



For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance
☒ Boundary Adjustment/Land Conveyance
☐ Easement/Right-of-Way Severance

Property Assessment Roll Number: 541-020-10600-0000

A. Applicant Information

Name of Owner William and Claire Lamb

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 1070 Plawmans line
Town and Postal Code Courtland Ontario N4T 1E0
Phone Number _____
Cell Number 226-970-1788
Email _____

Name of Authorized Applicant Jeff and Laurie Kirwin
Address 1088 Plawmans line
Town and Postal Code Courtland Ontario N4T 1E0
Phone Number _____
Cell Number 519 983 0273
Email lau.riek@live.com



Name of Authorized Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Part 1 37R-6010

Municipal Civic Address: 1070 Plowmans Line Courtland
(Part of)

Land acquisition date (if known): 1991

Present Official Plan Designation(s): Agricultural & Hazard Lands

Present Zoning: Agricultural (A) Hazard Lands (HL)

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No

If yes, please specify:

Hazard Land Area

3. Present use of the subject lands:

wood lot

4. Please describe **all existing and proposed** buildings and structures on the proposed **severed and retained lots** and whether they are to be retained, demolished or removed.

	Severed lot	Retained lot
Number of Existing Buildings/Structures	<u>0</u>	<u>1</u>
Number of Storey(s) for Existing Buildings/Structures	<u>0</u>	<u>1</u>
Number of Proposed Buildings/Structures	<u>0</u>	<u>0</u>
Number of Storey(s) for Proposed Buildings/Structures	<u>0</u>	<u>0</u>
Number of Dwelling Units per lot	<u>0</u>	<u>0</u>

5. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

Yes ☐ No ☐

If yes, identify and provide details of the building:

N/A

6. If known, the length of time the existing uses have continued on the subject lands:

N/A

7. Existing use of abutting properties:

Residential

8. Does this proposal require a minor variance application? ☐ Yes ☒ No

9. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No

If yes, describe the easement or restrictive covenant and its effect:

Hazardous Area

C. Zoning Review (chart must be completed in metric units)

	Zoning By-law Requirement	Proposed	
		Severed lot	Retained lot
Lot area (sq.m.)	40 ha.	2264 sqm $\frac{1}{2}$	15,296 sq m
Lot frontage (m)	30	73.152	181.35 m
Lot depth (m)	none established	33.52	97 m
Front Yard Setback (m)	13		
Left Side Yard Setback (m)	7.5		
Right Side Yard Setback (m)	7.5		
Rear Yard Setback (m)	7.5		
Exterior side yard (if applicable) (m)	13 m		
Height (m)	11		
Lot coverage (%)	10		
Number of parking spaces	0		

Number of new lots to be created (not including retained lot): 0

Please provide a separate table if more than one severed lot is being proposed.

i. Boundary Adjustment

107,490 square metres

1. Proposed final lot size and frontage of the benefitting lot 27 acres frontage 110m +

2. Identify the assessment roll number and property owner of the lands to which the lands will be conveyed:

541-020-10800-0000
Jeff and Laurie Kinch



ii. **Easement/Right-of-Way Request(s)**

Width (m)	_____	_____
Depth (m)	_____	_____
Area (sq.m.)	_____	_____
Lot/Part number over which the easement is required (must be identified on sketch)	_____ _____ _____	_____ _____ _____
Purpose of easement	_____ _____	_____ _____

iii. **Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation.

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Date of Land Purchase: _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Date of Land Purchase: _____



Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed, please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☐ No ☒ Unknown

3. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?

☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

☒ Yes ☐ No

If you answered no, please explain:

2. It is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement ?

☒ Yes ☐ No

If you answered no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection?

☐ Yes ☒ No

If you answered no, please

explain: Hazard Land Area - Land will
remain as it is currently.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands ? Please check boxes, if applicable.

Livestock facility or stockyard

☐ On the subject lands or ☐ within 500 meters – distance _____

Significant Woodland

☒ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially Significant Wetland or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario regulation 197/96.

i) Sketch in Metric Units

A sketch showing the following, in metric units:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- c) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- d) the approximate location, to the best of your knowledge, of all natural and artificial features (*for example, buildings, railway, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*);
- e) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- f) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- g) the location and nature of any easement affecting the subject land; and
- h) location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.

ii) Technical studies

The following additional plans, studies and reports, including but not limited to, may also be required as part of the complete application submission.

- a) Environmental Impact Study
- b) On-Site Sewage Disposal System Evaluation Form
- c) Geotechnical Study
- d) Hydrogeological Review
- e) Minimum Distance Separation Calculations



Development approvals might be subject to Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.



I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

[Signature]
Owner/Applicant/Agent Signature

June 8/26
Date

J. Owner's Authorization

If the authorized applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We William & Claire Lamb am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize William & Claire Lamb to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

William I Lamb
Owner

June 8/26
Date

Claire Lamb
Owner

June 8/26
Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

*Signed by William & Claire
June 9/26 @ 1070 Plawmon's Line*

K. Declaration

I, LAURIE KIRWIN of 1000 Plowmans Lane Courtland
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits
transmitted herewith are true and I make this solemn declaration conscientiously
believing it to be true and knowing that it is of the same force and effect as if made
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Town of Tillsonburg, Ontario

