



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.:	HM/B-23:01	SUBJECT PROPERTY:	436 KING WILLIAM ST. & 16 STEVEN ST., HAMILTON
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APPLICANTS: Owner Sacajawea Non-Profit Housing Inc.
Agent T. Johns Consulting

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing an existing 3-storey building and to retain a parcel of land for residential use.

	Frontage	Depth	Area
SEVERED LANDS:	36.57 m [±]	irregular m [±]	475 m ² ±
RETAINED LANDS:	5.88 m [±]	20.42 m [±]	129 m ² ±

Associated Planning Act File(s): HM/B-21:45, previously approved lot addition and HM/A-21:207.

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, February 16, 2023
TIME:	2:35 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca

HM/B-23:01

- 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 or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/B-23:01, 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.



 **Subject Lands**

DATED: January 31, 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.

HM/B-23:01

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.



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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.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeefadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via 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.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

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.



MEMBER
CONSULTING SURVEYORS OF ONTARIO

KING WILLIAM STREET

(DEDICATED BY REGISTERED PLAN No. 43)
P.I.N. 17180-0097 (LT)

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

PLAN 62R-15036

RECEIVED AND DEPOSITED

DATE: MAY 14, 1999

DATE 1999 05 17

J. Hilker
J. HILKER B.ED.

J. P. Woolley A.O.L.S.

LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF WENTWORTH (No. 62)

SCHEDULE

PART	LOCATION	PROPERTY IDENTIFICATION
1	ALL OF LOT 28, REGISTERED PLAN No. 43 LYING NORTH OF KING STREET BETWEEN ASHLEY AND STEVEN STREETS	ALL OF P.I.N. 17180-0139 (LT)
2	PART OF ALLEY, REGISTERED PLAN No. 43 LYING SOUTH OF KING WILLIAM STREET BETWEEN ASHLEY STREET AND STEVEN STREET	PART OF P.I.N. 17180-0140 (LT)
3	PART OF LOT 27, REGISTERED PLAN No. 43 LYING NORTH OF KING STREET BETWEEN ASHLEY AND STEVEN STREETS	PART OF P.I.N. 17180-0138 (LT)

PLAN OF SURVEY

OF
ALL OF LOT 28 AND
PART OF LOT 27
REGISTERED PLAN No. 43
LYING NORTH OF KING STREET
BETWEEN ASHLEY AND
STEVEN STREETS AND
PART OF ALLEY LYING SOUTH OF
KING WILLIAM STREET BETWEEN
ASHLEY STREET AND
STEVEN STREET

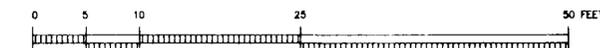
THOMAS STINSON SURVEY

IN THE

CITY OF HAMILTON

REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH

SCALE 1" = 10 FEET



J. P. WOOLLEY O.L.S.

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERN LIMIT OF KING WILLIAM STREET AS SHOWN ON PLAN No. 62R-2972 HAVING A BEARING OF N 77° 43' 30" W.

LEGEND

- denotes PLANTED MONUMENT
- denotes FOUND MONUMENT
- SIB denotes STANDARD IRON BAR
- SSIB denotes SHORT STANDARD IRON BAR
- IB denotes IRON BAR
- CC denotes CUT CROSS
- CP denotes CONCRETE PIN
- NI denotes NO IDENTIFICATION
- P1 denotes REGISTERED PLAN No. 43
- P2 denotes PLAN No. 62R-2972 BY MCKAY, MCKAY & PETERS O.L.S.
- P3 denotes PLAN No. 62R-8650 BY MCKAY, MCKAY & PETERS O.L.S.
- P4 denotes BUILDING LOCATION SURVEY BY E. BARICH O.L.S. DATED SEPTEMBER 28, 1986
- D1 denotes INSTRUMENT No. 227665

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 MAY 11, 1999.

May 14, 1999
DATE

J. P. Woolley
J. P. WOOLLEY B.ED.
ONTARIO LAND SURVEYOR

PROFESSIONAL LAND SURVEYORS	J. P. WOOLLEY SURVEYING LTD.		
	125 NAIRNE STREET, CALEDONIA ONTARIO N3W 1C4 PHONE (905) 765-0181 FAX 765-0677		
PARTY CHIEF G. SANDY	DRAWN BY J. HILKER	CHECKED BY J.P.W. O.L.S.	PROJECT No. 99-2006-2

STEVEN STREET
(DEDICATED BY REGISTERED PLAN No. 43)

P.I.N. 17180-0001 (LT)
N 18° 00' 00" E (P2)
N 18° 02' 13" E (MEAS)
120.00' (P1 & MEAS)

