

For Office Use Only:

File Number BNPL
APP 2021171
Related File Number _____
Pre-consultation Meeting _____
Application Submitted June 08
Complete Application Jun 16, 2021

Application Fee 2816.⁰⁰
Conservation Authority Fee NA
Well & Septic Info Provided _____
Planner Scott W
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:492-001-19200-0000**A. Applicant Information****Name of Owner**Stephanie Lynette Beaton

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.

Address259 Western Avenue**Town and Postal Code**Delhi, N4B 1R9**Phone Number**519-582-9054**Cell Number**226-802-0578**Email**fitchik888@outlook.com**Name of Applicant**Stephanie Beaton**Address**259 Western Avenue**Town and Postal Code**Delhi, N4B 1R9**Phone Number**519-582-9054**Cell Number**226-802-0578**Email**fitchik888@outlook.com**RECEIVED****JUN 08 2021****NORFOLK COUNTY**

Revised April 2019
Committee of Adjustment Development Application
Page 1 of 12

Name of Agent

David Roe

Address

61 Trailview Drive

Town and Postal Code

Tillsonburg, Ontario N4G0C6

Phone Number

519-582-1174

Cell Number

519-983-8154

Email

civicplanningsolutions@nor-del.com

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 mortgages, charges or other encumbrances on the subject lands:

First National
100 University Avenue, Suite 700,
Northtower, Toronto, Ont. M5J 1N6

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:

Lot 28 Blk 40 Plan 189

Present Official Plan Designation(s):

Residential

Present Zoning:

R1-A

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:

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: *House + Garage*
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.
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: *Residential Dwelling on future severed lot*
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: *See attached sketch*
8. If known, the length of time the existing uses have continued on the subject lands:

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:

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	<u>51.31m</u>	<u>17.37m</u>
Lot depth	<u>48.72m</u>	<u>48.04m</u>
Lot width	<u>64.58m</u>	<u>18.61m</u>
Lot area	<u>2923.74m²</u>	<u>899.23m²</u>
Lot coverage	<u>263.29m²</u> 244.57m²	<u>132.74m²</u>
Front yard	<u>51.31m</u>	<u>17.37m</u>
Rear yard	<u>64.58m</u>	<u>18.61m</u>
Left Interior side yard	<u>50.64m</u>	<u>48.72</u>
Right Interior side yard	<u>48.04</u>	<u>48.04</u>
Exterior side yard (corner lot)	<u></u>	<u></u>

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: 17.37m

Depth: 48.72

Width: 18.61

Lot Area: 899.23 Square metres/m²

Present Use: Residential

Proposed Use: Residential

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: _____

Description of land intended to be retained in metric units:

Frontage: 33.94 m

Depth: 50.64 m

Width: 45.97 m

Lot Area: 2024.51 squared metres/m²

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: Residential home + garage

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

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 *None*
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:

On knowledge of owner

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 change in use anticipated.

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:

Not within source water protection area

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 approx. 300 metres

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 500 metres

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 200 metres
(Big Creek)

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:

Western Avenue

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.

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

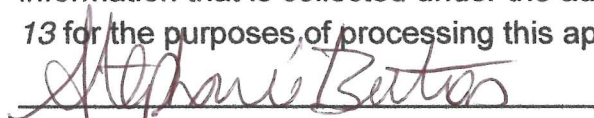
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



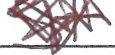
Owner/Applicant/Agent Signature



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  am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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.

Owner

Date

Owner

Date

K. Declaration

I, Stephanie Lynette Beaton of 259 Western Ave, Delhi, NY 13834,
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:

