



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

To: Jamila Sheffield, Secretary-Treasurer, Committee of Adjustment

From: Monica Lee, Water Resources Technologist – Watershed Management

Email: Monica.Lee@hamilton.ca

File Number: FL/B-24:10

Address: 446 Orkney Road, Flamborough (Ward 12)

Subject: Committee of Adjustment File Comments – April 9, 2024

Recommendation	Deny
Proposed Conditions:	
Comments:	<p>Source Protection Planning understands the applicant is seeking to sever the existing lot at 446 Orkney Road, with the severed land being 0.7 ha to be used for residential purposes, and the retained land being 24.47 ha to be used for agricultural purposes. We also understand that the application does not include the construction of any additional new dwellings or increase the size of the existing dwelling on each proposed parcel. Our comments are as follows:</p> <p>The proposed severed lot size of 0.7 ha is considered insufficient, as our desktop review indicates pollution from the severed lot's septic system would not meet policies within Rural Hamilton Official Plan C.5.1 and put neighboring properties at increased water quality / health risk.</p> <p>Based on the desktop surficial geology mapping and typical wastewater flows from a 3-bedroom dwelling, the minimum sustainable lot size would be 0.88 ha. The applicant bears the responsibility of engaging a qualified professional to verify the minimum sustainable lot size.</p>



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	<p>Given the proposed severance is for 0.7 ha, Source Protection Planning cannot support the application at the time.</p> <p>Should the Committee grant the approval as currently proposed, as a condition of approval to the satisfaction of Director, Hamilton Water, we would require a Hydrogeological Report completed by a qualified professional (P.Eng., P.Geo.) in accordance with the City of Hamilton Guideline for Hydrogeological Studies and Technical Standards for Private Servicing (link: https://www.hamilton.ca/sites/default/files/2023-06/pedpolicies-guidelines-hydrogeological-studies-2023.pdf).</p> <p>The applicant should be aware that a Full Hydrogeological Report does not necessarily promote favorable outcome and may simply confirm the City's findings.</p>
Notes:	