

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNP2021062February 26, 2021March 12, 2021

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

\$2816⁰⁰ ✓**Check the type of planning application(s) you are submitting.**

Consent/Severance/Boundary Adjustment



Surplus Farm Dwelling Severance and Zoning By-law Amendment



Minor Variance



Easement/Right-of-Way

Property Assessment Roll Number: 492-001-16600-0000**A. Applicant Information****Name of Owner**Kenneth W. Person and Kelly E. Person

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.

Address

129 Hwy #59 N.

Town and Postal Code

Delhi - Ont. N4B2W5

Phone Number

519-427-8883

Cell Number

Same

Email

Kenbigcreek@gmail.com**Name of Applicant**Same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐

Owner

☐

Agent

☒

Applicant

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

None

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: 189 187 Eagle st. Delhi

Present Official Plan Designation(s):

Present Zoning: R2

2. Is there a special provision or site specific zone on the subject lands?

☒

Yes

☐

No If yes, please specify:

R2

3. Present use of the subject lands:

- semi detached, single family residential.

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

currently semi detached building built in 2009. Applying to sever into 2 individual properties. Survey is attached. Each unit is 1100 sq ft.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

None

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

No proposed buildings.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

Unit was built in 2009

9. Existing use of abutting properties:

residential

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

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

- existing right of way as per survey used by land owner at rear of property to access rear yard.

Note: Please complete all that apply.

Proposed

Please indicate unit of measurement, for example: m, m² or %

| | | |
|---------------------------------|-----------------------------|-----------------------------|
| Lot frontage | <u>22.33 m</u> | <u>9.89m and 12.43m</u> |
| Lot depth | <u>51.28 m</u> | <u> </u> |
| Lot width | <u>22.33 m</u> | <u>9.89m and 12.43m</u> |
| Lot area | <u>-30 Ac.</u> | <u> </u> |
| Lot coverage | <u> </u> | <u> </u> |
| Front yard | <u>12.94 m</u> | <u>12.94 m</u> |
| Rear yard | <u>18.70 m</u> | <u>18-70 m</u> |
| Left Interior side yard | <u>as per survey</u> | <u> </u> |
| Right Interior side yard | <u>as per survey</u> | <u> </u> |
| Exterior side yard (corner lot) | <u>—</u> | <u> </u> |

- no relief requested.

- all measurements comply with existing zoning by-laws.

Frontage: 9.89 m

Depth: 51.28 m

Width: 9.89 m

Lot Area: 507.16 sq m

Present Use: Single family res.

Proposed Use: Single family res

Proposed final lot size (if boundary adjustment): -

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: NONE

Description of land intended to be retained in metric units: divide semi in half.
Frontage: 12.43 m Includes existing Right of way
Depth: 51.28 m
Width: 12.43 m includes existing right of way.
Lot Area: 637.41 sq. m.
Present Use: Single family res
Proposed Use: Single family res.
Buildings on retained land: existing building as per survey

5. Description of proposed right-of-way/easement in metric units: remain the same
Frontage: (1) 3.65 m (2) 8.68 m
Depth: (1) 51.28 m (2) 3.00 m
Width: (1) 3.65 m (2) 8.68 m
Area: (1) 187.17 sq m (2) 26.04
Proposed Use: existing right of ways - no change.

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation: N/A.

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

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

- Unit built in 2009 on previously vacant land.

4. If you answered yes to any of the above questions in Section D, 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

E. Provincial Policy

1. Is the requested amendment 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:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☐ No

If no, please explain:

N/A

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☐ No

If no, please explain:

N/A

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☒ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

Storm Drainage

- ☒ Storm sewers
☐ Other (describe below)
- ☐ Open ditches

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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

- applying to separate existing semi detached dwelling into two individual units. All setbacks, frontages and requirements have been met. There are no outbuildings on the property.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

K. Declaration

I, Kenneth Kelly Person of Norfolk County
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 and by virtue of *The Canada Evidence Act*.

Declared before me at:

Kelly Person

Owner/Applicant/Agent Signature

In Norfolk County

This 26th day of February 2021

A.D., 20 _____

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

[Signature]

A Commissioner, etc.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal 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, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Ken Person Kelly Person
Owner/Applicant/Agent Signature

Feb 19/2021
Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Ken Person and Kelly Person am/are the registered owner(s) of the lands that is the subject of this application.

