

TOWNSHIP OF DELHI  
COMMITTEE OF ADJUSTMENT  
COMMENT REQUEST FORM

**RECEIVED**  
MAR - 6 1990  
**RECEIVED**

Regional Planner  
 Ministry of Transportation  
 Regional Engineering Department  
 Area Public Works  
 Ministry of Agriculture & Food  
    \*\* see note below

Regional Health Unit  
 Ministry of Natural Resources  
 Conservation Authority  
 Ministry of Environment

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

File No. B-69/90-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

OR

Sally Lauszus  
Secretary-Treasurer  
Committee of Adjustment

REPORT DATE: March 26, 1990

Township of Delhi  
P.O. Box 182,  
183 Main Street,  
DELHI, Ontario  
N4B 2W9

MEETING DATE: April 6, 1990

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  
COMMITTEE OF ADJUSTMENT  
TOWNSHIP OF DELHI  
APPLICATION FOR CONSENT

1. Name of Owner HARRY AND CATHARINA VERBAKEL Phone No. 426-4931  
 Address 88#2 SINLCE CNT N3V 4K1 Postal Code N3V 4K1

2. Owner's Solicitor or  
 authorized agent THOMAS MARY CUNNINGHAM Phone No. 563-1373  
 Address 9 O'Rourke Ave. P.O. BOX. CNT Postal Code NCA 1N5  
 Please specify to whom all communications be sent:

Owner  Solicitor  Agent

3. a) Type and purpose of proposed transaction  
 Conveyance (specify - e.g. new lot, addition to a lot)  
 Other, please (specify - e.g. mortgage, lease easement, right of way, correction of title.)  
 b) Name of person (s) to whom land or interest in land is to be conveyed, leased or mortgaged  
 c) Relationship (if any) of person(s) named in (b) to owner

4.a) Location of Land: Former Township CHARLOTTEVILLE  
 Lot & Concession LOT 21, CON. 4  
 Lot & Registered Plan No. 000 000 07000

b) Number of new lots (not including retained lots) proposed ONE

5. Date of purchase of subject lands MAY 3, 1973

6. How many years has owner farmed (not only on subject lands) 40 years

7. Dimensions of land intended to be SEVERED:  
 FRONTAGE 175 DEPTH 200 AREA 35,000 (.803) ACRE  
 EXISTING USE AGRICULTURAL PROPOSED USE RESIDENTIAL  
 Number and type of buildings and structures existing on lands to be severed:  
NONE

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

Date of construction of any existing dwelling AUGUST 1990

8. Dimensions of land intended to be RETAINED:  
 FRONTAGE 925 DEPTH 2000 AREA 48 AC  
 EXISTING USE AGRICULTURAL PROPOSED USE AGRICULTURAL  
 Number and type of buildings and structures existing on lands to be retained:  
2 - BARN & HOUSE

Number and type of buildings and structures proposed on lands to be retained:  
~~2 - BARN & HOUSE~~ N/A

Date of construction of any existing dwelling N/A

9. a) Access to land intended to be SEVERED:

unopened road  open Municipal Road  Regional Road

Provincial Highway  other (specify) \_\_\_\_\_

Name of Road/Street WATER STREET

b) Access to land intended to be RETAINED:

unopened road  open Municipal Road  Regional Road

Provincial Highway  other (specify) \_\_\_\_\_

Name of Road/Street 5th Concession

10. Services (Proposed):

Municipal Water & Sewer  Municipal Water & Private System

Municipal Sewer & Well  Private Sewage System

Other (Specify) \_\_\_\_\_

11. Is any part of the lands swampy or subject to flooding, seasonal wetness or erosion?  
If yes, give details. \_\_\_\_\_

12. Has the owner previously severed any land from the holdings in which the lands to be severed is situated?  
 Yes  No

13. Has the owner previously severed lands within the Region of Haldimand-Norfolk?  
 Yes  No

If the answer to question 12 is yes,  
How many separate parcels have been created? ONE  
Date(s) these parcels have been created Aug 2, 76  
Previous File No. \_\_\_\_\_  
For what uses? RESIDENTIAL  
Show these parcels on the required sketch.

