

For Office Use Only:

File Number	BNPL2022221	Application Fee	\$2886.00
Related File Number	N/A	Conservation Authority Fee	N/A
Pre-consultation Meeting	-	Well & Septic Info Provided	N/A
Application Submitted	June 28, 2022	Planner	Hanne Yager
Complete Application	July 22, 2022	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: _____**A. Applicant Information****Name of Owner** _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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 owner and 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):

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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.

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:

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:

9. Existing use of abutting properties:

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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

D. All Applications: 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:

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. All Applications: 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:

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:

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. All Applications: 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 _____

±100m Commercial
±300m Industrial

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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

G. All Applications: 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:

- ☐ 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

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.

DocuSigned by:

Ian Davidson

17AED6016558473...

DocuSigned by:

Sarah Davidson

17AED6016558473...

6/23/2022 | 4:29 PM PDT

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

I/We authorize Michael Sullivan, LandPro Planning Solutions Inc. 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.

DocuSigned by:

Ian Davidson

17AED6016558473...

DocuSigned by:

Sarah Davidson

17AED6016558473...

Owner

Owner

6/23/2022 | 4:29 PM PDT

6/23/2022 | 4:29 PM PDT

Date

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



K. Declaration

I, Michael Sullivan, LandPro Planning Solutions Inc. of the City of Thorold

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:


the City of Thorold


Owner/Applicant/Agent Signature

In the Region of Niagara

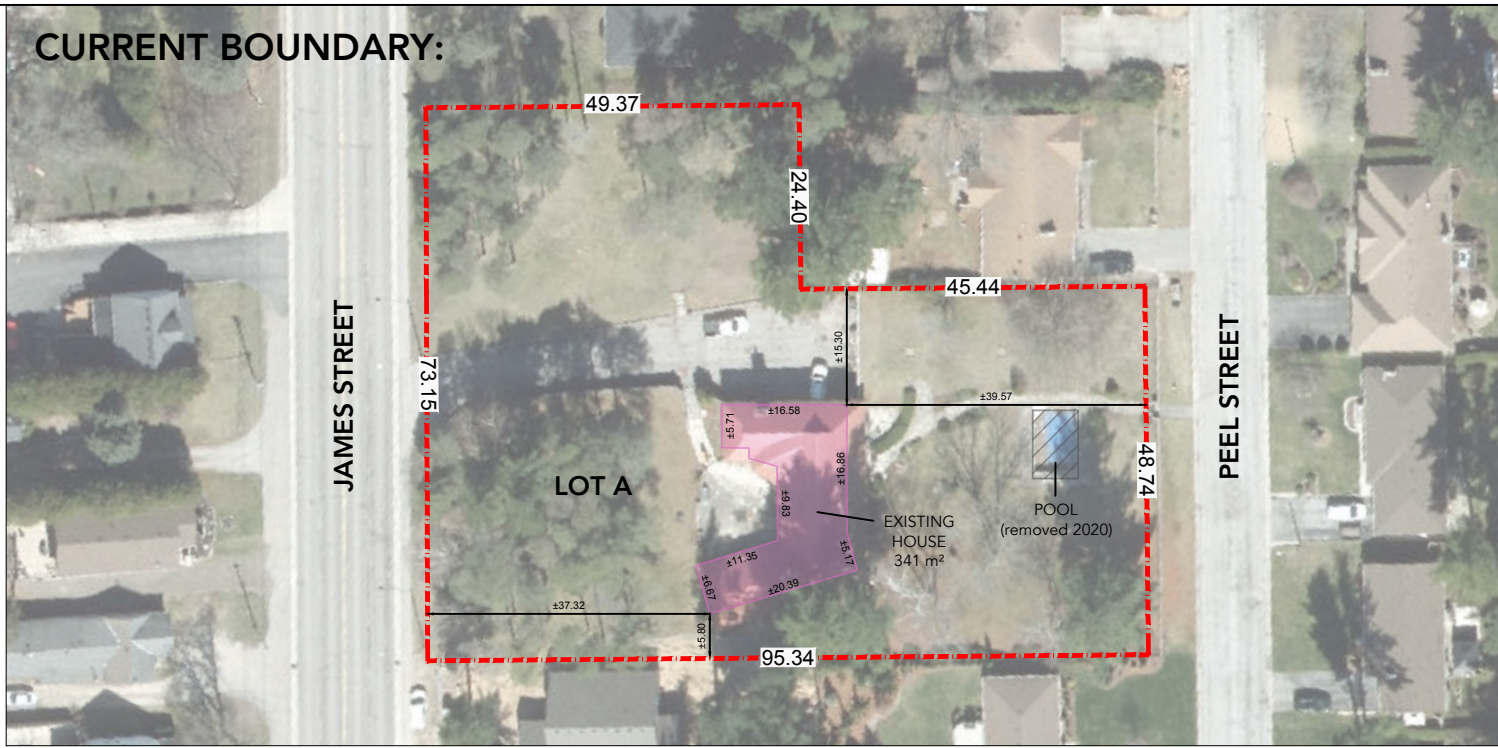
This 28 day of June

A.D., 20 22

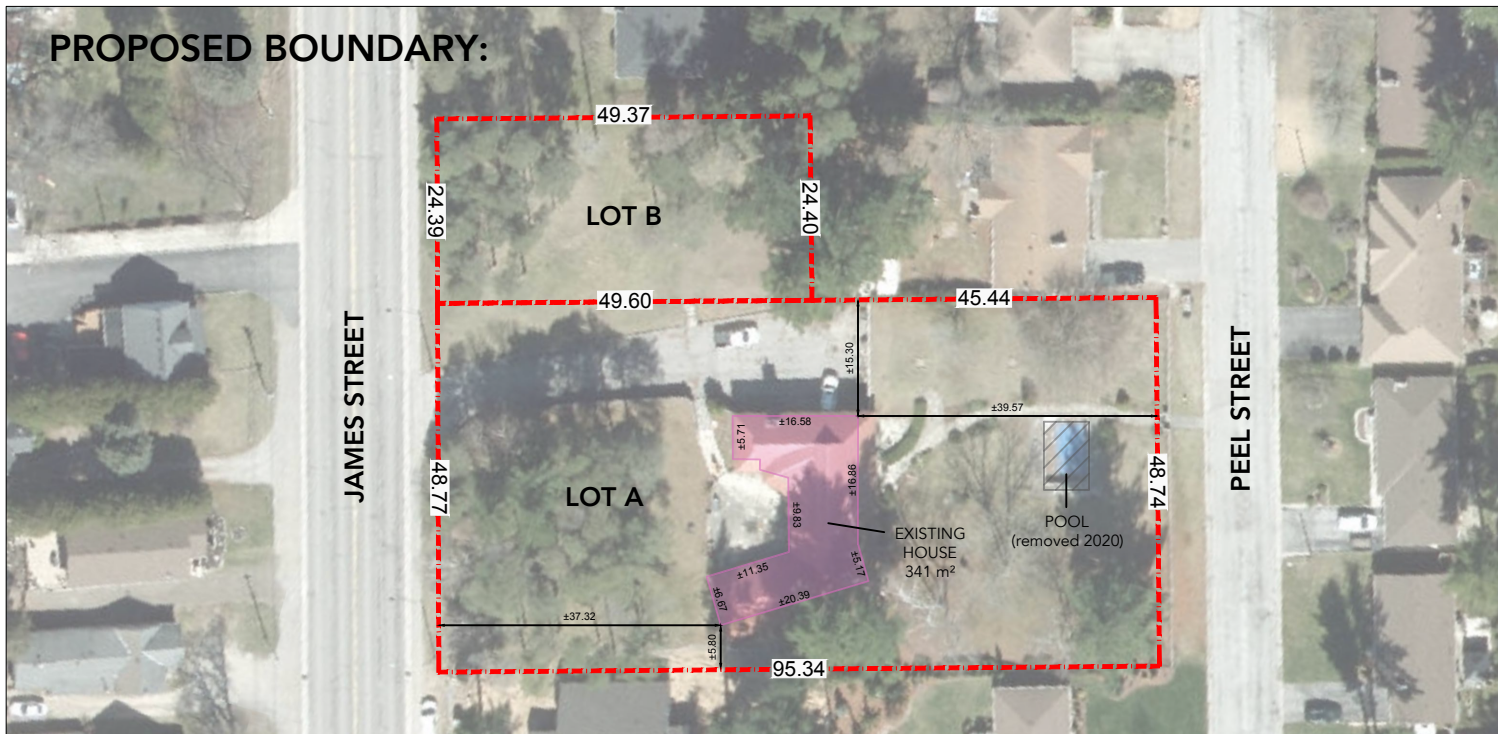

A Commissioner, etc.

CAROLE IDA SULLIVAN
a Commissioner, etc., Province of Ontario,
for LandPro Planning Solutions Inc.,
and limited to process serving only.
Expires July 17, 2024.

CURRENT BOUNDARY:



PROPOSED BOUNDARY:



KEY MAP - N.T.S.

CONCEPTUAL PLAN SEVERANCE

642 PEEL STREET AND JAMES STREET,
DELHI, NORFOLK COUNTY

PLAN 367 LOT 9 LOT 10 REG
AND
PLAN 189 PT BLK 33 REG,
NORFOLK COUNTY



PROPOSED SEVERANCE

CURRENT

LOT A	0.58 ha (1.43 acres)
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PROPOSED

LOT A	0.464 ha (1.15 acres)
LOT B	0.121 ha (0.30 acres)

TOTAL	0.58 ha (1.43 acres)
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0 5 10 20 50
SCALE: 1 : 1000

DATE: June 20, 2022
DRAWN BY: M.C.
REVIEWED BY: M.S.

June 28, 2022

Sherry Mott, Secretary-Treasurer
Committee of Adjustment
Norfolk County, 185 Robinson Street, Simcoe, ON
N3Y 5L6
Sherry.Mott@norfolkcounty.ca | planning@norfolkcounty.ca

Re: Property Severance
642 Peel Street and James Street, Norfolk County

LandPro Planning Solutions Inc. (LandPro) has been retained by Ian and Sarah Davidson, owners of the property located at 642 Peel Street in Delhi, to be the agent for this property severance.

This letter introduces the application for a property severance. The application comprises the following:

1. Planning Justification Letter (LandPro Planning, June 2022)
2. County Application form, commissioned
3. Concept sketch of property severances (LandPro Planning, May 2022)
4. Survey drawing (Jewitt and Dixon Ltd., June 2022)

The fees for the application will be paid directly by property owners.

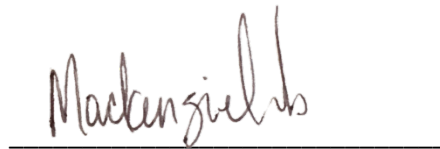
We trust this submission fulfills the County's requirements for a complete application and look forward to receiving confirmation of same.

Sincerely,

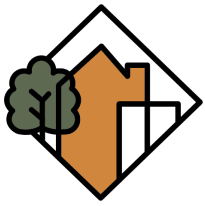
LandPRO Planning Solutions Inc.



Michael Sullivan, M.Plan, RPP
President | Principal Planner



Mackenzie Crumb, B.A., Dipl.
Planning Technician



LANDPRO
PLANNING SOLUTIONS

PLANNING LETTER



CONSENT APPLICATION
642 Peel Street and James Street

Norfolk County

June 2022

LandPro Planning Solutions Inc.

204-110 James Street
St. Catharines, ON

28 Colborne St. N.
Simcoe, ON

642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

June 2022

Norfolk County Planning Department
185 Robinson Street, Suite 200
Simcoe, Ontario
N3Y 5L6

Re: Application for Severance - Davidson

642 Peel Street and James Street,
Delhi, Norfolk County

Land Pro Planning Solutions Inc. (LandPro) is the agent for the property owners, Ian Davidson and Sarah Davidson. The applicant proposes to re-separate two lots, legally described as:

1. PLAN 367 LOT 9 LOT 10 REG, Norfolk County (Roll #49200912600), and
2. PLAN 189 PT BLK 33 REG, Norfolk County (Roll #49200916500).

The municipal address for the first property is 642 Peel Street. The second property fronts on James Street but does not have a municipal address as it is undeveloped. The vacant lot will be referred to in this report as "James Street." Both properties are owned by Ian and Sarah Davidson. Once severance is obtained, title will be adjusted to ensure separate ownerships.

The following documents are attached to this Planning Letter:

- Severance Application Form (signed and commissioned)
- Severance Sketch

1 BACKGROUND

The subject property is a large residential property resulting from the accidental amalgamation of two separate lots. The applicants purchased the James Street lot in 2015. As they already owned 642 Peel Street, which share a lot line, both lots were automatically merged. This was accidental, as noted.

