

Attention: Committee of Adjustment
Norfolk County

Re: Severance - 345/347 East Street, Delhi ON

The above property is located in a quiet neighbourhood on the corner of East Street and Park Avenue. Park Avenue is a dead-end street with limited traffic. Delhi Public School backs on to Park Avenue and is just across the street within walking distance. Both the downtown core and a playpark are also located within walking distance.

Severing this property will provide an affordable housing option for anyone looking to downsize, a single parent or for first time home buyers looking to get into the housing market.

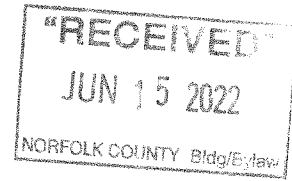
These units are being completely renovated with new furnaces, all new windows and doors, new flooring throughout, and new kitchens and bathrooms. Affordable housing is in limited supply in Delhi and these improvements will modernize these two units and improve living standards for anyone wishing to purchase one of these properties.

Thank you in advance for considering this application for a severance.

Sincerely,

Bart Crandon

Memo



Date: June 13, 2022
To: Jennifer Catarino, Senior Planner, Norfolk County
From: Doug Lyons
Re: **Proposed Severance & Minor Variance for 345 East Street, Delhi, Ontario**
Applicant : Crandon

Hi Jennifer

I received a "Sketch for Severance" prepared by Jewitt & Dixon dated November 16, 2021 from the "Crandon's" for my comments regarding a required parking space on the proposed severance & minor variance.

Upon a Site Inspection, I feel that a driveway can be constructed totally on the Subject Lands parallel to the north limit of the existing semi-detached house at MN# 345 Park Avenue. The proposed driveway (3m wide x 6m long) will need a curb cut on Park Avenue with approximately a 4m radius to enter into the Subject Lands. There is sufficient distance along the north side of the semi-detached house (MN # 345) to incorporate the required parking space on the Subject Lands. The driveway will not extend into the front yard of the existing semi and potentially the proposed driveway has enough space to have a back-up area to the east to exit forward onto Park Avenue for any concerned safety issues. The sightlines for the proposed driveway are sufficient to the east and west on Park Avenue. Park Avenue to the east is a dead end street, so traffic is diminished in that direction.

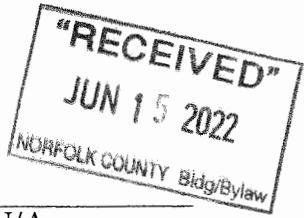
Upon a tour of the area, there are various existing driveways within the flankage of the Lots. The proposed driveway would fit in with the accesses to the smaller lots within the community.

In my 14 years as a Development Technologist and now a Supervisor of Development Engineering, I have attended many sites and provided comments through various Planning Applications including severances, minor variances, zoning amendments, subdivisions and site plans. Previous to my development experience, I was a land surveyor technician for 30 years.

Thank you.

Doug Lyons

Doug Lyons CMM I (Certified Municipal Manager)
Supervisor of Development Engineering



For Office Use Only:

File Number BNPL2022194,
Related File Number ANPL2022195-196
Pre-consultation Meeting -
Application Submitted Dec. 15, 2021
Complete Application jJuly 4, 2022

Application Fee 2886 + (1599 x 2) = \$6084
Conservation Authority Fee N/A
Well & Septic Info Provided N/A
Planner Jennifer Catarino
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: 3310-492-003-14000

A. Applicant Information

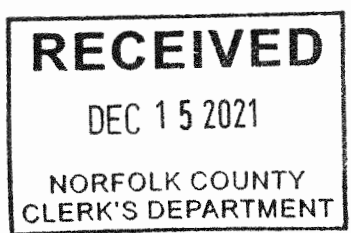
Name of Owner Bart Crandon

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 143 Ordnance Avenue
Town and Postal Code Turkey Point ON N0E 1T0
Phone Number 519-420-9945
Cell Number _____
Email bartcrandon@icloud.com

Name of Applicant Bart Crandon

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____



Name of Agent Linda DHondt Crandon

Address 143 Ordnance Avenue

Town and Postal Code Turkey Point ON N0E 1T0

Phone Number 519-427-3582

Cell Number _____

Email blcrandon@gmail.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 owner and agent noted above.

