



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-23:45	SUBJECT PROPERTY:	1142 CONCESSION 4 W, FLAMBOROUGH
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APPLICANTS: **Owner:** RONALD & MARY SEALEY

PURPOSE & EFFECT: To permit the conveyance of two parcels of land to be added to property known municipally as 1164 Concession 4 West.

	Frontage	Depth	Area
SEVERED LANDS (Parts 5):	N/A m [±]	15.24 m [±]	0.309 ha [±]
SEVERED LANDS (Part 6):	N/A m [±]	76.74 m [±]	1.545 ha [±]
RETAINED LANDS (Part 1):	202.69 m [±]	161.71 m [±]	3.278 ha [±]

Associated Planning Act File(s): N/A

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, July 27, 2023
TIME:	11:00 a.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:

FL/B-23:45

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

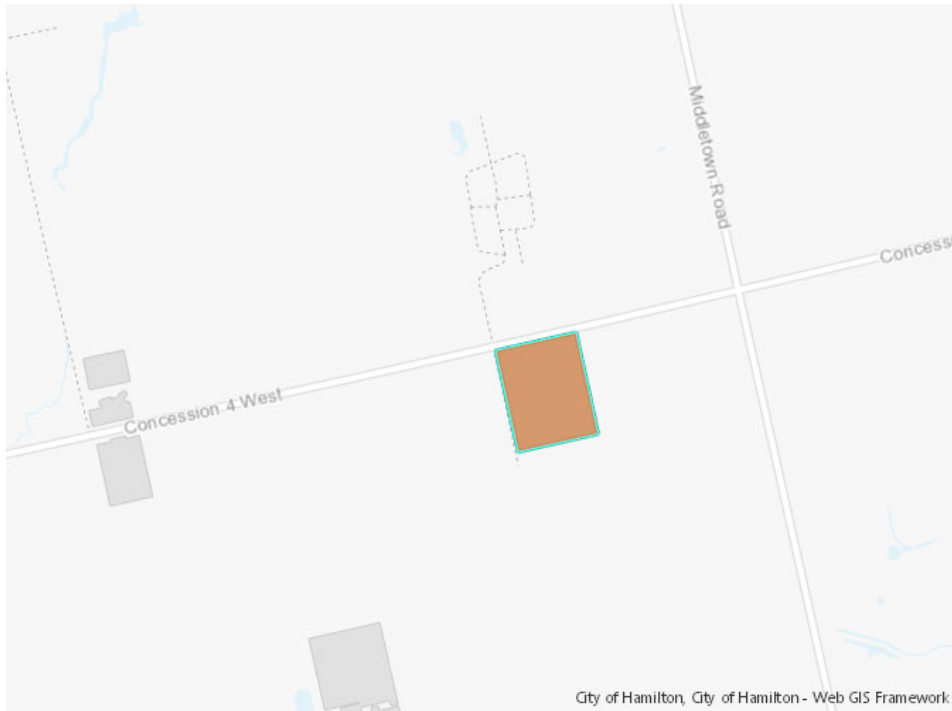
Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.


FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding FL/B-23:45, 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.

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.



 **Subject Lands**

DATED: July 11, 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.



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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.

