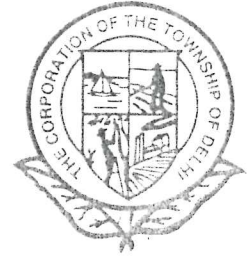
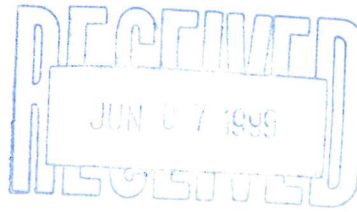


Township of DELHI



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-22/99-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:

June 18, 1999

Date: June 4, 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.

\$ 783.00

LE NO. B-22/99-DE

ROLL NO. 030-070-223

THE PLANNING ACT

TOWNSHIP OF DELHI

APPLICATION FOR CONSENT

A. APPLICANT INFORMATION

1. Name of
Owner Alphonse Jansen

Phone No. 426-9375

Address R.R. # 2 St. Williams

Postal Code NOE 1W0

Fax No. _____

2. Owner's Solicitor
or Authorized Agent Andrew Sperlich

Phone No. 426-2608

Address RR # 6 Simcoe Cnt

Postal Code N3Y 4K2

Fax No. _____

Please specify to whom all communications be sent:

☐ Owner

☒ Solicitor/Agent

B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Municipality Charlottesville

Town or Village _____

Concession Number A

Lot Number 10

Registered Plan Number _____

Lot(s)/Block(s) _____

Reference Plan Number _____

Part Number(s) _____

Number and Name of Street/Road Front Road

2. Are there any easements or restrictive covenants affecting the property?
- ☐ Yes ☐ No If Yes, describe the easement or covenant and its effect:

Gas lease

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, to facilitate a land/farm consolidation
(59 acres).

leased or charged: F. P. DeLeebeeck Farms Ltd.

11.6 acres to Andrew & Susan Sperlich (Apriary Business)

3. If a boundary adjustment, identify the Assessment Roll No. of the lands to which the

parcel will be added. 030-070-212 00

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: ± 810' Depth: 3317.7' (irreg) Area: ± 59 acres

Existing Use: Agric. (farm) Proposed Use: no change

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

Bulk kilns to be moved on

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

no change

2. Description of land intended to be RETAINED: (to Andrew & Susan Spent for apiary operation)
Frontage: 765' Depth: 581' (innes) Area: 11.6 acres
Existing Use: Agric. (farm) Proposed Use: No. change -

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

1 house, garage, large pack barn, one quonset hut, 2 greenhouses

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

no change (Bulk Kilns to go to Deleebeek Farms)

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

- ☐ 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)		possibly
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: 2

Dates(s) these parcels were created: 1998 & 1999

The name of the transferee for each parcel: Deleebeck & Jansen

For what uses? Farm Amalgamation & retirement lot

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

1999?

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.: _____ Decision: _____

4. Date of purchase of subject lands - Prior to 1950

5. How many years has the owner farmed?: 40+ 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

PAGE SEVEN

- 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.


Owner/Applicant/Agent Signature

 May 7, 1999.
Date

J. **DECLARATION**

I, ANDREW SPERLICH of the TOWNSHIP of DELHI

in the REG. MUN. OF HALD. NOR. 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 Kellie)

in the Region)

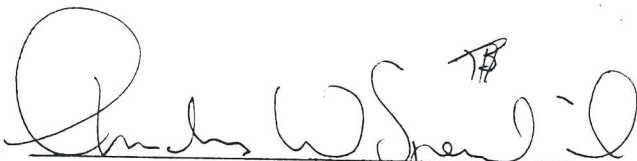
of Haldimand-Norfolk)

this 7th day of)

May, A.D., 1999)

A Commissioner, etc.)




Owner/Applicant/Agent
Signature

Delhi Planning Committee
Delhi, Ontario

28 March 1999

Norfolk Apiaries
RR #6 Simcoe
Simcoe, Ontario
N3Y 4K7

RE: Farm Boundary Adjustment

Presently my farm operation consists of three distinct divisions, service, commodities and livestock.

The service division consists of pollination services to fruit and vegetable growers within the H-N region. The spring pollination consists of apples and cherries. Summer pollination is for cucumbers that is presently in a growth mode for this region. For this coming year we will be moving approx. 500 hives for pollination. This region presently requires seven to eight thousand hives for crop pollination each year.

Commodities consist of honey, pollen and bee's wax. My production capabilities are for 70,000 lbs of honey with 1.25% of this total for wax and pollen production. Five percent of these commodities are marketed within the H-N region with the balance being shipped to Toronto.

The livestock aspect of my business is for queen bee breeding and starter hives. The queens we raise are for high productivity, and disease resistance. Ontario is leading the rest of Canada and the United States in this breeding research program. Presently we are one of the twenty in Ontario with the breeding knowledge and genetic stock to fill the existing demand.

My land base requirements for my beekeeping operation covers an area from Langton to Fisherville. Each beehive needs 10 acres of foraging space, which translates to my present demand of 4000 acres of foraging space for my operation. A three thousand square foot building is sufficient for present and future requirements that a honey process plant will require. Growth from this present point will not require a larger home base, it will require more labour time.

At present, my business requires a building suitable for production and packaging of the above commodities, and a land base of four to seven acres of land as a staging area for bees in the spring and fall. During the summer this area would be used as a breeding yard for queen bees.

Beekeeping is my sole source of income and I am a registered farming operation. I do not need workable land and any purchase of workable land would be a distraction of funds from my farming requirements.

