

CONSENT / SEVERANCE

File Number BNPL2016252
 Related File Number _____
 Pre-consultation Meeting On Aug 2016
 Application Submitted On Aug 19 2016
 Complete Application On Aug 19 2016

Application Fee 1535.00
 Conservation Authority Fee N/A.
 OSSD Form Provided N/A.
 Sign Issued _____

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-** 49200242300 ^{12400, 331049200212300}

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

A. APPLICANT INFORMATION

Name of Applicant ¹ Delhi Ontario Branch 125 Phone # _____
 Address Royal Canadian Legion Fax # _____
Main St. of Delhi
 Town / Postal Code Delhi, ON N4B 2M4 E-mail _____

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

AGENT INFORMATION

Name of Agent David Roe Phone # 519-582-1174
 Address 599 Larch St Fax # _____
 Town / Postal Code Delhi, ON N4B 3A7 E-mail _____

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

Name of Owners ² same as applicant Phone # _____
 Address _____ Fax # _____
 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:

none



B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	Urban Area or Hamlet	Delhi
Concession Number	Lot Number(s)	
Registered Plan Number	Lot(s) or Block Number(s)	P Lot 42, Blk 37
Reference Plan Number	Part Number(s)	
Frontage (metres/feet)	Depth (metres/feet)	30.48m / 100ft
Width (metres/feet)	Lot area (m ² / ft ² or hectares/acres)	695.3m ² / 3500 sq ft
Municipal Civic Address	249 Main St of Delhi	

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:

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):

Sever parcel with two buildings into separate ownerships.

Provide an easement over retained parcel for use and access

to rear yard of severed parcel.

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

Sale of severed parcel pending

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

80% lot coverage

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:

N/A

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:

N/A

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		

Description of land intended to be SEVERED:

Parcel A

Frontage (metres/feet) 9.64m Depth (metres/feet) 30.48m

Width (metres/feet) 9.64m and 6.06m Lot area (m² / ft² or hectares/acres) 244m2

PROPOSED FINAL LOT SIZE
(if boundary adjustment) _____

Existing use: Commercial building with residential apartments

Proposed use: no changes



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:

2 storey brick buildings 137m² with covered porch Rear Yard 15.65

Front set back - nil/encroaching side yards .37m/nil, %coverage 56.1

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:

nothing new

Description of land intended to be **RETAINED**: Parcel B and C

Frontage (metres/feet) 13.21m

Depth (metres/feet) 30.49m

Width (metres/feet) 13.216m and 16.712m

Lot area (m² / ft² or hectares/acres) 451.3m²

Existing use: Legion Hall

Proposed use: no change

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:

1 storey concrete block building with covered deck

296.6m² Dront yard 8.77m, side yards nil/.23m, Rear Nil, % coverage 65.7

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:

nothin new

Description of proposed **RIGHT OF WAY/EASEMENT**: Parcel B for access to rear of Parcel A

Frontage (metres/feet) 2m

Depth (metres/feet) 16.52m

Width (metres/feet) 2m

Lot area (m² / ft²) 33m²

Proposed use: Pedestrian access over retained lands to rear area of Parcel A for use of owner and occupants of Parcel A

D. PROPERTY INFORMATION

Present official plan designation(s): CBD

Present zoning: CBD

Is there a site specific zone on the subject lands?

no

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: 1920s

Date of purchase of subject lands: 1927

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: Legion Hall, hair salon, 2 apartments

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

☐ Yes ☐ No ☒ Unknown

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:

knowledge of agent

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:

1. a minor variance or a consent;
2. an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
3. 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: _____

Land it affects: _____

Purpose: _____

Status/decision: _____

Effect on the requested amendment: _____

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

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:

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 MDS 1 Calculation Form)	<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)) Legion & hair salon	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ^{adj} ____ 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) _____

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 ☐ Provincial highway
☒ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: Main St of Delhi

