



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

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

APPLICATION NO.:	FL/B-22:30	SUBJECT PROPERTY:	1560 CONCESSION 2 W, FLAMBOROUGH
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APPLICANTS: Owner: Orkney Acres Inc. c/o Michael Scharringa & Nicholas Scharringa
Agent: A.J. Clarke & Associates Ltd. c/o Ryan Ferrari

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing an existing storage facility (to be demolished) for residential purposes and to retain a parcel of land containing existing outbuildings (to be demolished) for agricultural purposes.

	Frontage	Depth	Area
SEVERED LANDS:	26.97 m [±]	97.25 m [±]	4,982 m ^{2±}
RETAINED LANDS:	8.50 m [±]	97.36 m [±]	130,594.9 m ^{2±}

Associated Planning Act File(s): FL/A-22:126

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, January 19, 2023
TIME:	1:45 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

FL/B-22:30

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

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding FL/B-22:30, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: January 3, 2023

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, and may include posting electronic versions..

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.



Hamilton

COMMITTEE OF ADJUSTMENT

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

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E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

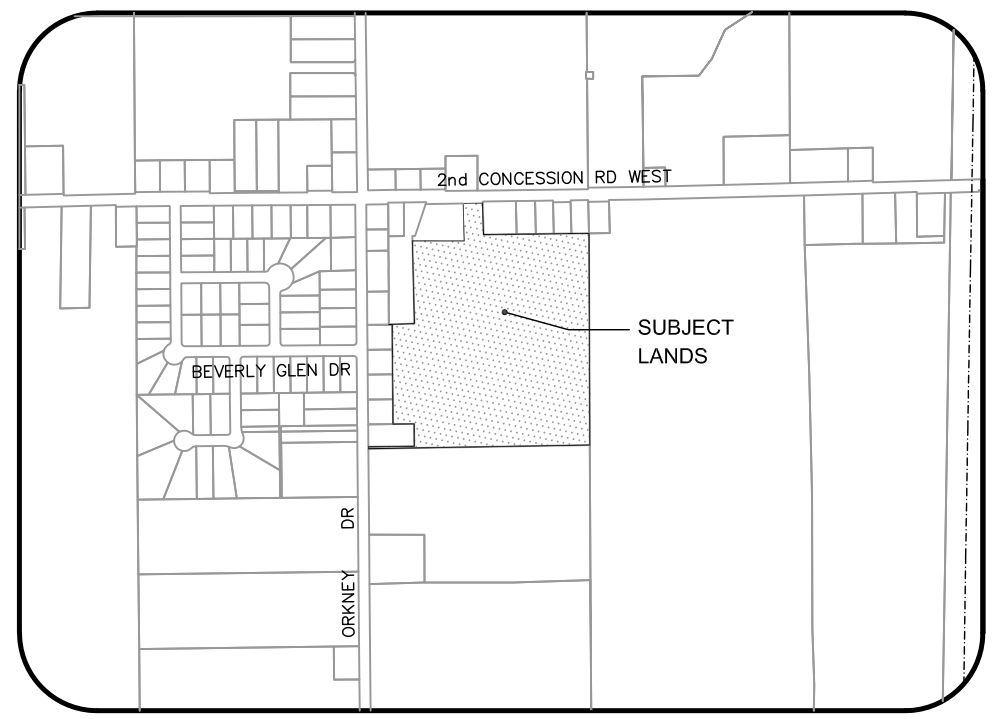
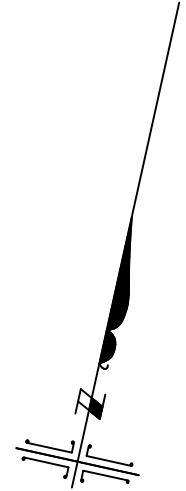
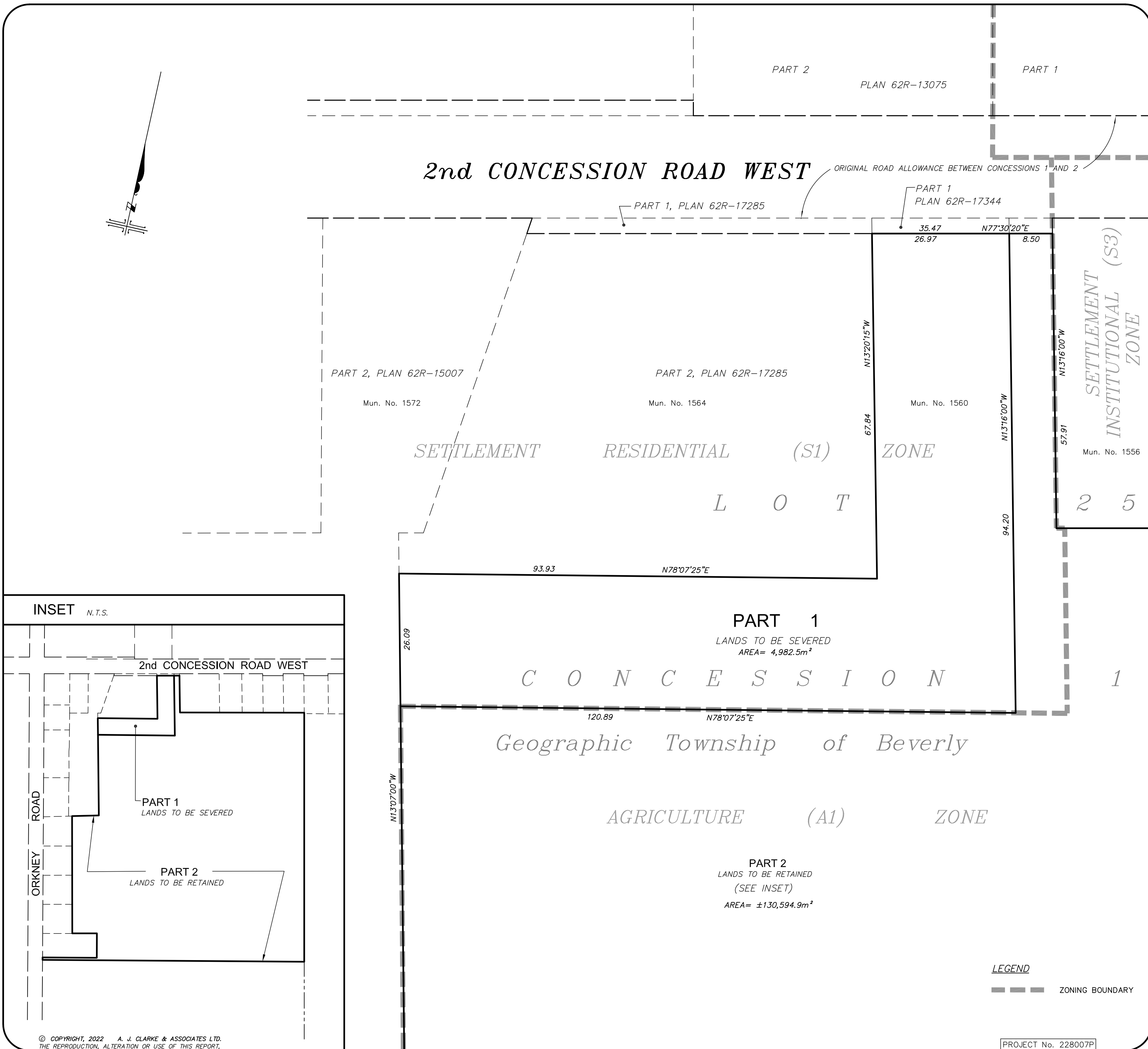
2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

