

Committee of Adjustment Application for Consent

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Before the application is submitted

A pre-consultation meeting is not required for Committee of Adjustment applications; however, further information can be provided by Planning Department staff prior to the submission of an application. The purpose of communicating with a planner before you submit your application is: to review the proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete application, the applicant will be contacted and provided further direction for payment options.

User Fees

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will



be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the time of submission.

Grand River Conservation Authority

Plan Review fees | Grand River Conservation Authority

Long Point Region Conservation Authority

Planning Fees - Long Point Region Conservation Authority

After the application is submitted

In order for the application to be deemed complete, all of the components noted above are required. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once the application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is provided that is required to be posted on the subject lands summarizing the application and identifying the committee meeting date. The comments received from members of the community will be included in the planning report and given consideration.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. Any required peer reviews shall be at the expense of the applicant. The peer reviewer shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals.

It is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of the Committee of Adjustment meeting. Applicants are responsible for removing the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 8159 or coa@norfolkcounty.ca



For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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

- ☐ Consent/Severance
☒ Surplus Farm Dwelling Consent/Severance
☐ Boundary Adjustment/Land Conveyance
☐ Easement/Right-of-Way Severance

Property Assessment Roll Number: 541-020-13103-0000

A. Applicant Information

Name of Owner ANNIE KOVACS

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 Box 15 267 TALBOT ST. N
Town and Postal Code COURTLANDONT NOBLE
Phone Number 519-688-0505
Cell Number _____
Email _____

Name of Authorized Applicant ANNIE KOVACS.

Address Box 15 267 TALBOT ST. N
Town and Postal Code COURTLANDONT NOBLE
Phone Number 519-688-0505
Cell Number _____
Email _____



Name of Authorized Agent

DANIEL C. KOVACS

Address

287 TALBOT ST

Town and Postal Code

COURTLAND NOTED

Phone Number

519-842-4992

Cell Number

Email

KOVACSDANIEL@HOTMAIL.COM

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:

B. Location, Legal Description and Property Information

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

267 TALBOT ST COURTLAND ON
HAMLET

Municipal Civic Address: 267 TALBOT ST COURTLAND

Land acquisition date (if known): 1958 APPROX.

Present Official Plan Designation(s): HAMLET RES.

Present Zoning: HAMLET - RES

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No

If yes, please specify: # 14.963 In lieu of the corresponding provision in the RH Zone the following shall apply a) min lot area i) interior lot - 2,832 sq. meters.

3. Present use of the subject lands:

agricultural



4. Please describe **all existing and proposed** buildings and structures on the proposed **severed and retained lots** and whether they are to be retained, demolished or removed.

	Severed lot	Retained lot
Number of Existing Buildings/Structures	<u>1</u>	<u>17</u>
Number of Storey(s) for Existing Buildings/Structures	<u>1</u>	<u>2 for 2.</u>
Number of Proposed Buildings/Structures	<u>0</u>	<u>0</u>
Number of Storey(s) for Proposed Buildings/Structures	<u>0</u>	<u>0</u>
Number of Dwelling Units per lot	<u>1</u>	<u>1</u>

Heritage Act as being architecturally and/or historically significant?

Yes ☐ No ☒

If yes, identify and provide details of the building:

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

50 +

7. Existing use of abutting properties:

RES

8. Does this proposal require a minor variance application? ☐ Yes ☒ No

9. 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. Zoning Review (chart must be completed in metric units)

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)	40 2000	6474.97	6474.97 approx farm 160 acres.
Lot frontage (m)	30m	62.43	69.03
Lot depth (m)	n/a	127.42	
Front Yard Setback (m)	13m	31.19	
Left Side Yard Setback (m)	3m	13.67	
Right Side Yard Setback (m)	3m	18.43	
Rear Yard Setback (m)	9m	55.58 approx	
Exterior side yard (if applicable) (m)	n/a	—	
Height (m)	n/a	—	
Lot coverage (%)	n/a	—	
Number of parking spaces	n/a	3	

Number of new lots to be created (not including retained lot): 1
Please provide a separate table if more than one severed lot is being proposed.

i. Boundary Adjustment

1. Proposed final lot size and frontage of the benefitting lot _____
2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:



ii. Easement/Right-of-Way Request(s)

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____	_____
Purpose of easement	_____	_____

iii. 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: 772520 ONT. INC. PRES: ANNIE KOVACS
Roll Number: 541-020-13103-0000
Total Acreage: 170 + ACRES.
Workable Acreage: 140
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP CORN
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1970
Date of Land Purchase: 1958 APPROX.

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. 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. 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. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13?

☒ Yes ☐ No

If you answered no, please explain:

2. It is the 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 ?

☒ Yes ☐ No

If you answered no, please explain:

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 you answered no, please explain: _____

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands ? Please check boxes, if applicable.

Livestock facility or stockyard

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

X

Significant Woodland

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

X

Municipal Landfill

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

X

Sewage treatment plant or waste stabilization plant

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

X

Provincially Significant Wetland or other environmental feature

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

X

Floodplain

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

X

Rehabilitated mine site

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

X

Non-operating mine site within one kilometre

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

X

Active mine site within one kilometre

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

X

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

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

X

Active railway line

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

X

Seasonal wetness of lands

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

X

Erosion

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

X

Abandoned gas wells

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

X



F. Servicing and Access

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)

Storm Drainage

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

Existing or proposed access to subject lands:

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

Name of road/street:

TALBOT ST.

G. Other Information

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.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario regulation 197/96.

i) Sketch in Metric Units

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- d) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*);
- e) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- f) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- g) the location and nature of any easement affecting the subject land; and
- h) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

ii) Technical studies

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study
- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations



Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.



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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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.

x Annie Kovacs
Owner/Applicant/Agent Signature

Aug 18 2026
Date

J. Owner's Authorization

If the authorized 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 Annie Kovacs am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Daniel Kovacs 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.

x Annie Kovacs
Owner

Aug 18 - 2026
Date

Owner

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, DANIEL ROUAS of COURTLAND,

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:

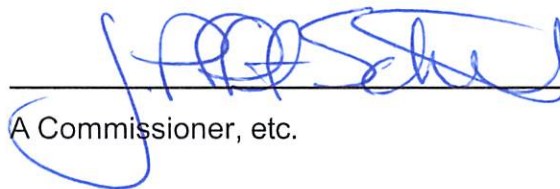
Simcoe


Owner/Applicant/Agent Signature

In Norfolk

This 16 day of June

A.D., 2026


A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 6, 2028.

