



Hamilton

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

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.:	FL/B-24:08	SUBJECT PROPERTY:	55 LEAVITT BOULEVARD, FLAMBOROUGH
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APPLICANTS: Owner: WATERDOWN MINI STORAGE INC.
Agent: URBANSOLUTIONS PLANNING AND LAND DEVELOPMENT CONSULTANTS INC. (c/o MATT JOHNSTON)

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to be added to property known municipally as 63 Leavitt Boulevard, Flamborough.

	Frontage	Depth	Area
SEVERED LANDS:	N/A m [±]	9.245 m [±]	112.11 m ² ±
RETAINED LANDS:	66.38 m [±]	125.270 m [±]	8,065.95 m ² ±

Associated Planning Act File(s): FL/B-20:54

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

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

DATE:	Tuesday, April 9, 2024
TIME:	2:05 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)

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

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca

FL/B-24:08

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. Written comments must be received no later than noon, **April 5, 2024**

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

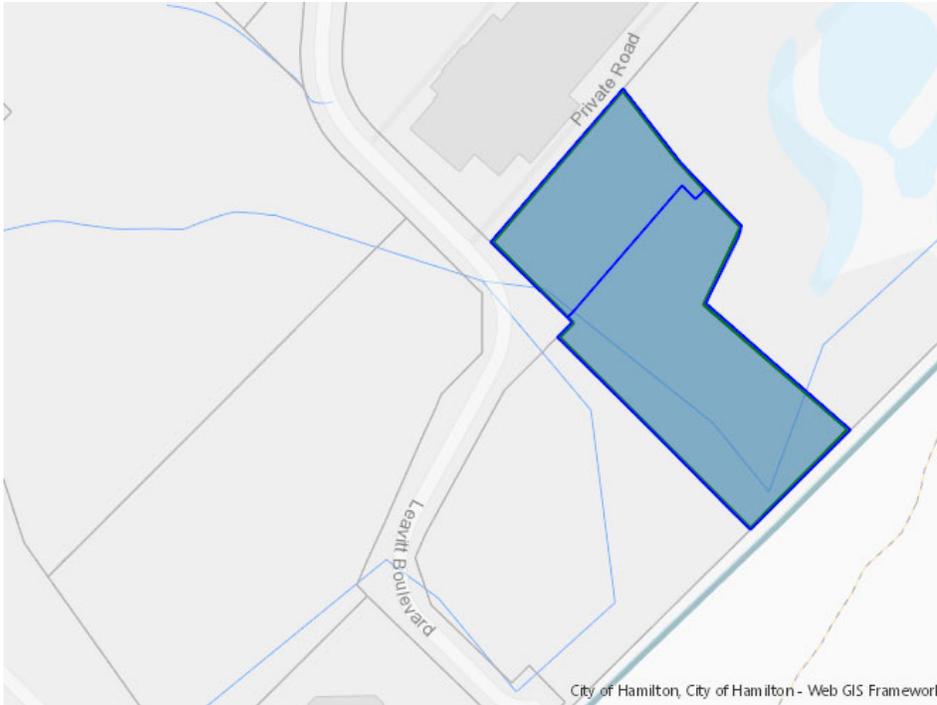
Orally: If you would like to speak to this item at the hearing you may do so by attending in person. Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be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

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

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding FL/B-24:08, 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



 Subject Lands

DATED: March 21, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

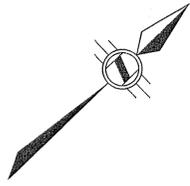
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

PLAN OF SURVEY
OF PART OF
LOT 12
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF EAST FLAMBOROUGH
IN THE
CITY OF HAMILTON

