

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.:	B-25:045	SUBJECT PROPERTY:	1165-1145 Concession Road 6 West, Flamborough
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APPLICANTS: Owner: Tim Christianson
Agent: A.J Clarke and Associates Ltd c/o Ryan Ferrari

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to be added to property known municipally as 1145 Concession Road 6 West.

	Frontage	Depth	Area
SEVERED LANDS (PART 1):	15.24 m [±]	89.50 m [±]	2233 m ² [±]
RETAINED LANDS (PART 3):	324 m [±]	1024 m [±]	42.6 ha [±]

Associated Planning Act File(s): B-25:040

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, August 14, 2025
TIME:	1:30 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

B-25:045

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

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, written comments must be received no later than noon **August 12, 2025**

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **August 13, 2025**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-25:045, 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: July 28, 2025

**Justin Leung,
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.



COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing.

How to Submit Written Comments:

By Email:

Send to: cofa@hamilton.ca

By Mail:

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

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

Presentations

All presentations are permitted at the discretion of the Committee.

Virtual Presentations:

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca no later than 12:00 p.m. (noon) on the business day prior to the Hearing. The submission must be one document in PDF format only.

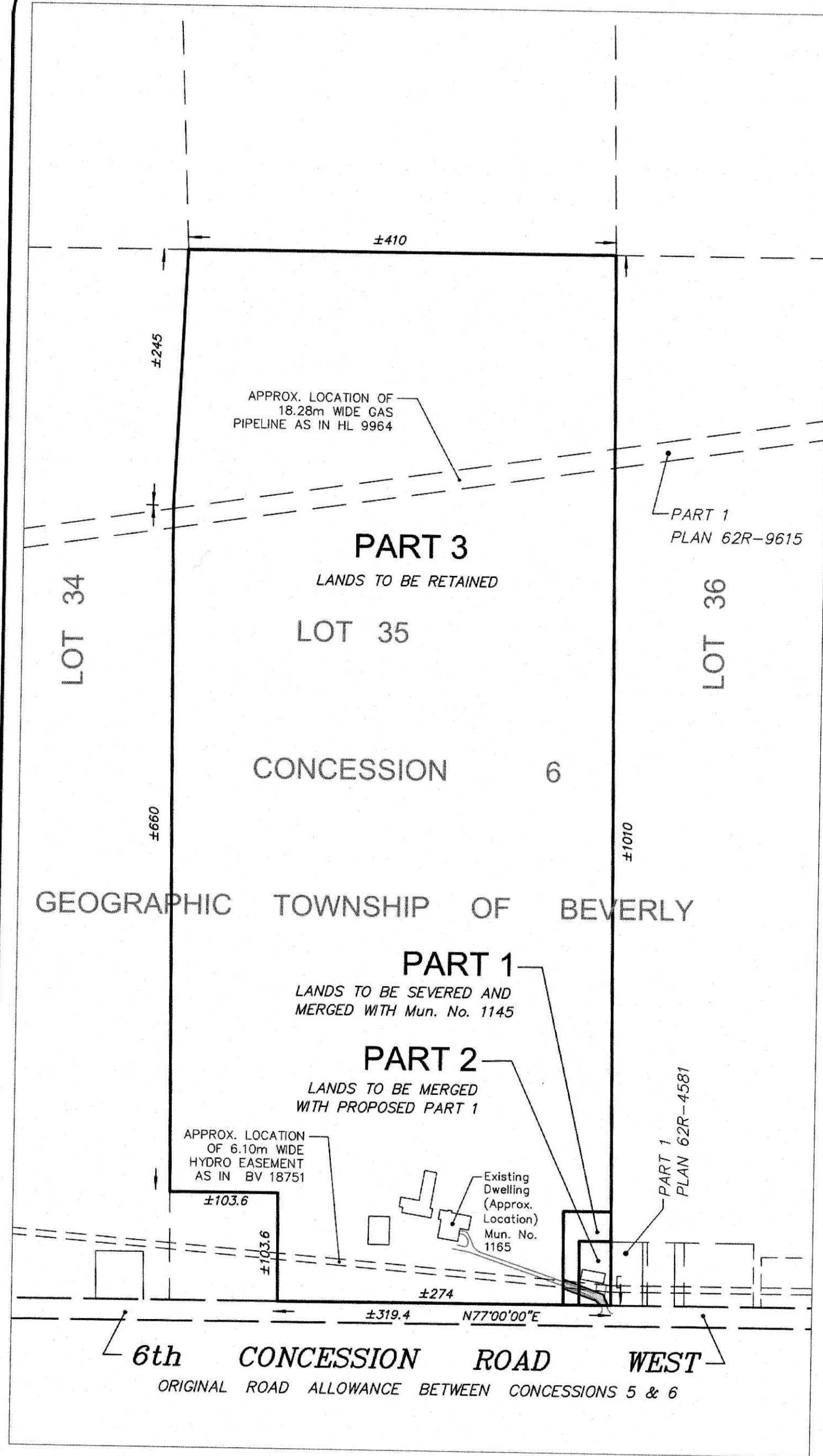
In-Person Presentations:

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca by 12:00 p.m. (noon) on the business day prior to the Hearing in PDF format as a single document. Handouts are permitted only if the same content can be displayed on the presentation screen.

Additional Notes

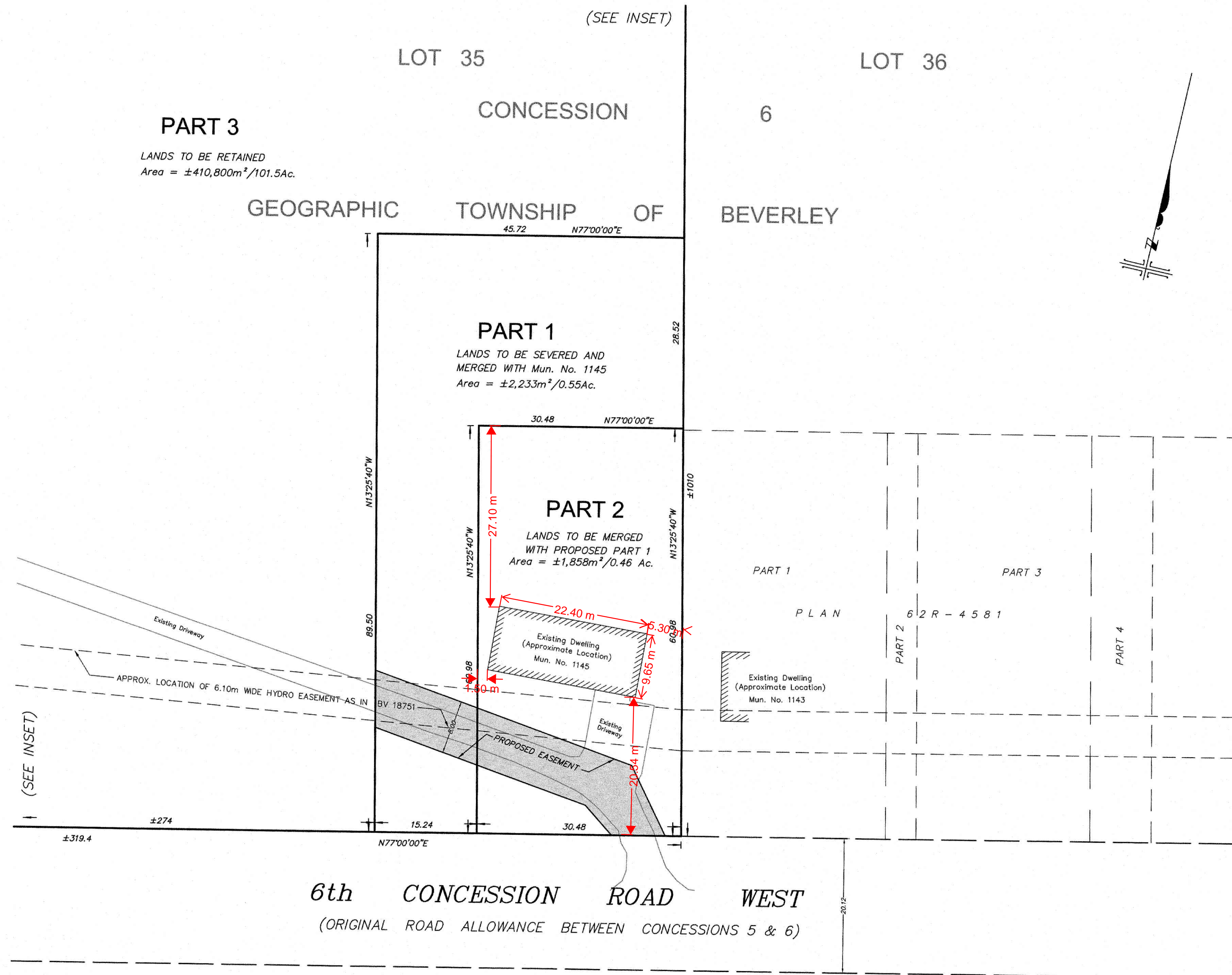
- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.

