



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING**

## **Application for Consent/Land Severance**

**APPLICATION NUMBER:** HM/B-21:102

**SUBJECT PROPERTY:** 30 Queenston Rd., Hamilton

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**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):**

Agent Dillon Consulting Ltd. c/o R. Romeral  
Owner Infrastructure Ontario c/o Tate Kelly

**PURPOSE OF APPLICATION:**

To permit the establishment of a long-term lease in favour of TDL Group Ltd., for commercial purposes.

**Severed lands:**

56m<sup>±</sup> x 103.9m<sup>±</sup> and an area of 2,797m<sup>2±</sup>

**Retained lands:**

33m<sup>±</sup> x 241m<sup>±</sup> and an area of 5,904m<sup>2±</sup>

The Committee of Adjustment will hear this application on:

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**DATE:**

**Thursday, December 9th , 2021**

**TIME:**

**3:25 p.m.**

**PLACE:**

**Via video link or call in (see attached sheet for details)**

**To be streamed at**

**[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only**

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### **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:

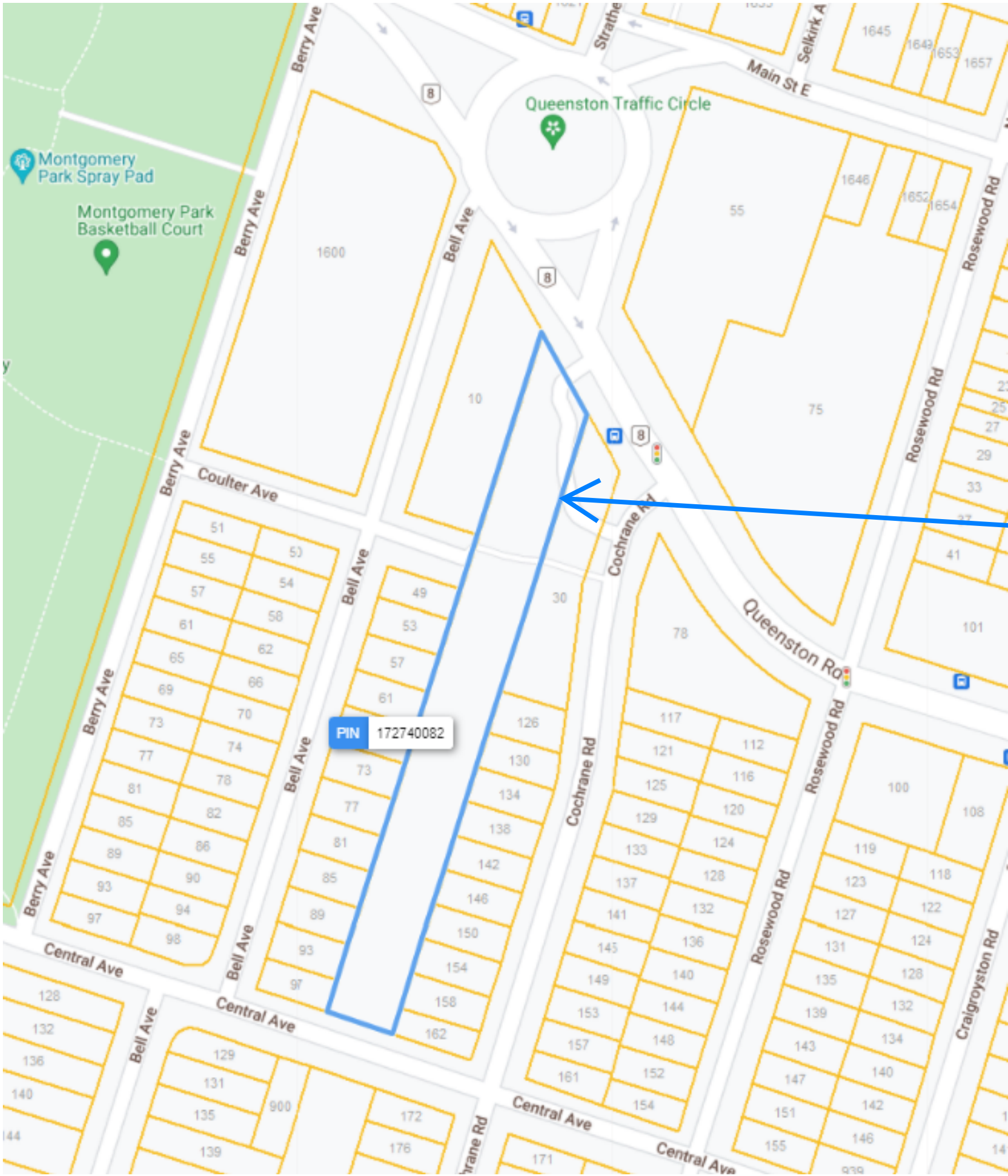
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: November 23rd, 2021

