



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: FL/B-21:34

SUBJECT PROPERTY: 0 8th Conc. Rd. W., Flamborough

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
-

APPLICANT(S): Agent Joe Lakatos
Owner Zoran Barandoski

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land to be added to adjoining property known as 940 8th Conc. Rd. W.

Severed lands:
30.48m[±] and an area of 929.1m^{2±}

Retained lands:
563.5m[±] and an area of 10ha[±]

**This application will be heard in conjunction with
Minor Variance Application FL/A-21:147**

The Committee of Adjustment will hear this application on:

DATE: Thursday, June 3rd , 2021
TIME: 2:10 p.m.
PLACE: Via video link or call in (see attached sheet for details)

To be streamed at
www.hamilton.ca/committeeofadjustment
for viewing purposes only

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.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

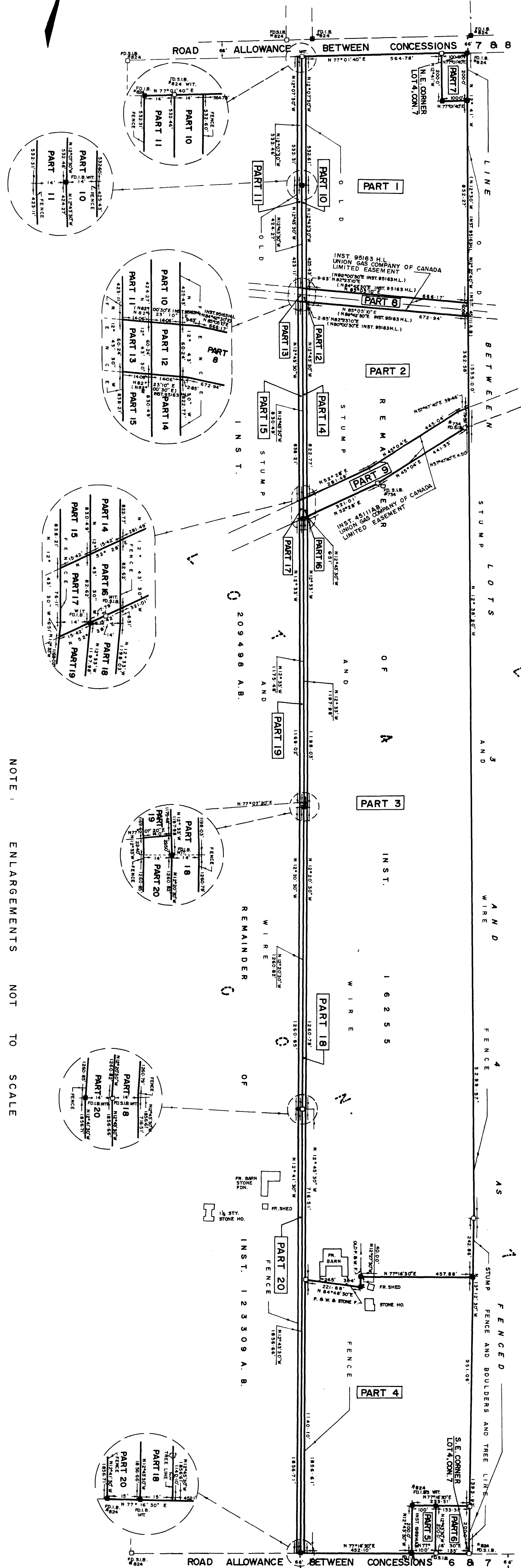
DATED: May 18th, 2021

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.

PLAN
OF PART OF
LOT 4, CONCESSION 7
IN THE
TOWNSHIP OF WEST FLAMBOROUGH
COUNTY OF WENTWORTH
SCALE : 1 INCH = 200 FEET
A. T. McLAREN, O.L.S. - 1973

RECEIVED AND DEPOSITED AS
PLAN 62R-1464
Date February 1, 1974
By A. T. McLaren
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
WENTWORTH
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II
OF THE REGISTRY ACT.
Date DEC. 31, 1973
A. T. McLaren
A. T. McLAREN, O.L.S.



NOTE : ENLARGEMENTS NOT TO SCALE

SCHEDULE					
PART	LOT	CON.	OWNER	INST. N ^o	AREA
5			EVELYN SMITH	19 8914 A.B.	0.459 AC.
1					14.963 AC.
2					9.237 AC.
3					51.759 AC.
4					16.833 AC.
6			JAMES ADDISON SMITH		0.616 AC.
7					0.459 AC.
8					0.931 AC.
9					1.320 AC.

PART	LOT	CON.	OWNER	INST. N ^o	AREA	REMARKS
10					0.307 AC.	
12					0.019 AC.	
14			JAMES ADDISON SMITH	REMAINDER OF 16 2 5 5	0.266 AC.	SUBJECT TO RIGHTS OF WAY IN INST. 123309 A.B. 209498 A.B.
16					0.026 AC.	
18					1.403 AC.	
11						
13			JOSEPH FRASSON, ANNE FRASSON (JOINT TENANTS)	209498 A.B.	0.307 AC.	SUBJECT TO RIGHT OF WAY FOR OWNERS OF LOT
15					0.019 AC.	
17					0.268 AC.	
19			ARMAND FRASSON, JACQUELINE HELEN FRASSON (JOINT TENANTS)	REMAINDER	0.377 AC.	
20					1.026 AC.	

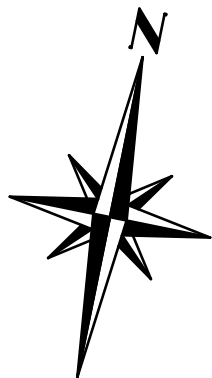
NOTE : BEARINGS ARE ASTROMOMIC IN NATURE AND ARE REFERRED TO THE NORTH LIMIT OF LOT 4, CON. 7 AS BEING N 77°01'40"E.

"CAUTION : This plan is not a plan of subdivision within the meaning of section 29, 32 or 33 of The Planning Act."

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF DEC., 1973.
DATE DEC. 31, 1973
A. T. McLaren
A. T. McLAREN, O.L.S.

A. T. McLAREN LIMITED
ONTARIO LAND SURVEYORS
66 KING ST. EAST, HAMILTON, ONT.
527-8559 • 527-0032
Drawn L. K. Checked J. H. Scale 1"=200' Dwg. No. F2-3105

3 1/2 FEET LONG



ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8

P.I.N. 17536-0002 (U)

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

DATE:

E.G. SALZER O.L.S.

PLAN 62R-
RECEIVED AND DEPOSITED

DATE.....

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (62)

SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 4	CONCESSION 7	PART OF 17536-0118 (LT)	929.0 SQ.M.

PLAN OF SURVEY OF
PART OF LOT 4
CONCESSION 7
IN THE
GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH
CITY OF HAMILTON

SCALE 1:250
0 4 8 12 metres

L.G. WOODS SURVEYING INC.
2021

LEGEND:

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- C.C. DENOTES CUT CROSS
- IB DENOTES IRON BAR
- IB# DENOTES ROUND IRON BAR
- O/U DENOTES ORIGIN UNKNOWN
- P1 DENOTES PLAN 62R-1464

P.I.N. 17536-0121 (LT)

ORP# DERIVED FROM GPS. OBSERVATIONS USING THE SKIJA POWERNET NETWORK UTM ZONE 17, CENTRAL MERIDIAN BY 00° W LONGITUDE, NAD83 (CSRS) COORDINATES ARE TO URBAN ACCURACY AS PER O. REG. 216/10 SEC 14.2 (0.050 M.)		
POINT ID	NORTHING	EASTING
ORP 1	4 802 994.878	577 224.780
ORP 2	4 803 043.167	577 425.872
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY USING A SCALE FACTOR OF 0.99994		
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM REALTIME
GPS OBSERVATIONS AND ARE REFERRED TO THE UTM
PROJECTION, ZONE 17 NORTH, NAD-83, CSRS-2010

BEARING NOTE:

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM
GPS OBSERVATIONS AND ARE REFERRED TO THE UTM
PROJECTION, ZONE 17 NORTH, NAD-83, CSRS-2010

BEARING COMPARISONS:

FOR THE PURPOSE OF BEARING COMPARISONS
PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM GRID
ROTATION OF - 00° 31' 40" BASED ON MEASUREMENTS
BETWEEN ORP1 AND ORP2 AS SHOWN ON P1

METRIC NOTE:

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

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON

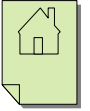
DATE

E.G. SALZER, O.L.S., O.L.I.P.

L.G. WOODS SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
334 HATT STREET - DUNDAS DISTRICT
CITY OF HAMILTON, L9H 2H9
TEL (905) 627-0978 - FAX (905) 627-2818

A. J. Lakatos Planning Consultant

Land Use Planning and Design www.andrewjlakatos.com



Turi 1910

Land Use Planning . Site Planning . Urban Design . Landscape Design

April 1, 2021

City of Hamilton
Committee of Adjustment
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

ATTENTION: Secretary-Treasurer, Committee of Adjustment

RE: O Concession 8 W and 940 Concession 8 W, Hamilton, Consent to Sever Application/Minor Variance Application

Please find enclosed a Planning Justification Brief with supporting documents pertaining to the proposed consent to sever application and minor variance application including the following:

- Two (2) copies of the completed Consent to Sever and Minor Variance Applications with original signatures.
- One (1) cheque in the amount of \$ 6,570.00 (both applications) payable to the City of Hamilton.
- One (1) cheque in the amount of \$805.00 payable to the Hamilton Conversation Authority, if applicable.
- Two (2) copies of the Draft Reference Plan.
- One (1) copy of Survey Plan/Deposited Reference Plan pertaining to the lands to be severed.
- One (1) USB with electronic copies of the above referenced documents.

