

APR 20 1999

COPY

HEALTH DEPARTMENT

HEAD OFFICE:

P.O. BOX 247, 12 GILBERTSON DRIVE
SIMCOE, ONTARIO N3Y 4L1
TELEPHONE: (519) 426-6170 FAX: (519) 426-9974
e-mail: hnmoh@netroute.net

BRANCH OFFICE:

P.O. BOX 128, 45 MUNSEE STREET
CAYUGA, ONTARIO N0A 1E0
TELEPHONE: (905) 772-3313 FAX: (905) 772-3062



ne Regional
Municipality
of
HALDIMAND-NORFOLK

TO: Department of Planning & Development

File No.: B-13/99-DE Date of Inspection: April 16/99

Please be advised that the Health Department has no objections to the above mentioned proposal.

COMMENTS: Mr Donohue has stated
that the sewage disposal system
servicing the dwelling is located
entirely on the subject lands

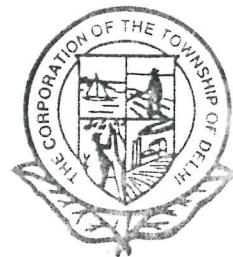
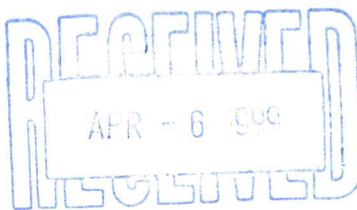
I trust this information is what you require.

[Signature]
Public Health Inspector
ROBERTS...H:\WPFILES\...FORMS ENV\PLANRESP.STD\98.01.15}

April 16/99
Date



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-13/99-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:

April 16, 1999

Date: April 1, 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.

E NO. 13-13/99-DE

ROLL NO. 010-002-510

* Checklist given to applicant to complete

THE PLANNING ACT

TOWNSHIP OF DELHI

APPLICATION FOR CONSENT

Note to:
* Lucy - call Mr. Deneb upon receipt of m. from Graphics.

A. APPLICANT INFORMATION

1. Name of 597018 ONTARIO INC
Owner (Paul Donohue)

Phone No. 446-2434

Address RR #2 VANESSA

Postal Code N0E1V0

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 Windham

Town or Village _____

Concession Number 2

Lot Number 11 (part)

Registered Plan Number _____

Lot(s)/Block(s) _____

Reference Plan Number _____

Part Number(s) _____

Number and Name of Street/Road Windham Road 3 #1079

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 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: _____

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: 250' Depth: 250' Area: 62500 ft²

Existing Use: Farm house (agric) Proposed Use: New farm resid. lot.
(no real change)

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

1 house, 1 garage, 1 animal storage building
approx. 20 x 30'

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

No change.

2. Description of land intended to be RETAINED:

Frontage: 730.35' Depth: 2232' Area: ± 98 ac.

Existing Use: Agricultural Proposed Use: No change

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

1 drive shed & an old half kiln, old bunkhouse,
far corner of
retained land

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

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 Winshaw Rd. 3 (Little Lake Road)

5. Access to land intended to be RETAINED:

☐ Unopened Road

☒ Municipal Road

☐ Regional

☐ Provincial Highway

☐ Other (specify) _____

Name of Road/Street Same

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

E. **LAND USE**

1. What is the existing official plan designation(s) of the lands: Hazard Land. also in Wetland Buffer area
 2. What is the zoning of the lands: Hazard Land.
 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)		
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:**

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 (Retirement lot off of another parcel, in 1988)

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

If the answer to the above question is yes:

How many separate parcels have been created: 1

Dates(s) these parcels were created: approx 1988

The name of the transferee for each parcel: self

For what uses? retirement lot

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

1980

Construction Date of Dwelling to be severed: ~~60~~ - 70 years ago.

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 1980

5. How many years has the owner farmed?: Since 1961 - 39 years

In Ontario? ☒ In the Region? ☒ 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 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.

Paul Donohue
Owner/Applicant/Agent Signature

March 4, 1999
Date

J. **DECLARATION**

I, PAUL DONOHUE 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)

Township of Delhi)

in the Region)

of Haldimand-Norfolk)

this 4th day of)

March, A.D., 1999)

A Commissioner, etc.)

[Signature])

Paul Donohue
Owner/Applicant/Agent
Signature

FILE NO. _____

APPLICANT: _____

(last name) (first name)

RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREA
INFORMATION FORM

LOT SIZE CREATED 1.400

ASSESSMENT ROLL NO. 010-002-510

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.

