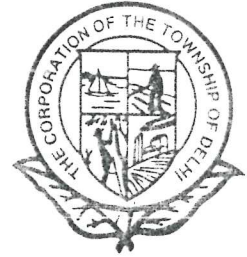
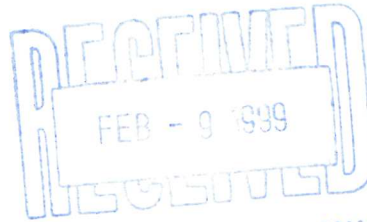


# Township of DELHI

P.O. Box 182 • 183 Main Street • Delhi, Ontario. CANADA N4B 2W9

Tel: (519) 582-2100 Fax: (519) 582-4571



## COMMITTEE OF ADJUSTMENT COMMENT REQUEST FORM

<input checked="" type="checkbox"/> Regional Planner	<input checked="" type="checkbox"/> Regional Health Unit
<input checked="" type="checkbox"/> Regional Roads	<input checked="" type="checkbox"/> Conservation Authority
<input checked="" type="checkbox"/> Environmental Services	<input checked="" type="checkbox"/> Min. of Municipal Affairs & Housing
<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> CN Rail
<input type="checkbox"/> T.P.P.O.A	<input type="checkbox"/> Regional Treasury Department
<input type="checkbox"/> Township Treasury Department	<input type="checkbox"/> Ministry of Transportation

-----  
This Committee has received a consent/minor variance application concerning land within your jurisdiction.

File No. B-8/99-DE

The proposal is explained on the attached application. If you require further information, please feel free to contact this office Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

In order to properly consider this application, the Committee would appreciate your comments or recommendation before the date below:

February 19, 1999

Date: February 5, 1999

Reply to: Lucy Hives, Planner  
or  
Sally Harrison  
Secretary-Treasurer  
Township of Delhi

This property is also the subject of an application for (Zoning Amendment, Official Plan Amendment, Minor Variance, Consent) File No. \_\_\_\_\_.

If you wish to be notified of the decision of the Township of Delhi Committee of Adjustment in respect of the proposed application and in order to be kept advised of a possible Ontario Municipal Board hearing, you must make a written request to the Secretary-Treasurer.

If a person or public body that files an appeal of a decision of the Township of Delhi Committee of Adjustment in respect of the proposed consent and/or minor variance does not make written submission to the Township of Delhi Committee of Adjustment, before it gives or refuses to give a provisional consent and/or minor variance, the Ontario Municipal Board may dismiss the appeal.

An Agency shall be considered as having no objection if it does not reply by the above due date.

FILE NO. 20 B-8/99-DE

ROLL NO. 030-070-222

**THE PLANNING ACT**

**TOWNSHIP OF DELHI**

**APPLICATION FOR CONSENT**

**A. APPLICANT INFORMATION**

1. Name of Owner Alphons Jansen Farms Ltd Phone No. 426-9375  
Address R#1 Vittoria, ON Postal Code N0E1W0  
\_\_\_\_\_  
Fax No. \_\_\_\_\_
2. Owner's Solicitor or Authorized Agent \_\_\_\_\_ Phone No. \_\_\_\_\_  
Address \_\_\_\_\_ Postal Code \_\_\_\_\_  
\_\_\_\_\_  
Fax No. \_\_\_\_\_

Please specify to whom all communications be sent:

☒ Owner ☒ Solicitor/Agent

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Former Municipality Charlotteville  
Town or Village \_\_\_\_\_  
Concession Number A Lot Number 10 + 11  
Registered Plan Number \_\_\_\_\_ Lot(s)/Block(s) \_\_\_\_\_  
Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_  
Number and Name of Street/Road 909 + 961 FRONT RD.

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY (Continued) PAGE TWO

2. Are there any easements or restrictive covenants affecting the property?

☐ Yes  
effect:

☒ No

If Yes, describe the easement or covenant and its

C. PURPOSE OF APPLICATION

1. Type and purpose of proposed transaction: (check the appropriate space)
- Transfer: ☒ creation of a new lot  
retirement lot  
☐ boundary adjustment  
☐ an easement/right-of-way
- Other: ☐ a charge  
☐ a lease  
☐ a correction of title
2. Name of persons(s), if known, to whom land or interest in land is to be transferred,  
leased or charged: SELF
3. If a boundary adjustment, identify the Assessment Roll No. of the lands to which the  
parcel will be added. \_\_\_\_\_
4. If 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 land intended to be SEVERED:

Frontage: 350' Depth: 300' Area: 2.4 acres, 105,000 sq. ft.

