



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT**

COMMENT REQUEST FORM

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

April 11TH, 2007

FILE NO.: BN-020/2007

ASSESSMENT ROLL NO.: 3310-492-007-22300

APPLICANT:

Dawn Sutton, 82 Ann Street, Delhi, ON N4B 1H5

LOCATION:

Plan 189, Block 25, Lot 7 DELHI (78 Ann Street, Delhi)

PROPOSAL:

Sever a parcel having a frontage of 3.05 m (10 ft) a depth of 50.29 m (165 ft) and having an area 153.29 m² (1,650 ft²) and retain a parcel having an area of 766.43 m² (8,250 ft²) more or less as a boundary adjustment.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input checked="" type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input checked="" type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department | <input checked="" type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Public Works > NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input type="checkbox"/> Conservation Authority |

CIRCULATION DATE: March 28th, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Scott Peck, MCIP, RPP
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5
(519) 875-4485 ext 234

FAX: (519) 875-4789 EMAIL: t.scott.peck@norfolkcounty.on.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.on.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

CONSENT / SEVERANCE

Office Use:
File Number: BN-020/2007
Related File: _____
Date Submitted: Mar 16/07
Date Received: March 19/07
Sign Issued: Mar 16/07

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-492.007.22200.0000
+ 492.007.22300.0000 *parent ✓

- Creation of a new lot
- Boundary adjustment
- Easement/right-of-way
- Other (lease / charge)

A. APPLICANT INFORMATION

Name of Applicant ¹ DAWN SUTTON Phone # 519-582-0011
Address 82 ANN ST. Fax # _____
E-mail SUTTONSUNRISE @ YAHOO.COM

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent _____ Phone # _____
Address _____ Fax # _____
E-mail _____

Name of Owner ² DAWN SUTTON Phone # 519-582-0011
Address 82 ANN ST. Fax # _____
DELM, ON NYBHS E-mail SUTTONSUNRISE @ YAHOO.COM

² 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.

Please specify to whom all communications should be sent ³: Applicant Agent Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgages, charges or other encumbrances on the subject lands:
MORTGAGE WITH PRESIDENTS CHOICE FINANCIAL
800 BAY ST. 4TH FLOOR, TORONTO, ON M5S 3A9



CONSENT / SEVERANCE

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>DELHI, ON</u>	Urban Area or Hamlet	
Concession Number	<u>NORFOLK COUNTY</u>	Lot Number(s)	<u>LOT 4 + LOT 7</u>
Registered Plan Number	<u>189</u>	Lot(s) or Block Number(s)	<u>BLOCK 98</u>
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	<u>165'</u>
Width (metres/feet)	<u>109' (BOTH LOTS SIDE BY SIDE)</u>	Lot area (m ² / ft ² or hectares/acres)	<u>165' X 109' FOR LOTS 4 + 7</u>
Municipal Civic Address	<u>VACANT LOT 7 IS 78 ANN ST, DELHI LOT 4 IS 80 + 82 ANN ST, DELHI</u>		

To obtain your municipal civic address for the severed lands please contact NorfolkGIS@norfolkcounty.on.ca.

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

Yes No

If yes, describe the easement or covenant and its effect:

VACANT

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

I WISH TO SELL THE VACANT LOT (78 ANN ST.) HOWEVER
THERE IS A HOUSE SLIGHTLY ENCRORCHING ONTO THAT LOT SO
I NEED TO ADJUST THE BOUNDARY BETWEEN MY TWO LOTS -
BETWEEN LOT 4 + LOT 7 BY 10 FEET.

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

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

PROPERTY OWNER - DAWN SUTTON (OWNS BOTH LOTS)
492 007222000000 + 492007223000000



CONSENT / SEVERANCE

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name and Address (including those with part interest) Assessment Roll No. (obtained from your tax bill)	Geographic Township Concession and Lot #	Total Acreage (individual property)	Acres Workable (individual property)	Existing Farm Type (individual property e.g. corn production, orchard, tobacco)	Dwelling Present	Year Dwelling Built
SUBJECT LANDS						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
OTHER						
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	
					<input type="checkbox"/> Yes <input type="checkbox"/> No	

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

Description of Land	Lands to be Severed	Lands to be Retained
Area under cultivation	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Woodlot area	(m ² / ft ² or hectares/acres)	(m ² / ft ² or hectares/acres)
Existing crops grown (type and area)		
Proposed crops grown (type and area)		

