

MITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

FILE NO. B-41/99-N

APPLICATION FOR CONSENT

PROPERTY NO. 28 54 020 040 051 06 0010

A. APPLICANT INFORMATION

Estate of Rose Nemeth and beneficiaries

1. Name of Owner DONALD + IRENE ANDERSON + FAMILY Phone No. (519) 875-2993
Address R.R. 3, LANGTON Postal Code NOE 1G0
1225 CONC. RD 10, Fax No. _____

2. Owner's Solicitor or authorized agent
Irene Anderson Phone No. 875-2993
Address RR 3 Langton Postal Code NOE 1G0
Fax No. _____

Please specify to whom all communications be sent:

Owner

☐

Solicitor

☐

Agent:

☒

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village NORTH WALSHINGHAM
Concession 10 Lot Number 16 (SW 1/4)
Registered Plan Number _____ Lot(s) Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/Road CONCESSION 10 #1225

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: 210' Depth: 210' Area: 1 ACRE +

Existing Use: AGRICULTURAL Proposed Use: RESIDENTIAL

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:

SINGLE FAMILY RESIDENCE

Date of construction of existing dwelling _____

2. Description of lands intended to be RETAINED:

Frontage: 770' ± Depth: 2200' ± Area: 49 ACRES ±

Existing Use: AGRICULTURAL Proposed Use: _____

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

SINGLE FAMILY DWELLING

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

NONE AT THIS TIME

Date of construction of any existing dwelling 1975

3. Access to land intended to be SEVERED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: CONCESSION 10

4. Access to land intended to be RETAINED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: CONCESSION 10

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 land to be severed.

Yes ☐ No ☒

E. LAND USE:

1. What is the existing official plan designation(s) of the lands: AGRICULTURAL
2. What is the Zoning of the lands: AGRICULTURAL
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: _____

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: 1946 (JOSEPH & ROSE NEMETH IRENE ANDERS
PARENTS OF APPLICANT)

6. How many years has the owner farmed: 35 YEARS

In the Region of Haldimand-Norfolk ☒ In the Province of Ontario _____ On this Farm Holding 35 YEARS

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

RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREA - INFORMATION SHEET

LOT SIZE CREATED: 210' X 210' ASSESSMENT ROLL NO. 28 54 020 040 051 06 0010

NE ANDERSON, ET AL ADDRESS: * 1225 CONCESSION 16

as part of the Application for Consent for each severance application involving a residential lot in a rural/agricultural area.

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

not from a farm holding ☐ Residential lot involved in a boundary adjustment.

Lot ☐ Existing second dwelling from a non-viable rural property.

is farm house (through farm amalgamation) ☐ Dwelling separated from existing commercial or industrial use in rural area.

ing Lot

not from a farm holding" a "surplus dwelling" or an "infilling lot", please list all properties owned and rented by the applicant which are variation. Properties located in other municipalities MUST be included. Roll numbers can be obtained from your tax certificate.

INC	TOWNSHIP	TOTAL ACREAGE (indiv. property)	TOTAL WORKABLE (indiv. property)	OWNERS NAME AND ADDRESS (including those with part interest)	TENURE rented/ owned	EXISTING FARM TYPE (indiv. property e.g. corn, orchard, tobacco)	EXISTING BUILDINGS (e.g. farm house, barn, kilns)
10	N. WASHINGTON	50 ACRES +	35 ACRES +	IRENE ANDERSON DONALD V. ANDERSON	OWNED	TObacco	FARMHOUSE
				GARY ANDERSON	"	CORN	
				IRAN ANDERSON	"		
				LANCE ANDERSON	"		
				DONALD C. ANDERSON	"		
				KAREN ANDERSON	"		
				NEIL ANDERSON	"		

(MY 6 CHILDREN)

