

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-27/99-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-27/99-DE

ROLL NO. 030-070-242-00

THE PLANNING ACT

TOWNSHIP OF DELHI

APPLICATION FOR CONSENT

A. APPLICANT INFORMATION

1. Name of Owner Mike & Deborah Margetan Phone No. 426-1834
Address RR #1 Postal Code _____
Victoria Ont Fax No. _____
2. ~~Owner's Solicitor~~
~~or Authorized Agent~~ Leda & Robert VanGoetha Phone No. 586-2343
(Applicants too)
Address RR #1 Postal Code NOE 1P0
St. Williams Ont 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 _____ Lot Number 16. (part)
Registered Plan Number 82B. Lot(s)/Block(s) _____
Reference Plan Number _____ Part Number(s) _____
Number and Name of Street/Road 451 Front Road

B.

LOCATION/LEGAL DESCRIPTION OF PROPERTY (Continued) PAGE TWO

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

☐ Yes

☒ No

effect:

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: Robert I. and Leda B. Van Goethem

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

parcel will be added. 2849-030-070-23700-0000

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: 90 ft Depth: 120 ft Area: 10800 ft²

Existing Use: Vacant Proposed Use: Vacant

(to be added to existing residential lot)
Number and type of buildings and structures existing on land to be severed:

NIL (old greenhouse foundation (used for garden))

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

VIL

2. Description of land intended to be RETAINED:

Frontage: ± 777.5' Depth: irreg - 3611.6 (East) Area: ± 56.8 acres

Existing Use: agricultural Proposed Use: no change.

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

1 barn left (storage)

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

no change.

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 - Township of Delhi

5. Access to land intended to be RETAINED:

☐ Unopened Road

☒ Municipal Road

☐ Regional

☐ Provincial Highway

☐ Other (specify) _____

Name of Road/Street FRONT ROAD - Township of Delhi

6. Services

PAGE FOUR

[] Municipal Water and Sewer [] Municipal Water and Private Sewage

[] Municipal Sewer and Well ☒ Private Sewage System and Well[] Other (specify) V/L Existing for house
no change proposed.E. **LAND USE**1. What is the existing official plan designation(s) of the lands: Agricultural2. 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		

possibly

gully on a part of retained land

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 owner purchased farm approx. 3 years ago.

5. How many years has the owner farmed?: all his life.

In Ontario? _____ In the Region? 1 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.

Leda B. Van Goethem
Robert J. Van Goethem
 Owner/Applicant/Agent Signature

June 25, 1999
 Date

J. **DECLARATION**

I, LEDA B. Van Goethem
Robert J. Van Goethem of the Township of Delta

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 Delta)

in the Region of Haldimand Norfolk)

of Haldimand Norfolk)

this 25th day of)

June, A.D., 1999)

A Commissioner, etc.)

[Signature])

Leda B. Van Goethem

Robert J. Van Goethem

Owner/Applicant/Agent
 Signature

FILE NO. _____

RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREA

APPLICANT: Margetan, Mike & Deborah
(last name) (first name)

INFORMATION FORM

Total
LOT SIZE CREATED -75ac

ASSESSMENT ROLL NO. _____

add to 030-070-242
030-070-237

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:

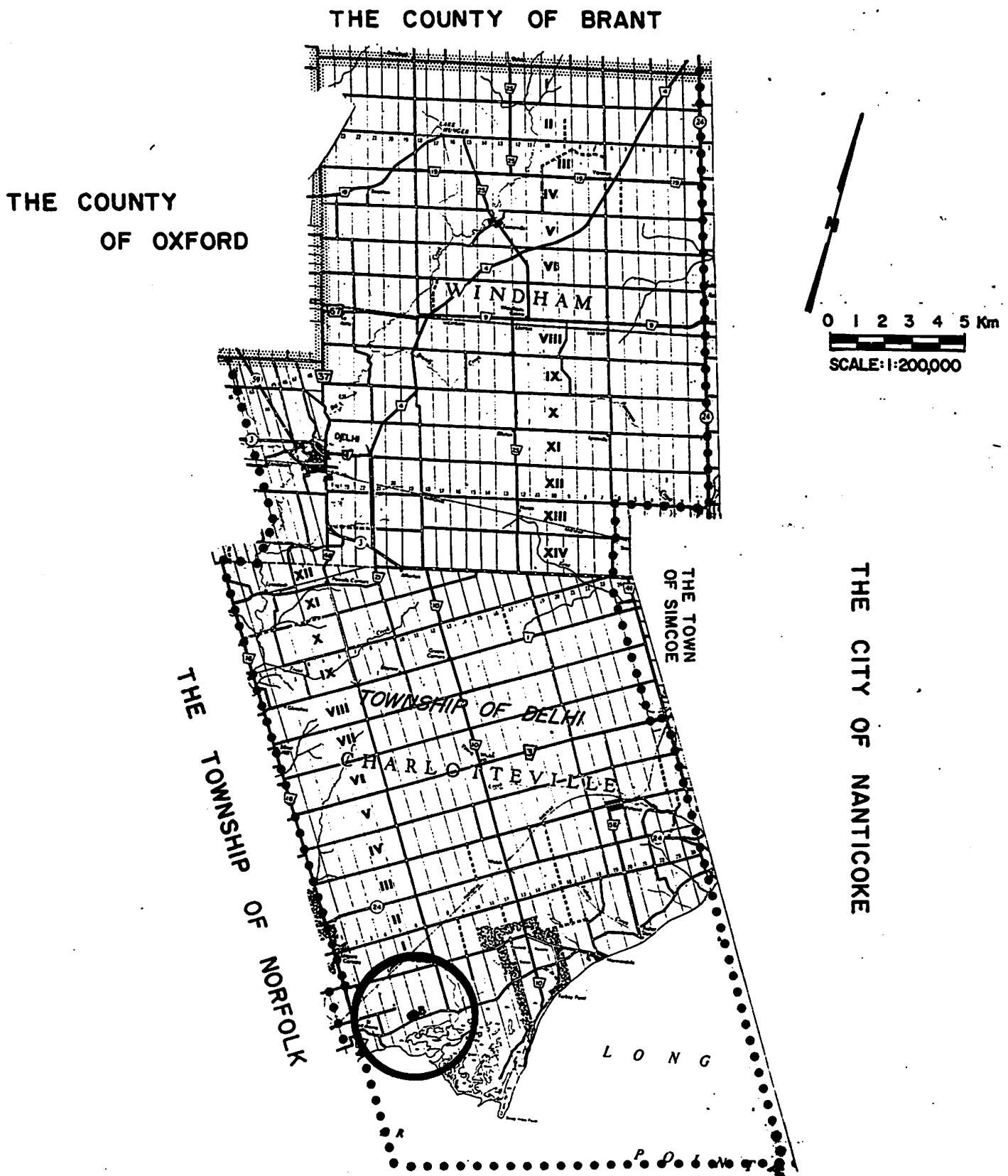
1. One lot from a farm holding
2. Estate lot
3. Surplus farm house (through farm amalgamation)
4. Infilling lot
5. Residential lot involved in a boundary adjustment
6. Existing second dwelling from a non-viable rural property
7. Dwelling separated from existing commercial or industrial use in the rural 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)
* 030-070-242	4	B	Char	57ac.		Mike & Deborah Margetan	✓	Cash crop	1 barn

