

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<br>** see note below |   |

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

File No. B-73/90-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.

March 23, 1990

DATE: March 13, 1990

REPLY TO: Elaine Collinson

REPORT DATE: March 26, 1990

MEETING DATE: April 6, 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

TOWNSHIP OF DELHI

## APPLICATION FOR CONSENT

1. Name of Owner BRIAN STARK & ROY WELLS Phone No. 426 6456  
 Address RR#1 ST WILLIAMS Postal Code N0E1P0
2. Owner's Solicitor or authorized agent ROY WELLS Phone No. 426 6456  
 Address RR#1 ST WILLIAMS Postal Code N0E1P0  
 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 \_\_\_\_\_
- c) Relationship (if any) or person(s) named in (b) to owner \_\_\_\_\_
4. Location of Land: Former Township CHARLOTTEVILLE  
 Town or Village \_\_\_\_\_  
 Lot & Concession LOT 10 CON 2  
 Lot & Reg. Plan No. \_\_\_\_\_
5. Number of new lots (not including retained lots) proposed 1
6. Date of purchase of subject lands APRIL 1974
- 7.\* How many years has owner farmed? 24
8. Dimensions of land intended to be SEVERED:  
 FRONTAGE: 240' DEPTH: 310 IRR AREA: 57000 sq ft  
 Existing Use RESIDENTIAL (FARM) Proposed Use RESIDENTIAL  
 Number and type of buildings and structures existing on land to be severed:  
1 HOUSE 1 BARN & 1 GARAGE  
 Number and type of buildings and structures proposed on land to be severed:  
SAME  
 Date of construction of any existing dwelling PKE 1950
9. Dimensions of land intended to be RETAINED:  
 FRONTAGE: 760 DEPTH: 2100 AREA: 48.7  
 Existing Use AGRICULTURE Proposed Use AGRICULTURE  
 Number and type of buildings and structures existing on the land to be retained:  
AGRICULTURE NONE  
 Date of construction of any existing dwelling \_\_\_\_\_
10. 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 \_\_\_\_\_

11. Service: roposed):  
 / / 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 this land holding or any other land  
 within the Region of Haldimand-Norfolk? / / Yes ☒ No  
 If the answer to the above question is yes,  
 How many separate parcels have been created? \_\_\_\_\_  
 Date(s) these parcels were created \_\_\_\_\_  
 Previous File No. \_\_\_\_\_  
 For what uses? \_\_\_\_\_  
 Show parcels on the required sketch.
14. If this application is in regards to the severance of a dwelling made surplus through  
 farm amalgamation, when were the farm properties amalgamated? 1974
15. 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
16. 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. \_\_\_\_\_
17. 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. B 74/90-DE
- Dated at the Township of Delhi  
 this 19 day of February, 1990.  
Ray Wells  
 (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 \$265.00 in cash or by cheque made payable to the Township of Delhi.
3. If this application involves an agricultural parcel, please complete Page 3. Planner's assistance is available in completing the form.

MAIL TO: Township of Delhi  
 183 Main Street, Box 182  
 Delhi, Ontario  
 N4B 2W9

PHONE: (519) 582-2100  
 1-800-265-2824

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

RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREA

LOT SIZE CREATED \_\_\_\_\_

APPLICANT: STARK BRIANINFORMATION FORM

ASSESSMENT ROLL NO. \_\_\_\_\_

(last name) WELLS (first name) ROY

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 derilling from a non-viable rural property                       |
| 3. <u>Surplus farm house</u>   | 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 certificate.

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)
28-44 030-070-02700	10	2	CHARL	50	35	BRIAN STARK & ROY WELLS RR#1 ST WILLIAMS	OWN	GRAINS & TOBACCO	HOUSE BARN
030-050-16200	12	3	CHARL	18-49	14.5	WELLS HOLDING LTP RR#1 ST WILLIAMS	OWN	GRAINS & TOBACCO	HOUSE - SHOP BARN SERVICE STN & GARAGE
28-44 20-20-229	21	12	N WELLS	100	80	ROY WELLS RR#1 ST WILLIAMS	OWN	GRAINS & TOBACCO	HOUSE BARN & AGRICULTURAL
28-44 02-002-1550	22	12	N WELLS	50	45	ROY WELLS RR#1 ST WILLIAMS	OWN	GRAINS & TOBACCO	HOUSE & 2 TOWNSHIP KILNS

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.