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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.***

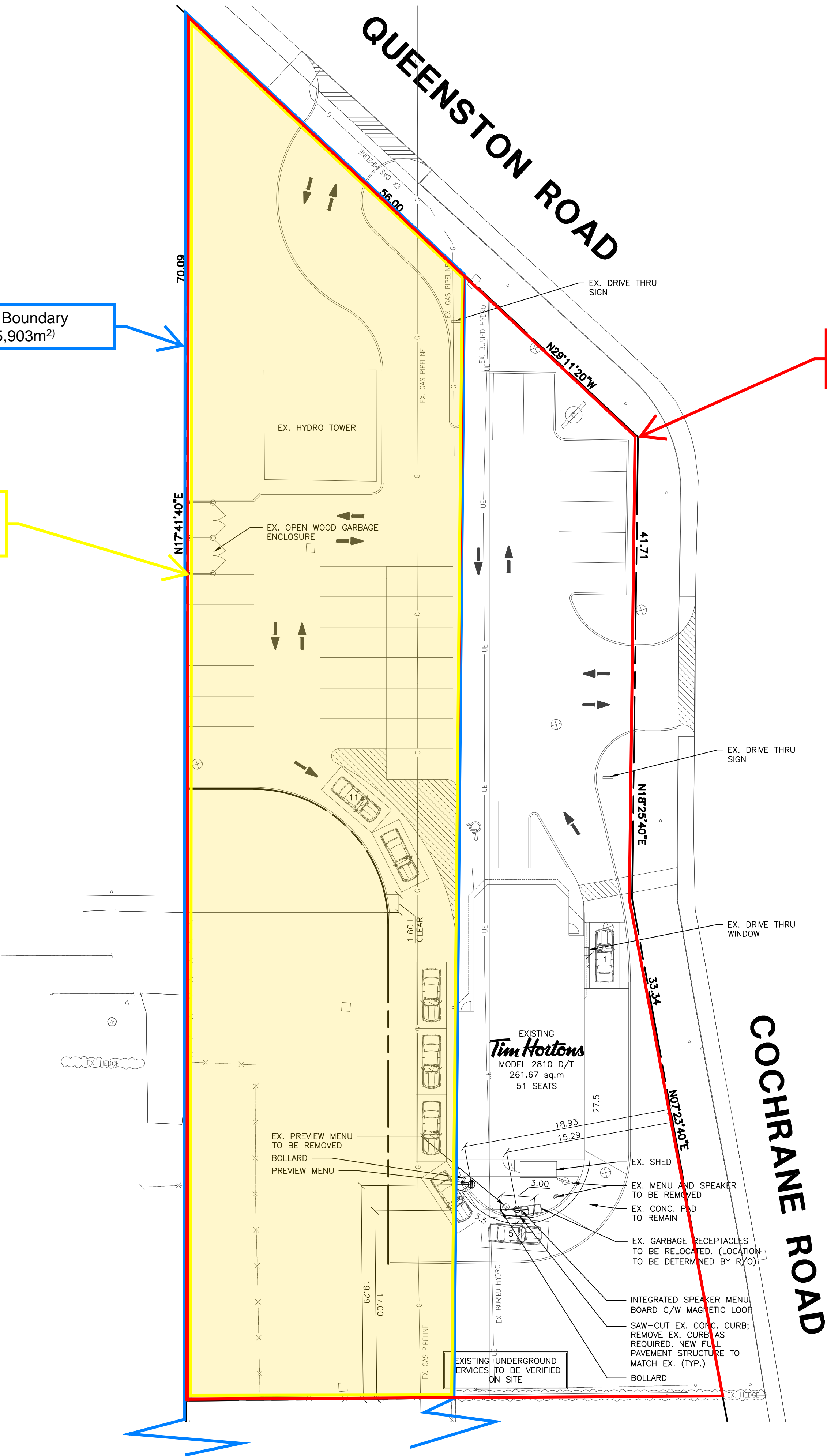


Property Boundary  
(Area = 5,903m<sup>2</sup>)

Leased Area of PIN  
17274-0082  
(Area = ~2,797m<sup>2</sup>)

Total Leased Area  
(Area = 4,485 m<sup>2</sup>)

NOT FOR CONSTRUCTION. NO SITE WORKS PROPOSED.  
FOR ILLUSTRATION PURPOSES ONLY REGARDING AN APPLICATION FOR  
CONSENT



THE TDL GROUP CORPORATION

HEAD OFFICE 874 SINCLAIR ROAD OAKVILLE, ON L6K 2Y1 Ph (905) 845-6511 Fax (905) 845-5551	WESTERN OFFICE 7460 - 51st STREET SE CALGARY, AB T2C 4B4 Ph (403) 203-7400 Fax (403) 203-7430	QUEBEC OFFICE 10590 CHEMIN COTE DE LIESSE LACHINE, QC H8T 1A4 Ph (514) 636-2233 Fax (514) 636-5313	ATLANTIC OFFICE 476 MacELMON ROAD, BOX280 DUBUEN, NS B0M 1G0 Ph (902) 662-2522 Fax (902) 662-2501	US OFFICE 4150 TULLER ROAD DUBLIN, OH 43017 Ph (614) 791-4200 Fax (614) 791-4234
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1	5TH CAR MENU BOARD	AUG 08/13	8
2			9
3			10
4			11
5			12
6			13
7			14

PROJECT  
HAMILTON, ON  
30 QUEENSTON RD  
RESTAURANT No 0039

