



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-21:53

SUBJECT PROPERTY: 1304 Scenic Dr., 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 Anna Spearin

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land and to retain a parcel of land for residential purposes.

Severed lands:

18.14m[±] x 60m[±] and an area of 1088.4m^{2±}

Retained lands:

18.15m[±] x 162.85m[±] and an area of 5863.56m^{2±}

This application will be heard in conjunction with Severance Application AN/B-21:54 and Minor Variance Application AN/A-21:230

The Committee of Adjustment will hear this application on:

DATE: Thursday, July 22nd , 2021

TIME: 2:15 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

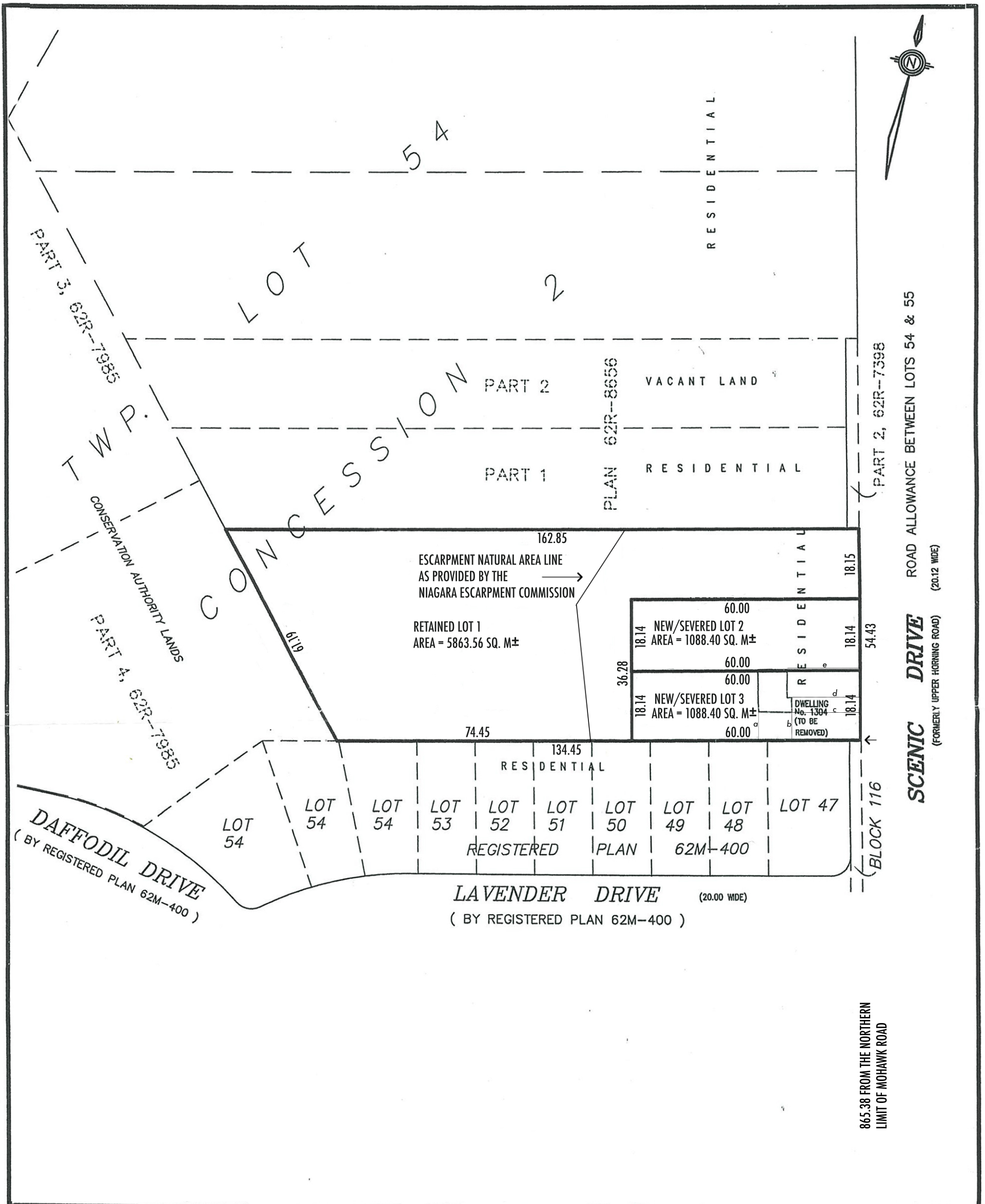
For more information on this matter, including access to drawings illustrating this request:

- 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

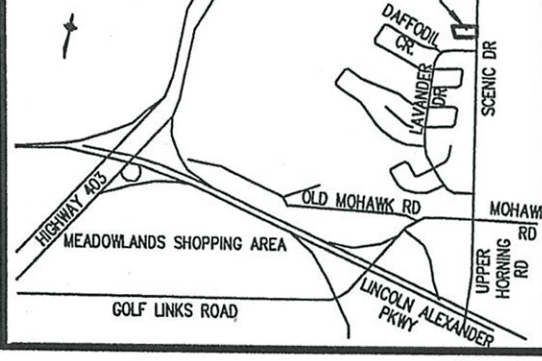
DATED: July 6th, 2021

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

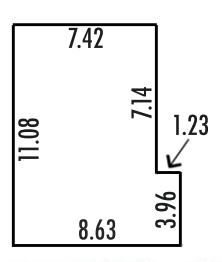
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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



