

Deeming By-Law Request Form

For Office Use Only:

File Number: _____

Related File Number(s): _____

Fee: _____

Date of Request: _____

Applicant Information

Name: Dalton White Farms & Supplies Limited

Address: 46 Ed and Sandy DeHooghe, 802 James Street

Town/Postal Code: Delhi, ON N4B 2E1

Phone number: 519-909-0356

Email address: dehooghe@Kwic.com

☒ I am the registered owner of the subject lands

☐ I am an agent acting on behalf of the registered owners of the subject lands

Names of all property owners: Dalton White Farms & Supplies Limited

Location/Legal Description of Subject Lands

Note: If multiple properties are involved, please include information for all of them on the lines below and attach a separate sheet if necessary.

Property assessment roll number: 3310-492-007-002-00 & 3310-492-007-005-00

Parcel identification number (PIN): 50163-0104(LT)

Municipal civic address: 214 William Street

Legal description (include Plan Number and Lot Number): part of Lot 1, all of Lot 2, part Lot 3, Block 10, Plan 189, town of Delhi

Frontage: 40.84m

Width: 40.84m

Depth: 30.276m on right / varies

Lot area: 1363.94 sq. m.

(All measurements must be in metric units)

Reason for Request

Please explain the reason for the request to deem lot(s) out of a registered plan of subdivision (i.e. to merge lots together, to adjust property boundaries etc. - if additional space is required, please attach a separate sheet):

to merge the lots together and deem them not to
be lots in a plan of subdivision in preparation for a
new six lot plan of subdivision (separate application)

Declaration

I hereby declare that all of the above statements are accurate and true, and that I have submitted this request with the knowledge and consent of the owner.

[Signature]

Applicant Signature

Sept 8/21

Date

Required Attachments: Sketch and Parcel Identification Number (PIN) printout(s)

Please attach a drawing of what you propose to do on the subject lands/premises, including parking. All measurements must be in metric units. Please attach a PIN printout for all properties involved in this Deeming By-Law request. PIN printouts must have been printed within the last 30 days.

For Office Use Only:

Plan of subdivision has been registered for 8 years or more: ☐ Yes ☐ No

All required PINs submitted and printed within last 30 days: ☐ Yes ☐ No

Sketch included showing the proposed end result of the deeming: ☐ Yes ☐ No

Lands are within a Conservation Authority regulated area: ☐ Yes ☐ No
(if yes, circulate the appropriate C.A.)

Accepted By: _____

Signature: _____

Date: _____

Elder Plans Inc.

32 Miller Cres.
Simcoe, ON N3Y 4R1

September 8, 2021

Transmitted via email

Nicole Goodbrand, Senior Planner
Planning Department
185 Robinson Street, Suite 200
Simcoe, Ontario N3Y 5L6

Dear Nicole:

**SUBJECT: Deeming By-law request
214 William Street, Delhi
Property Roll # 3310-492-007-002-00 & 3310-492-007-005-00**

Although this property has one PIN (50163-0104 (LT) it has two property roll numbers. The subject lands for a proposed six lot plan of subdivision are composed currently of part of Lot 1, all of Lot 2 and part of Lot 3 in Block 10, Plan 189, Town of Delhi plan as shown on Registered Plan 37R-2838 (attached).

On behalf of my client, Dalton White Farms & Supplies, a deeming by-law is requested of the County in order to bring about a merger in title. The County fee of \$2,051 is also being submitted.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Mary Elder MCIP RPP

LAND
REGISTRY
OFFICE #37

50163-0104 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR Michael01
ON 2021/07/09 AT 11:25:06

PROPERTY DESCRIPTION: LT 2 BLK 10 PL 189; PT LT 1, 3 BLK 10 PL 189 PT 2, 3 37R2838; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2007/04/23

