

TOWNSHIP OF DELHI  
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

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-98/90-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

## FORM 1

THE PLANNING ACT

TOWNSHIP OF DELHI

## APPLICATION FOR CONSENT

1. Name of Owner LARRY AND LINDA MCES Phone No. 519-443-8865  
 Address Box 16 Windham Ctr. Postal Code N8E 2A0

2. Owner's Solicitor or  
 authorized agent RICK DIXON Phone No. 426-0842  
 Address PRINCE 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 \_\_\_\_\_

c) Relationship (if any) or person(s) named in (b) to owner \_\_\_\_\_

4. Location of Land: Former Township WINDHAM  
 Town or Village WINDHAM CTR.  
 Lot & Concession LOT 11 CONC 7  
 Lot & Reg. Plan No. \_\_\_\_\_

5. Number of new lots (not including retained lots) proposed 16. Date of purchase of subject lands MAR 1 /877.\* How many years has owner farmed? 14 years

8. Dimensions of land intended to be SEVERED:

FRONTAGE: 100' DEPTH: 160' ± AREA: 16.00 sq. ft ±Existing Use ACR. Proposed Use RESIDENTIAL DWELLINGNumber and type of buildings and structures existing on land to be severed:

/

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

Date of construction of any existing dwelling \_\_\_\_\_

9. Dimensions of land intended to be RETAINED:

FRONTAGE: 2375' DEPTH: 2350 AREA: 1/4 ACREExisting Use ACR. Proposed Use \_\_\_\_\_Number and type of buildings and structures existing on the land to be retained:2 HOUSES, BARN KILNS

Date of construction of any existing dwelling \_\_\_\_\_

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

/  unopened road /  open Municipal Road /  Regional Road/  Provincial Highway /  other (specify) \_\_\_\_\_

Name of Road/Street \_\_\_\_\_

b) Access to land intended to be RETAINED:

/  unopened road /  open Municipal Road /  Regional Road/  Provincial Highway /  other (specify) \_\_\_\_\_Name of Road/Street Peg'1 Rd 9

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. N/C

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 4/1/20

Previous File No. B-79-35 B-79-35 B-79-35 B-79-35

For what uses? RESISTANCE

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?

11 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?

11 Yes 14 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?

11 Yes 14 No

If yes, give File No. \_\_\_\_\_

Dated at the Township of Delhi  
this 5 day of March, 1990.  
John Linda Vols  
(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

LAWYER NOTES  
I, Laura. McIs of the Township  
of Richmond in the Region  
of Chatham-Kent  
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 Richmond  
in the Region  
of Chatham-Kent  
this 5 day of March  
A.D. 1998.

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 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.

FILE NO. \_\_\_\_\_  
APPLICANT: MELS  
(last name) LARRY + LINDA  
(first name)

RESIDENTIAL LOT IN A RURAL/AGRICULTURAL AREA  
INFORMATION 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 <u>all properties</u> owned and rented by the applicant which are involved in the farm operation. Properties located in other area municipalities <u>MUST</u> be included. Roll numbers can be obtained from your tax certificate.	

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)
28-49	10 11	7	WIND.			LINDA & LARRY MELS	<input type="radio"/>		

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.