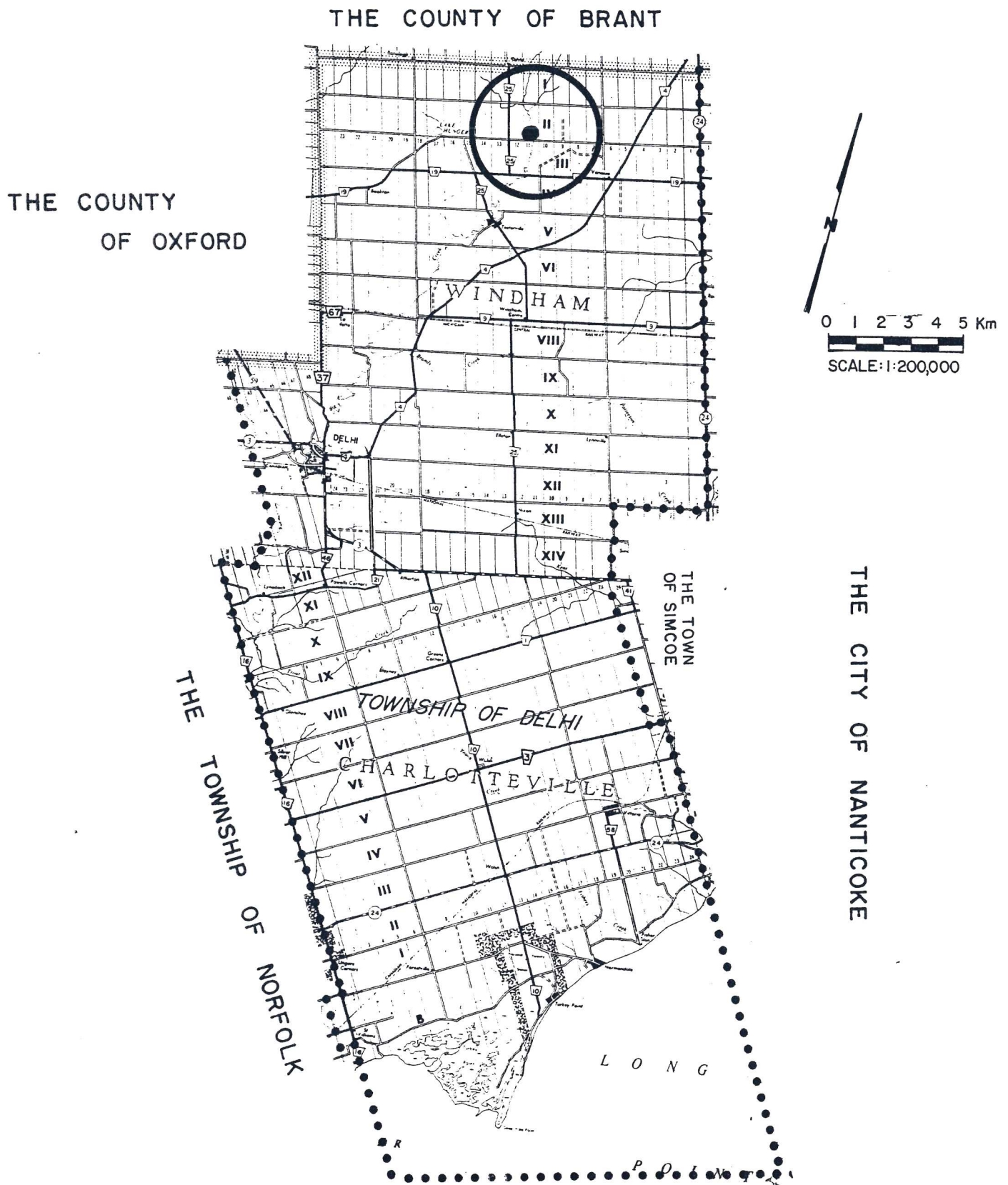
2. If the lot type is a "one lot from a farm holding", a surplus farm house", or an "infilling lot", please list all properties owned and rented by the applicant which are involved in the farm operation. Properties located in other area municipalities MUST be included. Roll numbers can be obtained from 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)
<u>20-45</u>									
<u>010-002-510</u>	<u>11</u>	<u>2</u>	<u>Wilm</u>	<u>49.5 ac</u>	<u>25-30 ac</u>		<u>0</u>	<u>tobacco</u>	<u>house, garage, shed, 1/2 kiln,</u>
<u>010-002-30</u>	<u>11/2</u>	<u>3</u>	<u>Wilm</u>	<u>214.8 ac</u>	<u>approx 140 ac</u>		<u>0</u>	<u>tobacco</u>	<u>house, (2), barn, 14 Kilns, shed, sheep, sheep, 1/2 kiln,</u>
									<u>sheep, 1/2 kiln,</u>
									<u>sheep, 1/2 kiln,</u>

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.