Owner Agent Applicant

Names and addresses of any holder of any mortgages, 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):

LT 3 PL224 Norfolk County

Municipal Civic Address: 345/347 East Street, Delhi ON

Present Official Plan Designation(s): Urban Residential

Present Zoning: R2

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 - Semi-Detached

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:

2 Storey Vinyl Sided Semi-Detached Dwelling and Vinyl Sided Garage to be retained.

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:

Unknown

9. Existing use of abutting properties:

R1-A,

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:

345

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	11.37	11.5		11.37	.13
Lot depth	n/a				
Lot width	n/a				
Lot area	168.9	345		168.9	176.1
Lot coverage	n/a				
Front yard	5.37	6.0		5.37	0.63
Rear yard	0.71	7.5		0.71	6.79
Height	less than 11 metres	11 metres		less than 11 metres	
Left Interior side yard	Dwellings - 0	Section 5.2.4		0	
Right Interior side yard					
Exterior side yard (corner lot)	5.63	6.0		5.63	0.37
Parking Spaces (number)	0	2		1	1
Aisle width	n/a				
Stall size	n/a				
Loading Spaces	n/a				
Other	n/a				

347

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	25.078	8.5		25.078	
Lot depth	n/a				
Lot width	n/a				
Lot area	381.8	255		381.8	
Lot coverage	n/a				
Front yard	5.36	6.0		5.36	0.64
Rear yard	0.70	7.5		0.70	6.8
Height	less than 11 metres	11 metres		less than 11 metres	
Left Interior side yard	Dwellings - 0	Section 5.2.4		0	
Right Interior side yard	1.45 metres (detached garage)	1.2		1.45	
Exterior side yard (corner lot)					
Parking Spaces (number)	0	2		2	
Aisle width	n/a				
Stall size	n/a				
Loading Spaces	n/a				
Other	n/a				

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

Buildings are existing.

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

Frontage: 11.37
Depth: 15.251
Width: 10.798
Lot Area: 168.921 sq.m
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: 25.078
Depth: 15.240
Width: 25.029
Lot Area: 381.813 sq.m
Present Use: Residential
Proposed Use: Residential

Buildings on retained land: Semi-detached Dwelling and Garage

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:

No development is being proposed, all buildings are existing.

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 is being proposed.

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 _____

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

- Municipal piped water Communal wells
 Individual 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 Open ditches
 Other (describe below)
-

2. Existing or proposed access to subject lands:

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

Name of road/street:

East Street and Park Avenue

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.

Bart Crandon
Owner/Applicant/Agent Signature

December 15, 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 Bart Crandon am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Linda DHondt Crandon 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.

Bart Crandon
Owner

December 15, 2021
Date

Owner

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, Bart Crandon of Turkey Point, 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:

Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 15th day of December

A.D., 2021

Sue Wakeling
A Commissioner, etc.