KEY PLAN
NOT TO SCALE



STRUCTURE/DWELLING DIMENSIONS



SETBACK DIMENSIONS FOR IMAGE ABOVE

- a = 7.52
- b = 7.33
- c = 17.63
- d = 17.56
- e = 18.68

SKETCH SHOWING

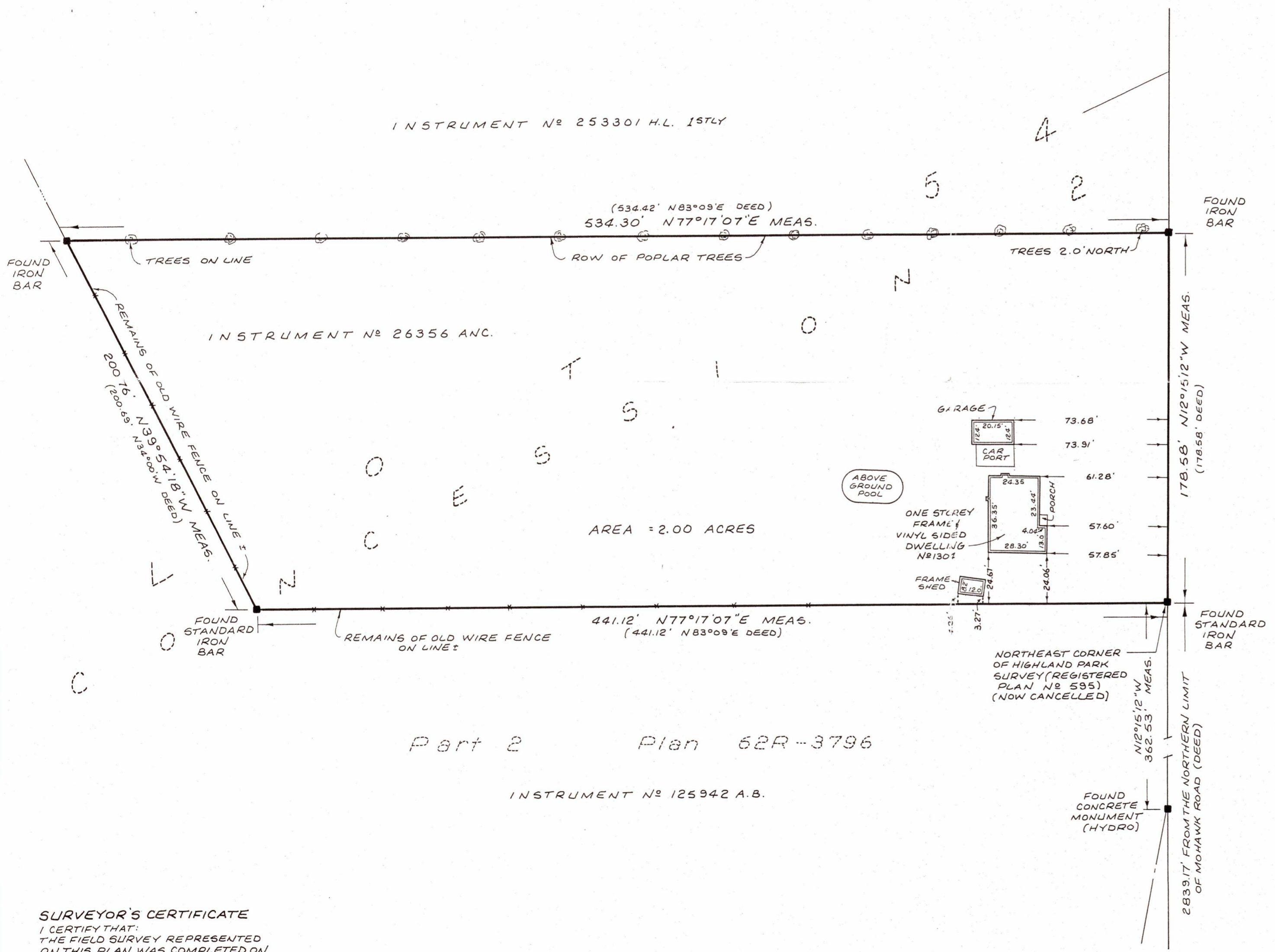
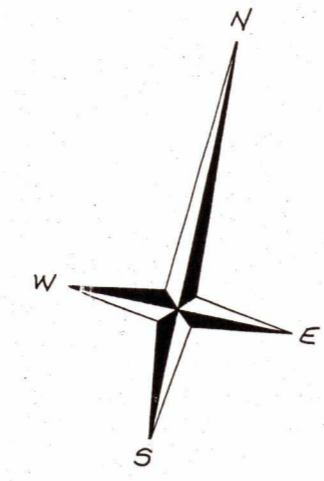
PART OF LOT 54, CONCESSION 2
IN THE GEOGRAPHIC TOWNSHIP OF ANCASTER
NOW IN THE
CITY OF HAMILTON