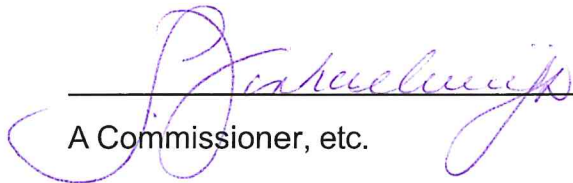


Owner/Applicant/Agent Signature

In County of Oxford

This 3rd day of JULY

A.D., 20 20

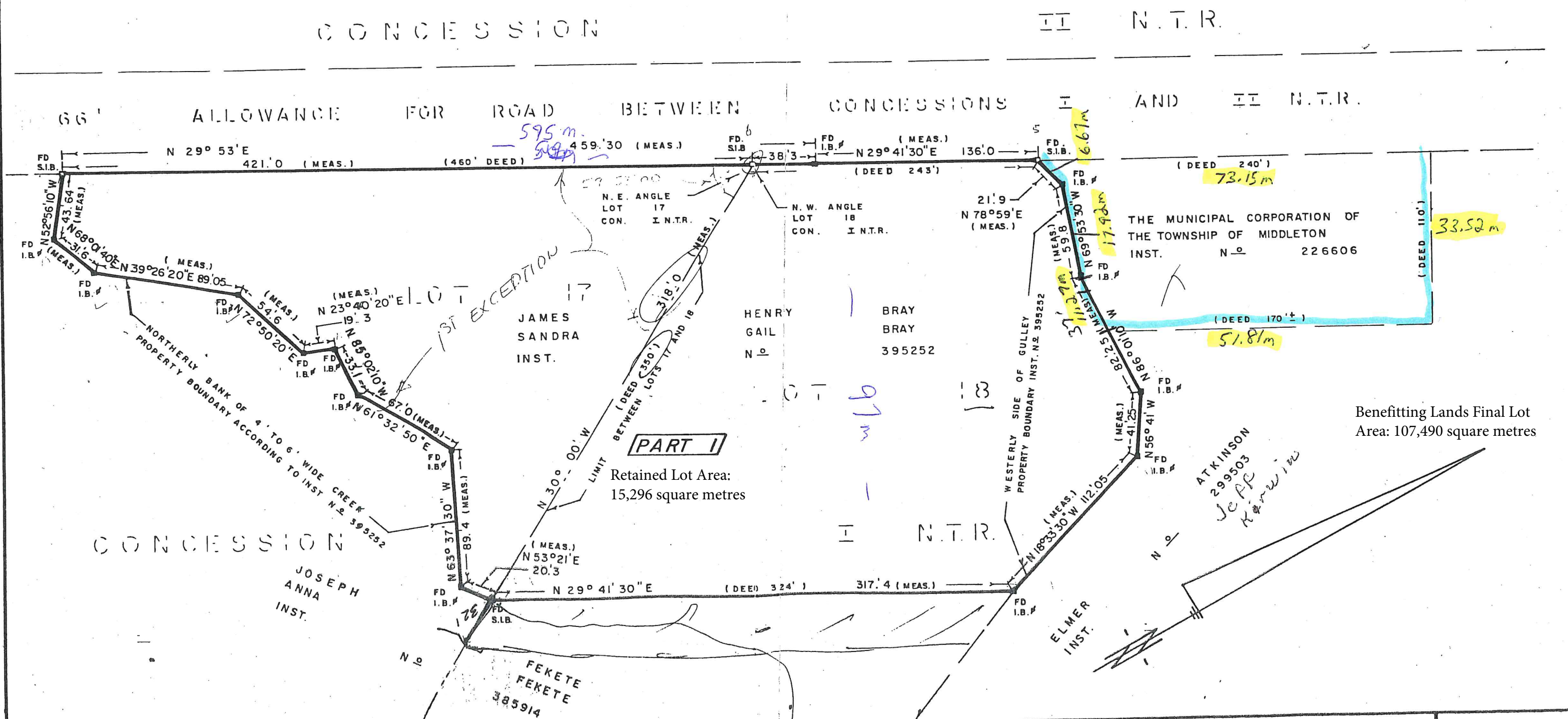

A Commissioner, etc.

SHERRI LUCIENNE VANHAELEWYN
a Commissioner, etc.,
Province of Ontario,
for The Corporation of the
Town of Tillsonburg.
Exp. February 10, 2027

NOW IN THE
TOWNSHIP OF NORFOLK
 IN THE REGIONAL MUNICIPALITY OF
HALDIMAND-NORFOLK
 SCALE 1" = 60'
 1979
 H.V. JEWITT, O.L.S.

PART		SCHEDULE		
PART	LOT	CON.	INST. N ^o	AREA
I	PART 17 & 18	I N.T.R.	395252	3.003 AC.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE LIMIT BETWEEN
 LOTS 17 AND 18- CON. I, BEING N 30° 00' W



I HEREBY CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
 2. THE SURVEY WAS COMPLETED ON THE 6TH DAY OF NOVEMBER, 1979
 DATED NOVEMBER 28, 1979
 H.V. JEWITT
 ONTARIO LAND SURVEYOR

CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.
LEGEND
 1" X 1/2" X 48" STANDARD IRON BARS SHOWN
 5/8" X 5/8" X 24" IRON BARS SHOWN
 5/8" X 24" ROUND IRON BARS SHOWN
 LOT LINES SHOWN
 DEED LINES SHOWN
 FENCES SHOWN
 SIB
 I.B.
 I.B.
 FD DENOTES FOUND

JEWITT AND DIXON
ONTARIO LAND SURVEYORS
 90 KENT STREET, SOUTH, SIMCOE, ONTARIO.
 PHONE: (519) 426-0842

F.W. - A.J.Z.
 CALC. - P.C.C.
 DWN. - W.J.S.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT. DATE <u>OCTOBER 31/1991</u> <i>K. S. Husted</i> KIM S. HUSTED O.L.S.	PLAN 37R-6010 RECEIVED AND DEPOSITED DATE <u>Nov. 5, 1991</u> <i>Norm J. Davidson</i> LAND REGISTRAR FOR THE REGISTRY DIVISION OF NORFOLK (No. 37)
---	--

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.				
PART SCHEDULE				
PART	LOT	CON.	INST.	GEOGRAPHIC TOWNSHIP
1	159	NORTH OF TALBOT ROAD	482611	MIDDLETON

PLAN OF SURVEY OF
PART OF LOT 159
CONCESSION NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
MUNICIPALITY OF THE
TOWNSHIP OF NORFOLK
REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK

SCALE - 1 INCH = 60 FEET

KIM S. HUSTED O.L.S.
1991

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- (1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- (2) - THIS SURVEY WAS COMPLETED ON THE 28th DAY OF OCTOBER 1991.

