


RE: Inquiry re: Committee of Adjustment Hearing

Sweeney, Meaghan <meaghansweeney@kpmg.ca>

Fri 6/28/2024 9:54 AM

To:Committee of adjustment <CofA@hamilton.ca>

Cc:Green, Pamela <pamelaagreen@kpmg.ca>

 2 attachments (10 MB)

Notice of Public Hearing.pdf; Staff Comments - 501 Alberton Rd Severance.pdf;

External Email: Use caution with links and attachments

Good morning Morgan,

On behalf of KPMG Law LLP and Pamela A. Green, who act as Agent for Dunlea Farms Limited, I am requesting that the below-mentioned matter be tabled until the next Committee of Adjustment Hearing:

- APPLICATION NO: B-24:38
- SUBJECT PROPERTY: 501 Alberton Road, Hamilton

Unfortunately, with the Staff Comments having come out only two business days prior to the Hearing, we have not had sufficient time to review. I have attached the Notice of Public Hearing and Staff Comments for your reference. The deadline for comments is noon today.

Please let me know if you require any additional information.

All the best,

Meaghan Sweeney

Associate, Business Law

KPMG Law LLP

Barristers + Solicitors

Bay Adelaide Centre

333 Bay Street, Suite 4600

Toronto, Ontario M5H 2S5

(416) 476-2081

meaghansweeney@kpmg.ca

Hamilton - 501 Alberton Road - B-24-38

AMIN Pranav <Pranav.Amin1@HydroOne.com>

Wed 6/26/2024 10:36 PM

To:Committee of adjustment <CofA@hamilton.ca>

External Email: Use caution with links and attachments

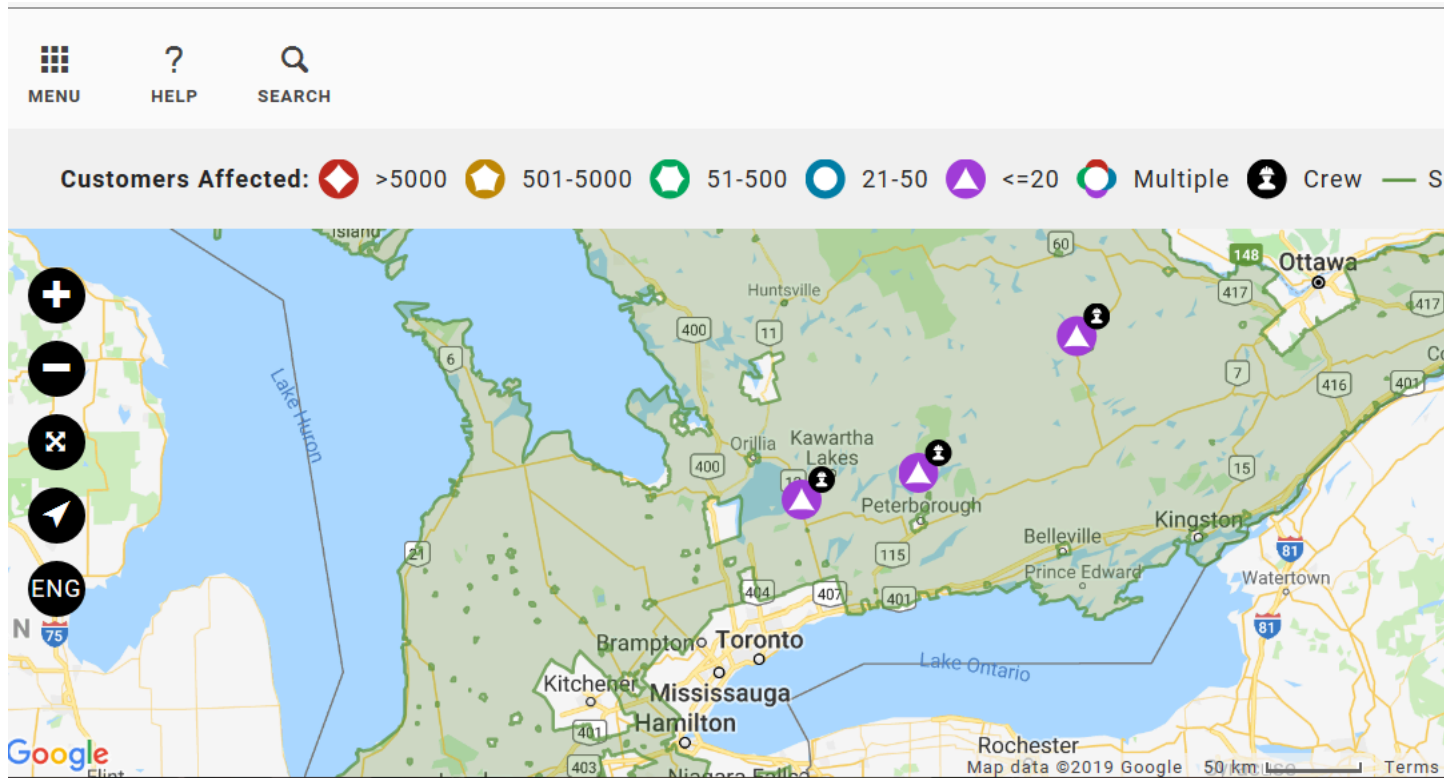
Hello,

We are in receipt of your Application for Consent, B-24-38 dated June 12th, 2024. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com



June 28, 2024

via email

GRCA File: B-24-38 – 501 Alberton Road

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

Dear Ms. Sheffield,

Re: Application for Consent B-24:38
501 Alberton Road, City of Hamilton
Owner: Dunlea Farms Ltd.
Agent: KPMG Law LLP

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application to sever a surplus farm dwelling.

Recommendation

The GRCA has no objection to the proposed consent application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the retained parcel contains a watercourse, floodplain, and the regulated allowance adjacent to these features. The lands to be severed do not contain any natural hazard features of interest to the GRCA. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the retained parcel is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The consent application proposes to sever the surplus farm dwelling with existing and proposed rural residential uses. The existing agricultural uses on the retained parcel will continue and it is our understanding that no additional development is proposed at this

time. As such, GRCA staff do not anticipate any impacts to the natural hazard features as a result of the proposed application.

Consistent with GRCA's approved fee schedule, this application is considered a minor consent and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman". The signature is fluid and cursive, written over a white background.

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Dunlea Farms Ltd. (via email)
Pamela A. Green, KPMG Law LLP (via email)



Lands to be Retained

Lands to be Severed

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