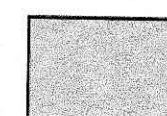


INSET

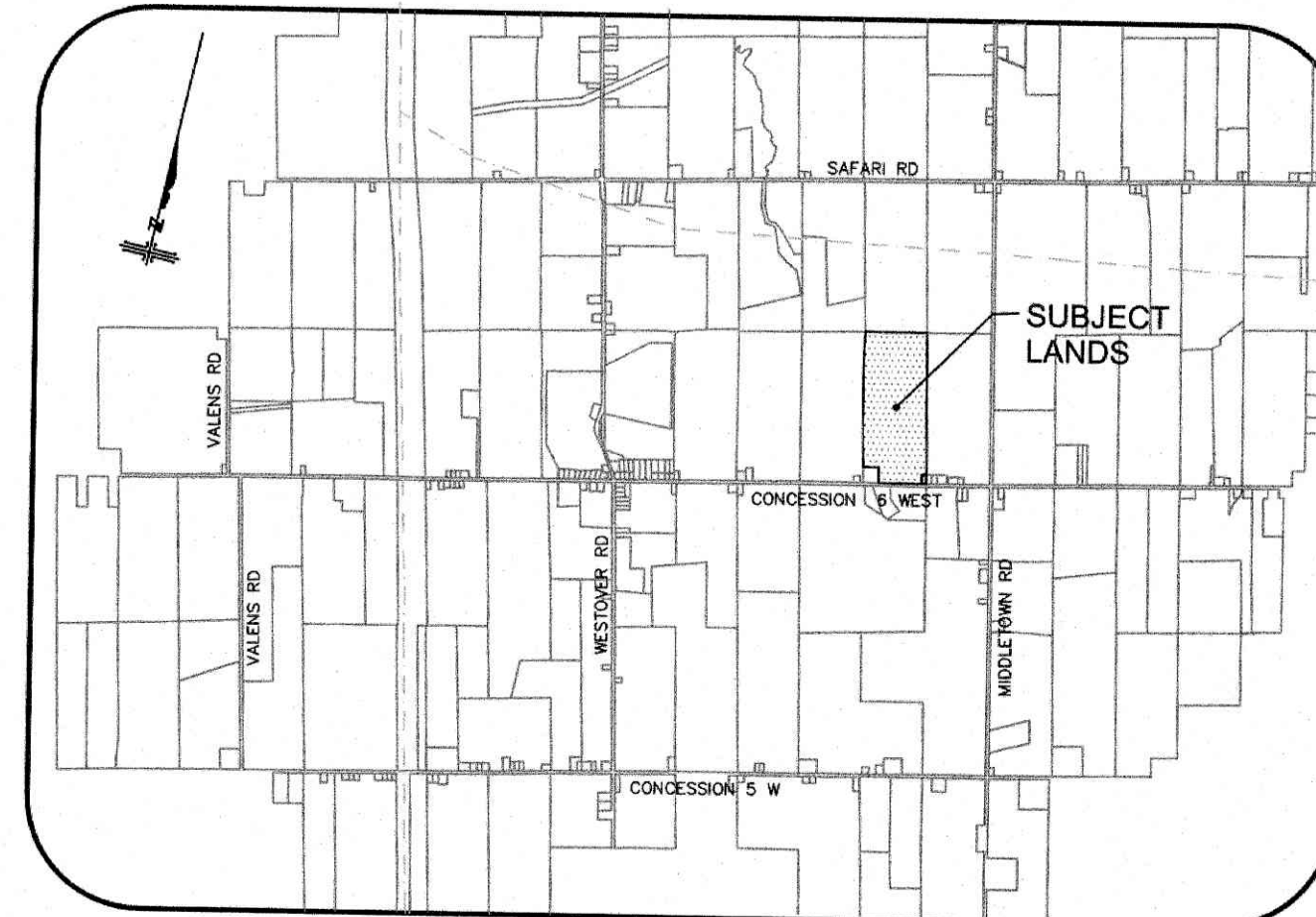
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LEGEND