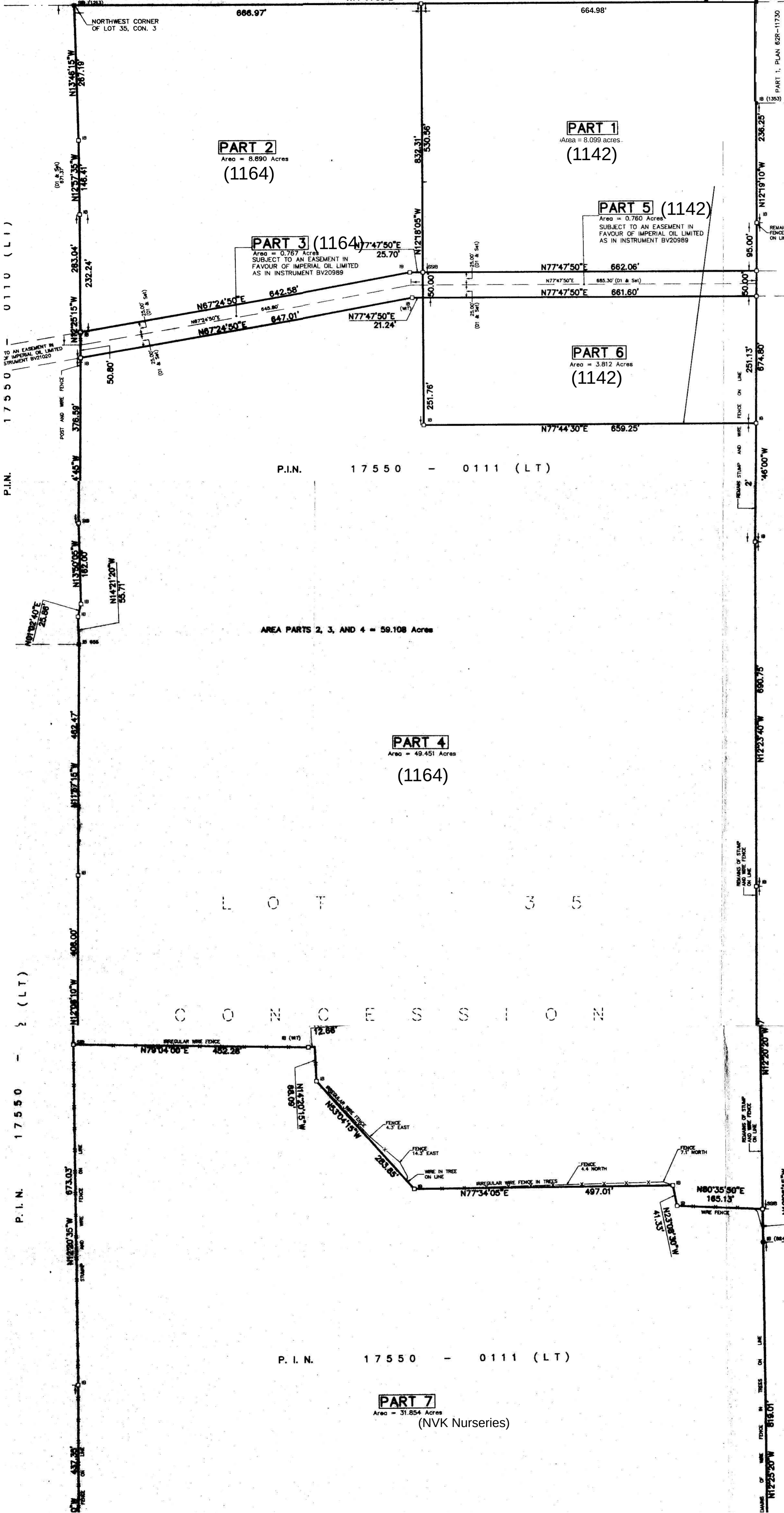
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

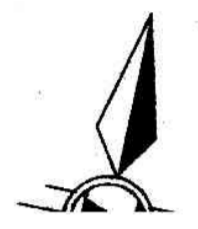
4TH CONCESSION ROAD (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4) P.I.N. 17542-0091(LT)

SCHEDULE			
PART	LOT	CON.	P.I.N.
1	PART OF 35	3	ALL OF 17550-0111(LT)
2			
3			
4			
5			
6			
7			

PLAN 62 R-
 RECEIVED AND DEPOSITED
 Date _____
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MENTWORTH (No. 62)
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 Date FEBRUARY 17, 2004
 S.D. McLAREN, O.L.S.



PLAN OF SURVEY
 OF PART OF
LOT 35
 CONCESSION 3
 GEOGRAPHIC
 TOWNSHIP OF BEVERLY
 IN THE
CITY OF HAMILTON
 SCALE 1 INCH = 100 FEET
 S.D. McLAREN, O.L.S. - 2004



P.I.N. 17550 - 0111 (LT)

