

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-24/99-N

PROPERTY NO. 20-117

A. APPLICANT INFORMATION

1. Name of Owner ROLF SILFWERBRAND <sup>+ JANET</sup> Phone No. 842-5673  
 Address RR # 2, PT LOT 20, CONC#1 Postal Code NOJ 1E0  
COURTLAND Fax No. SAME

2. Owner's Solicitor or authorized agent  
MICHAEL SZORENYI Phone No. 842-4205  
 Address 25 HARRY ST. Postal Code N4G 4H5  
P.O. BOX 176, TILSONBURG Fax No. \_\_\_\_\_

Please specify to whom all communications be sent:

Owner  Solicitor  Agent:

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village NORFOLK  
 Concession #1 Lot Number PT. LOT 20  
 Registered Plan Number \_\_\_\_\_ Lot(s) Block(s) \_\_\_\_\_  
 Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
 Number and Name of Street/Road COUNTY RD. 13, CIVIL ADD. 85

2. Are there any easements or restrictive covenants affecting the property?  
 Yes  No  If Yes, describe the easement or covenant and its effect:

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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 \_\_\_\_\_
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: 200' ±      Depth: 220' ±      Area: 1Ac  
 Existing Use: VACANT      Proposed Use: RESIDENTIAL

Number and type of buildings and structures existing on lands to be severed:  
None

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

Date of construction of existing dwelling N/A

2. Description of lands intended to be RETAINED:

Frontage: 650'± Depth: irregular Area: 11.24Ac

Existing Use: RESIDENTIAL / AGRICULTURAL Proposed Use: R SAME

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

1 dwelling, shop, storage bldg., small horse barn.

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

Same

Date of construction of any existing dwelling 1976

3. Access to land intended to be SEVERED:

Unopened road  Municipal Road  Regional Road

Provincial Highway  Other (Specify) \_\_\_\_\_

Name of Road/Street: REG RD 13

4. Access to land intended to be RETAINED:

Unopened road  Municipal Road  Regional Road

Provincial Highway  Other (Specify) \_\_\_\_\_

Name of Road/Street: REG RD. 13

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: URBAN
2. What is the Zoning of the lands: HAMLET RESIDENTIAL
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

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

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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: 1994

6. How many years has the owner farmed: N/A

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

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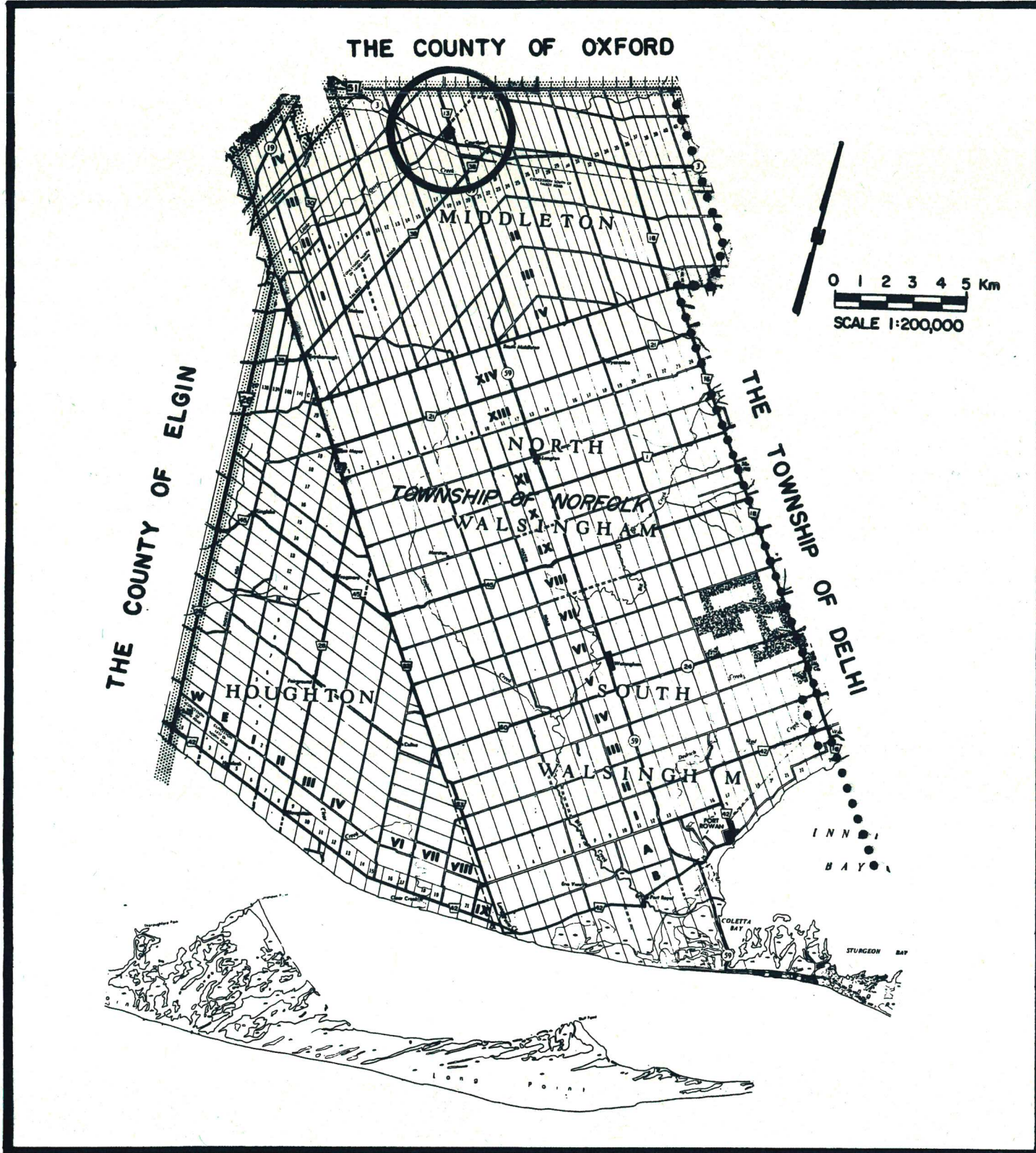
2. Are the subject lands the subject of an application for a Zoning By-Law Amendment, Ministers Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes     No     Unknown