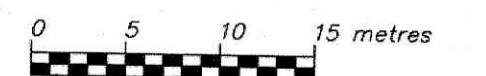
PROPOSED EASEMENT FOR DRIVEWAY
ACCESS FOR Mun. No. 1165
(AREA=±410m²)



SKETCH FOR CONSENT TO SEVER

1145 & 1165 6th CONCESSION ROAD W
CITY OF HAMILTON

SCALE 1:400



THE ABOVE NOTED LANDS ARE:

PART OF LOT 35, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF BEVERLY
CITY OF HAMILTON

METRIC:

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

NOTES:

THIS SKETCH IS BASED ON PLANS FILED IN OUR OFFICE AND
NOT AN ACTUAL FIELD SURVEY.

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL
COPY OR CERTIFIED DIGITAL COPY ISSUED BY THE SURVEYOR

CAUTION:

THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
USED FOR TRANSACTION OR MORTGAGE PURPOSES.

THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION TO THE
LAND DIVISION COMMITTEE REQUESTING A GRANT OF SEVERANCE AND
IS NOT INTENDED FOR REGISTRATION.

CONSENT SCHEDULE:

PART 1 (LANDS TO BE SEVERED AND
MERGED WITH Mun. No. 1145) AREA = ±2,233m²/0.55Ac.

PART 2 (LANDS TO BE MERGED WITH
PROPOSED PART 1) AREA = ±1,858m²/0.46Ac.

PART 3 (LANDS TO BE RETAINED) AREA = ±410,800m²/101.5 Ac.

JUNE 12, 2025

DATE



NICHOLAS 2038, MUTH
ONTARIO LAND SURVEYOR



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

DRAWN BY:
LH

CHECKED BY:
TK/NM

PROJECT No.
258033P

H:\jobs\A-10-F\BEVERLY\CON06\LOT35\Current Work\T-3705A.dwg



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

City of Hamilton Planning and Development
City Hall 5th Floor
71 Main St W, Hamilton, ON L8P 4Y5

June 20, 2025

Attn: Justin Leung
Secretary-Treasurer, Committee of Adjustment

Re: Consent Application – 1165 & 1145 Concession Road 6 West, Hamilton

Dear Sir:

A.J. Clarke and Associates Ltd. has been retained by the owner for the purposes of submitting the enclosed Severance Application (Minor Lot Line Adjustment) for the lands known as 1165 & 1145 Concession Road 6 West, within the City of Hamilton.

Below is a summary of the materials submitted to your attention:

- One (1) electronic copy of the required filled and signed Consent Application Form;
- One (1) electronic copy of the Severance and Easement Sketch, dated June 12, 2025 prepared by A.J. Clarke and Associates Ltd;
- Electronic Copies of Photos of the lands proposed to be severed;
- Payment in the sum of \$3,475.00 will be delivered with a cheque, with one (1) electronic copy submitted with this application.

The subject lands are municipally known as 1165 Concession Road 6 West, and 1145 Concession Road 6 West within the City of Hamilton.

The purpose of this application is to facilitate severance for Minor Lot Line adjustment to increase the overall lot area of 1145 Concession Road 6 West to meet the minimum lot area for Private Servicing within the Rural Hamilton Official Plan and meet the minimum lot area requirements for a Single Detached Dwelling within the 05-200 Zoning By-law.

