

**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

<b>APPLICATION NO.:</b>	<b>B-25:043</b>	<b>SUBJECT PROPERTY:</b>	1634 & 1636 Concession 2 West, Flamborough
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**APPLICANTS:** Owner: Martin Van Drongelen  
Applicant: Adam Van Berkel  
Agent: Susan Fielding and Robert Pasuta

**PURPOSE & EFFECT:** To permit the conveyance of a parcel of land to be added to property known municipally as 1636 Concession 2 West.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS (LANDS TO BE SEVERED):</b>	24.38 m <sup>±</sup>	134.8 m <sup>±</sup>	11181 m <sup>2</sup> <sup>±</sup>
<b>RETAINED LANDS (LANDS TO BE RETAINED):</b>	88.05 m <sup>±</sup>	1073.53 m <sup>±</sup>	587722 m <sup>2</sup> <sup>±</sup>

Associated Planning Act File(s): N/A

**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:

<b>DATE:</b>	<b>Thursday, August 14, 2025</b>
<b>TIME:</b>	<b>2:50 p.m.</b>
<b>PLACE:</b>	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

## **B-25:043**

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> 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-25:043, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto:cofa@hamilton.ca) or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



**DATED: July 28, 2025**

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**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, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto: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](mailto: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](mailto: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](mailto: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:**

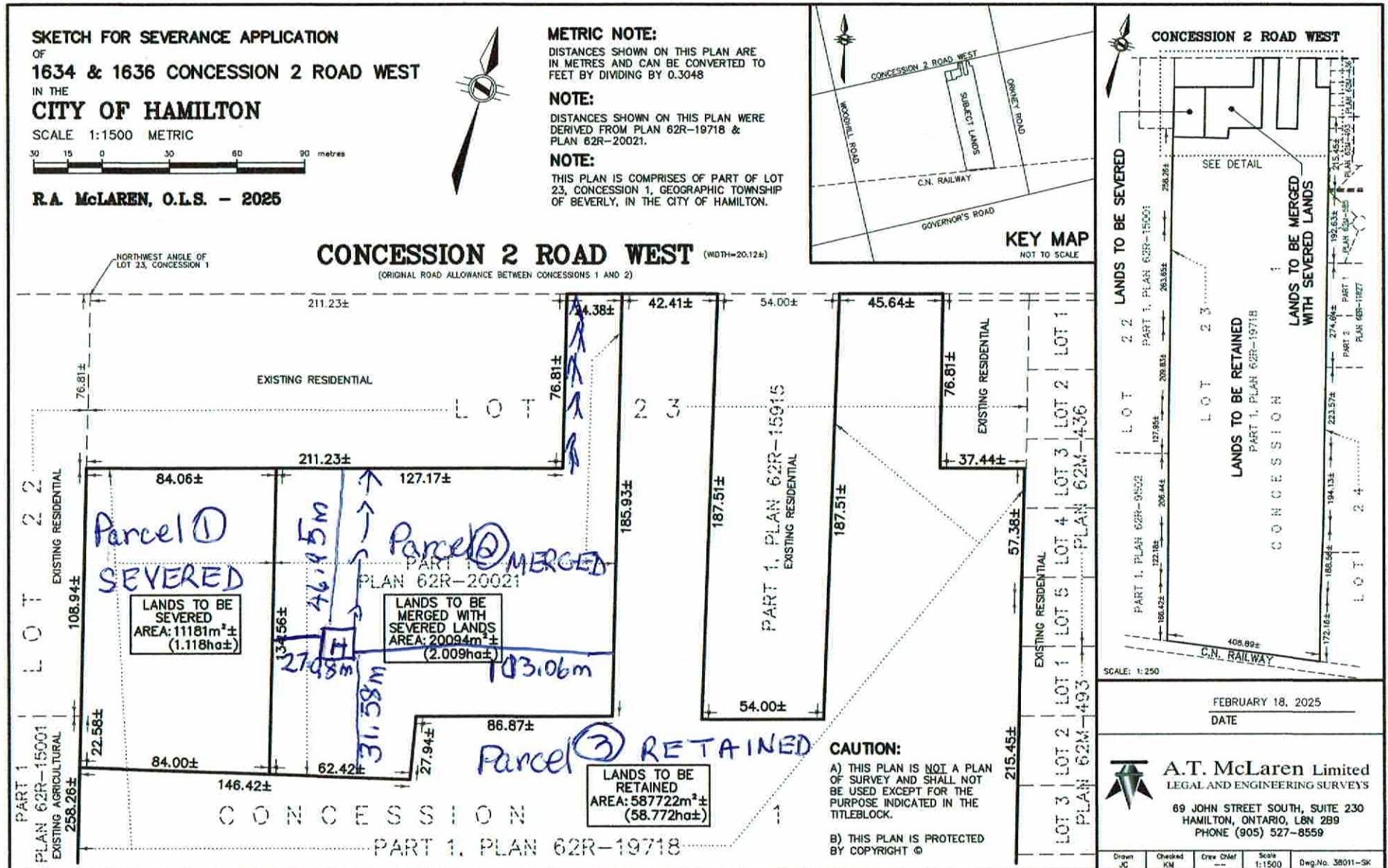
Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) by 12:00 p.m. (noon) on the business day 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](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.**

