

**For Office Use Only:**

File Number	<u>BNPC 2023329</u>	Application Fee	<u>4952.00</u>
Related File Number	<u>                    </u>	Conservation Authority Fee	<u>Yes - 514.15</u>
Pre-consultation Meeting	<u>                    </u>	Well & Septic Info Provided	<u>Yes</u>
Application Submitted	<u>Oct. 18. 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Nov. 1. 2023</u>	Public Notice Sign	<u>                    </u>

**Check the type of planning application(s) you are submitting.**

- ☒ Consent/Severance/Boundary Adjustment  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☐ Minor Variance  
☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 493 - 080 - 12606 - 0000

**A. Applicant Information**

**Name of Owner** Jennifer Barr.

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** 148 Baldwin St

**Town and Postal Code** Tillsonburg N4G 2K6.

**Phone Number**                     

**Cell Number** (226) 970-1773

**Email** jenniferbarr@rogers.com.

**Name of Applicant** Jennifer Barr.

**Address**                     

**Town and Postal Code** (See above)

**Phone Number**                     

**Cell Number**                     

**Email**

Name of Agent \_\_\_\_\_

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

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:

n/a

#### B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Lot 1, Part of Lots 2, 3, 25 & 31

Block 6 Norfolk County - Normandale

Municipal Civic Address: 2332 Front Rd, Vittoria

Present Official Plan Designation(s): Hazard Land, Hamlet

Present Zoning: ~~Residential~~ Hazard Land, Hamlet Residential, Agricultural

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:

residence / cottage

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

\* see sketch... no buildings/structures are on the proposed boundary adjustment.  
\* House, detached garage - 10x10 deck \* Retained  
\* Benefitting - House & Shed.

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.

n/a.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

None.

7. 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:

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

n/a.

9. Existing use of abutting properties:

residence.

10. 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. Purpose of Development Application — *not developing...*

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

#### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Ala.

- ✓ 3. **Consent/Severance/**Boundary Adjustment Description of land intended to be severed in metric units:

Frontage: 10.98 m

Depth: 50.73 + 49.67 m (irregular)

Width: 10.98 - 21.11 m (irregular)

Lot Area: 778 sq. m.

Present Use: grassland / trees

Proposed Use: " " Same

Proposed final lot size (if boundary adjustment): ~~778~~ 4003.1 sq. m.

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: Laurie + Andrew Zsebok.

Description of land intended to be retained in metric units: (2332 Front Rd).

Frontage: 21.42 m.

Depth: irregular. ++

Width: irregular. ++

Lot Area: 4003.1 sq. m.

Present Use: Home / Cottage

Proposed Use: Same

Buildings on retained land: House, Detached Garage, Deck.

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a.

Depth:

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_



Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: 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):

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

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:

both are current houses

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. All Applications: Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

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2. It is 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 policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

no screening necessary as asking for  
a simple boundary adjustment - not  
developing. Area retained  $\geq 4000$  sq.m.

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:

see above,

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Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.



4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☒ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland<sup>?</sup> (class 1, 2 or 3) or other environmental feature** stream

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. All Applications: Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

Sewage Treatment

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

★ See attached OSSD form

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Spa Mill Lane

**G. All Applications: Other Information**

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. 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.

The neighbour simply wants the portion of land to be severed. Currently it "appears" part of his residence currently & they have always maintained the grass at back of the hill. Thank you for your consideration.

## 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 for 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. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for 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 purposes 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 purposes of processing this application.

Jennifer Barr  
Owner/Applicant/Agent Signature

Oct 12, 2023  
Date

## J. Owner's Authorization

If the 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 Jennifer Barr am/are the registered owner(s) of the lands that is the subject of this application.

☒ I/We authorize Jennifer Barr (myself) 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.

Jennifer Barr  
Owner

Oct 12, 2023  
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, Jennifer Barr of Tillsonburg ON.

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:

Town of Tillsonburg

Jennifer Barr  
Owner/Applicant/Agent Signature

In County of Oxford.