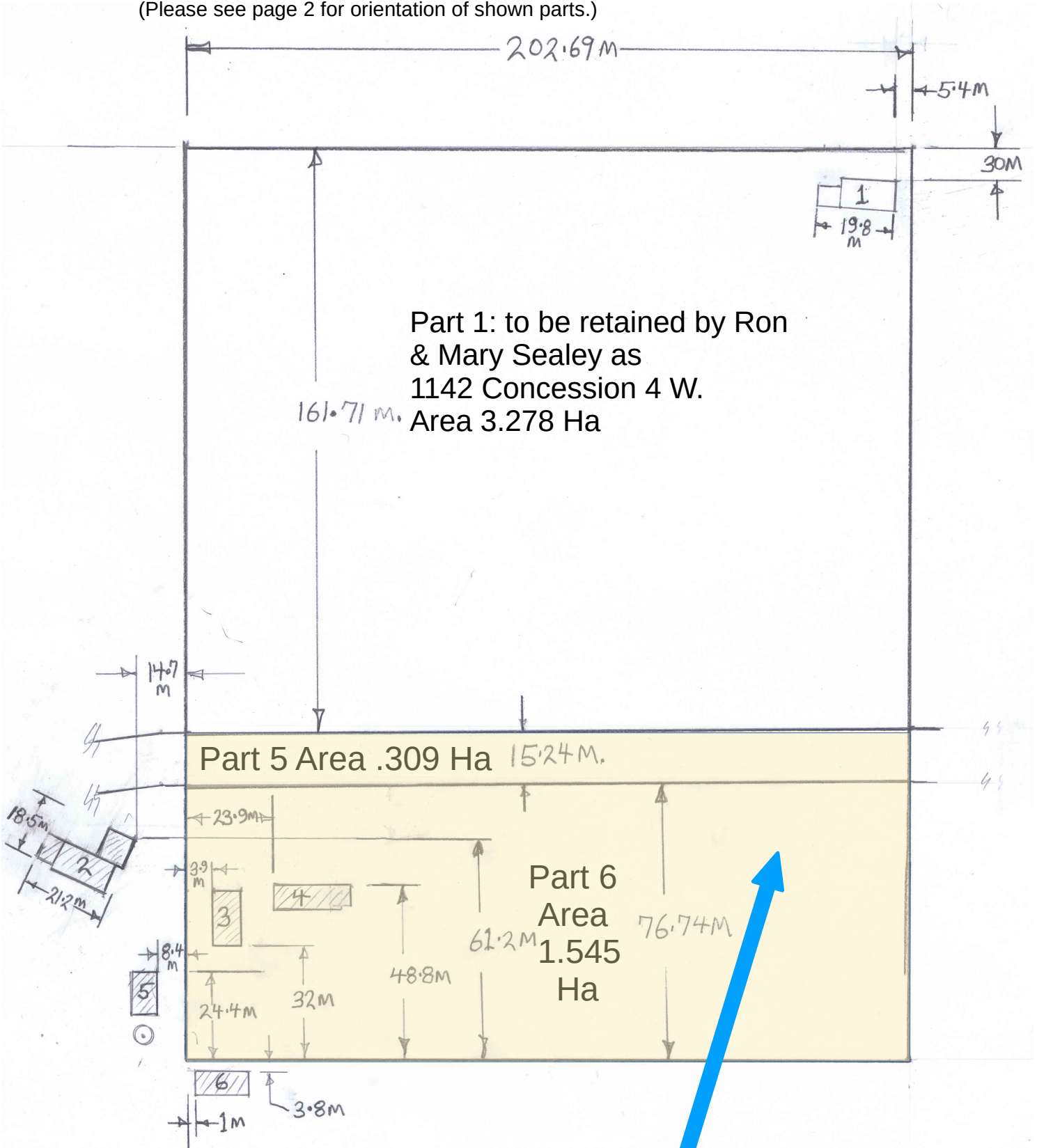
P.I.N. 17550 - 0111 (LT)

P.I.N. 17550 - 0111 (LT)

P.I.N. 17550 - 0111 (LT)

LOT 35
 CONCESSION

(Please see page 2 for orientation of shown parts.)



Size of Buildings

- 1. Residence 1142 8.5 M x 19.8 M
- 2 Residence 1164 18.5 M x 21.2 M
- 3. Red Shed 7.3 M x 14.9 M
- 4. Steel Shed 7.3 M x 21.3 M
- 5 Implement Shed 7.7 M x 12.4 M
- 6 Storage Shed 7.3 M x 14.9 M

Areas to be Purchased by Imperial Oil Ltd:
 Part 5 and Part 6 (highlighted in yellow)
 To become part of 1164 Concession 4 W.

Requested Severance Application Description and Sketch

Page 1

Location: Lot 35, Concession 3, (Former) Township of Beverly, City of Hamilton

**Applicants: Ron and Mary Sealey, Owners, 1142 Concession 4 W, Waterdown, ON L8B 1K3
Roll # 301340683000000**

**Legal Description: CON 3 PT LOT 35 RP 62R16738
PARTS 1, 5 AND 6 RP 62R4707
PART 1 / REG / 12.65 AC FR D**

**Buyer: Imperial Oil Ltd, Owner, 1164 Concession 4 W, Waterdown, ON L8B 1K3
Roll # 301340682000000**

**Legal Description: CON 3 PT LOT 35 RP 62R16738
PARTS 2 TO 4
REG / 59.11 AC FR D**

Reason for Requested Severance

In April 2022, our son Robert Andrew Sealey, was forced to leave his house at 1164 Concession 4 W Waterdown, ON as a result of an Imperial Oil 12" pipeline failure. This failure occurred in the Imperial Oil Easement that runs through his property and also our property, 1142 Concession 4 W causing groundwater contamination and petroleum vapours leaking into his house. As a result Imperial Oil Limited agreed to purchase his property and did so. Now, as a result of this sale, Ron and Mary Sealey have some buildings and land that we would like to sever and sell to Imperial Oil Ltd. (present owner of 1164 Concession 4 W) as they are "orphaned" beside our son's (former) house. Note that laneway access to these buildings is on property now belonging to Imperial Oil. The electrical service for the buildings comes from the 1164 service and gas service for the 1164 residence comes from a gas meter located on the 1142 property. We unofficially agreed to this arrangement at the time when Robert had his house built several years before. Both properties would now be better served if this severance is granted.

Requested Severance

Ron and Mary Sealey wish to sever Part 5 (subject to easement to Imperial Oil) [0.307 ha] and Part 6 [1.543 ha] from their holdings at their 1142 Concession 4 W property (Roll # 301340683000000) and sell it to Imperial Oil Ltd. on the condition that it be added to their property holdings at their 1164 Concession 4 W property (Roll # 301340682000000).

Notes

1. All land to be severed in the application is zoned A1 Agriculture and will continue with that zoning.
2. Imperial Oil Ltd. has agreed to purchase this property (Parts 5 and 6) and will add it to their holding at 1164 Concession 4 W if the severance is approved.

Please see:

Page 2--- Concession 3 Lot 35 Beverly Township Survey

Page 3--- Area to be Purchased by Imperial Oil

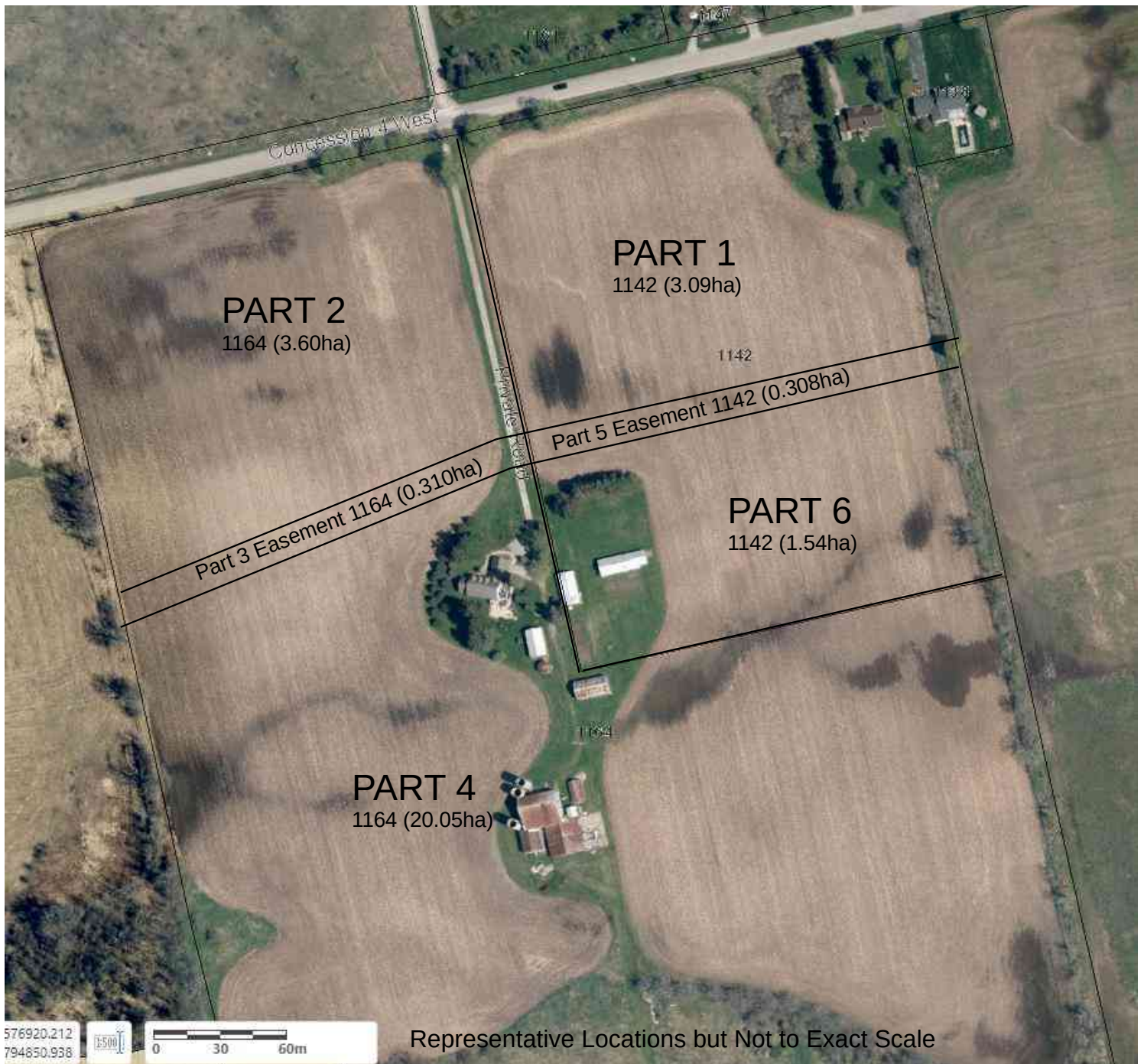
History of Ownership
1164 and 1142 Concession 4 West, Waterdown, ON
Part of Lot 35 Concession 3 Township of Beverly
In the City of Hamilton

1. Muriel Graham (formerly Muriel Sealey) purchased the 1164 Concession 4 West farm from Ed Anderson in 1967. Her husband Thomas (step-father to Ron Sealey) farmed the land. He ran a beef farm, grew nursery stock and did market gardening at various stages in time. Ron attended university and various employment opportunities and helped Thomas on the farm in his spare time.
2. Muriel Graham had a ½-acre lot severed in 1979 for Ron to build a house in the northeast corner of Lot 35. The new address was 1142 Concession 4 West. At the time, this corner of the farm had very shallow soil on flat rock and could not be farmed. Many loads of fill had to be trucked in to build the house.
3. Muriel Graham died in 1986 and willed the farm to Ron while leaving full use of the farm to Thomas Graham for his lifetime. Before Muriel's death, a building permit was issued to Ron to build a greenhouse on what is now Part 6 of Lot 35.
4. In 2003, after the death of Thomas Graham in 2002, Ron applied for and was granted a severance. Part 7 of Lot 35 was sold to Neil Vanderkruk (NVK Nurseries) for nursery stock farming, Parts 2, 3 and 4 (1164 Conc. 4 W) were sold to Robert Andrew Sealey (Robert demolished the old farmhouse and built a new house where the original stood) and Ron Sealey retained Parts 1, 5 and 6 (1142 Conc. 4 W) with the greenhouse operation. All arable lands on 1142 and 1164 at this point were rented to Kenneth Hanes. Kenny still rents this land at the present time. The greenhouse was shut down and dismantled in 2006 due to high natural gas prices, poor market conditions and an aging owner. Gardening continued around the former greenhouse.
5. In April of 2022, the Imperial Oil Line in the easement just north of Robert's house failed, contaminating the ground water under Robert's house. Robert was evicted from his house for two months because of the contamination. Imperial Oil took responsibility and in negotiations with Robert agreed to buy his property at a fair price. Imperial Oil feels the property will be remediated but this will take some time. Their goal is to sell the property as a farm.

It is to be noted that with all the land transactions that have occurred, all of the arable land has been in continuous use since 1967. While the owners may not have done the farming themselves, the land was always in continuous production. Cash crop farmers, Kenneth Hanes for example, need to have the availability of reasonably priced land rental in order to justify their expensive machinery. The severance being requested will not change the use of any of this land from its agricultural base.

Photos of Buildings and Features
of 1142/1164 Concession 4 W. Waterdown, ON L8B 1K3
Located on Part of Lot 35, Concession 3, former Township of Beverly, City of Hamilton

1. Google Satellite view of Part of Lot 35 Concession 3.



2. Google Satellite View Showing Part Lot 35, Concession 3, Hamilton Conservation Authority Protected Wetlands in Amber Colour. (Please note that no part of the 1142 property lies on HCA Protected Land)



1. 1142 Conc. 4 W Residence, Looking South from Conc. 4 W.
Located in the NE corner of Part 1 on Lot 35



2. Entrance Laneway to 1164 Conc. 4 W.



3. 1164 Conc. 4 W. residence located approx. 225 M South of Conc. 4 W. on the West side of the lane way in Part 4 of Lot 35. A shed and barns in background are also in located in Part 4



4. View of shed and barns located South of 1164 residence, all are located in Part 4 of Lot 35



5. The red shed and former greenhouse packing shed are located to the East of the 1164 residence but are located in Part 6 of Lot 35



View from South



6. The red shed and former packing room were designed to be an integral part of the 1164 Conc. 4 W property. Note how close the shed is to the house. Also all the buildings are supplied electrical power from one common hydro meter on a pole maintained by the 1164 property. Additionally the high pressure natural gas service is billed through a meter on the former packing room which is now part of the 1142 Conc. 4 W holdings.



7. Imperial Oil is committed to testing ground water contaminated by the pipeline failure. These photos show some of the many test wells drilled and maintained by Imperial oil on the property. Imperial Oil Ltd is committed to keeping the property in agricultural production and will sell the property for such when it is safe to do so.





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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

Table with columns: NAME, MAILING ADDRESS, and contact information (Phone, E-mail) for Purchaser, Registered Owners, Applicant, and 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.

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

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

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

1.4 Request for digital copy of sign [checkbox] Yes* [checkbox] No
If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email [checkbox] Yes* [checkbox] 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	1142 Concession 4 W, Waterdown, ON, L8B 1K3		
Assessment Roll Number	#301340683000000		
Former Municipality	Township of Beverly		
Lot	Part of Lot 35	Concession	3
Registered Plan Number	62R16738	Lot(s)	
Reference Plan Number (s)	62R4707	Part(s)	1,5,6

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:

Lot35 Part 5 Easement to Imperial Oil Ltd. 12" petroleum pipeline right of way (Instrument #

3 PURPOSE OF THE APPLICATION

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

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot(s) | <input type="checkbox"/> concurrent new lot(s) |
| <input checked="" 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:

Imperial Oil Ltd, Owner of 1164 Concession 4 W. Waterdown, ON L8B 1K3

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

1164 Concession 4 W, Waterdown ON L8B 1K3

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*
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Identified on Sketch as:	PART 1	PART 5	PART 6		
Type of Transfer	N/A	Land ownership	Land ownership		
Frontage	202.69M	202.69M	202.69		
Depth	161.71M	15.24M	76.74M		
Area	3.278Hectares	0.309Hectares	1.545 Hectares		
Existing Use	Farm with 1 Res	Farmland with	Farmland with		
Proposed Use	Farm with 1 Res	Farmland with	Farmland with		
Existing Buildings/ Structures	one house	Imperial Oil 12" High Pressure Oil Line	2 Storage Buildings		
Proposed Buildings/ Structures	Nil	Nil	Nil		
Buildings/ Structures to be Removed	Nil	Nil	Nil		

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | _____ |

b) Type of water supply proposed: (check appropriate box)

- | | |
|--|---|
| <input type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input checked="" type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) |
| | _____ |

c) Type of sewage disposal proposed: (check appropriate box)

- | |
|---|
| <input type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input checked="" type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

4.3 Other Services: (check if the service is available)

- electricity telephone school bussing garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Agriculture (A1)

Rural Settlement Area: Flamborough

Urban Hamilton Official Plan designation (if applicable) _____

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

This application asks for transfer of ownership of the designated PARTS from 1142 Concession 4 W to 1164 Concession 4 W with no change in land use.

- 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? Agriculture (A1)

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"/>	

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.

- 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.

Application No. FL/B-03:206, Submission No. B-206/03 Dec 17, 2003. Robert Andrew Sealey

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

36 years

- 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.
-

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)

2 parcels of land are being transferred from one rural property to another adjacent rural property. There will be no change to the land use of transferred parcels.

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

Yes No (Provide explanation)

- 7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes No (Provide explanation)

Land remains as farmland

- 7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

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)

zoned A1 Agriculture

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

Note that the A1 Agriculture zoned land parcels being transferred are not in the Hamilton Conservation Authority protected wetlands area.

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

N/A

8.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

N/A

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

N/A

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):
---------------	------------------------------

10.6

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
