

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-20/99-N

PROPERTY NO. 1025
a/1045

A. APPLICANT INFORMATION

1. Name of Owner Katherine Comeau Phone No. 842 3764
Address RR#1 Courtland Postal Code NO. T1E0
Ont Fax No. 842 6498

2. Owner's Solicitor or authorized agent

Phone No. _____
Address _____ 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 Middleton
Concession 1 N.T.R. Lot Number 154 part 1, 11, 111
Registered Plan Number 37R2757 Lot(s) Block(s) 154 (13)
Reference Plan Number In 366092
In 331484 Part Number(s) 1, 2, 3.
In 331484
Number and Name of Street/Road Talbot Rd Reg Rd 38

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

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

Unless you count the Pub. Municipal
drain

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 Sever existing two house & add a lot.

2. Name of person(s), if known, to whom lands or interest in land to be transferred, leased or charged Michael Comeau - Kathleen Comeau.

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: 395 Area: 79000

Existing Use: Residential Proposed Use: Residential

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

2 houses 1 barn 3 small sheds

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

Same as above with addition of third house

Date of construction of existing dwelling Main house approx 1900

2nd house moved in 74
third to be built

2nd lot

222 front 340 depth area 75480

2. Description of lands intended to be RETAINED:

Frontage: 253' ^{122'} Depth: 260' Area: 65780

Existing Use: Residential Proposed Use: Residential

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

1 house 1 barn 3 sheds

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

none

Date of construction of any existing dwelling 1900's barn 1950

3. Access to land intended to be SEVERED:

☐ Unopened road ☐ Municipal Road ☒ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: Talbot Rd 38

4. Access to land intended to be RETAINED:

☐ Unopened road ☐ Municipal Road ☒ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: Talbot Rd 38

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: R. Agriculture
2. What is the Zoning of the lands: Agricultural Res.
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

N/A

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

N/A

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: April 1954

6. How many years has the owner farmed: NOT in the last 26 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

I. FREEDOM OF INFORMATION, AFFIDAVIT OR SWORN DECLARATION

1. Freedom of Information:

For the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of The Planning Act for the purpose of processing this application.

I, Katherine Comeau of the Township of Middleton in the County of Norfolk solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

