

O.K.

TOWNSHIP OF DELHI  
COMMITTEE OF ADJUSTMENT

RECEIVED

COMMENT REQUEST FORM

110 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<br>** see note below |   |

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

File No. B-62/90-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

## FORM 1

## THE PLANNING ACT

## THE TOWNSHIP OF DELHI

## APPLICATION FOR CONSENT

1. Name of Owner Luke & Mary Varga Phone No. 582-2607  
Address R.R. #7 Simcoe, Ontario Postal Code N3Y4K6
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 Luke Varga

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

4. Location of Land: Municipality H-N Region  
Former Township Windham  
Town or Village \_\_\_\_\_  
Lot & Concession Lot 18, Concession 13  
Lot & Reg. Plan No. \_\_\_\_\_

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

6. Date of purchase of subject lands April 1955

7. How long has owner farmed? April 1955

8. Dimensions of land intended to be SEVERED:

FRONTAGE: 250 ft DEPTH: 270 ft AREA: 67,500 sq. ftExisting Use Bush Proposed Use Residential lot

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

12 Wood frame

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

None

9. Dimensions of land intended to be RETAINED:

FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_ AREA: 71 acresExisting Use Farming Proposed Use Farming

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

12 Wood frame House - 2 Barns, garage, greenhouse 74-

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

Same as above

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

☐ unopened road ☒ open Municipal Road ☐ Regional Road ☐ Provincial Highway  
☐ other (specify) \_\_\_\_\_Name of Road/Street Concession # 14

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. \_\_\_\_\_

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? \_\_\_\_\_

Date(s) these parcels were created \_\_\_\_\_

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 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 Township of of Delhi  
this 30th day of January 19 90.

Mary Varga Luke Varga  
(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 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

FILE NO. \_\_\_\_\_  
 APPLICANT \_\_\_\_\_ (last name) \_\_\_\_\_ (first name)  
 RESIDENTIAL LOT AREA \_\_\_\_\_ (acres)

FILE NO. \_\_\_\_\_  
APPLICANT \_\_\_\_\_

APPLICANT \_\_\_\_\_ (last name) \_\_\_\_\_ (first name)  
RESIDENTIAL LOT AREA \_\_\_\_\_ (acres)

**1. RESIDENTIAL LOT TYPE**

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.

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.

[illegible]

I, LUKE + MARY VARGA of the TOWNSHIP OF DELHI  
in the REGION  
of HALD OF 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 REGION  
of HALD OF NORFOLK  
this 30 day of JANUARY  
A.D. 1990.

A Commissioner, etc.

[Signature]

Mary Varga  
Luke Varga

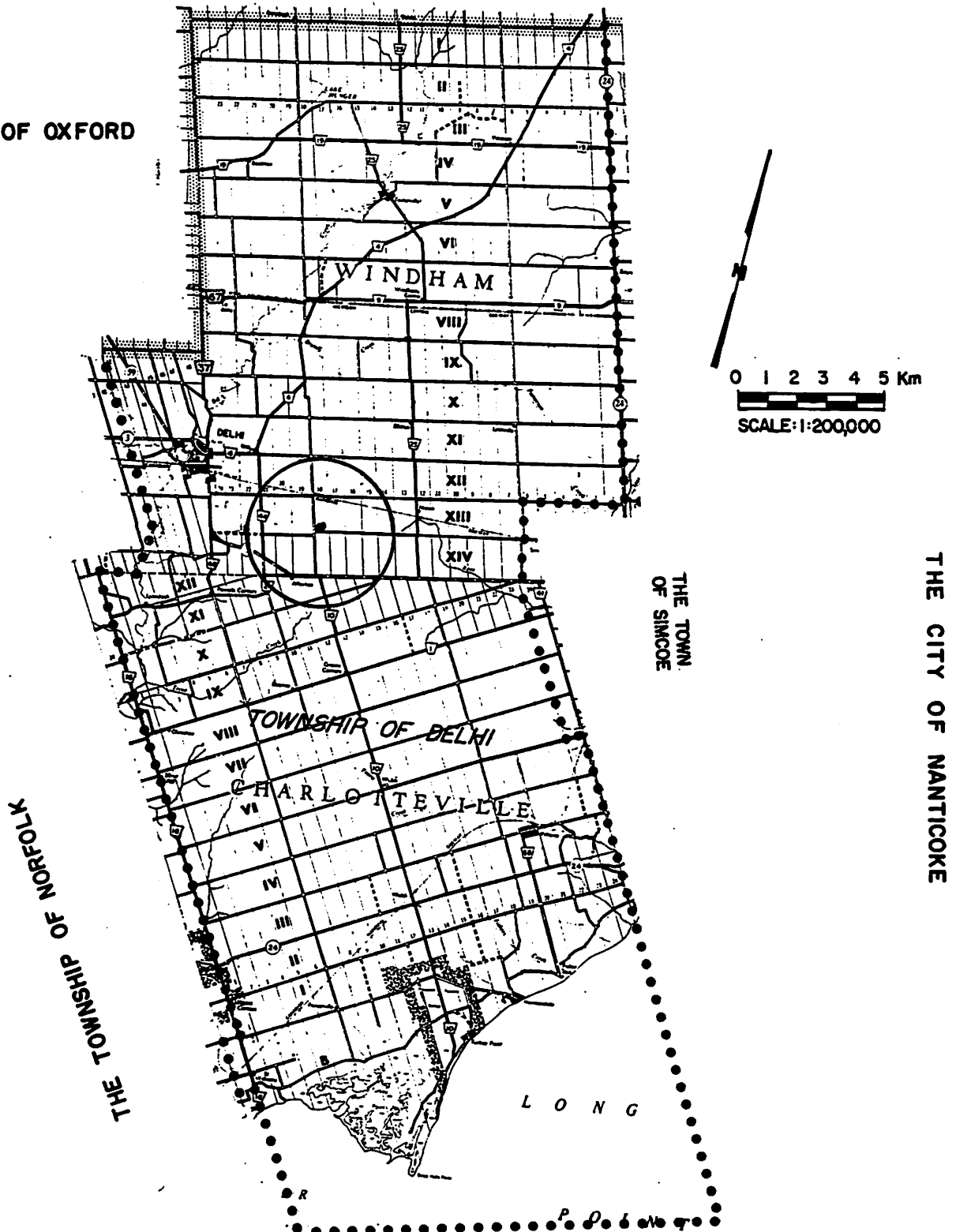
NOTE: Each copy of the application must be accompanied by a sketch  
showing,

