



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: AN/B-20:31

SUBJECT PROPERTY: 914 Book Rd. W., Ancaster

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICANT(S):

Owner: Knollwood Golf Ltd.
Agent: Urban Solutions c/o Matt Johnston

PURPOSE OF APPLICATION:

To permit the conveyance of a parcel of land containing an existing dwelling known as 914 Book Rd. W. and to retain lands for use as a golf course.

To be heard in conjunction with AN/B-20:30 and AN/B-20:32.

Severed lands:

66m[±] x 50m[±] and an area of 0.4 ha[±]

Retained lands:

758m[±] x 1002m[±] and an area of 111.6 ha[±]

This application will be heard by the Committee as shown below:

DATE: Thursday, July 23rd, 2020

TIME: 2:10 p.m.

PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

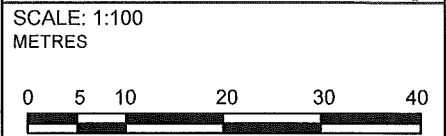
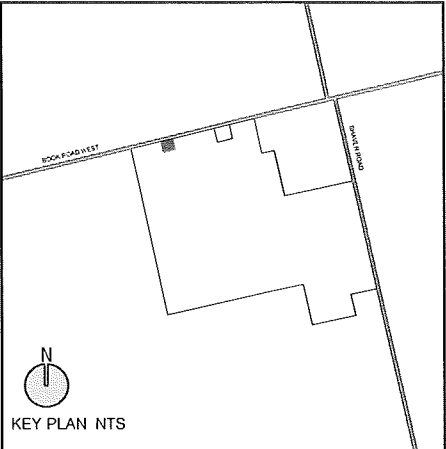
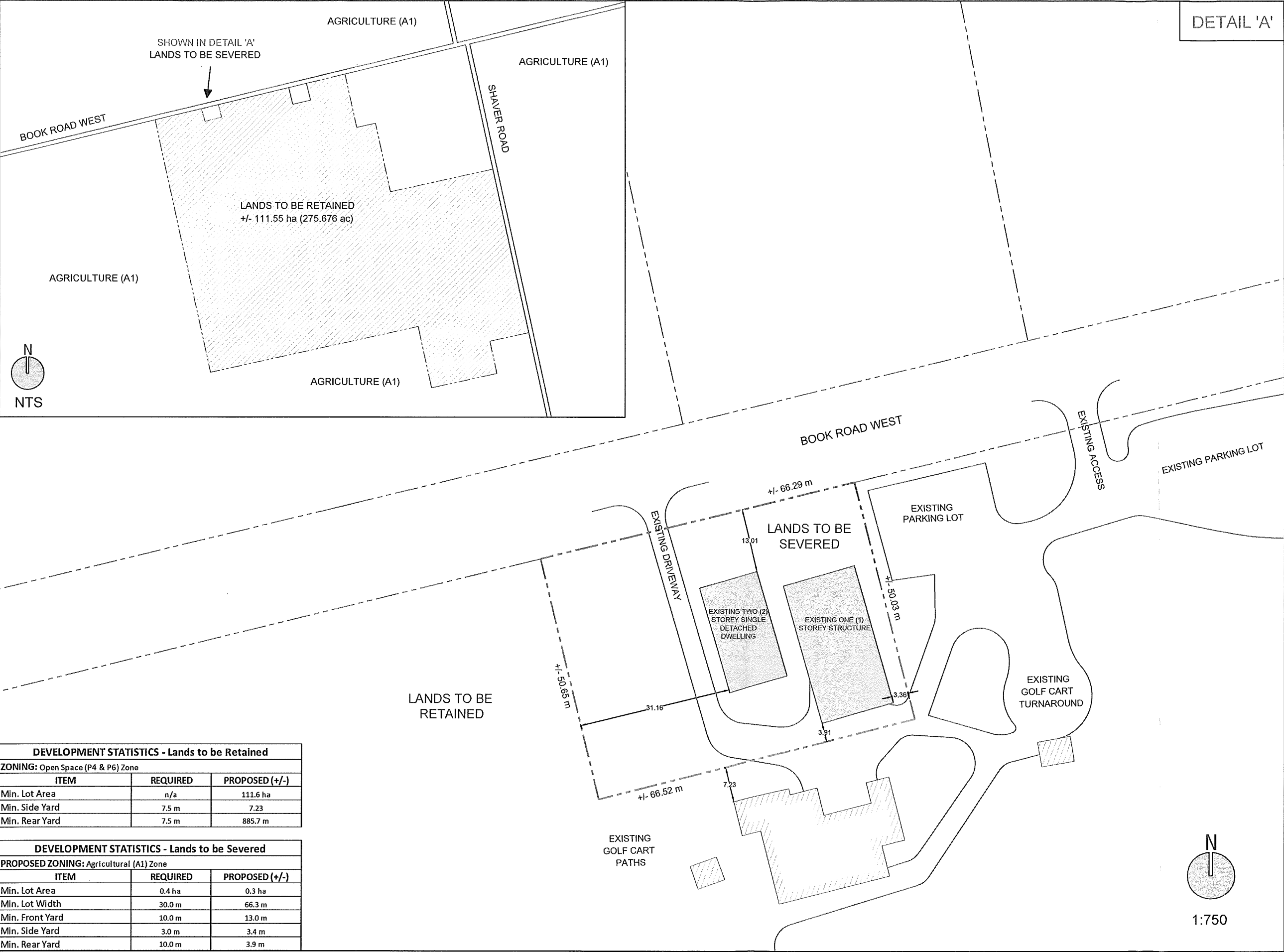
For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: July 7th, 2020

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



- LEGEND:
- SUBJECT LANDS
 - PROPOSED SEVERANCE
 - EXISTING LOT FABRIC
 - [Hatched Box] EXISTING DWELLINGS
 - [Solid Box] EXISTING DWELLINGS

NOTES:

All dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

DESIGN BY: A. BARNETT	CHECKED BY: M. JOHNSTON
DRAWN BY: A. BARNETT	DATE: MARCH 19, 2020



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
105 MAIN STREET EAST, SUITE 501
HAMILTON, ON L8N 1G6
905-546-1087 — urbansolutions.info

PROJECT:

914 BOOK ROAD WEST
CITY OF HAMILTON

CLIENT:

KNOLLWOOD GOLF COURSE
C/O JASON CASSIS

TITLE:

CONSENT TO SEVER
SKETCH 2

U/S FILE NUMBER: 342-19	SHEET NUMBER: 1
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DEVELOPMENT STATISTICS - Lands to be Retained		
ZONING: Open Space (P4 & P6) Zone		
ITEM	REQUIRED	PROPOSED (+/-)
Min. Lot Area	n/a	111.6 ha
Min. Side Yard	7.5 m	7.23
Min. Rear Yard	7.5 m	885.7 m

DEVELOPMENT STATISTICS - Lands to be Severed		
PROPOSED ZONING: Agricultural (A1) Zone		
ITEM	REQUIRED	PROPOSED (+/-)
Min. Lot Area	0.4 ha	0.3 ha
Min. Lot Width	30.0 m	66.3 m
Min. Front Yard	10.0 m	13.0 m
Min. Side Yard	3.0 m	3.4 m
Min. Rear Yard	10.0 m	3.9 m



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment

City Hall
5th floor, 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424, ext. 4221
Fax (905) 546-4202

**APPLICATION FOR CONSENT TO SEVER LAND
UNDER SECTION 53 OF THE *PLANNING ACT***

Office Use Only

Date Application Received: <u>June 1/20</u>	Date Application Deemed Complete:	Submission No.: <u>AM/B-20</u>	File No.: <u>31</u>
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1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	Knollwood Golf Ltd. c/o Jason Cassis		
Applicant(s)*	(Same as above.)		
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston		

* Owner's authorisation required if the applicant is not the owner.

