

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-19/99-N

PROPERTY NO. 30-09

A. APPLICANT INFORMATION

1. Name of Owner VENDEL SZUCSKO Phone No. 519-875-2084  
Address ONT 1231551 LTO Postal Code N0J 1T0  
RR 2 Pt Burwell N0J1T0 Fax No. \_\_\_\_\_

2. Owner's Solicitor or authorized agent  
George Jenkins Phone No. 842-9011  
Address 19 Ridout St E Postal Code \_\_\_\_\_  
Tillsonburg Fax No. \_\_\_\_\_

Please specify to whom all communications be sent:

Owner ☒ Solicitor ☐ Agent: ☐

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village HOUGHTON  
Concession 2 Lot Number 6  
Registered Plan Number \_\_\_\_\_ Lot(s) Block(s) \_\_\_\_\_  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
Number and Name of Street/Road Regional Road 28

2. Are there any easements or restrictive covenants affecting the property?

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

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

**C. PURPOSE OF APPLICATION**

1. **TYPE AND PURPOSE OF PROPOSED TRANSACTION:** (Check the appropriate space)

Transfer: ☒ Creation of new lot      Other: ☐ a charge  
☐ Boundary adjustment      ☐ a lease  
☐ an easement/right-of-way      ☐ a correction of title  
☐ other purpose Sever a surplus farm dwelling

2. Name of person(s), if known, to whom lands or interest in land to be transferred, leased or charged NO
3. If a boundary adjustment, identify the lands to which the parcel will be added.  
 \_\_\_\_\_
4. If the application involves a residential lot in a rural/agricultural area, please complete Form 1 which is available upon request.
5. If application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

**D. PROPERTY AND SERVICING INFORMATION:**

1. Description of lands intended to be SEVERED:

Frontage: 140' Depth: ~~150'~~ 150' Area: 21,000 sq ft  
 Existing Use: Residential House Proposed Use: Residential lot & House

Number and type of buildings and structures existing on lands to be severed:

1 House

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

1 House

Date of construction of existing dwelling 1950 Approx.

2. Description of lands intended to be RETAINED:

Frontage: ~~2780~~ 1525' Depth: ~~2780'~~ 2780' Area: 98 Acres

Existing Use: FARM Proposed Use: FARM

Number and type of buildings and structures existing on lands to be retained:

2 BARNS

Number and type of buildings and structures proposed on the lands to be retained:

NONE

Date of construction of any existing dwelling ~~1970's to 1980's~~

3. Access to land intended to be SEVERED:

☐ Unopened road ☐ Municipal Road ☒ Regional Road

☐ Provincial Highway ☐ Other (Specify) \_\_\_\_\_

Name of Road/Street: R Road 28

4. Access to land intended to be RETAINED:

☐ Unopened road ☐ Municipal Road ☒ Regional Road

☐ Provincial Highway ☐ Other (Specify) \_\_\_\_\_

Name of Road/Street: Regional Road 28

5. Services (Existing or Proposed)

☐ Municipal Water & Sewer ☐ Municipal Water & Private Sewage

☐ Municipal Sewer & Well ☒ Private Sewage System & Well

☐ Other (Specify) \_\_\_\_\_

If there is an existing sewage system and well are they entirely contained on the lot to be severed.

Yes ☒ No ☐



**E. LAND USE:**

- What is the existing official plan designation(s) of the lands: Agricultural
- What is the Zoning of the lands: Ag
- Are any of the following uses or features on the subject lands or within 500 metres (1640 ft.) of the subject lands, unless otherwise specified. Please check the appropriate boxes if any apply:

Use or Feature	On the Subject Lands	Within 500 Metres (1640 ft.) of Subject Lands (Indicate Distance)
An Agricultural operation, including livestock facility or stockyard		
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2, or 3 wetland) or a provincially significant wetland within 120 metres (400 ft.) of the subject lands		✓ 650' ±
Floodplain	<del>AB</del>	✓ 650' ±
A Rehabilitated Mine Site		
A non-operating Mine Site within 1 kilometre		
An Active Mine Site		
An Industrial or commercial use and specify the use(s)		
An Active Railway Line		
Seasonal Wetness of Land		✓ 650'
Erosion		
Abandoned Gas Wells		

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

**F. HISTORY OF PROPERTY:**

- Has the owner previously severed any land from this 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:

How many separate parcels have been created: Farm + 1 House

Date(s) these parcels were created: August 13 / 1997

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

For what uses? Residential

2. If this application is a re-submission of a previous Consent application, describe how it has been changed from the original application

---

---

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

---

Construction Date of Dwelling to be severed 1950's

4. Have the lands subject of this application ever been the subject of an application for approval of 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 lands: June 4/1997

6. How many years has the owner farmed: 21

In the Region of Haldimand-Norfolk 21 In the Province of Ontario 21 On this Farm Holding 3

**G. CURRENT APPLICATION:**

1. Are the subject lands currently the subject of a proposed Official Plan or Official Plan Amendment that has been submitted to the Ministry for approval?

