COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
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.:	**DN/B-24:11**	**SUBJECT PROPERTY:**	61 Ann St., Dundas

APPLICANTS: Owner: J. Li
Agent: Y.T. Wang

PURPOSE & EFFECT: To permit the conveyance of a parcel of land for residential purposes and to retain a parcel of land containing the existing single detached dwelling (to remain).

	Frontage	**Depth**	**Area**
SEVERED LANDS:	19.24 m±	174.01 m±	1,3026 m^2 ±
RETAINED LANDS:	16.76 m±	45.23 m±	758 m^2 ±

Associated Planning Act File(s): DN/B-21:96

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:	**Tuesday, April 9, 2024**
TIME:	**1:45 p.m.**
PLACE:	**City Hall Council Chambers (71 Main St. W., Hamilton)**

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

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. 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. Written comments must be received no later than noon, **April 5, 2024**

Comments are available the Friday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

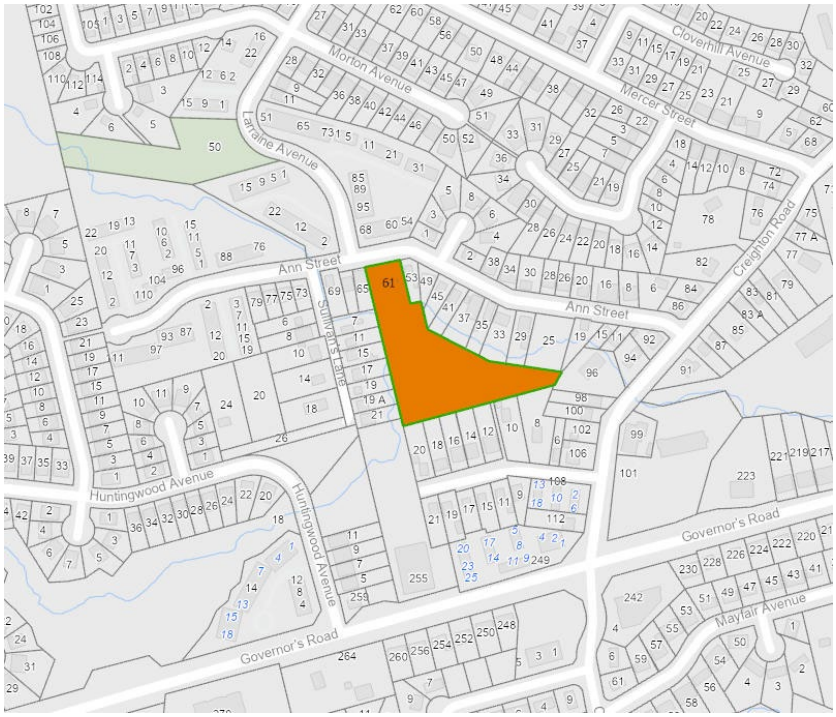
Orally: If you would like to speak to this item at the hearing you may do so by attending in person. Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive no less than 10 minutes before the time of the Public Hearing, as noted above.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding DN/B-24:11, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



Subject Lands

DATED: March 21, 2024

_____

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.

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.

GENERAL NOTES:
1. THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING OR LEAVING THE CONSTRUCTION SITE. THE OWNER SHALL, UPON VERBAL AND/OR WRITTEN REQUEST BY THE CITY, IMMEDIATELY PROCEED WITH CLEAN-UP OPERATIONS A THEIR EXPENSE. SHOULD THE OWNER FAIL TO MAINTAIN THE ROAD AS DIRECTED, THE CITY WILL HAVE THE CLEANING CARRIED OUT, AND DRAW ON THE OWNER'S SECURITY FOR COSTS AND/OR LAY CHARGES.
2. ALL MEASUREMENTS STATED IN METERS, PIPE SIZES IN MILLIMETERS, UNLESS OTHERWISE SPECIFIED EQUIVALENTS
3. BUILDING SITE SHALL BE GRADED SO THAT SURFACE WATER WILL NATURALLY FLOW SOUTH, OR ENTER BOUNDARY GRASS SWALES
4. GRASS SWALES SHALL BE CONSTRUCTED WITH 3:1 SIDE SLOPES, WITH AN AVERAGE DEPTH OF 150MM BELOW GRADE. SWALES SHALL HAVE A MINIMUM OF 50MM OF TOPSOIL, THEN SEEDED WITH LAWN GRASS DURING MAY - SEPTEMBER, WATERED WEEKLY UNTIL FULLY ROOTED
5. LANDSCAPING SHRUBS OR OTHER SMALL-FORM VEGETATION MAY BE PLANTED WITHIN THE GRASS SWALES. ROOT-BALL AND RAISED SOIL AROUND EACH SHRUB MAY FORM A DAM UP TO 600MM IN HEIGHT WITHIN THE SWALE, BUT NOT FULLY OBSTRUCT THE SWALE
6. EXTERIOR FOUNDATION WALLS SHALL ABOVE FINISHED GRADE ELEVATION BY AT MINIMUM 150mm
7. ALL ROOF WATER DRAINS ARE TO CONNECT ONTO TOP OF INFILTRATION BASIN WITH OPEN-FACED DEBRIS GRATING
8. CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO CONSTRUCTION
9. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF HAMILTON BENCHMARK NO.0011975U010, HAVING AN ELEVATION OF 99.984 METERS. LOCATED AT ST. JOSEPH'S VILLA, HOME FOR THE AGED, GOVERNOR'S ROAD EAST OF INTERSECTION WITH OVERFIELD STREET. TABLET IN NORTH CONCRETE FOUNDATION OF MOST NORTHERNLY WING OF BUILDING, 57 CM EAST OF DOORWAY UNDER BALCONY, 9 CM ABOVE GROUND LEVEL, 2 M BELOW ROAD LEVEL.
10. DRIVEWAY SHALL BE CONSTRUCTED USING THE FOLLOWING:
- 60MM PAVING TILES / STONES
- 25MM OF HPB OR OTHER BEDDING MATERIAL
- 100MM OF OPSS 1010 GRANULAR "A" BASE, VIRGIN CRUSH
- 300MM OF OPSS 1010 GRANULAR "B" SUB-BASE, TYPE II, VIRGIN CRUSH, or, 300MM OF 100MM CLEARSTONE, AS USED FOR MUD MAT PER DS-217
- GRANULAR COMPACTION SHALL BE TO 98% SPMDD
- FRONT YARD: 4.00M
- REAR YARD: 154.11M
- WEST SIDE YARD: 1.55M
- EAST SIDE YARD: 2.10M

FLOOD ELEVATION REVIEW
- Based on Hamilton Conservation Authority (HCA), the Regulated Floodplain Elevation for the subject property is 109.65m above sea level (masl)
- All openings into the proposed building must be at minimum 300mm (0.3m) above the Regulated Floodplain Elevation; a minimum of 109.95masl
- Top of window wells must have a minimum elevation of 110.00masl, Top of Foundation Wall (TFW) at 110.00masl, and garage slab also at 110.00masl.

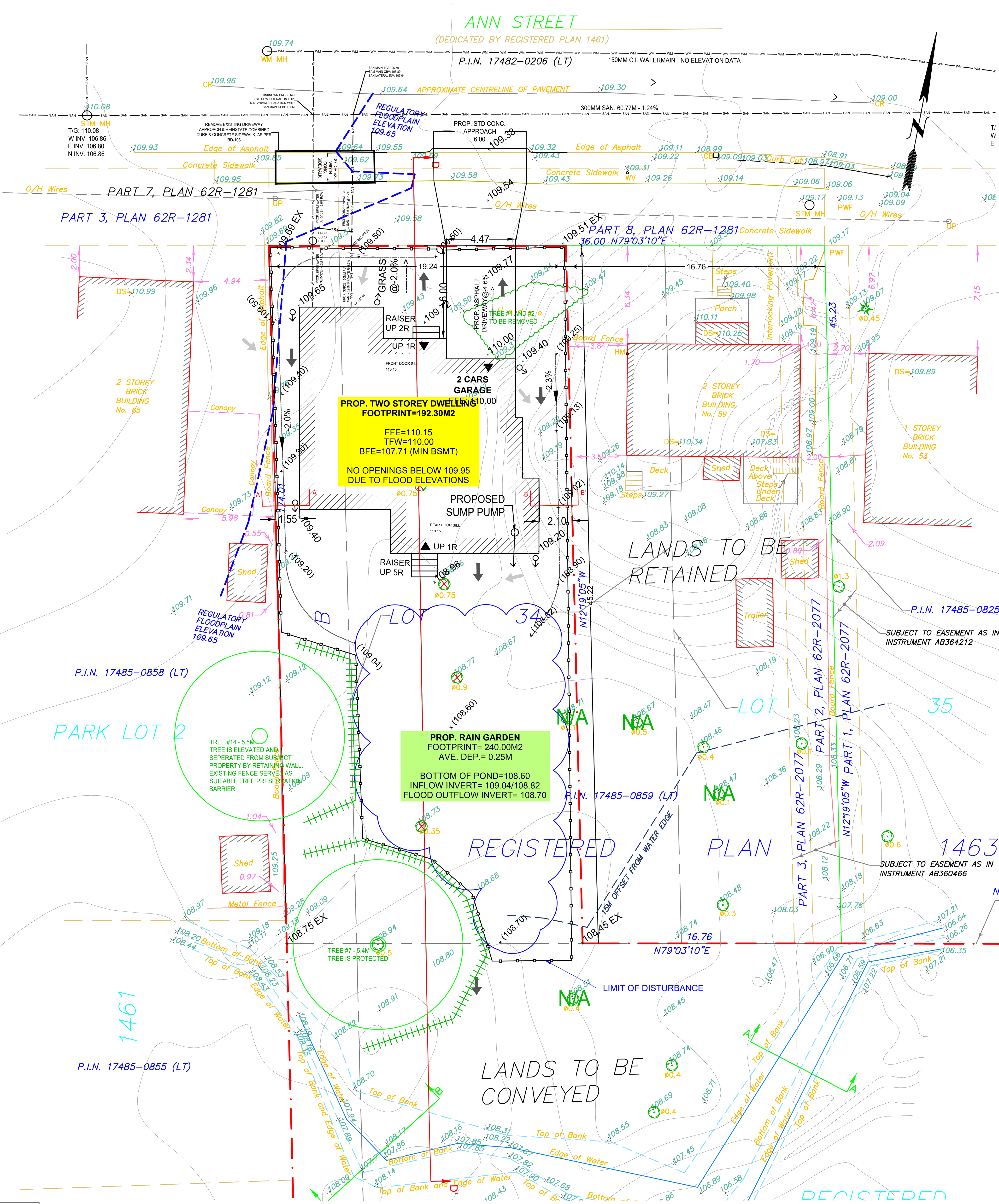
CITY OF HAMILTON LOT GRADING NOTES:
1. Along adjoining properties grade to meet existing or proposed elevations with sodded slopes (min. 3H to 1V) and/or retaining walls as specified
2. All retaining walls, walkways, curbs, etc., shall be placed a min. of 0.45m off the property All walls 1.0m or higher shall be designed by a P.Eng.
3. Should a retaining wall be required, the top of wall elevations shall be set 150mm above the proposed side yard swales
4. Retaining walls 0.6m in height or greater require construction of a fence or guard rail at the top of the rear of the wall. Guards for retaining walls shall be designed and constructed in accordance with the requirements of exterior guards as contained in the Ontario Building Code
5. Slopes of swales for both “back to front” and “split” drainage shall be no less than 2.0%grade and no greater than 33% grade (3:1 slopes) When matching to existing properties where a 2.0% grade cannot be achieved, a 1.5% grade is permitted provided a 150mm sub-drain is installed below the bottom of the swale and drained to a suitable outlet, (with a minimum 0.3m cover over the sub-drain), or other mitigation measures
6. Minimum grade for a wrap-around swale in the backyard shall be 1.0%
7. Unless otherwise noted, the ground between proposed elevations on side lots shall be graded as a straight line
8. Top of foundation walls for buildings shall be 150mm (min) above finished grade
9. Driveway slopes shall not be less than 2% and not more than 7.0%. Reversed sloped driveways in new developments are not permitted
10. Garage floor elev. to be set minimum 0.3m higher than back of walk, unless otherwise specified
11. All fill placed on lots shall be compacted to a minimum 95% SPD (unless otherwise recommended by the geotechnical engineer). All material shall be placed in layers not exceeding 300mm lifts
12. For delineation of tree protection zones, buffers, removals and protection schematics, refer to Tree Protection Plan
13. Lot grading for all lots in the subdivision shall conform strictly with this plan. Any changes, unless approved prior to construction by the City, shall result in non acceptance of the subdivision by the City
14. If grading is required on lands adjacent to the development which are not owned by the developer, then the developer must obtain written permission from the adjacent property owner to allow the developer to grade on the adjacent lands, otherwise retaining walls must be used
15. The written permission required from the adjacent landowner shall be obtained prior to entering the lands. Should permission not be obtained or is withdrawn prior to commencing the work, then the developer shall limit his activities to the limits of the development site
16. Driveway and driveway approaches shall be located such that hydro vaults and other street furniture are a min. of 1.2m from the projections of the outside garage walls

BACKYARD GRADING NOTES
- Definition: "Required back yard" shall mean the lesser of the distance regulated by the zoning by-law or 6m
- The maximum slope in the back yard adjacent to the building for a distance equal to the required back yard shall be 5%, except as set out in items below
- The 5% restriction shall not apply to the sides of a swale along the sides or back of the lot, providing the total width of the swale shall not exceed one (1) metre on each lot
- Where the 5% restriction on the backyard grades results in elevation differences between different properties, retaining walls shall be constructed along the sides and the back of the lot. Slopes with a maximum of three horizontal to one vertical may replace the walls where the difference in elevation is less than 0.3m
- Generally, slopes shall be placed on the lower lot, whereas retaining walls shall be placed on the higher lands
- The 5% restriction does not preclude retaining walls in the required backyards providing the terraces are maintained to the 5% grade as set out in Item b) above. The intention of this provision is to provide for flexibility of house construction
- There is no control on the steepness of the slopes in side yards, front yards and back yards, outside the area defined in a) above, providing the slopes are stable for the soils of the area (minimum 3H:1V)

ROOFWATER LEADERS
- All roofwater leaders shall discharge onto splash pads and then to grassed or landscaped areas a min. of 0.6m from the building face