R-4643



SKETCH FOR CONSENT TO SEVER
1560 2nd CONCESSION ROAD WEST
CITY OF HAMILTON

SCALE 1:500

0 10 20 metres

THE ABOVE NOTED LANDS ARE
PART OF LOT 25
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF BEVERLY

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

NOTE:
THE BOUNDARIES AND MEASUREMENTS SHOWN ON THIS SKETCH
ARE APPROXIMATE AND ARE COMPILED FROM PLANS ON FILE IN
OUR OFFICE AND IS NOT BASED ON A FIELD SURVEY.

THIS SKETCH IS NOT VALID UNLESS IT IS
AN EMBOSSED ORIGINAL COPY OR CERTIFIED
DIGITAL COPY ISSUED BY THE SURVEYOR

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

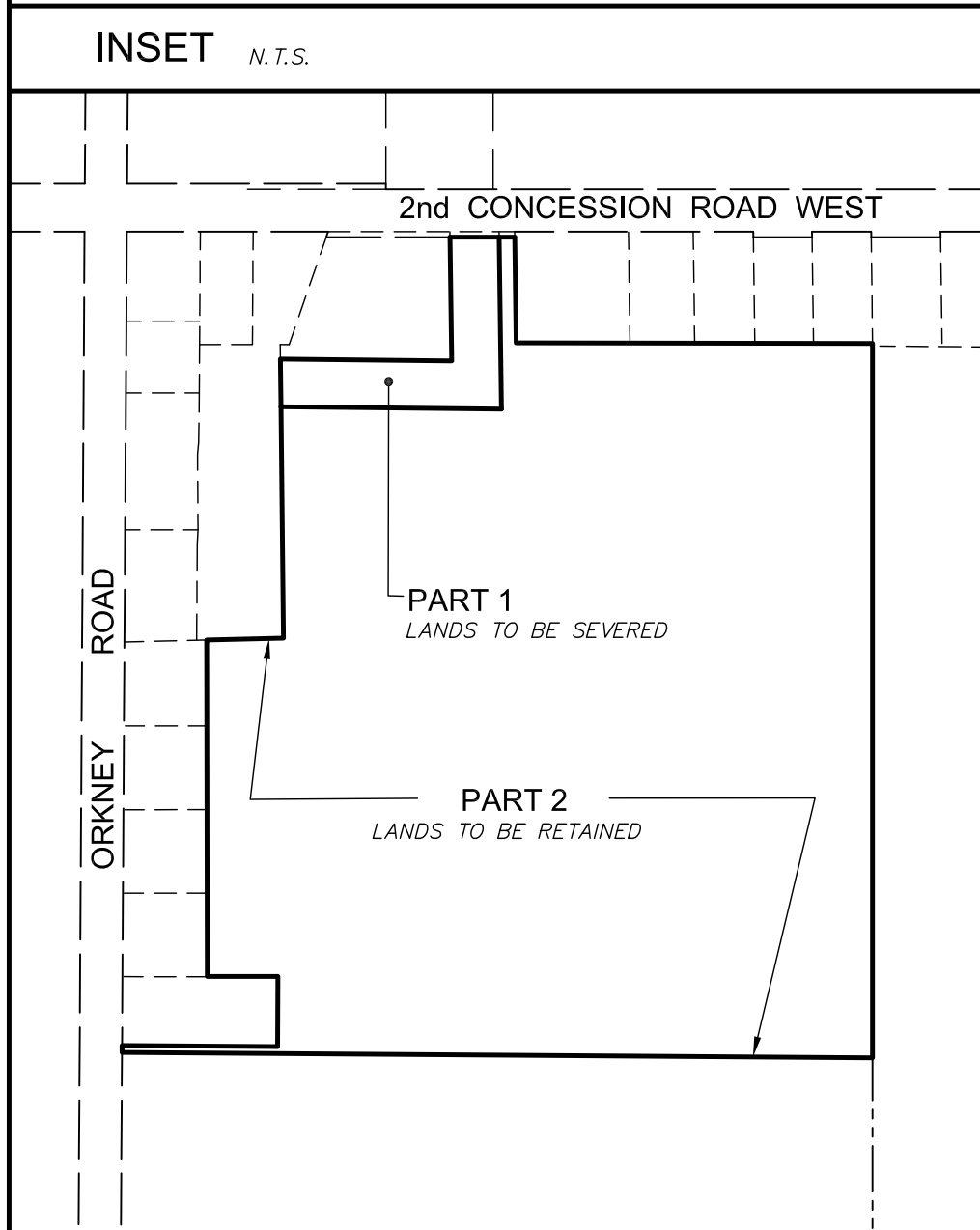
CONSENT SCHEDULE:

PART 1 (PROPOSED SEVERANCE)	AREA = 4,982.5m ²
PART 2 (LANDS TO BE RETAINED)	AREA = ±130,594.9m ²

CAUTION:
THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
USED FOR TRANSACTION OR MORTGAGE PURPOSES.

MARCH 10, 2022
DATE

NICHOLAS P. MUTH
ONTARIO LAND SURVEYOR



R-4643



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

November 22, 2022

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

**Re: File FL/B-22:30, 1560 Concession 2 West, Orkney
Minor Variance and Severance Application Addendum**

Dear Ms. Sheffield:

A.J Clarke and Associates Ltd. has been retained by Orkney Acres Inc., for the purposes of submitting the enclosed Minor Variance and Severance (Consent) Applications for the subject lands, municipally known as 1560 Concession 2 West, in the Town of Flamborough. The subject application was heard at the May 26, 2022 Committee Hearing and was subsequently tabled. Since tabling, our client has engaged in discussions with Staff and a Geotechnical Consultant to justify the proposed lot size through this application. In support of the revised resubmission, the following is included:

- Grain Size Analysis, Lantek Ltd., dated August 15, 2022;
- Correspondence with City Staff (Hamilton Water) respecting minimum sustainable lot size;

The pertinent staff comments were as follows:

Hamilton Water

It is understood that the applicant wishes to sever an irregularly shaped 4,982 m² lot for residential purposes, closely following the RSA boundary of Orkney. Unfortunately, 4982 m² is an insufficient lot area for the proposed use, as our desktop review indicates pollution from the severed lot's septic system would not meet policies within Rural Hamilton Official plan C.5.1, and put neighbouring properties at increased water quality/health risk. Based on local soils and typical wastewater flows from a 3 bedroom dwelling, 5475 m² represents the minimum sustainable lot size. From our desktop review, the amount of land available within the subject property that also falls within the Orkney Rural Settlement Area boundary is approximately 5745 m².

In response to the above noted Comment, Landtek was retained to conduct a preliminary Soils Test. The results suggested that the proposed lot could support a private septic system in accordance with MoE Guidelines. However, it is acknowledged that a scoped Hydrogeological Study is necessary and is an appropriate condition to add to the application. Staff have indicated that they are comfortable with the findings of the preliminary soils test.



Development Planning

We also noted Staff's comment regarding the required lot width for the remaining farm parcel.

The adjacent farm use is currently for the growing and harvesting of potted mums. As such, the agricultural equipment used to harvest the crop in the fall has adequate access through the 8.5m width left over from the lot severance. The combine folds to 18 ft (5.4m) which is adequate to provide access to the farm parcel. We do not anticipate any negative impact on the farming operation as a result.

Conclusion

With respect to the above, we are of professional opinion that the proposed severance 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, MCIP, RPP, CPT
Planner
A.J. Clarke and Associates Ltd.

Encl.

Cc: Mike Scharringa mike@dutchmillgardens.ca

LANDTEK LIMITED
Consulting Engineers



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

Phone: +1 (905).383-3733
Fax: +1 (905) 383-8433
e-mail: engineering@landteklimited.com
www.landteklimited.com

TECHNICAL MEMORANDUM

To: Mr. Ryan Ferrari – (ryan.ferrari@ajclarke.com)
Date: August 15, 2022
File No.: 22316
Subject: Grain Size Analysis
Proposed Severance, 1560 Concession 2 Road, Hamilton, Ontario

Landtek Limited (herein “*Landtek*”) is pleased to provide this technical memorandum on Grain Size analysis completed at the above proposed development (the Site or development). The Site location is shown on Figure 1, in Attachment 1.

On August 4, 2022, Landtek completed three (3) Auger Holes AH1, AH2, and AH3 at the Site to log the soil profile and collect samples for Grain Size Analysis. The Auger Holes were each completed to a depth of one (1) metre. The locations of the Auger Holes are shown on Figure 2 in Attachment 1.

The subsurface conditions in the Auger Holes were identified by visual examination and screening; and selected samples were transported to Landtek’s Geotechnical Laboratory for Grain size analysis (including hydrometer testing). Landtek is accredited by the *Canadian Council of Independent Laboratories (CCIL)*.