DRAWING TITLE:  
SITE PLAN  
DRAWN BY: SD/SR  
SCALE: 1:250

DRAWING NO.  
SP



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

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE August 22, 2000  
S. J. BALABAN  
ONTARIO LAND SURVEYOR

PLAN 62R-15536

RECEIVED AND DEPOSITED

DATE 2000.08.25

W. J. Weaver ADP  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
WENTWORTH (No 62)

SCHEDULE			
PART	LOCATION	P I N	AREA
1	LOT 103 PLAN 792	ALL OF 17274-0083	1378 sq. m.
2			308 sq. m.
3	LOT 34, CONCESSION 2		158 sq. m.
4	LOT 34, CONCESSION 3	PART OF 17274-0082	321 sq. m.
5	ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3		2304 sq. m.

PART 2 - SUBJECT TO EASEMENT AS SET OUT IN INST. No 284641  
PART 4 - SUBJECT TO EASEMENT AS SET OUT IN INST. No CD171909

PLAN OF SURVEY OF  
LOT 103  
REGISTERED PLAN 792  
AND  
PART OF LOT 34, CONCESSION 2  
PART OF LOT 34, CONCESSION 3  
AND  
PART OF THE ROAD ALLOWANCE  
BETWEEN CONCESSIONS 2 AND 3  
IN THE GEOGRAPHIC  
TOWNSHIP OF SALTFLEET  
NOW IN THE  
CITY OF HAMILTON  
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH  
SCALE 1:250  
J. D. BARNES LIMITED