1.3 All correspondence should be sent to ☐ Owner ☐ Applicant ☒ Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality Ancaster	Lot	Concession	Former Township
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 914 Book Road West, Ancaster ON			Assessment Roll N°.

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☐ No

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

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

a) Urban Area Transfer (do not complete Section 10): N/A

- ☐ creation of a new lot
☐ addition to a lot
☐ an easement

- Other: ☐ a charge
☐ a lease
☐ a correction of title

b) Rural Area / Rural Settlement Area Transfer (**Section 10 must be completed**):

- ☒ creation of a new lot
☐ creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)
☐ addition to a lot
- Other: ☐ a charge
☐ a lease
☐ a correction of title
☐ an easement

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

To be confirmed.

3.3 If a lot addition, identify the lands to which the parcel will be added:

N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**:

Frontage (m) +/- 66 m	Depth (m) +/- 50 m	Area (m ² or ha) 0.4 ha
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Existing Use of Property to be severed:

- ☒ Residential
☐ Agriculture (includes a farm dwelling)
☒ Other (specify) Part of golf course property.
- ☐ Industrial
☐ Agricultural-Related
☐ Commercial
☐ Vacant

Proposed Use of Property to be severed:

- ☒ Residential
☐ Agriculture (includes a farm dwelling)
☐ Other (specify) _____
- ☐ Industrial
☐ Agricultural-Related
☐ Commercial
☐ Vacant

Building(s) or Structure(s):

Existing: Existing two (2) storey single detached residential dwelling & existing one (1) storey structure.

Proposed: Existing use to remain.

Type of access: (check appropriate box)

- ☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year
- ☐ right of way
☐ other public road

Type of water supply proposed: (check appropriate box)

- ☐ publicly owned and operated piped water system
☒ privately owned and operated individual well
- ☐ lake or other water body
☐ other means (specify) _____

Type of sewage disposal proposed: (check appropriate box)

- ☐ publicly owned and operated sanitary sewage system
☒ privately owned and operated individual septic system
☐ other means (specify) _____

4.2 Description of land intended to be **Retained**:

Frontage (m) 758.6 m	Depth (m) 1,001.9 m	Area (m ² or ha) 111.6 ha
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Existing Use of Property to be retained:

- ☐ Residential
☐ Agriculture (includes a farm dwelling)
☒ Other (specify) Golf Course
- ☐ Industrial
☐ Agricultural-Related
☐ Commercial
☐ Vacant

Proposed Use of Property to be retained:

- ☐ Residential ☐ Industrial ☐ Commercial
☐ Agriculture (includes a farm dwelling) ☐ Agricultural-Related ☐ Vacant
☒ Other (specify) Golf Course

Building(s) or Structure(s): Please see Severance Sketch. All existing buildings to be retained.

Existing: _____

Proposed: _____

Type of access: (check appropriate box)

- ☐ provincial highway ☐ right of way
☐ municipal road, seasonally maintained ☐ other public road
☒ municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- ☐ publicly owned and operated piped water system ☐ lake or other water body
☒ privately owned and operated individual well ☐ other means (specify) _____

Type of sewage disposal proposed: (check appropriate box)

- ☐ publicly owned and operated sanitary sewage system
☒ privately owned and operated individual septic system
☐ other means (specify) _____

4.3 Other Services: (check if the service is available)

- ☒ electricity ☒ telephone ☒ school bussing ☒ garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Open Space

Urban Hamilton Official Plan designation (if applicable) N/A

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

Please refer to cover letter.

5.2 What is the existing zoning of the subject land? P4 & P6

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? N/A

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	

A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 PREVIOUS USE OF PROPERTY

- ☒ Residential ☐ Industrial ☐ Commercial
☐ Agriculture ☐ Vacant ☒ Other (specify) Golf Course

- 6.1 If Industrial or Commercial, specify use N/A
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?
☒ Yes ☐ No ☐ Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?
☐ Yes ☒ No ☐ Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
☐ Yes ☒ No ☐ Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
☐ Yes ☒ No ☐ Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?
☐ Yes ☐ No ☒ Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?
☐ Yes ☒ No ☐ Unknown
- 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
☐ Yes ☒ No ☐ Unknown
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
☐ Yes ☒ No ☐ Unknown
- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
☒ Yes ☐ No ☐ Unknown Existing pipeline located on subject lands.
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?
Discussion with owner.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
 Is the previous use inventory attached?
☐ Yes ☒ No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
- ☒ Yes ☐ No

Please refer to cover letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
☒ Yes ☐ No (Provide explanation)

Please refer to cover letter.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
☒ Yes ☐ No (Provide explanation)

Please refer to cover letter.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
☒ Yes ☐ No

Please refer to cover letter.

- e) Are the subject lands subject to the Niagara Escarpment Plan?
☐ Yes ☒ No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?
☐ Yes ☐ No N/A
(Provide Explanation)

- f) Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☒ No

If yes, is the proposal in conformity with the Parkway Belt West Plan?
☐ Yes ☐ No (Provide Explanation)

N/A

- g) Are the subject lands subject to the Greenbelt Plan?
☒ Yes ☐ No

If yes, does this application conform with the Greenbelt Plan?
☒ Yes ☐ No (Provide Explanation)

Please refer to cover letter.

8 HISTORY OF THE SUBJECT LAND

- 8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?
☐ Yes ☐ No ☐ Unknown

If YES, and known, indicate the appropriate application file number and the decision made on the application.

Previous transfers described in cover letter. Unknown if occurred via consent under the Planning Act.

- 8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

- 8.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? ☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

N/A

- 8.4 How long has the applicant owned the subject land?

Please refer to cover letter.

- 8.5 Does the applicant own any other land in the City? ☐ Yes ☒ No

If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

- 9.1 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? ☐ Yes ☒ No ☐ Unknown

If YES, and if known, specify file number and status of the application.

N/A

- 9.2 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☒ Yes ☐ No ☐ Unknown

If YES, and if known, specify file number and status of the application(s).

Three (3) Consent applications submitted concurrently.

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 Rural Hamilton Official Plan Designation(s)

- ☒ Agricultural ☐ Rural ☐ Specialty Crop
☐ Mineral Aggregate Resource Extraction ☒ Open Space ☐ Utilities
☐ Rural Settlement Area (specify) _____

Settlement Area

Designation

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm operation.

