

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-37/99-N

PROPERTY NO. 30-20-361

A. APPLICANT INFORMATION

1. Name of Owner CHAS TULPIN Phone No. 586-3638
Address RR#2 Postal Code NOE 1P0
ST. WILLIAMS, ON Fax No. _____

2. Owner's Solicitor or authorized agent
LARRY TULPIN Phone No. 586-3638
Address RR#2 Postal Code NOE 1P0
ST. WILLIAMS, ON Fax No. _____

Please specify to whom all communications be sent:

Owner ☒ Solicitor ☐ Agent: ☒

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village SOUTH WALSHINGHAM
Concession 2 Lot Number 21 + 22
Registered Plan Number _____ Lot(s) Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/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 LARRY TULPIN & GLENN TULPIN
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: IRREGULAR Area: 5.97 ac.

Existing Use: AGRICULTURE Proposed Use: ABATTOIR

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

VACANT

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

ABATTOIR

Date of construction of existing dwelling _____

2. Description of lands intended to be RETAINED:

Frontage: _____ Depth: _____ Area: 79 AC

Existing Use: AGRICULTURE Proposed Use: AGRICULTURE

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

house, garage, barns, ABATTOIR

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

Date of construction of any existing dwelling _____

3. Access to land intended to be SEVERED:

☐ Unopened road ☐ Municipal Road ☒ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: REGIONAL RD 42

4. Access to land intended to be RETAINED:

☐ Unopened road ☐ Municipal Road ☒ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: REGIONAL RD 42

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	yes	
A Municipal Landfill	no	
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

no

3. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated?

no

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: 1963

6. How many years has the owner farmed: 36 years

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

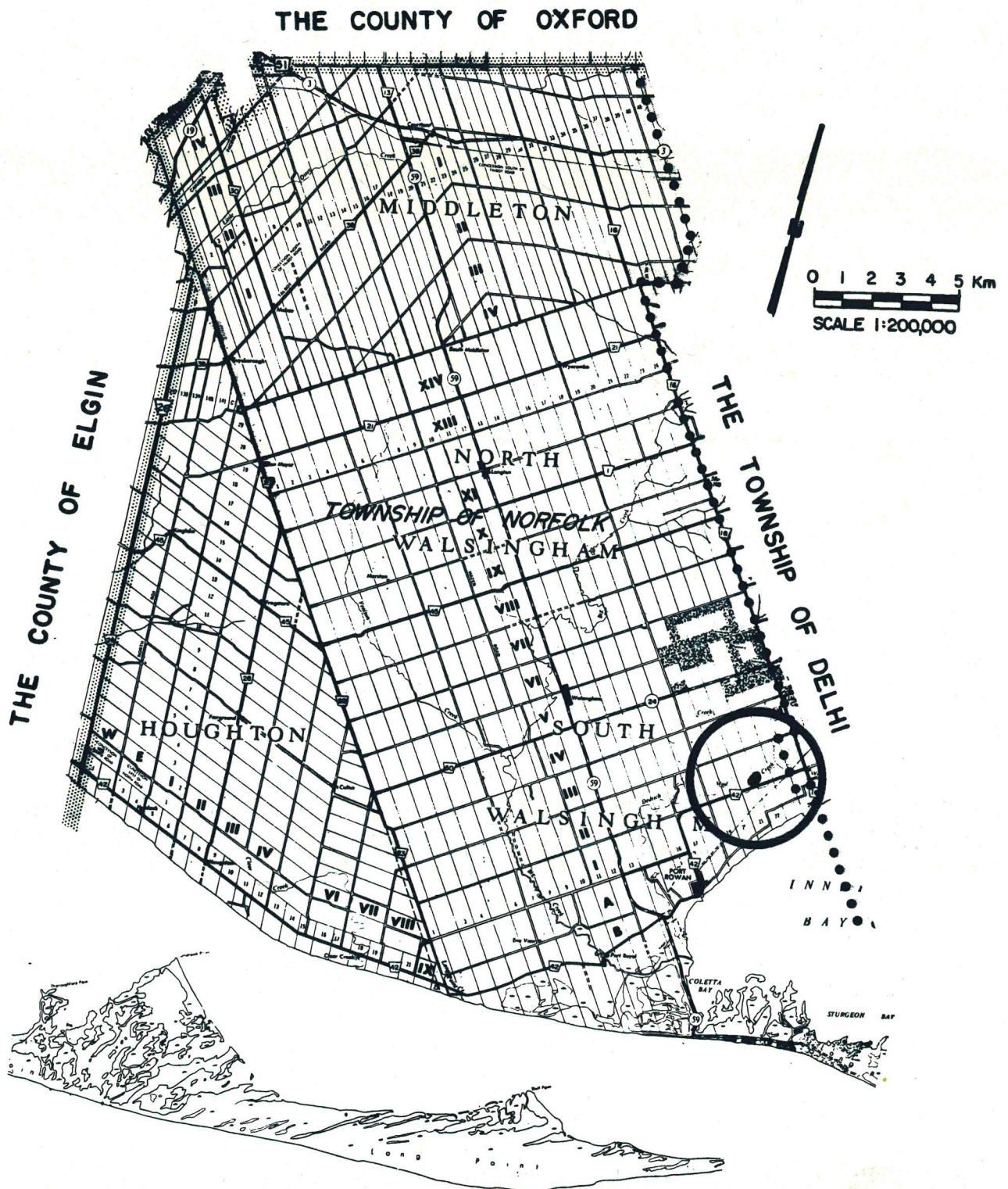
If Yes, and if known, specify the appropriate file number and status of the application