0 5 10 15 metres

J. D. BARNES LIMITED

Leased Area  
(Area = ~4,485 m<sup>2</sup>)

#### NOTES

BEARINGS ARE GRID BEARINGS AND ARE REFERRED TO THE WESTERN LIMIT OF PART 1 SHOWN ON PLAN 62R-4333 ON A COURSE OF N7°41'40"E

■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET  
SIB DENOTES STANDARD IRON BAR  
IB DENOTES IRON BAR  
WIT DENOTES WITNESS  
P1 DENOTES REGISTERED PLAN 792  
P2 DENOTES PLAN 62R-4333  
P3 DENOTES PLAN 62R-11406  
S2 DENOTES SURVEY BY B. J. CLARKE OLS DATED JUNE 5, 1992  
S3 DENOTES SURVEY BY B. J. CLARKE OLS DATED JULY 11, 1990  
D1 DENOTES INSTRUMENT No 284641  
(MAM) DENOTES MARSHALL MACLIN MONAGHAN ONTARIO LIMITED  
(HAM) DENOTES CITY OF HAMILTON

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF AUGUST, 2000

DATE August 22, 2000

S. J. BALABAN  
ONTARIO LAND SURVEYOR

SURVEYING MAPPING  
LAND INFORMATION SERVICES

55 FRID STREET, SUITE 2A  
HAMILTON, ONTARIO L8P 4M3  
TEL. (905) 522-3511  
FAX. (905) 572-9115

DRAWN BY: T Watson CST  
CHECKED BY: SJB  
REFERENCE NO.: 99-29-675-01  
FILE: g:\92967500\2967501.dgn  
DATE: 24 AUG 00

October 14, 2021

Committee of Adjustment  
City Hall, 5th Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

**Attention:** Jamila Sheffield, Secretary Treasurer

**Re:** *Application for Consent for a Lease Greater than 21 Years*  
*Tim Hortons Store #100039 - 30 Queenston Road, Hamilton, ON*

Dillon Consulting Limited (Dillon) has been authorized by Infrastructure Ontario (the Landlord) to facilitate the Consent process under the Planning Act to permit the lease agreement registered on title between the Landlord and The TDL Group Corp. (the Tenant) to be extended for a period of 21 years or greater at 30 Queenston Road, Hamilton, ON (subject lands).

As required by the *Planning Act*, any conveyance of land or the creation of any interest or entitlement in land if it exceeds a period of 21 years or more pursuant to s. 50(3) unless relief is granted under the specific exception of s. 50(3)(f):

*A consent is given to convey, mortgage or charge the land or grant, assign or exercise a power of appointment in respect of the land or enter into an agreement in respect of land or with the land*

We understand the intent of this application is to seek relief from the *Planning Act* in order for the TDL Group Corp. to remain in their current location for a period greater than 21 years, thus allowing the existing lease agreement to be extended. The purpose of giving Consent therefore is largely an administrative exercise. We confirm there are no other approvals under the *Planning Act* required or being applied for to create this interest in the property at this time.

### **Alignment with Provincial Policy**

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Under subsection 3(5) of the *Planning Act*, all decisions rendered by the Committee of Adjustment must be consistent with the *Provincial Policy Statement, 2020* and must conform with all provincial plans that may apply to the subject lands.

### **Conformity with Provincial Plans**

At the time of this application, neither the dominant nor servient parcels fall within the regulated area of any provincial plan currently in effect.



235 Yorkland Blvd.  
Suite 800  
Toronto, Ontario  
Canada  
M2J 4Y8  
Telephone  
416.229.4646  
Fax  
416.229.4692

100039 - 30 Queenston Road, Hamilton, ON

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October 14, 2021

## Application for Consent

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This letter and associated submission materials constitute an application for Consent in support of the existing Tenant to continue operations.