NORFOLK COUNTY

Stephanie Beaton
Owner/Applicant/Agent Signature

In PROV. OF ONTARIO

This 8th day of JUNE

A.D., 2021

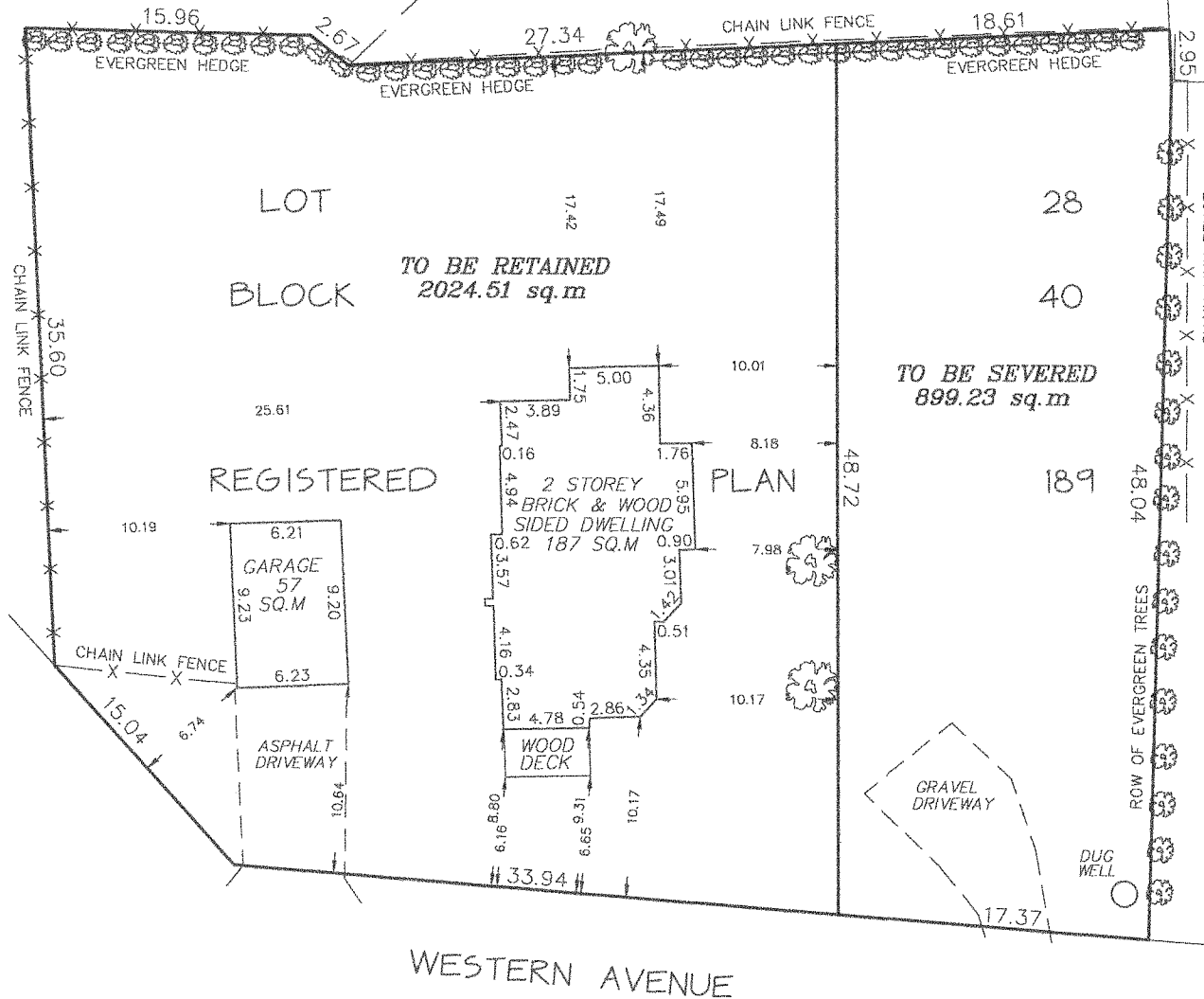
John R. Hannigan
A Commissioner, etc.

QUANCE STREET

LOT 5, REGISTERED PLAN 681

SKETCH FOR
SEVERANCE APPLICATION
STEPHANIE BE
259 WESTERN A
DELHI

SCALE: 1 : 40
JEWITT AND DIXON
MAY 31, 2021



LOT 27, BLOCK 40

IC AND CAN BE CONVERTED
PLYING BY 3.2808

OF SURVEY AND SHALL NOT
IES OTHER THAN THE
I THE TITLE BLOCK.