We trust this package is complete. Should you have any questions, please do not hesitate to contact Joe Lakatos at 519-829-6153.

Respectfully submitted,

A.J. Lakatos, BLA, MCIP, RPP

Planning Justification Brief
Consent to Sever and Minor Variance

0 and 940 Concession 8 West, City of Hamilton (Flamborough)

Prepared by:

AJ Lakatos Planning Consultant

1006-160 Macdonell Street, Guelph, ON, N1H 0A9

March 2021

1. Introduction

A.J. Lakatos Planning Consultant has been retained by the applicant to prepare a Planning Justification Brief for a Consent to Sever and Minor Variance application, for lands referred to as 0 Concession 8 West and 940 Concession 8 West, Flamborough, in the City of Hamilton. The purpose of the Consent to Sever and Minor Variance is to facilitate a lot addition to 940 Concession 8 West to allow for the construction of a detached accessory building. The detached accessory building will be accessory to the existing single detached dwelling located on the existing lot of record, being 940 Concession 8 West.

The following Planning Justification Brief provides a general overview of the subject lands, a detailed description of the development proposal, and an overview of the pertinent planning framework applicable to the subject lands followed by professional planning opinion.

1.1 Description of Lands to be Conveyed

0 Concession 8 West is located in Flamborough, now the City of Hamilton and legally referred to as Parts 1, 2, 8, 10, 12 and 14 of Plan 62R-1464 in the Geographic Township of West Flamborough, City of Hamilton.

0 Concession 8 West is a large agricultural interior lot in the former Town of Flamborough, now the City of Hamilton ("subject lands"). The subject lands have a total lot area of approximately 10.3 hectares (25.42 acres) with an approximate lot frontage of 172.14 metres on Concession 8 West. The subject lands are vacant and used for crop agriculture. There are no existing buildings on the property (**refer to Figure 1 - Location Map**).

1.2 Description of Lands subject to Lot Addition

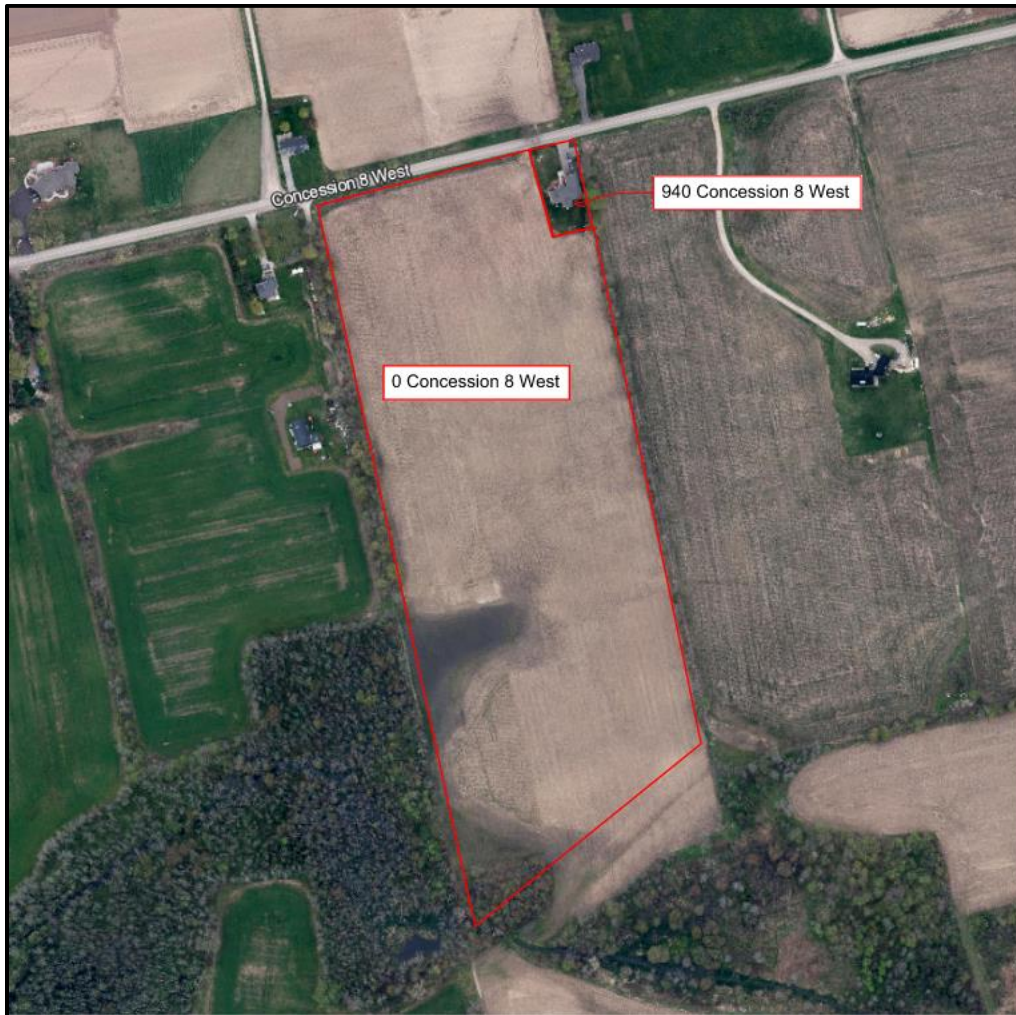
940 Concession 8 West is located in Flamborough, now the City of Hamilton.

940 Concession 8 West is an existing lot of record and is legally described as Part 7 of 62R-1464 in the Geographic Township of West Flamborough, City of Hamilton. The subject lands have a total lot area of approximately 0.186ha hectares (0.459 acres) with a lot frontage of 30.48 metres on Concession 8 West. The subject lands are used for a rural residential use occupied by one (1) single detached dwelling (**refer to Figure 1 - Location of Subject Lands**).

1.3 Surrounding Land Use

The subject lands are located in a primarily agricultural area with some rural residential uses. The existing Settlement Area of Kirkwall is to the east.

Figure 1: Location of Subject Lands



2. Proposed Development

The proposed Consent to Sever to convey 929 square metres from 0 Concession 8 West is to facilitate a lot addition 940 Concession 8 West, Flamborough, an existing lot of record occupied by a single detached dwelling with private services. The intent of the lot addition is to accommodate the construction of a detached accessory building. The proposed detached accessory building will conform to applicable zoning requirements, provided the proposed boundary adjustment is successful (**Refer to Appendix A - Draft R-Plan and Appendix B - Proposed Garage Plans**).

Both the lands referred to as 0 Concession 8 West and 940 Concession 8 West currently do not conform to the Agriculture (A1) Zone land area for agriculture and single detached dwelling uses, respectively. The proposed lot addition will not bring the lot areas into conformity. As such, a minor variance application is required to permit the proposed lot areas.

A subsequent Building Permit application is required to facilitate the construction of a detached accessory building to 940 Concession 8 West.

3. Planning Framework

This section reviews the planning documents applicable to the subject lands, which includes the Planning Act, Provincial Policy Statement, 2020, Greenbelt Plan, the Rural Hamilton Official Plan and the City of Hamilton Zoning By-law No. 05-200.

3.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (“PPS”) was issued under section 3 of the *Planning Act* and came into effect on May 1, 2020 and replaces the PPS, 2014. PPS as a policy-led regulating document that provides direction on provincial interest related to managing land use planning and development. The subject lands are located within the Rural Area, within the municipal limits of the City of Hamilton. The proposal has been reviewed with respect to the Provincial Policy Statement (PPS).

The following policies have been noted:

1.1.4 Rural Areas in Municipalities

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) using rural infrastructure and public service facilities efficiently*

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.5 Rural Lands in Municipalities

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings);*
- c) residential development, including lot creation, that is locally appropriate;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses*

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

2.3 Agriculture

2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.

Planning Comment:

The proposed boundary adjustment for a minor lot addition of 929 square metres from 0 Concession 8 West to 940 Concession 8 is within the City of Hamilton's rural area, and is between the Kirkwall Rural Settlement Area to the west and Kirkwall Rural Settlement Area to the east. The proposed lot addition will be aligned with the rural character and provide a traditional rural residential lot function with a detached accessory building and is therefore appropriate for the local area. The proposed lot addition will not impact existing rural infrastructure. The proposed lot addition will not impact Prime Agricultural areas.

The proposed is **consistent** with the *Provincial Policy Statement, 2014*.

3.2 Growth Plan for Greater Golden Horseshoe (2017)

The Places to Grow - Growth Plan for the Greater Horseshoe is a comprehensive strategy that works with municipal plans to encourage complete communities, manage growth patterns, maximize land use policy and manage quality of life.

The following policies of the Growth Plan were examined:

4.2.6 Agricultural System

3. Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.