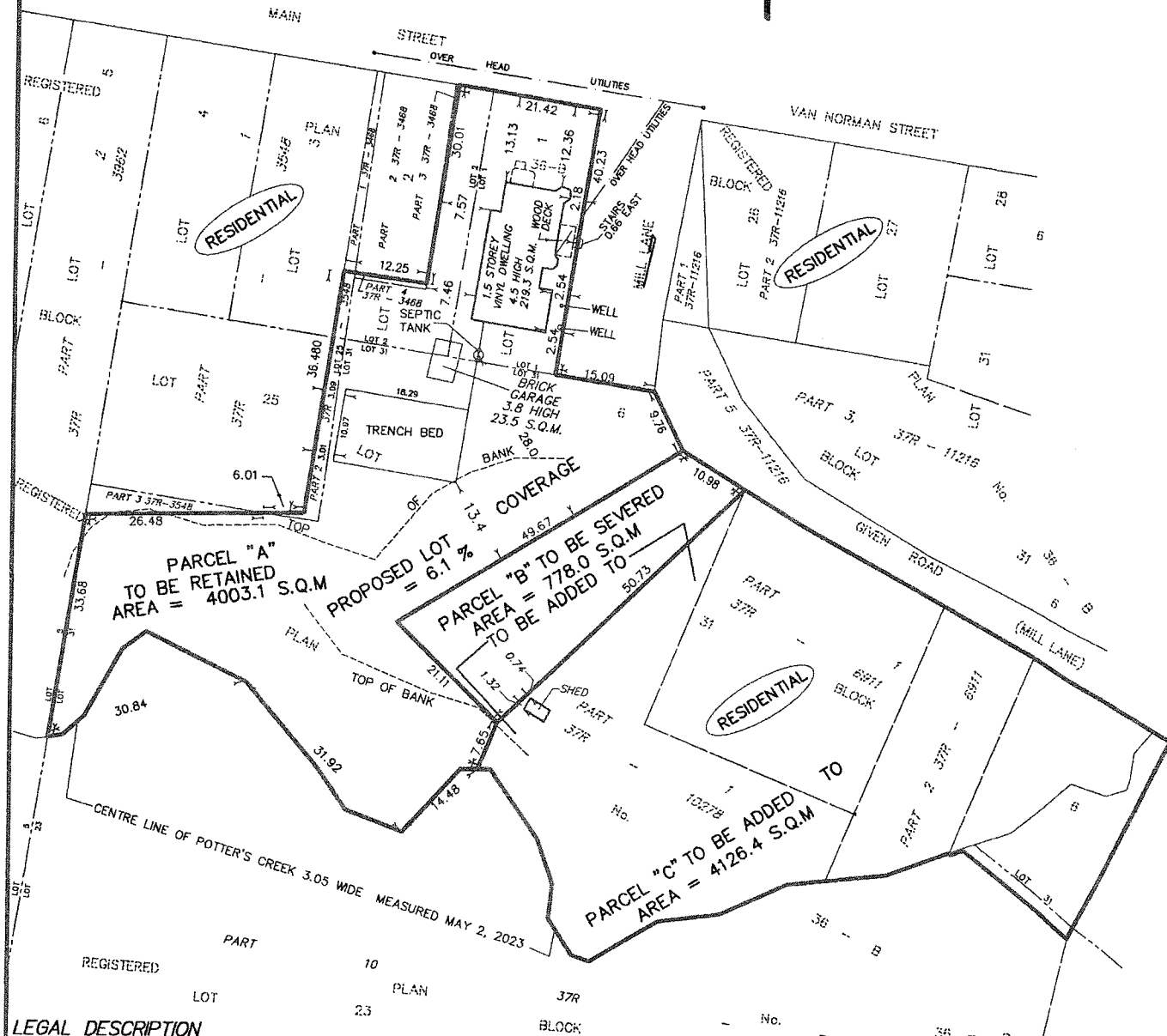
This 12 day of October

A.D., 20 23

Helen Johnson  
A Commissioner, etc.

HELEN ANN JOHNSON,  
a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the Town of  
Tillsonburg. Expires March 22, 2026

SKETCH FOR PROPOSED SEVERANCE  
FOR: JENNIFER BARR  
NOT TO SCALE  
KIM HUSTED SURVEYING LTD.



