

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. B-99/90-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
Zenich 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 David Cooper & Sons Orchards Ltd. Phone No. 426-7162
Address Box 111 Victoria O.T. Postal Code N0E 1W0
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 David Cooper & Sons Orchards Ltd.
- c) Relationship (if any) or person(s) named in (b) to owner
Same
4. Location of Land: Former Township Charlottesville
Town or Village Victoria
Lot & Concession Lot 19 Con 3
Lot & Reg. Plan No. _____
5. Number of new lots (not including retained lots) proposed 1
6. Date of purchase of subject lands 1980
- 7.* How many years has owner farmed? 20
8. Dimensions of land intended to be SEVERED:
FRONTAGE: 270' DEPTH: 491' AREA: 3.04 acres
Existing Use Residential Proposed Use Residential
Number and type of buildings and structures existing on land to be severed:
1 two storey house 1 work shop 1 machinery barn
Number and type of buildings and structures proposed on land to be severed:
0
Date of construction of any existing dwelling House 1960 Barn 1978 Shop 1982
9. Dimensions of land intended to be RETAINED:
FRONTAGE: 1500 DEPTH: 2050 AREA: 82 acres
Existing Use Farm apple Orchard Proposed Use Farm (Orchard Apple)
Number and type of buildings and structures existing on the land to be retained:
1 bunk house
Date of construction of any existing dwelling 1976
10. a) Access to land intended to be SEVERED:
☐ unopened road ☒ open Municipal Road ☐ Regional Road
☐ Provincial Highway ☐ other (specify) _____
Name of Road/Street Victoria Road Con 4
- b) Access to land intended to be RETAINED:
☐ unopened road ☒ open Municipal Road ☐ Regional Road
☐ Provincial Highway ☐ other (specify) _____
Name of Road/Street Victoria Road Con 4

11. Service (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? 8
 Date(s) these parcels were created Aug 8 1985, 1986, 9 Township of Haldimand, Sept 1 1989, Feb 1 1990
 Previous File No. B-161187-DE 8-19-90 21, 22, 23, 24, 25, 26, 27, 28 DE
 For what uses? Surplus housing residential 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? _____
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 Village of Vittoria
 this 2 day of March, 1990.
Daniel F. [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 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.

28-49 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)
030 060 19000	19	3	Dolki CHAR	89	84	David Cooper & Sons Orchards Ltd.	Owned	Apple Orchard.	Farm house, workshop, machinery barn, bunkhouse.
030 060 21300	18	4	Dolki CHAR	33.25	30	David Cooper & Sons Orchards Ltd.	Owned	Young Apple Orchard.	None.
030 060 65000	18	5	Dolki CHAR	58.91	50	David Cooper & Sons Orchards Ltd.	Owned	Apple Orchard.	1 farm house 1 bunkhouse.

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, David Cooper 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 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

TOWN of SIMCOE
in the REGIONAL MUNICIPALITY
of HALDIMAND - NORFOLK
this 2 day of MARCH
A.D. 1990.

A Commissioner, etc.

Smull

David Cooper

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.

NOTE TO LANDOWNER

The District Plan contains policies by which severance applications must be considered. One residential severance may be permitted per farm holding.

By authorizing the use of rented properties in a severance application by the tenant farmer, the landowners ability to secure a future severance may be affected.

FILE NO. _____

OWNER'S AUTHORIZATION

(Required if a rented property is included in farm holding)

I/We _____

the owner(s) of the following properties:

<u>Assessment Roll Nos.</u>	<u>Lot</u>	<u>Conc.</u>	<u>Township</u>	<u>Acreage</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

do hereby authorize the use of the above properties in the Application For Consent being made by:

and understand that such use may prohibit the use of these properties in any future consent application.

