

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

FILE NO. B-38/99-N

APPLICATION FOR CONSENT

PROPERTY NO. \_\_\_\_\_

A. APPLICANT INFORMATION

1. Name of Owner Guert & Femmigje Hoekman Phone No. 983-6670  
c/o Joe's Carpentry - CONTACT: Mr. Gord Naesmith  
Address 5 Stover St. S. Postal Code N0J 1P0  
NORWICH, Ontario Fax No. \_\_\_\_\_

2. Owner's Solicitor or authorized agent  
WHITE, COAD, KAPUSTA & OLIVER Phone No. 863-2710  
A. Michael Oliver Postal Code N0J 1P0  
Address 6 Stover St. N. Fax No. 863-2469  
NORWICH, Ontario

Please specify to whom all communications be sent:

Owner ☒ Solicitor ☒ Agent: ☐

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village Township of Middleton  
Concession 4 Lot Number Pt Lot 7  
Registered Plan Number 500 Lot(s) Block(s) Pt Lot 1611  
Reference Plan Number 41R-6087 Part Number(s) Part of Part 1  
37R-7644 Part of Part 2  
Number and Name of Street/Road Regional Road 19 - Plank Road  
(Michael's Lane)

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 Harvest Time Christian Fellowship
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: 290.51 ft      Depth: @ 603.8 ft      Area: @ 2.2 ha (5.5 ac)

Existing Use: Crop Production      Proposed Use: Institutional - Church

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:

Applicant does not propose to build on the property but to sell to Harvest Time Christian Fellowship, who wish to build a church

Date of construction of existing dwelling n/a

2. Description of lands intended to be RETAINED:

Michael's Lane  
Frontage: 66 ft / Depth: irregular Area: 7.99 acres  
649.59 ft Road Allowance B/W Conc. \$ & 5 (not open)  
Existing Use: Crop Production Proposed Use: Crop Production

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

none

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

none

Date of construction of any existing dwelling n/a

3. Access to land intended to be SEVERED: (Severed Parcel "A" & "B" have access by both)

☐ Unopened road ☒ Municipal Road ☒ Regional Road

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

Name of Road/Street: \_\_\_\_\_

4. Access to land intended to be RETAINED:

☒ Unopened road ☒ Municipal Road ☐ Regional Road

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

Name of Road/Street: Michael's Lane

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: Hamlet
2. What is the Zoning of the lands: Hamlet Residential RH-(H)
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)		X - both parcels (M2)
An Active Railway Line		X - both parcels
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: 1

Date(s) these parcels were created: To be created Sept. 30th, 1999

The name of the transferee for each parcel: Guert & Femmigje Hoekman

For what uses? Residential Building Parcel

2. If this application is a re-submission of a previous Consent application, describe how it has been changed from the original application

n/a

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

n/a

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.: Unknown

Decision:

5. Date of purchase of subject lands: May 3, 1999

6. How many years has the owner farmed: n/a

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

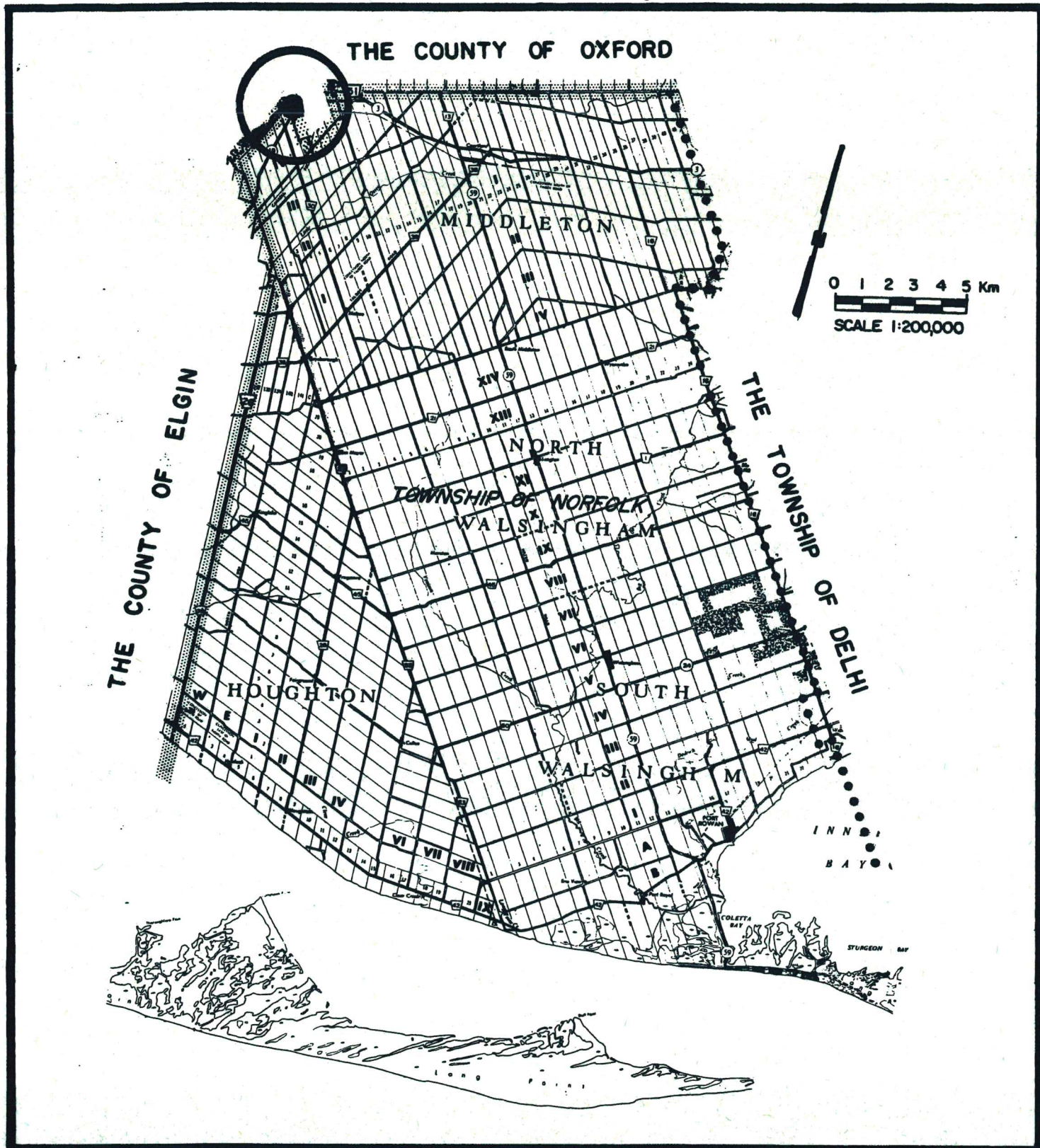
☐

Unknown

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



MAP Nº 1 TO FILE NUMBER B-38,39/99-N