DRAWN BY ANNA SPEARIN

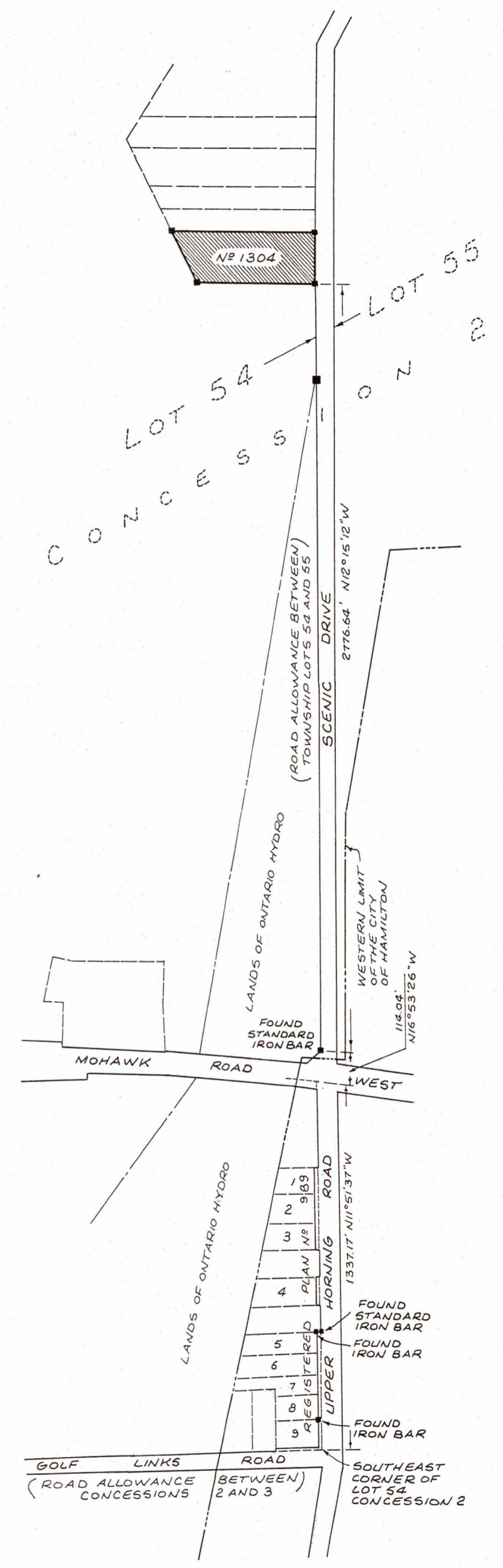
FEB 26, 2021

SCALE:
1:1000m.

BUILDING LOCATION SURVEY OF
PART OF LOT 54 - CONCESSION 2
 FORMERLY IN THE
 GEOGRAPHIC TOWNSHIP OF ANCASTER
 NOW IN THE
TOWN OF ANCASTER
 REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH
 SCALE: 1" = 40'
 A.J. CLARKE O.L.S.
 1984



SCENIC DRIVE
 (ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 54 & 55)
 (REGIONAL ROAD 1/2 210)



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED
 ON THIS PLAN WAS COMPLETED ON
 THE 4TH DAY OF MAY, 1984.
 MAY 8, 1984
 A.J. CLARKE
 ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
 WESTERN LIMIT OF SCENIC DRIVE ON A COURSE OF N12°15'12"W
 AS SHOWN ON DEPOSITED PLAN N° 62R-3796.