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JEWITT AND
ONTARIO LAND

R.R.1, SIMCOE, ONT
(51 PARK R

PHONE: (519) 426-0842
E-mail: surveyors@

JOB #

BY-LAW NO. 18-88

SCHEDULE "A"

PROPERTY DESCRIPTION

QUANCE/WOLFER RESIDENCE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Delhi in the Regional Municipality of Haldimand-Norfolk formerly in the geographic Town of Delhi in the County of Norfolk and being composed of Part Lot 28 in Block 40, according to Registered Plan 189 of the said Town of Delhi, which said parcel is more particularly described as follows: BEARINGS contained herein are referred to those shown on a plan registered in the said Registry Office as Number 681; COMMENCING at the most southerly angle of said Lot 28;

THENCE north 63° and 08 minutes, 30 seconds west along a limit of Western Avenue 168.2 feet;

THENCE north 19° 41 minutes, 30 seconds west along a limit of Western Avenue 49.48 feet more or less to an easterly limit of Quance Street according to said Plan 681;

THENCE north 19° 51 minutes, 30 seconds east along an easterly limit of Quance Street 116.8 feet;

THENCE south 66° 29 minutes east along a southerly limit of Quance Street 52.35 feet;

THENCE south 29° 16 minutes east along a southerly limit of Quance Street 8.75 feet;

THENCE south 70° 22 minutes, 30 seconds east along the southerly limit of Lot 5 according to said Plan 681, 150.75 feet more or less to the easterly limit of said Lot 28;

THENCE southerly along the easterly limit of said Lot 28, 167.3 feet more or less to the place of commencement.

SCHEDULE "B"REASON FOR DESIGNATIONQUANCE/WOLFER RESIDENCE

Historically, the Quance/Wolfer house is important because of the people who built and lived in it. Hannah and Robert Quance were important citizens of Delhi from 1891 on. In that year, Robert and his brother Peter, entered into a partnership of milling and manufacturing which contributed to the well-being of the community through a twenty-five year period. Hannah had come from the German pioneer Fluhrer family and raised the four Quance children in the new home. Members of the Quance family occupied the house until 1929.

Architecturally, the house is somewhat important as a late example of the Picturesque Eclectic style of its era, and although the original verandahs, the most important feature of this style no longer remain, it retains in good condition a number of other manifestations of it.

The following features be noted specifically for their architectural significance:

The front and two side exterior elevations, including all their window and door openings; also the roof line, including the eaves with their brackets and the large brackets supporting the corners of the roofs over the bay windows.

CORPORATION OF THE TOWNSHIP OF DELHI

BY-LAW NO. 18-88

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS
PART LOT 28, BLOCK 40, PLAN 189 IN THE FORMER TOWN OF
DELHI NOW IN THE TOWNSHIP OF DELHI.

WHEREAS Section 29 of The Ontario Heritage Act, 1980, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereof to be of architectural or historic value or interest, and

WHEREAS the Council of the Corporation of the Township of Delhi has caused to be served on the owners of the lands and premises known as QUANCE/WOLFER RESIDENCE, Part Lot 28, Block 40, Registered Plan 189 in the former Town of Delhi, County of Norfolk now in the Township of Delhi in the Regional Municipality of Haldimand-Norfolk and upon The Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks, and

WHEREAS the reasons for designation are set out in Schedule "B" hereto, and


WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

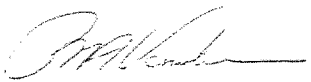
NOW THEREFORE the Council of the Corporation of the Township of Delhi enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property known as QUANCE/WOLFER RESIDENCE, more particularly described in Schedule "A" attached hereto.
2. The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office at Simcoe, Ontario.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the property described in Schedule "A" and on The Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED

THIS 24TH DAY OF FEBRUARY, 1988.