Description of Existing Buildings	Lands to be Severed	Lands to be Retained
Residence	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Livestock barn	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of livestock		
Capacity of barn		
Manure storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of manure storage		

CONSENT / SEVERANCE

Description of land intended to be **SEVERED**:

Frontage (metres/feet) 10' Depth (metres/feet) 165'
 Width (metres/feet) ~~60'~~ 10' Lot area (m² / ft² or hectares/acres) 165' x 60' = ~~9900~~ 1650'

Existing use: LOT 4 - TWO RESIDENTIAL UNITS 49 X 165

Proposed use: LOT 7 - VACANT LOT TO BE SOLD 60 X 165

Number and type of buildings and structures existing on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

~~1200 SQ FT HOUSE + 800 SQ FT HOUSE BOTH 1/2 STOREYS~~

Number and type of buildings and structures proposed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

VACANT LOT TO BE SOLD AS VACANT LOT

Description of land intended to be **RETAINED**:

Frontage (metres/feet) 50' Depth (metres/feet) 165'
 (AFTER BOUNDARY ADJUSTMENT)
 Width (metres/feet) 59 50' Lot area (m² / ft² or hectares/acres) ~~9735~~ (LOT 4 AFTER ADJUSTMENT) 8250'

Existing use: LOT 4 - TWO RESIDENTIAL UNITS / LOT 7 - VACANT

Proposed use: LOT 4 - TWO RESIDENTIAL UNITS / LOT 7 TO BE SOLD

Number and type of buildings and structures existing on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

1200 SQ FT HOUSE - 1/2 STOREY + 800 SQ FT HOUSE - 1/2 STOREY
 26' HIGH 34' HIGH
 37' SETBACK FROM FRONT LOT LINE, 9'4" FROM 84 ANN + 18' FROM LOT 7

Number and type of buildings and structures proposed on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

SAME TWO HOUSES AS ABOVE

CONSENT / SEVERANCE

Description of proposed **RIGHT OF WAY/EASEMENT**:

Frontage (metres/feet) _____ Depth (metres/feet) _____
Width (metres/feet) _____ Lot area (m² / ft²) _____

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): URBAN RESIDENTIAL

Present zoning: RESIDENTIAL

Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

- Yes No Unknown

If yes, indicate the file number and the status/decision:

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

- Yes No Unknown

If yes, indicate the file number and the status/decision:

Number of separate parcels that have been created:

2 SEPARATE PARCELS CURRENTLY EXIST - NEED BOUNDARY ADJUSTMENT

Date(s) these parcels were created:

1885

Name of the transferee for each parcel:

Uses of the severed lands:



CONSENT / SEVERANCE

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated?

Date of construction of the dwelling proposed to be severed:

Date of purchase of subject lands:

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

- Yes No Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

- Yes No Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

- Yes No Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

- Yes No Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

- Yes No Unknown

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

PERSONAL KNOWLEDGE

If you answered yes to any of the above questions, 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



CONSENT / SEVERANCE

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

Yes No Unknown

If yes, indicate the following information about **each application**:

File number:

Land it affects:

Purpose:

Status/decision:

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

Yes No

G. PROVINCIAL POLICY

Is the requested application 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:

Are the subject lands within an area of land designated under any provincial plan or plans?

Yes No

If yes, does the requested application conform to or does not conflict with the provincial plan or plans:

CONSENT / SEVERANCE

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Active railway line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ____ distance

H. SERVICING AND ACCESS

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
- Other (describe below)

Storm Drainage

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

If other, describe:

Have you consulted with Public Works & Environmental Services concerning stormwater management?

- Yes No

Has the existing drainage on the subject lands been altered?

- Yes No

Does a legal and adequate outlet for storm drainage exist?

- Yes No Unknown



CONSENT / SEVERANCE

Existing or proposed access to the **retained** lands:

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

If other, describe:

NEW DRIVEWAY PROPOSED FOR 80 + 82 ANN ST (SEE ATTACHED DIAGRAM)

Name of road/street:

ANN ST

Existing or proposed access to **severed** lands:

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

If other, describe:

LOT 7 ALREADY HAS DRIVEWAY

Name of road/street:

ANN ST.

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

- Yes
- No

If yes, describe:

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

THESE TWO LOTS ARE 2 SEPARATE PARCELS OF LAND IN A REGISTERED PLAN + THE BOUNDARY JUST NEEDS TO BE ADJUSTED DUE TO THE FACT THAT THE ONE HOUSE (80 ANN ST) SLIGHTLY ENCROACHES ON TO LOT 7 WHICH I WANT TO SELL DUE TO FINANCIAL HARDSHIP.

