

No Objections

TOWNSHIP OF DELHI
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

- | | |
|---|---|
| <input checked="" type="checkbox"/> Regional Planner | <input checked="" type="checkbox"/> Regional Health Unit |
| <input type="checkbox"/> Ministry of Transportation | <input checked="" type="checkbox"/> Ministry of Natural Resources |
| <input checked="" type="checkbox"/> Regional Engineering Department | <input checked="" type="checkbox"/> Conservation Authority |
| <input checked="" type="checkbox"/> Area Public Works | <input type="checkbox"/> Ministry of Environment |
| <input checked="" type="checkbox"/> Ministry of Agriculture & Food | |
| ** see note below | |
| <input type="checkbox"/> | |

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

File No. B-33/90-DE

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 Committee would appreciate your comments or recommendation before the date below.

January 19, 1990

DATE: January 9, 1990

REPORT DATE: January 22, 1990

MEETING DATE: February 2, 1990

REPLY TO: Elaine Collinson
OR
Sally Lauszus
Secretary-Treasurer
Committee of Adjustment

Township of Delhi
P.O. Box 182,
183 Main Street,
DELHI, Ontario
N4B 2W9

TELEPHONE: (519) 582-2100
Zenich 43550

NOTE: Agriculture & Food

- ☐ Comment on Viability
- ☐ State M.D.S. Formula Applicable if intensive animal operation nearby
- ☐ Retirement Lot

FORM 1

THE PLANNING ACT

THE TOWNSHIP OF DELHI

APPLICATION FOR CONSENT

1. Name of Owner Emil + Otto Kaptik Phone No. 428-1083
 Address R.R. 2 Simcoe Postal Code N3Y-4K1

2. Owner's Solicitor or authorized agent _____ Phone No. _____
 Address _____ Postal Code _____

Please specify to whom all communications be sent:

owner ☒ solicitor ☐ agent ☐

3. a) Type and purpose of proposed transaction: ☐ Conveyance ☐ Other, please specify _____

b) Name of person(s) to whom land or interest in land is to be conveyed, leased or mortgaged Otto Kaptik

c) Relationship (if any) of person(s) named in (b) to owner _____

4. Location of Land: Municipality 6 Delhi
 Former Township Charlotteville
 Town or Village _____
 Lot & Concession 23-5
 Lot & Reg. Plan No. _____

5. Number of new lots (not including retained lots) proposed 1

6. Date of purchase of subject lands January 1977 (March 1)

7. How long has owner farmed? Emil - 15 yrs Otto - 37 yrs

8. Dimensions of land intended to be SEVERED:

FRONTAGE: 261.2 DEPTH: 250.55 AREA: 1.5 acres

Existing Use Agricultural Proposed Use Residential

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

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

2 - 1 - house 1 garage/terrace

9. Dimensions of land intended to be RETAINED:

FRONTAGE: 1103.3 DEPTH: 2689' AREA: 150 acres

Existing Use Agricultural Proposed Use ~~Residential~~ Agricultural

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

1 House, 2 greenhouses, 1 barn, 1 garage 9 kilns

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

1 House 2 greenhouses, 1 barn, 1 garage 9 kilns

10. Access to land intended to be severed & retained:

☐ unopened road ☒ open Municipal Road ☐ Regional Road ☐ Provincial Highway

☐ other (specify) _____

Name of Road/Street 5th Concession

11. Service (proposed):

- ☐ Municipal Water & Sewer ☐ Municipal Water & Private Sewage System
☐ Municipal Sewer & Well ☒ Private Sewage System & Well
☐ Other (specify) _____

12. Is any part of the land swampy or subject to flooding, seasonal wetness or erosion? If yes, give details.

No

13. Has the owner previously severed any land from the land holdings in which the land to be severed is situated?

☒ Yes

☐ No

If the answer to above question is yes,

How many separate parcels have been created? 2

Date(s) these parcels were created March 1 - 1986 (application fall 1987)

For what uses? Residential - Surplus

Show these parcels on the required sketch.

14. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision under Section 50 of The Planning Act, 1983 or its predecessors?

☐ Yes

☒ No

15. Is the owner, solicitor or agent applying for additional consents on this holding simultaneously with this application or considering applying for additional consents in the future?

☐ Yes

☒ No

If yes, give File No. _____

16. Is the owner, solicitor or agent applying for any minor variance or permission to extend or enlarge under Section 44 of The Planning Act, 1983 in relation to any land that is the subject of this application?

☐ Yes

☒ No

If yes, give File No. _____

Dated at the Town of Simcoe

this 23 day of December 19 89.

Olmo Koptik

(signature of applicant, agent or solicitor)

NOTES:

1. If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application. If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.
2. It is required that one copy of this application be filed together with the same number of copies of the sketch, with the responsible person, accompanied by a fee of ~~\$150.00~~ 225.00 in cash or by cheque made payable to the Township of Delhi.
3. If this application involves an agricultural parcel, please complete Page 4. Planner's assistance is available in completing the form

MAIL TO:

Township of Delhi
P.O. Box 182
183 Main Street
Delhi, Ontario
N4B 2W9

PHONE:

(519) 582-2100 or Zenith 43550

RESIDENTIAL LOT IN THE RURAL/AGRICULTURAL AREA INFORMATION FORM

FILE NO. _____

APPLICANT: Otto Koptik

This form is to be filled out in conjunction with each severance application involving a residential lot in the Rural/Agricultural Area. Planning Staff assistance is available in completing the form.

1. Type of Residential Lot Involved in the Application:

- ☒ One lot from a farm holding ☐ Estate Lot ☐ Surplus farm house ☐ Infilling Lot ☐ Residential lot involved in a boundary adjustment
- ☐ Existing second dwelling lot from a non-viable rural property ☐ Dwelling separated from existing commercial or industrial use in rural area

the above listing reflects the types of residential lots which fall within the severance criteria for the Rural/Agricultural area together with estate residential lots.

.. Cause different policies apply to different lot types it is essential that the nature of the application be specified on this form, at the time of application, in consultation with Planning Staff.

2. List of Properties Involved in Farm Operation:

Where a farm operation is involved, the Regional Official Plan and District Plans permit only one severance per existing viable farm operation. It is necessary to list the following information regarding the property/properties involved in the farm operation.

[illegible]

I, Otho Kiptik of the Town of Simco
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 Ouellet
in the Region
of Haldimand-Norfolk
this 28 day of Dec
A.D. 19 89.

A Commissioner, etc.