14. 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

15. Is the owner, solicitor or agent applying for additional consents anywhere within the Region of Haldimand-Norfolk simultaneously with this application or considering applying for additional consents in the future?  
 Yes  No  
If yes, give File No. \_\_\_\_\_

16. 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. \_\_\_\_\_

FILE NO. \_\_\_\_\_

APPLICANT: CUNNINGHAM TOM OR MARY  
(last name) (first name)RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREAINFORMATION FORM

LOT SIZE CREATED \_\_\_\_\_

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 dwelling 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 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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28-49

030 080 01PM	21	4	CHI	49.45	48.5	HARRY AND CATHARINA VERBAKEL, RR#2, SIMCOE, ONT N3Y 4K1	OWN	GRAIN, CORN, SOYBEANS, ALFALFA	HOUSE, BARN

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.

Dated at the \_\_\_\_\_ of \_\_\_\_\_ is \_\_\_\_\_ day of \_\_\_\_\_

1970.

Tom Fanning For himself  
(signature of applicant, agent or solicitor.)

I, WALTER VERBAEL of the 1411 1/2 1/2  
1411 1/2 1/2 in the Region of 1411 1/2 1/2  
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

Ministry of (111)  
in the Region  
of the District - North  
this 12 day of July  
1970.

Tom Fanning  
A Commissioner, etc.

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 severed, the part that is to be retained and the location of all previously severed lands;
- d) The 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 subject lands;
- 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 N<sup>o</sup> 1 TO FILE NUMBER B-69/90-DE

