

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO.

B-26/99-N

PROPERTY NO.

10-50-181

A. APPLICANT INFORMATION

1. Name of Owner Court Farms Phone No. 519 842-7431
Address RR2 Courtland, Ont Postal Code N0J 1E0
519 1st Conc STR Fax No. 519-842-5466
2. Owner's Solicitor or authorized agent
George Jenkins Phone No. 519-842-9017
MORRIS + JENKINS & Gilvesy. Postal Code N4G 4H8
Address 19 Rideout E Fax No. 519-842-3394
Box 280, Tillsonburg.

Please specify to whom all communications be sent:

Owner ☒ Solicitor ☐ Agent: ☐

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village MIDDLETON
Concession 2 STR Lot Number 11
Registered Plan Number _____ Lot(s) Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/Road 230 BELL MILL SIDE RD.
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 Severance of Surplus Farm House

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: 180 Depth: 230 Area: 1Ac ±

Existing Use: Farm Residential Proposed Use: Residential

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

House

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

none

Date of construction of existing dwelling 1963 ~ 36 years.

2. Description of lands intended to be RETAINED:

Frontage: 1500' ± Depth: _____ Area: ~ 99ac

Existing Use: Cash crop Proposed Use: Cash Crop

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

1 Barn 2 sheds

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

none

Date of construction of any existing dwelling unknown

3. Access to land intended to be SEVERED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: 230 Bell Hill Side Rd.

4. Access to land intended to be RETAINED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: 230 Bell Hill Side Rd. + 1st Conc STR.

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: Agriculture
2. What is the Zoning of the lands: Agriculture
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: 2

Date(s) these parcels were created: 89-Sep From 143-00 ^{RP 31R 4949 Part 1} / 91-Sep From 14 ^{RP 37R 228 Part}

The name of the transferee for each parcel: COURT FARMS

For what uses? Surplus Houses

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?

June 30/99.

Construction Date of Dwelling to be severed 1963 ~ 36 yrs old.

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: June 30/99.

6. How many years has the owner farmed: 22 yrs.

In the Region of Haldimand-Norfolk ☒ In the Province 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