A.J. CLARKE AND ASSOCIATES
 ENGINEERS AND SURVEYORS
 HAMILTON - ONTARIO

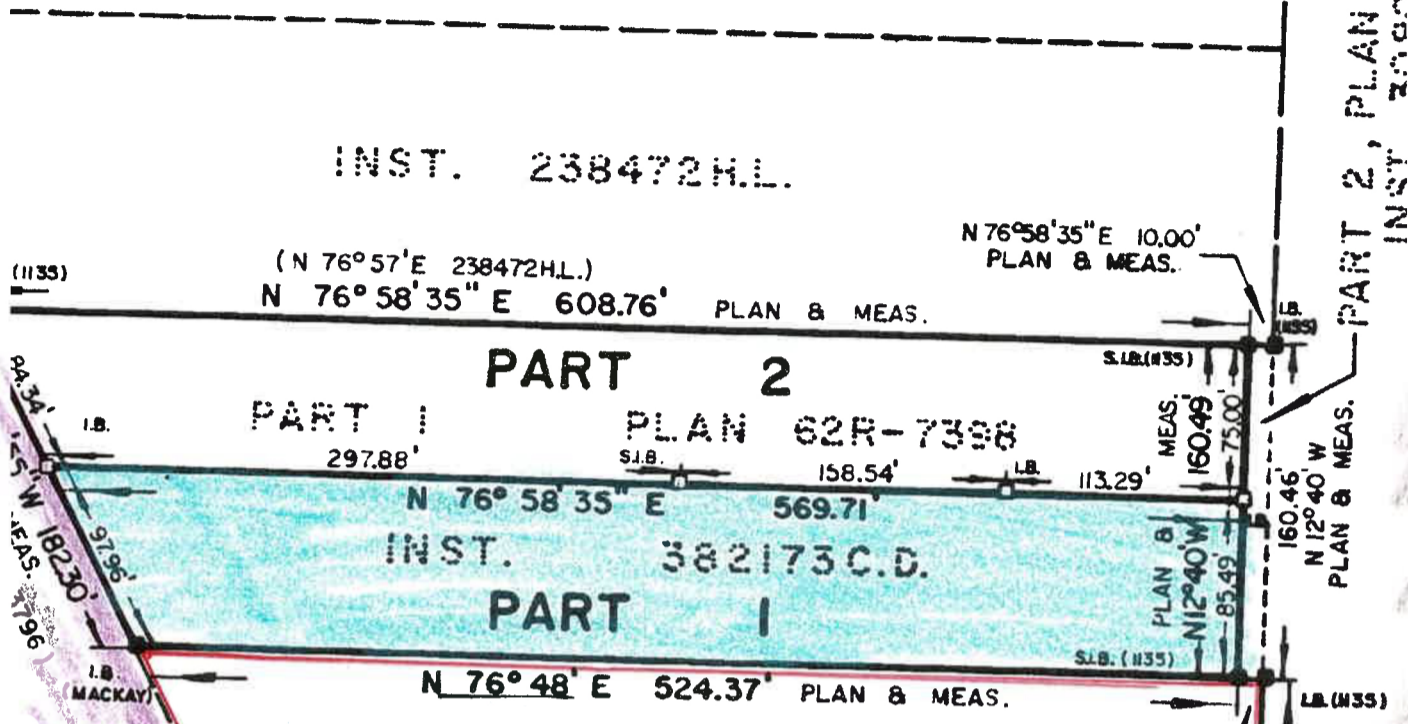
KEY PLAN
 SCALE: 1" = 400'

54

2

PART 2, PLAN 62R-7398
INST. 238472 H.L.

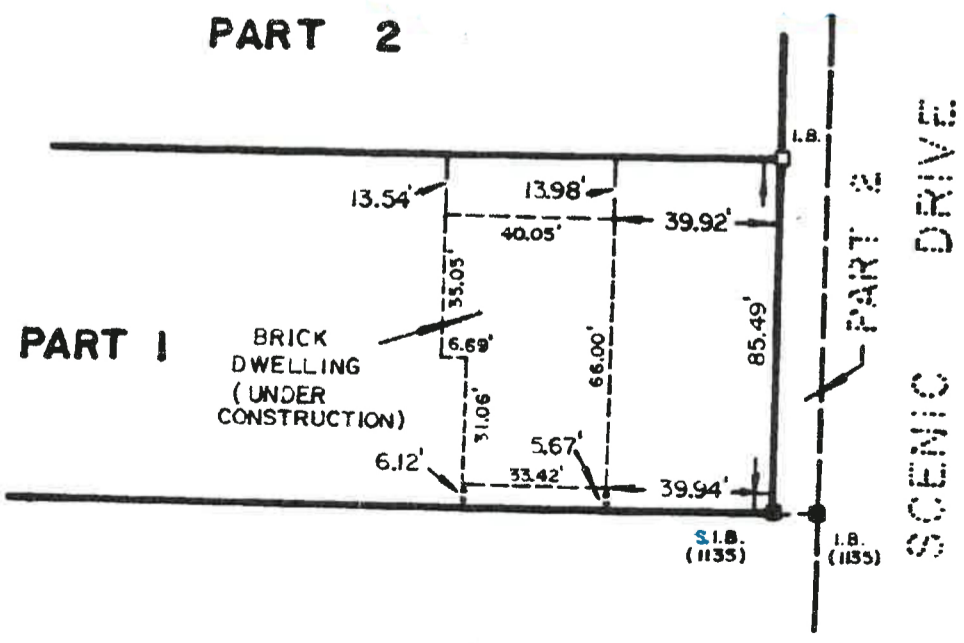
Scenic Drive



INST. 26356 ANC.

62R-3796 (PCL. 51-1, SEC. ANC. 2 (c))

FROM ORIGINAL NORTHERN LIMIT OF MOHAWK ROAD PLAN & MEAS.



N



Hamilton

Committee of Adjustment

City Hall, 5th Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

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

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
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1 APPLICANT INFORMATION

1.1, 1.2	NAME		
Registered Owners(s)			
Applicant(s)*			E-mail:
Agent or Solicitor			Phone:
			E-mail:

* 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	Lot	Concession	Former Township
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address			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):

creation of a new lot

Other: a charge

- addition to a lot
- an easement

- 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:

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

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

Frontage (m)	Depth (m)	Area (m ² or ha)
--------------	-----------	-----------------------------

Existing Use of Property to be severed:

- Residential
- Agriculture (includes a farm dwelling)
- Other (specify) _____
- 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: _____

Proposed: _____

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)	Depth (m)	Area (m ² or ha)
--------------	-----------	-----------------------------

Existing Use of Property to be retained:

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

Proposed Use of Property to be retained:

- | | | |
|---|---|-------------------------------------|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: _____

Proposed: _____

Type of access: (check appropriate box)

- | | |
|--|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

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

- | | | | |
|--------------------------------------|------------------------------------|---|---|
| <input type="checkbox"/> electricity | <input type="checkbox"/> telephone | <input type="checkbox"/> school bussing | <input type="checkbox"/> 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): _____

Urban Hamilton Official Plan designation (if applicable): _____

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

5.2 What is the existing zoning of the subject land?

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

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)

- 6.1 If Industrial or Commercial, specify use _____
- 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
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?

