

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-23/99-N

PROPERTY NO. 20-117

A. APPLICANT INFORMATION

1. Name of Owner ROLF + JANET SILFWERBRAND Phone No. 842-5673
Address RR#2 PT. LOT 20, CONC.#1 Postal Code N0J 1E0
COURTLAND Fax No. SAME

2. Owner's Solicitor or authorized agent
MICHAEL SZORENYI Phone No. 842-4205
Address 25 HARVEY ST. Postal Code N4G 4H5
P.O. BOX 176, TILLSONBURG 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:

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: 235' ± Depth: 240' ± irreg. Area: 1 Ac ±

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: 11.29Ac

Existing Use: RESIDENTIAL/AGRICULTURAL Proposed Use: SAME

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

1 dwelling, shop, ~~residence~~ 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

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: 1994

6. How many years has the owner farmed: 1/4

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

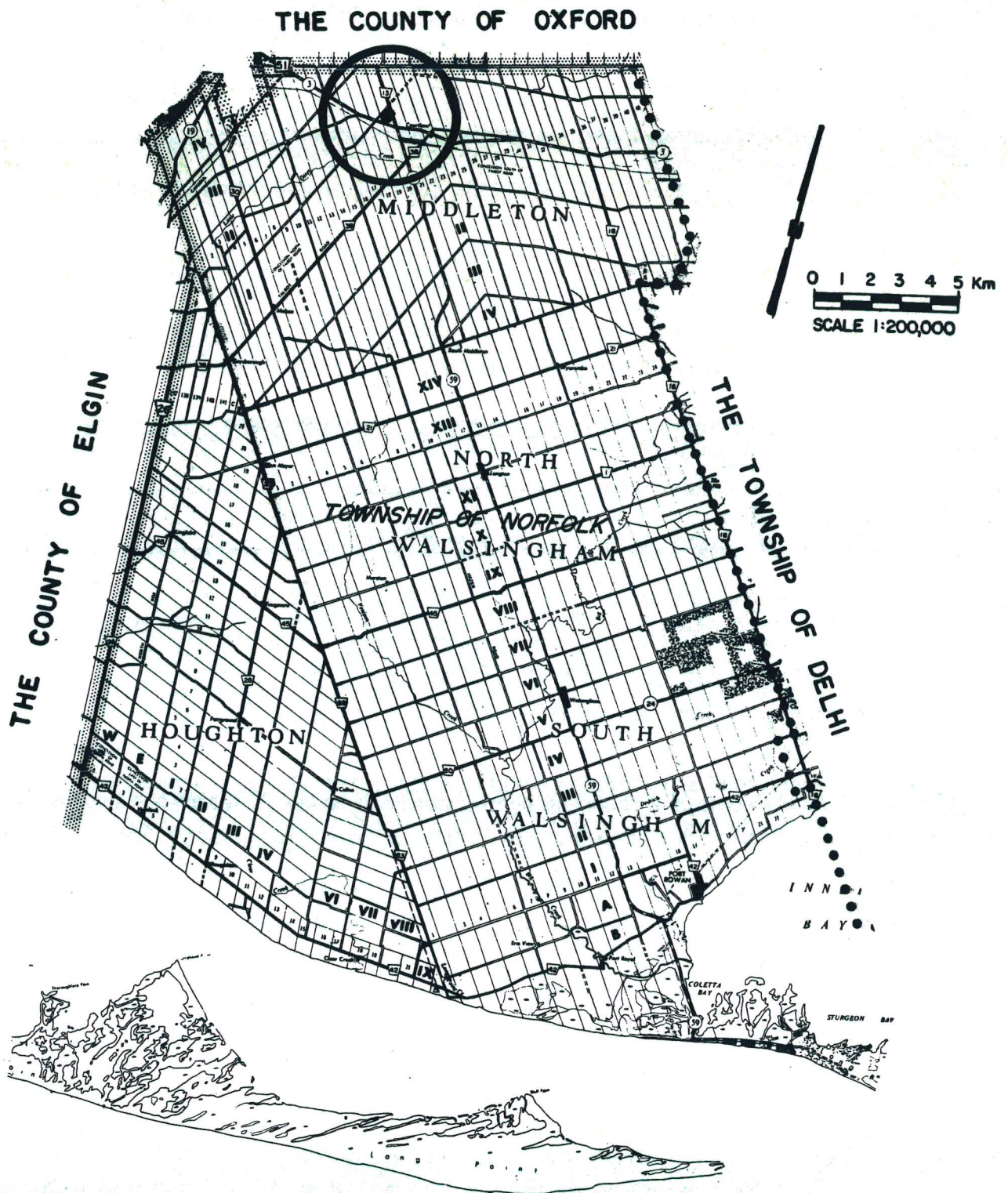
If Yes, and if known, specify the appropriate file number and status of the application

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?

