

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 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 _____ |

N-8793
198

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

FILE NO. B-22/99-CN
ASSESSMENT NO. 2833-060-060-03800

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:

MAY 14, 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-B)

COUNCIL DECISION: JUNE 15, 1999

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: JULY 7, 1999

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-22/99-CO

ROLL NO. _____

THE PLANNING ACT

CITY OF NANTICOKE

APPLICATION FOR CONSENT

A. APPLICANT INFORMATION

1. Name of Owner RUDOLF BIERI Phone No. 519 443-4855
Address R#4 Postal Code N0E 1Y0
WATERFORD Fax No. _____
2. Owner's Solicitor or Authorized Agent JANET KAZAKAVILIUS Phone No. 519 443-7727
Address R#4 Postal Code N0E 1Y0
WATERFORD Fax No. 519-443-4147

Please specify to whom all communications be sent:

☒ Owner

☒ Solicitor/Agent

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Municipality TOWNSEND
Town or Village _____
Concession Number 8 Lot Number PT 22
Registered Plan Number _____ Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/Road TOWNSEND Rd 8

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)

SURPLUS FARM DWELLING
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: UNKNOWN

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:

(APPROX 1.43 AC)

Frontage: 194 Depth: 322 Area: 62,468

DWELLING CURRENTLY

Existing Use: IN USE BY TENANT Proposed Use: SINGLE FARM RESIDENTIAL

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

✓ HOUSE 2/ SHED 3/ POOL SHED 4/ ING. POOL

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

SAME AS ABOVE

2. Description of land intended to be RETAINED:

Frontage: 580' Depth: 2004.20' Area: 42.07 AC.

Existing Use: FARM Proposed Use: FARM

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

NONE

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

NONE

3. Access to land intended to be SEVERED:

☐ Unopened Road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (specify) _____

Name of Road/Street TOWNSEND RD 8

4. Access to land intended to be RETAINED:

☐ Unopened Road ☒ Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ Other (specify) _____

Name of Road/Street TOWNSEND RD 8

5. Services

☐ 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
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>YES</u>	<u>YES</u>
A Municipal Landfill	<u>NO</u>	<u>NO</u>
A Sewage Treatment Plant or Waste Stabilization Plant	<u>NO</u>	<u>NO</u>
A Provincially significant wetland (Class 1, 2 or 3 wetland) or a provincially significant wetland within 120 metres of the subject lands. (400 feet)	<u>NO</u>	<u>NO</u>
Floodplain	<u>NO</u>	<u>NO</u>
A Rehabilitated Mine Site	<u>NO</u>	<u>NO</u>
A Non-Operating Mine Site within 1 Kilometre	<u>NO</u>	<u>NO</u>
An Active Mine Site	<u>NO</u>	<u>NO</u>
An Industrial or commercial use and specify the use(s)	<u>NO</u>	<u>NO</u>
An Active Railway Line	<u>NO</u>	<u>NO</u>
Seasonal Wetness of land	<u>NO</u>	<u>NO</u>
Erosion	<u>NO</u>	<u>NO</u>
Abandoned Gas Wells	<u>NO</u>	<u>NO</u>

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. N/A

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: NO

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?

1992 (FARMED AS ONE UNDER SEPARATE NAMES)

Construction Date of Dwelling to be severed: 50+

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: _____

4. Date of purchase of subject lands DEC/92

5. How many years has the owner farmed?: 35 YEARS

In Ontario? 9 YRS In the Region? 9 YRS On this Farm Holding? 4 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.

PAGE SEVEN

Owner/Applicant/Agent Signature Mr 23/99 Date

- ## K. DECLARATION

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.

City of Landisville

in the Region of

Haldimand-Noyok

this 15th day of

April, A.D., 1999.

Palmer
A Commissioner, etc.

**Catherine Lynn Balcomb, a Commissioner, etc.,
Regional Municipality of Haldimand-Norfolk,
for the Corporation of the City of Nanticoke.
Expires August 12, 2001.**

)
)
)
)
)

) Owner/Applicant/Agent Signature
)
)

L. 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 RUDOLF BIERI am/are the owner(s) of the land that is the subject of this application for approval of a consent. I/We authorize JANET

KAZAKEVICHUS 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.