LOT 1 AND PART OF  
LOTS 2, 3, 25, AND 31  
BLOCK 6  
REGISTERED PLAN 36-B  
NORFOLK COUNTY

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED

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



ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 23-18509SKETCH

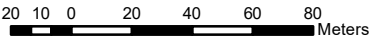
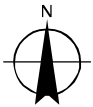




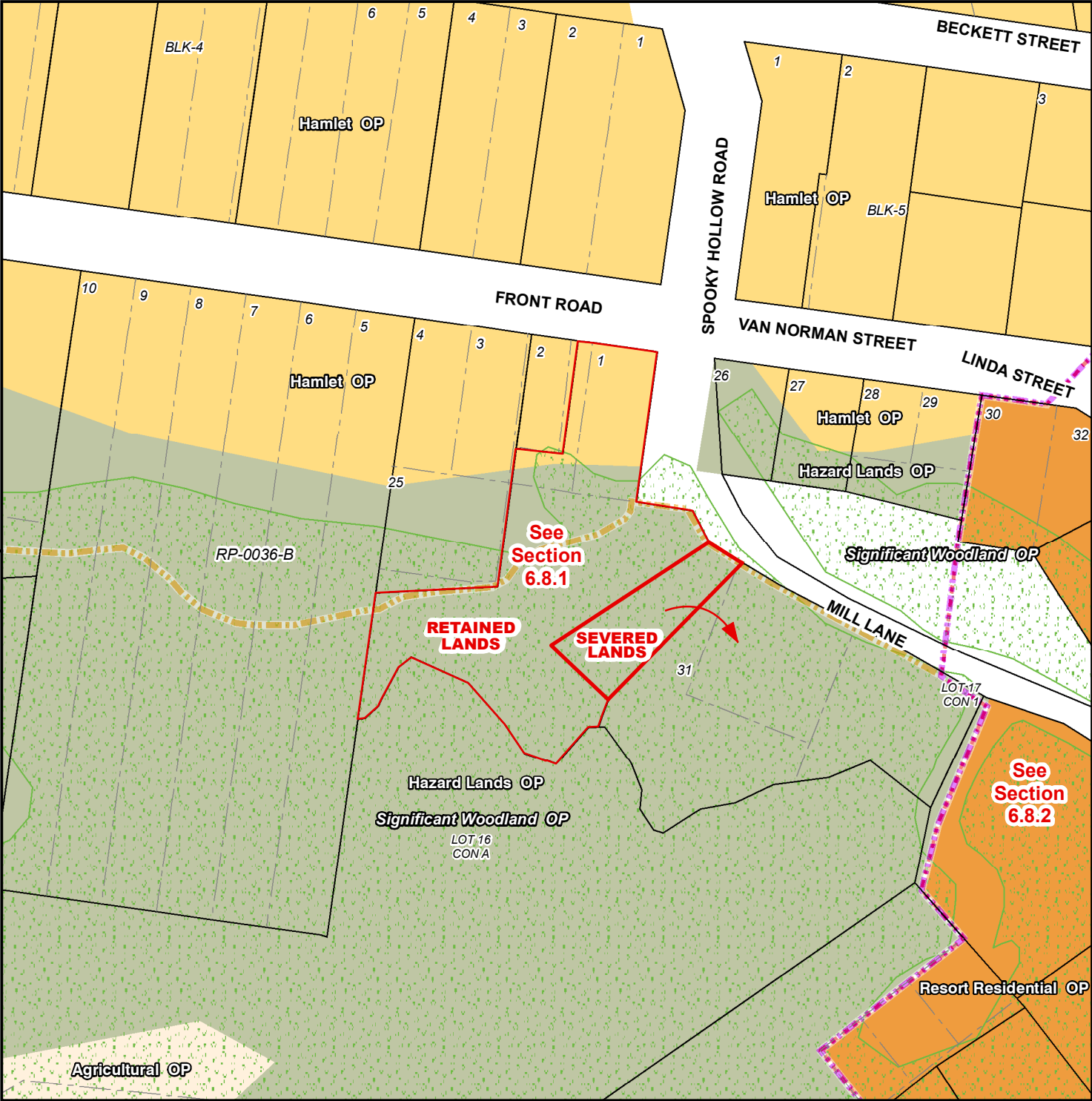
Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