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

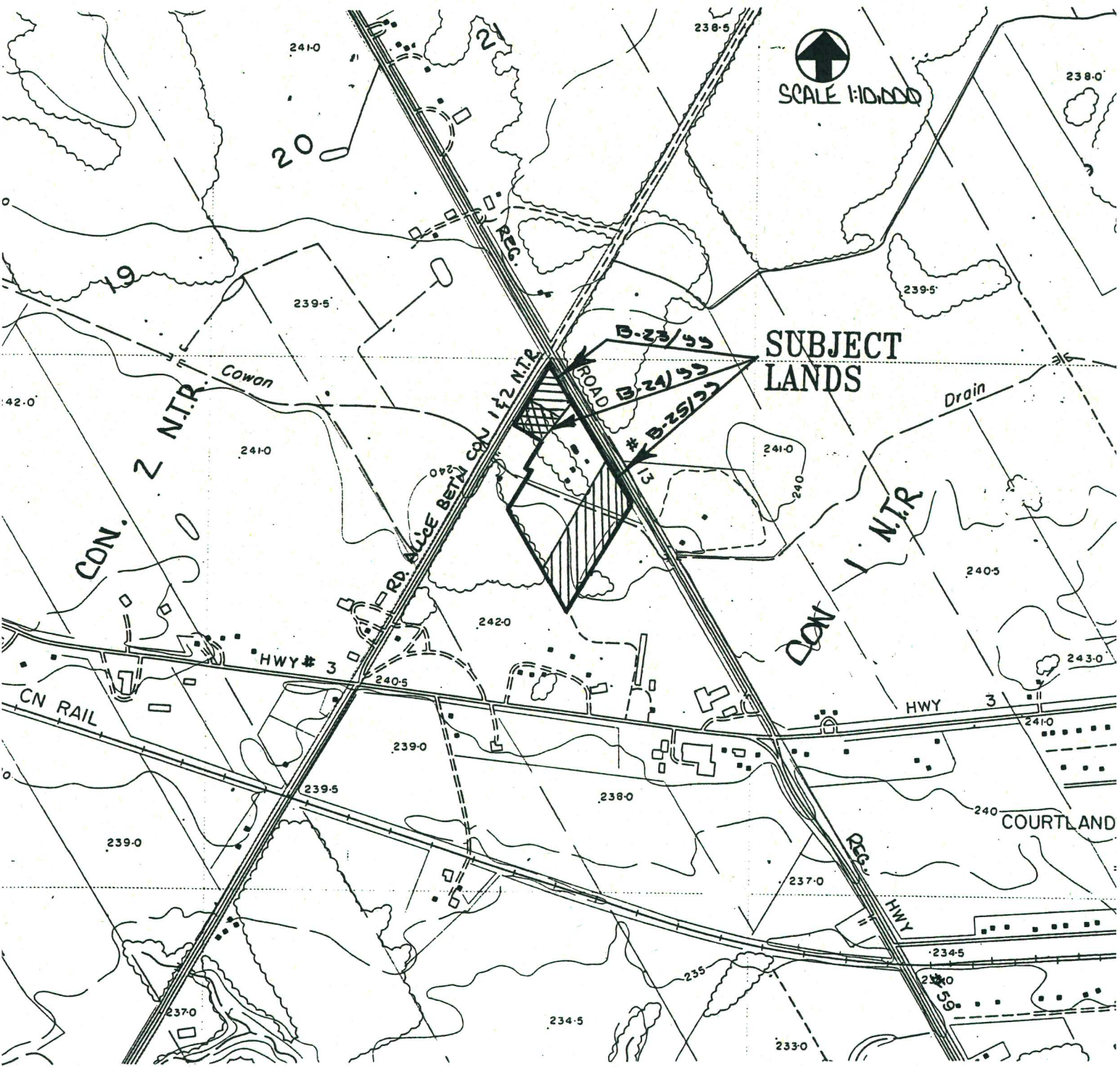
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MAP N° 1 TO FILE NUMBER B-23,24,25/99-N