Apr 1/99
Date

Rud. Bieri
Signature

M. NOTES TO APPLICANTS:

It is required that one copy of this application be filed together with a copy of a sketch, with the responsible person, accompanied by the appropriate fee, cheque made payable to the City of Nanticoke. (See fee schedule attached.)

Mail to: City of Nanticoke Planning Department
101 Nanticoke Creek Parkway
Townsend, Ontario N0A 1S0

Phone: 587-4600 or 1-800-387-3790

CURRENT CHARGES:

January, 1999

SEVERANCE (AG.)

SEVERANCE (URBAN)

\$848.00 ~~4~~

\$640.00

MINOR VARIANCE (AG)

\$611.00

MINOR VARIANCE (URBAN)

\$480.00

ZONING AMENDMENT (AG)

\$1,077.00

ZONING AMENDMENT (URBAN)

\$1,000.00

COMBINED ZONING & OP (AG)

\$1,412.00

COMBINED ZONING & OP (URBAN)

\$1,335.00

DEVELOPMENT CHARGES:

1999:

	CITY	HYDRO	REGION	
			Water	Sewer
Single Family	\$1,320.00	\$1,020.00	\$1,646.00	\$2,727.00 = \$4,373.00
Apartment (2 bedrooms +)	751.00	581.00	\$ 936.00	\$1,552.00 = \$2,488.00
Apartment (1 bedroom -)	503.00	388.00	\$ 628.00	\$1,039.00 = \$1,667.00