The parcel of 1145 Concession Road West is currently undersized with an area of 1,858 m² and the proposed severance will effectively increase the parcel to 4,000 m².

Subject Lands

1165 Concession Road West has a lot area of approximately 42.6ha (105 acres), with approximately 323 metres of frontage along Concession Road 6 West. It is occupied by an existing Single Detached dwelling, accessory agricultural buildings and agricultural lands. The subject lands are actively farmed by the current owner and include a variety of cash crops.

1145 Concession Road 6 West is a rectangular parcel with an approximate area of 0.18ha (1,858 sq m) which is occupied with a single detached dwelling. The parcel of 1145 Concession Road 6 was established in 1970's when the maximum lot size for a parcel with a Single Detached Dwelling Unit on it was 100 by 200 feet, which represents its current size. However, the current policies and Zoning By-law



dictate that a minimum lot area of 0.4ha (4,000 sq m) is required to meet the private servicing requirements.

Due to the significant change in grade along Concession Road 6 West along the frontage of the properties, one shared driveway is provided for access. The driveway has existed like this since 1972, when the property was originally severed.

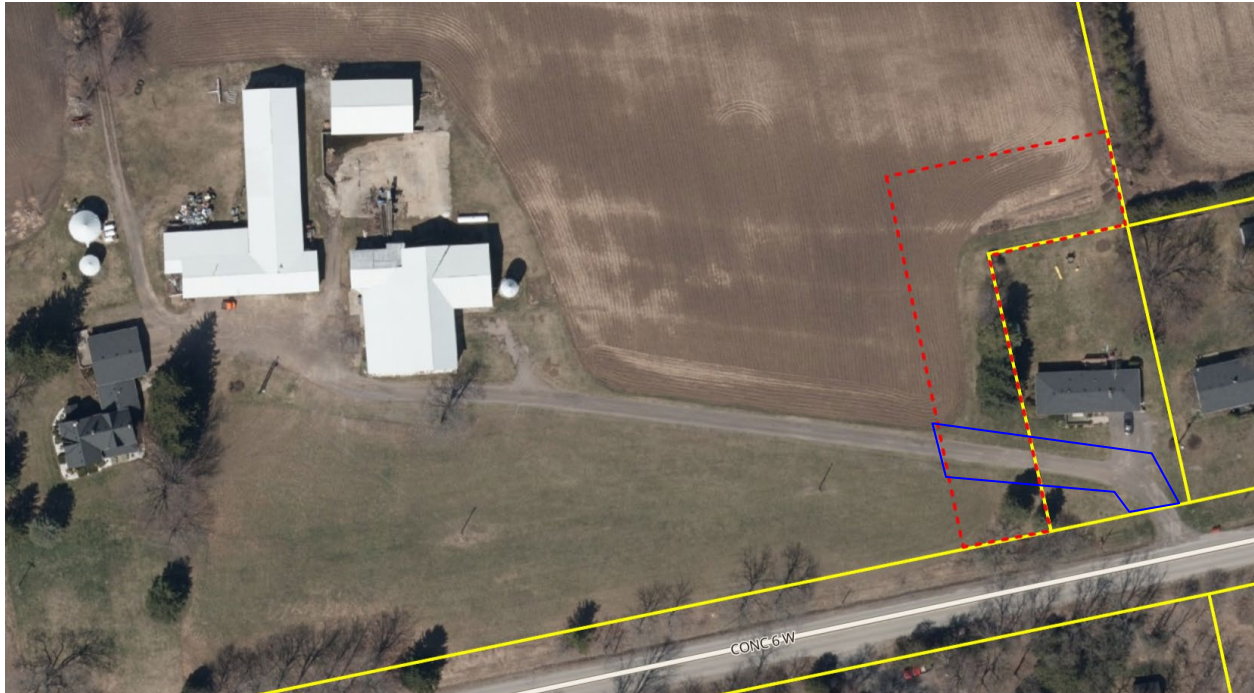


Figure 1: Subject Lands outlined in red to be added to 1145 Concession Road 6 West with approximate location of easement proposed access easement outlined in blue.

