

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF NORFOLK

APPLICATION FOR CONSENT

FILE NO. B-43/89-N

PROPERTY NO. 10-50-131

A. APPLICANT INFORMATION

1. Name of Owner CZESLAW SULKOWSKI
ROBERT THEORET
785 1ST CONCESSION RD STR
Address RR#2
COURTLAND, ON

Phone No. 688-0943

Postal Code N0J1E0

Fax No. _____

2. Owner's Solicitor or authorized agent

ROBERT THEORET
785 1ST CONCESSION RD STR
Address RR#2
COURTLAND, ON

Phone No. 688-0943

Postal Code N0J1E0

Fax No. _____

Please specify to whom all communications be sent:

Owner ☒ Solicitor ☐ Agent: ☒

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Township/Village Middlesex

Concession 1, STR Lot Number 14

Registered Plan Number _____ Lot(s) Block(s) _____

Reference Plan Number _____ Part Number(s) _____

Number and Name of Street/Road 1ST CON STR.

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 SURPLUS DWELLING

2. Name of person(s), if known, to whom lands or interest in land to be transferred, leased or charged GEORGE VERMEERSCH
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: 373' Depth: 339' IRREGULAR Area: 2.35 AC

Existing Use: RESIDENTIAL Proposed Use RESIDENTIAL

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

2 houses, 2 storage sheds, 1 barn (to be removed)

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

none

Date of construction of existing dwelling 60 yrs ago

2. Description of lands intended to be RETAINED:

Frontage: 450' \pm Depth: 3000' \pm Area: 50 AC.

Existing Use: AGRICULTURE Proposed Use: AGRICULTURE

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

VACANT

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

VACANT

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: CONCESSION 1 STR

4. Access to land intended to be RETAINED:

☐ Unopened road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (Specify) _____

Name of Road/Street: CONCESSION 1 STR

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
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?

to be amalgamated with Georg Verreersd farm to west 50 - 132

Construction Date of Dwelling to be severed 60 yrs old

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: 1975

6. How many years has the owner farmed: _____

In the Region of _____ In the Province
Haldimand-Norfolk _____ 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

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

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

- 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.

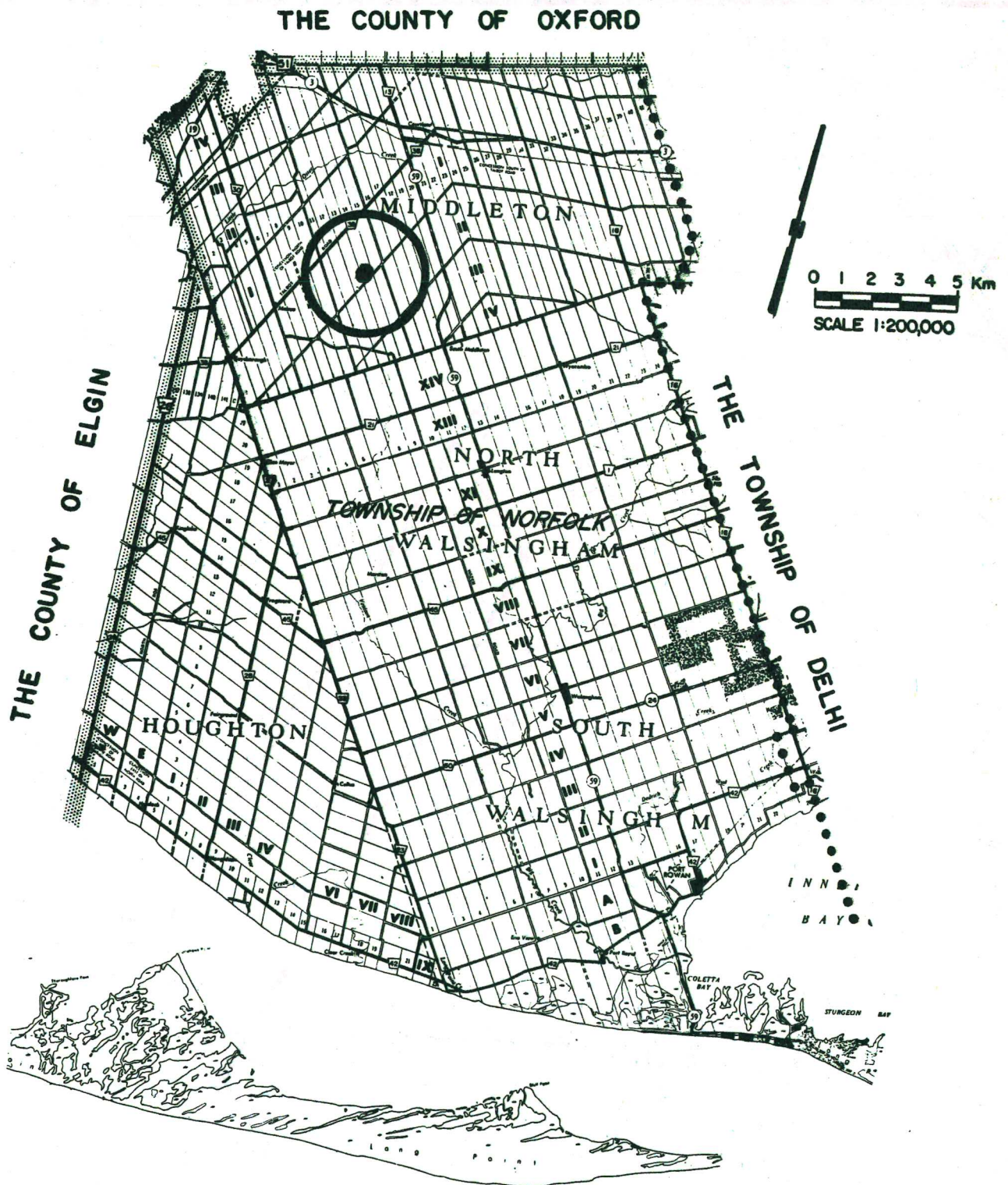
Please check one only:

