

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-27/99-N

PROPERTY NO. 50-10-007

A. APPLICANT INFORMATION

1. Name of Owner Walter Badzioch ^{Wanda Johnson (P/A)} Phone No. 1-705-722-8153
Address 26 Jodies Ln, RR 3 ^{Helen Wilk (P/A)} Postal Code L4M 4S5
Barrie, ON Fax No. 1-705-722-8153

2. Owner's Solicitor or authorized agent
Wanda Johnson Phone No. 1-705-722-8153
Address 26 Jodies Ln RR 3 Postal Code L4M 4S5
Barrie, ON Fax No. 1-705-722-8153

Please specify to whom all communications be sent:

Owner ☐ Solicitor ☐ Agent: ☒

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village Houghton Nor Folk
Concession _____ Lot Number 11
Registered Plan Number _____ Lot(s) Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/Road 453 OLD NORTH 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: ☒ 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: 228' Depth: 246' Area: 44,649 sq. ft. +- 32000 sq. ft.
 Existing Use: House Proposed Use: House
 Number and type of buildings and structures existing on lands to be severed:
one three bedroom bungalow, attached garage
 Number and type of buildings and structures proposed on the lands to be severed:

 Date of construction of existing dwelling 1968

2. Description of lands intended to be RETAINED:

Frontage: _____ Depth: _____ Area: 49 AC

Existing Use: AGRICULTURE Proposed Use: AGRICULTURE

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

11 Kilns, 2 barns, 1 old house, 2 greenhouses

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

* ~~2~~ —

Date of construction of any existing dwelling 1968

3. Access to land intended to be SEVERED:

☐ Unopened road ☐ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: Old North Road

4. Access to land intended to be RETAINED:

☐ Unopened road ☐ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: Old North Road

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	NO	
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: 50's

6. How many years has the owner farmed: 45+ years

In the Region of Haldimand-Norfolk 45+ yrs In the Province of Ontario 45+ yrs On this Farm Holding 45+ yrs

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

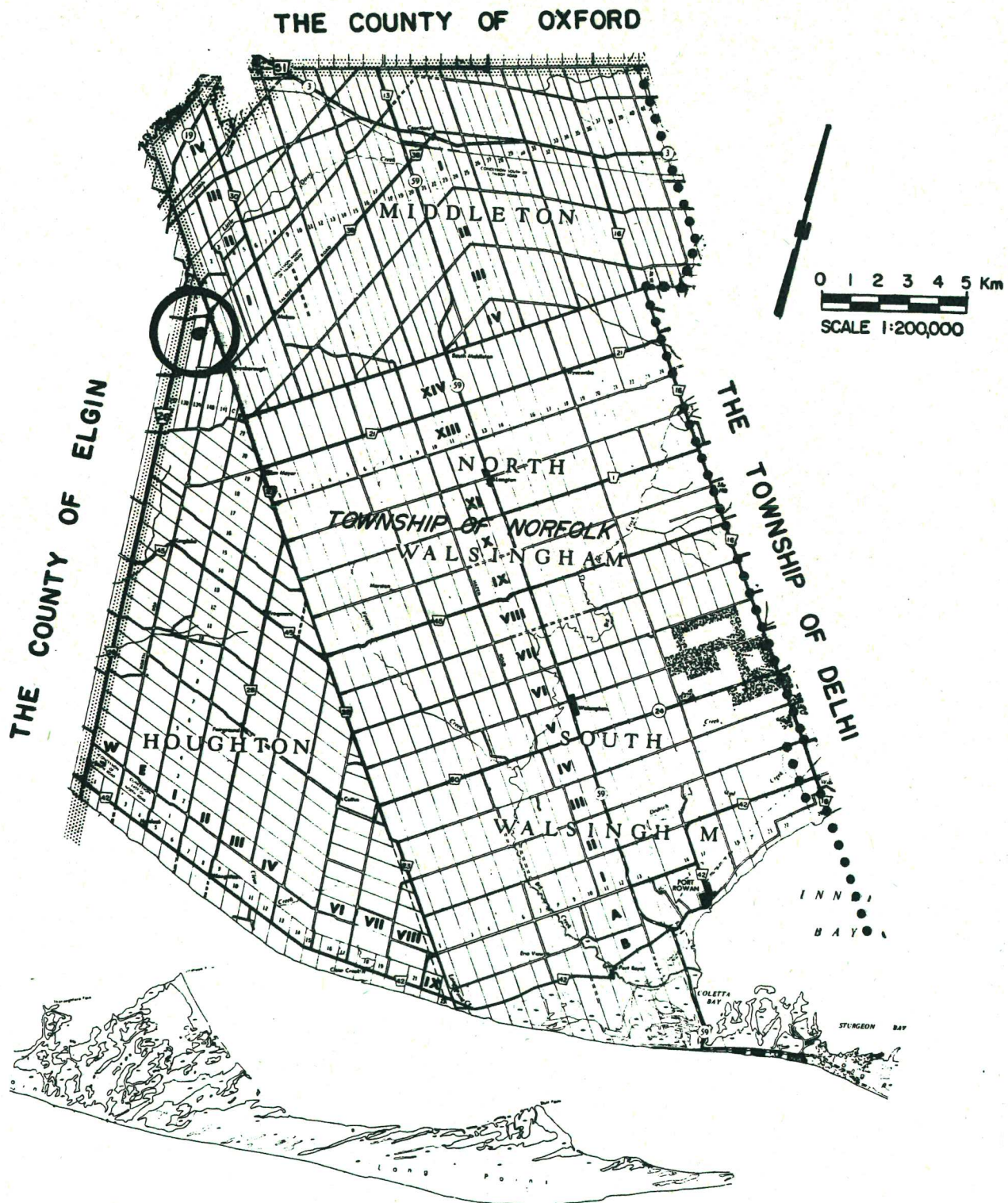
FILE NO. _____ LOT SIZE CREATED: _____ ASSESSMENT ROLL NO. _____
APPLICANTS NAME: _____ ADDRESS: _____

