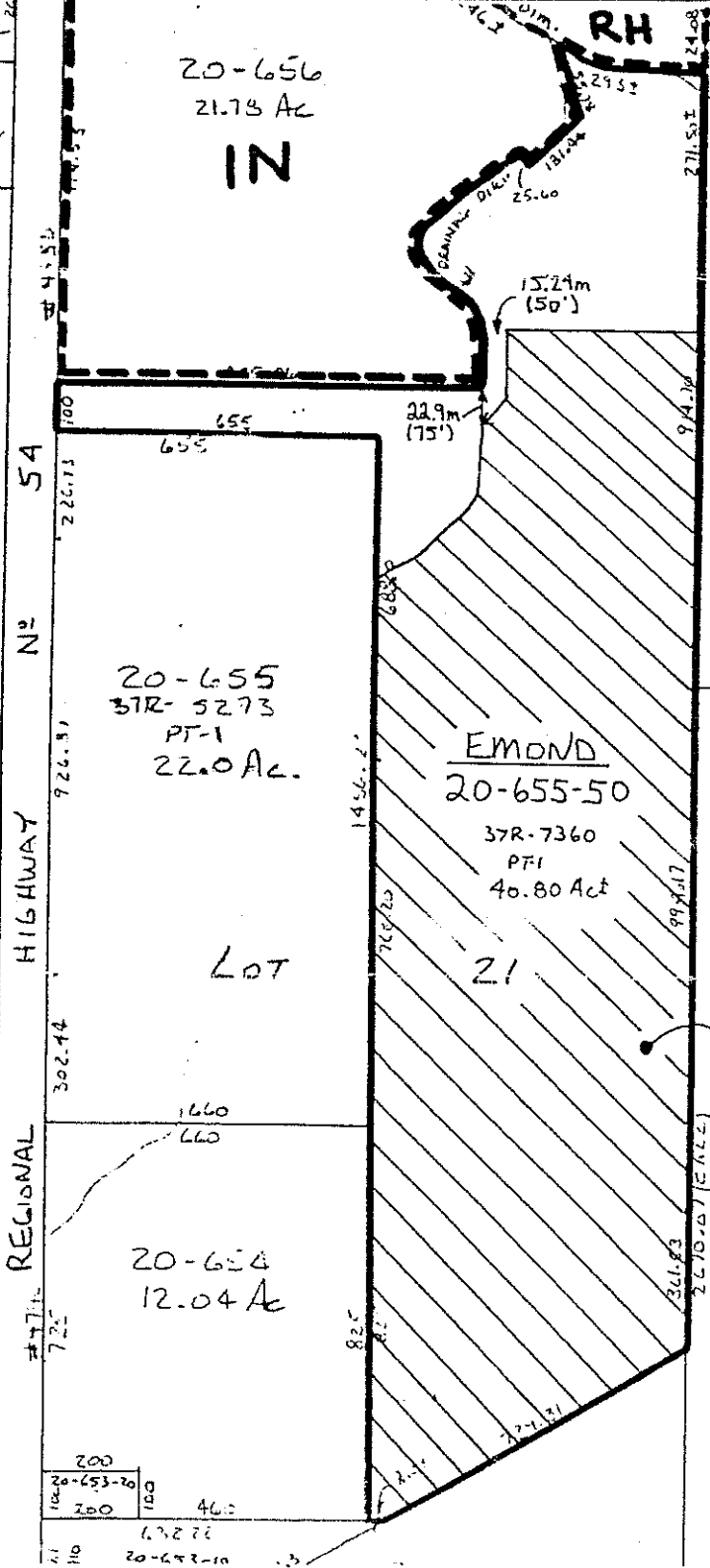
LOT 22

TAMCSU  
20-650  
79.08 Ac.