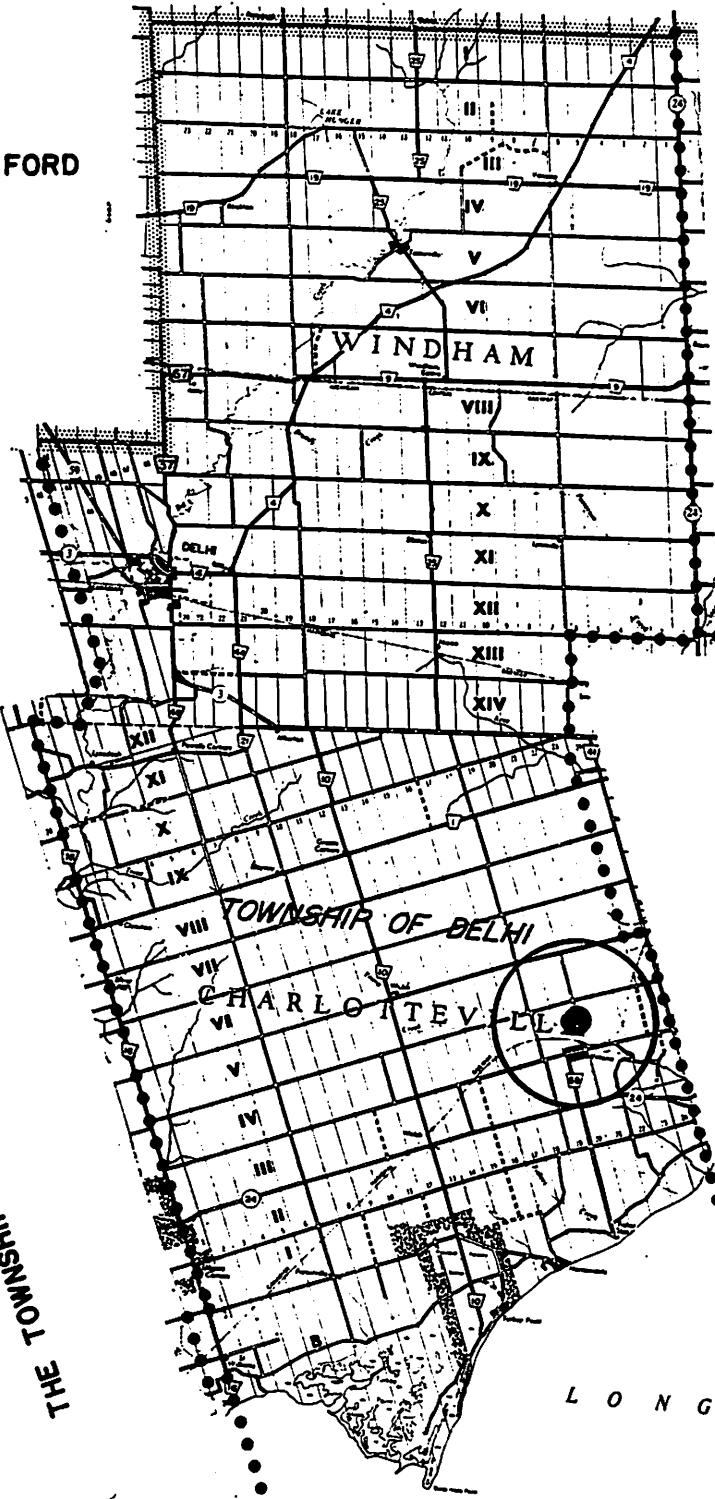
THE COUNTY OF BRANT

THE COUNTY OF OXFORD

THE TOWNSHIP OF NORFOLK

THE TOWN  
OF SIMCOE

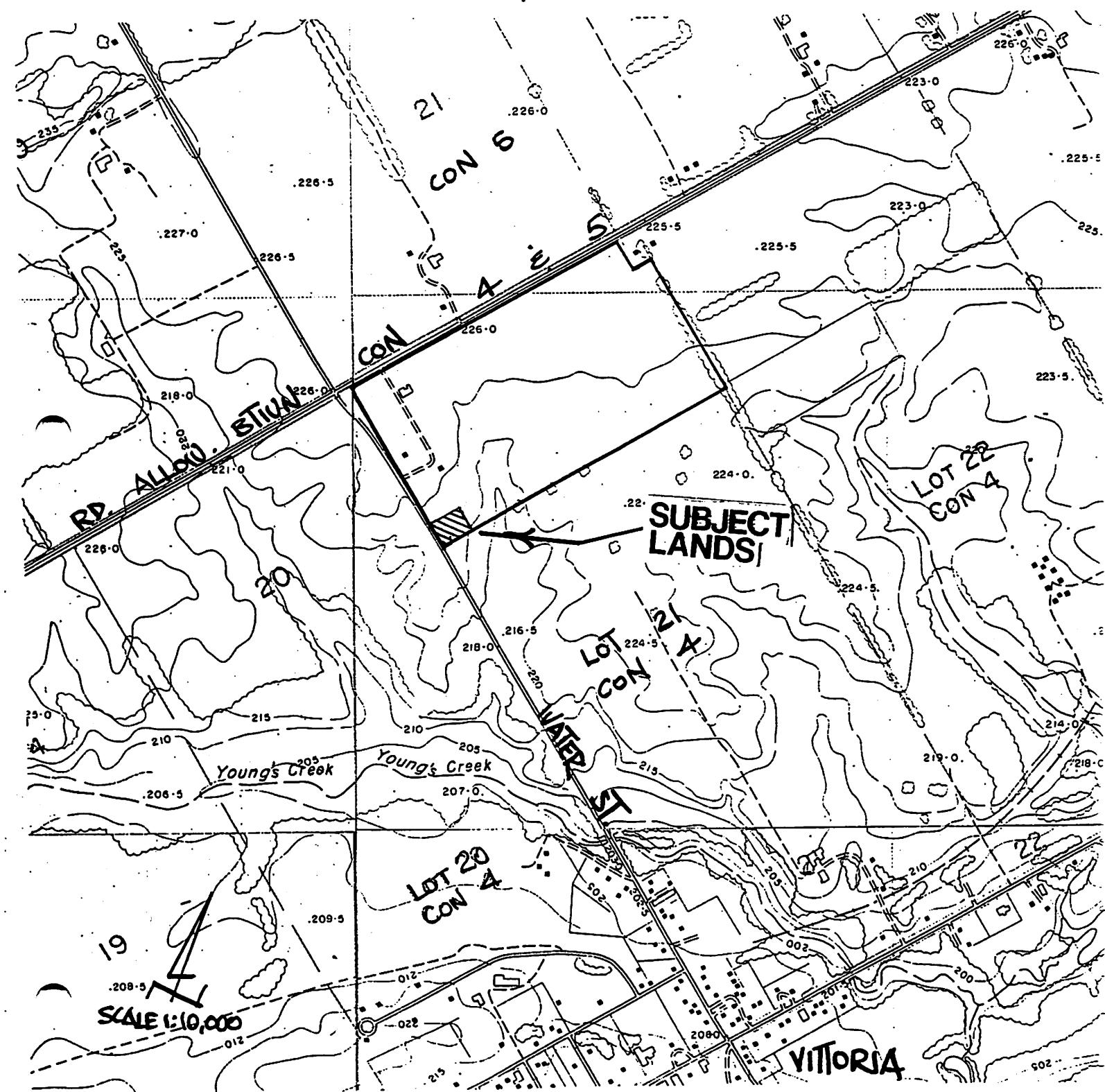
THE CITY OF NANTICOKE



SCALE: 1:200,000

MAP N° 2 TO FILE NUMBER B-69/90-DE

FORMER MUNICIPALITY: CHARLOTTEVILLE



MAP N° 3 TO FILE NUMBER B-69/90-DE

FORMER MUNICIPALITY: CHARLOTEVILLE