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

☐ Unopened road ☐ Provincial highway
☒ Municipal road maintained all year ☐ Right-of-way
☐ Municipal road maintained seasonally ☐ Other (describe below)

If other, describe: _____

Name of road/street: Main St of Delhi

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☐ Yes ☐ No

If yes, describe: sale of parcel in fall

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.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

243 Main St. Delhi

Legal Description: Delhi, Pt. Lot 42 Blk 37 Plan 189

Assessment 331049200212400

Application #: Delhi Ontario Branch 125 Royal Canadian Legion

Parcel "A"

Central Business District Zone (CBD)

6.1.2 Main Building

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum front yard	0.00	0	N/A	m
b) minimum exterior side yard	0.00	0.00	N/A	m
c) minimum interior side yard	0.00	0.37	N/A	m
i) abutting any residential Zone	1.20	0.00	N/A	m
	1.20	0.00	N/A	m
d) minimum rear yard	0.00	0.00	N/A	m
i) abutting any residential Zone	6.00		N/A	m
e) maximum building height	6	2	4.00	storeys
f) Maximum front yard setback (but does not permit parking)	3.00		N/A	m
g) Maximum lot coverage	80	56	24.00	%

6.1.3 Zone Provisions for Dwellings

6.1.4 Location and Use of First Storey

6.1.5 Step Back of Upper Floors

The front wall of each floor located above four(4) storeys shall be stepped back 2 metres from the front wall of the fourth storey	2.00	N/A	m
--	------	-----	---

6.1.6 Angular Plane

6.1.7 Zone Provision for Convenience Store

Maximum usable floor area of a convenience store	280.00	N/A	m.sq
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Comments

Accessory Use to Non-Residential Uses

3.1 No building or structure, excluding a sign, which is accessory to any non-residential use in any Zone shall:

- a) contravene any Zone provisions for the Zone in which the building or structure is located except;
- i) a building or structure used as a gatehouse or kiosk for parking attendants or security personnel which may be

to a street line	3.00	3.00	m
maximum building area	20.00	20.00	m.sq

Comments



Zoning Deficiency

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Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

243 Main St. Delhi

Legal Description: Delhi, Pt. Lot 42 Blk 37 Plan 189

Assessment 331049200212400

Application #: Delhi Ontario Branch 125 Royal Canadian Legion

Parcel "A"

Central Business District Zone (CBD)

Parking

4.1 number of parking spaces

N/A

Comments

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

I have read and understand the above.

Signature of owner or authorized agent

date

Prepared By:

Laurel Lee Sowden

AS PER:

Fritz R. Enzlin, CBCO, CRBO

Chief Building Official

Manager, Building & Bylaw Division

Norfolk County


Signature of Building Inspector


date



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

249 Main st. Delhi, ON

Legal Description: Delhi, Pt. Lot 42 Blk 37 Plan 189

Assessment # 331049200212300

Application #: Delhi Ontario Branch 125 Royal Canadian Legion

Parcel "B" & "C"

Central Business District Zone (CBD)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
6.1.2 Main Building				
a) minimum front yard	0.00	8.77	N/A	m
b) minimum exterior side yard	0.00	0.00	N/A	m
c) minimum interior side yard	0.00	0.23	N/A	m
i) abutting any residential Zone	1.20	0.00	N/A	m
	1.20	0.00	N/A	m
d) minimum rear yard	0.00	0.00	N/A	m
i) abutting any residential Zone	6.00		N/A	m
e) maximum building height	6	1	5.00	storeys
f) Maximum front yard setback (but does not permit parking)	3.00		N/A	m
g) Maximum lot coverage	80	66	14.30	%
6.1.3 Zone Provisions for Dwellings				
6.1.4 Location and Use of First Storey				
6.1.5 Step Back of Upper Floors				
The front wall of each floor located above four(4) storeys shall be stepped back 2 metres from the front wall of the fourth storey	2.00		N/A	m
6.1.6 Angular Plane				
6.1.7 Zone Provision for Convenience Store				
Maximum usable floor area of a convenience store	280.00		N/A	m.sq

