

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-21/99-N

PROPERTY NO. 30-20-230

A. APPLICANT INFORMATION

1. Name of Owner HELEN M. HORTON Phone No. _____
Address _____ Postal Code _____
_____ Fax No. _____
2. Owner's Solicitor or authorized agent
^{PA} SHIRLEY R. CRUICKSHANK ^{PH} 426-2142
^(A) LINDA E. TAYLOR ^(A) 426-0478
^{PA/A} 168 King St. Apt 3. Simcoe ^{PA/N} 3441
Address 17 Ridgewood Dr. Simcoe Postal Code N5Y 4T5
_____ Fax No. _____

Please specify to whom all communications be sent:

Owner ☐ Solicitor ☐ Agent: ☒

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village SOUTH WAHSINGHAM
Concession 3 Lot Number 24
Registered Plan Number _____ Lot(s) Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/Road 3rd. Concession TOWNSHIP OF NORFOLK
SIGN # 1835
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 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 _____
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: _____ Depth: 38' x 8.5' Area: 323 sq. ft.

Existing Use: residential occupied by barn Proposed Use: Same

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

part of barn on adjacent property presently encroaching

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

Same

Date of construction of existing dwelling 1/1

2. Description of lands intended to be RETAINED:

Frontage: 140' Depth: 255' Area: 35377 sq. ft

Existing Use: residential Proposed Use: residential

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

1 dwelling, accessory bldg.

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

same

Date of construction of any existing dwelling 41 yrs ago

3. Access to land intended to be SEVERED:

☐ Unopened road ☐ Municipal Road ☐ Regional Road

☐ Provincial Highway ☒ Other (Specify) none

Name of Road/Street: _____

4. Access to land intended to be RETAINED:

☐ Unopened road ☒ Municipal Road ☒ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: Road allowance btwn Com II and III

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: AGRICULTURAL
2. What is the Zoning of the lands: AGRICULTURAL
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		
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2, or 3 wetland) or a provincially significant wetland within 120 metres (400 ft.) of the subject lands		
Floodplain		
A Rehabilitated Mine Site		
A non-operating Mine Site within 1 kilometre		
An Active Mine Site		
An Industrial or commercial use and specify the use(s)		
An Active Railway Line		
Seasonal Wetness of Land		
Erosion		
Abandoned Gas Wells		

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

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

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: _____

6. How many years has the owner farmed: _____

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

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?

