



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-22:07

SUBJECT PROPERTY: 548 Mary St., 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 J. Ciraco  
Owner M. Gruwer

**PURPOSE OF APPLICATION:** To permit the conveyance of a vacant parcel of land being the land known as 548 Mary St. and to retain a parcel of land known municipally as 550 Mary St. containing an existing dwelling. The existing dwelling will remain. These properties inadvertently merged in title and the owner wishes to recreate the two original lots.

**Severed lands:**  
9.75m<sup>±</sup> x 44.80m<sup>±</sup> and an area of 436.88m<sup>2</sup> ±

**Retained lands:**  
8.001m<sup>±</sup> x 29.87m<sup>±</sup> and an area of 238.99m<sup>2</sup> ±

The Committee of Adjustment will hear this application on:

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**DATE:** Thursday, February 17<sup>th</sup>, 2022  
**TIME:** 1:55 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)

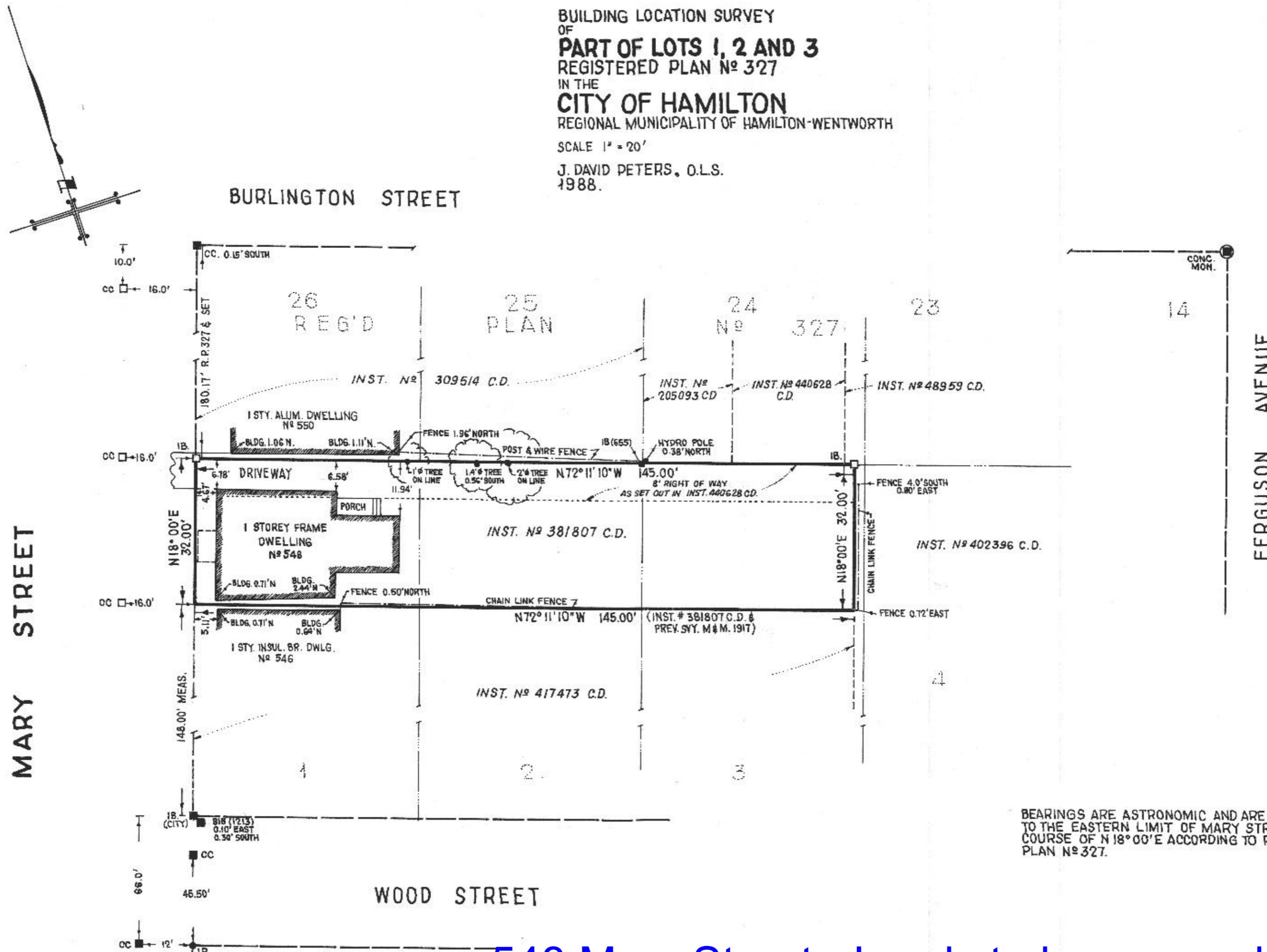
