

For Office Use Only: BNPL2021074
 File Number BNPL2021077
 Related File Number ANPL2021075
 Pre-consultation Meeting ANPL2021076
 Application Submitted Nov. 3, 2020
 Complete Application Feb. 22, 2021

Application Fee \$ 8752.00
 Conservation Authority Fee _____
 Well & Septic Info Provided _____
 Planner Gawang / Fabian
 Public Notice Sign _____

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: 331049200113900

A. Applicant Information

Name of Owner DELHI POLISH CLUB

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 234 + 238 MAIN ST

Town and Postal Code DELHI N4B 2M5

Phone Number (519) 774-4282

Cell Number (519) 774-4282

Email JUSTINA@JUSTINABRADY.COM

Name of Applicant JUSTINA BRADY

Address 47 REDBUD CR.

Town and Postal Code SIMCOE N3Y 0B7

Phone Number (519) 774-4282

Cell Number (519) 774-4282

Email JUSTINA@JUSTINABRADY.COM

Name of Agent

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:

B. Location, Legal Description and Property Information

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

PT LT 16, 15 BLK 39 PL 189 AS IN NR528243 S/T INTEREST IN NR528243
S/T & T/W NR528243 NORFOLK COUNTY
(SITE IS WITHIN THE URBAN AREA OF DELHI)

Municipal Civic Address: 234 + 238 MAIN ST, DELHI

Present Official Plan Designation(s):

Present Zoning: CBD

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

☒ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

234 MAIN ST - DELHI POLISH CLUB HALL

238 MAIN ST - DUPLEX (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:

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.

N/A

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 NEW STRUCTURES PROPOSED OR PLANNED

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:

¹⁹⁵²
Polish hall was built in the 1950's and used as such continuously; have been existing longer.

9. Existing use of abutting properties:

NORTH SIDE IS A PARKING LOT (ADJACENT TO POLISH CLUB); ALL OTHERS 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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

4. Description of land intended to be severed in metric units:

Frontage: 14.9 m

Depth: 59 m

Width: 14.9 m

Lot Area: 789.7 m²

Present Use: RESIDENTIAL DUPLEX

Proposed Use: RESIDENTIAL DUPLEX

Proposed final lot size (if boundary adjustment): No adjustments from original lot.

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

Description of land intended to be retained in metric units:

Frontage: 13.6 m

Depth: 59 m

Width: 13.6 m

Lot Area: 802.4 m

Present Use: POLISH CLUB HALL

Proposed Use: POLISH CLUB HALL

Buildings on retained land: POLISH CLUB HALL

5. Description of proposed right-of-way/easement in metric units:

Frontage: ~ 1.4 m

Depth: ~ 41 m

Width: ~ 1.4 m

Area: ~ 57.4 m²

Proposed Use: POST-SEVERANCE, NARROW STRIP OF DRIVEWAY @ DUPLEX (238 MAIN) WILL BE ON POLISH HALL LAND (234 MAIN)

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

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:

POLISH CLUB EXECUTIVE.

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: NO DEVELOPMENT OR SITE ALTERATION CONTEMPLATED.

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: NO DEVELOPMENT OR SITE ALTERATION CONTEMPLATED.

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.

— NOT APPLICABLE —

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 N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

- ☐ Communal system

- ☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☒ Storm sewers
☐ Other (describe below)

- ☐ Open ditches

2. Existing or proposed access to subject lands

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ 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.

PLEASE SEE ATTACHED SUMMARY DOCUMENT AND
COPY OF NR528243

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.

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.

✓ *J. Brady*
Owner/Applicant/Agent Signature

Nov 1, 2020
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 *DELHI POLISH CLUB* am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize *JUSTINA BRADY* 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.

✓ *Elizabeth Gzdeck*
Owner

Nov 1, 2020
Date

✓ *Leo Brady*
Owner

Nov 1, 2020
Date

K. Declaration

I, JUSTINA BRADY 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:

VIA - MICROSOFT TEAMS

J. Brady
Owner/Applicant/Agent Signature

In NORFOLK COUNTY.

This 19th day of FEBRUARY 202

A.D., 20____

[Signature]

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

A Commissioner, etc.

234 + 238 MAIN ST OF DELHI

RED = PROPOSED ADJUSTMENT
TO ORIGINAL LOT LINE
TO KEEP GARAGE STRUCTURE
ENTIRELY ON DUPLEX LOT.

