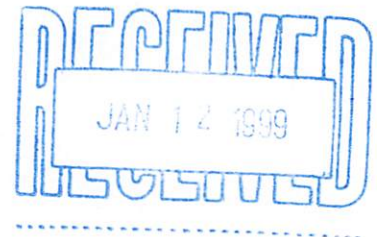


CITY OF NANTICOKE
LAND DIVISION OFFICE
101 NANTICOKE CREEK PARKWAY
TOWNSEND, ONTARIO
NOA 1S0



COMMENT REQUEST FORM

- | | |
|--|--|
| <input type="checkbox"/> Regional Planning & Development | <input type="checkbox"/> Regional Treasury Department |
| <input type="checkbox"/> Ministry of Transportation | <input checked="" type="checkbox"/> Regional Health Department |
| <input type="checkbox"/> Public Works Department | <input type="checkbox"/> First Nation Council |
| <input type="checkbox"/> City Clerk's Office | <input type="checkbox"/> Conservation Authority |
| <input type="checkbox"/> Regional Roads Department | <input type="checkbox"/> Environmental Services Dept. |
| <input type="checkbox"/> Hydro Electric Commission | <input type="checkbox"/> Railway |
| <input type="checkbox"/> Drainage Superintendent | <input type="checkbox"/> Other _____ |

The City has received a consent application for lands within your jurisdiction.

FILE NO. B-10/99-CN
ASSESSMENT NO. 2833-070-040-19000, 18300, 18100

The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

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

JANUARY 22, 1999

REPLY TO: Planner, City of Nanticoke
PHONE: (519)587-4600 1-800-387-3790
FAX: (519)587-4611

<input type="checkbox"/> NO COMMENTS.
<input type="checkbox"/> See Comments Attached or As Follows:
Signature: _____

(123-CRF-8)

COUNCIL DECISION:

If you wish to be notified of the decision of the Council of the City of Nanticoke in respect of the proposed consent, you must make a written request to the Planning Secretary.

APPEAL:

If a person or public body that files an appeal of a decision of the Council of the City of Nanticoke in respect of the proposed consent does not make written submission to the Council of the City of Nanticoke, before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

FILE NO. B-10/99-CN
ROLL NO. 070-040-190

THE PLANNING ACT
CITY OF NANTICOKE
APPLICATION FOR CONSENT

A. APPLICANT INFORMATION

1. Name of Owner DEVAL FARMS LTD Phone No. 613-392-2294
Address 168 LAKESHORE RD. Postal Code N0E 1N6
PORT DOVER ONT. Fax No. 519-673-5859
2. Owner's Solicitor or Authorized Agent AG EQUITY CORP. Phone No. 519-673-6941
Address 103-140 OXFORD ST Postal Code N6G 5R9
LONDON ONT C/O PHILIP BARNES Fax No. 519-673-5859

Please specify to whom all communications be sent:

☐ Owner ☒ Solicitor/Agent

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Municipality WOODHOUSE
Town or Village CITY OF NANTICOKE
Concession Number 1 Lot Number PT LOT 17
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number R-1 Part Number(s) _____
Number and Name of Street/Road LAKESHORE RD

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY (Continued)

PAGE TWO

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 a new lot Other: [] a charge

[] boundary adjustment [] a lease

[] an easement/right-of-way [] 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: ^{NA} IGNAZ STANIER OR HIS CORPORATION

3. If a boundary adjustment, identify the Assessment Roll No. of the lands to which the
parcel will be added. N/A

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: ³⁸⁰ 230 Depth: ²⁶⁰ 210 Area: ^{2.3} 1.1 ACRES

Existing Use: RESIDENTIAL RENTAL Proposed Use: PRIVATE RESIDENCE

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

2 STOREY RED BRICK HOME PRE 1978

D.

2 STOREY RED BRICK HOME PRE. 1978 CONST.
+ SMALL SHED.

- Frontage: AS PER SKETCH. Depth: Area:

Existing Use: AGRICULTURAL Proposed Use: AGRICULTURAL

3 HOUSES, GRAIN STORAGE FACILITY & DRIVE SHEDS.

N/A

- ☐ Unopened Road ☒ Municipal Road ☐ Regional Road
- ☐ Provincial Highway ☐ Other (specify) _____

Name of Road/Street LAKE SHORE RD.