☐ Yes ☒ No ☐ Unknown

If Yes, and if known, specify the appropriate file number and status of the application

---

2. Are the subject lands the subject of an application for a Zoning By-Law Amendment, Ministers Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

☐ Yes ☒ No ☐ Unknown

If Yes, and if known, specify the appropriate file number and status of the application

---

**I. FREEDOM OF INFORMATION, AFFIDAVIT OR SWORN DECLARATION**

**1. Freedom of Information:**

For the purpose of the 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 for the purpose of processing this application.

I, Vendel Szuecker of the Township of Norfolk in the Regional Municipality of Haldimand Norfolk 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.

Declared before me at the

Township of Norfolk

in the Region of Haldimand-Norfolk

this 21 day of April 1999 A.D.

)  
)  
) \* Vendel Szuecker  
)  
)  
)  
)  
)  
)

J. C. Lesage  
A Commissioner of Oaths



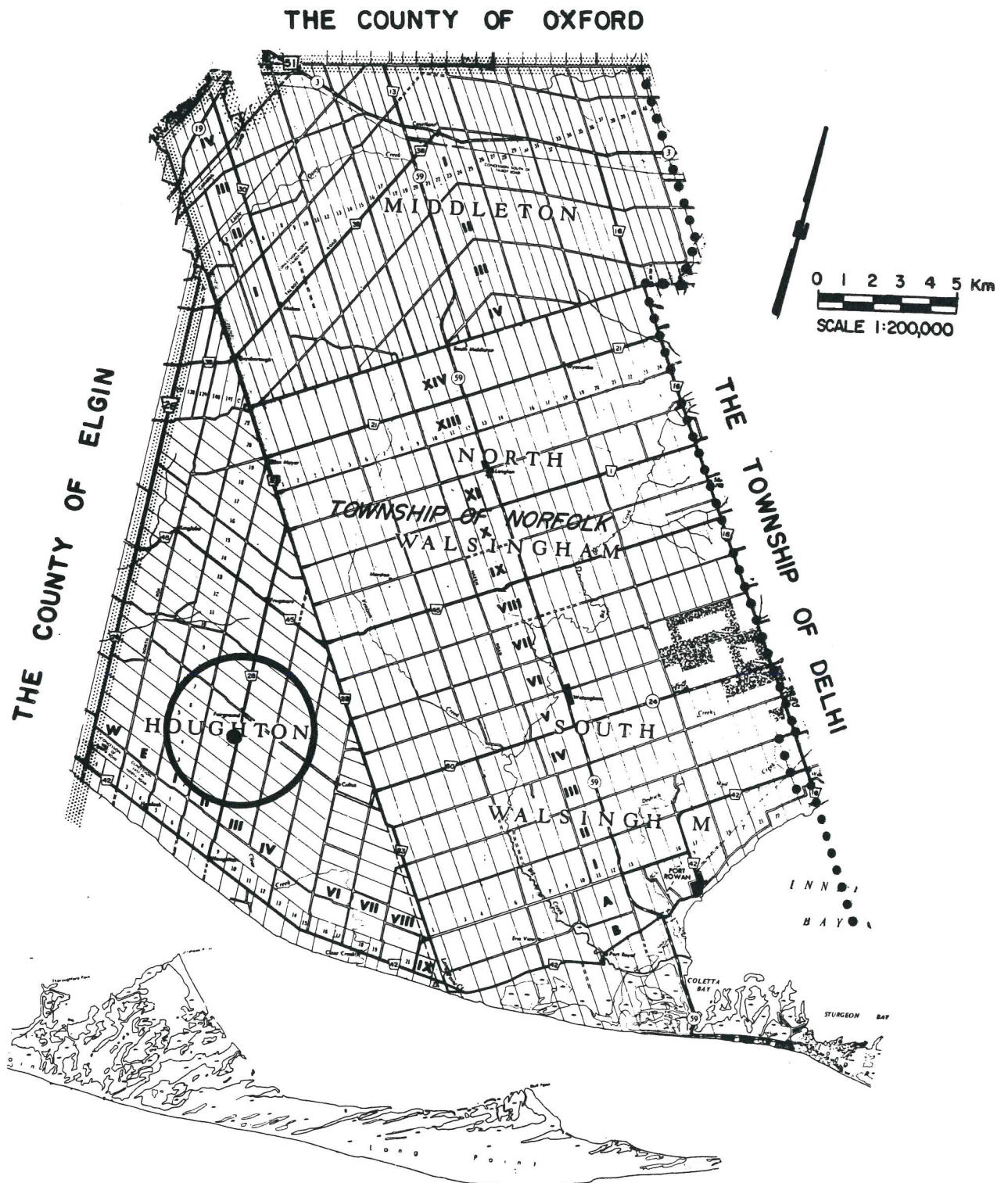
FILE NO. \_\_\_\_\_ LOT SIZE CREATED: \_\_\_\_\_ ASSESSMENT ROLL NO. \_\_\_\_\_  
APPLICANT'S NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

1. **RESIDENTIAL LOT TYPE:** as different policies apply to different types, it is important that the nature of the application be specified. The following listing reflects the type of residential lots which fall within the severance criteria for the rural/agricultural area, together with estate residential lots. Planning Staff assistance is available.