TWO LOTS
MERGED
WHEN
OWNERS
OF 234
PURCHASED
238;
OBJECTIVE
IS TO RESTORE
TO ORIGINAL
STATE
(I.E. ONE
LOT BECOMES
TWO, USING
ORIGINAL
LOT LINES)

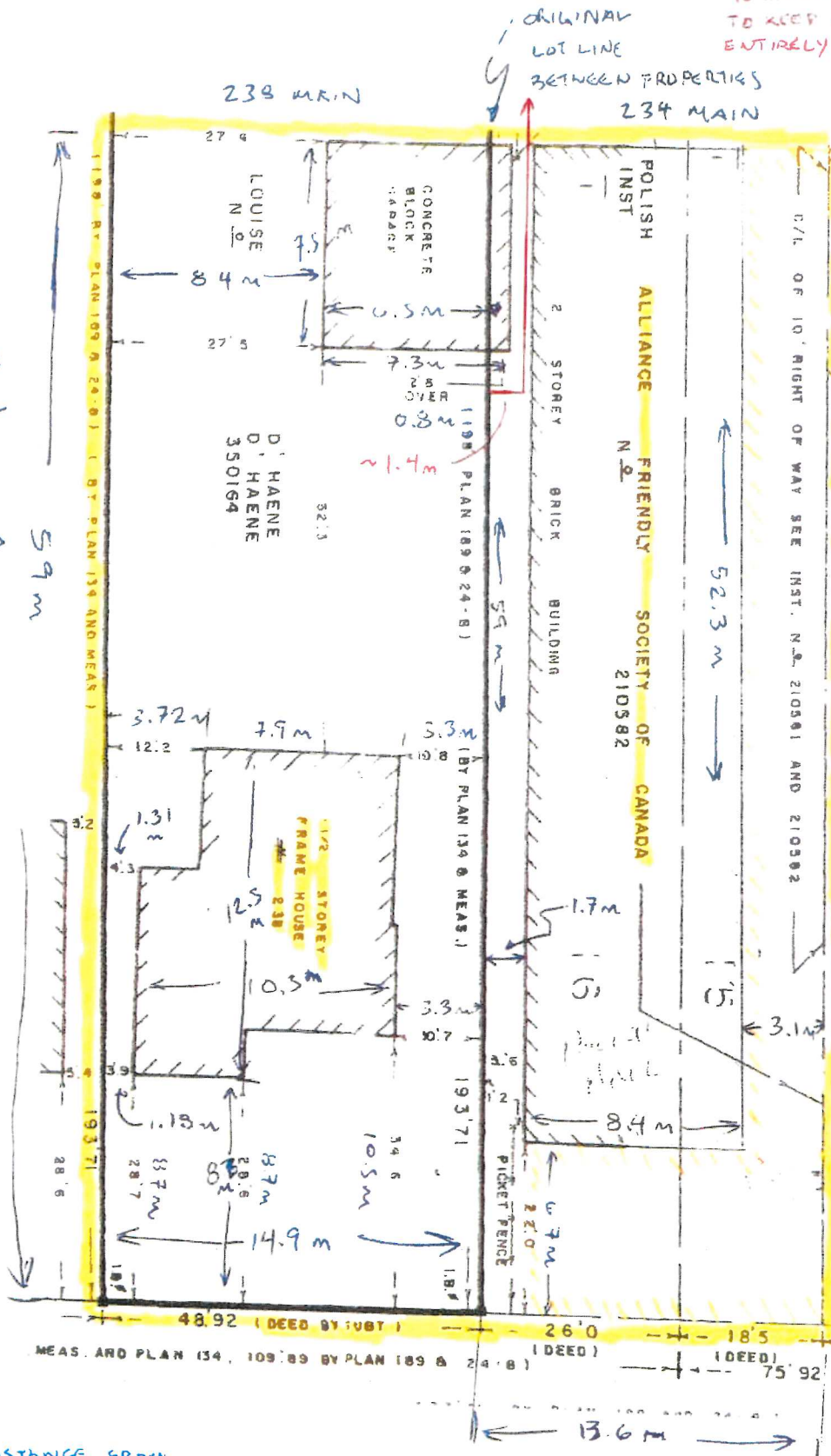
NOTE

Diagram
Cut off at
North end;
Polish Hall
* Duplex Gas
~~Block~~ Building
are both
set back
~ 12.8 m from
the rear lot li

Polish
Hall
Height $\sim 8\text{ m}$

House @ 238
Height ~ 7 m

Garage
Height $\approx 5\text{ m}$



DISTANCE FROM
FRONT LOT LINE TO GARAGE $\sim 41\text{ m}$

Delhi Polish Club
234 Main St.
Delhi, ON
N4B 2M5

November 1, 2020

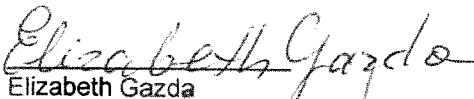
Norfolk County Planning Department
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON
N3Y 5L6

Re: 234-238 Main Street of Delhi – Consent (Severance) Request

To Whom It May Concern:

We, the undersigned Directors of the Delhi Polish Club authorize the Consent Application. We authorize Justina Brady to make this application on our behalf and to provide any of our personal information necessary for the processing of this application. Please do not hesitate to contact Justina Brady at 519-774-4282 for any questions or concerns.

