

THE PLANNING ACT**COMMITTEE OF ADJUSTMENT****TOWNSHIP OF NORFOLK****APPLICATION FOR CONSENT**FILE NO. B-10/99-NPROPERTY NO. 10-10-307**A. APPLICANT INFORMATION**1. Name of Owner RAY SANDHAM
454 GOSHEN RDPhone No. 842-3772Address R#3, TILLSONBURG
ONPostal Code N4G-4G7

2. Owner's Solicitor or authorized agent

SHAUN SANDHAMPhone No. 688-0693Address 23 NORTH ST. W
TILLSONBURG, ONPostal Code N4G-1B9

Please specify to whom all communications be sent:

Owner

Solicitor

Agent:

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY1. Former Township/Village MIDDLETONConcession 3 NTRLot Number 8Registered 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:	<input checked="" type="checkbox"/> Creation of 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
	<input type="checkbox"/> other purpose _____		

2. Name of person(s), if known, to whom lands or interest in land to be transferred, leased or charged SHAUN 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: 6.9 AC.

Existing Use: AGRICULTURE Proposed Use: AGRICULTURE

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

2 STOKEY 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: 60 yrs +

In the Region of

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

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

RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREA - INFORMATION SHEET

APPLICANT'S NAME: _____

APPLICANT'S NAME: RAY JANCHAM

ASSESSMENT ROLL NO. 10-10-307
R#2 TILLSONBURG, ON, N4G 4G7

a application involving a residential lot in a rural/agricultural area.

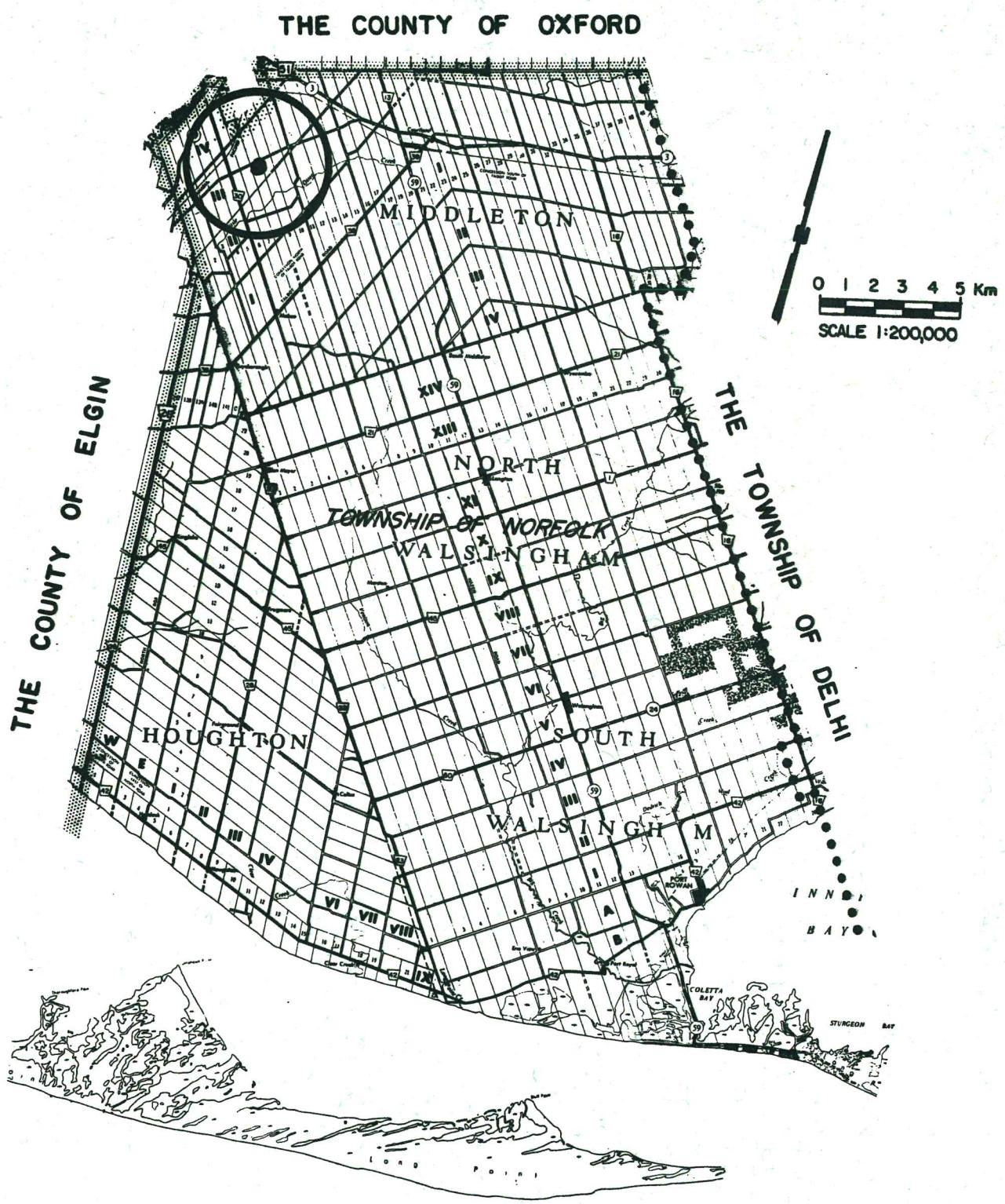
1. **RESIDENTIAL LOT TYPE:** as different policies apply to different types, it is important that the nature of the application be specified. The following listing reflects the type of residential lots which fall within the severance criteria for the rural/agricultural area, together with estate residential lots. Planning Staff assistance is available.

Please check one only:

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			

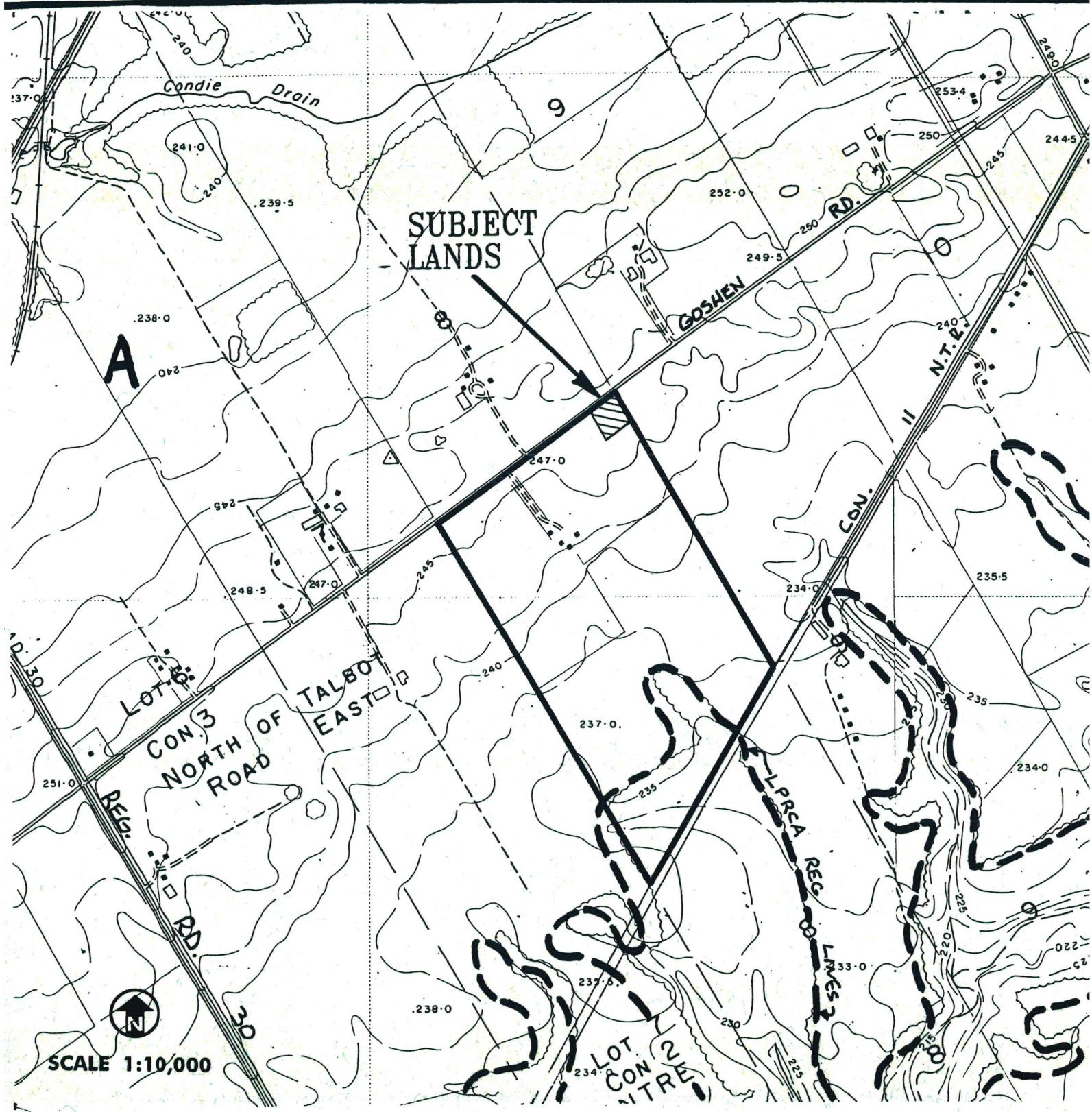
2. If the lot type is a "one lot from a farm holding" a "surplus dwelling" or an "infilling lot", please list all properties owned and rented by the applicant which are involved in the farm operation. Properties located in other municipalities MUST be included. Roll numbers can be obtained from your tax certificate.

MAP № 1 TO FILE NUMBER B-10/99-N



MAP N° 2 TO FILE NUMBER B-10/99.N

FORMER MUNICIPALITY: MIDDLETON



MAP N° 3 TO FILE NUMBER B-10/99-N

FORMER MUNICIPALITY: MIDDLETON

10-262

10-264

10-265

GOSHEN

ROAD

+454'

(195')

10-264-50
195

240

FIN L.M.

*400

(205')
59.44m
62.98m

SUBJECT
LANDS

10-265
(195')

9

10-307

69.0 Ac ±

LOT

0-309

39 147 L.R.

LOT 7



SCALE 1:5,000

10-293

10-292

195 2 - 1.