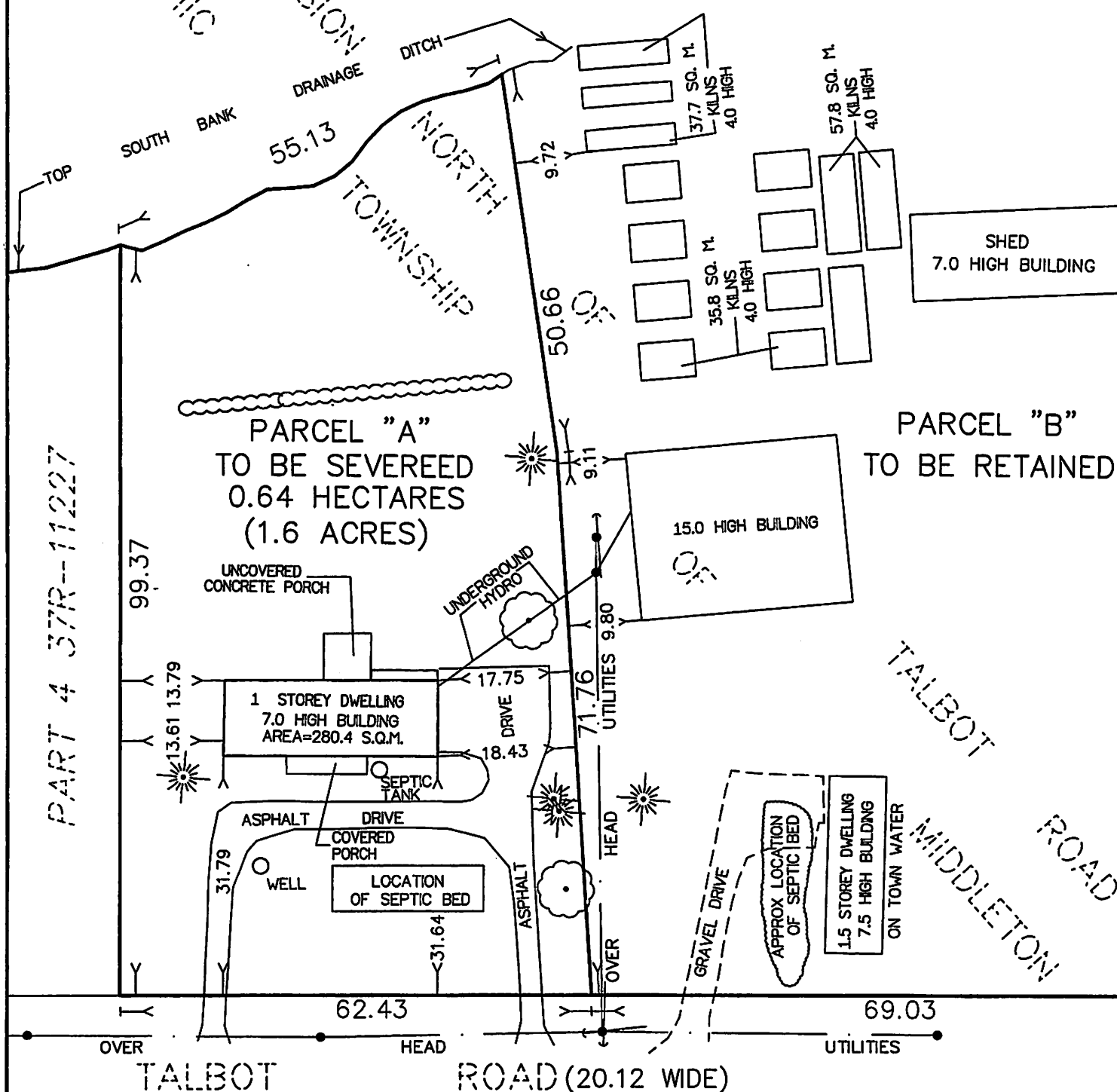
-  DENOTES: DECIDUOUS TREE
-  DENOTES: CONIFEROUS TREE
-  DENOTES: HEDGE

SKETCH

PREPARED ILLUSTRATING
PROPOSED SEVERANCE
FOR: ANNE KOVACS
NOT TO SCALE.

CAUTION

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



LEGAL DESCRIPTION
PART OF LOT 165
CONCESSION NORTH
OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP
OF MIDDLETON
IN NORFOLK COUNTY

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GES DRAWN

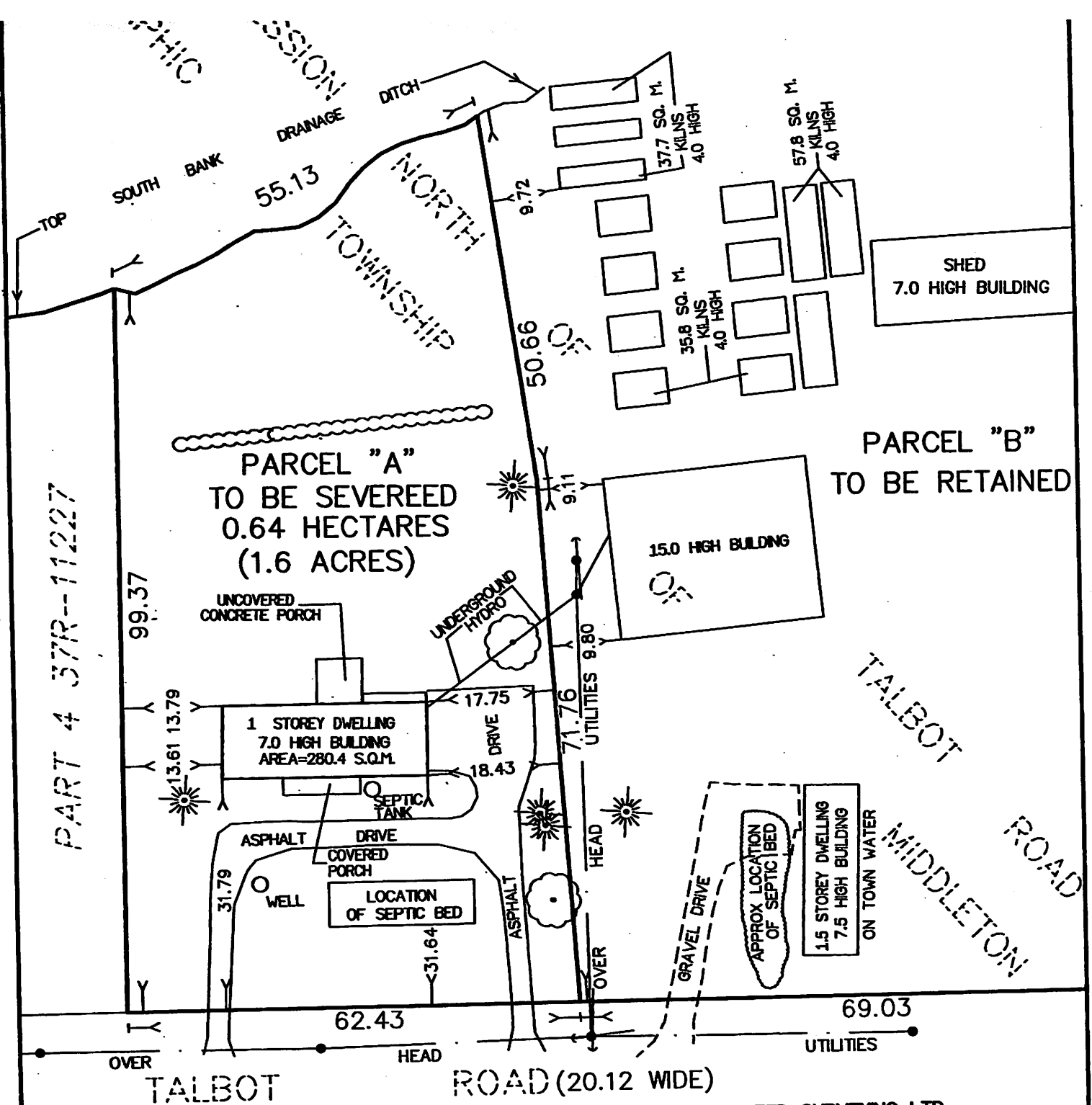
JGD CHECKED

DATED:

05/04/26

Ref. No.

25-53-1103-00



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GES	DRAWN
JGD	CHECKED
DATED:	
05/04/26	

Ref. No.
25-53-1103-00

P.D Report No. 213/95
File No. Z-NO-12/95
Date: August 22, 1995

REPORT REGARDING AN APPLICATION TO AMEND THE
TOWNSHIP OF NORFOLK ZONING BY-LAW

APPLICANT:

Dan Kovacs,
P.O. Box 15,
Courtland, Ontario. N0J 1E0.

SUBJECT:

The applicant proposes to amend the Zoning By-Law by changing the zoning of two parcels from "Agricultural" to "Hamlet Residential". As shown on the attached maps the subject lands are located in the urban area of Courtland in Lot 24, Concession 1, N.T.R. in the former Township of Middleton.

The purpose of the application is to facilitate the severance of each of the parcels from the applicants 195 acre farm operation.

As shown on Map No. 3 the subject lands are located within the urban designation which would generally permit new residential development.

Surrounding land uses are predominantly residential with the exception of the applicants cash crop farming operation.

RECOMMENDATION:

"THAT the application to amend Zoning By-Law 1-NO 85, as amended, of the Township of Norfolk by Dan Kovacs, Box 15, Courtland, Ontario, N0J 1E0 for lands consisting of Part of Lot 24, Concession 1, N.T.R., Township of Norfolk (Middleton) BE APPROVED for reasons set out in P.D. Report No. 213/95.

CIRCULATION COMMENTS:

Regional Health Department:

No objection. The subject lands contain adequate area for the installation of a Class 4 sewage disposal system. Specific requirements will need to be met when an application is received for a sewage disposal system.

Long Point Region Conservation Authority:

Portions of the subject lands are affected by Fill, Construction and Alterations to Waterways regulations. Permission from the Authority must be obtained prior to any placement or removal of fill.

Regional Environmental Services Department:

Regional water is available.

Regional Finance Department:

If the severances are granted, this property would attract two new water development charges.

Ministry of Natural Resources:

No objection.

Township of Norfolk Roads Department:

No comment.

Township of Norfolk Drainage Superintendent:

It will be necessary to extend the existing municipal drain to service these lots. A lot grading plan will be required.