5. The retention of existing lots of record for agricultural uses is encouraged, and the use of these lots for non-agricultural uses is discouraged.

Planning Comment:

The proposed lot addition will not impact the existing interface between the agricultural use of 0 Concession 8 West to the non-agricultural use of 940 Concession 8 West. 0 Concession 8 West will continue to be used for agricultural uses.

The proposal **conforms** with the Places to Grow: Growth Plan for the Greater Golden Horseshoe.

3.3 Greenbelt Plan (2017)

The Greenbelt Plan (2017), together with the Growth Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the Greater Golden Horseshoe. Approved by the Lieutenant Governor in Council, Order in Council No 1025/2017, as an amendment to the Greenbelt Plan effective July 1, 2017. The Greenbelt Plan was prepared and approved under the Greenbelt Act, 2005 and took effect on December 16, 2004.

The subject lands are not within the Niagara Escarpment Plan or the Oak Ridges Moraine Conservation Plan. The subject lands are within the Greenbelt Plan's Protected Countryside and are Rural Lands.

Applicable policies have been reviewed below:

3.1.4 Rural Lands Policies

- 1. Rural lands support and provide the primary locations for a range of recreational, tourism, institutional (including cemetery) and resource based commercial/ industrial uses. They also contain many historic highway commercial, non-farm residential and other uses which, in more recent times, would be generally directed to settlement areas but which are recognized as existing uses by this Plan and allowed to continue and expand subject to the policies of section 4.5. Notwithstanding this policy, official plans may be more restrictive than this Plan with respect to the types of uses permitted on rural lands, subject to the policies of section 5.3.*

4.5 Existing Uses

- 1. All existing uses are permitted.*
- 2. Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force. Municipalities are encouraged to retain existing lots of record for agricultural uses and discourage non-agricultural uses where appropriate.*

4.6 Lot Creation

- 1. For lands falling within the Protected Countryside, the following policies shall apply: 1. Lot creation is discouraged and may only be permitted for:*
 - f) Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in prime agricultural areas, including specialty crop areas, and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature;*

Planning Comment:

0 Concession 8 West is an existing lot of record used for agricultural uses. 940 Concession 8 West is an existing lot of record used for a non-farm residential use. Both lots and their respective uses are permitted on rural lands and are therefore permitted to continue and expand. Furthermore, the in effect zoning permits a single detached dwelling. The proposed boundary adjustment for a minor lot addition to an existing residential lot will not impact 0 Concession 8 West from continuing to be used for agricultural uses. The proposed boundary adjustment/minor lot addition is not on lands within a specialty crop area and will not result in the fragmentation of key natural heritage or hydrologic features.

The proposed minor lot addition **conforms** to the Greenbelt Plan, 2017.

3.4 Rural Hamilton Official Plan

The Rural Hamilton Official Plan ("RHOP") was declared in force and effect on March 7, 2012. The RHOP outlines the land use goals, objectives and policies that the municipality has determined are in the best interest of the long-term growth of the City.

The subject lands are designated **Agriculture** on Schedule 2 - Land Use Plan of the OP.

Applicable policies have been reviewed below:

1.12 Non-Conforming and Non-Complying Uses

1.12.4 The expansion or enlargement or change in non-complying uses shall be permitted provided they maintain the intent and purpose of this Plan, in particular Sections C.5.1, Sustainable Private Water and Wastewater Services and C.2.0, Natural Heritage System and any other requirements of the Planning Act.

Planning Comment

940 Concession 8 West has an existing single detached dwelling with a lot area of 0.186ha (0.459ac). A single detached dwelling is permitted, however, the lot is non-conforming to the required minimum lot area of ZBL 05-200 is 0.4ha. Policies of Sections C.5.1 and C.2.0 are maintained as the existing single detached dwelling has existing private services, approved at building permit and natural heritage features will not be impacted by the proposed lot addition.

0 Concession 8 West is an existing lot of record used for agricultural uses with a lot area of 10.3ha (25.42 acres). The agricultural use is permitted; however, the lot is non-conforming to the required minimum lot area of ZBL 05-200 of 40ha. The proposed severance of 929 square metres will not impact the lot of record's ability to continue as for an agricultural use.

1.14 Lot Additions in All Designations (Amended by OPA 18)

1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met:

- a) No new lots shall be created;*
- b) All resulting lots shall be:*
 - i. a minimum of 0.4 hectares (1 acre), or such larger area as may be required by Section C.5.1, Private Water and Wastewater Services of this Plan, except as permitted in F.1.14.2.7 d); and,*
 - ii. be compatible with and not hinder surrounding agricultural operations.*
- f) The maximum lot size for lot additions outside of designated Rural Settlement Areas, except lot additions for agricultural purposes where both the severed and retained lots are proposed to contain agricultural uses, shall be restricted to the minimum size required for the use and to meet the land area requirements of Section C.5.1, with as little acreage as possible taken out of agricultural use.*

- g) The lands to be severed and conveyed are added to and merged on title with an abutting property or properties.*

Planning Comment

The proposed lot addition to 940 Concession 8 West of 929.0 square metres will not establish a new lot. 940 Concession 8 West is an existing lot of record with an existing lot area of 0.186ha with a privately serviced single detached dwelling that conforms to C.5.1. With the proposed lot addition, the lot will be approximately 0.282ha. However, the policy F.1.12.4 is maintained, as reviewed above. 940 Concession 8 West and the residential land use exists in harmony with surrounding agricultural operations and the proposed lot addition will not result in adverse impacts to the operations. The proposed 929.0 square metre lot addition is the minimum size required to permit a detached accessory building that conforms to zoning regulations and be functional. No new water services are proposed. The lands severed from 0 Concession 8 West are to be merged on title with 940 Concession 8 West, an abutting property.

The proposal **conforms** to the Hamilton Rural Official Plan

3.5 The City of Hamilton Zoning By-law No. 05-200

The City of Hamilton Zoning By-law No. 05-200, as amended, has been in force in force and effect for Rural Zones as of July 10, 2015. Both 0 Concession 8 West and 940 Concession 8 West are zoned Agriculture (A1) Zone.

0 Concession 8 West is an existing lot of record that is approximately 10.3ha (25.42 acres). The lands are used for Agriculture uses and there are no building existing or proposed on the property. The property is legal non-conforming in lot area. The proposed conveyance of 929 square metres to be merged with 980 Concession 8 West will result in a lot area of 10.2ha (25.19 acres). Therefore, a variance is required to permit a lot area of 10.2ha for an Agriculture use.

As reviewed, the proposed conveyance for a lot addition to 940 Concession 8 West conforms to the intent of the Rural Hamilton Official Plan. The variance is minor as the lot can continue for Agriculture uses and will not impact the rural character of Flamborough. The variance is desirable as it will allow for the existing residential lot of record to be minorly increased to allow for a detached accessory building.

940 Concession 8 West is an existing lot of record that is approximately 0.18ha, which is non-conforming to the A1 lot area requirement of 0.4ha for a single detached dwelling. The lands are occupied by a single detached dwelling with private services. The property is legal non-conforming in lot area. The proposed lot addition of 929 square metres will result in a lot area of 0.282ha (0.697 acres). Therefore, a variance is required to permit a lot area of 0.28ha for single detached dwelling.

As reviewed, the proposed lot addition conforms to the intent of the Rural Hamilton Official Plan. The variance is minor as the lot can continue to be used for a single detached dwelling without impacting the adjacent agricultural use nor impact the rural character of Flamborough. The variance is desirable as it will allow for the existing residential lot of record to be minorly increased to allow for a detached accessory building.

4.0 Planning Rationale

The proposed Zoning By-law Amendment has merit and can be supported for the following reasons:

1. The proposal is consistent with the Provincial Policy Statement, the Places to Grow Growth Plan and the Greenbelt Plan which permits minor boundary adjustments and lot additions when prime agricultural resources, natural heritage and hydrological features are not impacted;
2. The proposal conforms to the Rural Hamilton Official Plan as the proposed conveyance and lot addition will not impact existing rural infrastructure and existing legal non-conforming lots of record will continue to be used for their existing land uses without conflict;
3. The existing uses are permitted per Zoning By-law No. 05-200 and are existing as legal non-conforming to the required lot area. The proposed variances for lot area will ensure the existing lots of record conform to the zoning by-law.

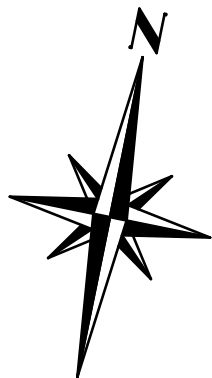
5.0 Conclusion

In summary, the proposed land conveyance of 929 square metres from 0 Concession 8 West to 940 Concession 9 West is minor and will not adversely impact the agricultural uses of Hamilton's Rural area. The proposed boundary adjustment, lot addition and associated variances are appropriate, desirable, and reflects good land use planning for the subject lands.

