

O.P.  
H.O. 49/90

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

☒ TREASURY

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

File No. B-81/90-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

OR

Sally Lauszus  
Secretary-Treasurer  
Committee of Adjustment

REPORT DATE: March 26, 1990

MEETING DATE: April 6, 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

582-3959

1. Name of Owner WALLACE THORNTON and  
WARNER MAERTEN  
 Address c/o 230 Harris St., DELHI, Ont.

Phone No. 582-2633  
 Postal Code N4B 1K0

2. Owner's Solicitor or

~~Architect~~ THOMAS F. HART

Phone No. 582-0160

Address 207 MAIN ST., DELHI, ONT.

Postal Code N4B 2M3

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 WALLACE THORNTON & WARNER MAERTEN

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

4.a) Location of Land: Former Township DELHI

Lot & Concession Pt. Lot 13, Block 19

Lot & Registered Plan No. Plan 189

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

5. Date of purchase of subject lands Dec. 29/89

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

7. Dimensions of land intended to be SEVERED:

FRONTAGE 50' DEPTH 167.64' AREA 8382'

EXISTING USE grass & garden PROPOSED USE building lot

Number and type of buildings and structures existing on lands to be severed:  
none

Number and type of buildings and structures proposed on land to be severed:  
one house with garage

Date of construction of any existing dwelling none

8. Dimensions of land intended to be RETAINED:

FRONTAGE 72.76' DEPTH 167' AREA 12,150.92'

EXISTING USE residential PROPOSED USE residential

Number and type of buildings and structures existing on lands to be retained:  
two houses and one garage

Number and type of buildings and structures proposed on lands to be retained:  
none

Date of construction of any existing dwelling ---

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

☐ unopened road ☐ open Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ other (specify) \_\_\_\_\_

Name of Road/Street William St.

b) Access to land intended to be RETAINED:

☐ unopened road ☐ open Municipal Road ☐ Regional Road

☐ Provincial Highway ☐ other (specify) \_\_\_\_\_

Name of Road/Street William St.

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?

no

If yes, give details. \_\_\_\_\_

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. Lot 11, Bl: 19, Plan 189 (B82/90-DE)

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. applying at same time for minor variance re:

75 William St.

Dated at the TOWNSHIP of DELHI this 16th day of

FEB. 19 90.

(signature of applicant agent or solicitor.)

WE, WARNER MAERTEN and  
X. WALLACE THORNTON of the Township of 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.

SEVERALLY

Declared before me at the

TWP. OF DELHI

in the REG. MUN.

of HALDIMAND NORFOLK

this 17 day of FEB

19 90.

A Commissioner, etc.

Warner Maerten

Wallace Thornton

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 N<sup>o</sup> 1 TO FILE NUMBER

81/90-DE  
B-82/90-DE  
A-14/90-DE  
A-15/90-DE

FORMER MUNICIPALITY: DELHI



# MAP N<sup>o</sup> 2 TO FILE NUMBER

-81/90-DE  
 -82/90-DE  
 A-14/90-DE  
 A-15/90-DE

FORMER MUNICIPALITY: DELHI

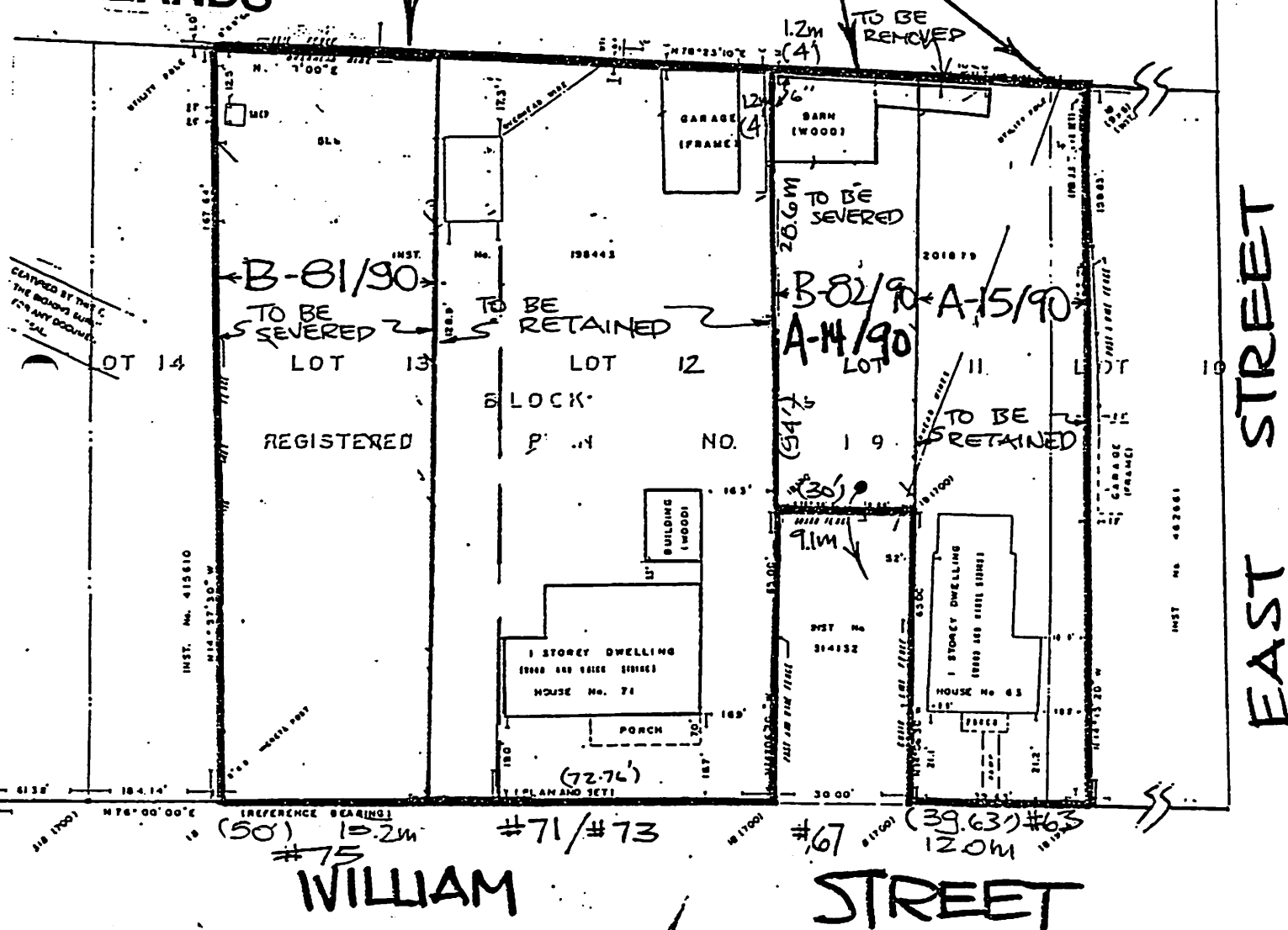


# MAP N<sup>o</sup> 3 TO FILE NUMBER

-81/90-DE  
-82/90-DE  
A-14/90-DE  
A-15/90-DE

FORMER MUNICIPALITY: DELHI

**SUBJECT LANDS**



SCALE 1:500