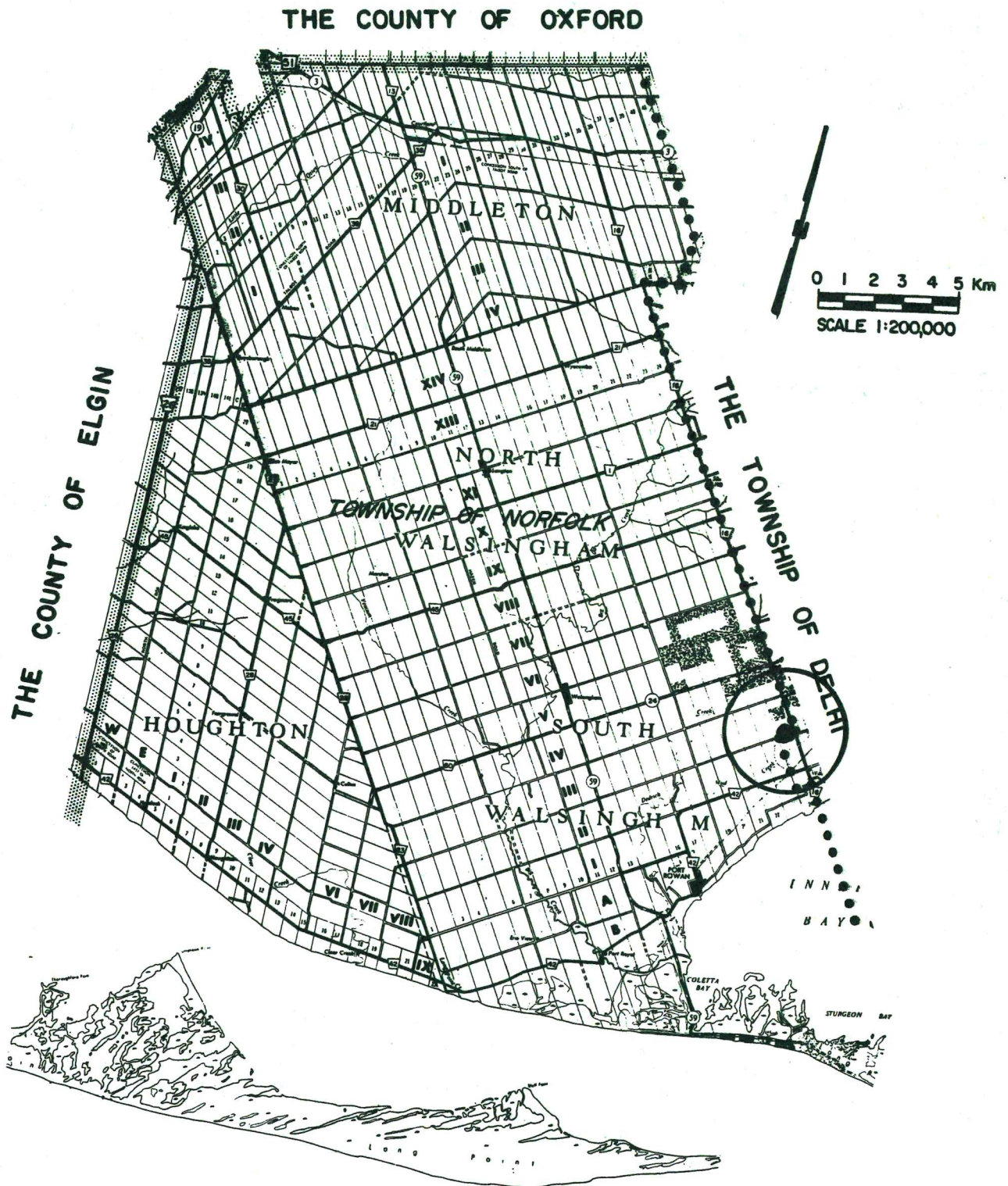
☐ Yes ☒ No ☐ Unknown

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

H. SKETCH

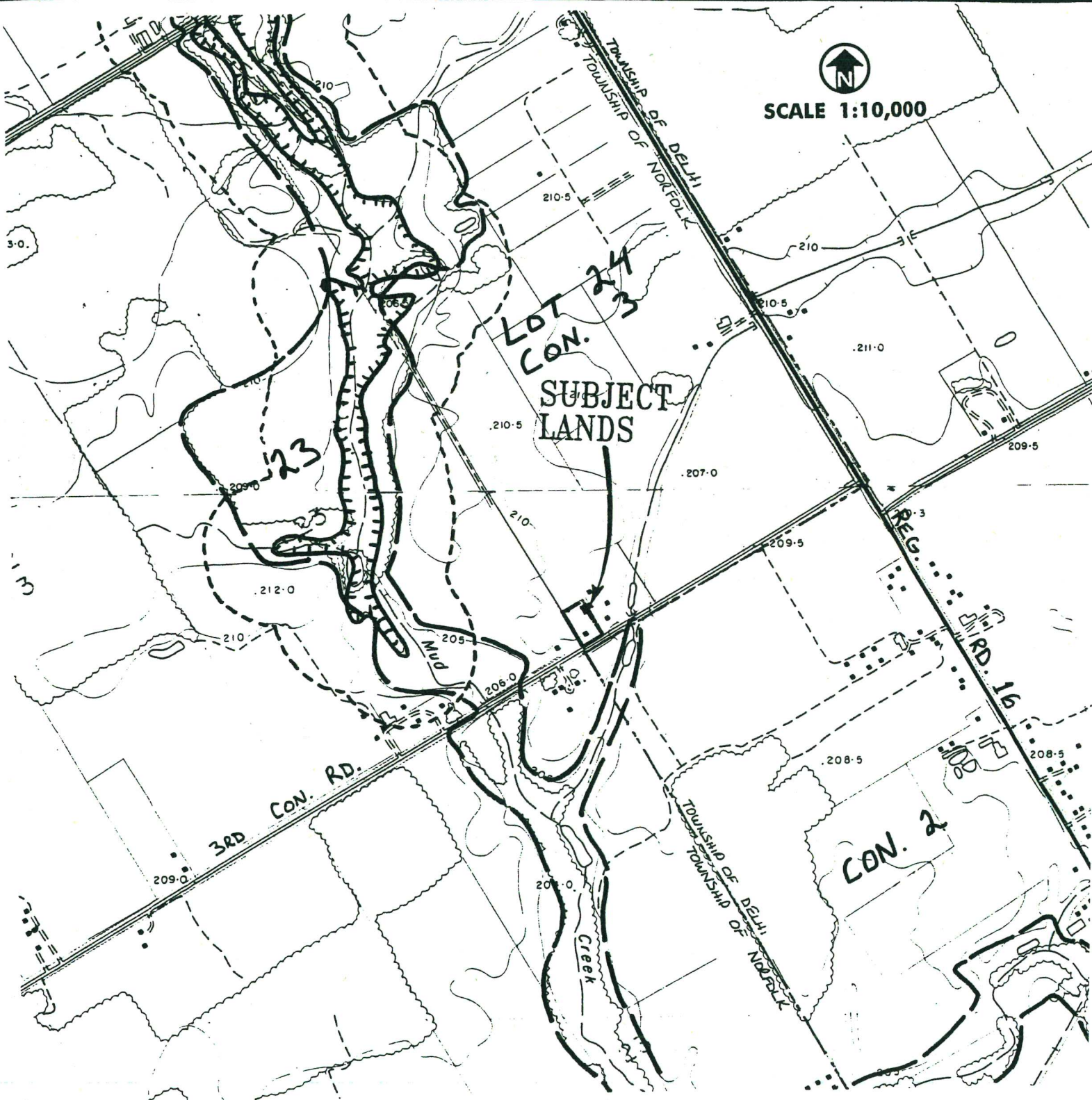
1. The application shall be accompanied by a sketch showing the following:
 - * the boundaries and dimensions of the subject lands the part that is to be severed and the part that is to be retained.
 - * the boundaries and dimensions of any land owned by the owner of the subject lands and that abuts the subject lands.
 - * the distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
 - * the location of all land previously severed from the parcel originally acquired by the current owner of the subject lands.
 - * the approximate location of all natural and artificial features on the subject lands and adjacent lands, including railways, highways, roads, watercourses, drainage ditches, river or stream banks, wetland, wooded areas, wells and septic tanks.
 - * the existing use(s) on adjacent lands.
 - * the location, width and name of any roads within or abutting the subject lands, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
 - * where access to the subject lands is by water only, the location of the parking and boat docking facilities to be used.
 - * the location and nature of any easement affecting the subject lands.
 - * if the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name/instrument number/assessment roll number exactly as now registered.
 - * the location of any sewage disposal system and well, on the lot to be created and/or retained