CLERK


DEPUTY MAYOR

By the Clerk, the following copy of By-law
No. 18-88 was filed at the
Session of the Council of the Township of Delhi
on Feb. 24/88
Clerk

MAP A
CONTEXT MAP
Urban Area of DELHI

BNPL2021171

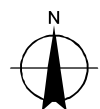


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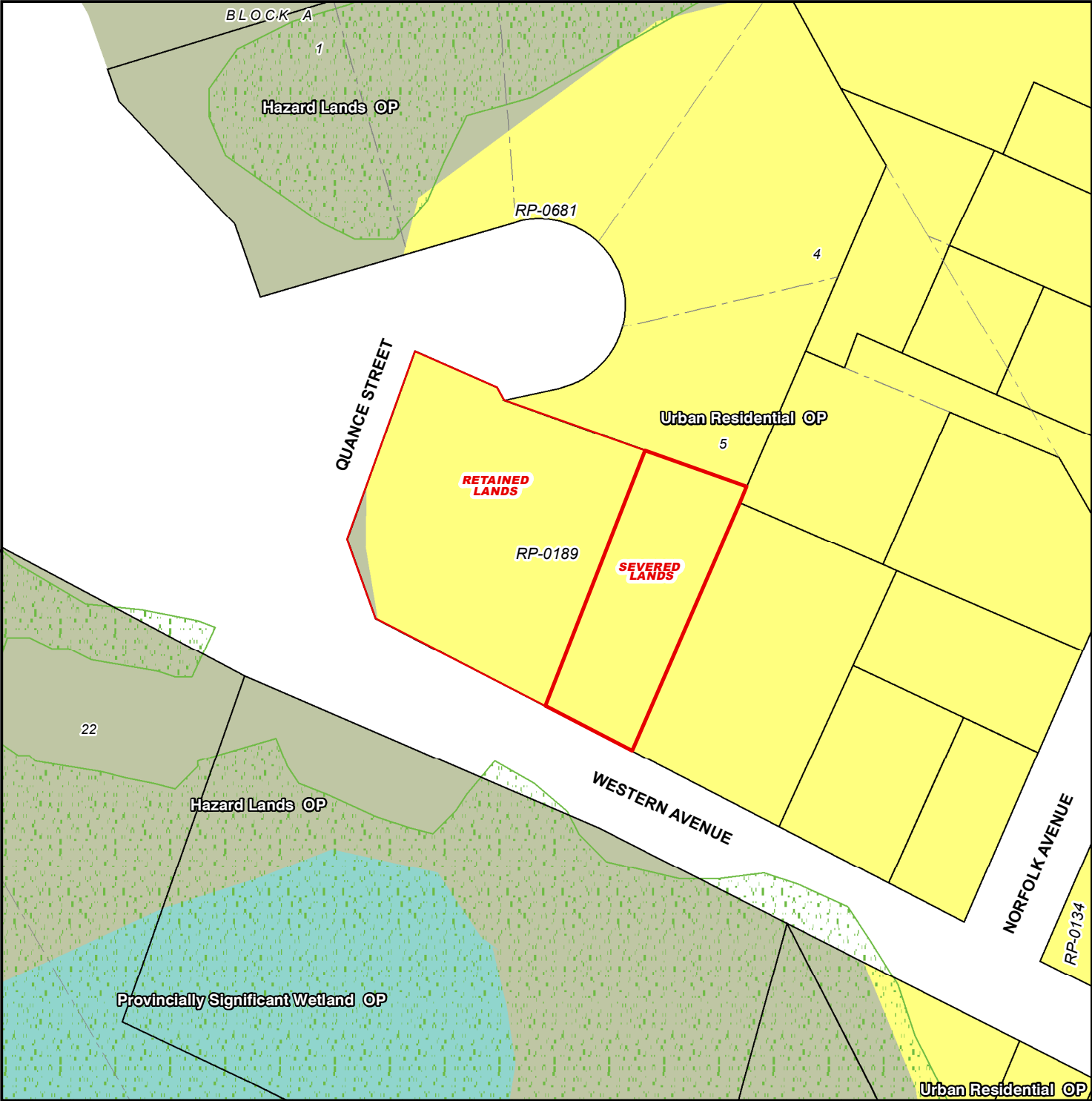
-  Subject Lands
-  Lands Owned