OCTOBER 31/1991
DATE

K. S. Husted
KIM S. HUSTED
ONTARIO LAND SURVEYOR

NOTES

- (1) - BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PARTS 1 AND 2 AS SHOWN ON PLAN 37R-4571 HAVING A BEARING OF N29°38'00"E.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- Ø DENOTES ROUND
- (WIT) DENOTES WITNESS
- (700) DENOTES H.V. JEWITT O.L.S.
- (1582) DENOTES K.S. HUSTED O.L.S.
- (PLAN) DENOTES DATA AS SHOWN ON PLAN 37R-1737
- (DEED) DENOTES DATA AS SHOWN IN INST. No. 482611

KIM HUSTED SURVEYING LTD.

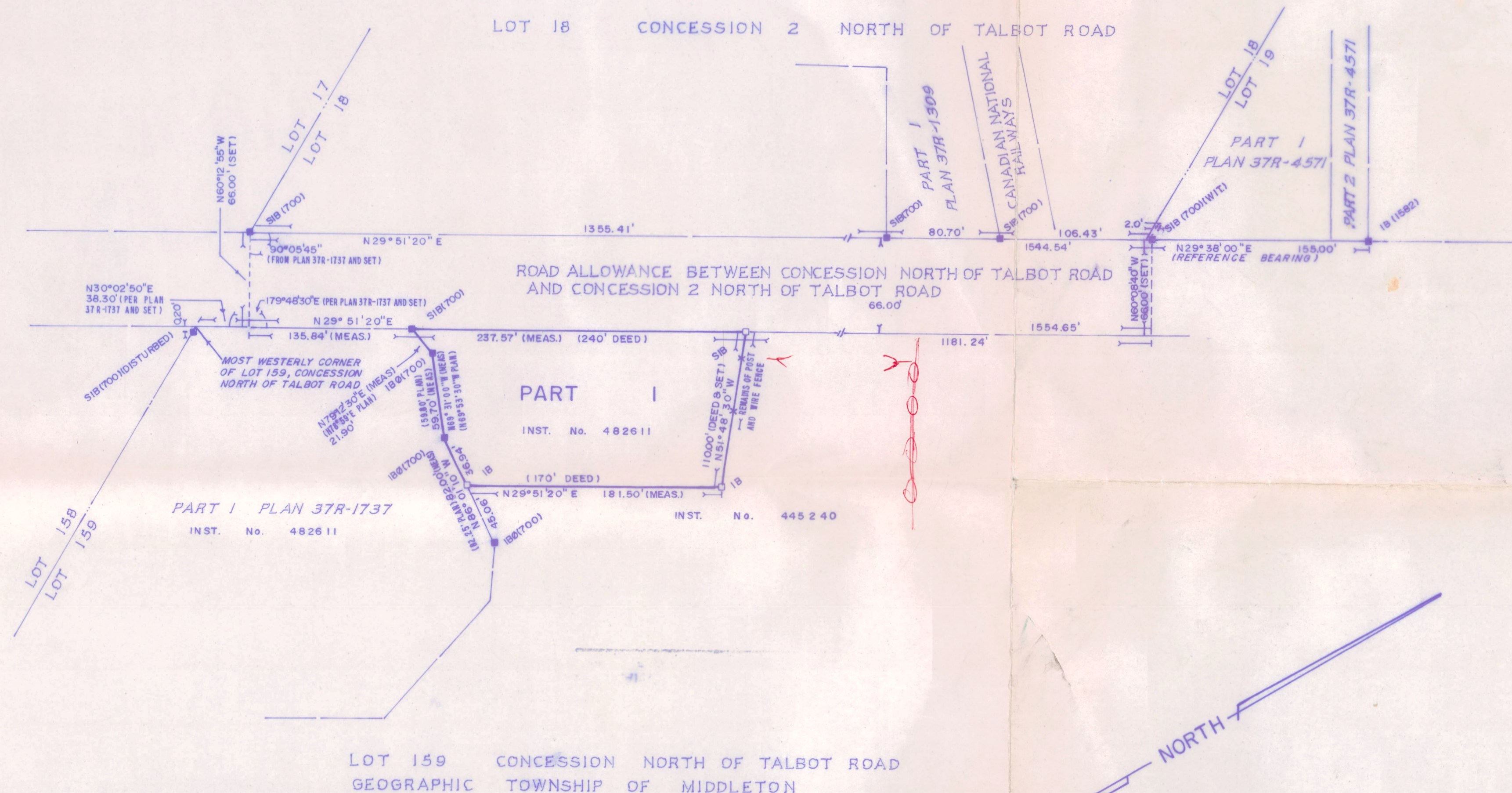
ONTARIO LAND SURVEYOR

50 FOX ALLEY, TILLSONBURG ONTARIO, N4G 3P4

PHONE: 519-842-3638 FAX: 519-688-2548

PROJECT: 91-2235 REFERENCE: FF-4

DWG. R.W.
CKD. K.H.



