

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-22/99-N

PROPERTY NO. _____

A. APPLICANT INFORMATION

1. Name of Owner Guert and Femmigje Hoekman Phone No. 983-6670
c/o Joe's Carpentry CONTACT: Mr. Gord Naesmith
Address 5 Stover St. S. Postal Code N0J 1P0
NORWICH, Ontario Fax No. _____

2. Owner's Solicitor or authorized agent
WHITE, COAD, KAPUSTA & OLIVER
A. Michael Oliver Phone No. 863-2710
Address 6 Stover St. N. Postal Code N0J 1P0
NORWICH, Ontario Fax No. 863-2469

Please specify to whom all communications be sent:

Owner ☒ Solicitor ☒ Agent: ☐

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village Township of Middleton

Concession 4 Lot Number Pt Lot 6

AND Registered Plan Number 500 Lot(s) Block(s) Pt Lot 1611

Reference Plan Number 41R-6087 Part Number(s) Part 1

37R-7644 Part 1 & 2
Number and Name of Street/Road Road Allowance between Concessions 4 &
North of Talbot Road

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 checked="" 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 Guert and Femmigje Hoekman
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: 140.31 ft Depth: @208 ft Area: 67,138 sq. ft

Existing Use: Crop Production Proposed Use: 1.5 acres Residential Lot

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

Vacant land.

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

New residential house with attached garage proposed.

Date of construction of existing dwelling n/a

2. Description of lands intended to be RETAINED:

Frontage: 551.5 ft Depth: Irregular Area: 13.4 acres

Existing Use: Crop Production Proposed Use: Crop Production
(future development)

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

Vacant Land

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

No new structures proposed at this time.

Date of construction of any existing dwelling n/a

3. Access to land intended to be SEVERED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: Road Allowance between Concessions 4 & 5 North
Talbot Road.

4. Access to land intended to be RETAINED:

☐ Unopened road ☐ Municipal Road ☒ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: County Road 10 (Highway 19)

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: Hamlet
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) | | X - Industrial (M2) |
| An Active Railway Line | | X |
| 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.: Unknown Decision: _____

5. Date of purchase of subject lands: May 3, 1999

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

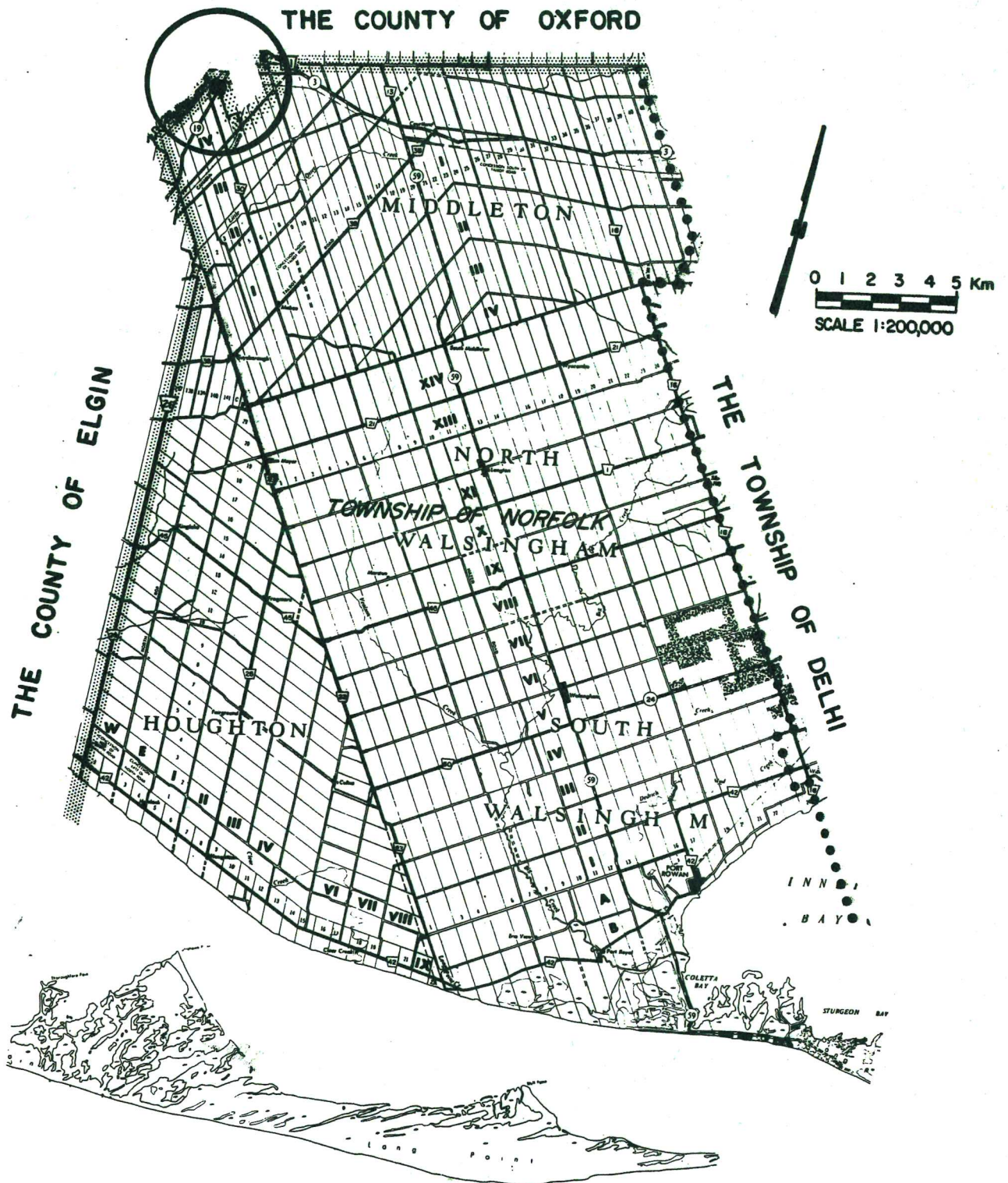
If Yes, and if known, specify the appropriate file number and status of the application