RAILROAD

SOVEREEN ST (PUBLIC TRAVELLED)

CURRENT BOUNDARY - BROKEN LINE
PROPOSED BOUNDARY - SOLID LINE

BRIDGE

ANN ST (PUBLIC TRAVELLED)

CURRENT BOUNDARY
PROPOSED BOUNDARY

BLOCK 98

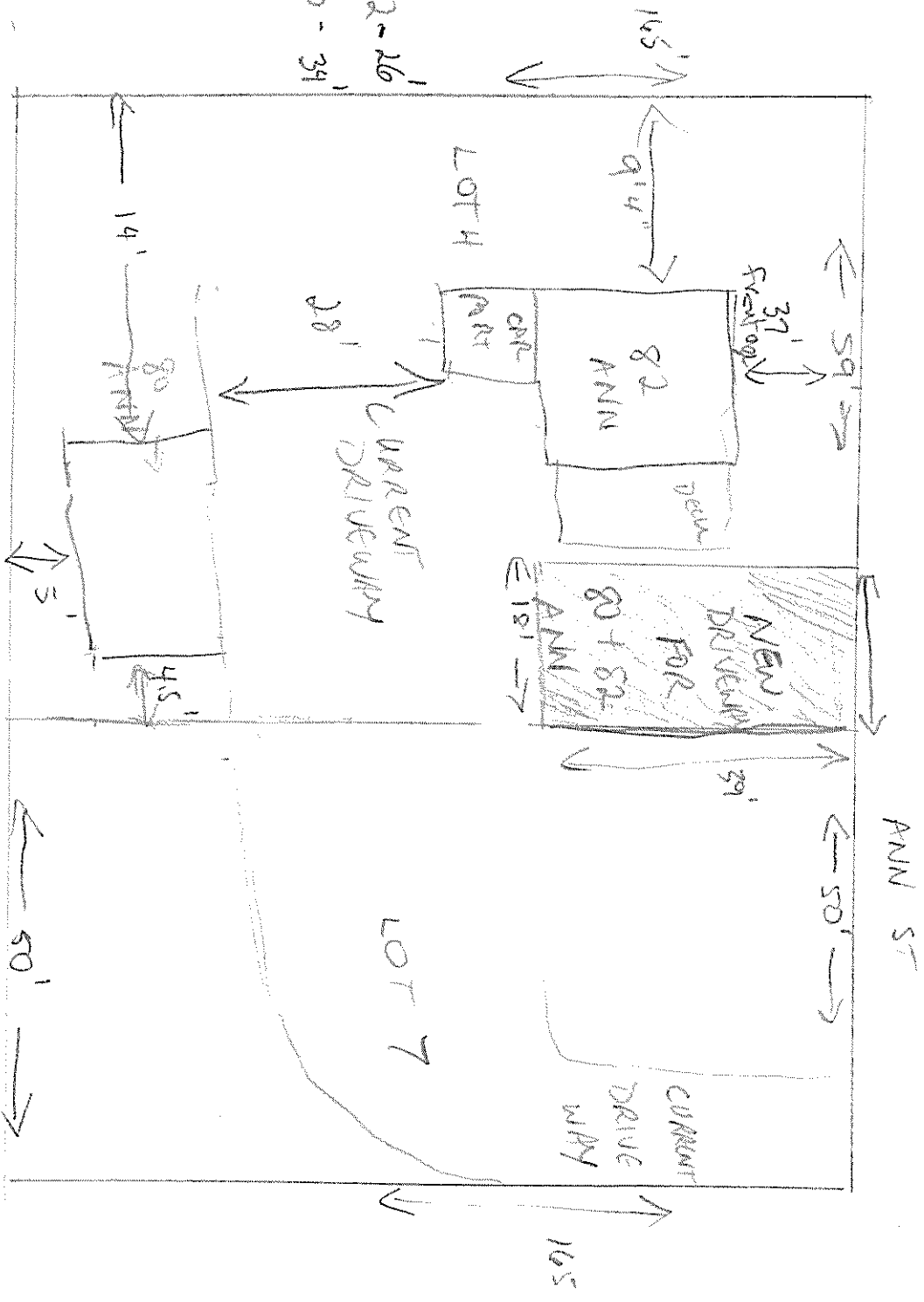


ANN ST (PUBLIC TRAVELLED)

IMPERIAL ST. (PUBLIC TRAVELLED)