Yours Truly,


Elizabeth Gazda


Date


Ted Buch


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

Address: 234 Main Street of Delhi

Legal Description:

Roll Number:

Application #:

Information Origins:

Central Business District Zone (CBD)

6.1.2 Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum <i>front yard</i>	0.00		N/A	m
b) minimum <i>exterior side yard</i>	0.00		N/A	m
c) minimum interior side yard	1.20	0.30	0.90	m
i) abutting any residential Zone	1.20		N/A	m
	1.20		N/A	m
d) minimum <i>rear yard</i>	0.00		N/A	m
i) abutting any residential Zone	6.00		N/A	m
e) maximum building height	6.00		N/A	storeys
f) Maximum front yard setback (but does not permit parking)	3.00	6.70	3.70	m
g) Maximum lot coverage	80.00		N/A	%

Comments

Relief required from minimum front yard setback and minimum interior side yard setback (abutting residential zone) for existing commercial building. No existing accessory structures on property as per applicant.

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.

Prepared By:

Hayley Stobbe

I have read and understand the above.

Signature of owner or authorized agent

Hayley Stobbe

Signature of Zoning Administrator

date

Revised April 8, 2021

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County



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

Address: 238 Main Street of Delhi

Legal Description:

Roll Number:

Application #:

Information Origins:

Urban Residential Type 2 Zone (R2)

Main Building	Zoning	Duplex Dwelling		
	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.2.2 a) minimum lot area				
i) interior lot	450.00		N/A	m.sq
ii) corner lot	540.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	15.00		N/A	m
ii) corner lot	18.00		N/A	m
c) minimum front yard	6.00		N/A	m
	3.00		N/A	m
i) except where detached private garage or parking space is accessed via a rear lane				
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) detached private garage or parking space	3.00		N/A	m
accessed via front yard	1.20		N/A	m
ii) detached private garage or parking space accessed via a rear lane	1.20	1.18	0.02	m
	1.20		N/A	m
iii) attached Private Garage	1.20			
	1.20			
f) minimum rear yard	7.50		N/A	m
g) maximum building height	11.00		N/A	m

Relief required from interior side yard setback for existing duplex. Proposing lot line between 234 & 238 Main Street of Delhi to be moved in order to accommodate existing garage that is currently encroaching. Section 6.1.3 of CBD zone refers you to R3 zone for duplex, section 5.3.3 of R3 zone refers you to R2 zone for duplex. This review is based on the R2 zone for the existing duplex and detached garage.

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) building height	5.00		N/A	m
b) minimum front yard	6.00		N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20	0.60	0.60	m
e) minimum rear yard	1.20		N/A	m
f) through lot distance to street line	6.00		N/A	m



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

Address: 238 Main Street of Delhi

Legal Description:

Roll Number:

Application #:

Information Origins:

Urban Residential Type 2 Zone (R2)

	Zoning	Duplex Dwelling	
g) Lot coverage (Note: Proposed Area)			m.sq
i) <i>lot coverage</i>	10.00	N/A	%
ii) <i>usable floor area</i>	55.00	N/A	m.sq

Comments

Relief required from interior side yard setback for existing garage.

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.

Prepared By:

Hayley Stobbe

I have read and understand the above.

Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

Hayley Stobbe

Revised April 8, 2021

Signature of Zoning Administrator

date

234 + 238 MAIN ST OF DELHI

TWO LOTS
MERGED
WHEN
OWNERS
OF 234
PURCHASED
238;
OBJECTIVE
IS TO RESTORE
TO ORIGINAL
STATE
(i.e. ONE
LOT BECOMES
TWO, USING
ORIGINAL
LOT LINES)

RED = PROPOSED ADJUSTMENT
TO ORIGINAL LOT LINE
TO KEEP CANADIAN STRUCTURE
ENTIRELY ON DUPLEX LOT.