SCALE 1:400 METRIC

S.D. McLAREN, O.L.S. - 2022

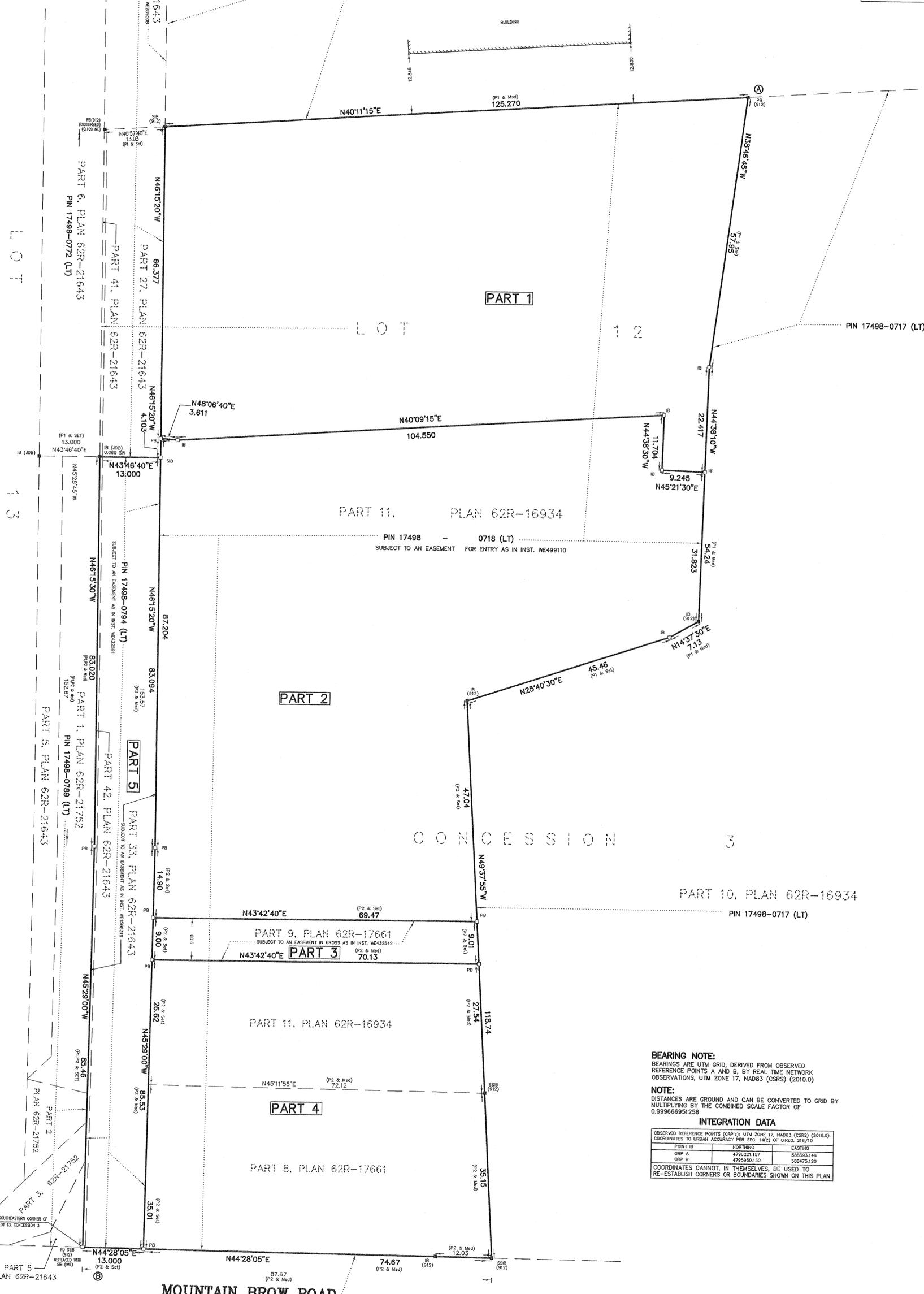


SCHEDULE			
PART	LOT	CON/PLAN	P.I.N.
1	PART OF LOT 12	CONCESSION 3	ALL OF PIN 17498-0718 (LT)
2			
3			
4			
5			

RECEIVED AND DEPOSITED
Date Apr. 20, 2022
C. Adsett
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (No. 62)
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.
Date April 19, 2022
S. Dan McLaren, O.L.S.
S. DAN McLAREN, O.L.S.

PART 13, PLAN 62R-16934
PIN 17498-0719 (LT)

PARTS 1 TO 4, INCLUSIVE ARE SUBJECT TO AN EASEMENT
FOR ENTRY AS IN INST. WE499110.
PART 3 IS SUBJECT TO AN EASEMENT AS IN INST. WE432542.
PART 5 IS SUBJECT TO EASEMENTS AS IN WE432591 AND
WE1568319



BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF
0.999968951258

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A	478221.157	585393.146
ORP B	478221.157	585393.146

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

- LEGEND:**
- CENOTES MONUMENT SET
 - MONUMENT FOUND
 - IRON BAR
 - PLASTIC BAR
 - CONCRETE PIN
 - CUT CROSS
 - STANDARD IRON BAR
 - SHORT STANDARD IRON BAR
 - A.T. McLAREN, O.L.S.
 - A.J. CLARKE, O.L.S.
 - J.D. BARNES LIMITED
 - ORIGIN UNKNOWN
 - MEASURED
 - PLAN 62R-16934
 - PLAN 62R-17661
 - PLAN 62R-21643
 - PLAN BY A.T. McLAREN DATED
AUGUST 13, 2020