Required Material	Copies	Dated
Application Form	2	October 7, 2021
Limited Authorization Agreement	2	October 25, 2021
Survey of Leased Area	2	August 24, 2000
Site Plan (11x17")	2	August 8, 2013 (October 7, 2021 mark up)

Enclosed with this application is a cheque in the amount of \$2,860.00 for the consent application fee for the Consent Application for the Tim Hortons Store #100039 - 30 Queenston Road, Hamilton, ON.

## Closing

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On behalf of the landlord, we trust that this submission is to the satisfaction of the City of Hamilton. Should you have any questions or wish to discuss this application, please contact Raphael Romeral by phone (**647-309-0215**) or by email ([rromeral@dillon.ca](mailto:rromeral@dillon.ca)).

Yours sincerely,

**DILLON CONSULTING LIMITED**



**Raphael Romeral, B.URPL.**

*Planner*

RMR:xxx

Enclosure(s) or Attachment(s)

Our file: 21-1780



**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

<b>Registered Owners(s)</b>	<div></div>
<b>Applicant(s)*</b>	
<b>Agent or Solicitor</b>	

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 <b>30 Queenston Road, Hamilton, ON</b>			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:

Underground Pipeline easement in favour of Trans Northern Pipelines Inc

**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:  
The TDL Group Limited

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) ~56	Depth (m) ~103.9	Area (m² or ha) ~2,797 m2
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Existing Use of Property to be severed:

- ☐ Residential
- ☐ Agriculture (includes a farm dwelling)
- ☒ Other (specify) Parking Lot/Hydro Corridor
- ☐ Industrial
- ☐ Agricultural-Related
- ☒ Commercial
- ☐ Vacant

Proposed Use of Property to be severed:

- ☐ Residential
- ☐ Agriculture (includes a farm dwelling)
- ☒ Other (specify) No Change - Parking Lot/Hydro Corridor
- ☐ Industrial
- ☐ Agricultural-Related
- ☒ Commercial
- ☐ Vacant

Building(s) or Structure(s):

Existing: Hydro Pole(s)

Proposed: No Change

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) ~33	Depth (m) ~241	Area (m² or ha)
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Existing Use of Property to be retained:

- ☐ Residential
- ☐ Agriculture (includes a farm dwelling)
- ☒ Other (specify) Parking Lot/Hydro Corridor
- ☐ Industrial
- ☐ Agricultural-Related
- ☒ Commercial
- ☐ Vacant



Proposed Use of Property to be retained:

☐ Residential

☐ Agriculture (includes a farm dwelling)

☒ Other (specify) No Change - Parking Lot/Hydro Corridor

☐ Industrial

☐ Agricultural-Related

☐ Commercial

☐ Vacant

Building(s) or Structure(s):

Existing: Hydro Pole(s)

Proposed: No Change - Hydro Pole(s)

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): N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhood and Mixed Use Medium Density

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

The application is consistent with the 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"/>	

<b>A provincially significant wetland within 120 metres</b>	<input type="checkbox"/>	
<b>A flood plain</b>	<input type="checkbox"/>	
<b>An industrial or commercial use, and specify the use(s)</b>	<input checked="" type="checkbox"/>	
<b>An active railway line</b>	<input type="checkbox"/>	
<b>A municipal or federal airport</b>	<input type="checkbox"/>	

**6 PREVIOUS USE OF PROPERTY**

☐ Residential                      ☐ Industrial                      ☐ Commercial  
☐ Agriculture                      ☐ Vacant                      ☒ Other (specify)

- 6.1 If Industrial or Commercial, specify use Electrical corridor since 1934.
- 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?  
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
- The application is consistent with the Policy Statements issued under subsection of the Planning Act

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

☒ Yes ☐ No (Provide explanation)

The application is consistent with the PPS

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

☒ Yes ☐ No (Provide explanation)

The application is consistent with the Growth Plan for the Greater Golden Horseshoe.

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.

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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.

8.4 How long has the applicant owned the subject land?

87 years

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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 (m <sup>2</sup> or ha):
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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 <sup>2</sup> 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 (m <sup>2</sup> 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.

## 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

\_\_\_\_\_  
Signature of Owner