



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-23:75	SUBJECT PROPERTY:	784 Safari Road, Flamborough
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APPLICANTS: Owner: Wentworth Condominium Corporation #331
 Agent: Mark L. Castle
 Purchaser/ Applicant: Berniece Fenton

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing existing storage barns to be added to property known municipally as 752 Safari Rd., Flamborough.

	Frontage	Depth	Area
SEVERED LANDS:	N/A m [±]	Irregular m [±]	2700 m ² ±
RETAINED LANDS:	212.05 m [±]	1002.41 m [±]	212.56 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:	11:20 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-23:75

- 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-23:75, 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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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.**

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

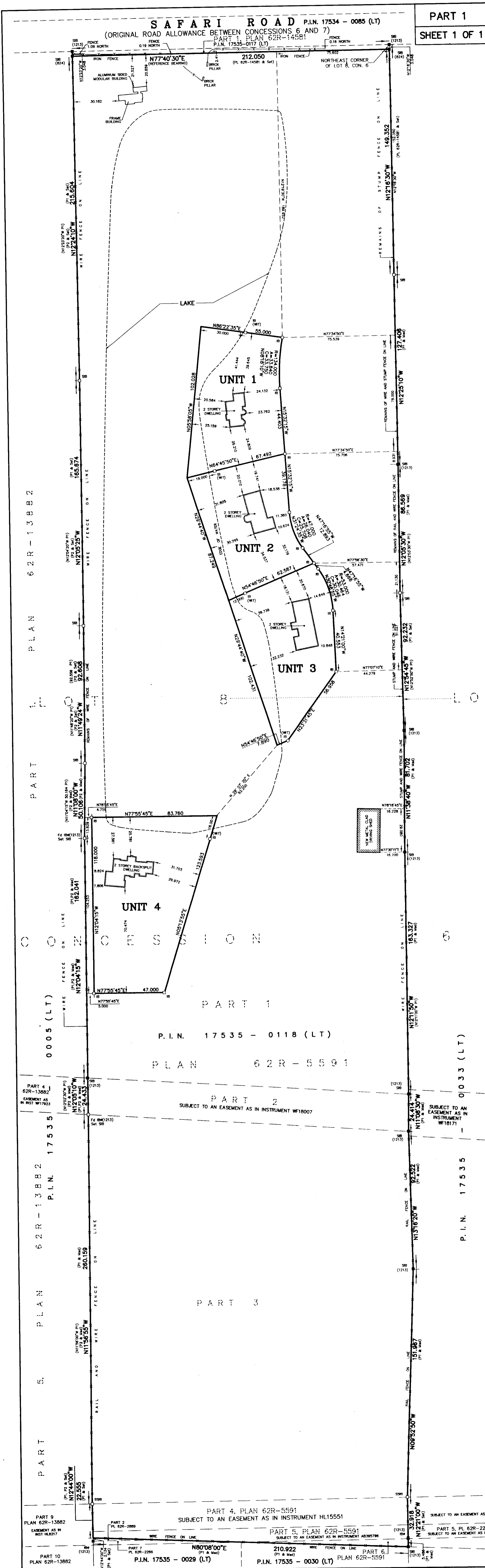
Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before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



PART 1
SHEET 1 OF 1

WENTWORTH CONDOMINIUM PLAN No. 331

LEVEL 1
UNITS 1 TO 4, BOTH INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62) AT 9:33 O'CLOCK ON THE 15th DAY OF OCTOBER, 2001

S.D. McLaren
LAND REGISTRAR

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 CONDOMINIUM ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF SEPTEMBER, 2001.

SEPTEMBER 19, 2001
DATE

S.D. McLaren - Ontario Land Surveyor

DECLARATION REGISTERED AS No. WE 62055

PART 1 IS APPROVED AND PART 2 IS EXEMPTED UNDER SECTION 50 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT, R.S.O., 1990 BY THE COMMISSIONER OF ENVIRONMENT OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH.

THIS 16th DAY OF OCTOBER, 2001.

S.D. McLaren
COMMISSIONER OF ENVIRONMENT
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
AUTHORIZED BY BY-LAW NO. R-90-041

SCHEDULE OF APPURTENANT AND SERVENT INTERESTS
(PURSUANT TO SECTION 4(1)(i) OF THE CONDOMINIUM ACT.)