Disclaimer: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.

$$\begin{array}{r} 1496 \\ + \text{or } - 32 \\ \hline 1464 \end{array}$$

or 1528

92.5" Cement

163.6 Creek

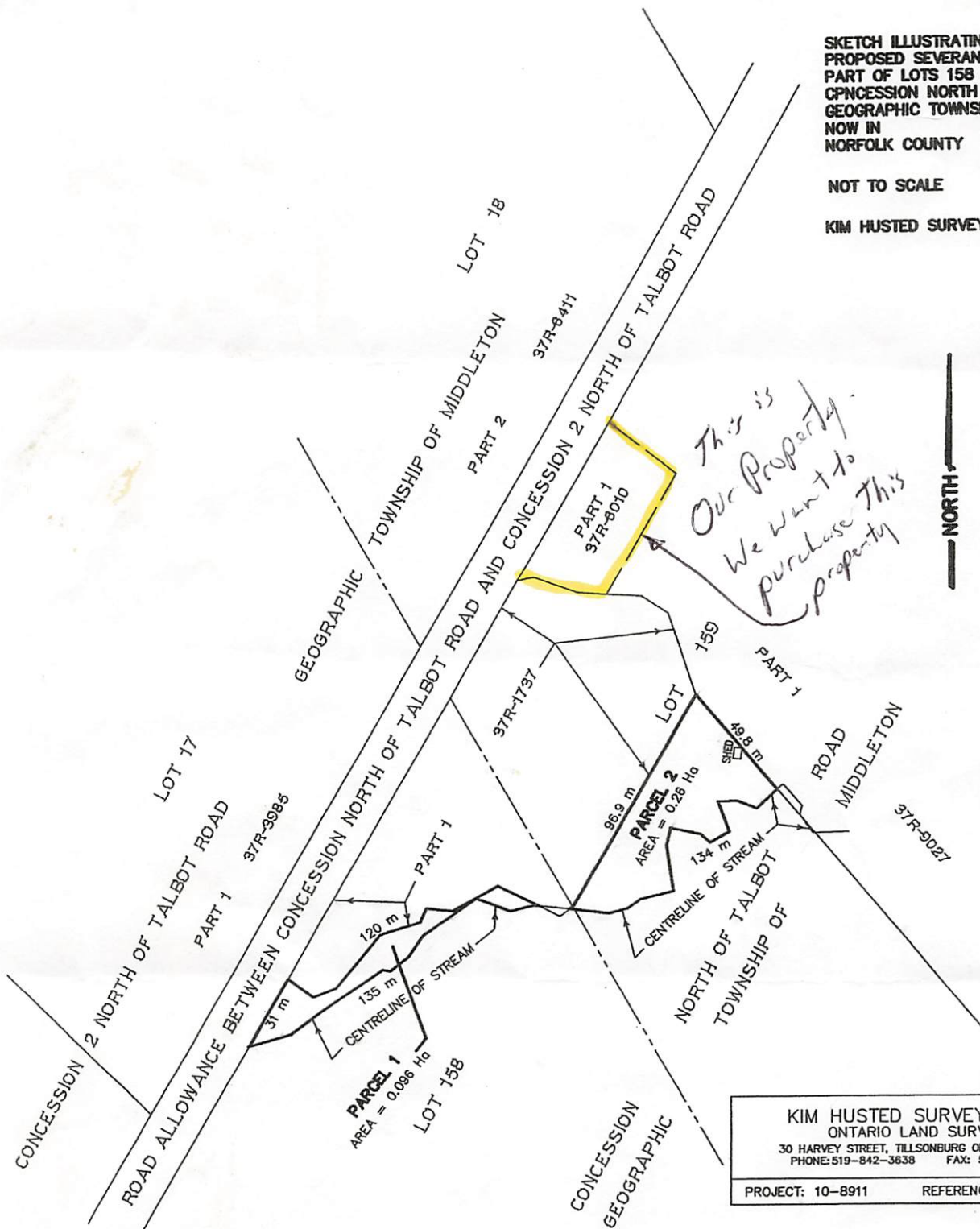
418.85 Creek 418.85 Stake

$$\begin{array}{r} 163.6 \\ - 92.5 \\ \hline 71.1 \end{array}$$

SKETCH ILLUSTRATING
PROPOSED SEVERANCE
PART OF LOTS 158 AND 159
CONCESSION NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NOW IN
NORFOLK COUNTY

NOT TO SCALE

KIM HUSTED SURVEYING LTD.