I, Roy Wells of the County of Clark  
in the State of Nevada  
of Marionville, Arkansas

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 Clark  
in the State of Nevada  
of Marionville, Arkansas  
this 19 day of February  
A.D. 1990.

A Commissioner, etc.

Bedeane m. Cochrane

Roy Wells

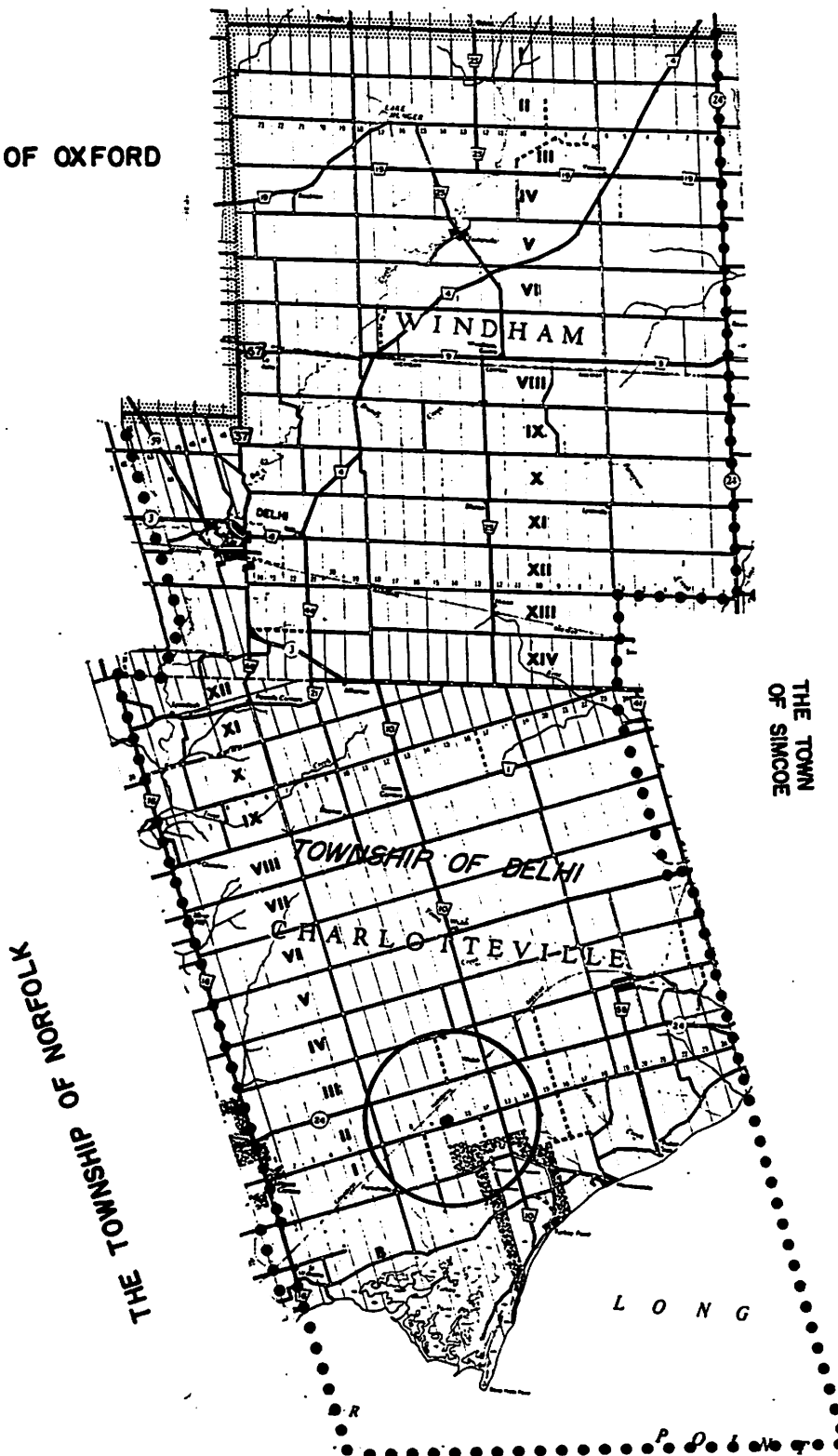
NOTE: Each copy of the application must be accompanied by a sketch showing:

- 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.