# Sketch Van Berkel Application / Note\* NOT TO SCALE

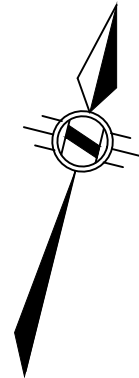
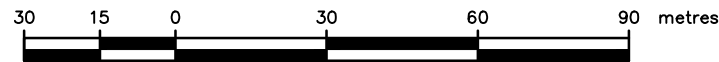


H = house 185.68m<sup>2</sup>  
↑ = signifies distance from home to road 173.22m



SCALE 1:1500 METRIC

**R.A. McLAREN, O.L.S. – 2025**



**METRIC NOTE:**

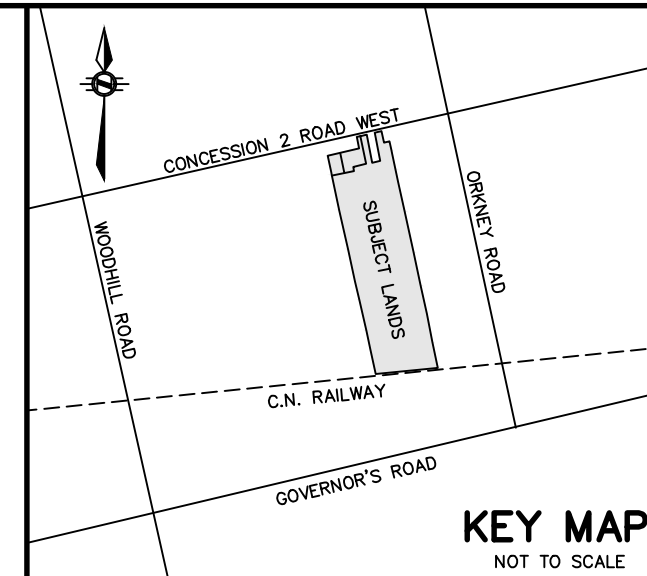
DISTANCES SHOWN ON THIS PLAN ARE  
IN METRES AND CAN BE CONVERTED TO  
FEET BY DIVIDING BY 0.3048