TOGETHER WITH (APPURTENANT INTERESTS)	PART	PLAN	DESCRIBED IN
	NIL	NIL	NIL
SUBJECT TO (SERVENT INTERESTS)	2	62R-5591	WF18007
	4	62R-5591	HL15551
	5	62R-5591	AB395796

THIS PLAN COMPRISES ALL OF PIN 17535-0118(LT)

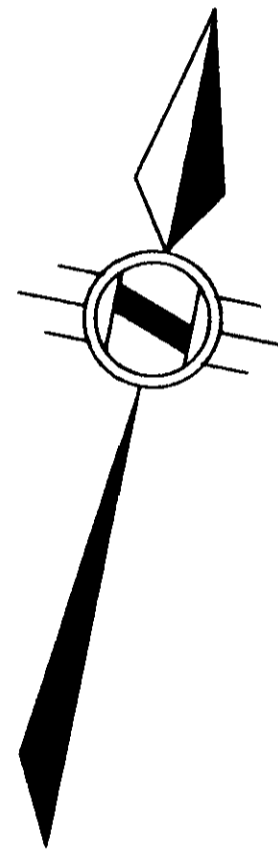
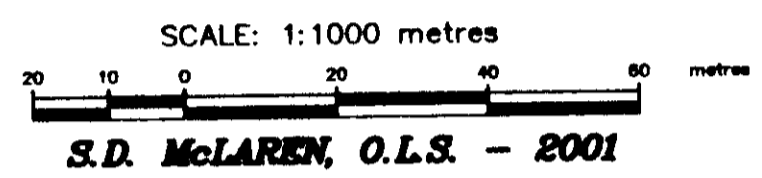
THIS PLAN CONSISTS OF THE FOLLOWING PARTS

PART 1
SHEET 1 PLAN OF SURVEY SHOWING PERIMETER OF LAND, GENERAL CONFIGURATION OF THE BUILDINGS AND EXTENT OF UNITS LEVEL 1

PART 2
SHEETS 1 TO 32 STRUCTURAL PLANS OF THE BUILDINGS.

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

PLAN OF SURVEY
OF PART OF
LOT 8, CONCESSION 6
IN THE
GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH
NOW IN THE
CITY OF HAMILTON



BEARING NOTE:
BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF SAFARI ROAD AS SHOWN ON PLAN 62R-14581 AS BEING N7740'30"E

- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB ROUND IRON BAR
 - IB# ROUND IRON BAR
 - SB STANDARD IRON BAR
 - SSB SHORT STANDARD IRON BAR
 - WT WITNESS
 - M# MEASURED
 - B24 A.T. McLAREN, O.L.S.
 - 1213 J.D. PETERS, O.L.S.
 - P1 PLAN 62R-5591
 - P2 PLAN 62R-13882
 - UNIT BOUNDARY

UNIT DEFINITION

THE MONUMENTS DEFINING THE EXTENT AND LOCATIONS OF THE UNITS ARE MORE PARTICULARLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS. DATED AT HAMILTON THIS 28th DAY OF SEPTEMBER, 2001.

Rodger Warren Fenton
RODGER WARREN FENTON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT

THE BUILDINGS HAVE BEEN CONSTRUCTED AND THAT THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE AND SUBSTANTIALLY IN ACCORDANCE WITH THE STRUCTURAL PLANS.