Comments

Accessory Use to Non-Residential Uses

- 3.1 No building or structure, excluding a sign, which is accessory to any non-residential use in any Zone shall:
- a) contravene any Zone provisions for the Zone in which the building or structure is located except;
 - i) a building or structure used as a gatehouse or kiosk for parking attendants or security personnel which may be
- to a street line 3.00 m
- maximum building area 20.00 20.00 m.sq

Comments



Zoning Deficiency

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PROPERTY INFORMATION

249 Main st. Delhi, ON

Legal Description: Delhi, Pt. Lot 42 Blk 37 Plan 189

Assessment # 331049200212300
Parcel "B" & "C"

Application #: Delhi Ontario Branch 125 Royal Canadian Legion

Central Business District Zone (CBD)

Parking

4.1 number of parking spaces

N/A

Comments

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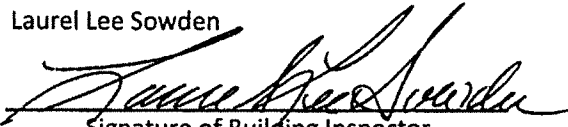
I have read and understand the above.

Signature of owner or authorized agent

date

Prepared By:

Laurel Lee Sowden



Signature of Building Inspector



date

AS PER:

Fritz R. Enzlin, CBCO, CRBO

Chief Building Official

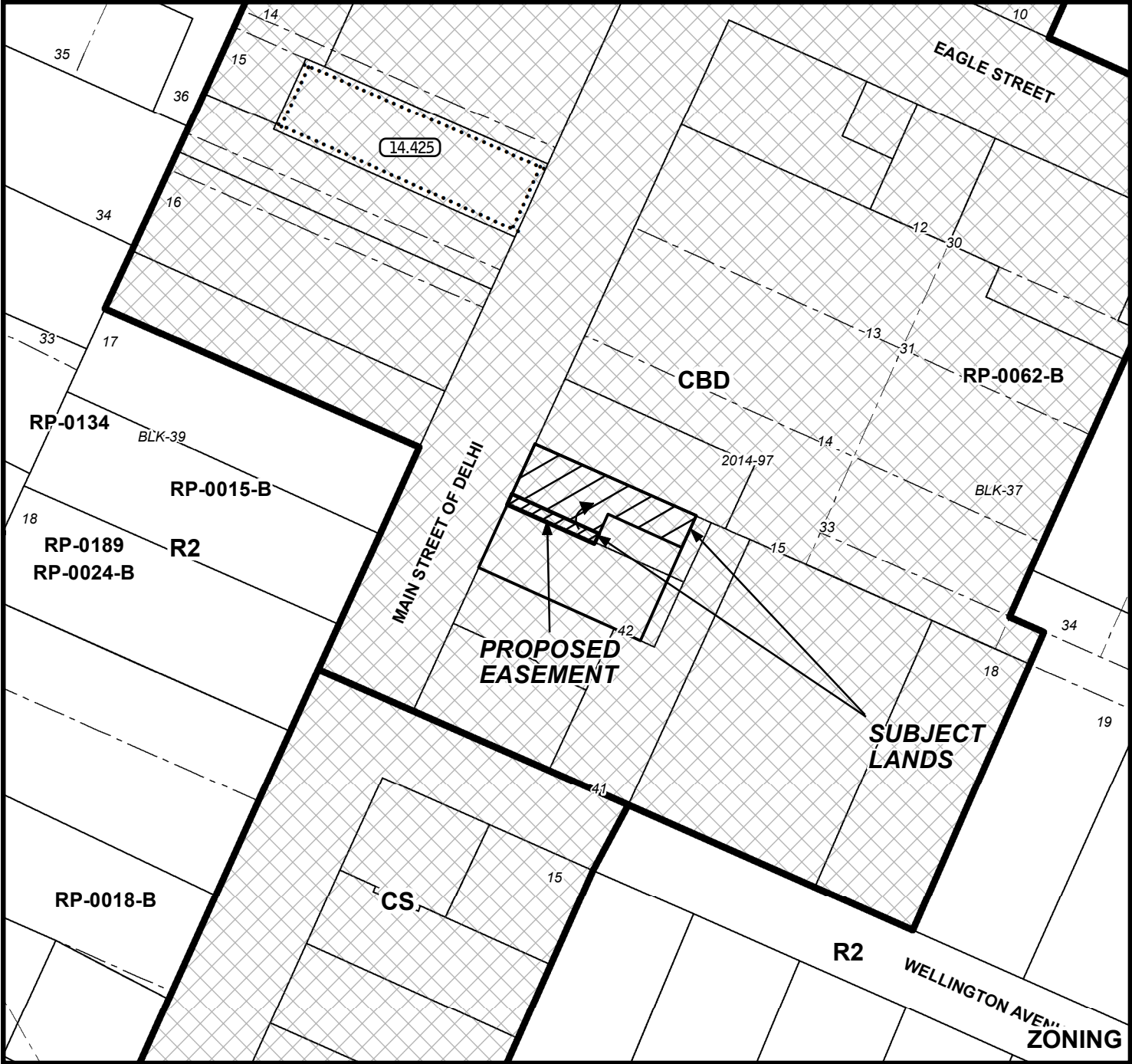
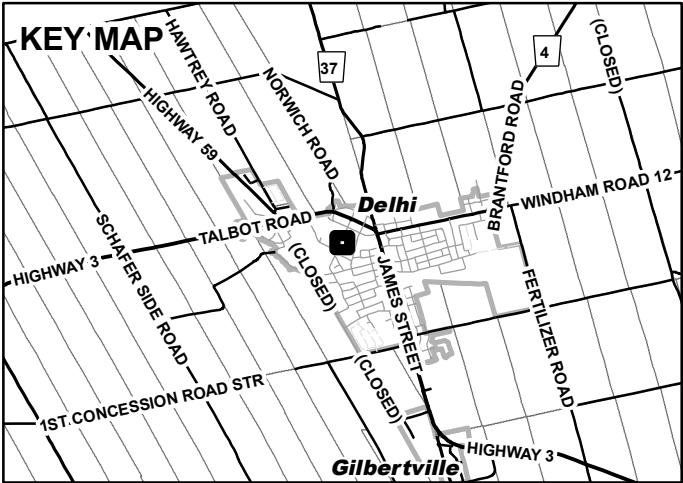
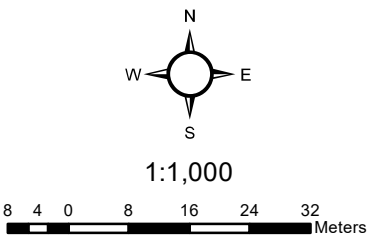
Manager, Building & Bylaw Division