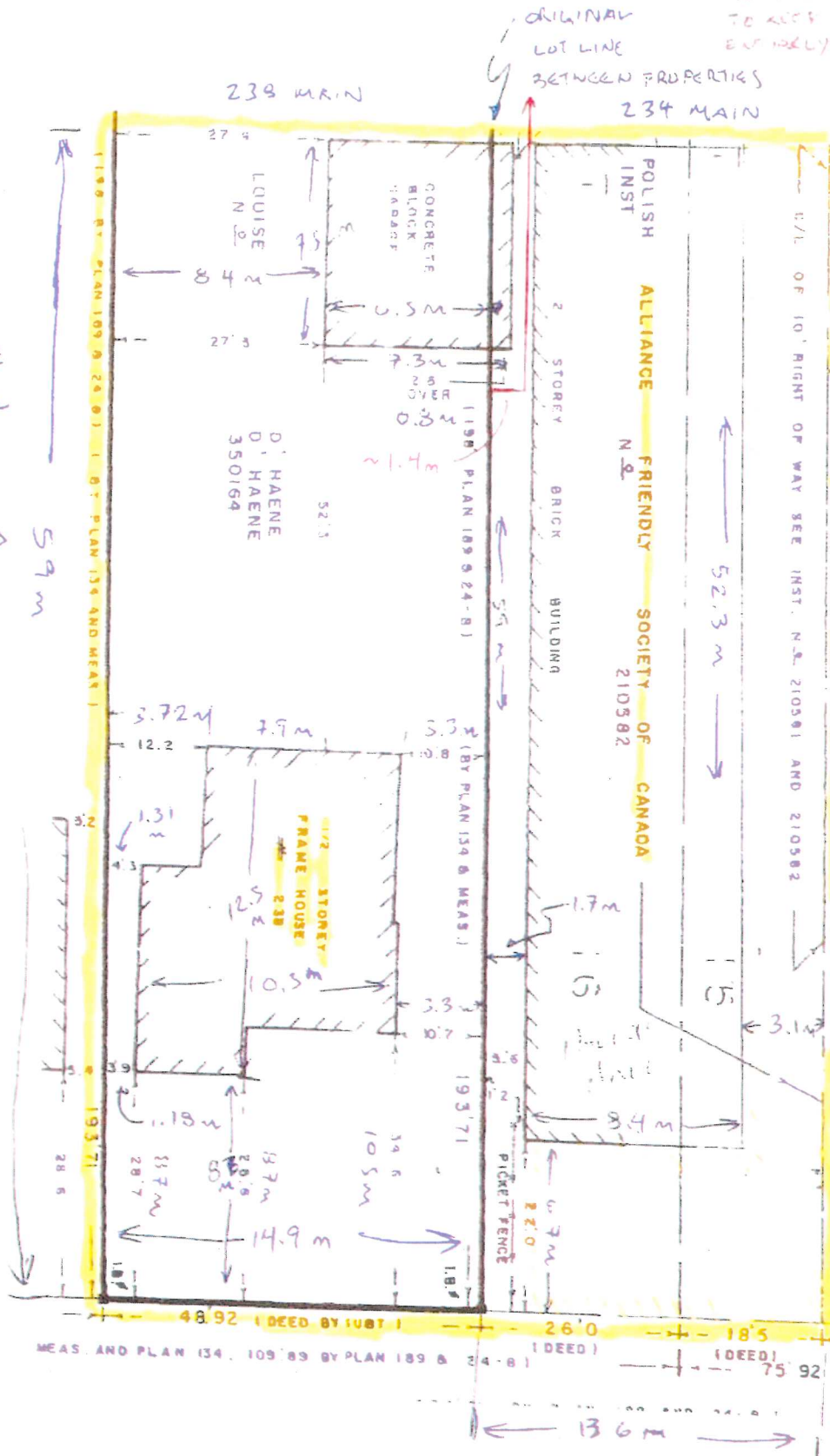
NOTE

Diagram
Cut off at
NORTH END;
POLISH HALL
& DUPLEX GAS
BUILDING
ARE BOTH
SET BACK
~12.8m FROM
THE REAR LOT LI

Polish
Hall
Height ~ 8m

House @ 238
Height ~ 7m

Garage
Height ~ 5m



234-238 MAIN ST OF DELHI – CONSENT (SEVERANCE) REQUEST

The Delhi Polish Club seeks to sever the duplex adjacent to their Hall, largely restoring the original lot lines at the time the duplex was acquired. Their intention is to continue using the Hall as they have since 1947, and to sell the residential duplex.

BACKGROUND

In 1947, the Delhi Polish Club built their Hall at 234 Main Street of Delhi on the site of a retail store. Some time later, the Club acquired the abutting residential duplex at 238 Main Street of Delhi, with the intent of turning the lot into a parking lot for the Club. Given the expected use, the Club allowed the two original lots to merge.

Instead of removing the duplex, however, the Club elected instead to rent out the two apartments, which they continue to do to the present day.

Now, in 2020, the Polish Club would like to sever the duplex at 238 Main St from the Hall at 234 Main Street. The Club intends to continue their traditional use of the Hall and sell the duplex to a professional landlord.