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

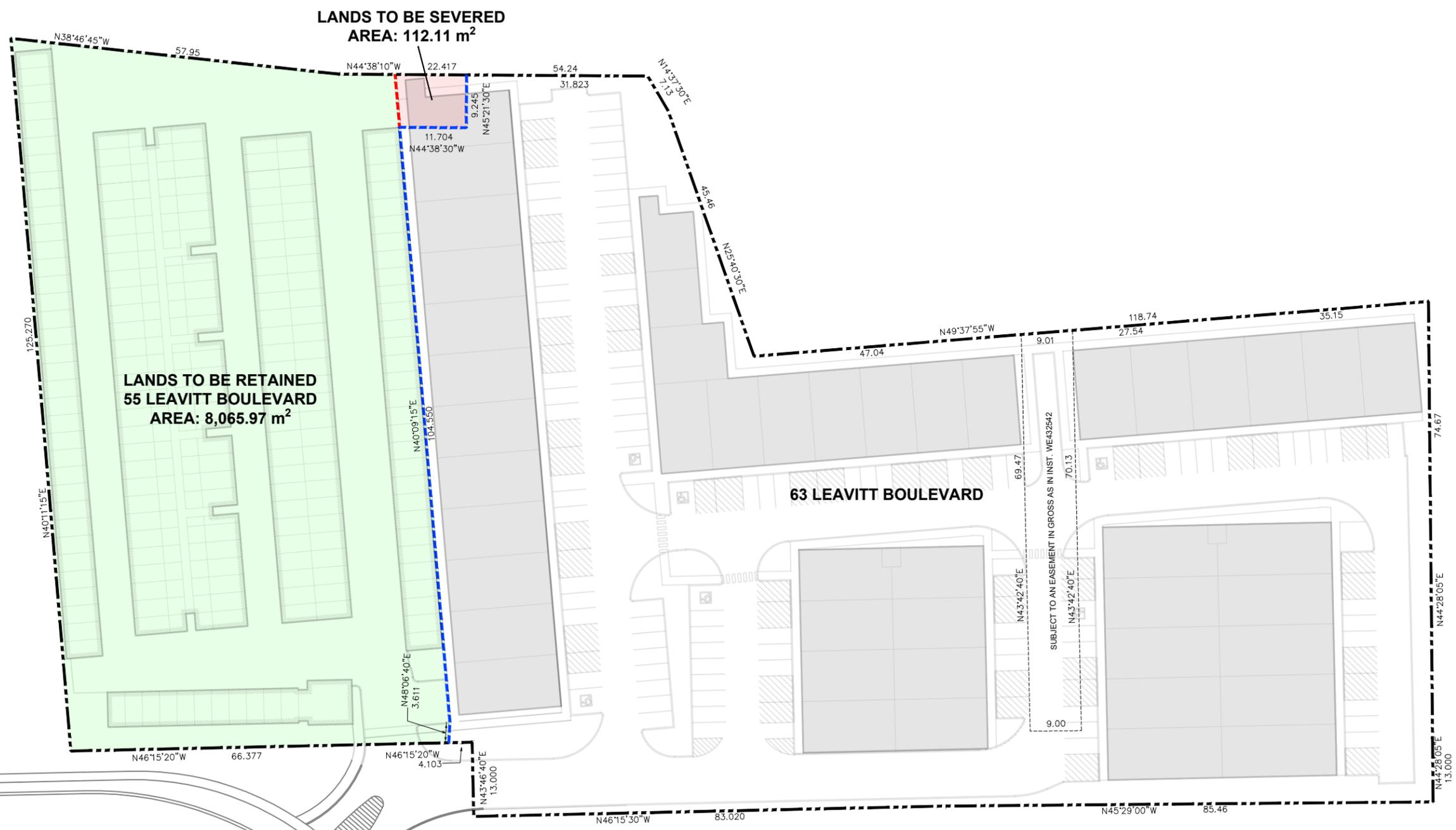
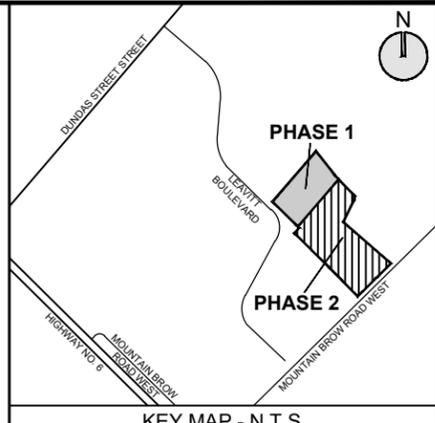
SURVEYOR'S CERTIFICATE
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19TH DAY OF APRIL, 2022
April 19, 2022
DATE: S. DAN McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn: J.M. Checked: R.B.M. Overlaid: D.W. Scale: 1:400. Dwg No. 26033-R