CASH-IN-LIEU OF PARKLAND

\$350.00 vacant lot

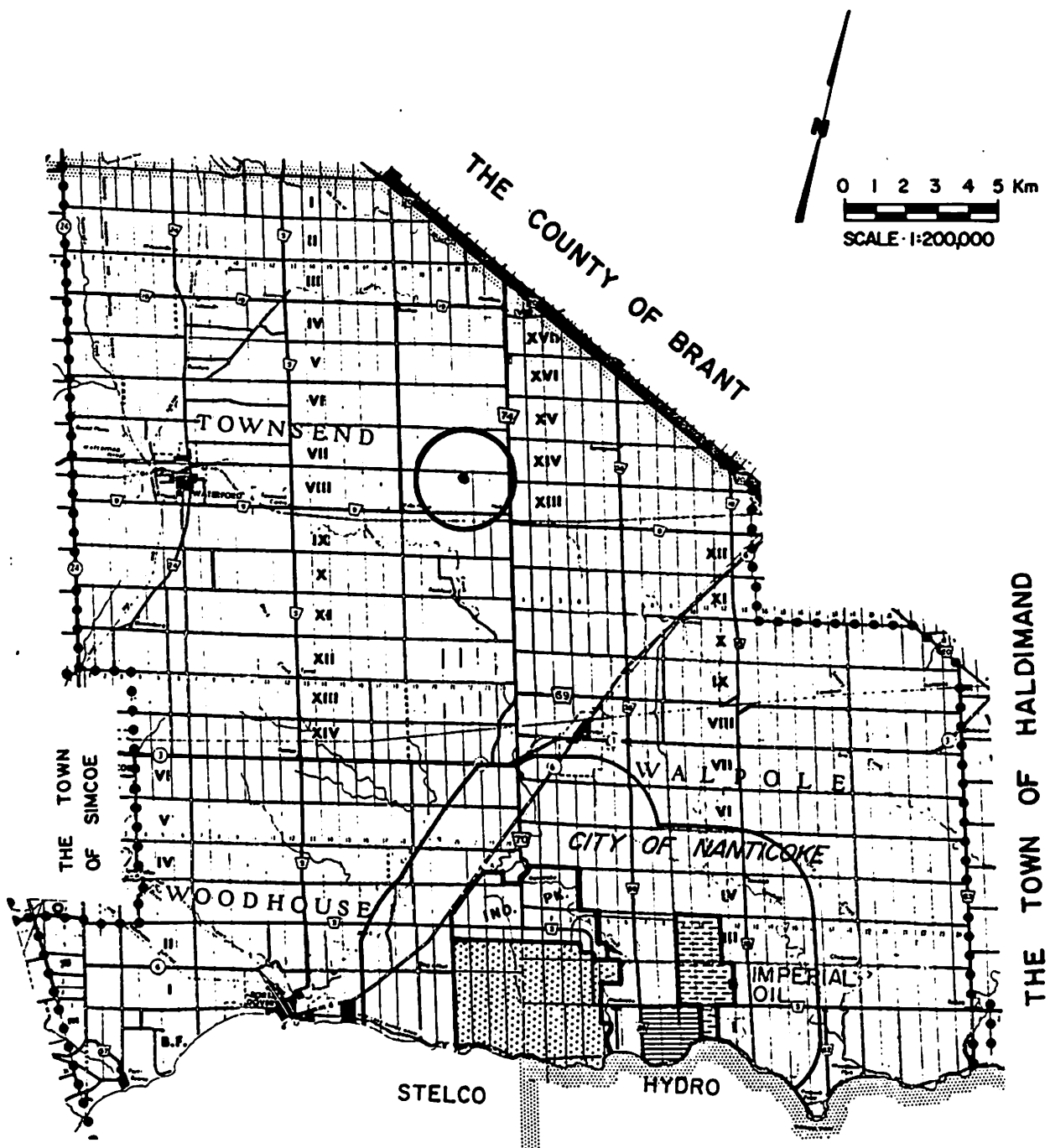
CASH-IN-LIEU OF PARKING

\$750.00 per parking space

MEETING SCHEDULE - 1999																
CUT OFF DATE:	DEC 10	JAN 4	JAN 25	FEB 9	MAR 2	MAR 22	APR 12	MAY 3	MAY 24	JUNE 21	JULY 19	AUG 9	AUG 30	SEPT 20	OCT 11	NOV 1
MEETINGS: PLANNING and COMMITTEE OF ADJUSTMENT	JAN 14	FEB 4	FEB 25	MAR 11	APR 1	APR 22	MAY 13	JUN 3	JUNE 24	JULY 22	AUG 19	SEPT 9	SEPT 30	OCT 21	NOV 11	DEC 2
COUNCIL	JAN 26	FEB 16	MAR 2	MAR 23	APR 13	MAY 4	MAY 25	JUNE 15	JULY 6	AUG 31	AUG 31	SEPT 21	OCT 12	NOV 2	NOV 23	DEC 14
LAST DAY TO APPEAL: MINOR VARIANCES	FEB 3	FEB 24	MAR 17	MAR 31	APR 21	MAY 12	JUNE 2	JUNE 23	JULY 14	AUG 11	SEPT 8	SEPT 29	OCT 20	NOV 10	DEC 1	DEC 22
CONSENTS	FEB 17	MAR 10	MAR 24	APR 14	MAY 5	MAY 26	JUNE 16	JULY 7	JULY 28	SEPT 22	SEPT 22	OCT 13	NOV 3	NOV 24	DEC 15	JAN 5