FUTURE

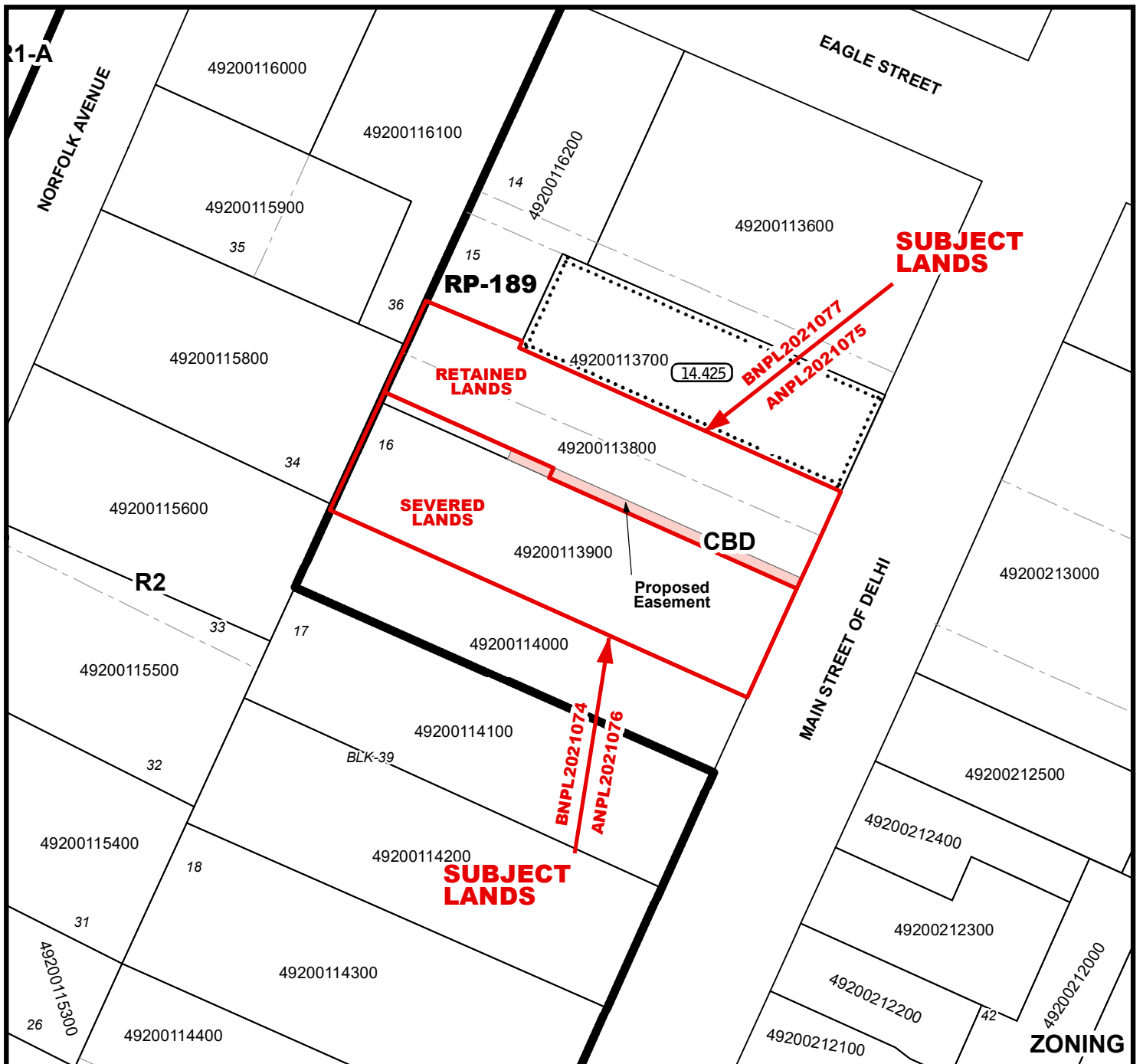
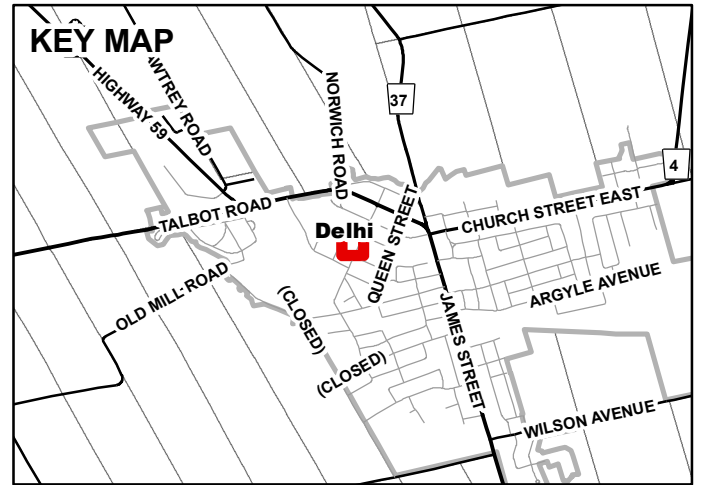
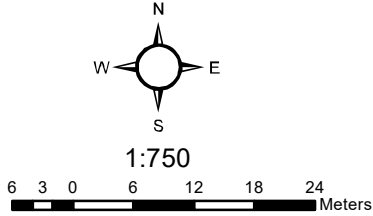
No change of use is envisioned for either property, and no modifications to the structures or other improvements on either lot is contemplated at this time.

