

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 | |
| <input type="checkbox"/> | |

call this person

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

File No. B-90/90-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 DON McFADDON Phone No. 446-3124
Address RX#3 SCOTLAND QNT Postal Code N0E 1R0
2. Owner's Solicitor or authorized agent _____ Phone No. _____
Address _____ Postal Code _____
Please specify to whom all communications be sent:
owner /X solicitor / / agent / /
3. a) Type and purpose of proposed transaction:
/X 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 WINDHAM TWP.
Town or Village KELVIN
Lot & Concession 13 1
Lot & Reg. Plan No. 50 B
5. Number of new lots (not including retained lots) proposed 1
6. Date of purchase of subject lands 1989
- 7.* How many years has owner farmed? _____
8. Dimensions of land intended to be SEVERED:
FRONTAGE: 166' DEPTH: 300' AREA: 19800
Existing Use VACANT 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:
ONE HOUSE
Date of construction of any existing dwelling _____
9. Dimensions of land intended to be RETAINED:
FRONTAGE: 100 DEPTH: 300 AREA: 30000
Existing Use RESIDENTIAL Proposed Use RESIDENTIAL
Number and type of buildings and structures existing on the land to be retained:
1 HOUSE
Date of construction of any existing dwelling OCT 1/89
10. a) Access to land intended to be SEVERED:
/ / unopened road /X open Municipal Road / / Regional Road
/ / Provincial Highway / / other (specify) _____
Name of Road/Street _____
- b) Access to land intended to be RETAINED:
/ / unopened road /X 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. 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? NO

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. A 17/90 - DE

Dated at the Township of Delhi
this 5 day of March, 1990.

Mary Ann McFadden
(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 | 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.	Twinsp.	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)

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, MARY W. McFADDEN of the Township of
Belchi in the Region
of Haldimand-Brantford
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 Belchi
in the Region
of Haldimand-Brantford
this 5 day of March
A.D. 1990.

A Commissioner, etc.

Mary W. McFadden

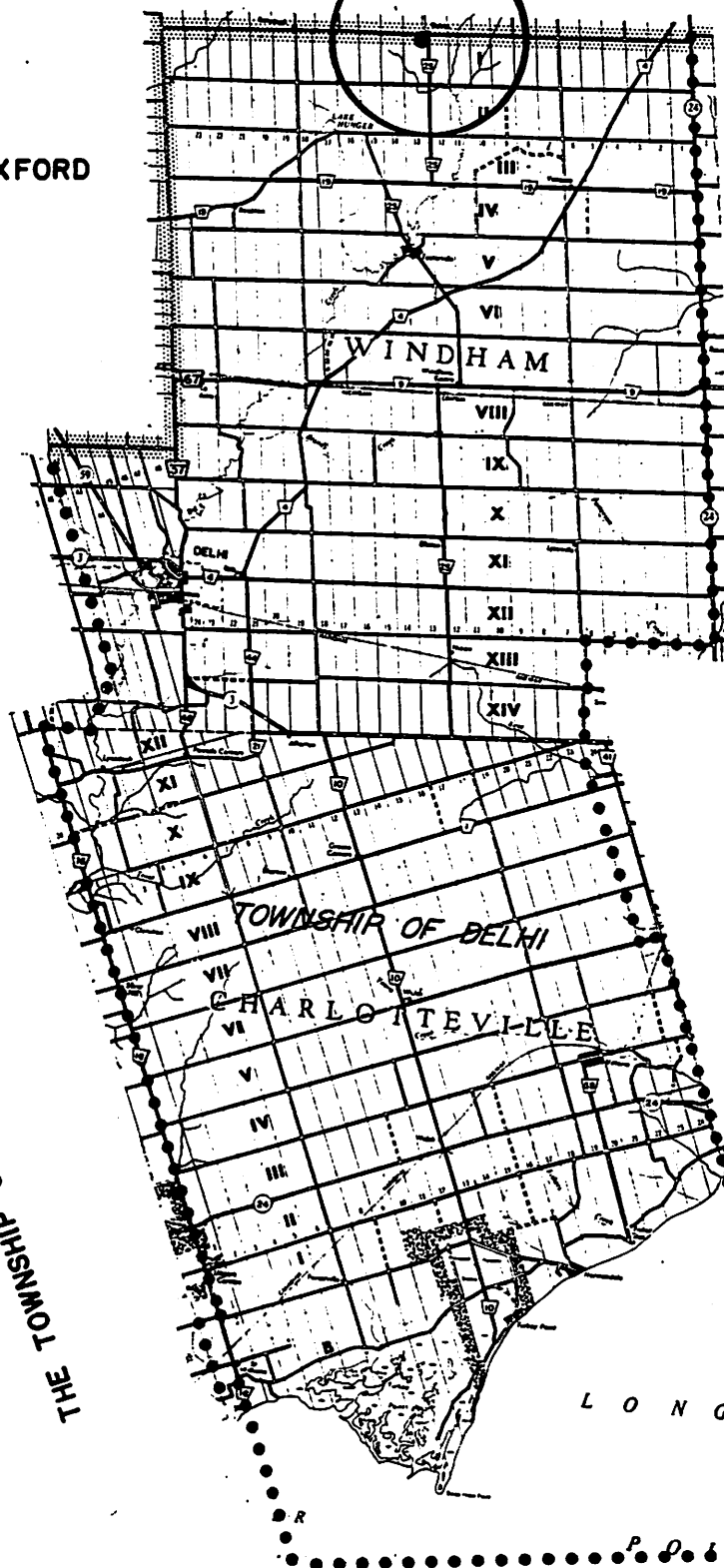
NOTE: Each copy of the application must be accompanied by a sketch showing:

- 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 A-17-90-DE
B-90-90-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

THE TOWNSHIP OF NORFOLK

MAP N^o 2 TO FILE NUMBER A-17-90-DE
B-90-90-DE

FORMER MUNICIPALITY: WINDHAM

SUBJECT
LANDS



SCALE 1:5,000

COUNTY

OF

5-DE-90

(36.141)

BRANT

IR

RH

CHA

17-DE-81

RH

CHA

RH

KELVIN

KELLY ST

HAMLET BOUNDARY

A

13

CONCESSION

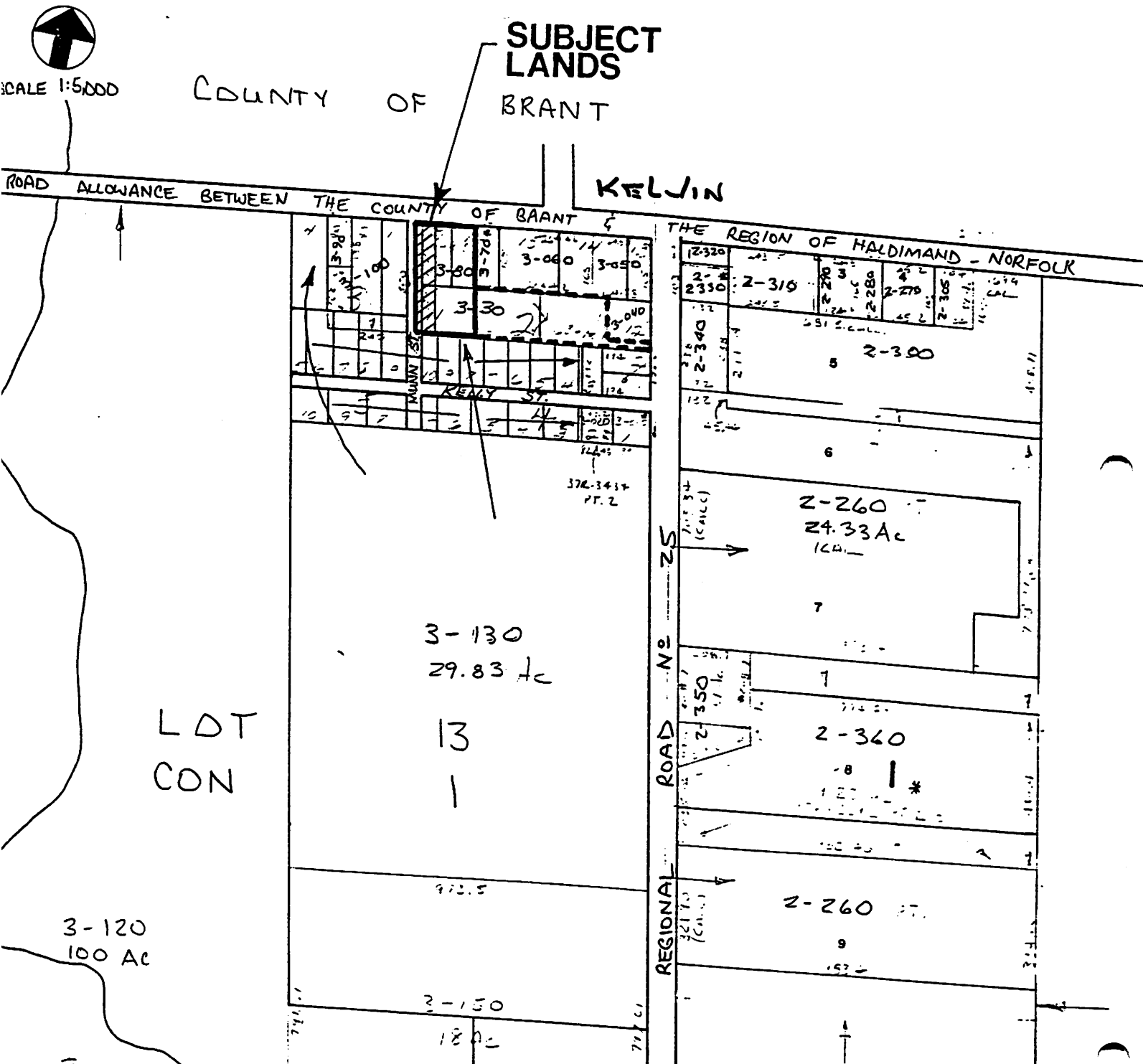
A

12

REGIONAL ROAD NO. 25

MAP N^o 3 TO FILE NUMBER A-17-90-DE
B-90-90-DE

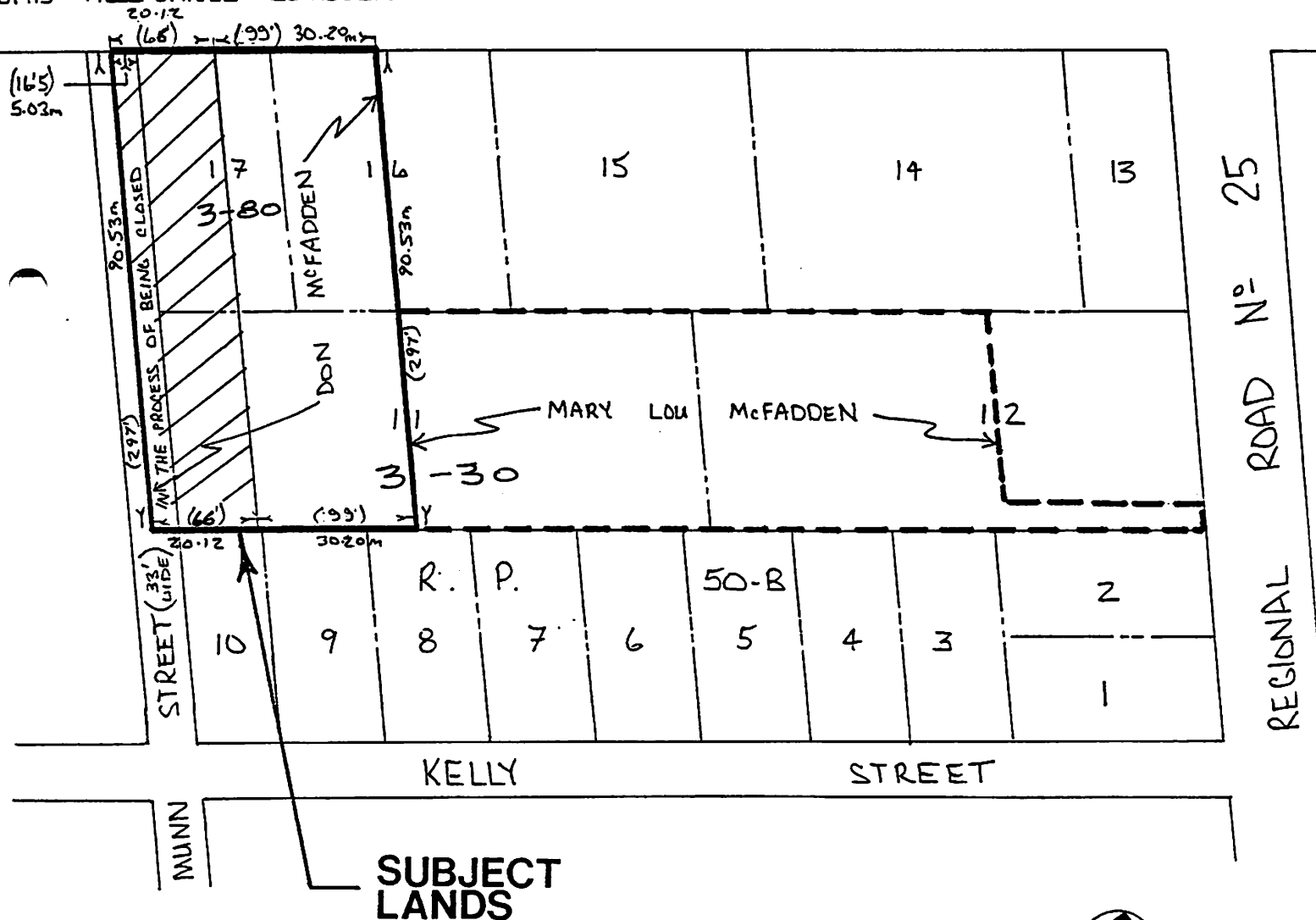
FORMER MUNICIPALITY: WINDHAM



MAP N° 4 TO FILE NUMBER A-17-90-DE B-90-90-DE

FORMER MUNICIPALITY: WINDHAM

ROAD ALLOWANCE BETWEEN THE COUNTY OF BRANT & THE REGION OF HALDIMAND-NORFOLK



SCALE 1:1250

TOWNSHIP OF DELHI
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

- | | |
|--|---|
| <input checked="" type="checkbox"/> Regional Planner
<input type="checkbox"/> Ministry of Transportation
<input checked="" type="checkbox"/> Regional Engineering Department
<input checked="" type="checkbox"/> Area Public Works