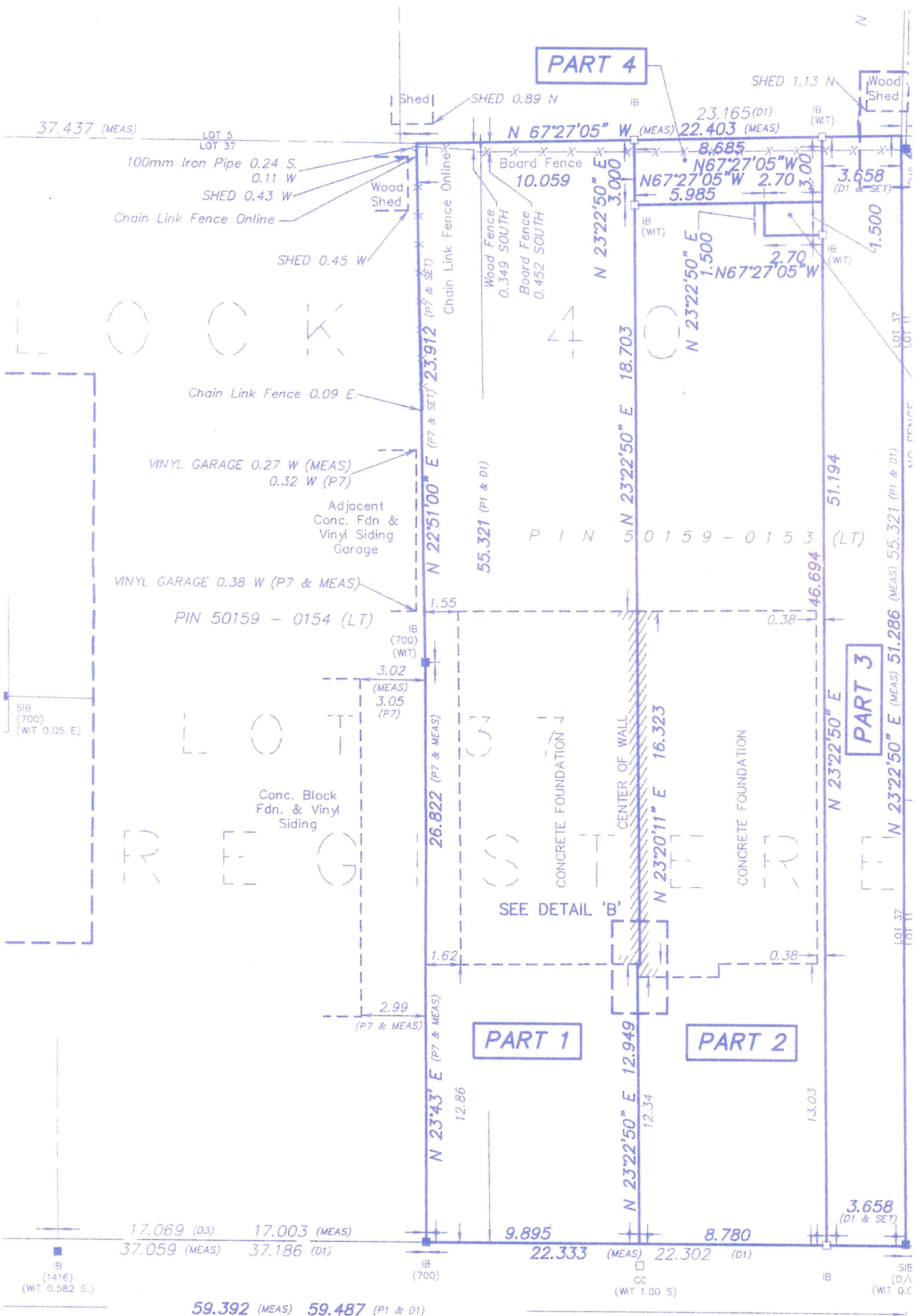
I/We authorize Ken Person to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