1. **RESIDENTIAL LOT TYPE:** as different policies apply to different types, it is important that the nature of the application be specified. The following listing reflects the type of residential lots which fall within the severance criteria for the rural/agricultural area, together with estate residential lots. Planning Staff assistance is available.

1. <input checked="" type="checkbox"/> One lot from a farm holding	5. <input type="checkbox"/> Residential lot involved in a boundary adjustment.
2. <input type="checkbox"/> Estate Lot	6. <input type="checkbox"/> Existing second dwelling from a non-viable rural property.
3. <input type="checkbox"/> Surplus farm house (through farm amalgamation)	7. <input type="checkbox"/> Dwelling separated from existing commercial or industrial use in rural area.
4. <input type="checkbox"/> Infilling Lot	

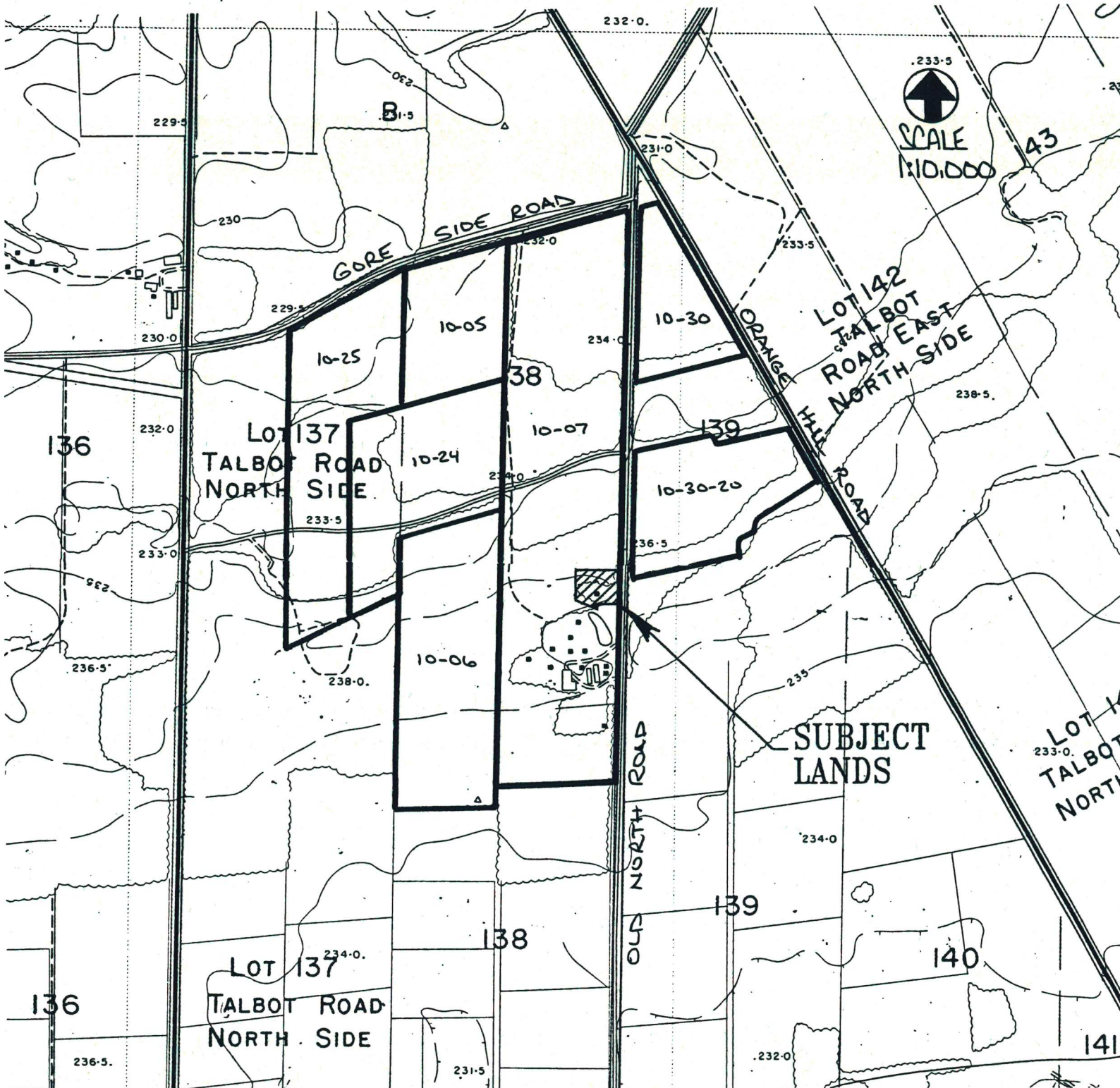
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MAP N° 1 TO FILE NUMBER B-27/99-N