SCALE 1:800

DEVELOPMENT STATISTICS			
ZONE: PRESTIGE BUSINESS PARK (M3) CITY OF HAMILTON ZONING BY-LAW NO. 05-200			
ITEM	REQUIRED	LANDS TO BE RETAINED	LANDS TO BE SEVERED
LOT AREA	4,000.00 m ²	8,065.97 m ²	112.11 m ²
LOT FRONTAGE	N/A	66.38 m	N/A



SCALE 1:800
METRES

- LEGEND**
- SUBJECT LANDS
 - APPROVED SEVERANCE AS PER FL/B-20:54
 - PROPOSED LOT LINE ADJUSTMENT
 - LANDS TO BE RETAINED
 - LANDS TO BE SEVERED
 - PROPOSED BUILDING
 - EXISTING BUILDINGS

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: S. ERICKSON CHECKED BY: M. JOHNSTON
DRAWN BY: S. ERICKSON DATE: FEBRUARY 1, 2024

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
WATERDOWN INDUSTRIAL CONDOS

TITLE:
CONSENT TO SEVER SKETCH

U/S FILE NUMBER: 326-19 SHEET NUMBER: 1

520 Industrial Parkway South, Suite 201
Aurora, ON, L4G6W8

Phone: 905-503-2563

www.nextrans.ca

nextrans
CONSULTING ENGINEERS

NextEng Consulting Group Inc.

November 7, 2023

City of Hamilton – Building Department (3rd Floor)
71 Main Street West
Hamilton, Ontario
L8P 4Y5

Re: Engineering Service – Vehicle Fire Route & Maneuverability Letter
55 Leavitt Boulevard, City of Hamilton
Our Project No. NT-23-246

NexTrans Consulting Engineers was retained by Waterdown Mini-Storage Inc., to undertake a review of the vehicle maneuverability of a proposed development municipally addressed as 55 Leavitt Boulevard, in the City of Hamilton.

AutoTURN software was used to generate vehicular turning templates to confirm and demonstrate the accessibility of the proposed study area. The AutoTURN analysis demonstrates that a 13.1-meter aerial fire truck can effectively maneuver through the existing as constructed study area and can effectively complete a three-point turn without the need to utilize any further real estate/ land from the full length of the T-turaround area. It is to be noted that it was an oversight that the existing hammerhead is sufficient to accommodate the fire truck maneuvering. Vehicular maneuverability is demonstrated in **Figure 1**.

We trust that the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

NEXTRANS CONSULTING ENGINEERS
A Division of NextEng Consulting Group

Prepared by:



Kristian Aviles, B.Eng.
Transportation Analyst

Reviewed by:



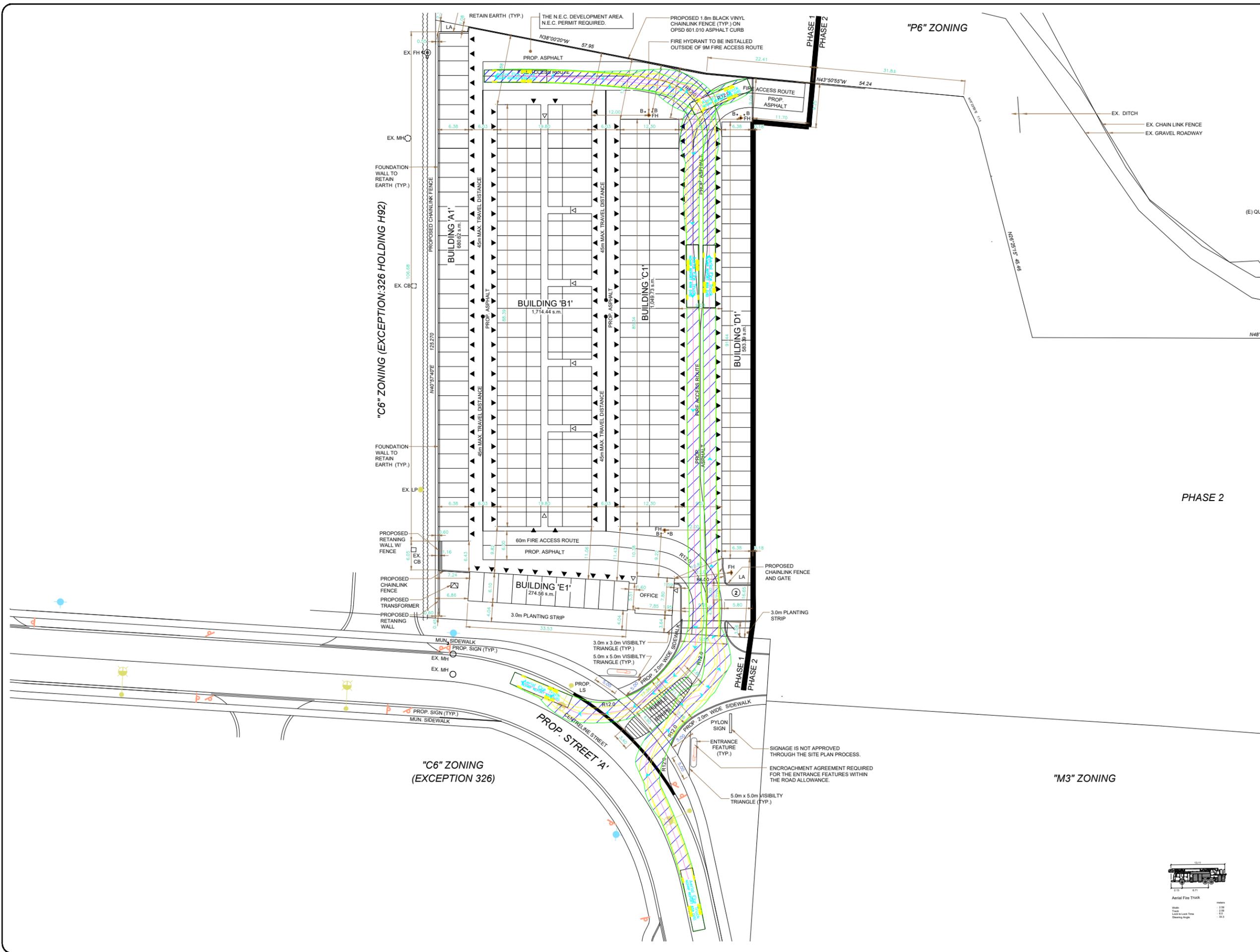
Ghansham Ramnath, P.Eng
Project Engineer

Approved by:



Richard Pernicky, MITE
Principal

CC Waterdown Mini storage Inc.
UrbanSolutions c/o Laura Drennan
S. Llewellyn & Associates c/o Brad Cassidy
Lanhack Consultants c/o Steve Pongracz



KEY PLAN

EX. DITCH
EX. CHAIN LINK FENCE
EX. GRAVEL ROADWAY

(E) OUA1 BENCHMARK

REVISIONS

NO	REVISION	DATE	BY
1	First Submission	11/07	KA

STAMP

nextrans
CONSULTING ENGINEERS

Suite 201, 520 Industrial Parkway South
Aurora ON L4G 6W8
Tel: 905-503-2563
Web: www.nextrans.ca

PROJECT NAME:
Proposed Industrial Development
55 Leavitt Boulevard
City of Hamilton

DRAWING TITLE:
AutoTURN Analysis
Aerial Fire Truck
NCHRP Report 659 (US)

DESIGN BY: K.A.	DATE: November 6, 2023
CHECKED BY: R.P.	PROJECT NO. NT-23-246
DRAWN BY: K.A.	DRAWING NO. Figure 1
SCALE: NTS	



February 2, 2024

326-19

Via Email & Delivered

Jamila Sheffield
Secretary Treasurer, Committee of Adjustment

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

**RE: 55 & 63 Leavitt Boulevard, Flamborough
Consent to Sever Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained by Waterdown Mini Storage Inc., the owners of the lands municipally known as 55 Leavitt Boulevard and 63 Leavitt Boulevard (formerly 54 Dundas Street East) in the former Township of Flamborough. The existing lot lines were approved through a previous severance application for the overall lands (FL/B-20:54) on August 26, 2021. These lot lines were established to facilitate a 2-phase development including a self-storage facility that is now constructed for Phase 1 and future industrial condos for Phase 2. As per conditionally approved Site Plan SPA-21-094.