The Auger Holes logs are summarized below in Table 1:

Table 1. Summary of Auger Holes Logs

Auger Hole No.	AH1	AH2	AH3
Depth (mbgs)			
Organic Soil	0.00-0.05	0.00-0.04	0.00-0.05
Silty Sand	0.05-0.50	0.04-0.50	0.05-0.50
Silty Sand	0.50-1.00	0.50-1.00	0.50-1.00

Findings

Results of grain size analyses are summarized below and provided in Attachment 2.

AH1 @ 0.05 to 0.50 mbgs

- Soil Type: Clay. Gravel = 0.2%, Sand = 73.9%, Silt = 18.4%, Clay = 7.5%.

AH2 @ 0.04 to 0.50 mbgs

- Soil Type: Clay. Gravel = 1.5%, Sand = 49.5%, Silt = 42.5%, Clay = 6.5%.

AH3 @ 0.05 to 0.50 mbgs

- Soil Type: Clay. Gravel = 1.5%, Sand = 53.2%, Silt = 40.0%, Clay = 5.3%.

Based on Attachment 2, the shallow soil at the investigated area is classified as Sandy Loam. The best soils for drain fields are known to include the following:

- Sandy Soils
- Soils with low clay content
- Loamy Soil (soils with a mixture of particle sizes that allows spaces and pores)
- Non-Retentive or non-Adsorbing Soils

Conclusion

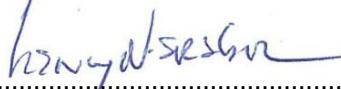
Based on the results of the grain size analysis completed at the Site, the shallow soil at the investigated area is classified as Sandy Loam.

LANDTEK LIMITED
Consulting Engineers

We trust this report is satisfactory for your purposes. If you have any questions regarding this memorandum, please do not hesitate to contact Landtek.

Kind regards,

LANDTEK LIMITED



Henry Erebor, M.Sc., P.Geol.
Senior Hydrogeologist.

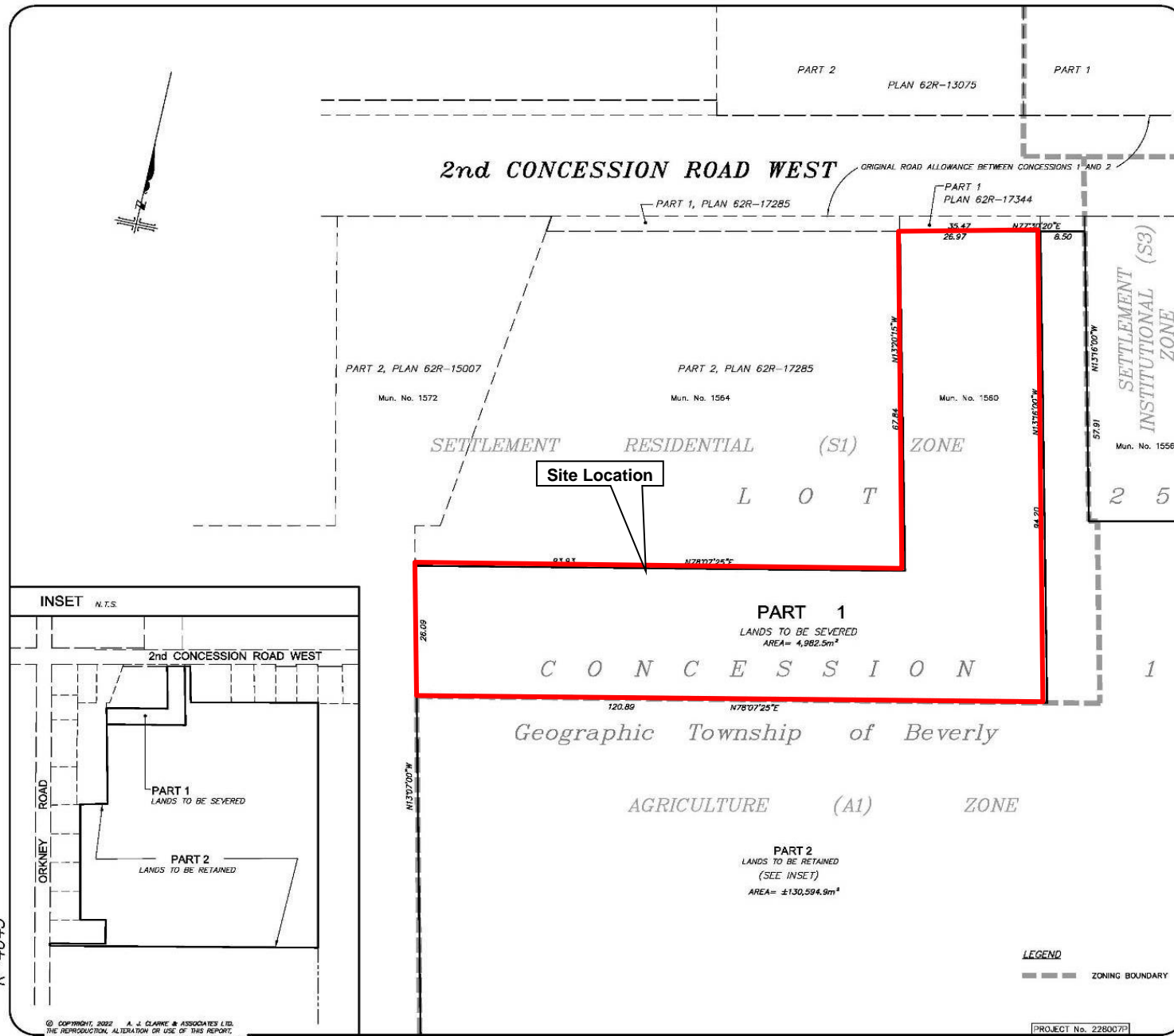


Encs:

- 1: Attachment 1 - Figures
- 2: Attachment 2 - Laboratory Report

ATTACHMENT 1

FIGURES



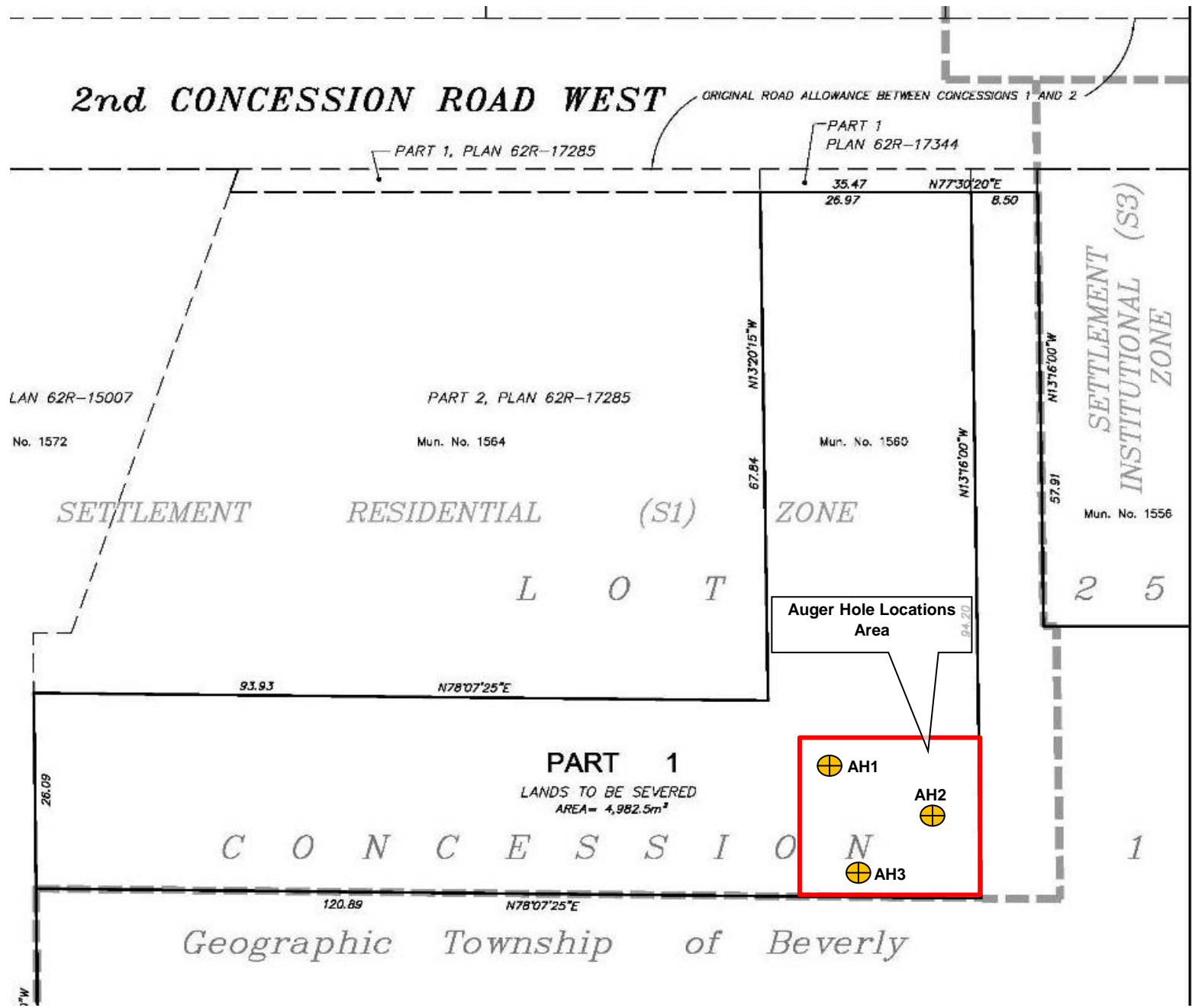
LANDTEK LIMITED
CONSULTING ENGINEERS
205 NEBO ROAD, HAMILTON, ONTARIO, L8W 2E1

Scale: See Figure Date: August 2022

Project: Grain Size Analysis
1560 Concession 2 Road
Hamilton, Ontario

Title: Figure 1: Site Location


Project No. 22316



LEGEND

Approximate Locations of Auger Holes

- AH1 5 m East and 5 m South of Northwest Corner
- AH2 11.5 m North and 8 m West of Southeast Corner
- AH3 5 m East and 5 m North of Southwest Corner

 LANDTEK LIMITED CONSULTING ENGINEERS	
205 NEBO ROAD, HAMILTON, ONTARIO, L8W 2E1	
Scale: See Figure Date: August 2022	
Project:	Grain Size Analysis 1560 Concession 2 Road Hamilton, Ontario
Title:	Figure 2: Auger Holes Locations
Project No.	22316

