



THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT
COMMENT REQUEST FORM

FILE NO: BNPL2010055

☒ Building Department
☒ Building Inspector (Sewage System Review)
☒ Forestry Division
☒ GIS Section
☒ Fire/EMS
☒ Public Works - NOTE: If an agreement is required please attach the clauses you require in the agreement.

☐ Railway
☒ Norfolk Power
☐ Ministry of Transportation
☐ Conservation Authority

This Committee has received a consent/minor variance application concerning land within your jurisdiction. 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 of Adjustment requires your comments by:**

July 05, 2010

APPLICANT:

JOE MAYER, BOX 65522, DUNDAS, ON L9H6Y6

LOCATION: PLAN 189 BLK 15 PT LOTS 5, AND 10 (172-176 KING STREET WEST)

ASSESSMENT ROLL NO.: 3310492001091000000

PROPOSAL:

An application has been received to sever a parcel having a frontage of 10.66 m (34.97 ft), a depth of 49.08 m (161.02 ft) and having a lot area of 389 sq.m. (4187.16 sq.ft) and retain a parcel having an area of 947.24 sq.m. (10,196.34 sq.ft) to facilitate the severance of a freehold townhouse. An application to create a Right of Way for hydro services and parking purposes measuring 29.26 m (96 ft) by 11.58 m (38 ft) is also included.

PLEASE REPLY BY EMAIL DIRECTLY TO:

Pam Duesling, MCIP, RPP, Ec.D
60 Colborne Street S., Simcoe ON N3Y 4H3
519-426-5870 Ext. 1342

EMAIL: pam.duesling@norfolkcounty.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, you must make a written request to:

Karen Judd, ACST, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
karen.judd@norfolkcounty.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

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

CIRCULATION DATE: June 21, 2010

INSENT / SEVERANCE

severed #2 (not 3)

Office Use:

File Number: BN-PL2010055
 Related File: BN-PL2010056
2N-06212008
 Fees Submitted: June 7, 2010
 Application Submitted: June 7, 2010
 Sign Issued: June 7, 2010
 Complete Application: June 7, 2010

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310- 492 001 0910.0000

- | | |
|---|--|
| <input checked="" type="checkbox"/> Creation of a new lot | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Surplus Dwelling | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Farm Split | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> Other (lease / charge) | |

A. APPLICANT INFORMATION

Name of Applicant ¹ JOE MAYER Phone # 905 659 1393
 Address BOX 65522 Fax # 905 659 1792
 Town / Postal Code DUNDAS ONT. L9H 6Y6 E-mail joe@mayer@aol.com

¹ If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent _____ Phone # _____
 Address _____ Fax # _____
 Town / Postal Code _____ E-mail _____

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners ² 637541 ONTARIO LIMITED Phone # _____
 Address AS ABOVE Fax # AS ABOVE
 Town / Postal Code _____ E-mail _____

² It is the responsibility of the owner or applicant to notify the Planner of any changes in ownership within 30 days of such a change.

Please specify to whom all communications should be sent ³: ☒ Applicant ☐ Agent ☐ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>DELHI</u>	Urban Area or Hamlet	
Concession Number		Lot Number(s)	<u>LOTS</u>
Registered Plan Number	<u>189</u>	Lot(s) or Block Number(s)	<u>15</u>
Reference Plan Number	<u>189</u>	Part Number(s)	
Frontage (metres/feet)	<u>96 FT.</u>	Depth (metres/feet)	<u>161 FT.</u>
Width (metres/feet)		Lot area (m ² / ft ² or hectares/acres)	<u>15456 SQ. FT.</u>
Municipal Civic Address	<u>172-174-176 KING WEST.</u>		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.ca.

To obtain your municipal civic address for the severed lands please contact your local building inspector.

Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes

☐ No

IF YES, describe the easement or covenant and its effect:

HYDRO + PARKING AREA.

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

THE LAND IS PRESENTLY RESIDENTIAL
AND ONE LOT. WE WISH TO SEVER INTO 3
TOWNHOUSE UNITS.

