

O.K.  
1 April

TOWNSHIP OF DELHI  
COMMITTEE OF ADJUSTMENT

RECEIVED  
MAR -9 12 30

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-84/90-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,  
DELEI, 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

JRM 1

THE PLANNING ACT  
TOWNSHIP OF DELHI

APPLICATION FOR CONSENT

1. Name of Owner PAUL & MARY DE CHOEZ Phone No. 575-2153  
Address RD # 2 LEVINGTON CMT 111 Postal Code 11E 100
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 \_\_\_\_\_  
c) Relationship (if any) or person(s) named in (b) to owner \_\_\_\_\_
4. Location of Land: Former Township Charlottesville  
Town or Village \_\_\_\_\_  
Lot & Concession 20 Pcn 8  
Lot & Reg. Plan No. \_\_\_\_\_
5. Number of new lots (not including retained lots) proposed ONE
6. Date of purchase of subject lands MAY 1989
- 7.\* How many years has owner farmed? 22 YEARS
8. Dimensions of land intended to be SEVERED:  
FRONTAGE: 135 DEPTH: 210 AREA: 28,350  
Existing Use FARM HOUSE Proposed Use RESIDENTIAL  
Number and type of buildings and structures existing on land to be severed:  
15 MIN HOUSE & GARAGE  
Number and type of buildings and structures proposed on land to be severed:  
NONE  
Date of construction of any existing dwelling APPROX 1910
9. Dimensions of land intended to be RETAINED:  
FRONTAGE: 700 DEPTH: 1950 AREA: 57 ACRES  
Existing Use WOOD LOT 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 NONE
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) Septic Tank & well (existing)
12. Is any part of the land swampy or subject to flooding, seasonal wetness or erosion:  
 If yes, give details. N/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? 6 lots  
 Date(s) these parcels were created 1985 1987 1988  
 Previous File No. \_\_\_\_\_  
 For what uses? Single dwellings - 3 lots  
 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? 1979
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  
[Signature]  
 (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 NO. CREATED \_\_\_\_\_

APPLICANT: DeClosT Paul Mary  
(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 certificates.

Assessment Roll No. *	Lot	Conc.	Twnsp.	Total Acreage (indiv. property)	Acres Workable (indiv. property)	Owners Name and Address (including those with part interest)	Tenure (rent/ own)	Existing Farm Type (individual property) (eg. corn production, orchards, tobacco)	Existing Building(s) (eg. farm house, dairy barn, kilns)
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26-54-030	243	2	S. Wals.	45.37	0	Paul & Mary DeClosT Rt. 2, L. 100000	own	woodlot	none
010-20-56-00									
050-040	4	6	Houghton	57.37	0		own	"	"
116-01-0000									
050-040-116	7410	ENR	Houghton	62.00	0	"	own	"	"
01-0010						"			
02003013	6	9	North Walsing	37	0	"	own	"	Residence
5000000									
02003013	6	9	"	24	18	"	"	Tobacco 1.4	house
0000000									

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.

If you require more space for the above-noted information, please attach a separate sheet.

# Double D Farms Limited

050-040-057-00-000 Lot 2 Con 4 - Houghton 16.75 acres  
Owner Tobacco - House - 2 - Barn - Greenhouse 2  
Tobacco Kilns 11

050-010-322-00-0000 Lot 11 Con WNR Houghton - 100 acres  
Owner corn - Christmas Trees woodland - no buildings

050-010-319-00-000 Lot 12 Con WNR - Houghton - 21 Acres  
Owner - woodland - corn - no buildings

050-010-254-00-0000 Lot 12 Con ENR - Houghton - 91 Acres  
Owner - corn - Christmas Trees woodland - no buildings

020-020-170-00-0000 Lot 10 Con N Walsingham 185 acres  
Owner - Tobacco - Christmas Trees - woodland - house - barn -  
5 kilns - 2 greenhouses

Paul & Mary De Cloet 50%  
John & Mary De Cloet 50%

020-010-20900000 Lot 12 Con 12 W Walsingham 35 acres  
Owner - Asparagus, corn - no buildings

020-010-342-00-0040 - Lot 11 Con 12 W Walsingham 85 acres  
Owner - Tobacco, Ryegrass - Barn - 2 Greenhouses

I, PAUL DE CLOET of the Township  
of Delhi in the Region  
of Haldimand-Norfolk

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits trans-  
mitted 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 Haldimand-Norfolk

this 28 day of Feb

A.D. 1991.

A Commissioner, etc.

Belawen Cadman

Paul De Cloet

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 retained and the location of all previously severed land;
- 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;
- 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 the subject land;
- 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.