+ Ken Person
Owner

Date

Owner

Date



N 66°01'00" W REFERENCE BEARING

P I N 5015

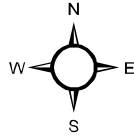
EAGLE
(BY REGISTER

MAP 1

File Number: BNPL2021062

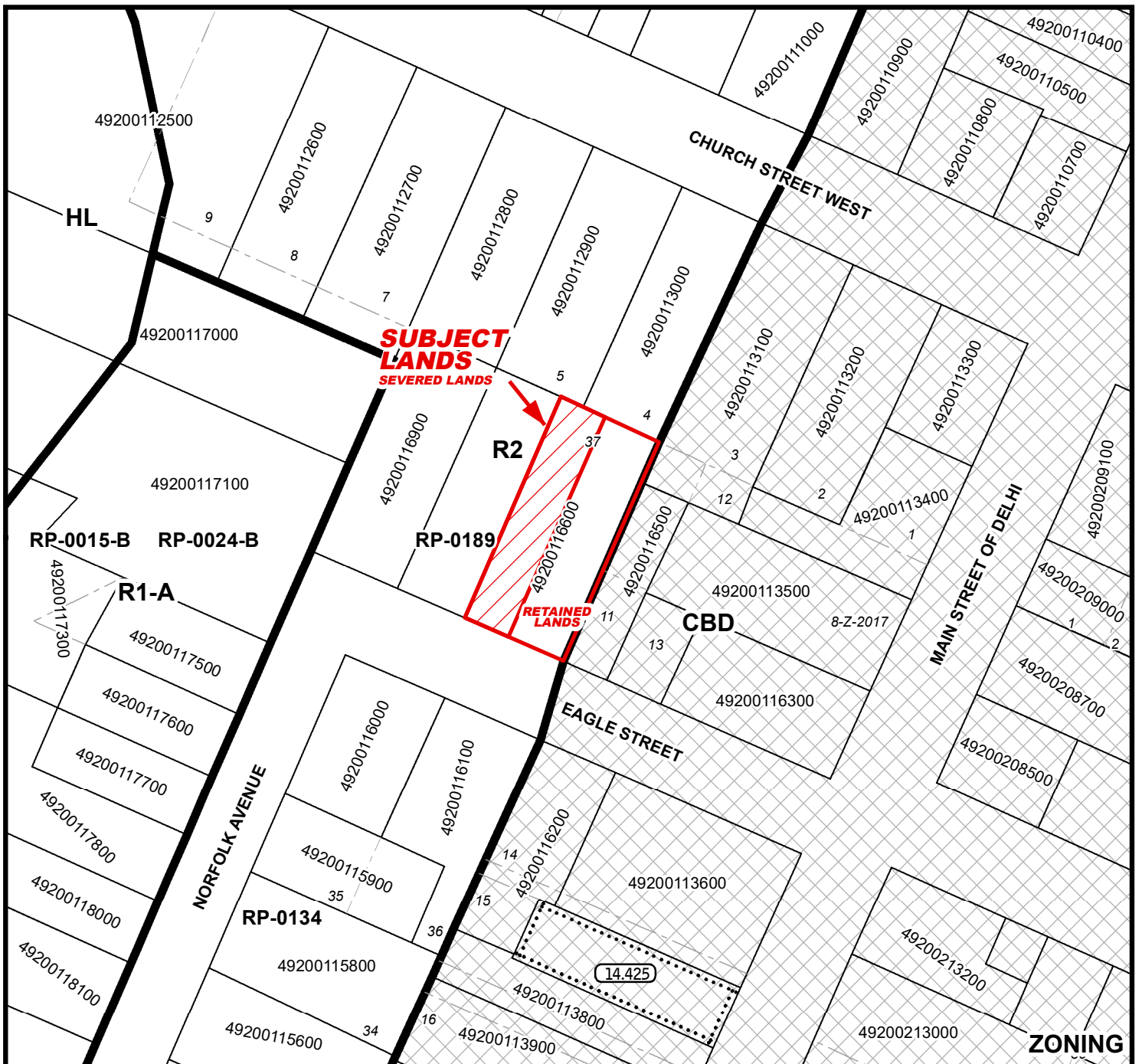
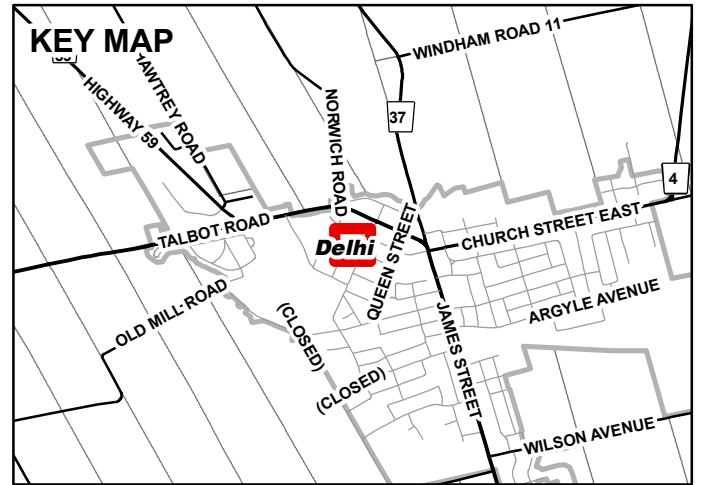
Urban Area of

