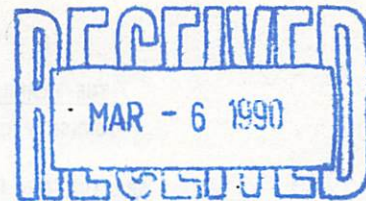


TOWNSHIP OF DELHI
COMMITTEE OF ADJUSTMENT



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 | |

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

File No. B-83/90-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

OR
Sally Lauszus
Secretary-Treasurer
Committee of Adjustment

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

TOWNSHIP OF DELHI

APPLICATION FOR CONSENT

1. Name of Owner William T. Kocs & Elizabeth Kocs Phone No. 446-0152
Address RR# 3 Scotland, Ont Postal Code N1E-1R6
2. Owner's Solicitor or authorized agent Eugene Hare Real Estate Broker Phone No. 443-8360
Address 292 Harrison St Waterford Ont Postal Code N1E-1Y0
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 W. Northam
Town or Village _____
Lot & Concession pt Lot 4 pt Lot 5, Con 2
Lot & Reg. Plan No. _____
5. Number of new lots (not including retained lots) proposed 1
6. Date of purchase of subject lands 1960
- 7.* How many years has owner farmed? over 45 years
8. Dimensions of land intended to be SEVERED:
FRONTAGE: 200 DEPTH: 300 AREA: 60000
Existing Use Agricultural Proposed Use Residential
Number and type of buildings and structures existing on land to be severed:
older barn (to be torn down)
Number and type of buildings and structures proposed on land to be severed:
1 house 1 garage
Date of construction of any existing dwelling _____
9. Dimensions of land intended to be RETAINED:
FRONTAGE: 1533 DEPTH: 2231 AREA: 90 acres
Existing Use Agricultural Proposed Use Same
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. ☒ any part of the land swampy or subject to flooding, seasonal wetness or erosion:
yes, give details. _____
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. _____
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
this 28 day of Feb, 1990.
Elizabeth Rose-Takacs (William Takacs)
(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

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 | 5. Residential lot involved in a boundary adjustment |
| 2. Estate lot | 6. Existing second derilling from a non-viable rural property |
| 3. Surplus farm house | 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)
28-49 010/00132000	P+4 P+5	2	Windham	87.75 91.00	65	Elizabeth Rose TAKACS William TAKACS	owne	corn-soy beans-wheat sweet corn	older barn
010/00513000	P+ 5	3	Windham	11.40	10	Elizabeth Rose TAKACS William TAKACS	owne	same	house - back barn greenhouse - 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.

I, Elizabeth Rose TAKACS
WILLIAM TAKACS JR of the township
of Delchi in the County
of Haldenbeck-Toronto
so ly 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 Delchi
in the County
of Haldenbeck-Toronto
this 28 day of Feb
A.D. 1996.