Norfolk County

MAP 1

File Number: **BNPL2016252**

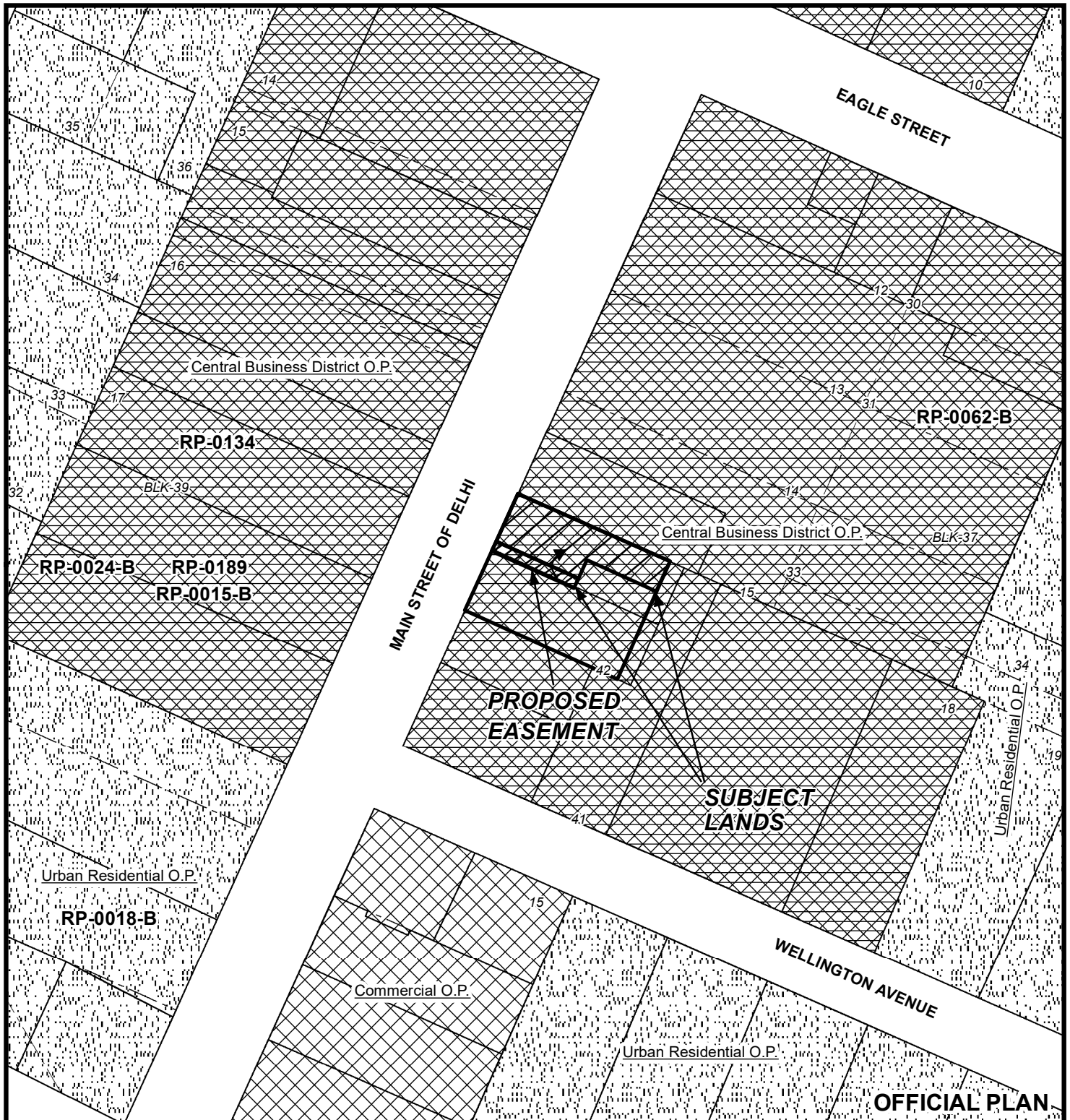
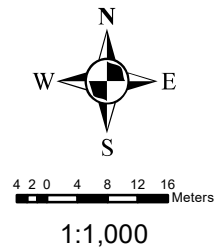
Urban Area of
Delhi



