

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-10/99-N

PROPERTY NO. 10-10-307

A. APPLICANT INFORMATION

1. Name of Owner KAY SANDHAM
454 GOSHEN RD
Address R#2, TILSONBURG
ON

Phone No. 842-3772

Postal Code N4G-4G7

Fax No. _____

2. Owner's Solicitor or authorized agent
SHAUN SANDHAM
Address 23 NORTH ST. W
TILSONBURG, ON

Phone No. 088-0693

Postal Code N4G-1B9

Fax No. _____

Please specify to whom all communications be sent:

Owner



Solicitor



Agent:



B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village MIDDLETON

Concession 3 NTR

Lot Number 8

Registered Plan Number _____

Lot(s) Block(s) _____

Reference Plan Number _____

Part Number(s) _____

Number and Name of Street/Road 454 GOSHEN RD.

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 _____

2. Name of person(s), if known, to whom lands or interest in land to be transferred, leased or charged SHAWN SANDHAM

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: 195' Depth: 205' Area: 1 ac

Existing Use: AGRICULTURE Proposed Use: RESIDENTIAL

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

VACANT

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

SINGLE FAMILY DWELLING

Date of construction of existing dwelling _____

2. Description of lands intended to be RETAINED:

Frontage: 1386' +- Depth: IRREGULAR Area: 69 AC

Existing Use: AGRICULTURE Proposed Use: AGRICULTURE

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

2 STOREY DWELLING, ANIMAL BARN, implement shed, garage

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

NONE

Date of construction of any existing dwelling 1901

3. Access to land intended to be SEVERED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road
☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: GOSHEN ROAD

4. Access to land intended to be RETAINED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road
☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: GOSHEN ROAD

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:

1. What is the existing official plan designation(s) of the lands: AGRICULTURE
2. What is the Zoning of the lands: AGRICULTURE
3. 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	yes	yes
A Municipal Landfill	no	
A Sewage Treatment Plant or Waste Stabilization Plant	no	
A Provincially Significant Wetland (Class 1, 2, or 3 wetland) or a provincially significant wetland within 120 metres (400 ft.) of the subject lands	no	
Floodplain	no	
A Rehabilitated Mine Site		
A non-operating Mine Site within 1 kilometre	no	
An Active Mine Site	no	
An Industrial or commercial use and specify the use(s)	no	
An Active Railway Line	no	
Seasonal Wetness of Land	no	
Erosion	no	
Abandoned Gas Wells	no	

4. 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:

1. 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: _____

Date(s) these parcels were created: _____

The name of the transferee for each parcel: _____

For what uses? _____

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

NO

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

NO

Construction Date of Dwelling to be severed _____

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: FAMILY FARM -

6. How many years has the owner farmed: 60yrs +

In the Region of Haldimand-Norfolk 60yrs In the Province of Ontario 60yrs On this Farm Holding 60yrs

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

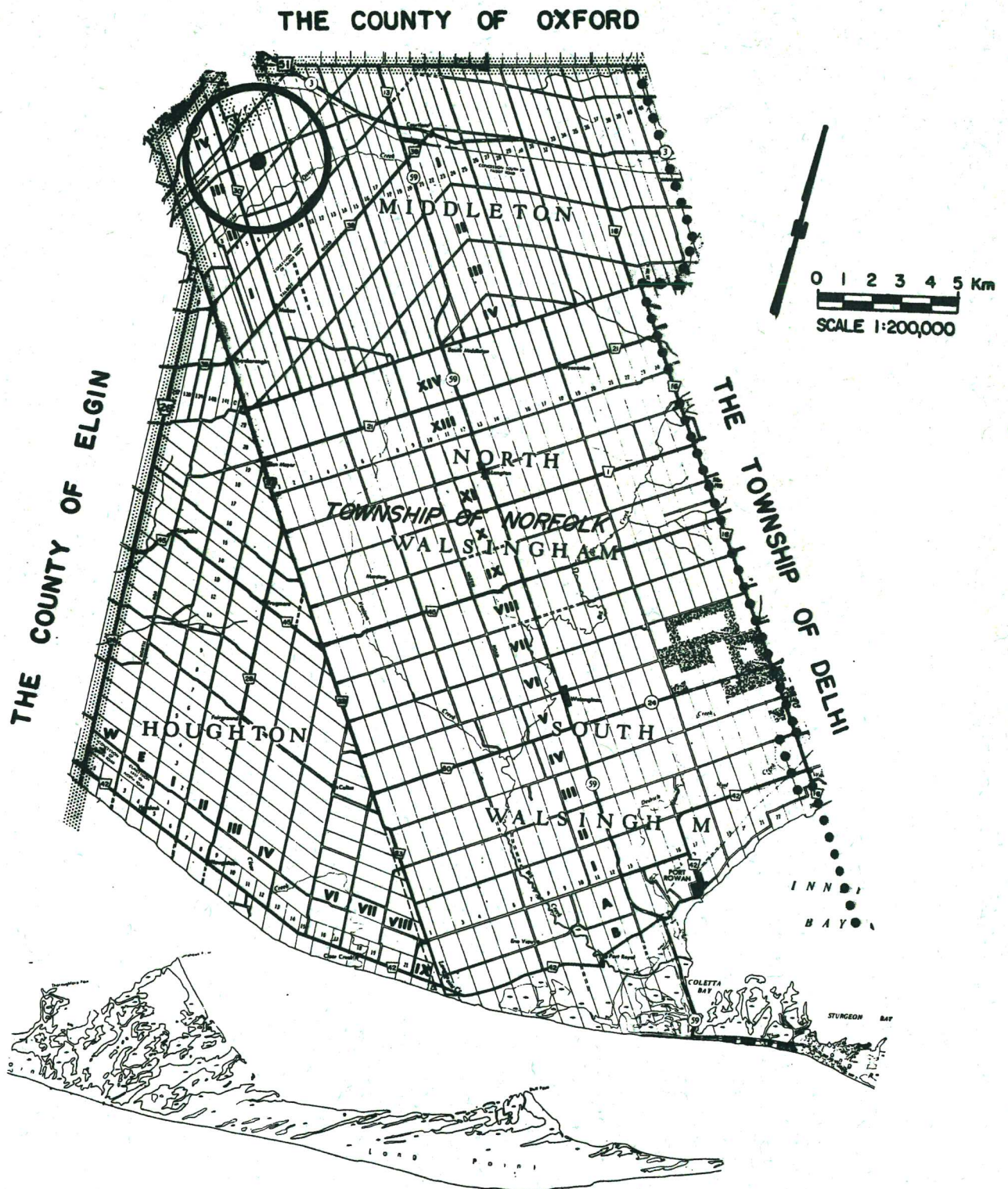
FILE NO. 1 AC LOT SIZE CREATED: ASSISTANT 1
APPLICANTS NAME: REV SANDHAM ADDRESS: R# 2 TILSONBURG, ON, M4G 4G7
Application involving a residential lot in a rural/agricultural area.