2015 Air Photo



2021-06-23








10 5 0 10 20 30 40 Meters



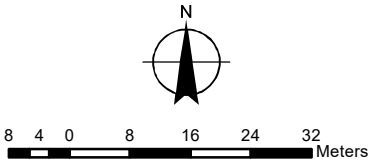
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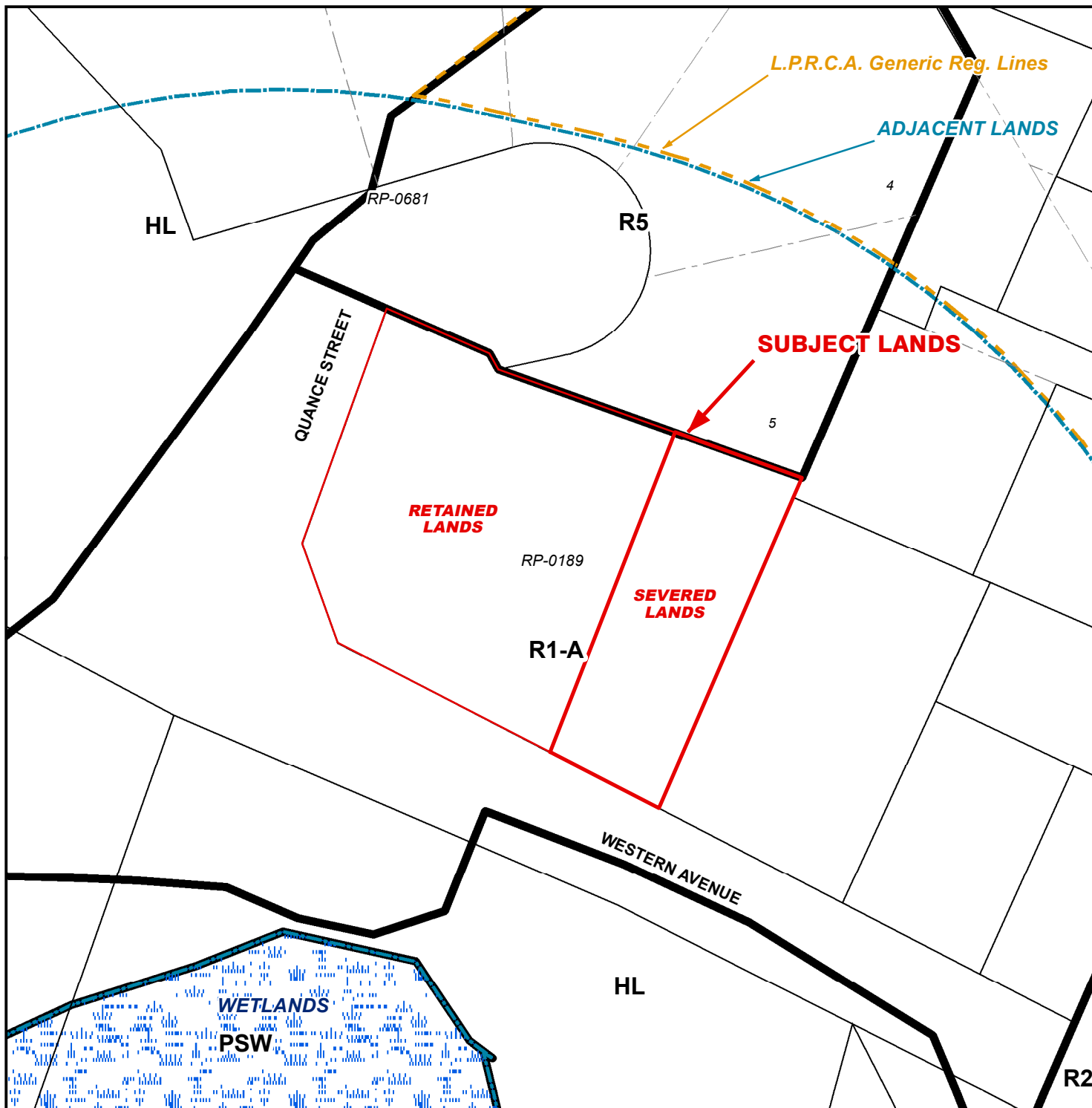
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Hazard Lands
-  Provincially Significant Wetland
-  Urban Residential
-  Urban Area Boundary
-  Significant Woodland