17180-0139 (LT)

PART 1

LOT 28

PROPERTY IDENTIFICATION NUMBER

REGISTERED

PART 2

LYING

BETWEEN

PART 4

ASHLEY

AND

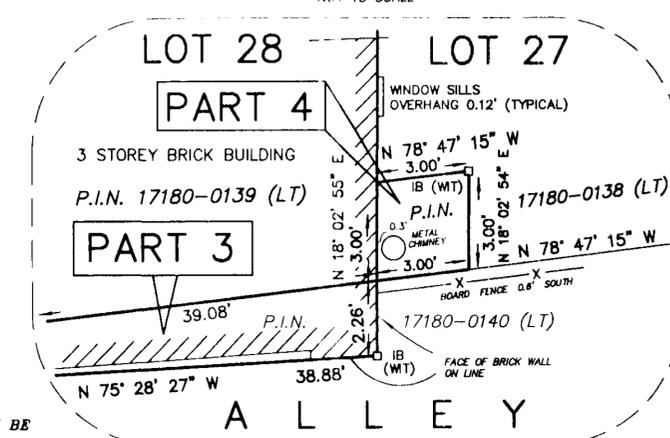
KING STREET

STEVEN

STREET

ALLEY
(DEDICATED BY REGISTERED PLAN No. 43)

DETAIL "A"
NOT TO SCALE



IMPERIAL NOTE

DISTANCES SHOWN HEREON ARE IN FEET AND MAY BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

BUILDING CORNER ON LINE EAST/WEST 0.50 NORTH

BUILDING 0.11' WEST (P3 & MEAS)
BUILDING 0.17' WEST (P3 & SET)

KING STREET

January 13, 2023

Via Email

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

ATTENTION: Jamila Sheffield, Secretary-Treasurer

Dear Ms. Sheffield,

**RE: 16 Steven Street and 436 King William Street, Hamilton
Committee of Adjustment - Consent to Sever**

T. Johns Consulting Group Ltd. (“T. Johns Consulting”) is the retained agent on behalf of Sacajawea Non-Profit Housing Inc., the landowner of 16 Steven Street and 436 King William Street. T. Johns Consulting respectfully submits the enclosed Consent to Sever application.

Site Description

436 King William Street and 16 Steven Street (“subject lands”) are located in the Landsdale Neighbourhood on the south side of King William Street. The subject lands are an irregular shape with a total approximate site area of 604.4m² with $\pm 5.88\text{m}$ of frontage onto King William Street and $\pm 36.58\text{m}$ of frontage onto Steven Street.

History of Planning Approvals

436 King William Street and 16 Steven Street have been subject to a number of planning approvals, all of which have been approved and are in effect. The planning approvals are described below.

436 King William Street has been subject to an approved Consent for Lot Addition application, HM/B-21:45, to sever an area of 106.9m² from the rear yard to merge with 16 Steven Street. The Consent for Lot Addition was approved in August 2021 with a number of conditions. The conditions were cleared and a Consent Certificate was finalized and issued October 22, 2022. Additionally, the property has been subject to an approved Minor Variance application, HM/A-21:207, to facilitate the construction of a new two-family dwelling (i.e. duplex) with site specific zoning regulations including lot width, lot area, setbacks, parking and front yard landscaping. Building Permit 22 119606 00 is currently under review for a new two-storey duplex.

16 Steven Street and the rear portion of 436 King William Street has been subject to an approved rezoning application, File No. ZAC-22-09, to amend Zoning By-law No. 6593 through By-law No. 22-154 to permit a fifteen (15) unit multiple dwelling within the existing three-storey building. Building Permit No. 22 137800 00 has been issued to permit the conversion.

Proposed Lot Creation

During the period of time conditions of HM/B-21:45 were being cleared and prior to the Consent Certificate being issued, 436 King William Street and 16 Steven Street merged on title. As such, the lot addition approval to add lands from 436 King William Street to 16 Steven Street became ineffective as they had become one (1) property.

As such, a Consent to Sever application is required to retain 436 King William Street as a 129.3m² parcel (i.e. Parts 1 and 2) and sever 16 Steven Street as a 475.1m² parcel (i.e. Part 3) (**refer to the submitted Consent Sketch**). The enclosed Consent to Sever application maintains the intent of By-law No. 22-154 and the approved HM/B-21:45 application.

Further, T. Johns Consulting does request that conditions of the requested Consent to Sever application be limited to administrative items (i.e. deposit of R-Plan prepared by an O.L.S. and Statement of Account) to account for the condition clearances of HM/B-21:45 and Building Permit 22 137800 00 to streamline the consent certificate and registration of the newly created lots, subject to an approved application.