Union Gas:

No conflict. The existing gas main on the north side of the Talbot Road is within the road allowance and should not be affected by this proposal.

PLANNING STAFF COMMENTS:

The subject lands are located within the urban designation according to the District Plan which would generally permit the creation of new residential lots. The westerly proposed lot contain an existing dwelling while the easterly lot is situated between four recently created residential lots and the applicants farm building. No significant land use conflicts would be expected nor are the severances likely to compromise any foreseeable in depth future development at this location.

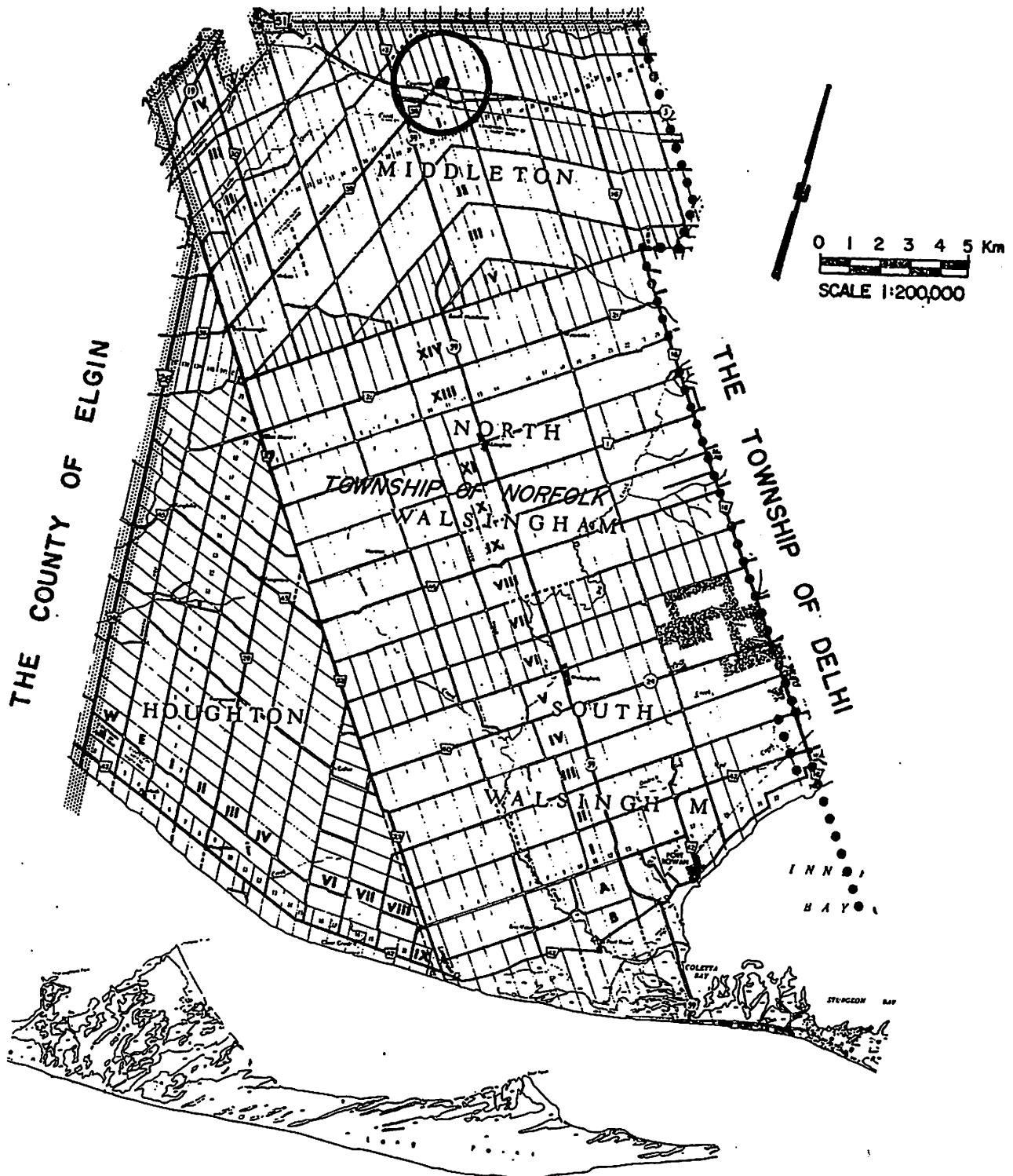
It is recommended that the application be approved. Any necessary conditions are applied to the approval of the related severances.