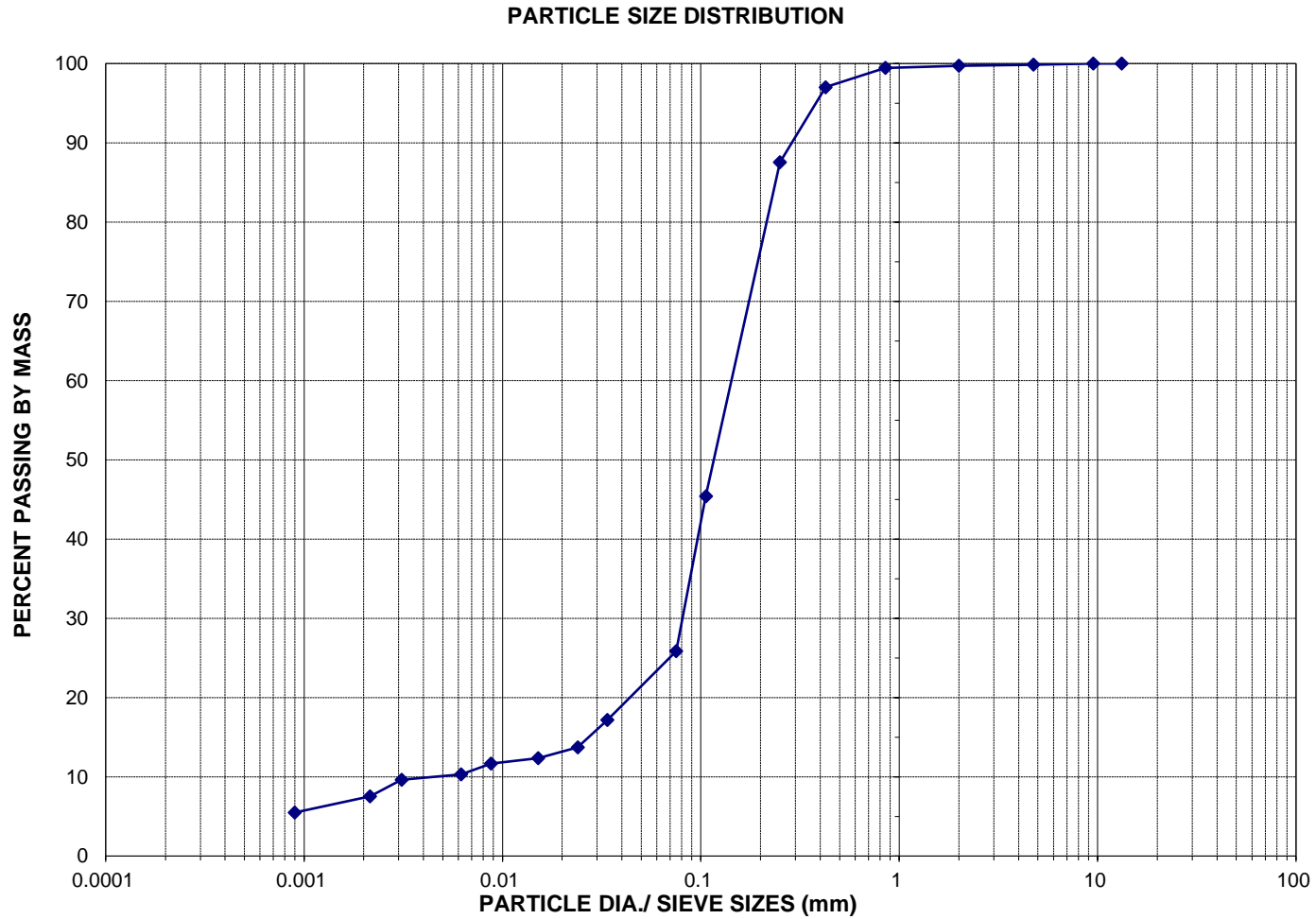
ATTACHMENT 2
LABORATORY REPORT



PROJECT: Grainsize Analysis
 LOCATION: 1560 Concession 2 Road
 CLIENT : A. J Clarke and Associates
 SOIL TYPE: SM
 SOURCE: 0.05m to 0.5m

FILE NO.: 22316
 LAB SAMPLE NO.: S-153
 SAMPLE DATE: August 4, 2022
 SAMPLED BY: RH

AUGER HOLE 1



\leftarrow	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	COARSE
CLAY	SILT			SAND			GRAVEL	

SIEVE SIZE /PARTICLE DIA. (mm)	PERCENT PASSING		COMMENTS
	SAMPLE		
13.2	100.0		0.2% Gravel 73.9% Sand 18.4% Silt 7.5% Clay
9.5	100.0		
4.75	99.8		
2.0	99.7		
0.850	99.5		
0.425	97.0		
0.250	87.5		
0.106	45.4		
0.075	25.9		
0.0337	17.2		
0.0239	13.7		
0.0152	12.3		
0.0088	11.7		
0.0062	10.3		
0.0031	9.6		
0.0022	7.5		
0.0009	5.5		

