

TOWNSHIP OF DELHI
COMMITTEE OF ADJUSTMENT

RECEIVED

COMMENT REQUEST FORM

1990 FEB -7 AM 10:00

- | | |
|---|---|
| <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 | |

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

File No. B-51/90-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.

February 16, 1990

DATE: February 6, 1990

REPLY TO: Elaine Collinson

REPORT DATE: February 19, 1990

MEETING DATE: March 2, 1990

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
Zenith 43550

NOTE: Agriculture & Food

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

THE PLANNING ACT

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF DELHI

APPLICATION FOR CONSENT

1. Name of Owner VERA ANN + DWIGHT RABEY Phone No. 582-3486
Address 27 SIMONE ST. DELHI Postal Code N4B 1A7

2. Owner's Solicitor or
authorized agent TALBOT TRAIL REALTY LTD Phone No. 582-0907
CIA BERTLING
Address 215 TALBOT RD (#34 UNIT) DELHI Postal Code N4B 2A1
Please specify to whom all communications be sent:

Owner ☐ Solicitor ☐ Agent ☒

3. a) Type and purpose of proposed transaction

- ☒ Conveyance (specify - e.g. new lot, addition to a lot)
☐ Other, please (specify - e.g. mortgage, lease easement, right of way, correction of title.

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

c) Relationship (if any) of person(s) named in (b) to owner N/A

4.a) Location of Land: Former Township CHARLOTTEVILLE
Lot & Concession _____

Lot & Registered Plan No. PART OF LOTS 17+18 ON PLAN 475

b) Number of new lots (not including retained lots) proposed 1

5. Date of purchase of subject lands AUG 88

6. How many years has owner farmed (not only on subject lands) N/A

7. Dimensions of land intended to be SEVERED:

FRONTAGE 99' DEPTH 203' AREA 20097 FT² .46 AC.

EXISTING USE VACANT PROPOSED USE BUILDING LOT

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

NONE

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

SINGLE FAMILY DWELLING

Date of construction of any existing dwelling N/A

8. Dimensions of land intended to be RETAINED:

FRONTAGE 97.6' DEPTH 298.84' AREA IRREGULAR AREA 35,656 FT² .81 AC.

EXISTING USE VACANT PROPOSED USE BUILDING LOT

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

NONE

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

SINGLE FAMILY DWELLING

Date of construction of any existing dwelling N/A

9. a) Access to land intended to be SEVERED:

☐ unopened road ☒ open Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ other (specify) _____

Name of Road/Street WILLOW DRIVE (FORMERLY GILBERT DRIVE)

b) Access to land intended to be RETAINED:

☐ unopened road ☒ open Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ other (specify) _____

Name of Road/Street WILLOW DRIVE (FORMERLY GILBERT DRIVE)

10. Services (Proposed):

☐ Municipal Water & Sewer

☐ Municipal Water & Private System

☐ Municipal Sewer & Well

☒ Private Sewage System

Other (Specify) WELL

11. Is any part of the lands swampy or subject to flooding, seasonal wetness or erosion?

If yes, give details. No

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

☐ Yes

☒ No

13. Has the owner previously severed lands within the Region of Haldimand Norfolk?

☐ Yes

☒ No

If the answer to question 12 is yes,

How many separate parcels have been created? _____

Date(s) these parcels have been created _____

Previous File No. _____

For what uses? _____

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 anywhere within the Region of Haldimand-Norfolk simultaneously with this application or considering applying for additional consents in the future?

☒ Yes

☐ No

If yes, give File No. B 42/140-DE

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. A 9/90-DE

FILE NO. _____

RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREA

LOT SIZE CREATED _____

APPLICANT: _____
(last name) (first name)

INFORMATION FORM

ASSESSMENT ROLL NO. _____

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 | 5. Residential lot involved in a boundary adjustment |
| 2. Estate lot | 6. Existing second dwelling from a non-viable rural property |
| 3. Surplus farm house | 7. Dwelling separated from existing commercial or industrial use in the rural area |
| 4. Infilling lot | |

2. If the lot type is a "one lot from a farm holding" 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 certificates.

Assessment Roll No. *	Lot	Conc.	Twnsp.	Total Acreage (indiv. property)	Acres Workable (indiv. property)	Owners Name and Address (including those with part interest)	Tenure (rent/ own)	Existing Farm Type (individual property) (eg. corn production, orchards, tobacco)	Existing Building(s) (eg. farm house, dairy barn, kilns)
28-44	10-024-93	24 14	WDM	0.11 A		DWIGHT KAREY			
	10-028	PLAN 475	WDM	3.76 A		DWIGHT VERGARA			

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. If you require more space for the above-noted information, please attach a separate sheet.

Dated at the _____ of _____ is _____ day of _____
19____.

