



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: GL/B-21:88

SUBJECT PROPERTY: 0 Chippewa Road

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 2363823 Ontario Inc. c/o Mike Beittol
Agent A.J Clarke and Associates Ltd. c/o
Ryan Ferrari

PURPOSE OF APPLICATION:

To sever a vacant parcel of land from the existing agricultural parcel for the purposes of merging the lands on title with an existing agricultural parcel fronting onto Tyneside Rd known as 3235 Tyneside Rd.

Severed lands:

120m[±] x 284m[±] and an area of 5.2 ha[±]

Retained lands:

344m[±] x varies and an area of 10.46 ha[±]

The Committee of Adjustment will hear this application on:

DATE: Thursday, November 4th , 2021
TIME: 1:20 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

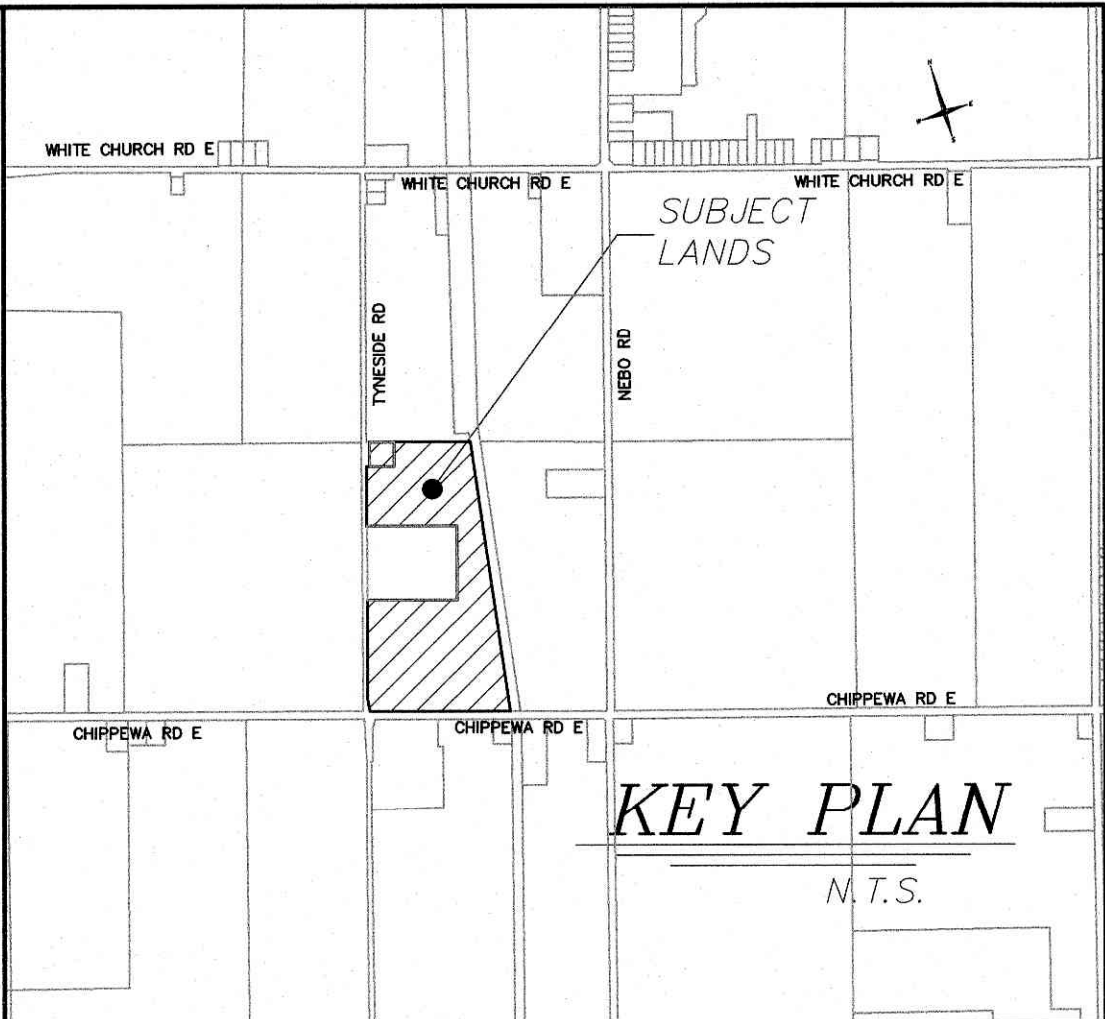
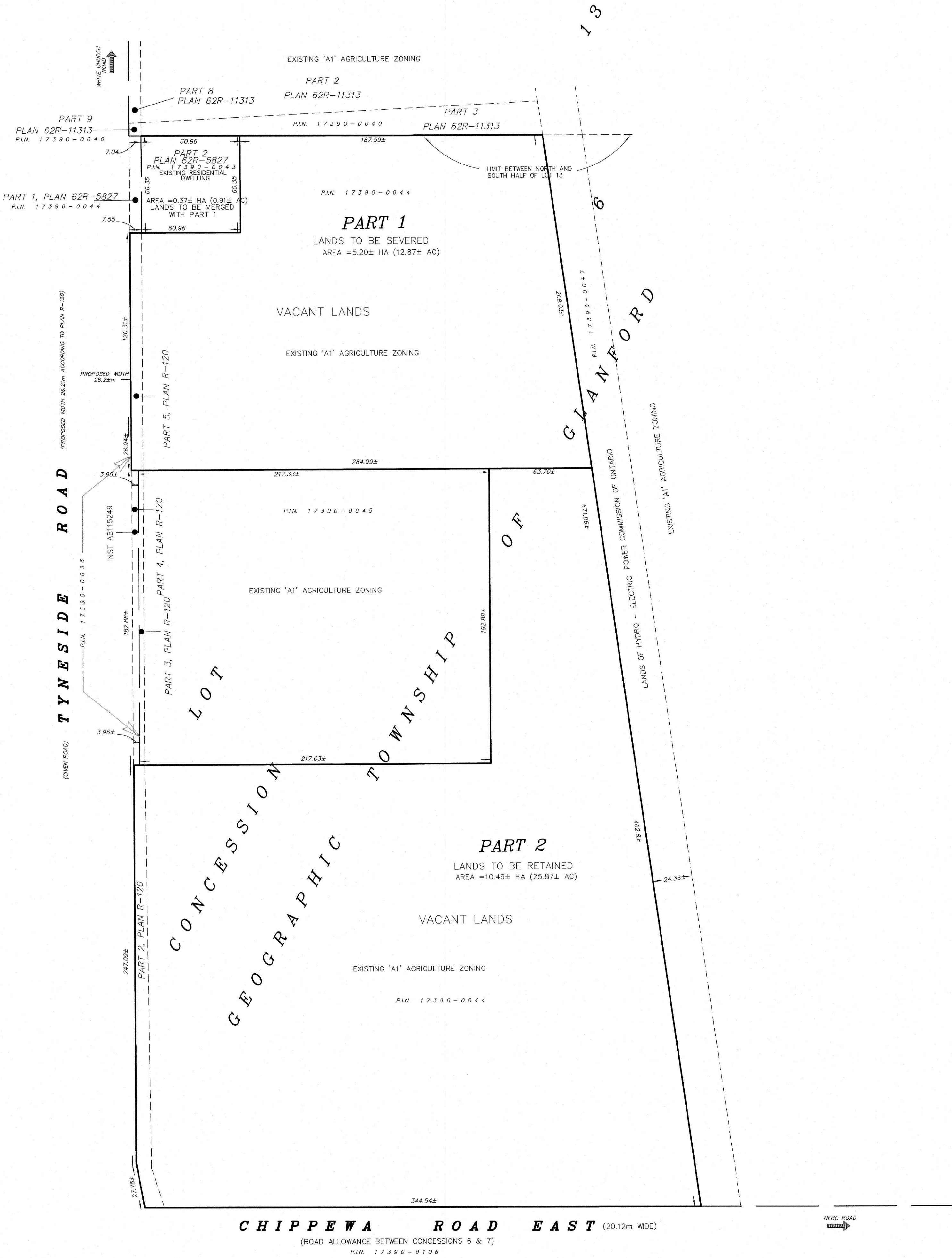
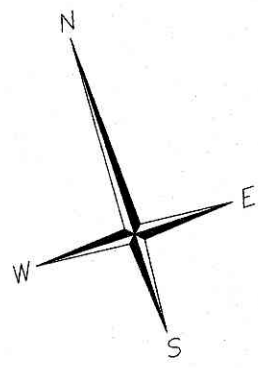
For more information on this matter, including access to drawings illustrating this request:

- 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: October 19th, 2021

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

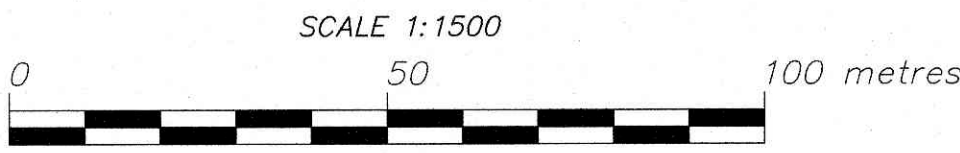
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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



SKETCH FOR CONSENT TO SEVER

3253 TYNESIDE ROAD

CITY OF HAMILTON



THE ABOVE NOTES LANDS ARE:
PART OF LOT 13
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF GLANFORD

METRIC:
DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

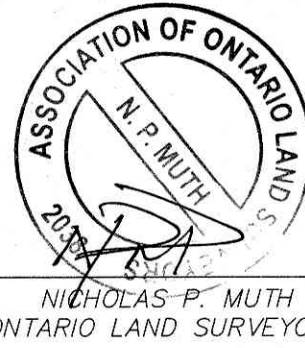
NOTE:
DISTANCES SHOWN ON THIS SKETCH ARE COMPILED FROM
PLANS AND RECORDS ON FILE IN THIS OFFICE AND ARE
NOT BASED ON AN ACTUAL FIELD SURVEY.

THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION
TO THE COMMITTEE OF ADJUSTMENT REQUESTING A GRANT
OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CONSENT SCHEDULE:

PART 1 - LAND TO BE SEVERED
AREA = 5.20± HA (12.84± AC)
PART 2 - LANDS TO BE RETAINED
AREA = 10.46± HA (25.87± AC)

PART 1, SEVERED LANDS TO BE MERGED WITH THE
ADJACENT LANDS TO THE NORTHWEST (BEING PART 2,
PLAN 62R-5827, AREA = 0.37± HA (0.91± AC))



AUGUST 3, 2021
DATE



A. J. Clarke and Associates Ltd.
SURVEYORS • ENGINEERS • PLANNERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

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

September 22, 2021

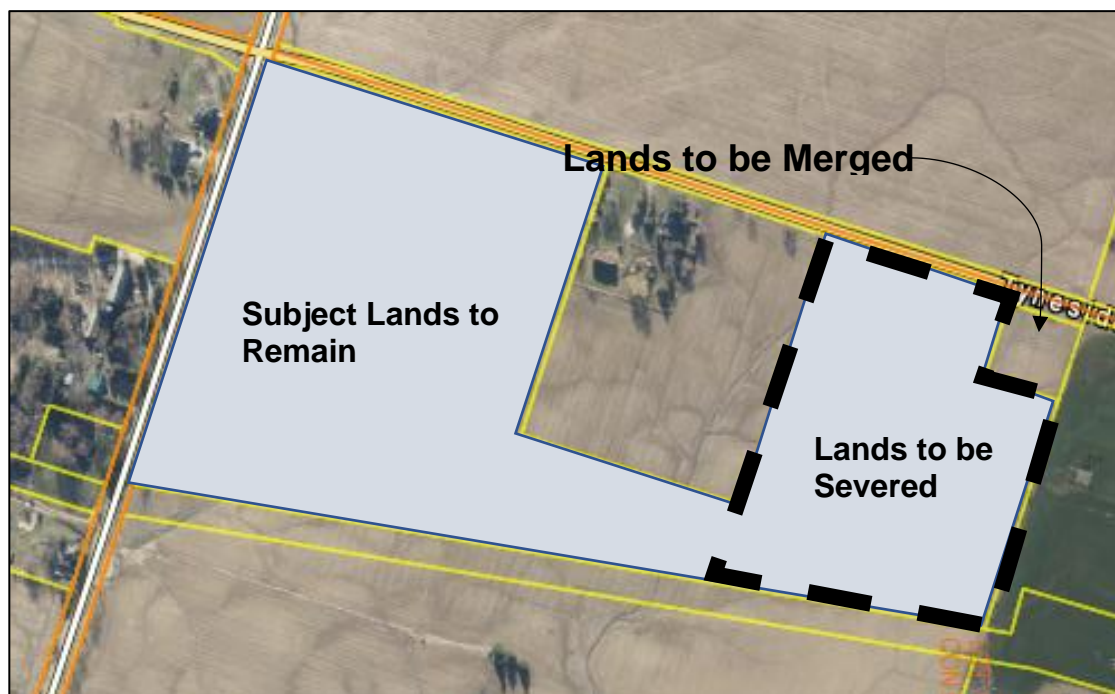
Attn: Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment (email: Jamila.Sheffield@hamilton.ca)