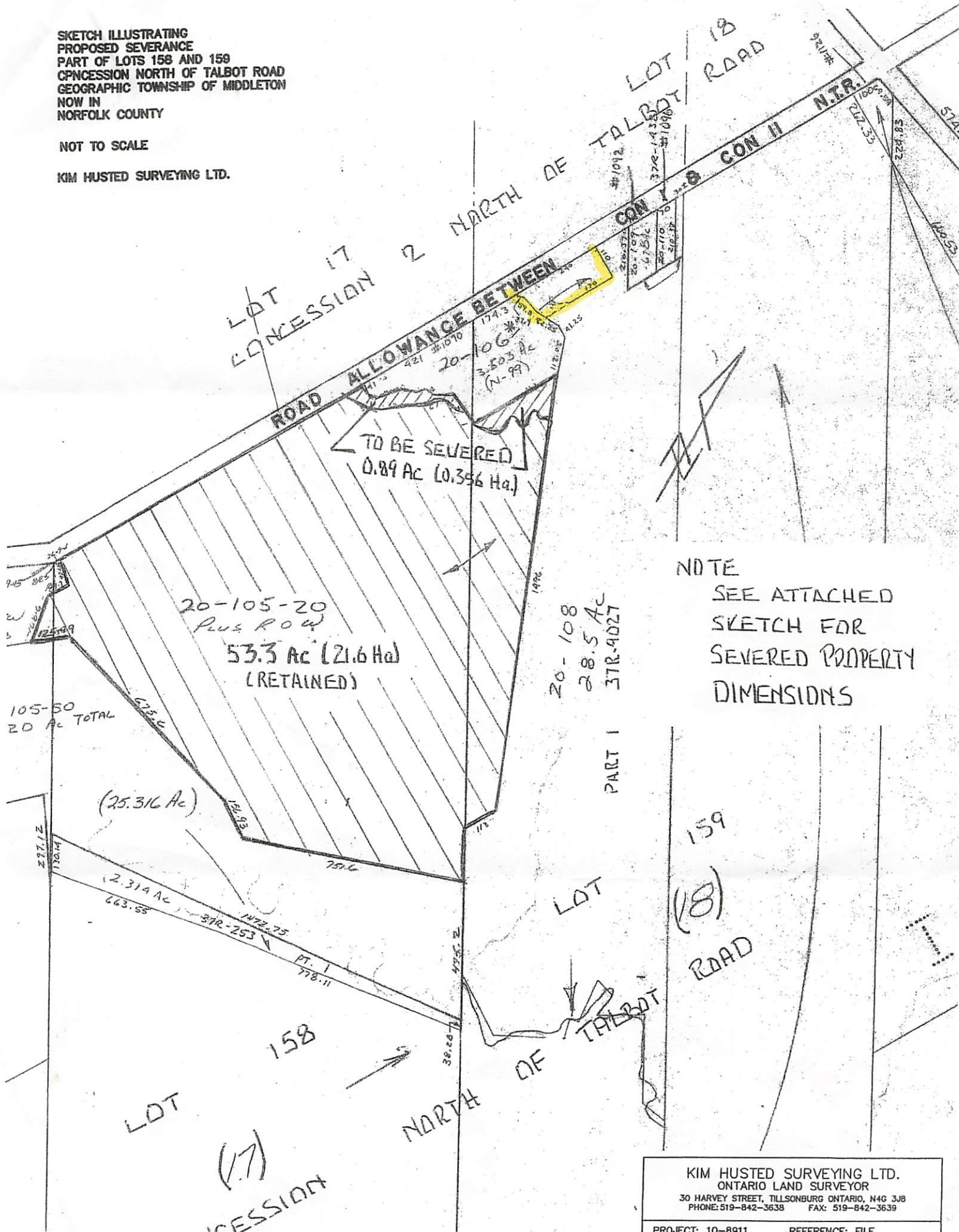


KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 10-8911

REFERENCE: FILE

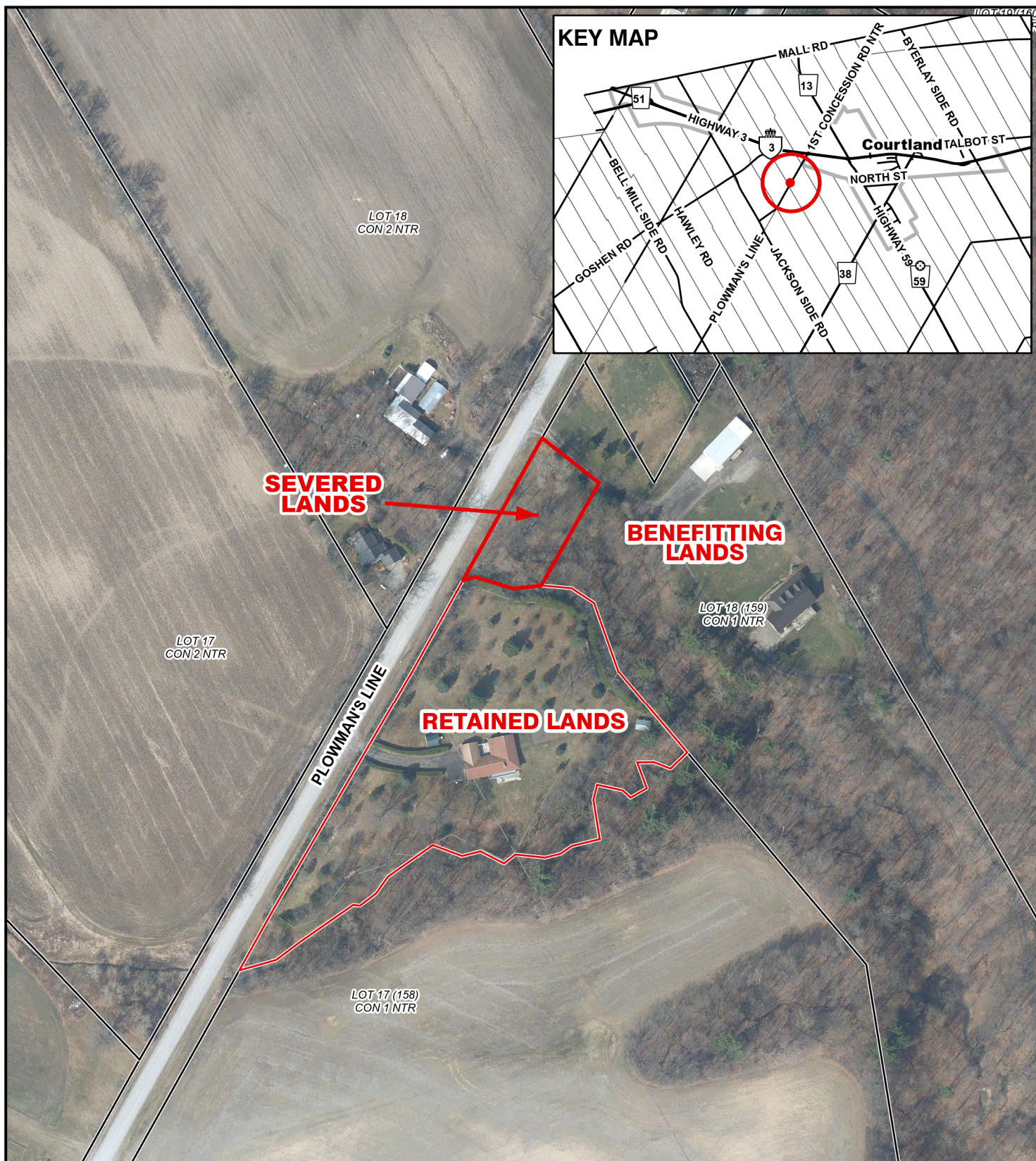
KIM HUSTED SURVEYING LTD.



KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J4
 PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 10-8911

REFERENCE FILE

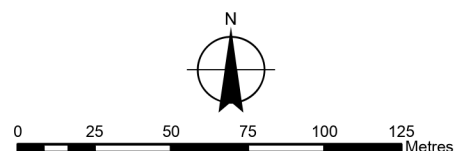


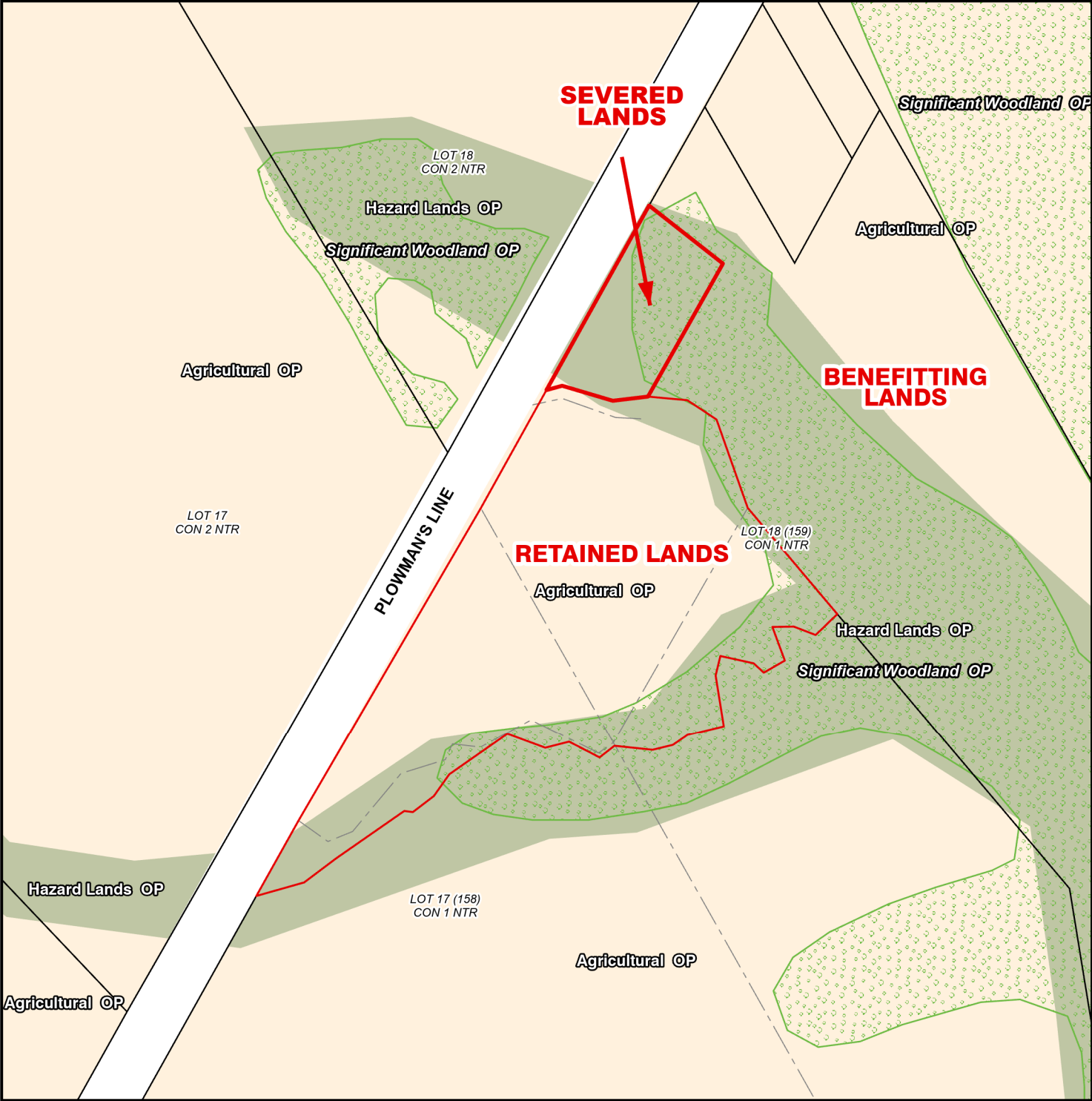
Legend

- Subject Lands
- Lands Owned

7/17/2026

2025 Air Photo





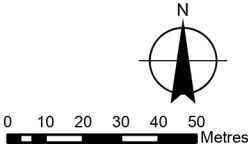
Legend