MAP Nº 2 TO FILE NUMBER B-27/99-N

FORMER MUNICIPALITY: HOUGHTON

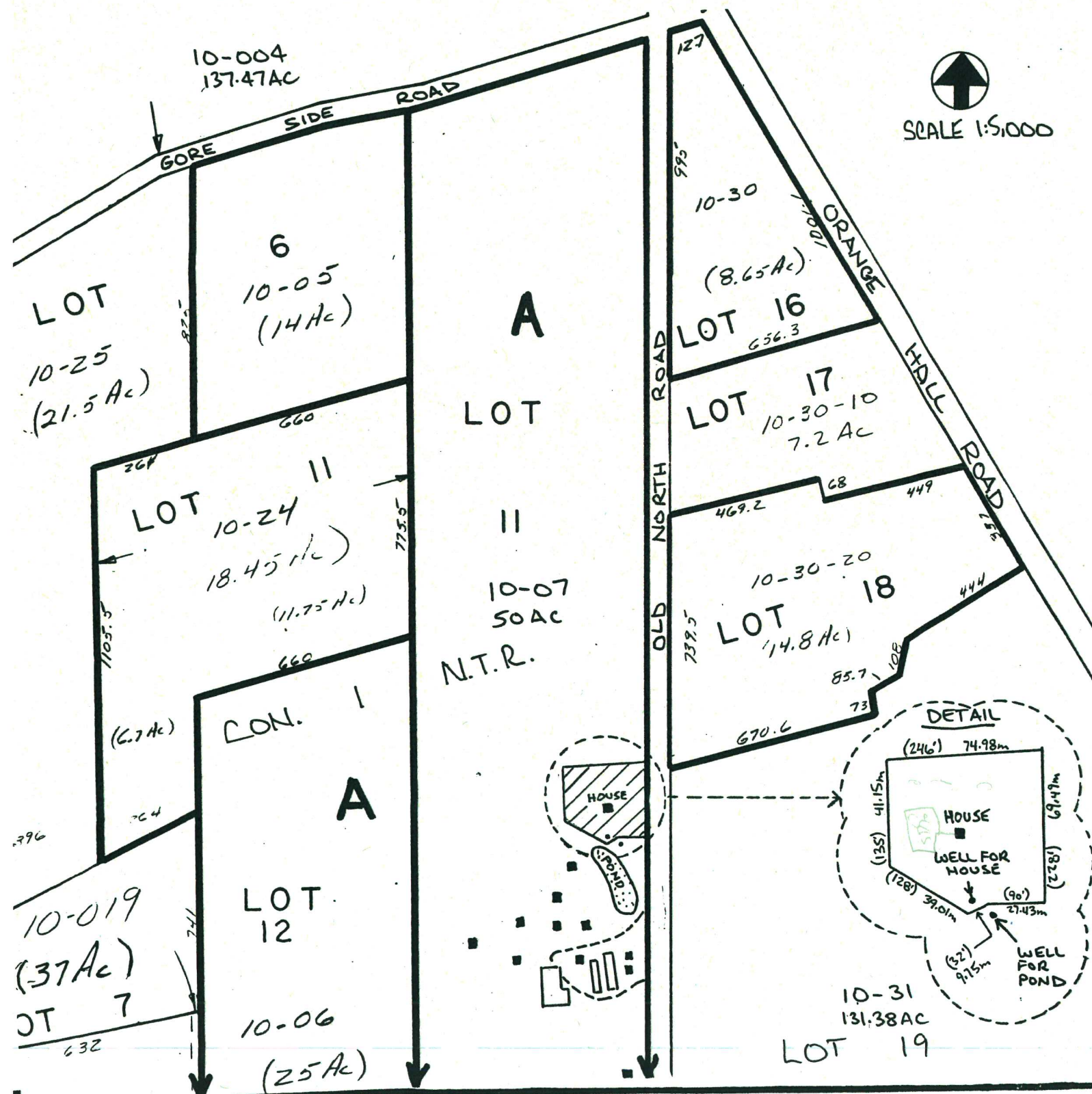


MAP Nº 3 TO FILE NUMBER B-27/99-N

FORMER MUNICIPALITY: HOUGHTON



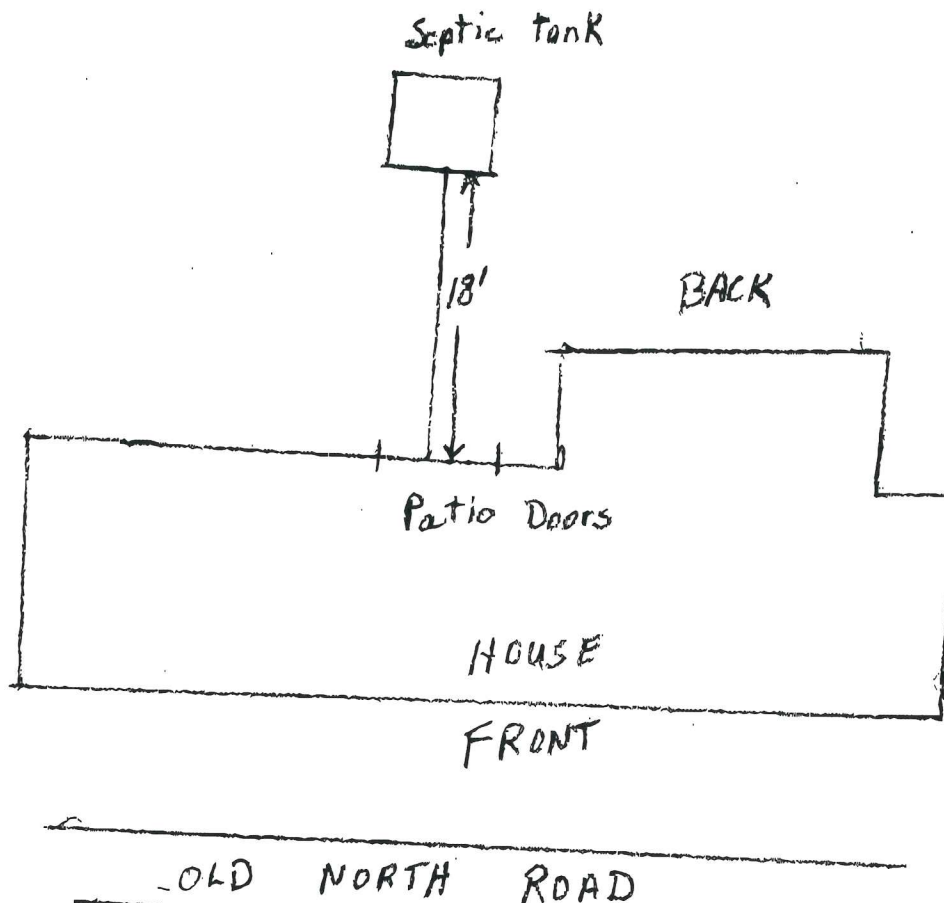
SCALE 1:5,000



- trees everywhere
but in background - SDJ - yes

- OK.

Re. Severance of farm house belonging to Walter Badgier



This is the diagram drawn on the basement wall showing the location of the septic tank. If necessary, I may be able to get someone to find the tank + mark it if you are unable to do so.

Wanda Johnson P/A