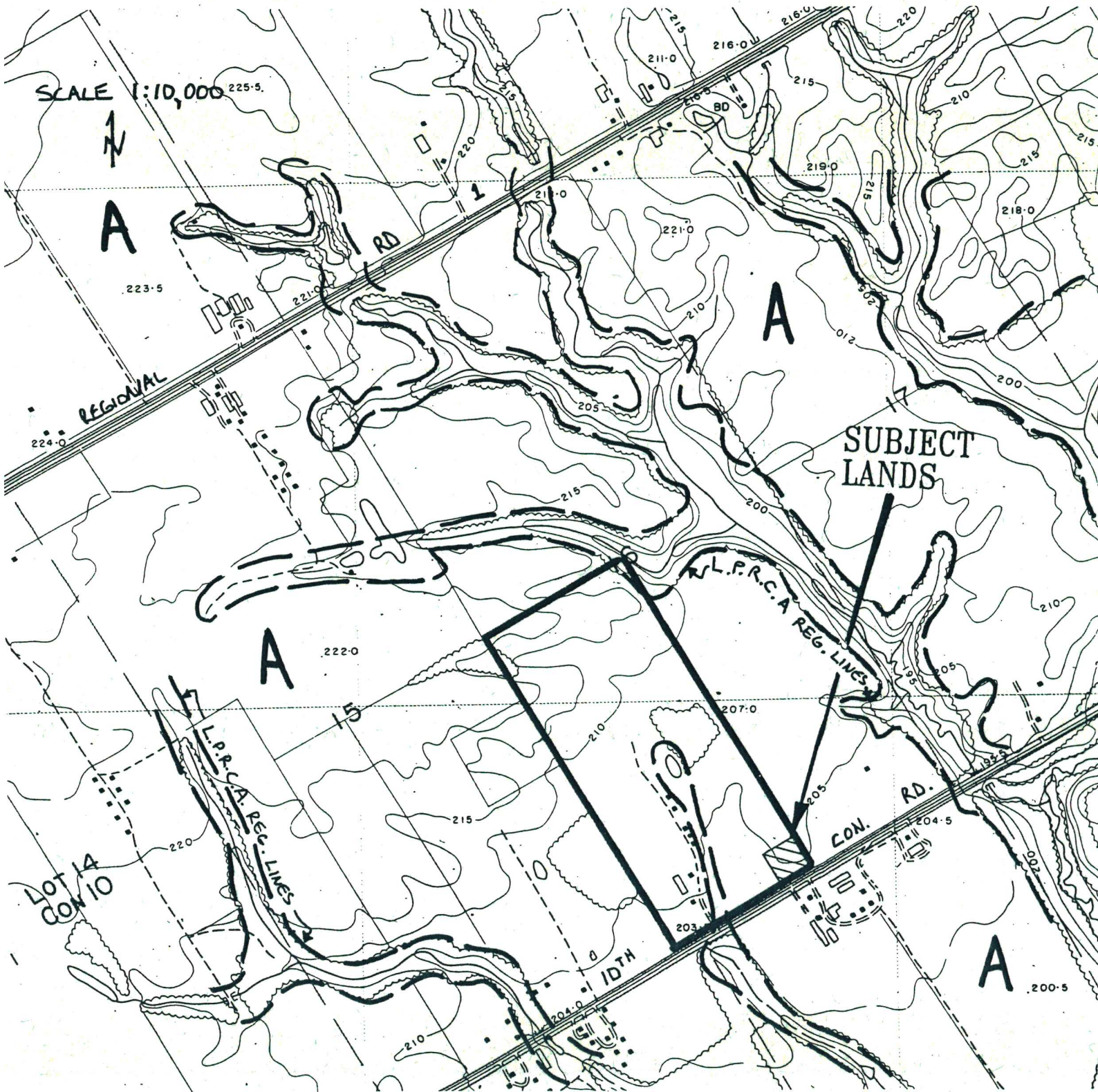
MAP N° 1 TO FILE NUMBER

B-41/99-N

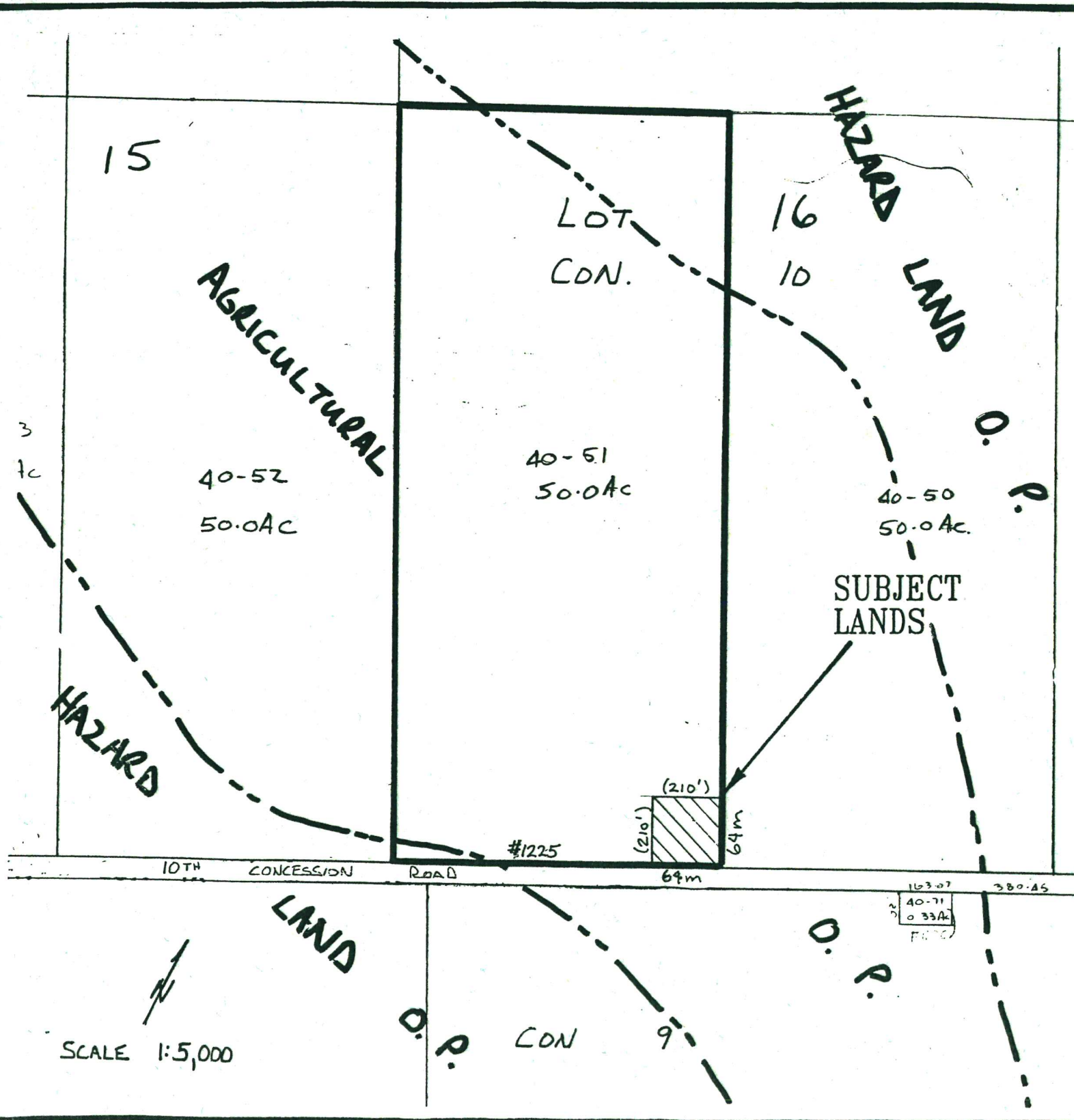


MAP Nº 2 TO FILE NUMBER B-41/99-N

FORMER MUNICIPALITY: NORTH WALSINGHAM



FORMER MUNICIPALITY: NORTH WALSINGHAM



SKETCH

showing
Intended Location

of

Proposed Severance

in accordance with

COMMITTEE OF ADJUSTMENT

MEETING OF NOV. 17 / 1999

Sketch Not To Scale

M.W. Yeo O.L.S.

Jewell and Dixon Ltd

S.H.R.C.

CONC.

NORTH

WALSINGHAM

TP

X

ANDERSON

FARM

1/2 of Lot 16
1/2 of Lot 16

Cultivated Field

Field

"Amended"
Severance
Location
B-41/99
1 Acre ±

EXISTING
RESIDENCE

time
bed

LOT

Original
Proposed
Location

16

Road

Allowance

66.00

790

feet (meas'd)

FARM

BOYD

BUSH IX

CONC.

BOYD'S
LIVESTOCK
BARN