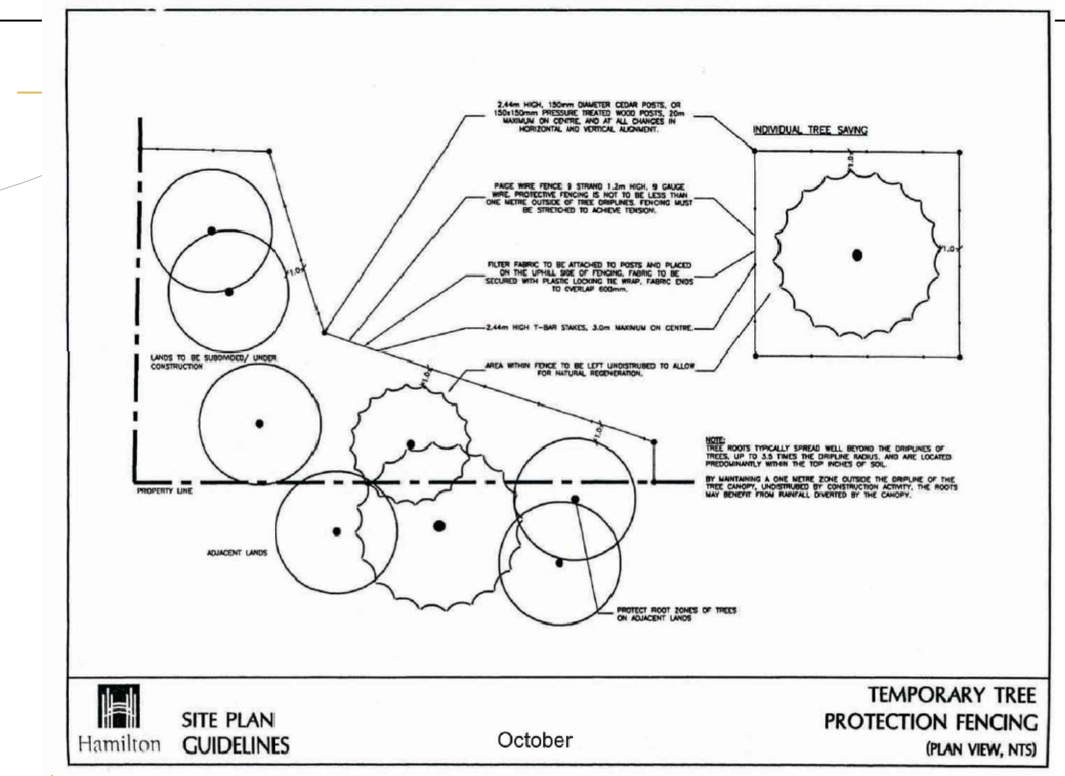
SUMP PUMPS
- Sump pumps with check valves are to be installed in each dwelling to pump the weeping tiles to the storm private drain. The sump outlet shall extend a minimum of 150mm above the proposed grade at the dwelling (basement ceiling) prior to discharging to the storm private drain

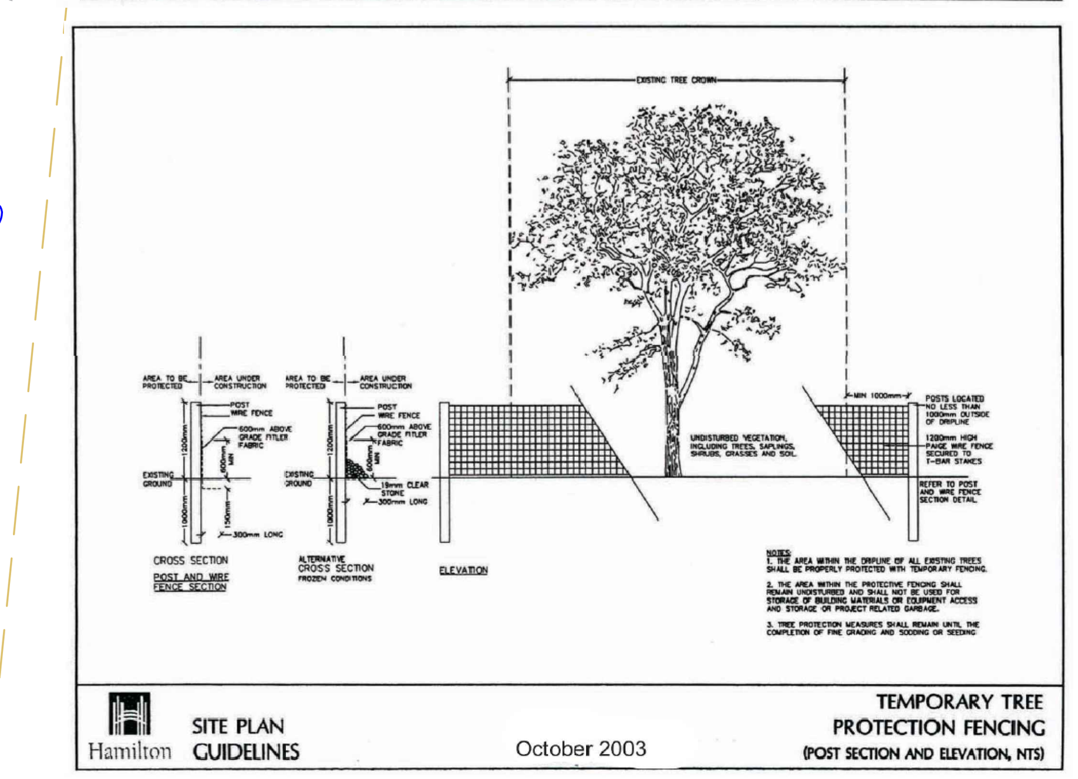
MUNICIPAL SERVICING:
- All services to be installed as per City of Hamilton Construction and Material Specifications Manual (latest edition) and Ministry of the Environment Guidelines (latest edition).
- Minimum horizontal separation between water services/mains and sewer drains and municipal sewer mains shall be 2.5m measured from the closest pipe edge to closest pipe edge. Vertical separation where water service/main passes over a sewer drain or municipal sewer main must be a minimum of 0.25m unless greater separation is required to provide for proper bedding and structural support. Water services/mains passing under sewer drains or municipal sewer mains must have a separation of 0.5m between the invert of the sewer main/drain and the crown of the water service / main
- All water services to be installed with a minimum of 1.6m cover. Sewer drains to be installed with a minimum cover of 2.20m at the property line below the final road grade or at such higher elevation only as may be necessitated by the level of the main sewer. On private property the minimum cover for sewer drains is to be no less than 1.2m
- Approval of this drawing is for material acceptability and compliance with municipal and provincial specifications and standards only. Approval and inspection by the City of the works does not certify the line and grade of the works and it is the owner’s responsibility to have their Engineer certify this accordingly
- All Backflow Prevention Devices must be selected, installed and maintained in accordance with the City of Hamilton's Backflow Prevention By-law # 10-103, including the manufacturer’s specifications for installation etc., and guidelines set out in the most recent versions of the ‘AWWA Canadian Cross Connection Control Manual’ and the ‘CSA. B64.10 / 07 / B64. 10.1-07 Standards’. In selecting a backflow device for a property, consideration must be given to future possible uses of the site which could result in a higher risk to the municipal drinking water system, thus making the device initially chosen inadequate for the new purpose and requiring future change out at the Owner's expense

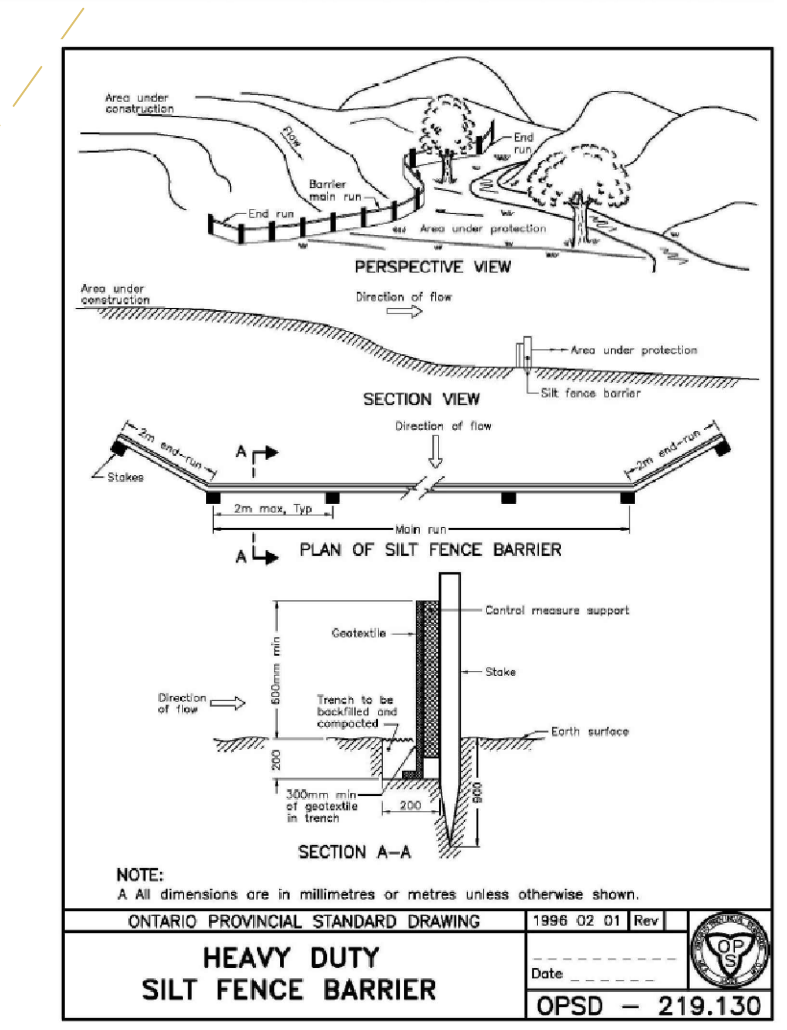


LEGEND:

x 315.58	EXISTING ELEVATION
x 315.58 (boxed)	PROPOSED ELEVATION
x (315.58)	PROPOSED INVERT ELEVATION OF DRAINAGE
(light arrow)	EXISTING SURFACE FLOW ROUTE
(dark arrow)	PROPOSED SURFACE FLOW ROUTE
←○	ROOF WATER DOWNSPOUT
— — —	PROPOSED GRASS SWALE
—□—	SILT FENCE CONTROL
++++++	TREE PROTECTION ZONE
N/A	TREE NO LONGER EXISTING





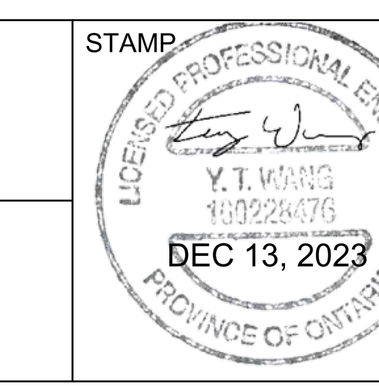


MUNICIPALITY NOTES

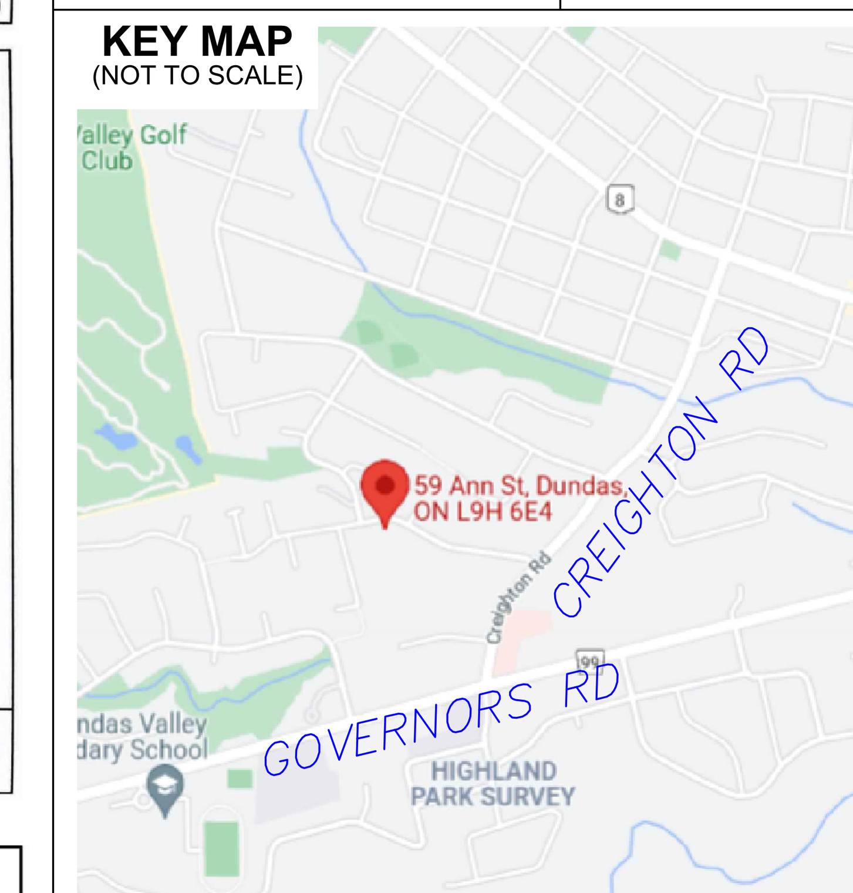
DRAWN BY: **TW**

DATE: **DEC 13, 2023**

STAMP



KEY MAP
(NOT TO SCALE)



