

0.K.  
TOWNSHIP OF DELHI  
COMMITTEE OF ADJUSTMENT

RECEIVED

COMMENT REQUEST FORM

90 FEB -8 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   |   |
| <input type="checkbox"/>  |   |

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

File No. B-59/90-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 Allison Kantor Phone No. 443-5510  
 Address RR #3, Vanessa, Ontario Postal Code N0E 1V0

2. Owner's Solicitor or  
 authorized agent Kapusta, Sayeau, Aicken & Sweeny Phone No. 582-1552  
 Address 237 Main Street, Delhi Postal Code N4B 2M4

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 not yet known

c) Relationship (if any) of person(s) named in (b) to owner n/a

4.a) Location of Land: Former Township Windham  
 Lot & Concession Lot 17, Con 7  
 Lot & Registered Plan No. \_\_\_\_\_

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

5. Date of purchase of subject lands april 28th, 1975

6. How many years has owner farmed (not only on subject lands) 14 years

7. Dimensions of land intended to be SEVERED:

FRONTAGE <sup>P.K.</sup> 350 300 feet DEPTH 175 irregular AREA 1.2 acres app.

EXISTING USE residential PROPOSED USE residential

Number and type of buildings and structures existing on lands to be severed:  
one single family residence

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

Date of construction of any existing dwelling 18 years

8. Dimensions of land intended to be RETAINED:

FRONTAGE <sup>P.K.</sup> 1610 1960 DEPTH irregular AREA 72 A.P. 65 acres

EXISTING USE agricultural PROPOSED USE agricultural

Number and type of buildings and structures existing on lands to be retained:  
2 dwellings, 2 greenhouses, 8 tobacco kilns, 2 barns, 1 chick coup,  
1 bunkhouse, 1 garage

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

Date of construction of any existing dwelling not known

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

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

b) Access to land intended to be RETAINED:

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

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 13 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. \_\_\_\_\_

As different policies apply to different lot types, it is important that the assessment 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
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" 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)
28-41									
28-44-010 915-14060	17	7VP	DL1A1	136 (73.51)	136	ALLISON KANTER	OWN	TECHNICAL BIRCH	2 HOUSES, 2 GARAGES, 1 shed
28-44-010 915-14100			(WINDYHILL)	18.5		KR3 VANESSA			2 GARAGE, 1 CHICKEN COOP, 1 BARN
101615-410	11	8		45.6					1 GARAGE

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 Township of Delhi is        day of         
       19 90.

(signature of applicant, agent or solicitor.)

I, Allison Kantor of the Township  
Delhi in the Reg. Mun. 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 Delhi )

in the Reg. Mun. )

of Haldimand-Norfolk )

this 25th day of Jan )

19 90 )

A Commissioner, etc.

Allison Kantor

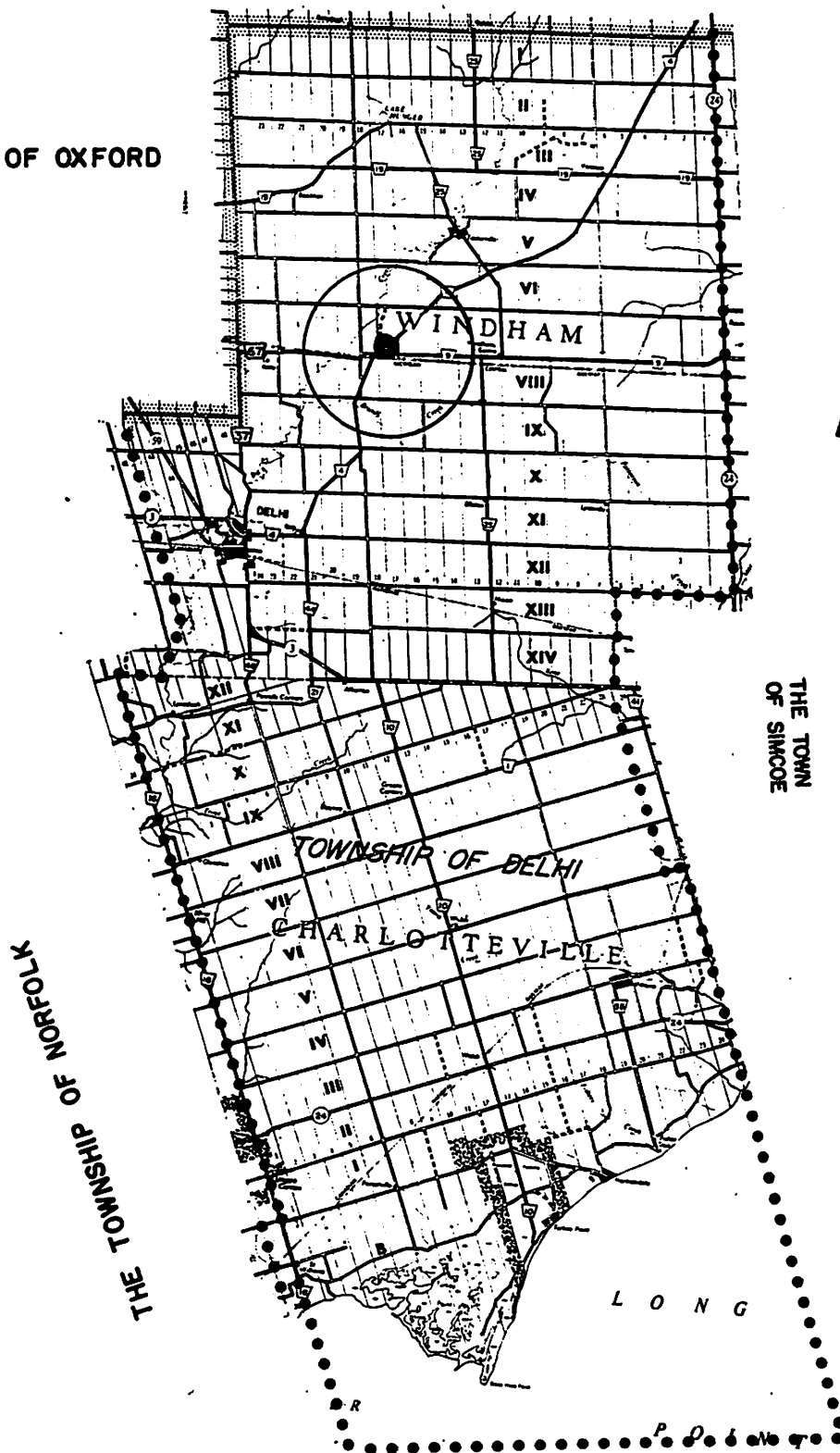
NOTE: Each copy of the application must be accompanied by a sketch showing:

- 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 N° 1 TO FILE NUMBER B-59/90-DE

THE COUNTY OF BRANT

THE COUNTY OF OXFORD



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

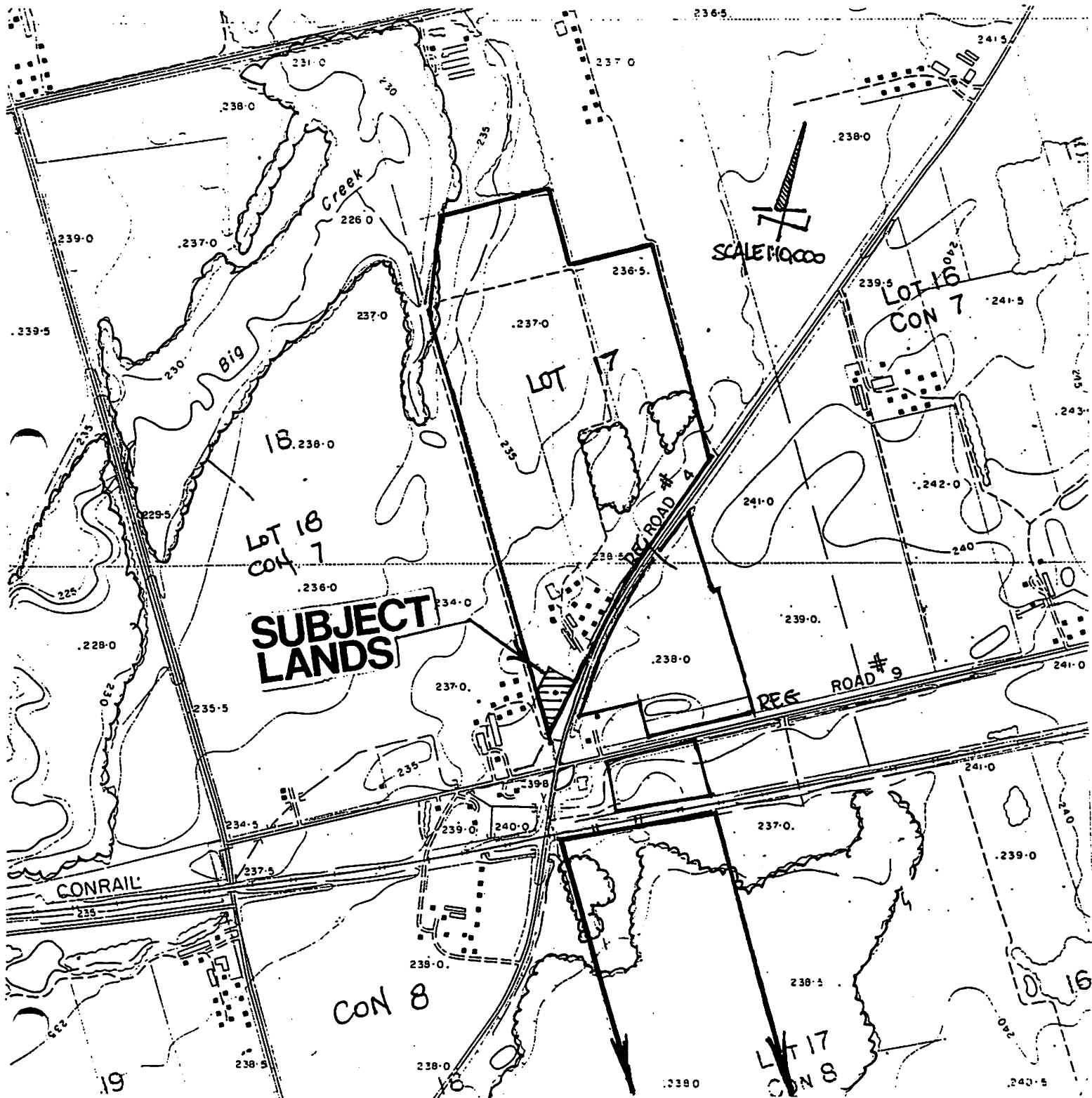
THE CITY OF NANTICOKE

THE TOWN  
OF SIMCOE