MAP N<sup>o</sup> 1 TO FILE NUMBER B-98-90-DE

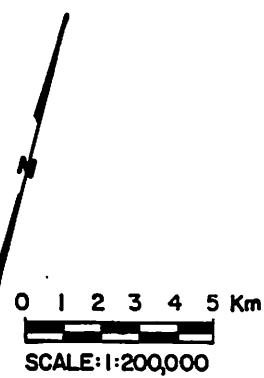
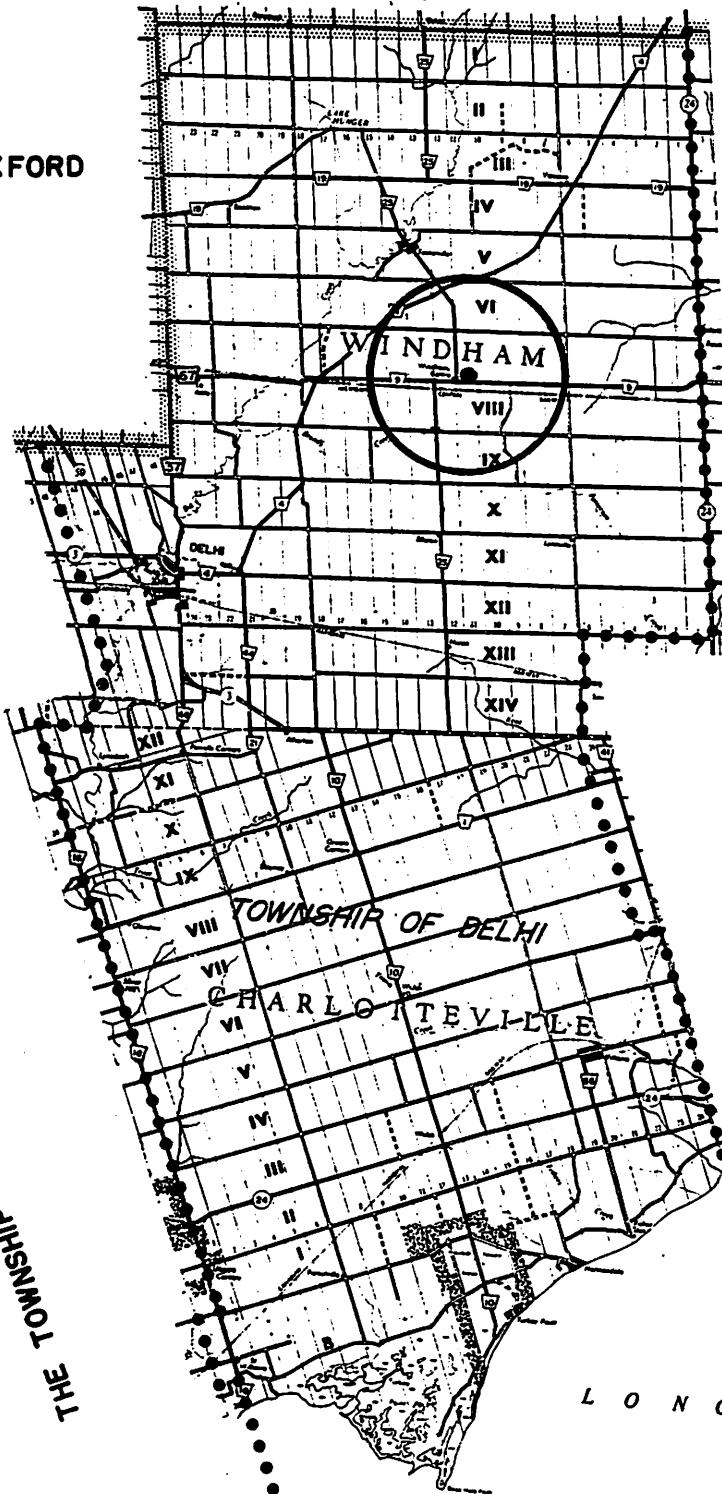
THE COUNTY OF BRANT