Robert M. Cadman

Otho Kiptik Sr

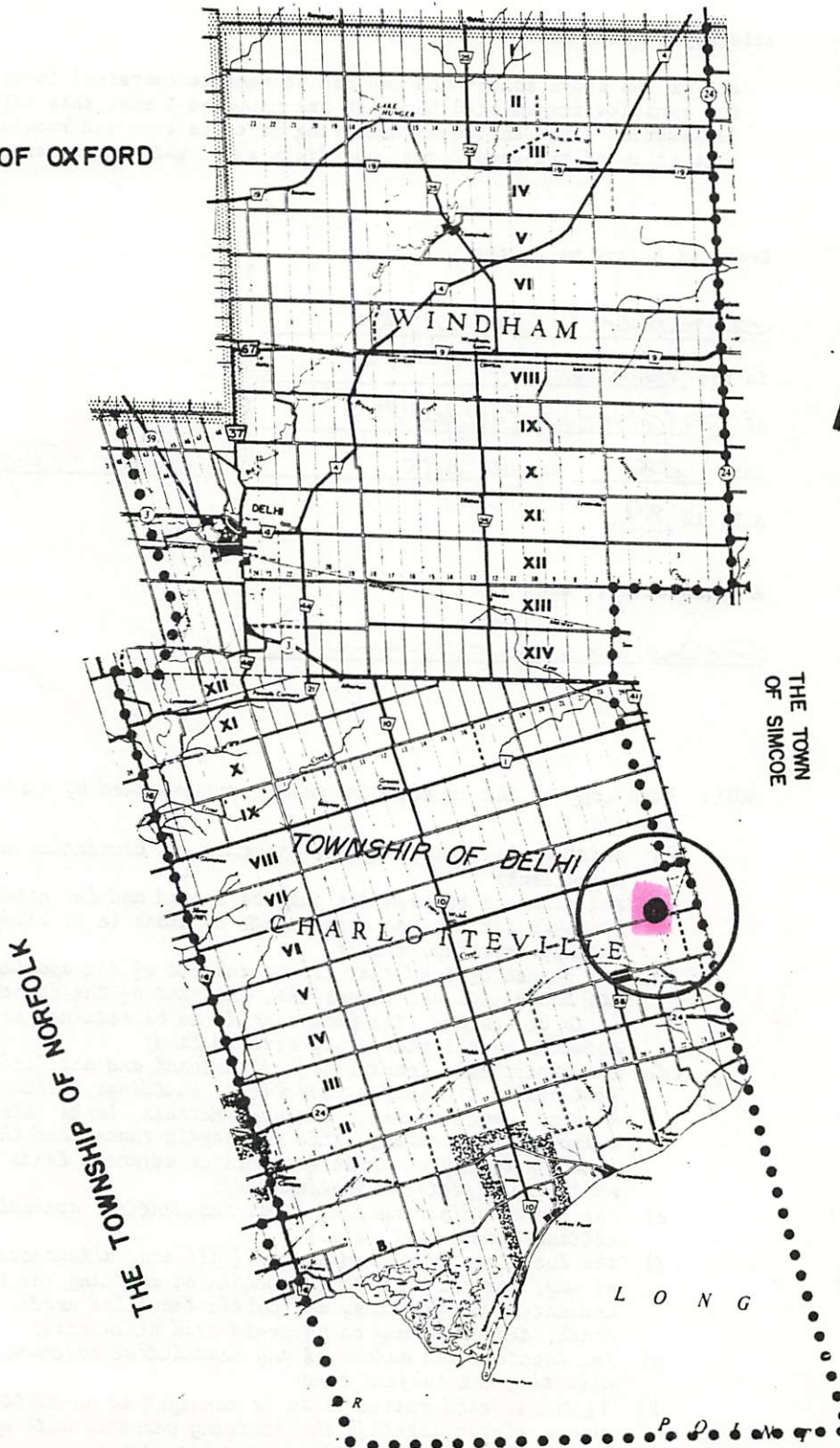
NOTE: Each copy of the application must be accompanied by a sketch showing,

- a) Abutting land owned by the grantor, its boundaries and dimensions;
- b) the distance between the grantor's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.);
- c) the parcel of land that is the subject of the application, its boundaries and dimensions, the part of the parcel that is to be severed, the part that is to be retained and the location of all previously severed land;
- d) the appropriate location of all natural and artificial features on the subject land (e.g. buildings, railways, highways, watercourses, drainage ditches, banks, slopes, swamps, wooded areas, wells and septic tanks) and the location of any of these features on adjacent lands which may affect the application;
- e) the use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.);
- f) the location, width and names of all road allowances, rights-of-way, streets or highways within or abutting the property, indicating whether they are public travelled roads, private roads, rights-of-way or unopened road allowances;
- g) the location and nature of any restrictive covenant or easement affecting the subject land.
- h) 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.

MAP N° 1 TO FILE NUMBER B-33/90-DE

THE COUNTY OF BRANT

THE COUNTY OF OXFORD



0 1 2 3 4 5 Km
SCALE: 1:200,000

THE CITY OF NANTICOKE

THE TOWN
OF SIMCOE

THE TOWNSHIP OF NORFOLK

L O N G

P O L I N

MAP Nº 2 TO FILE NUMBER B-33/90-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE