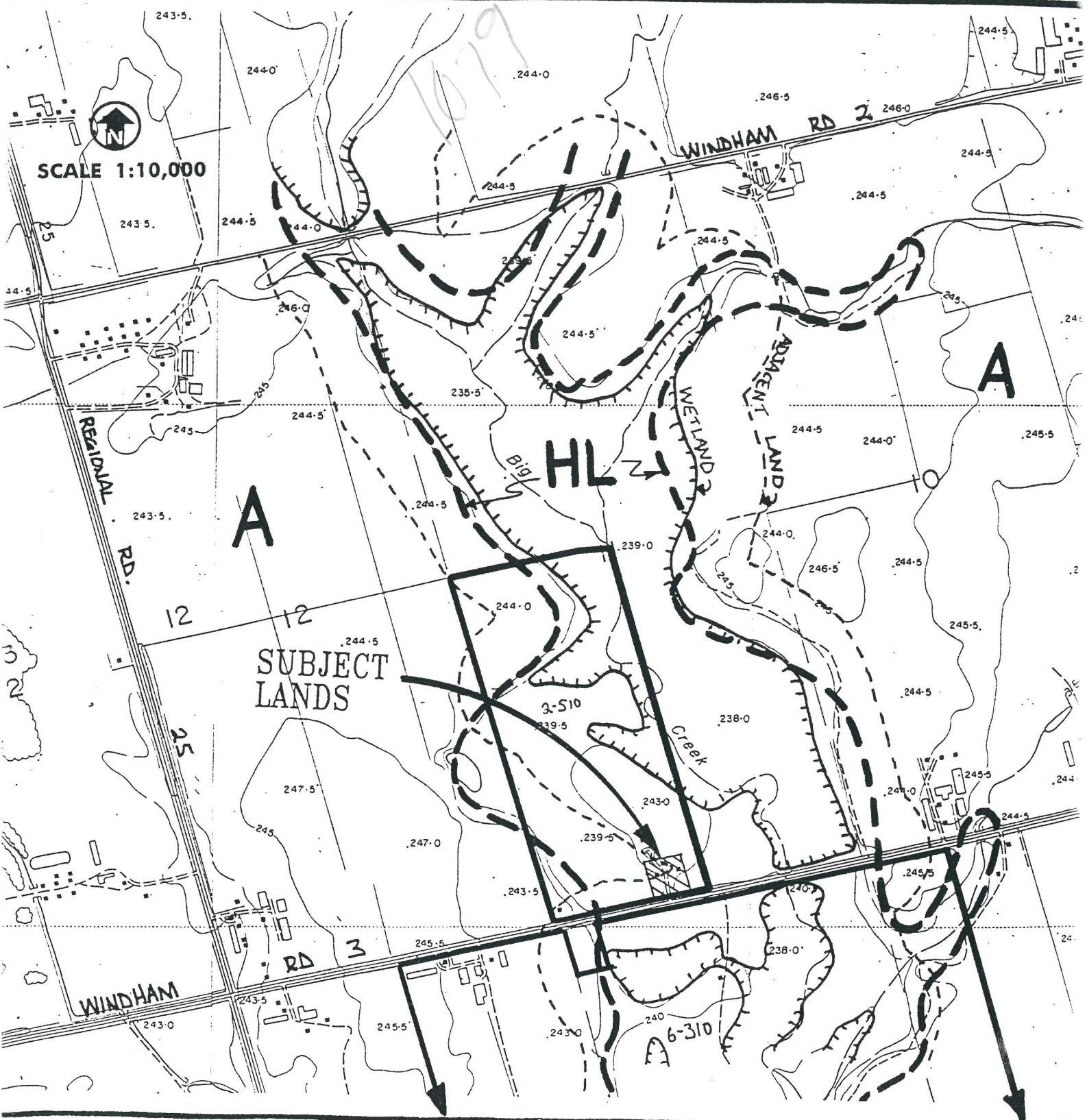
PDP: FBA/64SW

MAP N^o 1 TO FILE NUMBER B-13/99-DE



MAP Nº 2 TO FILE NUMBER B-13/99-DE

FORMER MUNICIPALITY: WINDHAM



MAP N^o 3 TO FILE NUMBER B-13/99-DE

FORMER MUNICIPALITY: WINDHAM

2-520

2-500



SCALE 1:5,000

LOT 12

CON. 2.

2-530
100 AC

LOT
BIG CR.

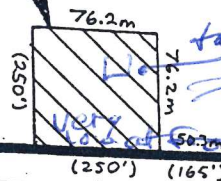
11

2-510

49.305 Ac.
37R-1894 PART 1.
597018 ONTARIO LTD.

SUBJECT
LANDS

37R 1894 PART 2



WINDHAM RD. 3

NO DIM.

#1050

6-305
3 1/4 - 4083
17.1
1.00

NO DIM.

597018 ONTARIO LTD.

6-310
214.89 Ac.

577.41

6600