-  Subject Lands
-  Lands Owned

Official Plan Designations

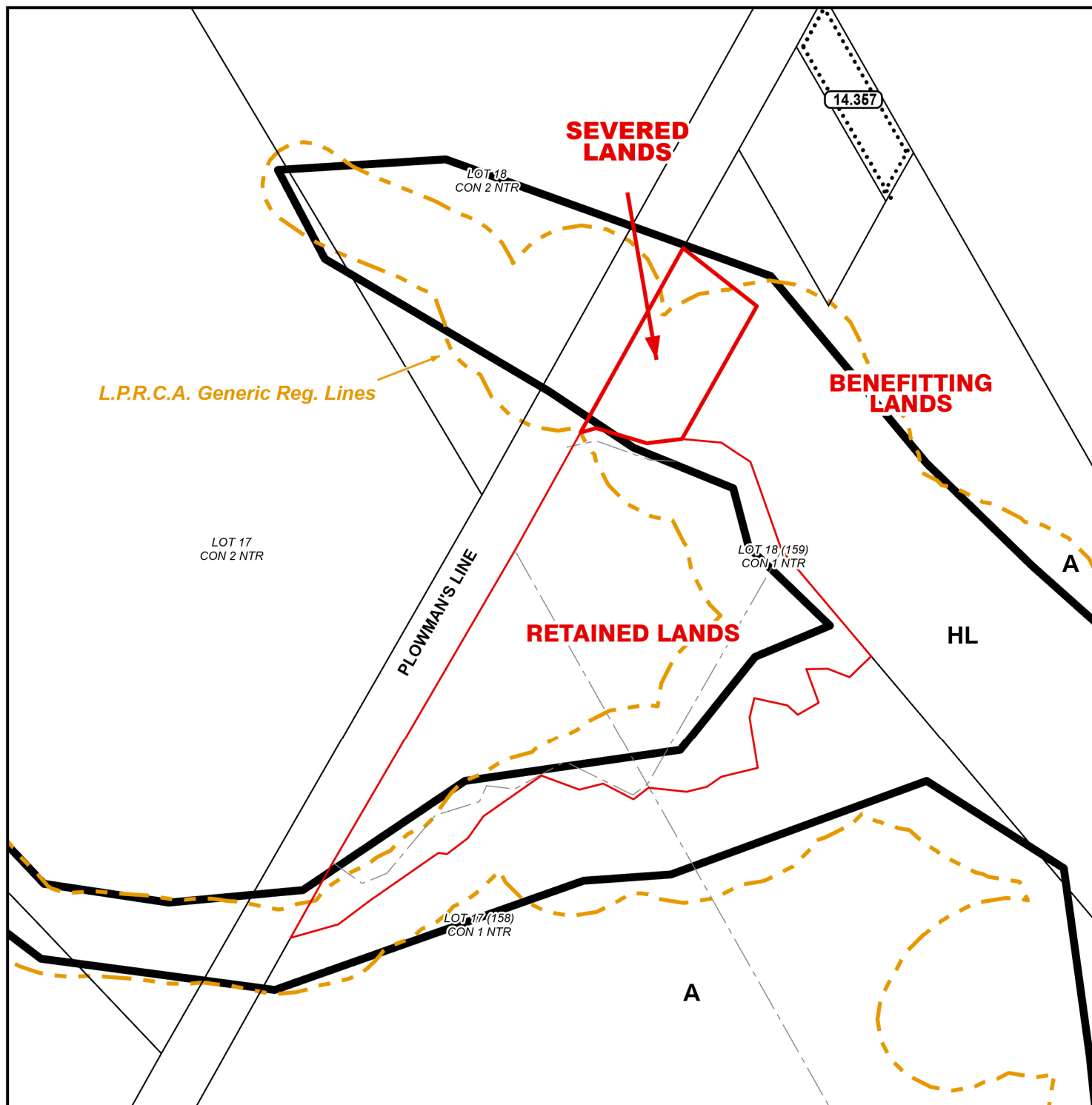
-  Agricultural
-  Hazard Lands
-  Significant Woodland

7/17/2026



MAP C
ZONING BY-LAW MAP
 Geographic Township of MIDDLETON

BNPL2026156



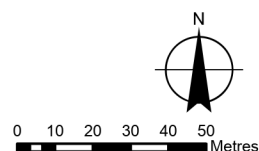
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