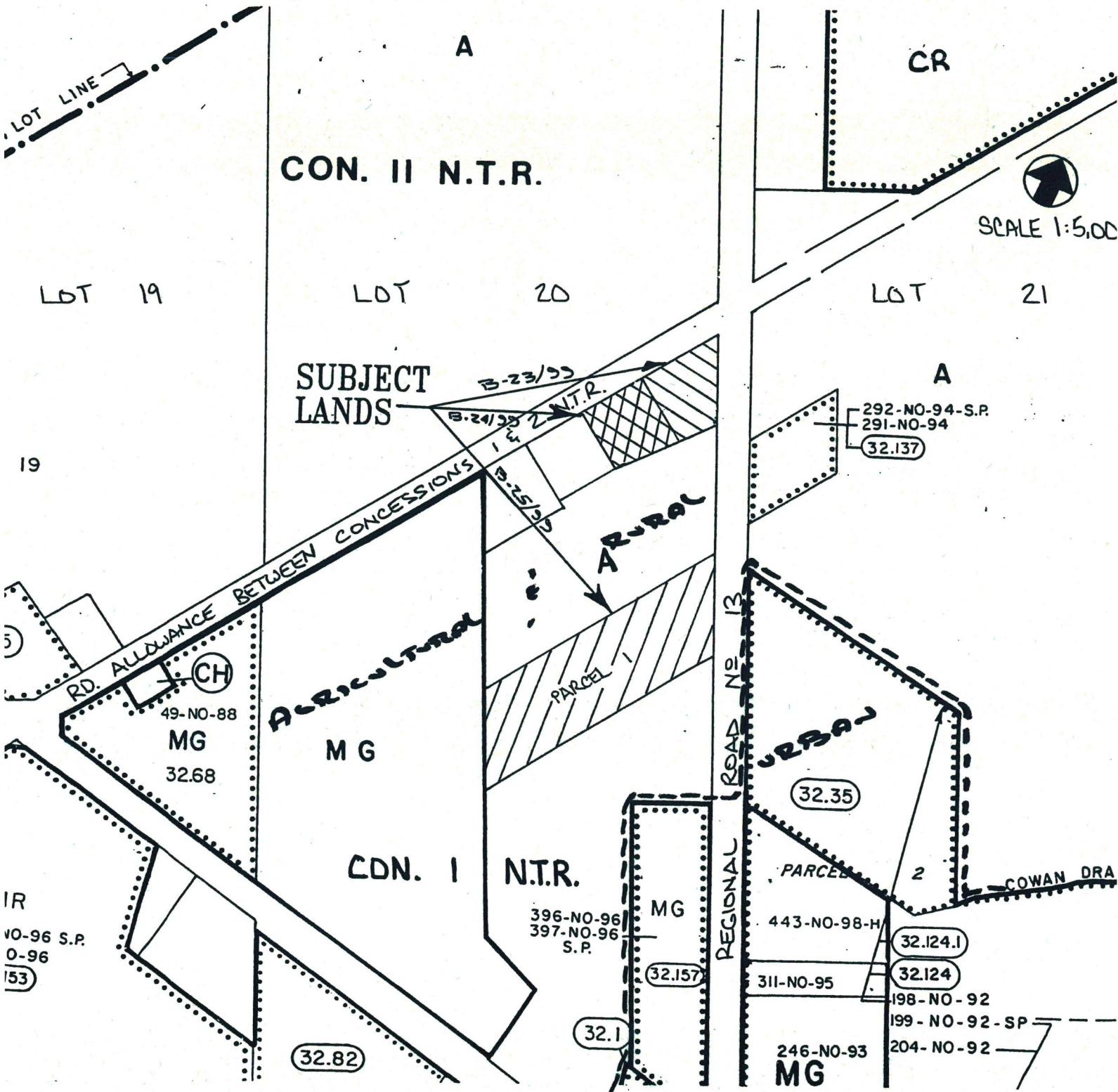
# MAP N° 2 TO FILE NUMBER B-23,24,25/99-CN