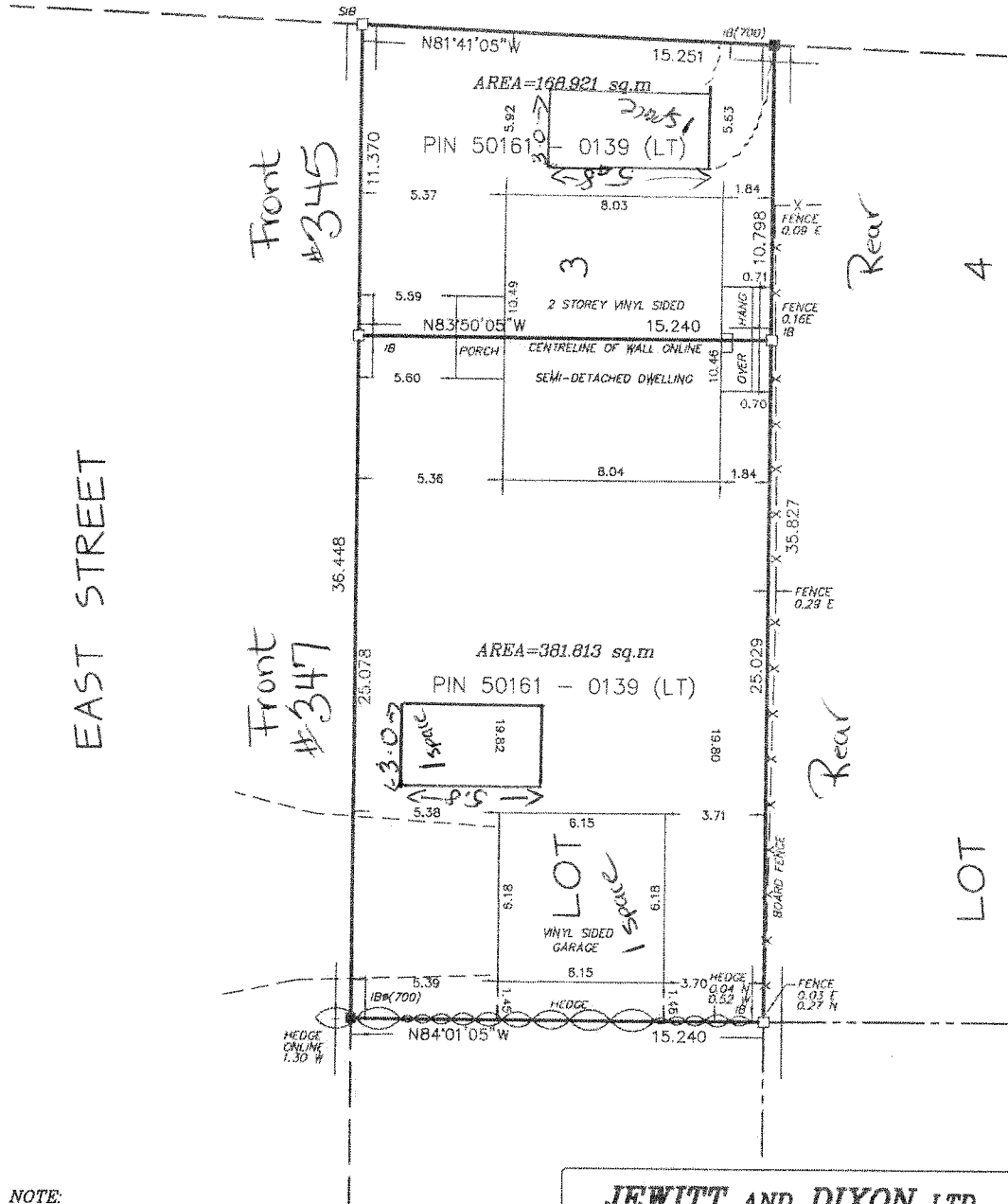
Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.

**SKETCH FOR
SEVERANCE APPLICATION
OF ALL OF
LOT 3, REGISTERED PLAN 224
(TOWN OF DELHI)
IN
NORFOLK COUNTY
SCALE: 1 : 200
JEWITT AND DIXON LTD.
NOVEMBER 18, 2021**



PARK AVENUE

EAST STREET



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.


**JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS**

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

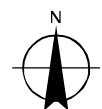
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net