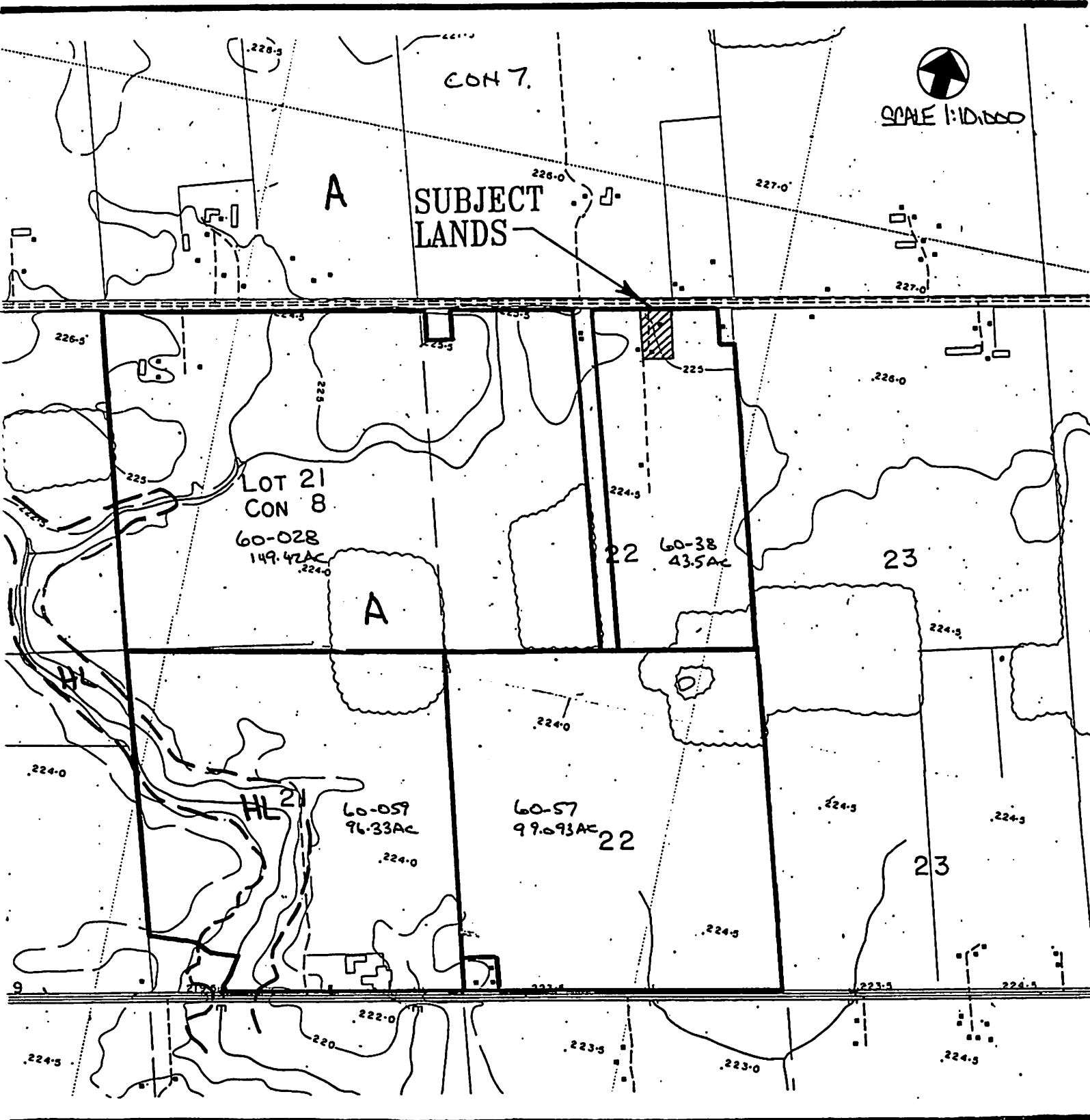
MAP Nº I TO FILE NUMBER B-22/99-CN

THE TOWNSHIP OF DELHI



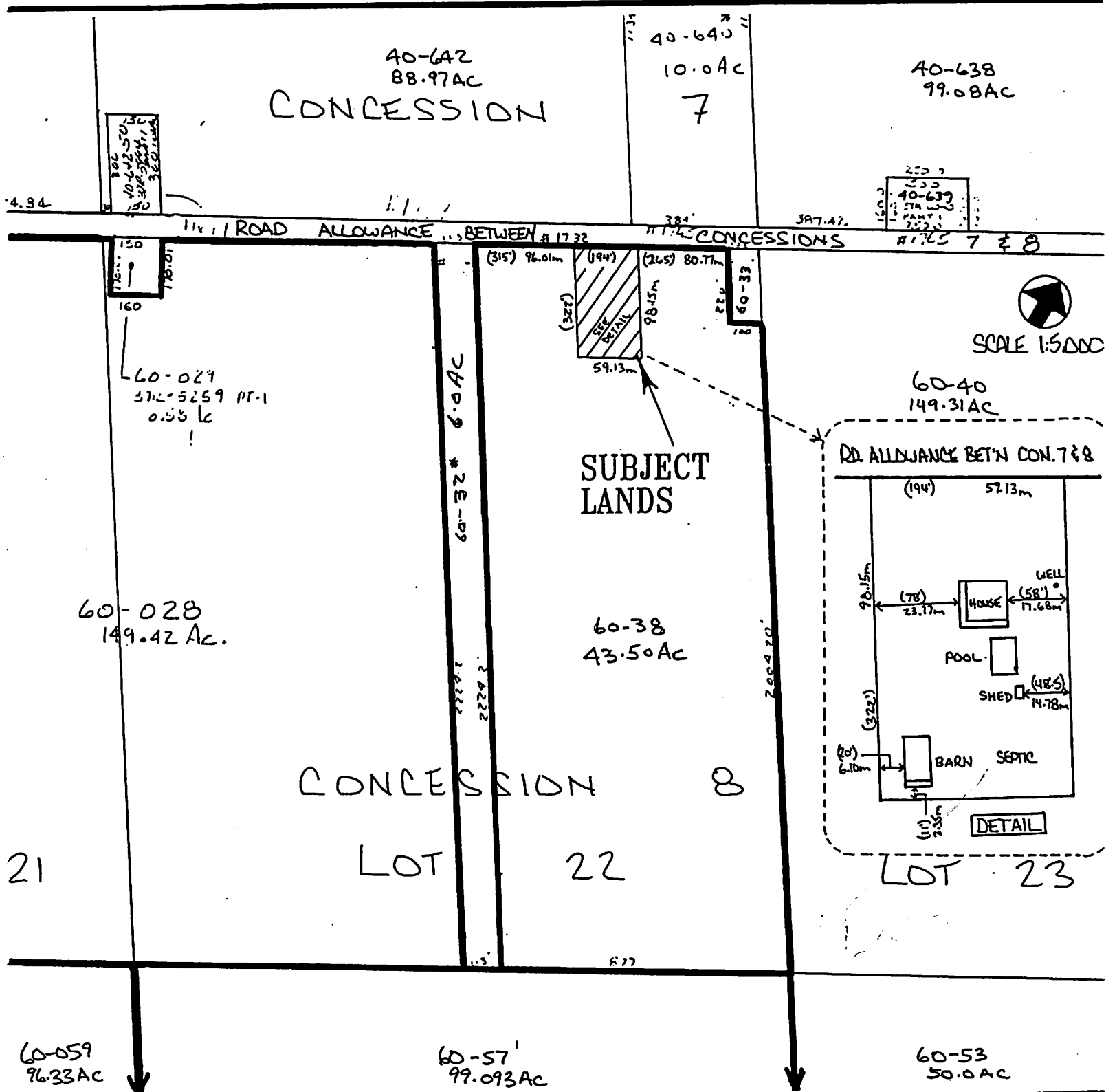
MAP Nº 2 TO FILE NUMBER B-22/99-CN

FORMER MUNICIPALITY: TOWNSEND



LOCATION OF LANDS AFFECTED BY APPLICATION B-22/99-CN

FORMER MUNICIPALITY: TOWNSEND



FINAL INSPECTION REPORT

DATE: JUNE 15/98

INSTALLER: LARRY'S BACKHOE

TANK: SIZE: 3600L (800gal)

MAKE: REID'S

LEACHING BED:

No. runs and length 8 x 75'

Fall from tank to header 20"

No. meters total 182m (600')

Fall per run 2"

Pipe diameter 3"

Header level YES

Stone depth OKAY

All plumbing connected to system

Cover type PAPER

Yes () No ()