KING EPCM
211-3780 14th Ave, Markham, ON, L3R 9Y5
www.KingEPCM.com
647-459-5647

CLIENT
Junmeng Li

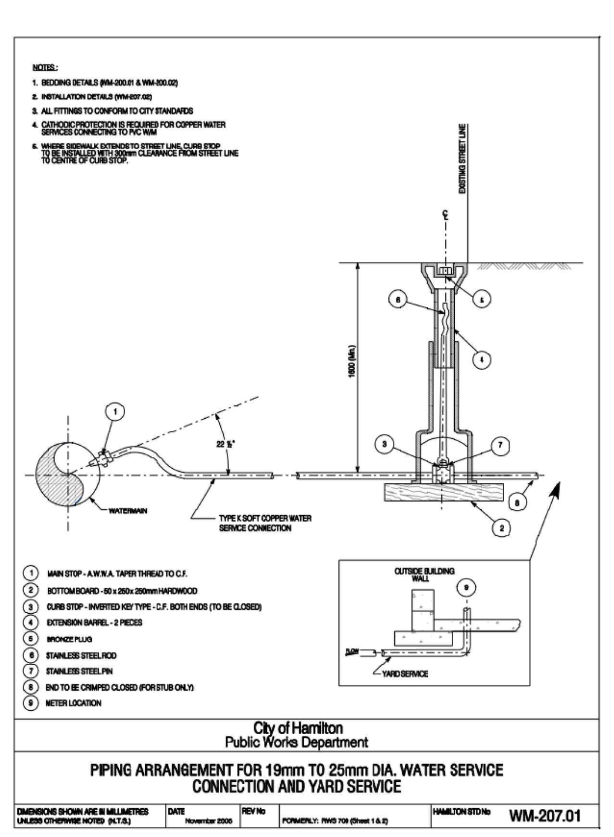
PROJECT NAME
PROPOSED 2 STOREY DWELLING

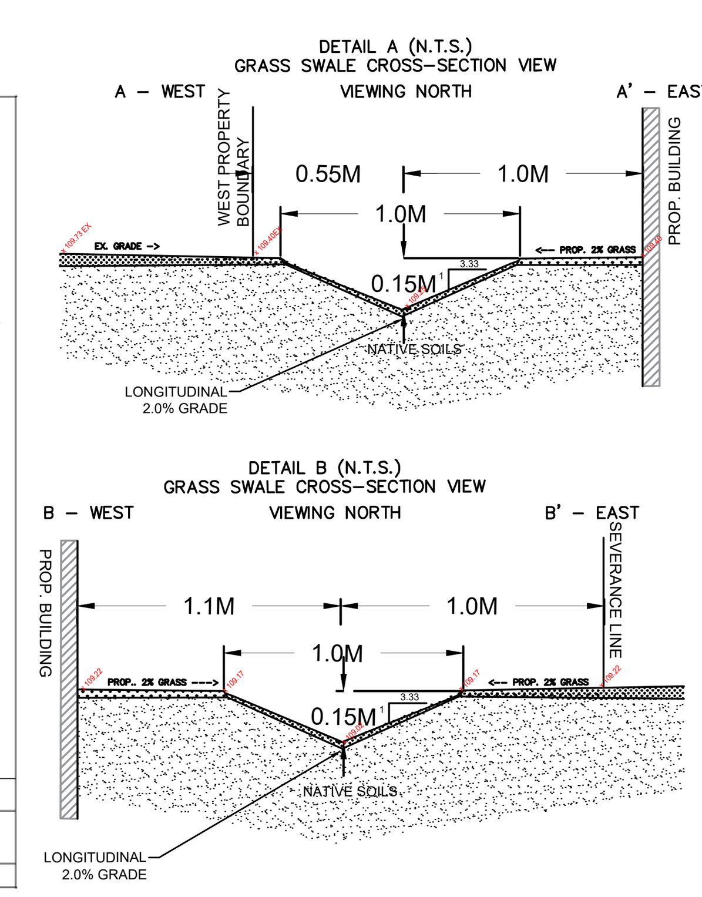
PROJECT LOCATION
61 ANN STREET DUNDAS, ON

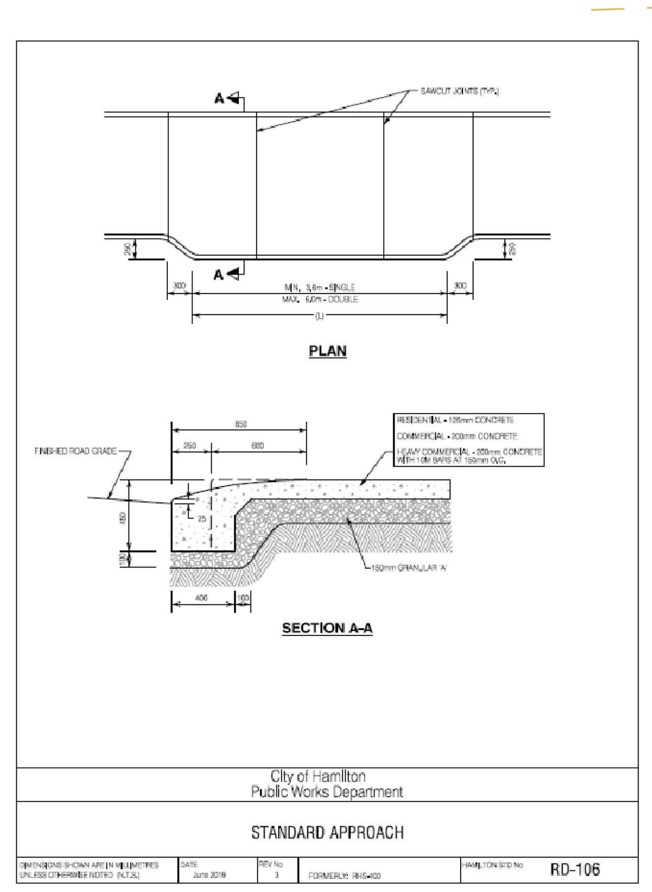
PRINT TITLE
GRADING & SERVICING PLAN

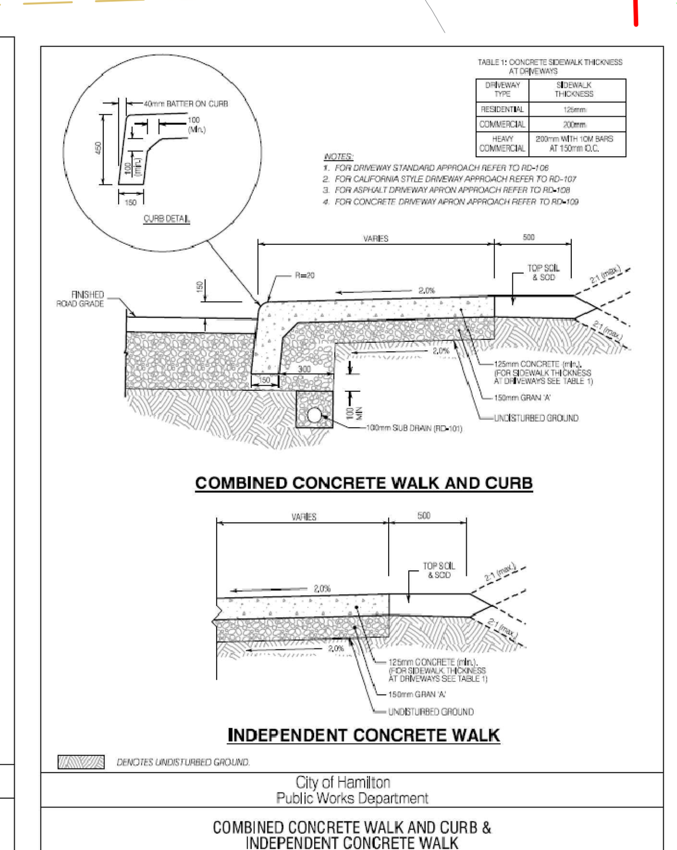
FILE No.
EGR-1.1

No.	ISSUED FOR:	DATE	DRAWN BY	CHECK
V1	INTERNAL REVIEW	MAR 11, 2022	ZW	
V2	ISSUED FOR PERMITS	JULY 12, 2023	DH	TW
V3	ISSUED FOR 2ND SUBMISSION	NOV 23, 2023	DH	TW
V4	ISSUED FOR MINOR REVISIONS	DEC 13, 2023	DH	TW
V5				





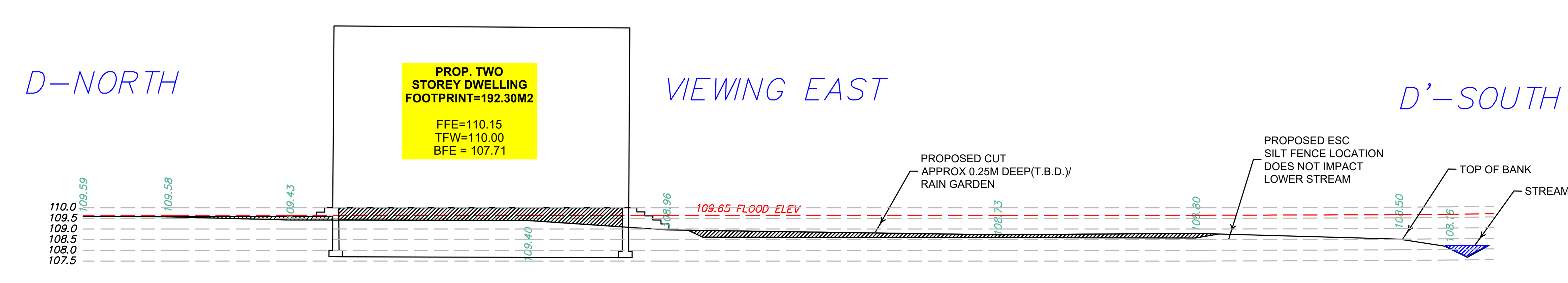




SCALE 1:200
1cm = 2m

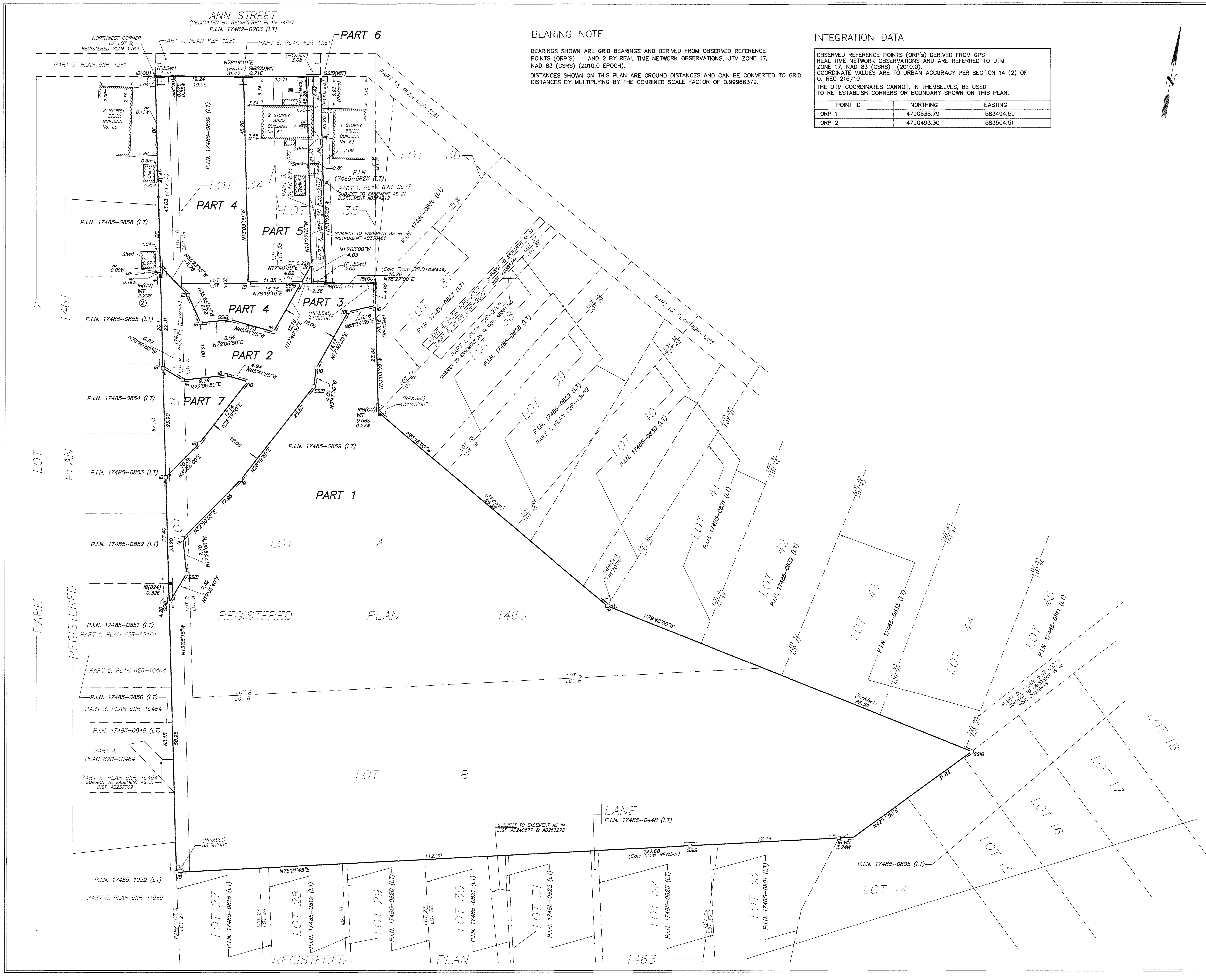
0m 5m 10m 15m 20m

FLOODWAY CROSS–SECTION REVIEW



PRE–DEVELOPMENT FLOODWAY CROSS–SECTION (NORTH OF STREAM) = 39.7M2
POST–DEVELOPMENT FLOODWAY CROSS–SECTION (NORTH OF STREAM) = 44.7M2

61 Ann St Hamilton site grading plan v4.dwg



BEARING NOTE

BEARINGS SHOWN ARE GRID BEARINGS AND DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010.0 EPOCH).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99966379.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10

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

POINT ID	NORTHING	EASTING
ORP 1	4790535.79	583494.59
ORP 2	4790493.30	583504.51

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

DATE NOVEMBER 20, 2023

ALEX MARTON
ONTARIO LAND SURVEYOR

PLAN 62R-22252

RECEIVED AND DEPOSITED

DATE Nov 29/2023

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

SCHEDULE

PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA sq.m
1	A AND B	1463	17485-0859 (LT)	10646
2	A AND B	1463	17485-0859 (LT)	1136
3	35	1463	17485-0859 (LT)	4.8
4	A, B, 34	1463	17485-0859 (LT)	1053
5	34 AND 35	1463	17485-0859 (LT)	616
6	35	1463	17485-0859 (LT)	138
7	A AND B	1463	17485-0859 (LT)	220

PART 6 SUBJECT TO EASEMENT AS IN INSTRUMENT AB360466

PLAN OF SURVEY OF
LOTS A, B, 34 AND PART OF LOT 35 REGISTERED PLAN 1463
(FORMERLY TOWN OF DUNDAS)
CITY OF HAMILTON

SCALE 1 : 400

10 0 10 20 30 40 metres

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
2023

METRIC

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT PLANTED
WIT	"	WITNESS MONUMENT
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
RIB	"	ROUND IRON BAR
N,S,E,W	"	NORTH, SOUTH, EAST, WEST
OU	"	ORIGIN UNKNOWN
824	"	A.T. MCLAREN, O.L.S.
PIN	"	PROPERTY IDENTIFIER NUMBER
MEAS	"	MEASURED
RP	"	REGISTERED PLAN 1463
P	"	PLAN 62R-1281
P1	"	PLAN 62R-2077
D	"	INSTRUMENT AB363454
D1	"	INSTRUMENT WF19938
FR	"	FROM
MF	"	METAL FENCE
BF	"	BOARD FENCE
CALC	"	CALCULATED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF NOVEMBER, 2023.

DATE : NOVEMBER 20, 2023

ALEX MARTON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2197704.

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
160 APPLEWOOD CRESCENT, UNIT 8,
CONCORD, ONTARIO, L4K 4H2
PHONE: 905-879-9889 FAX: 905-879-0770
E-MAIL: alex@amsurveying.ca
WEBSITE: www.amsurveying.ca

PARTY CHIEF: H.Z.	FILE NAME: 2020-328_RP.DWG
DRAWN : F.V.W.	PLOT SCALE: 1:400
CHECKED : A.M.	PROJECT No. 2020-328

Arborist Report, Tree Preservation & Landscaping Plan

61 Ann Street
Dundas, Ontario

Prepared for:

Junmeng Li
61 Ann Street
Dundas, Ontario
L9H 2N4
519-760-5232

Prepared by:

Silv-Econ Ltd.
913 Southwind Court
Newmarket, ON
L3Y 6J1
905-898-3085

November 30, 2023

SILV-ECON LTD.
RESOURCE MANAGEMENT CONSULTANTS

CONTENTS

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE
1:250
0 1.5 3
Meters

SHEET
TPP1
of 18

DATE
11/30/2023

Contents

1.0 Introduction

This Tree Preservation and Landscaping Plan (TPP) reviews the potential impacts of the proposed property conveyance and associated development on the existing trees and woodlot located at 61 Ann Street, Dundas, and adjacent properties.

The land area located west of the existing residence at the subject property and a 1 hectare woodlot to the south will be conveyed to form a new property for a proposed single family two-storey dwelling. The north portion of the conveyed lands, located outside of the woodlot, will undergo cut and fill grading to permit development of the proposed dwelling.

This report provides a general vegetation inventory and detailed assessment of trees within the proposed developed area, including a health assessment and recommendations for removal or preservation measures associated with the proposed works. This report has been prepared by Helen Sereda, R.P.F. (Provisional), ISA Certified Arborist (ON-1825A).

A total of 19 individually surveyed trees and a woodlot are addressed in this report. The inventories are provided in Appendix A and B respectively. Photographs of the surveyed trees are provided in Appendix C. The Tree Preservation and Landscaping Plan accompanies this report. This report and plan should be read in conjunction with all other plans prepared for the project.

2.0 Methodology

2.1 Field observations

Field observations were made on April 12th by I.S.A. Certified Arborists Kathleen Conners and Helen Sereda. There was no construction activity on the site at the time of field observations. Trees located within a minimum of 15m of the limits of site disturbance were included in the tree inventory and are addressed in this report. No municipal trees were found in the study area. A survey of the tree locations was provided to Silv-Econ Ltd by the client. Tree diameter (DBH) was measured at 1.4 meters above grade and tree condition was assessed through a Level 2 tree health assessment.

2.2 Tree assessments

A brief explanation of each Tree Inventory category is outlined below:

Tree number – Each tree is identified by a unique number corresponding to the TPP. The inventory includes 12 trees on the subject property and 7 trees on adjacent properties. Only trees on the subject property were tagged with a numbered tag.

Common Name and Botanical Name – The common and botanical species names are provided for each tree.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE
1:250
0 1.5 3
Meters

SHEET
TPP2
of 18

DATE
11/30/2023

Diameter at Breast Height (DBH) – The diameter of each tree, in centimeters, at breast height (1.4 m above grade) is provided.

Canopy Radius – The estimated radius of the tree's canopy at its widest point, in meters, is provided.

Condition Rating – The overall condition of each tree in accordance with the City of Hamilton's Tree Condition Rating Specifications,

> **GOOD** - dead branches less than 10%; signs of good compartmentalization on any wounds, no structural defects
> **FAIR** - 10-30% dead branches, size or occurrence of wounds present some concerns, minor structural defects
> **POOR** - more than 30% dead branches, weak compartmentalization, early leaf drop, presence of insects or disease, major structural defects.
> **DEAD** - tree shows no signs of life

Tree preservation zone (TPZ) – The required tree reservation zone radius, calculated as follows as per the following generally accepted guidelines[1]:

1. Trees 24 cm DBH and smaller require a TPZ of 2.4m radius
2. For trees 25 cm DBH or greater, the extent of the TPZ is determined by the following formula,

$$TPZ\ (m) = \frac{DBH\ (cm) \times 10}{100}$$

Location – The ownership and location of the tree (e.g. private / public)

Proposed Action – a brief description of the proposed action within the TPZ relative to the tree.

Potential Long-Term Impact – a description of the potential longer term impacts to tree health and risk

Notes – additional pertinent information regarding the tree, proposed site disturbance within the TPZ, etc., may be provided.

[1] York Region Street Tree & Forest Preservation and Compensation Guidelines (2016) – considered generally accepted guidelines

SILV-ECON LTD.

3.0 General vegetation inventory

3.1 Description and analysis

A map of the subject property and adjacent lands showing vegetation and linkages to other natural habitat is illustrated in the accompanying TPP.

The residential area fronting Anne Street contains 19 surveyed trees (Appendix A). The area is characterized as manicured turf with mature Manitoba maple, willow, and black walnut and a cedar hedge near the road. Trees proximate to the proposed development on adjacent properties include mature specimens of silver maple, blue spruce, and littleleaf linden.

The woodlot south of the residential area was inventoried for its species composition and examined for significant wildlife habitat features, and a screen for species at risk was undertaken.

The most common tree species in the woodlot is black walnut at 30% of the basal area followed by white ash, black cherry and a wide variety of supporting species as detailed in Appendix B. It's classed as a Fresh-Moist Black Walnut Lowland Deciduous Forest Type (FOD7-4), typical of riparian zones and terraces such as those found on the property. The average DBH of trees in the woodlot is 18cm, basal area 25m^2/ha, and dominant trees are approximately 23m in height and 70 years old. The woodlot is adequately regenerating with trees. Advanced regeneration, which includes trees taller than breast height, includes ash 40%, ironwood 20%, and an equal proportion of Manitoba maple, bitternut hickory and basswood. Early regeneration consists of an equal mix of buckthorn, ash, black cherry, basswood and sugar maple.

3.1 Species-at-Risk

The Province's Natural Heritage Information Centre database was scanned for species at risk within 1km of the property. The following 7 species were noted: northern bobwhite, chimney swift, Louisiana waterthrush, bobolink, butternut, red mulberry, and spotted wintergreen.

A thorough inspection of the property for these species and their habitat was undertaken during the field visit. Although no living butternut were observed, naturally dead-fallen butternut are present in the woodlot indicating presence of suitable habitat. None of the other species were observed, although the woodlot has potential to support red mulberry. The woodlot does not contain habitat for the other 5 species.

3.2 Significant natural and physical features

A tributary of Spencer Creek crosses the property south of the residential area within the woodlot. It meanders between the adjacent residential neighbourhoods, flowing eastward to discharge into Lake Ontario a short distance away (5km).

Based on the forest inventory and field observations, the property was evaluated against the following Significant Wildlife Habitat (SWH) as identified in Criteria Schedule for Ecoregion 7E,

SILV-ECON LTD.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE 1:250
0 1.5 3
Meters

SHEET
TPP3 of 18

DATE
11/30/2023

- Seasonal concentration area of animals
- Rare vegetation communities
- Specialized Habitats of Wildlife considered SWH
- Habitats of Species of Conservation Concern considered SWH
- Animal Movement Corridors

Results of the evaluation found Habitats of Species of Conservation Concern considered SWH: the woodlot contains suitable growing conditions for butternut and red mulberry. The woodlot also likely offers habitat for bats through its mature trees. No other Significant Wildlife Habitat was identified as per the criteria. The woodlot together with adjacent forests in the neighbourhood likely functions as a linkage corridor for resident wildlife along the tributary of Spencer Creek as illustrated in the TPP's Woodlot Connectivity Map.

3.3 Site topography, soils and drainage

Soils on the property are calcareous, fertile sandy loam. Drainage and moisture ranges from very fresh - well drained on slopes to very moist - imperfectly drained in bottomland areas and adjacent to the creek.

The topography is mostly flat, except for near the creek where elevations drop by a few meters to the streambed. A ridge of land is found within the woodlot along the east property line which rises to the southeast by about 10 meters.

3.4 Conservation recommendations

The following recommendations are offered to promote conservation trees in the residential portion of the property during development as well as woodlot outside of the development area,

- To avoid impacts to SWH, and to enhance habitat and connectivity, implement the following Tree Protection and Landscaping Plan
- Implement landowner maintenance guide provided in Section 4 to further enhance SWH.

4.0 Discussion

4.1 General work plan

Construction of the residential dwelling on the lands to be conveyed will involve excavating and grading north of and outside of the woodlot. The woodlot and trees located outside of the construction area will be protected in their current state through implementation of this Tree Protection Plan. No negative impacts to the condition or function of the woodlot or retained trees are expected.

4.2 Tree removal

8 trees have been identified for removal within the residential area. 6 of the trees are not compatible with the proposed works, and 2 trees are located outside of the construction area but should be removed for tree risk.

Tree #s: 1, 2, 3, 4, 5, 6 - situated within the conveyed lands within the residential construction area where grading and construction works will require their removal.

Tree #s: 11, 12 - situated on the retained residential lands. The trees are in a declining state with large amounts of deadwood and should be removed for safety.

4.3 Tree pruning

Canopy clearance pruning shall be implemented in all instances where works are to be undertaken in such proximity to the existing canopy of a tree to be preserved that the canopy may be damaged, or where the canopy may interfere with the proposed site elements following construction. Canopy clearance pruning must be undertaken according to generally accepted arboricultural standards.

Canopy clearance pruning or tree trimming will not be necessary on retained trees. The proposed retained trees are in good to satisfactory health condition, with some being recently pruned and do not have limbs extending into the work zone.

4.4 Tree preservation

All retained trees will be preserved in their current locations through the implementation of various preservation measures including:

4.4.1 Tree preservation zone (TPZ) barriers

All trees to be preserved shall be protected behind Tree Preservation Zone (TPZ) barriers. TPZ barriers shall be located at the edge of the tree's minimum required as illustrated on the Tree Preservation Plan. Where work is proposed within a tree's minimum required TPZ, the TPZ barrier shall be set as far from the base of the tree as possible and other tree preservation measures (e.g., stem protection, root zone compaction protection, or root sensitive root excavation – root pruning) shall be implemented. The proposed arrangement of TPZ barriers is shown on the TPP. TPZ signage shall be installed on all sides of a tree protection barrier.

4.4.2 Root-sensitive excavation and root pruning

In all instances where excavation is proposed within the minimum required TPZ of a tree to be preserved, root-sensitive excavation and root pruning shall be considered in advance of conventional excavation to avoid ripping, tearing and dislodging of roots which often occurs during mechanical excavation. Specifications for root-sensitive excavation and root pruning are outlined in the TPP. Pruning must be undertaken by a Qualified Arborist only. Pruning shall be done on an as needed basis immediately following root exposure. Soils used to backfill exposed roots should be fertile coarse sands, if possible, to allow for air and water infiltration.

There are no trees requiring root sensitive excavation and root pruning.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE
1:250
0 1.5 3
Meters

SHEET
TPP4
of 18

DATE
11/30/2023

4.4.3 Root zone compaction protection

Although root zone compaction is not anticipated, protection measures illustrated in the Tree Protection Plan.

4.4.4 Stem protection

Although stem protection is not an anticipated requirement, methods illustrated in the TPP shall be done as necessary.

4.4.5 Tree transplanting

No trees or shrubs are proposed for transplanting.

4.4.6 Arboricultural maintenance

No specific arboricultural maintenance is recommended or necessary for the trees to be preserved.

4.5 Implementation of the tree protection plan

The City of Hamilton requires a recognized tree management professional be on site at the following times during construction to ensure the work is completed as planned,

- Installation of tree protection measures prior to grading. Submit a Verification of Tree Protection Letter to the Director of Planning to confirm that all tree protection measure has been installed.
- Post-grading inspection. Submit a Tree Maintenance Report to the Director of Planning to confirm trees have been removed as planned, and to assess damage to trees that were retained but have inadvertently been damaged or removed by site grading and clearing. The report shall identify a dollar value for damaged trees and propose a compensation plan for replacing them. The report shall also recommend preservation methods such as crown and root fertilization, watering and pruning to improve the health of remaining trees if necessary.

4.6 Landowner maintenance guide

The following recommendations are offered to promote a sustainable canopy cover on the property,

- It will be prudent to monitor the condition of large, retained trees over time and take any actions necessary to reduce future risk of failure. Examples of treatments include removal of deadwood, crown reduction, and limb subordination. These treatments should be considered first over tree removal.

- Newly planted trees such as those identified in the landscaping plan should be watered weekly starting mid May for 14 weeks throughout the first year to ensure successful establishment. As a rule, a minimum of 50 litres should be applied weekly to 50mm caliper trees.
- Conserve woodlot in a natural state by avoiding removal of dead trees if not hazardous, preventing introduction of invasive species, and by planting a mix native trees and shrubs along the banks of the creek as necessary to prevent erosion.

5.0 Landscaping plan

The City of Hamilton requires one newly planted tree for each tree removed as per the City of Hamilton's Tree Protection Guidelines. If it is not possible to replant trees on site (i.e., no space), cash-in-lieu will be provided to the city to plant trees elsewhere.

The proposed landscaping plan involves planting a mix of 8 native trees on the subject property to replace the 8 trees proposed for removal. The nursery stock must meet the City's minimum caliper and height size of 50mm (deciduous) and 1.5m (coniferous). The TPP illustrates the potential planting locations, with species details and planting diagrams illustrated.

6.0 Concluding remarks

The proposed works will necessitate the removal of 8 trees located on the subject property; 6 trees are located within the proposed construction area, and 2 are risk trees located outside of the work zone.

All other trees, including those on adjacent properties and the woodlot south of the construction area on the subject property will be protected behind Tree Preservation Zone (TPZ) barriers with silt control installed where necessary. The woodlot's function as contibuting to a wildlife corridor will not be impacted by the proposed development, as the development is located outside of the woodlot within the existing residential area.

A Landscaping Plan recommends planting 8 trees to restore canopy cover removed as part of the development as well as enhancing the connectivity of the woodlot. A landowner maintenance guide is provided to promote a sustainable canopy cover on the property.

7.0 Limitations of recommendations

The assessment of the trees presented in this report have been made using accepted arboricultural techniques. These include a visual examination of all the above ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, foliage, and inspection of any visible root damage or defects such as heaving ground. Trees were not cored, probed or climbed and there were no detailed inspections of the roots, such as through soil excavations.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE
1:250
0 1.5 3
Meters

SHEET
TPP5
of 18

DATE
11/30/2023

While reasonable efforts have been made to evaluate tree risk and recommend treatment measures, Silv-Econ does not guarantee the trees or any of their parts will remain safe and is not liable for any damages that may arise as a result of tree failure. Silv-Econ or its employees will not be responsible in any manner for direct, indirect, special, or consequential damages caused in any way as the result of matters related to the tree(s). It must be recognized that trees are living organisms, and their health and vigor constantly change over time, and not all defects can be observed, or failure predicted. Inspections of large trees by a Certified Arborist are strongly recommended on an annual basis, and during or after significant storms or other external factors, (e.g. damage from vehicle collision, construction) to identify necessary treatments.

On behalf of SILV-ECON LTD.

Helen Sereda
I.S.A. Certified Arborist ON-1825A

SILV-ECON LTD.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE
1:250
0 1.5 3
Meters

SHEET
TPP6
of 18

DATE
11/30/2023

Appendix A – Tree Inventory

Tree #	Tag #	Address	Common Name	Botanical Name	DBH (cm)	Crown Radius (m)	Condition Rating	Tree Preservation Zone (m)	Location	Recommendations	Potential Long-Term Impact	Observations
1	5896	61 Ann Street	White cedar	Thuja occidentalis	36	1.5	Fair	3.6	Private	Located where new dwelling is proposed. Remove for dwelling construction.	-	2 stems (28 cm, 36 cm) with included bark at the trunk base. The 36 cm stem has a 26 cm limb with weak structure - potential canker and internal decay.
2	5897	61 Ann Street	Yew	Taxus canadensis	12	1.5	Good	2.4	Private	Located where new dwelling is proposed. Remove for dwelling construction.	-	Growing in a cluster of 5+ stems. The crown is slightly unbalanced. There are Manitoba maple, Norway maple saplings and a willow shrub growing at the base.
3	5898	61 Ann Street	Manitoba maple	Acer negundo	84	5	Fair	8.4	Private	Located where new dwelling is proposed. Remove for dwelling construction.	-	The tree displays a >10% lean and included bark within the crown. The trunk contains internal decay, and discoloured bark.
4	5899	61 Ann Street	Manitoba maple	Acer negundo	68	4.5	Poor	6.8	Private	Remove for site grading and poor health.	-	The crown exhibits minor deadwood (<5%) - maximum branch size being 7 cm. The trunk contains discoloured bark, internal decay, and the presence of fruiting bodies (fungi).
5	5900	61 Ann Street	Manitoba maple	Acer negundo	86	5.5	Poor	8.6	Private	Remove for site grading and poor health.	-	2 stems (44 cm, 86 cm). The crown displays previous limb failure(s), limbs containing rot, and moderate deadwood (10-30%) - maximum branch size being 5 cm. The trunks exhibit included bark, discoloured bark and the presence of fruiting bodies (fungi).
6	5901	61 Ann Street	Black walnut	Juglans nigra	34	3.5	Good	3.4	Private	Remove for site grading. Excavation will cause significant root loss resulting in tree mortality.	-	The crown displays co-dominant leader(s).
7	5902	61 Ann Street	Black walnut	Juglans nigra	54	4.5	Good	5.4	Private	Install tree protection barrier at edge of TPZ	None	The crown exhibits minor deadwood (<5%) -maximum

SILV-ECON LTD.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE
1:250
0 1.5 3
Meters

SHEET
TPP7
of 18

DATE
11/30/2023

Tree #	Tag #	Address	Common Name	Botanical Name	DBH (cm)	Crown Radius (m)	Condition Rating	Tree Preservation Zone (m)	Location	Recommendations	Potential Long-Term Impact	Observations
												branch size being 6 cm. LDD egg masses are present.
8	5903	61 Ann Street	Black walnut	Juglans nigra	34	4	Fair	3.4	Private	Install TPZ barrier in location shown on the TPP.	None	The crown contains included bark and co- dominant leader(s). There is a failed willow trunk wedged within a branch union.
9	5904	61 Ann Street	Black walnut	Juglans nigra	50	4.5	Good	5	Private	Install TPZ barrier in location shown on the TPP.	None	The crown contains co-dominant leader(s). Climbing poison ivy vine is present along the trunk and lower canopy.
10	5905	61 Ann Street	Black walnut	Juglans nigra	29	3	Good	2.9	Private	Install TPZ barrier in location shown on the TPP.	None	The crown contains co-dominant leader(s). Climbing poison ivy vine is present along the trunk and lower canopy.
11	5906	61 Ann Street	Manitoba maple	Acer negundo	58	5	Poor	5.8	Private	Remove for declining tree health and high risk of failure and injury to people.	-	The crown is unbalanced and contains extreme deadwood (>30%) - maximum branch size being 16 cm, and two hangers at 4 cm. The tree has a slight lean, cavities within the branches, and low bark vigour - bark is sloughing off branches. There white ash and basswood saplings at the trunk base.
12	5907	61 Ann Street	Black walnut	Juglans nigra	44	4.5	Poor	4.4	Private	Remove for declining tree health and high risk of failure and injury to people.	-	The crown contains moderate deadwood (10-30%) - maximum branch size being 7 cm. The tree has probable internal decay and previous limb failure(s).
13	NT	59 Ann Street	Blue spruce	Picea pungens	48	2.5	Fair	4.8	Private	None	None	Exhibits thinning foliage and minor twig dieback.
14	NT	65 Ann Street	Littleleaf linden	Tilia cordata	55	45	Good	5.5	Private	Install TPZ barrier in location shown on the TPP.	The tree is elevated and separated from the construction area by a retaining wall. No impacts to roots or other tree parts are expected.	Tree is located on the adjacent property. It is growing on elevated ground separated by a retaining wall from the subject property. The crown exhibits included bark and minor deadwood (<5%) - maximum branch size being 6 cm.
15	NT	7 Sullivans Lane	Willow	Salix sp.	48	5.5	Fair	4.8	Private	None	None	The crown exhibits previous limb failure(s) and minor deadwood (<5%) - maximum branch size being 3 cm. The

SILV-ECON LTD.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE 1:250 (0 1.5 3 Meters)

SHEET TPP8 of 18

DATE 11/30/2023

Tree #	Tag #	Address	Common Name	Botanical Name	DBH (cm)	Crown Radius (m)	Condition Rating	Tree Preservation Zone (m)	Location	Recommendations	Potential Long-Term Impact	Observations
16	NT	61 Ann Street	Willow	Salix sp.	42	5	Poor	4.2	Private	None	None	trunk contains a bulge (potential indication of decay). The crown exhibits previous limb failure(s) and moderate deadwood (10-30%) - maximum branch size being 22 cm.
17	NT	61 Ann Street	Willow	Salix sp.	66	7	Poor	6.6	Private	None	None	The crown contains previous limb failure(s), epicormic branching, the presence of cavities, and moderate deadwood (10-30%) - maximum branch size being 26 cm. There is a squirrel nest.
18	NT	59 Ann Street	Silver maple	Acer saccharinum	53	5.5	Fair	5.3	Private	None	None	The crown is unbalanced, contains previous limb failure(s), and has been over pruned. There is a presence of minor deadwood (<5%) - maximum branch size being 6 cm.
19	NT	59 Ann Street	Silver maple	Acer saccharinum	64	6	Fair	6.4	Private	None	None	The tree contains 3 stems. Growing very close to the existing fence. There is a squirrel nest in the crown.

SILV-ECON LTD.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE
1:250
0 1.5 3
Meters

SHEET
TPP9
of 18

DATE
11/30/2023

Appendix B – Woodlot inventory

FOREST INVENTORY

Compartment	Hectares	Species Composition* Overstory (Trees >9cm DBH)	Species Composition* Saplings (Trees 5-9 cm DBH)	Basal area (m^2/ha)**	Average DBH (cm)***	Stems/ha	Age (Years)	Height (m)	Canopy closure (%)	Quality (%Acceptable Growing Stock)	Basal Area Distribution by Size Class (m^2/ha) Saplings (5-9 cm DBH)	Poles (10-24 cm DBH)	Small (26-36 cm DBH)	Medium (38-48 cm DBH)	Large (50-60 cm DBH)	Xlarge (>60 cm DBH)	Density Distribution by Size Class (stems/ha) Saplings (5-9 cm DBH)	Poles (10-24 cm DBH)	Small (26-36 cm DBH)	Medium (38-48 cm DBH)	Large (50-60 cm DBH)	Xlarge (>60 cm DBH)	Tree Regeneration Assessment for Trees < 5cm DBH: Advanced Regeneration (Trees > 1.4m Tall) Composition	Advanced Regeneration (Trees > 1.4m Tall) Density (stems/ha)	Early Regeneration (Trees < 1.4m Tall) Composition	Early Regeneration (Trees < 1.4m Tall) Density (stems/ha)
W-1	0.93	Wn3 Aw2 Cb1 Ow1 (Bd Be El He Iw Mh Mm Mn Or Pt Sn Wi)3	Aw10	25.2	18	985	70	23	87	62.5	0.4	15.6	5.2	2.8	0.8	0.8	80	892	68	19	4	2	Aw4 Iw2 Wn1 Mm1 Hi1 Bd1	2,800	Bt3 Aw2 Cb2 Bd2 Mh1	2,400

*Refer to species abbreviations below.
Species composition. For example: W-1 Wn3 Aw2 Cb1 Ow1 (Bd Be El He Iw Mh Mm Mn Or Pt Sn Wi)3 = Stand contains 30% black walnut, 20% white ash, 10% black cherry, 10% white oak, and 30% other species by basal area.
**Basal Area. The cross-sectional area of all stems 10 cm or greater in diameter measured at breast height and expressed in square metres per hectare (m^2/ha).
***DBH. Diameter at breast height, i.e. 1.3 m above ground.

Species abbreviation	Common name	Scientific name	Species abbreviation	Common name	Scientific name	Species abbreviation	Common name	Scientific name
Bd	American basswood	*Tilia americana*	Bt	European buckthorn	*Rhamnus cathartica*	Mh	Sugar maple	*Acer saccharum*
Be	American beech	*Fagus grandifolia*	Iw	Ironwood	*Ostrya virginiana*	Aw	White ash	*Fraxinus americana*
Hi	Bitternut hickory	*Carya cordiformis*	Mm	Manitoba maple	*Acer negundo*	El	White elm	*Ulmus americana*
Cb	Black cherry	*Acer ginnala*	Mn	Norway maple	*Acer platanoides*	Ow	White oak	*Quercus alba*
Wn	Black walnut	*Juglans nigra*	Sn	Norway spruce	*Picea abies*			
He	Eastern hemlock	*Tsuga canadensis*	Or	Red oak	*Quercus rubra*			

SILV-ECON LTD.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE 1:250 (0 1.5 3 Meters)

SHEET TPP10 of 18

DATE 11/30/2023

Appendix C – Tree Photographs

Refer to attached digital pdf file.

LANDSCAPING PLAN

NOTES / INSTRUCTIONS

8 trees of a diversity of native species are proposed for planting within and adjacent to the proposed development area.

The planting list is detailed below and includes hardy species that will grow quickly, complement the woodlot on site, and contribute to future wildlife habitat on the property. Tree substitutions and final planting locations may be permitted with authorization. Trees are to be mulched and planted with soil amendments as per the planting details. All areas of exposed soil which are not sodded are to be revegetated with a native meadow mixed with a nurse crop. See below for components of meadow mix.

Tree Protection: To safeguard the six saplings destined for the northern bank of the waterway from potential harm caused by deer, it is recommended to encircle each tree with a wire fence for a duration of five years post-planting. The protective barrier should be constructed from 4-foot welded wire fencing, reinforced by T-posts. The fence should be arranged in a circular pattern around the tree, ensuring a minimum clearance of 30cm between the fence and the tree trunk to allow for growth.

Timing: Tree planting to occur in spring or autumn following construction. Revegetate exposed soils with meadow mix seed prior to removal of silt fencing.

Watering: Water trees weekly for the first year (second week of May to end of September) to ensure trees maintain vigor and to promote establishment. Each tree is to receive a minimum of 50 litres of water directed onto the root ball.

PLANT LIST SUMMARY

Key	Botanical Name	Common Name	Qty	Size (minimum)
Co	Celtis occidentalis	Hackberry	1	50mm caliper
Ta	Tilia americana	American basswood	1	50mm caliper
Bp	Betula papyrifera	White birch	1	50mm caliper
Jn	Juglans nigra	Black walnut	1	50mm caliper
As	Acer saccharum	Sugar maple	4	50mm caliper
		Total	**8**	

MEADOW SEED MIX

All areas of bare soil that will not be sodded are to be revegetated with native drought tolerant perennial forbs and grasses (OSC Seeds Rural Ontario Roadside Native Seed Mixture 8145). Once these plants have established, they require little ongoing maintenance. Contains: Black Eyed Susan (Rudbeckia hirta), Blue Vervain (Verbena hastata), Boneset (Eupatorium perfoliatum), Canada Wild Rye (Elymus canadensis), Dense Blazing Star (Liatris spicata), Foxglove/Beardtongue (Penstemon digitalis), Indiangrass (Sorghastrum nutans), Little Bluestem (Schizachyrium scorparium), New England Aster (Aster novae-angliae), Showy Tick Trefoil (Desmodium canadense), Virginia Wild Rye (Elymus virginicus), Wild Bergamot (Monarda fistulosa). Sow seed according to OSC Seeds product instructions. Suggested seeding is at a rate of 25kg/ha along with a nurse crop applied separately and at the same rate. Oats and rye are often used as nurse crops.

SILV-ECON LTD.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

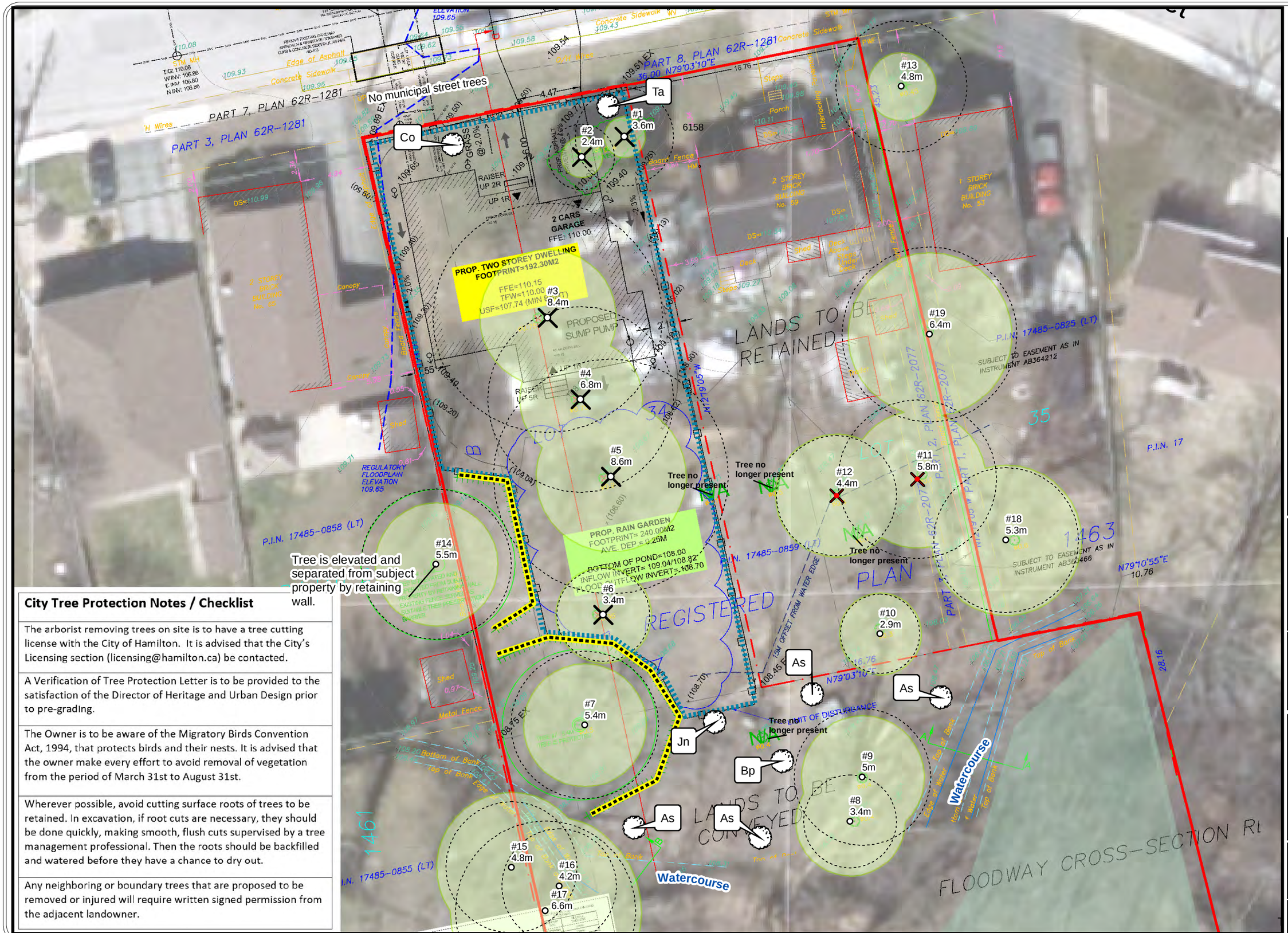
TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE 1:250 (0 1.5 3 Meters)

SHEET TPP11 of 18

DATE 11/30/2023



City Tree Protection Notes / Checklist

The arborist removing trees on site is to have a tree cutting license with the City of Hamilton. It is advised that the City's Licensing section (licensing@hamilton.ca) be contacted.
A Verification of Tree Protection Letter is to be provided to the satisfaction of the Director of Heritage and Urban Design prior to pre-grading.
The Owner is to be aware of the Migratory Birds Convention Act, 1994, that protects birds and their nests. It is advised that the owner make every effort to avoid removal of vegetation from the period of March 31st to August 31st.
Wherever possible, avoid cutting surface roots of trees to be retained. In excavation, if root cuts are necessary, they should be done quickly, making smooth, flush cuts supervised by a tree management professional. Then the roots should be backfilled and watered before they have a chance to dry out.
Any neighboring or boundary trees that are proposed to be removed or injured will require written signed permission from the adjacent landowner.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE 1:250 (0 1.5 3 Meters)

SHEET TPP12 of 18

DATE 11/30/2023

Linkage Corridor for Resident Wildlife

KEY MAP
62 Ann Street, Dunda

Potential Wildlife Corrdor

Potential Wildlife Corridor

Proposed development located within existing residential area - located outside of potential wildlife / linkage corridor

Woodlot
1 ha

Potential Wildlife Corridor

Potental Wildlife Corridor

Spencer Creek

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

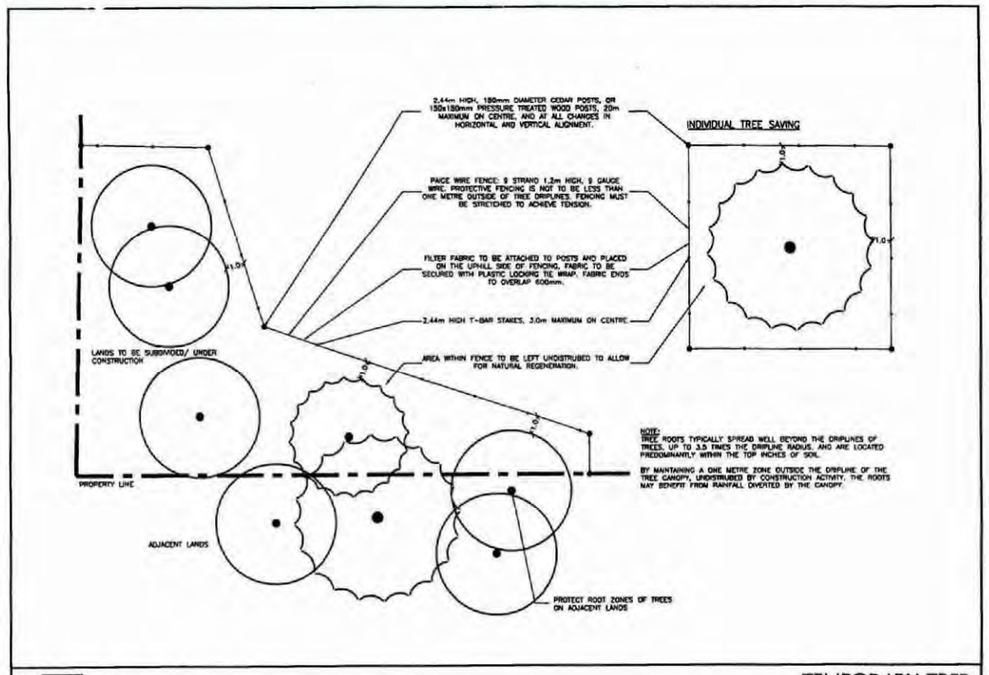
TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE
1:3,500
0 5
Meters

SHEET
TPP13
of 18

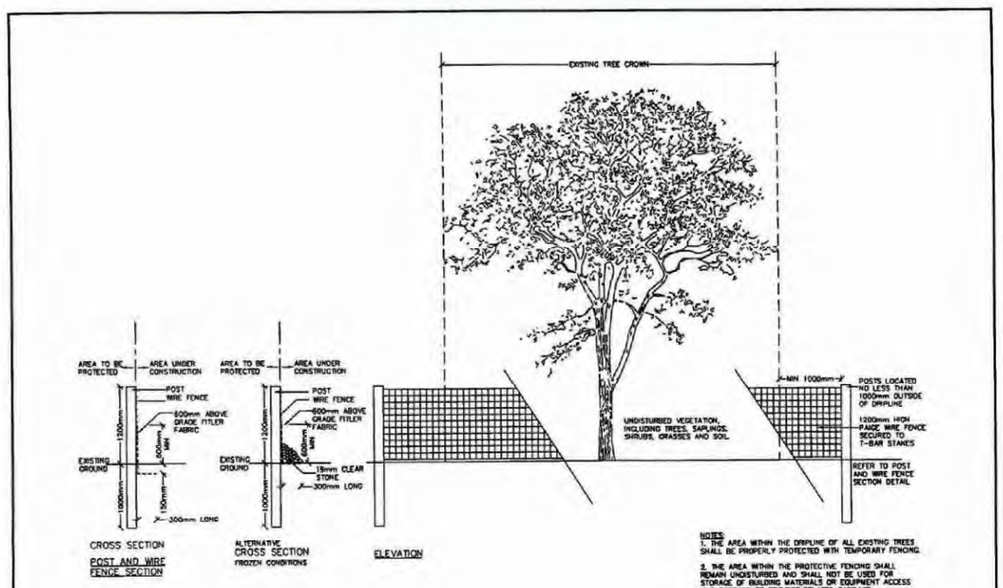
DATE
11/30/2023



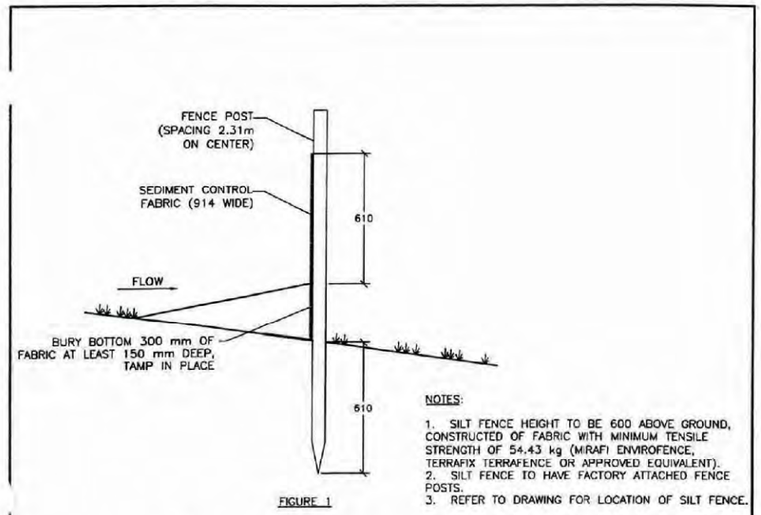
Hamilton SITE PLAN GUIDELINES — October — TEMPORARY TREE PROTECTION FENCING (PLAN VIEW, NTS)

Tree Protection Sign Detail

The distance between signs shall not exceed 50 metres. Signage shall be constructed of white corrugatedplastic or equivalent durable material measuring no less than 28 cm (height) × 43 cm (width). Signage shall be installed utilizing plastic zip ties, wire tie or similar durable material in a manner that prevents tearing of the barrier fence. Note: Snow fending not recommended.

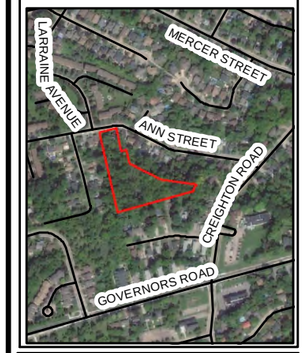


Hamilton SITE PLAN GUIDELINES — October 2003 — TEMPORARY TREE PROTECTION FENCING (POST SECTION AND ELEVATION, NTS)



Hamilton SITE PLAN GUIDELINES — October 2003 — SILT FENCE (NTS)

KEY MAP



LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

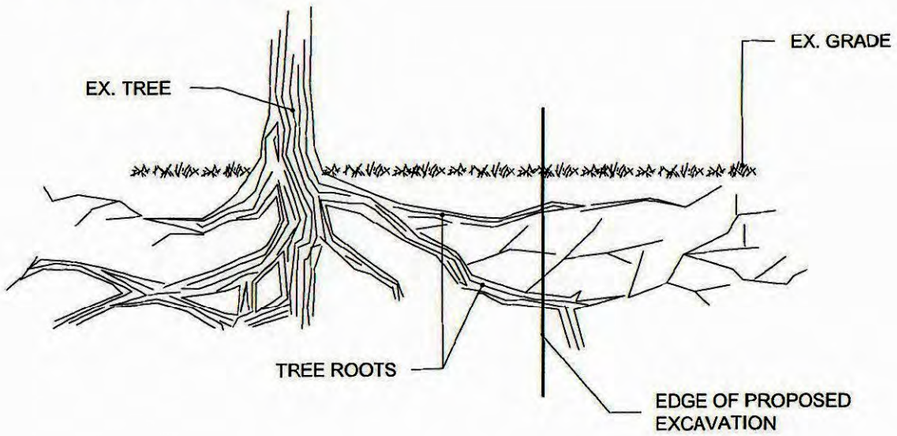
61 ANN STREET DUNDAS

SCALE 1:250 (0 1.5 3 Meters)

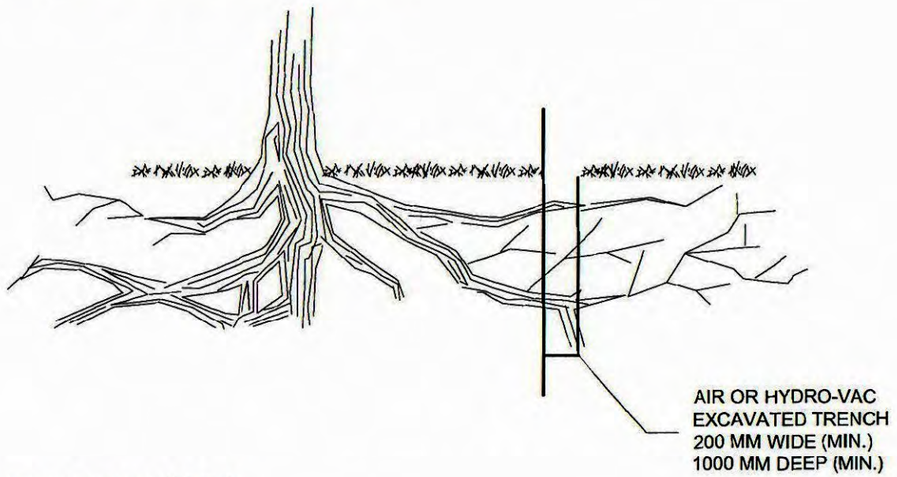
SHEET TPP14 of 18

DATE 11/30/2023

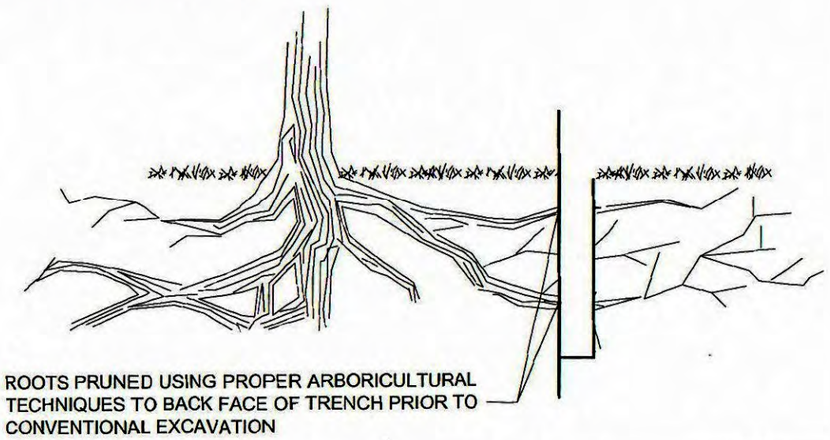
1. EXISTING CONDITIONS (TYP.)