THE TOWNSHIP OF NORFOLK

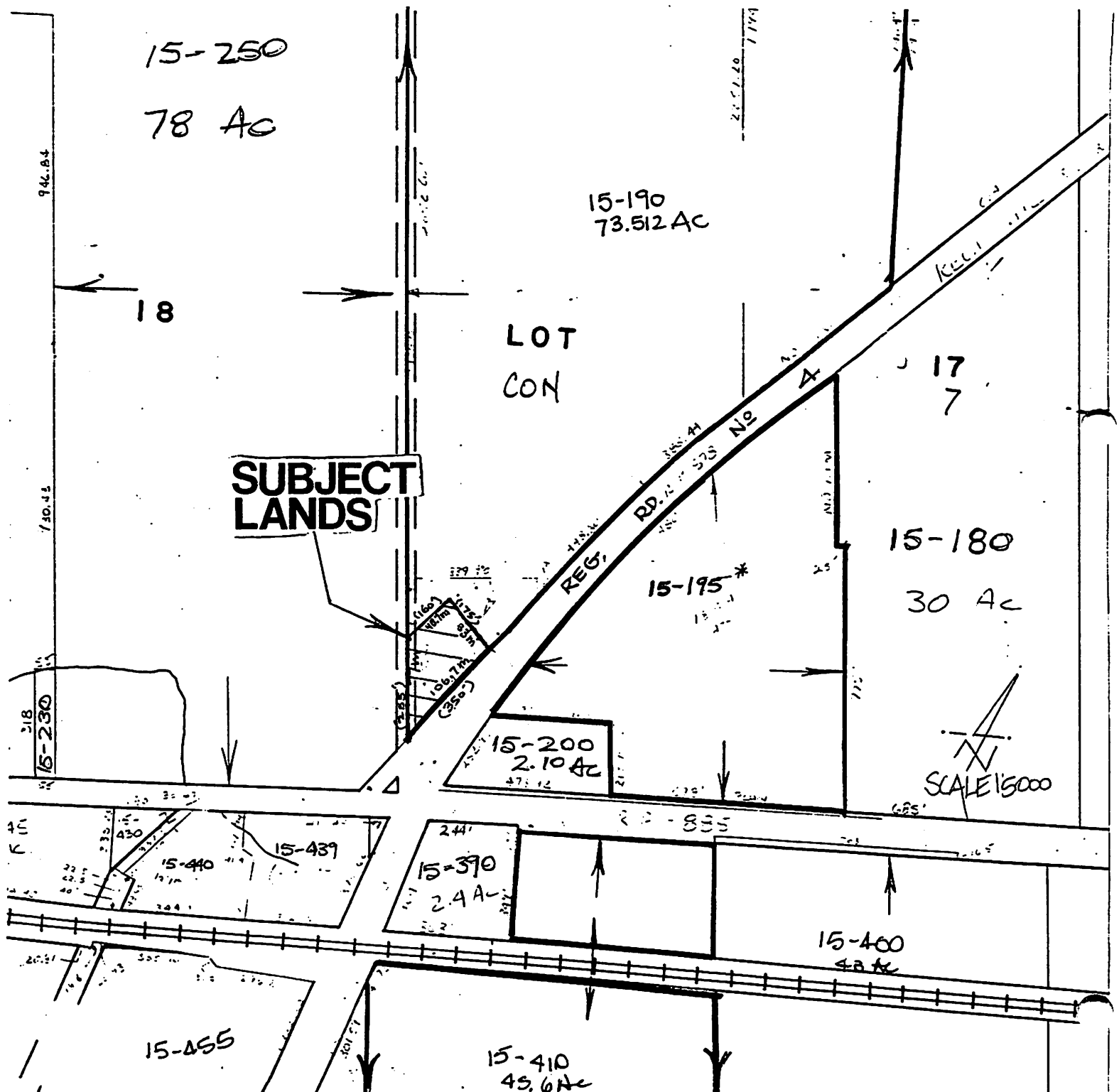
# MAP N<sup>o</sup> 2 TO FILE NUMBER B-69/90-DE

FORMER MUNICIPALITY: WINDHAM



MAP N° 3 TO FILE NUMBER B-59/90-DE

FORMER MUNICIPALITY: WINDHAM





MAP No 4 TO FILE NUMBER B-59/90-DE

FORMER MUNICIPALITY: WINDHAM