N/A

10.2 Type of Application (select type and complete appropriate sections)

- ☐ Agricultural Severance or Lot Addition
☐ Agricultural Related Severance or Lot Addition
☐ Rural Resource-based Commercial Severance or Lot Addition
☐ Rural Institutional Severance or Lot Addition

N/A

(Complete Section 10.3)

- ☐ Rural Settlement Area Severance or Lot Addition
- ☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- ☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
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Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
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Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

(Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² or ha):
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Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of consolidated farm (excluding lands intended to be severed for the surplus dwelling):

Frontage (m):	Area (m ² or ha):
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Existing Land Use: _____ Proposed Land Use: _____

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
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Front yard set back: _____

e) Surplus farm dwelling date of construction:

- ☐ Prior to December 16, 2004 ☐ After December 16, 2004

f) Condition of surplus farm dwelling:

- ☐ Habitable ☐ Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
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Existing Land Use: _____ Proposed Land Use: _____

10.5 Description of Lands (Non-Abutting Farm Consolidation)

a) Location of non-abutting farm

(Street) (Municipality) (Postal Code)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
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Existing Land Use(s): 25 Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
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Front yard set back: _____

d) Surplus farm dwelling date of construction:

☐ Prior to December 16, 2004 ☐ After December 16, 2004

e) Condition of surplus farm dwelling:

☐ Habitable ☐ Non-Habitable

f) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
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Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

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

Please refer to cover letter.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land and on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
- the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

May 22, 2020

342-19

Via Delivered

Jamila Sheffield
Secretary Treasurer, Committee of Adjustment

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

**RE: 1276 Shaver Road, 822 Book Road West & 914 Book Road West, Ancaster
Consent to Sever Applications**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Knollwood Golf Limited c/o Mr. Jason Cassis, the owner of the lands municipally known as 1276 Shaver Road, 822 Book Road West and 914 Book Road West in the former Town of Ancaster, in the City of Hamilton (Subject Lands). We are pleased to submit these applications for Consent to Sever on their behalf.

The Subject Lands are designated Agriculture (822 Book Road West) and Open Space (914 Book Road West and 1276 Shaver Road) in the Rural Hamilton Official Plan (RHOP) and are located in the Open Space (P4) and Conservation/Hazard Lands (P6) Zones of the City of Hamilton Zoning By-law No. 05-200. The Subject Lands are in the Greenbelt Plan area and are designated Protected Countryside. The Subject Lands are currently occupied by a golf course and three (3) single-detached residential dwellings.

A historic title review demonstrates that the Subject Lands were acquired by Knollwood Golf Limited over time via three (3) transfers:

- 822 Book Road West: Transfer #CD224818 in 1982 from Power of Sale.
- 914 Book Road West: Transfer #CD427835 in 1987 from Bessie Callon.
- 1276 Shaver Road: Transfer #VM176170 in 1994 from John Harris.

Ultimately the three (3) parcels have been merged on title. Prior to the development of the golf course in 1991, the lands were utilized for agricultural purposes.

The purpose of this application is to separate the residential uses from the golf course use by creating three (3) new lots for the existing single-detached dwellings located at 822 Book Road West, 914 Book Road West and 1276 Shaver Road. In order to facilitate the proposed severances, three (3) Consent to Sever applications are required. The severances illustrated on the enclosed Severance Sketches are described as follows:

- **Severance No. 1:** This application is intended to sever the existing property into two (2) lots. The retained lot will have frontage on both Book Road West and Shaver Road and a lot area of 112.0ha and the severed lot will have frontage on Book Road West and a lot area of 0.45ha. The severed lot corresponds with the residential dwelling at 822 Book Road West.
- **Severance No. 2:** This application is intended to sever the retained lot from Severance A into two (2) lots. The retained lot will have frontage on Book Road West and Shaver Road and a lot area of 111.6ha, and the severed lot will have frontage on Book Road West and a lot area of 0.3ha. The severed lot corresponds with the residential dwelling at 914 Book Road West.
- **Severance No. 3:** This application is intended to sever the retained lot from Severance B into two (2) lots. The retained lot will have frontage on Book Road West and Shaver Road and a lot area of 111.2ha, and the severed lot will have frontage on Shaver Road and a lot area of 0.4ha. The severed lot corresponds with the residential dwelling at 1276 Shaver Road.

The Consent to Sever application satisfies Section 53 of the *Planning Act* as it represents the proper and orderly development of the municipality. In addition, this application implements the intent of Section F.1.14.2 of the RHOP which contains criteria for evaluating severances within the rural area, and the lot creation policies for lands within the Protected Countryside of the Greenbelt Plan. The rationale for the proposed severances is based on two key areas including (1) *farm consolidation* and (2) preservation of a *resource-based* use.

Farm Consolidation

Section F.1.14.2.1 b) of the RHOP indicates the severances that create new lots may be permitted for a surplus farm dwelling made surplus as a result of a *farm consolidation*. The conditions for severance of a surplus farm dwelling are as follows:

- i) The *farm consolidation* shall have been completed prior to the time of application.
- ii) The farm dwelling shall be determined to be surplus to the *farm operation* for no reason other than the farm dwelling is surplus to the needs of the *farm consolidation*...
- iii) The proposed surplus farm dwelling:
 - 1) shall have been built on or before December 16, 2004; and,
 - 2) shall be habitable on the date of the application for the surplus farm dwelling severance and shall meet the City's standards for occupancy without requiring substantial demolition and new construction.
- iv) The surplus dwelling lot shall be a minimum of 0.4 hectares (1 acre), or such larger area as may be required by Section C.5.1, Private Water and Wastewater Services of this Plan. The maximum size of the surplus dwelling lot shall be the size required for servicing in accordance with Section C.5.1, with as little acreage as possible taken out of agricultural production;
- v) A private well and private sewage disposal system shall be provided in accordance with Section C.5.1, Private Water and Wastewater Services of this Plan;
- vi) The shape and dimensions of the surplus farm dwelling lot shall:
 - 1) not impair agricultural operations on the retained land; and

2) shall generally not exceed a depth of 122 metres (400 feet);

- vii) The surplus dwelling lot shall not include barns or other farm buildings which are not suitable to be used as accessory structures to a residential use prescribed by the Zoning By-law, and no such buildings or structures shall be used for industrial or commercial purposes.
- viii) Where a barn or other farm building exists in the immediate vicinity of the surplus residence, the City may require demolition of the barn.

A historic title search of the Subject Lands illustrates that 822 and 914 Book Road West were utilized for agricultural purposes at the time of their acquisition by Knollwood Golf Limited and continued to be farmed until 1991 when the golf course use was established. *Farm consolidation* is defined in the RHOP as the acquisition of additional farm parcels to be operated as one farm operation, for the purposes of expanding the farm operation and/or sustaining viability of continued agricultural use of the lands. Residences surplus to a farm operation means one or two or more existing farm residences located on lands held under the same ownership as a result of a *farm consolidation*. When the two properties merged, one of the existing dwellings was made surplus as a result of the consolidation of former agricultural parcels to facilitate the conversion to the current golf course use.

The proposed severances to create separate lots for the existing residential dwellings satisfies the criteria in Section F.1.14.2.1 as the consolidation of the Subject Lands predates this application, the former farm dwellings became surplus to the former farm operations at the time that Knollwood Golf Limited acquired the parcels, the dwellings were constructed well before December 16, 2004 and are currently occupied/habitable. The surplus dwellings will not include barns or other farm buildings and will not interfere with any existing agricultural operations. The size of the residential lots created as a result of this application are the minimum size required to accommodate the water system and sewage disposal system with no on-site and off-site impacts, as demonstrated by the enclosed Existing Water Wells and Septic Systems Assessment dated April 28, 2020 prepared by Landtek Limited. In addition, the Assessment prepared by Landtek Limited confirms that each lot to be severed/retained includes its own private well and private sewage disposal system that are able to meet the water supply and septic system requirements in accordance with Section C.5.1. of the RHOP. A more comprehensive evaluation to demonstrate compliance of the existing private servicing with these policies and the Ontario Building Code would be appropriate as a condition of Consent to Sever approval.

Preservation of the Existing *Resource-Based* Use

According to the RHOP, *resource-based*, when used in reference to a use or activity, means those rural commercial, industrial, recreational or tourism uses that by their very nature require certain natural attributes or resources for their location including the availability of large lots or land areas. Therefore, the existing use of the Subject Lands as a golf course would be classified as a *resource-based* use in the RHOP. As described above, the Subject Lands are designated Open Space and Agriculture in Schedule D – Rural Land Use Designations of the RHOP. The RHOP does not provide specific policy direction for severances of *resource-based* uses within the Agriculture or Open Space designated lands.