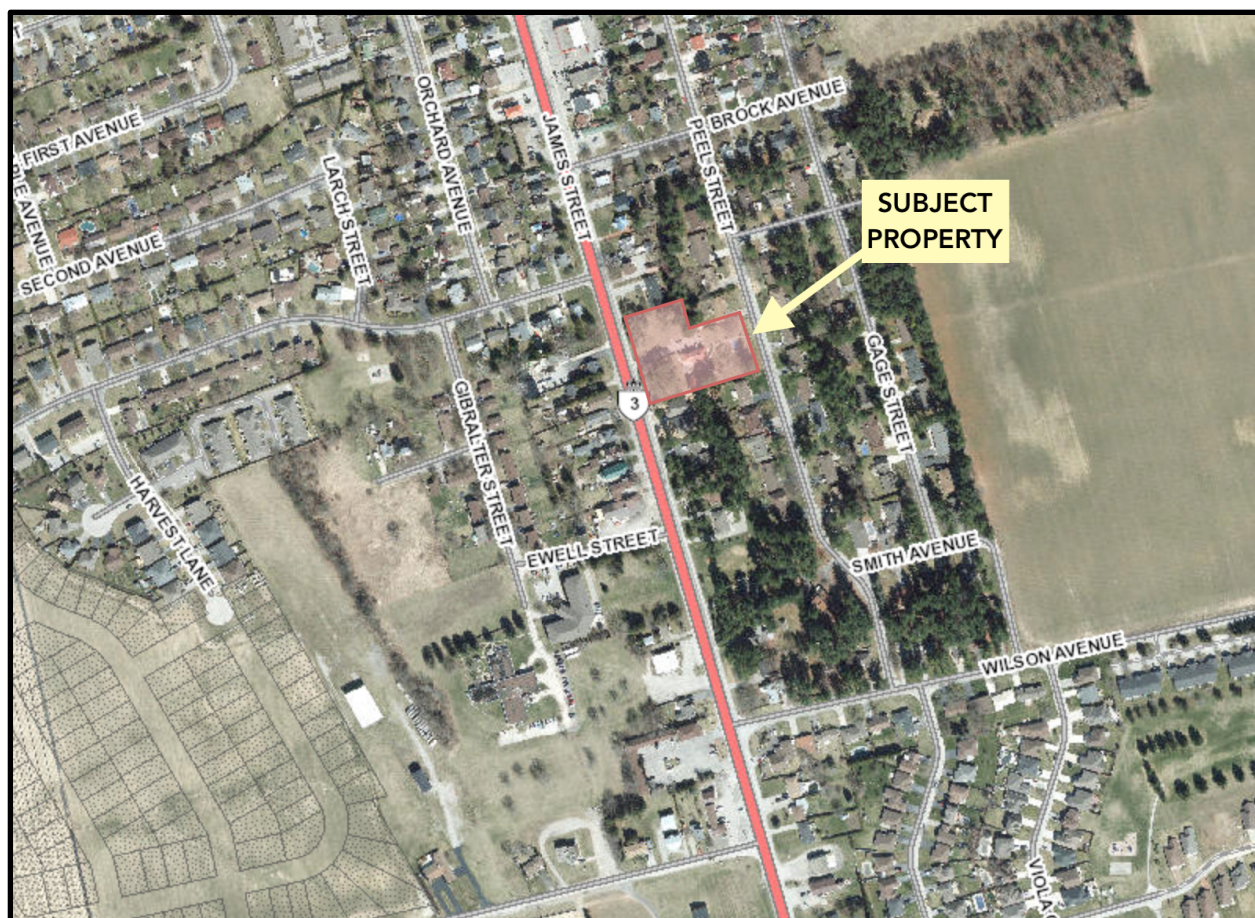
The applicant is now seeking to sever the merged lots into two separate parcels for future use, with boundaries identical to those that existed before the lots were merged.

2 PROPERTY FACTS

The properties in question are 642 Peel Street and James Street (a vacant lot, without a municipal address). The subject property is presented in **Figure 1**, on the east side of James Street and the west side of Peel Street.

642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

Figure 1 – Subject Property, NTS. Image from Norfolk County GIS, edited by Land Pro Planning Solutions Inc.Please see **Table 1** below for the property's characteristics:*Table 1 – Property Facts*

Legal Description	PLAN 367 LOT 9 LOT 10 REG, Norfolk County and PLAN 189 PT BLK 33 REG, Norfolk County	
Property Use	Current	Residential
	Historical	Two separate parcels, <ul style="list-style-type: none"> • 1 residential (Peel Street) and • 1 vacant (James Street)
Lot Size	0.58 ha (Acres: 1.43) (Norfolk County GIS)	
Lot Frontage	48.74m (Peel Street) 73.15m (James Street)	

642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

Official Plan	Urban Area and Urban Residential	
Zoning	R1-A (Urban Residential Type 1)	
Surrounding Lands	North	Low-Density Residential Commercial
	East	Low-Density Residential Agricultural
	South	Low-Density Residential
	West	Low-Density Residential Commercial

