



COMMITTEE OF ADJUSTMENT DECISION

FILE NUMBER: **BN-018/2006**

ROLL NUMBER: **33-10-541-**

MEETING DATE: March 30th, 2006

APPLICANT: Scholten Farm Equipment

#2, Courtland, ON N0E 1G0

LOCATION: 170 Regional Road 13, M

PROPOSAL:

Sever a parcel having a frontage of 9.54 m. (31.30 ft.) a depth of 203.12 m. (666.40 ft.) and having an area of 10,320 sq. m. (2.55 ac) and retain a parcel having an area of approximately 16.59 ha. (41 ac.) as a boundary adjustment.

DECISION: **APPROVED**

CONDITIONS:


1. Receipt of a letter from Norfolk County indicating that their requirements, financial or otherwise have been satisfied including:
 - a. Payment of any outstanding taxes.
2. Receipt of a letter from the Planning and Economic Development Department indicating that the zoning of the retained lands has been amended from Rural Commercial to Agriculture.
3. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
4. That the severed parcel becomes part and parcel of the abutting lands presently owned by Willimijntje Scholten Roll No. 33 10 541 020 02110.
5. That the solicitor acting in the transfer provide his undertaking in the following manner: "In consideration of the Certificate by the Official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which time it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed".
6. That a one square foot portion of land presently owned by Willimijntje Scholten Roll Number: 33 10 541 020 02110 by conveyed to the abutting road allowance owned by Norfolk County (registered copy of document for conveyance and reference plan required) for the purposes of consolidating the subject lands with lands owned by 33 10 541 020 02110 and that the costs for completing same be at the expense of the applicant.
7. Receipt of five copies of a registered reference plan and deeds in triplicate of the severed parcel of land.
8. That the above conditions must be fulfilled and the Certificate for consent be issued on or before **March 30th, 2007** after which time the consent will lapse.

REASON:


The application complies with the severance policies of the Township of Norfolk Official Plan relating to Boundary Adjustments.

MEMBERS:


MARCEL VANHOOREN


JIM WIES


DAN CIONA


DENNIS TSCHIRHART


GEORGE AYRES


JIM MALCOLM


HONOURABLE JUSTICE JOHN A. PRINGLE, Q.C.

CHAIRMAN:


RICHARD BARKER

I hereby certify this to be a true copy of the Committee of Adjustment and this decision was concurred by a majority of the members who heard the application at a meeting duly held on March 30th, 2006

SECRETARY-TREASURER:


KAREN DEJAEGER

ADDITIONAL INFORMATION:

If you require additional information regarding the application, please contact the Secretary-Treasurer for Norfolk County Committee of Adjustment, P.O. Box 128, 22 Albert Street, Langton, ON N0E 1G0, (519) 875-4485 extension 235 between 8:30 a.m. and 4:30 p.m.

NOTICE OF CHANGES

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

APPEALS

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or group.

NOTICE OF LAST DAY FOR FILING OF APPEAL TO THE ONTARIO MUNICIPAL BOARD

(The Planning Act, R.S.O. 1990, as amended, c.p. 13, Section 53(19))

Any person or public body may, not later than twenty days after the giving of a written decision, appeal the decision and/or any condition imposed by Norfolk County, Committee of Adjustment to the Ontario Municipal Board by filing with the Clerk of the Municipality, a notice of appeal setting out reasons for the appeal accompanied by appeal fee (\$125.00) payable to the Minister of Finance on or before the following date:

APRIL 20TH, 2006