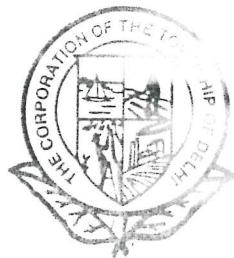


# *Township of DELHI*

P.O. Box 182 • 183 Main Street • Delhi, Ontario CANADA N4B 2W9  
Tel: (519) 582-2100 Fax: (519) 582-4571



COMMITTEE OF ADJUSTMENT COMMENT REQUEST FORM

<input checked="" type="checkbox"/>	Regional Planner	<input checked="" type="checkbox"/>	Regional Health Unit
<input checked="" type="checkbox"/>	Regional Roads	<input checked="" type="checkbox"/>	Conservation Authority
<input checked="" type="checkbox"/>	Environmental Services	<input checked="" type="checkbox"/>	Min. of Municipal Affairs & Housing
<input checked="" type="checkbox"/>	Public Works	<input type="checkbox"/>	CN Rail
<input type="checkbox"/>	T.P.P.O.A	<input type="checkbox"/>	Regional Treasury Department
<input type="checkbox"/>	Township Treasury Department	<input type="checkbox"/>	Ministry of Transportation

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

File No. B-17/99-DE

The proposal is explained on the attached application. If you require further information, please feel free to contact this office Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

In order to properly consider this application, the Committee would appreciate your comments or recommendation before the date below:

April 16, 1999

Date: April 1, 1999

Reply to: Lucy Hives, Planner  
or  
Sally Harrison  
Secretary-Treasurer  
Township of Delhi

This property is also the subject of an application for (Zoning Amendment, Official Plan Amendment, Minor Variance, Consent) File No.

If you wish to be notified of the decision of the Township of Delhi Committee of Adjustment in respect of the proposed application and in order to be kept advised of a possible Ontario Municipal Board hearing, you must make a written request to the Secretary-Treasurer.

If a person or public body that files an appeal of a decision of the Township of Delhi Committee of Adjustment in respect of the proposed consent and/or minor variance does not make written submission to the Township of Delhi Committee of Adjustment, before it gives or refuses to give a provisional consent and/or minor variance, the Ontario Municipal Board may dismiss the appeal.

An Agency shall be considered as having no objection if it does not reply by the above due date.

FILE NO. 2 B-17/99-L

ROLL NO. 053-070-335-01

11/11/1998

## THE PLANNING ACT

### TOWNSHIP OF DELHI

#### APPLICATION FOR CONSENT

##### A. APPLICANT INFORMATION

1. Name of Owner Michael & Sharon Virag Phone No. 519-586-2414  
Address 122#2 ST Williams  
Michael's Orchards Postal Code N0E 1P0  
Fax No. 519-751-8993

2. Owner's Solicitor or Authorized Agent Gary Hunter Phone No. 519-442-2287  
Address 19 Williams ST. Postal Code N3L 1K9  
Fax No. 519-442-6421

Please specify to whom all communications be sent:

Owner  Solicitor/Agent

##### B. LOCATION/LEGAL DESCRIPTION OF PROPERTY

1. Former Municipality Charlottesville

Town or Village \_\_\_\_\_ Concession Number \_\_\_\_\_ Lot Number 9

Registered Plan Number \_\_\_\_\_ Lot(s)/Block(s) \_\_\_\_\_

Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_

Number and Name of Street/Road Front Road or Lakeshore Road

2. Are there any easements or restrictive covenants affecting the property?

Yes  No If Yes, describe the easement or covenant and its effect:

---

C. **PURPOSE OF APPLICATION**

1. Type and purpose of proposed transaction: (check the appropriate space)

Transfer:  creation of a new lot Other:  a charge

boundary adjustment  a lease

an easement/right-of-way  a correction of title

2. Name of persons(s), if known, to whom land or interest in land is to be transferred,

leased or charged: Self.

3. If a boundary adjustment, identify the Assessment Roll No. of the lands to which the

parcel will be added.

4. If application involves a residential lot in a rural/agricultural area, please complete Form 1 which is available upon request.

5. If application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

D. **PROPERTY AND SERVICING INFORMATION:**

1. Description of land intended to be SEVERED:

Frontage: 160' Depth: 250' Area: 40,000

Existing Use: Agricultural Proposed Use: Residential

Number and type of buildings and structures existing on land to be severed:

1 one

D. **PROPERTY AND SERVICING INFORMATION:** (Continued)

PAGE THREE

Number and type of buildings and structures proposed on land to be severed:

1 house

2. Description of land intended to be RETAINED:

Frontage: 160' Depth: 250' Area: 40,000

Existing Use: Orchard/Agriculture Proposed Use: Residential

Number and type of buildings and structures existing on land to be retained:

See attached document H1

Number and type of buildings and structures proposed on land to be retained

No change.