Section D.4.1.1 of the RHOP states that the severance of a lot for existing *resource-based* commercial uses may be permitted in Rural designated lands, in accordance with Section F.1.14.2. While the subject site is not within the Rural designated lands of the RHOP, it is appropriate to review the proposal against these

criteria given the existing use. Compliance with the severance criteria contained in Section F.1.14.2 is demonstrated above.

Policy direction for Open Space designated lands is contained in Section 3.3 of the RHOP. Section C.3.3.2 b) states that "one ancillary residential dwelling may be permitted in conjunction with a *resource-based* recreation and tourism use provided it does not interfere with or have any negative impacts on the open space nature of the land." In addition, Section C.3.1.4 of the RHOP states that a maximum of one dwelling per lot is permitted on Agriculture designated lands. There are currently three (3) dwellings existing in conjunction with the golf course/*resource-based* use on a single lot. These dwellings are *not* ancillary to the golf course. Therefore, this proposal to sever the residential lands from the golf course lands serves to bring the Subject Lands into conformity with these RHOP policies and to preserve the golf course lands as a *resource-based* use.

The intent of the provincial and municipal restrictions for lot creation in rural areas is to prevent the fragmentation and loss of the agricultural land base. As the Subject Lands are currently utilized as a golf course, the proposed Consent to Sever application implements the intent of the RHOP and Greenbelt Plan. Based on the above analysis, UrbanSolutions holds the opinion that the Consent to Sever application represents good land use planning and satisfies Section 53(1) of the *Planning Act*.


In support of this application, please find enclosed the following:

- Two (2) copies of a completed Consent to Sever application form for Severance No. 1;
- Two (2) copies of a completed Consent to Sever application form for Severance No. 2;
- Two (2) copies of a completed Consent to Sever application form for Severance No. 3;
- Two (2) copies of Severance Sketch, prepared by UrbanSolutions;
- Five (5) copies of the Existing Water Wells and Septic Systems Assessment prepared by Landtek Limited, dated May 19, 2020;
- Three (1) cheques payable to the City of Hamilton in the amount of **\$3,234** each for the application fees; and,
- Two (2) cheques payable to the Grand River Conservation Authority in the amount of **\$420** for the application review fee for Severance Nos. 1 and 3, and one (1) in the amount of **\$1,085** for Severance No. 2.

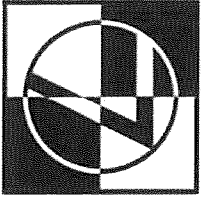
We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions


Sergio Machia, MCIP, RPP
Principal


Amber Lindsay, MES, MCIP, RPP
Planner

CC. Mr. Jason Cassis, Knollwood Golf Limited
Councillor Lloyd Ferguson, City of Hamilton
Ms. Pamela Green and Mr. Peter Gross, Gowling WLG
Mr. Matt Johnston, UrbanSolutions Planning & Land Development Consultants Inc.



205 Nebo Road, Unit 3
Hamilton, Ontario
Canada
L8W 2E1

LANDTEK LIMITED

Consulting Engineers

Phone: 905-383-3733
Fax: 905-383-8433
engineering@landteklimited.com
www.landteklimited.com

May 19, 2020
File: 20120

Knollwood Golf Limited
c/o URBAN SOLUTIONS Planning & Land Development
105 Main Street East, Suite 501
Hamilton, Ontario
L8N 1G6

Attention: Amber Lindsay, MCIP, RPP, Planner

Dear Ms. Lindsay,

**Re: Existing Water Wells and Septic Systems Assessment
Proposed Severance of three (3) Single-detached Dwellings at Knollwood Golf
Course, Ancaster, Ontario**

Landtek Limited (herein "Landtek") is pleased to submit this letter report for the proposed severance of three (3) existing single-detached dwellings that are located on the golf course lands, municipally known as 822 Book Road West, 914 Book Road West, and 1276 Shaver Road in Ancaster, Ontario (herein referred to as the "Site"). It is understood assessment of the existing water wells and septic systems in each of the dwellings are required to support application information for the proposed severances.

Background

Based on the information provided by the landowner, it is understood that there are existing water wells and septic systems located in each of the above three dwellings. The water well and septic system in each dwelling are currently able to meet the water supply needs and septic systems requirements of the homes without interruptions or breakdown.

Proposed Lots Sizes to be Severed

The proposed Lots to be severed are as follows:

1. 822 Book Road West: Minimum Lot Area = 0.40 ha (0.99 acres)
2. 914 Book Road West: Minimum Lot Area = 0.30 ha (0.74 acres)
3. 1276 Shaver Road: Minimum Lot Area = 0.40 ha (0.99 acres)

The proposed Lots are shown on Figures 1, 2, and 3, respectively in Appendix A.

City of Hamilton's Requirements

Water Supply

A well in a lot for severance should conform with Ministry of Environment Conservation and Park (MECP) Guideline D-5-5, which states that pumping rates shall not be less than 13.7 litres per minute.

■ FOUNDATION INVESTIGATIONS ■ ENVIRONMENTAL SITE ASSESSMENTS AND CLEANUP ■ GROUNDWATER STUDIES ■ SLOPE STABILITY STUDIES
■ ASPHALT TECHNOLOGY ■ ASPHALT MIX DESIGNS ■ PAVEMENT PERFORMANCE ANALYSIS ■ CONSTRUCTION MATERIALS TESTING & INSPECTION
■ ANALYSIS OF SOIL CORROSION POTENTIAL ■ PAVEMENT REHABILITATION & TENDER SPECIFICATIONS ■ CONCRETE QUALITY ASSURANCE TESTING
■ ROOF INSPECTIONS ■ INFRASTRUCTURE NEEDS STUDIES ■ FAILURE ANALYSIS AND EXPERT WITNESS SERVICES ■ AGGREGATE EVALUATION

Septic System

In order to determine sustainability, assessment should be completed based on the MECP Guideline D-5-4 and the City Guidelines. Minimum lot size for a 3-bedroom dwelling lot size typically range from 1.5 – 2.5 acres. However, these depends on underlying soil conditions.

Purpose of Site Assessment

The purpose of the assessment was to verify that the each of the three (3) existing single-detached dwellings has a water well and septic system that are currently able to meet the water supply and septic system requirements.

Scope of Work

The scope of work for this assessment include the following:

MECP Well Records Search – Desktop Study

A search of the Ministry of Environment, Conservation and Park (MECP) well records of the water wells at 822 Book Road West, 914 Book Road West, and 1276 Shaver Road was conducted on April 10, 2020. The records were reviewed to characterize local hydrogeologic conditions, and completion records of each well such as total depth, completion zone, static water level, pumping test results, etc. The well records for 822 Book Road West, 914 Book Road West, and 1276 Shaver Road are presented in Attachment B.

Site Visit, Inspection and Verification

Water Wells

Based on the Desk Top Study, a verification site visit was completed by Landtek on April 13, 2020 to identify the existing water wells locations, construction details, and other relevant information.

The well at 822 Book Road West was found to be an underground 6 inches diameter well located approximately 20 feet southwest of the dwelling, the well at 914 Book Road West was found to be an underground 6 inches diameter well located inside a shed east of the dwelling, and the well at 1276 Shaver Road was found to be 6 inches diameter well located approximately 20 feet south west of the dwelling.