**Jim McIntosh, Planner,
Township of Norfolk.**

JM/VF: RE: Z-NO-

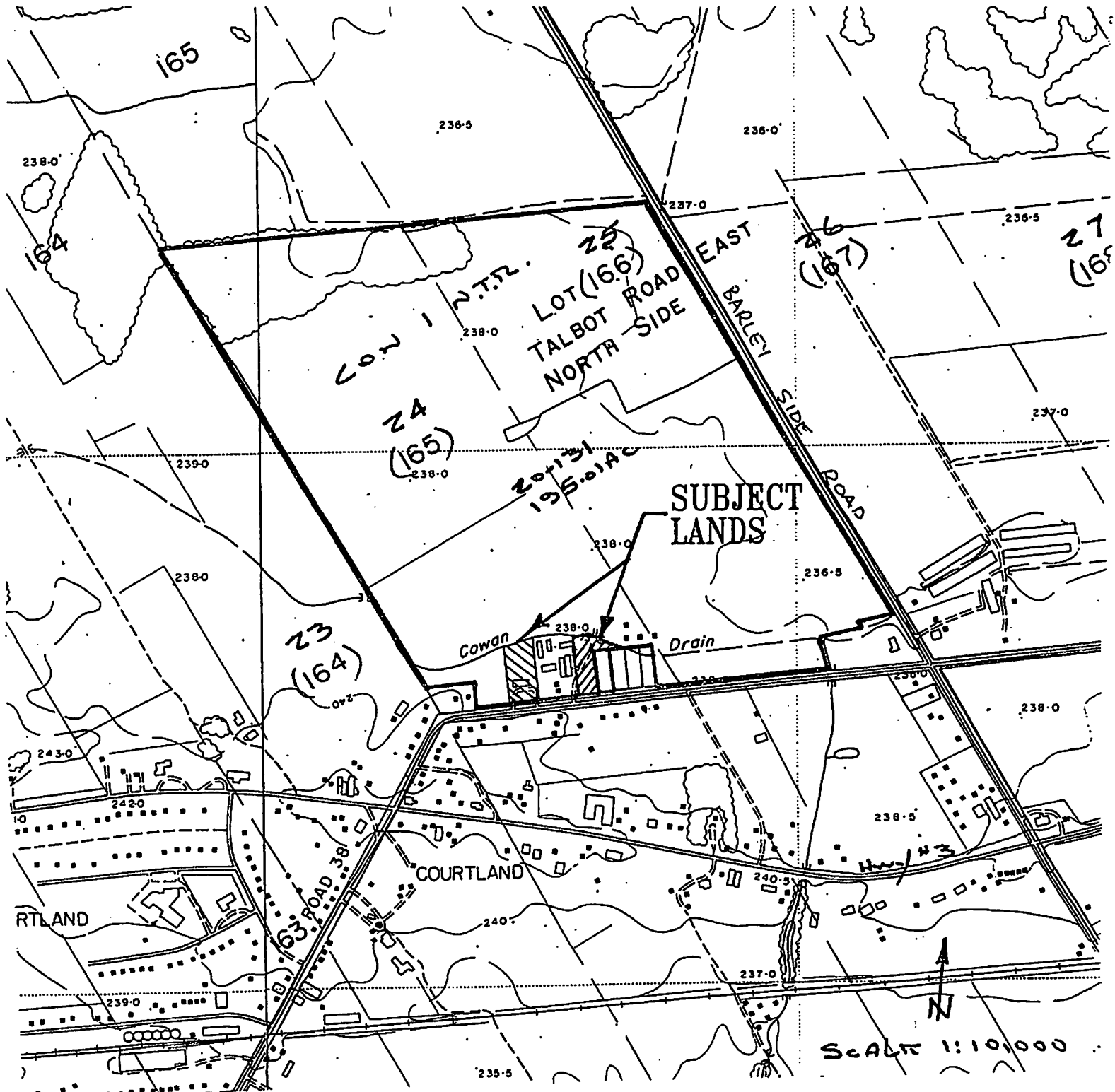
MAP N° 1 TO FILE NUMBER Z-NO-12/95

THE COUNTY OF OXFORD

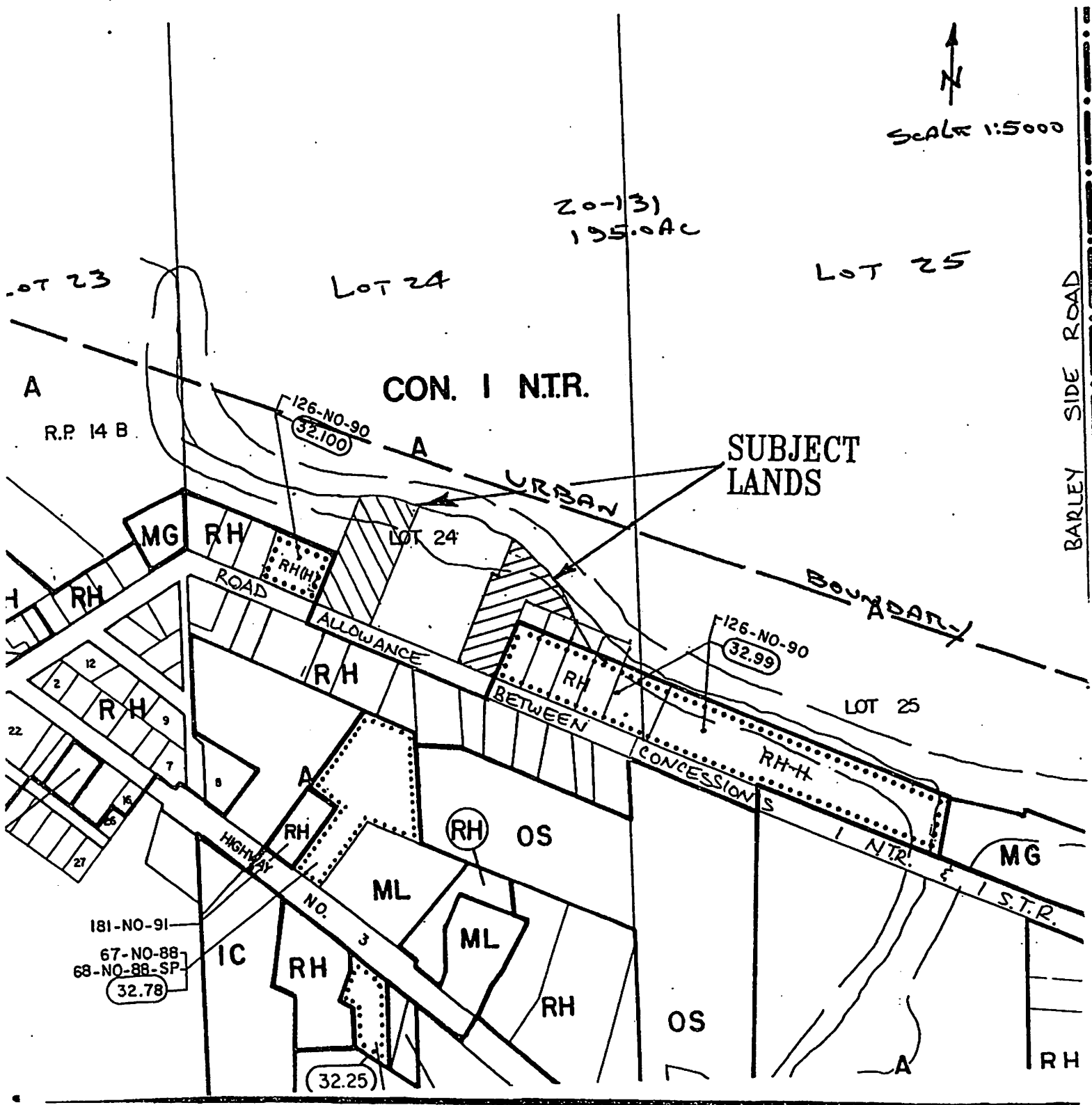


MAP No 2 TO FILE NUMBER Z-NO-12/95

FORMER MUNICIPALITY: MIDDLETON

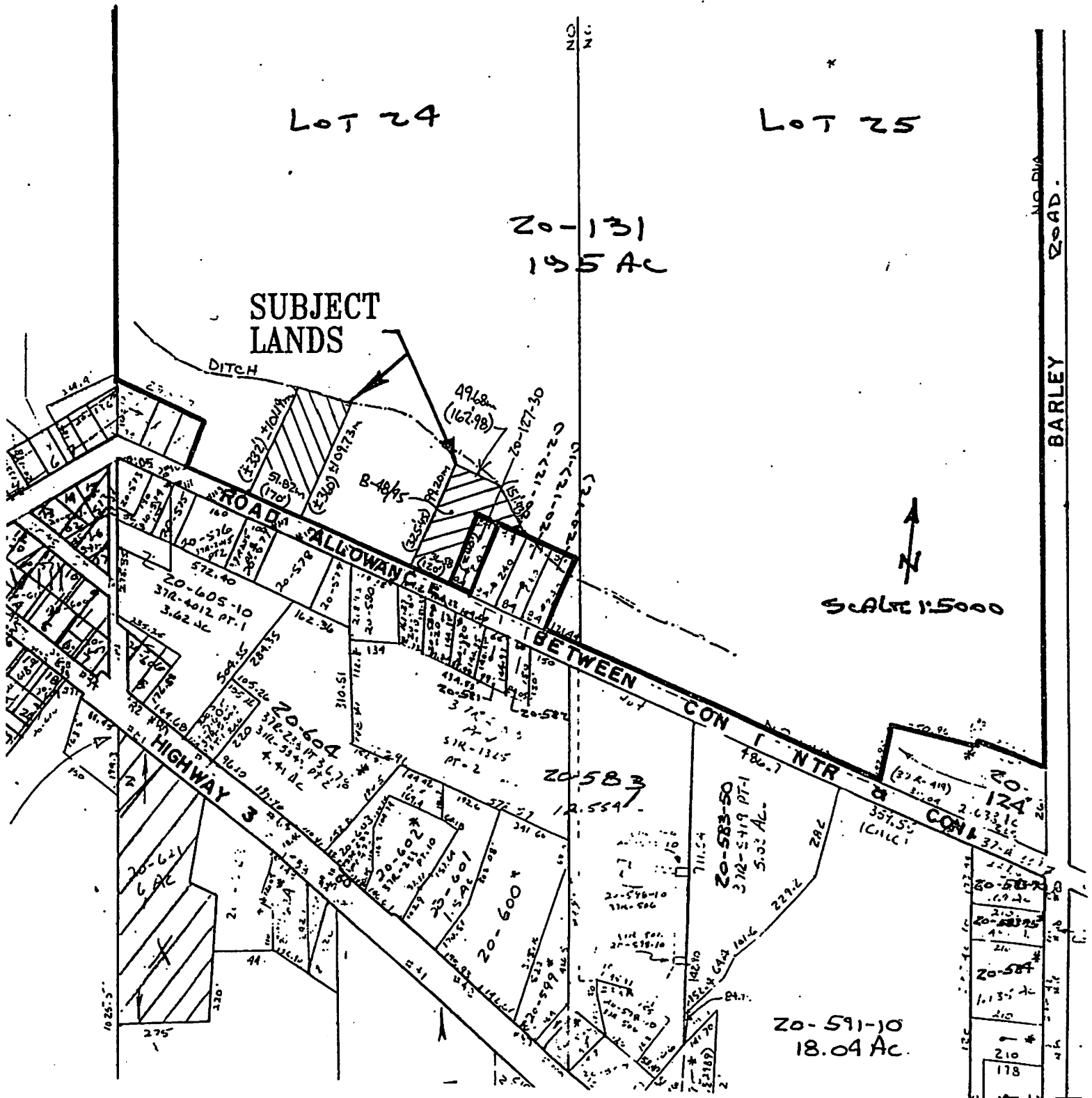


FORMER MUNICIPALITY: MIDDLETON



MAP No 4 TO FILE NUMBER Z-NO-12/95

FORMER MUNICIPALITY: MIDDLETON



CORPORATION OF THE TOWNSHIP OF NORFOLK

P.O. BOX 128, LANGTON, ONTARIO N0E 1G0

TEL: 519 — 875-4485
FAX TEL: 519 — 875-4789



August 11, 1995

Dan Kovacs,
Box 15,
Courtland, Ontario. N0J 1E0.

Mr. Kovacs:

Attached you will find a copy of the Planning and Development Staff Report regarding the following application:

ZONING AMENDMENT APPLICATION NO.: Z-NO-12/95

APPLICANT: Dan Kovacs,
Box 15,
Courtland, Ontario. N0J 1E0.