3. Are any parts of the severed or retained lands within 400 metres of a Provincial Highway?

Yes \_\_\_\_\_

No 1

If yes, have you consulted with the Ministry of Transportation about this proposal?

Yes \_\_\_\_\_

No \_\_\_\_\_

4. Access to land intended to be SEVERED:

Unopened Road

Municipal Road

Regional

Provincial Highway

Other (specify) \_\_\_\_\_

Name of Road/Street East Front Road or Lakeshore Road

5. Access to land intended to be RETAINED:

Unopened Road

Municipal Road

Regional

Provincial Highway

Other (specify) \_\_\_\_\_

Name of Road/Street Front Road or Lakeshore Road

Municipal Water and Sewer  Municipal Water and Private Sewage

Municipal Sewer and Well  Private Sewage System and Well  
*request of*

Other (specify) \_\_\_\_\_

#### E. LAND USE

1. What is the existing official plan designation(s) of the lands: Agriculture
2. What is the zoning of the lands: Hazard Land or Agricultural
3. Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified. Please check the appropriate boxes, if any apply:

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
An Agricultural Operation, including livestock facility or stockyard (See 4)		
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially significant wetland (Class 1, 2 or 3 wetland) or a provincially significant wetland within 120 metres of the subject lands. (400 feet)	NO	
Floodplain		
A Rehabilitated Mine Site		
A Non-Operating Mine Site within 1 Kilometre		
An Active Mine Site		
An Industrial or commercial use and specify the use(s)		
An Active Railway Line		
Seasonal Wetness of land		✓
Erosion		
Abandoned Gas Wells		

4. If there are any livestock operations within 500 metres (1640 feet) of the subject lands, please complete Form 3 which is available upon request.

*N/A*

F. **HISTORY OF PROPERTY:**

PAGE FIVE

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes  No

F. **HISTORY OF PROPERTY:** (Continued)

If the answer to the above question is yes:

How many separate parcels have been created: \_\_\_\_\_

Dates(s) these parcels were created: \_\_\_\_\_

The name of the transferee for each parcel: \_\_\_\_\_

For what uses? \_\_\_\_\_

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated?

\_\_\_\_\_

Construction Date of Dwelling to be severed: \_\_\_\_\_

3. Have the lands subject of this application ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act?

Yes  No  Unknown

If YES, provide the File number, if known and the decision made on the application.

File No.: B-64/90-DE Decision: Approved but lapsed

<sup>CL</sup> B-2193-DE - Deferred

4. Date of purchase of subject lands over 20 years ago

5. How many years has the owner farmed?: Entire life - over 10 years

In Ontario?  In the Region?  On this Farm Holding?

G. **CURRENT APPLICATION:**

1. Are the subject lands currently the subject of a proposed Official Plan or Official Plan Amendment that has been submitted for approval?

Yes  No  Unknown

If Yes, and if known, specify the appropriate file number and status of the application \_\_\_\_\_

2. Are the subject lands the subject of an application for a Zoning By-Law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes

No

Unknown

Will be a rezoned  
re zoning of location

If Yes, and if known, specify the appropriate file number and status of the application \_\_\_\_\_

#### H. SKETCH

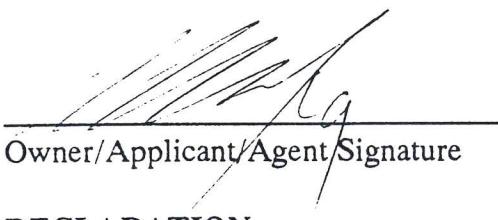
1. The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject lands including the part that is to be severed and the part that is to be retained.
- the boundaries and dimensions of any land owned by the owner of the subject lands and that abuts the subject lands.
- the distance between the subject lands and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject lands.
- the approximate location of all natural and artificial features on the subject lands and adjacent lands, including railways, highways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas.
- the existing use(s) on adjacent lands.
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- where access to the subject lands is by water only, the location of the parking and boat docking facilities to be used.
- 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.
- the location of any existing sewage system and well, on the lot to be created and/or retained.

### I. FREEDOM OF INFORMATION

For the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the Planning Act for the purposes of processing this application.