- [] Unopened Road ☒ Municipal Road [] Regional Road
[] Provincial Highway [] Other (specify) _____

Name of Road/Street LAKESHORE RD.

- [] Municipal Water and Sewer [] Municipal Water and Private Sewage
[] Municipal Sewer and Well [☒] Private Sewage System and Well
[] Other (specify) _____

E. LAND USE

PAGE FOUR

1. What is the existing official plan designation(s) of the lands: AGRICULTURAL RESIDENCE.
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 (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)	<u>N/A</u>	<u>N/A</u>
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)		
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 feet) 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 land holding or any other land the owner has interest in since August 24, 1978?

☐ Yes☒ No

F. HISTORY OF PROPERTY: (Continued)

PAGE FIVE

If the answer to the above question is yes:

How many separate parcels have been created: N/A

Dates(s) these parcels were created: N/A

The name of the transferee for each parcel: N/A

For what uses? N/A

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

OVER THE LAST 15 YEARS.

Construction Date of Dwelling to be severed: PRE 1978

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.: N/A Decision: N/A

4. Date of purchase of subject lands MARCH 25/99

5. How many years has the owner farmed?: 30 YRS

In Ontario? 30 YRS In the Region? 3 YRS On this Farm Holding? 3 YRS.

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 N/A

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

PAGE SEVEN

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.

Philip Chabot
Owner/Applicant/Agent Signature

Dec. 16/98
Date

J. DECLARATION

I, *Philip Chabot* of the *city* of *London*
in the *Province of Ontario* 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)
CITY OF LONDON)
in the *Province*)
of *ONTARIO*)
this *16* day of)
Dec, A.D., 19*98*)

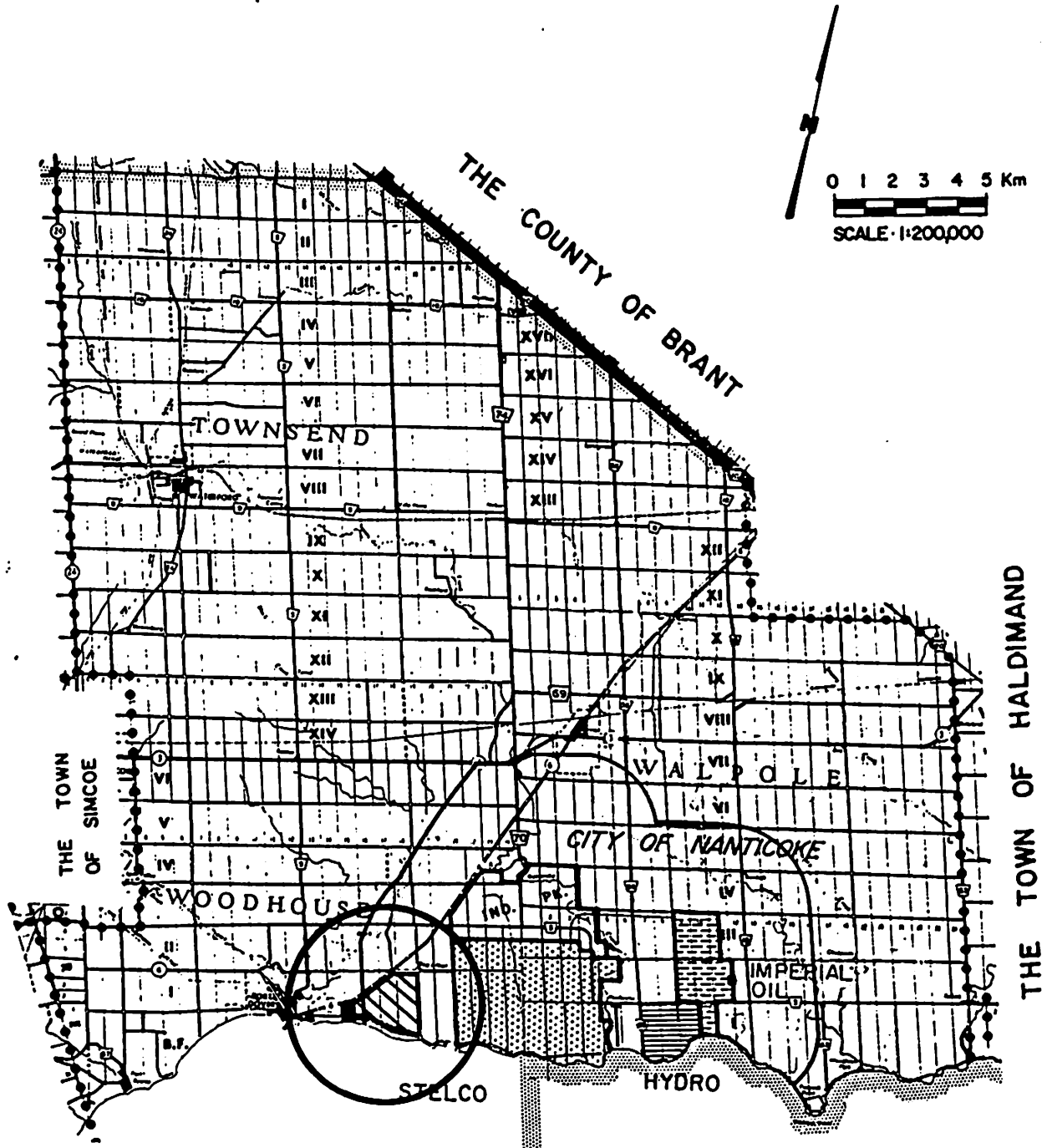
Philip Chabot
Owner/Applicant/Agent Signature