Respectfully Submitted,
A.J. Lakatos Planning Consultant

Mr. Joe Lakatos MCIP, RPP

APPENDIX A: Draft R-Plan



ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8

P.I.N. 17536-0002 (U)

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BE DEPOSITED UNDER THE
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L.G. WOODS SURVEYING INC.
2021

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PROJECTION, ZONE 17 NORTH, NAD-83, CSRS-2010

BEARING NOTE:

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM
GPS OBSERVATIONS AND ARE REFERRED TO THE UTM
PROJECTION, ZONE 17 NORTH, NAD-83, CSRS-2010

BEARING COMPARISONS:

FOR THE PURPOSE OF BEARING COMPARISONS
PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM GRID
ROTATION OF - 00° 31' 40" BASED ON MEASUREMENTS
BETWEEN ORP1 AND ORP2 AS SHOWN ON P1

METRIC NOTE:

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

I CERTIFY THAT:

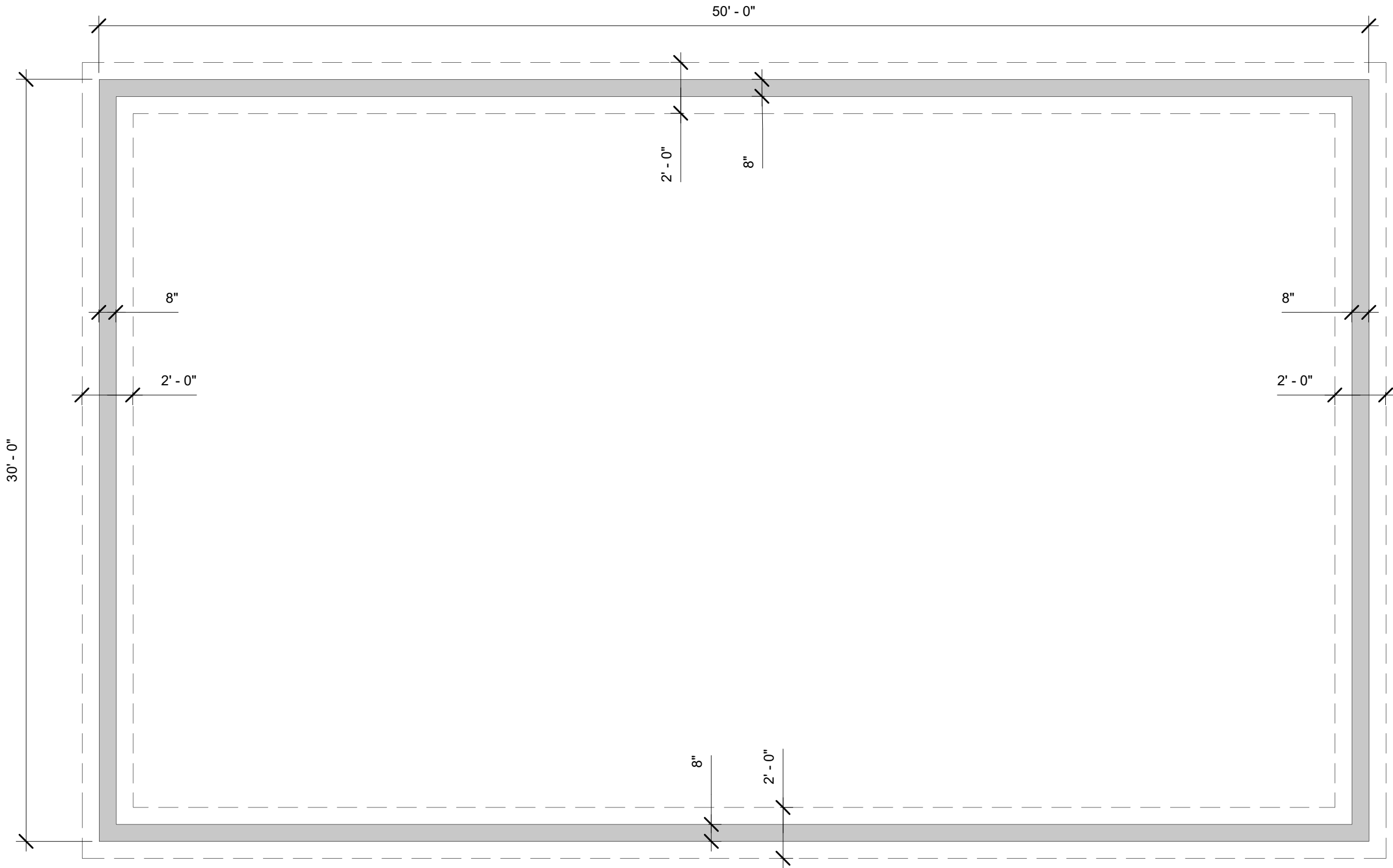
- THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS
ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON

DATE

E.G. SALZER, O.L.S., O.L.I.P.

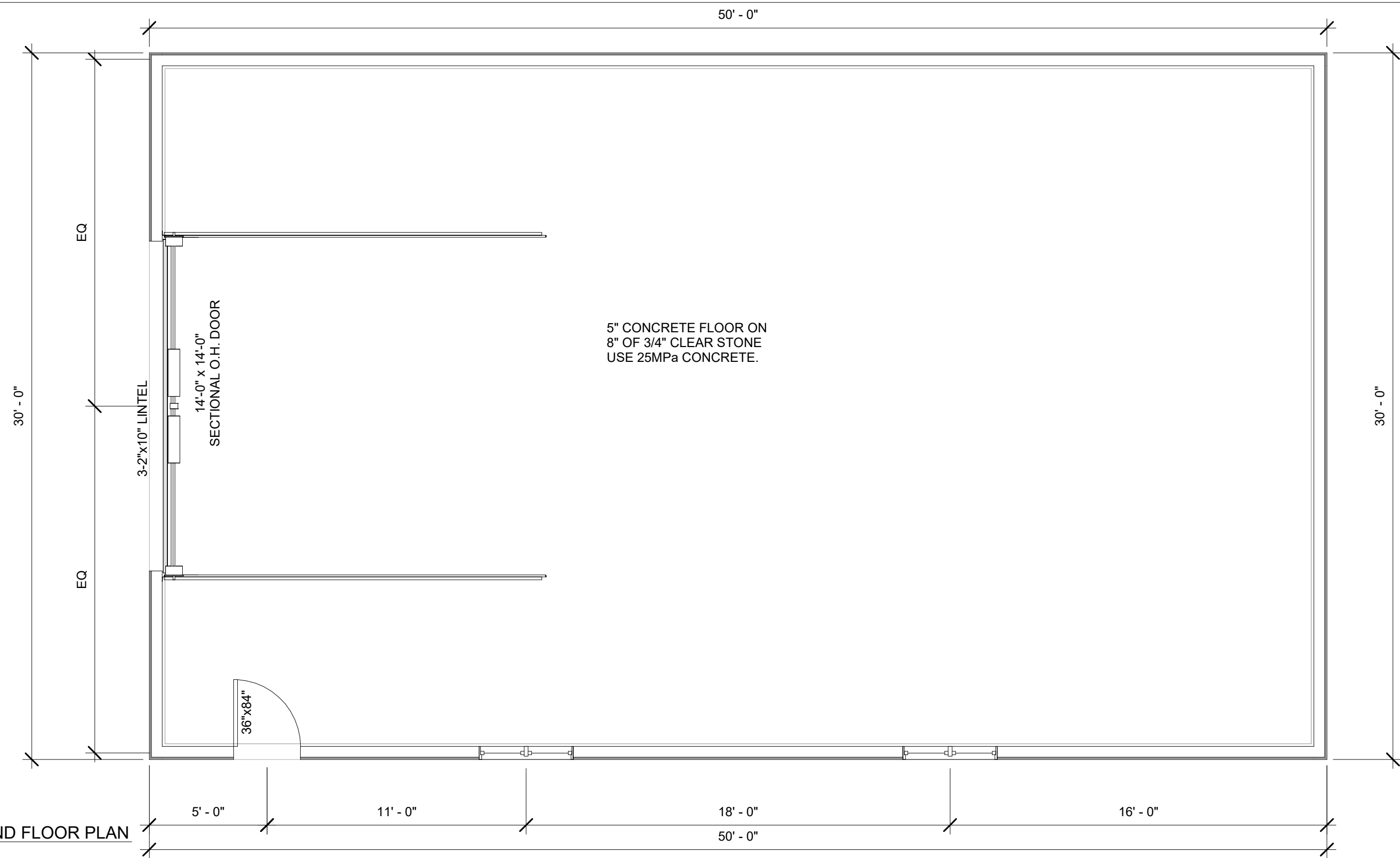
L.G. WOODS SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
334 HATT STREET - DUNDAS DISTRICT
CITY OF HAMILTON, L9H 2H9
TEL (905) 627-0978 - FAX (905) 627-2818

APPENDIX B: Proposed Garage Plans



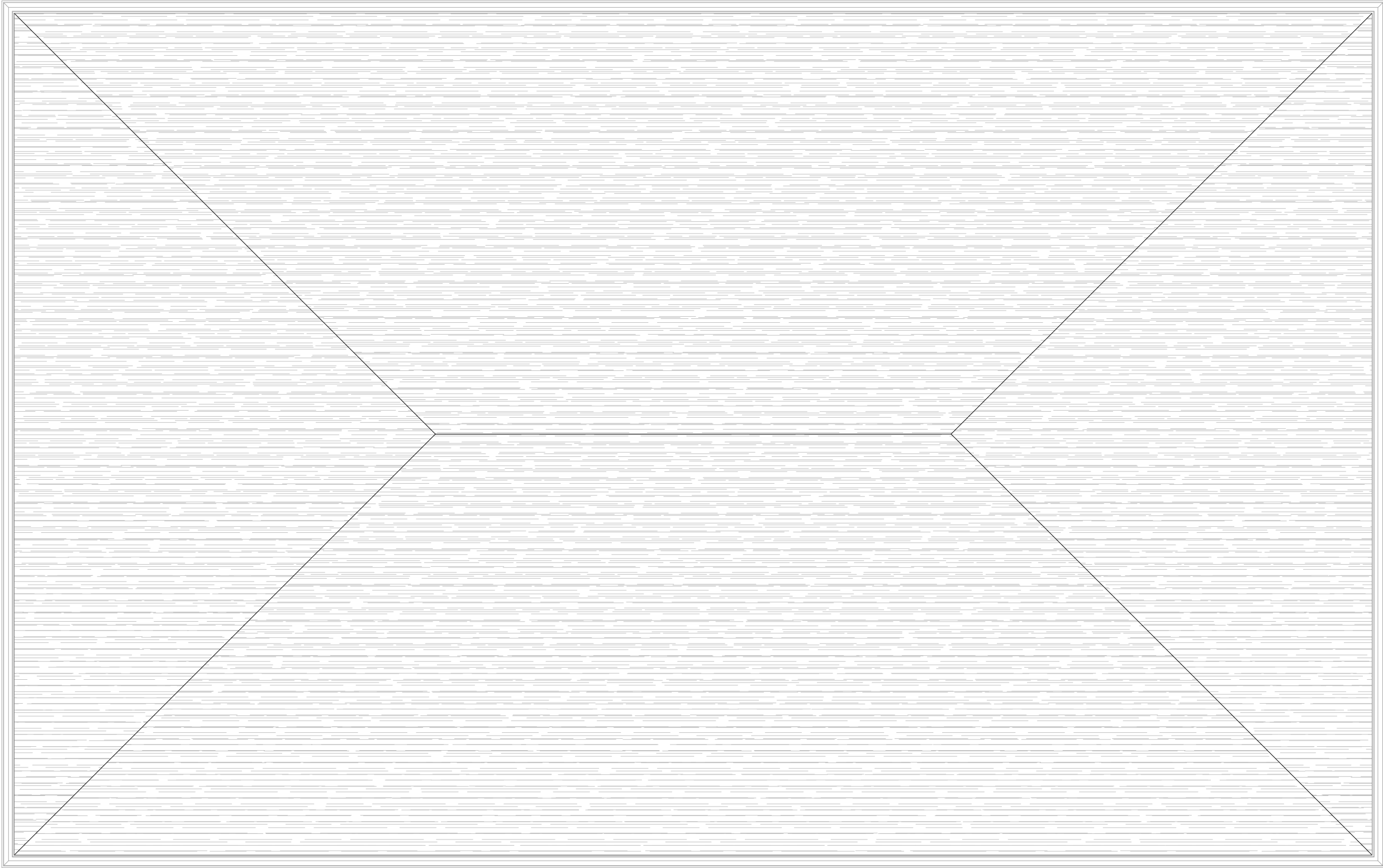
① FOUNDATION PLAN
1 : 50

No.	Description	Date	IDM (2005) CONSULTANTS INC. 5325 HARVESTER RD, BURLINGTON ONTARIO L9L 0A3 TEL. 905-928-2542	NEW GARAGE 940 8TH CONCESSION RD. W. FLAMBOROUGH, ON	FOUNDATION PLAN	Date	Scale	Project number
						Issue Date	1 : 50	--
						Drawn by	Checked by	
						S.K.	P.T	
						S-100		



1 GROUND FLOOR PLAN
1 : 50

No.	Description	Date	<div>IDM (2005) CONSULTANTS INC.</div> <div>5325 HARVESTER RD, BURLINGTON ONTARIO L9L 0A3 TEL. 905-928-2542</div>	<div>NEW GARAGE</div> <div>940 8TH CONCESSION RD. W. FLAMBOROUGH, ON</div>	<div>FLOOR PLAN</div>	Date	Scale	Project number
						Issue Date	1 : 50	--
						Drawn by	Checked by	
						S.K.	P.T.	
						S-101		



① ROOF PLAN
1 : 50

No.	Description	Date

IDM (2005)
CONSULTANTS INC.

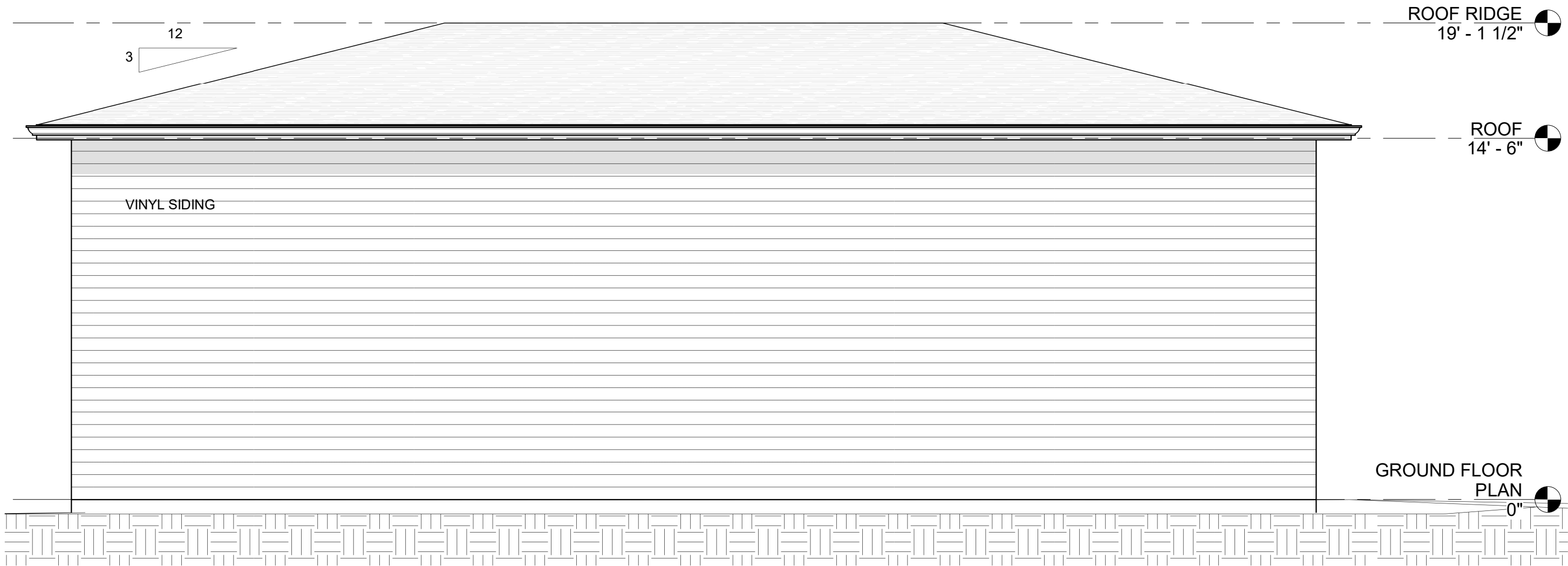
5325 HARVESTER RD,
BURLINGTON ONTARIO L9L 0A3
TEL. 905-928-2542