37 | 36 | 35 | 34 | 33

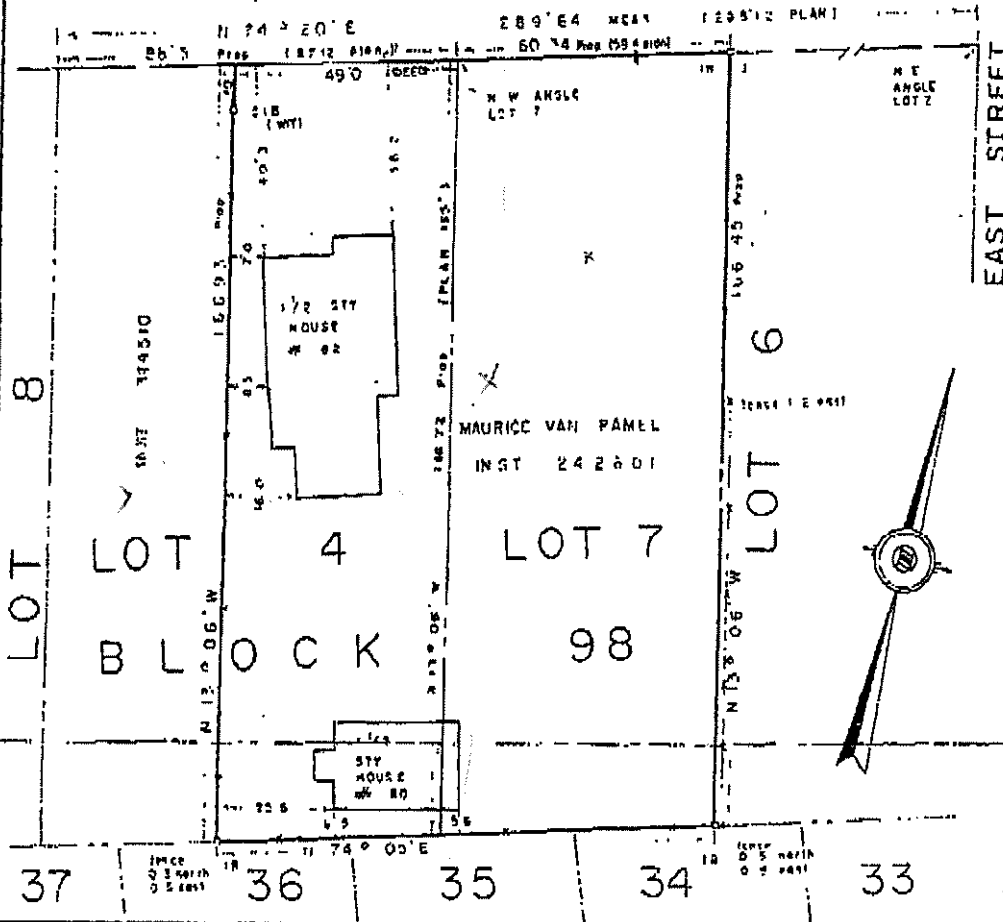
PROPOSED DRIVEWAY FOR 80-82 ANN ST (FIRST TRUCK ACCESS)
 ADD-ON DRIVEWAY FOR 80-82 ANN ST (FIRST TRUCK ACCESS)
 SHADDED AREA WILL BE 39' LONG AND CAN BE UP TO 18' WIDE



height of 82-26'
 height of 80-39'

PLAN SHOWING HOUSE LOCATED
 ON PART OF
LOT 4 AND ALL OF LOT 7, BLOCK 98
REGISTERED PLAN 189
 FORMERLY IN THE TOWN OF DELHI
 IN THE COUNTY OF NORFOLK
 NOW IN THE
TOWNSHIP OF DELHI
 IN THE REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK
 SCALE 1" = 30'
JEWITT AND DIXON LTD.
 1983

ANN STREET 36.96 WIDE



- LEGEND**
- 1 1" x 1" x 4" STANDARD IRON BARS SHOWN
 - 2 3/4" x 3/4" x 24" IRON BARS SHOWN
 - 3 3/8" x 3/8" x 24" ROUND IRON BARS SHOWN
 - 4 LOT LINES SHOWN
 - 5 HALF LOT LINES SHOWN
 - 6 DASH LINES SHOWN
 - 7 FENCE SHOWN
 - 8 FOUND IRON BARS SHOWN
 - 9 PLANTED IRON BARS SHOWN

I HEREBY CERTIFY THAT:

1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATION MADE THEREUNDER

2 THE SURVEY WAS COMPLETED ON THE ... DAY OF JUNE 1983

206 85- *[Signature]*
 JEWITT AND DIXON LTD
 ONTARIO LAND SURVEYORS,
 80 RENT ST S. SIMCOE, ONTARIO.