Sincerely,

Ministry of
Agriculture, Food
and Rural Affairs

3rd Floor
1 Stone Road West
Guelph, Ontario N1G 4Y2
Tel: (519) 826 3595
Fax: (519) 826 3567

Ministère de
l'Agriculture, de l'Alimentation
et des Affaires rurales

3rd^e étage
1, rue Stone ouest
Guelph (Ontario) N1G 4Y2
Tél.: (519) 826 3595
Télec.: (519) 826 3567



Crop Technology

March 22, 1999

To Whom in may Concern

When a beekeeper is setting up a business he does not need a very large land base. Most beekeeping operations in Ontario are operated from a land base of about two acres. Five acres would be more than sufficient to operate from. A beekeeping enterprise does not keep all of the colonies in one place. The hives are spread out in bee yards with usually 24-32 hives per location. These are spaced throughout the countryside at about two mile spacing. Small pieces of land are rented from landowners to place the colonies on. At his base of operation, the beekeeper needs an extracting facility and storage area. Thus a large acreage is not necessary. Beekeeping is recognized as an agricultural enterprise.



Doug McRory
Provincial Apiarist



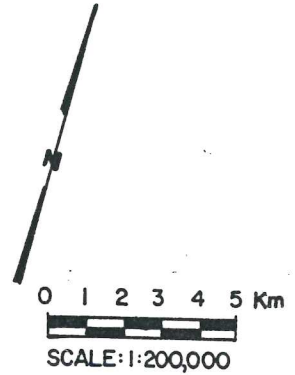
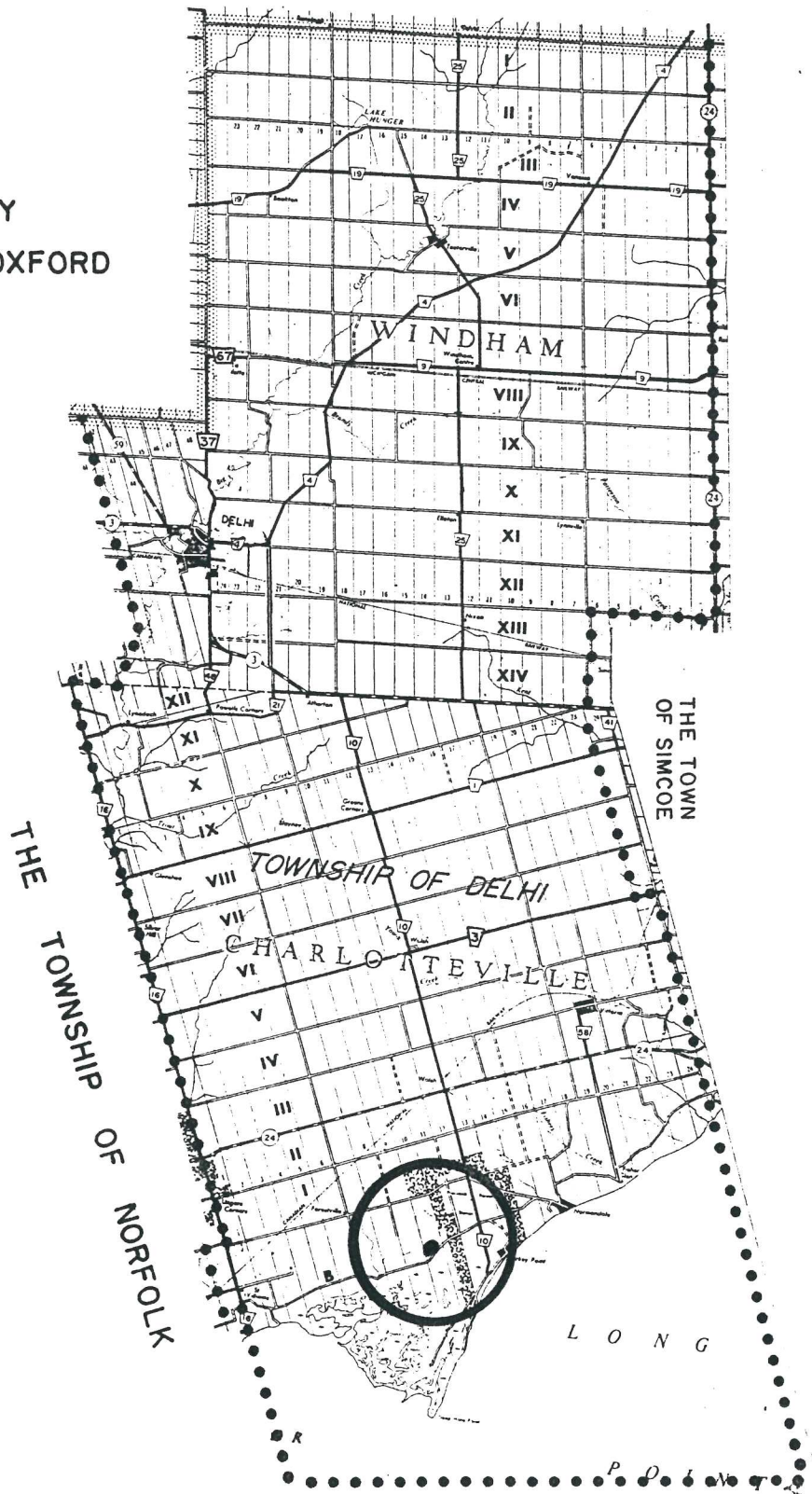
Invite Ontario home for dinner
Invitez l'Ontario à votre table



MAP N° 1 TO FILE NUMBER B-22/99-DE

THE COUNTY OF BRANT

THE COUNTY
OF OXFORD



MAP N° 2 TO FILE NUMBER B-22/55-DR

FORMER MUNICIPALITY: CHARLOTTEVILLE