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

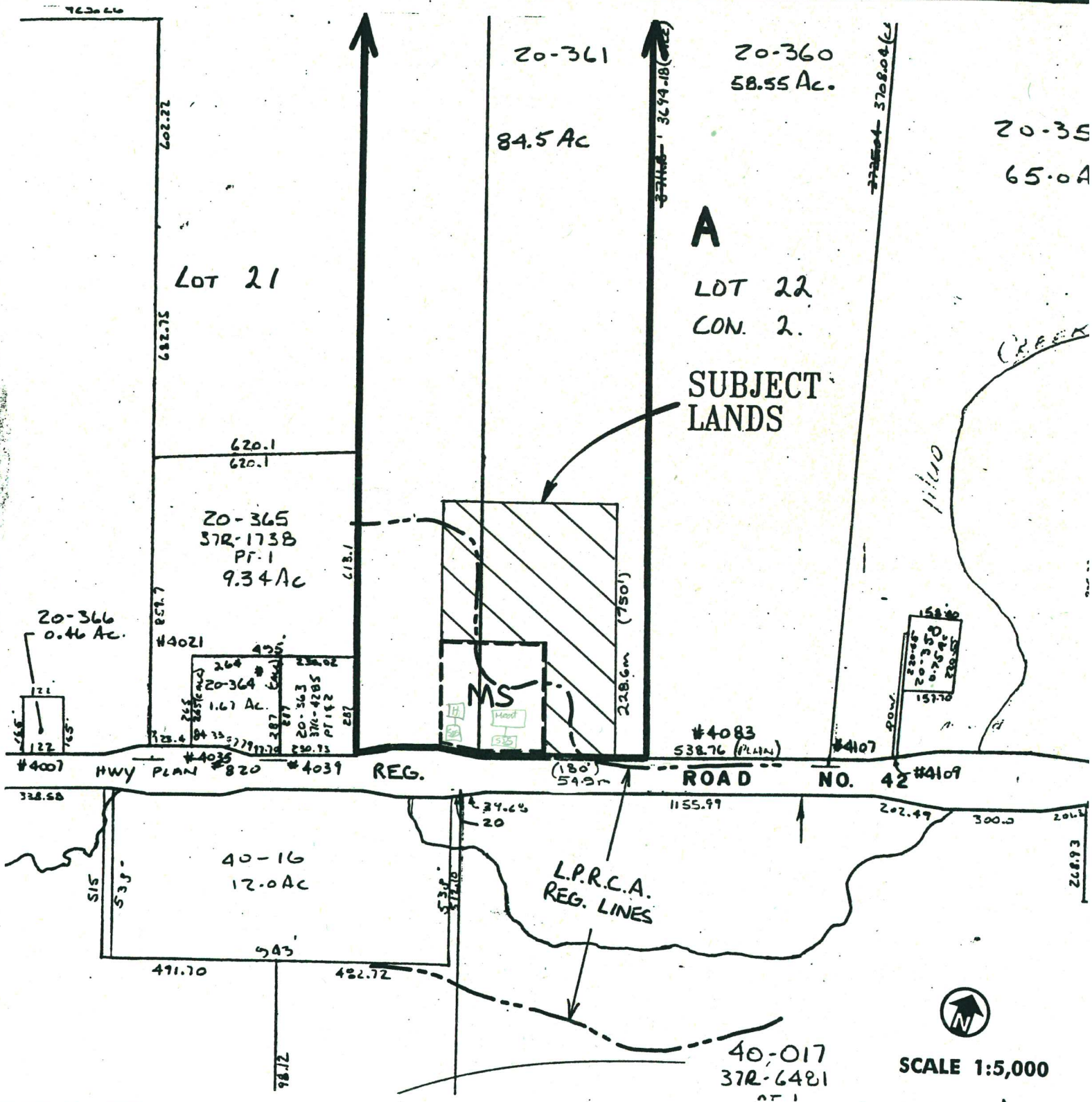
If Yes, and if known, specify the appropriate file number and status of the application

MAP Nº 1 TO FILE NUMBER B-37/55-N



MAP N^o 3 TO FILE NUMBER B-37/93-N

FORMER MUNICIPALITY: S. WALSWORTHAM



MAP N° Z TO FILE NUMBER B-37/93-N

FORMER MUNICIPALITY: S. WALSINGHAM