11/2/2023







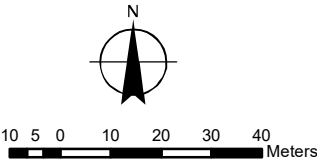
**Legend**

- Subject Lands
- Lands Owned

**Official Plan Designations**

- |                    |                      |
|--------------------|----------------------|
| Agricultural       | Special Policy Area  |
| Hazard Lands       | Hamlet Area Boundary |
| Hamlet             | Resort Area Boundary |
| Resort Residential | Significant Woodland |

11/2/2023

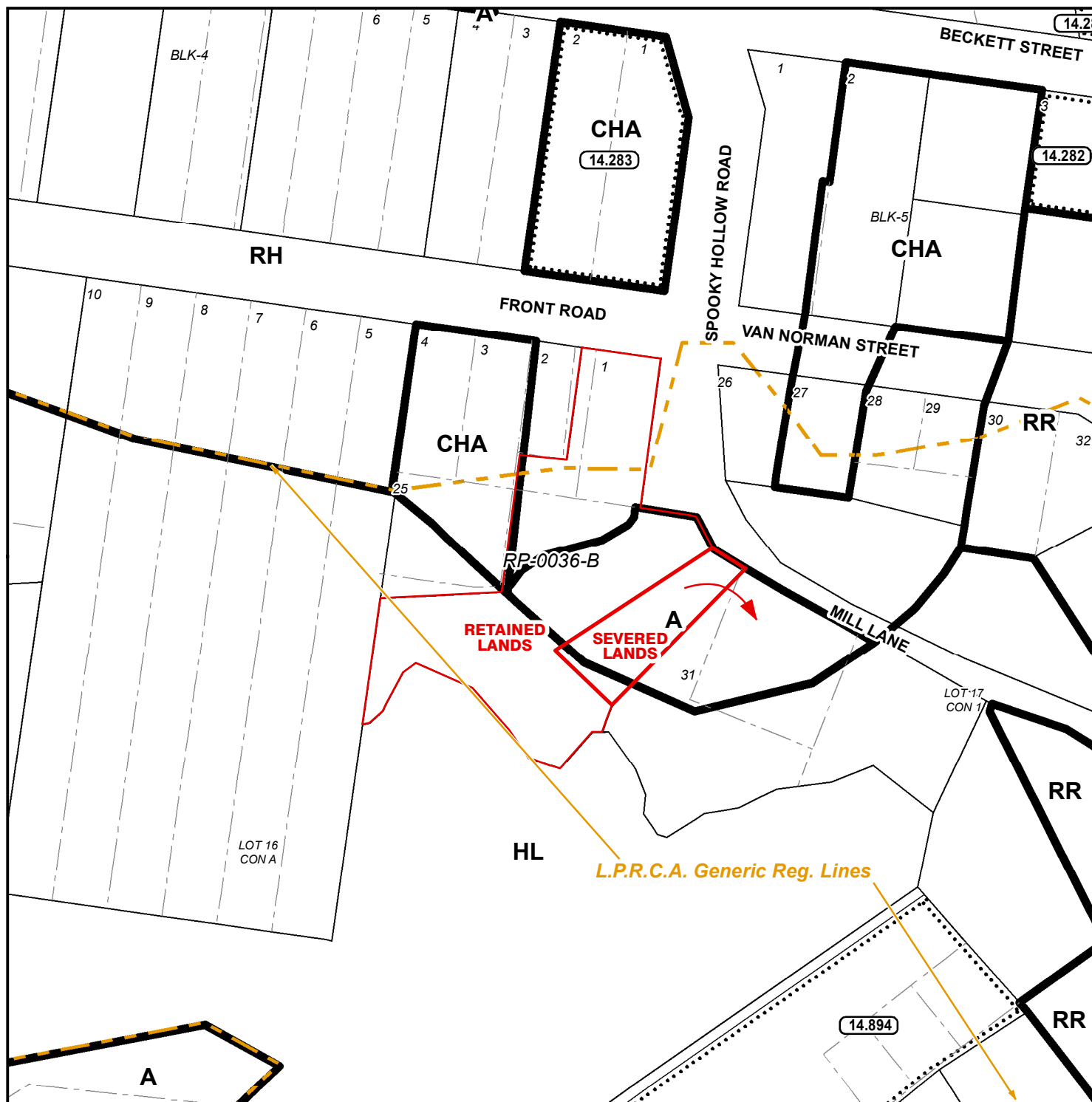


# MAP C

## ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

BNPL2023329



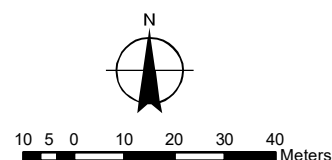
### LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