DATED: February 1<sup>st</sup>, 2022

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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.***

BUILDING LOCATION SURVEY  
 OF  
**PART OF LOTS 1, 2 AND 3**  
 REGISTERED PLAN N<sup>o</sup> 327  
 IN THE  
**CITY OF HAMILTON**  
 REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH  
 SCALE 1" = 20'  
 J. DAVID PETERS, O.L.S.  
 1988.



BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERN LIMIT OF MARY STREET ON A COURSE OF N 18° 00' E ACCORDING TO REGISTERED PLAN N<sup>o</sup> 327.

**548 Mary Street - Lands to be severed/sold**

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT: THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 20<sup>TH</sup> DAY OF APR. 1988. HAMILTON, ONTARIO.

*J. David Peters*  
 ONTARIO LAND SURVEYOR

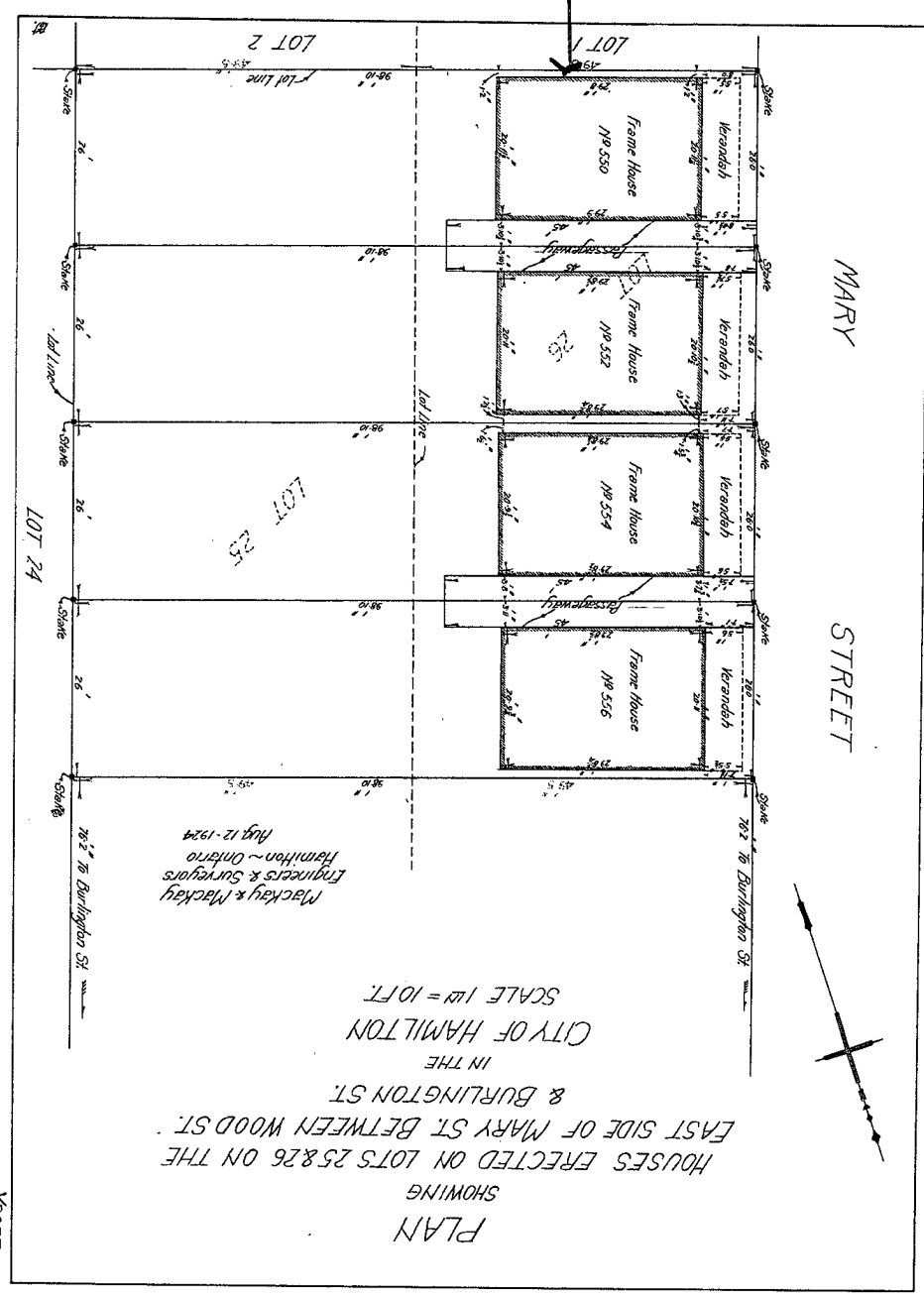
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**MacKAY, MacKAY & PETERS LIMITED**