**Re: NE of Tyneside Road and Chippewa Road East (0 Chippewa Road)
Minor Variance and Severance Application Submission**

Dear Ms. Sheffield:

A.J Clarke and Associates Ltd. has been retained by 2363823 Ontario Inc., owner of the subject lands for the purposes of submitting the enclosed Minor Variance and Consent Applications. The subject lands are located northeast of Tyneside Road and Chippewa Road East, and have yet to have been assigned a municipal address.

The subject lands are bounded by Chippewa Road East to the south, a pipeline right of way to the east and Tyneside Road to the west. Currently, the entirety of the lands is used for agricultural purposes and are rented out to a single farmer. This same farmer also farms the entire block of lands bounded by Chippewa Road, Tyneside Road and Nebo Road. See the attached letter as Appendix "A". Various properties containing single detached dwellings exist surrounding the subject lands. An aerial view of the subject lands is located below (VuMap, 2021):





2363823 Ontario Inc. also owns the abutting lands to the east which front onto Nebo Road. A future single detached dwelling is also proposed for this lot. In addition, the balance of the subject lands along with the abutting lands which are owned by our client is currently and will continue to be rented out to the aforementioned farmer.



Subject Lands and Surrounding Area (VuMap, 2021)



Purpose

Along the northwest corner of the subject lands, an existing 0.36 hectare (0.88 ac.) parcel exists and is currently subject to a building permit application for a proposed single detached dwelling. The purpose of this application is to sever approximately 5.20 hectares (12.87 acres) of land from the subject property and merge them on title with this property by way of a lot addition.

In addition, variances to the Zoning By-law will be required to recognize that the resultant parcels will be less than 40.4 ha. in size. It should be noted that the existing parcels are already undersized.

The following supporting materials are submitted to your attention, in support of the subject application:

- 1) One (1) copy of the required filled and signed Minor Variance Application Form;
- 2) One (1) copy of the required filled and signed Severance Application Form;
- 3) One (1) digital copy of the Sketch Plan, prepared by A.J. Clarke & Associates Ltd., dated August 3, 2021, depicting the lands to be severed and retained.

Consent Application

The effect of the consent application is to sever a parcel of land having an area of 5.2 ha. from the existing farm parcel for the purposes of merging the lands on title with the 0.36 ha parcel fronting onto Tyneside Road. The attached Sketch Plan depicts the proposed severance.

Greenbelt Plan

4.6 Lot Creation

For lands falling within the Protected Countryside, the following policies shall apply:

1. *Lot creation is discouraged and may only be permitted for:*
 - e) *Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in prime agricultural areas, including specialty crop areas, and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature;*

The Greenbelt Plan permits boundary additions provided that no new lots are created. The lands to be severed are intended to be merged on title with an existing parcel. The existing cash crop operation is proposed to continue on the subject lands. Therefore, the proposal conforms to the Greenbelt Plan.

Rural Hamilton Official Plan

The subject lands are designated "Agriculture" on Schedule D in the Rural Hamilton Official Plan. The Agriculture designation permits a range of agricultural uses, including one single detached dwelling per lot. The proposed uses are permitted on the subject lands.