2021-06-23





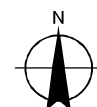
2021-06-23

LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

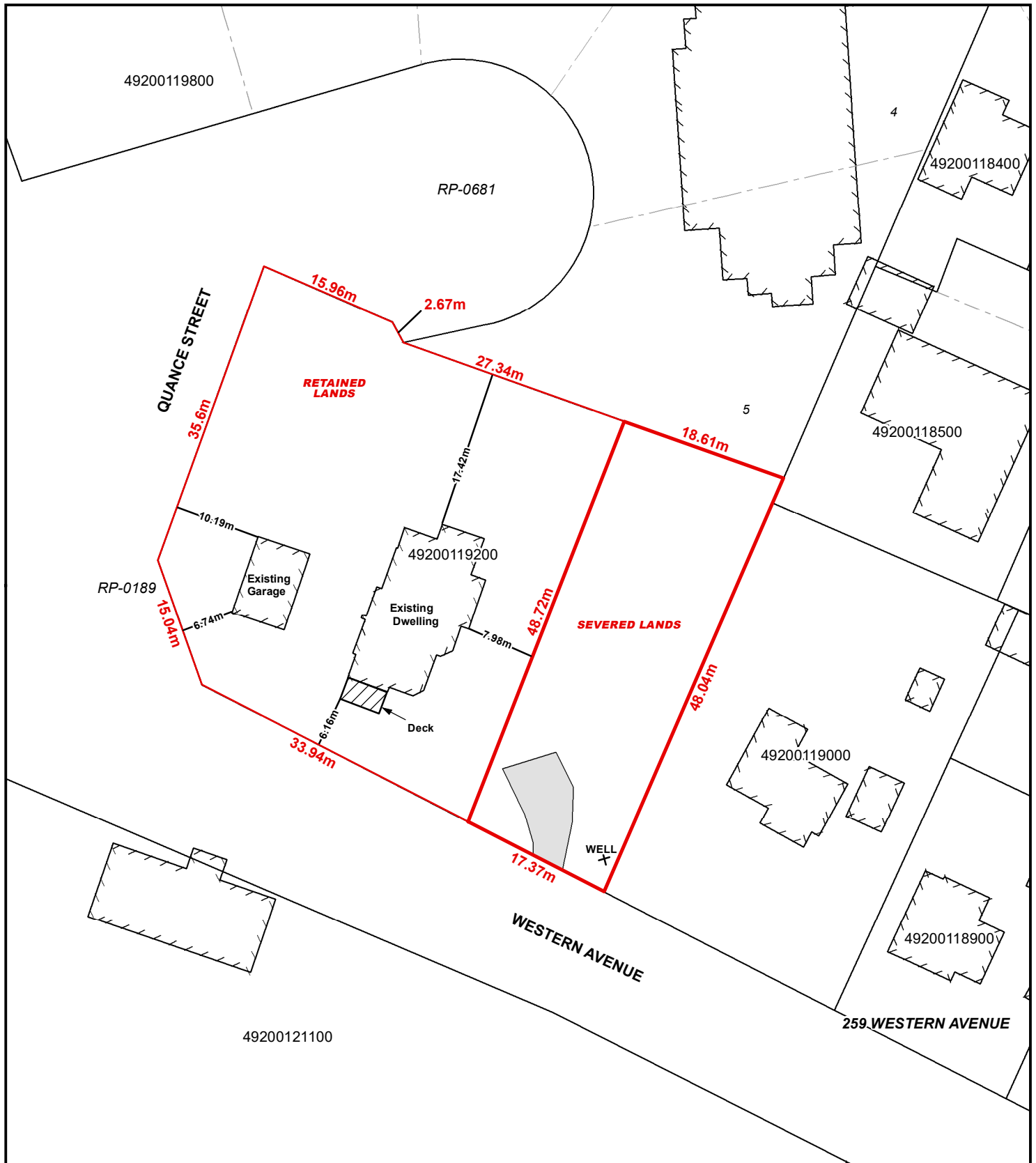
- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone
- R5 - Residential R5 Zone



