

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

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

File No. B-52/90-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

OR  
Sally Lauszus  
Secretary-Treasurer  
Committee of Adjustment

MEETING DATE: March 2, 1990

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

PROPERTY NO. \_\_\_\_\_

## COMMITTEE OF ADJUSTMENT

## TOWNSHIP OF DELHI

## APPLICATION FOR CONSENT

1. Name of Owner Susan Magalas Phone No. 426-8502  
 Address Q-1 W. N. B. Colony Postal Code 110024

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 (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 Susan Magalas

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

4.a) Location of Land: Former Township Delhi  
 Lot & Concession Lot 3, Contd. 9.  
 Lot & Registered Plan No. \_\_\_\_\_

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

5. Date of purchase of subject lands \_\_\_\_\_

6. How many years has owner farmed (not only on subject lands) \_\_\_\_\_

7. Dimensions of land intended to be SEVERED:

FRONTAGE 600' DEPTH 900' AREA 12.39 Ac.

EXISTING USE Poultry Barn PROPOSED USE Same

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

One 2 floor 350' Poultry Barn

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

possible dwelling for owner

Date of construction of any existing dwelling June 1991

8. Dimensions of land intended to be RETAINED:

FRONTAGE 383.4' DEPTH 4,429.5' AREA 87.61 Ac.

EXISTING USE Vegetable & Cash crop farm PROPOSED USE Same

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

Dwelling, 3 barns, brick kilns, greenhouse

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

nothing additional

Date of construction of any existing dwelling \_\_\_\_\_

☐ unopened road ☒ open Municipal Road ☐ Regional Road  
☐ Provincial Highway ☐ other (specify) \_\_\_\_\_  
Name of Road/Street Dalhousie Rd.

b) Access to land intended to be RETAINED:

☐ unopened road ☒ open Municipal Road ☒ Regional Road  
☐ Provincial Highway ☐ other (specify) \_\_\_\_\_  
Name of Road/Street Dalhousie Rd.

2000 FEB -7 AM 10:00

10. Services (Proposed):

☐ Municipal Water & Sewer ☐ Municipal Water & Private System  
☐ Municipal Sewer & Well ☒ Private Sewage System

Other (Specify) \_\_\_\_\_

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. \_\_\_\_\_

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. \_\_\_\_\_

FILE NO. B52/90-DK  
APPLICANT MAGALAS  
(last name)  
RESIDENTIAL LOT AREA \_\_\_\_\_ (acres)

RESIDENTIAL LOT IN THE RURAL/AGRICULTURAL AREA INFORMATION FORM

DECISION \_\_\_\_\_

This form must 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 this form.

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.

Please circle one only:

- 1 - One lot from a farm holding
- 2 - Estate lot
- 3 - Surplus farm house
- 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. PROPERTIES INVOLVED IN FARM OPERATION

The Regional Official Plan and District Plans permit only one residential severance per existing viable farm operation, according to various policies within the plans. It is therefore necessary to list the following information regarding all properties owned and rented which are involved in the farm operation, including those located in other area municipalities within the Region.

Assessment Roll No.*	Lot	Conc.	Twnsp.	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)
<del>28-45-10</del>	3	9	Windham	100	90	<del>Susan Magalas</del>	<del>owned</del>	<del>Vegetable Production</del>	<del>Residence, 3 Barns, 1 Shop, 1 Greenhouse, 7 Kilns - not in use.</del>
<del>28-45-10</del>	7	6	Townsend	70	55	<del>Susan Magalas</del>	<del>Owned</del>	<del>Strawberry and Soybeans &amp; Grain</del>	<del>1 Barn &amp; Corn Dryer</del>
<del>28-45-10</del>	10	9	Bayham	25	22	<del>Susan Magalas</del>	<del>Owned</del>	<del>Corn Production &amp; Poultry Production</del>	<del>1 Poultry Barn</del>

\*Please place an asterisk '\*' beside the property from which the severance is taken.

-3-  
Dated at the Trip of Dalh. this 26 day of Jan. 1991.

(signature of applicant, agent or solicitor. San Diego)

I, San Diego of the Trip of Dalh.  
1 in the Dalh. of H.M. - North  
11 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

Trip of Dalh. )  
in the Trip of Dalh. )  
of San Diego H. - North )  
this 26 day of Jan. )  
1991 )  
San Diego )  
A Commissioner, etc.