NEW GARAGE

940 8TH CONCESSION RD. W.
FLAMBOROUGH, ON

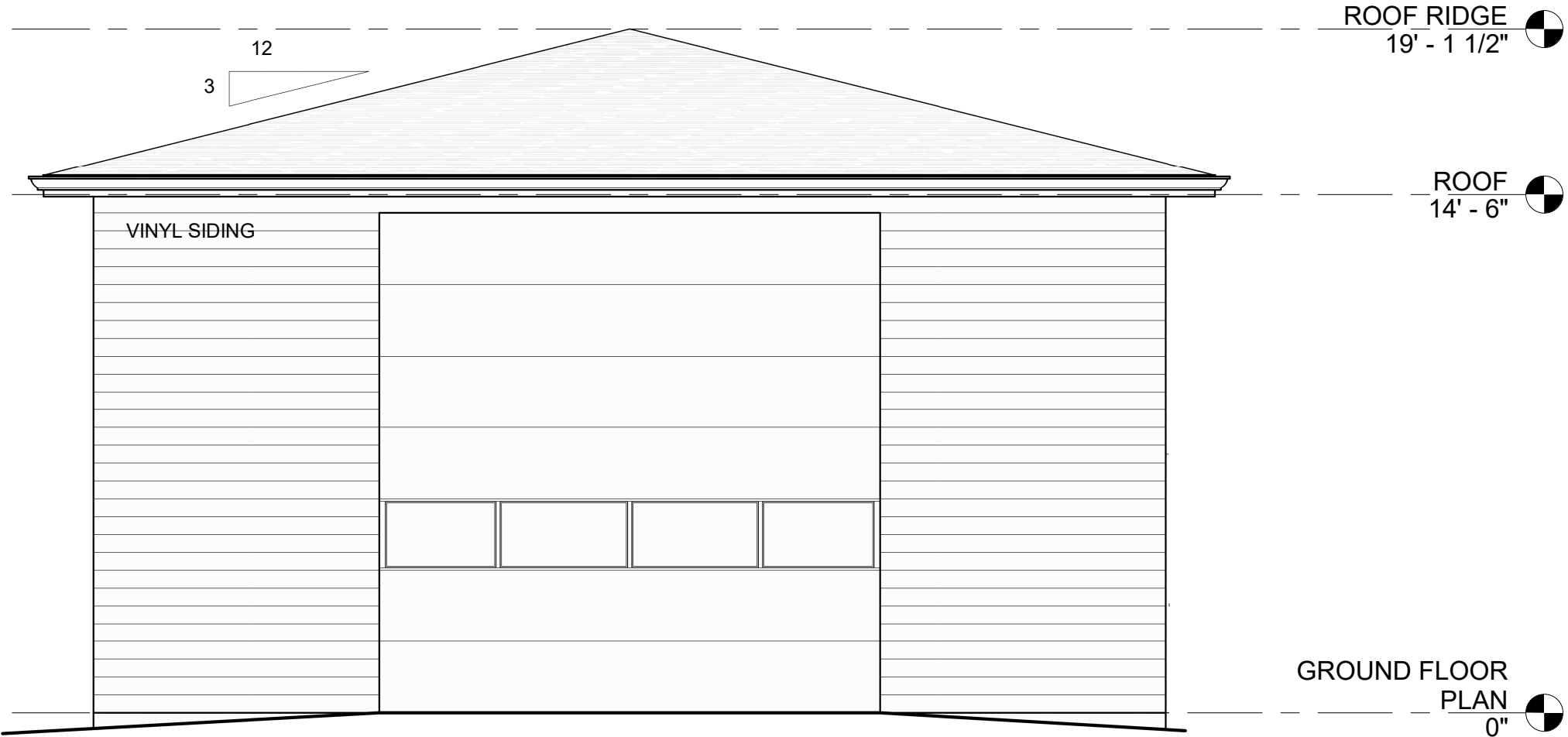
ROOF PLAN

Date	Scale	Project number
Issue Date	1 : 50	--
Drawn by	Checked by	
S.K.	P.T.	
S-102		



1 NORTH ELEVATION
1 : 50

No.	Description	Date	IDM (2005) CONSULTANTS INC. 5325 HARVESTER RD, BURLINGTON ONTARIO L9L 0A3 TEL. 905-928-2542	NEW GARAGE 940 8TH CONCESSION RD. W. FLAMBOROUGH, ON	NORTH ELEVATION	Date	Scale	Project number
						Issue Date	1 : 50	--
						Drawn by	Checked by	
						Author	Checker	
						S-103		



① WEST ELEVATION
1 : 50

No.	Description	Date

**IDM (2005)
CONSULTANTS INC.**

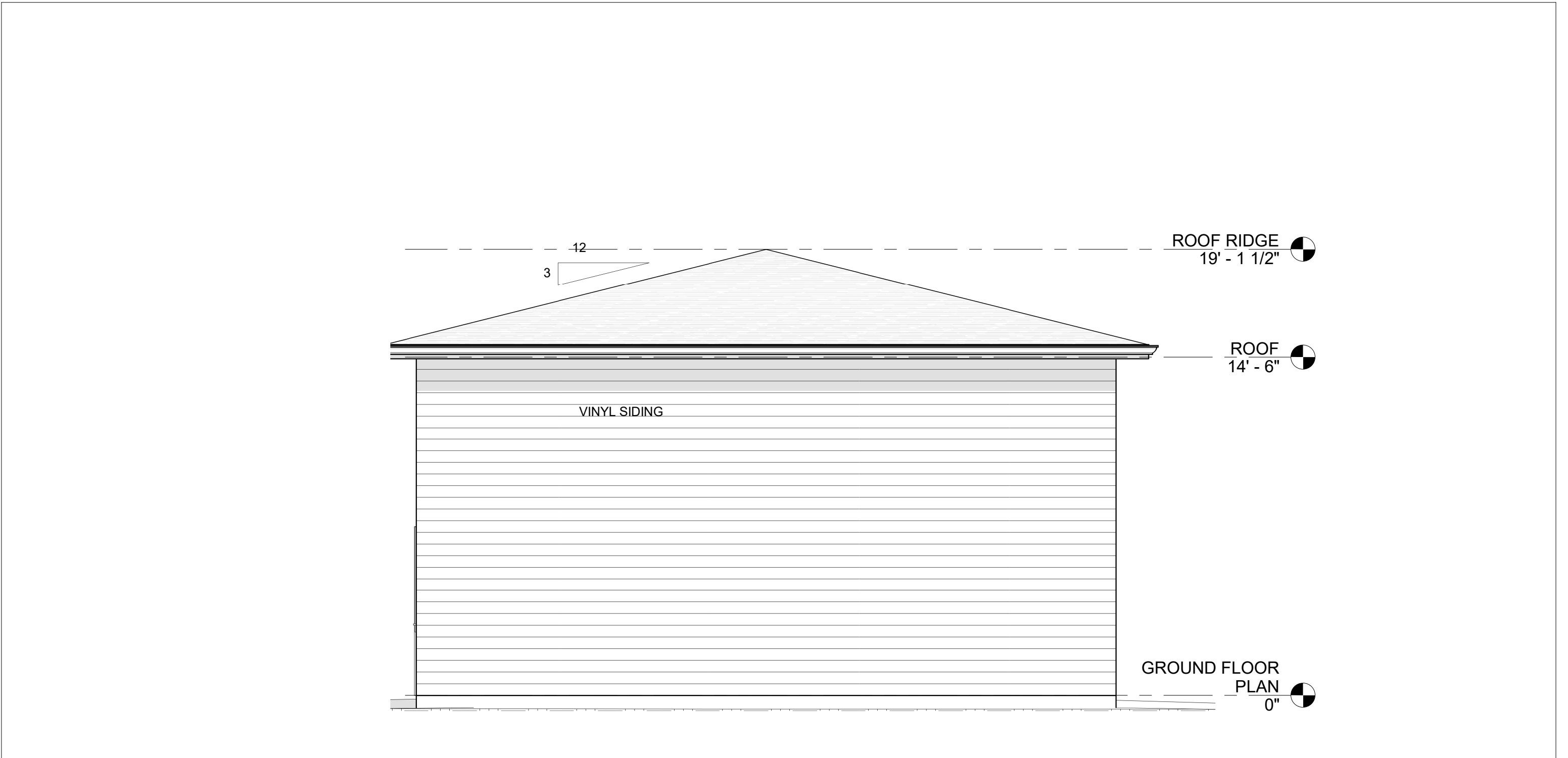
5325 HARVESTER RD,
BURLINGTON ONTARIO L9L 0A3
TEL. 905-928-2542

NEW GARAGE

940 8TH CONCESSION RD. W.
FLAMBOROUGH, ON

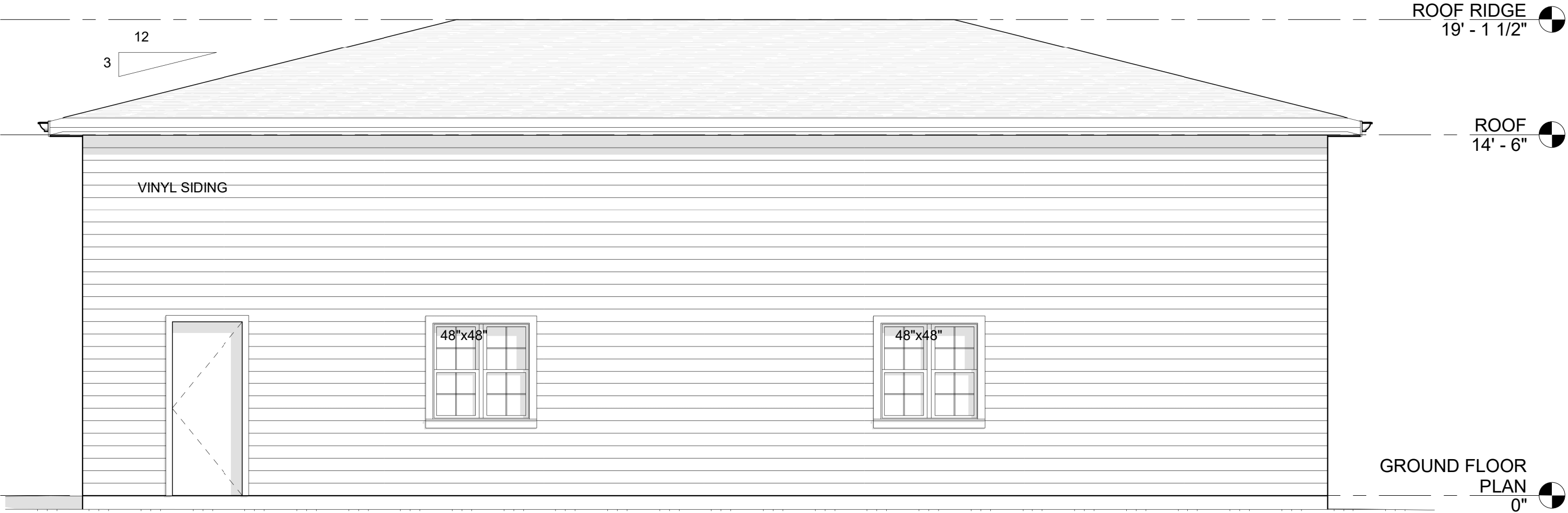
**WEST
ELEVATION**

Date	Scale	Project number
Issue Date	1 : 50	--
Drawn by	Checked by	
Author	Checker	
S-104		