MAP 2

File Number: BNPL2016252

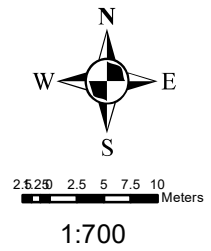
Urban Area of DELHI



MAP 3

File Number: BNPL2016252

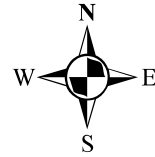
Urban Area of DELHI



MAP 4

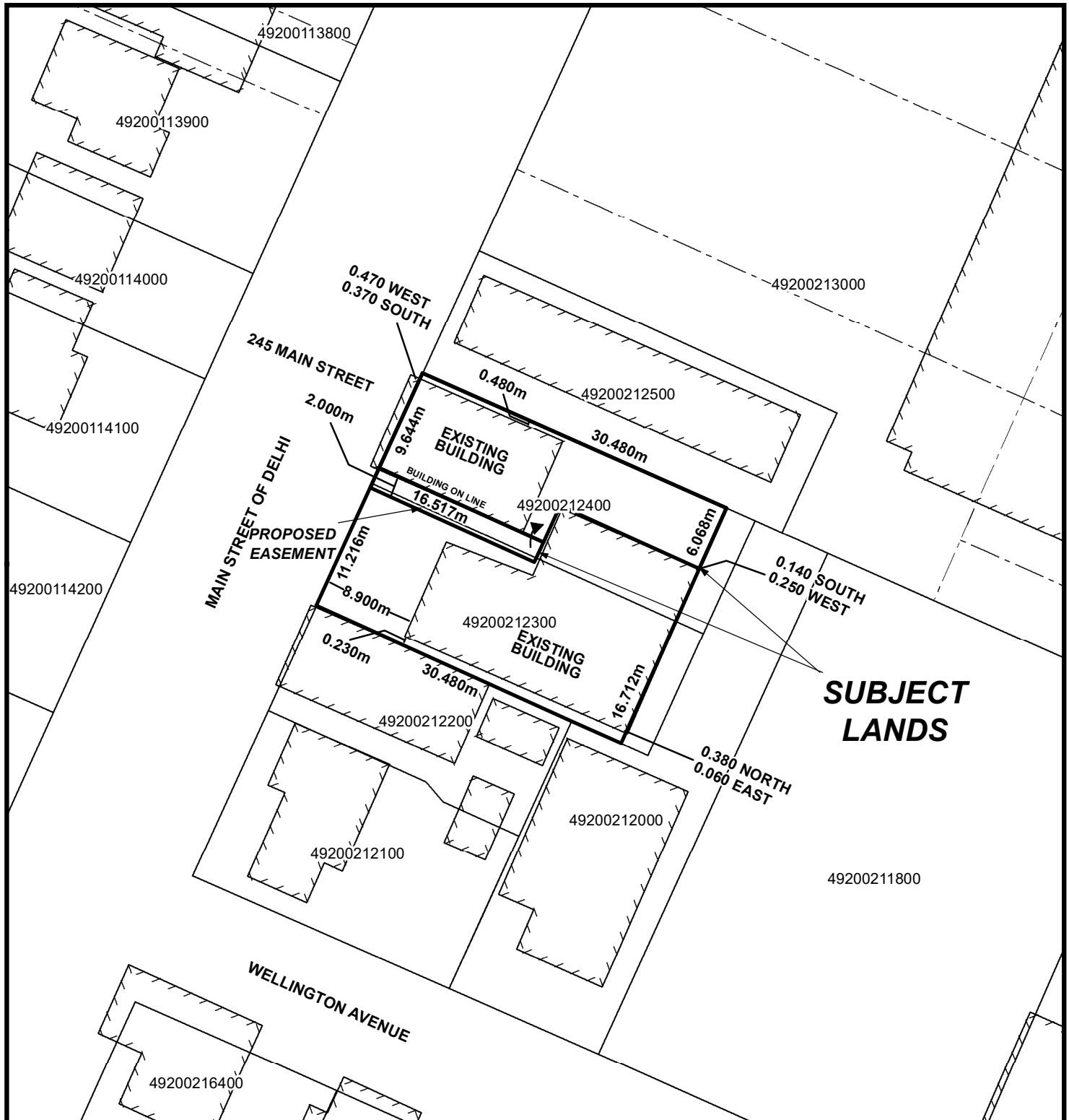
File Number: BNPL2016252

Urban Area of DELHI



2 1 0 2 4 6 8 Meters

1:500



LOCATION OF LANDS AFFECTED

File Number: BNPL2016252

Urban Area of DELHI

