

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-28/99-N

PROPERTY NO. 20-10-390

A. APPLICANT INFORMATION

1. Name of Owner Goossens Warehouse Rtd. Phone No. (519) 875-2701  
25 12th Concession Rd.  
Address RR # 2. Postal Code NOR-160  
Langton, Ontario Fax No. N/A

2. Owner's Solicitor or authorized agent  
George Jenkins Jr. Phone No. (519) 842-9017  
Address 19 Rideout St. Postal Code \_\_\_\_\_  
Tillsonburg, Ontario Fax No. \_\_\_\_\_

Please specify to whom all communications be sent:

Owner ☒ Solicitor ☐ Agent: ☐

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village NORTH Walsingham  
Concession 12th Con. Rd. Lot Number 1  
Registered Plan Number RP 37R 2639 Part 0 Lot(s) Block(s) \_\_\_\_\_  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
Number and Name of Street/Road Con # 12

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 Anthony E. Goossens.

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: 130' Depth: 320' Area: ≈ 42,000 sq ft.

Existing Use: Residential Proposed Use: Residential House

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

House with attached Garage.

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

①

Date of construction of existing dwelling early as 1950's



2. Description of lands intended to be RETAINED:

Frontage: 377.5' Depth: ? Area: 2.85 Acres

Existing Use: Rural Industrial Proposed Use: Rural Industrial

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

③ total as per diagram.

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

SAME AS ABOVE.

Date of construction of any existing dwelling 1950's

3. Access to land intended to be SEVERED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) \_\_\_\_\_

Name of Road/Street: Conn # 12

4. Access to land intended to be RETAINED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) \_\_\_\_\_

Name of Road/Street: Conn # 12

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: Agricultural. Commercial.  
(under Section E. 4, 3).
2. What is the Zoning of the lands: Rural Industrial
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Municipal Landfill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Sewage Treatment Plant or Waste Stabilization Plant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Provincially Significant Wetland (Class 1, 2, or 3 wetland) or a provincially significant wetland within 120 metres (400 ft.) of the subject lands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floodplain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A Rehabilitated Mine Site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A non-operating Mine Site within 1 kilometre	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
An Active Mine Site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
An Industrial or commercial use and specify the use(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (agricultural chemical)
An Active Railway Line	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Seasonal Wetness of Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Erosion	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Abandoned Gas Wells	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

Not.

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 1950's

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: 1990

6. How many years has the owner farmed: 10 yrs. - also owns land

across road & on and  
conservation.

In the Region of

Haldimand-Norfolk

In the Province

of Ontario

Yes Yes On this Farm Holding Yes

**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 143,000 H<sup>2</sup> ASSESSMENT ROLL NO. 2854020 010390 00 0000  
APPLICANTS NAME: Greensens Warehouse Limited ADDRESS: RR # 2 Kanabon, DUTRAIS