A Commissioner, etc.)

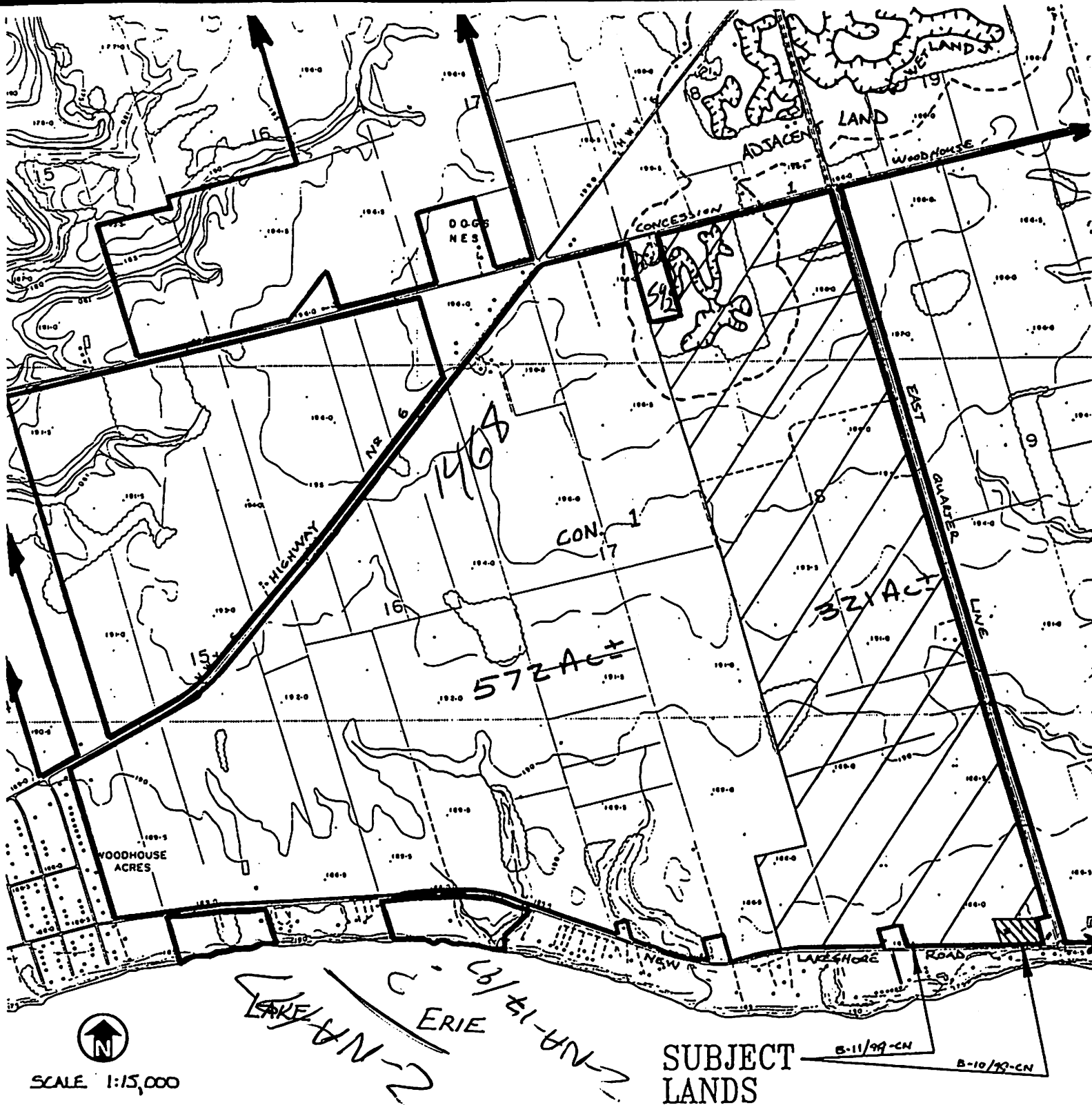
Mark [Signature])