DELHI



1:1,200

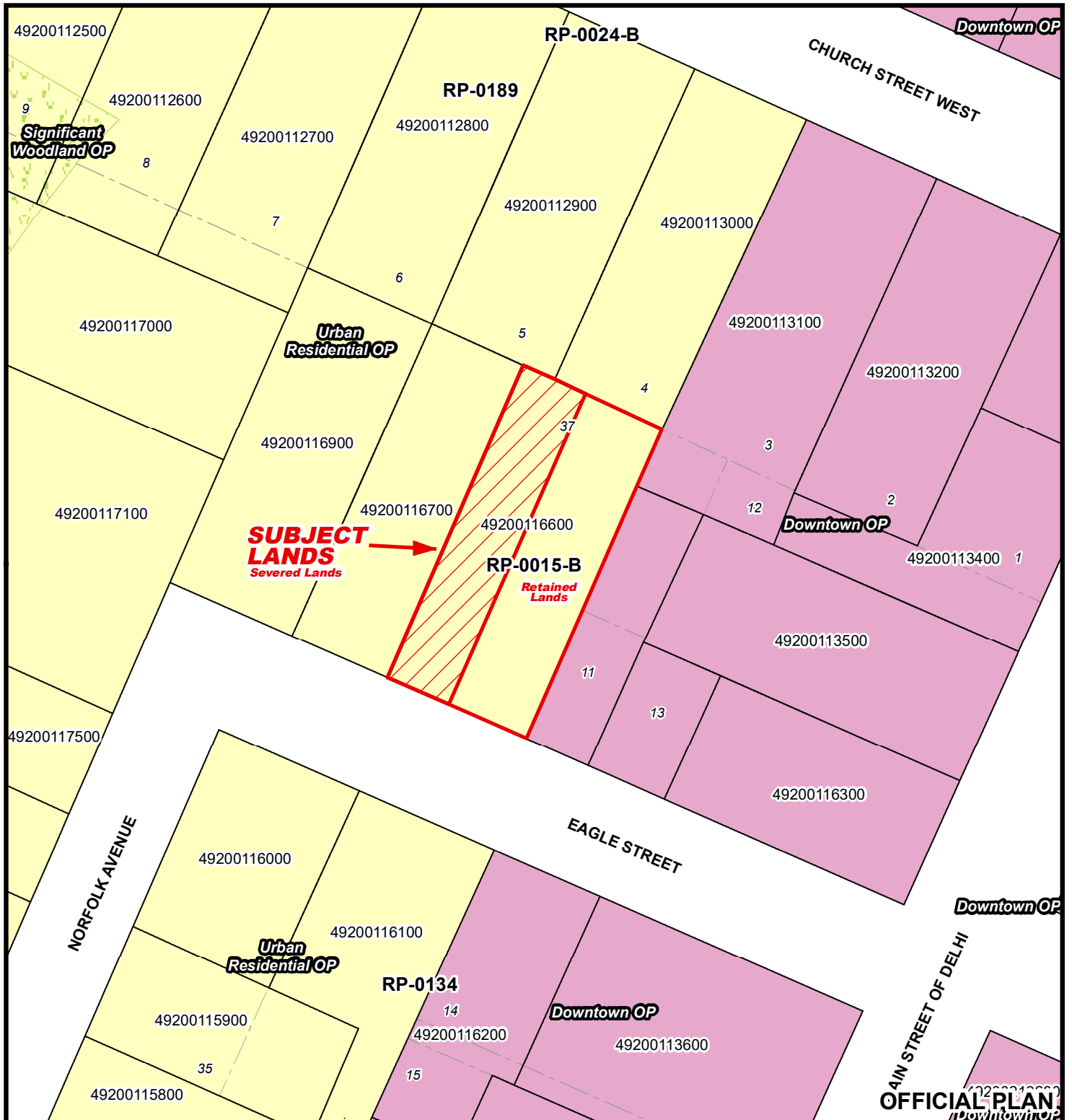
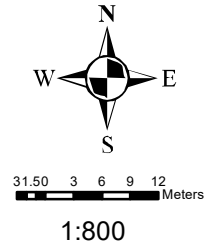
9.54.75 0 9.5 19 28.5 38 Meters