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

/

If a boundary adjustment, identify the **assessment roll number** and **property owner** of the lands to which the parcel will be added:

/

CONSENT / SEVERANCE

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name and Address (including those with part interest) Assessment Roll No. (obtained from your tax bill)	Geographic Township Concession and Lot #	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

Description of Land	Lands to be Severed	Lands to be Retained
Area under cultivation	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Existing crops grown (type and area)		
Proposed crops grown (type and area)		

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of manure storage		

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**:

Frontage (metres/feet) 10.66 (34.97') Depth (metres/feet) 49.08 (161.02')
Width (metres/feet) 10.66 Lot area (m² / ft² or hectares/acres) _____
PROPOSED FINAL LOT SIZE (if boundary adjustment) 523 M² (5629.53 ft²)

Existing use: RESIDENTIAL - TOWNHOUSE UNIT.

Proposed use: " FREEHOLD TOWNHOUSE

Number and type of buildings and structures **EXISTING** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

3 TOWNHOUSE UNITS

Number and type of buildings and structures **PROPOSED** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

'AS IS'

Description of land intended to be **RETAINED**: UNIT #1 - 172 KING W.

Frontage (metres/feet) 10.25 Depth (metres/feet) 49.08
Width (metres/feet) 10.25 Lot area (m² / ft² or hectares/acres) 503 M² 947.24 m
Existing use: TOWNHOUSE RESIDENTIAL UNIT. 10,196 sq ft

Proposed use: SAME - BUT FREEHOLD

Number and type of buildings and structures **EXISTING** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

Number and type of buildings and structures **PROPOSED** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet) 96 Depth (metres/feet) 38
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use: FOR HYDRO EASEMENT + PARKING AREA.

CONSENT / SEVERANCE

D. PROPERTY INFORMATION

Central Business District.

Present official plan designation(s): *RESIDENTIAL - MULTI UNIT*

Present zoning: *R4 - 36.290 - lot frontage = 9 m, Int. Side yard = 1.8 m.*

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

☐ Yes ☒ No ☐ Unknown

If yes, indicate the file number and the status/decision: _____

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the file number and the status/decision: _____

Number of separate parcels that have been created: _____

Date(s) these parcels were created: _____

Name of the transferee for each parcel: _____

Uses of the severed lands: _____

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

Date of construction of the dwelling proposed to be severed: *APRIL 10/10.*

Date of purchase of subject lands: *SEPT 2008*

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☒ Yes ☐ No ☐ Unknown

If yes, specify the uses: *PARKING LOT.*

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

CONSENT / SEVERANCE

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

HISTORICAL KNOWLEDGE FROM PREVIOUS OWNERS
+ NEIGHBOURS.

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached?

☐ Yes ☐ No

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about **each application**: If additional space is required, attach a separate sheet.

File number: 2N-062/2008

Land it affects: Subject lands

Purpose: Reduced lot frontage.

Status/decision: Approved

Effect on the requested amendment: _____

Is the above information for other planning developments applications attached? ☐ Yes ☐ No

CONSENT / SEVERANCE

G. PROVINCIAL POLICY

Is the requested application consistent with the provincial policy statements issued under subsection 3(1) of the Planning Act, R.S.O. 1990, c. P. 13?

☒ Yes ☐ No

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☒ Yes ☐ No

If yes, does the requested application conform to or does not conflict with the provincial plan or plans:

YES

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)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>50m</u> distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

WATER SUPPLY

SEVERED

RETAINED

Municipal piped water

☐☒

Communal Wells

☐☐

Individual Wells

☐☐

Other means (describe) TOWN WATER



CONSENT / SEVERANCE

SEWAGE TREATMENT

SEVERED

RETAINED

Municipal Sewers
Communal System
Septic tank and tile bed
Other means (describe) _____

☐
☐
☐

☒
☐
☐

STORM DRAINAGE

SEVERED

RETAINED

Storm Sewers
Open ditches
Other (describe) _____

☐
☐

☒
☐

Have you consulted with Public Works & Environmental Services concerning stormwater management?



Yes

☐

No

Has the existing drainage on the subject lands been altered?



Yes



No

Does a legal and adequate outlet for storm drainage exist?