Existing Use: FARMHOUSE and OUTBUILDINGS Proposed Use: RESIDENTIAL HOUSE and OUTBUILDINGS

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

1 house, 2 barns, 1 garage, 2 greenhouse foundations,  
2 outbuildings (shed + bathhouse) 1 water tower (to be removed)

See  
outlined  
in  
yellow  
on  
sketch

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

no additions

2. Description of land intended to be **RETAINED**:

Frontage: ± 1409.8' Depth: irreg. Area: 133.4 acres. <sup>+</sup>

Existing Use: farm land Proposed Use: farm land

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

9 Taylor Tobacco Kilns

Number and type of buildings and structures proposed on land to be retained

9 Taylor Tobacco Kilns

3. Are any parts of the severed or retained lands within 400 metres of a Provincial Highway?

Yes \_\_\_\_\_

No ☒

If yes, have you consulted with the Ministry of Transportation about this proposal?

Yes \_\_\_\_\_

No \_\_\_\_\_

4. Access to land intended to be **SEVERED**:

☐ Unopened Road

☒ Municipal Road

☐ Regional

☐ Provincial Highway

☐ Other (specify) \_\_\_\_\_

Name of Road/Street FRONT ROAD

5. Access to land intended to be **RETAINED**:

☐ Unopened Road

☐ Municipal Road

☐ Regional

☐ Provincial Highway

☐ Other (specify) \_\_\_\_\_

Name of Road/Street FRONT ROAD

See  
attached  
in red  
on  
sketch

6. Services

PAGE FOUR

- ☐ Municipal Water and Sewer ☐ Municipal Water and Private Sewage
- ☐ Municipal Sewer and Well ☒ Private Sewage System and Well
- ☐ Other (specify) \_\_\_\_\_

E. **LAND USE**

- What is the existing official plan designation(s) of the lands: Agricultural
- What is the zoning of the lands: Agricultural
- Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) 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 (1,640 feet) of Subject Lands (Indicate Distance)
An Agricultural Operation, including livestock facility or stockyard (See 4)		
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 of the subject lands. (400 feet)		<input checked="" type="checkbox"/>
Floodplain		? <input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
Abandoned Gas Wells		

- If there are any livestock operations within 500 metres (1640 feet) of the subject lands, please complete Form 3 which is available upon request.

F. **HISTORY OF PROPERTY:**

PAGE FIVE

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

☐ Yes

☒ No

F. **HISTORY OF PROPERTY:** (Continued)

If the answer to the above question is yes:

How many separate parcels have been created: \_\_\_\_\_

Dates(s) these parcels were created: \_\_\_\_\_

The name of the transferee for each parcel: \_\_\_\_\_

For what uses? \_\_\_\_\_

2. 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: \_\_\_\_\_

3. 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: \_\_\_\_\_

4. Date of purchase of subject lands 1972

5. How many years has the owner farmed?: since 1960

In Ontario? Since In the Region? ✓ On this Farm Holding? 1966

G. **CURRENT APPLICATION:**

1. Are the subject lands currently the subject of a proposed Official Plan or Official Plan Amendment that has been submitted 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, Minister's 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 \_\_\_\_\_

#### H. **SKETCH**

1. The application shall be accompanied by a sketch showing the following:
  - the boundaries and dimensions of the subject lands including the part that is to be severed and the part that is to be retained.
  - the boundaries and dimensions of any land owned by the owner of the subject lands and that abuts the subject lands.
  - the distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
  - the location of all land previously severed from the parcel originally acquired by the current owner of the subject lands.
  - the approximate location of all natural and artificial features on the subject lands and adjacent lands, including railways, highways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas.
  - the existing use(s) on adjacent lands.
  - 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.
  - where access to the subject lands is by water only, the location of the parking and boat docking facilities to be used.
  - the location and nature of any restrictive covenant or easement affecting the subject land

- if the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
- the location of any existing sewage system and well, on the lot to be created and/or retained.

I. **FREEDOM OF INFORMATION**

For the purposes of the 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 for the purposes of processing this application.

Mireille Braun  
Owner/Applicant/Agent Signature

Jan 22/99  
Date

J. **DECLARATION**

I, MIREILLE BRAUN of the Township of Delhi

in the Region of Haldimand-Norfolk 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.

Declared before me at the )  
Simcoe )  
Township of Delhi )  
in the Region )  
of Haldimand-Norfolk )  
this 22<sup>nd</sup> day of )  
January, A.D., 1999 )  
A Commissioner, etc. )  
[Signature] )

Mireille Braun  
Owner/Applicant/Agent  
Signature

K. **AUTHORIZATION:**

PAGE EIGHT

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner.

**AUTHORIZATION OF OWNER**

I/We ALPHONS JANSEN am/are the owner(s) of the land that is the subject of this application for approval of a consent. I/We authorize MIREILLE BRAUN to make this application on my/our behalf and to provide any of my/our personal information that will be included in this application or collected during the processing of the application.

Jan 21 / 99  
Date

[Signature]  
Signature

[Signature]  
President  
of Alphons Jansen Farm Ltd.

L. **NOTE TO APPLICANTS:**

1. It is required that one copy of this application be filed together with the same number of copies of the sketch, with the responsible person, accompanied by a fee which should be obtained from the office prior to submitting the application as fees are subject to change at any given time.
2. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's authorization must accompany the application. If the applicant is a corporation without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

Mail to: Township of Delhi (519) 582-2100  
183 Main Street, Box 182 1-800-265-2824  
Delhi, Ontario  
N4B 2W9

FILE NO. \_\_\_\_\_

APPLICANT: Jensen, Alphons (Farms Ltd.) (last name) (first name)

RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREA

LOT SIZE CREATED 2.40 Acres 70-22

ASSESSMENT ROLL NO. 70-222

INFORMATION FORM

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. If not completed, your application may be denied.

1. RESIDENTIAL LOT TYPE As different policies apply to different lot types, it is important that the nature of the application be specified. The following listing reflects the types 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 circle one only:
- 1. One lot from a farm holding
  - 2. Estate lot
  - 3. Surplus farm house (through farm amalgamation)
  - 4. Infilling lot
  - 5. Residential lot involved in a boundary adjustment
  - 6. Existing second dwelling from a non-viable rural property
  - 7. Dwelling separated from existing commercial or industrial use in the rural area.

2. If the lot type is a "one lot from a farm holding", a surplus farm house", 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 area municipalities MUST be included. Roll numbers can be obtained from your tax certificate.

Assessment Roll No. *	Lot	Conc.	Twp.	Total acreage (indiv. property)	Acres Workable (indiv. property)	Owners name and address (including those with part interest)	Tenure (rented/owned)	Existing farm type (individual property) (eg. corn production, orchards, tobacco)	Existing Building(s) (eg. farm house, dairy barn, kilns)
0-0-20-22	11	A		135	130	Alphons Jansen FARMS LTD	0	40 tobacco	farm house, bath house, stone barns, 2 green houses