THE COUNTY OF OXFORD

THE TOWNSHIP OF NORFOLK

THE TOWN  
OF SIMCOE

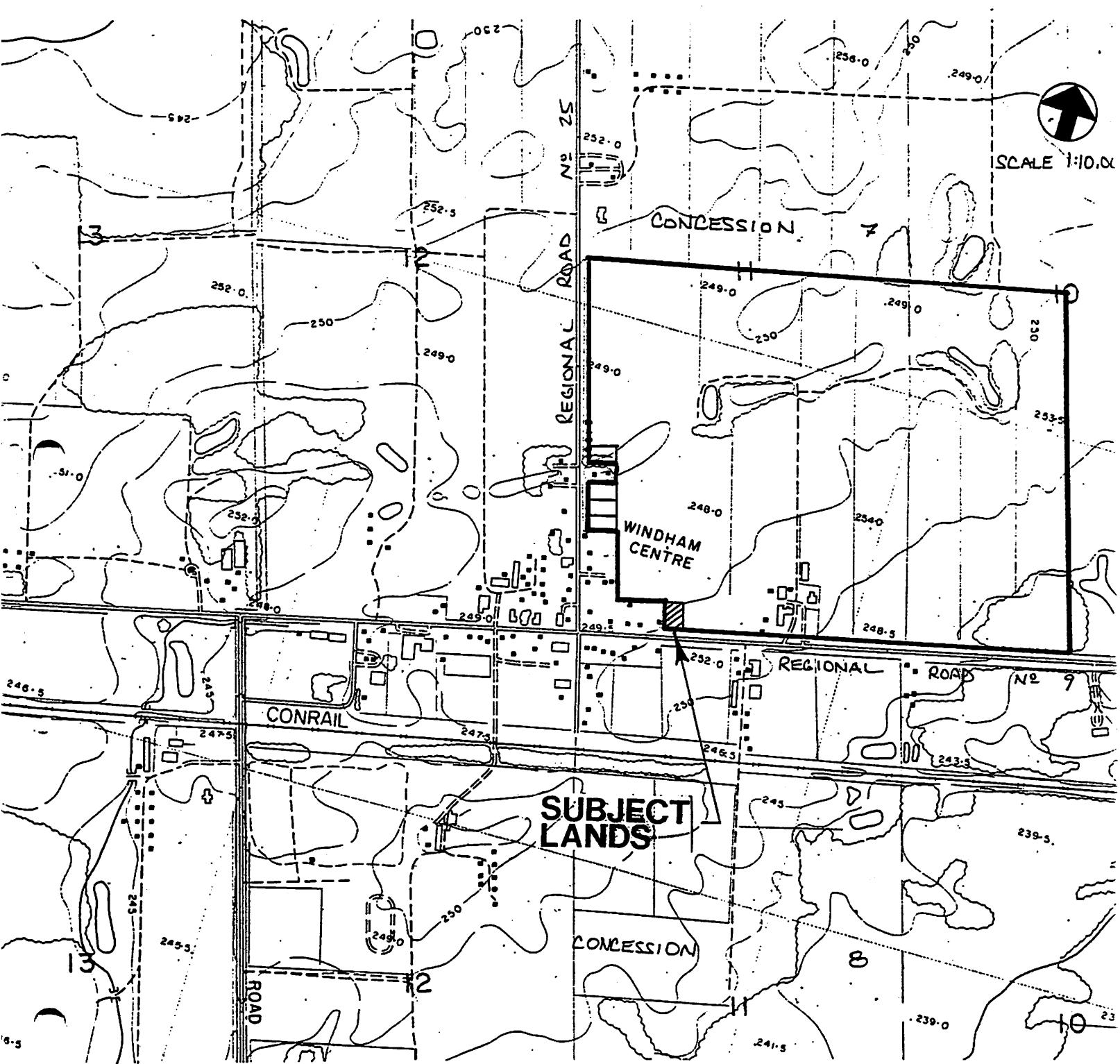
THE CITY OF NANTICOKE



SCALE: 1:200,000

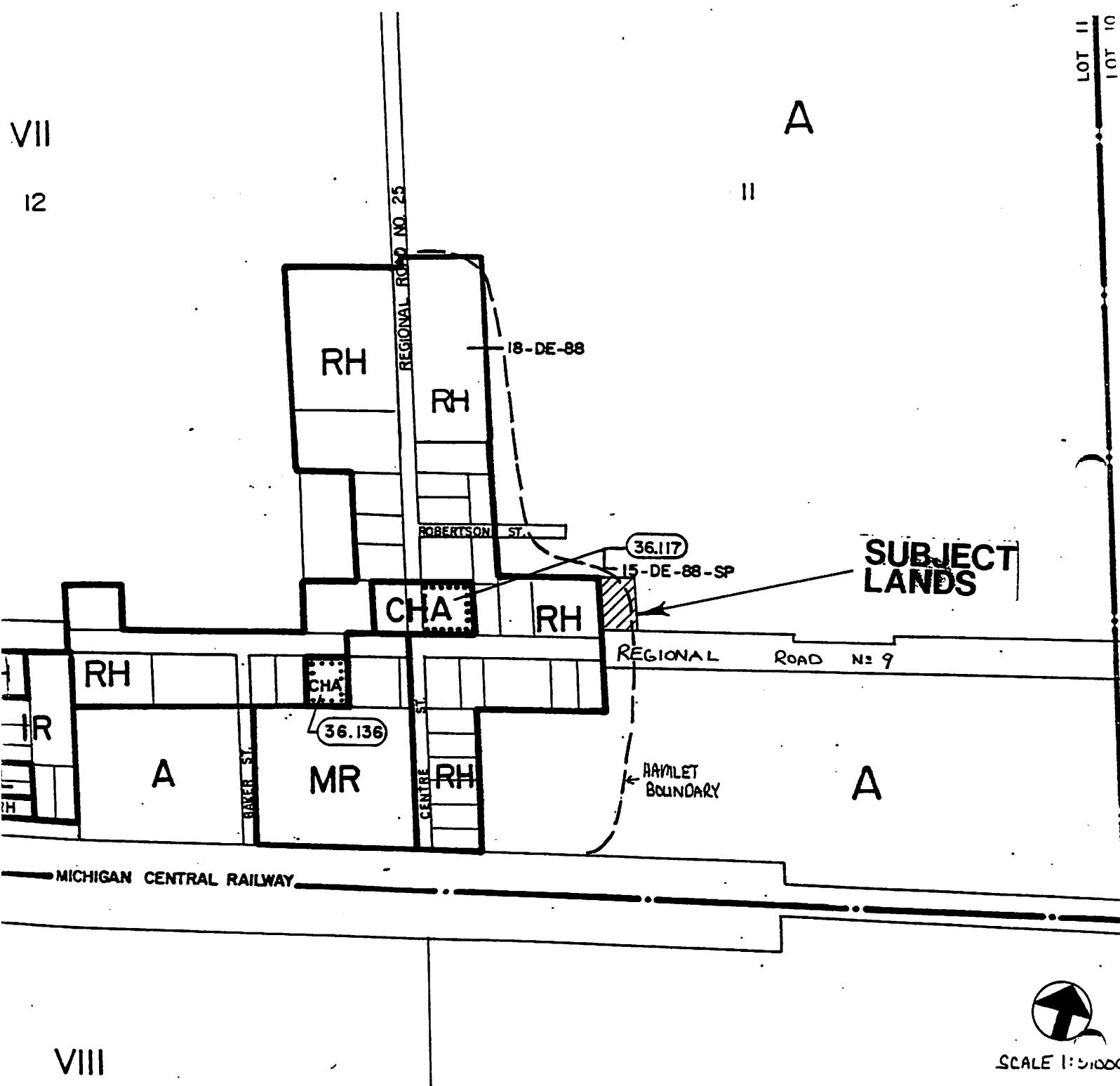
MAP N° 2 TO FILE NUMBER B-98-90-DE

FORMER MUNICIPALITY: WINDHAM



MAP N° 3 TO FILE NUMBER B-98-90-DE

FORMER MUNICIPALITY: WINDHAM



SCALE 1:5,000

MAP Nº 4 TO FILE NUMBER B-98-90-DE

FORMER MUNICIPALITY: WINDHAM



SCALE 1:5,000

12

CONCESSION  
LOT

7  
11

14-130

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## WINDHAM CENTRE

R.P. - 48 B

165  
14-740

## SUBJECT LANDS

## REGIONAL

ROAD 123-4 N° 586 43 9

B P 800

14-375  
85 AC

550 - 240

CONRAU

782.14