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

2. If the lot type is a "one lot from a farm holding" a "surplus dwelling" or an "infilling lot", please list all properties owned and rented by the applicant which are involved in the farm operation. Properties located in other municipalities MUST be included. Roll numbers can be obtained from your tax certificate.

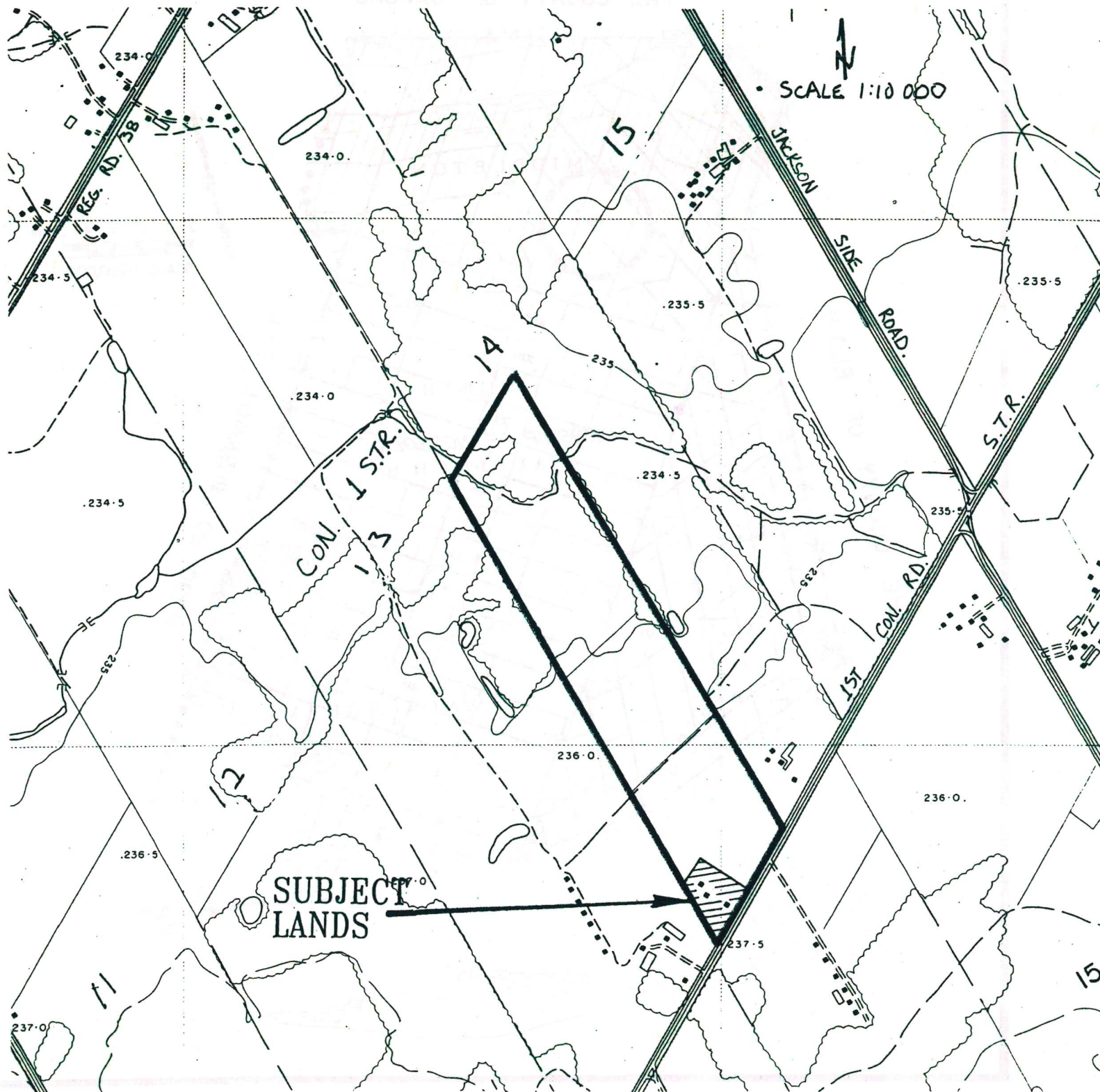
[illegible]