ONTARIO LAND SURVEYORS  
 SUITE 606, UNION GAS BUILDING  
 20 HUGHSON STREET SOUTH  
 HAMILTON, ONTARIO L8N 2A1

Y-21103

550 MARY STREET  
LANDS TO BE RETAINED



PLAN  
SHOWING  
HOUSES ERECTED ON LOTS 25 & 26 ON THE  
EAST SIDE OF MARY ST. BETWEEN WOOD ST.  
& BURLINGTON ST.  
IN THE  
CITY OF HAMILTON  
SCALE 1" = 10 FT.

Mackay & Mackay  
Engineers & Surveyors  
Hamilton - Ontario  
Aug. 12 - 1924

Y2977





Hamilton

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto: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	ADDRESS
Registered Owners(s)		
Applicant(s)*		
Agent or Solicitor		

\* 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 City of Hamilton	Lot	Concession	Former Township
Registered Plan N°. <b>PI 327</b>	Lot(s)	Reference Plan N°.	Part(s) <b>1, 2 &amp; 3</b>
Municipal Address <b>548 Mary Street, Hamilton</b>			Assessment Roll N°. 020166063800000

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:

Syed Bablu Kamal

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 <sup>2</sup> or ha)
9.75	44.80	436.88

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: single family dwelling

Proposed: single family 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)	Depth (m)	Area (m <sup>2</sup> or ha)
8.001	29.87	238.99

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
  Industrial
  Commercial  
 Agriculture (includes a farm dwelling)
  Agricultural-Related
  Vacant  
 Other (specify) \_\_\_\_\_

Building(s) or Structure(s):

Existing: single family dwelling

Proposed: single family dwelling

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): \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable): \_\_\_\_\_

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

Applicant purchased 548 Mary Street in 2000 (lot & dwelling). He then purchased 550 Mary street in 2004 (lot & dwelling) in the same name. Both are single family dwellings He now wishes to sell 548 Mary Street to a bonafied third party purchaser (agreement entered into). The use of the lands will not be changed at all. They inadvertently merged in title when the applicant purchased 550 Mary Street and now requires consent to transfer 548 Mary Street. The legal description of the properties will not change. ■

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? D (urban protected residential - 1 and 2 family dwellings) zoning by-law #6593

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?