6.5 3.25 0 6.5 13 19.5 26 Meters

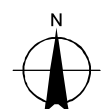
CONCEPTUAL PLAN

Urban Area of DELHI

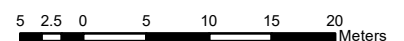


Legend

- Subject Lands
- Lands Owned

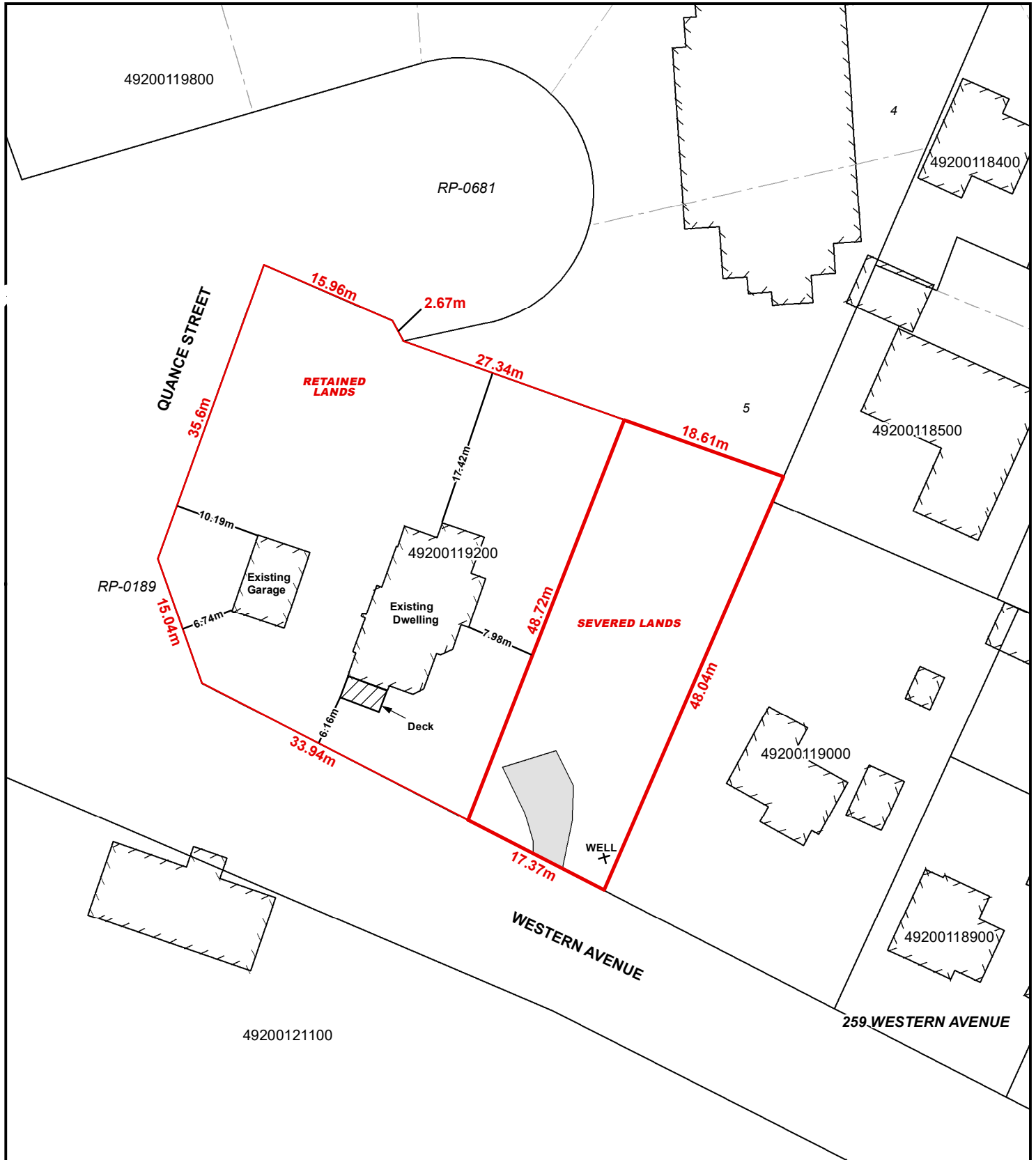


2021-06-23



CONCEPTUAL PLAN

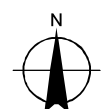
Urban Area of DELHI



Legend

- Subject Lands
- Lands Owned

2021-06-23



5 2.5 0 5 10 15 20 Meters