A Commissioner, etc.
Edmund McAdams

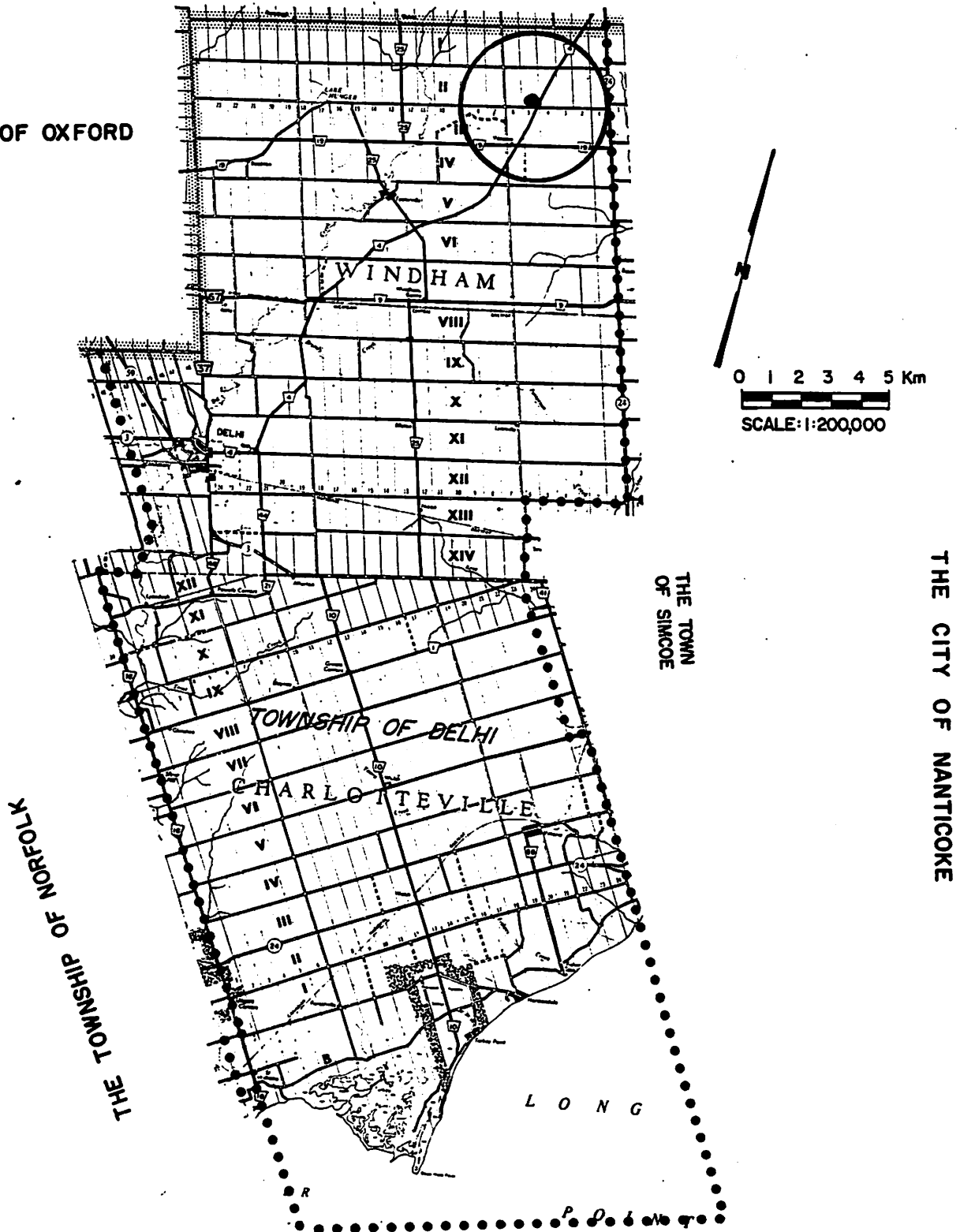
Elizabeth Rose Takacs
William Takacs Jr

- 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-83/90-DE

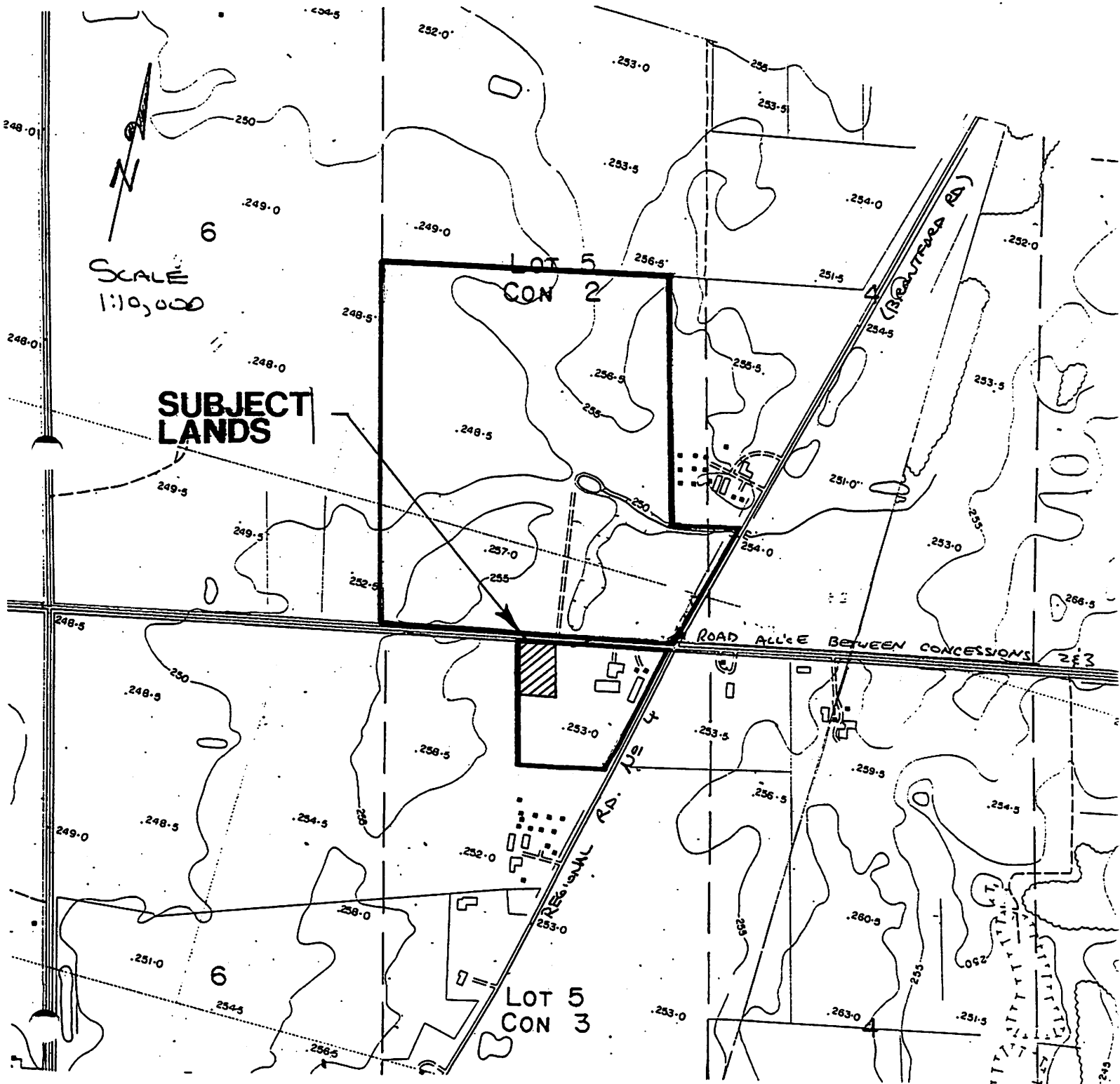
THE COUNTY OF BRANT

THE COUNTY OF OXFORD



MAP N° 2 TO FILE NUMBER B-83-90-DE

FORMER MUNICIPALITY: WINDHAM



MAP N^o 3 TO FILE NUMBER B-83-90-DE

FORMER MUNICIPALITY: WINDHAM

SCALE
1:5,000

1-320
37R-1452 PART 1
(90.838 Ac.)

LOT 5
CON. 2

1-300
103.40 Ac
4

LOT

(BRANTFORD ROAD.)

ROAD ALLOWANCE BETWEEN

SUBJECT LANDS

5-130
11.56 Ac.
37R-152 PART 2

CONCESSIONS 2 & 3

5-90
12.5 Ac

5-200
113.0 Ac.

LOT
CON.

REGIONAL ROAD NB 4

5-140
48 Ac

LOT

5-80
126