AFFECTING: Part of Lot 24, Concession 1, N.T.R., Township of Norfolk
(Middleton)

Should you have any questions do not hesitate to contact me.

Vera Fish for

Merlin M. Howse,
Clerk-Administrator,
Township of Norfolk.
MMH/vf
Encl.

CORPORATION OF THE

TOWNSHIP OF NORFOLK



P.O. BOX 128, 22 ALBERT STREET
LANGTON, ONTARIO N0E 1G0

TEL: 519-875-4485
FAX TEL: 519-875-4789

September 14, 1995

Dan Kovacs,
Box 15,
Courtland, Ontario.
N0J 1E0.

Mr. Kovacs:

RE: ZONING BY-LAW AMENDMENT
APPLICATION NO. Z-NO-12/95

This letter shall serve to advise that By-Law No. 351-NO-95 has now been finalized. A copy of the Declaration concerning the Zoning By-Law amendment and copy of the foregoing By-Law is attached for your information and file.

As well, please keep in mind that finalization of the applicable by-law(s) does/do not allow you to proceed with the construction/ reconstruction of any building on the property involved. The Regional Building Inspector and the Regional Health Inspector who have their offices in the Norfolk Township Municipal Building should be contacted in order to obtain the necessary permits for this purpose.

Would you please take down the yellow notification sign in the event that the sign should still be posted.

A handwritten signature in black ink, appearing to read "Merlin M. Howse".

Merlin M. Howse,
Clerk-Administrator,
Township of Norfolk.
MMH:vf

THE CORPORATION OF THE TOWNSHIP OF NORFOLK

DECLARATION UNDER SECTION 34 OF THE PLANNING ACT

I, Merlin M. Howse, hereby certify that the Notice for By-Law No. 351-NO-95 of The Corporation of the Township of Norfolk, passed by the Council of the Corporation on the 22nd day of August, 1995 was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of The Planning Act, R.S.O. 1990.

I also certify that the twenty day appeal period expired on September 12, 1995 and to this date no notice of appeal of the By-Law has been filed by any person in the office of the Clerk-Administrator.

Dated this 14th day of September, 1995.



Merlin M. Howse,
Clerk-Administrator.

Certified to be a true copy

Dated.....SEPTEMBER.....14..... 19.95.



Township of Norfolk

Clerk/
ADMINISTRATOR

BY-LAW NUMBER 351-NO-95

Being a By-Law to amend Regional Municipality
of Haldimand-Norfolk Zoning By-Law 1-NO 85,
as amended, of the Township of Norfolk.

WHEREAS Township of Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of The Planning Act, R.S.O. 1990 c.p. 3 and Section 98 of the Regional Municipalities Act, R.S.O. 1990 c.r. 8.

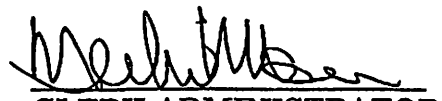
AND WHEREAS this By-Law conforms to the Official Plan for the Haldimand-Norfolk Planning Area including the District Plan for the Township of Norfolk;

NOW THEREFORE the Council of the Township of Norfolk hereby enacts as follows:

1. THAT Schedule "A2-B" to By-Law 1-NO 85, as amended, of the Township of Norfolk is hereby amended by changing the zoning of the lands shown as the subject lands on said Maps "A" and "B" (attached to and forming part of this By-Law) from "Agricultural" to "Hamlet Residential".
3. AND THAT this By-Law shall become effective from and after the date of passing hereof.

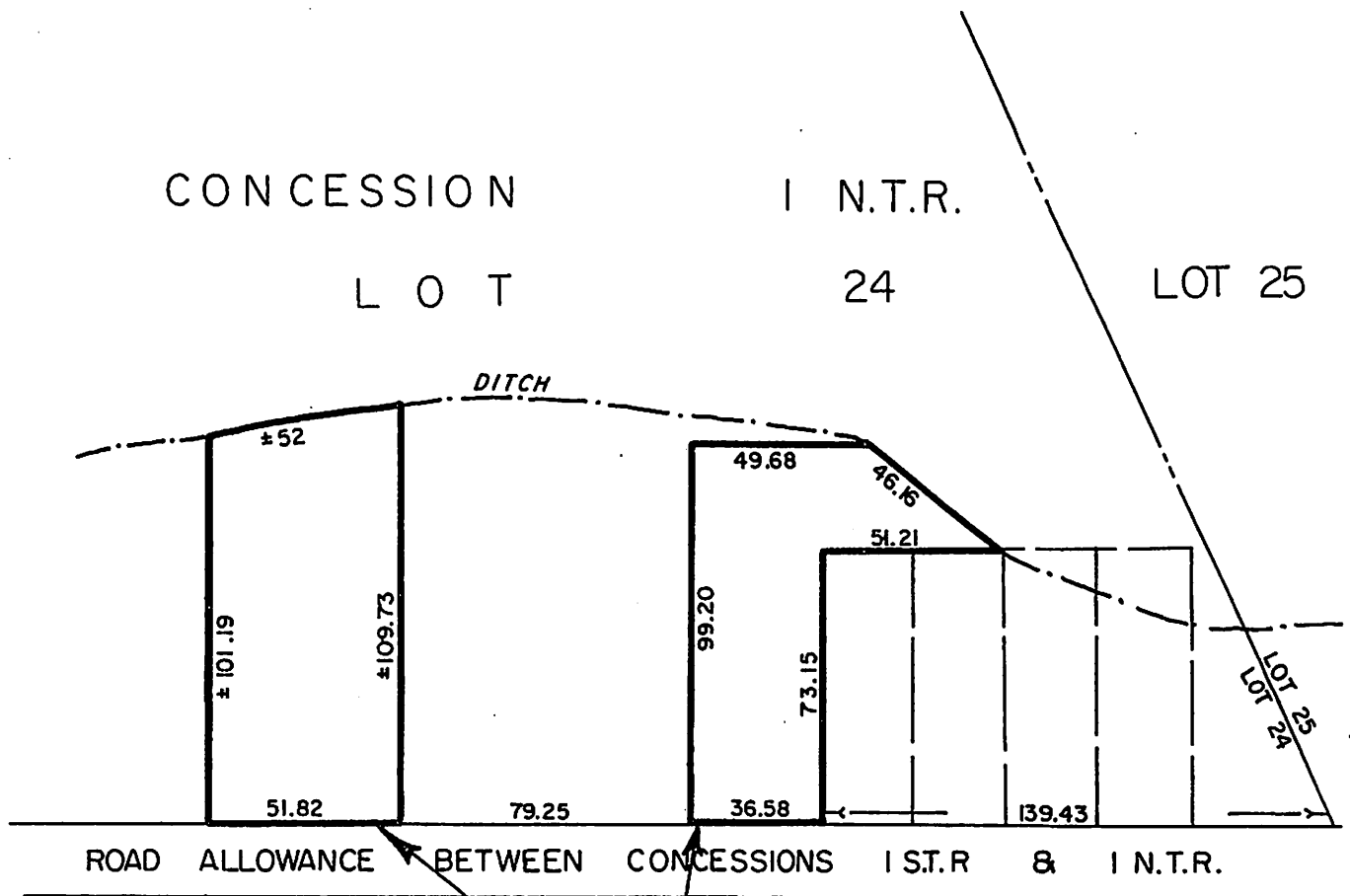
THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF August, 1995.


MAYOR


CLERK-ADMINISTRATOR

Map B - detailed map

TOWNSHIP OF NORFOLK
FORMER TOWNSHIP OF MIDDLETON



SCALE 1: 2000

**SUBJECT
LANDS**

NOTE: Measurements shown on this plan
are in metres and may be converted
into feet by dividing by 0.3048

This is Map B to Zoning By-Law 351-NO-95 Passed the 22nd day of August 1995.

Hector Verhoeve
MAYOR

Walter W. W. W.
CLERK - ADMINISTRATOR

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW 351-NO-95

This By-Law affects a parcel of land located on the north side of the Talbot Road in Lot 24, Concession 1, N.T.R. in the former Township of Middleton as shown on the attached maps.

The purpose of this By-Law is to change the zoning of the subject lands from Agricultural to Hamlet Residential to facilitate the creation of two residential lots.

Dan Kovacs
File No. Z-NO-12/95
P.D. Report No. 231/95
Assessment Roll No. 010.020.131

NAME OF CORPORATION: 772520 ONTARIO INC.

Address: P.O. Box 15**City:** Courtland, ON**Telephone Number:** 519-688-0505**Postal Code:** N0J 1E0**Fax Number:****Head Office:** P.O. Box 15**H.O. City:** Courtland, ON**Mobile Number:****H.O. Postal Code:** N0J 1E0**Corp. No.:** 772520**GST No.:****Jurisdiction:** Ontario**Manner:** Articles of Incorporation**FISCAL YEAR END:** April 30th**Inc. Date:** April 27, 1988**ACCOUNTANTS:** Good Redden Klosler LLP**ATT:** Mr. Dave Klosler, CA**Acc.Address:** 38 Brock Street East**Acc.City:** Tillsonburg, ON**Acc.Tele:** 519-842-4246 **Fax:** 519-842-6656**Acc.Post.Code:** N4G 1Z5**BANK:** TD Canada Trust**BankAddress:****BankCity:** Tillsonburg, Ontario**BankTele.:****BankPost.Code:****BANK SIGNING OFFICERS****S.O.1:****S.O.2:****S.O.3:****S.O.4:****OFFICERS****President:** Annie Kovacs**Secretary:** Annie Kovacs**Treasurer:** Annie Kovacs**Vice-Pres:** n/a**Vice-Pres:****Gen.Mgr.:****DIRECTORS****Dir1:** Annie Kovacs**Dir2:****Dir3:****Dir4:****Dir5:****Dir6:****Quorum:** Majority**Number:** ONE Floating 1-10**AUTHORIZED CAPITAL****Unlimited Common****Unlimited Class "A" - voting****Unlimited Class "B" - non-voting****SHAREHOLDERS**

Name	Class of Shares	
	Common	Special
Annie Kovacs	1000	

BANK SIGNING OFFICERS

S.O.1:

S.O.2:

S.O.3:

S.O.4:

OFFICERS

President: Annie Kovacs

Secretary: Annie Kovacs

Treasurer: Annie Kovacs

Vice-Pres: n/a

Vice-Pres:

Gen.Mgr.:

DIRECTORS

Dir1: Annie Kovacs

Dir2:

Dir3:

Dir4:

Dir5:

Dir6:

Quorum: Majority

Number: ONE Floating 1-10

AUTHORIZED CAPITAL

Unlimited Common

Unlimited Class "A" - voting

Unlimited Class "B" - non-voting

SHAREHOLDERS

Name	Class of Shares	
	Common	Special
Annie Kovacs	1000	

Style Name:

Expiry Date:

CORRESPONDENCE INFORMATION

Lawyer: Richard A. Coad

Date: June 22, 2026

Re: 2026 year Meeting and Dividends

Last Account: June 22, 2026

Last Update: June 12, 2026

File No.: 3013D10

Misc. Matters:

Minutes: up to 2026 year end

NAME OF CORPORATION: 772520 ONTARIO INC.

Address: P.O. Box 15	City: Courtland, ON
Telephone Number: 519-688-0505	Postal Code: N0J 1E0
Fax Number:	
Head Office: P.O. Box 15	H.O. City: Courtland, ON
Mobile Number:	H.O. Postal.Code: N0J 1E0
Corp. No.: 772520	GST No.:
Jurisdiction: Ontario	Manner: Articles of Incorporation
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BANK: TD Canada Trust	
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BANK SIGNING OFFICERS

S.O.1:	S.O.2:
S.O.3:	S.O.4:

OFFICERS

President: Annie Kovacs	Secretary: Annie Kovacs
Treasurer: Annie Kovacs	Vice-Pres: n/a
Vice-Pres:	Gen.Mgr.:

DIRECTORS

Dir1: Annie Kovacs	Dir2:
Dir3:	Dir4:
Dir5:	Dir6:
Quorum: Majority	Number: ONE Floating 1-10

AUTHORIZED CAPITAL	Unlimited Common
	Unlimited Class "A" - voting
	Unlimited Class "B" - non-voting

SHAREHOLDERS

Name	Class of Shares	
	Common	Special
Annie Kovacs	1000	

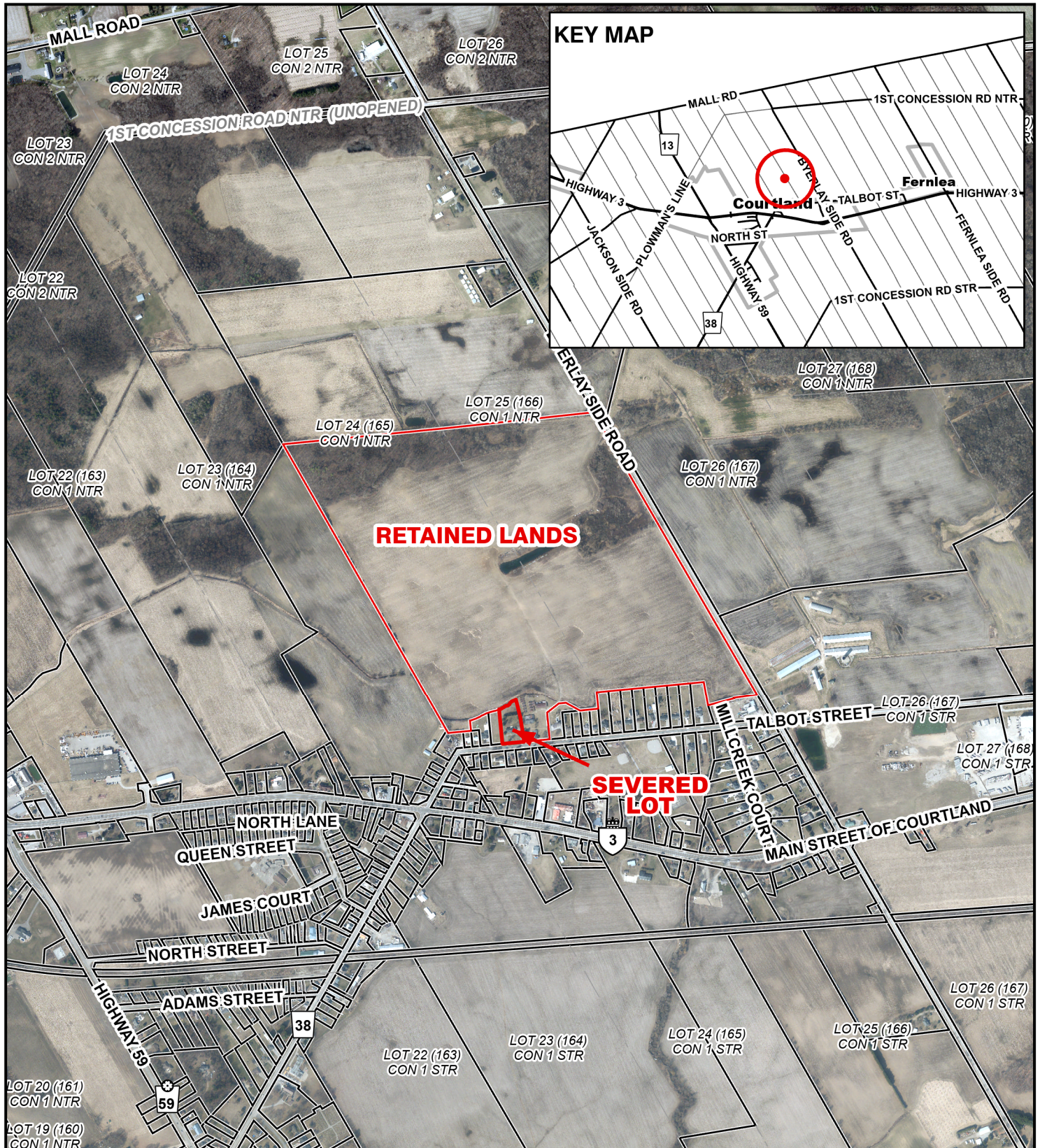
Style Name:	Expiry Date:
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CORRESPONDENCE INFORMATION

Lawyer: Richard A. Coad	Date: June 22, 2026
Re: 2026 year Meeting and Dividends	Last Account: June 22, 2026
Last Update: June 12, 2026	File No.: 3013D10
Misc. Matters:	Minutes: up to 2026 year end

CONTEXT MAP

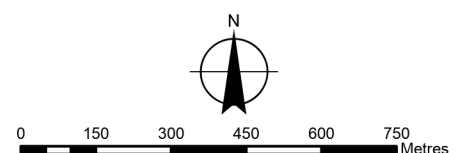
Geographic Township of MIDDLETON



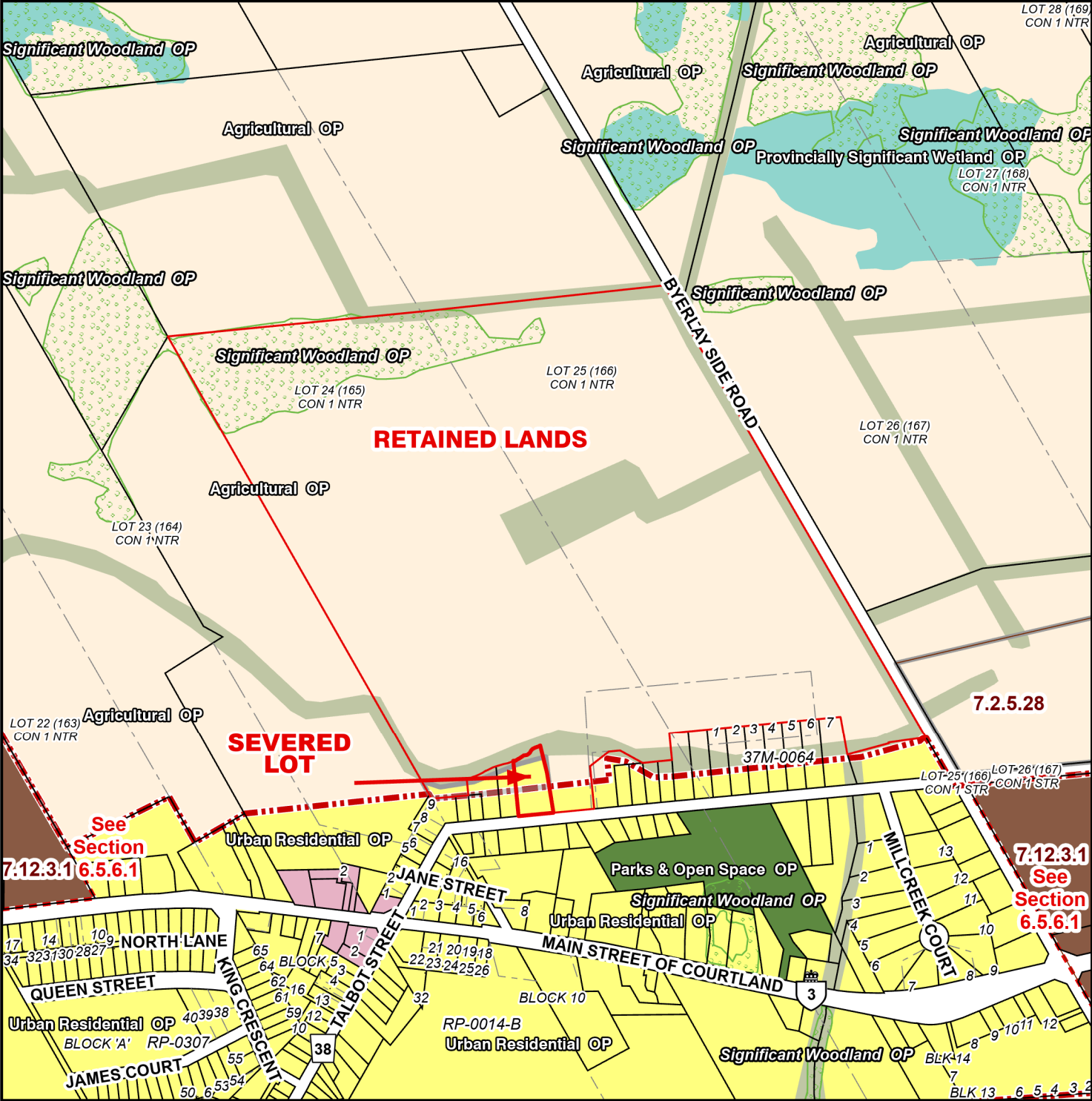
Legend

- Subject Lands
- Lands Owned

2025 Air Photo



9/9/2026

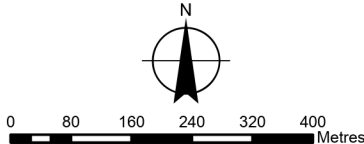


Legend

- Subject Lands
- Lands Owned

Official Plan Designations			
	Agricultural		Protected Industrial
	Hazard Lands		Parks & Open Space
	Provincially Significant Wetland		Special Policy Area
	Urban Residential		Urban Area Boundary
	Commercial		Significant Woodland

9/9/2026

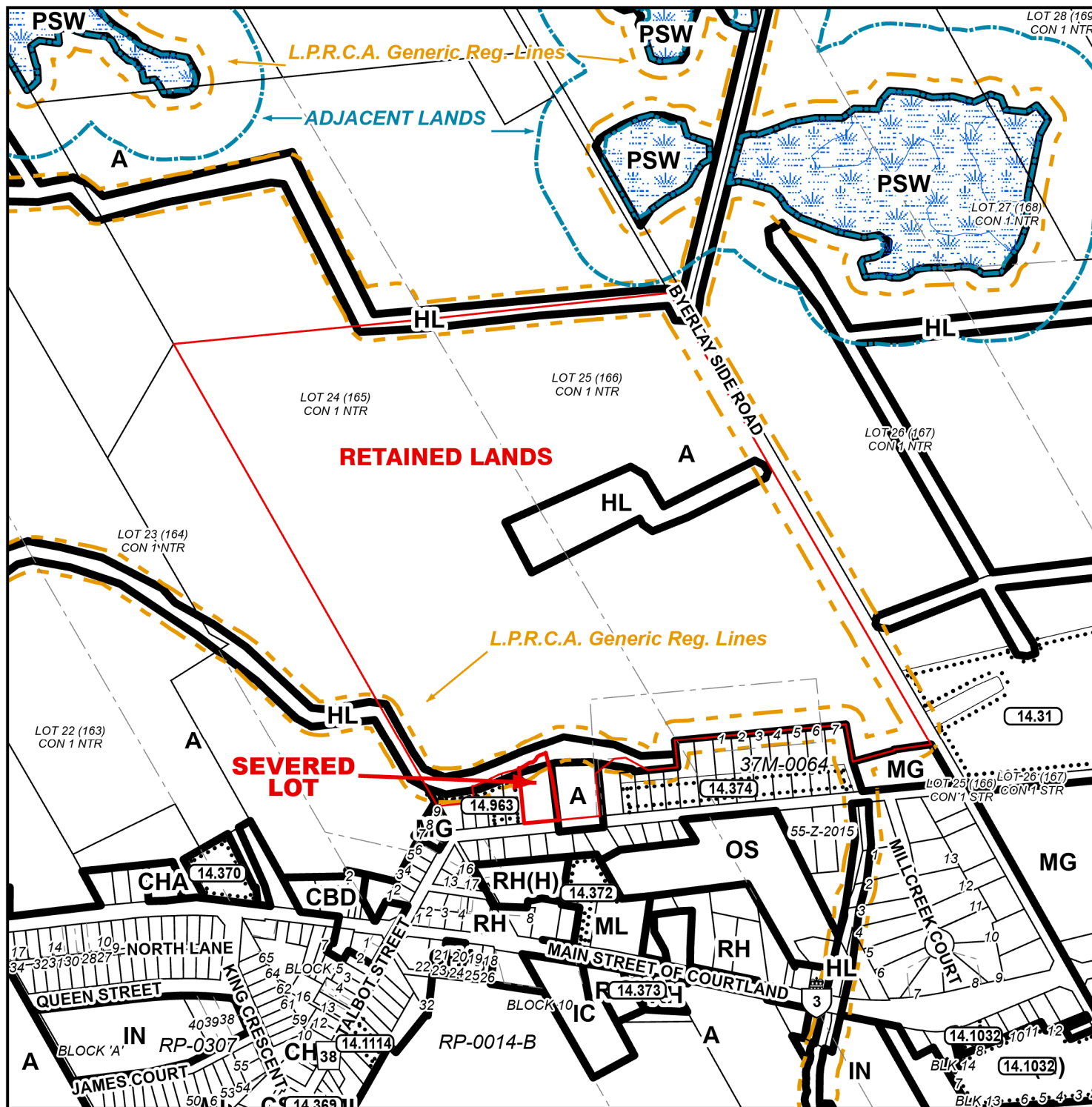


MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

BNPL2026159



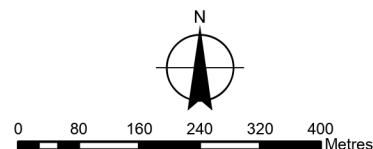
LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