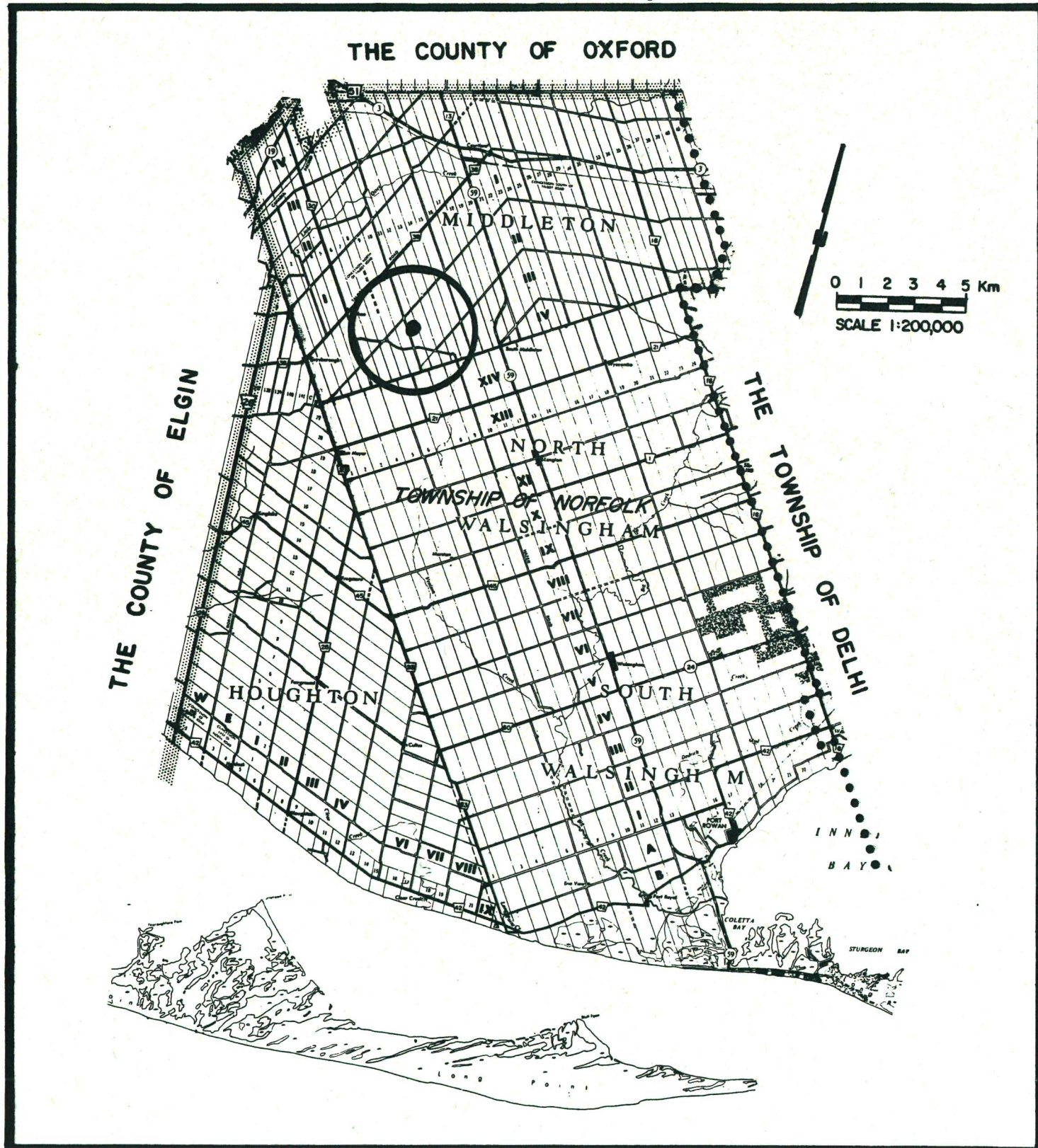
☒ No

☐ Unknown

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

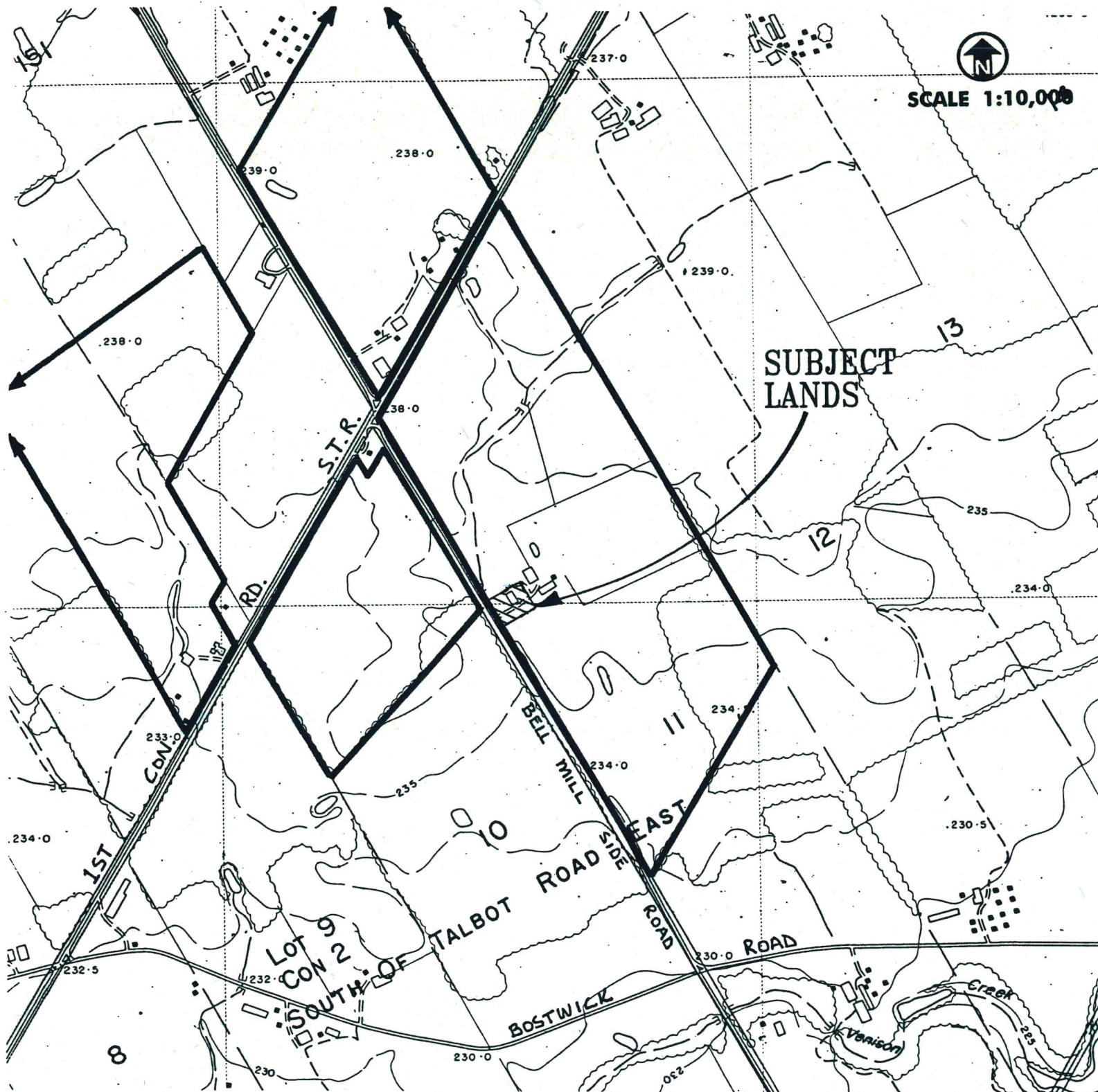
sess	lot	cone	Township	Total acreage	Total Workable	Owners	owned	Farm Type	Buildings
1 No									
54 010 050	9	1 STR	Middleton	1	—	William Court	✓	Res. Farm	House
1 00 0000	519	1st Conc RD STR				Alison Court			
54 010 050	9x10	1 STR	MIDDLETON	62.82	52	Court Farms	✓	Cash crop	Barn.
3 00 0000	515	1st Conc RD STR				WYA. COURT			
54 010 060	19	3 STR	MIDDLETON	38.04	37	Court Farms	✓	Cash crop	Barn.
10 0000						WYA. COURT			
54 010 050	7	1 STR	MIDDLETON	36.96	27	Court Farms	✓	Cash crop	—
00 0000						WYA. COURT			
54 010 050	10	2 STR	MIDDLETON	34.38	30	Court Farms	✓	Cash crop	—
40 0000						WYA. COURT			
54 010 050	11	1 STR	MIDDLETON	50.00	45	Court Farms	✓	Cash crop	House
00 0000	306	Bell Mill Rd				WYA. COURT			
54 010 050	10	1 STR	MIDDLETON	30.07	28	William Court	✓	Cash crop	—
00 0000									
49 030 010	1x2	10 charl.	Charlotteville	91.48	70	Court Farms	✓	Cash crop	barn.
00 0000	44	Charville Rd 11				WYA. COURT			
49 030 010	21	10 chr	Charlotteville	.92 AC	—	Court Farms	✓	Res. Farm	House
50 0000						WYA. COURT			
54 010 050	9	1 STR	MIDDLETON	50.00	30	William Court	✓	Cash crop	—
7 00 0000									
54 010 050	8	1 STR	MIDDLETON	25.70	100	William Court	✓	Cash crop	—
00 0000									
						WILLIAM COURT		Cash crop	—