Applicant has owned the property since 2000 and is familiar with the area

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 Applicant purchased 548 Mary Street in 2000 (lot and dwelling). He then purchased 550 Mary street in 2004 (lot and dwelling) in the same name. Both have single family dwellings on them. He now wishes to sell 548 Mary Street to a bonafied third party purchaser (agreement entered into). The use of the lands will not be changed at all. They inadvertently merged in title when the applicant purchased 550 Mary Street and now requires consent to transfer 548 Mary Street. The legal description of the properties will not change.



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.

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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.

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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.

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8.4 How long has the applicant owned the subject land?

21 years

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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.

the adjoining land - municipally known as 550 Mary Street, Hamilton

## 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.

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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)

- 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.

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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  
 Rural Settlement Area Severance or Lot Addition
- } (Complete Section 10.3)
- 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 <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):
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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 <sup>2</sup> 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 <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)
----------------------------------	---

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

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.

Applicant purchased 548 Mary Street in 2000 (lot & dwelling). He then purchased 550 Mary street in 2004 (lot & dwelling) in the same name. Both are single family dwellings He now wishes to sell 548 Mary Street to a bonafied third party purchaser (agreement entered into). The use of the lands will not be changed at all. They inadvertently merged in title when the applicant purchased 550 Mary Street and now requires consent to transfer 548 Mary Street. The legal description of the properties will not change.

## 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.

Dec 17/21  
Date

[Signature]  
Signature of Owner



Table 1 Factor A (Outdoor Potential) and Factor D (Manure or Material Form in Storage Facility)

