

~~THE~~ PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO.

B-17/99-N

PROPERTY NO.

A. APPLICANT INFORMATION

1. Name of <sup>Agent</sup> ~~Owner~~ John & Mary De Cloet Phone No. 519-875-2559  
Address RR # 1 Langton Postal Code N0E-1G0  
Fax No. N/A

2. Owner's ~~Solicitor or authorized agent~~  
Roger Spriet Phone No. 875-2547  
Address RR 1 Langton 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 North Walsingham  
Concession 13 Lot Number 12  
Registered Plan Number  
Reference Plan Number Part Number(s)  
Number and Name of Street/Road

2. Are there any easements or restrictive covenants affecting the property?

Yes ☐ No ☒ If Yes, describe the easement or covenant and its effect:

**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 John & Mary De Cloet
3. If a boundary adjustment, identify the lands to which the parcel will be added.  
existing farm
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: 35' Depth: 160' Area: 5900 sq ft

Existing Use: residential lot Proposed Use: agriculture

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:

none

Date of construction of existing dwelling N/A

2. Description of lands intended to be RETAINED:

Frontage: 156 Depth: 166 Area: 25899 <sup>8</sup>

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

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

DETACHED DWELLING GARAGE

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

SAME

Date of construction of any existing dwelling 1961

3. Access to land intended to be SEVERED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

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

Name of Road/Street: con. 13

4. Access to land intended to be RETAINED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

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

Name of Road/Street: con. 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 ☒



**LAND USE:**

1. What is the existing official plan designation(s) of the lands: residential
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: 32 years

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

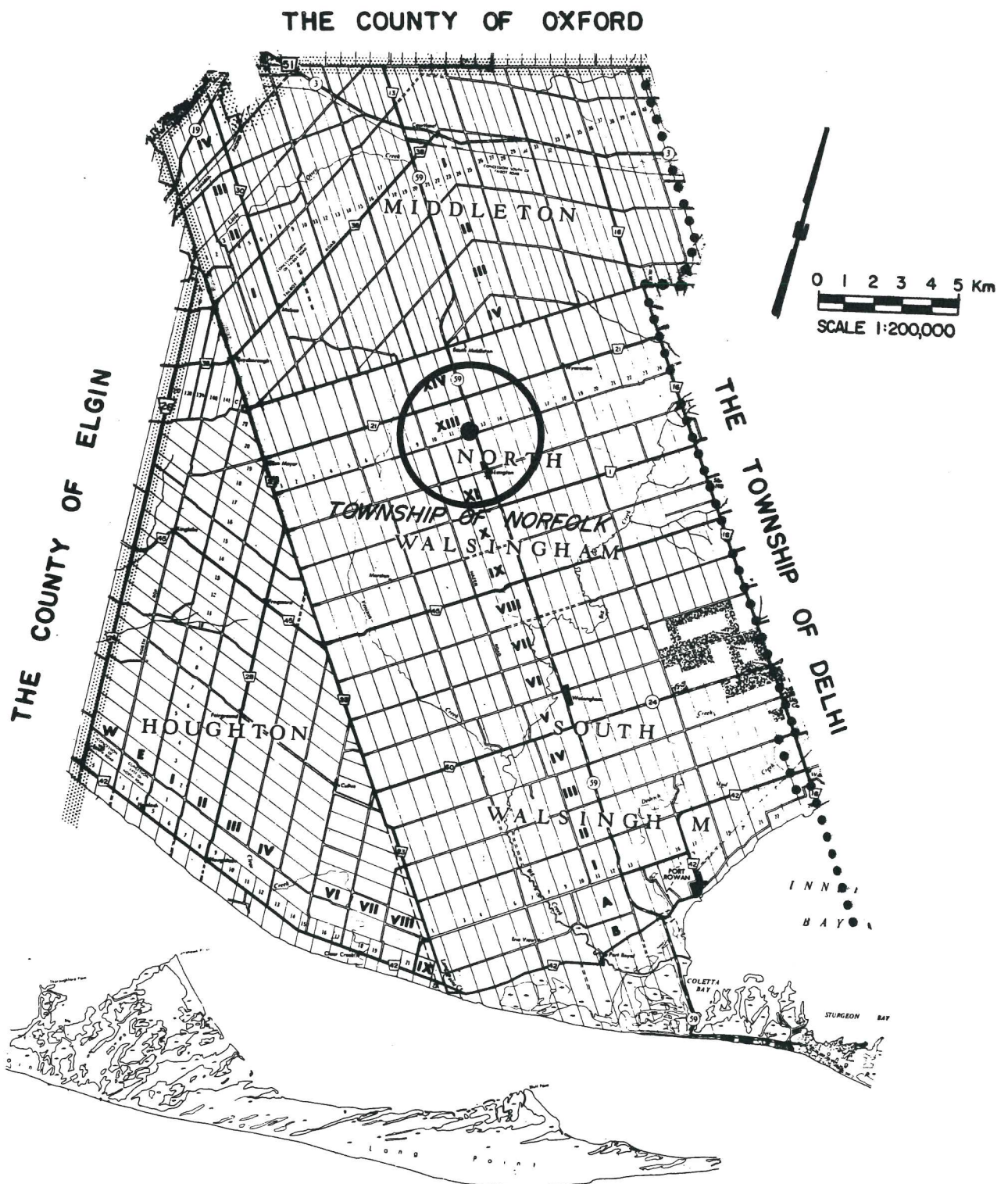
If Yes, and if known, specify the appropriate file number and status of the application