The locations of the existing water wells at 822 Book Road West, 914 Book Road West, and 1276 Shaver Road are shown on Figure 1, Figure2, and Figure 3, respectively in Attachment A.

Septic Systems

The septic bed at 822 Book Road West was found to be located north of the dwelling, the septic bed at 914 Book Road West was found to be located north of the dwelling, while the septic bed at 1276 Shaver Road was found to be located east of the dwelling.

The locations of the septic systems at 822 Book Road West, 914 Book Road West, and 1276 Shaver Road are shown on Figure 1, Figure2, and Figure 3, respectively in Attachment B.

Review and Assessment of Existing Water Supply Wells

Each of the wells at 822 Book Road West, 914 Book Road West, and 1276 Shaver Road was completed in bedrock which is the main aquifer in the area. A summary of the data obtained from the water well MECP well records is presented Table 1 in Attachment C.

The pumping tests rates of the wells, which range from 18.9 L/min to 56.8 L/min for durations of 30 minutes and 60 minutes, are greater than the required minimum volume of 13.7 litres per minute specified by the MECP Guideline D-5-5 for water supply to a single family unit.

According to the information provided by the landowner, the existing water wells in all the three properties (822 Book Road West, 914 Book Road West, and 1276 Shaver Road) are currently meeting the needs of the dwellings.

Review and Assessment of Existing Septic Systems

Visual inspection of the septic beds area at 822 Book Road West, 914 Book Road West, and 1276 Shaver Road did not show any signs of failure.

According to the information provided by the landowner, the existing septic systems in all the three properties are currently meeting the needs of the dwellings.

Summary

The following summarizes the results of the assessment:

- The pumping tests rates of the wells, which range from 18.9 L/min to 56.8 L/min for durations of 30 minutes and 60 minutes, are greater than the required minimum volume of 13.7 litres per minute specified by the MECP Guideline D-5-5 for water supply to a single family unit.
- According to the information provided by the landowner, the existing water wells in all the three properties (822 Book Road West, 914 Book Road West, and 1276 Shaver Road) are currently meeting the needs of the dwellings.
- Visual inspection of the septic beds area at 822 Book Road West, 914 Book Road West, and 1276 Shaver Road did not show any signs of failure.
- According to the information provided by the landowner, the existing septic systems in all the three properties are currently meeting the needs of the dwellings.

Conclusions

Based on the review of the MECP water well records of the existing wells, the site inspection of the existing wells and septic beds; and information provided by the landowner, it has been determined that the existing water wells and septic systems are adequate to meet the needs of the proposed severances.

Closure

We trust that this report is to your satisfaction and meets your current requirements. If, in the meantime, you have any comments or questions regarding the details herein, please do not hesitate to contact the undersigned.

Kind regards,
LANDTEK LIMITED



Henry Erebor, M.Sc., P.Geo.

Encs:

- 1: Limitations of Report
- 2: Attachment B- Proposed Lots
- 3: Attachment A- MECP Water Well Records
- 4: Attachment C- Summary of Water Well Records

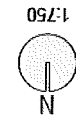
ENCLOSURE A LIMITATIONS OF REPORT

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Landtek Limited accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on this report.

This report does not reflect environmental issues or concerns related to the property unless otherwise stated in the report. The information given in the report are applicable only to the project described in the text.

ATTACHMENT A

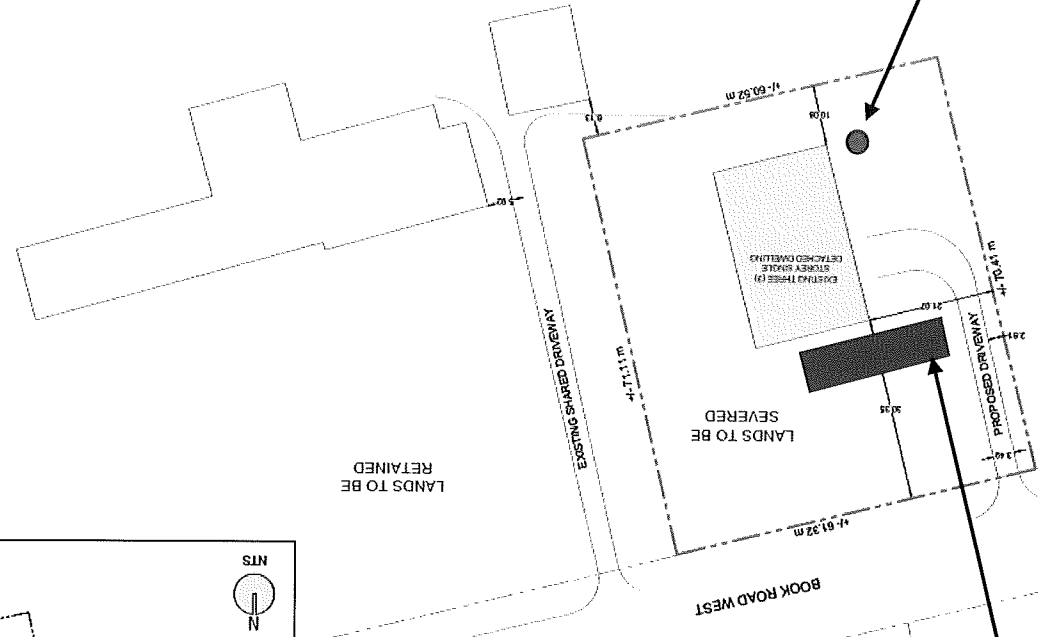
PROPOSED LOTS



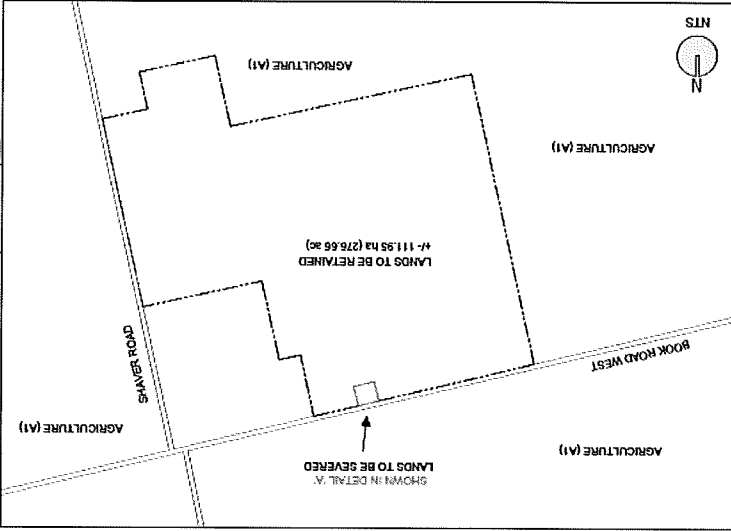
1:750

Existing Water Well (app. 20 ft Dwelling)

Existing Septic System



DETAIL 'A'



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
105 MAIN STREET EAST, SUITE 501
HAMILTON, ON L8N 1G5
905-545-1087 - urban@urbaninfo.com

DESIGNED BY: A. BARNETT
CHECKED BY: M. JOHNSON
DATE: MARCH 19, 2020

NOTES:
All dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

LEGEND:
SUBJECT LANDS
PROPOSED SEVERANCE
EXISTING LOT FABRIC
EXISTING DWELLINGS
EXISTING DWELLINGS

SCALE: 1:750
METRES
0 5 10 20 30 40

PROJECT:
822 BOOK ROAD WEST
CITY OF HAMILTON
KNOLLWOOD GOLF COURSE
C/O JASON CASSIS

**CONSENT TO SEVER
SKETCH 1**

ITEM
Min. Lot Area
Min. Lot Width
Min. Front Yard
Min. Side Yard
Min. Rear Yard

REQUIRED	0.4 ha	20.0 m	10.0 m	10.0 m	10.0 m
PROPOSED	0.4 ha	20.0 m	10.0 m	10.0 m	10.0 m