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 checked="" 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 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		

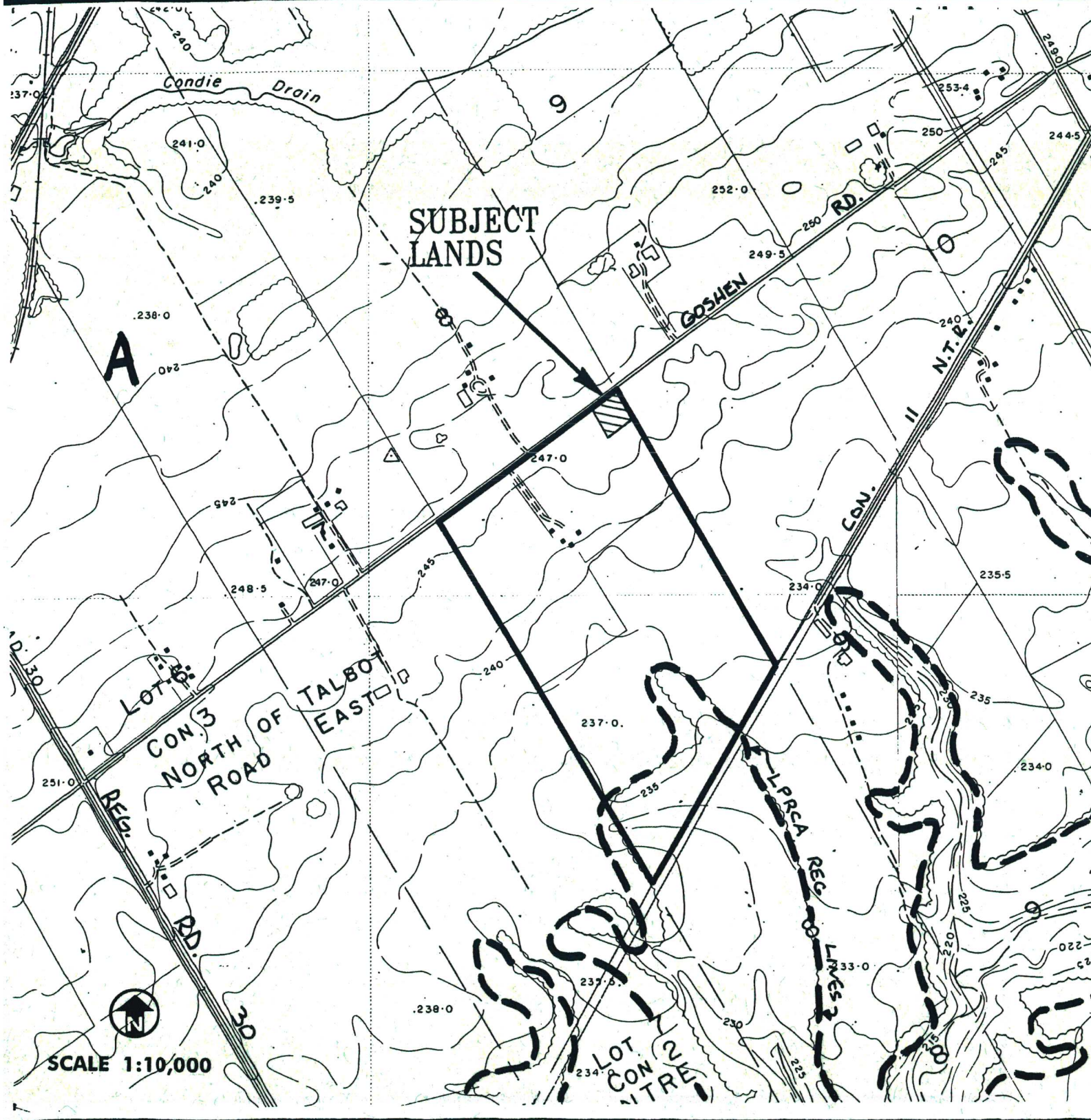
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MAP N^o 1 TO FILE NUMBER B-10/99-N



MAP Nº 2 TO FILE NUMBER B-10/99.N

FORMER MUNICIPALITY: MIDDLETON



FORMER MUNICIPALITY: MIDDLETON

FORMER MUNICIPALITY: MIDDLETON