MAP N^o 1 TO FILE NUMBER B-10/99-CN
B-11/99-CN

THE TOWNSHIP OF DELHI

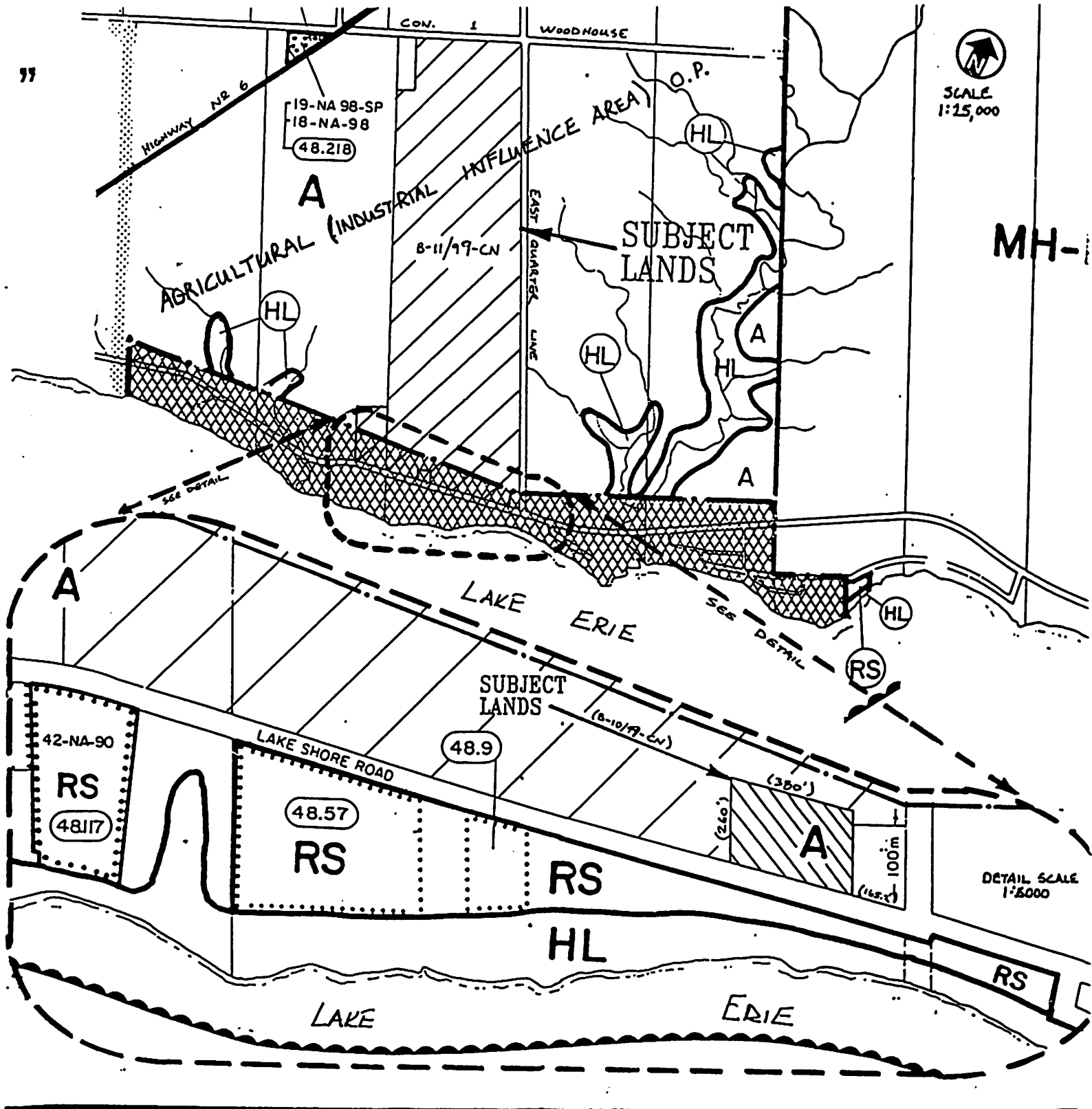


FORMER MUNICIPALITY: WOODHOUSE



MAP N^o 3 TO FILE NUMBER B-10/99-CN
B-11/99-CN

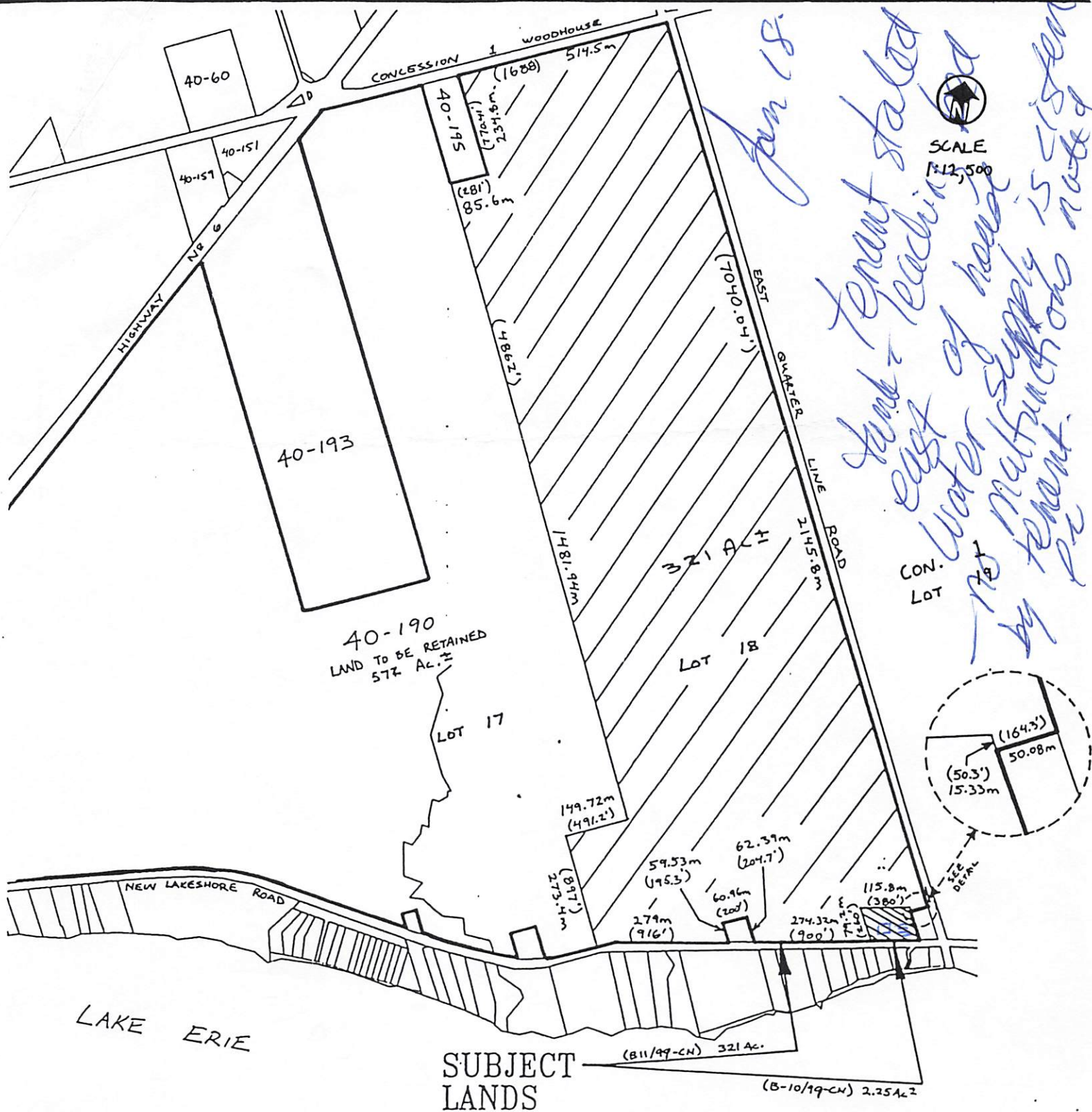
FORMER MUNICIPALITY: WOODHOUSE



MAP N^o 4 TO FILE NUMBER B-11/99-CN

FORMER MUNICIPALITY: WOODHOUSE

FORMER MUNICIPALITY: WOODHOUSE



CITY OF NANTICOKE

DECISION OF COUNCIL REGARDING CONSENT APPLICATION

FILE NO. B-10/99-CN DATE OF MEETING: Committee: February 4, 1999
Council: February 16, 1999

APPLICANT DEWAL FARMS LTD.
168 LAKESHORE ROAD
PORT DOVER ON N0A 1N3

LOCATION: Part Lots 17 & 18, Concession 1, Woodhouse

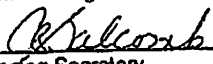
PURPOSE: To sever a surplus farm dwelling.

DECISION: APPROVED

CONDITIONS:

- 1.) Receipt of a letter from the City of Nanticoke indicating that all requirements, financial or otherwise, have been satisfied including a development charge of \$1,320.00 by cash, certified cheque or lawyer's trust.
- 2.) The depth of the lot being reduced to 210 feet (64.0 m).