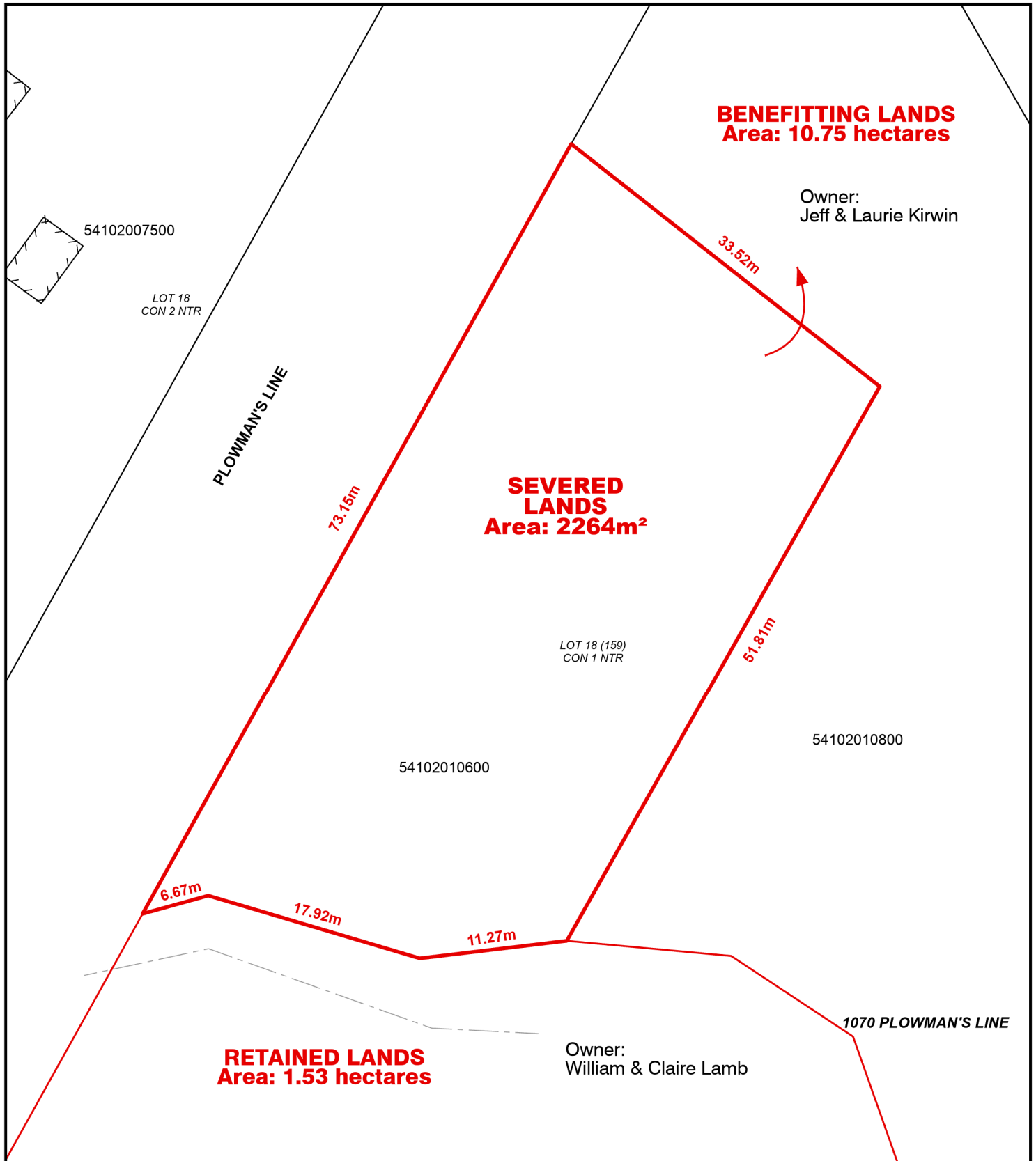
7/17/2026

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



CONCEPTUAL PLAN

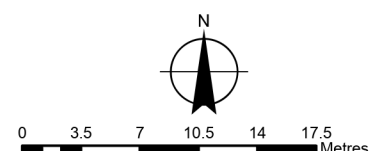
Geographic Township of MIDDLETON



Legend

- Subject Lands
- Lands Owned

7/17/2026

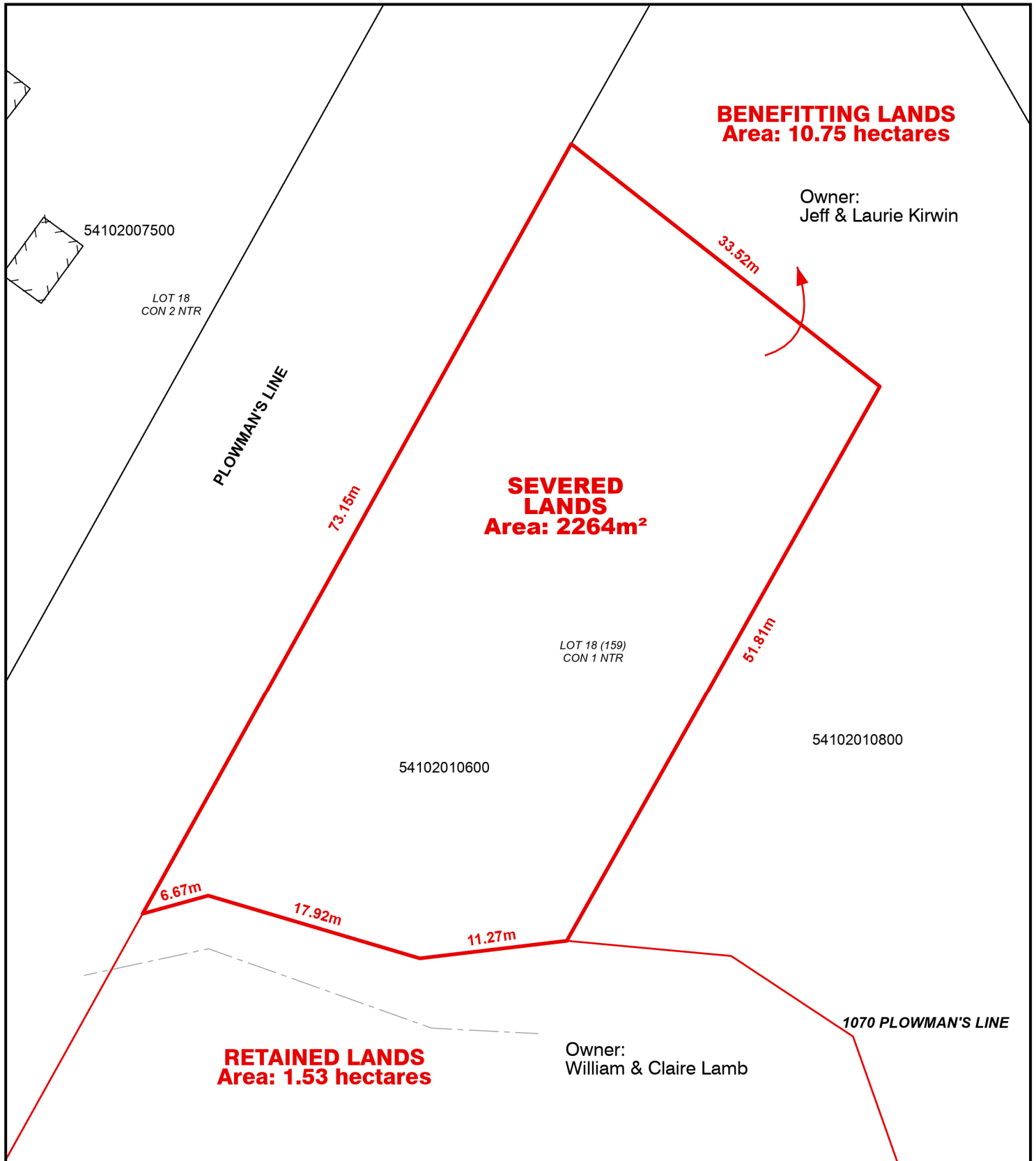


LOCATION OF LANDS AFFECTED

BNPL2026156

CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

-  Subject Lands
-  Lands Owned

7/17/2026