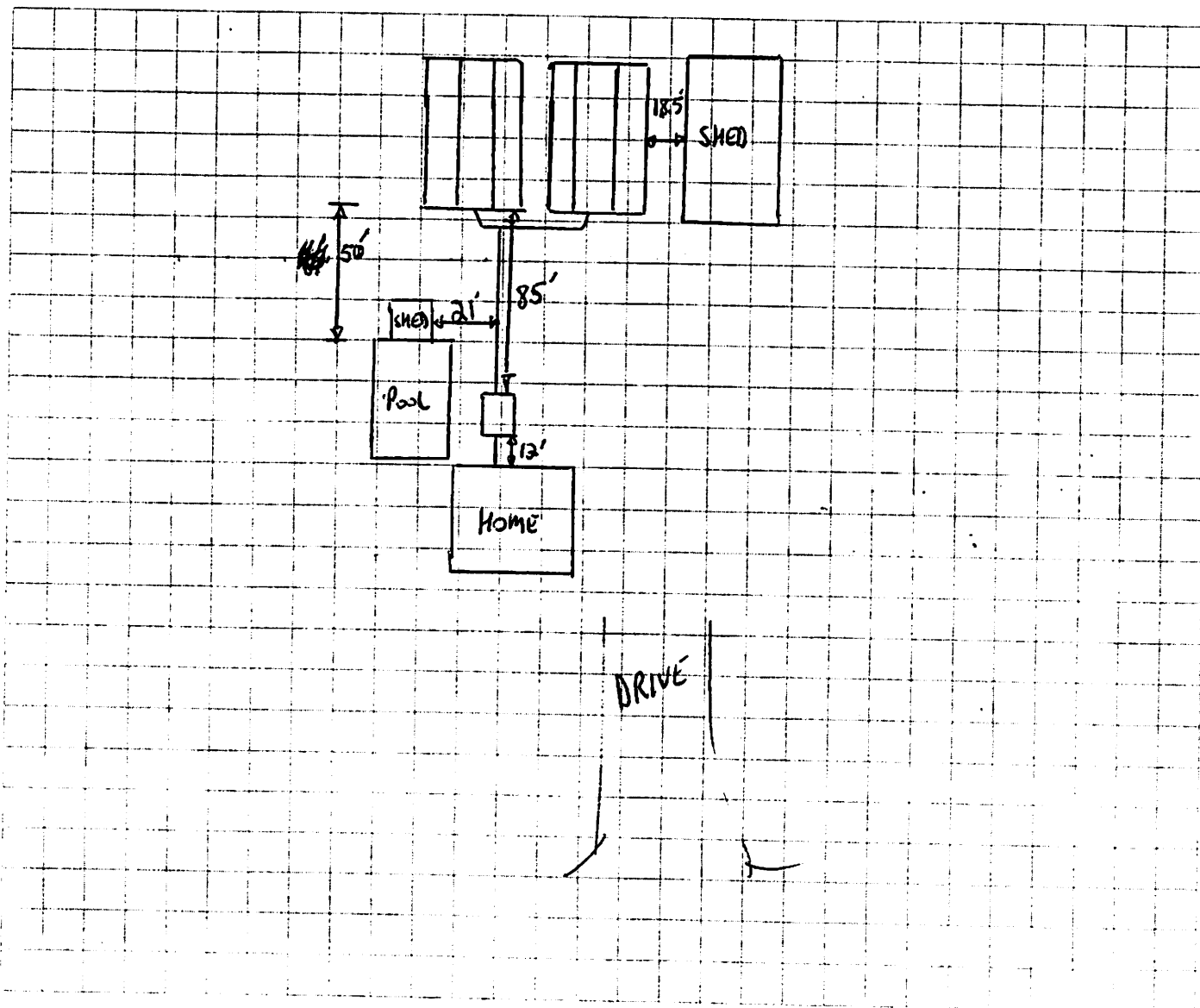
OTHER: (Pump size, etc.)

WELL AT EAST SIDE OF HOME AS STATED BY INSTALLER

TO BE COMPLETED:

SYSTEM LOCATION () as shown on page #2

(☒) see below



INSPECTED BY:

Mark Fudala