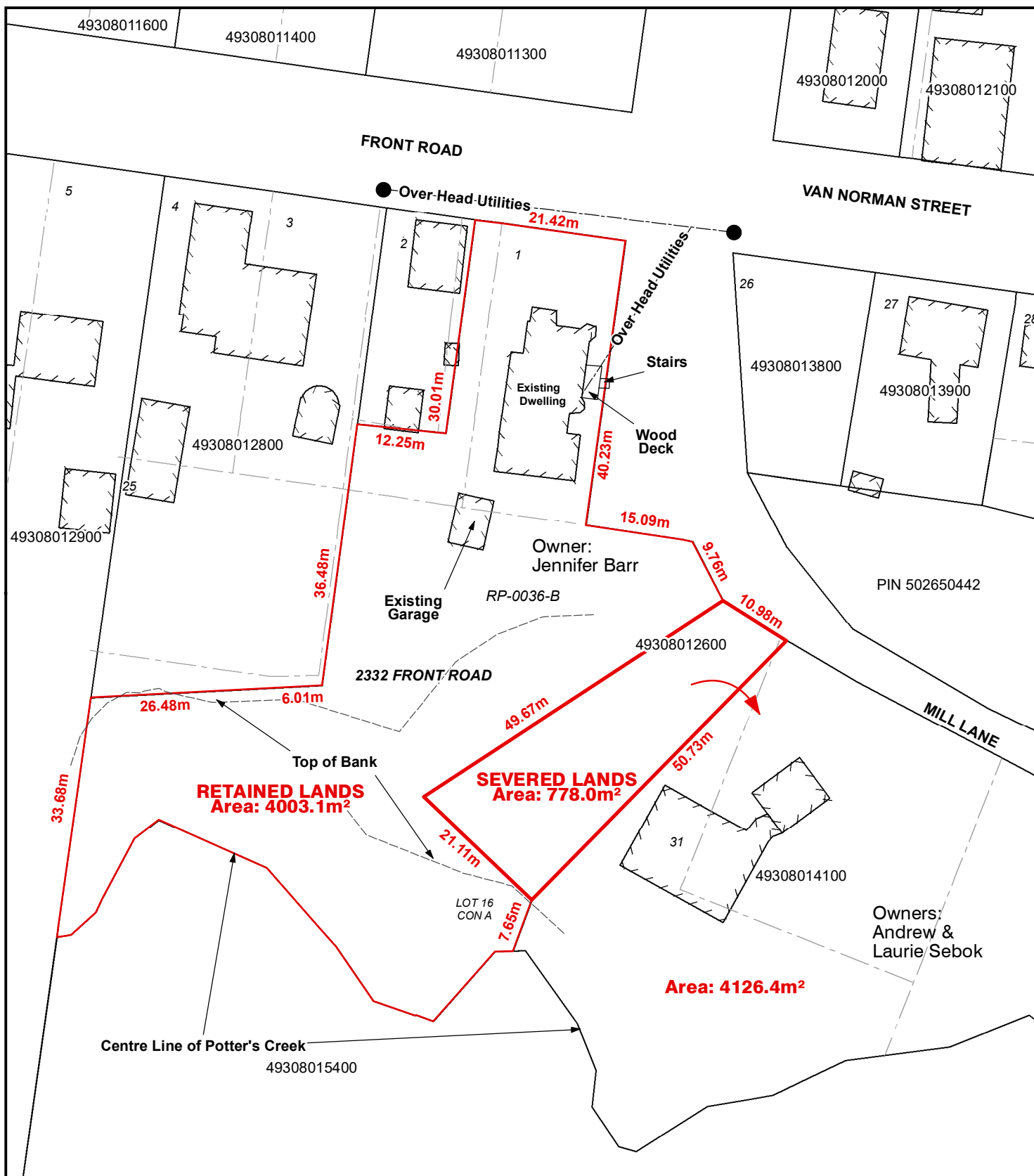
11/2/2023

- (H) - Holding
- A - Agricultural Zone
- CHA - Hamlet Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- RR - Resort Residential Zone