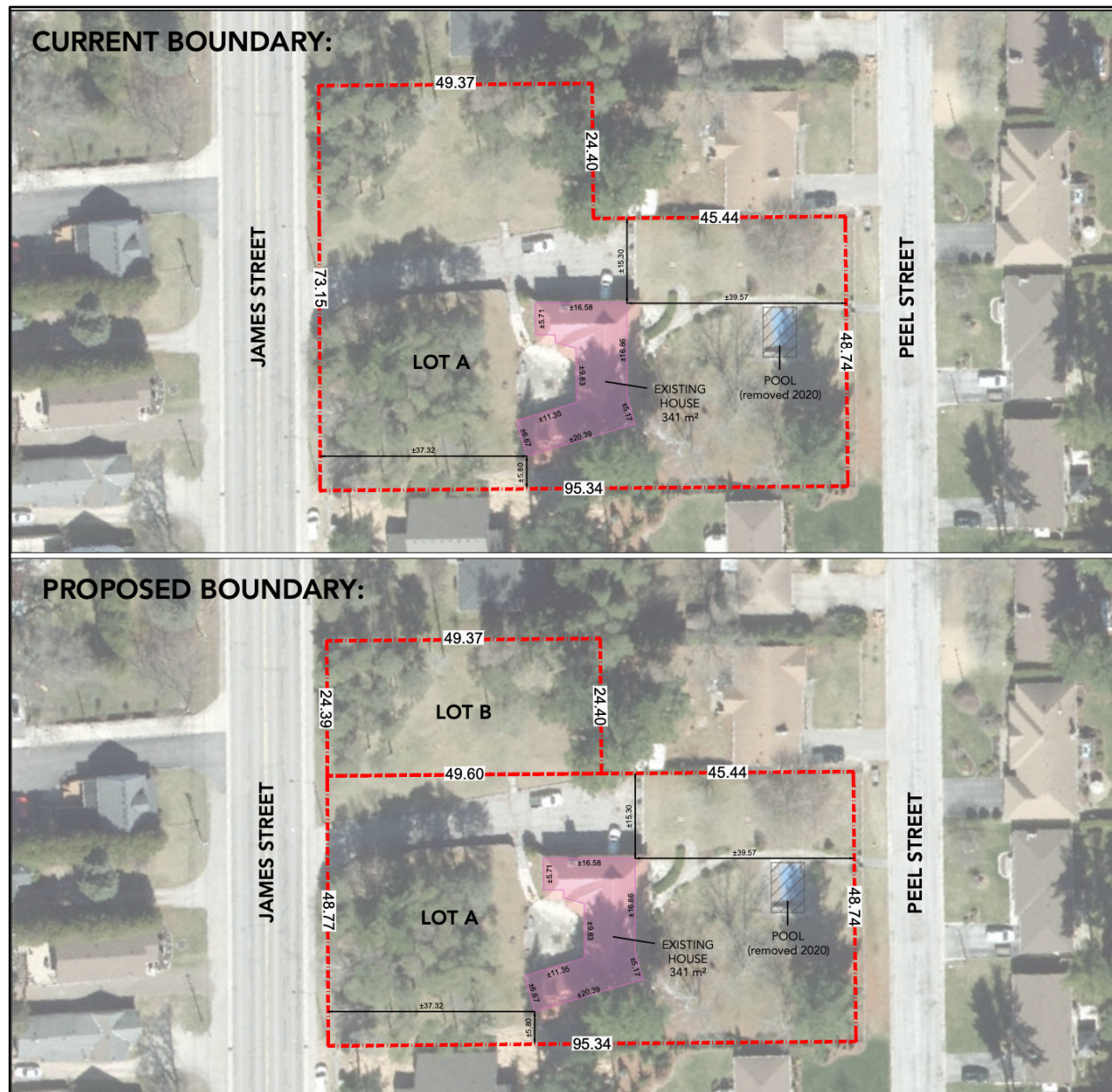
The property also currently contains one residential dwelling on the original lot fronting on Peel Street.

3 PROPOSED DEVELOPMENT

The subject property is currently used for residential purposes. It was originally two separate lots – 642 Peel Street to the south and the James Street property to the north. The applicant now desires to correct the historical merger of lots in order to construct a residential dwelling on the James Street lot. The proposed severance is presented in **Figure 2**. A larger version of this figure is attached to this letter.

642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

Figure 2 – Concept Plan, NTS. Created by LandPro Planning Solutions.

4 PLANNING FRAMEWORK

In preparation for this application, several policy and regulatory documents were reviewed to address the proposal's demonstration of good planning. They include the following:

1. The Provincial Policy Statement (2020)
2. Norfolk County Official Plan (2020)

642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

3. Norfolk County Zoning By-law 1-Z-2014 (2020)

The proposed severance was assessed against this regulatory framework. A detailed review is below.

4.1 PROVINCIAL POLICY STATEMENT, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS promotes the efficient use of land within settlement areas, where development and growth shall be focused **(1.1.3.1)** and where existing municipal servicing can be used efficiently **(1.1.3.2.b)**. It states that sufficient land shall be made available within settlement areas to meet future needs through intensification and redevelopment **(1.1.2)**.

The PPS does not have specific policies regarding the creation of new lots in a settlement area.

This severance application involves dividing an accidentally-merged lot into two separate parcels. The property is located within a settlement area with access to municipal servicing. The proposed severed lot facing James Street is currently vacant and has development potential to intensify the community of Delhi.

The proposed severance is consistent with the PPS.

4.2 NORFOLK COUNTY OFFICIAL PLAN, 2020 (NCOP)

The NCOP contains objectives, policies, and mapping that describe the County's vision for the next 20+ years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, and agricultural land, and providing sustainable infrastructure.

The subject property is located in Delhi, an Urban Area, and is designated in the NCOP as Urban Residential. See **Appendix 2** for the property's designation.

The NCOP indicates that Urban Areas will be the focus of growth in the County **(6.4)** and shall develop "with efficient land use patterns that minimize the extension of municipal services and infrastructure," **(6.4.c)**. The NCOP encourages intensification, infill, and redevelopment of underutilized sites, targeting 25% of the County's growth to fall under this type of development **(6.4.h)**. The infill of vacant lots within Urban Areas shall be a criterion when evaluating consents **(8.9.1.e)**

In particular, the Delhi Urban Area is the third largest Urban Area in the County and is recognized as an important urban community, where the County shall support a full range of residential development **(6.5.3)**.

The Urban Residential designation is predominantly used for low-density residential dwellings. Other uses include higher-density residential, elementary schools, places of worship, neighbourhood parks, and neighbourhood commercial **(7.7.1)**.

The NCOP supports residential consents (subject to conditions), provided that the severed and retained lots:

642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

- front onto a public, year-round maintained road,
- intend to infill existing areas,
- will not have their long-term use compromised due to the severance, and
- have adequate size and frontage according to the Zoning By-law (9.6.3.2.c-d).

This severance application proposes a severance to re-establish the lot boundaries changed during an unintended merge on title. The proposed lots will each front onto a municipal road (one on Peel Street and the other on James Street). The intent of the severance is to eventually construct a residential dwelling on the underutilized lot fronting on James Street, which will contribute to the County's infill objectives and the efficient long-term use of the land. The location of the proposed lots being in an Urban Area indicates that they can be serviced by municipal water and sewage services. The two lots will be the same size and shape as the original lots were before the merge, and they will both have adequate size and frontage to meet the zoning provisions (as will be demonstrated in the following section).

The proposed severance conforms with the NCOP.

4.3 NORFOLK COUNTY ZONING BY-LAW 1-Z-2014, 2020 (ZBL)

Zoning provisions indicate the property as R1-A (Urban Residential Type 1). The property's zoning is presented in **Appendix 3**.

The ZBL has been developed to implement the policy direction of the NCOP. The subject lands are currently zoned appropriately, and no zoning changes are required as part of this application.

The existing R1-A zoning permits single detached dwellings, bed and breakfasts, home occupations, and accessory residential dwelling units (5.1.1). The lot currently contains one residential dwelling.

The proposed severance is compatible with the provisions of the Urban Residential Type 1 zoning. Please see the R1-A zone provisions below in **Table 2**.

Table 2 – Municipality of Bayham Zoning By-law, provisions 17.2-17.9

R1A - Urban Residential Type 1 Zone				
Zone Provisions	Required	Proposed		Comment
		Retained	Severed	
Min. Lot Area (interior lot)	450 m ²	4,640m ²	1,207m ²	Complies
Min. Lot Frontage	15 m	48.75m	24.39m	Complies
Min. Front Yard	6 m	± 39.57m	N/A	Complies
Min. Side Yard (Interior)	1.2m	± 5.80m	N/A	Complies
Min. Rear Yard	7.5m	± 37.32m	N/A	Complies

All provisions remain fulfilled under this severance. Any future developments should prove conformity with the ZBL.

5 PLANNING ANALYSIS

This severance seeks to return the merged vacant lots to two separate parcels with boundaries identical to those that existed before the lots were merged. The severance is for technical reasons, where new lots are to be created to correct an unintended merge on title.

Infill severances such as the one proposed are supported by the Provincial Policy Statement and Norfolk County Official Plan, both of which promote the efficient use of land within these settlement areas where municipal servicing is available. The proposed severance, located within a settlement area, would facilitate intensification and more efficient development in the Delhi Urban Area.

The Norfolk County Official Plan permits severances that meet the criteria listed in section 4.2 of this report. This was demonstrated earlier in this letter.

The intent of the severance is to eventually construct a residential dwelling on the underutilized residential lot fronting on James Street, which will incrementally contribute to Norfolk County's growth and infill objectives, according to the Norfolk County Official Plan. It intends to make land available for residential development where existing infrastructure and servicing can be used by a future house.

The proposal meets the provisions outlined in Norfolk County's Zoning By-law and will maintain regular lot shapes by creating two rectangular lots. Currently, there is one residential dwelling on the lot fronting on Peel Street, and there are no structures on the proposed lot fronting on James Street. Additionally, the severance is compatible with the surrounding land uses and development pattern.

This application is consistent with the Provincial Policy Statement (2020) and conforms to the Norfolk County Official Plan (2020) and the Norfolk County Zoning By-law provisions (2020). This severance application does represent good planning, based on the reasons noted.

642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

6 CLOSING

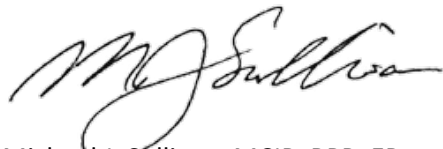
We believe this application represents good planning and should be approved. We will be available to discuss the application merits with County staff and ultimately with the Committee of Adjustment.

Our applicant will arrange to make payment directly to the County.

Should you require anything further in response to this request, please contact me by email at mike@landproplan.ca or by phone at 289-687-3730. Thank you and we look forward to meeting with you in the near future.

Sincerely,

LANDPRO PLANNING SOLUTIONS Inc.



Michael J. Sullivan, MCIP, RPP, EP
President
mike@landproplan.ca



Mackenzie Crumb, B.A., Dipl.
Planning Technician | Designer
mackenzie@landproplan.ca

7 APPENDICES

APPENDIX 1: SEVERANCE SKETCH

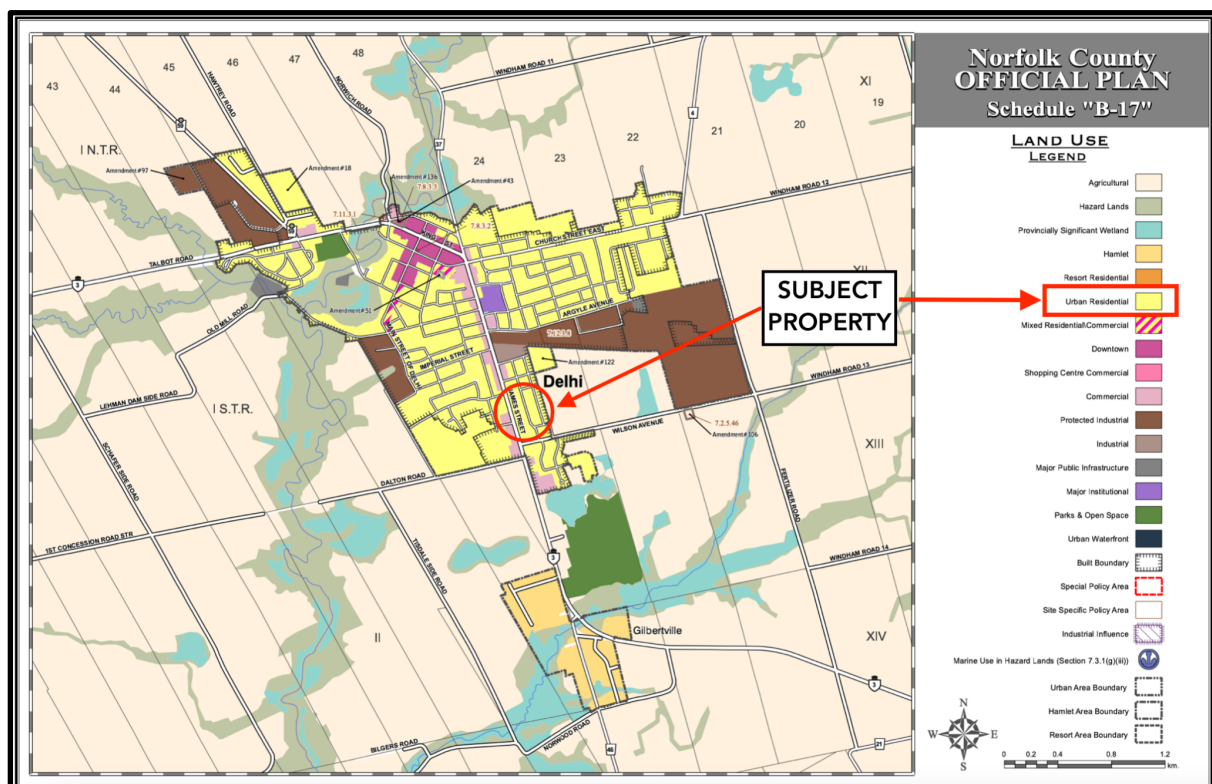
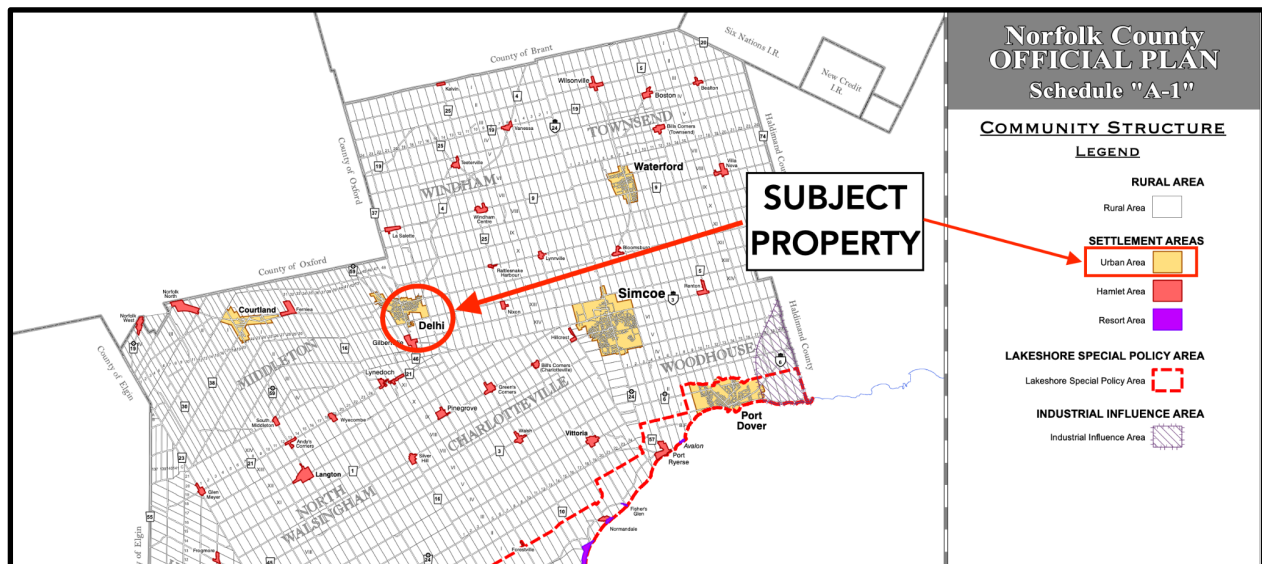
See attached.

642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

APPENDIX 2: OFFICIAL PLAN SCHEDULES

From the Norfolk County Official Plan. NTS. Edited by Land Pro Planning Solutions Inc.



642 Peel Street and James Street, Norfolk County

Mr. Ian Davidson and Mrs. Sarah Davidson, c/o Mr. Dave Eccles

APPENDIX 3: PROPERTY ZONING

From the Norfolk County GIS.





MAP A
CONTEXT MAP
Urban Area of DELHI

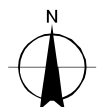
BNPL2022221



Legend

-  Subject Lands
-  Lands Owned
- 2020 Air Photo

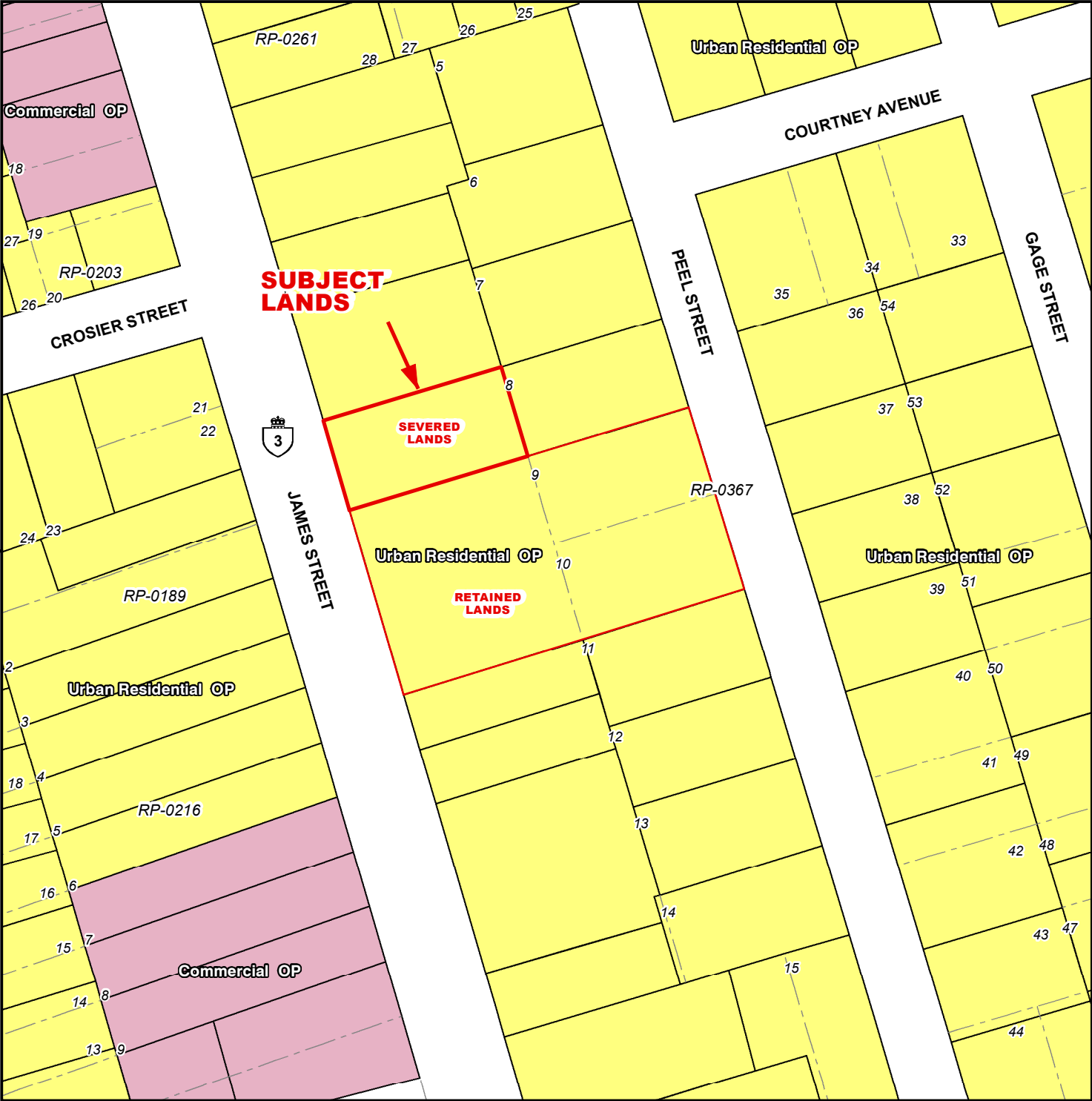
7/27/2022



20 10 0 20 40 60 80 Meters

MAP B
OFFICIAL PLAN MAP
Urban Area of DELHI

BNPL2022221



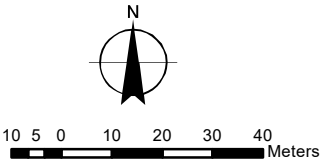
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Urban Residential
- Commercial
- Urban Area Boundary

7/27/2022

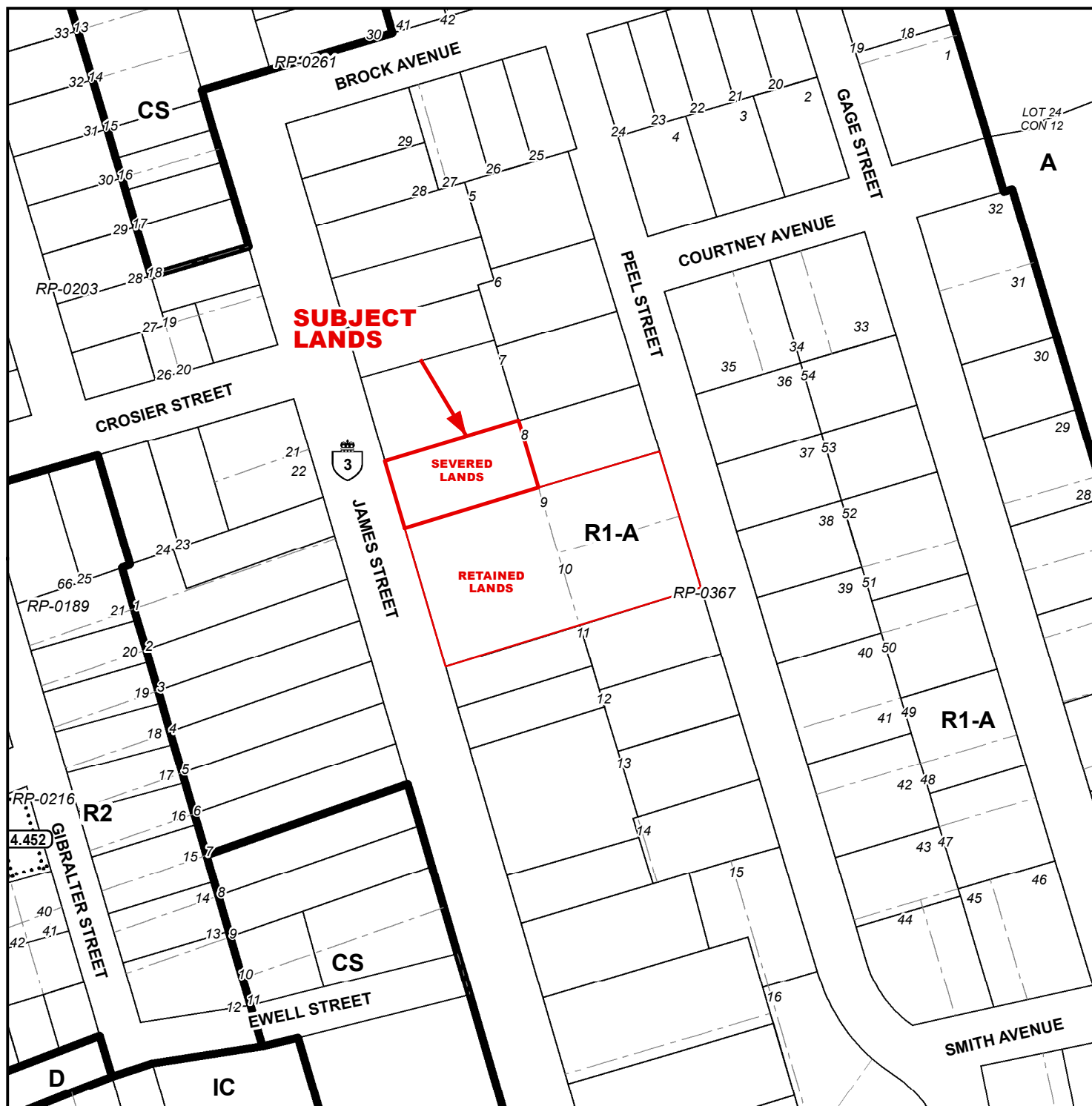


MAP C

ZONING BY-LAW MAP

Urban Area of DELHI

BNPL2022221



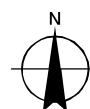
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