<input checked="" type="checkbox"/> Ministry of Agriculture & Food
** see note below

<input type="checkbox"/> | <input checked="" type="checkbox"/> Regional Health Unit
<input checked="" type="checkbox"/> Ministry of Natural Resources
<input checked="" type="checkbox"/> Conservation Authority
<input type="checkbox"/> Ministry of Environment |
|--|---|

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

File No. A-17/90-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 26, 1990

DATE: March 13, 1990

REPORT DATE: March 23, 1990

MEETING DATE: April 6, 1990

REPLY TO: Elaine Collinson

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

COMMITTEE OF ADJUSTMENT

TOWNSHIP OF DELHI

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

The undersigned hereby applies to the Committee of Adjustment of the Township of Delhi under Subsection 44 of The Planning Act, 1983 for relief as described in this application, from By-law No. _____ (as amended).

1. Name of Owner Don McFadden Phone No. 446-3124
Address RR #3 SCOTLAND Postal Code N0E 1R0

2. Name of Agent _____ Phone No. _____
Address _____ Postal Code _____

NOTE: Unless otherwise requested, all communications will be sent to agent.

3. Names and address of any mortgagees, holders of charges or encumbrancers:

BRANT COMMUNITY CREDIT UNION

4. Nature and extent of relief applied for:

5. Why is it not possible to comply with the provisions of the by-law?

PROPOSED FRONTAGE IS TOO SMALL

6. Legal description of subject lands (lot and concession number or lot, former township and registered plan number where applicable, street and street number):

7. Dimensions of lands affected:

Frontage 66' Depth 300' Area 19.800

Width of Street _____

8. Particulars of all buildings and structures on or proposed for the subject lands (specify ground floor area, gross floor area, number of storeys, width, length etc.):

Existing:

NONE

Proposed

1 HOUSE

9. Location of all buildings and structures on or proposed for the subject lands (specify distance from side, rear and front lot lines):