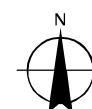
# CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



## Legend

- Subject Lands
- Lands Owned

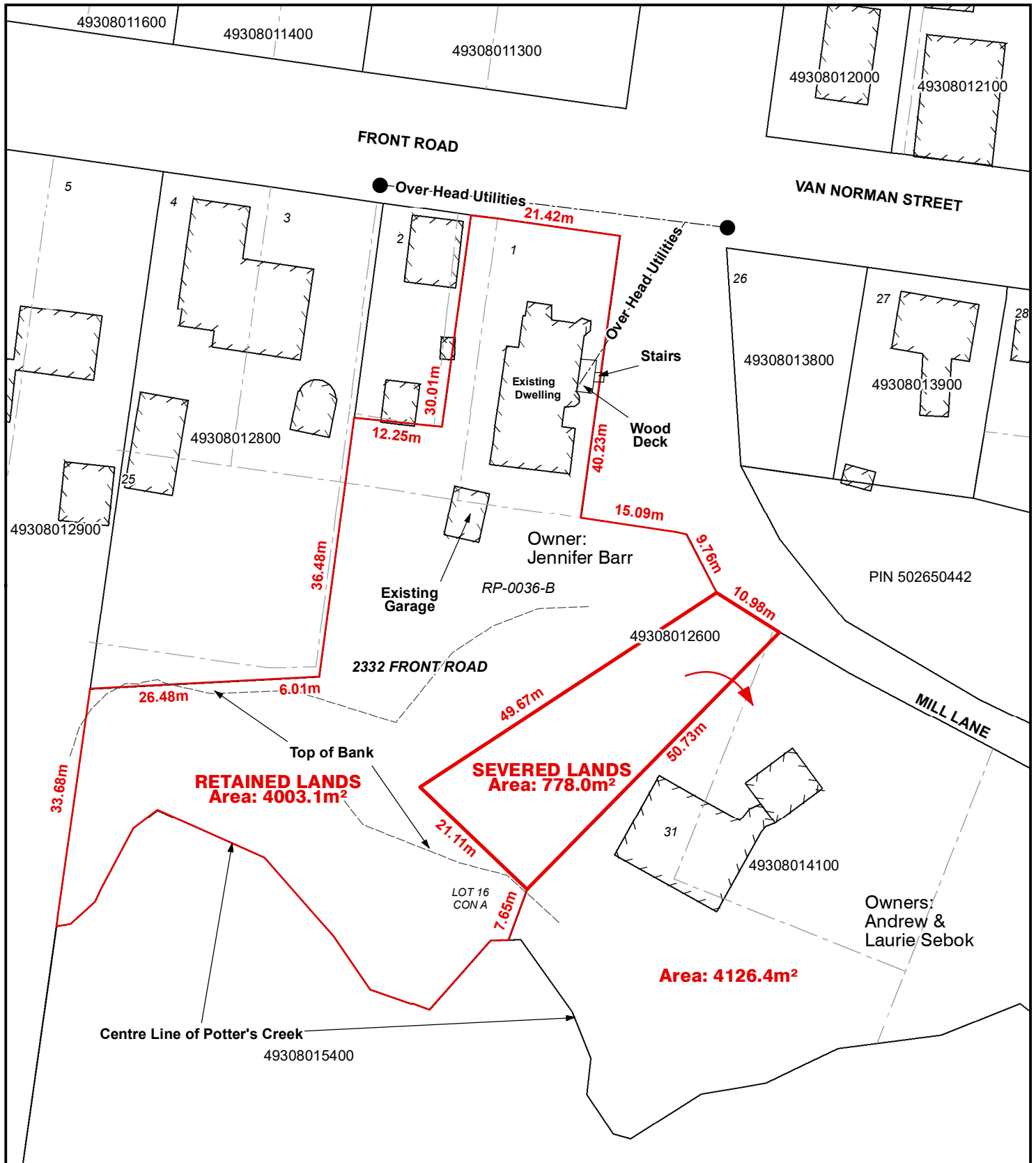


11/2/2023

6 3 0 6 12 18 24 Meters

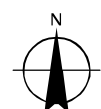
## CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



### Legend

- Subject Lands
- Lands Owned



11/2/2023

6 3 0 6 12 18 24 Meters