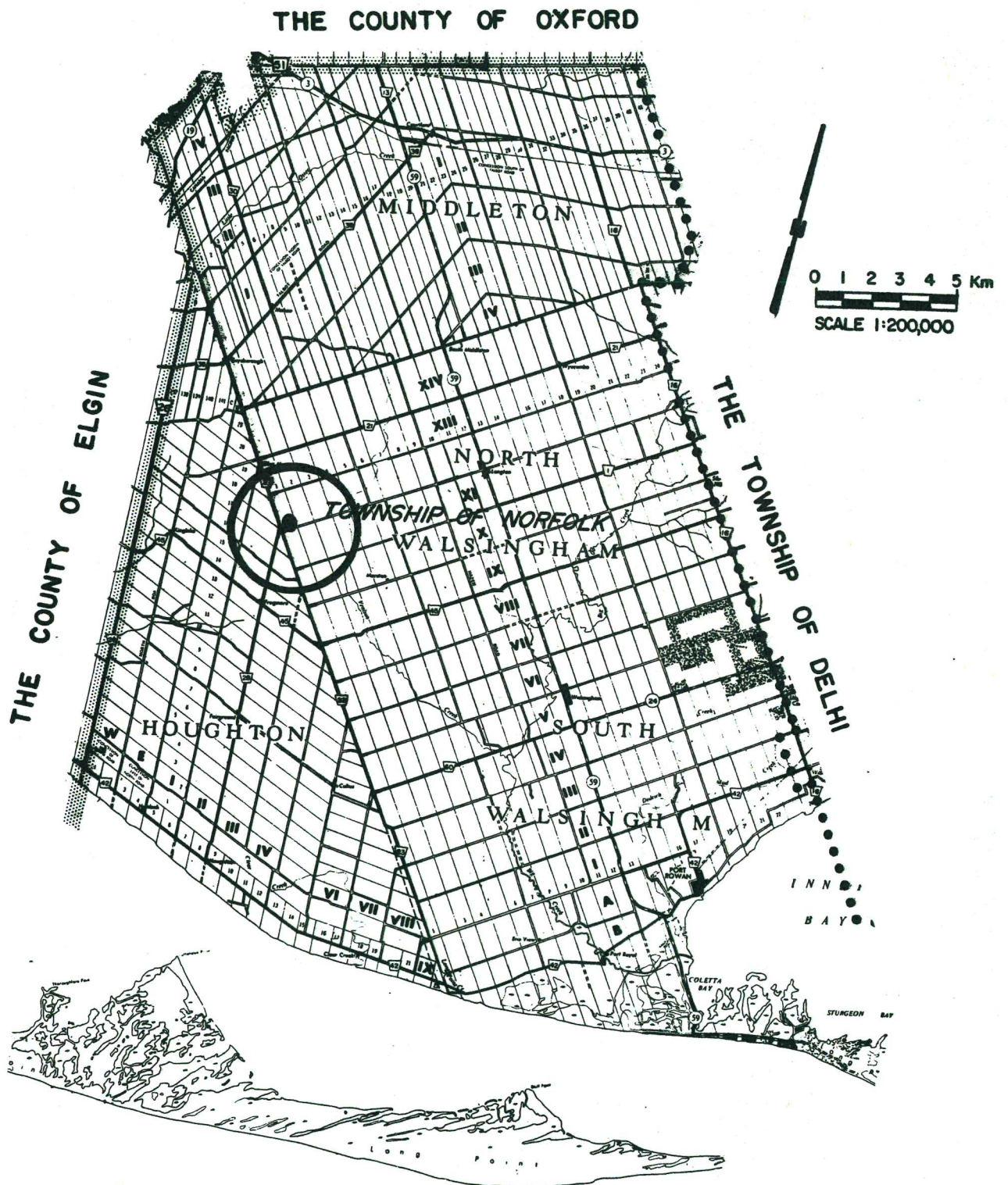
1. **RESIDENTIAL LOT TYPE:** as different policies apply to different types, it is important that the nature of the application be specified. The following listing reflects the type of residential lots which fall within the severance criteria for the rural/agricultural area, together with estate residential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

1.	<input 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 checked="" type="checkbox"/> Dwelling separated from existing commercial or industrial use in rural area.
4.	<input type="checkbox"/> Infilling Lot		

[illegible]