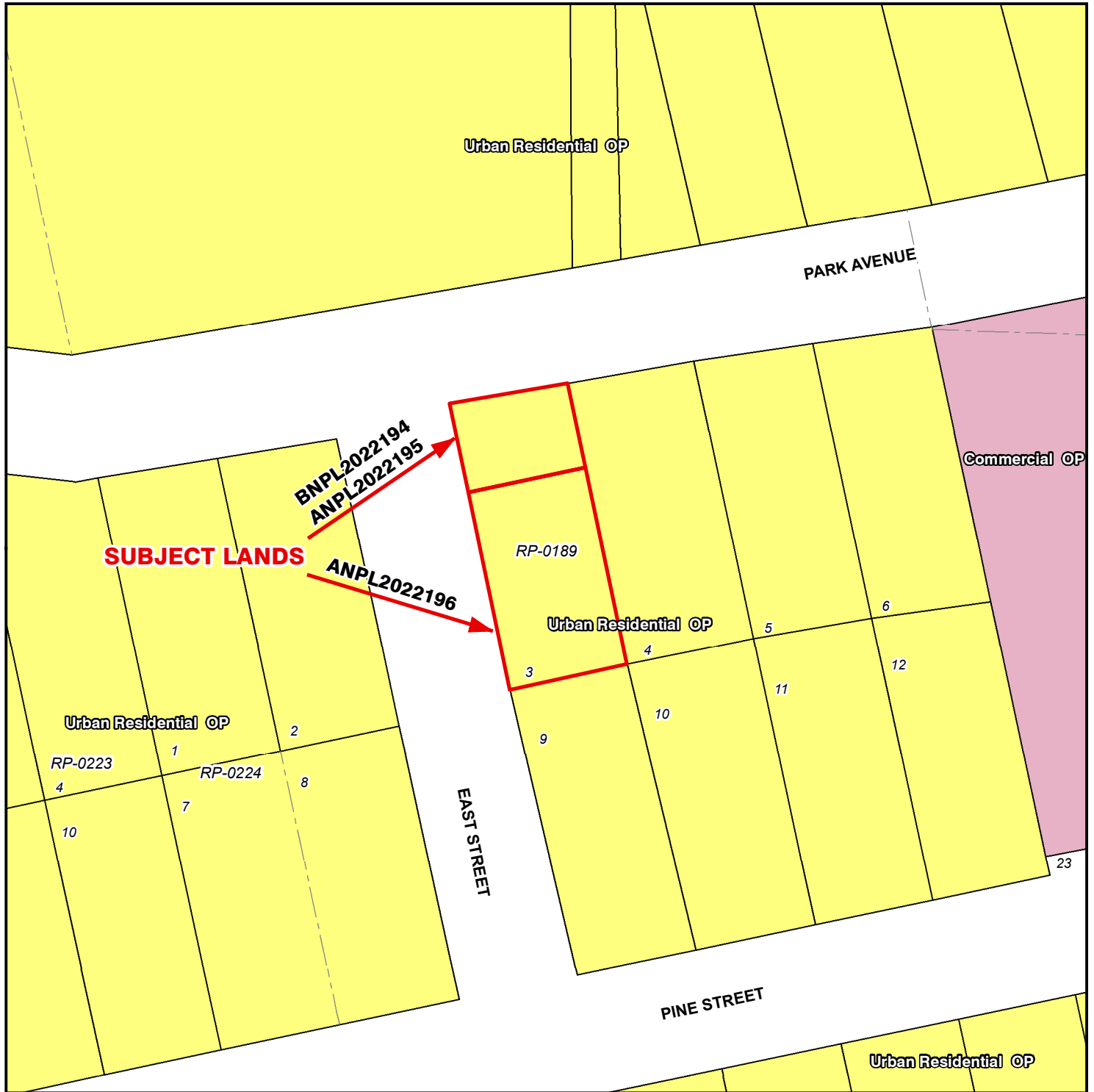
Legend

-  Subject Lands
- 2020 Air Photo

7/6/2022



8 4 0 8 16 24 32 Meters




Legend

 Subject Lands

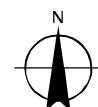
Official Plan Designations

 Urban Residential

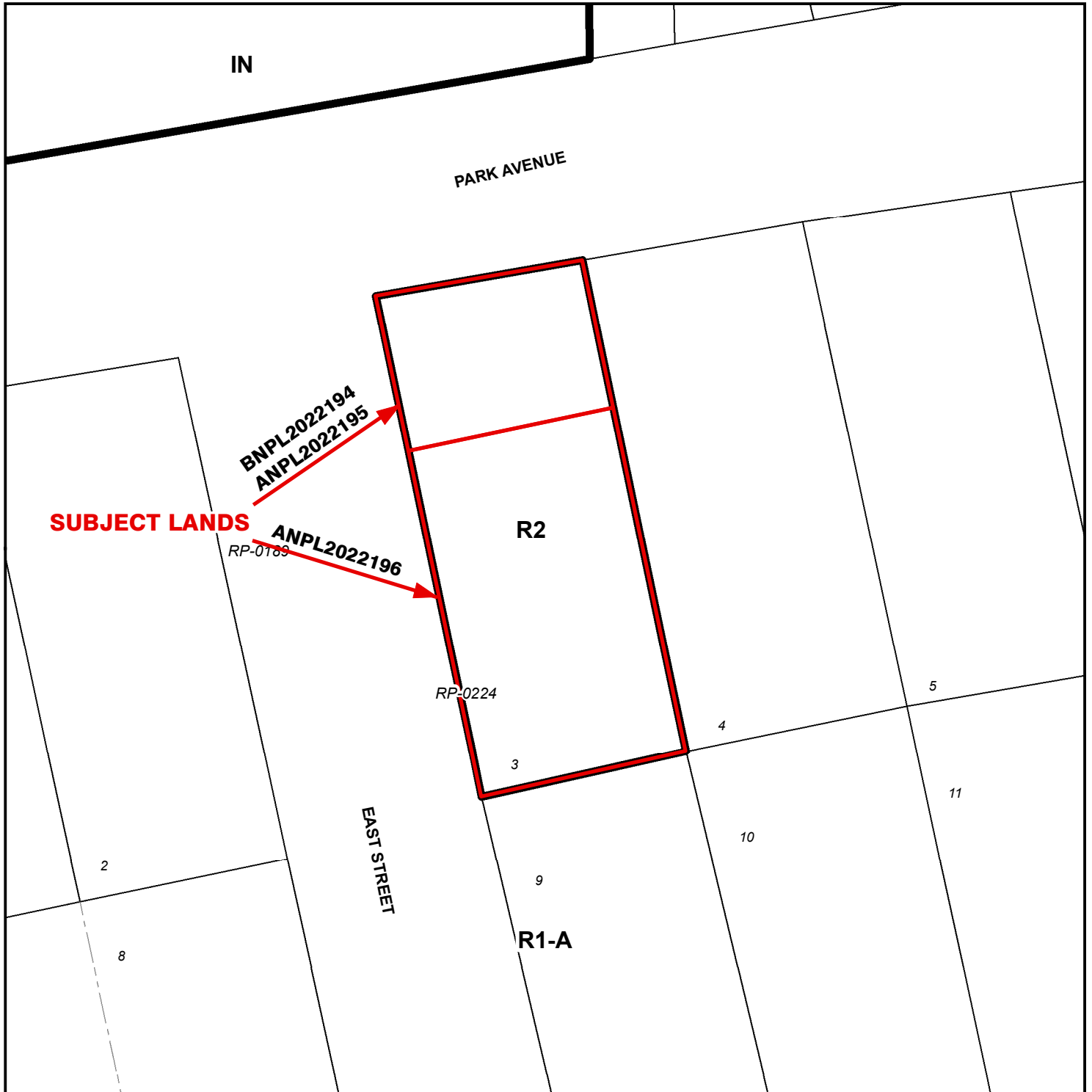
 Commercial

 Urban Area Boundary

7/6/2022



5.52.75 0 5.5 11 16.5 22 Meters



LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

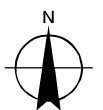
(H) - Holding

IN - Neighbourhood Institutional Zone

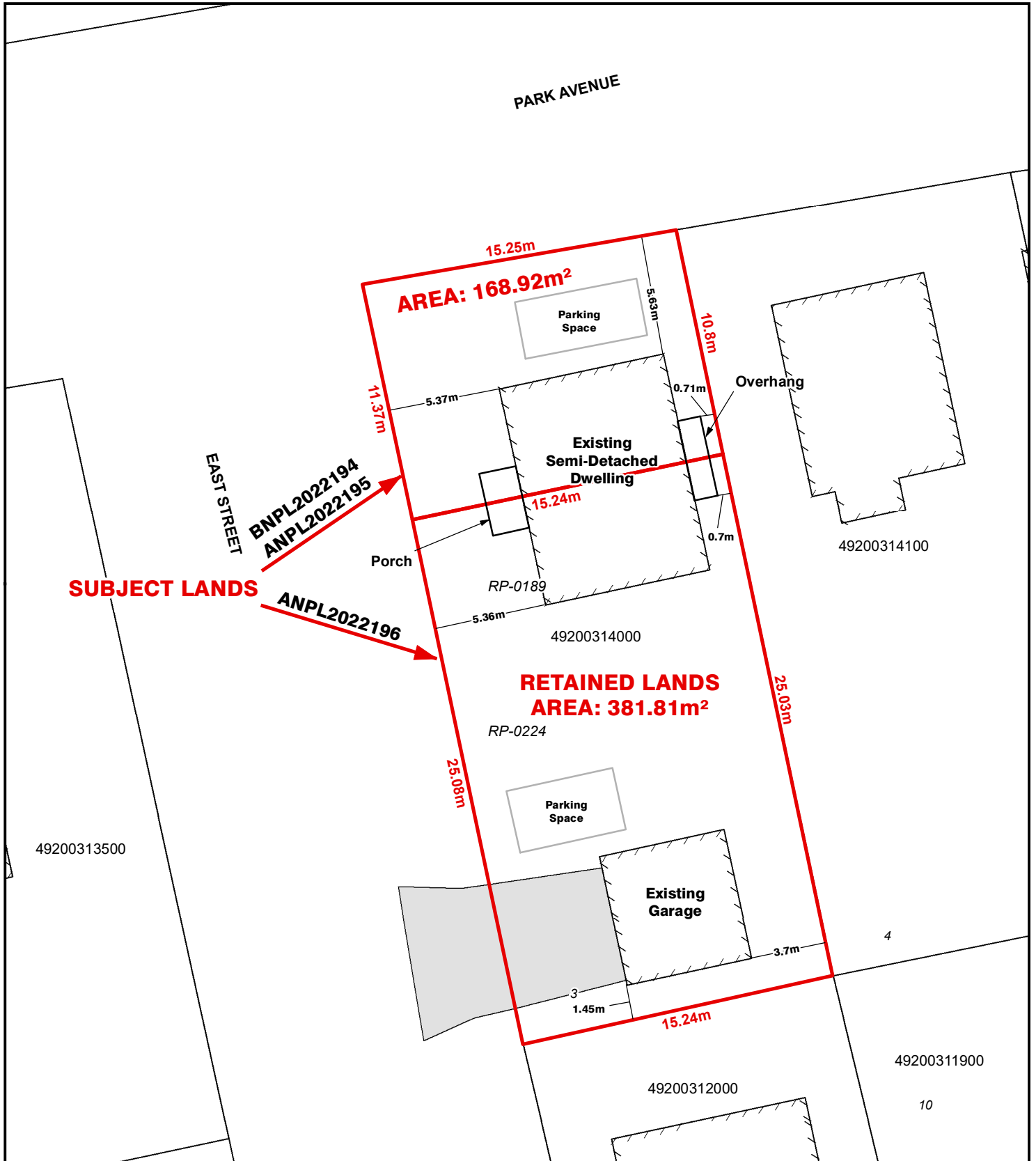