SEPTEMBER 19, 2001
DATE

S.D. McLaren - Ontario Land Surveyor

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

PART 1
PLAN 62R-13882

PART 2
PLAN 62R-13882

PART 3
PLAN 62R-13882

PART 4
PLAN 62R-13882

PART 5
PLAN 62R-13882

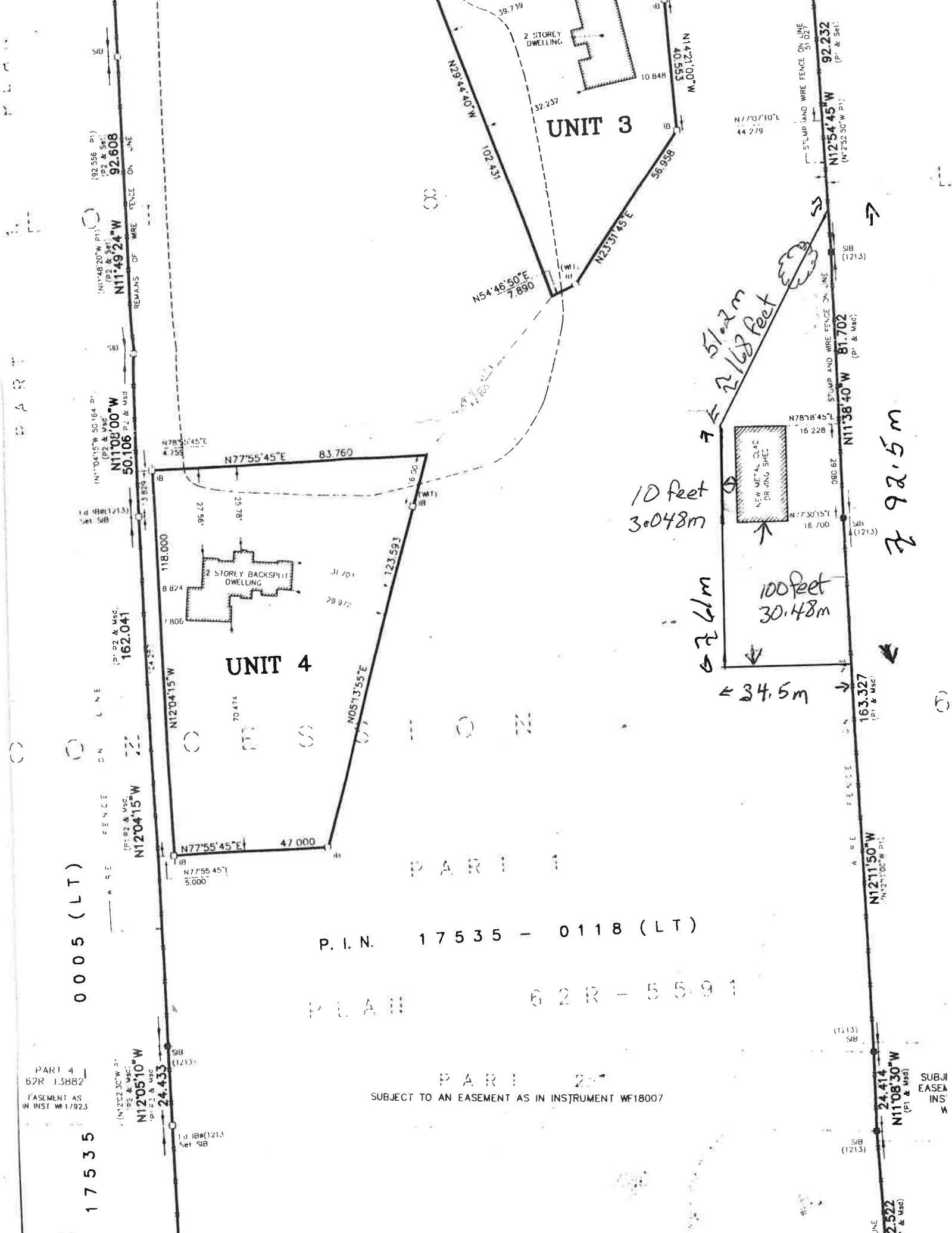
PART 6
PLAN 62R-13882

PART 7
PLAN 62R-13882

PART 8
PLAN 62R-13882

PART 9
PLAN 62R-13882

PART 10
PLAN 62R-13882



0005 (LT)