MAP Nº 1 TO FILE NUMBER B-26/99-N



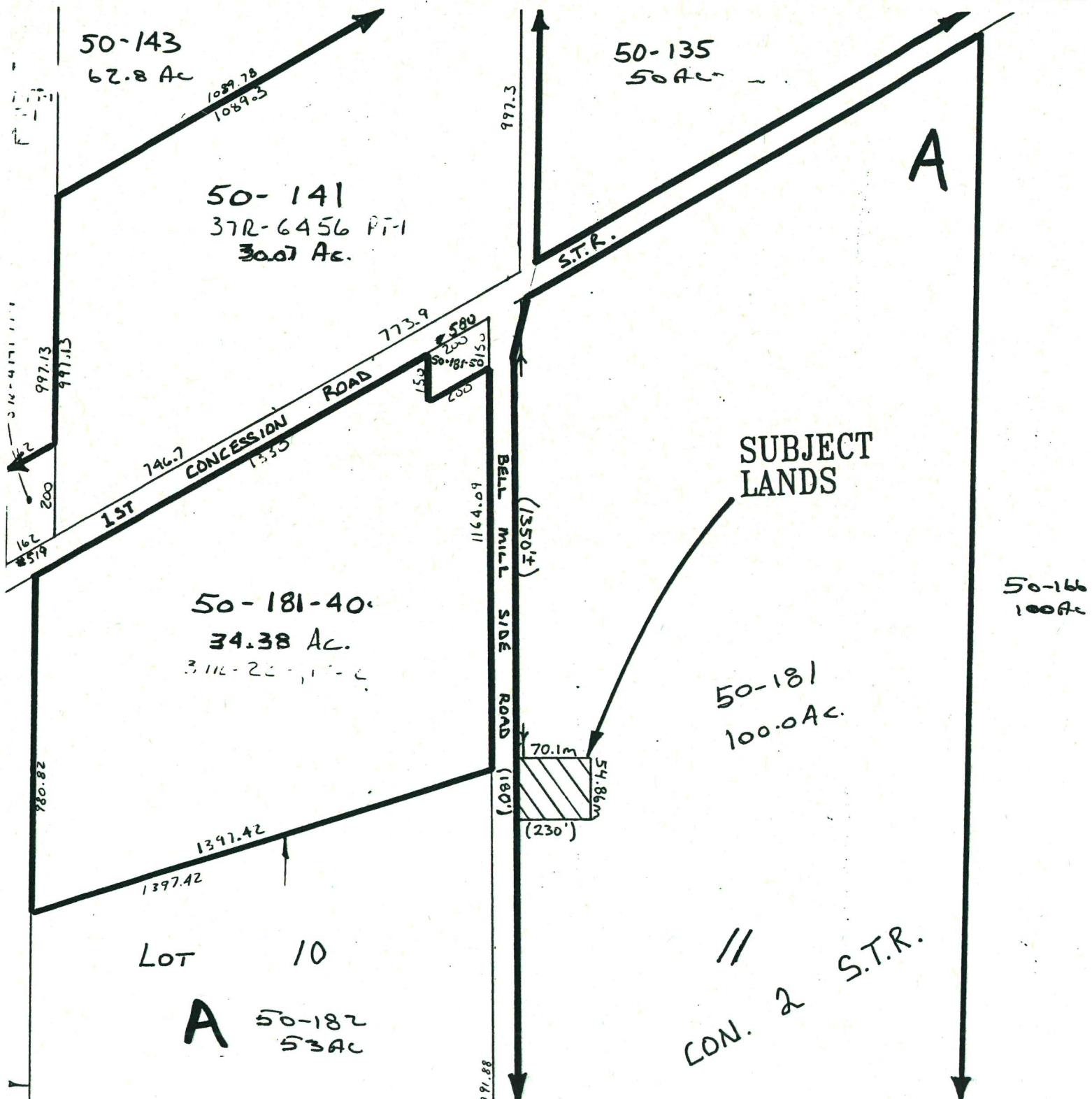
MAP N^o 2 TO FILE NUMBER B-26/99-N

FORMER MUNICIPALITY: MIDDLETON



MAP Nº 3 TO FILE NUMBER B-26/99-N

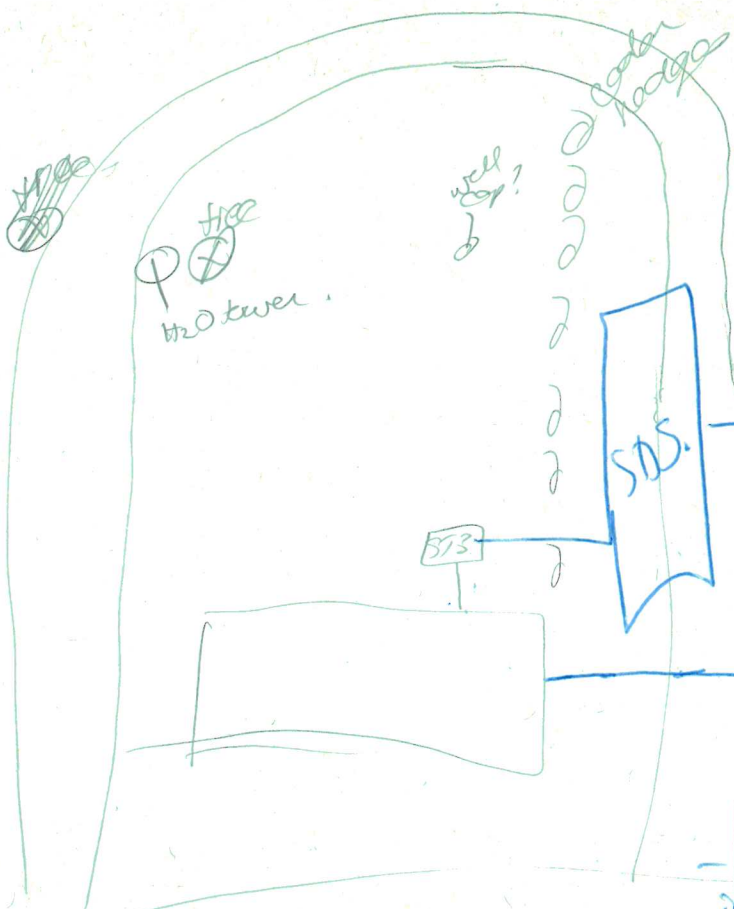
FORMER MUNICIPALITY: MIDDLETON



bain

shad

→ where
dividing
line
→ hedge?
→ SDS?



#26 - Bill Cant
- parallel to trees
- tile ~30 yrs. old