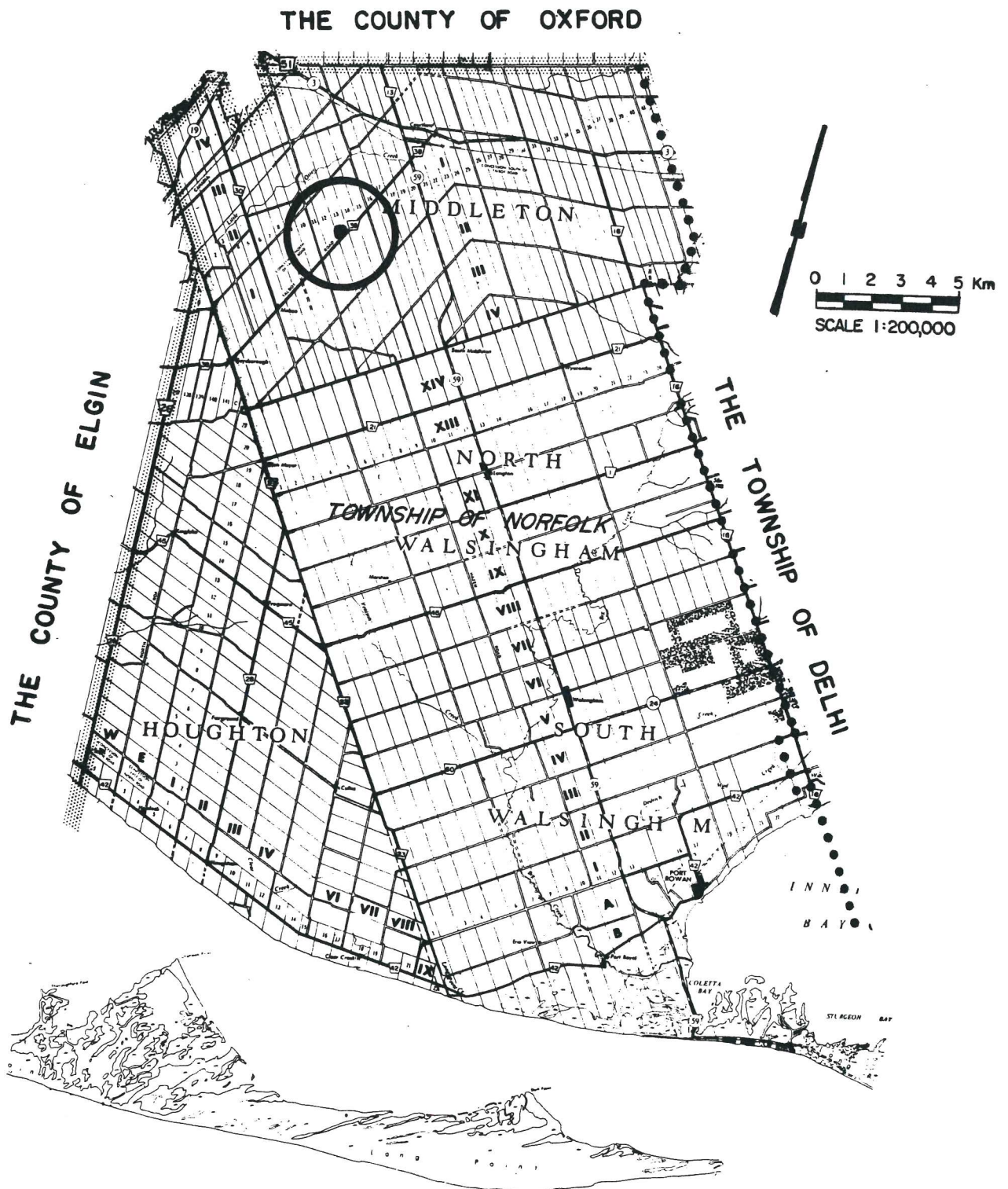
Declared before me at the

Town of Tillsonburg
in the County of Oxford
this 28th day of April 1999 A.D.

) Katherine ComEAU

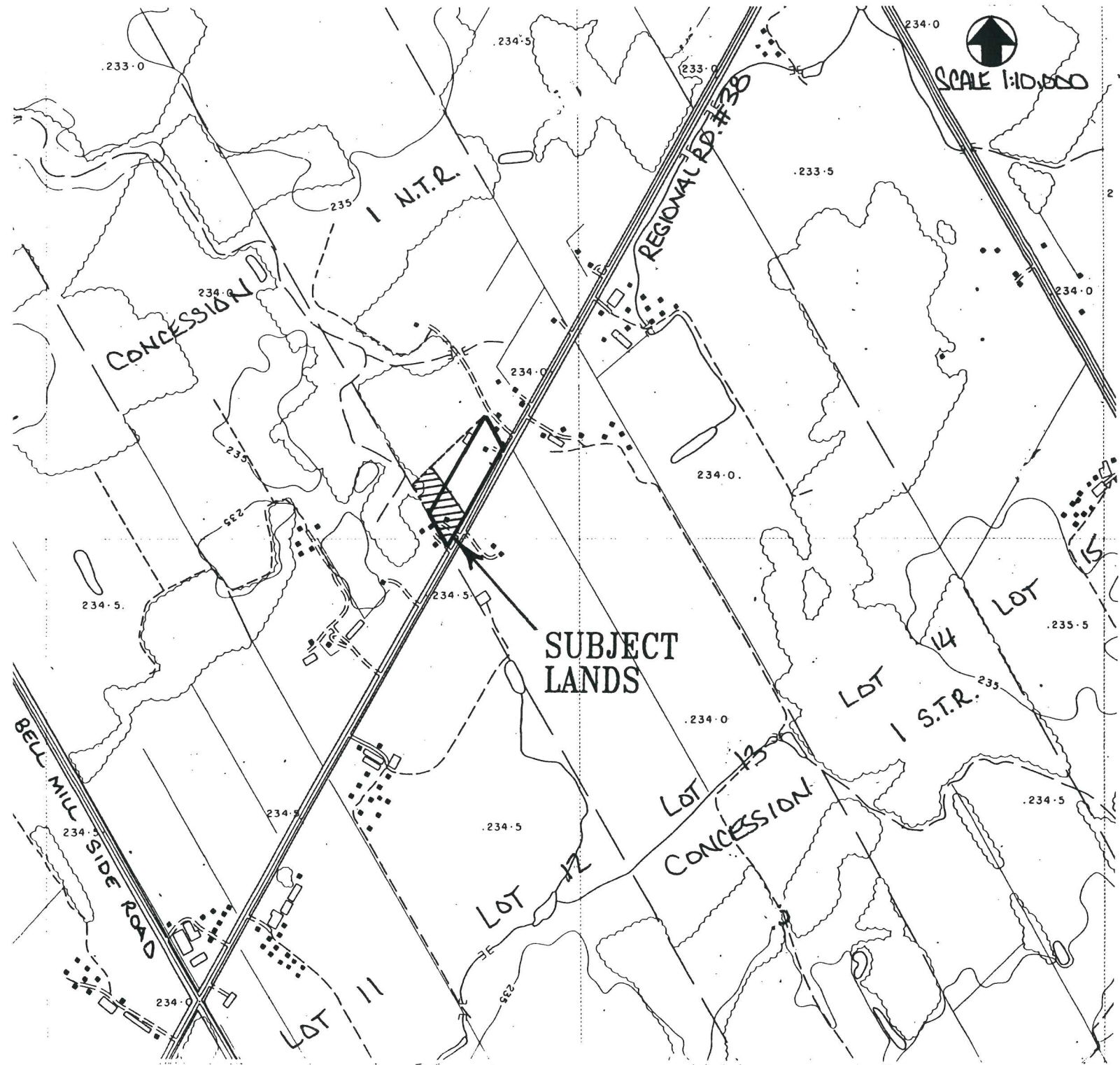
A Commissioner of Oaths

MAP N° 1 TO FILE NUMBER B-20/99-N



MAP Nº 2 TO FILE NUMBER B-20/99-N

FORMER MUNICIPALITY: MIDDLETON



MAP Nº 3 TO FILE NUMBER B-20/99-N

FORMER MUNICIPALITY: MIDDLETON