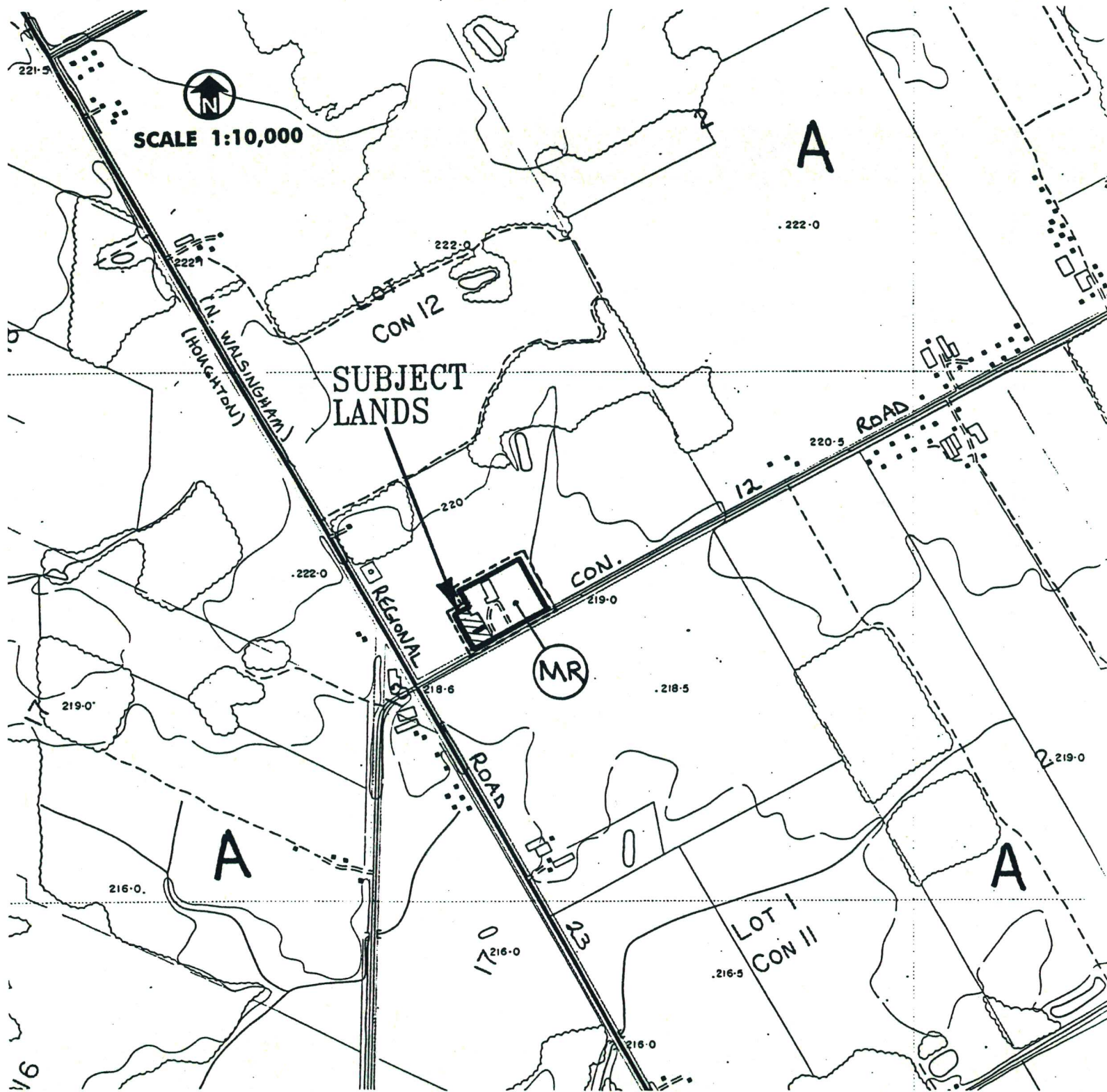
MAP N° 1 TO FILE NUMBER B-28/99-N





MAP N<sup>o</sup> 2 TO FILE NUMBER B-28/99-N

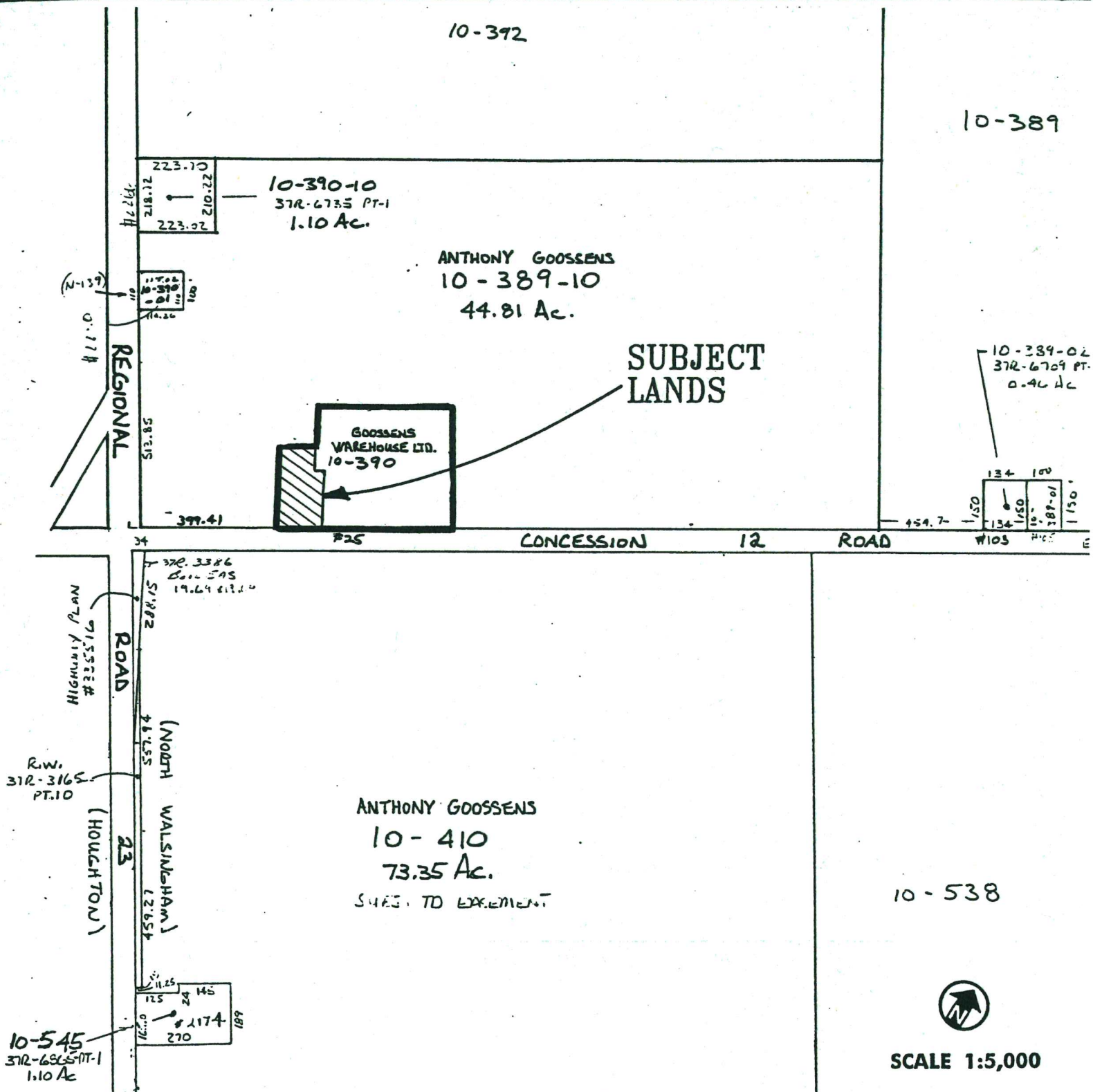