\_\_\_\_\_  
Owner/Applicant/Agent Signature

March 15-99  
\_\_\_\_\_  
Date

### J. DECLARATION

I, Michael Viray of the Township of Delle

in the Region of Waterloo-Nepean 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 Delle )  
 in the Region )  
 of Waterloo-Nepean )  
 this 13rd day of )  
March, A.D., 1999 )  
 A Commissioner, etc. )  
Constance Roddick )



\_\_\_\_\_  
Owner/Applicant/Agent  
Signature

$$ECD = 600(1 - B) = 600(1 - 0.8) = 120$$

APPLICANT: Michael S. Rasmussen

(last name) \_\_\_\_\_ (first name) \_\_\_\_\_

ALLOT IN A RURAL/AGRICULTURAL AREA

If not completed, your application may be denied.

1. Residential lot in a rural/agricultural area.

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

1. One lot from a farm holding  
 2. Estate lot  
 3. Surplus farm house  
     (through farm amalgamation)  
 4. Infilling lot

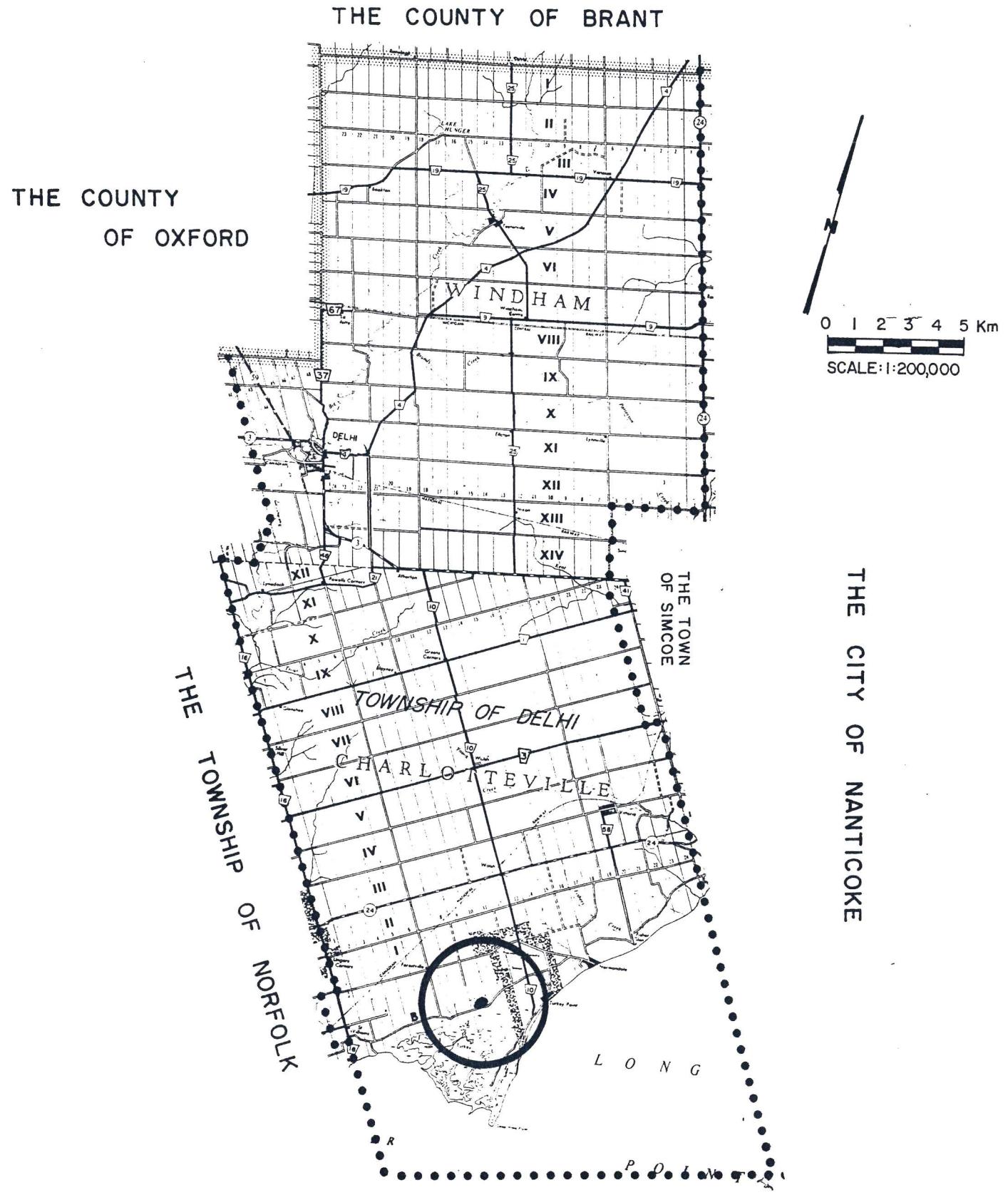
5. Residential lot involved in a boundary adjustment  
 6. Existing second dwelling from a non-viable rural property  
 7. Dwelling separated from existing commercial or industrial use in the rural area

the applicant which are involved in the farm operation. Properties located in other areas will be obtained from your tax certificate.