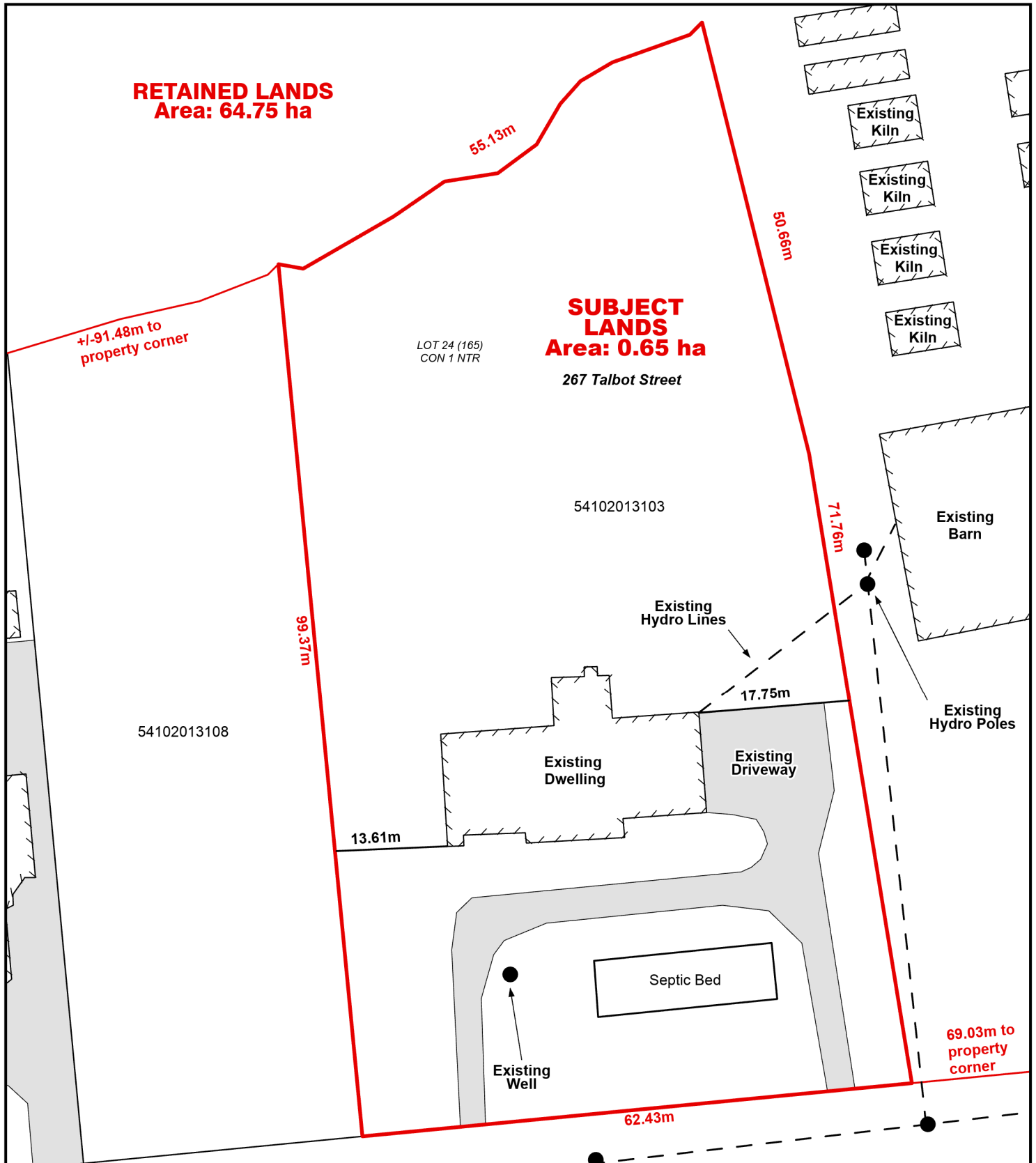
- (H) - Holding
- A - Agricultural Zone
- CBD - Central Business District Zone
- CHA - Hamlet Commercial Zone
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- MG - General Industrial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- ML - Light Industrial Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R3 - Residential R3 Zone

9/9/2026



CONCEPTUAL PLAN

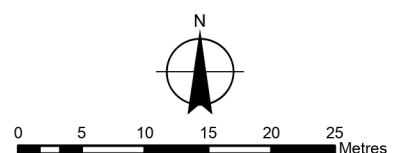
Geographic Township of MIDDLETON



Legend

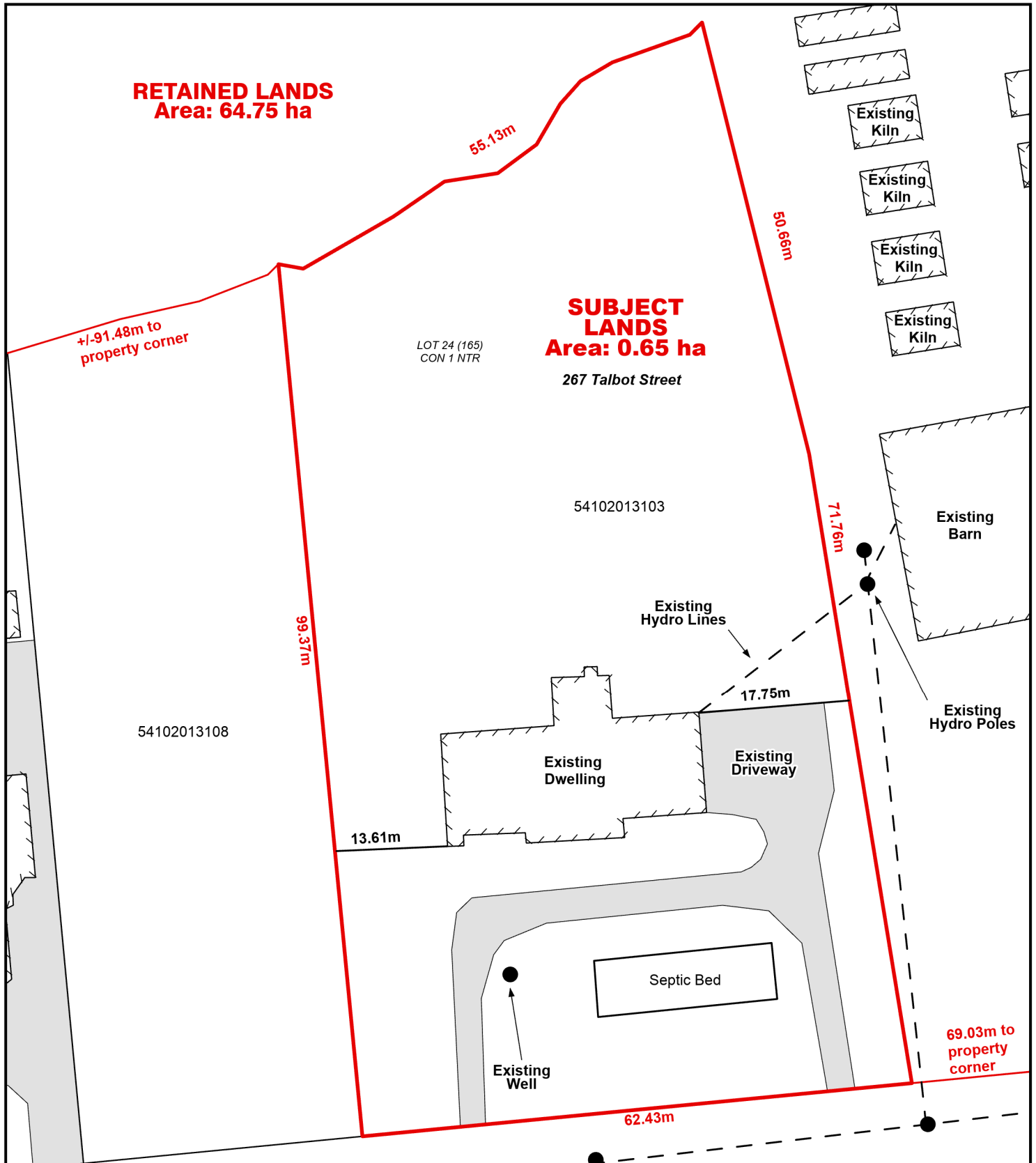
- Subject Lands
- Easements
- Lands Owned

9/9/2026



CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

- Subject Lands
- Easements
- Lands Owned

9/9/2026