(signature of applicant, agent or solicitor.)

I, BOB BEATLING of the TOWNSHIP OF DELHI
in the REGION of WILMINGTON
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

_____)
in the _____)
of _____)
this _____ day of _____)
19____.)

Richard M. Coleman
A Commissioner, etc.



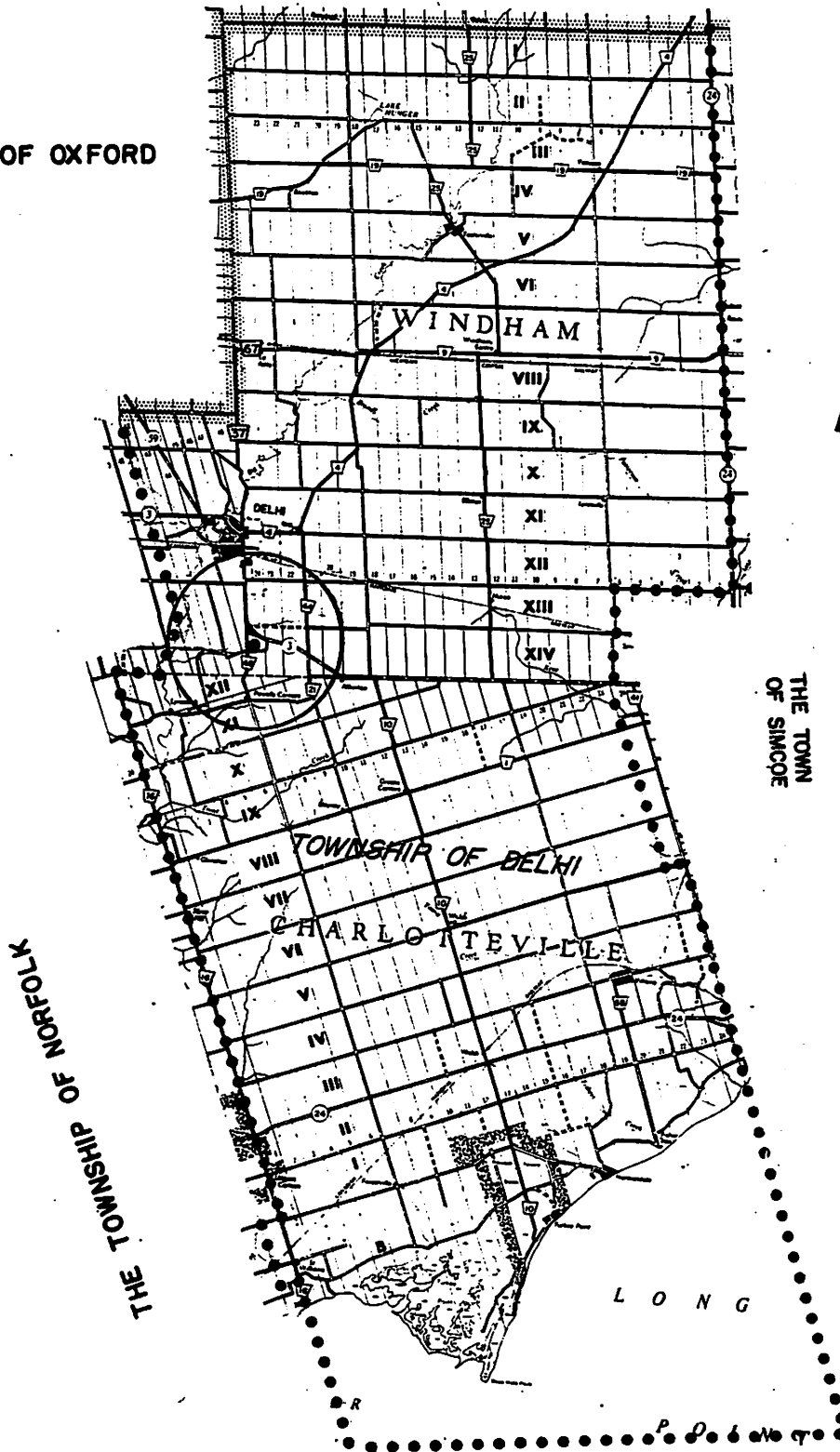
NOTE: Each copy of the application must be accompanied by a sketch showing:

- 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 severed, the part that is to be retained and the location of all previously severed lands;
- d) The 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 subject lands;
- 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 Nº 1 TO FILE NUMBER B-51/90-DE

THE COUNTY OF BRANT

THE COUNTY OF OXFORD



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

THE TOWN
OF SIMCOE

THE CITY OF NANTICOKE

THE TOWNSHIP OF NORFOLK

MAP Nº 2 TO FILE NUMBER B-51/90-DE

FORMER MUNICIPALITY: WINDHAM