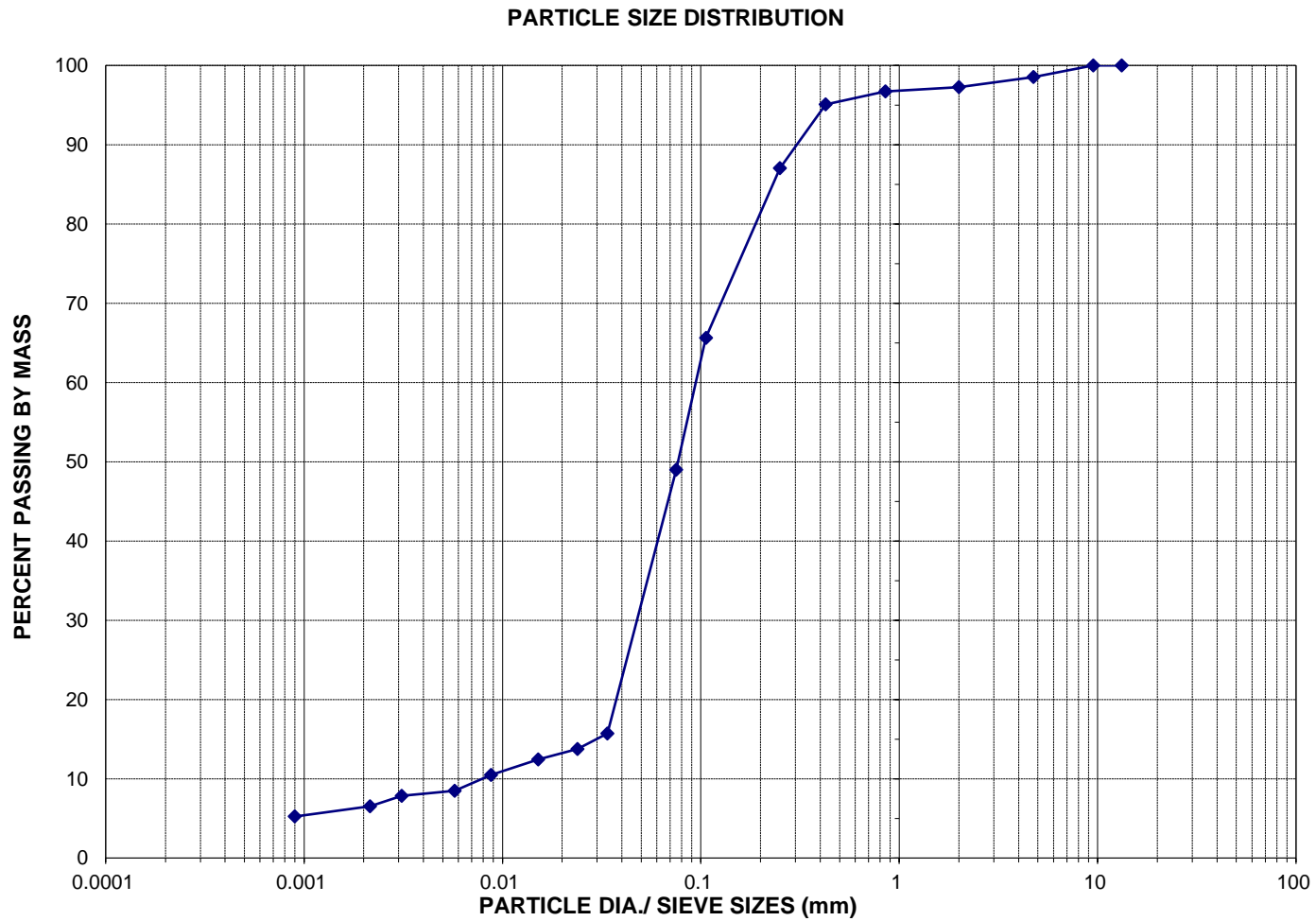




PROJECT: Grainsize Analysis
 LOCATION: 1560 Concession 2 Road
 CLIENT : A. J Clarke and Associates
 SOIL TYPE: SM
 SOURCE: 0.04m to 0.5m

FILE NO.: 22316
 LAB SAMPLE NO.: S-154
 SAMPLE DATE: August 4, 2022
 SAMPLED BY: RH

AUGER HOLE 2



\leftarrow	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	COARSE
CLAY	SILT			SAND			GRAVEL	

SIEVE SIZE /PARTICLE DIA. (mm)	PERCENT PASSING		COMMENTS
	SAMPLE		
13.2	100.0		1.5% Gravel 49.5% Sand 42.5% Silt 6.5% Clay
9.5	100.0		
4.75	98.5		
2.0	97.3		
0.850	96.7		
0.425	95.1		
0.250	87.0		
0.106	65.6		
0.075	49.0		
0.0338	15.7		
0.0239	13.7		
0.0151	12.4		
0.0088	10.5		
0.0057	8.5		
0.0031	7.9		
0.0022	6.5		
0.0009	5.2		