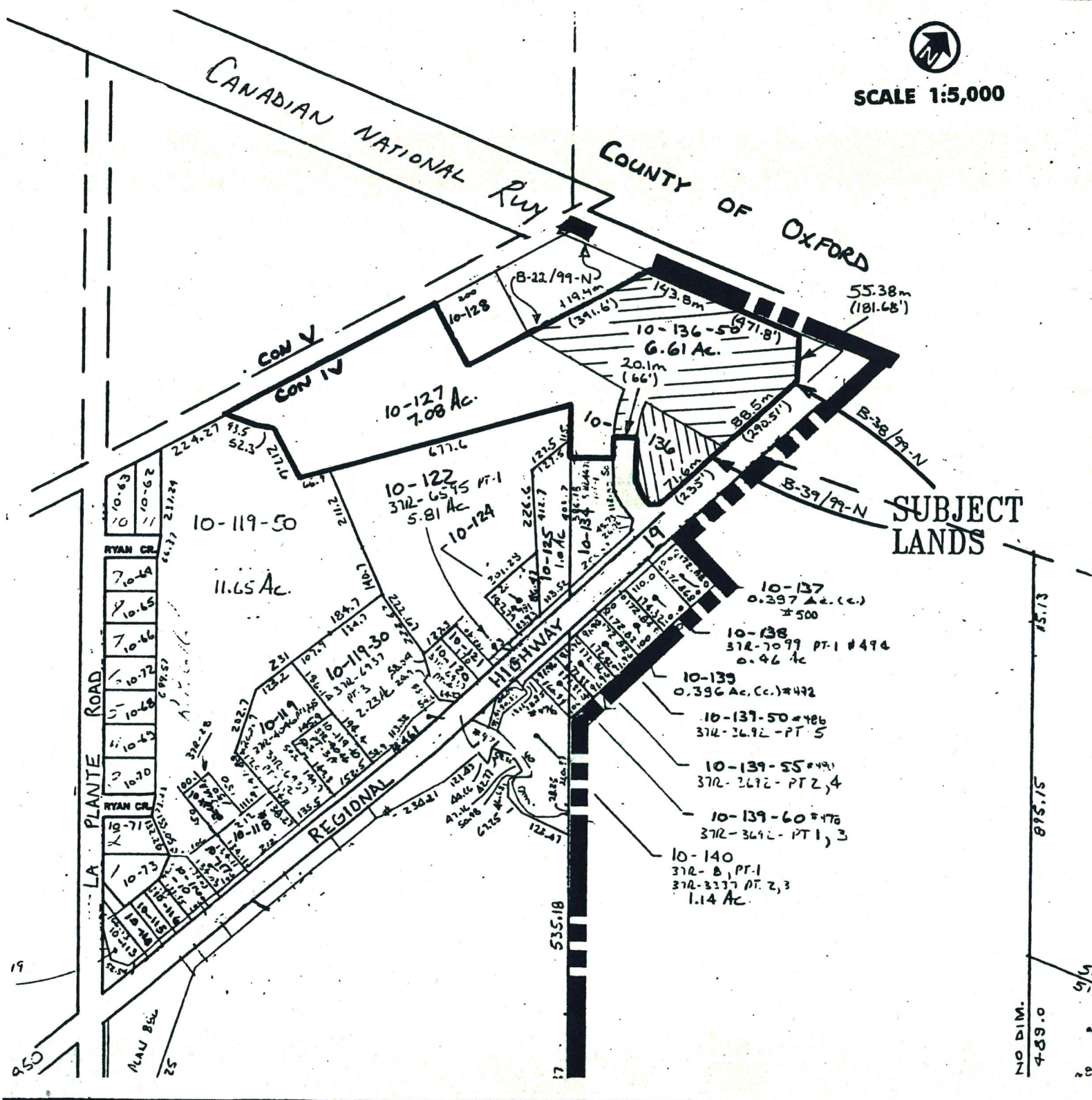






LOCATION OF LANDS AFFECTED BY APPLICATION B-38,39/99-N

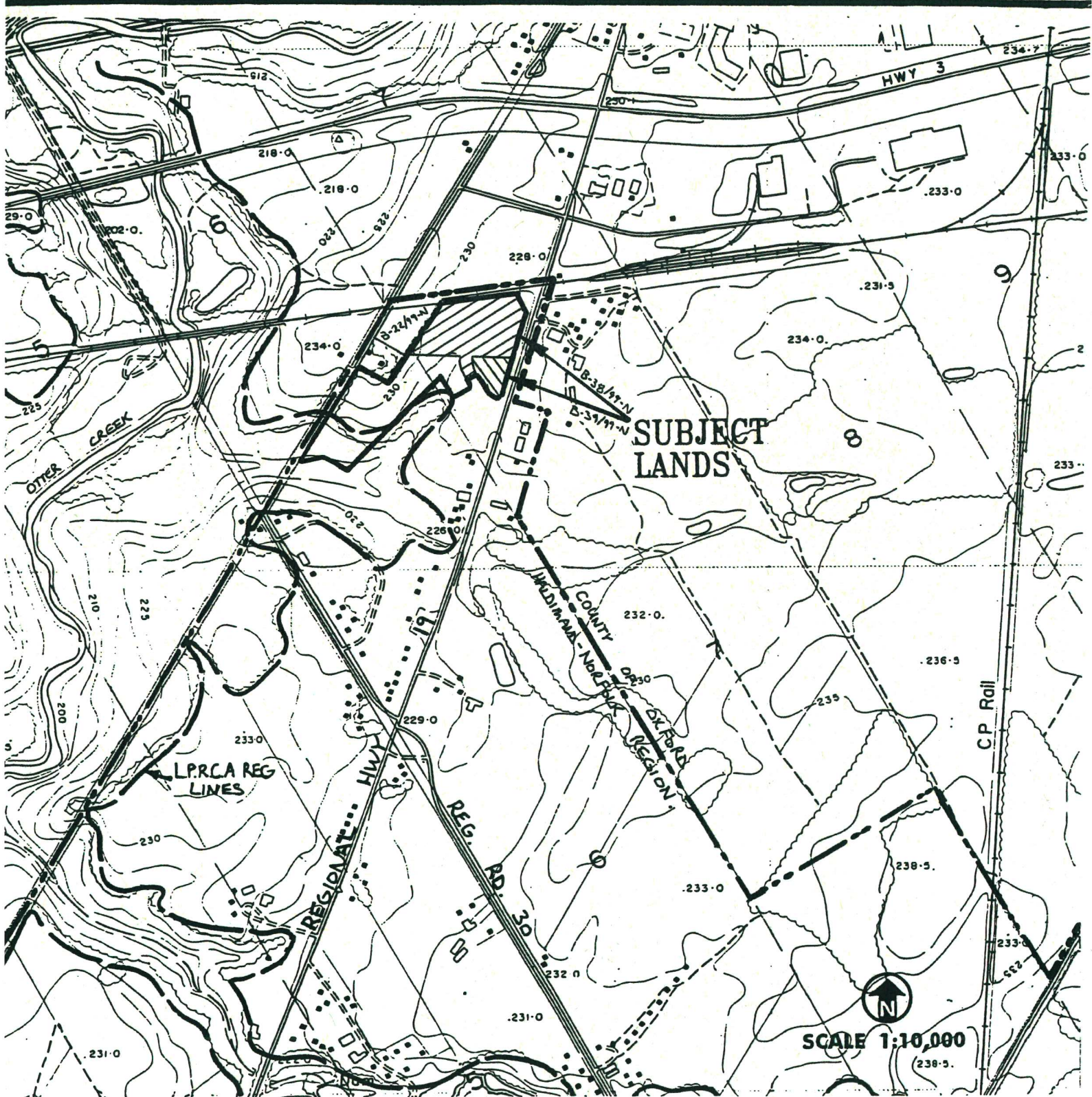
FORMER MUNICIPALITY: MIDDLETON





# MAP N° 2 TO FILE NUMBER B-38,39/99-N

FORMER MUNICIPALITY: MIDDLETON





MAP No 3 TO FILE NUMBER B-38,39/99-N

FORMER MUNICIPALITY: MIDDLETON

SCALE 1:5,000

