

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-3/98-1

PROPERTY NO. 50-40-094

A. APPLICANT INFORMATION

1. Name of Owner GEORGE + WILHELMINA VERMEERSCH, Phone No. 519-842-2304
Address RR#2 Postal Code NOJ 1E0
COURTLAND, ONT. Fax No. 519-688-2561
688-3362
2. Owner's Solicitor or authorized agent

Address _____

Phone No. _____
Postal Code _____
Fax No. _____

Please specify to whom all communications be sent:

Owner ☒ Solicitor ☐ Agent: ☐

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village HOUGHTON
Concession 5 Lot Number 3
Registered Plan Number _____ Lot(s) Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/Road 6TH CONCESSION RD ENR

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 _____
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: 151' Depth: 161' Area: 24,311 ^{sq}

Existing Use: residential Proposed Use: residential

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

SINGLE FAMILY HOME WITH GARAGE

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

SINGLE FAMILY HOME WITH GARAGE

Date of construction of existing dwelling 1940 APPROX.

2. Description of lands intended to be RETAINED:

Frontage: 2000' ± Depth: 2000' ± Area: 99.5 A ±

Existing Use: AGRICULTURAL Proposed Use: AGRICULTURAL

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

NIL (SHED - TO BE REMOVED)

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

NIL

Date of construction of any existing dwelling _____

3. Access to land intended to be SEVERED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: 16th CON. Rd ENR

4. Access to land intended to be RETAINED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: 16th CON. Rd ENR

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?

_____ DEC. 9/98 _____

Construction Date of Dwelling to be severed _____ 1940 +- _____

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: _____ DEC 1998 _____

6. How many years has the owner farmed: _____ 35 YEARS _____

In the Region of Haldimand-Norfolk _____ 15 _____ In the Province of Ontario _____ 35 _____ On this Farm Holding _____ 1 _____

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

FILE NO. _____ LOT SIZE CREATED: _____ ADDRESS: _____ ASSESSMENT ROLL NO. _____

APPLICANTS NAME: _____

This form must be completed as part of the Application for Consent for each severance 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.

