



**COMMITTEE OF ADJUSTMENT  
NOTICE OF DECISION REGARDING CONSENT**

**FILE NO.: BN-4/01**

**ROLL NO.: 331054102001300**

**APPLICANT:**

Louis & Pearl Jancsurak  
R.R. #2  
680 Mall Road  
Tillsonburg, Ontario N4G 4G7

**AGENT:**

**LOCATION:** Lots 23 & 24, Concession 2, NTR (Middleton), Norfolk County

**PURPOSE:** To sever a parcel of land with a frontage of 160 feet, depth of 204 feet, area of 3/4 acre for residential use (one lot from a farm holding).

**DECISION:** APPROVE

**REASONS:** The application conforms to the general intent of the policies of the Official Plan respecting the severance of one residential lot from a viable farm holding.

**CONDITIONS:**

1. Receipt of proof that all outstanding taxes on the subject lands has been paid to the Treasurer of Norfolk county in cash or by certified cheque.
2. Receipt of proof that the Norfolk County Development Charges in effect upon payment has been paid to the Treasurer of Norfolk County by cash or certified cheque subject to possible adjustment on January 1 of each year.
3. Receipt of proof that Norfolk County's requirements have been satisfied concerning the provision of parkland and/or cash-in-lieu of parkland.
4. Receipt of a letter from the Long Point Region Conservation Authority indicating their requirements have been satisfied concerning receipt of a satisfactory Environment Impact Study showing the proposed lot will not negatively impact the natural features or ecological functions of the woodland.
5. Receipt of copy of registered reference plan of the severed parcel.
6. That the above conditions must be fulfilled and the Certificate of Consent be issued on or before February 28, 2002 after which time this consent will lapse.

**CERTIFICATION**

I hereby certify this to be a true copy of the Committee of Adjustment of Norfolk County and this decision was concurred by a majority of the members who heard the application at a meeting duly held on the 28th day of February, 2001.

A handwritten signature in cursive script, reading "Sally Harrison", written over a horizontal line.  
Secretary

See reverse for further information

### ADDITIONAL INFORMATION

Additional information regarding the application is available to the public for inspection at the Planning and Economic Development Office, 70 Church Street West, Delhi, between 8:30 a.m. and 4:30 p.m., Mondays to Fridays.

### NOTICE OF CHANGES

You will be entitled to received 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.

### NOTICE TO PUBLIC BODIES

Public bodies involved with the conditions are requested to respond directly to the Secretary-Treasurer when the applicant has fulfilled their conditions.

### 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 group. However, a notice of appeal 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 MUNICIPAL BOARD (The Planning Act, c.P.13, R.S.O. 1990, as amended, Section 53(19)).

Any person or public body may, not later than 20 days after the giving of the written notice of decision is complete, appeal the decision and/or any condition imposed by the Committee, to the Municipal board by filing with the Secretary-Treasurer a Notice of Appeal setting out the reasons for the appeal accompanied by the appeal fee of (\$125.00) payable to the Minister of Finance on or before the following date:

March 21, 2001

580-  
208.  
788

Office Use Only	
File No.	BN-4 / 01
Roll No.	20-13
Date Submitted	Jan 22 01
Date Received	Jan 22 01
Sign Issued	Jan 22 01

## NORFOLK 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 Louis + Pearl Jamesonak Phone No. 519 842-6009  
Address RR # 2 Tillsonburg Ont. Fax No. \_\_\_\_\_  
680 Mall Rd N4G 4G7 Postal Code N4G 4G7  
E-Mail \_\_\_\_\_
2. Agent \_\_\_\_\_ Phone No. 842-6009  
Address \_\_\_\_\_ Fax No. \_\_\_\_\_  
\_\_\_\_\_ Postal Code N4G 4G7  
E-Mail \_\_\_\_\_

Please specify to whom all communications be sent: Owner Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