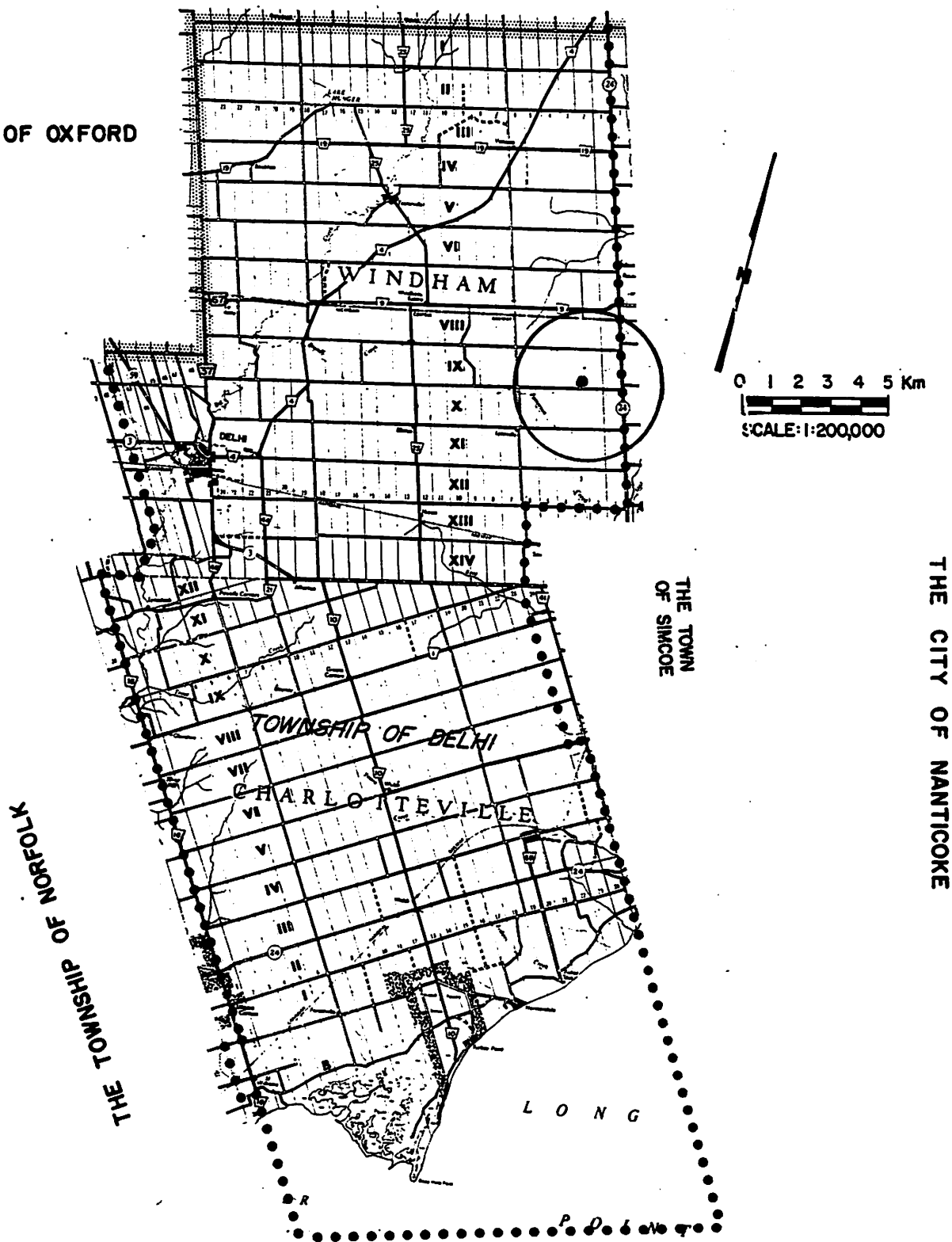
NOTE: Each copy of the application must be accompanied by a sketch showing:

- Abutting land owned by the grantor, its boundaries and dimensions;
- The distance between the grantor's land and the nearest township lot line or appropriate landmark (e.g. bridge, railway crossing, etc.)
- 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;
- 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;
- The use of adjoining land (e.g. residential, agricultural, cottage, commercial, etc.);
- 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;
- The location and nature of any restrictive covenant or easement affecting subject lands;
- 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.