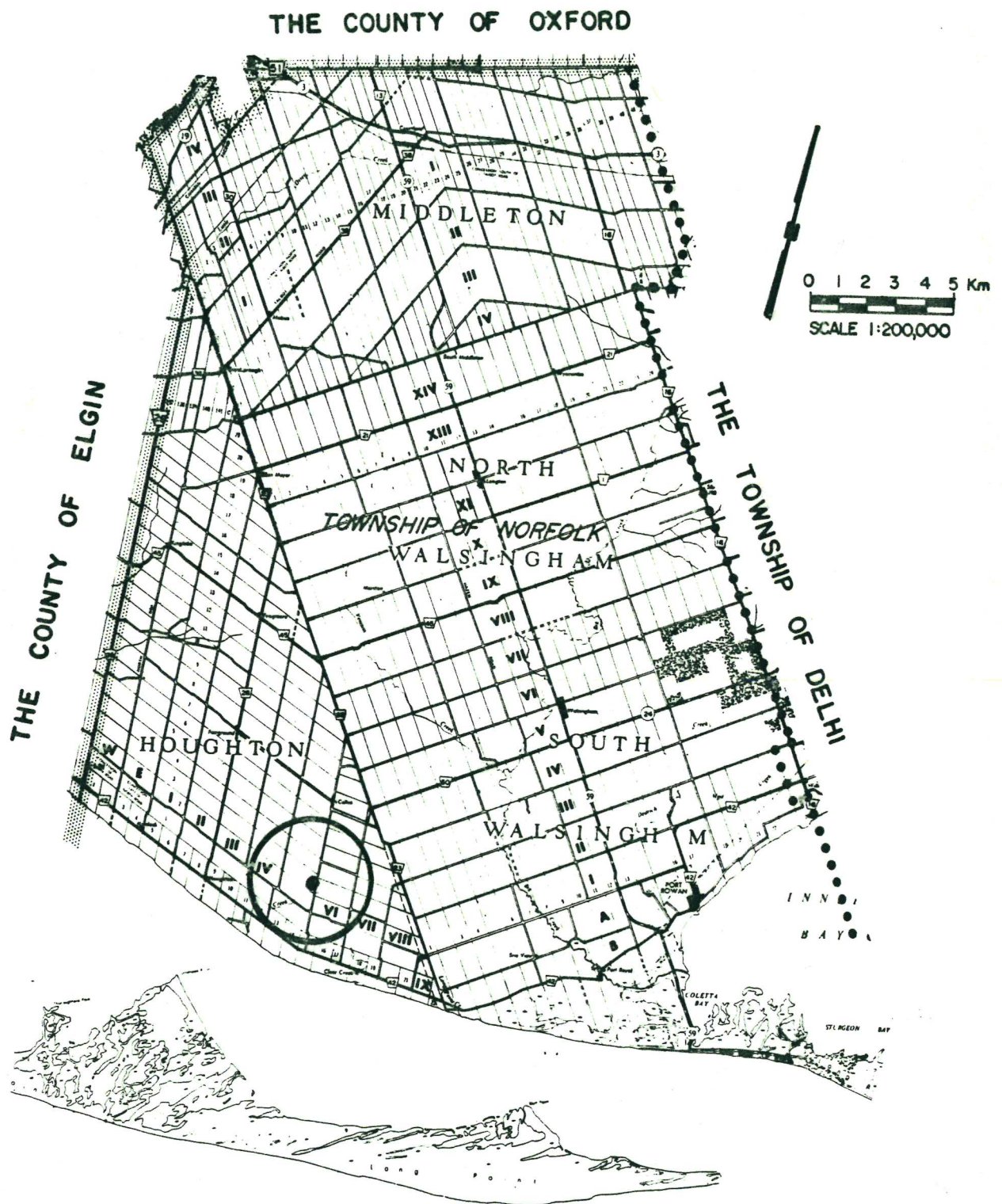
Please check one only:

1. ☐ One lot from a farm holding
2. ☐ Estate Lot
3. ☒ Surplus farm house (through farm amalgamation)
4. ☐ Infilling Lot
5. ☐ Residential lot involved in a boundary adjustment.
6. ☐ Existing second dwelling from a non-viable rural property.
7. ☐ Dwelling separated from existing commercial or industrial use in rural area.