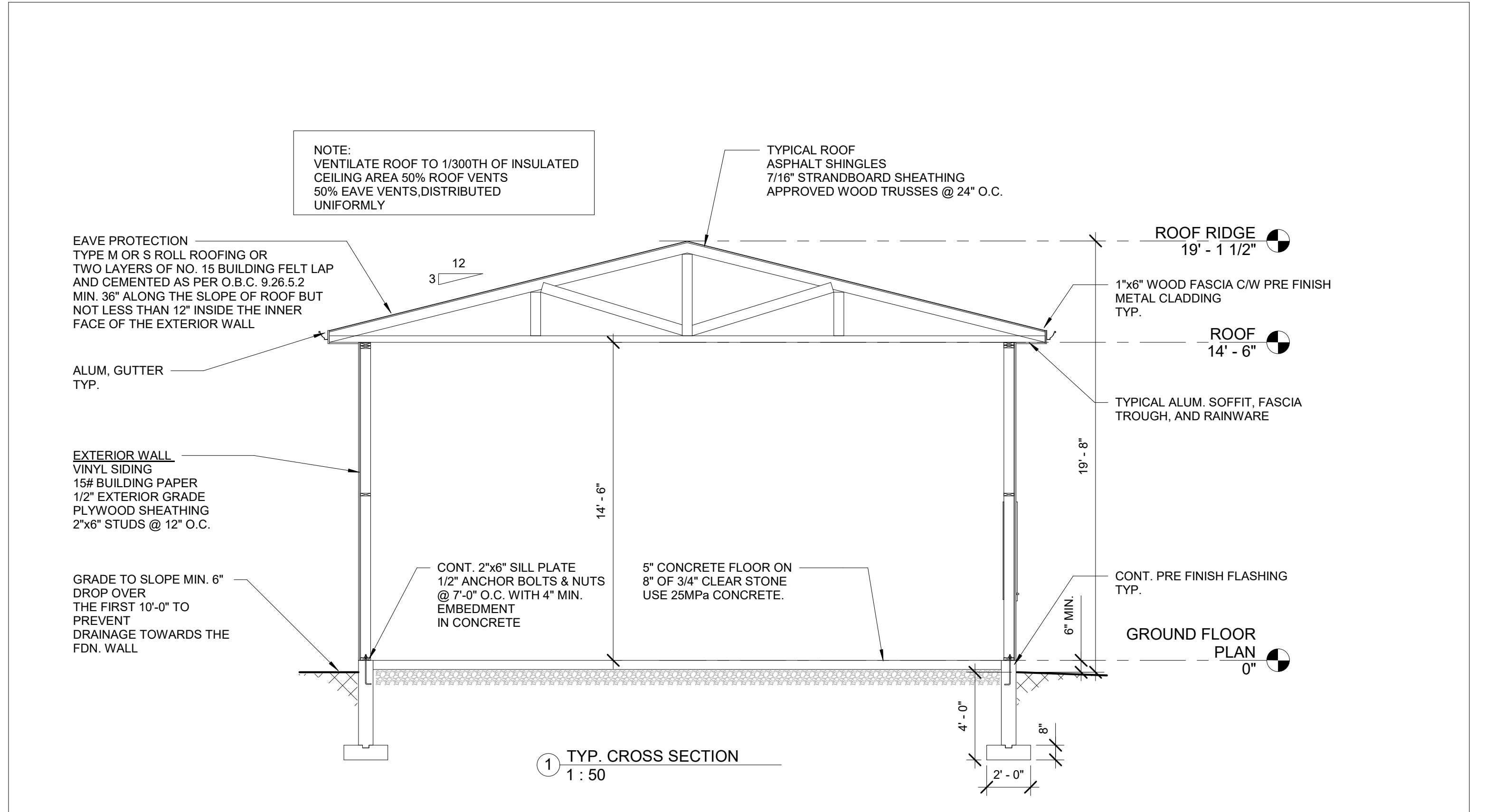
1 EAST ELEVATION
1 : 50

No.	Description	Date	<div>IDM (2005) CONSULTANTS INC.</div> <div>5325 HARVESTER RD, BURLINGTON ONTARIO L9L 0A3 TEL. 905-928-2542</div>	<div>NEW GARAGE</div> <div>940 8TH CONCESSION RD. W. FLAMBOROUGH, ON</div>	<div>EAST ELEVATION</div>	Date	Scale	Project number
						Issue Date	1 : 50	--
						Drawn by	Checked by	
						S.K.	P.T.	
						S-105		



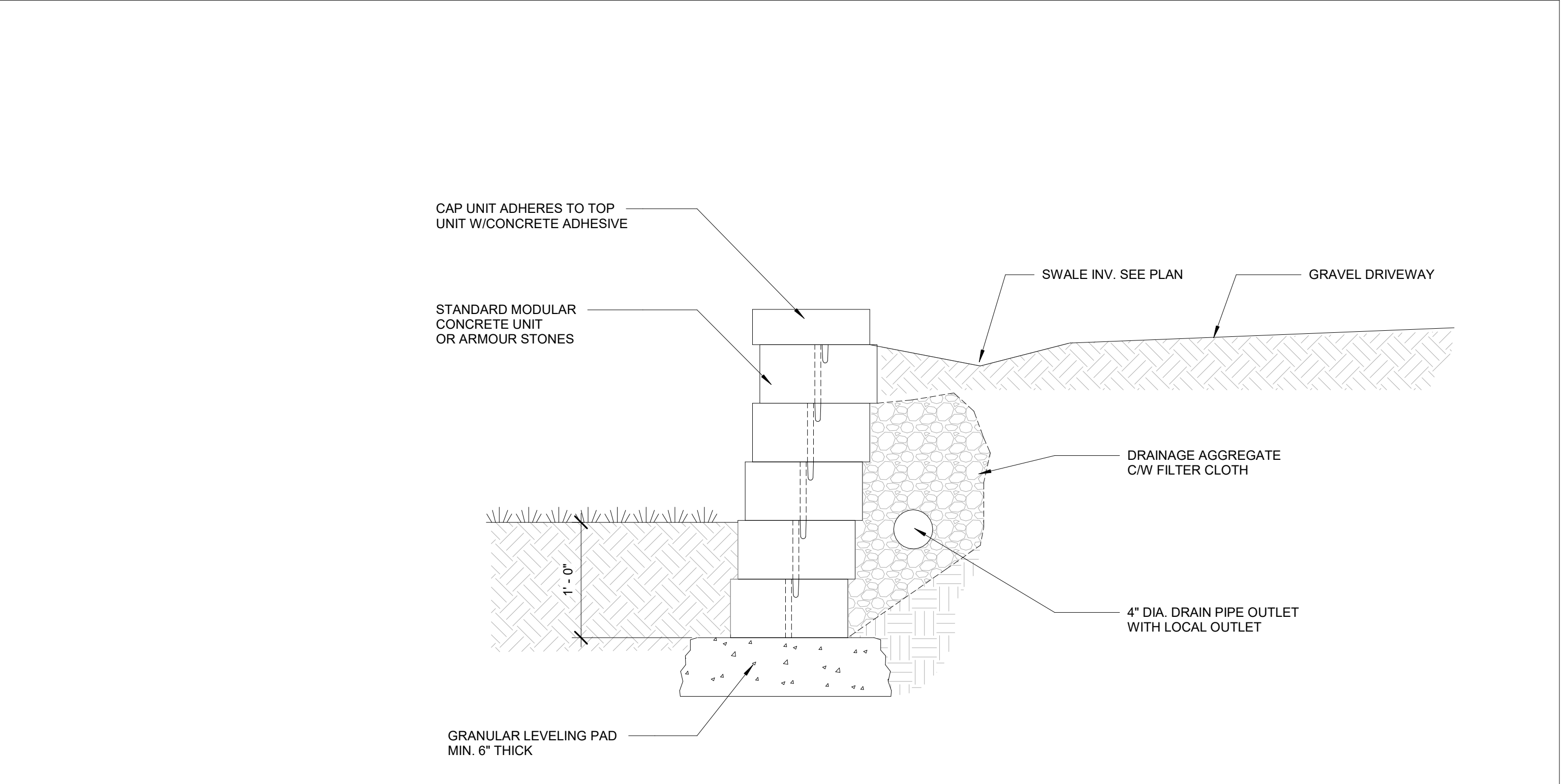
① SOUTH ELEVATION
1 : 50

No.	Description	Date	IDM (2005) CONSULTANTS INC. 5325 HARVESTER RD, BURLINGTON ONTARIO L9L 0A3 TEL. 905-928-2542	NEW GARAGE 940 8TH CONCESSION RD. W. FLAMBOROUGH, ON	SOUTH ELEVATION	Date	Scale	Project number
						Issue Date	1 : 50	--
						Drawn by	Checked by	
						S.K.	P.T.	
						S-106		