Planning Policy

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS), 2024 replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the Planning Act.

The PPS provides policy direction for Lot Creation and Lot Adjustments which are relevant and applicable to the proposed development:

4.3.3 Lot Creation and Lot Adjustments

- 1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:*



- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*
- 2. Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.*

The proposed development complies with the policies above. The proposed development includes a minor lot line adjustment with the minimum amount of lands taken from the Agricultural use, of approximately 2233 square metres (0.55 acres). The retained parcel of 1165 Concession Road West will have a lot area of 101.5 acres which is an appropriate size for the type of agricultural activity. The lands removed from agricultural operations represent a small fraction of the lands, approximately 0.5% of the total lot area which will maintain the flexibility for future agricultural operations. Further, the lands that are to be severed have already been encroached upon by the neighbouring property owner and are used as a garden. Photos depicting this have been included as part of the submission package.

As defined within the PPS, 2024:

Legal or Technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Notably the proposed development meets the definition of a lot adjustment for legal or technical reasons as the proposed does not result in the creation of a new lot and is for a minor boundary adjustment.

The proposed consent application is consistent with the Provincial Planning Statement.

Rural Hamilton Official Plan (RHOP)

The subject lands are located within the Rural Hamilton Official Plan (RHOP) and are designated Agriculture as per Schedule D Rural Land Use Designation. The primary intent of the Agriculture designation is to protect the prime agricultural areas for agricultural use over the life of this Plan. Within the Agriculture designation the permitted uses are limited to agriculture, agriculture related commercial and agricultural related industrial uses and on farm secondary uses in accordance with the policies within the RHOP.

Within the RHOP Minor Lot Line Adjustments are permitted within all designations are permitted only for legal or technical reasons. These adjustments must not create a new separate lot for residential purposes, increase fragmentation of natural heritage features, and may not be an excess of the land needed to address the technical or legal requirements, or to address servicing. As such there must be as little acreage taken out of agricultural use as possible.

Further the subject lands are located on a Local Natural Area Earth Science ANSI as per Schedule B7-Detailed Natural Heritage Features Local Natural Area Earth Science ANSI. The existing feature is a Drumlin which is an oval-shaped hills, largely composed of glacial drift, formed beneath a glacier or ice sheet and aligned in the direction of ice flow. These rolling hills can be seen across the property and nobly are what has caused significant changes on grade and topography in the area.



The proposed development and the severance will not negatively impact the existing natural heritage feature and will not cause fragmentation of the features.

These policies are applicable to the proposed minor lot addition within Chapter F – Implementation:

F.1.14.2.7 In addition to Policy F.1.14.2.6, minor lot additions may be permitted where additional land is required for existing undersized lots to meet the applicable requirements of Section C.5.1, Private Water and Wastewater Services, as determined by the City, for existing uses only, provided all of the following are met:

- a) no new lots are created;*
- b) the resulting lots are both of a shape and dimension to not impair existing or potential agricultural operations;*
- c) there is no increased fragmentation of a key*
- d) natural heritage feature or key hydrologic feature;*
- e) the lot being enlarged is not required to demonstrate conformity with Policy C.5.1.1 c), but should generally be a minimum of one acre in size following the lot addition; and,*
- f) the land area of the minor lot addition does not exceed the land area needed to meet the requirements of Section C.5.1, Private Water and Wastewater Services, and F.1.14.2.7 b) and c) above with as little acreage as possible taken out of agricultural use.*

The proposed Minor Lot Line adjustment does not create a new lot. The proposal will effectively increase the lot area of 1145 Concession Road 6 West to the minimal area as required within Section C.5.1 Private Water and Wastewater Servicing. The proposed development meets the requirements of private servicing with the minimal amount of land possible being taken from agricultural use on 1165 Concession Road 6 West. Further the lands to be added to 1145 Concession Road 6 West are lands that are of poor agricultural value because these lands are utilized as a personal garden of the owners at 1145 Concession Road 6. Photos depicting this are provided as part of the submission package.

Additionally, these lands as seen in the aerial view are already being used by the tenants of the 1145 Concession Road 6 West for their own personal enjoyment, as the Septic System is located within the backyard, and they are not able to actively use the lands above the septic system and leeching bed.