2. If the lot type is a "one lot from a farm holding" 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.

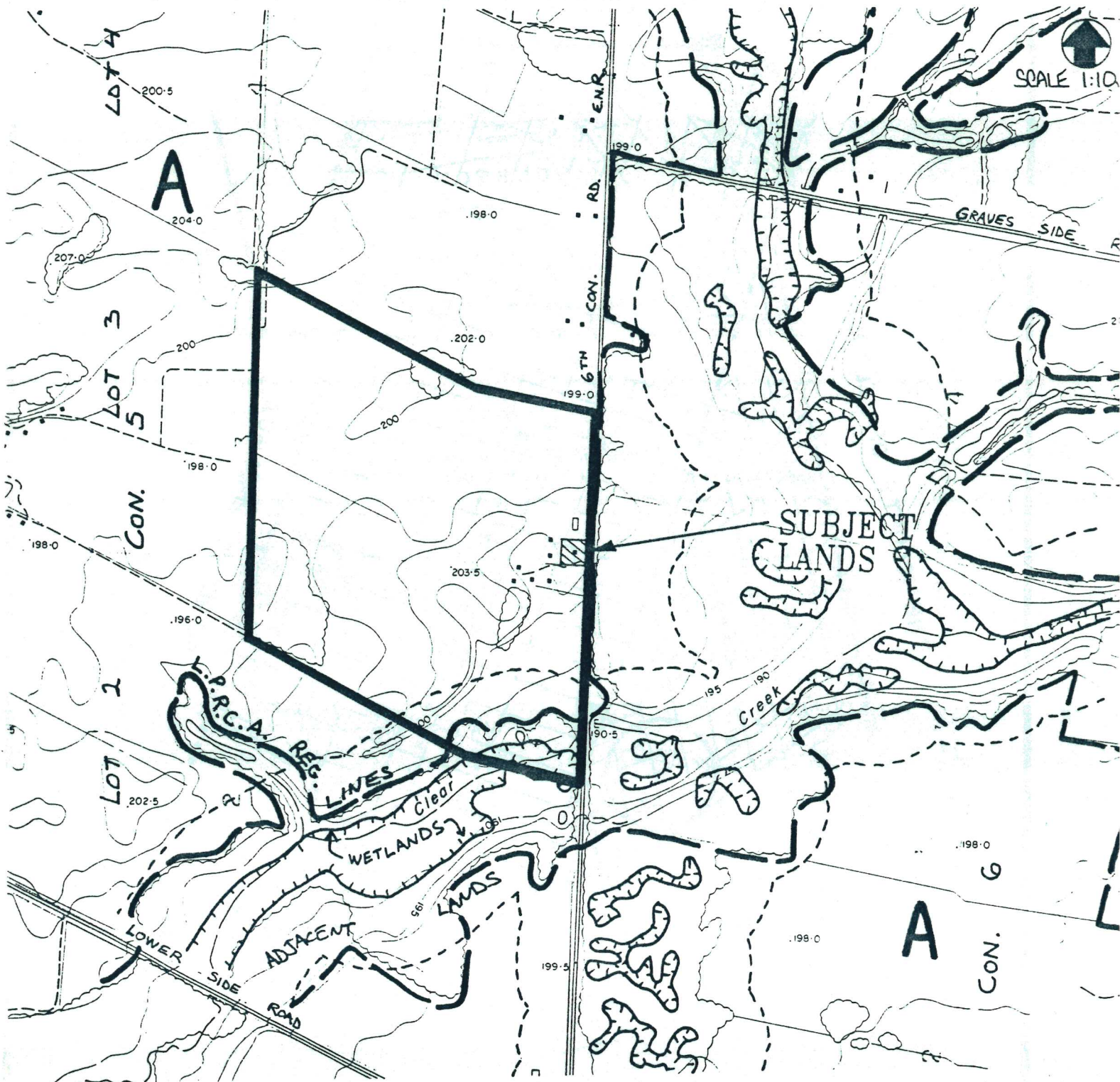
ASSESSMENT ROLL NO.	LOT	CONC	TOWNSHIP	TOTAL ACREAGE (indiv. property)	TOTAL WORKABLE (indiv. property)	OWNERS NAME AND ADDRESS (including those with part interest)	TENURE rented/ owned	EXISTING FARM TYPE (indiv. property e.g. corn, orchard, tobacco)	EXISTING BUILDINGS (e.g. farm house, barn, kiln)
28540100501600 13	2	2	NORFOLK	100	90	G+W VERMEERSCH	OWNED	CORN + BEANS	FARM HOUSE + BEANS
285401005013300 13	1	1	NORFOLK	98	75	G+W VERMEERSCH	OWNED	CORN + BEANS	BEANS
285401005017350 15	2	2	NORFOLK	75	50	G+W VERMEERSCH	OWNED	CORN + BEANS	—
285401005026800 28430	1	1	NORFOLK	117	85	G+W VERMEERSCH	OWNED	CORN + BEANS	—
3401000006 13900 26	9	9	BAYHAM	130	120	G+W VERMEERSCH	OWNED	COR + BEANS	HOUSE + BEANS.
28540100501213	3	3	WINDY.	102.6		"	"		

MAP N° 1 TO FILE NUMBER B-3/99-N



MAP Nº 2 TO FILE NUMBER B-3/99-N

FORMER MUNICIPALITY: HOUGHTON



MAP Nº 3 TO FILE NUMBER B-3/99-N

FORMER MUNICIPALITY: HOUGHTON



SCALE 1:5,000