DEVELOPMENT STATISTICS - Lands to be Retained

ITEM	Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard
REQUIRED	0.4 ha	20.0 m	10.0 m	10.0 m	10.0 m
PROPOSED	0.4 ha	20.0 m	10.0 m	10.0 m	10.0 m

DEVELOPMENT STATISTICS - Lands to be Severed

ITEM	Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard
REQUIRED	0.4 ha	20.0 m	10.0 m	10.0 m	10.0 m
PROPOSED	0.4 ha	20.0 m	10.0 m	10.0 m	10.0 m

PROPOSED ZONING: Agricultural (A1) Zone

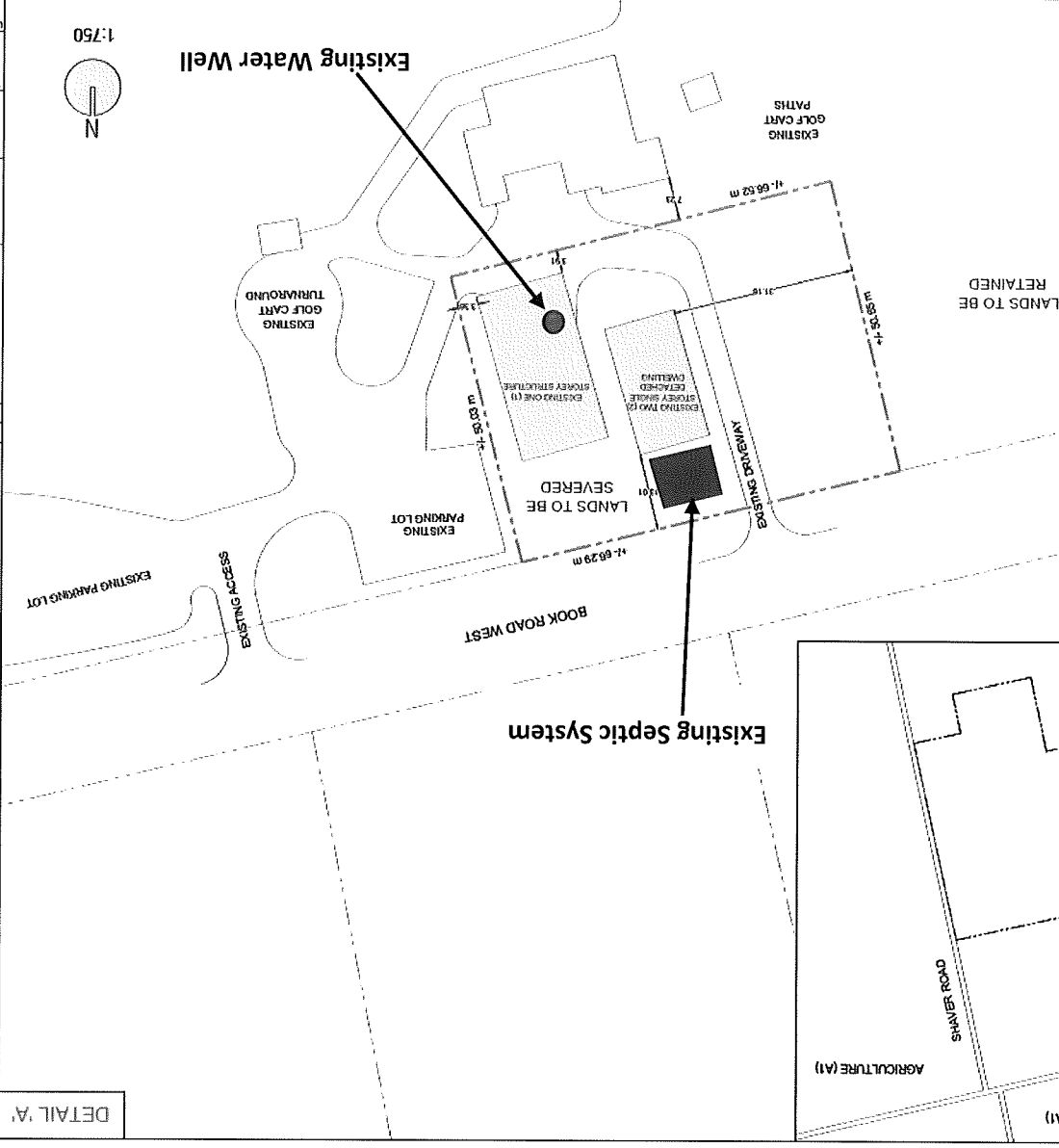
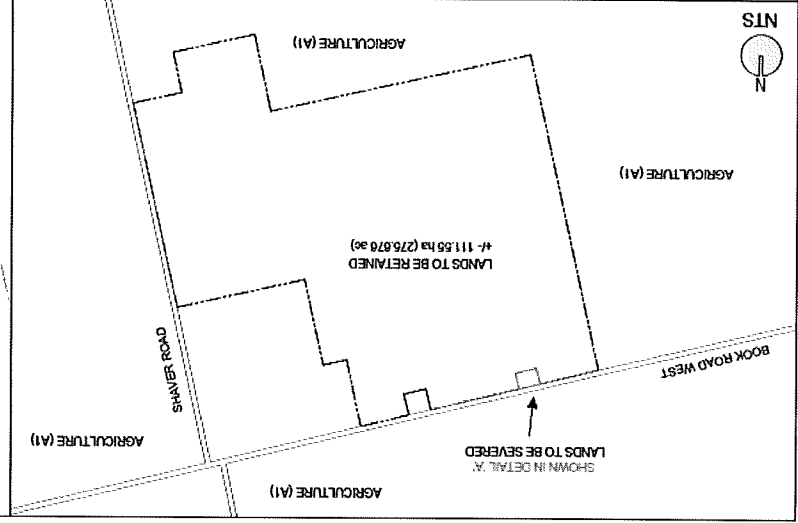
CLIENT:
KNOLLWOOD GOLF COURSE
C/O JASON CASSIS

DATE: MARCH 19, 2020

1

DEVELOPMENT STATISTICS - Lands to be Retained		
ITEM	REQUIRED	PROPOSED (+/-)
Mn. Lot Area	n/a	0.314
Mn. Lot Width	60.0m	60.3m
Mn. Front Yard	10.0m	10.0m
Mn. Side Yard	1.0m	1.0m
Mn. Rear Yard	10.0m	10.0m

DEVELOPMENT STATISTICS - Lands to be Severed		
ITEM	REQUIRED	PROPOSED (+/-)
Mn. Lot Area	111.5ha	111.5ha
Mn. Side Yard	n/a	7.5m
Mn. Rear Yard	7.5m	885.7m



DETAIL 'A'

KEY PLAN NTS

SCALE: 1:100

METRES

LEGEND:

- SUBJECT LANDS
- PROPOSED SEVERANCE
- EXISTING LOT FABRIC
- EXISTING DWELLINGS
- EXISTING DWELLINGS
- EXISTING DWELLINGS

NOTES:

All dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

DESIGNER: A. KAMRAT

CLIENT: M. JOHNSON

DATE: MARCH 13, 2023

URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT

105 MAIN STREET EAST, SUITE 501

HAMILTON, ON L8N 1G6

914 BOOK ROAD WEST

CITY OF HAMILTON

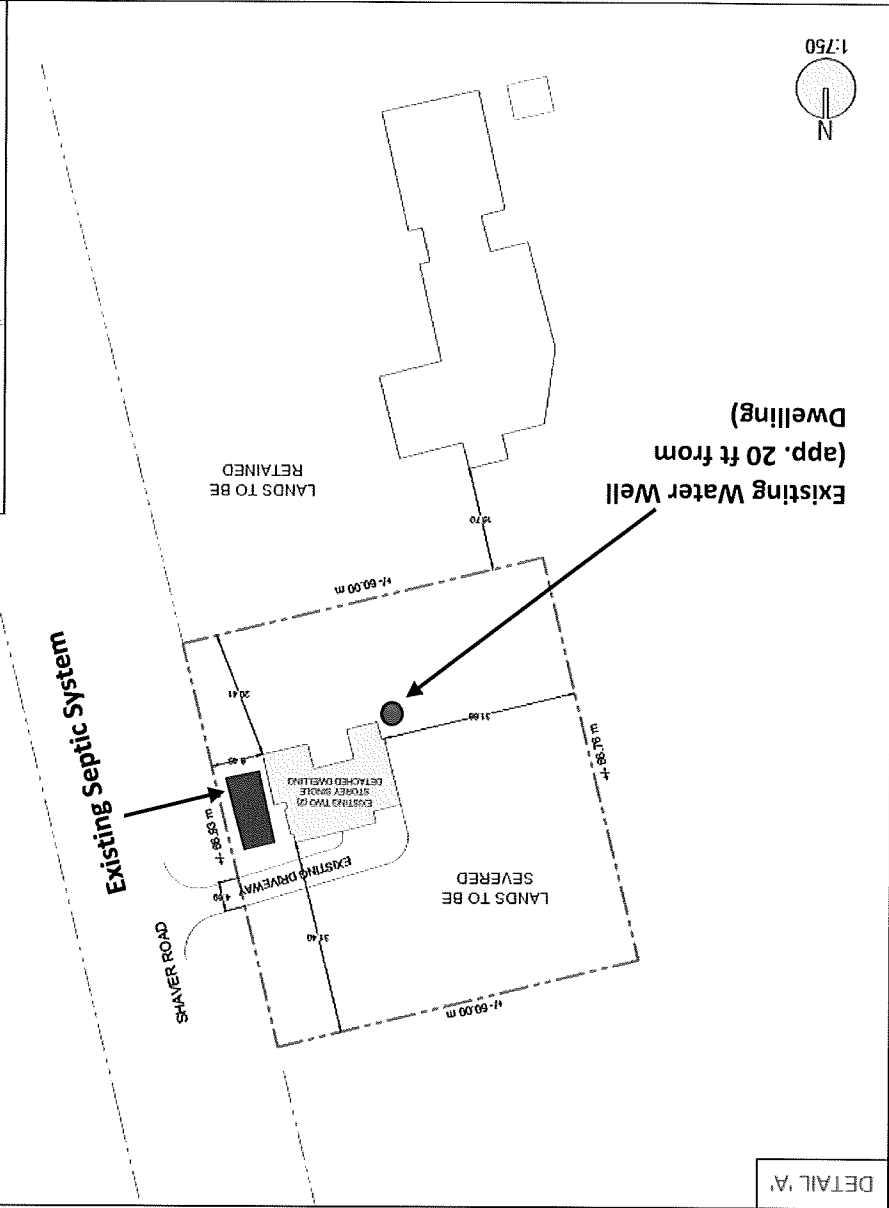
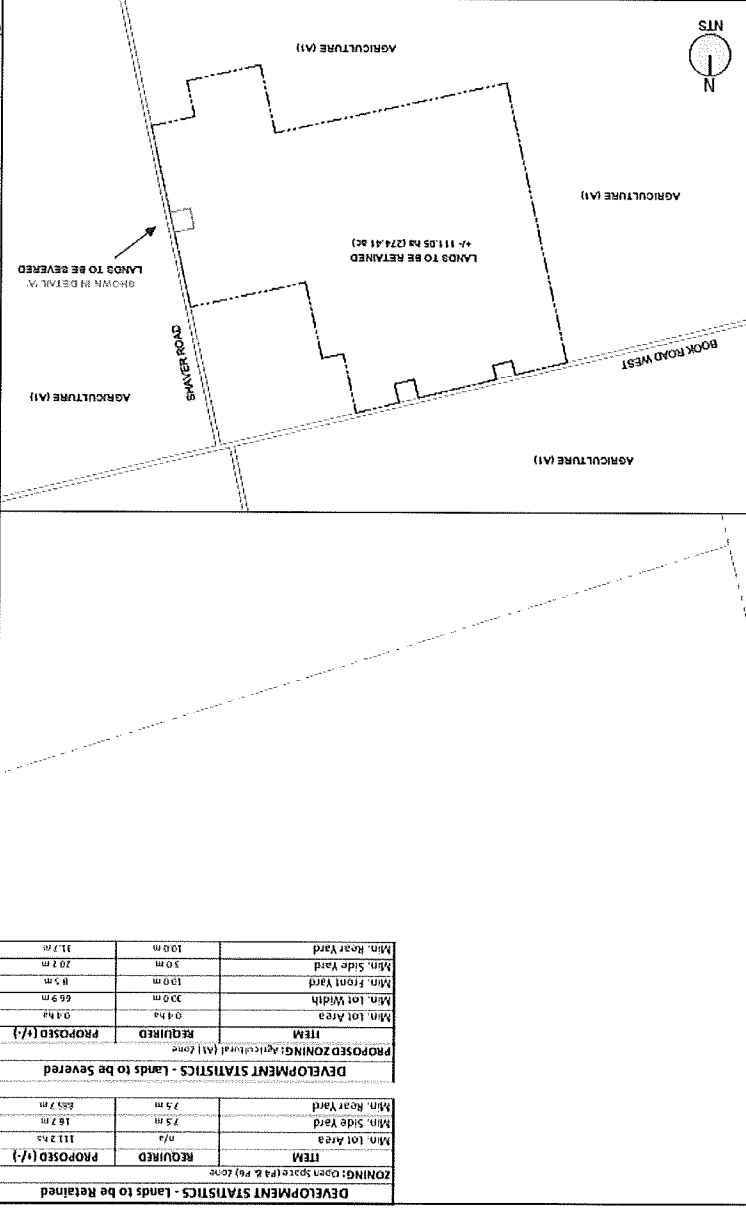
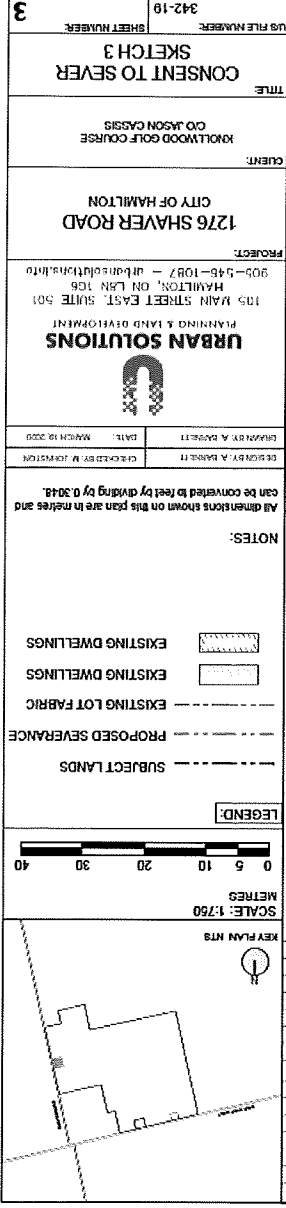
KNOLLWOOD GOLF COURSE

C/O JASON CASSIS

TITLE: CONSENT TO SEVER SKETCH 2

SHEET NUMBER: 342-10

2



ATTACHMENT B

MECP WATER WELL RECORDS

[Go Back to Map](#)

Well ID

Well ID Number: 6802233
Well Audit Number:
Well Tag Number:

This table contains information from the original well record and any subsequent updates.