---



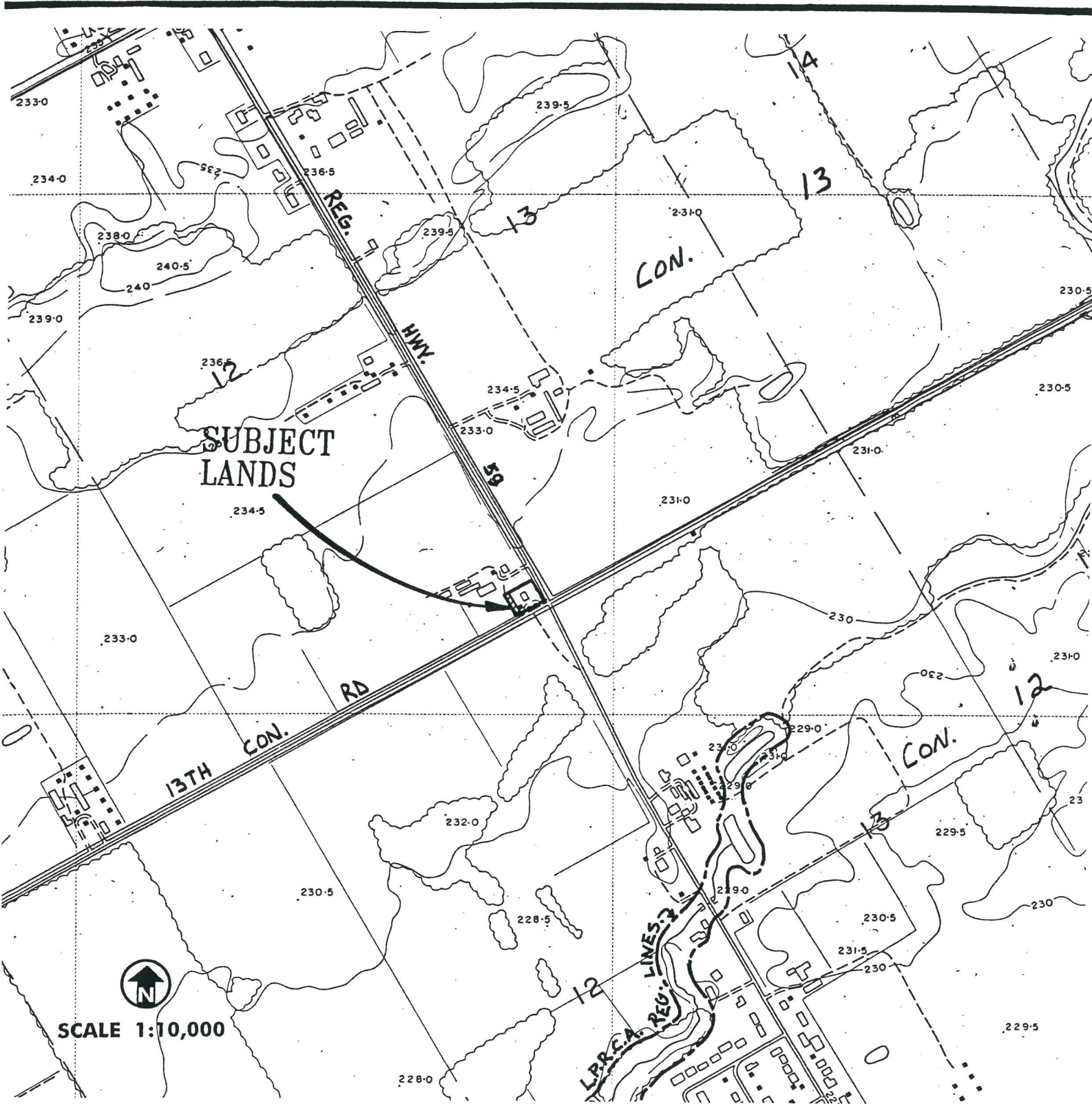


MAP N° 1 TO FILE NUMBER B-17/99-N



MAP Nº 2 TO FILE NUMBER B-17/99-N

FORMER MUNICIPALITY: N. WALSINGHAM





MAP Nº 3 TO FILE NUMBER B-17/99-N

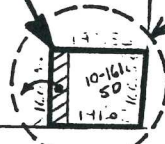
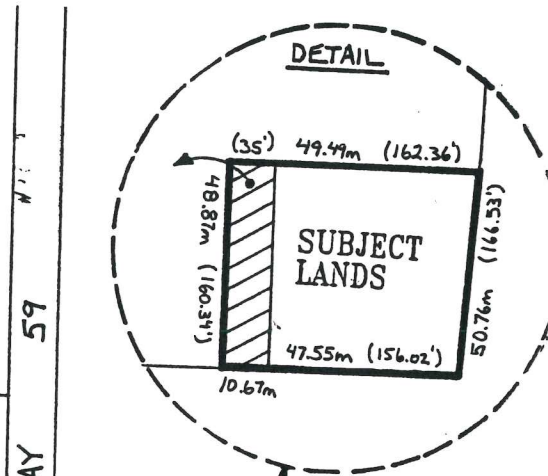
FORMER MUNICIPALITY: N. WALSHINGHAM

CON. 13  
10-160  
50 Ac  
A LOT 12

10-161  
48.77 Ac.

SUBJECT  
LANDS

13TH CON. RD.



SEE DETAIL

REGIONAL HIGHWAY 59

20-210  
24.24 Ac.

LOT 13  
A

10-208  
80.47 Ac.

SCALE 1:5,000