- 3.) Receipt of a copy of a registered reference plan of the severed parcel.
- 4.) Receipt of a letter from the Regional Health Department indicating that their requirements have been satisfied concerning servicing.
- 5.) Receipt of a letter from the Regional Municipality of Haldimand-Norfolk indicating an agreement has been entered into that no dwelling be built on the retained parcels on the land holding consisting specifically of Lot 15, 16, 17, 18, Concession 1, Woodhouse for a period of five years, and that no building or structure be built in or within 50 metres of the Dogs Nest Slough Forest Provincially Significant Wetland.
- 6.) Receipt of a letter from the Ministry of Transportation indicating that their requirements have been satisfied concerning access.
- 7.) The City of Nanticoke requirements for Cash-in-Lieu of Parkland in the amount of \$350.00 being satisfied.
- 8.) The above conditions being fulfilled and the Certificate of Consent being issued on or before February 18, 2000 after which time this consent will lapse.

REASON: The proposal conforms with the intent of the District Plan and Official Plan respecting the severance of a surplus farm dwelling.


Planning Secretary

DATED AT TOWNSEND IN THE CITY OF NANTICOKE THIS 18th day of February, 1999.

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Chris Beil, the Planner for the City of Nanticoke, City of Nanticoke Administration Building, 101 Nanticoke Creek Parkway, Townsend, Ontario N0A 1S0. (519-587-4600 / 1-800-387-3790 (Waterford area))

NOTICE OF CHANGES

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

APPEALS

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

The Planning Act, Section 53(19)

Any person or public body may, not later than twenty days after the giving of the written notice of decision, appeal the decision and/or any condition imposed by the Council to the Municipal Board by filing with the Planning Secretary, City of Nanticoke, 101 Nanticoke Creek Parkway, Townsend, Ontario N0A 1S0, a notice of appeal setting out the reasons for the appeal, accompanied by appeal fee (\$125) payable to the Minister of Finance on or before the following date:

MARCH 10, 1999