Date: _____

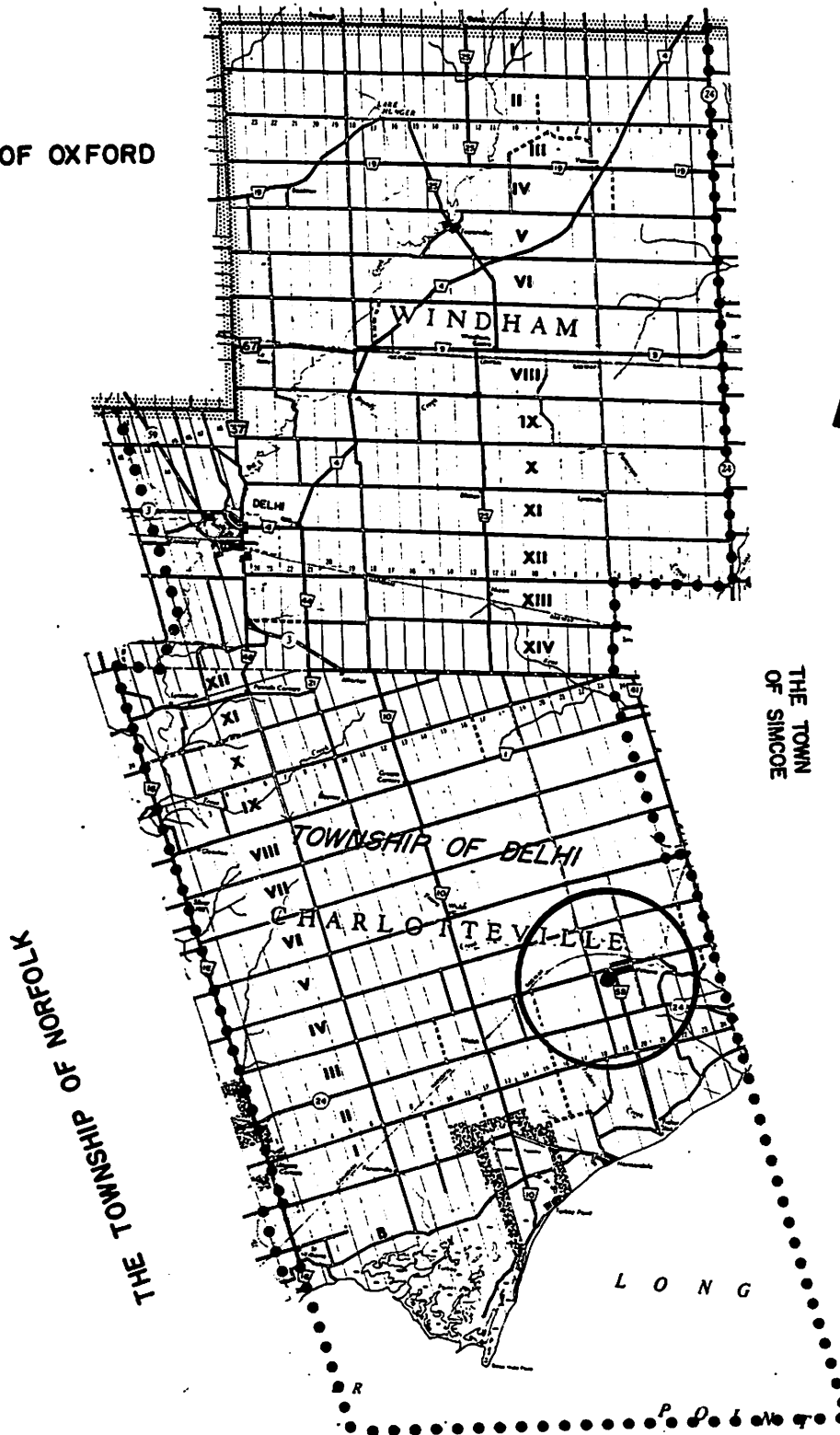
Signatures: _____

PDO:AUTHFORM

MAP N^o 1 TO FILE NUMBER B-99-90-DE

THE COUNTY OF BRANT

THE COUNTY OF OXFORD



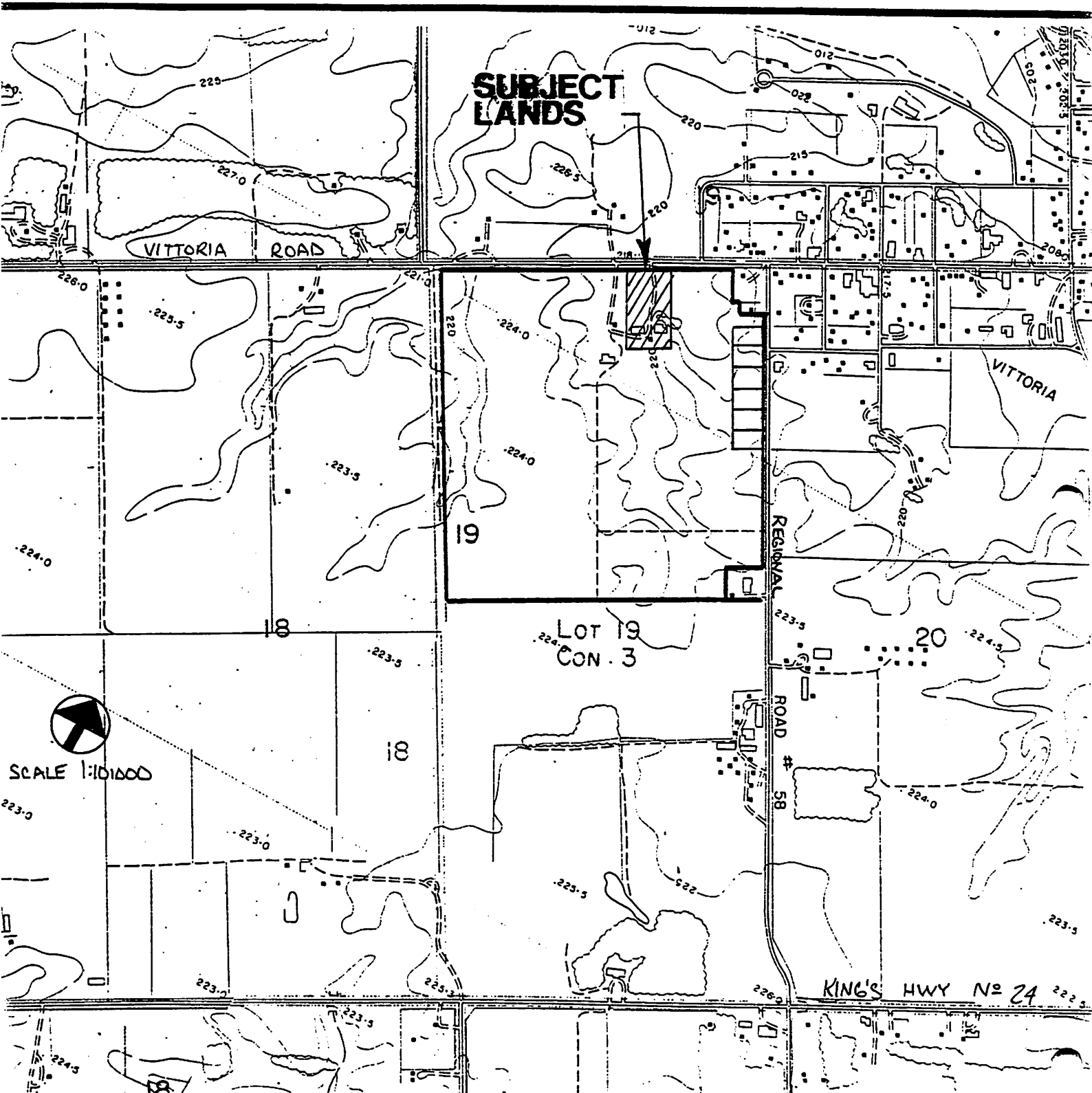
0 1 2 3 4 5 Km
SCALE: 1:200,000

THE TOWN
OF SIMCOE

THE CITY OF NANTICOKE

MAP Nº 2 TO FILE NUMBER 8-99-90-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE



MAP N° 3 TO FILE NUMBER B-99-90-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE

LOT
CON

VITTORIA

19
4

HAMLET
BOUNDARY
D.P.

23-DE-89

36.135

RH

IC

21-DE-88-S

36.119

20-D

VITTORIA ROAD

SUBJECT
LANDS

RH

MG

IC

MURRAY ST. W

MURRAY ST.

B-22/90-DE

33-DE-89

36.140

B-21/90-DE

B-29/90-DE

RH

RH

31-DE-89

36.139

CON. 3



SCALE 1:5000

MAP N° 4 TO FILE NUMBER B-99-90-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE