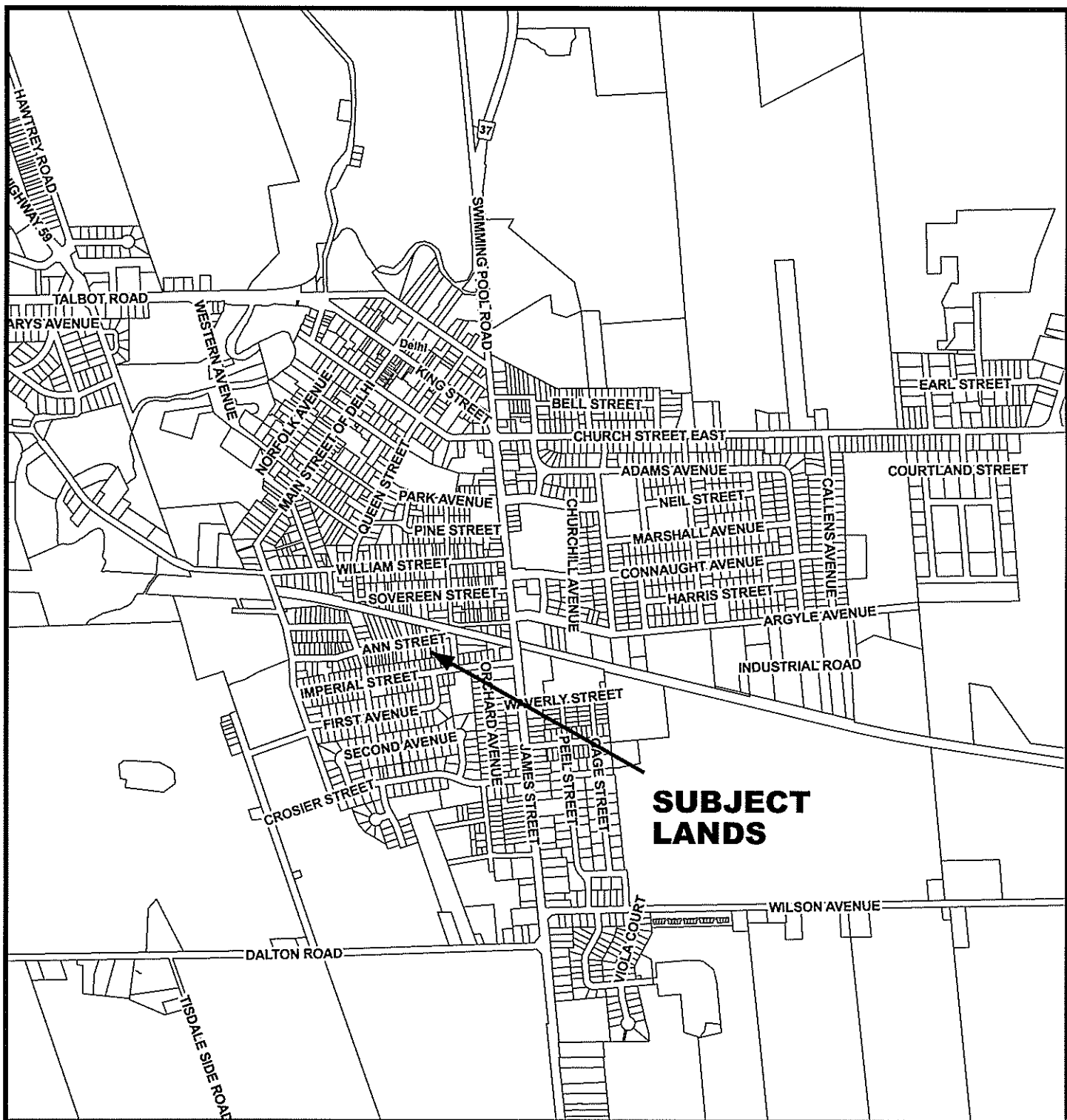
REPRODUCTIONS OF THIS PLAN ARE NOT VALID UNLESS BEARING THE SURVEYORS SEAL.