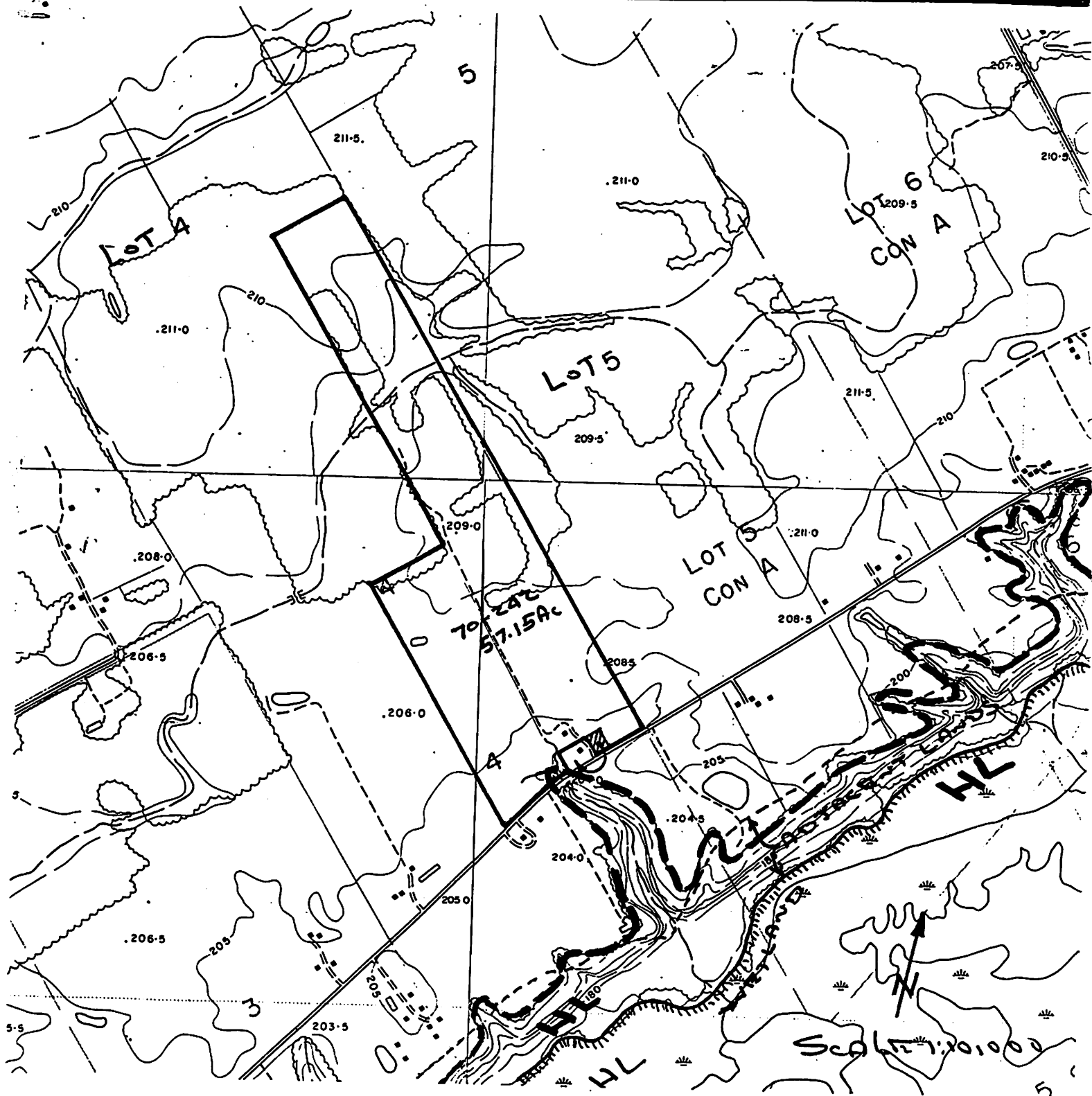
NOTE: If you are including a rented property as part of this farm holding, the attached Authorization form must be completed by the property owner.
PDP:FBA/64SW