**NOTE:**

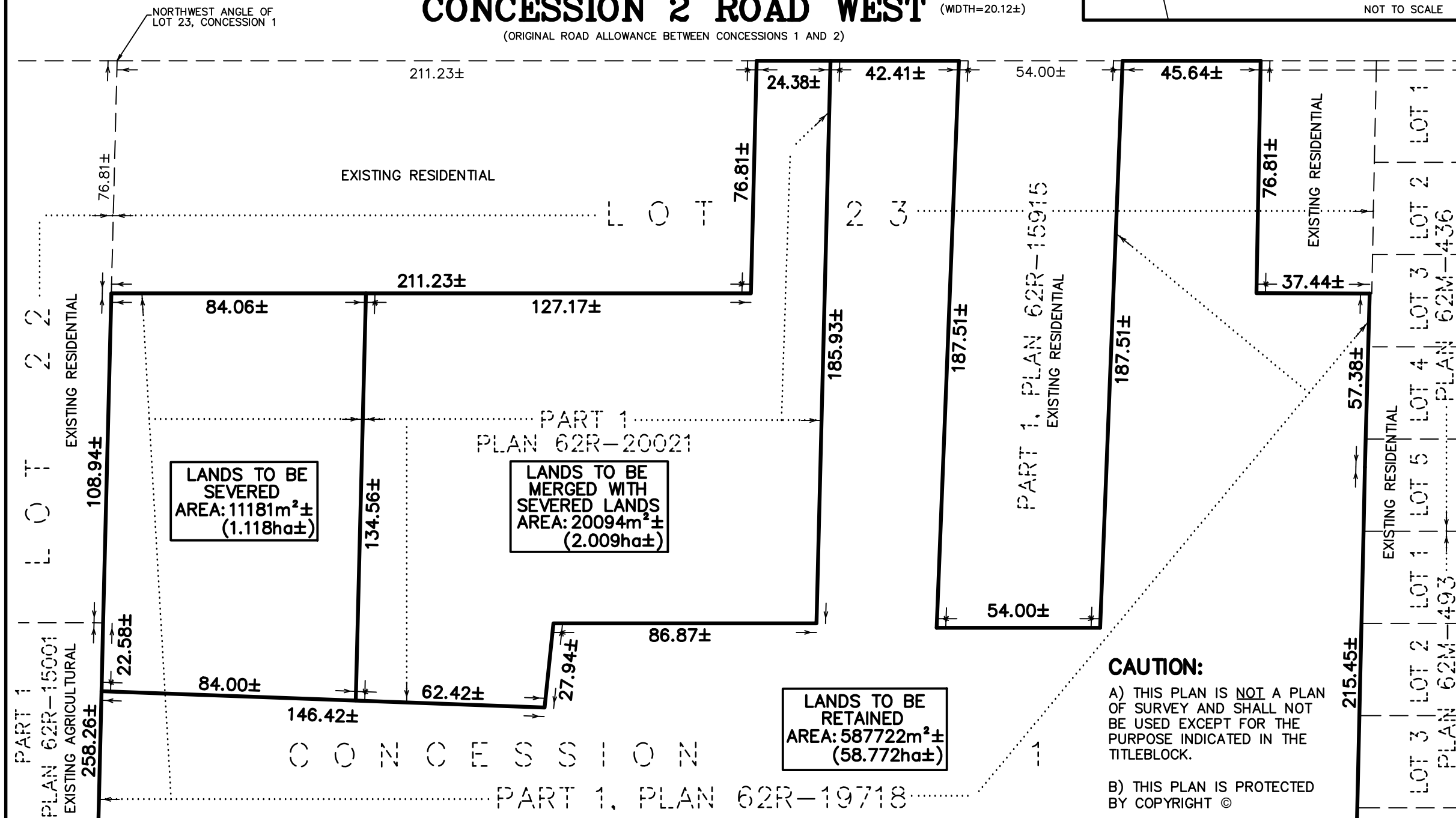
DISTANCES SHOWN ON THIS PLAN WERE  
DERIVED FROM PLAN 62R-19718 &  
PLAN 62R-20021.

**NOTE:**

THIS PLAN IS COMPRISES OF PART OF LOT  
23, CONCESSION 1, GEOGRAPHIC TOWNSHIP  
OF BEVERLY, IN THE CITY OF HAMILTON.



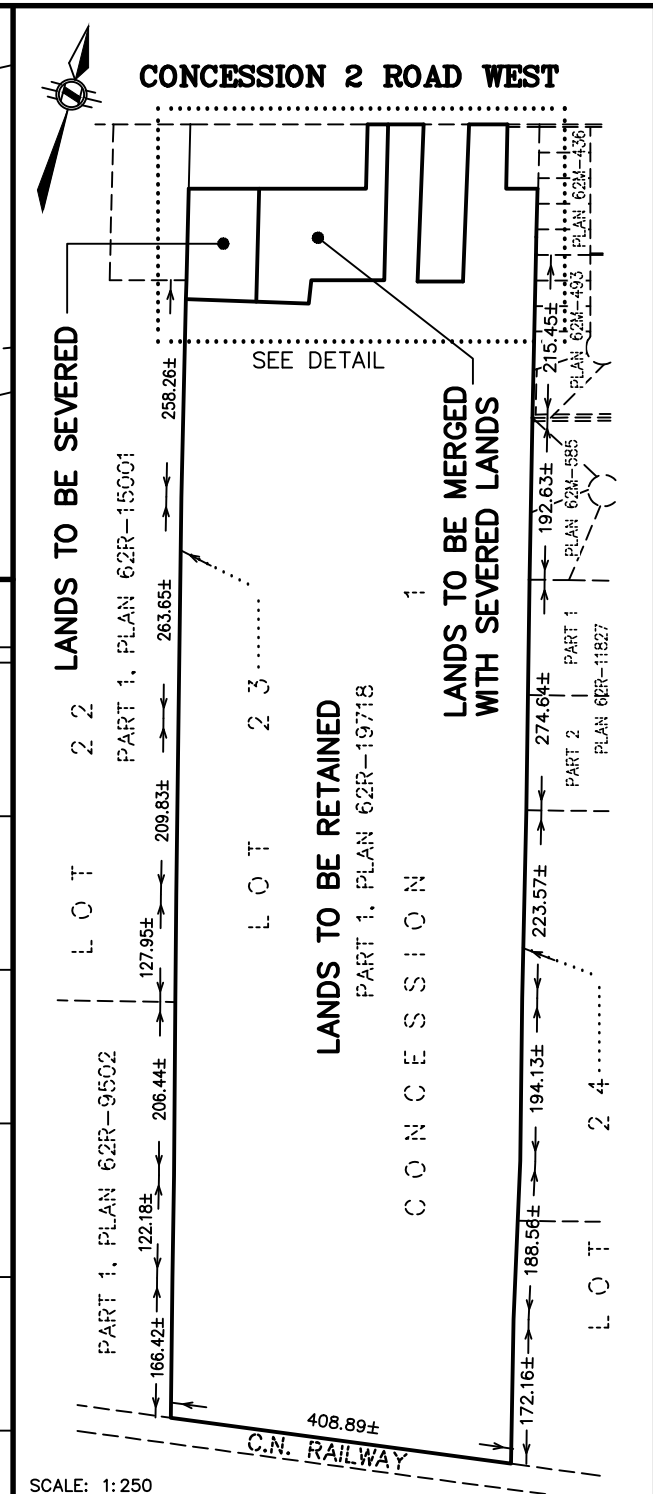
**CONCESSION 2 ROAD WEST** (WIDTH=20.12±)  
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)