- 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

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)
- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)
- 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
- 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
 (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)
- 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)

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.

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

- 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.

8.4 How long has the applicant owned the subject land?

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.

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).

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 **Rural Hamilton Official Plan Designation(s)**

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Rural | <input type="checkbox"/> Specialty Crop |
| <input type="checkbox"/> Mineral Aggregate Resource Extraction | <input type="checkbox"/> Open Space | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> 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.

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

- | | | |
|---|---|-------------------------|
| <input type="checkbox"/> Agricultural Severance or Lot Addition | } | (Complete Section 10.3) |
| <input type="checkbox"/> Agricultural Related Severance or Lot Addition | | |
| <input type="checkbox"/> Rural Resource-based Commercial Severance or Lot Addition | | |
| <input type="checkbox"/> Rural Institutional Severance or Lot Addition | | |
| <input type="checkbox"/> Rural Settlement Area Severance or Lot Addition | | |
| <input type="checkbox"/> Surplus Farm Dwelling Severance from an Abutting Farm Consolidation | | (Complete Section 10.4) |
| <input type="checkbox"/> 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)
----------------------------------	--

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)
----------------------------------	---

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):
---------------	------------------------------

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):
---------------	------------------------------

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)
----------------------------------	---

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)
----------------------------------	---

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 (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

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

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	---

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 (m ² or ha): (from Section 4.2)
----------------------------------	---

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.

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:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) 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;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) 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,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) 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 road or a right of way;
- (h) the location and nature of any easement affecting the subject land.

13 ACKNOWLEDGEMENT CLAUSE

I acknowledge that The City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

Date

Sign 

SOIL-MAT ENGINEERS & CONSULTANTS LTD.

www.soil-mat.ca info@soil-mat.ca TF: 800.243.1922

Hamilton: 130 Lancing Drive L8W 3A1 T: 905.318.7440 F: 905.318.7455

Milton: PO Box 40012 Derry Heights PO L9T 7W4 T: 800.243.1922



PROJECT No.: SM 301324-G

February 16, 2021

ANNA SPEARIN
130 Alderson Drive
Hamilton, Ontario
L9B 1G5

Attention: Anna Spearin

**SLOPE STABILITY ASSESSMENT
PROPOSED SEVERANCE AND DWELLINGS
1304 SCENIC DRIVE
ANCASTER, ONTARIO**

Dear Ms. Spearin,

Further to your authorisation, SOIL-MAT ENGINEERS & CONSULTANTS LTD. has completed the fieldwork, slope stability analysis, and report preparation in connection with the above noted project. Our comments and recommendations based on our field observations and analysis are presented in the following paragraphs.

INTRODUCTION

We understand that the project will involve the severance of the existing property located at 1304 Scenic Drive in Ancaster, Ontario, and the construction of multiple single-family dwellings upon demolition of the existing residence. As the property slopes down to the west to a creek under the jurisdiction of the Hamilton Conservation Authority [HCA], permit approval would be required from the HCA for the proposed construction. The purpose of this slope study was to assess the stability of the slope, including the top of stable slope location, and to provide our comments and recommendations with respect to the design and construction of the proposed addition, from a geotechnical point of view.

This work has been conducted in general accordance with the guideline policies of HCA, including the Natural Hazards Technical Guide by MNR and the supporting document "Geotechnical Principles for Stable Slopes".



PROCEDURE

The site was visited on January 19, 2021 by a representative of SOIL-MAT ENGINEERS & CONSULTANTS LTD. During our site visit two representative slope profiles were measured from or near the existing dwelling down to the toe of the slope, where the slope flattened before approaching the creek located approximately 29 to 33 metres further west. The location of the slope profiles are indicated in the attached Drawing No. 1, Slope Profile Location Plan, while the slope profiles themselves are illustrated in the attached Drawing Nos. 2 and 3, Slope Profile A-A and B-B, respectively

In addition, a Slope Stability Rating Chart, as the Ontario Ministry of Natural Resources publication "Geotechnical Principles for Stable Slopes" [Geotechnical Principles publication] was completed and indicated a Rating Value of 22, which indicates a low potential for slope instability. A copy of the Slope Stability Rating Chart has been attached to this letter report.

The ground surface elevations at the start of the slope profiles were assigned an elevation based off of the rear house elevation of 100.00 meters for convenience.

SITE DESCRIPTION AND SUBSURFACE CONDITIONS

The subject property is located at 1304 Scenic Drive in Ancaster, Ontario. The property is currently occupied by an existing single family dwelling. The rear yard of the property slopes gently to the west at an inclination of approximately 5.1 to 5.4 horizontal to 1 vertical before flattening further before reaching the creek.