- 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 Nº 1 TO FILE NUMBER B-62/90-DE

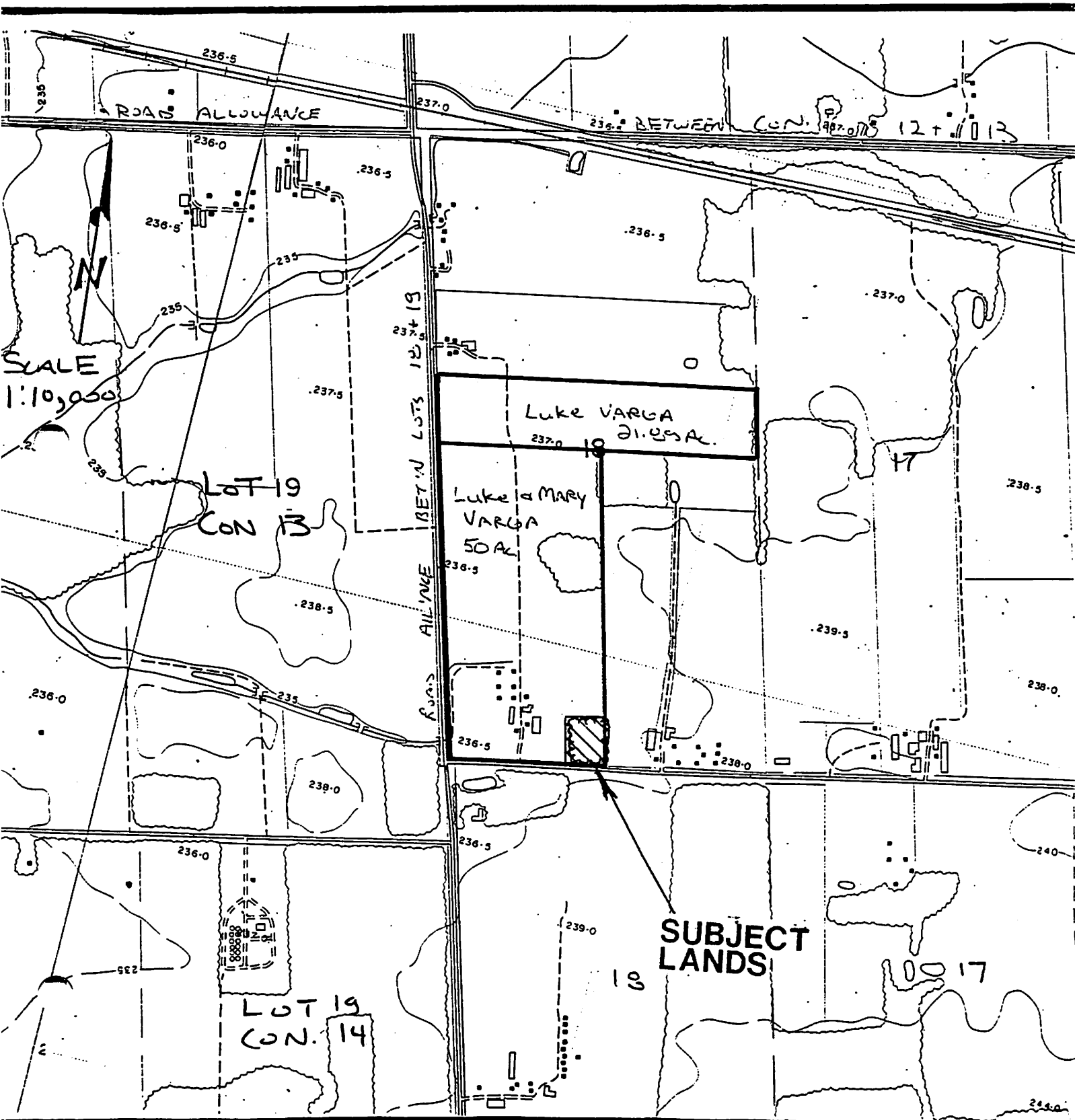
THE COUNTY OF BRANT

THE COUNTY OF OXFORD



MAP N° 2 TO FILE NUMBER B-62/90 DE

FORMER MUNICIPALITY: WINDHAM



MAP Nº 3 TO FILE NUMBER B-62/90-DE

FORMER MUNICIPALITY: WINDHAM