Well Location

822 Beek Road West.

Address of Well Location	
Township	ANCASTER TOWNSHIP
Lot	034
Concession	CON 05
County/District/Municipality	WENTWORTH
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 17
	Easting: 579852.30
	Northing: 4780949.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour		Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN		LOAM			0 ft	2 ft
BLUE		CLAY			2 ft	30 ft
		CLAY			30 ft	64 ft
		LMSN			64 ft	73 ft

Annular Space/Abandonment Sealing Record

Depth Type of Sealant Used Volume
From To (Material and Type) Placed

Method of Construction & Well Use

Method of Construction Well Use
Cable Tool Domestic

Status of Well

Water Supply

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
6 inch	STEEL		64 ft
6 inch	OPEN HOLE		73 ft

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 1532

Results of Well Yield Testing

After test of well yield, water was	CLEAR
If pumping discontinued, give reason	
Pump intake set at	
Pumping Rate	5 GPM
Duration of Pumping	0 h:30 m
Final water level	30 ft
If flowing give rate	
Recommended pump depth	
Recommended pump rate	

Well Production
Disinfected?

PUMP

Draw Down & Recovery

Draw Down Time(min) Draw Down Water level Recovery Time(min) Recovery Water level

SWL	15 ft	
1	1	
2	2	
3	3	
4	4	
5	5	
10	10	
15	15	
20	20	
25	25	
30	30	
40	40	
45	45	
50	50	
60	60	

Water Details

Water Found at Depth Kind
73 ft Sulphur

Hole Diameter

Depth Diameter
From To

Audit Number:

[Go Back to Map](#)

Well ID

Well ID Number: 6810577
Well Audit Number:
Well Tag Number:

This table contains information from the original well record and any subsequent updates.

Well Location

914 Book Road West

Address of Well Location	
Township	ANCASTER TOWNSHIP
Lot	035
Concession	CON 05
County/District/Municipality	WENTWORTH
City/Town/Village	
Province	ON
Postal Code	n/a
UTM Coordinates	NAD83 — Zone 17
	Easting: 580182.30
	Northing: 4780973.00
Municipal Plan and Sublot Number	
Other	

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth	
				From	To
				0 ft	5 ft
GREY	UNKN			5 ft	60 ft
GREY	CLAY			60 ft	67 ft
	LMSN				

Annular Space/Abandonment Sealing Record

Depth From To Type of Sealant Used Volume (Material and Type) Placed

Method of Construction & Well Use

Method of Construction Well Use
Rotary (Air) Livestock
Domestic

Status of Well

Water Supply

Construction Record - Casing

Inside Diameter Open Hole or material From To Depth
6 inch STEEL 60 ft

Construction Record - Screen

Outside Diameter Material From To Depth

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 4208

Results of Well Yield Testing

After test of well yield, water was CLEAR
If pumping discontinued, give reason
Pump intake set at 12 GPM
Pumping Rate 1 h:0 m
Duration of Pumping 60 ft
Final water level
If flowing give rate
Recommended pump depth 60 ft
Recommended pump rate 12 GPM

Well Production
Disinfected?

PUMP

Draw Down & Recovery

Draw Down Time(min) Draw Down Water level Recovery Time(min) Recovery Water level

SWL 22 ft

1	1	
2	2	
3	3	
4	4	
5	5	
10	10	
15	15	22 ft
20	20	
25	25	
30	30	22 ft
40	40	
45	45	22 ft
50	50	
60	60	22 ft

Water Details

Water Found at Depth Kind
63 ft Fresh

Hole Diameter

Depth From To
Diameter

Audit Number:

Date Well Completed: July 13, 1983

[Go Back to Map](#)

Well ID

Well ID Number: 6807812
Well Audit Number:
Well Tag Number:

This table contains information from the original well record and any subsequent updates.

Well Location

1276 Shaver Road,

Address of Well Location

Township ANCASTER TOWNSHIP
Lot 036
Concession CON 05

County/District/Municipality

WENTWORTH

City/Town/Village

Province ON

Postal Code

n/a

UTM Coordinates

NAD83 — Zone 17
Easting: 580894.30
Northing: 4780413.00

Municipal Plan and Sublot Number

Other

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth	
				From	To
	LOAM			0 ft	4 ft
BRWN	CLAY			4 ft	28 ft
BLUE	CLAY			28 ft	69 ft
BRWN	LMSN			69 ft	189 ft

Annular Space/Abandonment Sealing Record

Depth Type of Sealant Used Volume
From To (Material and Type) Placed

Method of Construction & Well Use

Method of Construction Well Use

Cable Tool

Irrigation

Status of Well

Water Supply

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
6 inch	STEEL	70 ft	
	OPEN HOLE	189 ft	

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
------------------	----------	------------	----------

Well Contractor and Well Technician Information

Well Contractor's Licence Number: 2803

Results of Well Yield Testing

After test of well yield, water was CLEAR

If pumping discontinued, give reason

Pump intake set at

Pumping Rate 14 GPM

Duration of Pumping

1 h:0 m

Final water level

179 ft

If flowing give rate

Recommended pump depth

179 ft

Recommended pump rate

14 GPM

Well Production Disinfected? BAILER

Draw Down & Recovery

Draw Down Time(min) Draw Down Water level Recovery Time(min) Recovery Water level

SWL	20 ft	
1	1	
2	2	
3	3	
4	4	
5	5	
10	10	
15	15	90 ft
20	20	
25	25	
30	30	60 ft
40	40	
45	45	50 ft
50	50	
60	60	40 ft

Water Details

Water Found at Depth	Kind
150 ft	Sulphur
187 ft	Sulphur

Hole Diameter

Depth	Diameter
From	To

Audit Number:

Date Well Completed: June 28, 1971

ATTACHMENT C

SUMMARY OF WATER WELLS RECORDS

SUMMARY OF MECP WELL RECORDS

Address Location	Type and Well Diameter	Well ID	Date Completed	Depth (m)		Water Level (m)		Completion Interval	Use	Pumping Test				Owners Remark
				(ft)	(m)	(ft)	(m)			Pumping Rate (gpm)	Pumping Duration (min)	Recommended Pumping Rate (gpm)	Pumping Rate (L/min)	
822 Book Road West, Ancaster	6.25 inches dia. Steel	6810577	13-Jul-83	67	20.4	22	6.7	Limestone	Domestic	12	60	30	14	Well is meeting supply needs
914 Book Road West, Ancaster	6.00 inches dia. Steel	6802233	6-Jan-59	73	22.2	15	4.6	Limestone	Domestic	5	30	-	-	Well is meeting supply needs
1276 Shaver Road, Ancaster	6.00 inches dia. Steel	6807812	28-Jun-71	189.00	57.60	20	6.1	Limestone	Domestic	14	69	69	14	Well is meeting supply needs