20-480  
72.35 Ac  
37R-2698  
PART PT-1

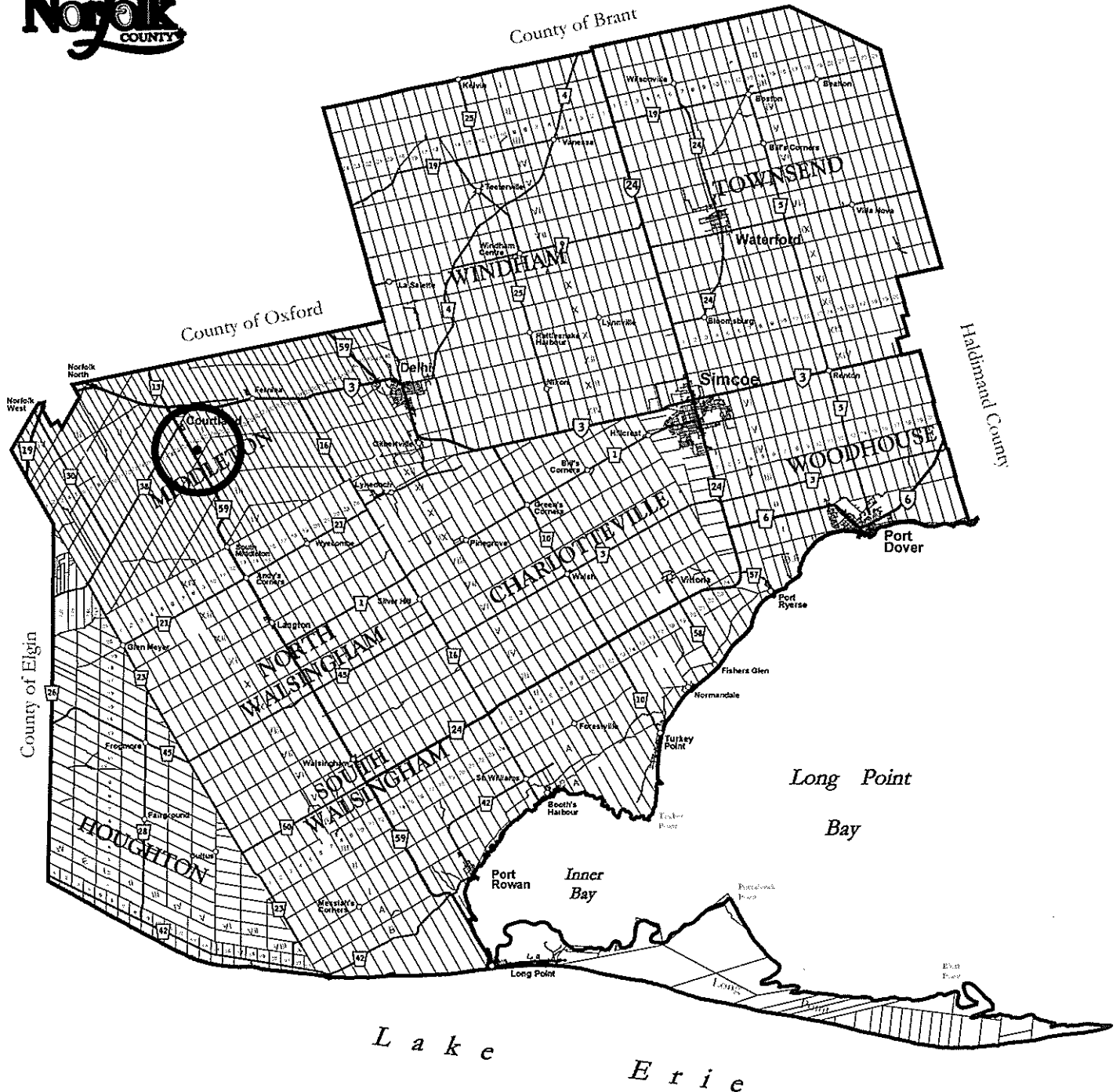
20  
A

SCALE 1:5000



# MAP 1

File Number: BN-007/2007  
Geographic Township of MIDDLETON



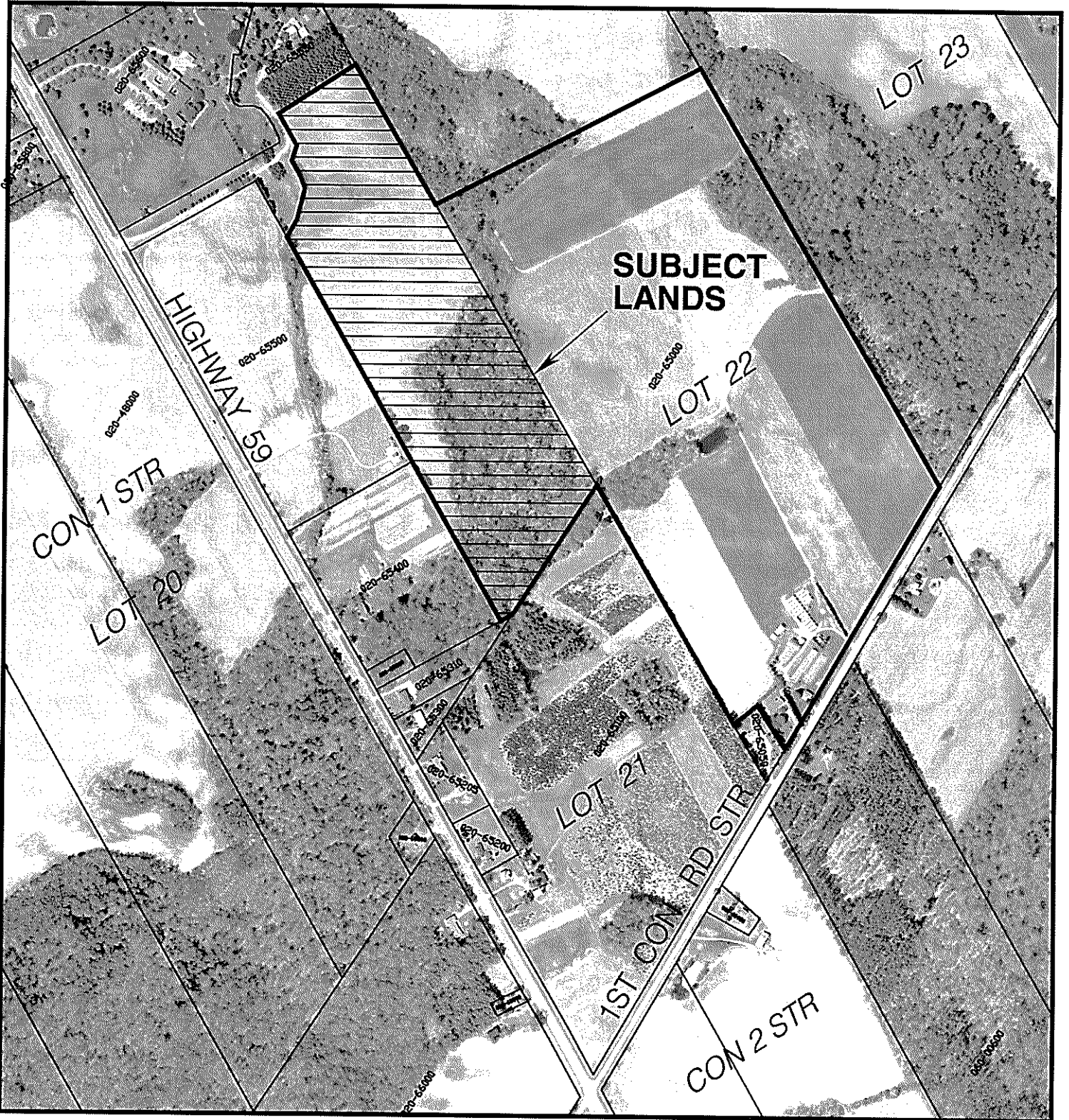
# MAP 2

File Number: BN-007/2007  
Geographic Township of MIDDLETON



50 0 50 100 150 200 METERS

1 : 7500



# MAP 3

File Number: BN-007/2007  
Geographic Township of MIDDLETON



50 0 50 100 150 200 METERS

1 : 7500