The purpose of this application is to facilitate a lot-line adjustment of the property line between 55 Leavitt Boulevard (lands to be retained) and 63 Leavitt Boulevard (lands to be severed). This application will align the property boundaries with the now-constructed Phase 1 of the self-storage facility on 55 Leavitt Boulevard and will support a future Phase 2 industrial development at 63 Leavitt Boulevard. The purpose of this lot line adjustment is to correct the lands previously miscalculated by the original designer for manoeuvring purposes. However, this was assumed as it was completed without a qualified transportation engineer. Since then, through analysis from NexTrans Transportation Engineers, it has been confirmed that these turning movements are not warranted. Please find enclosed Engineering Transportation Vehicle Fire Route & Maneuverability Letter demonstrating this.

The lands to be retained are comprised of 'Part 1' of Registered Plan 62R-21875, and the lands to be severed are comprised of part of Part 1 of Registered Plan 62R-21875. This will result in a lot area of 8,065.97 m² for the lands to be retained, and a lot area of 112.11 m² for the lands to be severed. The lands to be severed will be added to Part 2 of 62R-21875 also known as 63 Leavitt Boulevard. To assist in the evaluation of the application, please refer to the enclosed Consent to Sever Sketch.

UrbanSolutions believes that the application represents good land use planning and satisfies Section 53(1) of the *Planning Act*, R.S.O., 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands.

In support of this application, please find enclosed the following:

- One (1) copy of the completed Consent to Sever Application form;
- One (1) copy of the Consent to Sever Sketch, prepared by UrbanSolutions;
- One (1) copy of the Engineering Transportation Vehicle Fire Route & Maneuverability Letter prepared by NexTrans Consulting Engineers;
- One (1) copy of the Deposited Reference Plan 62R-21875; and,
- One (1) cheque in the amount of **\$3,360.00** made payable to the City of Hamilton for the Consent to Sever Application fee.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Laura Drennan, BA, CPT
Planning Technician

Cc: Waterdown Mini Storage Inc. (via email)
Mr. Patrick McIlhhone, Gowling WLG (via email)



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
Purchaser*	n/a
Registered Owners(s)	Waterdown Mini Storage Inc.
Applicant(s)**	Same as Owner
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston (UrbanSolutions)

*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 All correspondence should be sent to 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 n/a

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.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	55 & 63 Leavitt Boulevard		
Assessment Roll Number			
Former Municipality	Flamborough		
Lot	Part of Lot 12	Concession	3
Registered Plan Number		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:

INST. WE499110; INST. WE432542; INST. WE1568319; and INST. WE432591

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:

Lands to be added with Part 2 of Plan 62R-21875. Please see enclosed Plan 62R-21875.

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

See enclosed Consent to Sever sketch *63 Leavitt Boulevard*

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: Please also refer to enclosed Consent to Sever Sketch

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:	Lands to be Retained	Lands to be Severed			
Type of Transfer	N/A	Lot Addition			
Frontage	66.38 m	N/A			
Depth	125.270 m	9.245 m			
Area	8,065.95 sq.m.	112.11 sq.m.			
Existing Use	Industrial	Industrial			
Proposed Use	Industrial	Industrial			
Existing Buildings/ Structures	Self-Storage Warehouse Buildings	Vacant			
Proposed Buildings/ Structures	n/a	n/a			
Buildings/ Structures to be Removed	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): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Business Park

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

Please refer to enclosed Cover Letter.

- 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.

n/a +

- 5.3 What is the existing zoning of the subject land? Prestige Business Park (M3) Zone in the City of Hamilton
Zoning By-law No. 05-200.

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

n/a

- 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.

n/a

- 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 checked="" type="checkbox"/>	<u>0 m</u>
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.

FL/B-20:54 - Approved

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.

Please see FL/B-20:54

6.4 How long has the applicant owned the subject land?

Unknown

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)

Please refer to enclosed Cover Letter.

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

Yes No (Provide explanation)

Please refer to enclosed Cover Letter.

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

Yes No (Provide explanation)

Please refer to enclosed Cover Letter.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

Yes - Designated "Urban Area" in Niagara Escarpment Plan.

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)

n/a

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)

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):
---------------	------------------------------

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):
---------------	------------------------------

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 ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

a) Date of construction:

- Prior to December 16, 2004
- After December 16, 2004

b) Condition:

- Habitable
- Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- 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