Yes

☐

No

☐ Unknown

Existing or proposed access to the **RETAINED** lands:

- ☐ Unopened road
☒ Municipal road maintained all year
☐ Municipal road maintained seasonally

- ☐ Provincial highway
☐ Right-of-way
☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

KING ST. W. DELHI

Existing or proposed access to **SEVERED** lands:

- ☐ Unopened road
☒ Municipal road maintained all year
☐ Municipal road maintained seasonally

- ☐ Provincial highway
☐ Right-of-way
☐ Other (describe below)

If other, describe: _____

Name of road/street: _____

KING ST. W. DELHI

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☐

Yes



No

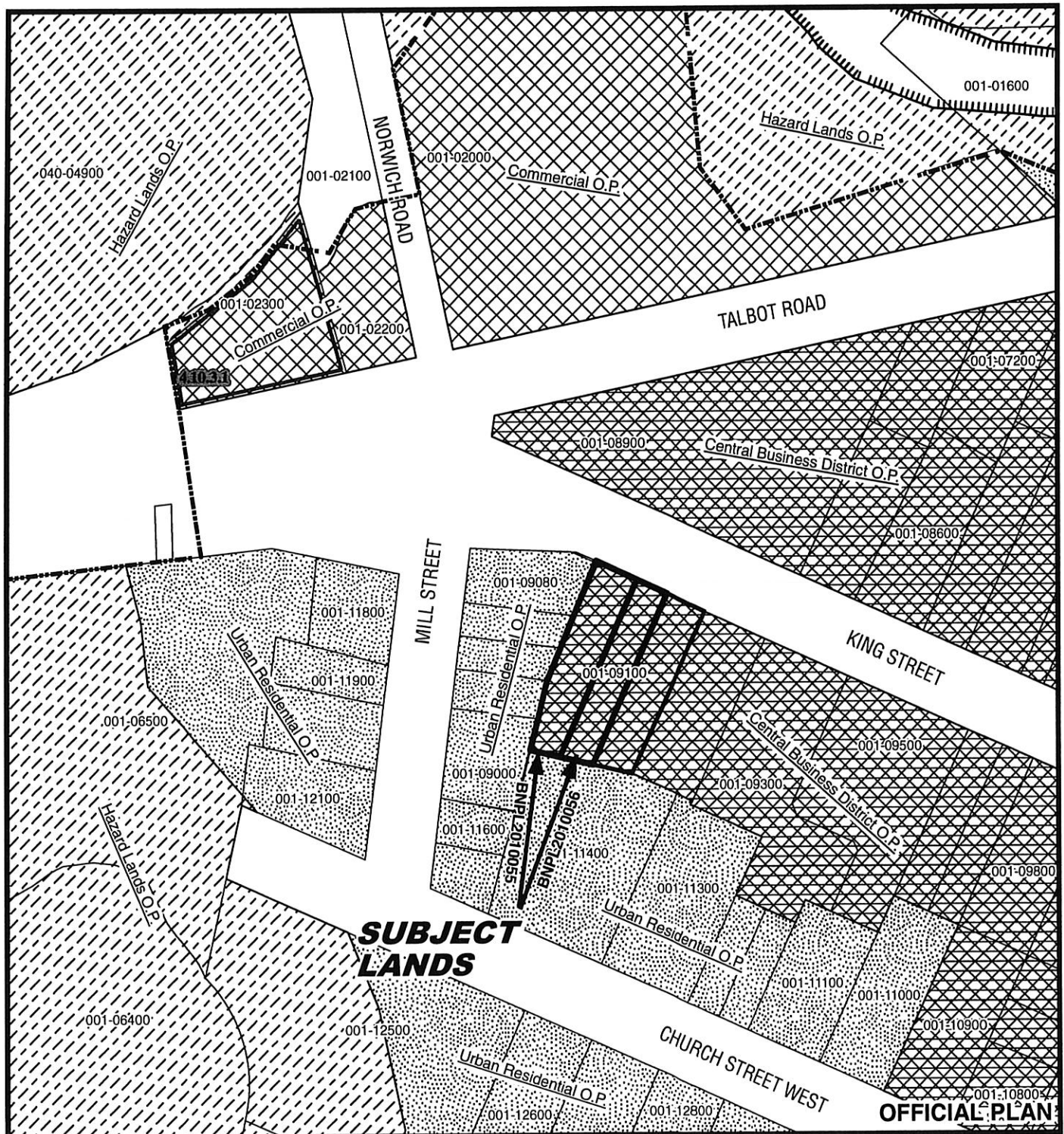
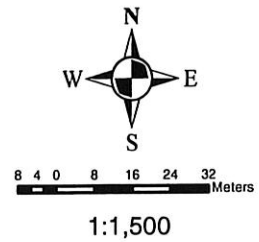
If yes, describe: _____