Existing

NONE

Proposed

SEE ATTACHED SKETCH

10. Date of purchase of subject lands: 1989

11. If an addition to existing building is proposed, what will it be used for? N/A

12. Date of construction of all buildings and structures on subject lands; N/A

13. Existing uses of the subject property: INDUST

14. Existing uses of abutting properties: RESIDENTIAL + CEMETERY

15. Length of time the existing uses of the subject property have continued: APPROX. 1938

16. Municipal services available: Water ☐ Connected ☐
Sanitary Sewer ☐ Connected ☐
Storm Sewers ☐

17. What is the subject property presently zoned: _____

18. Has the owner previously applied for relief in respect of the subject property?

☐ Yes

☒ No

If yes, describe briefly: _____

19. Is the subject property the subject of a current application for consent to sever under Section 52 of The Planning Act, 1983?

☒ Yes

☐ No

If yes, give File No. _____

William J. McEldon
Signature of applicant or authorized agent

Dated at the Township of Delhi this 5
day of March 19 90.

NOTE: The applicant shall attach to each copy of this application, a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment, such plan shall be signed by an Ontario Land Surveyor.

It is required that one copy of this application be filed together with a copy of a sketch, with the responsible person, accompanied by a fee of \$240.00 in cash or by cheque made payable to the Township of Delhi.

NOTE: A completed "Zoning Deficiency Form" must accompany this application - obtained from the Building Inspector.

I, MARY Lou McFADDEN of the Township
of Delhi in the D Region
of Haldimand-Norfolk solemnly declare that all the statements
contained in this application 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 and by virtue of the Canada Evidence Act.

Declared before me at the

Township of Delhi
in the Region
of Haldimand-Norfolk
this 5 day of
March 19 90

Mary Lou McFadden

[Signature]
A Commissioner

MAIL TO: Committee of Adjustment
Township of Delhi
P.O. Box 182
183 Main Street
Delhi, Ontario
N4B 2W9

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

REGIONAL MUNICIPALITY OF HALDIMAND NORFOLK
DEPARTMENT OF PLANNING & DEVELOPMENT
BUILDING DIVISION

ZONING DEFICIENCY FORM

PROPOSAL FAILS TO MEET DEVELOPMENT STANDARDS

Date: Feb 6/90

Assessment Roll # _____
Owner/Applicant Don McFarlane Municipality Town of Durham
Location of Property: Lot 11.16.17 Conc. _____ Block 2 Plan 502
Part _____ Reference Plan _____ Former Municipality Kelvin

Civic Address _____
Applicable Land Use By-Law 1-36-80 (Separate sheet for each By-Law)

Current Zoning RH Proposed Use Building Lot ☐ Permitted
Existing Use SFD ☐ Not Permitted

DEVELOPMENT STANDARDS	REQ'D	PROPOSED	DEFICIENCY
a) Lot Area	<u>99</u>	<u>66</u>	<u>33</u>
b) Lot Frontage	_____	_____	_____
c) Front Yard Setback	_____	_____	_____
d) Exterior Side Yard	_____	_____	_____
e) Interior Side Yard (Rt) (Facing Building)	_____	_____	_____
f) Interior Side Yard (Lt)	_____	_____	_____
g) Rear Yard	_____	_____	_____
h) Dwelling Unit Area	_____	_____	_____
i) Landscape Open Space	_____	_____	_____
j) % Lot Coverage	_____	_____	_____
k) Height of Building	_____	_____	_____
l) Houses Per Lot	_____	_____	_____
m) Accessory Bldg.	_____	_____	_____
n) Other Standards (specify)	_____	_____	_____
o) _____	_____	_____	_____

The above "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, Entrance Permits, Building Permit, etc.

I, the owner/applicant take full responsibility for the accuracy of the above noted "PROPOSED" information provided on this form.

Signatures: Don McFarlane Owner/Applicant [Signature] Building Inspector

Distribution of Forms

- * Original to Applicant/Owner
Duplicate to Secretary Committee of Adjustment
Triplicate to Area Building Inspector
- * The owner/applicant should present this form to the Regional Planner or the Secretary, Committee of Adjustment. The contact in this regard is:

NAME ADDRESS

Should you wish an appointment please call either the Region at 587-4911 or _____

White — Applicant

Yellow — Land Division

Pink — Building Division File