OWNERS' NAMES

DALTON WHITE FARMS & SUPPLIES LIMITED

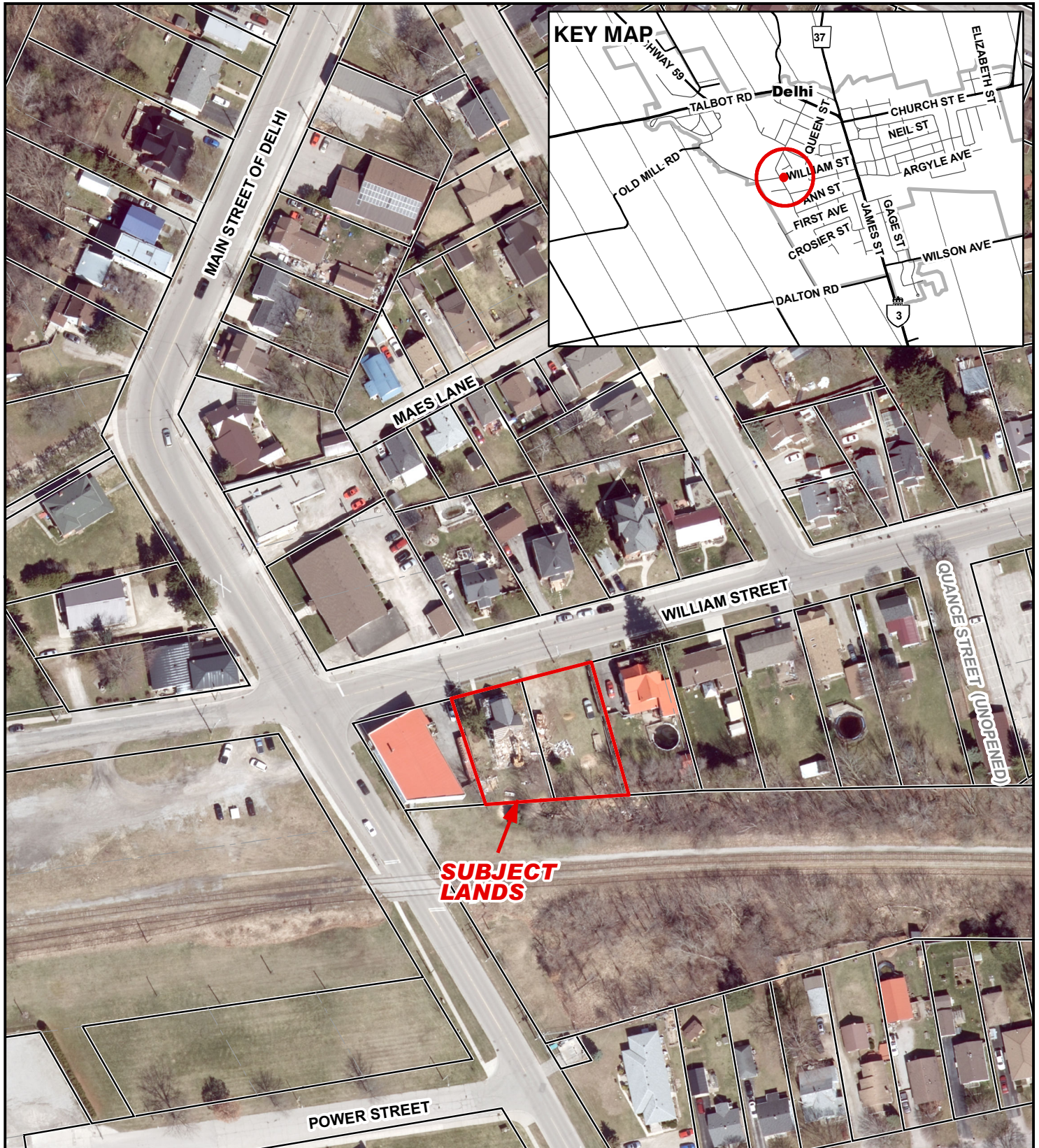
CAPACITY SHARE
ROMN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/04/21 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
IF THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 2007/04/23 **						
NR321944	1969/09/03	TRANSFER	\$1		DALTON WHITE FARMS & SUPPLIES LIMITED	C
37R2838	1984/11/21	PLAN REFERENCE				C


NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

MAP A
CONTEXT MAP
Urban Area of DELHI

DMPL2021366

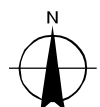


Legend

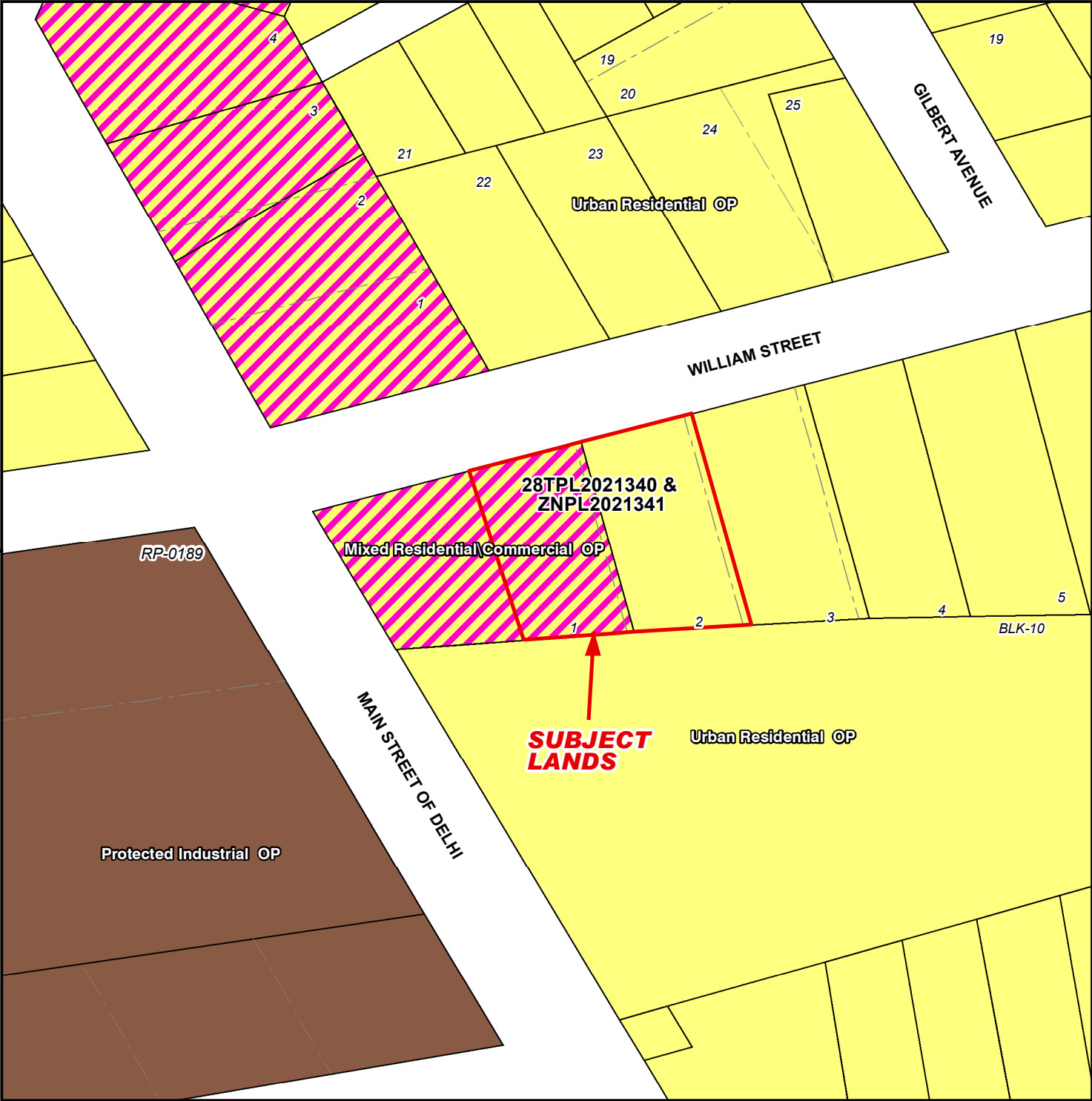
 Subject Lands

2020 Air Photo


2021-11-18







10 5 0 10 20 30 40 Meters




Legend

-  Subject Lands

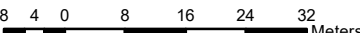
Official Plan Designations

-  Urban Residential
-  Mixed Residential/Commercial
-  Protected Industrial
-  Urban Area Boundary