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

MAP 2

File Number: BNPL2010055 & BNPL2010056

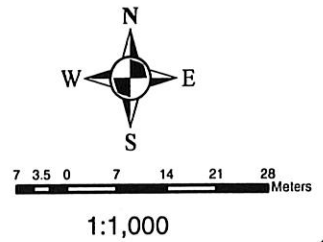
Urban Area of DELHI



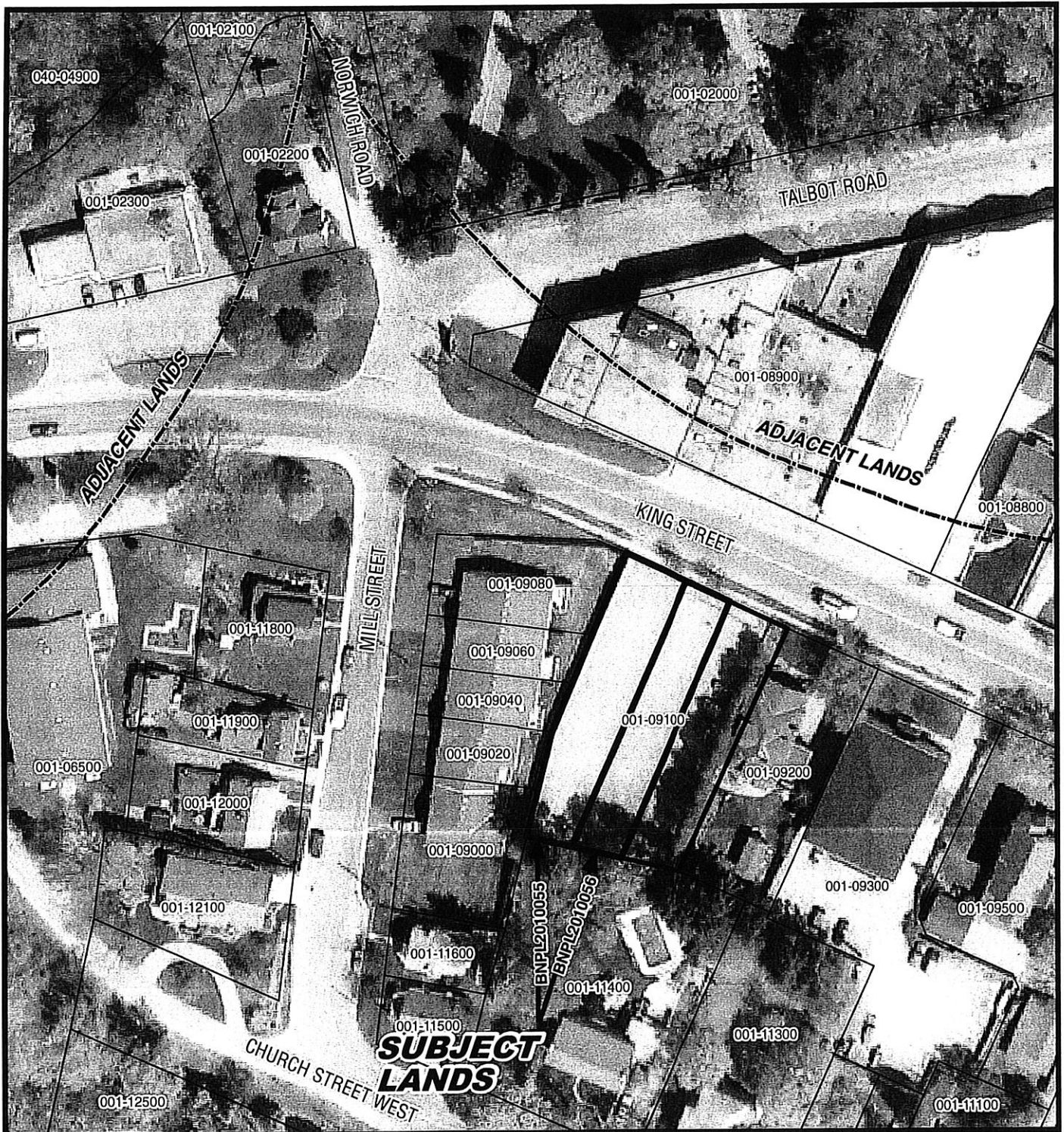
MAP 3

File Number: BNPL2010055 & BNPL2010056