MAP Nº 1 TO FILE NUMBER B-43/99-N



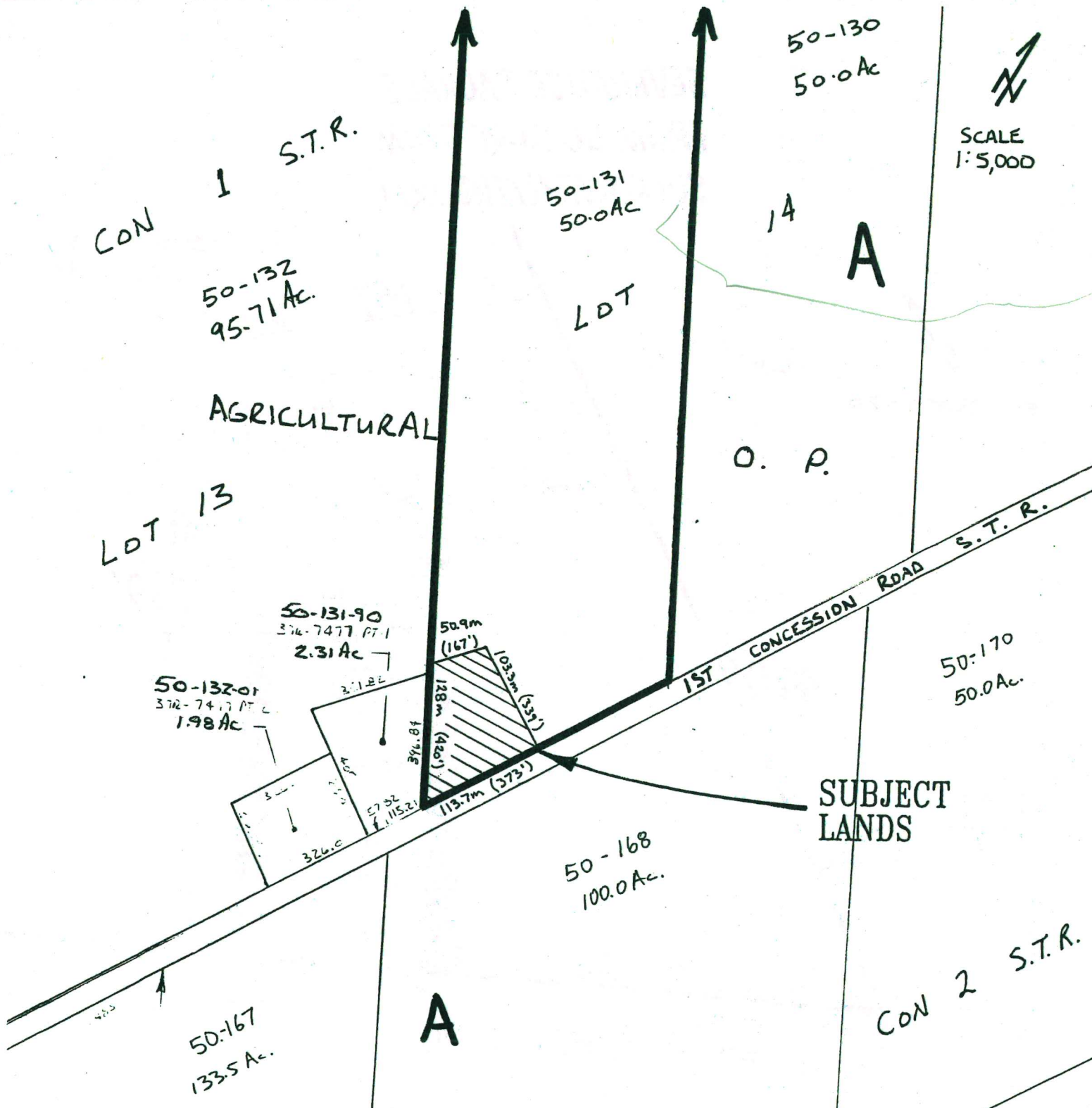
MAP No 2 TO FILE NUMBER B43/99-N

FORMER MUNICIPALITY: MIDDLETON.



MAP Nº 3 TO FILE NUMBER B-43/99-N

FORMER MUNICIPALITY: MIDDLETON.



MAP N° 4 TO FILE NUMBER B-43/55-N

FORMER MUNICIPALITY: MIDDLETON

**SEVERANCE PACKAGE
FROM 50 ACRE FARM
SULKOWSKI/THEORET**