R1-A - Residential R1-A Zone

R2 - Residential R2 Zone


7/6/2022



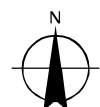
3 1.5 0 3 6 9 12 Meters



Legend

 Subject Lands

7/6/2022



2 1 0 2 4 6 8 Meters

LOCATION OF LANDS AFFECTED

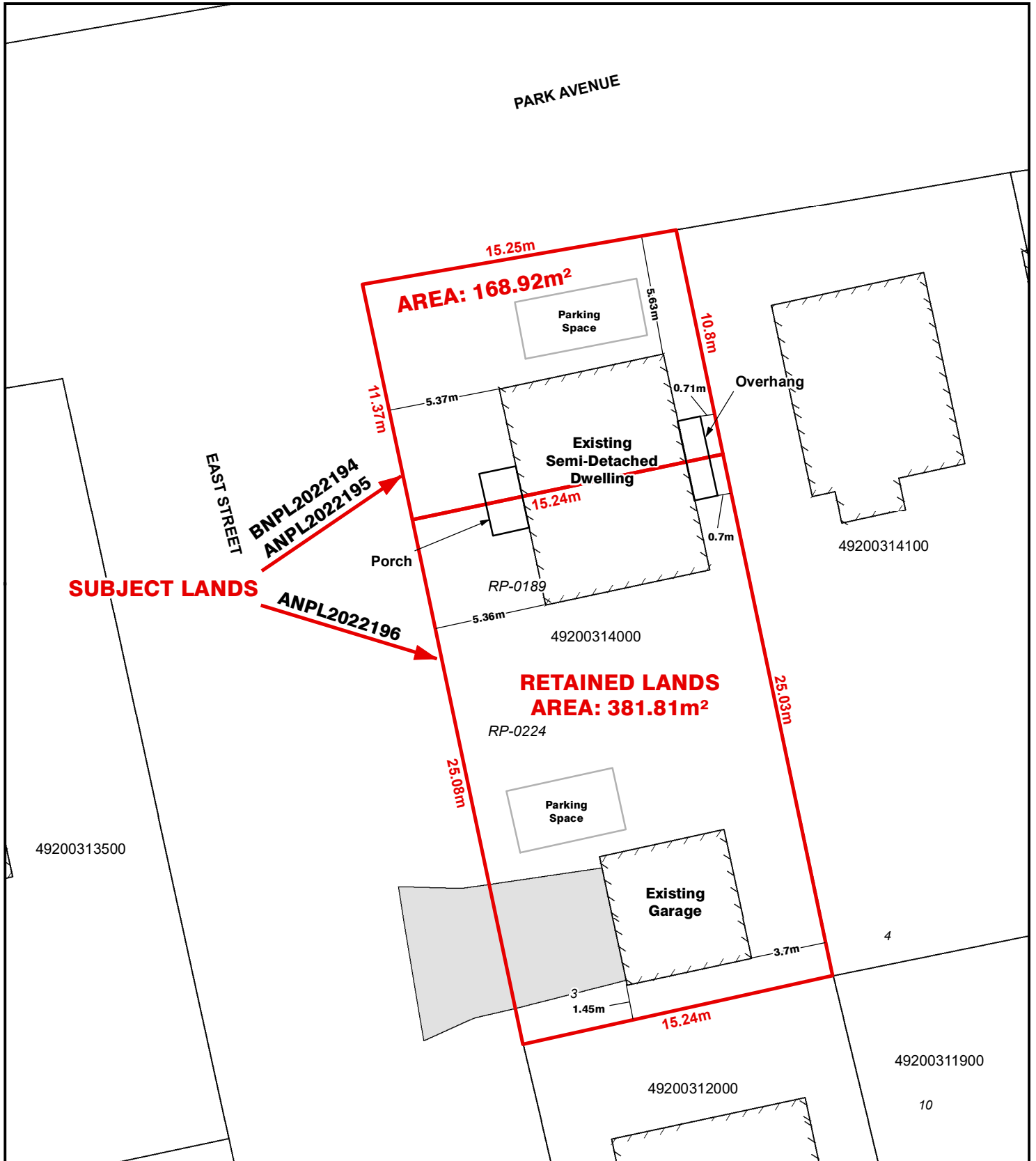
CONCEPTUAL PLAN

Urban Area of DELHI

BNPL2022194

ANPL2022195

ANPL2022196



SUBJECT LANDS


EAST STREET

PARK AVENUE

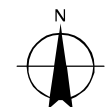
AREA: 168.92m²

**RETAINED LANDS
AREA: 381.81m²**

Legend

 Subject Lands

7/6/2022



2 1 0 2 4 6 8 Meters