**CAUTION:**

A) THIS PLAN IS NOT A PLAN  
OF SURVEY AND SHALL NOT  
BE USED EXCEPT FOR THE  
PURPOSE INDICATED IN THE  
TITLEBLOCK.

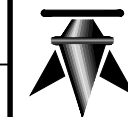
B) THIS PLAN IS PROTECTED  
BY COPYRIGHT ©



SCALE: 1:250

FEBRUARY 18, 2025

DATE \_\_\_\_\_



**A.T. McLaren Limited**  
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B9  
PHONE (905) 527-8559

Drawn JC	Checked KM	Crew Chief --	Scale 1:1500	Dwg.No. 38011-SK
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June 9, 2025

To

Mr. J. Leung, Secretary-Treasurer, Committee of Adjustment  
Mr. Dale Smith, Chair, Committee of Adjustment  
Members of the Committee of Adjustment

**Cover Page/Justification for Severance/Lot Line Adjustment  
1634 Concession 2 West and 1636 Concession 2 West, Hamilton (Lynden) Ontario**

**Background:**

The Van Berkel's (owners of 1636 Concession 2 West) have resided in their home for several years. For most of those years, they have leased 2 acres from the abutting landowner (1634 Concession 2 West). As you can see from the images attached, these two acres have not been farmed but used as a recreational area for the Van Berkel's. Mrs. Van Berkel has decided to start an herb-growing agricultural business. For this purpose, they would like to purchase this 2-acre plot so they have the security of owning the land where their agricultural business will be.

**Important facts to note:**

- The lands will remain A1 zone,
- The P6 Zone will reduce the number of multiple ownerships (for future protection)
- The P6 zone lands will remain P6 Zoning to continue to be protected
- The agricultural land to be transferred will go back to active farming (herbs, etc.)
- It is a Lot Line Adjustment, NOT a severance – No New Lot is being created

This application follows the intent of the Provincial Policy Statement:

Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and sustainable management or use of resources

h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

This application follows the City of Hamilton guidelines by providing the following:

1. Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.
2. 4.3.2 Permitted Uses 1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these



uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

3. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.
4. Protection of prime agricultural areas by preventing further fragmentation and loss of the agricultural land base caused by lot creation and the redesignation of prime agricultural areas;
5. Provision of the appropriate flexibility to allow for agricultural, agriculture-related and on-farm diversified uses, normal farm practices and an evolving agricultural and rural economy; Increasing certainty for the agricultural sector to foster long-term investment in the agri-food network and improvement to and management of the agricultural land base; and Enhancing the strengths of the Agricultural System, including through consideration for the impacts of development on agriculture and planning for local food and near-urban agriculture.
6. Objectives and Criteria for Permitted Uses:  
The criteria for the uses permitted in prime agricultural areas are specifically derived from PPS policies and definitions. They revolve around two key objectives:
  1. maintaining the land base for agriculture (PPS Policy 2.3.1)
  2. supporting a thriving agricultural industry and rural economy (PPS Vision and PPS Policy 1.1.4)

#### 1.4 Principles of Permitted Uses

- uses are compatible with agricultural uses
- they make a positive contribution to the agricultural industry, either directly or indirectly
- Permitting a wide range of compatible uses in prime agricultural areas is intended to enable agriculture and farm operators to prosper
- development of new farm products
- valued/necessary rural services to be available
- diversification of the rural economy and tax base
- job creation that helps stabilize and grow rural communities
- greater awareness and appreciation of agriculture in the area

So, in essence, the Van Berkel's will be turning these two acres from passive to a thriving agricultural business.

We respectfully ask that the Committee of Adjustment approve this application.

Robert Pasuta, agent

[REDACTED]

Susan Fielding, agent

[REDACTED]



Susan Fielding [REDACTED]

**Re: Mapping Van Berkel LL adjustment, Con 2 W Ancaster**

1 message

**Fabac, Anita** <Anita.Fabac@hamilton.ca>

Tue, Dec 17, 2024 at 7:39 AM

To: Susan Fielding [REDACTED]  
Cc: "Robichaud, Steve" <Steve.Robichaud@hamilton.ca>, Robbie [REDACTED], "Dal Bello, Rino" <Rino.DalBello@hamilton.ca>

Good morning Susan

My apologies for the delay. Staff have had an opportunity to review the proposal once again and will be in a position to support the proposal.

I have included Rino Dal Bello, acting Director of Development Planning on this email if you need any further assistance.

Regards  
Anita

Anita Fabac  
Acting Director of Planning and Chief Planner  
Planning Division  
Planning and Economic Development Department

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**From:** Susan Fielding [REDACTED]  
**Sent:** Tuesday, December 10, 2024 4:11 PM  
**To:** Fabac, Anita <Anita.Fabac@hamilton.ca>  
**Cc:** Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Robbie [REDACTED]  
**Subject:** Re: Mapping Van Berkel LL adjustment, Con 2 W Ancaster

**External Email:** Use caution with links and attachments

Hi Anita: Hopes this email finds you well. Just wondering if you have an update for our client's lot line request Con 2 West, Ancaster?  
Thank you,  
Susan

On Fri, Nov 22, 2024 at 4:19 PM Fabac, Anita <Anita.Fabac@hamilton.ca> wrote:  
Hi Susan

I just wanted to give you an update. Staff are taking a further look at the proposal and need a few extra days so we will provide you and Robert with a response mid week next week.

Thank you and have a nice weekend.

Anita



Susan Fielding [REDACTED]

**RE: Lot line adjustment**

1 message

Laura Warner &lt;lwarner@grandriver.ca&gt;

Thu, May 2, 2024 at 10:50 AM

To: Susan Fielding [REDACTED]

Hi Susan,

These lands are partially regulated by the GRCA due to the two small wetlands and their regulated allowances. I have attached a copy of our mapping for reference. However since no new development is proposed, no GRCA permit will be required from our office for the lot line adjustment.

That being said, a consent application will be required through the City for the proposed lot line adjustment. Since the lands are regulated, the City of Hamilton will circulate the consent application to our office for review and comment. Our plan review fee for minor consent applications such as this would be \$465. GRCA staff would undertake a formal review of the proposal at that time and provide formal comments. However based on preliminary review, I would not anticipate concern.

I hope this helps,  
Laura

Laura Warner  
Resource Planner  
Grand River Conservation Authority  
400 Clyde Road, PO Box 729  
Cambridge, ON N1R 5W6  
Office: 519-621-2763 ext. 2231  
Toll-free: 1-866-900-4722  
Email: [lwarner@grandriver.ca](mailto:lwarner@grandriver.ca)  
<http://www.grandriver.ca/> | Connect with us on social media

-----Original Message-----

From: [noreply@grandriver.ca](mailto:noreply@grandriver.ca) <[noreply@grandriver.ca](mailto:noreply@grandriver.ca)> On Behalf Of Susan Fielding  
Sent: Tuesday, April 30, 2024 5:37 PM  
To: Laura Warner <[lwarner@grandriver.ca](mailto:lwarner@grandriver.ca)>  
Subject: Lot line adjustment

Hello: I am representing clients 1634 Con 2 W, Hamilton (farm) and 1636 Con 2 W Hamilton (the 5 acres with the house) These clients (father and son) would like to sever off of the farm and add the severed property to house property. I am attaching a severance of the proposal. Could you please advise what the protocol would be as far as GRCA and if a permit would be required. The severance is simply to add acreage to the smaller property. There is no development or any change involved as to the use of the land. Thank you, Susan

Origin: <https://www.grandriver.ca/en/Planning-Development/Contact-a-planner.aspx>

This email was sent to you by Susan Fielding [REDACTED] through <https://www.grandriver.ca/>.

**2 attachments**

Adam V and Martin V proposed lines4826972a-f6ce-41cd-8843-0f03d20a829c.pdf  
4298K



GRCA Map.pdf  
1264K





Proposed to  
be added

Concession 2 Rd W

Concession 2 Rd W

442.52ft

418.08ft

252.52ft

801.6ft

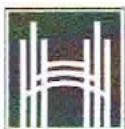
611.25ft

285.59ft

91.87ft

205.20ft





Hamilton

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

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto: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*	Adam Van Berkel	
Registered Owners(s)	Martin Van Drongelen	
Applicant(s)**	Adam Van Berkel	
Agent or Solicitor	Susan Fielding Robert Pasuta	

\*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  
☐ Cheque
☒ Credit over phone\*

\*Must provide number above

**2. LOCATION OF SUBJECT LAND**

## 2.1 Complete the applicable sections:

Municipal Address	1634 Con 2W Hamilton (Orkney)		
Assessment Roll Number	301140055000000		
Former Municipality	Ancaster		
Lot	PT Lot 23	Concession	Beverly Con
Registered Plan Number	62R19718	Lot(s)	
Reference Plan Number (s)		Part(s)	

## 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:

N/A

**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:

Adam Van Berkel

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

1636 Con 2W Hamilton

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, m<sup>2</sup> or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	RETAINED	SEVERED	MERGED		
Type of Transfer	N/A				
Frontage	88.05m	24.38m	24.38m		
Depth	1073.53m	134.8m	149.64m		
Area	587722m <sup>2</sup>	11181m <sup>2</sup>	20094m <sup>2</sup>		
Existing Use	AG	AG	AG		
Proposed Use	AG	AG	AG		
Existing Buildings/ Structures	None	None	house		
Proposed Buildings/ Structures	None	None	None		
Buildings/ Structures to be Removed	None	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): Agricultural

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) N/A

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

The City supports the right to farm policy. Agricultural uses will be given priority in rural Hamilton

- 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.

No +

- 5.3 What is the existing zoning of the subject land? A1

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

NO

- 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.

NO

- 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)
<b>An agricultural operation, including livestock facility or stockyard</b> * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	N/A (no barn or livestock)
<b>A land fill</b>	<input type="checkbox"/>	N/A
<b>A sewage treatment plant or waste stabilization plant</b>	<input type="checkbox"/>	N/A
<b>A provincially significant wetland</b>	<input type="checkbox"/>	N/A
<b>A provincially significant wetland within 120 metres</b>	<input type="checkbox"/>	N/A
<b>A flood plain</b>	<input type="checkbox"/>	N/A
<b>An industrial or commercial use, and specify the use(s)</b>	<input type="checkbox"/>	N/A
<b>An active railway line</b>	<input type="checkbox"/>	N/A
<b>A municipal or federal airport</b>	<input type="checkbox"/>	N/A

## 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.

N/A

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

N/A

- 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.

unknown

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

N/A applicant is buying subject land

- 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.

N/A

## 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)

This request fosters the long term viability of rural areas and protects agricultural land.

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

☒ Yes ☐ No (Provide explanation)

This request enhances the agricultural resources of the province as it turns grassland into an actively farmed area. It promotes regeneration. It promotes economic and employment opportunities in a rural area. In accordance with 4.3, it promotes economic activity in prime agricultural areas.

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

☐ Yes ☐ No (Provide explanation)

N/A Growth plan has been repealed

- 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)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?

☒ Yes ☐ No (Provide explanation)

The subject lands are within the greenbelt.

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

☐ Yes ☒ No (Provide explanation)

N/A

## 8 ADDITIONAL INFORMATION - VALIDATION

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

☐ Yes ☒ No (Provide explanation)

No

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

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

No

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

N/A

## 9 ADDITIONAL INFORMATION - CANCELLATION

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

☐ Yes ☒ No (Provide explanation)

No

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

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

No

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

No



## 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 <sup>2</sup> 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 <sup>2</sup> 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 (m <sup>2</sup> 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
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