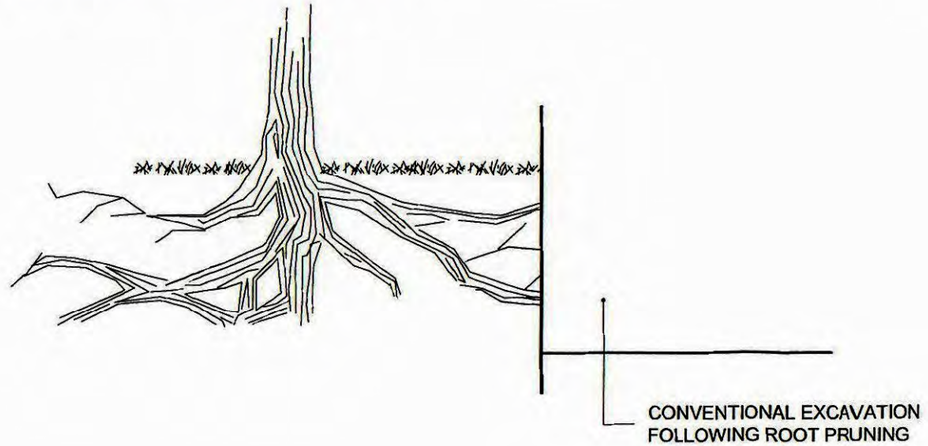
2. ROOT-SENSITIVE EXCAVATION (TYP.)



3. ROOT PRUNING (TYP.)



4. CONVENTIONAL EXCAVATION (TYP.)



ROOT-SENSITIVE EXCAVATION AND ROOT PRUNING

DATE:

SCALE N.T.S.

REV.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

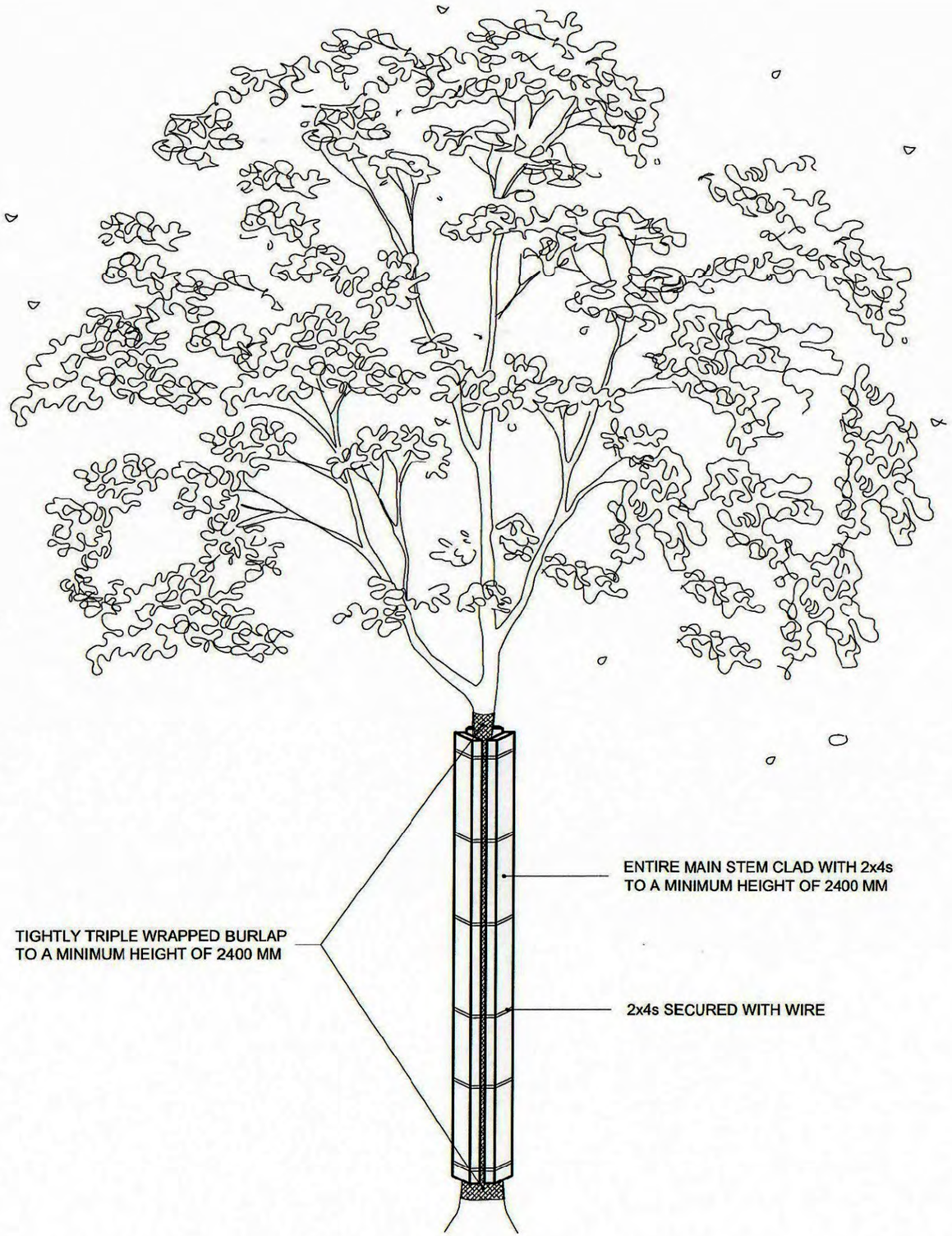
TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE 1:250 (0 1.5 3 Meters)

SHEET TPP15 of 18

DATE 11/30/2023



TREE STEM PROTECTION

DATE:

SCALE N.T.S.

REV.

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

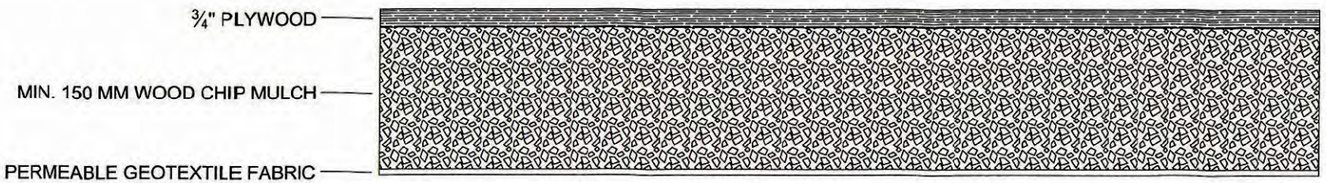
SCALE
1:250
0 1.5 3
Meters

SHEET
TPP16
of 18

DATE
11/30/2023

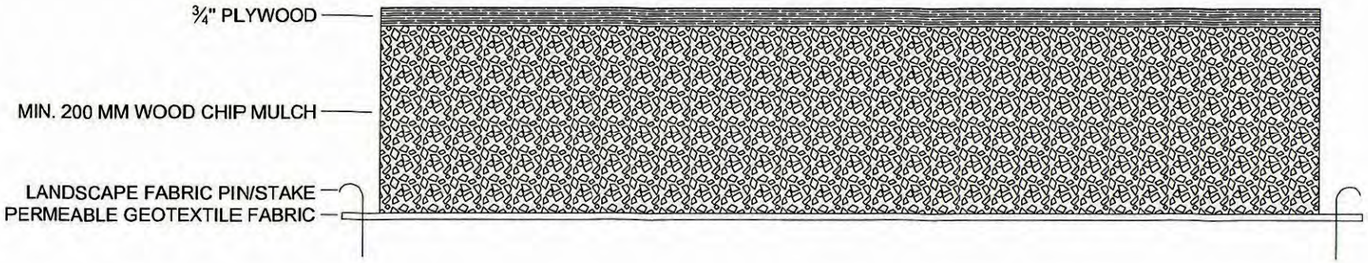
LIGHT ROOT ZONE COMPACTION PROTECTION

LIGHT ROOT ZONE COMPACTION PROTECTION SHALL BE IMPLEMENTED WHERE LIMITED NON-VEHICULAR ACCESS IN THE TPZ IS ANTICIPATED (E.G., OCCASIONAL FOOT TRAFFIC, WHEELBARROW).



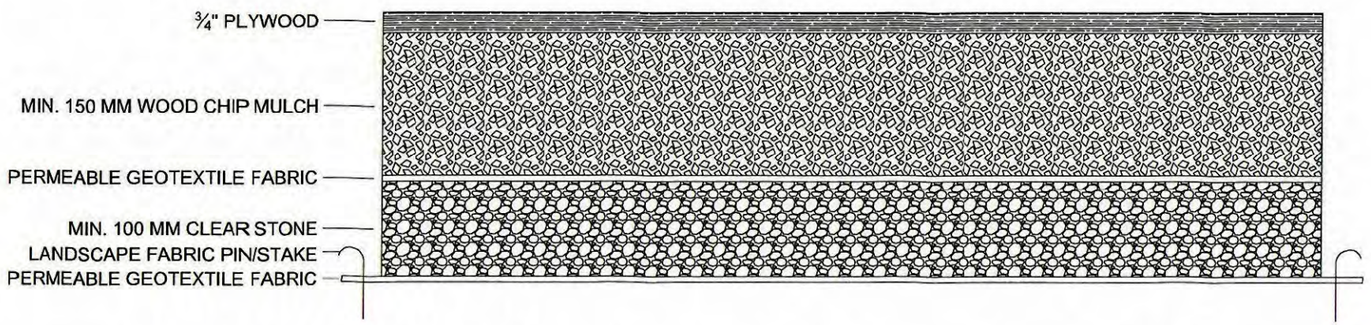
MODERATE ROOT ZONE COMPACTION PROTECTION

MODERATE ROOT ZONE COMPACTION PROTECTION SHALL BE IMPLEMENTED WHERE MORE FREQUENT NON-VEHICULAR ACCESS OR OCCASIONAL LIGHT VEHICLE (E.G., PICKUP TRUCK) ACCESS ACROSS THE TPZ IS ANTICIPATED.

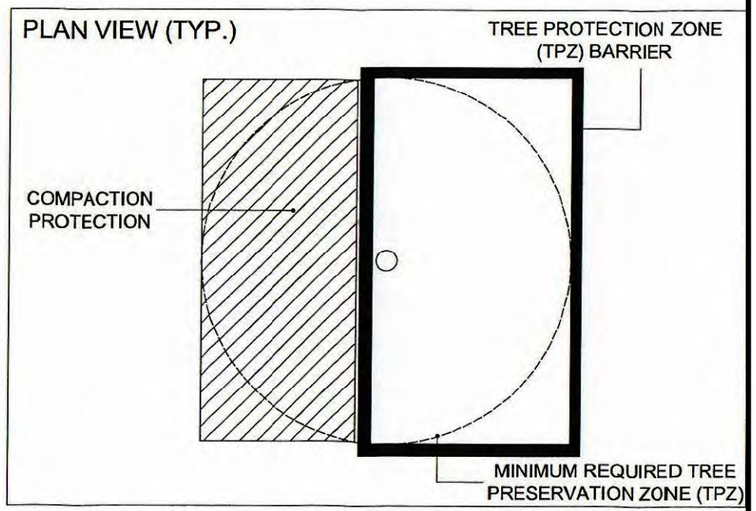


HEAVY ROOT ZONE COMPACTION PROTECTION

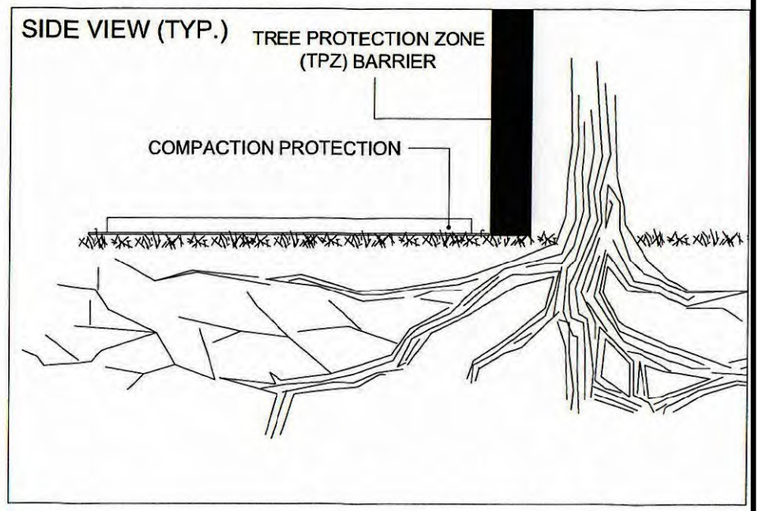
HEAVY ROOT ZONE COMPACTION PROTECTION SHALL BE IMPLEMENTED IN AREAS WHERE REGULAR VEHICLE ACCESS OR SIMILAR IMPACTS ARE ANTICIPATED IN THE TPZ.



PLAN VIEW (TYP.)



SIDE VIEW (TYP.)



ROOT ZONE COMPACTION PROTECTION

DATE:			SCALE N.T.S.
REV.			

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

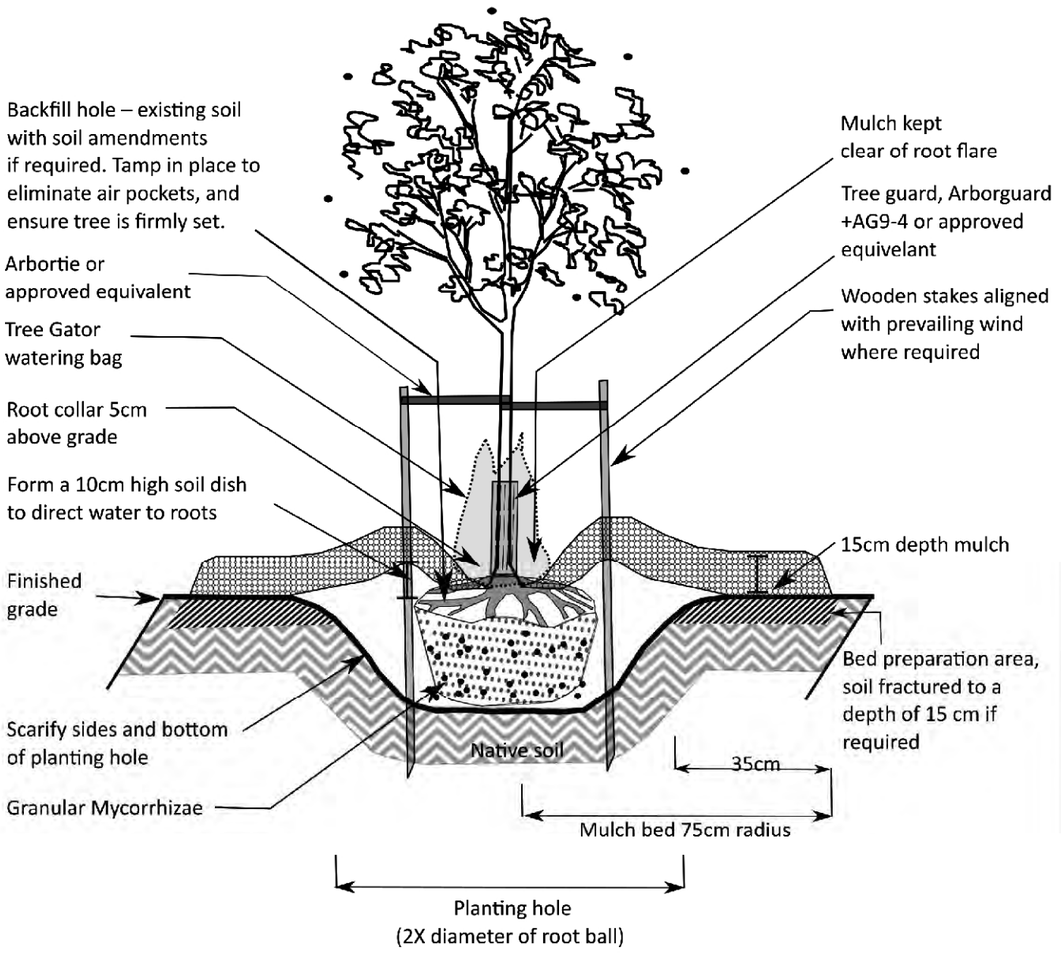
TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE 1:250 (0 1.5 3 Meters)

SHEET TPP17 of 18

DATE 11/30/2023



TREE PLANTING INSTRUCTIONS

WATERING:

Soak the rootball and backfill area with 40 litres of water after planting

ROOTBALL, BURLAP, TWINE:

Cut and remove all wire, rope, burlap and twine from the top 1/3 of the rootball

MYCORRHIZAL INOCULANTS:

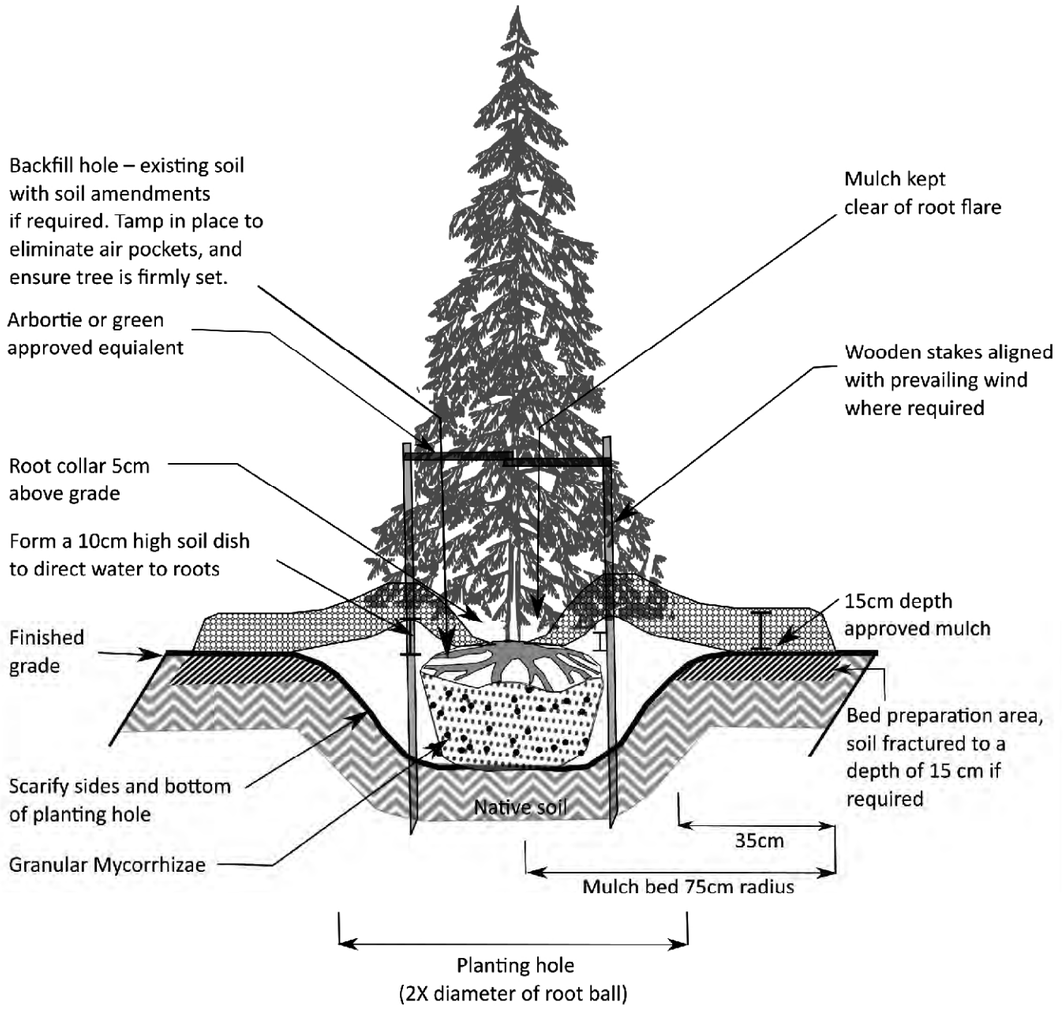
Install Myke Pro Landscape or equivelant product

CROWN PRUNING:

Prune at planting to carefully remove dead, broken, diseased, or damaged branches.

CALIPER TREE PLANTING DETAIL

DATE: MAR 2021		SCALE: N.T.S.
REV.	X	X



TREE PLANTING INSTRUCTIONS

WATERING:

Soak the rootball and backfill area with 40 litres of water after planting

ROOTBALL, BURLAP, TWINE:

Cut and remove all wire, rope, burlap and twine from the top 1/3 of the rootball

MYCORRHIZAL INOCULANTS:

Install Myke Pro Landscape

CROWN PRUNING:

Prune at planting to carefully remove dead, broken, diseased, or damaged branches.

CALIPER CONIFEROUS TREE PLANTING DETAIL

DATE: SEPT 2019		SCALE: N.T.S.
REV.	X	X

KEY MAP

LEGEND

- Tree
- Remove tree for construction
- Remove tree for risk
- Proposed replacement tree with species abbreviation
- Tree crown (to scale)
- Tree Preservation Zone (TPZ)
- TPZ barrier / sediment control fence
- Property boundary
- Proposed construction area
- Woodland

PREPARED BY

Helen Sereda
ISA Certified Arborist
(ON- 1825A)
(647) 454- 6622

SILV-ECON LTD.

Contact: Jungmeng Li

61 Ann Street, Dundas
L9H 2N4
Phone: (519) 760- 5232

TITLE

TREE PRESERVATION SITE PLAN

61 ANN STREET DUNDAS

SCALE 1:250 (0 1.5 3 Meters)

DATE 11/30/2023

SHEET TPP18 of 18

Gmail

Tony Wang <twang@kingepcm.com>

Re: 59-61 Ann St. Dundas - Hydraulic modeling technical data

1 message

Tony Wang <twang@kingepcm.com> Thu, Jul 22, 2021 at 12:49 AM
To: Alex Nizharadze <Alex.Nizharadze@conservationhamilton.ca>
Cc: ereimer@conservationhamilton.ca

Hi Alex,

Thank you for taking the time to call me today regarding 59 & 61 Ann Street, Dundas.

As discussed over the phone, we will be producing a cut & fill plan within the flood fringe slopes, such that the specific dimension of the floodplain cross-section changes, but the total cross-sectional area and total flow would remain the same.

Thank you for your help and we will submit for an official pre-application consultation with HCA shortly.

Tony
Tony Wang, P. Eng.
Principal Engineer

Mobile: 647-459-5647
Twang@KingEPCM.com
www.KingEPCM.com

KING EPCM
Flexible. Dependable. On-site Engineering.

On Wed, Jul 21, 2021 at 6:19 AM Alex Nizharadze <Alex.Nizharadze@conservationhamilton.ca> wrote:

> Hi Tony,
>
> I was off yesterday. I will call you today afternoon. What time do you prefer.
>
> Thanks,
>
> **Alex Nizharadze, P. Eng.**
>
> Water Management Specialist
>
> Hamilton Conservation Authority
>
> P.O. Box 81067, 838 Mineral Springs Road,
>
> Ancaster, Ontario, L9G 4X1

Office: (905) 525-2181, Ext. 232 || Cell: (905) 515-9879

Fax: (905) 648-4622

Alex.Nizharadze@conservationhamilton.ca

Consider our Environment. Please print only if necessary.

From: Tony Wang <twang@kingepcm.com>
Sent: July 19, 2021 11:32 PM
To: Alex Nizharadze <Alex.Nizharadze@conservationhamilton.ca>
Cc: Elizabeth Reimer <ereimer@conservationhamilton.ca>; jason@belf.ca
Subject: 59-61 Ann St. Dundas - Hydraulic modeling technical data

Hi Alex,

I was referred to you by Elizabeth Reimer of HCA.

I am working on a proposed backfill plan within Flood Fringe limits of 59 - 61 Ann Street, Dundas. Elizabeth has asked that I conduct a hydraulic modeling to compare pre-backfill and post-backfill flow conditions, such that the proposed backfill does not adversely affect upstream and downstream flood conditions.

What kind of technical data do you have available? I usually work with HEC-RAS, but Elizabeth says you only have a hard-copy report in HEC-2 format?

Please let me know.

Thanks,

Tony

Tony Wang, P. Eng.

Principal Engineer

Mobile: 647-459-5647

Twang@KingEPCM.com

www.KingEPCM.com

KING EPCM

Flexible. Dependable. On-site Engineering.

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

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

Hamilton

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*	LI, JUNMENG	[redacted]	
Registered Owners(s)	LI, JUNMENG		
Applicant(s)**	LI, JUNMENG		
Agent or Solicitor	Yu Tao (Tony) Wang		

*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 Primary contact ☐ 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.

1.6 Payment type ☐ In person ☐ Credit over phone*
☑ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	61 Ann Street		
Assessment Roll Number	260100 23000 0000		
Former Municipality	Dundas		
Lot		Concession	
Registered Plan Number	1463	Lot(s)	A,B,34,35
Reference Plan Number (s)		Part(s)	1 & 2

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:

3 PURPOSE OF THE APPLICATION

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

☑ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9
☐ 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)

☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

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

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

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:	Part 5 & 6	Part 1, 2, 3, 4, 7			
Type of Transfer	N/A	Severance			
Frontage	16.76	19.24			
Depth	45.23	174.01			
Area	758M2	13026m2			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	single family dwelling	none			
Proposed Buildings/ Structures	none	single family			
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 Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods, UD-1

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

Based on Official Plan Schedule E-1, the property is designated as "neighbourhoods". It is also within Special Policy Area Official Plan UD-1, Dundas two-zone floodplain area. The two-zone floodplain area allows minor backfill & elevation increases within the flood fringe area, for the purpose of residential development, as per UD-1 (e) and (f). Hamilton Conservation Authority has given a tentative support for this project.

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? R2-FP/UR

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	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☑	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

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.

DN/B-21:96

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

no change, the previous application was not completed within time limit

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?

2 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)

The property is located within a settlement area and lot-infilling / residential development within an underused space is generally consistent with the Policy Statements and Planning Act.

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

☑ Yes ☐ No (Provide explanation)

PPS 2020 section 1.1.3.3 supports Settlement areas as focus of growth, and section 1.4 supports appropriate residential development with appropriate densities.

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

☑ Yes ☐ No (Provide explanation)

The property is located within a settlement area and lot-infilling / residential development within an underused space is generally consistent with the Growth Plan.

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)

the owner remains the same.

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 (m² 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 (m² 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 (m² 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

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application Form
- [x] 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

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

_____

_____