P. I. N. 17535 - 0118 (LT)

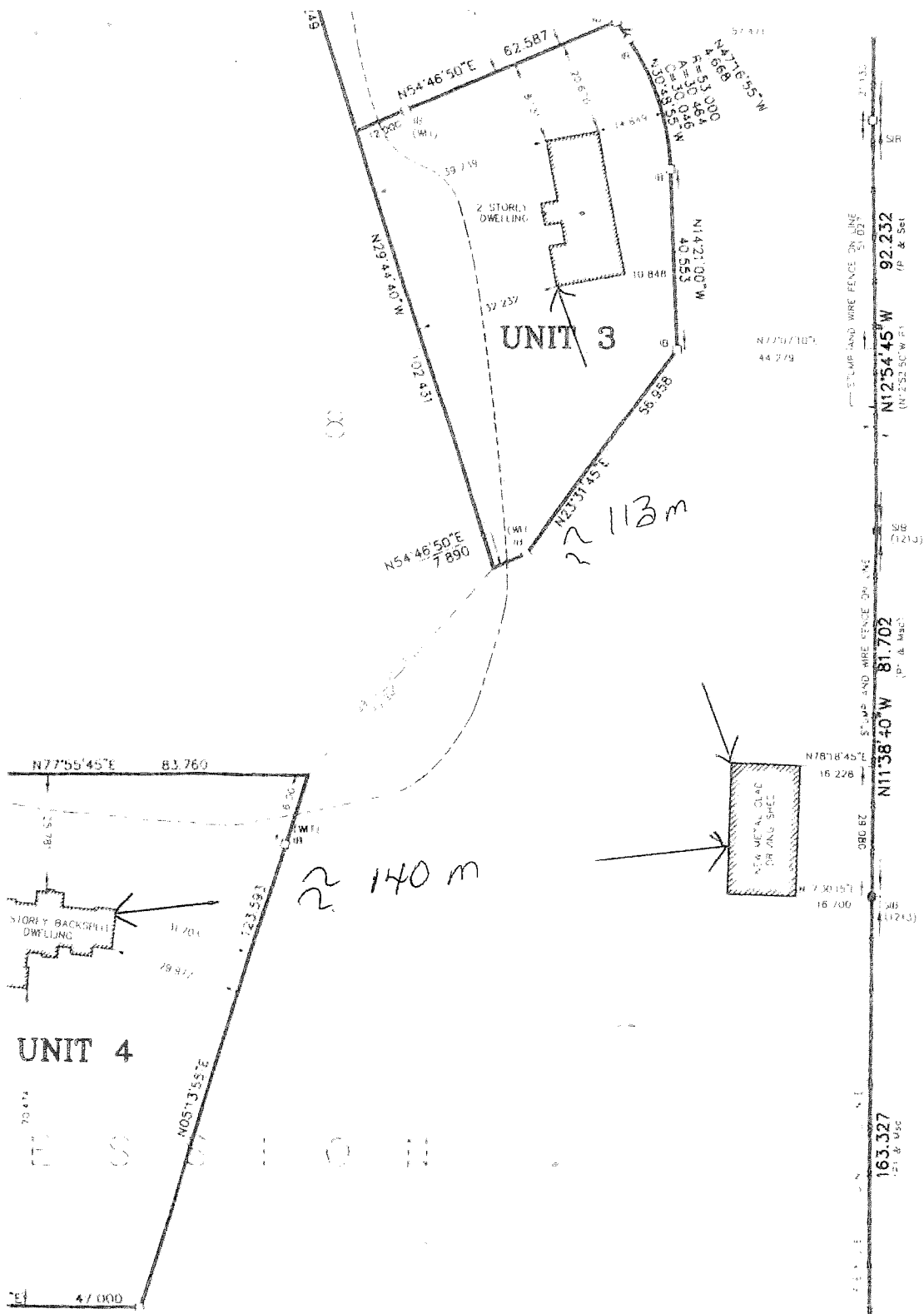
PLAN 62R - 5591

PART 4
62R 15882
EASEMENT AS
IN INST WF17923

17535

PART 2
SUBJECT TO AN EASEMENT AS IN INSTRUMENT WF18007

SUBJ
EASEM
INS
W



P. I. N. 17535 - 0118 (LT)

P. I. N. 62R - 5591

P A R T 2
SUBJECT TO AN EASEMENT AS IN INSTRUMENT WF18007

Untitled Map

WCC 331 Severance

Brock Road Cemetery

Safari Rd

Redemption Canadian Reformed Church

Sun Retreats Flamborough

Safari Rd

Gulliver's Lake

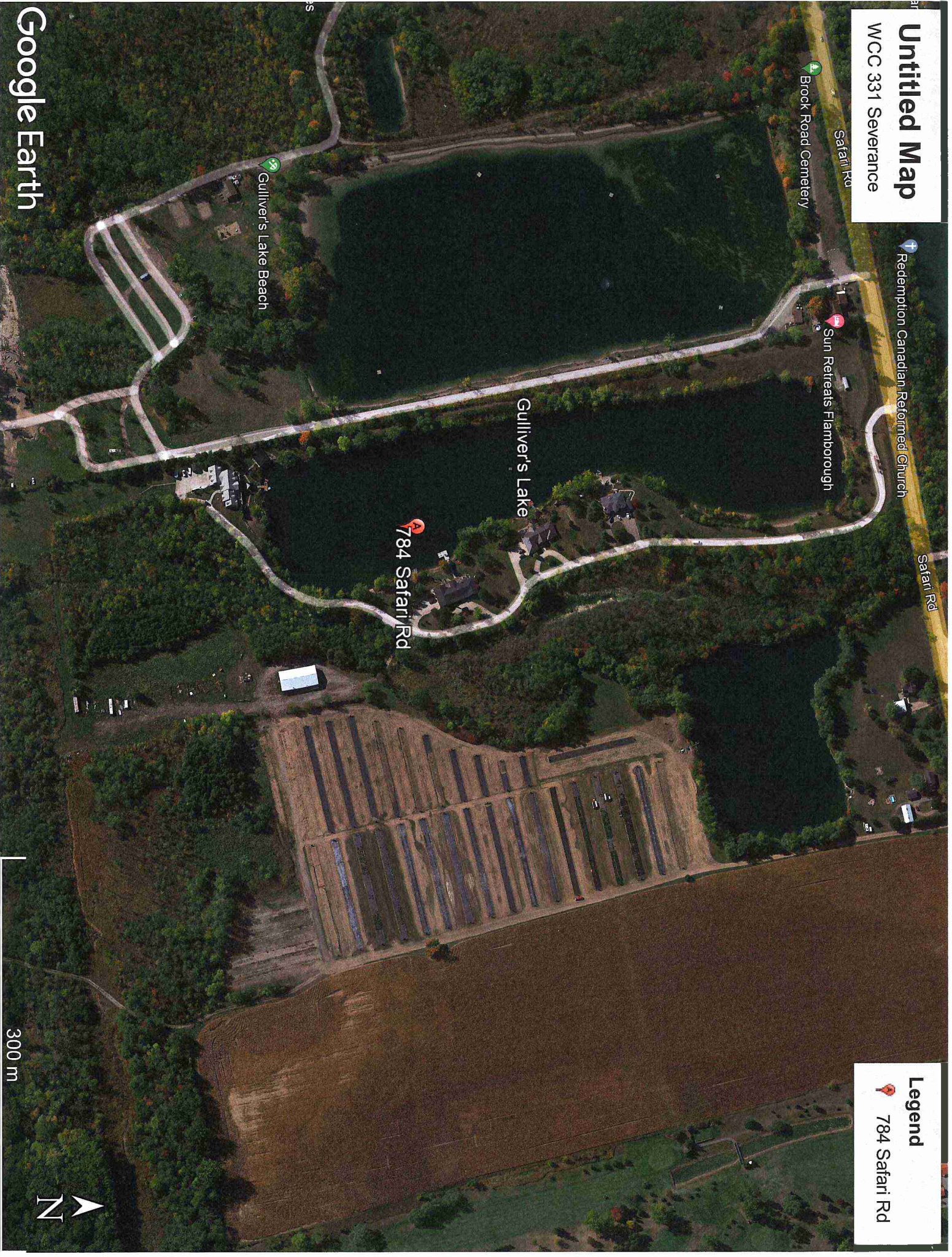
784 Safari Rd

Gulliver's Lake Beach

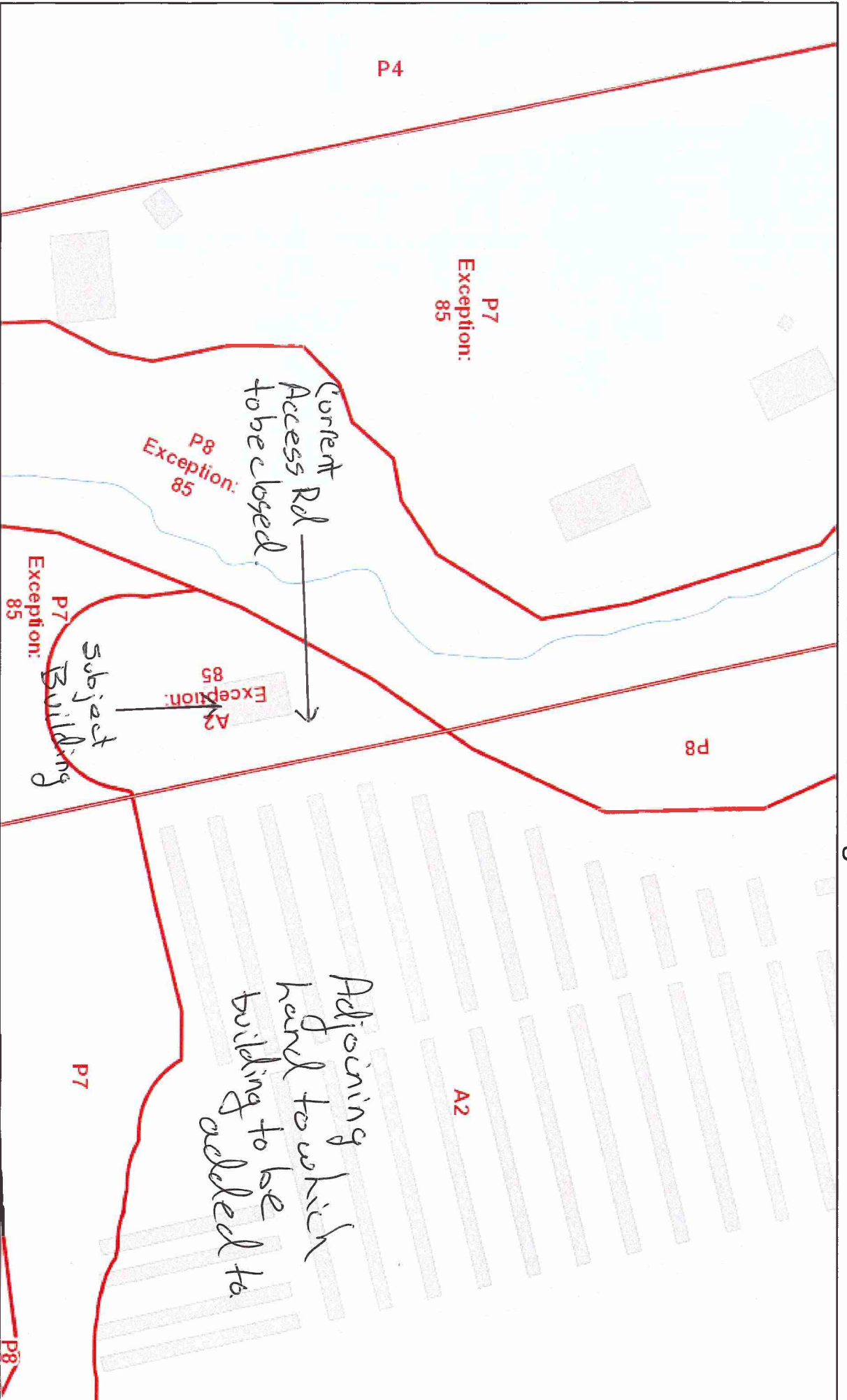
Google Earth

Legend
784 Safari Rd

300 m



Interactive Zoning



3/8/2023, 9:06:10 AM

Ward Boundary
Community Boundary
City Boundary

Zoning Compliance Review Required
Zoning Boundaries
Interim Control By-laws

Property Parcels

MARK CASTLE PROFESSIONAL CORPORATION

Barristers and Solicitors

Mark L. Castle B.A.Sc. L.L.B.
Jessica Sanges B.A. (Hons), J.D.

5-150 King St. W. Dundas, ON L9H 1V4
Tel: (905) 628-2214 Fax: (905) 627-5639
Email: mark@mlclaw.ca

October 18, 2023

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

Dear Sir\Madam:

Re: Severance Application
784 Safari Road, Millgrove

Please be advised that the writer represents the Purchaser/Applicant Berniece Fenton. In regards thereto I enclose herewith Application for Consent to Sever Land together with my cheque in the amount of \$3,220.00 in payment of your fee.

Please forward all future correspondence in this matter to the attention of the writer.

Yours truly,
Mark Castle Professional Corporation



Mark L. Castle
MLC/kf



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

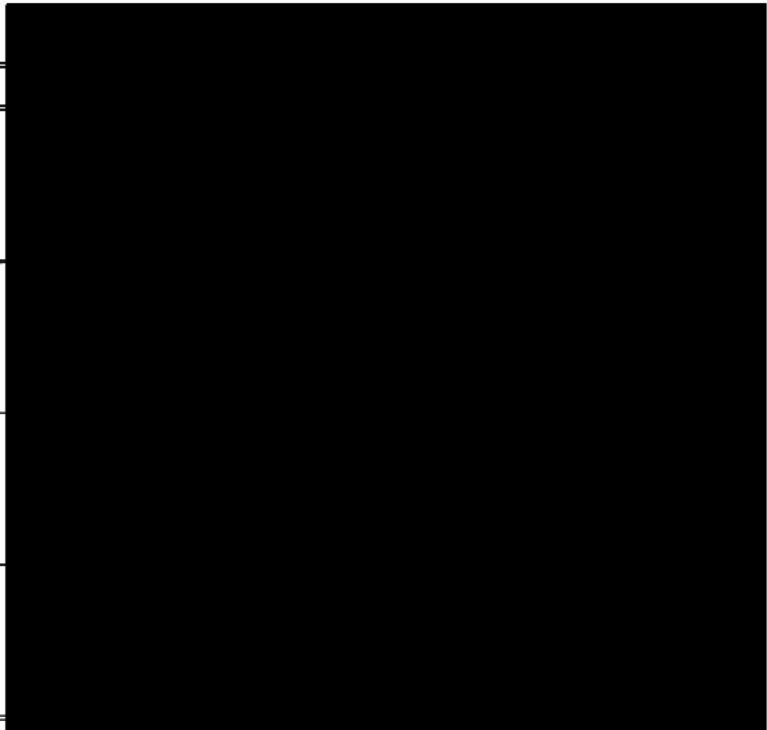
Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

**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
Purchaser*	Berniece Fenton
Registered Owners(s)	Wentworth Condominium Corporation #331
Applicant(s)**	Berniece Fenton
Agent or Solicitor	Mark L. Castle



*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 _____

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	784 Safari Road Millgrove ON L8B 1S8		
Assessment Roll Number	multiple		
Former Municipality	West Flamborough		
Lot	8	Concession	6
Registered Plan Number	Wentworth Condominium Plan #331	Lot(s)	
Reference Plan Number (s)	62R5591	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:

HEPC but does not affect the lands to be severed

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:

Berniece Fenton

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

PT LT 9 CON 6 West Flamborough PIN 17535-0033

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:	Remainder	Lands to be severed			
Type of Transfer	N/A	fee simple			
Frontage	212.05 m	N/A			
Depth	1002.41 m	Irregular			
Area	212.56 ha	2700 m2			
Existing Use	Residential	Storage barn			
Proposed Use	Residential	Storage barn			
Existing Buildings/ Structures	4 condo units	metal clad storage barn			
Proposed Buildings/ Structures	NONE	Same			
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): Rural

Rural Settlement Area: Millgrove

Urban Hamilton Official Plan designation (if applicable) _____

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

Section F.1.14.2.5 allows for lot additions. In the present case surplus land and unused storage barn to be severed and added to adjoining farm property.

- 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? P7 exception 75

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? NO

- 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.

Prior severance FL/B-19:10 and concurrent minor variance 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"/>	adjoining farm to which severed land to be added
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input checked="" type="checkbox"/>	partially
A provincially significant wetland within 120 metres	<input checked="" type="checkbox"/>	partially
A flood plain	<input checked="" type="checkbox"/>	partially
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.

Prior severance FL/B-19:10 granted

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

This application requires a much smaller parcel of land to be severed at the request of new owners of retained lands

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?

Since October 2001

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)

Minor lot additions are allowed provided they do not create new lots

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

Yes No (Provide explanation)

Minor lot additions are allowed provided they do not create new lots

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

Yes No (Provide explanation)

No new lot is being created, surplus land and building being sold to adjoining farm

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)

Property is designated Protected countryside however minor lot adjustments are permitted. Here surplus land and building to condominium corp is being sold to adjoining farm for agricultural use.

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)

Not applicable

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)

The original severance application was brought by the Fenton family that owned all units in the condo development. Severance was not completed prior to the sale by the Fentons and new owners wish less land to be severed from the common elements of the condo development.

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: _____

10.6 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: _____

10.7 Surplus farm dwelling

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
- _____
- _____