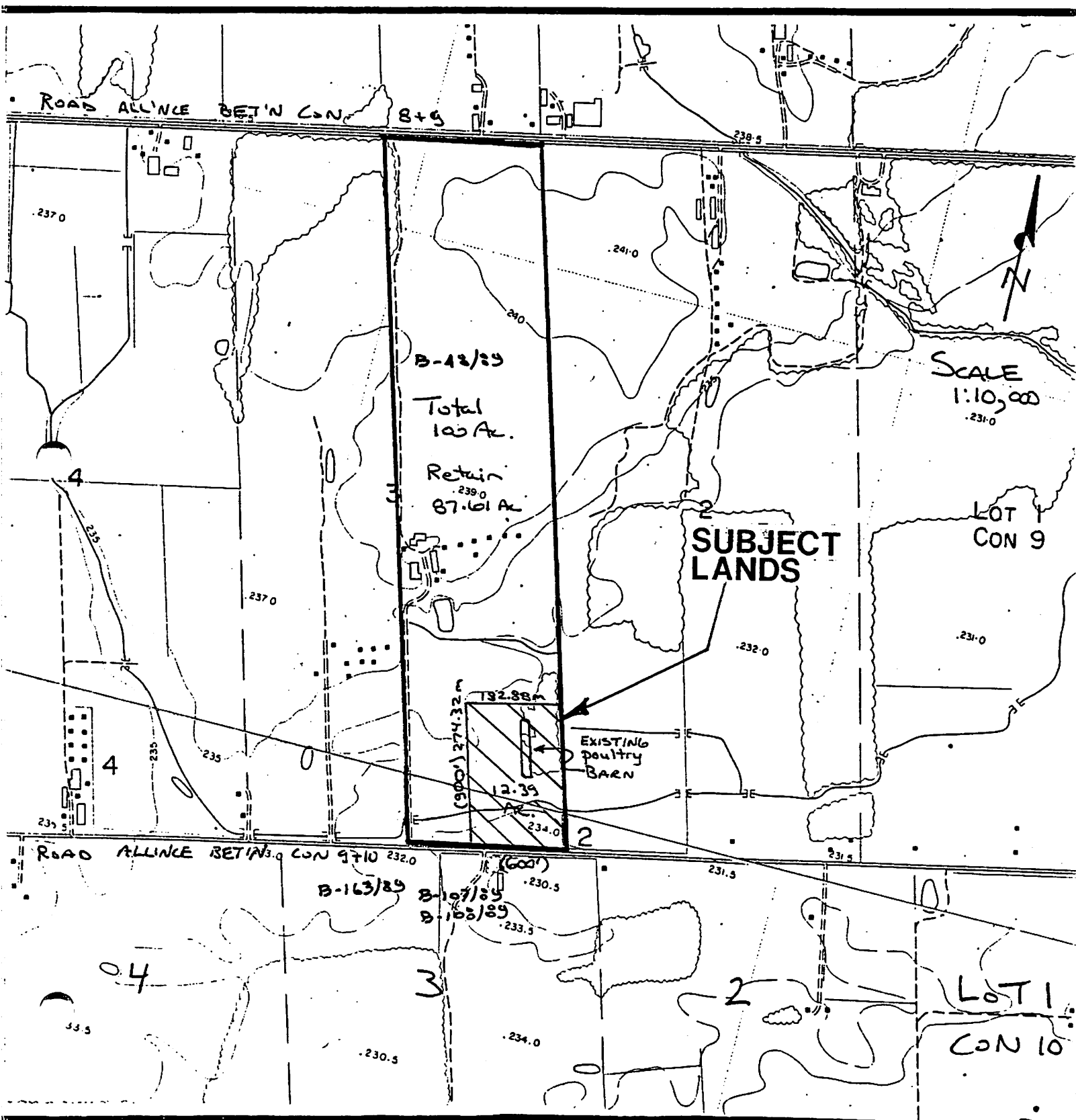
MAP Nº 1 TO FILE NUMBER R-52/90-DE

THE COUNTY OF BRANT

THE COUNTY OF OXFORD



FORMER MUNICIPALITY: WINDHAM



MAP N° 3 TO FILE NUMBER B-52/90-DE

FORMER MUNICIPALITY: WINDHAM