1.	<input type="checkbox"/> One lot from a farm holding	5.	<input type="checkbox"/> Residential lot involved in a boundary adjustment.
2.	<input type="checkbox"/> Estate Lot	6.	<input type="checkbox"/> Existing second dwelling from a non-viable rural property.
3.	<input checked="" type="checkbox"/> Surplus farm house (through farm amalgamation)	7.	<input type="checkbox"/> Dwelling separated from existing commercial or industrial use in rural area.
4.	<input type="checkbox"/> Infilling Lot		

[illegible]

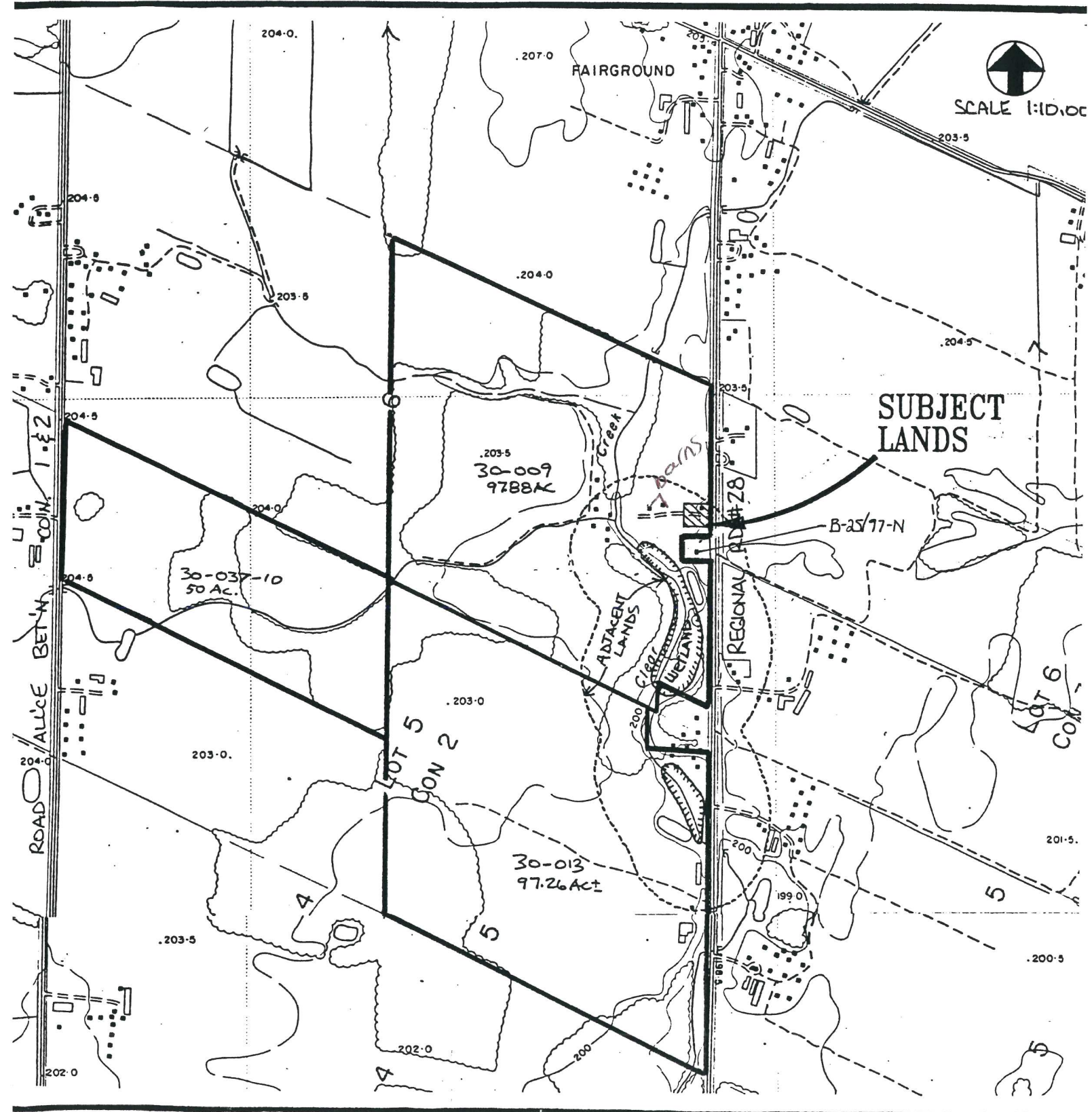
MAP N° 1 TO FILE NUMBER B-19/99-N





MAP N<sup>o</sup> 2 TO FILE NUMBER B-19/99-N

FORMER MUNICIPALITY: HOUGHTON



FORMER MUNICIPALITY: Houghton