Lot 4 con 6 58 acres unrolled 1980  
severed surplus dwelling and lot of  $3\frac{1}{4}$  acre (P+M)

Houghton

Lot 11 WMA 98 acres land and unrolled 1985- (Dated)

severed surplus dwelling and lot of approx  $3\frac{1}{4}$  acre

N Walsingham

1987

Lot 6 con 9 14 acres severed 1 one Lot (sum)

From a farm holding

N Walsingham

(P+M Mary John & Mary & Eldest)

Lot 12 - con 12 124 acres severed 2 Residential

lots within the village of Laxton 1987-1988

~~N Walsingham~~

DELHI

Lot 20 con 8 13 acres severed 1 ESTATE Lot (P+M)  
1 Acre OP-DE-10/89 File Number 1989

N. Walsingham Double D OP-ND-17/89

amendment application

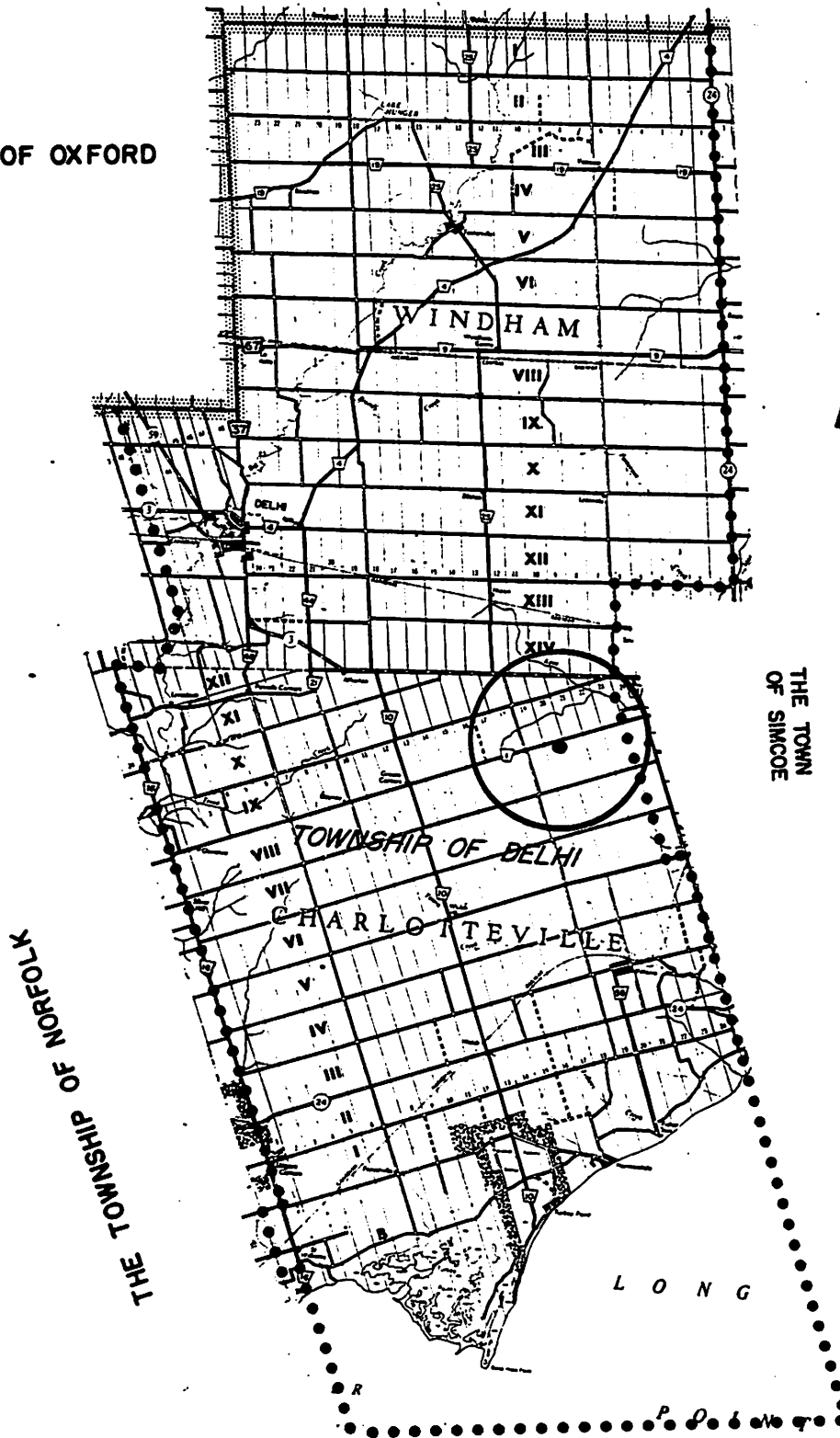
Lot 10 con 8 183 acres

10 ESTATE Lots

MAP Nº 1 TO FILE NUMBER B-84-90-DE

THE COUNTY OF BRANT

THE COUNTY OF OXFORD



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

THE CITY OF NANTICOKE

THE TOWN  
OF SIMCOE

THE TOWNSHIP OF NORFOLK

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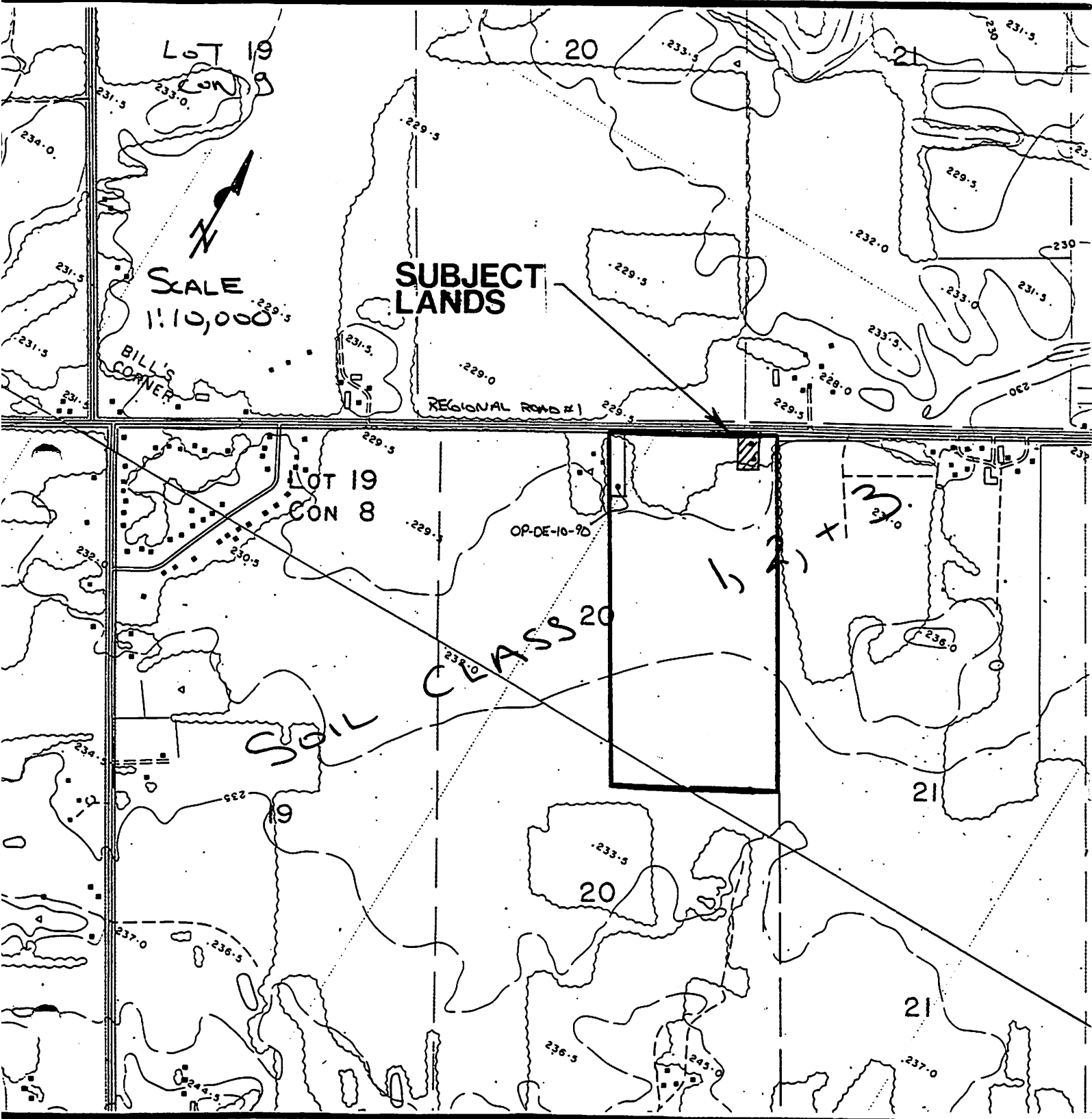
P

P



MAP Nº 2 TO FILE NUMBER B-84-90-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE



MAP N° 3 TO FILE NUMBER B-84-90-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE

