

Township of DELHI

P.O. Box 182 • 183 Main Street • Delhi, Ontario CANADA N4B 2W9
Tel: (519) 582-2100 Fax: (519) 582-4571



RECIRCULATION

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 checked="" type="checkbox"/> Ministry of Transportation

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

File No. B-18/99-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:

August 20, 1999

Date: August 6, 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. B-18/99-DE

ROLL NO. 2849030020062000000

and ROLL NO. 2849030020063000000

THE PLANNING ACT

TOWNSHIP OF DELHI

APPLICATION FOR CONSENT

A. APPLICANT INFORMATION

1. Name of Owner KENNETH POST AND CLARA POST Phone No. 519-426-3050
Address R. R. # 1, Postal Code N3Y 4J9
SIMCOE Fax No. N/A
2. Owner's Solicitor or Authorized Agent SMECKO LAW OFFICE Phone No. 519-426-1711
Address 25 Norfolk Street North Postal Code N3Y 3N6
SIMCOE, Ontario. Fax No. 519-426-7863

Please specify to whom all communications be sent:

☐ Owner ☒ Solicitor/Agent

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Municipality Township of Charlotteville, County of Norfolk
Town or Village Township of Delhi, Regional Municipality of Haldimand-Norfolk
Concession Number 10 Lot Number Part Lot 19
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/Road Highway # 3

B.

LOCATION/LEGAL DESCRIPTION OF PROPERTY (Continued) PAGE TWO

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

[] Yes
effect:

[X] 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)

THIS USED TO BE TWO
LOTS ORIGINALLY. UNTIL SUCH
TIME AS THE TOWNSHIP COMBINED
THEM

Transfer: [X] 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: proposed future sale

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: 113.2

Depth: 240' 795' irregular

Area: 27168 sq ft
~~89,994 sq ft~~

Existing Use: Residential Proposed Use: same

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

One(1) house, detached garage, implement shed

D. **PROPERTY AND SERVICING INFORMATION:** (Continued)

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

existing only

2. Description of land intended to be RETAINED:

Frontage: 112.8' Depth: 795' irregular Area: 89,676 sq ft +- x 4.5 ac.

Existing Use: Residential Proposed Use: Residential

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

One Residence Home ; detached garage

Number and type of buildings and structures proposed on land to be retained
as is now.

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

Yes x No

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

Yes No x

4. Access to land intended to be SEVERED:

[] Unopened Road [] Municipal Road [] Regional
[x] Provincial Highway [] Other (specify)

Name of Road/Street Highway # 3

5. Access to land intended to be RETAINED:

[] Unopened Road [] Municipal Road [] Regional
[x] Provincial Highway [] Other (specify)

Name of Road/Street Highway #3

6. Services

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- ☐ 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: 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 (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

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 February 10, 1965

5. How many years has the owner farmed?: Not applicable.

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.

Mrs. Clara V. Post
Owner/Applicant/Agent Signature

March 24, 1999
Date

J. **DECLARATION**

I, Clara Post of the Township of Delhi

in the Regional Municipality 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.

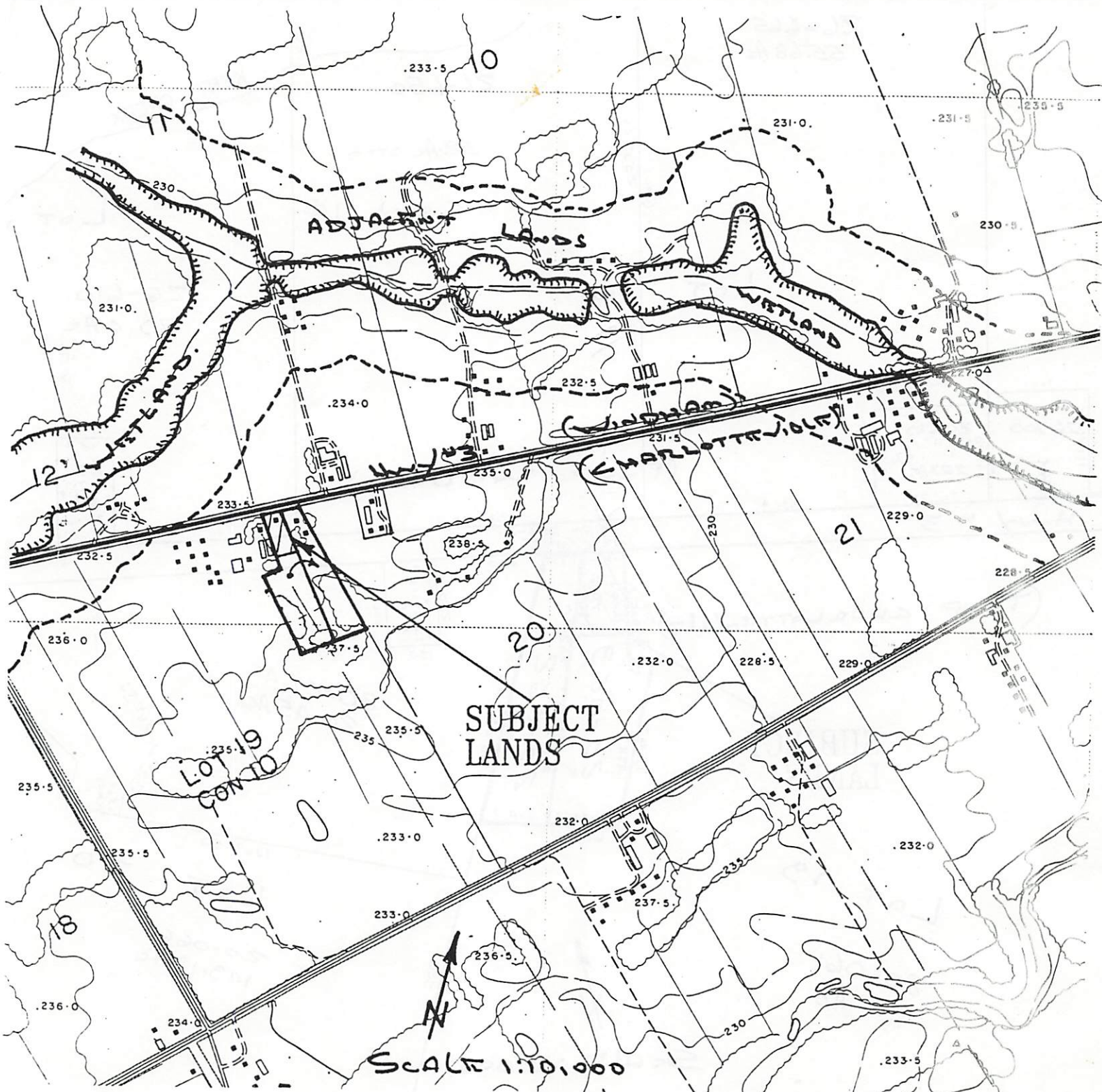
Declared before me at the)
)
Town of Simcoe)
)
in the Regional Municipality)
)
of Haldimand-Norfolk)
)
this 24th day of)
)
March, A.D., 1999)
)
A Commissioner, etc.)
)
)
)

Mrs. Clara V. Post
Owner/Applicant/Agent
Signature

1158

MAP N° 2 TO FILE NUMBER B-13/55-DR

FORMER MUNICIPALITY: CHARLOTTEVILLE



MAP N° 3 TO FILE NUMBER B-13/99-DT

FORMER MUNICIPALITY: CHARLOTTVILLE.