## NOTE:

... including a rented property as part of this farm holding, the attached Authorization form must be completed by the property owner.

MAP N° I TO FILE NUMBER B-17/25-DE

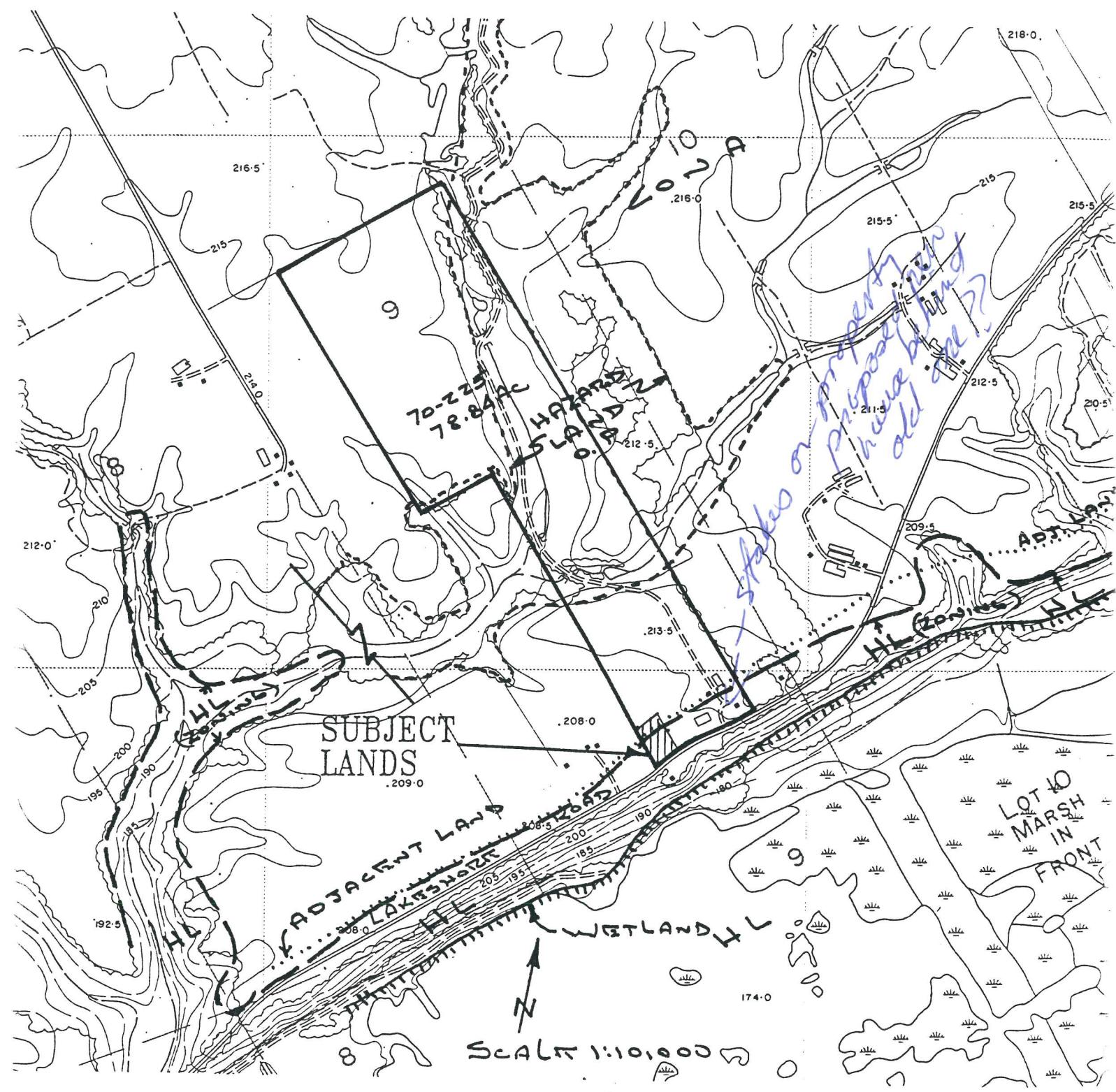


Michaels application not correct.  
Orchards - street nobody home 853

MAP Nº 2 TO FILE NUMBER 3-17/22-22

FORMER MUNICIPALITY:

## CHARLOTTVILLE.



MAP N<sup>o</sup> 3 TO FILE NUMBER B-17/55-DR

FORMER MUNICIPALITY: CHARLOTTESVILLE