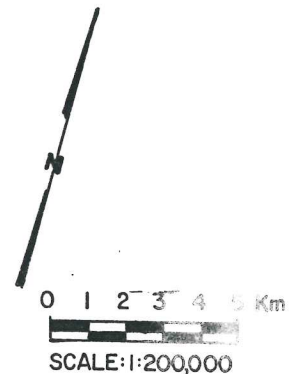
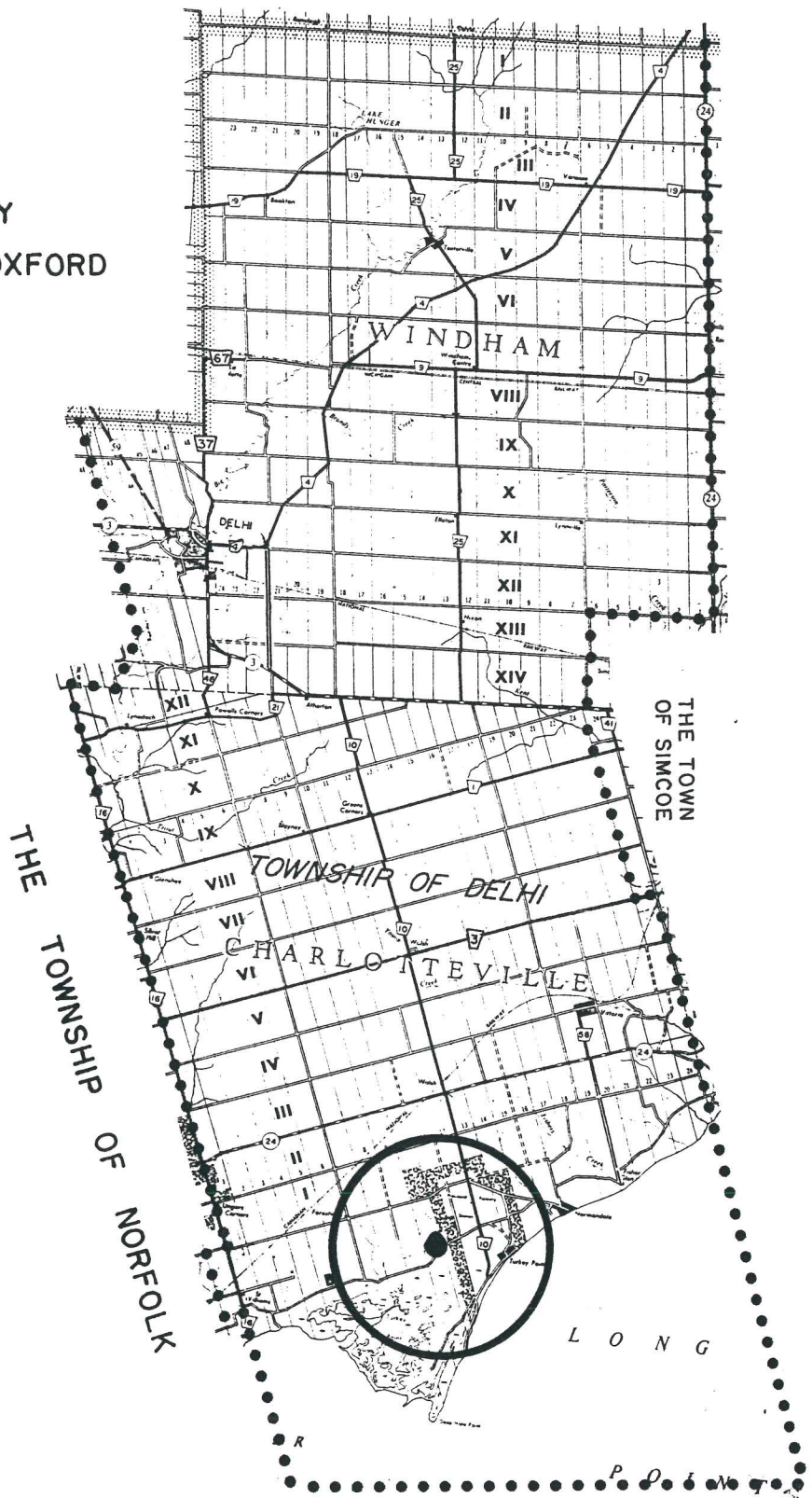
NOTE: If you are including a rented property as part of this farm holding, the attached Authorization form must be completed by the property owner.