A review of available published information [Quaternary Geology of Ontario, Southern Sheet Map 2556] indicate the subsurface soils to consist of fine textured glaciolacustrine deposits of silt and clay, to clay to silt-textured till, consistent with our experience in the area and observations in a series of hand dug test pits along the slope.

SLOPE CONDITIONS AND STABILITY ASSESSMENT

The subject slope was measured to have a total height of approximately 7.5 to 9.5 metres, with inclinations ranging from approximately 4.3 to 6.5 horizontal to 1.0 vertical, and overall inclinations of 5.1 to 5.4 horizontal to 1.0 vertical. The slope was noted as lightly to moderately vegetated, predominately grass covered with occasional trees and scrub vegetation. The toe of the slope was noted to be a sufficient distance from the creek to the west as to not be directly impacted. There was no evidence of significant surficial movements, failure scars, tension cracks, or other signs of slope instability at the time of our site visit.



As with all slopes, there is a reduction in shearing resistance attributed to the effects of freezing and thawing, wetting and drying, burrowing animals, etc. With time, the surface of the slope will degenerate and tend to reach equilibrium within its stress and ambient environment, including vegetative cover. However, this degeneration of the slope angle is a very slow process as is evident by the condition of the existing slope. The slope has evidently remained stable for a long period of time with only imperceptibly slow flattening. It is noted that slopes in native soils at inclinations flatter than 3 horizontal to 1 vertical are generally regarded as being inherently stable. In this case the subject slope has an overall inclinations of 5.1 to 5.4 horizontal to 1 vertical, and as such would be considered stable in the short and long term, without the need for more detailed study or analysis.

As the slope is considered stable in the short and long term, with inclinations of 4.3 horizontal or flatter over the majority of the slope, construction of the proposed development would not be considered to negatively affect the stability of the subject slope, from a geotechnical point of view. With respect to a top of stable slope location, any point along the slope face would be considered stable.

CONSTRUCTION CONSIDERATIONS

It is our opinion, based on our assessment, that the existing slope is considered to be stable in both the short and long-term and that the proposed construction would have no negative impact on the stability of the subject slope, from a geotechnical point of view. The following recommendations should be considered in the proposed construction:

- Drainage over the slope should be unaltered as much as possible. Any surface flows should be in a controlled manner, such as through established grass, to avoid increased or concentrated flows onto the slope.
- Trees and other vegetation on the slope should be protected from damage wherever possible.
- Where the existing grade is altered, such as to provide a slightly flattened area for the proposed addition, the final grade of any section should be not steeper than 3 horizontal to 1 vertical. Proper vegetation must be re-established in all areas of regrading to protect from surface erosion.
- All footings must be provided with 1.2 metres of earth cover or equivalent insulation for frost protection. Foundations for the new dwellings must be designed and constructed in accordance with the requirements of the current Ontario Building Code.



We trust that this slope assessment report is sufficient for your present requirements. Should there be any questions regarding the content or comments within this report please do not hesitate to contact our office.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

A handwritten signature in blue ink, appearing to read "Scott Wylie".

Scott Wylie, B. Eng., EIT

A handwritten signature in blue ink, appearing to read "Adam Roemmele".