Lastly, the garage associated with the duplex (238 Main St) encroaches on the original lot for the Hall (234 Main St) by approximately 1.2 m. To address this encroachment, the Polish Club would like to re-draw the lot line to pass between the garage and the Hall, effectively adding slightly to the duplex' lot and eliminating the encroachment. Accommodating this new lot line will require a Minor Variance, as the garage's and Hall's setbacks from the new lot line will not meet modern zoning requirements. The Polish Club is also willing to put an Easement on title to their property to ensure the duplex has permanent, unobstructed use of the driveway, which is partially on the original Polish Club lot.

MAP 1

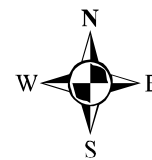
File Number: BNPL2021074,
ANPL2021075,
ANPL2021076 &
BNPL2021077

Urban Area of
DELHI



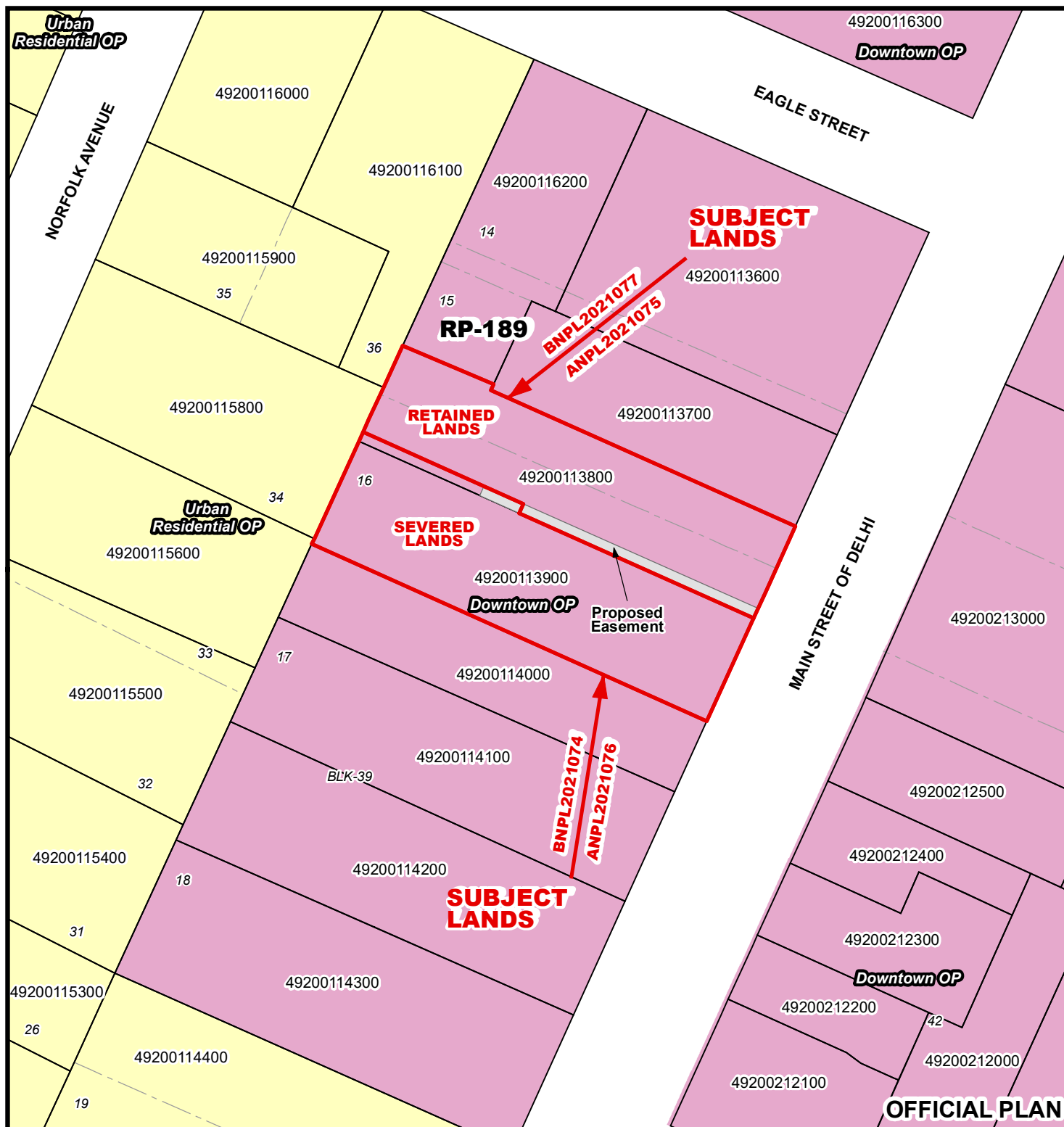
MAP 2

File Number: BNPL2021074, ANPL2021075,
ANPL2021076 & BNPL2021077
Urban Area of DELHI