PDP:FBA/64SW

MAP N° 1 TO FILE NUMBER B-8/99-DE

THE COUNTY OF BRANT

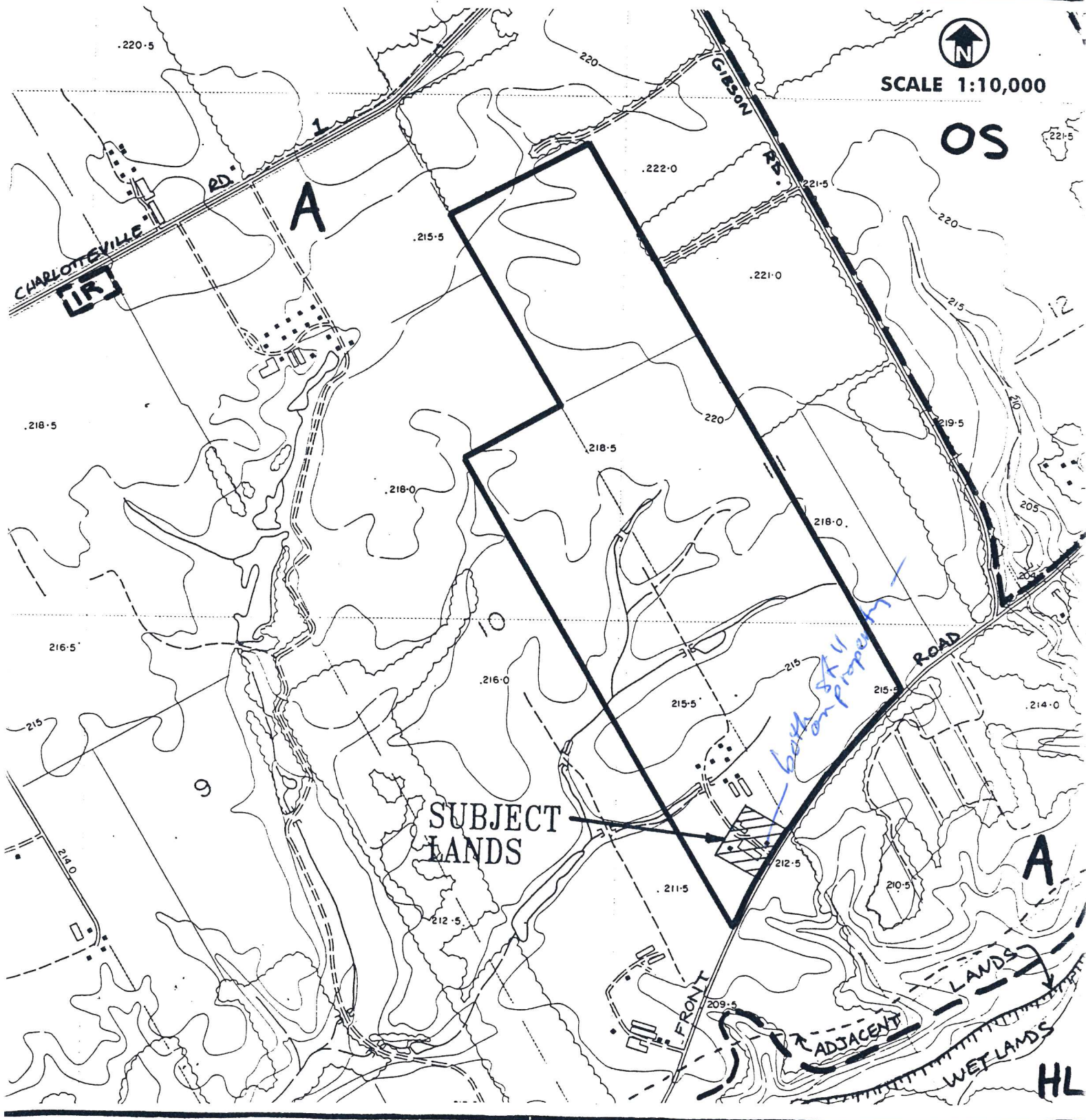
THE COUNTY  
OF OXFORD



THE CITY OF NANTICOKE

MAP Nº 2 TO FILE NUMBER B-8/99-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE



MAP N° 3 TO FILE NUMBER B-8/99-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE



SCALE 1:5,000

70-214

59.23 Ac.  
7.11

(NOT 15433 154  
26 Ac.  
- 1.11  
25.11)

CON. A.

LOT 10

LOT 11

70-223  
70.0 Ac.

70-222  
135 Ac.

106.68m  
(350')  
91.44m  
(300')

FRONT

SUBJECT  
LANDS

100-03-20

79.0 Ac.

(NOT 15435)  
4.0 Ac

70-AC

3.0 Ac

344.42m  
(1130')

ROAD

(LAKE SHORE ROAD)