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

4. Are there any easements or 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 Township of Norfolk  
Urban Area or Hamlet \_\_\_\_\_  
Concession Number 2 NTR Lot Number 23 & 24  
Registered Plan Number \_\_\_\_\_ Lot(s) Block(s) \_\_\_\_\_  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
911 Number and Name of Street/Road 680 Mall Rd

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check the appropriate box)

Transfer:	<input checked="" type="checkbox"/> creation of a new lot	Other:	<input type="checkbox"/> a charge
	<input type="checkbox"/> boundary adjustment		<input type="checkbox"/> a lease
	<input type="checkbox"/> an easement/right-of-way		<input type="checkbox"/> 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:  
\_\_\_\_\_
3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.  
N/A
4. If application involves a residential lot in the 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, SERVICING AND ACCESS INFORMATION

## 1. Description of land intended to be SEVERED:

Frontage: \_\_\_\_\_ m

Depth: \_\_\_\_\_ m

160 ft204 ft

Width: \_\_\_\_\_ m

Area: \_\_\_\_\_ ha

160 ft3 acExisting Use: AgricultureProposed Use: 32.640 sq. ft. ResidentialNumber and type of buildings and structures existing on land to be severed: noneNumber and type of buildings and structures proposed on land to be severed:House

## 2. Description of land intended to be RETAINED:

Frontage: \_\_\_\_\_ m

Depth: \_\_\_\_\_ m

\_\_\_\_\_ ft

\_\_\_\_\_ ft

Width: \_\_\_\_\_ m

Area: \_\_\_\_\_ ha

\_\_\_\_\_ ft

\_\_\_\_\_ ac

Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Number and type of buildings and structures existing on land to be retained:1 house, greenhouse, garage, barn, bunkhouse, 7 kilnsNumber and type of buildings and structures proposed on land to be retained:Same

## 3. Existing or proposed access to land intended to be SEVERED:

Unopened Road

Municipal Road

Provincial Hwy.

Other (specify)

Name of Road/Street

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

Unopened Road

Municipal Road

Provincial Hwy.

Other (specify)

Name of Road/Street

## 5. Servicing:

Indicate what services are available or proposed:

Water SupplySewage TreatmentStorm Drainage

Piped Water ( )

Sewers ( )

Storm Sewers ( )

Individual Wells ( )

Communal System ( )

Open Ditches ( )

Other (describe) ( )

Septic Tank &amp; Tile Bed ( )

Other (describe) ( )

Other (describe) ( )

\* Have you consulted with the \_\_\_\_\_ concerning stormwater management? Yes \_\_\_\_\_ No \_\_\_\_\_

\* Does a legal and adequate outlet for storm drainage exist?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

\* Has the existing drainage on the subject land been altered?

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 land: 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 (1,640 feet) 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') of subject land (Indicate distance)
An agricultural operation, including livestock facility or stockyard (see F.2)		
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		

Use or Feature	On the Subject Land	Within 500 metres (1,640') of subject land (Indicate distance)
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 (1,640') 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:

How many separate parcels have been created: \_\_\_\_\_

Date(s) these parcels were created: \_\_\_\_\_

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

What uses were the parcels severed for? \_\_\_\_\_



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

\_\_\_\_\_

Date of construction of the dwelling proposed to be severed \_\_\_\_\_

3. Has this property ever been part 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: \_\_\_\_\_

4. Date of purchase of subject land \_\_\_\_\_

5. How many years has the owner farmed? \_\_\_\_\_

Outside this municipality but in Ontario? \_\_\_\_\_ In this municipality? \_\_\_\_\_

Other (please specify) \_\_\_\_\_

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

\_\_\_\_\_

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

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

Yes

No

If yes, describe

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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 or 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.

# MAP NUMBER 1

File Number: BN-4/01



## NORFOLK





# MAP NUMBER 2

File Number: BN-4/01

Geographic Township of MIDDLETON



Scale 1:10000