T. Johns Consulting respectfully requests for the circulation of this letter along with the following enclosed documents in support of the proposed Consent to Sever application.

Please find the enclosed documents:

Consent to Sever:

- Consent to Sever application with signatures;
- Copy of cheque in the amount of \$3,220.00 made payable to City of Hamilton;
 - Note a cheque for \$3,220.00 was delivered to City Hall January 13, 2023.
- Survey Plan;
- Consent Sketch.

Please do not hesitate to contact Katelyn Gillis at 905-574-1993 ext. 207 with any questions.

Respectfully submitted,
T. JOHNS CONSULTING GROUP LTD.



Katelyn Gillis, BA
Intermediate Planner

Cc: Sacajawea Non-Profit Housing Inc. c/o Ms. M. MacAulay
Tim Welch Consulting Inc. c/o Mr. T. Welch



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
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE PLANNING ACT**

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*	N/A		Phone:
			E-mail:

*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.

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

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

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No
If YES, provide email address where sign is to be sent kgillis@tjohnsconsulting.com

1.5 All correspondence may be sent by email Yes* No
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	16 Steven Street and 436 King William Street		
Assessment Roll Number			
Former Municipality	City of Hamilton		
Lot	28 and Part of 27	Concession	
Registered Plan Number	43	Lot(s)	
Reference Plan Number (s)		Part(s)	

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:

Encroachment Agreement No. WE599015 and VM1227665 and VM123764 to permit a building encroachment onto City laneway and overhanging cornice, respectively.

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

- | | |
|---|--|
| <input checked="" type="checkbox"/> creation of a new lot(s) | <input type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input type="checkbox"/> an easement | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8) | <input type="checkbox"/> a charge |
| <input type="checkbox"/> cancellation (must also complete section 9) | |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | |

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

N/A - Sacajawea to maintain ownership over both parcels.

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

N/A

3.4 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)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*

Identified on Sketch as:	Parts 1 and 2	Part 3			
Type of Transfer	N/A				
Frontage	5.88m	36.57m			
Depth	20.42m	Irregular			
Area	129.3m ²	475.1m ²			
Existing Use	Residential	Vacant			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	2-storey single family dwelling	3-storey brick building			
Proposed Buildings/ Structures	2-storey duplex	No new buildings proposed.			
Buildings/ Structures to be Removed	2-storey single family dwelling	N/A			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- provincial highway
 municipal road, seasonally maintained
 municipal road, maintained all year
- right of way
 other public road

b) 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)

c) 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: _____

6 HISTORY OF THE SUBJECT LAND

- 6.1 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, provide the appropriate application file number and the decision made on the application.

HM/B-21:45 - Final Approved for a lot addition from 436 King William St. to 16 Steven St.

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

- 6.3 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.

- 6.4 How long has the applicant owned the subject land?

January 6, 2023

- 6.5 Does the applicant own any other land in the City? Yes No
If YES, describe the lands below or attach a separate page.

123 Cathcart Street, 20 Albany Street, 31 Cambridge Avenue, 69 Clyde Street, 61 Connaught Avenue S, 150 Harmony Avenue, 48 Harvey Street, 129 Lottridge Street, 14 Nightingale Street, 31 Oak Street, 129 Stirton Street, 69 Belview Avenue, 141 East 23rd Street, 2 East 22nd Street, 84 Huxley Avenue, 279 Julian Street, 155 Rosslyn Avenue, 14 Tragina Avenue

7 PROVINCIAL POLICY

- 7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?
 Yes No (Provide explanation)

Lands are within an existing urban settlement area with municipal servicing.

- 7.2 Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Lands are within an existing urban settlement area with municipal servicing.

- 7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Subject lands will provide a mix of housing types within a delineated urban area with access to servicing, transit and other supportive land uses.

- 7.4 Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No (Provide explanation)
-

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Maintain the existing lotting pattern of the historical neighbourhood to permit a mix of residential dwelling types.

- 5.2 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 known, provide the appropriate file number and status of the application.

- 5.3 What is the existing zoning of the subject land? 16 Steven: DE-3/S-1820
436 King William: D/S-1822 and HM/A - 21:207

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

- 5.4 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 known, provide the appropriate file number and status of the application.

- 5.5 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 * Submit Minimum Distance Separation Formulae (MDS) if applicable	<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"/>	

7.5 Are the subject lands subject to the Parkway Belt West Plan?
 Yes No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?
 Yes No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
 Yes No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)

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 consolidation property.

10.4 Description of farm consolidation property:

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

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

10.5 Description of abutting 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: _____

10.7 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: _____

a) Date of construction:

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

b) Condition:

- Habitable
- Non-Habitable