MAP Nº 1 TO FILE NUMBER B-27/55-DE

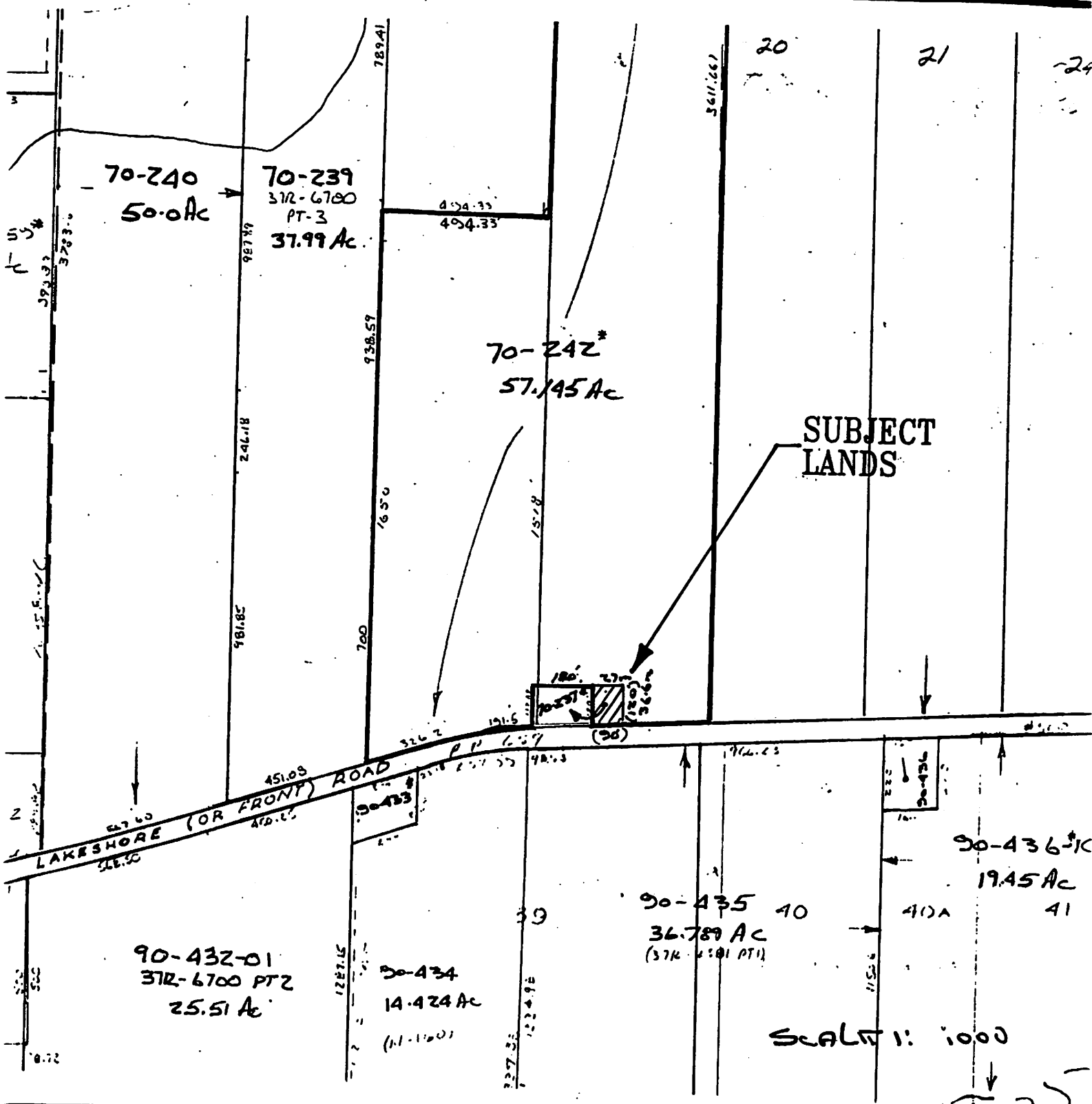


MAP N° Z TO FILE NUMBER B-27/33-DR

FORMER MUNICIPALITY: CHARLOTTEVILLE.



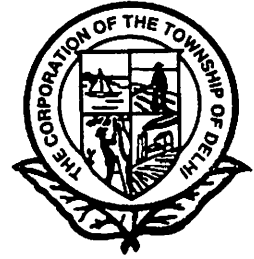
FORMER MUNICIPALITY: CHARLOTTEVILLE



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 NOTICE OF DECISION
made pursuant to Section 53 (17) of the Planning Act, 1995

FILE NO. B-27/99-DE
MEETING DATE September 3, 1999

APPLICANT Mike & Deborah Margetan
R.R. #1
Vittoria, Ontario
NOE 1W0

PROPERTY Part Lot 16, Registered Plan 82B, Township of Delhi (Charlotteville) 451 Front Road, Township of Delhi

PURPOSE To sever a parcel of land with a frontage of 90 feet, depth of 120 feet, area of 10,800 square feet for a boundary adjustment and retain 56.8 acres.

ROLL NUMBER 030-070-24200

DECISION - APPROVED

1. Receipt of a letter from the Township of Delhi indicating that all their requirements, financial or otherwise have been satisfied including the following:
 - (a) Payment of any outstanding taxes
 - (b) Drainage assessment re-apportionment be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990 d.17 at the applicant's expense
2. Receipt of copy of registered reference plan of the severed parcel.
3. That Section 50(3) or (5) of the Planning Act, R.S.O. 1990 shall apply to any subsequent conveyance or transaction.
4. That the severed parcel become part and parcel of the abutting lands presently owned by Robert & Leda VanGoethem, 030-070-23700.
5. That the solicitor acting on the transfer provide his undertaking in the following manner: In consideration of the Certificate by the Official, I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed.
6. That the above conditions must be fulfilled and the document for conveyance be presented for stamping within a period of one year after notice was given under subsection 17 or 24 of the Planning Act, 1995.

REASONS: As it conforms to the intent of the Delhi Official Plan (boundary adjustment) and subject to the above conditions.

Members

Chairman

CERTIFICATION

I hereby certify this to be a true copy of the Decision of the Township of Delhi Committee of Adjustment and this decision was concurred on by a majority of the members who heard the application at a meeting duly held on the 3rd day of September, 1999.

Secretary/Treasurer

This property is also the subject of an application for (Zoning By-law Amendment, Official Plan Amendment, Minor Variance), File No. _____.

SEE REVERSE FOR FURTHER INFORMATION

NOTICE OF LAST DAY FOR APPEALING TO THE MUNICIPAL BOARD

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 1995, Section 53(19) - States - The applicant, the Minister and every agency or other person to whom notice of decision was sent not later than twenty days after the giving of notice, appeal to the Ontario Municipal Board, against the decision of the Committee by filing with the Secretary-Treasurer, notice of Appeal with reasons, accompanied by appeal fee (\$125) payable to the Minister of Finance on or before the following date:

September 23, 1999

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.

This Decision was mailed on: SEP 03 1999