



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-23:79	SUBJECT PROPERTY:	7 Dobbin Drive, Flamborough
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APPLICANTS: Owner: Waterdown Industrial Park Limited Partnership, by its general partner, Waterdown Industrial Park Inc.
Agent: WEBB Planning Consultant

PURPOSE & EFFECT: To permit the conveyance of a vacant industrial parcel of land to be added to property known municipally as 3 Dobbin Drive, Flamborough (Lot 4 of Plan 62M-1294).

	Frontage	Depth	Area
SEVERED LANDS:	26.7 m [±]	157 m [±]	0.40 ha [±]
RETAINED LANDS:	86.7 m [±]	116 m [±]	1.19 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, December 7, 2023
TIME:	11:10 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-23:79

- 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-23:79, 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: November 21, 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.

PLAN 62M-1294

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH (62) AT 11:30 O'CLOCK ON THE 20 DAY OF JUNE 2023 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER

PIN 17547-0170 (LT)

AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. WE1682783

[Signature]
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 17547-0170 (LT)



APPROVAL CERTIFICATE

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P. 13, AS AMENDED, BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-323.

THIS 15th DAY OF JUNE, 2023

[Signature]
GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

PLAN OF SUBDIVISION
OF PART OF
LOT 24
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF WEST FLAMBOROUGH
IN THE
CITY OF HAMILTON

SCALE 1:1000 METRIC

S.D. McLAREN, O.L.S. - 2023

BEARING NOTE:
BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, MTM ZONE 10, NAD83 (ORIGINAL) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99988465

INTEGRATION DATA

POINT ID	NORTHING	EASTING
CRP @	4797158.444	270408.072
CRP @	4796666.915	270611.602

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:
1. LOTS 1, 2, 3, 4, AND 5, BLOCKS 10, 11, & 12, THE STREETS, NAMELY DOBBIN DRIVE AND SOLAR DRIVE, THE STREET WIDENINGS, NAMELY BLOCKS 6, 8, AND 9, AND THE RESERVE, NAMELY BLOCK 7, HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUCTIONS;
2. THE STREETS, AND STREET WIDENINGS, ARE HEREBY DEDICATED TO THE CITY OF HAMILTON AS PUBLIC HIGHWAYS.

OWNER: WATERDOWN INDUSTRIAL PARK INC.
WATERDOWN INDUSTRIAL PARK LIMITED PARTNERSHIP

May 19, 2023
DATE

[Signature]
MICHAEL SMELE
AUTHORIZED SIGNING OFFICER

I HAVE THE AUTHORITY TO BIND THE CORPORATION

THE REGISTRATION OF THIS PLAN IS FOR A PARTNERSHIP PURPOSE WITHIN THE MEANING OF THE LIMITED PARTNERSHIP ACT

THE FIRM NAME OF THE LIMITED PARTNERSHIP IS:
WATERDOWN INDUSTRIAL PARK LIMITED PARTNERSHIP

NOTE: ALL SET BAR'S ARE IB'S UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE

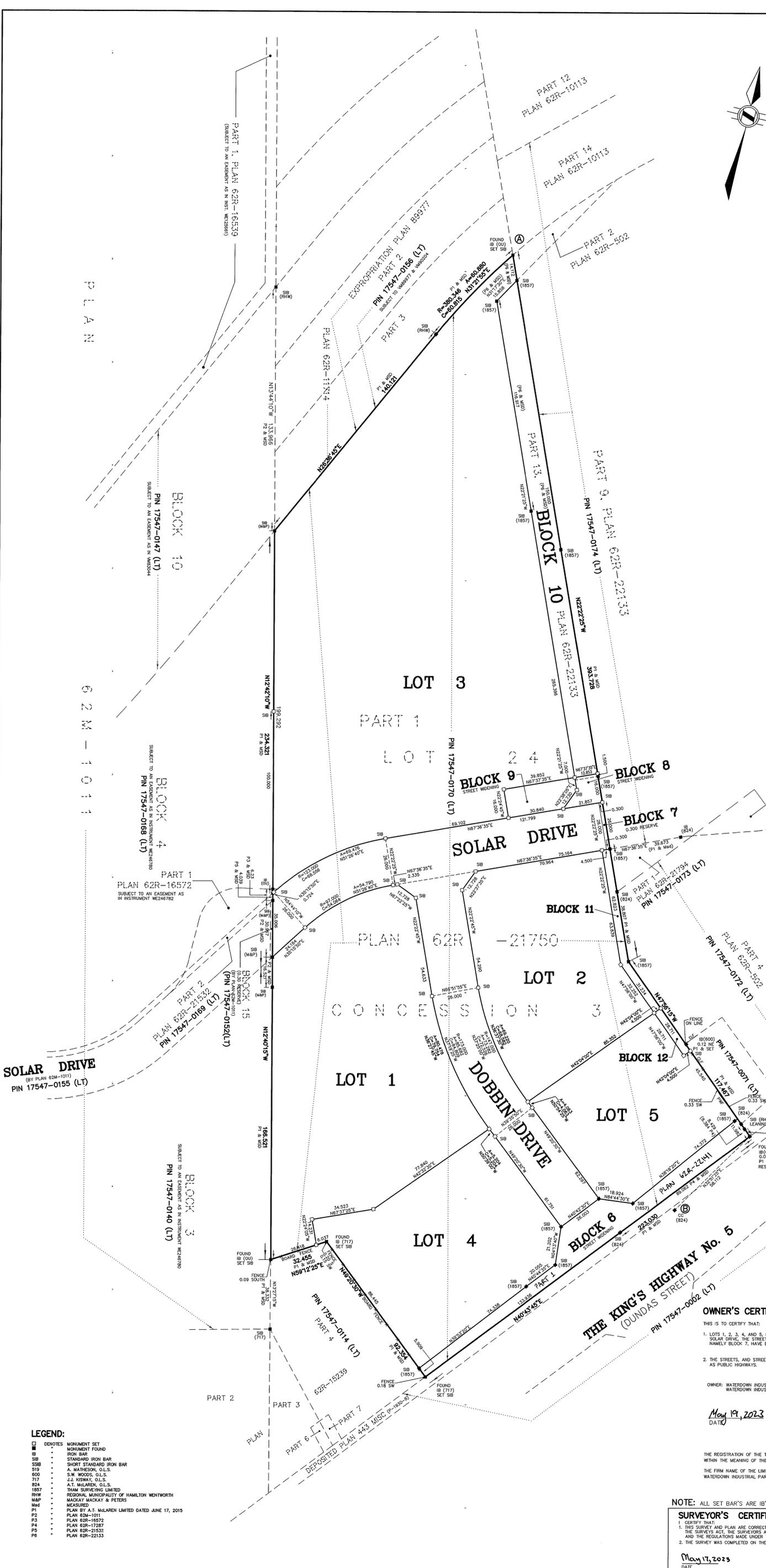
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF MAY, 2023

May 17, 2023
DATE

[Signature]
S. DAN McLAREN, O.L.S.



A.T. McLaren
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032



- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB IRON BAR
 - SB STANDARD IRON BAR
 - SSB SHORT STANDARD IRON BAR
 - S19 A. MATHESON, O.L.S.
 - 600 S.W. WOODS, O.L.S.
 - 717 J.J. KIRWAY, O.L.S.
 - 824 A.T. McLAREN, O.L.S.
 - 1857 THAM SURVEYING LIMITED
 - RHW REGIONAL MUNICIPALITY OF HAMILTON WENTWORTH
 - M&P MACKAY MACKAY & PETERS
 - M&D MEASURED
 - P1 PLAN BY A.T. McLAREN LIMITED DATED JUNE 17, 2015
 - P2 PLAN 62M-1011
 - P3 PLAN 62R-16572
 - P4 PLAN 62R-17287
 - P5 PLAN 62R-21532
 - P6 PLAN 62R-22133



October 27, 2023

City of Hamilton
Planning & Economic Development Department
Committee of Adjustment
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Jamilla Sheffield
Secretary Treasurer

Dear Ms. Sheffield,

Re: Application for Consent (Lot Addition)
Lot 1 of Plan 62M-1294, 7 Dobbin Drive, Waterdown, City of Hamilton
Waterdown Industrial Park Inc.

WEBB Planning Consultants are retained by Waterdown Industrial Park Inc. to facilitate the municipal planning approvals required to develop an industrial Plan of Subdivision on their lands located within the Flamborough Industrial Business Park.

The Plan of Subdivision, City File No. 25T-201708, has received all necessary approvals from the City and commenting agencies and was Registered as Plan 62M-1294 in June 2023. The approved Plan of Subdivision includes five (5) lots for industrial uses and the extension of the local municipal streets including the extension of Solar Drive and a new road – Dobbin Drive, the latter being constructed with a fully signalized intersection at Highway No. 5.

As noted, the lands are within the Flamborough Business Park and are designated by the Urban Hamilton Official Plan (UHOP) as Business Park. Pursuant to Comprehensive Zoning By-law No. 05-200, the subdivision has dual zoning, the lots fronting Highway 5 are zoned "M3"- Prestige Industrial, while the interior lots are zoned as "M2" – General Industrial. The intended uses for the development blocks comply in all regards with the applicable Official Plan Policies and Zoning By-law Regulations. The intended industrial uses comply in all regards with the applicable Official Plan Policies and Zoning By-law Regulations.

In accordance with the approved engineering design, the developer is proceeding with construction of all required municipal services.

The developer has also proceeded to market the development to end users and two of the lots have been sold – Lots 2 & 4.

The purchaser of Lot 4 has indicated an interest to increase the area of the lot through an Application for Consent. The proposal is to sever a one (1) acre parcel from Lot 1 and assemble with Lot 4 as a Lot Addition. The resulting consolidation will see Lot 4 increase in

size to 3.3 acres while the area of Lot 1 will be reduced to 2.9 acres. The accompanying Sketch Plan illustrates the intended Lot Addition and remnant Lot 1. To facilitate the processing of the Application for Consent, we are providing the following materials:

- Committee of Adjustment Application fee of \$3,220.00 (to be paid via credit card);
- Completed Application for Consent (Lot Addition);
- Registered Plan of Subdivision, 62R-1294;
- Sketch Plan Illustrating Lot Addition, prepared by A. T. McLaren.

We trust that you will find the enclosed materials satisfactory for the purpose of processing this Application. Please let us know immediately should you have any questions or require additional information in support of this submission.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: Waterdown Industrial Park Inc



**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*		
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.

** 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 [REDACTED]

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	7 Dobbin Drive		
Assessment Roll Number			
Former Municipality	Town of Flamborough		
Lot		Concession	
Registered Plan Number	62M-1294	Lot(s)	Lot 1
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:

Easements in favour of utilities

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:

TBD

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

Lot 4 of Plan 62M-1294, 3 Dobbin Drive

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:	Retained Land	Severed Land			
Type of Transfer	N/A	Lot Addition			
Frontage	86.7 m	26.7 m			
Depth	116 m	157 m			
Area	1.19 ha	0.404 ha			
Existing Use	vacant	vacant			
Proposed Use	Industrial	Industrial			
Existing Buildings/ Structures	none	none			
Proposed Buildings/ Structures	TBD	TBD			
Buildings/ Structures to be Removed	none	none			

* 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): N/A

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Schedule E-1 - Business Park

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

Lands are proposed for development as employment uses with full municipal services in place, no conflicts with natural or cultural heritage resources, development subject to SPA

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? "M2" - General Industrial, By-law 05-200

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.

Registered Plan of Subdivision 62M-1294

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.

Draft Plan of Subdivision, File No 25T-201708, Registered June 2023 as Plan 62M-1294

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

N/A

- 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.

Lot 2: July 26, 2023 - Reiser Canada Real Estate, Lot 4: Sept 1, 2023 - 1000581312 Ont Inc.

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

July 2019

- 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)

PPS - Lands are within designated settlement area and will be developed for employment uses on basis of full municipal services, no conflicts with sensitive uses, promotes economic prosperity

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

see above

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

Within designated settlement area, will efficiently use existing infrastructure, within built-up area and will contribute to minimum density and employment targets, contributes to complete communities by adding employment opportunities, no conflicts with natural or cultural heritage resources.

- 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)

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

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)
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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