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?

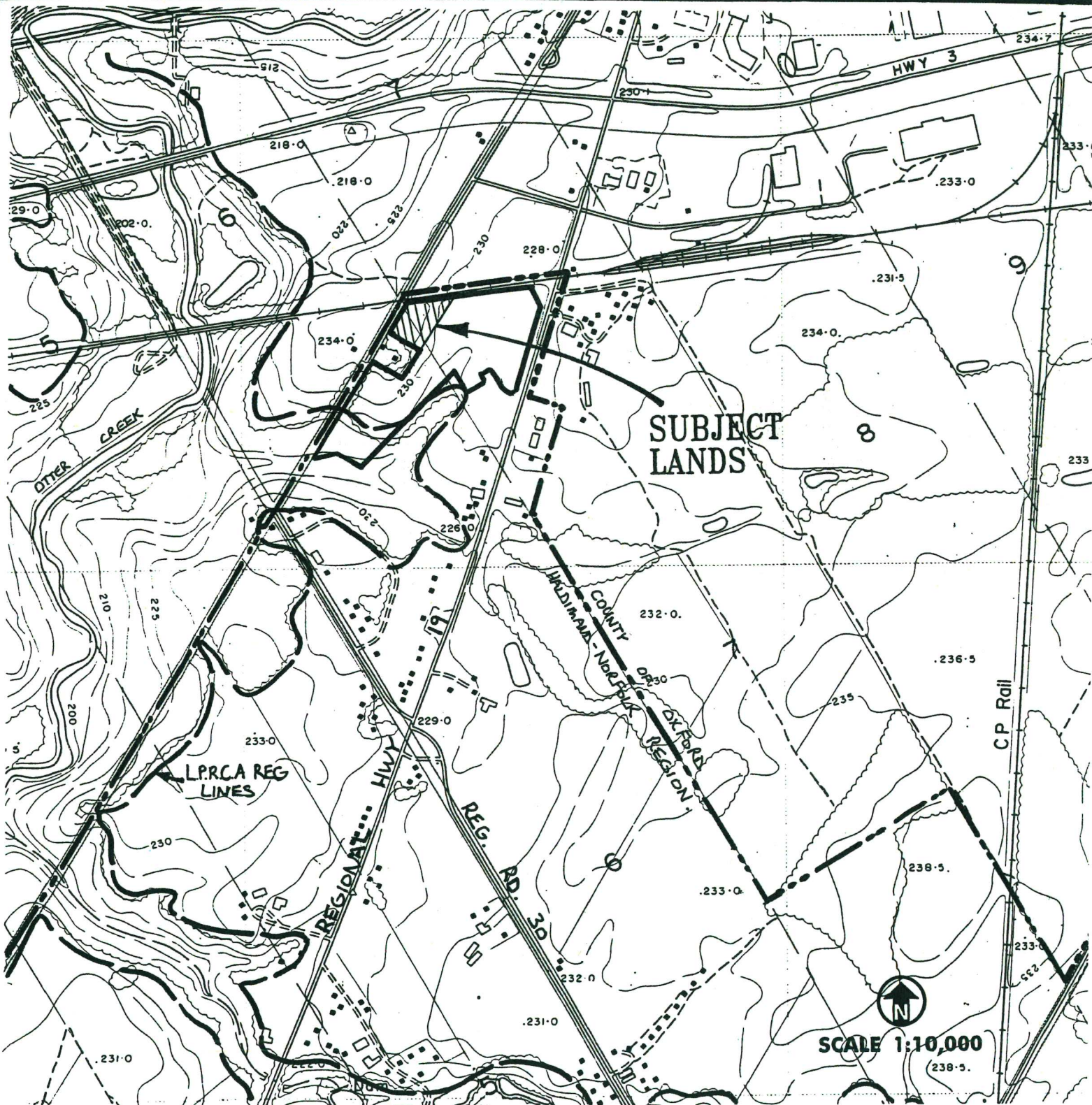
☐ Yes ☒ No ☐ Unknown

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

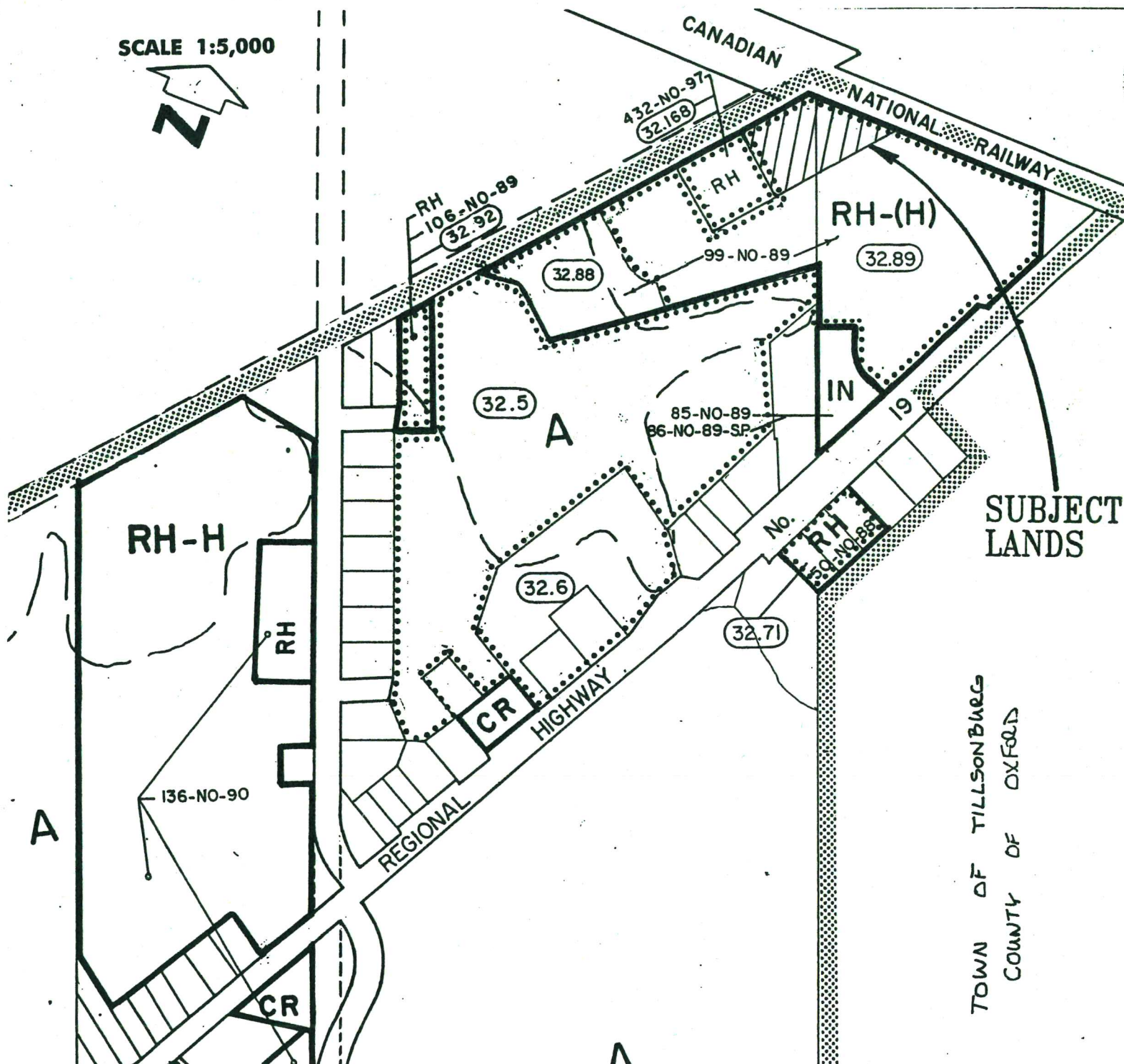
MAP N° 1 TO FILE NUMBER B-22/99-N



FORMER MUNICIPALITY: MIDDLETON



FORMER MUNICIPALITY: MIDDLETON



MAP N° 4 TO FILE NUMBER B-22/99-N

FORMER MUNICIPALITY: MIDDLETON



SCALE 1:5,000

SUBJECT LANDS

CANADIAN NATIONAL RY
COUNTY OF OXFORD

*possible
side
ditch
tracks*

*S.E.
corner
Railroad
right-of-way*