Animal Type or Material	Description	Number per NU	Factor A	Manure or Material Form in Permanent Storage				
				Liquid Manure: Factor D = 0.8 18 to 100% Dry Matter	Solid Manure: Factor D = 0.7 18 to 100% Dry Matter			
Swine	Sows with litter, dry sows/boars Segregated Early Weaning (SEW)	3.33	1.0	Most systems have liquid manure stored under the barn slats for short or long periods, or in storages located outside	Systems with solid manure inside on deep bedded packs, or with scraped alleys			
	Sows with litter, dry sows or boars (non-SEW)	3.5						
	Breeder gilts (entire barn designed specifically for this purpose)	5						
	Weaners (7 kg - 27 kg)	20						
	Feeders (27 kg - 105 kg)	6						
Dairy Cattle <sup>1</sup>	<b>Milking-age cows (dry or milking)</b>	0.7	0.7	Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Tie-stall barns with lots of bedding, or loose housing with deep bedded pack, and with or without outside yard access			
	- Large-framed 545 kg - 636 kg (e.g. Holsteins)							
	- Medium-framed 455 kg - 545 kg (e.g. Guernseys)	0.85						
	- Small-framed 364 kg - 455 kg (e.g. Jerseys)	1						
	<b>Heifers (5 months to freshening)</b>	2						
	- Large-framed 182 kg - 545 kg (e.g. Holsteins)							
	- Medium-framed 148 kg - 455 kg (e.g. Guernseys)	2.4						
	- Small-framed 125 kg - 364 kg (e.g. Jerseys)	2.9						
	<b>Calves (0 - 5 months)</b>	6		Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Bedded pens or stalls or heavily bedded calf hutches that are outside			
	- Large-framed 45 kg - 182 kg (e.g. Holsteins)							
- Medium-framed 39 kg - 148 kg (e.g. Guernseys)	7							
- Small-framed 30 kg - 125 kg (e.g. Jerseys)	8.5							
Beef Cattle	Cows, including calves to weaning (all breeds)	1	0.7	N/A	Bedded pack barns with or without outside yard access			
	Feeders (7 - 16 months)	3	0.8	Slatted floor systems, or barns with minimal bedding and yard scraped to a liquid storage				
	Backgrounders (7 - 12.5 months)	3	0.8					
	Shortkeepers (12.5 - 17.5 months)	2	0.8					
Veal	Milk-fed	6	1.1	Slatted floors or slatted stall system	Heavily bedded pack barns			
	Grain-fed	6	0.8					
Goats	Does and bucks (for meat kids; includes unweaned offspring and replacements)	8	0.7	N/A	Heavily bedded pack barns			
	Does and bucks (for dairy; includes unweaned offspring and replacements)	8						
	Kids (dairy or feeder kids)	20						
Sheep	Ewes and rams (for meat lambs; includes unweaned offspring and replacements)	8	0.7	N/A	All sheep systems			
	Ewes and rams (dairy operation; includes unweaned offspring and replacements)	6						
	Lambs (dairy or feeder lambs)	20						
Horses	Large-framed, mature; > 681 kg (including unweaned offspring)	0.7	0.7	N/A	All horse systems			
	Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)	1						
	Small-framed, mature; < 227 kg (including unweaned offspring)	2						
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	150	1.0	Birds in cages, manure belts, no drying of manure, water added	Birds in cages, manure belts and drying, or floor systems			
	Layer pullets (day olds until transferred into layer barn)	500	0.7					
	Broiler breeder growers (males/females transferred out to layer barn)	300	0.7	N/A	Bedded floors			
	Broiler breeder layers (males/females transferred in from grower barn)	100	0.7	N/A	Cage or slatted floor systems			
	Broilers on an 8 week cycle	350	0.7	N/A	Bedded floors systems			
	Broilers on a 9 week cycle	300						
	Broilers on a 10 week cycle	250						
	Broilers on a 12 week cycle	200						
Broilers on any other cycle, or if unknown, use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>							
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)	267	0.7	N/A	Bedded floor systems			
	Turkey breeder layers (males/females transferred in from grower barn)	67						
	Breeder toms	45						
	Broilers (day olds to 6.2 kg)	133						
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)	105						
	Toms (day olds to over 10.8 to 20 kg; 14.5 kg is typical)	75						
	Turkeys at any other weights, or if unknown, use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>						
Quail	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.7	N/A	Bedded floor systems			
Partridge	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>						
Pheasants	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>						
Squab	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>						
Rheas	Adults (includes replacements and market birds)	13						
Emus	Adults (includes replacements and market birds)	12						
Ostriches	Adults (includes replacements and market birds)	4						
Ducks	Peking	105				0.8	Wire mesh flooring systems	Bedded floor systems
	Muscovy, use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>						
Geese	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>						
Rabbits	Breeding females (including males, replacements & market animals)	40	0.8	N/A	Cage or floor systems			
Chinchillas	Breeding females (including males, replacements & market animals)	320						
Fox	Breeding females (including males, replacements & market animals)	25	1.0	N/A	Cage or floor systems			
Mink	Breeding females (including males, replacements & market animals)	90						

ADDITIONAL INFORMATION CONTINUED:

RE : 548 Mary Street, Hamilton  
Application for consent to transfer adjoining lands

We are counsel to Mark Grewer (the applicant) in relation to the above.

The Applicant purchased 548 Mary Street in the year 2000 (lot and dwelling). He then purchased 550 Mary Street in 2004 (lot and dwelling) in the same name. Both have single family dwellings on them. In the original deed for 548 Mary Street, his name was misspelled by the vendor's lawyer on the deed as "Grumer". This was missed when he purchased 550 Mary Street so no Planning Act issue was flagged. The deed to 548 Mary Street has since been corrected to reveal his correct spelling as "Grewer" (attached).

He now wishes to sell 548 Mary Street to a bonafide third party purchaser (agreement entered into).

The use of the lands will not be changed at all. The properties inadvertently merged in title when the applicant purchased 550 Mary Street and now requires consent to transfer 548 Mary Street.

The legal description of the properties will not change.