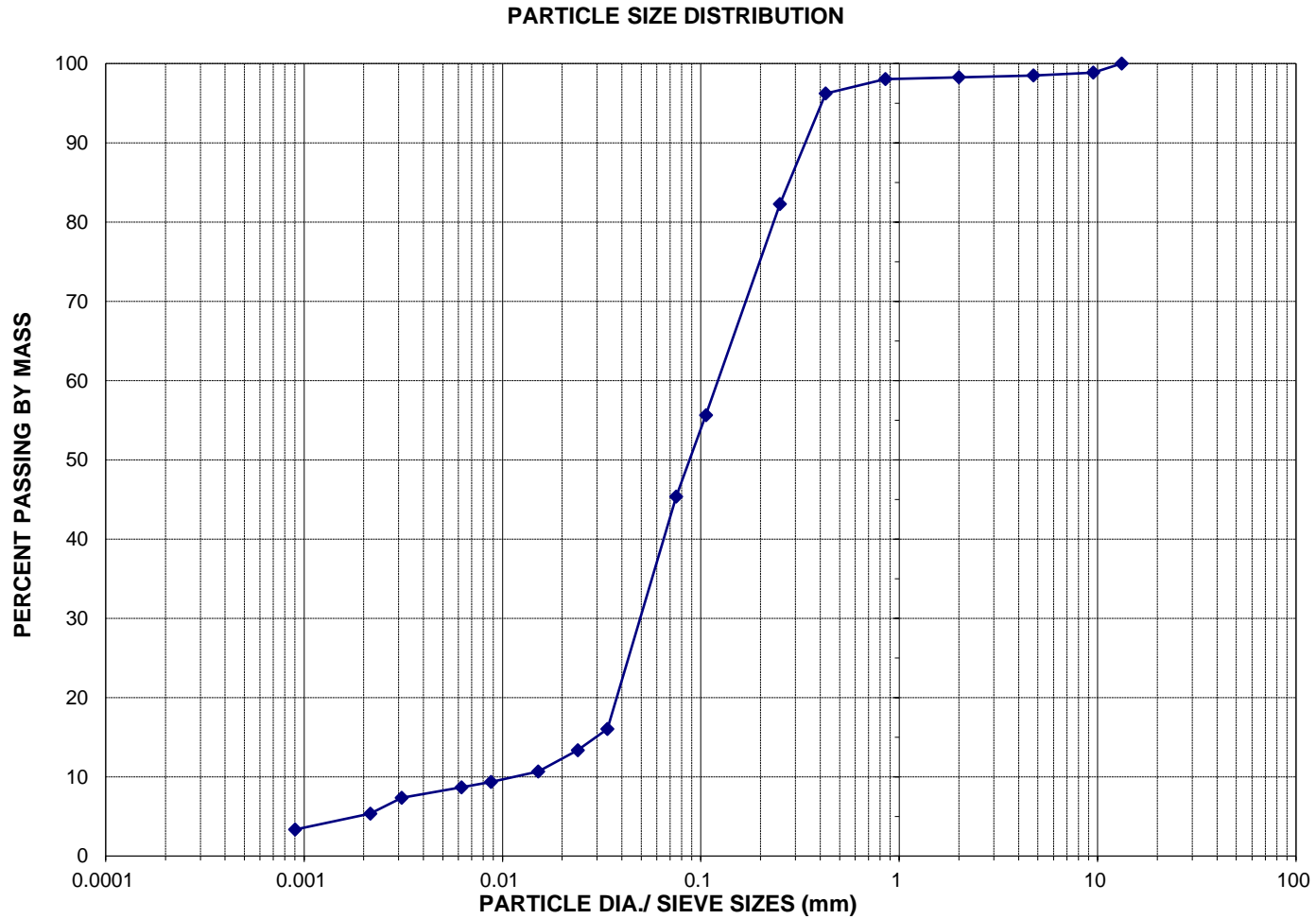




PROJECT: Grainsize Analysis
LOCATION: 1560 Concession 2 Road
CLIENT : A. J Clarke and Associates
SOIL TYPE: SM
SOURCE: 0.05m to 0.5m

FILE NO.: 22316
LAB SAMPLE NO.: S-155
SAMPLE DATE: August 4, 2022
SAMPLED BY: RH

AUGER HOLE 3



	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	COARSE
CLAY	SILT			SAND			GRAVEL	

SIEVE SIZE /PARTICLE DIA. (mm)	PERCENT PASSING		COMMENTS
	SAMPLE		
13.2	100.0		1.5% Gravel 53.2% Sand 40.0% Silt 5.3% Clay
9.5	98.9		
4.75	98.5		
2.0	98.3		
0.850	98.0		
0.425	96.2		
0.250	82.3		
0.106	55.6		
0.075	45.3		
0.0338	16.0		
0.0239	13.4		
0.0152	10.7		
0.0088	9.3		
0.0062	8.7		
0.0031	7.3		
0.0022	5.3		
0.0009	3.3		



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

	NAME	MAILING ADDRESS
Purchaser*	[REDACTED]	
Registered Owners(s)		
Applicant(s)**		
Agent or Solicitor		

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application. (O. Reg. 786/21)

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

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

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality Hamilton	Lot Pt Lt 25	Concession 1	Former Township Beverly
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 1560 Concession 2 West, Hamilton, ON			Assessment Roll N°.

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

Yes No

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

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
- addition to a lot
- an easement
- Other: a charge
- a lease
- a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must also 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:

Unknown

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 (lease, easement, charge etc.):

Frontage (m)	Depth (m)	Area (m ² or ha)
+/- 26.97	+/- 97.25	4,982 m ²

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: Storage facility for potted plants

Proposed: Single detached dwelling

Existing structures to be removed: Storage facility for potted plants

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 (remainder):

Frontage (m) +/- 8.50	Depth (m) +/- 97.36	Area (m ² or ha) +/- 130,594.9 m ²
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Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

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: Agriculture

Existing structures to be removed: Existing Outbuildings

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): Rural Settlement Area and 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.

See attached Cover Letter.

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? Existing Zoning is "S1 - Settlement Residential" and "A1 - Agriculture" Subject lands not covered by a Ministers Zoning Order

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

*Complete MDS Data Sheet if applicable

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)

See attached cover letter.

8 HISTORY OF THE SUBJECT LAND

8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

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

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.

N/A

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 N/A

Status N/A

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)

Orkney

Settlement Residential

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)

- 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) +/- 26.97 m	Area (m ² or ha): (from in Section 4.1) +/- 1092.01 m ²
---	--

Existing Land Use: Farm for potato plants Proposed Land Use: Single detached dwelling

b) Lands to be Retained:

Frontage (m): (from Section 4.2) +/- 8.50 m	Area (m ² or ha): (from Section 4.2) +/- 1257.70 m ²
--	---

Existing Land Use: Farm for potato plants Proposed Land Use: Farm for potato plants

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

 (Street) (Municipality) (Postal Code)

b) Description abutting farm:

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

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

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

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

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

e) Surplus farm dwelling date of construction:

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

f) Condition of surplus farm dwelling:

- Habitable
- Non-Habitable