FORMER MUNICIPALITY: N. WALSINGHAM





# MAP Nº 3 TO FILE NUMBER B-28/99-N

FORMER MUNICIPALITY: N. WALSINGHAM



MAP N° 4 TO FILE NUMBER B-28/99-N

FORMER MUNICIPALITY: N. WALSINGHAM



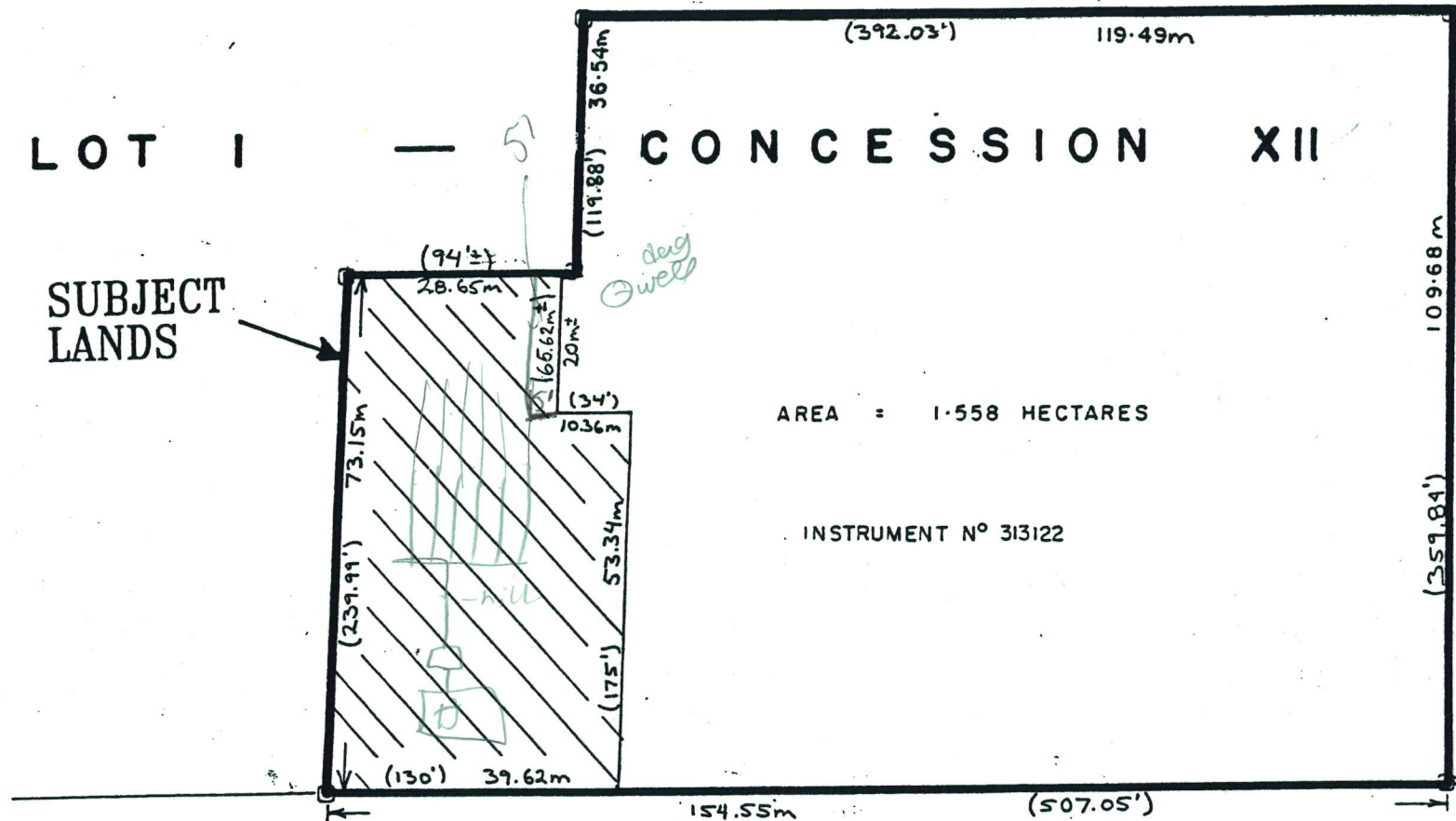
INSTRUMENT N° 313122

SCALE 1:100

LOT I

CONCESSION XII

SUBJECT  
LANDS



ROAD ALLOWANCE BETWEEN CONCESSIONS XI & XII