B-74/90-DE  
MAP N° 1 TO FILE NUMBER B-73/90-DE

THE COUNTY OF BRANT

THE COUNTY OF OXFORD



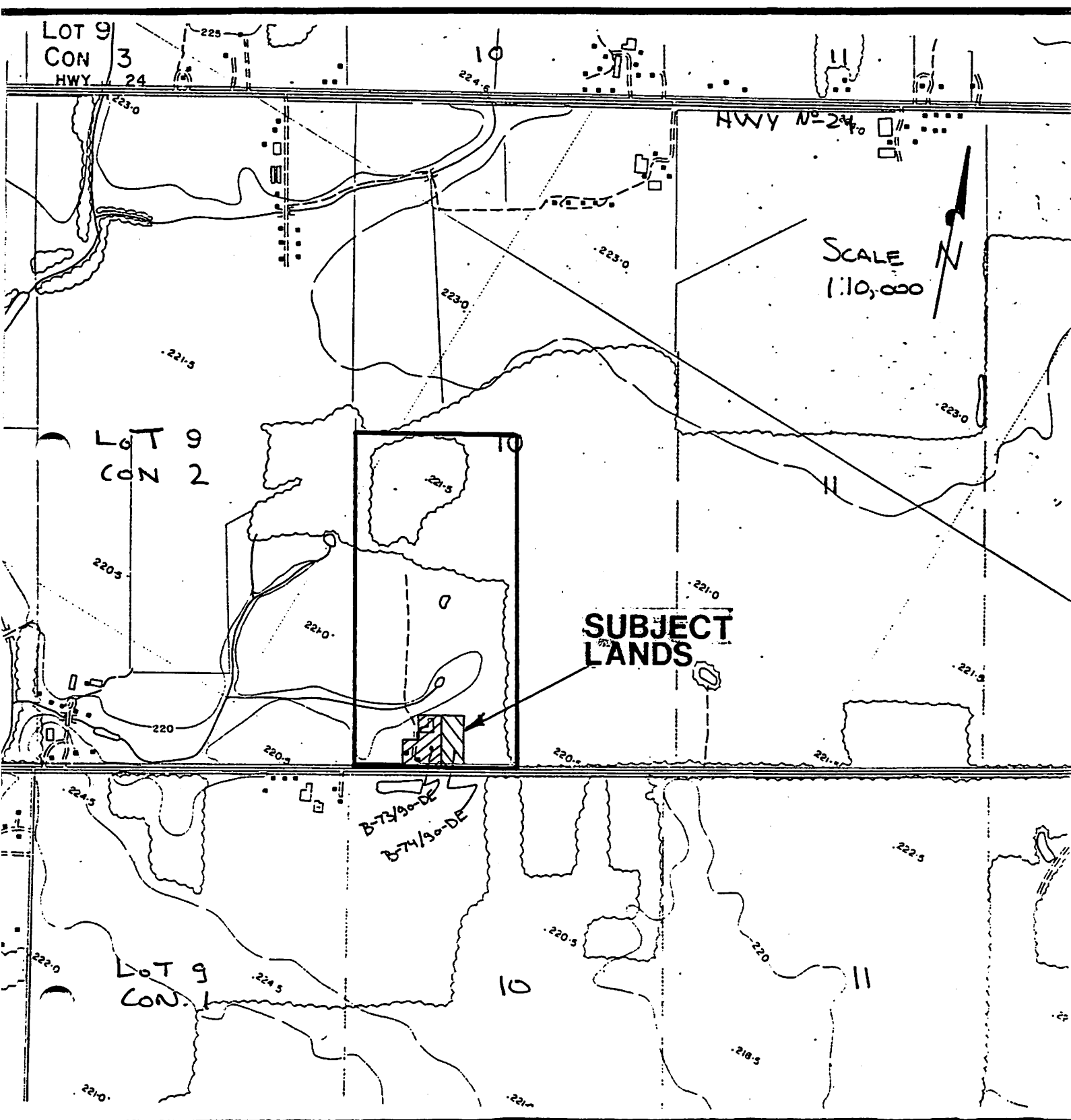
0 1 2 3 4 5 Km  
SCALE: 1:200,000

THE TOWN  
OF SIMCOE

THE CITY OF NANTICOKE

MAP N<sup>o</sup> 2 TO FILE NUMBER B-74/90-DE  
B-73/90-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE



B-73/90-DE

CHARLOTTEVILLE