Urban Area of DELHI



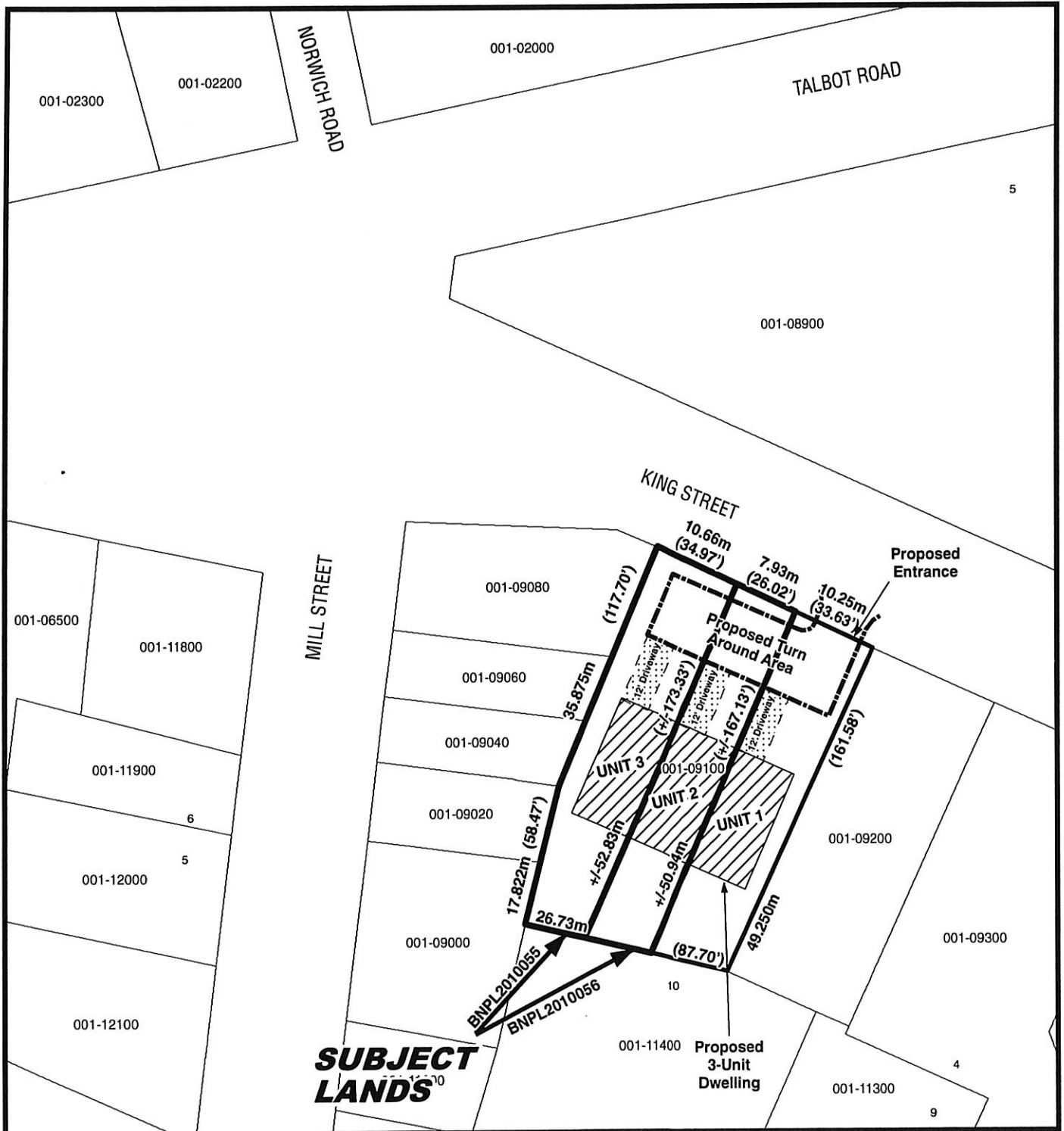
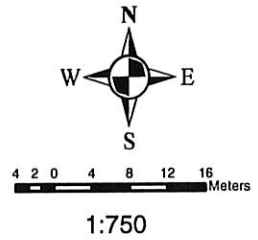
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MAP 4

File Number: BNPL2010055 & BNPL2010056

Urban Area of DELHI



Urban Area of DELHI