[Handwritten signature]

MAP 1

File Number: BN-020/2007

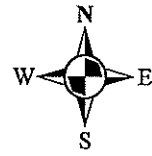
Urban Area of DELHI



MAP 2

File Number: BN-020/2007

Urban Area of DELHI



012 4 6 8 1012
Meters

1:1,000



MAP 3

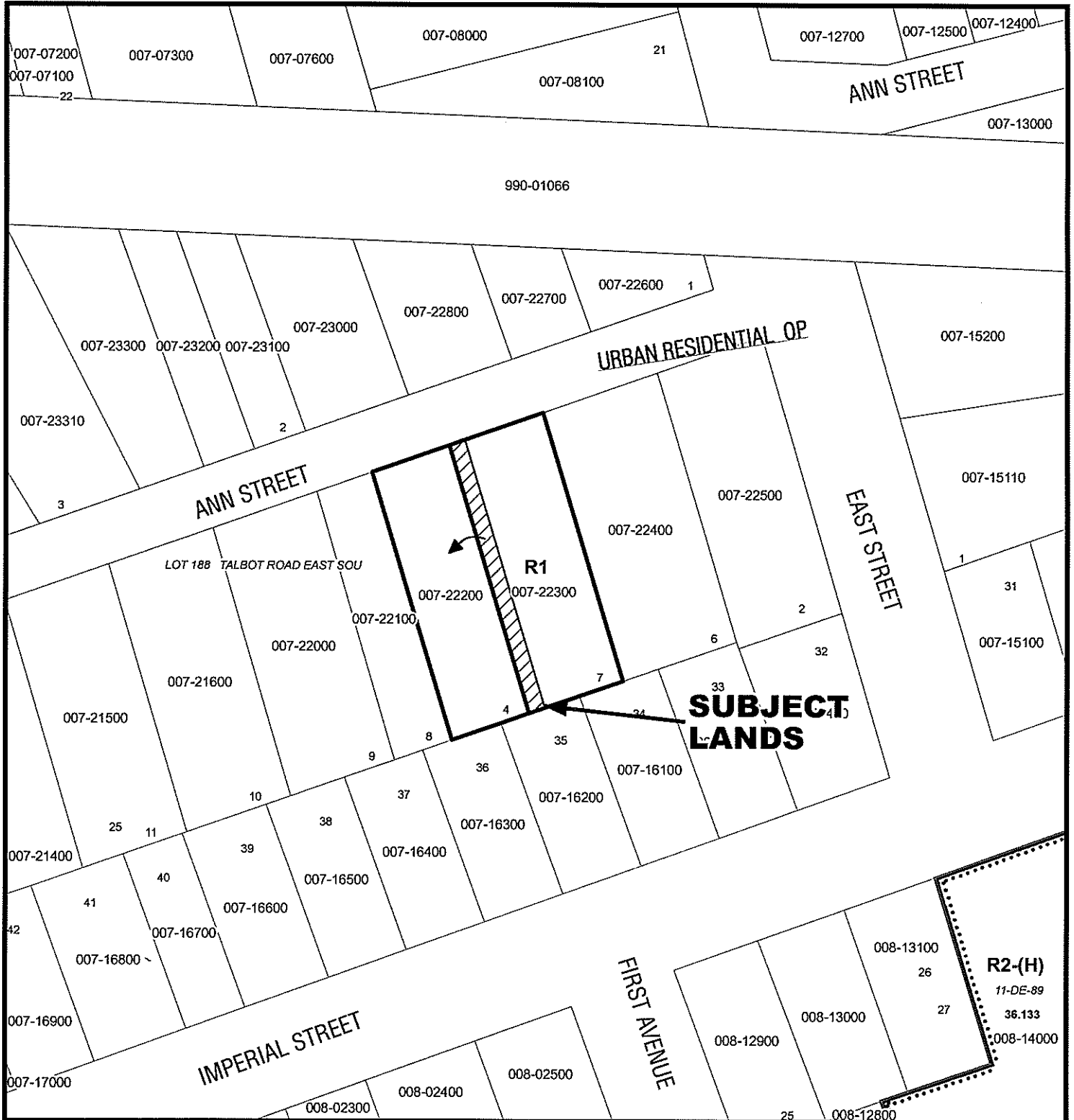
File Number: BN-020/2007

Urban Area of DELHI



0 2.5 5 10 15 20 25 30 Meters

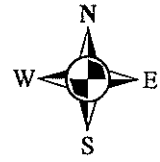
1:1,000



MAP 4

File Number: BN-020/2007

Urban Area of DELHI



0 0.5 1 2 3 4 5 6 Meters

1:300