MAP N^o 1 TO FILE NUMBER B-21/99-N



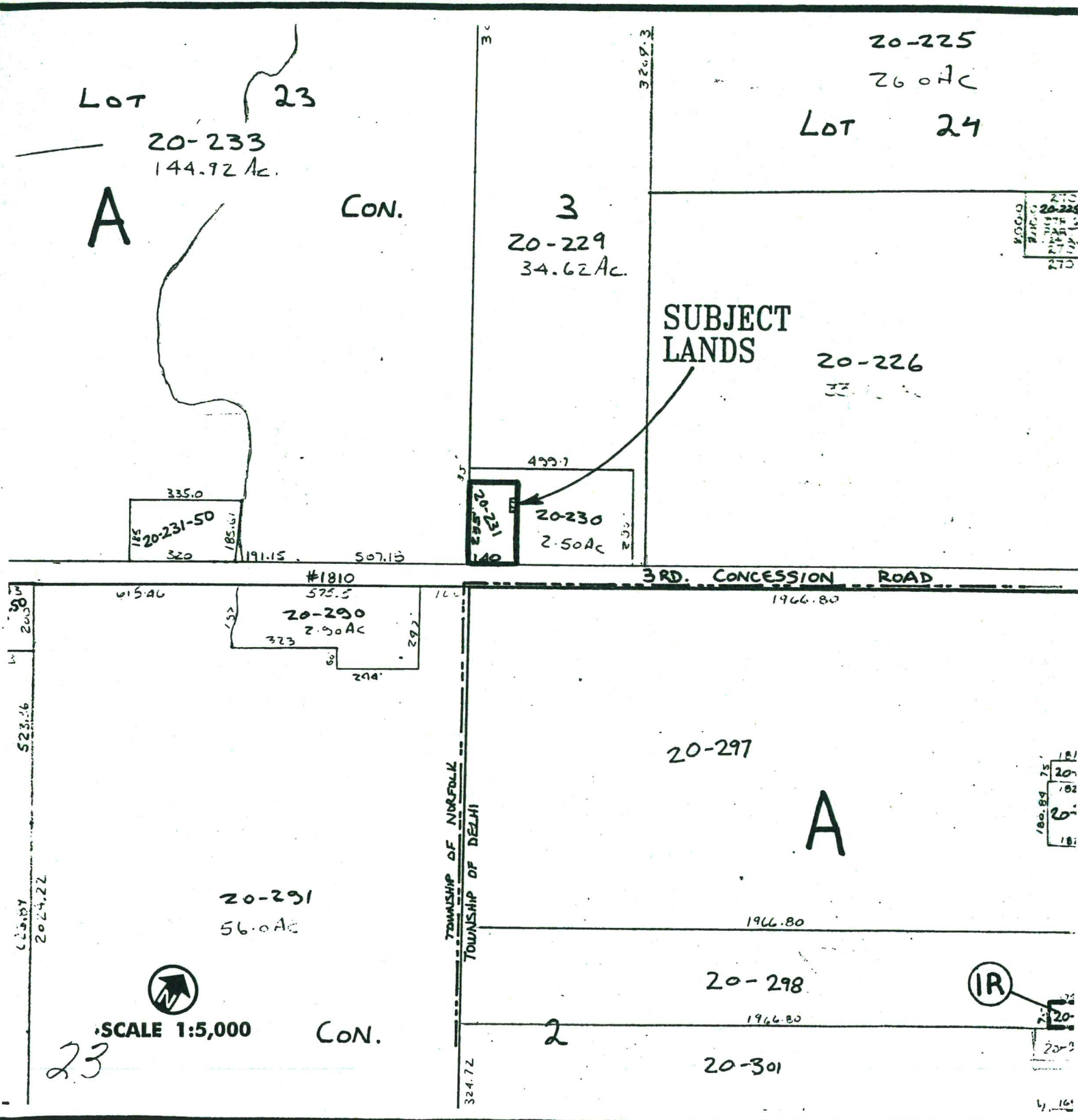
MAP N^o 2 TO FILE NUMBER B-21/99-N

FORMER MUNICIPALITY: SOUTH WALSINGHAM



MAP No 3 TO FILE NUMBER B-21/99-N

FORMER MUNICIPALITY: SOUTH WALSINGHAM



MAP N^o 4 TO FILE NUMBER B-21/99-N

FORMER MUNICIPALITY: SOUTH WALSINGHAM

CON. 3
LOT 24



SCALE 1:800