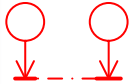
Adam Roemmele, P.Eng.
Project Engineer



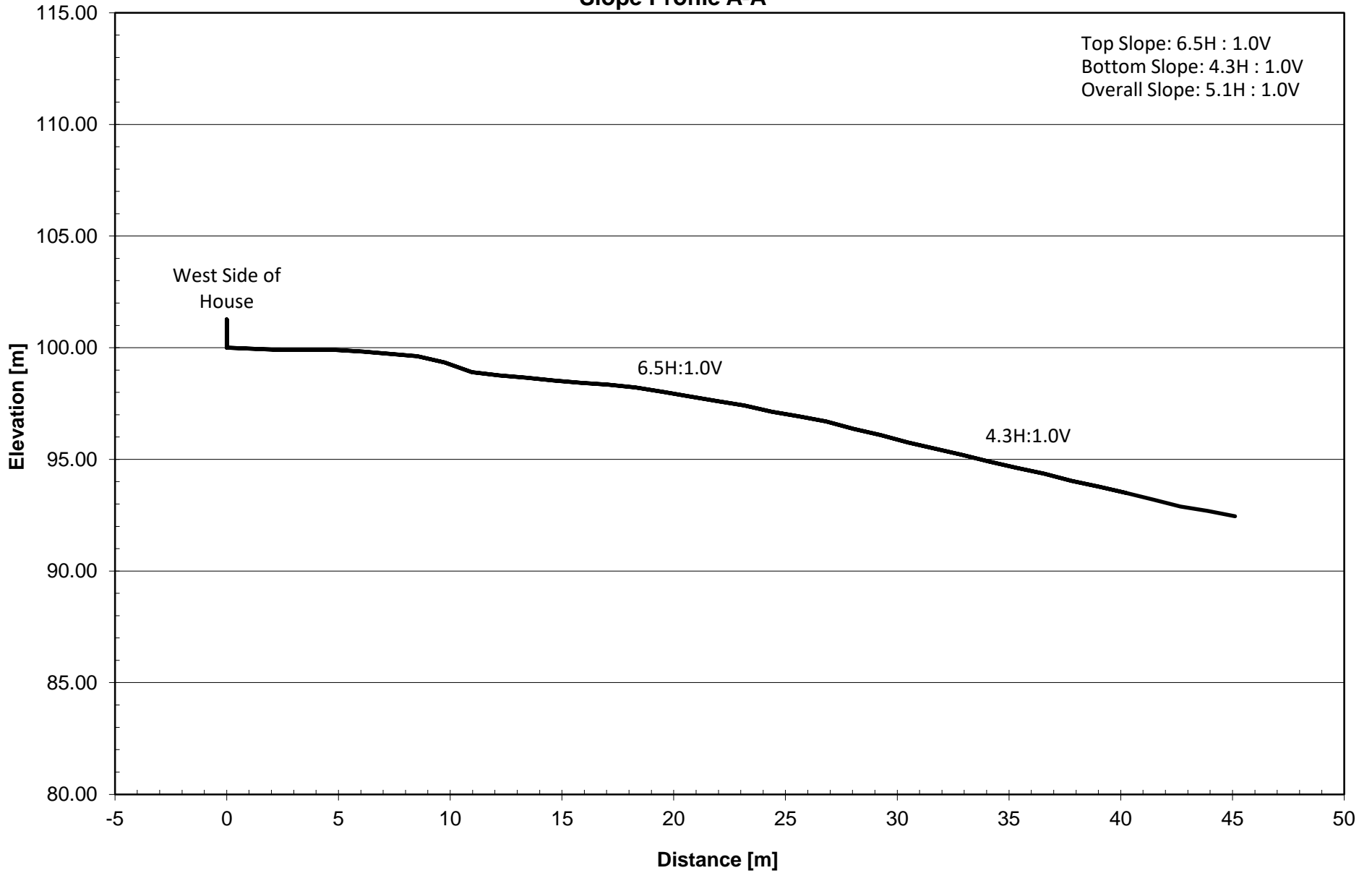
Enclosures: Drawing No. 1, Slope Profile Location Plan
Drawing Nos. 2 and 3, Slope Profile A-A, Slope Profile B-B
Slope Stability Rating Chart

Distribution: Anna Spearin [1, plus pdf]



<p>LEGEND</p>  <p>Slope Profile Location</p>	
<p>NOTES</p> <p>1. This drawing should be read in conjunction with SOIL-MAT ENGINEERS & CONSULTANTS LTD. Report No. SM 301324-G.</p> <p>2. Slope profile and top of stable locations are approximate.</p>	
<p>SOIL-MAT</p> <p>ENGINEERS & CONSULTANTS LTD.</p> <p>Slope Stability Assessment Proposed Severance and Dwellings 1304 Scenic Drive Ancaster, Ontario</p>	
<p>Slope Profile Location Plan</p>	
<p>Project No. SM 301324-G</p>	
<p>Date: January 2021</p>	
<p>Drawn: SW</p>	<p>Checked: AR</p>
<p>SM 301324-G Slope Profile Location Plan</p>	
<p>Drawing No. 1</p>	