FORMER MUNICIPALITY: MIDDLETON



MAP Nº 3 TO FILE NUMBER B-23,24,25/99-CN

FORMER MUNICIPALITY: MIDDLETON

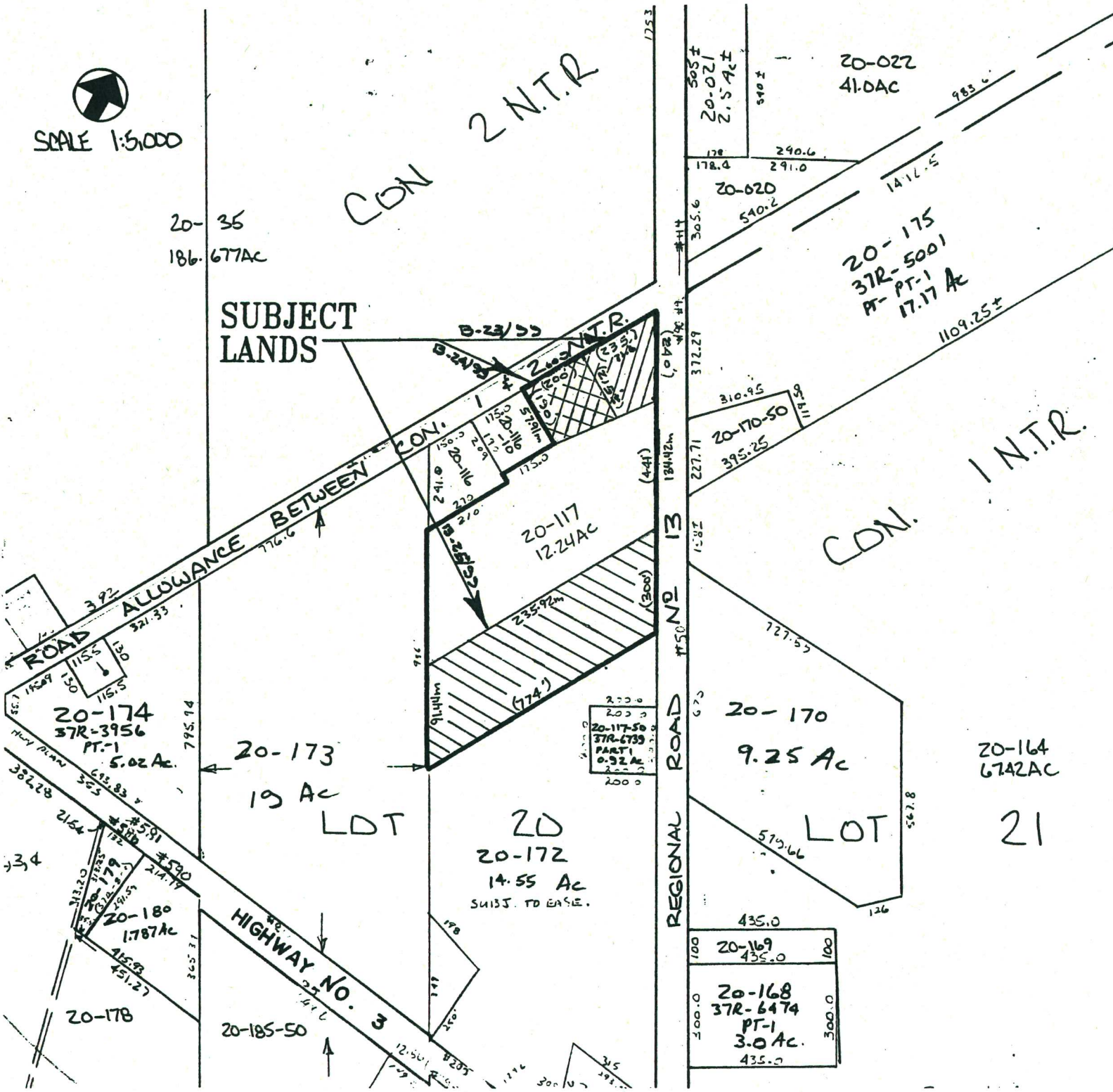




# MAP N<sup>o</sup> 4 TO FILE NUMBER B-23,24,25/99-cw

FORMER MUNICIPALITY: MIDDLETON

SCALE 1:5000



June 21 - no objections  
- land vacant