2021-11-18



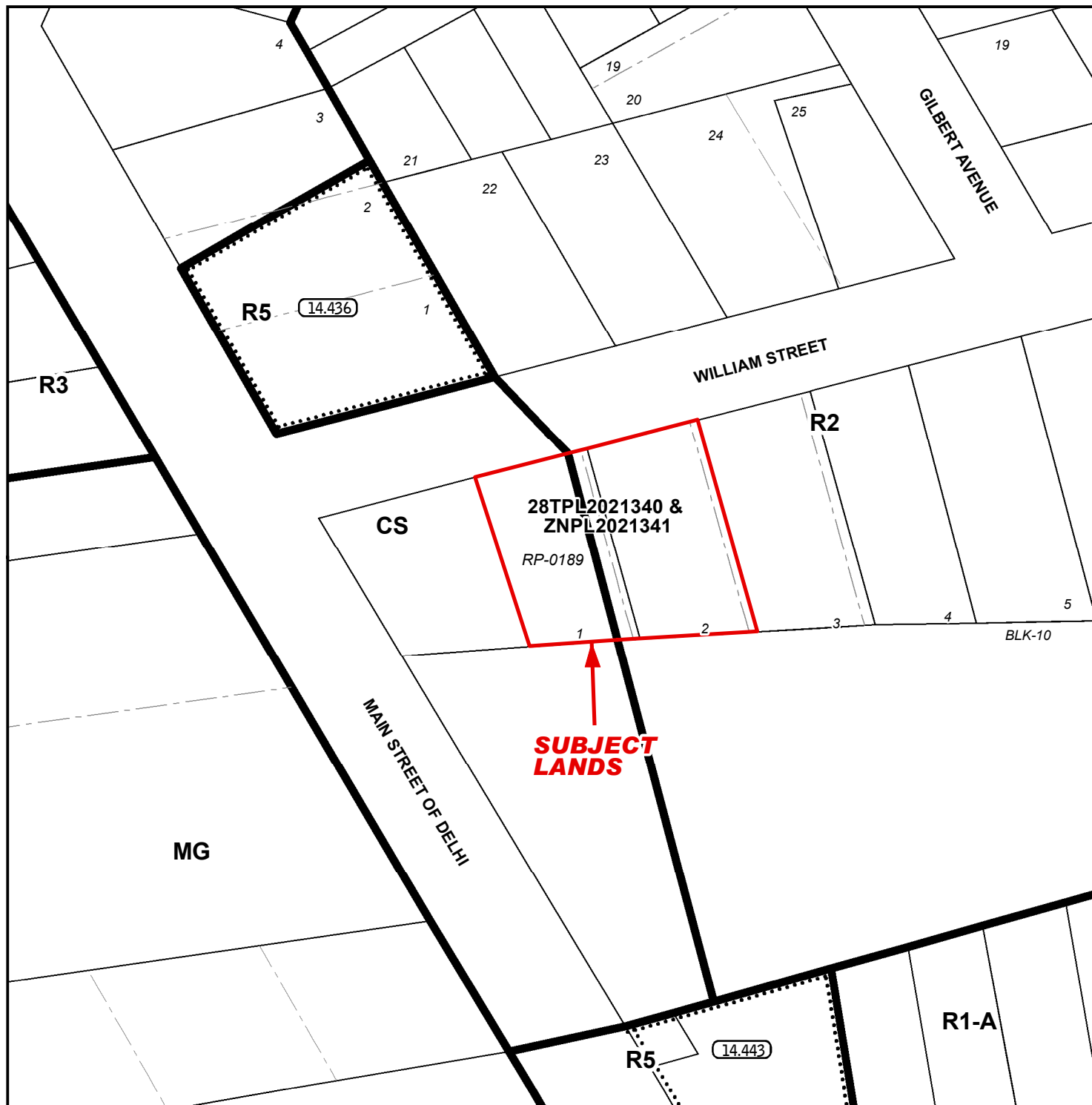
N



8 4 0 8 16 24 32 Meters

MAP C
ZONING BY-LAW MAP
 Urban Area of DELHI

DMPL2021366



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

2021-11-18

(H) - Holding

CS - Service Commercial Zone

MG - General Industrial Zone

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone

R3 - Residential R3 Zone

R5 - Residential R5 Zone