1 TYP. CROSS SECTION
1 : 50

No.	Description	Date	IDM (2005) CONSULTANTS INC. 5325 HARVESTER RD, BURLINGTON ONTARIO L9L 0A3 TEL. 905-928-2542	NEW GARAGE 940 8TH CONCESSION RD. W. FLAMBOROUGH, ON	CROSS SECTION	Date	Scale	Project number
						Issue Date	1 : 50	--
						Drawn by	Checked by	
						S.K.	P.T.	
						S-107		



1 RETAINING WALL
1 : 10

No.	Description	Date	<div>IDM (2005) CONSULTANTS INC.</div> <div>5325 HARVESTER RD, BURLINGTON ONTARIO L9L 0A3 TEL. 905-928-2542</div>	<div>NEW GARAGE</div> <div>940 8TH CONCESSION RD. W. FLAMBOROUGH, ON</div>	<div>RETAINING WALL SECTION DETAIL</div>	Date	Scale	Project number
						Issue Date	1 : 10	--
						Drawn by	Checked by	
						Author	Checker	
						S-108		



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
UNDER SECTION 53 OF THE PLANNING ACT

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
----------------------------	-----------------------------------	-----------------	-----------

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	
Registered Owners(s)	J.D Smith		Phone:
Applicant(s)*	Zoran Barandovski		
Agent or Solicitor	A.J Lakatos Planning Consultants c/o Joe Lakatos		

* Owner's author

1.3 All correspondence should be sent to ☐ Owner ☐ Applicant ☒ Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality City of Hamilton	Lot	Concession 7	Former Township West Flamborough
Registered Plan N°.	Lot(s)	Reference Plan N°. 62R-1464	Part(s) 1, 2, 8, 10, 12, 14
Municipal Address 0 Concession 8 West, Hamilton			Assessment Roll N°.

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:

Subject to pipeline easement

3 PURPOSE OF THE APPLICATION

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

a) Urban Area Transfer (do not complete Section 10):

☐ creation of a new lot

Other: ☐ a charge

- ☐ addition to a lot
☐ an easement

- ☐ a lease
☐ a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- ☐ creation of a new lot
☐ creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)
☒ addition to a lot

- Other: ☐ a charge
☐ a lease
☐ a correction of title
☐ an easement

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

Zoran Barandovski

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

940 Concession 8 W., Dundas

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be Severed:

Frontage (m) 0.0 m	Depth (m) 30.48 m	Area (m ² or ha) +/- 929.1 sq. m
-----------------------	----------------------	------------------------------------------------

Existing Use of Property to be severed:

- ☐ Residential
☐ Agriculture (includes a farm dwelling)
☐ Other (specify) _____
- ☐ Industrial
☒ Agricultural-Related
- ☐ Commercial
☐ Vacant

Proposed Use of Property to be severed:

- ☐ Residential
☐ Agriculture (includes a farm dwelling)
☒ Other (specify) _____
- ☐ Industrial
☐ Agricultural-Related
- ☐ Commercial
☐ Vacant

To accommodate accessory building for existing dwelling at 940 Concession 8 W

Building(s) or Structure(s):

Existing: None

Proposed: Proposed detached accessory building

Type of access: (check appropriate box)

- ☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year
- ☐ right of way
☐ other public road

Type of water supply proposed: (check appropriate box) N/A

- ☐ publicly owned and operated piped water system
☐ privately owned and operated individual well
- ☐ lake or other water body
☐ other means (specify) _____

Type of sewage disposal proposed: (check appropriate box) N/A

- ☐ publicly owned and operated sanitary sewage system
☐ privately owned and operated individual septic system
☐ other means (specify) _____

4.2 Description of land intended to be Retained:

Frontage (m) +/- 176.41 m	Depth (m) +/- 563.5 m	Area (m ² or ha) +/- 10 ha
------------------------------	--------------------------	------------------------------------------

Existing Use of Property to be retained:

- ☐ Residential
☐ Agriculture (includes a farm dwelling)
☐ Other (specify) _____
- ☐ Industrial
☒ Agricultural-Related
- ☐ Commercial
☒ Vacant

Proposed Use of Property to be retained:

☐ Residential

☐ Agriculture (includes a farm dwelling)

☐ Other (specify) _____

☐ Industrial

☒ Agricultural-Related

☐ Commercial

☒ Vacant

Building(s) or Structure(s):

Existing: None

Proposed: None

Type of access: (check appropriate box)

☐ provincial highway

☐ right of way

☐ municipal road, seasonally maintained

☐ other public road

☒ municipal road, maintained all year

Type of water supply proposed: (check appropriate box) N/A - private water supply existing.

☐ publicly owned and operated piped water system

☐ lake or other water body

☐ privately owned and operated individual well

☐ other means (specify) _____

Type of sewage disposal proposed: (check appropriate box) N/A - private sewage existing.

☐ 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): Agriculture

Urban Hamilton Official Plan designation (if applicable) _____

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

Please refer to Planning Justification Brief attached.

5.2 What is the existing zoning of the subject land?

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? A1 - Agriculture in Hamilton ZBL No. 05-200

5.3 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	<input checked="" type="checkbox"/>	Surrounding properties are agriculture.
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	

A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 PREVIOUS USE OF PROPERTY

- ☐ Residential
 ☐ Industrial
 ☐ Commercial
☒ Agriculture
 ☐ Vacant
 ☐ Other (specify)

- 6.1 If Industrial or Commercial, specify use _____
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?
☐ Yes ☒ No ☐ Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?
☐ Yes ☒ No ☐ Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
☐ Yes ☒ No ☐ Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
☐ Yes ☒ No ☐ Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?
☐ Yes ☐ No ☒ Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?
☐ Yes ☒ No ☐ Unknown
- 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
☐ Yes ☒ No ☐ Unknown
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
☐ Yes ☒ No ☐ Unknown
- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
☐ Yes ☒ No ☐ Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?
 Owner's knowledge.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
 Is the previous use inventory attached?
☐ Yes ☐ No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)

☒ Yes ☐ No

Please see Planning Justification Brief attached.

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

Please see Planning Justification Brief attached.

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

Please see Planning Justification Brief attached.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)

☒ Yes ☐ No

Greenbelt Plan

Please see Planning Justification Brief attached.

- e) Are the subject lands subject to the Niagara Escarpment Plan?
☐ Yes ☒ No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?

☐ Yes ☐ No

(Provide Explanation)

- f) Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☒ No

If yes, is the proposal in conformity with the Parkway Belt West Plan?

☐ Yes ☐ No (Provide Explanation)

- g) Are the subject lands subject to the Greenbelt Plan?
☒ Yes ☐ No

If yes, does this application conform with the Greenbelt Plan?

☒ Yes ☐ No (Provide Explanation)

Please see Planning Justification Brief attached.

8 HISTORY OF THE SUBJECT LAND

- 8.1 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, indicate the appropriate application file number and the decision made on the application.

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

N/A

- 8.3 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.

8.4 How long has the applicant owned the subject land?

Applicant is not landowner.

- 8.5 Does the applicant own any other land in the City? ☐ Yes ☒ No
If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

- 9.1 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 if known, specify file number and status of the application.

- 9.2 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 if known, specify file number and status of the application(s).

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 Rural Hamilton Official Plan Designation(s)

- ☒ Agricultural
- ☐ Rural
- ☐ Specialty Crop
- ☐ Mineral Aggregate Resource Extraction
- ☐ Open Space
- ☐ Utilities
- ☐ Rural Settlement Area (specify) _____
- Settlement Area
- Designation

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 operation.

N/A, lot addition/lot-line adjustment

10.2 Type of Application (select type and complete appropriate sections)

- ☒ Agricultural Severance or Lot Addition
☐ Agricultural Related Severance or Lot Addition
☐ Rural Resource-based Commercial Severance or Lot Addition
☐ Rural Institutional Severance or Lot Addition
☐ Rural Settlement Area Severance or Lot Addition

}

(Complete Section 10.3)
- ☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

(Complete Section 10.4)
- ☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

(Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1) 0.0 m	Area (m ² or ha): (from in Section 4.1) +/- 929.1 sq. m
-------------------------------------------	-----------------------------------------------------------------------

Existing Land Use: Agriculture Proposed Land Use: Accessory building (garage to 940 Concession 8 W)

b) Lands to be Retained:

Frontage (m): (from Section 4.2) +/- 176.41 m	Area (m ² or ha): (from Section 4.2) +/- 10 ha
--------------------------------------------------	--------------------------------------------------------------

Existing Land Use: Agriculture Proposed Land Use: Land use maintained

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

(Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of 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: _____

d) 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: _____

e) Surplus farm dwelling date of construction:

☐ Prior to December 16, 2004 ☐ After December 16, 2004

f) Condition of surplus farm dwelling:

☐ Habitable ☐ Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	-------------------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

10.5 Description of Lands (Non-Abutting Farm Consolidation)

a) Location of non-abutting farm

(Street) (Municipality) (Postal Code)

b) Description of non-abutting farm

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	-------------------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

☐ Prior to December 16, 2004 ☐ After December 16, 2004

e) Condition of surplus farm dwelling:

☐ Habitable

☐ Non-Habitable

- f) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	-------------------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) the location and nature of any easement affecting the subject land.

13 ACKNOWLEDGEMENT CLAUSE

I acknowledge that The City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

MARCH 31, 2021

Date