**Slope Profile Section
1304 Scenic Drive
Ancaster, Ontario
Slope Profile A-A**



Top Slope: 6.5H : 1.0V
Bottom Slope: 4.3H : 1.0V
Overall Slope: 5.1H : 1.0V

West Side of
House

6.5H:1.0V

4.3H:1.0V

**Slope Profile Section
1304 Scenic Drive
Ancaster, Ontario
Slope Profile B-B**

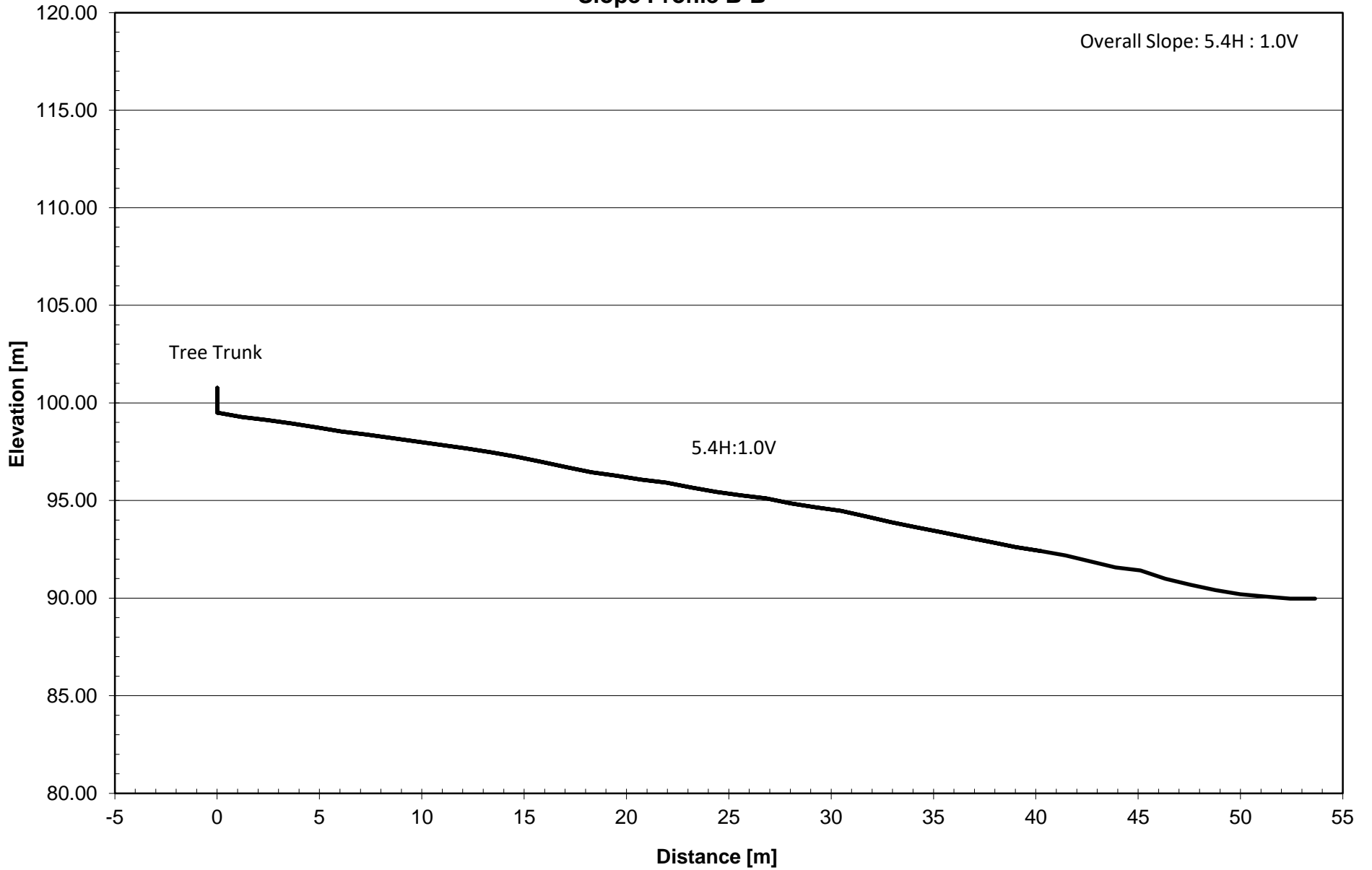


TABLE 8.1 - SLOPE STABILITY RATING CHART

Site Location: 1034 Scenic Drive, Ancaster		File No. 301324-G	
Property Owner:		Inspection Date: January 19th, 2021	
Inspected By:		Weather:	
1.	SLOPE INCLINATION degrees a) 18 or less b) 18 - 26 c) more than 26	horiz. : vert. 3 : 1 or flatter 2 : 1 to more than 3 : 1 steeper than 2 : 1	Rating Value 0 6 16
2.	SOIL STRATIGRAPHY a) Shale, Limestone, Granite (Bedrock) b) Sand, Gravel c) Glacial Till d) Clay, Silt e) Fill f) Leda Clay		0 6 9 16 24
3.	SEEPAGE FROM SLOPE FACE a) None or Near bottom only b) Near mid-slope only c) Near crest only or, From several levels		0 6 12
4.	SLOPE HEIGHT a) 2 m or less b) 2.1 to 5 m c) 5.1 to 10 m d) more than 10 m		0 2 4 8
5.	VEGETATION COVER ON SLOPE FACE a) Well vegetated; heavy shrubs or forested with mature trees b) Light vegetation; Mostly grass, weeds, occasional trees, shrubs c) No vegetation, bare		0 4 8
6.	TABLE LAND DRAINAGE a) Table land flat, no apparent drainage over slope b) Minor drainage over slope, no active erosion c) Drainage over slope, active erosion, gullies		0 2 4
7.	PROXIMITY OF WATERCOURSE TO SLOPE TOE a) 15 metres or more from slope toe b) Less than 15 metres from slope toe		0 6
8.	PREVIOUS LANDSLIDE ACTIVITY a) No b) Yes		0 6
	SLOPE INSTABILITY RATING	RATING VALUES TOTAL	INVESTIGATION REQUIREMENTS
		TOTAL	TOTAL
		22	
1.	Low potential	< 24	Site inspection only, confirmation, report letter.
2.	Slight potential	25-35	Site inspection and surveying, preliminary study, detailed report.
3.	Moderate potential	> 35	Boreholes, piezometers, lab tests, surveying, detailed report.
NOTES:	a) Choose only one from each category; compare total rating value with above requirements. b) If there is a water body (stream, creek, river, pond, bay, lake) at the slope toe; the potential for toe erosion and undercutting should be evaluated in detail and, protection provided if required.		

1304 Scenic Drive NEP



2021-03-08, 2:17:15 p.m.

Assessment Parcel

Niagara Escarpment Plan Boundary

Niagara Escarpment Plan Designations

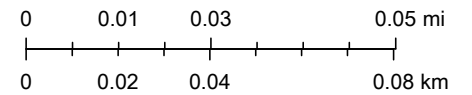
Escarpment Natural Area

Urban Area

Watercourse

Provincially Tracked Species 1km Grid

1:2,257



Niagara Escarpment Commission

THIS IS NOT A PLAN OF SURVEY. This map is illustrative only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to navigation.