

TOWNSHIP OF DELHI
COMMITTEE OF ADJUSTMENT

RECEIVED

COMMENT REQUEST FORM

- ☒ Regional Planner
☐ Ministry of Transportation
☒ Regional Engineering Department
☒ Area Public Works
☒ Ministry of Agriculture & Food
** see note below

- ☒ Regional Health Unit
☒ Ministry of Natural Resources
☒ Conservation Authority
☐ Ministry of Environment

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

File No. B-74/90-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.

May 18 1990

DATE: May 8, 1990

REPORT DATE: May 22, 1990

MEETING DATE: June 1, 1990

REPLY TO: Elaine Collinson

OF
Sally Lauszus
Secretary-Treasurer
Committee of Adjustment

Township of Delhi
P.O. Box 182,
183 Main Street,
DELEI, Ontario
N4B 2W9

TELEPHONE: (519) 582-2100
Zenich 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 FRANK STARK & ROY WELLS Phone No. 426 6856
Address 241 ST WILLIAMS Postal Code N6E 1P6
2. Owner's Solicitor or authorized agent ROY WELLS Phone No. 426 6856
Address 241 ST WILLIAMS Postal Code N6E 1P6
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 - 2
Lot & Reg. Plan No. _____
5. Number of new lots (not including retained lots) proposed _____
6. Date of purchase of subject lands APRIL 1974
- 7.* How many years has owner farmed? 22
8. Dimensions of land intended to be SEVERED:
FRONTAGE: 145.200' ^{RLW} DEPTH: 270.275.65 ^{RLW} AREA: 55,130.44 ^{RLW}
Existing Use LAWN Proposed Use RESIDENTIAL
Number and type of buildings and structures existing on land to be severed:
NONE
Number and type of buildings and structures proposed on land to be severed:
HOUSE
Date of construction of any existing dwelling NONE
9. Dimensions of land intended to be RETAINED:
FRONTAGE: 620 DEPTH: 2100 AREA: 47.7
Existing Use AGRICULTURE Proposed Use AGRICULTURE
Number and type of buildings and structures existing on the land to be retained:
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. Services (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. A/c

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? _____

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. B 73/90 - DE

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. _____

Dated at the Township of Delhi of Delhi
this 19 day of February, 1990.

Ray Little
(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: _____
(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
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 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)
28-49 630-676-6230	10	2	CHARL	56	35	BRAIN STARR & ROY WELLS R#1 ST WILLIAMS	OWN	GRAINS & TOMATOES	HOUSE BARN & GARAGE
076-058-1630	12	3	CHARL	18.49	145	WELLS HOLDING LTD R#1 ST WILLIAMS	OWN	GRAINS & TOMATOES	HOUSE & SHED BARN & GARAGE + 2 PARTMENTS
076030339	21	12	ALWALS	180	80	ROY WELLS R#1 ST WILLIAMS	OWN	GRAINS & TOMATOES	HOUSE BARN & MACHINE SHED
6266263	22	12	ALWALS	50	45	ROY WELLS R#1 ST WILLIAMS	OWN	GRAINS & TOMATOES	HOUSE & 2 TObacco 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 Township
of Delhi in the Region
of Holderness-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 Holderness-Norfolk
this 19 day of Feb
A.D. 1991.

A Commissioner, etc.

William M. Adams

Roy Wells

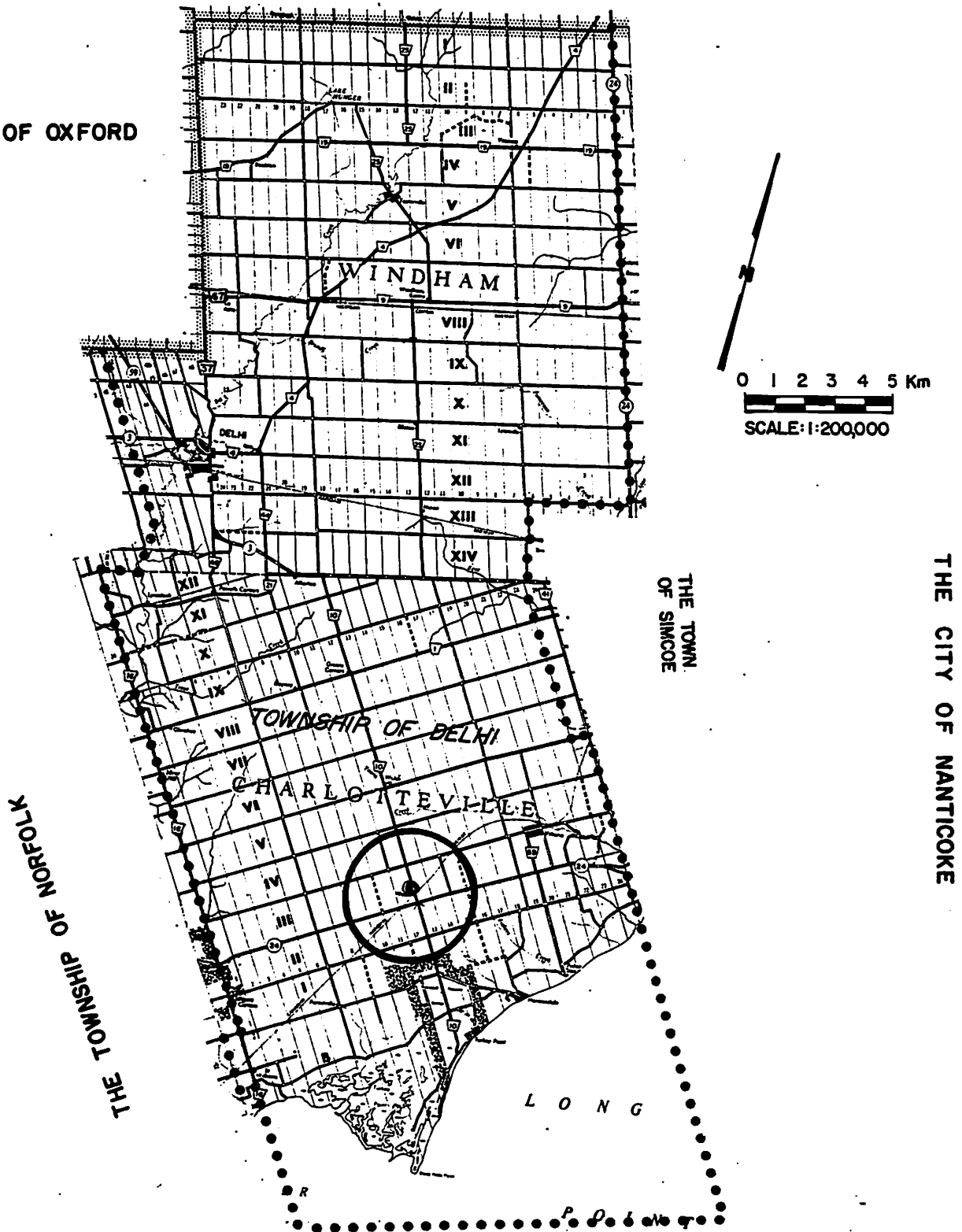
NOTE: Each copy of the application must be accompanied by a sketch showing:

- 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.

MAP Nº 1 TO FILE NUMBER B.74/90-DE

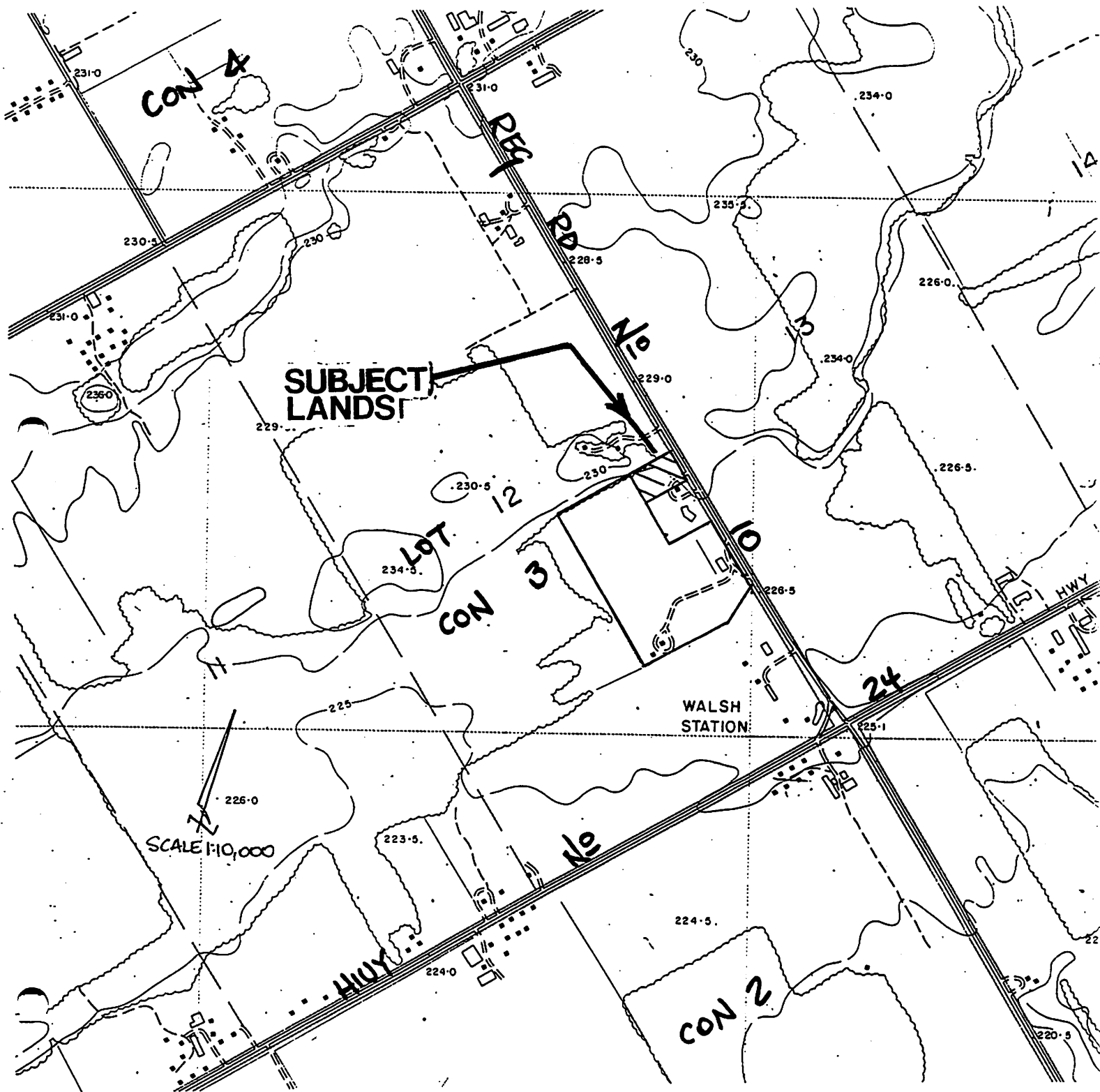
THE COUNTY OF BRANT

THE COUNTY OF OXFORD



MAP N^o 2 TO FILE NUMBER B-74190-DE

FORMER MUNICIPALITY: CHARLOTTVILLE



FORMER MUNICIPALITY: CHARLOTTEVILLE