6 3 0 6 12 18 24 Meters

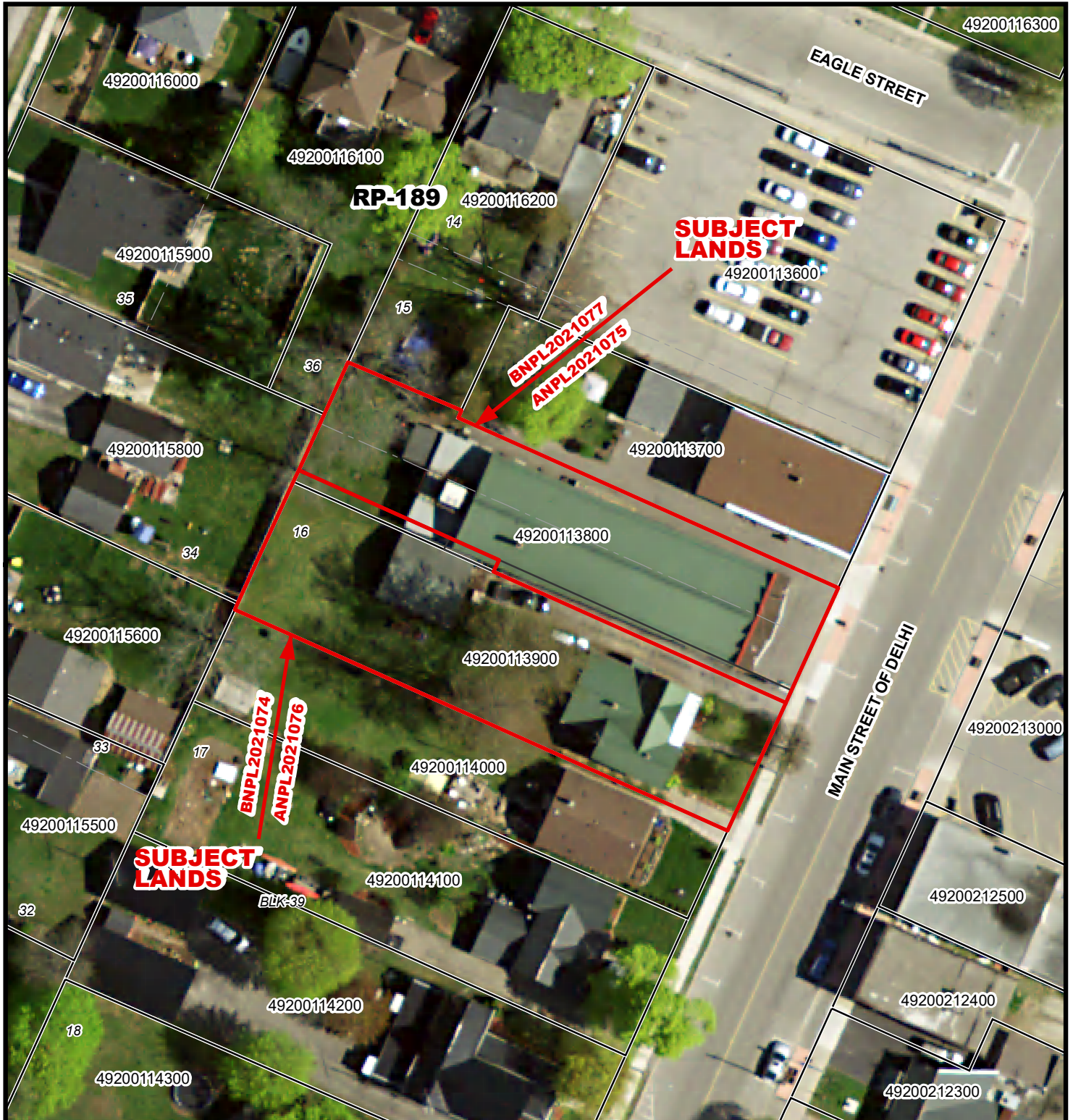
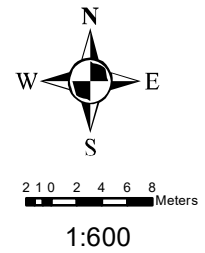
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MAP 3