Figure 2: Aerial Image of 1145 Concession Road West.



Figure 3: View of lands currently being used by 1145 Concession Road 6 West, which are of poor agricultural value for 1165 Concession Road West.



The proposed lands to be added to 1145 Concession Road West are 2,241 m², which results in a final parcel size of 0.4 ha. This results in the minimum number of lands required to meet the current Private Servicing standards, which will result in a typical shaped rectangular lot fabric. Further the lands to be added have been chosen based on their poor agricultural value, to not impair the existing agricultural operations on 1165 Concession Road West.

The subject lands are zoned Conservation/Hazard Land Rural (P6) Zone which permits single detached dwelling units that are already established in accordance with the provisions within Section 12.1.3.3. Section 12.1.3.3 a) requires a minimum lot area of 0.4 ha (4000 square metres). The proposed will meet the minimum lot area as per the Zoning By-law with no excess of lands being added to 1145 Concession Road West.

Please note that a concurrent Consent Application has been submitted to establish a reciprocal easement for legal access as the two properties share a driveway.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission. If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

Ryan Ferrari, MCIP, RPP, CPT
Senior Planner
A.J. Clarke and Associates Ltd.

Chloe Andre, MPI
Intermediate Planner
A.J. Clarke and Associates Ltd.









Hamilton

Committee of Adjustment

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

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

**APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT***

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Purchaser*		
Registered Owners(s)	Tim Christianson	
Applicant(s)**	Owner, as above	
Agent or Solicitor	A.J. Clarke and Associates Ltd (C/O Ryan Ferrari)	

*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

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	1165 & 1145 Concession Road 6 West		
Assessment Roll Number	251830164063800, 251830164063600		
Former Municipality	Beverly		
Lot		Concession	6
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	PT LT 35

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:

PT LT 35, CON 6 BEVERLY , AS IN CD179177 ; S/T BV18751,HL9964 FLAMBOROUGH

3 PURPOSE OF THE APPLICATION

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

- | | |
|--|--|
| <input type="checkbox"/> creation of a new lot(s) | <input type="checkbox"/> concurrent new lot(s) |
| <input checked="" type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input type="checkbox"/> an easement | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8) | <input type="checkbox"/> a charge |
| <input type="checkbox"/> cancellation (must also complete section 9) | |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10) | |
| (i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | |

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

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

1145 Concession Road 6 West

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 3 Retained	Part 1	Part 2		
Type of Transfer	N/A	Lot Addition	N/A Existing Parcel of 1145 Concession Road West, which will be merged with Part 1		
Frontage	+/- 324m	+/-15.24m	30.48m		
Depth	+/- 1024m	+/-89.50m	60.97m		
Area	+/- 42.6 ha	2233 m ²	1873m ²		
Existing Use	Agriculture	Agriculture	Residential		
Proposed Use	Agriculture	Residential	Residential		
Existing Buildings/ Structures	Single Detached	N/A	Single Detached		
Proposed Buildings/ Structures	N/A	N/A	N/A		
Buildings/ Structures to be Removed	N/A	N/A	N/A		

* 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): Agriculture

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) _____

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

Minor Lot Additions are permitted within the OP to increase lot size to meet private servicing

- 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? Conservation/Hazard Land Rural (P6) Zone

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.

Concurrently submitted Consent Application to establish an easement for reciprocal access

- 5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
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 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.

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

- 6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

- 6.4 How long has the applicant owned the subject land?

Since 1989

- 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.

Owns both 1145 Concession Road 6 West, and 1165 Concession Road 6 West

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)

Supports the orderly development of safe and healthy communities

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

☒ Yes ☐ No (Provide explanation)

Supports the development of complete communities, and the provision of independent services

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

☐ Yes ☐ No (Provide explanation)

- 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)

Minor Adjustment are permitted provided they do not create a new residential lot

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

☐ Yes ☒ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

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 (m ² or ha):
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Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

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

0.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

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

- ☒ Application Fee
- ☒ Site Sketch
- ☒ Complete Application Form
- ☒ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

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