Severance

The following Lot Creation policies are applicable to the application:



F.1.14.2.5 *Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met:*

- a) No new lots shall be created;*
- b) All resulting lots shall be:*
 - i) 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, except as permitted in F.1.14.2.7 d); and,*
 - ii) be compatible with and not hinder surrounding agricultural operations.*
- f) The minimum lot size requirements in F.1.14.2.5 b), c), and d) may also include lands designated as Open Space on Schedule D – Rural Land Use Designations, or identified as within the Natural Heritage System on Schedule B – Natural Heritage System.*
- g) The maximum lot size for lot additions outside of designated Rural Settlement Areas, except lot additions for agricultural purposes where both the severed and retained lots are proposed to contain agricultural uses, shall be restricted to the minimum size required for the use and to meet the land area requirements of Section C.5.1, with as little acreage as possible taken out of agricultural use.*
- h) The lands to be severed and conveyed are added to and merged on title with an abutting property or properties.*

The intent of the above noted policies are to allow for lot additions to take place in the Rural Area provided the no new lots are created and to ensure that Agricultural Operations can continue on the subject lands.

Regarding condition a), no new lots are being created as a result of the application. The resultant lot is greater than 0.4 hectares in size thereby able to maintain sustainable private services on site. The resultant lot does not impact any of the surrounding agricultural operations and the entirety of the lands will continue to be used for farming purposes (Appendix “A”). No lands are being taken out of Agricultural production and will continue to be farmed. The lands will be merged on title, ensuring that no new lots are being created. A condition relating to proving that the lands are farmed would be appropriate in order to confirm the intent of the proposal is to ensure that the existing agricultural operation remains.

Minor Variance

The lands are zoned Agriculture (A1) Zone in the City of Hamilton Zoning By-law No. 05-200, which permits Agricultural Uses and a Single Detached Dwelling. As noted above, a Minor Variance Application is required to facilitate the severance application. Accordingly, the following variances are required:



Retained Lands

1. To permit the retained parcel (Part 2) to have a minimum lot size of 10.4 ha., whereas the Zoning By-law requires a minimum lot size of 40.4 hectares for an agricultural parcel.
2. To permit the severed parcel (Part 1) to have a minimum lot size of 5.57 ha., whereas the Zoning By-law requires a minimum lot size of 40.4 hectares for an agricultural parcel.

Severed and Merged Lands

The required lot size for a parcel in the Rural Area is 40.4 ha in size. The existing lot, prior to the completion of the severance is approximately 15 ha. in size and therefore does not currently meet the By-law. The resulting lot will be 10 ha. in size. As the lot is already undersized and is currently being farmed and will continue to be farmed for the foreseeable future, there are no anticipated impacts stemming from the lot size. As the existing forming use will be maintained, there are no impacts to the agricultural viability of the parcel despite the severance. Therefore, the variance meets the four tests.

As such, the proposed lot is appropriate for the development of the subject lands and has sufficient regard for the matters listed under Section 51 (24) of the Planning Act.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Ryan Ferrari, BURPI, CPT
Planner

A. J. Clarke and Associates Ltd.

Encl.

cc: 2363823 Ontario Inc
c/o Mike Beittol



APPENDIX A



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

I, Roy Cox, am the individual who has leased the lands bounded by Tyneside Road, Chippewa Road and Nebo Road from Mike Bettiol, owner of the subject lands. I farm approximately 4,000 acres in and around the Glanbrook Area and I will continue to farm these lands for the foreseeable future.

DATE:

September 3, 2021

SIGNATURE:



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

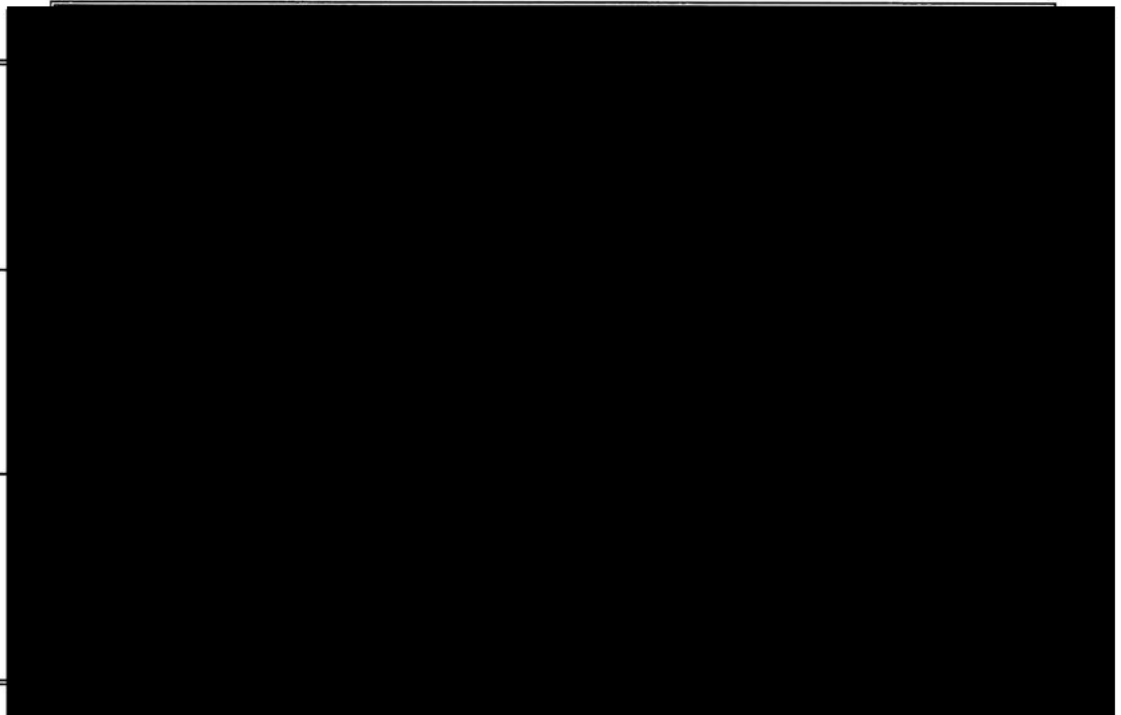
Office Use Only

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

1.1, 1.2

Registered Owners(s)
Applicant(s)*
Agent or Solicitor



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 Mount Hope	Lot Pt Lt 13	Concession 6	Former Township Glanford
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s) 1 and 2
Municipal Address N/A			Assessment Roll N°. 251890261064600

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:

N/A

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:

N/A

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

Portion of irregular shaped lot East of subject site will be severed at the northern lot line of 3325 Tyneside and added to 3235 Tyneside

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

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

Frontage (m) +- 120 m	Depth (m) +- 284m	Area (m ² or ha) +- 5.2 ha
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Existing Use of Property to be severed:

- ☐ Residential
☐ Agriculture (includes a farm dwelling)
☒ Other (specify) Agriculture
- ☐ 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: None on severed lands (one single detached dwelling on lands to be added to)

Proposed: One single detached dwelling

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) +- 344 m	Depth (m) +- irregular m	Area (m ² or ha) +- 10.46 ha
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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:

☐ Residential

☒ Agriculture (includes a farm dwelling)

☐ Other (specify) _____

☐ Industrial

☐ Agricultural-Related

☐ Commercial

☐ Vacant

Building(s) or Structure(s):

Existing: none

Proposed: none

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) _____

4.3 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): Agriculture

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.

Lot addition is not creating any new lot lines, nor will it result in any adverse environmental effects.

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? A1 - Agriculture

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"/>	650m
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 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
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?
Online mapping; property owner information
- 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

See Cover letter.

b) Is this application consistent with the Provincial Policy Statement (PPS)?

☒ Yes ☐ No (Provide explanation)

See Cover letter.

c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

☒ Yes ☐ No (Provide explanation)

See 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

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)

N/A

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)

It will not result in any adverse environmental effects.

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.

N/A

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.

Unknown

8.4 How long has the applicant owned the subject land?

Unknown

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.

Unknown

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).

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 Rural Hamilton Official Plan Designation(s)

- | | | |
|--|-------------------------------------|---|
| <input checked="" 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.

N/A

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

- | | | |
|---|---|-------------------------|
| <input checked="" 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) +- 120 m	Area (m ² or ha): (from in Section 4.1) +- 5.2 ha
--	---

Existing Land Use: agricultural Proposed Land Use: residential/agriculture

b) Lands to be Retained:

Frontage (m): (from Section 4.2) +- 344m	Area (m ² or ha): (from Section 4.2) +- 10.46 ha.
---	---

Existing Land Use: agricultural Proposed Land Use: agricultural/residential

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 (m² 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.

Currently, a farmer leases out the lands for cash crops. This will continue on the entirety of the lands.

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

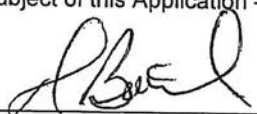
12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (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.

Sep 3, 2021
Date


Signature of Owner