File Number: BNPL2021074, ANPL2021075,
ANPL2021076 & BNPL2021077

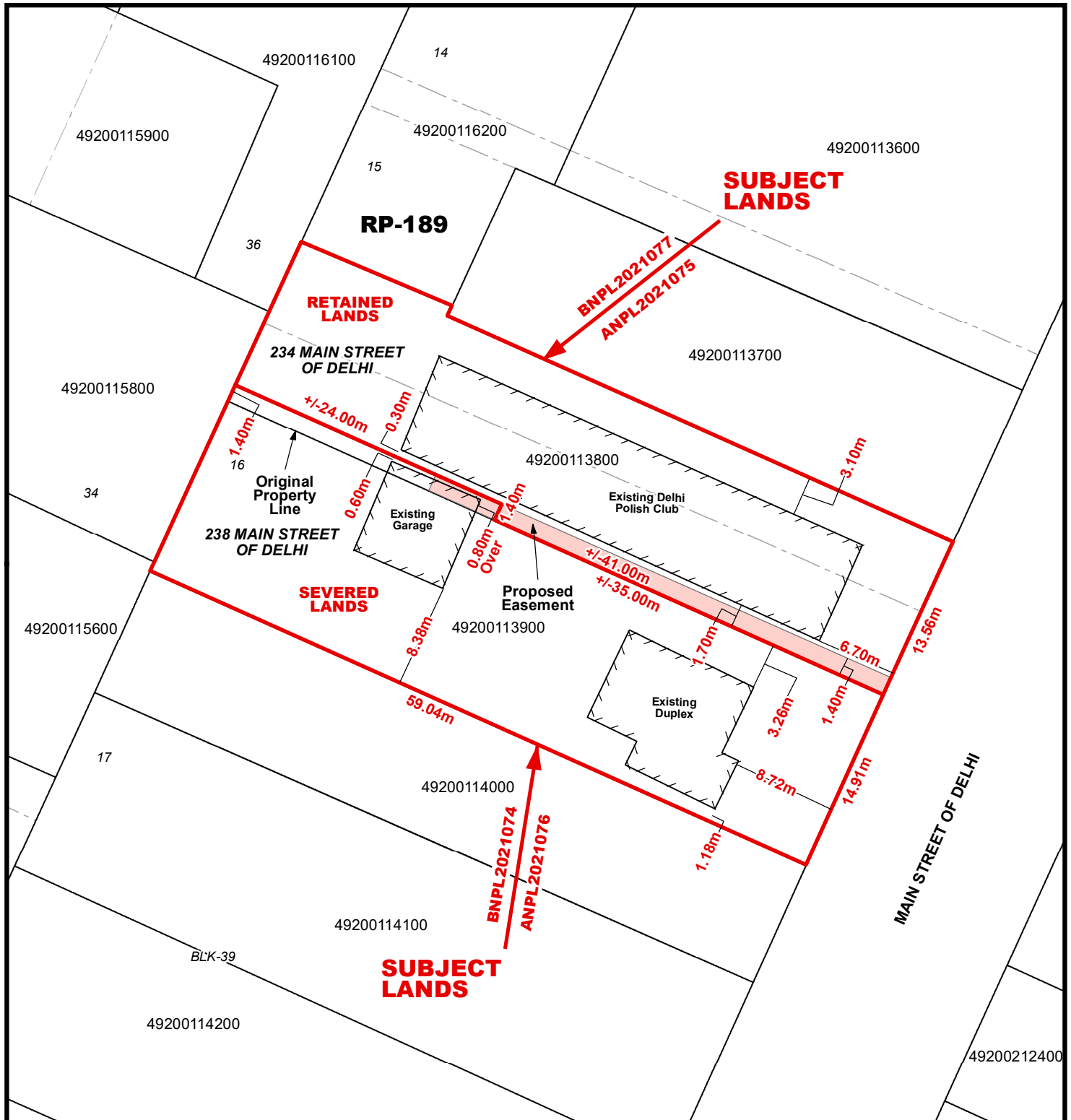
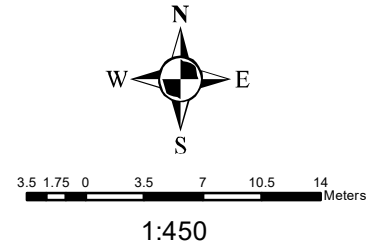
Urban Area of DELHI



MAP 4

File Number: BNPL2021074, ANPL2021075,
ANPL2021076 & BNPL2021077

Urban Area of DELHI



LOCATION OF LANDS AFFECTED

File Number: BNPL2021074, ANPL2021075,
ANPL2021076 & BNPL2021077

Urban Area of DELHI