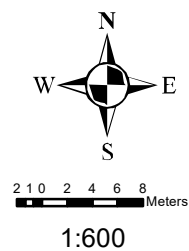
MAP 2

File Number: BNPL2021062

Urban Area of DELHI



Urban Area of DELHI



MAP 4

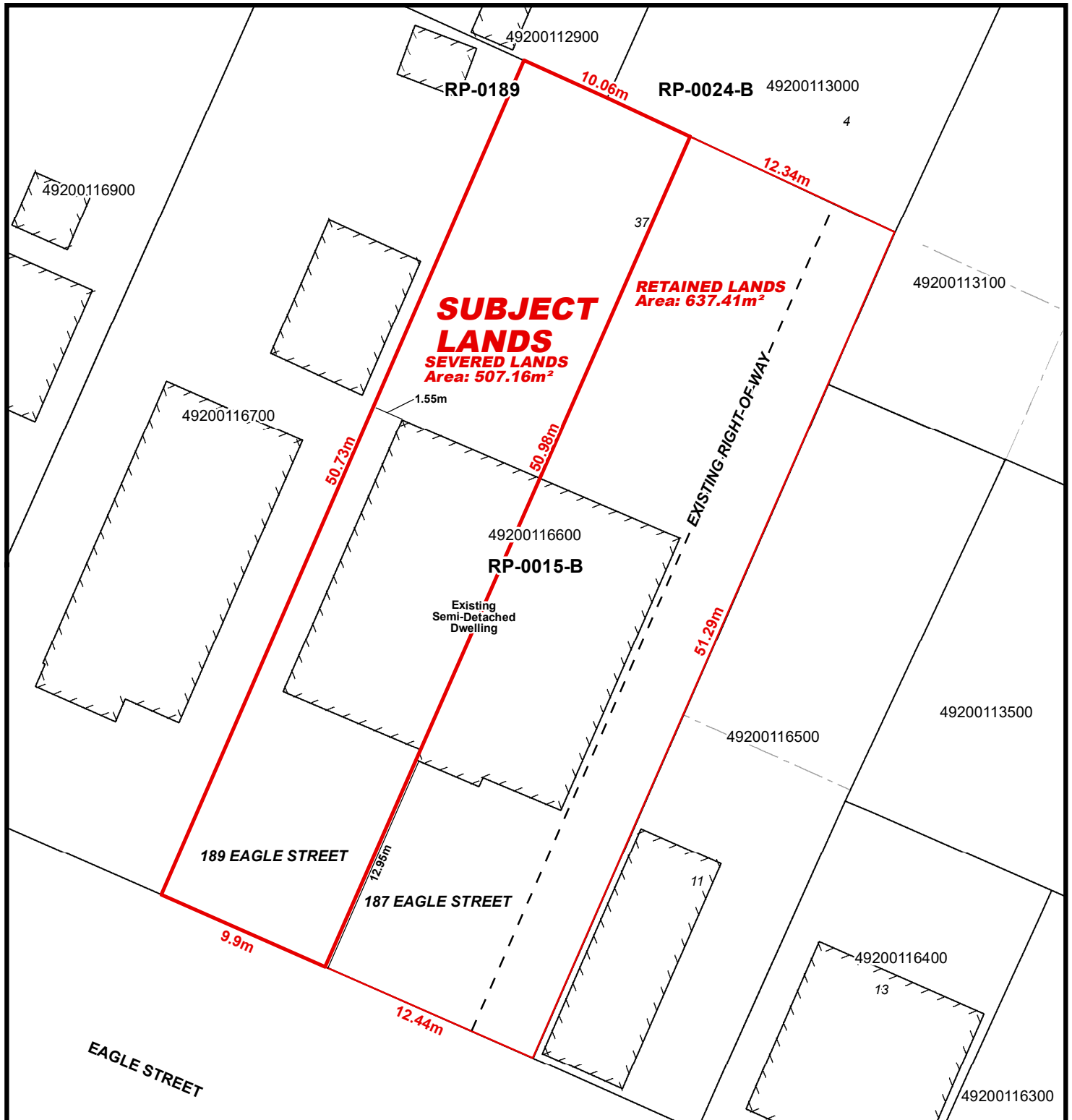
File Number: BNPL2021062

Urban Area of DELHI



10.50 1 2 3 4 Meters

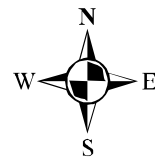
1:300



LOCATION OF LANDS AFFECTED

File Number: BNPL2021062

Urban Area of DELHI



10.50 1 2 3 4 Meters

1:300