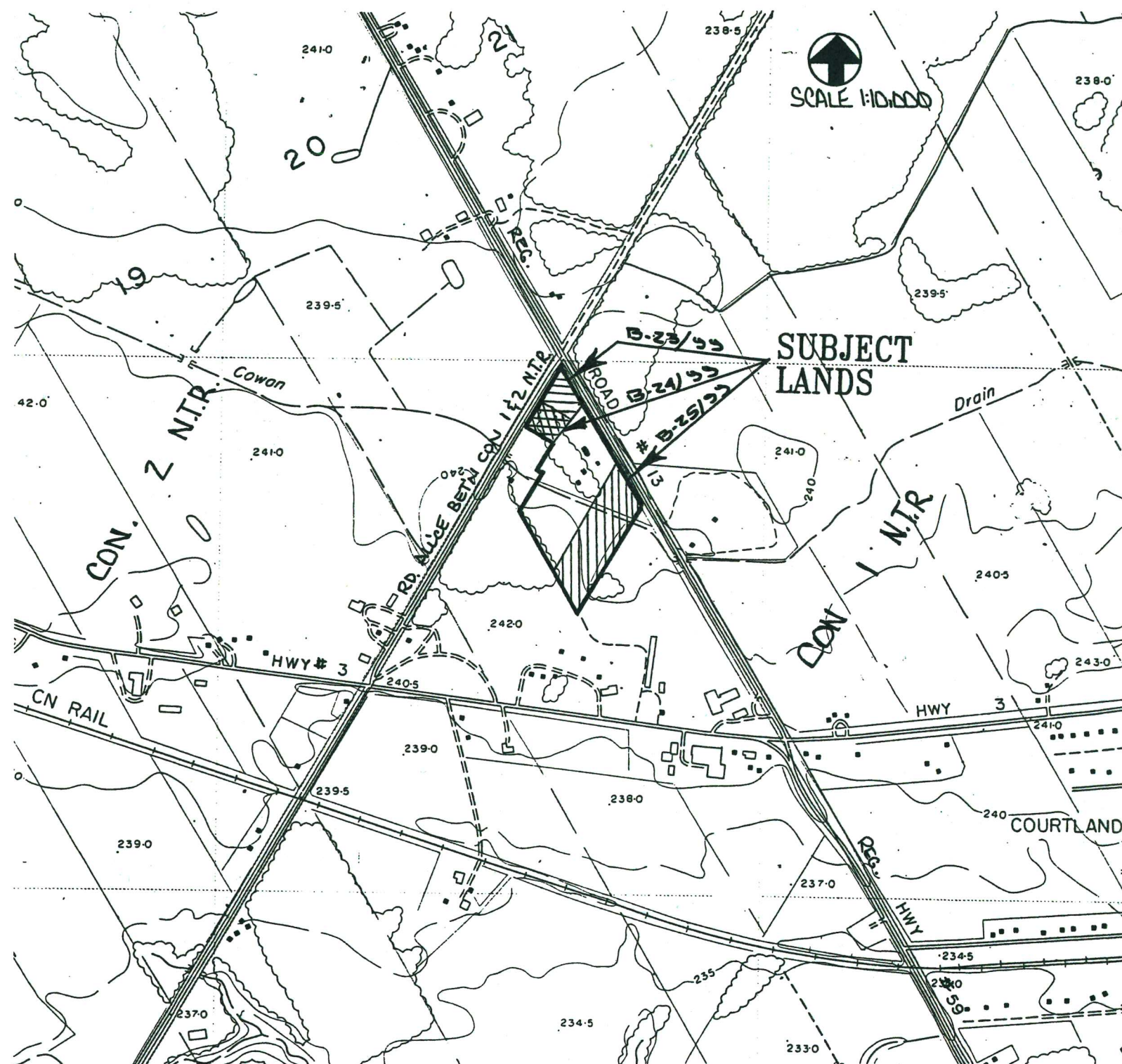
☐ Yes ☒ No ☐ Unknown

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

MAP N^o 1 TO FILE NUMBER B-23,24,25/99-CN

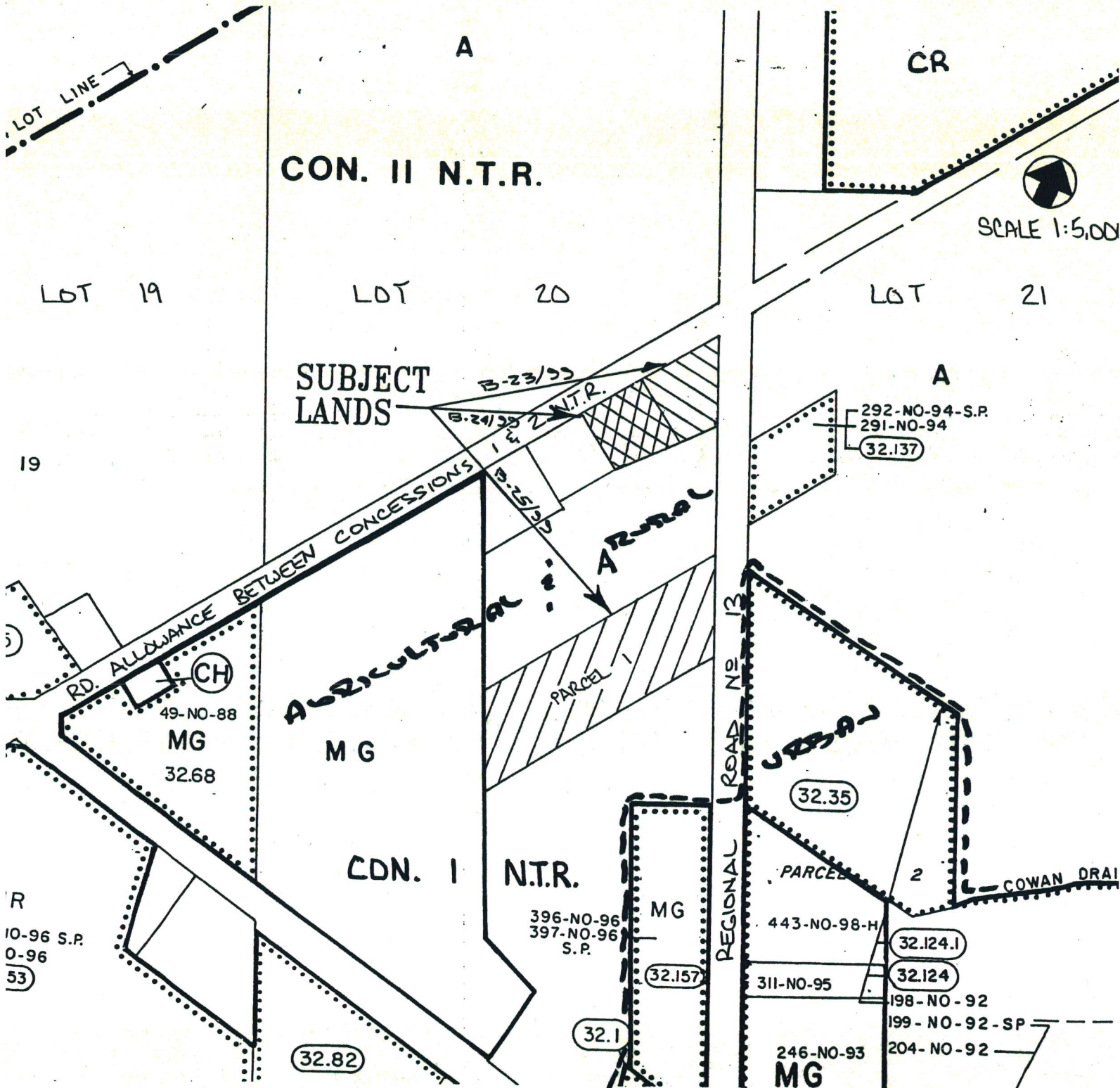


FORMER MUNICIPALITY: MIDDLETON



MAP N° 3 TO FILE NUMBER B-23,24,25/99-CN

FORMER MUNICIPALITY: MIDDLETON



MAP N^o 4 TO FILE NUMBER B-23,24,25/99-C

FORMER MUNICIPALITY: _____

MIDDLETON

SCALE 1:5,000

SUBJECT
LANDS

CON. 2 N.T.R.

CON. 1 N.T.R.

CON. 21

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CON. 20-175

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June 21 - 11:20am

- land vacant

- no objections as > 1 acre min req't.