7/27/2022

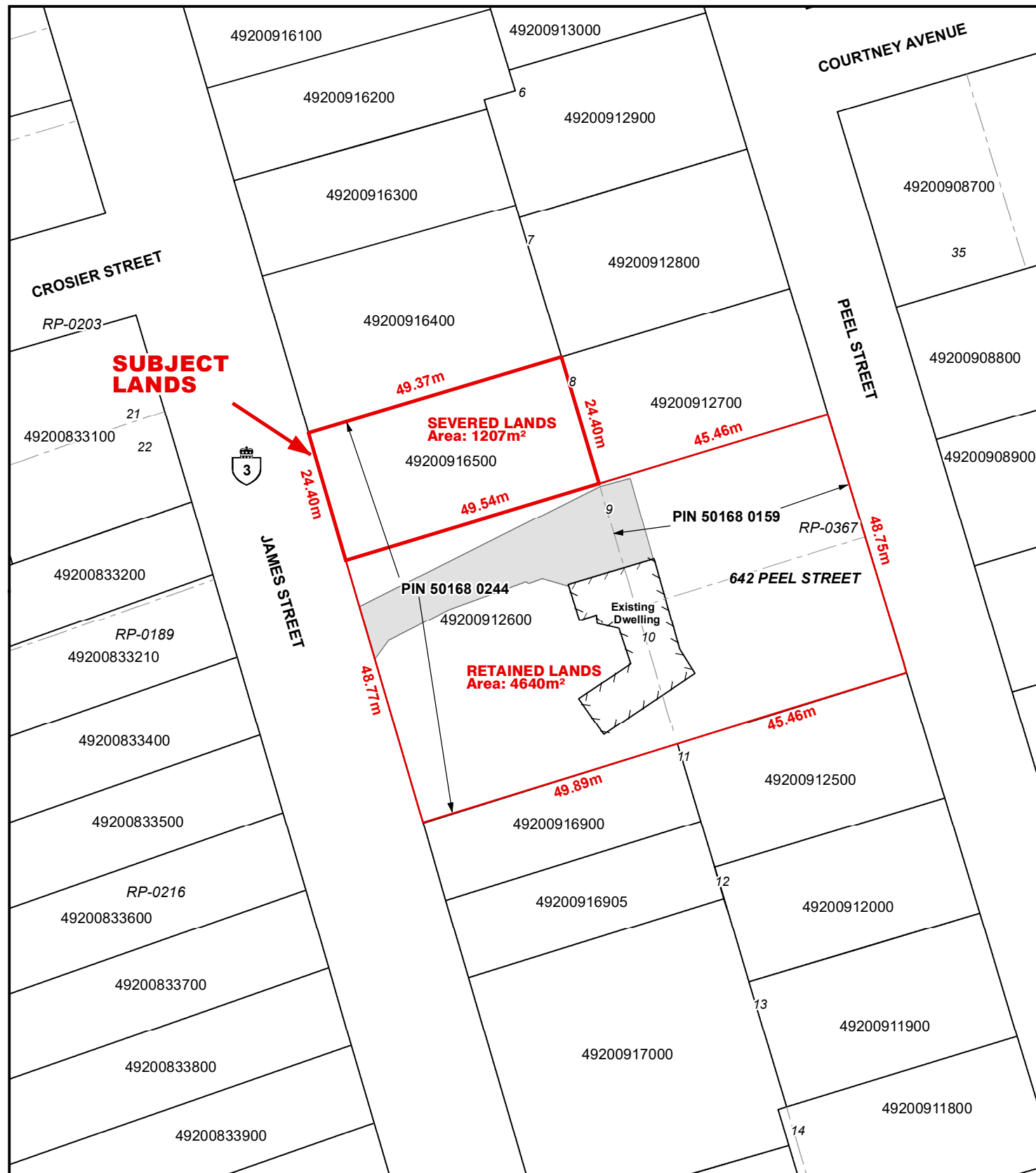
- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- D - Development Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone



20 10 0 20 40 60 80 Meters

CONCEPTUAL PLAN

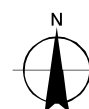
Urban Area of DELHI



Legend

- Subject Lands
- Lands Owned

7/27/2022



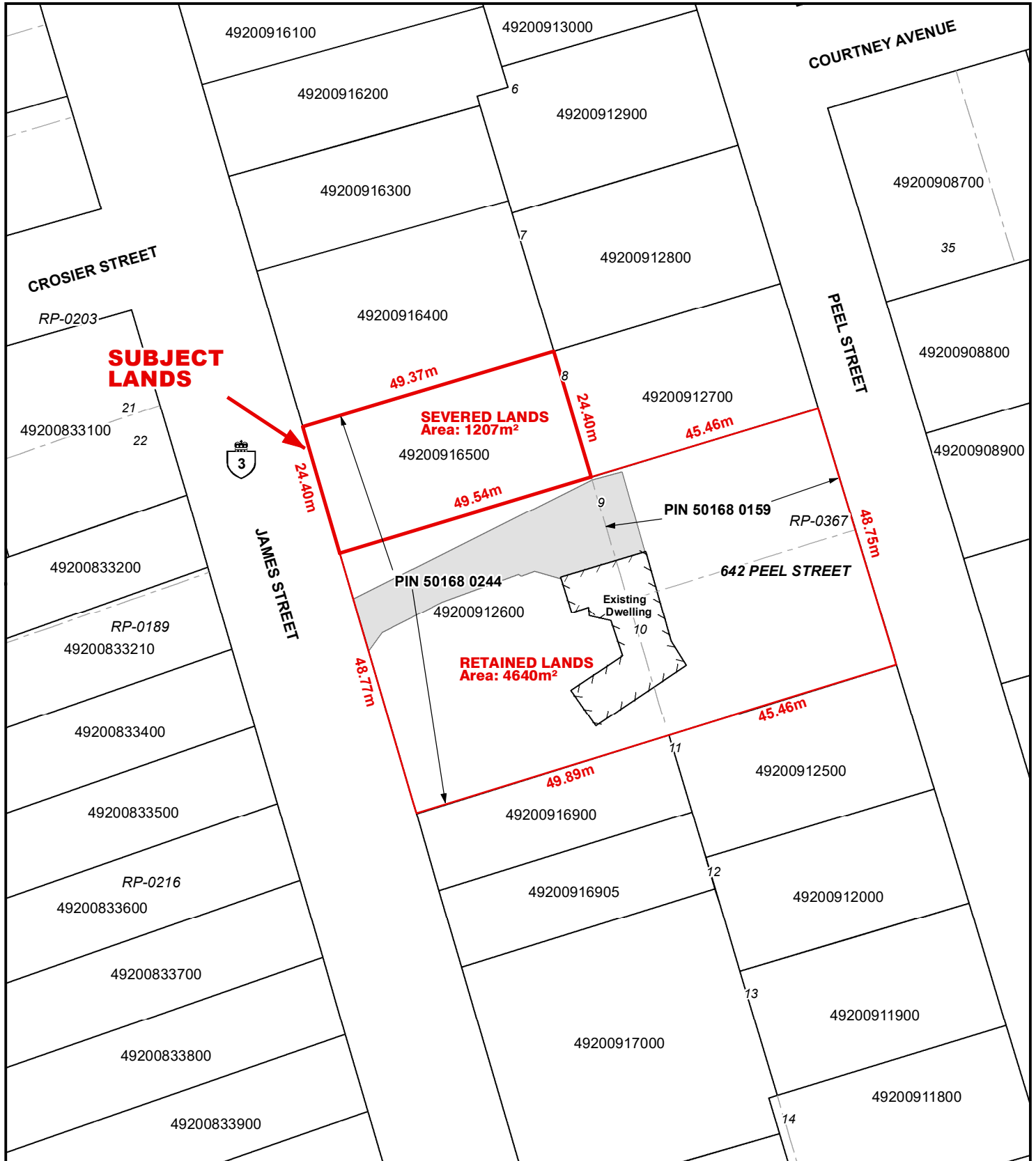
8 4 0 8 16 24 32 Meters

LOCATION OF LANDS AFFECTED

BNPL2022221

CONCEPTUAL PLAN

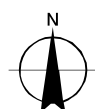
Urban Area of DELHI



Legend

- Subject Lands
- Lands Owned

7/27/2022



8 4 0 8 16 24 32 Meters